



Planning, Development & Inspections

TEL (PLANNING) 919 856 6310
TEL (INSPECTIONS) 919 856 6222

A Division of Community Services
P.O. Box 550 • Raleigh, NC 27602
www.wakegov.com

PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

Name of Subdivision Lambert Tract

( ) cluster subdivision (x) lot-by-lot subdivision ( ) open space
Has a preliminary plan previously been approved for subdivision of this site? (x) Yes ( ) No
If yes, when and under what name? S-41-04

Property

Parcel Identification Number: 0881708158; 0880790449; 0881704400
Address: Old Creedmoor Rd
Location: South side of Old Creedmoor Rd, at/between
Mt Vernon Church Rd and Fiddleman Way
Total site area in square feet and acres: 1,038,020 square feet 23.83 acres
Zoning District(s) and Overlay Districts (if any) and land area within each: R-40W

Conditions of any Conditional Use Zoning Districts:

Present land use(s): Vacant

Property Owner (Contact information is needed for reviews to proceed- Please provide fax or email)

Name: Teague Hankins Development Corp
Address: 8368 Six forks Rd.
City: Raleigh State: NC Zip Code: 27615
E-mail Address: FAX:
Telephone Number: 919-870-6339

Consultant (i.e. surveyor or engineer; person to whom all correspondence will be sent)

Name: Dale Werenko, PE Withers & Ravenel
Address: 111 MacKenan Dr.
City: Cary State: NC Zip Code: 27511
E-mail Address: dwerenko@withersravenel.com FAX: 919-467-6008
Telephone Number: 919-469-3340 Relationship to Owner: Project Engineer

Proposal

Max. allowable lot density standard\* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan):
Max. # of lots allowable\*: 26 Proposed # of lots\*: 18
Min. allowable lot area\*: 40,000 sf Proposed min. lot area\*: 40,037 sf
Average lot area\*: 53,165 sf
Min. allowable lot width\*: 110 ft Proposed min. lot width\*: 110 ft

\* If applicable, show for each zoning district



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Min. open space standard (see Sec. 3.4.3(E)(1)): ( ) 10 % ( ) 25 % ( ) 30% ( ) 40% of site area
Min. open space area: N/A acres
Proposed open space area [by parcel]: acres
Proposed open space use(s) [by parcel]:
Proposed future development site area [by site]: acres
Proposed impervious surfaces area: sf
Proposed impervious surface coverage (impervious surfaces area/site area x 100): %
Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): acres
within floodway: acres

Vehicular Access

Names of access street(s) and number of access points along each:

Table with 8 columns: Name of access or adjacent street, Right-of-way width (ft), Pavement width (ft), No. of lanes, Paved? (Y or N), Roadway design capacity, Traffic volume (ADT)^2, Est. traffic generated (ADT)^3. Row 1: Bowling Green Trail, 50, 20, 2, [blank], [blank], N/A, 20. Row 2: [blank], 60, 20, 2, [blank], [blank], 4,206, 0.

1 See NCDOT Highway Capacity Manual or Wake County Thoroughfare Plan Appendix

2 See CAMPO web site (www.raleigh-nc.org/campo) or contact NCDOT Traffic Survey Unit

3 Base on Institute of Transportation Engineers ratios - ratio used for estimate (e.g., x trips per y sf)

Estimated traffic generated by heavy vehicles (vehicles other than automobiles and light trucks):

Type of vehicle: ADT:
Type of vehicle: ADT:

Utilities and Services

Water supply provided by: ( ) municipal system ( )
(x) community system ( Aqua NC ) ( ) individual well(s)

Estimated total water demand: 1.5 GPM/Lot gpd

Wastewater collection/treatment provided by: ( ) municipal system ( )
( ) community system - specify type( ) (x) individual on-site system

Estimated total wastewater discharge: 0 gpd

Electrical service provided by: Progress Energy Underground (x) yes ( ) no

Natural gas service provided by: PSNC

Telephone service provided by: AT & T Underground (x) yes ( ) no

Cable television service provided by: Time Warner Underground (x) yes ( ) no

Fire protection provided by:

Miscellaneous

Generalized slope of site: Genreally rolling terrain

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: Existing pond to remain on site

Valuable historic resources (homestead, mill, archeological site) on or adjoining site:



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**Land Use Plan Classifications**

General Classification (note associated municipality and/or watershed):

( ) Short-Range Urban Services Area/Water Supply Watershed \_\_\_\_\_

( ) Short-Range Urban Services Area \_\_\_\_\_

( ) Long-Range Urban Services Area/Water Supply Watershed \_\_\_\_\_

( ) Long-Range Urban Services Area \_\_\_\_\_

(x) Non-Urban Area/Water Supply Watershed Barton's Creek

( ) Non-Urban Area \_\_\_\_\_

Land Use Classification(s) (Note Area Land Use Plan, if applicable):

**Other information** (additional relevant information about the site or proposal you wish to note or cite)

Additional Owner Info:  
David Wilson  
13429 Melvin Arnold Rd  
Raleigh, NC 27613  
Apportion of PIN 0980-79-8349

**All property owners must sign this application** unless one or more individuals are specifically authorized to act as an agent on behalf of the collective interest of some or all of the owners (provide a copy of such authorization).

The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto). The filing of this application authorizes the Wake County staff to enter upon the site to conduct relevant site inspections as deemed necessary to process the application.

Signature: Tom Haulis for Teague Hankins Development, LLC Date: 6-27-2012

Signature: David Wilson Date: 6-27-2012  
DAVID WILSON

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

Signature: [Signature] Date: 6/27/2012



VICINITY MAP

**LEGEND**

- Areas contain soils with 24-30 inches or more of useable material and have potential for conventional, modified conventional, low pressure pipe (LPP) and/or a ultra-shallow conventional septic system.
- UN Unsuitable areas.
- 34,366 SF Area of suitable soil per lot.

**SUITABLE FOR PRELIMINARY PLANNING PURPOSES ONLY.** ALL LOTS WILL REQUIRE APPROVAL BY THE COUNTY HEALTH DEPARTMENT ON A LOT BY LOT BASIS. THIS MAP SHOULD BE USED AS A GENERAL GUIDE. SOME ADJUSTMENTS WILL BE NECESSARY IN THE FIELD DUE TO SOIL VARIABILITY AND TOPOGRAPHIC IRREGULARITIES. THIS MAP ONLY REFLECTS EXISTING SOIL SUITABILITY FOR ON-SITE SEPTIC TANK SYSTEMS. SOME OTHER CONSIDERATIONS THAT AFFECT SITE SUITABILITY THAT SHOULD BE CONSIDERED IN DEVELOPMENT DESIGN ARE:

- 1) 10' SETBACK FROM PROPERTY LINE
- 2) 100' SETBACK FROM ANY WELL
- 3) 50' SETBACK FROM STREAMS, PONDS OR LAKES.

See accompanying SAEC report.

**\*DETAILED SOILS EVALUATION.** SOIL LINES WERE DELINEATED AND FLAGGED IN THE FIELD BY SAEC PERSONNEL. THE SOIL FLAGS ARE NUMBERED AND BEAR THE SAEC LOGO. THE SOIL FLAG POSITIONS WERE ESTABLISHED USING GPS RECEIVERS. NOT A SURVEY.

**Stormwater Calculations - R-40W**

Total Area of Tract	1,038,020 SF: 23.83 AC
Maximum Impervious @ 15%	155,703 SF
Impervious Area in New Road	- 34,000 SF
Impervious Area for Well Site	- 5,500 SF
Impervious Area Remaining for Lots	116,203 SF
18 lots	6,456 SF / LOT

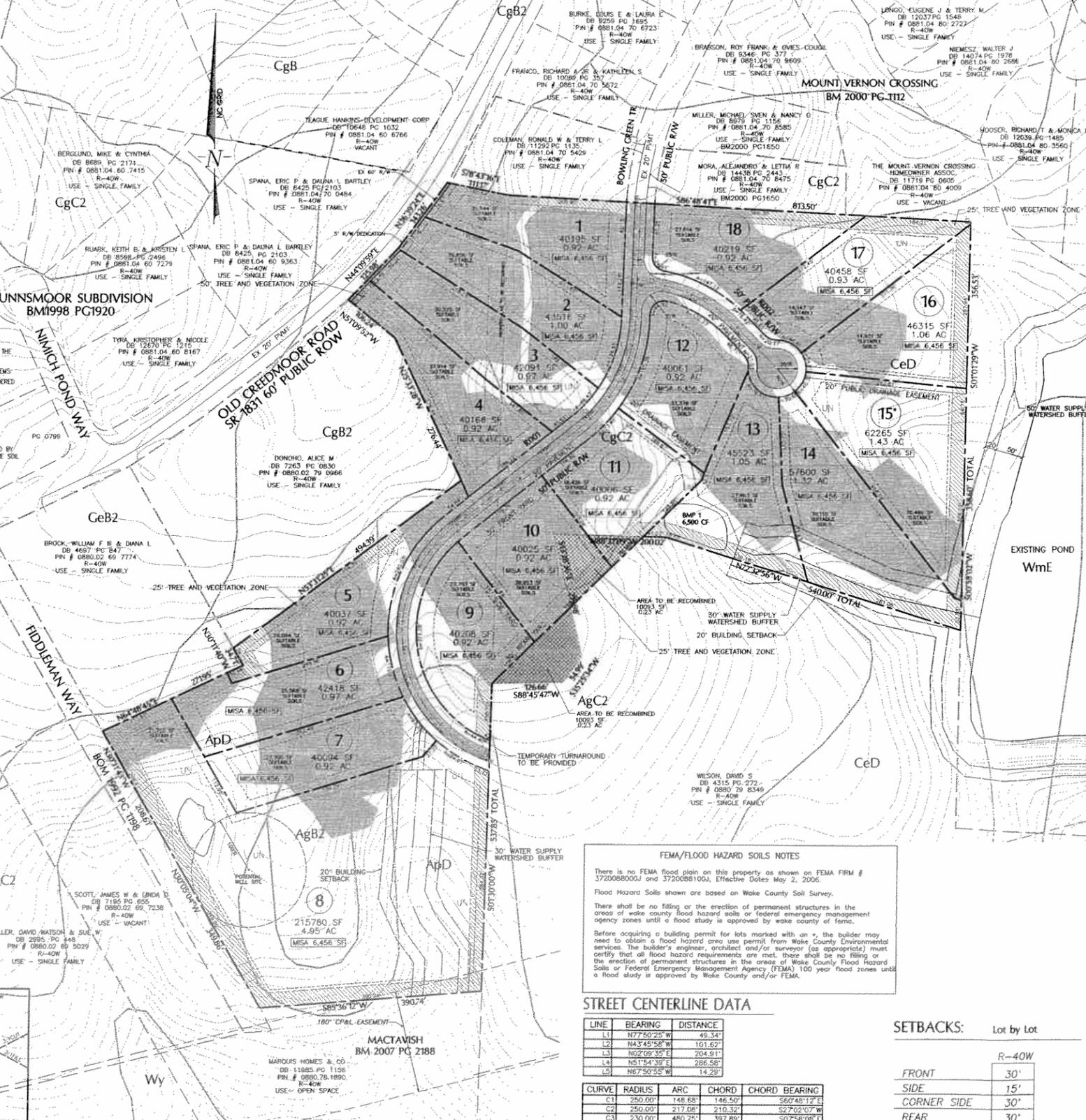
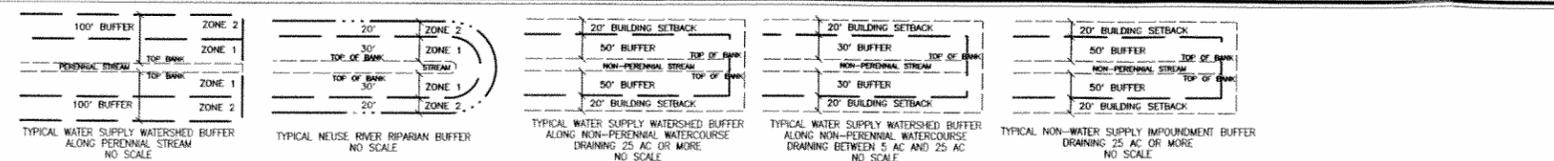
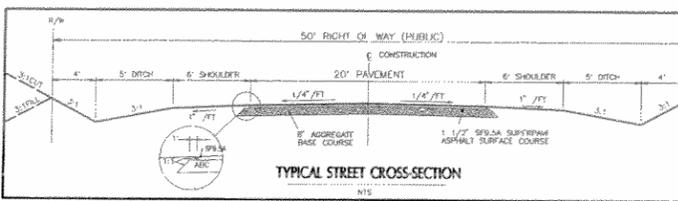
**Stormwater Management Plan**

WAKE COUNTY

**SUMMARY INFORMATION**

<b>Site Data</b>	
Total Area:	23.83 acres
Zoning:	R-40W
Number of Lots:	18
Percent Impervious:	14.90 %
<b>Volume Management Calculations</b>	
Target Curve Number:	62
Proposed Curve Number:	64
Total Volume Required:	6095 ft <sup>3</sup>
Total Volume Provided:	6500 ft <sup>3</sup>
<b>Nitrogen Calculations</b>	
TN Loading from Site:	3.98 lbs/acre/yr
Buy-down (if in NREB):	\$7,701.62
<b>Peak Flow Management Calculations:</b>	
Pre-Development Peak Flow:	N/A cfs
Post-Development Peak Flow:	N/A cfs

REQUIRED STORMWATER RUNOFF VOLUME WILL EITHER BE CONTROLLED BY A BMP AS SHOWN ON THE PLAN, OR CAPTURED AND CONTROLLED ON INDIVIDUAL LOTS



**SITE DATA:**

CURRENT OWNER:	TEAGUE HANKINS DEVELOPMENT CORP 8368 SIX FORKS RD, SUITE 202 RALEIGH, NC 27615
DEVELOPER:	TEAGUE HANKINS DEVELOPMENT CORP 8368 SIX FORKS RD, SUITE 202 RALEIGH, NC 27615 CONTACT: TOM HANKINS
PIN:	0881.70.8158 0880.79.0449
DEED BOOK, PAGE NUMBER:	DB 12037 PG 1853 DB 12113 PG 1858
INSIDE CITY LIMITS:	NO
INSIDE NRD DRAINAGE AREA:	YES
INSIDE FLOOD HAZARD BOUNDARY:	NO
WAKE COUNTY PROJECT #:	S-XX-12
EXISTING USE:	VACANT/WOODED
PROPOSED USE:	SINGLE FAMILY SUBDIVISION
TOTAL ACREAGE:	1,038,020 SF: 23.83 AC
ACREAGE IN OLD CREEDMOOR ROAD:	0 SF; 0 AC
ZONING:	R-40W
DEVELOPMENT TYPE:	LOT BY LOT
IMPERVIOUS PERCENTAGE (MAX):	15%
AREA IN RIGHT OF WAY DEDICATION:	1353 SF; 0.03 AC
AREA IN (INTERNAL)PUBLIC RIGHT OF WAY:	79,692 SF; 1.83 AC
MAXIMUM LOTS ALLOWED:	26 LOTS
DWELLING UNITS/LOTS PROPOSED:	18 LOTS
MINIMUM LOT WIDTH:	110 FT
MINIMUM LOT SIZE:	40,000 SF
AVERAGE LOT SIZE:	53,165 SF
OPEN SPACE REQUIRED:	0 AC
OPEN SPACE PROVIDED:	0 AC
LINEAR FEET OF PUBLIC ROADS:	1,503 LF
DISTURBED AREA:	4.0 AC

- NOTES:**
1. Lots will have community water provided by Aqua North Carolina. The water system will meet state standards for community water systems. Lots will have individual septic systems.
  2. Neuse River Riparian Buffers and wetlands have been field located by Soil & Environmental Consultants (S&EC).
  3. This subdivision will be developed according to Wake County Subdivision requirements on a lot by lot basis.
  4. This subdivision will comply with Wake County Soil & Erosion Control measures.
  5. The subdivision roads are public and will be maintained by NCDOT.
  6. All construction shall be performed in accordance with current NCDOT Standards and Specifications.
  7. Base information (soils & buffers) was obtained electronically from a field survey prepared by Soil & Environmental Consultants, Inc., North Carolina.
  8. Base information (property lines) was obtained from a field survey performed by Withers & Ravenel. Topography was obtained electronically from Wake County GIS and deed research.
  9. Lots that have the lot number enclosed in a circle are lots that contain less than 30,000 sf of suitable soils. Those lots shall be demonstrated for septic.
  10. All existing structures will be demolished and removed from the site.
  11. No lots shall have access off Old Creedmoor Road.
  12. All necessary permits and approvals will be obtained from NCDOW and USACE for this project.
  13. Neuse River Buffers will be protected and maintained according to State regulations.
  14. Signage shall meet Wake County Regulations.

**FEMA/FLOOD HAZARD SOILS NOTES**

There is no FEMA flood plain on this property as shown on FEMA FIRM # 372008000J and 3720080100J, Effective Dates May 2, 2006.

Flood Hazard Soils shown are based on Wake County Soil Survey.

There shall be no filling or the erection of permanent structures in the areas of wake county flood hazard soils or federal emergency management agency zones until a flood study is approved by wake county of fema.

Before acquiring a building permit for lots marked with an 'x', the builder may need to obtain a flood hazard area use permit from Wake County Environmental Services. The builder's engineer, architect and/or surveyor (as appropriate) must certify that all flood hazard requirements are met. There shall be no filling or the erection of permanent structures in the areas of Wake County Flood Hazard Soils or Federal Emergency Management Agency (FEMA) 100 year flood zones until a flood study is approved by Wake County and/or FEMA.

**STREET CENTERLINE DATA**

LINE	BEARING	DISTANCE
L1	N77°50'25"W	49.34'
L2	N43°45'58"W	101.62'
L3	N02°09'35"E	204.91'
L4	N51°54'39"E	286.58'
L5	N67°50'55"W	14.29'

CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	250.00'	148.68'	146.50'	S60°48'12"E
C2	250.00'	217.08'	210.32'	S27°02'07"W
C3	230.00'	480.75'	397.89'	S07°58'08"E

**SETBACKS:** Lot by Lot

FRONT	30'
SIDE	15'
CORNER SIDE	30'
REAR	30'

