



APPLICATION FOR PRELIMINARY SUBDIVISION PLAN APPROVAL

File No: 3-41-04
(Rev #)

Complete with required information (write "n/a" if information not applicable to proposal).

Note: The Wake County Subdivision Ordinance and Land Use Plan may be viewed from the Planning Department's web site: www.co.wake.nc.us/planning.

Name of Subdivision

Lambert Property _____

cluster subdivision lot-by-lot subdivision

Has a preliminary plan previously been approved for subdivision of this site? Yes No

If yes, when and under what name? _____

Property

Parcel Identification Number: 0881-70-4400,0881-70-8158, 0880-79-0449

Address: 0 Old Creedmoor Rd

Location: South side of Old Creedmoor Road at/between

(north, east, south, west)

(street)

Mt. Vernon Church Road and Fiddleman Way

(street)

(street)

Total site area: 23.84 AC _____ sf

Zoning District(s) and land area within each: R-40W

Conditions of any Conditional Use Zoning Districts:

Present land use(s): Vacant

Property Owner

Name: Ailene McNeill Lambert / Thomas B Lambert

Address: 217 Lynwood Ln / 4861 Ashley Dr.

City: Raleigh / Battleboro State: NC Zip Code: 27609 / 27809

E-mail Address: _____ FAX: (252) 454-1536

Telephone Number: (252) 454-1551

Applicant (person to whom all correspondence will be sent)

Name: Jim Canfield, Withers & Ravenel Engineering

Address: 111 Mackenan Drive

City: Cary State: NC Zip Code: 27511

E-mail Address: jcanfield@withersravenel.com FAX: (919) 467-6008

Telephone Number: (919) 469-3340 Relationship to Owner: Engineer

Proposal

Max. lot density standard* (see Sec. 3-4 (Table 1)): 1

Max. no. of lots*: 23 Proposed no. of lots*: 14

Min. lot area*:sf 40,000 Proposed min. lot area*: 40,667 sf

Average lot area*: 74,176 sf

Min. lot width*: 110 ft Proposed min. lot width*: 110 ft

* If applicable, show for each zoning district

Min. open space standard (see Sec. 3.4.3(E)(1)): () 10 % () 25 % of site area

Min. open space area: 0 (Lot-By-Lot) acres

Proposed open space area [by parcel]: 0 acres

Proposed open space use(s) [by parcel]: 0

Proposed future development site area [by site]: 0 acres

Proposed impervious surfaces area: 155,771 acres

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 15 %

Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 0 acres

w/in floodway: 0 acres

Recreation Ordinance

Method of complying with Recreation Ordinance*:

 Dedication Reservation X Fee in lieu

(Amount of land to be dedicated/reserved is equal to 1/35th of an acre times the number of lots recorded. If fee in lieu is used, then the equivalent value is used. Example 25 acres with a tax value of \$120,000 being subdivided into 20 lots would dedicate .57 acres or pay a \$2742.86 fee)

Tax Value of property (Land Only) 476,800 Total Number of Proposed Lots 14

Total Number of Acres 23.84 Estimate Recreation Area Req. \$ 8,000 (or fee)

*(Wake County Parks, Recreation and Open Space Staff and/or Subdivision Administration Staff will determine which option will be allowed.)

Vehicular Access:

Names of access street(s) and no. of access points along each: Old Creedmoor Road (1),

Bowling Green Trail (1)

Name of access or adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Traffic capacity (average daily trips - ADT) ¹	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
Old Creedmoor Road	60	22	2	Y		4200	112
Bowling Green Trail	50	20	2	Y		N/A	20

¹ See 1994 Wake County Thoroughfare Plan Appendix or NCDOT Statewide Planning Branch

² See CAMPO web site (www.raleigh-nc.org/campo/trafcnt/98trfcnt.html) or NCDOT Traffic Survey Unit

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

Est. 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 Heater Utilities () individual well(s)

Est. total water demand: 1.5 GPM/Lot gpd

Wastewater collection/treatment provided by: () municipal system (_____)

() community system _____ (X) individual on-site system

Est. total wastewater discharge 0 gpd

Solid waste collection provided by: Private

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

Natural gas service provided by: PSNC

Telephone service provided by: Bellsouth Underground () yes () no

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

Fire protection provided by: _____

Miscellaneous:

Generalized slope of site 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: N/A

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 _____

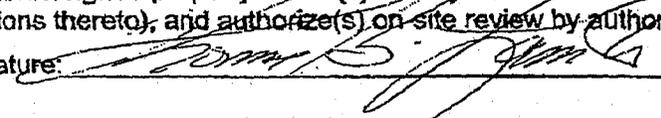
(X) Non-Urban Area/Water Supply Watershed Barton's Creek

() 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)

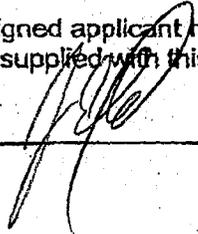
The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto), and authorize(s) on site review by authorized staff.

Signature:  Date: 10/21/04

Signature: _____ Date: _____

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:  Date: 10/21/04

