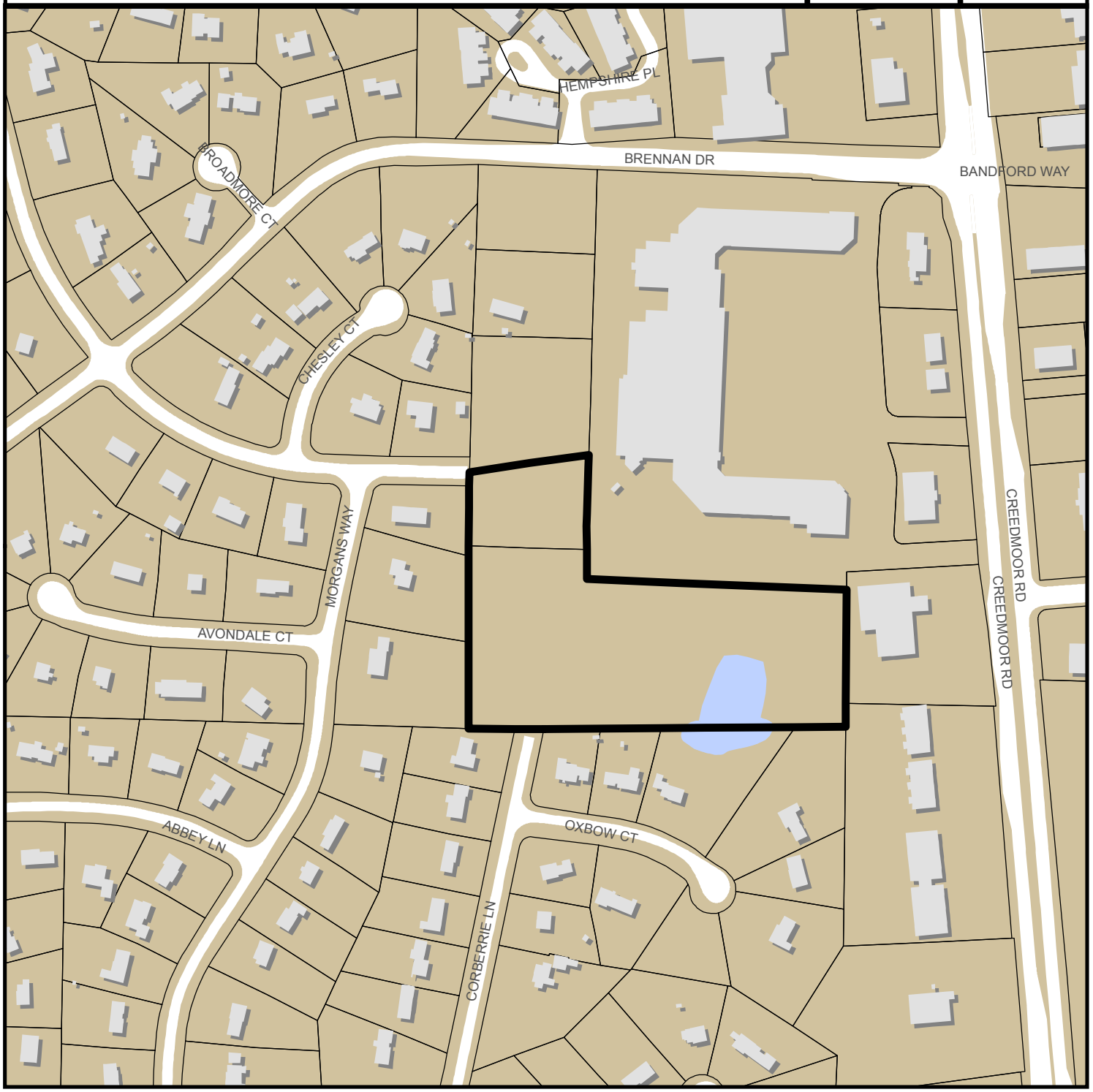
CREEDMOOR PRESERVE
S-24-2016



Zoning: **OX-3-CU**
CAC: **Northwest**
Drainage Basin: **Hare Snipe Creek**
Acreage: **6.73**
Number of Lots: **29**

Planner: **Justin Rametta**
Phone: **(919) 996-2665**
Applicant: **Creedmoor Preserve, LLC**
Phone: **919-870-5000**

Preliminary Subdivision Plan Application

DEVELOPMENT SERVICES DEPARTMENT

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831
Litchford Satellite Office | 8320 – 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate review type and include the Plan Checklist document. 5-24-2016

Office Use Only: Transaction # 469439	Project Coordinator Shannon	Team Leader Ramette

PRELIMINARY APPROVALS

☐ Subdivision * X Conventional Subdivision ☐ Compact Development ☐ Conservative Subdivision

*May require City Council approval if in a Metro Park Overlay or Historic Overlay District

If your project has been through the Due Diligence process, provide the transaction #:

GENERAL INFORMATION

Development Name Creedmoor Preserve

Proposed Use Residential

Property Address(es)
8029 Creedmoor Road & 8131 Creedmoor Road

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: 0798.31.5895 & 0798.31.7591

PIN Recorded Deed	PIN Recorded Deed	PIN Recorded Deed	PIN Recorded Deed
BK 11722 PG 990	BK 11722 PG 994		

What is your project type?

X Single family ☐ Townhouse X Subdivision in a non-residential zoning district

☐ Other (describe):

OWNER/DEVELOPER INFORMATION

Company Name Creedmoor Preserve LLC	Owner/Developer Name

Address P.O. Box 99700, Raleigh, NC 27613

Phone	Email	Fax

CONSULTANT/CONTACT PERSON FOR PLANS

Company Name The Site Group PLLC	Contact Name Ed Sconfienza, P.E.

Address 1111 Oberlin Rd.

Phone (919) 835-4787	Email ed@thesitegroup.net	Fax (919) 839-2255

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)

ZONING INFORMATION

Zoning District(s) OX-3-CU (Z-22-14)

If more than one district, provide the acreage of each:

Overlay District? ☐ Yes X No

Inside City Limits? X Yes ☐ No

CUD (Conditional Use District) Case # Z- 22-14

COA (Certificate of Appropriateness) Case # N/A

BOA (Board of Adjustment) Case # A- N/A

STORMWATER INFORMATION

Existing Impervious Surface 0/0	acres/sf	Flood Hazard Area	☐ Yes	X No
Proposed Impervious Surface	acres/sf	Neuse River Buffer	☐ Yes	X No
		Wetlands	☐ Yes	X No

If in a Flood Hazard Area, provide the following:

Alluvial Soils Flood Study FEMA Map Panel #

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, AND CONDOMINIUM PROJECTS ONLY

Total # of Townhouse Lots: Detached Attached

Total # of Single Family Lots 27 | Total # of All Lots 29

Overall Unit(s)/Acre Densities Per Zoning Districts 6.2 UNITS/ACRE

Total # of Open Space (Only) Lots 2

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate The Site Group PLLC to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.

CREEDMOOR PRESERVE LLC Managing MEMBER

Signature April 18, 2016 Date

Signature Date

GENERAL REQUIREMENTS	APPLICANT			OFFICE USE	
	YES	NO	N/A	YES	NO
1. Applicant must contact a Planner to determine if a Pre-Application Conference is required prior to application submittal	☒	☐	☐	✓	
2. Filing fee for plan review – payments may be made by cash, Visa, Mastercard, or check made payable to the City of Raleigh (no fee for infill recombination)	☒	☐	☐	✓	
3. Preliminary Subdivision Plan Application must be completed and signed by the property owner	☒	☐	☐	✓	
4. Applicant must complete and print page 1 and 2 of the Preliminary Subdivision Plan Application to the plan cover sheet (not applicable for infill recombination)	☒	☐	☐	✓	
5. I have referenced the Preliminary Subdivision Plan Checklist, and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City	☒	☐	☐	✓	
6. Provide the following plan sheets:	☐	☐	☐	✓	
a) Cover sheet, to include general notes, owner's name, contact's name, phone number, mailing address, email address	☒	☐	☐	✓	
b) Existing conditions sheet	☒	☐	☐	✓	
c) Proposed Subdivision Plan	☒	☐	☐	✓	
d) Proposed Grading and Stormwater Plan	☒	☐	☐	✓	
e) Proposed Utility Plan, including Fire	☒	☐	☐	✓	
f) Proposed Tree Conservation Plan	☒	☐	☐	✓	
g) Proposed Landscaping	☒	☐	☐	✓	
h) Transportation Plan	☐	☐	☒	✓	
7. Ten (10) sets of proposed plans to engineering scale (1"=20', 1"=100', etc.) and date of preparation. For re-submittals only, include all revision dates.	☐	☐	☐	✓	
8. Plan size must be 18" x 24" or 24" x 36"	☒	☐	☐	✓	
9. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	☒	☐	☐	✓	
10. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	☒	☐	☐	✓	
11. Digital copy of only the plan and elevations – label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	☒	☐	☐	✓	
12. Wake County School form, if dwelling units are proposed	☒	☐	☐	✓	
13. Preliminary stormwater quantity and quality summary and calculations package	☒	☐	☐	✓	
14. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	☒	☐	☐	✓	

VICINITY MAP
(NOT TO SCALE)

DEMOLITION NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
4. SURVEY INFORMATION TAKEN FROM A SURVEY BY NIALL GILLESPIE, P.L.S., DATED JANUARY 26, 2006. ADDITIONAL PROPERTY INFORMATION IS TAKEN FROM CITY OF RALEIGH GIS.
5. COORDINATE LIMIT OF AND TIMING OF REMOVALS WITH NEW CONSTRUCTION.
6. REFER TO BUILDING ELECTRIC DRAWINGS FOR INFORMATION ON REMOVAL OF LIGHTING, GATES AND UNDERGROUND WIRES.

LEGEND

— — — —	PROPERTY BOUNDARY
—— - · ——	EX. INTERIOR/ADJ LOT LINE
— — —	EX. EASEMENTS
—— EX-SS ——	EX. SAN SEWER LINE
—— EX W/L ——	EX. WATER LINE
⌒⌒	EX. TREE LINE
—— SD ——	EX. STORM DRAIN LINE

NORTH

EXISTING CONDITIONS

SCALE: 1" = 40'

0 40 80 120 160

NOT FOR CONSTRUCTION

[redacted]

THE SITE GROUP
CIVIL ENGINEERS · LANDSCAPE ARCHITECTS

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E Mail: ed@thesitegroup.net

PRELIMINARY SUBDIVISION PLAN FOR:
CREEDMOOR PRESERVE
8029/8131 CREEDMOOR ROAD
RALEIGH, NORTH CAROLINA

Drawn By JHJ
Checked By EFS

DATE:
19 APR 2016:

PRELIMINARY SUBDIVISION

EXISTING CONDITIONS

Job Code THCP

Dwg No.
PS
2.0

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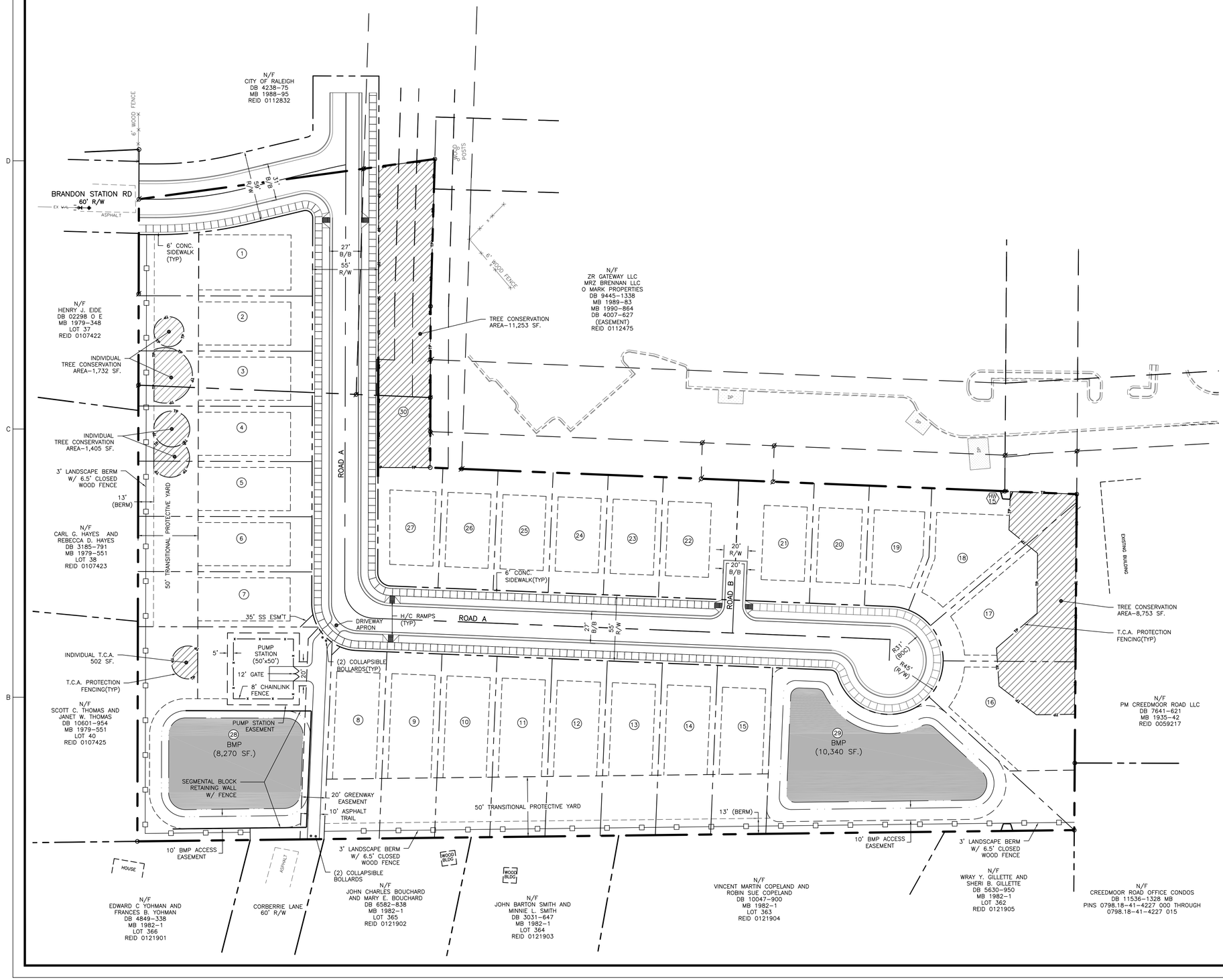

SITE DATA SUMMARY

PROJECT NAME:	CREEDMOOR PRESERVE
LAND OWNER:	CREEDMOOR PRESERVE, LLC.
SITE ADDRESS:	8029/8131 CREEDMOOR RD. RALEIGH, NC
JURISDICTION:	CITY OF RALEIGH
TOTAL ACREAGE:	6.73 AC.
PROPOSED ROW:	1.30 AC.
NET ACREAGE:	5.43
REQUIRED T.C.A.:	.54 AC.
PROPOSED T.C.A.:	.54 AC.
CURRENT USE:	VACANT
PROPOSED USE:	RESIDENTIAL
LOT SUMMARY:	
TOTAL # OF LOTS:	27
MIN. LOT WIDTH:	46'
MIN. LOT DEPTH:	100'
TOTAL # OF O.S. LOTS	3
SETBACKS:	
FRONT:	18'
SIDE:	5'
CORNER SIDE:	10'
REAR:	20'
TREE CONSERVATION AREA:	23,645 SF.(10.0%)

GENERAL NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
4. BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A SURVEY BY NIALL GILLESPIE, P.L.S., DATED JANUARY 26, 2006. ADDITIONAL PROPERTY INFORMATION IS TAKEN FROM CITY OF RALEIGH GIS.
5. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.

LEGEND

- PROPERTY BOUNDARY
- EX. INTERIOR/ADJ LOT LINE
- EX. EASEMENTS
- PROPOSED ROW
- PROPOSED LOT LINE
- PROPOSED BUILDING SETBACK
- PROPOSED WOOD FENCE
- PROPOSED EDGE OF BMP
- PROPOSED T.C.A. AREAS (W/ TREE PROTECTION FENCE)

NORTH

SITE LAYOUT PLAN

SCALE: 1" = 40'

0 40 80 120 160

NOT FOR CONSTRUCTION

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PRELIMINARY SUBDIVISION PLAN FOR:
CREEDMOOR PRESERVE
8029/8131 CREEDMOOR ROAD
RALEIGH, NORTH CAROLINA

Drawn By: JHJ
Checked By: EFS

DATE:
19 APR 2016

PRELIMINARY SUBDIVISION

SITE LAYOUT PLAN

Job Code: THCP

Dwg No. PS 3.0

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OVERALL PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SIZE	ROOT	REMARKS
CANOPY TREES							
AR	39	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	10'	2" CAL.	B&B	MATCHING
QLH	29	QUERCUS LYRATA 'HIGHBEAM'	HIGHBEAM OVERCUP OAK	10'	2" CAL.	B&B	MATCHING
QS	23	QUERCUS SHUMARDII	SHUMARD OAK	10'	2" CAL.	B&B	MATCHING
UA	22	ULMUS AMERICANA 'PRINCETON'	PRINCETON ELM	10'	2" CAL.	B&B	MATCHING
UNDERSTORY TREES							
LIN	44	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	8-10'	15 GAL.	CONT.	MATCHING
PY	28	PRUNUS YEDOENSIS 'YOSHINO'	YOSHINO CHERRY	8-10'	15 GAL.	CONT.	MATCHING
SHRUBS							
IBN	153	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	24" HT. MIN.	3 GAL.	CONT.	MATCHING
ICB	109	ILEX CORNUTA 'BURFORDII'	BURFORD HOLLY	48" HT. MIN.	5 GAL.	CONT.	MATCHING

PLANTING NOTES:

LOCATE PLANTS AND PLANTING BEDS BY USING SCALED DIMENSIONS FROM STREET, PROPERTY LINES, BACK OF CURB, BUILDINGS, WALLS, ETC. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET BY THE U.S.D.A. FOR NURSERY STOCK SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., WASHINGTON, D.C. NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL FROM THE OWNER AND/OR THE LANDSCAPE ARCHITECT.

SYMBOLS: B&B = BALLED & BURLAPPED; B.R. = BARE ROOT; CONT. = CONTAINER, O.C. = ON-CENTER, (R) = TO REMAIN

MULCH: MULCH ALL BED AREAS WITH FRESH PINE STRAW TO A DEPTH OF 3".

TRANSITIONAL PROTECTIVE YARD REQUIREMENT NOTE:

ZONE A TYPE 3 PROTECTIVE YARD:	50' W(W/BERM)
LARGE TREES REQUIRED:	6/100' REQ'D
SMALL TREES REQUIRED:	5/100' REQ'D
WEST T.P. YARD:	500'
LARGE TREES REQ'D/PROV.:	30 REQ'D/31 PROV.
SMALL TREES REQ'D/PROV.:	25 REQ'D/28 PROV.
NORTH T.P. YARD:	624'
LARGE TREES REQ'D/PROV.:	37 REQ'D/37 PROV.
SMALL TREES REQ'D/PROV.:	32 REQ'D/35 PROV.

STREET TREE REQUIREMENT NOTE:

BRANDON STATION ROAD	147.5 LF.
CANOPY TREES REQUIRED(1/40')(2):	8 REQ'D
CANOPY TREES PROVIDED:	8 PROV.
ROAD A	823 LF.
CANOPY TREES REQUIRED(1/40')(2):	42 REQ'D
CANOPY TREES PROVIDED:	43 PROV.

Tree Conservation Plan Data Sheet
UDO Article 9.1 Tree Conservation

Project Name: Creedmoor Preserve PINs 0798315895 and Gross Site Acres: 6.73 Acres
Right-of-way dedicated with this project: 1.30
Net Site Acres: 5.43 Acres
Total TCA required (15% or more for R1, R2, 10% or more for all other zoning districts)
10% or more required = 0.54 Acres

	Number of Acres	Percent of Tract
UDO 9.1.4.A. Primary Tree Conservation Areas		
1. SHOD 1 Yards	0.00	0.00%
2. SHOD 2 Yards	0.00	0.00%
2. Primary Tree Conservation Area - Parkway Frontage	0.00	0.00%
3. Primary Tree Conservation Area - CM	0.00	0.00%
4. Primary Tree Conservation Area - MPOD	0.00	0.00%
5. Primary Tree Conservation Area - Champion Tree XX" DBH species	0.00	0.00%
6. Primary Tree Conservation area - Neuse Buffer Zone 2	0.00	0.00%
7. Primary Tree Conservation Area - 45% slopes	0.00	0.00%
8. Primary Tree Conservation Areas - Thoroughfare	0.00	0.00%
9. Natural Protective Yards Required by Re-Zoning or Other Conditions	0.00	0.00%
Subtotal of Primary Tree Conservation Areas:	0.00	0.00%
UDO 9.1.4.D.2 Tree Conservation Area - Greenway	0.00	0.00%
UDO 9.1.4.B. Secondary Tree Conservation Areas		
a. 65-foot perimeter yard adjacent to non-vacant property	0.46	8.46%
a. Alternate compliance area: 65-foot perimeter yard	0.00	0.00%
b. 32-foot perimeter yard adjacent to vacant property	0.00	0.00%
(b) Alternate compliance area: 32-foot perimeter yard	0.00	0.00%
c. Individual trees 10" dbh & larger within 65' of roadways or any non-vacant property	0.08	1.54%
d. Individual trees 10" dbh & larger within 32' of any vacant property	0.00	0.00%
Subtotal of Secondary Tree Conservation Areas:	0.54	10.00%
TOTAL ALL TREE CONSERVATION AREAS:	0.54	10.00%

N/F CITY OF RALEIGH DB 4238-75 MB 1988-95 REID 0112832

6' WOOD FENCE

BRANDON STATION RD 60' R/W

EX. W/L

ASPHALT

GROUND POSTS

N/F HENRY J. EIDE DB 02298 0 E MB 1979-348 LOT 37 REID 0107422

INDIVIDUAL TREE CONSERVATION AREA-1,732 SF.

INDIVIDUAL TREE CONSERVATION AREA-1,405 SF.

N/F CARL G. HAYES AND REBECCA D. HAYES DB 3185-791 MB 1979-551 LOT 38 REID 0107423

INDIVIDUAL T.C.A. 502 SF.

N/F SCOTT C. THOMAS AND JANET W. THOMAS DB 10601-954 MB 1979-551 LOT 40 REID 0107425

TREE CONSERVATION AREA-11,253 SF.

N/F ZR GATEWAY LLC MRZ BRENNAN LLC O MARK PROPERTIES DB 9445-1338 MB 1989-83 MB 1990-864 DB 4007-627 (EASEMENT) REID 0112475

ROAD A

ROAD B

EXISTING EASEMENTS

TREE CONSERVATION AREA-8,753 SF.

28 BMP (8,270 SF.)

29 BMP (10,340 SF.)

N/F PM CREEDMOOR ROAD LLC DB 7641-621 MB 1935-42 REID 0059217

HOUSE

N/F EDWARD C YOHMAN AND FRANCES B. YOHMAN DB 4849-338 MB 1982-1 LOT 366 REID 0121901

CORBERRIE LANE 60' R/W

WOOD BLDG

N/F JOHN CHARLES BOUCHARD AND MARY E. BOUCHARD DB 6582-838 MB 1982-1 LOT 365 REID 0121902

WOOD BLDG

N/F JOHN BARTON SMITH AND MINNIE L. SMITH DB 3031-647 MB 1982-1 LOT 364 REID 0121903

N/F VINCENT MARTIN COPELAND AND ROBIN SUE COPELAND DB 10047-900 MB 1982-1 LOT 363 REID 0121904

N/F WRAY Y. GILLETTE AND SHERI B. GILLETTE DB 5630-950 MB 1982-1 LOT 362 REID 0121905

N/F CREEDMOOR ROAD OFFICE CONDOS DB 11536-1328 MB PINS 0798.18-41-4227.000 THROUGH 0798.18-41-4227.015

LEGEND

- PROPERTY BOUNDARY
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NORTH

LANDSCAPE & TREE CONSERVATION AREA PLAN

SCALE: 1" = 40'

0 40 80 120 160

NOT FOR CONSTRUCTION

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LANDSCAPE & TREE CONSERVATION AREA PLAN

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