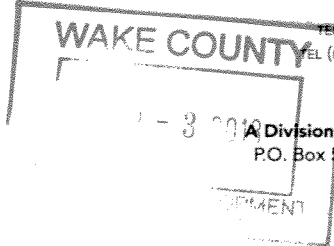




Planning, Development & Inspections

S-004-13



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

PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

Name of Subdivision Bailey Subdivision

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

Property

Parcel Identification Number: 0799-21-5308

Address: NONE

Location: west side of Old Creedmoor Road, at/between
(north, east, south, west) (street)
Beechnut Trail and Ridge Side Pl.
(street) (street)

Total site area in square feet and acres: 571420 square feet 13.118 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-40W

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): Vacant

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

Name: Bailey Land Company, Inc.

Address: 9000 Creedmoor Road

City: Raleigh State: NC Zip Code: 27615-1416

E-mail Address: rwaynebl@yahoo.com FAX: (919) 847-7182

Telephone Number: (919) 414-4477

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

Name: Tim Stall, RLA

Address: P.O. Box 1612

City: Oxford State: NC Zip Code: 27565

E-mail Address: tastall@earthlink.net FAX: (919) 693-2927

Telephone Number: (919) 693-2927 Relationship to Owner: Landscape Architect

Proposal

Max. allowable lot density standard* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan): 1.0/AC.

Max. # of lots allowable*: 13 Proposed # of lots*: 8

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

Average lot area*: 61,508 sf

Min. allowable lot width*: 110 ft Proposed min. lot width*: 113 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: 0.0 (lot by lot subdivision) _____ acres
 Proposed open space area [by parcel]: _____ acres
 Proposed open space use(s) [by parcel]: _____
 Proposed future development site area [by site]: 0.0 _____ acres
 Proposed impervious surfaces area: 78,408 _____ sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 14 _____ %
 Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): _____ acres
 within floodway: 2.55 _____ acres 2.34

Vehicular Access

Names of access street(s) and number of access points along each: Old Creedmoor Road (1)

Name of access or adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Roadway design capacity ¹	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
Old Creedmoor Road	60	24	2	Y			

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 (_____)

() community system (_____) (X) individual well(s)

Estimated total water demand: _____ gpd

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

() community system – specify type(_____) (X) individual on-site system

Estimated total wastewater discharge: _____ gpd

Electrical service provided by: Duke-Progress _____ Underground (X) yes () no

Natural gas service provided by: None _____

Telephone service provided by: CenturyLink _____ Underground (X) yes () no

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

Fire protection provided by: Bayleaf Fire Dept. _____

Miscellaneous

Generalized slope of site: 10% _____

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: N/A _____

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: N/A _____



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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 Neuse River Basin-Falls Lake Watershed

() 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)

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.

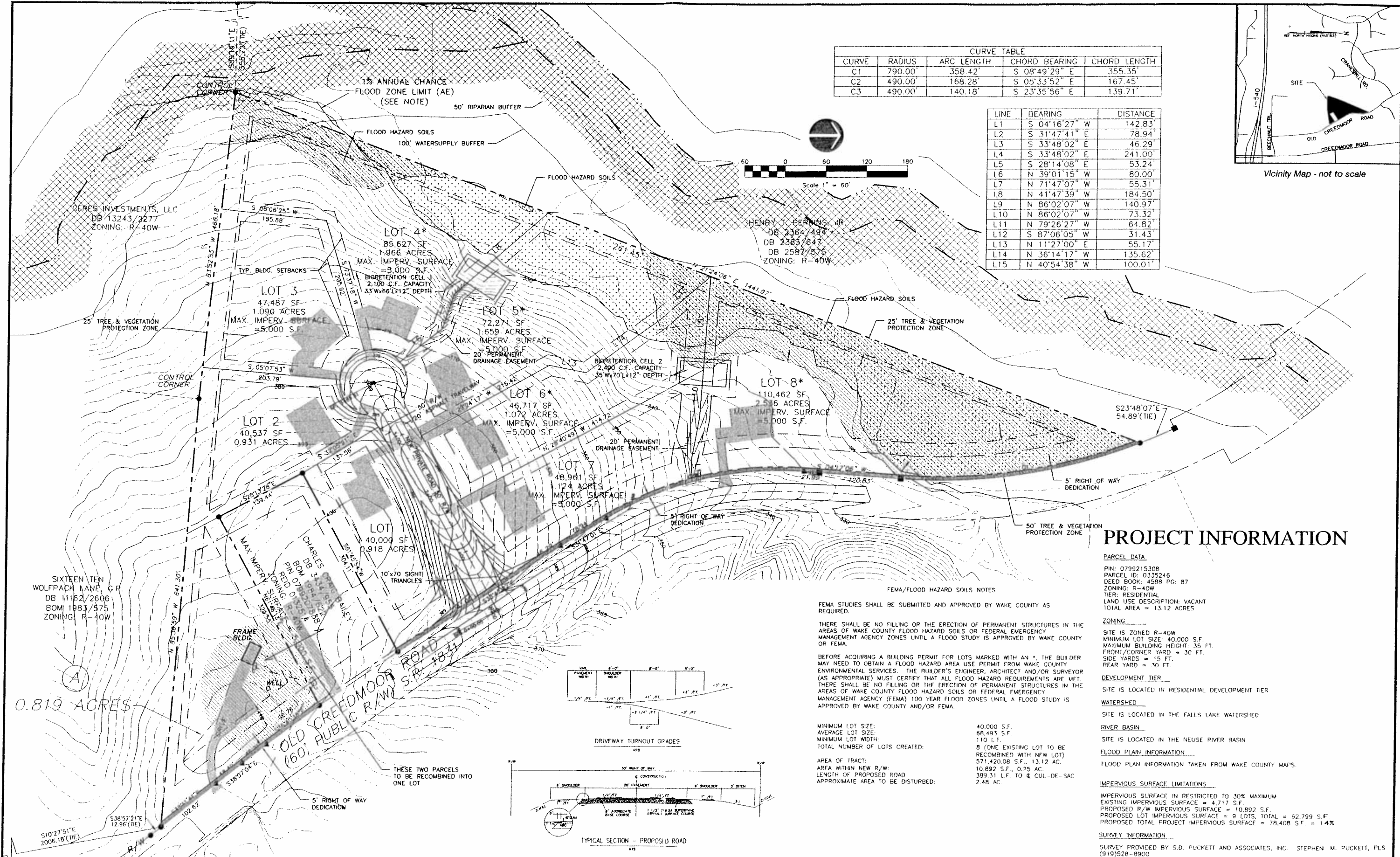
Signature: R. Wayne Bailey Date: 9/3/13

Signature: Date:

Signature: Date:

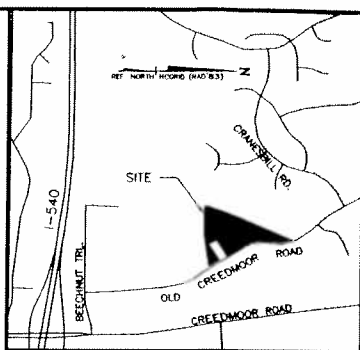
The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

Signature: R. Wayne Bailey Date: 9/3/13



CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	790.00'	358.42'	S 08°49'29" E	355.35'
C2	490.00'	168.28'	S 05°33'52" E	167.45'
C3	490.00'	140.18'	S 23°35'56" E	139.71'

LINE	BEARING	DISTANCE
L1	S 04°16'27" W	142.83'
L2	S 31°47'41" E	78.94'
L3	S 33°48'02" E	46.29'
L4	S 33°48'02" E	241.00'
L5	S 28°14'08" E	53.24'
L6	N 39°01'15" W	80.00'
L7	N 71°47'07" W	55.31'
L8	N 41°47'39" W	184.50'
L9	N 86°02'07" W	140.97'
L10	N 86°02'07" W	73.32'
L11	N 79°26'27" W	64.82'
L12	S 87°06'05" W	31.43'
L13	N 11°27'00" E	55.17'
L14	N 36°14'17" W	135.62'
L15	N 40°54'38" W	100.01'



Vicinity Map - not to scale

PROJECT INFORMATION

PARCEL DATA
 PIN: 0799215308
 PARCEL ID: 0335246
 DEED BOOK: 4588 PG: 87
 ZONING: R-40W
 TIER: RESIDENTIAL
 LAND USE DESCRIPTION: VACANT
 TOTAL AREA = 13.12 ACRES

ZONING
 SITE IS ZONED R-40W
 MINIMUM LOT SIZE: 40,000 S.F.
 MAXIMUM BUILDING HEIGHT: 35 FT.
 FRONT/CORNER YARD = 30 FT.
 SIDE YARDS = 15 FT.
 REAR YARD = 30 FT.

DEVELOPMENT TIER
 SITE IS LOCATED IN RESIDENTIAL DEVELOPMENT TIER

WATERSHED
 SITE IS LOCATED IN THE FALLS LAKE WATERSHED

RIVER BASIN
 SITE IS LOCATED IN THE NEUSE RIVER BASIN

FLOOD PLAN INFORMATION
 FLOOD PLAN INFORMATION TAKEN FROM WAKE COUNTY MAPS.

IMPERVIOUS SURFACE LIMITATIONS
 IMPERVIOUS SURFACE IS RESTRICTED TO 30% MAXIMUM
 EXISTING IMPERVIOUS SURFACE = 4,712 S.F.
 PROPOSED R/W IMPERVIOUS SURFACE = 10,892 S.F.
 PROPOSED LOT IMPERVIOUS SURFACE = 9 LOTS, TOTAL = 62,799 S.F.
 PROPOSED TOTAL PROJECT IMPERVIOUS SURFACE = 78,408 S.F. = 14%

SURVEY INFORMATION
 SURVEY PROVIDED BY S.D. PUCKETT AND ASSOCIATES, INC. STEPHEN M. PUCKETT, PLS (919)528-8900

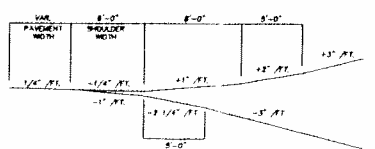
FEMA/FLOOD HAZARD SOILS NOTES
 FEMA STUDIES SHALL BE SUBMITTED AND APPROVED BY WAKE COUNTY AS REQUIRED.

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 OR FEMA.

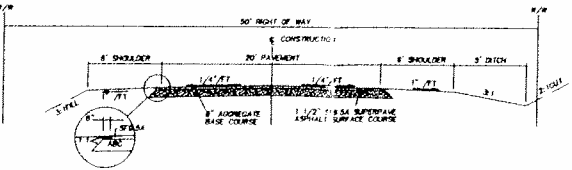
BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED WITH AN *, THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM WAKE COUNTY ENVIRONMENTAL SERVICES. THE BUILDER'S ENGINEER, ARCHITECT AND/OR SURVEYOR (AS APPROPRIATE) MUST CERTIFY THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET. THERE SHALL 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.

MINIMUM LOT SIZE: 40,000 S.F.
 AVERAGE LOT SIZE: 68,493 S.F.
 MINIMUM LOT WIDTH: 110 L.F.
 TOTAL NUMBER OF LOTS CREATED: 8 (ONE EXISTING LOT TO BE RECOMBINED WITH NEW LOT)

AREA OF TRACT: 571,420.08 S.F., 13.12 AC.
 AREA WITHIN NEW R/W: 10,892 S.F., 0.25 AC.
 LENGTH OF PROPOSED ROAD: 389.31 L.F. TO CUL-DE-SAC
 APPROXIMATE AREA TO BE DISTURBED: 2.48 AC.



DRIVEWAY TURNOUT GRADES



TYPICAL SECTION - PROPOSED ROAD

NO.	REVISIONS	DATE

SITE TECHNOLOGIES, INC.
 Land Planning & Landscape Architecture
 P.O. Box 1612 Oxford, NC 27565
 919-693-2927 EMAIL: tastall@earthlink.net

Bailey Subdivision - Old Creedmoor Road (Lot by Lot)
 Bailey Land Company, Inc.
 9000 Creedmoor Road, Raleigh, NC 27615-1416
 (919) 414-4477

DRAWN BY: T.A.S.
 DESIGNED BY: T.A.S.
 DATE: 9/5/2013
 SCALE: 1"=80'

PRELIMINARY SUBDIVISION PLAN

PIN: 0799215308

SHEET: 1
 OF: 1
 JOB NUMBER: 1314