



Planning, Development & Inspections



S-18-17
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 Bailey's Landing-Phase 5

( ) 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: 0782-16-4686
Address: Tryon Road-Raleigh, NC
Location: South side of Tryon Road, at/between
Leanne Court and Bailey's Landing Drive

Total site area in square feet and acres: square feet 8.98 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: Kirkpatrick & Associates, LLC
Address: 3715 Bridgeton Park Drive
City: Raleigh State: NC Zip Code: 27612
E-mail Address: mattk@reliant-partners.com FAX:
Telephone Number: 919-235-8304

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

Name: Timmons Group-Jim Chandler
Address: 5410 Trinity Road, Suite 102
City: Raleigh State: NC Zip Code: 27607
E-mail Address: jim.chandler@timmons.com FAX: 919-859-5663
Telephone Number: 919-866-4507 Relationship to Owner: Consultant

Proposal

Max. allowable lot density standard\* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan): 1 unit per acre
Max. # of lots allowable\*: 9 Proposed # of lots\*: 4
Min. allowable lot area\*: 40,029 sf Proposed min. lot area\*: 163,775 sf
Average lot area\*: 96,611 sf
Min. allowable 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 % ( ) 30% ( ) 40% of site area  
 Min. open space area: \_\_\_\_\_ 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: 40,729 \_\_\_\_\_ sf  
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 10 \_\_\_\_\_ %  
 Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): \_\_\_\_\_ acres  
 within floodway: \_\_\_\_\_ acres 4.87

**Vehicular Access**

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

Name of access or adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Roadway design capacity <sup>1</sup>	Traffic volume (ADT) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
Native Dancer Drive	50	20	2	Y			

<sup>1</sup> See NCDOT Highway Capacity Manual or Wake County Thoroughfare Plan Appendix

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

<sup>3</sup> 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 Energy Underground (x) yes ( ) no

Natural gas service provided by: \_\_\_\_\_

Telephone service provided by: Time Warner / Centurylink Underground (x) yes ( ) no

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

Fire protection provided by: \_\_\_\_\_

**Miscellaneous**

Generalized slope of site: 1-8%

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: \_\_\_\_\_

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

**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 \_\_\_\_\_

( ) Non-Urban Area/Water Supply Watershed \_\_\_\_\_

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

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

Swift Creek Rural

**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:  Date: 6/30/17

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: 6/30/17

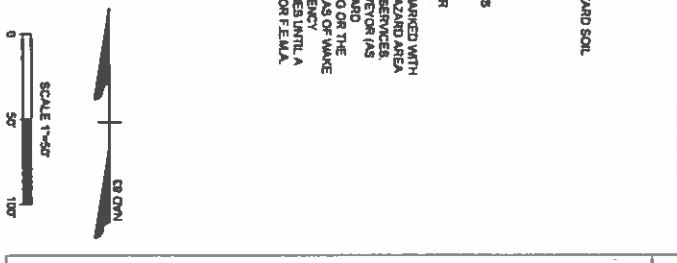
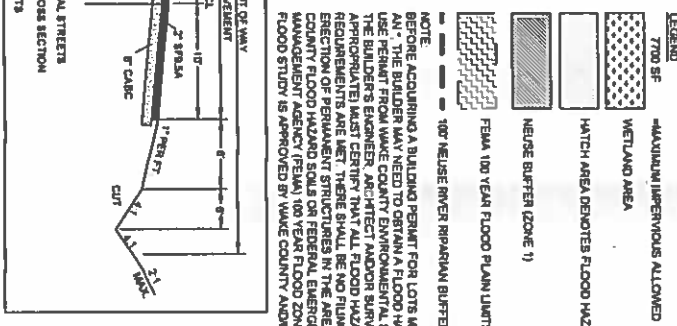
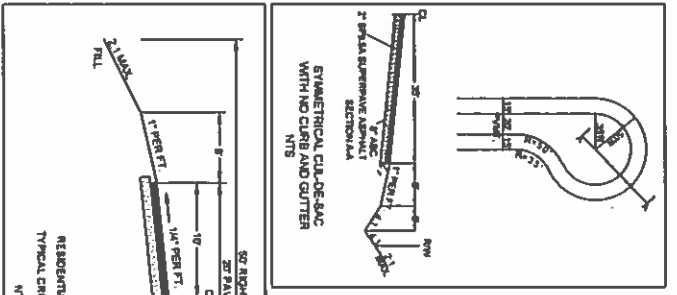
Notes: All documents and maps submitted as required become the property of Wake County.  
The Wake County Unified Development Ordinance is on the web at <http://www.wakegov.com/>  
All application fees are non-refundable.

**NOTES**

- BOUNDARY INFORMATION TAKEN FROM WAKE COUNTY GIS.
- TOPOGRAPHIC INFORMATION TAKEN FROM WAKE COUNTY GIS.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES & SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM HIS ACTIVITIES. CALL UTILITY LOCATOR SERVICE BEFORE DIGGING.
- ALL CONSTRUCTION & MATERIALS SHALL BE IN ACCORDANCE WITH WAKE COUNTY & MCDOT STANDARDS & SPECIFICATIONS.
- ALL UTILITIES SHALL BE PUBLIC.
- ALL UTILITIES SHALL BE SERVED BY AN INDIVIDUAL SEPTIC SYSTEM.
- WAKE COUNTY EROSION CONTROL & STORMWATER PERMITS WILL BE REQUIRED.
- WAKE COUNTY EROSION CONTROL REGULATIONS WILL BE COMPLIED WITH.
- BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED WITH "T" THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD 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 FILING OR 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.
- CONSTRUCTION DRAINAGE MUST BE PROVIDED PRIOR TO CONSTRUCTION.
- NEED NOT DRIVEWAY PERMIT WILL BE REQUIRED PRIOR TO FINAL PLAT APPROVAL.
- STREET NAMES MUST BE APPROVED BY WAKE COUNTY GIS PRIOR TO FINAL PLAT APPROVAL.
- MUST DEMONSTRATE THAT ADEQUATE SOILS EXIST ON EACH LOT TO SUPPORT THE REQUIRED SEPTIC SYSTEM & REPAIR AREA DEDICATED OPEN SPACE AREAS WILL BE OWNED & MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- OPEN SPACE SHALL BE DEDICATED FOR PROVISION OF ACTIVE AND/OR PASSIVE OUTDOOR RECREATION OPPORTUNITIES FOR THE SUBDIVISION'S RESIDENTS & THEIR GUESTS.
- VERTICAL CLEARANCE OF 13 FEET 6 INCHES REQUIRED FOR ALL ROADSWAYS.
- A BUILT TO STANDARDS LETTER FROM MCDOT WILL BE REQUIRED PRIOR TO FINAL PLAT APPROVAL.
- ALL AREAS OF DISCONNECTED IMPERVIOUS SHALL BE SHOWN ON THE RECORDED PLAT.
- NO LOT WILL HAVE DIRECT ACCESS TO TRYON ROAD.
- ALL IMPROVEMENTS WILL NEED TO BE CERTIFIED AS COMPLETE & ACCEPTED FOR MAINTENANCE BY APPROPRIATE AGENCIES (IE MCDOT FOR PUBLIC ROADS) OR FINANCIAL GUARANTEES IN PLACE WITH THE COUNTY BEFORE RECONSTRUCTION.
- A LETTER OF APPROVAL FROM THE STATE WILL BE REQUIRED FOR THE PROPOSED NUMBER OF LOTS PRIOR TO FINAL PLAT APPROVAL.

**OWNER:** MATT H. KIRKPATRICK, CCIM  
KIRKPATRICK AND ASSOCIATES, LLC  
1000 W. WILSON ROAD, SUITE 211  
RALEIGH, NC 27615  
919-415-4400

**NOTE**  
TRACT IS LOCATED IN THE RURAL - NON CRITICAL AREA OF THE SWIFT CREEK LAND MANAGEMENT PLAN.



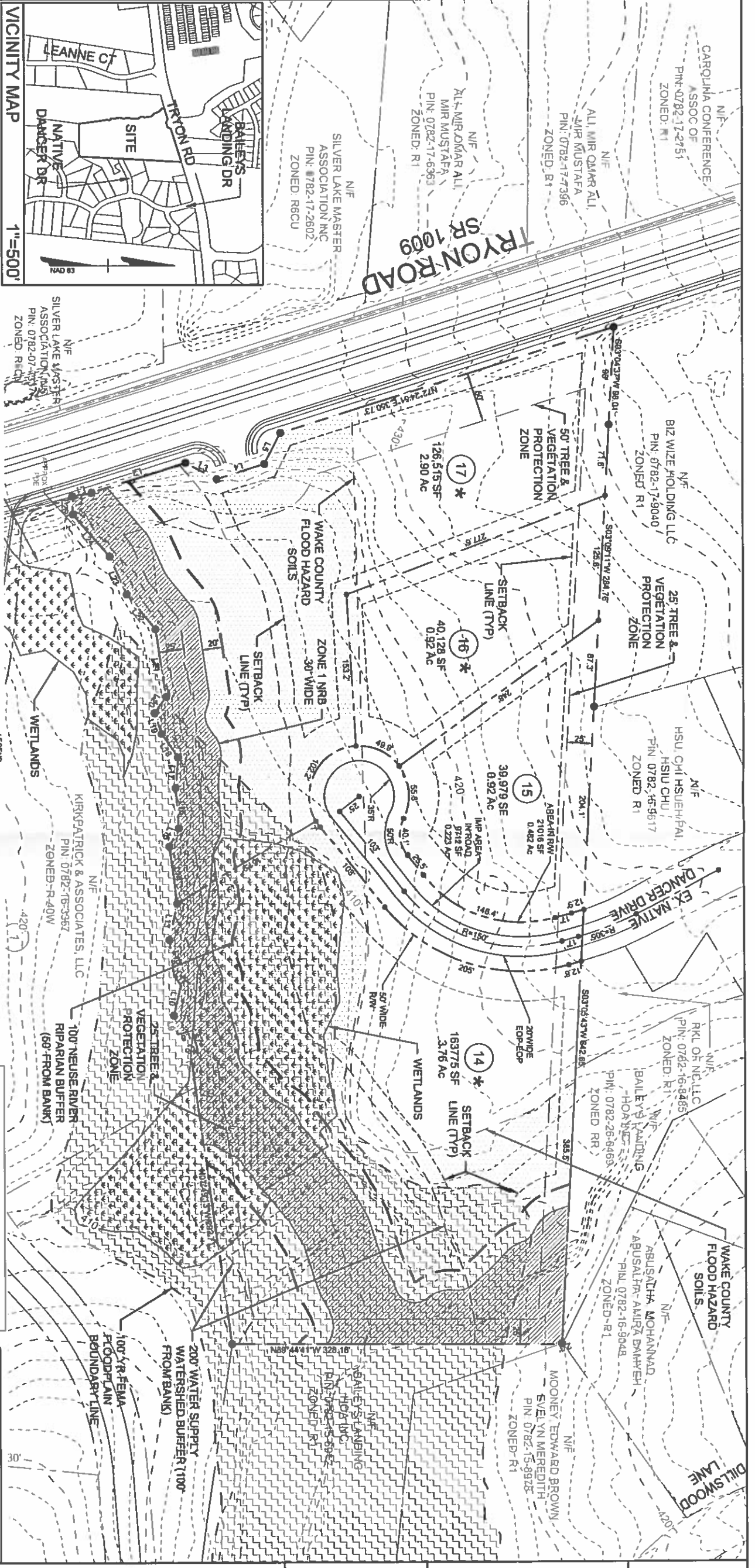
**SITE DATA**

SUBDIVISION NUMBER	TD0
TOTAL SITE AREA	8.88 AC.
PIN NUMBER (A)	0782-16-4980
PIN NUMBER (B)	0782-16-4988, 0782-16-7812, 0782-16-7853, 0782-16-7214
ZONING	R-40W
EXISTING USE	AGRICULTURE & WOODED
PROPOSED USE	LOT BY LOT SUBDIVISION
MAX NO. OF LOTS (100 DU/AC)	9
PROPOSED NO. OF LOTS	82,565 SF
AVERAGE LOT SIZE	40,000 SF
MIN. LOT SIZE ALLOWED	110'
MIN. LOT WIDTH ALLOWED	0.00 AC. (0.0 %)
OPEN SPACE PROVIDED	0.48 AC.
AREA IN ROW	8.50 AC.
AREA IN LOTS	330 LF
LINEAR STREET FOOTAGE	0.75 AC.
DISTURBED AREA	
BUILDING SETBACKS	30'
FRONT AND CORNER	15'
SIDE	30'
REAR	30'
STREET DATA	20' PAVEMENT
NATIVE DANCER DRIVE	300.0 LF

**IMPERVIOUS CALCULATIONS:**

AREA OF SITE	8.88 AC	381,189 SF
IMPERVIOUS AREA LOTS (7700 SF)	0.73 AC	31,015 SF
IMPERVIOUS AREA IN STREETS	0.22 AC	9,713 SF
TOTAL IMPERVIOUS AREA	0.95 AC	40,728 SF
IMPERVIOUS PERCENTAGE	10.4 %	

LINE	BEARING	DISTANCE
L1	N79°08'11"E	19.87
L2	N72°19'10"E	88.56
L3	S82°39'51"E	35.40
L4	N72°26'31"E	49.86
L5	N27°18'48"E	35.37
L6	N09°02'11"E	9.91
L7	N10°21'07"W	18.59
L8	S75°36'56"W	14.57
L9	N11°27'42"W	19.40
L10	N13°09'58"E	31.46
L11	N26°56'52"W	11.54
L12	N08°59'24"W	38.27
L13	N12°08'56"E	38.33
L14	N07°45'28"W	58.98
L15	N28°45'07"E	21.16
L16	N04°08'17"W	41.08
L17	N05°04'00"E	30.06
L18	N34°53'48"W	28.02
L19	N18°46'48"W	21.80
L20	N35°29'13"E	20.14
L21	N08°38'52"W	88.26
L22	N39°23'15"W	45.28
L23	N24°08'09"W	41.76
L24	N40°55'25"W	56.12
L25	N01°45'28"W	18.00



# TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

## BAILEYS LANDING - PHASE 5

KNIGHTDALE - WAKE COUNTY - NORTH CAROLINA

### LOT BY LOT PRELIMINARY SUBDIVISION PLAN

YOUR VISION ACHIEVED THROUGH OURS.

THIS DRAWING PREPARED AT THE  
RALEIGH OFFICE  
5410 Trinity Road, Suite 103 | Raleigh, NC 27607  
TEL 919.866.4951 FAX 919.831.8124 www.timmons.com

DATE	REVISION DESCRIPTION
06/27/2017	

DESIGNED BY BW	DATE 06/27/2017
CHECKED BY JC	DRAWN BY PD
SCALE 1" = 50'	

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