



APPLICATION FOR PRELIMINARY SUBDIVISION PLAN APPROVAL

File No. (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

GALLOWAY

( ) cluster subdivision (X) lot-by-lot subdivision

Has a preliminary plan previously been approved for subdivision of this site? (X) Yes (X) No (82.38ac)

If yes, when and under what name? ac prev. approved as Kanata phase II.

Property

Parcel Identification Number: see attached list.

Address: Thompson Mill Road

Location: West side of Thompson Mill Road, at/between

Purnell Road and Jenkins Road

Total site area: sf

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

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): Residential / Undeveloped

Property Owner

Name: see attached list.

Address:

City: State: Zip Code:

E-mail Address: FAX:

Telephone Number:

Applicant (person to whom all correspondence will be sent)

Name: Tara Schwenzfeier

Address: 125 N. Harrington Street

City: Raleigh State: NC Zip Code: 27603

E-mail Address: TaraS@Clinedesignassoc.com FAX: 910.256.4144

Telephone Number: 910.256.4141 Relationship to Owner: Land planner

**Proposal**

Max. lot density standard\* (see Sec. 3-4 (Table 1)): 40,000 sf  
 Max. no. of lots\*: 109 Proposed no. of lots\*: 70  
 Min. lot area\*: 40,000 sf Proposed min. lot area\*: 40,000 sf  
 Average lot area\*: 54,437 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: 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: MAX 30% sf  
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): MAX 30 %  
 Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): ∅ acres  
 w/in floodway: ∅ acres

**Recreation Ordinance**

Method of complying with Recreation Ordinance\*:

\_\_\_\_\_ Dedication  Reservation \_\_\_\_\_ Fee in lieu

(Amount of land to be dedicated/reserved is equal to 1/35<sup>th</sup> 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) \_\_\_\_\_ Total Number of Proposed Lots 70

Total Number of Acres 2.47 ac Estimate Recreation Area Req. 2.0 ac (or fee)  
provided as open space

\*(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: 1 Full access point  
at Thompson Mill Road

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) <sup>1</sup>	Traffic volume (ADT) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
<u>Thompson Mill Rd.</u>	<u>60'</u>		<u>2</u>	<u>Y</u>	<u>NA</u>	<u>NA</u>	<u>350</u>

<sup>1</sup> See 1994 Wake County Thoroughfare Plan Appendix or NCDOT Statewide Planning Branch

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

<sup>3</sup> Base on ITE ratios - ratio used for estimate (e.g., x trips per y sf) 5 trips/day/lot

Est. traffic generated by heavy vehicles (vehicles other than automobiles and light trucks): N/A

Type of vehicle: \_\_\_\_\_ ADT: \_\_\_\_\_

Type of vehicle: \_\_\_\_\_ ADT: \_\_\_\_\_

**Utilities and Services:**

Water supply provided by: ( ) municipal system ( \_\_\_\_\_ )

() community system ( Heater Utilities ) ( ) individual well(s)

Est. total water demand: 1gpm/lot

Wastewater collection/treatment provided by: ( ) municipal system ( \_\_\_\_\_ )

( ) community system ( \_\_\_\_\_ ) () individual on-site system

Est. total wastewater discharge 0 gpd

Solid waste collection provided by: Private

Electrical service provided by: Wake Electrical Membership Underground () yes ( ) no

Natural gas service provided by: N/A

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

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

Fire protection provided by: Stoney Hill

**Miscellaneous:**

Generalized slope of site Rolling

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: N/A (although various buffers per drainage way requirements)

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 \_\_\_\_\_

() Non-Urban Area/Water Supply 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)

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

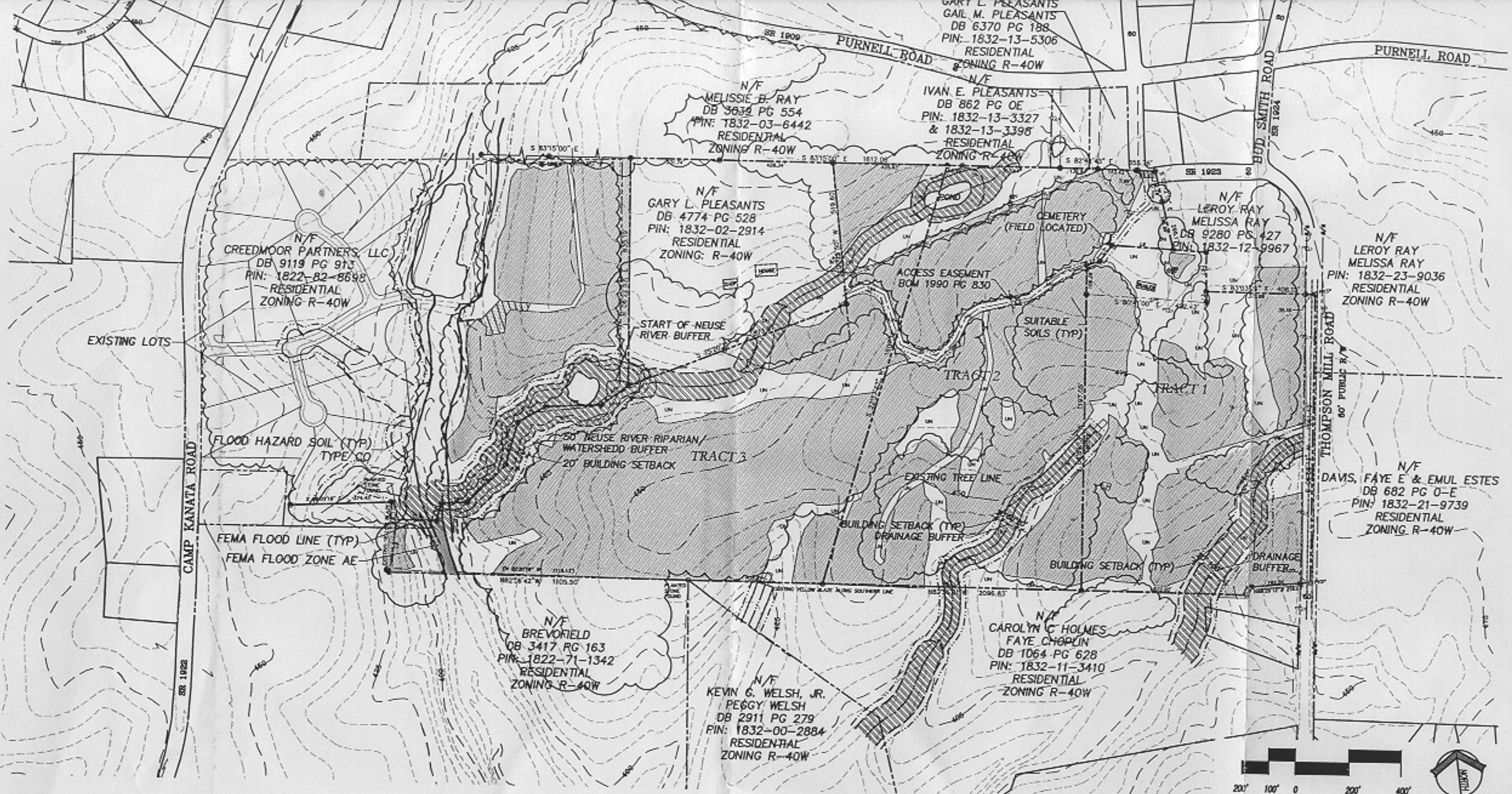
Signature: Carl Mijet, MANAGER Date: 7/22/03  
ORIGINATOR PARTNER, LLC.

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: Tara A. Schwenz Date: 07.22.03



**SITE LEGEND:**

- ⊙ EXISTING IRON PIPE
- PK NAIL SET EAST OF RD CENTERLINE
- UTILITY POLE
- ☆ LIGHT POLE

**BOUNDARY DATA:**

LINE	BEARING	DIST
L1	S80°42'04"E	126.29
L2	S05°54'09"W	144.65
L3	N05°13'11"E	40.46
L4	S78°33'09"W	50.73
L5	S43°18'25"W	73.07
L6	N80°40'37"W	230.81
L7	S28°45'25"W	26.00

**DEVELOPER:**

CREEDMOOR PARTNERS, LLC  
5633 DURALEIGH RD., STE. 151  
RALEIGH, NC 27612

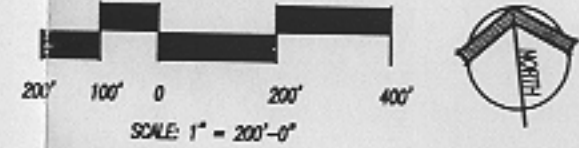
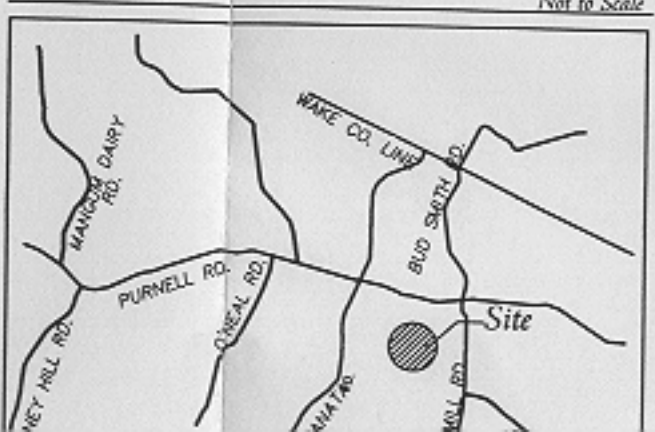
**ZONING:**

R-40W

**OWNERS:**

- TRACT 1**  
PIN #: 1832-12-7293  
± 23.21 AC  
THERESA & BOBBY HALL  
PO BOX 1666  
WAKE FOREST NC 27588-1666
- TRACT 2**  
PIN #: 1832-12-0875  
± 28.59 AC  
BETH PLEASANTS McCAIN  
PAUL PRESSLY McCAIN III  
13023 DEVONSHIRE DR  
RALEIGH, NC 27607
- TRACT 3**  
PIN #: 1832-02-0294  
± 30.58 AC  
GARY L. PLEASANTS  
GAIL M. PLEASANTS  
PO BOX 1521  
WAKE FOREST NC 27588-1521

**VICINITY MAP:**



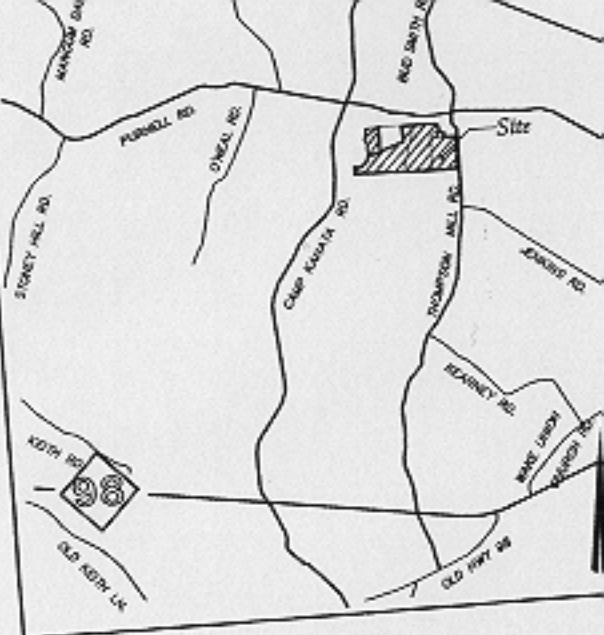
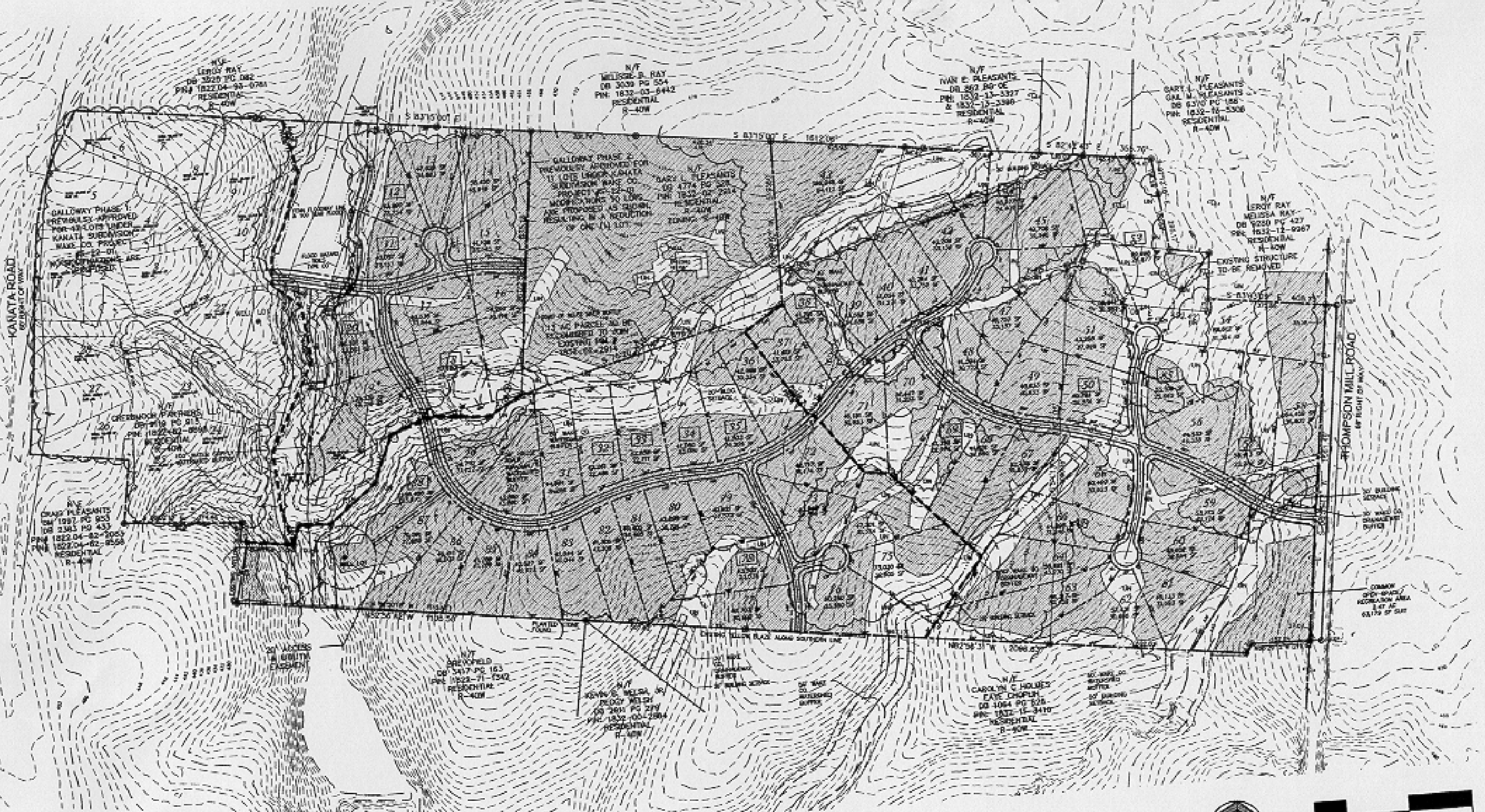
125 N. Harrington  
 Raleigh, NC 27603  
 919/833-6413  
 919/836-1280 FAX  
 ClineDesignAssoc.com

**CDA**  
 CLINE DESIGN  
 ASSOCIATES

NOT FOR  
 CONSTRUCTION

**Galloway**  
 Wake County, North Carolina  
 Prepared for: Creedmoor Partners, LLC

**PRELIMINARY**  
 NOT FOR CONSTRUCTION  
 Project 02048/0303  
 Date 07.22.03  
 Revisions



**OVERALL SITE DATA:**

OWNER(S):  
 PIN # 1832-12-7293 ± 23.21 AC  
 PIN # 1832-12-0875 ± 28.59 AC  
 PIN # 1832-02-0294 ± 30.58 AC  
 PIN # 1822-82-8098 ± 18.06 AC

DEVELOPER: CREEDMOOR PARTNERS, LLC  
 5633 DURALEIGH RD., STE. 1  
 RALEIGH, NC 27612

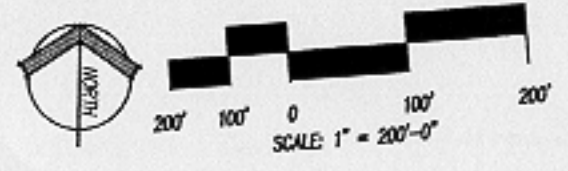
THERESA & BOBBY HALL  
 PO BOX 1686  
 WAKE FOREST NC 27588-1686

BETH PLEASANTS MCCAIN  
 PAUL PRESSLY MCCAIN III  
 13023 DEVONSHIRE DR  
 RALEIGH, NC 27607

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 GAIL M. PLEASANTS  
 PO BOX 1521  
 WAKE FOREST NC 27586-1521

CREEDMOOR PARTNERS, LLC  
 5633 DURALEIGH RD., STE. 1  
 RALEIGH, NC 27612

WAKE COUNTY PROJECT # \_\_\_\_\_  
 EXISTING USE \_\_\_\_\_  
 ZONING \_\_\_\_\_  
 TOTAL GROSS ACREAGE \_\_\_\_\_  
 AREA IN EXISTING R/O/W \_\_\_\_\_  
 RECOMBINED AREA TO 1832-02-2914 \_\_\_\_\_  
 NET ACREAGE \_\_\_\_\_  
 AREA IN (INTERNAL) RD. R/O/W \_\_\_\_\_  
 DWELLING UNITS/LOTS ALLOWED \_\_\_\_\_  
 DWELLING UNITS/LOTS PROPOSED \_\_\_\_\_  
 MINIMUM LOT WIDTH \_\_\_\_\_  
 MINIMUM LOT SIZE \_\_\_\_\_  
 AVERAGE LOT SIZE \_\_\_\_\_  
 OPEN SPACE PROVIDED \_\_\_\_\_  
 LINEAR FEET OF ROADS \_\_\_\_\_  
 ISA OF ROADS \_\_\_\_\_  
 ISA OF ROADS (PERCENTAGE OF GROSS TRACT AREA) \_\_\_\_\_  
 MAXIMUM ISA LEFT (W/O STORMWATER MGMT.) \_\_\_\_\_  
 MAXIMUM ISA LEFT (WITH STORMWATER MGMT.) \_\_\_\_\_



**SOILS LEGEND:**

Areas contain soils with 24 inches or more of useable material and have potential for conventional, ultra-shallow conventional or low pressure pipe (lpp) septic systems.

Unsuitable areas.

Starting point of Neuse River Buffer

**SOILS NOTES:**

\*\* SUITABLE FOR PRELIMINARY PLANNING PURPOSES ONLY. ALL LOTS WILL REQUIRE APPROVAL BY THE COUNTY HEALTH DEPARTMENT ON A LOT BY LOT BASIS. USE MAY BE LIMITED BY A GENERAL ORDER. SOIL ADJUSTMENTS WILL BE NECESSARY IN THE FIELD DUE TO SOIL VARIABILITY AND TOPOGRAPHIC VARIATIONS. SOILS SHOULD BE CONSIDERED AS A GENERAL GUIDE. SOIL ADJUSTMENTS FOR ON-LOT SEPTIC TANK SYSTEMS SHOULD BE CONSIDERED. SOILS SHOULD BE CONSIDERED AS A GENERAL GUIDE.

**SETBACKS:**

FRONT \_\_\_\_\_ 30'  
 SIDE \_\_\_\_\_ 15'  
 CORNER SIDE \_\_\_\_\_ 30'  
 REAR \_\_\_\_\_ 30'

**BEARINGS & DISTANCES:**

LINE	BEARING	DIST
L1	S80°42'04"E	126.29
L2	S05°54'09"W	144.65
L3	N05°13'11"E	40.48
L4	S78°33'09"W	70.73
L5	S43°18'26"W	73.07
	N90°40'37"W	230.81

**GENERAL NOTES:**

- LOTS WILL HAVE COMMUNITY WATER PROVIDED BY HEATER.
- LOTS WILL HAVE INDIVIDUAL SEPTIC.
- 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.
- BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS/AREAS MARKED BY AN \* (ASTERISK) 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 ON ANY PERMIT THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET.
- THIS SUBDIVISION WILL COMPLY WITH WAKE COUNTY SOIL & EROSION CONTROL MEASURES.
- ALL DIMENSIONS ARE FROM EDGE-OF-PAVEMENT TO EDGE-OF-PAVEMENT, UNLESS OTHERWISE INDICATED ON PLANS.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT WAKE COUNTY STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS.
- BASE INFORMATION (SOILS) WAS OBTAINED ELECTRONICALLY FROM A FIELD SURVEY PREPARED BY SOIL & ENVIRONMENTAL CONSULTANTS, INC., NORTH CAROLINA.
- BASE INFORMATION (TOPOGRAPHY) WAS OBTAINED ELECTRONICALLY FROM WAKE COUNTY GIS MAPS VIA WITHERS AND RAVENEL. BOUNDARY INFORMATION AND SURVEY INFORMATION WAS PROVIDED BY WITHERS AND RAVENEL.

**DATA PER PHASE:**

PHASE 2:  
 TOTAL ACREAGE \_\_\_\_\_  
 AREA IN R/O/W \_\_\_\_\_  
 LOTS PROPOSED \_\_\_\_\_  
 ISA OF ROADWAY \_\_\_\_\_

PHASE 3:  
 TOTAL ACREAGE \_\_\_\_\_  
 AREA IN R/O/W \_\_\_\_\_  
 LOTS PROPOSED \_\_\_\_\_  
 ISA OF ROADWAY \_\_\_\_\_