



Planning, Development & Inspections



Division of Community Services
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S-17-15

PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

Name of Subdivision RALEY'S LANDING 4

() cluster subdivision (X) lot-by-lot subdivision () open space
Has a preliminary plan previously been approved for subdivision of this site? (X) Yes () No
If yes, when and under what name? RALEY'S LANDING 4 / 2007 APPROVED

Property

Parcel Identification Number: 0782-16-3357, 0782-15-5093, 0782-15-2470, 0782-16-7214 PART

Address: 2318 GALEY MANOR DR.

Location: SOUTH side of TEYON ROAD at/between
(north, east, south, west) (street)

YATES MILL ROAD and GORMAN ST.
(street) (street)

Total site area in square feet and acres: 1,014,948 square feet 23.30 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-400

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): WOODED

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

Name: MATT H. KIRKPATRICK, RELIANT PARTNERS, LLC

Address: 3700 NATIONAL DRIVE, SUITE 211

City: RALEIGH State: NC Zip Code: 27612

E-mail Address: MAT@RELIANT-PARTNERS FAX: 919-779-1661

Telephone Number: _____

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

Name: STEWART-BROOKER STEVEN TEGE

Address: 319 CHAPPAHOKE ROAD

City: RALEIGH State: NC Zip Code: 27603

E-mail Address: STESP@TAHOOC.COM FAX: 919-779-1661

Telephone Number: 919-779-1255 Relationship to Owner: ENGINEER

Proposal
Max. allowable lot density standard* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan): 1 UNIT PER AC.
Max. # of lots allowable*: 23 Proposed # of lots*: 13
Min. allowable lot area*: 40,000 sf Proposed min. lot area*: 40,010 sf
Average lot area*: 52,708 sf
Min. allowable lot width*: 110 ft Proposed min. lot width*: 140 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: 0/18 acres
 Proposed open space area [by parcel]: 0/18 4.61 acres
 Proposed open space use(s) [by parcel]: PASTURE/REC. LOT acres
 Proposed future development site area [by site]: 0 acres
 Proposed impervious surfaces area: 184,593 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 18.2 %
 Site area within area of special flood hazard (see Article 14, Unified Development Ordinance): 2.2 acres
 within floodway: 0 acres

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	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
<u>TRUCKLEED</u>	<u>100'</u>	<u>56'</u>	<u>4</u>	<u>Y</u>	<u>50,000</u>	<u>25,000</u>	<u>130</u>

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: N/A ADT: _____
 Type of vehicle: N/A ADT: _____

Utilities and Services

Water supply provided by: () municipal system () _____
 () community system () _____ (X) individual well(s)
 Estimated total water demand: 5,200 gpd
 Wastewater collection/treatment provided by: () municipal system () _____
 () community system - specify type () _____ (X) individual on-site system
 Estimated total wastewater discharge: 4,680 gpd
 Electrical service provided by: PROGRESS ENERGY Underground (X) yes () no
 Natural gas service provided by: _____
 Telephone service provided by: BELLSOUTH Underground (X) yes () no
 Cable television service provided by: TWC Underground (X) yes () no
 Fire protection provided by: SUPT CREEK

Miscellaneous

Generalized slope of site: ROLLING
 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

