



Planning, Development & Inspections



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

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S-149-15

PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

Name of Subdivision GALLEY - MT. VERNON

(X) cluster subdivision () 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: 0890-43-916

Address: 0 CREEDMOOR RD.

Location: WEST side of MT. VERNON CHURCH RD., at/between
(north, east, south, west) (street)

W. HURSTO and PLEASANT WOOD CHURCH RD.
(street) (street)

Total site area in square feet and acres: 866,471 square feet 19.89 acres
Zoning District(s) and Overlay Districts (if any) and land area within each: R-800

Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): WOODED

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

Name: AMELIA MILLER WATKINS

Address: P.O. BOX 460

City: EASTVILLE

State: VA Zip Code: 23347

E-mail Address: _____ FAX: _____

Telephone Number: 919-417-5617

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

Name: STEWART PROCTOR JOHN TEEL

Address: 319 CHARADORE ROAD

City: RALEIGH

State: N.C. Zip Code: 27603

E-mail Address: STEWART@STEWARTPROCTOR.COM FAX: 919/779-1661

Telephone Number: 919/779-1655 Relationship to Owner: OWNER

Proposal

Max. allowable lot density standard* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan) : 0.5 UNIT PER ACR.

Max. # of lots allowable* : 9 Proposed # of lots* : 9

Min. allowable lot area* : 90,000 sf Proposed min. lot area* : 40,022 sf

Average lot area* : 88,228 sf

Min. allowable lot width* : 110 ft Proposed min. lot width* : 111 ft

*If applicable, show for each zoning district

Min. open space standard (see Sec. 3.4.3(E)(1)): () 10% (X) 25% () 30% () 40% of site area
 Min. open space area: 4.5% acres
 Proposed open space area [by parcel]: 7.59 acres
 Proposed open space use(s) [by parcel]: PASSIVE / REC. / OPEN
 Proposed open space development site area [by site]: 0 acres
 Proposed impervious surface area: 93,714 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 11.8 %
 Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): 0 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
MT. VERNON CHURCH RD.	60'	22'	2	Y	12-15,000	1000	200

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 () individual well(s)
 (X) community system (TIE INTO EXISTING) () individual well(s)
 Wastewater collection/treatment provided by: () municipal system () individual on-site system
 () community system - specify type _____ (X) individual on-site system
 Estimated total wastewater discharge: 3,240 gpd
 Electrical service provided by: REGRESS ENERGY Underground (X) yes () no
 Natural gas service provided by: _____ Underground (X) yes () no
 Telephone service provided by: BELLSOUTH Underground (X) yes () no
 Cable television service provided by: TWC Underground (X) yes () no
 Fire protection provided by: FALLS

Miscellaneous

Generalized slope of site: ROLLING
 Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: ADJACENT RIVER STREAMS
 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 _____

(X) Non-Urban Area/Water Supply Watershed FALLS

() 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: _____ Date: _____

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: Stephanie Baird, Auditor of Appeals Date: 6-24-15

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

