

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 (_____) individual well(s)

Estimated total water demand: _____ gpd

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

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

Estimated total wastewater discharge: 5280 gpd

Solid waste collection provided by: PRIVATE

Electrical service provided by: PROGRESS ENERGY Underground yes () no

Natural gas service provided by: N/A

Telephone service provided by: BELLSOUTH Underground yes () no

Cable television service provided by: TIME WARNER Underground yes () no

Fire protection provided by: SWIFT CREEK

Miscellaneous

Generalized slope of site: ROLLING

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: FEMA STREAM STEEP HILL CREEK

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 SWIFT CREEK

() Non-Urban Area

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

Proposal

Max. allowable lot density standard* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan) : 1

Max. # of lots allowable*: 17 Proposed # of lots*: 11

Min. allowable lot area*: 40,000 sf Proposed min. lot area*: 40,010 sf

Average lot area*: 59,242 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 % of site area

Min. open space area: Ø acres

Proposed open space area [by parcel]: 1.5 AC. acres

Proposed open space use(s) [by parcel]: STORMWATER

Proposed future development site area [by site]: 5.36 acres

Proposed impervious surfaces area: 142,112 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 18.5 %

Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): acres within floodway: acres

Recreation Ordinance

Method of complying with Recreation Ordinance*:

 dedication reservation X fee

The amount of land to be dedicated/reserved is equal to 1/35th of an acre times the number of lots recorded. If fee is used, then the equivalent value is used. For example: 25 acres with a tax value of \$120,000 subdivided into 20 lots would dedicate 0.57 acres or pay a \$2472.86 fee.

Tax value of property (land only) 396,450 Total # of proposed lots 11 Total # of acres 17.62

Calculate both: Estimate of recreation area required: 0.314 AC.

Estimate of recreation fee required: 0.314 (22500) = \$7065

*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 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
	50	20	2	Y			110

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

Project Tracking Form
Regular Subdivision/Variance

Project Name: Bailey Landing , ph 4: S-22-07

Initial Submittal Date: 9/24/07

Optimal Review Cycle Code: 9a

DRS Meeting Date: 11/8/07

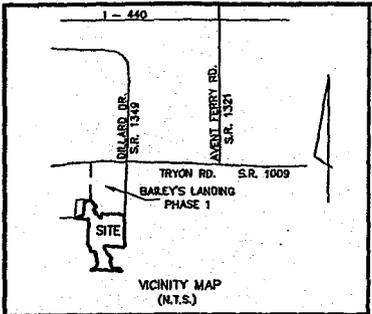
DRS Comments Finalized & Distributed: 11/14/07

Revised Application Submittal Date: 11/30/07

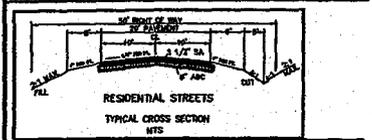
Planning Director Decision Date: 12/17/07

Planning Board Meeting Date(s) 1/16/08 (if necessary)

Note: Schedule is subject to change if one or more of the above deadlines are not met.



- NOTES:**
- PRESENT LAND USE IS WOODED.
 - STREETS WILL HAVE A 50' R/W.
 - ALL C&G-DE-SACS WILL HAVE A 50' RADIUS.
 - ALL RAIN AT STREET INTERSECTIONS ARE 25'
 - ALL STREETS WILL BE PUBLIC AND CONSTRUCTED TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARDS.
 - WATER SYSTEM WILL CONSIST OF INDIVIDUAL WELLS.
 - SEWER SYSTEM WILL CONSIST OF INDIVIDUAL SEPTIC SYSTEMS.
 - ALL WAKE COUNTY EROSION CONTROL MEASURES WILL BE COMPLIED WITH DURING CONSTRUCTION.
 - ALL FEDERAL FLOOD HAZARD REGULATIONS WILL BE COMPLIED WITH DURING CONSTRUCTION.
 - ALL STATE AND LOCAL GOVERNMENT APPROVALS SHALL BE SUBMITTED TO THE SUBDIVISION OFFICE BEFORE FINAL PLAT APPROVAL.
 - TOPO TAKEN FROM WAKE COUNTY TOPOGRAPHY MAPS AND SHOULD NOT BE USED EXTENSIVELY FOR DESIGN OR QUANTITY TAKEOFFS.
 - CONTOUR INTERVAL IS 2'
 - DRAINAGE EASEMENTS SHALL BE PROVIDED FOR ALL AREAS DRAWING A ACRES OR + LOTS AND SHALL BE SHOWN ON THE CONSTRUCTION DRAWINGS AND ON THE FINAL PLAT AFTER SUCH AREAS CAN BE DETERMINED AND HAVE BEEN FIELD VERIFIED.
 - BOUNDARY INFORMATION TAKEN FROM SURVEY BY THIS OFFICE.
 - NO LOT SHALL HAVE DIRECT DRIVEWAY ACCESS TO TRYON ROAD.
 - RECREATION CRUSHING TO BE MET VIA FEE IN L&L.
 - NO FLOOD STUDIES WILL BE REQUIRED FOR ROAD CONSTRUCTION.
 - OPEN SPACE TO BE OWNED AND MAINTAINED BY THE HOA.
 - NO PROTECTED TREES WILL BE REMOVED WITH THIS CONSTRUCTION.



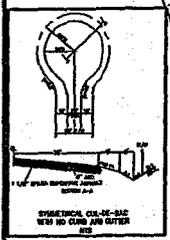
STORMWATER CONTROL AND MANAGEMENT IMPERVIOUS CALCULATIONS

- TOTAL ACREAGE BY SUBDIVISION = 17.02 ACRES
- IMPERVIOUS STREET AREA = 21,112 SF
- IMPERVIOUS ALLOWED PER LOT = 10,000 SF (AVG)
- TOTAL IMPERVIOUS = 7 (11) x 10,000(AVG) + 22,112 = 142,112SF
- PROPOSED PERCENT IMPERVIOUS = 13.2% (AC) x 100 = 13.2%

NOTE: IMPERVIOUS AREA PER LOT TO BE LIMITED AS SHOWN

NOTE: LOTS OF FEMA 100 YEAR FLOOD HAZARD AREA BASED ON FEMA COMMUNITY PANEL # 372007820 J DATED MAY 2, 2005

NOTE: TRACT IS LOCATED IN THE RURAL - NON CRITICAL AREA OF THE SWIFT CREEK LAND MANAGEMENT PLAN AND IS LIMITED TO 10% IMPERVIOUS SURFACE COVERAGE WITHOUT STORMWATER DEVICES AND 30% IMPERVIOUS WITH STORMWATER DEVICES.



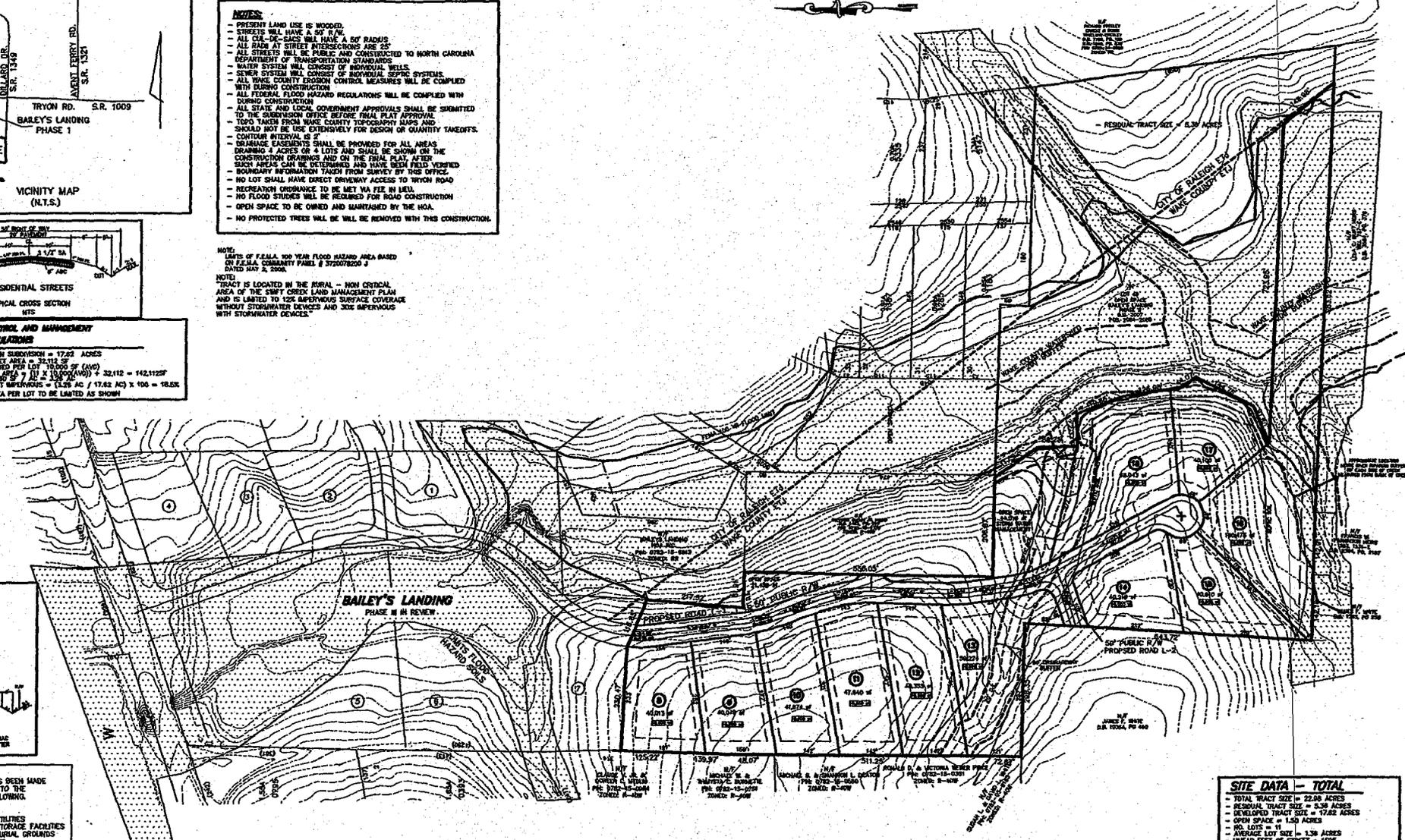
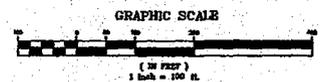
- NOTE: NO DETERMINATION HAS BEEN MADE BY THE SURVEYOR AS TO THE EXISTENCE OF THE FOLLOWING:
- WETLANDS
 - UNDER GROUND UTILITIES
 - UNDER GROUND STORAGE FACILITIES
 - CEASEMENTS OF BURIAL GROUNDS
 - HAZARDOUS WASTE

**BUILDING SETBACKS
WAKE COUNTY R-40W**

FRONT	30'
SIDE	30'
REAR	30'

NOTE: 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 ENGINEER. ARCHITECT AND/OR SURVEYOR (AS APPROPRIATE) MUST CERTIFY THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET. THESE SHALL BE NO FILING OR THE ERECTION OF PERMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD ZONES OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD ZONES UNLESS A FLOOD STUDY IS APPROVED BY WAKE COUNTY AND/OR FEMA.

NOTE: THE ROAD SYSTEM SHOWN ON THIS PLAT INCLUDES ONE OR MORE STRIP ROADS THAT ARE INTENDED TO BE CONNECTED TO THE ADJACENT PROPERTY AT SUCH TIME THAT THE PROPERTY IS DEVELOPED. THE INTERCONNECTION OF NEIGHBORHOODS WITH A ROAD NETWORK REQUIRES THE EFFICIENT FLOW AND DISPOSAL OF TRAFFIC AND PROVIDES FOR ADDITIONAL POINTS OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES.



SITE DATA - TOTAL

- TOTAL TRACT SIZE = 22.08 ACRES
- RESIDUAL TRACT SIZE = 8.28 ACRES
- DEVELOPED TRACT SIZE = 17.82 ACRES
- 10.50 LOTS = 11
- AVERAGE LOT SIZE = 1.38 ACRES
- LINEAR FEET OF STREET = 1000'
- MIN LOT SIZE ALLOWED = 40,000 SF
- MAX LOT SIZE PROPOSED = 40,010 SF
- MIN LOT WIDTH ALLOWED = 110 FT

**PRELIMINARY PLAT. NOT FOR RECORDATION
SALES OR CONVEYANCES.**



STEWART-PROCTOR, PLLC
ENGINEERING AND SURVEYING
1000 SHAWNEE ROAD, SUITE 100
RALEIGH, NC 27603
TEL: 919-778-1000 FAX: 919-778-1001

DATE: 9/24/07 SURVEYED BY: ACAD
SCALE: 1"=100' DRAWN BY: MELS
REVISIONS:

PRELIMINARY SUBDIVISION PLAN FOR
BAILEY'S LANDING 4
LOT BY LOT SUBDIVISION

SWIFT CREEK TOWNSHIP	NORTH CAROLINA
WAKE COUNTY	0782-14-3304 (PART)
ZONED R-40W	0782-14-4576
	0782-14-1470