

S-02-17



Planning, Development & Inspections

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 KEITH PROPERTY

(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: 0890-40-9123, PART 0890-40-8615

Address: 0 MT. VERNON CHURCH ROAD

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

Total site area in square feet and acres: 607,662 square feet 13.95 acres

Zoning District(s) and Overlay Districts (if any) and land area within each:
R-40W

Conditions of any Conditional Use Zoning Districts:
FALLS LAKE WATERSHED

Present land use(s): WOODED + VACANT

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

Name: JERRY + CHERYL KEITH

Address: 1621 MOUNT VERNON CHURCH ROAD

City: RALEIGH State: N.C. Zip Code: 27614

E-mail Address: FAX:

Telephone Number: 919-417-5617

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

Name: MIKE STEWART (STEWART-PROCTOR)

Address: 319 CHAPANOKE ROAD

City: RALEIGH State: N.C. Zip Code: 27603

E-mail Address: STEWARTPE@aol.com FAX: 919-779-1661

Telephone Number: 919-779-1855 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*: 13 Proposed # of lots*: 13

Min. allowable lot area*: 20,000 sf Proposed min. lot area*: 24,736 sf

Average lot area*: 31,162 sf

Min. allowable lot width*: 75 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 % (X) 25 % () 30% () 40% of site area
 Min. open space area: 3.49 acres
 Proposed open space area [by parcel]: 3.49 acres
 Proposed open space use(s) [by parcel]: PASSIVE/REL/OPEN
 Proposed future development site area [by site]: 0 acres
 Proposed impervious surfaces area: 111,514 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 18 %
 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
N/A							

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: _____ ADT: _____

Type of vehicle: _____ ADT: _____

Utilities and Services

Water supply provided by: () municipal system (_____)

(X) community system (Abundant) () individual well(s)

Estimated total water demand: 1,680 gpd

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

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

Estimated total wastewater discharge: 5,200 gpd

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

Natural gas service provided by: _____ Underground () yes () no

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

Cable television service provided by: TWC + ATT Underground () yes () no

Fire protection provided by: FALLS LAKE

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: _____

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 LAKE

() 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: [Handwritten Signature], AGENT Date: 6-31-17

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: [Handwritten Signature] Date: 1-31-17

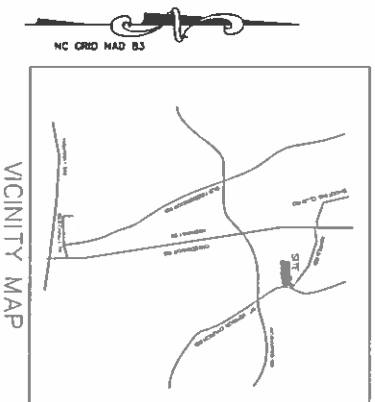
Notes: All documents and maps submitted as required become the property of Wake County.
The Wake County Unified Development Ordinance is on the web at <http://www.wakegov.com/>
All application fees are non-refundable.

PRELIMINARY PLANS KEITH PROPERTY SUBDIVISION

WAKE COUNTY, NORTH CAROLINA

DEVELOPER: SANFORD BAILEY

8900 BUD SMITH ROAD
WAKE FOREST, NORTH CAROLINA 27587



VICINITY MAP

INDEX TO PLANS	
P-1	COVER SHEET
P-2	EXISTING CONDITIONS
P-3	PRELIMINARY SUBDIVISION

SURVEYOR
CAWTHORNE, MOSS & PANCIERA, P.C.
PROFESSIONAL LAND SURVEYORS, C-1525
333 S. WHITE STREET, P.O. BOX 1253
WAKE FOREST N.C., 27588
(919) 556-3148

STEWART - PROCTOR
ENGINEERING and SURVEYING

319 CHAPANOKE ROAD
RALEIGH, NC 27606
TEL. 919 779-1855 FAX 919 779-1661

DEVELOPER
SANFORD BAILEY
8900 BUD SMITH ROAD
WAKE FOREST, N.C. 27587

NO.	REVISION	DATE

STEWART - PROCTOR
SP ENGINEERING AND SURVEYING P-014B
319 CHAPANOKE ROAD
Raleigh, North Carolina 27603
Phone (919) 779-1855 Fax (919) 779-1661

PREPARED FOR
SANFORD BAILEY
8900 BUD SMITH ROAD
WAKE FOREST, N.C. 27587

DATE: 4-21-15

PROJECT ENGINEER:
WAKE STEWART

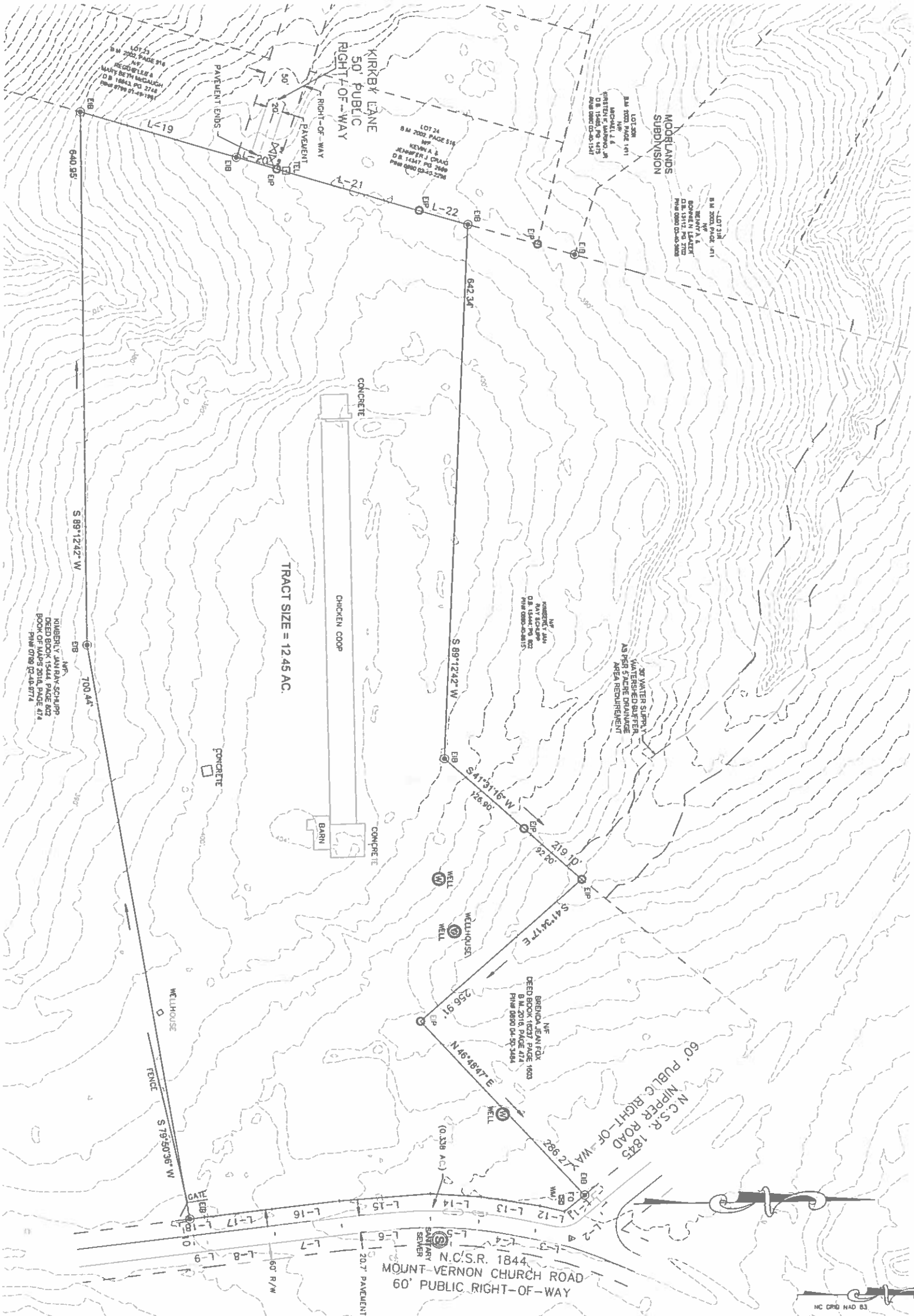
PROJECT CAD DESIGNER:
JOHN A. TIZL

PROJECT NUMBER:

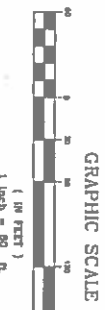
KEITH PROPERTY SUBDIVISION
WAKE COUNTY, NORTH CAROLINA
COVER SHEET
(A CLUSTER SUBDIVISION)

DRAWING
SHEET
P-1

SURVEYOR
CAWTHORNE, MOSS & PANCIERA, P.C.
 PROFESSIONAL LAND SURVEYORS, C-1525
 333 S WHITE STREET, P.O. BOX 1253
 WAKE FOREST N.C., 27588
 (919) 556-3148



TRACT SIZE = 12.46 AC.



DEVELOPER
 8000 BUD SMITH ROAD
 WAKE FOREST, N.C. 27587

NOTES:
 PRESENT LAND USE IS VACANT WOODLAND AND FALLOW
 CONCEPTUAL ILLUSTRATION OF EXISTING CONDITIONS. THIS IS NOT A
 GUARANTEE OF ACCURACY. THE SURVEYOR HAS CONDUCTED VISUAL
 INSPECTION OF THE PROPERTY AND HAS FOUND NO OBVIOUS
 ENCUMBRANCES OR EASEMENTS.

LINE	BEARING	DISTANCE
L-1	N 46° 52' 11" E	50.05'
L-2	S 29° 49' 25" E	41.21'
L-3	S 72° 11' 50" W	43.92'
L-4	E 02° 51' 50" W	57.26'
L-5	E 02° 51' 50" W	57.26'
L-6	S 04° 33' 34" E	106.05'
L-7	S 07° 03' 30" E	60.50'
L-8	S 07° 06' 37" E	60.57'
L-9	S 07° 17' 57" E	18.31'
L-10	S 79° 50' 59" W	50.04'
L-11	S 39° 49' 25" E	50.05'
L-12	S 12° 51' 50" W	50.13'
L-13	S 08° 47' 20" W	70.79'
L-14	S 02° 51' 50" E	60.46'
L-15	S 02° 51' 50" E	60.46'
L-16	S 07° 06' 37" E	81.17'
L-17	S 07° 06' 37" E	80.83'
L-18	S 07° 06' 37" E	17.85'
L-19	N 16° 14' 52" E	194.12'
L-20	N 16° 14' 52" E	50.36'
L-21	N 16° 24' 02" E	176.55'
L-22	N 15° 40' 51" E	60.57'
L-23	N 15° 50' 11" E	68.27'
L-24	N 15° 50' 11" E	48.03'
L-25	N 15° 50' 11" E	78.73'



KEITH PROPERTY SUBDIVISION
 WAKE COUNTY NORTH CAROLINA
EXISTING CONDITIONS

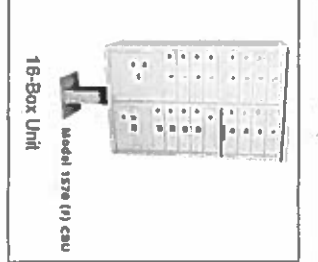
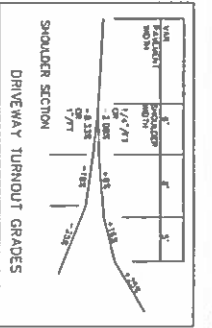
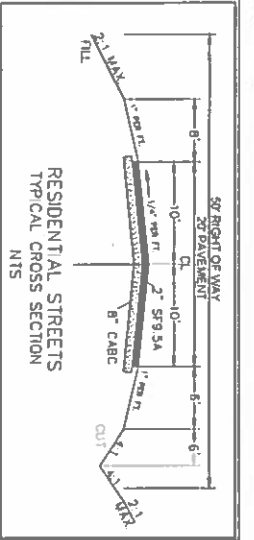
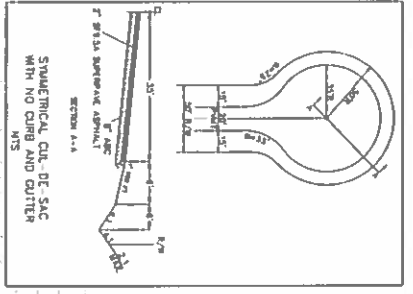
PREPARED FOR
 SANFORD BAILEY
 8000 BUD SMITH ROAD
 WAKE FOREST, N.C. 27587

DATE: 4-21-16
 PROJECT ENGINEER:
 MIKE STEWART
 PROJECT CAD DESIGNER:
 JOHN A. TEEB
 PROJECT NUMBER:

STEWART - PROCTOR
 ENGINEERING AND SURVEYING P-0148
 319 CHAPANOKE ROAD
 Raleigh, North Carolina 27603
 Phone (919) 779-1855 Fax (919) 779-1661

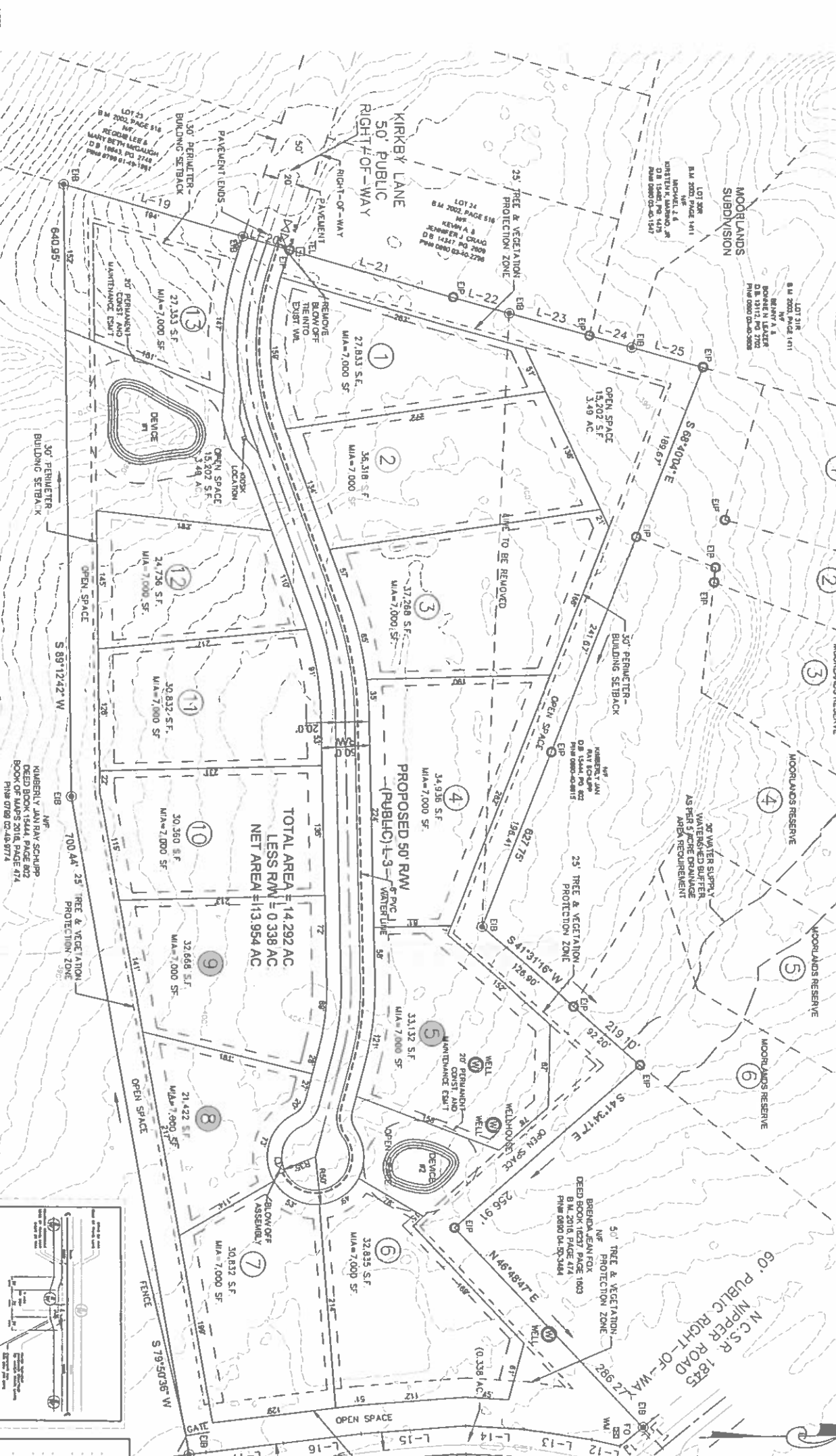
NO.	REVISION	DATE

DRAWING
 SHEET
P-2



SITE DATA - TOTAL

- SUBDIVISION
- TOTAL TRACT SIZE = 14.29 AC
- LESS RW = 0.34
- TOTAL NET AREA = 13.95 AC
- TOTAL NO. LOTS ALLOWED = 13 (8 - 11, 10, 9)
- TOTAL GROSS AREA = 2.28 AC (163,000 SF TRACT)
- TOTAL GROSS AREA = 3.48 AC
- TOTAL NO. LOTS = 13
- AVERAGE LOT SIZE = 0.107 AC (11,182 S.F.)
- LINEAR FEET OF STREET = 1,041 FT
- SUPERFICIAL IN STREET = 0.04 AC (3,408 S.F.)
- SUPERFICIAL IN LOTS = 2.09 AC (182,000 S.F.)
- SUPERFICIAL IN LOTS = 0.01 AC (825 S.F.)
- AREA OF STREETS = 1.18 AC
- AREA OF LOTS = 2.56 AC (111,513 S.F.)
- MINIMUM LOT SIZE = 0.050 AC (4,356 S.F.)
- MINIMUM LOT AREA = 20,000 S.F.
- ZONED R-40W
- TOTAL DISTURBED AREA = 2.0 AC
- % SUPERFICIAL = 15
- % ASPHALT = 15
- % CONCRETE = 15
- CORNER = 15



LINE TABLE

LINE	BEARING	DISTANCE
L-1	N 45° 32' 11" E	33.05
L-2	S 72° 11' 11" W	33.05
L-3	S 17° 21' 40" W	41.97
L-4	S 05° 47' 20" W	68.57
L-5	S 03° 25' 50" W	57.26
L-6	S 04° 33' 34" E	108.05
L-7	S 07° 03' 30" E	80.93
L-8	S 07° 08' 07" E	80.93
L-9	S 07° 17' 57" E	194.17
L-10	S 78° 50' 38" W	30.04
L-11	S 35° 49' 25" E	30.04
L-12	S 68° 37' 20" W	30.13
L-13	S 03° 25' 50" W	60.76
L-14	S 03° 25' 50" W	60.76
L-15	S 04° 33' 34" E	108.80
L-16	S 07° 03' 30" E	81.17
L-17	S 07° 08' 07" E	80.93
L-18	S 07° 17' 57" E	178.55
L-19	N 16° 14' 22" E	194.17
L-20	N 16° 24' 02" E	50.36
L-21	N 16° 24' 02" E	178.55
L-22	N 15° 42' 23" E	60.57
L-23	N 15° 20' 11" E	80.01
L-24	N 15° 20' 11" E	80.01
L-25	N 15° 53' 13" E	76.73

NOTES:

1. PRESENT LAND USE IS SINGLE FAMILY W/CLAY WOODS. AND FOLLOW STREETS WILL HAVE A 20' PERMITS AND CONSTRUCTION ARE 25'.
2. ALL STREETS WILL BE PUBLIC AND CONSTRUCTED TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARDS.
3. WATER SYSTEM WILL BE COMMUNITY WATER SYSTEM.
4. SEWER SYSTEM WILL CONFORM TO INDIVIDUAL SEWER SYSTEMS.
5. ALL VEHICLE TRAVEL CONCENTRATIONS WILL BE COMPLETED.
6. ALL FEDERAL FLOOD HAZARD REGULATIONS WILL BE COMPLETED WITH PERMITS.
7. ALL STATE AND LOCAL DEVELOPMENT APPROVALS SHALL BE SUBMITTED TO THE SUBDIVISION OFFICE BEFORE FINAL PLAT APPROVAL.
8. DRAINAGE EASEMENTS SHALL BE PROVIDED FOR ALL AREAS DRAINING ACROSS OR OVER LOTS AND SHALL BE SHOWN ON THE CONSTRUCTION DRAWINGS AND ON THE FINAL PLAT AFTER THE PERMITS HAVE BEEN OBTAINED.
9. BOUNDARY INFORMATION IS BASED ON THE RECORD SURVEY (T.M. P.C. 333 S. WHITE STREET, P.O. BOX 1253, WAKE COUNTY, N.C. 27588).
10. THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF THE OPEN SPACE IN THIS DEVELOPMENT.
11. APPROVED OR PLACED PERMITS WILL BE APPROVED AND BUDOWN OPERATIONS COATED IN THE FALLS LAKE WATERSHED.
12. R/OBS AND OTHER ECTIONS TO COMPLY WITH ALL HICOT REQUIREMENTS.

KEITH PROPERTY
WAKE COUNTY, NORTH CAROLINA
PRELIMINARY PLAN
(A CLUSTER SUBDIVISION)

PREPARED FOR
SANTRO BARTY
800 BIRCH ROAD
WAKE FOREST, N.C. 27507

DATE: 4-21-16

PROJECT ENGINEER
WAKE STEWART

PROJECT CAD DESIGNER
JOHN A. TELL

PROJECT NUMBER

STEWART - PROCTOR
ENGINEERING AND SURVEYING P-0148

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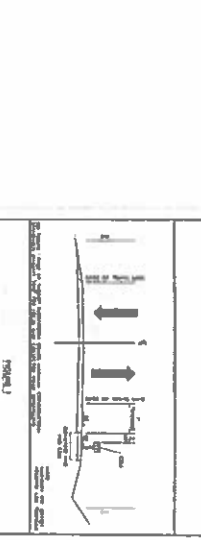
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WAKE FOREST N.C., 27588
(919) 556-3148

LEGEND

- 7,000 SF
- MAXIMUM SUPERFICIAL ALLOWED
- PERMANENT OPEN SPACE

GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft

DEVELOPER
BOB BIRD SMITH ROAD
WAKE FOREST, N.C. 27587



STORMWATER CONTROL AND MANAGEMENT
IMPERVIOUS AREA PER LOT TO BE LIMITED TO 0.25 AC.
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