



# 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](http://www.co.wake.nc.us/planning).

### Name of Subdivision

NORTH CHARTWELL TRACE

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

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

If yes, when and under what name? N/A

### Property

Parcel Identification Number: 0891.01 35 4971

Address: N.E. CORNER OF INT. OF Hwy #98 & Hwy #50

Location: EAST side of N.C. Hwy #50, at/between  
(north, east, south, west) (street)

NORTH OF & ADJACENT TO and N.C. Hwy #98  
(street) (street)

Total site area: 7.854 sf

Zoning District(s) and land area within each: R-40W 7.854

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): VACANT (WOODED)

### Property Owner

Name: J. K. RAY, ET. AL.

Address: 12400 OLD CREEDMOOR RD.

City: RALEIGH State: N.C. Zip Code: 27613

E-mail Address: \_\_\_\_\_ FAX: \_\_\_\_\_

Telephone Number: 847-5280

### Applicant (person to whom all correspondence will be sent)

Name: IRV. STATON

Address: 801 OLD DOGWOOD LANE

City: KNIGHTDALE State: N.C. Zip Code: 27545

E-mail Address: STATONI@BELLSOUTH.NET FAX: 266-4365

Telephone Number: 919-266-5508 Relationship to Owner: NONE

**Proposal**

Max. lot density standard\* (see Sec. 3-4 (Table 1)): 7.8

Max. no. of lots\*: 7 Proposed no. of lots\*: 7

Min. lot area\*: 40,000 sf Proposed min. lot area\*: 40,120.32 sf

Average lot area\*: 44,801.95 sf

Min. lot width\*: 110' AVERAGE ft Proposed min. lot width\*: 110.5 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]: N/A acres

Proposed open space use(s) [by parcel]: N/A

Proposed future development site area [by site]: N/A acres

Proposed impervious surfaces area: 15% MAX. sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): (MAX.) 15 %

Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): N/A 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) 160,800, Total Number of Proposed Lots 7

Total Number of Acres 7.854 Estimate Recreation Area Req. 4,594.28 (or fee)

\*(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 STREET, 7 ACCESS POINTS

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>45'</u>	<u>20</u>	<u>2</u>	<u>Y</u>	<u>42.56</u>	<u>56</u>	<u>56</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](http://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)

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

Type of vehicle: NONE ADT: \_\_\_\_\_

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

**Utilities and Services:**

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

( ) community system ( \_\_\_\_\_ ) (  ) individual well(s)

Est. total water demand: N/A gpd

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

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

Est. total wastewater discharge N/A gpd

Solid waste collection provided by: \_\_\_\_\_

Electrical service provided by: C. P. & L. Underground ( ) yes ( ) no

Natural gas service provided by: NONE

Telephone service provided by: SOUTHERN BELL Underground ( ) yes ( ) no

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

Fire protection provided by: Stoney Hill

**Miscellaneous:**

Generalized slope of site 6% APPROX.

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: NO UNUSUAL FEATURES

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: NONE

**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):



# North Chartwell Trace Subdivision

Developed by:  
North Chartwell Trace, LLP.

ADOPTED BOM 1996, PG. 1579

7.854 TOTAL ACRES

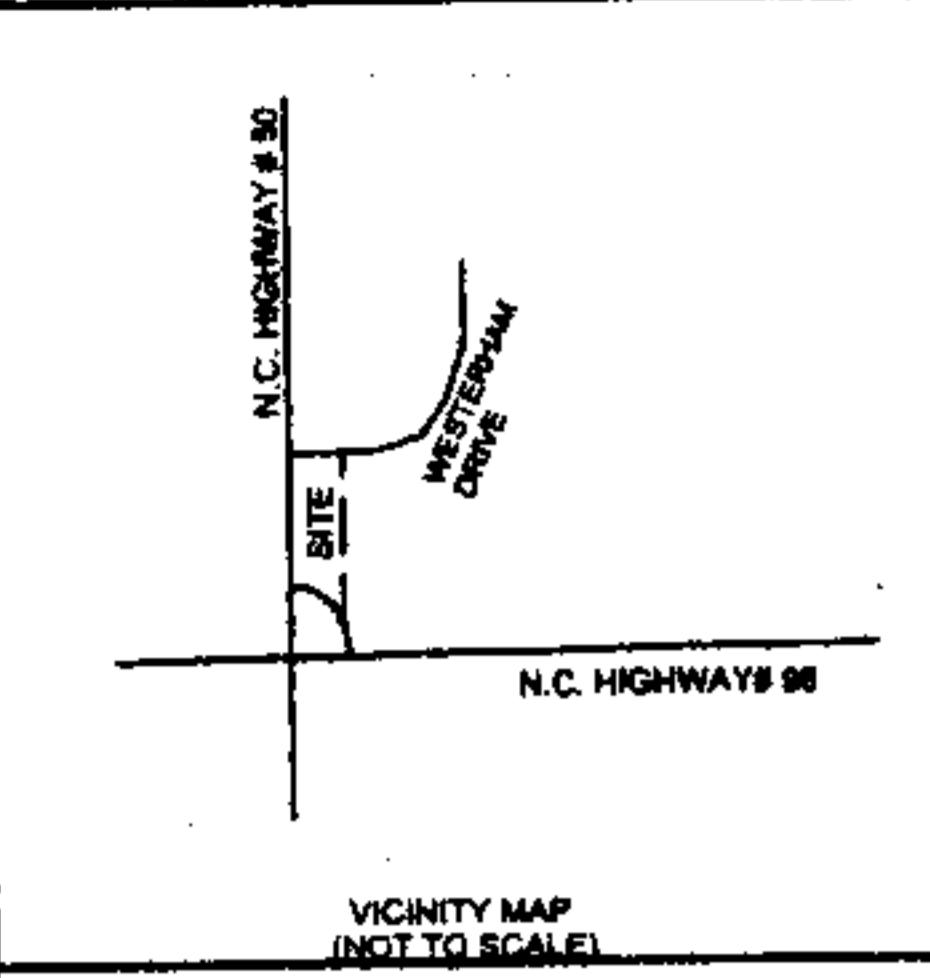
## "PRELIMINARY PLAT"

(PROPERTY OF):  
**JESSE K. RAY, JR. ET AL...**  
(RECORD REF):  
DEED BOOK 1386, PAGE 576  
DEED BOOK 9236, PAGE 933

NO BUILDING IS PERMITTED WITHIN  
20 FEET OF A DRAINAGEWAY OR  
WATERSHED BUFFER.

RESTRICTIVE COVENANTS ALSO APPLY  
AND MAY REQUIRE GREATER SETBACKS.

**BUILDING SETBACKS:**  
FRONT.....50 FEET.  
SIDE.....15 FEET.  
REAR.....130 FEET.



- LEGEND**
- EIP --- Existing Iron Pipe
  - CCM --- Control Corner
  - ECM --- Existing Concrete Monument
  - NIP --- New Iron Pipe
  - PKN --- P K Nail
  - DMO --- Double Meridian Distance
  - RW --- Right of Way
  - DB --- Deed Book
  - Lines Not Surveyed
  - Lines Surveyed

State of North Carolina  
County of Wake  
I, Irvin A. Staton, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 9236, page 933 etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Map Book 1996, page 1579; that the ratio of precision as calculated is 1 : 28,620; that this plat was prepared in accordance with G. S. 47 - 30 as amended. Witness my original signature, registration number and seal this 09 day of Jan. A. D., 2003.

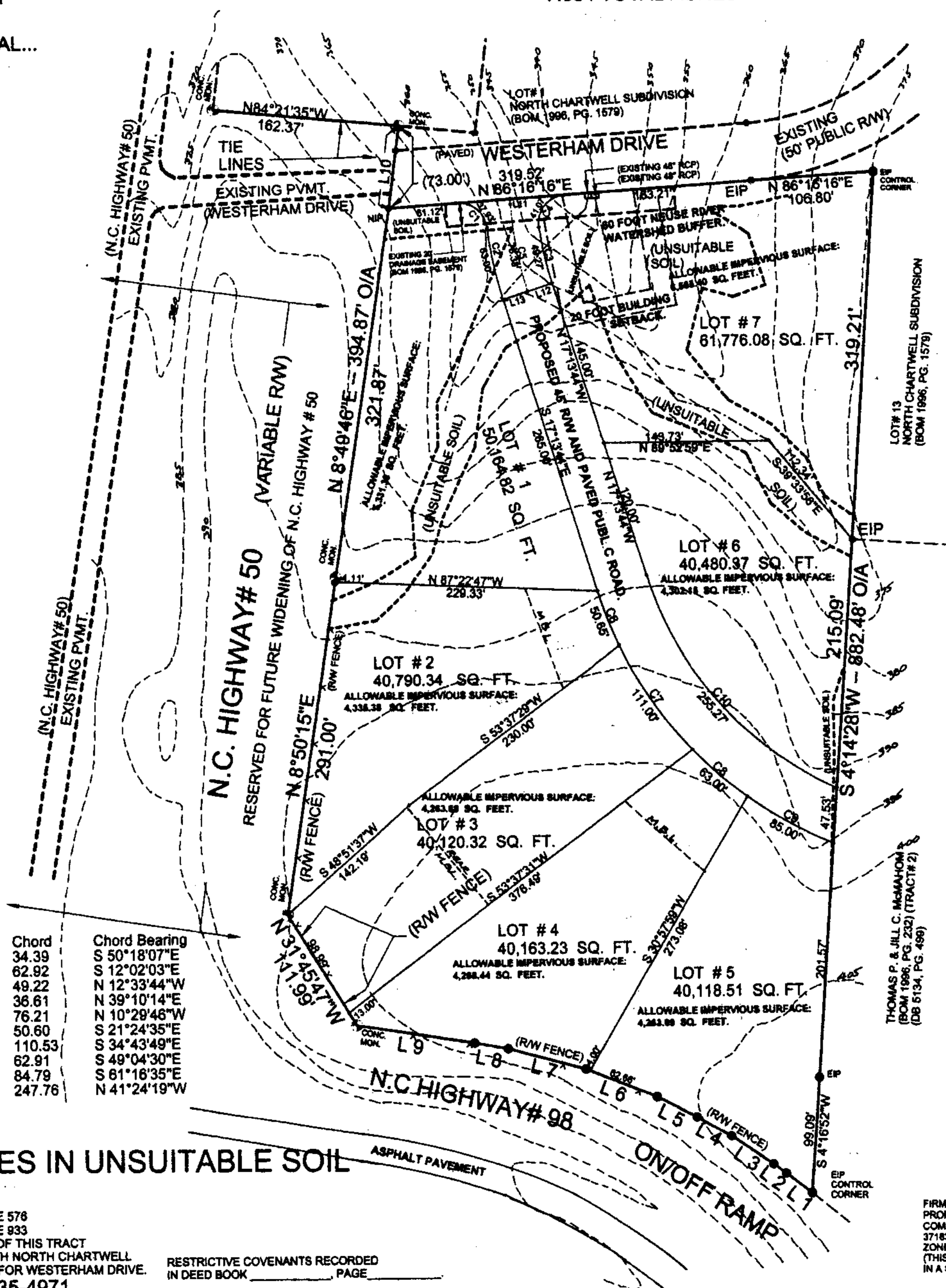


*Irvin A. Staton*  
Surveyor

Registration Number L-1295

PRELIMINARY PLAT,  
NOT FOR DEEDING,  
RECORDING OR SALES.

IMPERVIOUS SURFACED BASED ON  
14,957.65 SQ. FT. PAVED AREA IN STREET  
10.6277% LOT COVERAGE ALLOWABLE.



Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	86°55'20"	25.00	37.93	23.69	34.39	S 50°18'07"E
2	10°23'17"	347.50	63.00	31.59	62.92	S 12°02'03"E
3	9°19'58"	302.50	49.27	24.69	49.22	N 12°33'44"W
4	94°07'59"	25.00	41.07	26.87	36.61	N 39°10'14"E
5	13°27'57"	325.00	76.38	38.37	76.21	N 10°29'46"W
6	8°21'01"	347.50	50.65	25.37	50.60	S 21°24'35"E
7	18°18'07"	347.50	111.00	55.98	110.53	S 34°43'49"E
8	10°23'15"	347.50	63.00	31.59	62.91	S 49°04'30"E
9	14°00'54"	347.50	85.00	42.71	84.79	S 61°16'35"E
10	48°21'02"	302.50	255.27	135.79	247.76	N 41°24'19"W

**1.09 ACRES IN UNSUITABLE SOIL**

(RECORD REF):  
DEED BOOK 1386, PAGE 576  
DEED BOOK 9236, PAGE 933  
(NOTE): 0.3503 ACRES OF THIS TRACT  
WAS RECOMBINED WITH NORTH CHARTWELL  
PROPERTY TO ALLOW FOR WESTERHAM DRIVE.  
PIN# 0891.01-35-4971

RESTRICTIVE COVENANTS RECORDED  
IN DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

FIRM PANEL NUMBER (F.E.M.A.)  
PROPERTY LOCATED ON  
COMMUNITY PANEL NUMBER  
37183C0040, SUFFIX "E"  
ZONE "C", DATED MARCH 3, 1992  
(THIS PROPERTY IS "NOT" LOCATED  
IN A SPECIAL F.E.M.A. FLOOD ZONE.)

Line	Bearing	Distance
1	N 52°44'55"W	28.01'
2	N 53°40'04"W	13.75'
3	N 56°21'16"W	43.83'
4	N 80°54'57"W	34.23'
5	N 63°20'56"W	38.66'
6	N 68°24'24"W	66.66'
7	N 75°01'53"W	69.94'
8	N 79°40'20"W	29.80'
9	N 81°03'36"W	104.17'
10	N 81°49'46"E	73.00'
L11	S 3°45'47"E	5.00'
L12	S 72°46'12"W	22.50'
L13	S 72°46'12"W	22.50'

REVISIONS		SCALE	DATE	CHECKED & CLOSURE BY: IAS
		1" = 50'	09 Jan 2003	

DATE	SURVEYED BY: IAS	FILE #	CCDCAP
09 Jan 2003			

DATE	DRAWN BY: IAS	FILE #	CCDCAP

DATE	CHECKED & CLOSURE BY: IAS	FILE #	CCDCAP

PROPERTY OF:	TOWNSHIP:	COUNTY:	STATE:	ZONE:
Jesse K. Ray, Jr., ET AL.	BARTONS CREEK	WAKE	NORTH CAROLINA	R - 40W