



# PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

|            |           |
|------------|-----------|
| File #     |           |
| Fee        | \$1000.00 |
| Amt Paid   |           |
| Check #    |           |
| Rec'd Date |           |
| Rec'd By   |           |

Submit required documentation to:  
 Wake County Planning Department/Current Planning Section  
 PO Box 550 Wake County Office Building  
 Raleigh, NC 27602-0550 336 Fayetteville Street Mall, Downtown Raleigh  
 Contact Current Planning at (919) 856-6216 for additional information.

### Name of Subdivision

ESTATES AT SMITH CROSSING

( ) 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? \_\_\_\_\_

### Property

Parcel Identification Number: 1752-39-7755

Address: \_\_\_\_\_

Location: EAST side of BETHLEHEM ROAD (SR 2049), at/between  
(north, east, south, west) (street)

BETHLEHEM ROAD and POOLE ROAD (SR 1007)  
(street) (street)

Total site area in square feet and acres: 2,197,340.640 square feet 50.444 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-30, 50.444 ac.

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): FARM LAND

### Property Owner

Name: FOXBOURGH CROSSING, INC. ATTN: BOB DOYLE

Address: P.O. Box 236

City: KNIGHTDALE State: NC Zip Code: 27545

E-mail Address: \_\_\_\_\_ FAX: 919-266-7561

Telephone Number: 919-266-0679

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

Name: (SAME AS ABOVE)

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

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

Telephone Number: \_\_\_\_\_ Relationship to Owner: \_\_\_\_\_

**Proposal**

Max. allowable lot density standard\* (see Sec. 3-4 (Table 1)): N/A  
 Max. # of lots allowable\*: N/A Proposed # of lots\*: \_\_\_\_\_  
 Min. allowable lot area\*: N/A sf Proposed min. lot area\*: 30,000 sf  
 Average lot area\*: 34,886.12 sf  
 Min. allowable lot width\*: 95 ft Proposed min. lot width\*: 95 ft

\* If applicable, show for each zoning district

Min. open space standard (see Sec. 3.4.3(E)(1)): ( ) 10 % ( ) 25 % of site area N/A  
 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: 4,398.61 SF PER LOT sf  
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): < 15 %  
 Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 0 acres  
 within floodway: 0 acres

**Recreation Ordinance**

Method of complying with Recreation Ordinance\*:  
 \_\_\_\_\_ dedication \_\_\_\_\_ reservation  fee

The 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 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) \$596,113<sup>00</sup> Total # of proposed lots 56 Total # of acres 50.444  
 Calculate both: Estimate of recreation area required: 1.6 AC  
 Estimate of recreation fee required: \$288<sup>00</sup>/LOT

\*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: BETHLEHEM ROAD, ONE ACCESS POINT

| Name of access or adjacent street                                 | Right-of-way width (ft) | Pavement width (ft) | No. of lanes | Paved? (Y or N) | Roadway design capacity <sup>1</sup> | Traffic volume (ADT) <sup>2</sup> | Est. traffic generated (ADT) <sup>3</sup> |
|---|-------------------------|---------------------|--------------|-----------------|--------------------------------------|-----------------------------------|---|
| BETHLEHEM ROAD  | 60'                     | 20'                 | 2            | Y               | NOT AVAILABLE                        | *                                 | 112                                       |
| * No TRAFFIC COUNTS PER NCDOT 2003 ANNUAL ADT COUNTS SHEET 3 OF 9 |                         |                     |              |                 |                                      |                                   |   |

<sup>1</sup> See NCDOT Highway Capacity Manual or Wake County Thoroughfare Plan Appendix  
<sup>2</sup> See CAMPO web site (www.raleigh-nc.org/campo) or contact NCDOT Traffic Survey Unit  
<sup>3</sup> 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: N/A

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

**Utilities and Services**

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

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

Estimated total water demand: 200 gpd

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

( ) community system – specify type( \_\_\_\_\_ ) () individual on-site system

Estimated total wastewater discharge: 200 gpd

Solid waste collection provided by: WASTE INDUSTRIES

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

Natural gas service provided by: N/A

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

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

Fire protection provided by: KNIGHTDALE VOLUNTEER FIRE DEPT, INC.

**Miscellaneous**

Generalized slope of site: ROLLING

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: POND

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 KNIGHTDALE

( ) Non-Urban Area/Water Supply Watershed \_\_\_\_\_

( ) 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)

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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: [Handwritten Signature] (President) Date: 8/22/05

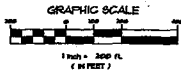
Signature: Bob D'Angelo (Secretary) Date: 8/22/05

Signature: [Handwritten Signature] (Vice President) Date: 8/22/05

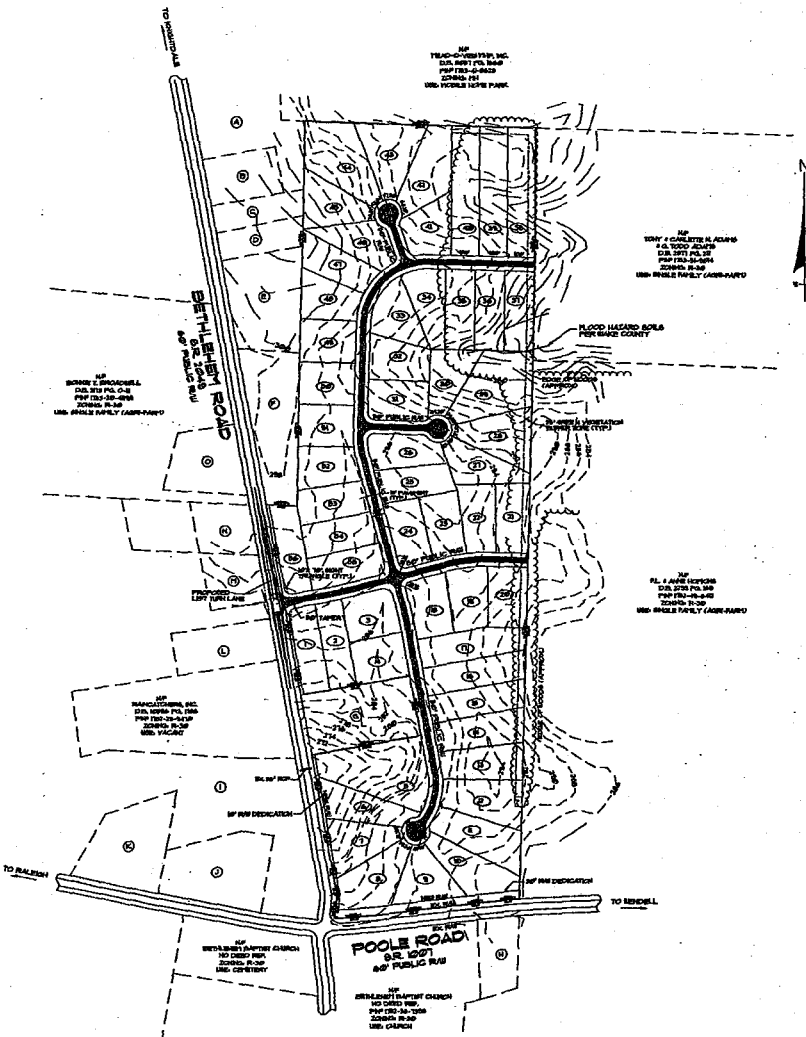
The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

Signature: Bob D'Angelo (Secretary) Date: 8/22/05

Notes: All documents and maps submitted as required become the property of Wake County. The Wake County Zoning and Subdivision Ordinances are on the web at [www.wakegov.com](http://www.wakegov.com). All application fees are non-refundable.



- ① OPERAL HUNTER FARM 200 AC. PLS. 0-10 PLOT 100-10-000 ZONING R-300 USE: SINGLE FAMILY
- ② MP PERILLA GREENE EAST 0.15 AC. PLS. 0-10 PLOT 100-10-000 ZONING R-300 USE: SINGLE FAMILY
- ③ MP SPWELL HUNTER 1.5 AC. PLS. 0-10 PLOT 100-10-000 ZONING R-300 USE: VACANT
- ④ MP A. HANNAH 1.5 AC. PLS. 0-10 PLOT 100-10-000 ZONING R-300 USE: VACANT
- ⑤ MP A. HANNAH 1.5 AC. PLS. 0-10 PLOT 100-10-000 ZONING R-300 USE: VACANT
- ⑥ MP BOHNE T. BRIDGEMAN 0.15 AC. PLS. 0-10 PLOT 100-10-000 ZONING R-300 USE: SINGLE FAMILY (LAW-PAV)
- ⑦ MP FLORENCE JORDAN 0.15 AC. PLS. 0-10 PLOT 100-10-000 ZONING R-300 USE: SINGLE FAMILY
- ⑧ MP BLIZZARDY 0.15 AC. PLS. 0-10 PLOT 100-10-000 ZONING R-300 USE: SINGLE FAMILY
- ⑨ MP GEORGE H. HARRISON 0.15 AC. PLS. 0-10 PLOT 100-10-000 ZONING R-300 USE: VACANT
- ⑩ MP ANY PROPERTIES, LLC 0.15 AC. PLS. 0-10 PLOT 100-10-000 ZONING R-300 USE: VACANT
- ⑪ MP MELISSA B. JR. 0.15 AC. PLS. 0-10 PLOT 100-10-000 ZONING R-300 USE: VACANT
- ⑫ MP CORNELL 0.15 AC. PLS. 0-10 PLOT 100-10-000 ZONING R-300 USE: SINGLE FAMILY
- ⑬ MP NORTHCHURCH 1.5 AC. PLS. 0-10 PLOT 100-10-000 ZONING R-300 USE: SINGLE FAMILY
- ⑭ MP BRANT L. ADAMS 0.15 AC. PLS. 0-10 PLOT 100-10-000 ZONING R-300 USE: SINGLE FAMILY
- ⑮ MP BEAR CROOKS 0.15 AC. PLS. 0-10 PLOT 100-10-000 ZONING R-300 USE: SINGLE FAMILY (LAW-PAV)



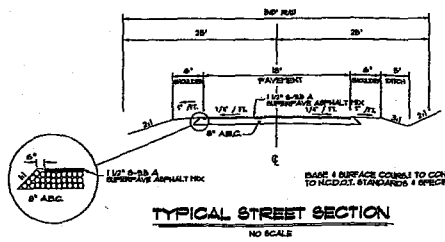
**SUBDIVISION PLAN**  
SCALE: 1" = 200'

BOUNDARY & LOCATION SURVEY BY:  
G.S. CLARK, SURVEYOR  
P.O. BOX 243 ROYSDALE, NC 27585

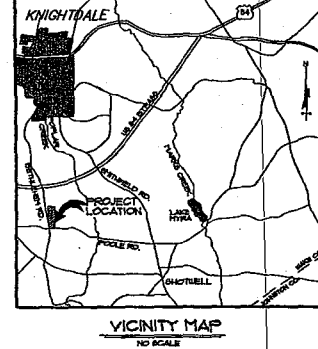
- OWNER APPLICANT:  
ROXBOROUGH CROSSING, INC.  
P.O. BOX 238  
ROYSDALE, NORTH CAROLINA 27585  
CONTACT: BOB DOYLE  
757-245-0878
- EXISTING USE: FARM LAND
- PROPOSED USE:  
LOT BY LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION
- WAKE COUNTY ZONING: R-300
- TOURNAMENT ST. PAVEMENT
- AREA OF TOTAL PROJECT BOUNDARY: 16,444 ACRES
- AREA OF R/W DEDICATION: 322,800 SQ. FT. (7.34 ACRES)
- 30' R/W DEDICATION - POOLE ROAD
- 10' R/W DEDICATION - BETHEL ROAD
- ACRES OF PROPOSED STREET R/W: 4.841 AC.
- NET AREA IN LOTS: (16,444 AC - 8748 AC - 4841 AC) = 2854 AC.
- TOTAL NUMBER OF PROPOSED LOTS: 16 (PHASE I)
- AVERAGE LOT SIZE: 178.375 SQ. FT.
- MINIMUM LOT SIZE: 15,000 SQ. FT.
- LOT SETBACK REQUIREMENTS: FRONT - 30' REAR - 30' SIDE - 10'
- INTERVIOUS AREA CALCULATIONS:  
ACRES OF PROPOSED PAVEMENT: 128 AC. (WITHIN 16,444 AC. BOUNDARY)  
PAVEMENT INTERVIOUS AREA: 1.05 ACRES (0.0044 ACRES) = 3,178 SQ. FT.  
ALLOWABLE INTERVIOUS AREA FOR LOTS: 16 (17400 - 3788 + 8288) = 8428 SQ. FT.  
ALLOWABLE INTERVIOUS AREA PER LOT: 526.75 ACRES (21,071 SQ. FT.)  
MAXIMUM INTERVIOUS AREA PER LOT WITHOUT STORMWATER MANAGEMENT DEVICES = 43,961 SQ. FT.  
NOTE: MAX. INTERVIOUS SURFACE COVERAGE IS LIMITED ON ANY LOT WITH STORMWATER MANAGEMENT. MAXIMUM INTERVIOUS AREA OF 43,961 SQ. FT. FOR EACH LOT IS STRICTLY ENFORCED.
- THE TOTAL PROJECT INCLUDING LOTS WILL NOT EXCEED 8% INTERVIOUS SURFACE LITERATION.
- THIS PROJECT TO COMPLY WITH NITROGEN NUTRIENT REQUIREMENTS PER WAKE COUNTY STORMWATER ORDINANCE.
- PROPOSED BENT-OF-WAY WIDTH: 60 FT.
- PROPOSED PAVEMENT WIDTH: 36 FT.
- LINEAR FEET OF ROAD: 4,841 LF.
- ALL STREETS ARE TO BE PUBLIC. STREETS ARE TO BE CONSTRUCTED TO THE LATEST TYPICAL CONSTRUCTION STANDARDS FOR SUBDIVISION ROADS AS PUBLISHED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- THIS PROJECT SITE IS NOT LOCATED IN A FEMA FLOOD HAZARD ZONE.
- EACH LOT IS TO BE SERVED BY INDIVIDUAL WELLS OR COMMUNITY WATER SYSTEM AND INDIVIDUAL SEPTIC SYSTEM IN ACCORDANCE WITH WAKE COUNTY HEALTH DEPARTMENT # NO-DEAR POLICY.
- ANY LAND DISTURBANCE WILL CONFORM TO ALL STANDARDS OF THE WAKE COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES, TERROUR, FLOOD, & STORMWATER SERVICES.
- PRELIMINARY SOILS SITE EVALUATION, FLOOD HAZARD SOIL IDENTIFICATION, NEARBY RIVER SUPPLY AND SETBACK EVALUATION PERFORMED BY:  
SOILS & ENVIRONMENTAL CONSULTANTS, P.A.  
1800 RAVEN RIDGE ROAD  
RALEIGH, NORTH CAROLINA 27614

• THERE SHALL BE NO FILLING OR ERECTION OF PERMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD SOILS OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD HAZARD ZONES UNLESS A FLOOD STUDY IS APPROVED BY WAKE COUNTY AND/OR FEMA.

• BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MANDED BY AN "I" CATEGORY THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM WAKE COUNTY ENVIRONMENTAL SERVICES. THE BUILDER'S ENGINEER, ARCHITECT AND/OR SURVEYOR (AS APPROPRIATE) MUST CERTIFY ON ANY PERMIT THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET.



**TYPICAL STREET SECTION**  
NO SCALE



**ERIC L. THOMPSON & ASSOCIATES, P.C.**  
CIVIL, ENVIRONMENTAL & LAND SURVEYING  
100 W. HUNTER STREET, SUITE 200  
RALEIGH, NORTH CAROLINA 27601  
TEL: (919) 945-2800

|             |             |
|-------------|-------------|
| DATE:       | AUGUST 2024 |
| SCALE:      | AS SHOWN    |
| DRAWN BY:   | ELI         |
| CHECKED BY: | ELI         |
| DATE:       |             |

**ESTATES AT SMITH CROSSING**  
WAKE COUNTY, NORTH CAROLINA  
Preliminary Subdivision Plan



Sheet No. 1 of 1