

5-47-05



# 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

OLD KEITH ESTATES

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

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: 1820.01-09-2663

Address: 1537 OLD KEITH ROAD

Location: NORTH side of OLD KEITH ROAD, at/between  
(north, east, south, west) (street)

CHOPLIN RD and END OF OLD KEITH ROAD  
(street) (street)

Total site area in square feet and acres: 14.992 AC square feet 653,030 SF acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-80 W

Conditions of any Conditional Use Zoning Districts: ---

Present land use(s): VACANT, OLD FIELDS

### Property Owner

Name: CHARLES & SHELLY BISHOP

Address: PO BOX 17102

City: RALEIGH State: NC Zip Code: 27619

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

Telephone Number: \_\_\_\_\_

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

Name: ECI CUSTOM HOMES CAWTHORNE, MOSS & PANCIERA

Address 239 E. OWEN AVE.

City: WAKE FOREST State: NC Zip Code 27587

E-mail Address: MIKE@CMPPLS.COM FAX: 919-554-1370

Telephone Number: 919-554-3148 Relationship to Owner: LAND SURVEYOR

**Proposal**

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

Max. # of lots allowable\*: \_\_\_\_\_ Proposed # of lots\*: 7

Min. allowable lot area\*: 80,000 sf Proposed min. lot area\*: 80,000 sf

Average lot area\* 2.10 AC 91,476 FT<sup>2</sup> sf

Min. allowable lot width\*: 150 ft Proposed min. lot width\*: 180 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: 17,862 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 X 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) 237463 Total # of proposed lots 7 Total # of acres 14.39

Calculate both: Estimate of recreation area required: 0.1429 AC

Estimate of recreation fee required: \$2357.<sup>00</sup>

\*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) <sup>2</sup> | Est. traffic generated (ADT) <sup>3</sup> |
|-----------------------------------|-------------------------|---------------------|--------------|-----------------|-------------------------|-----------------------------------|---|
| <u>OLD KEITH ROAD</u>             | <u>60</u>               | <u>20</u>           | <u>2</u>     | <u>Y</u>        |                         |                                   |   |
|                                   |                         |                     |              |                 |                         |                                   |   |
|                                   |                         |                     |              |                 |                         |                                   |   |
|                                   |                         |                     |              |                 |                         |                                   |   |
|                                   |                         |                     |              |                 |                         |                                   |   |

See NCDOT Highway Capacity Manual or Wake County Thoroughfare Plan Appendix  
 See CAMPO web site (www.raleigh-nc.org/campo) or contact NCDOT Traffic Survey Unit  
 Base on Institute of Transportation Engineers ratios - ratio used for estimate (e.g., x trips per y sf)  
 7/29/05 S:\Administration\Documents Awaiting Conversion\Preliminary Subdivision Plan Approval Application Page 2 of 4

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 ( \_\_\_\_\_ ) (X) individual well(s)

Estimated total water demand: \_\_\_\_\_ gpd

Wastewater collection/treatment provided by: ( ) municipal system ( \_\_\_\_\_ )  
( ) community system – specify type( \_\_\_\_\_ ) (X) individual on-site system

Estimated total wastewater discharge: \_\_\_\_\_ gpd

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

Electrical service provided by: \_\_\_\_\_ Underground (X) yes ( ) no

Natural gas service provided by: N/A

Telephone service provided by: SPRINT Underground (X) yes ( ) no

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

Fire protection provided by: STONY HILL

**Miscellaneous**

Generalized slope of site: 8-10%

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: NONE

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):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



I, MICHAEL A. MOSS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION THAT THE SOURCE OF INFORMATION FOR THE SURVEY IS SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED; THAT THE RATIO OF PRECISION IS GREATER THAN 1/10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL, THIS 6<sup>TH</sup> DAY OF JUNE 2003.

*Michael A. Moss*  
 PROFESSIONAL LAND SURVEYOR (L-3794)



N/F  
 ELLIE B. KEITH JR.  
 D.B. 1816, PG. 377  
 P.M. # 1811.04-00-0400

WAKE COUNTY, NORTH CAROLINA  
 CERTIFICATION OF OWNERSHIP  
 I CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS IN THE SUBDIVISION JURISDICTION OF THE COUNTY OF WAKE AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

I, *Robert J. Williams*, SUBDIVISION ADMINISTRATOR AND REVIEW OFFICER OF WAKE COUNTY, CERTIFY THAT THIS PLAT CREATES A SUBDIVISION SUBJECT TO AND IN ACCORD WITH THE WAKE COUNTY SUBDIVISION ORDINANCE, AND THAT IT MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE 8-15-03 REVIEW OFFICER  
 DATE 8-30-03 APPROVAL EXPRESSES IF NOT RECORDED ON OR BEFORE

CERTIFICATION OF REVIEW BY WAKE COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES: CERTIFICATIONS OBTAINED IN CONNECTION WITH ISSUANCE OF IMPROVEMENTS PERMITS ON LOT(S) LOT 2, CHARLES BISHOP PROPERTY.

DATE 9/14/03  
 WAKE COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES

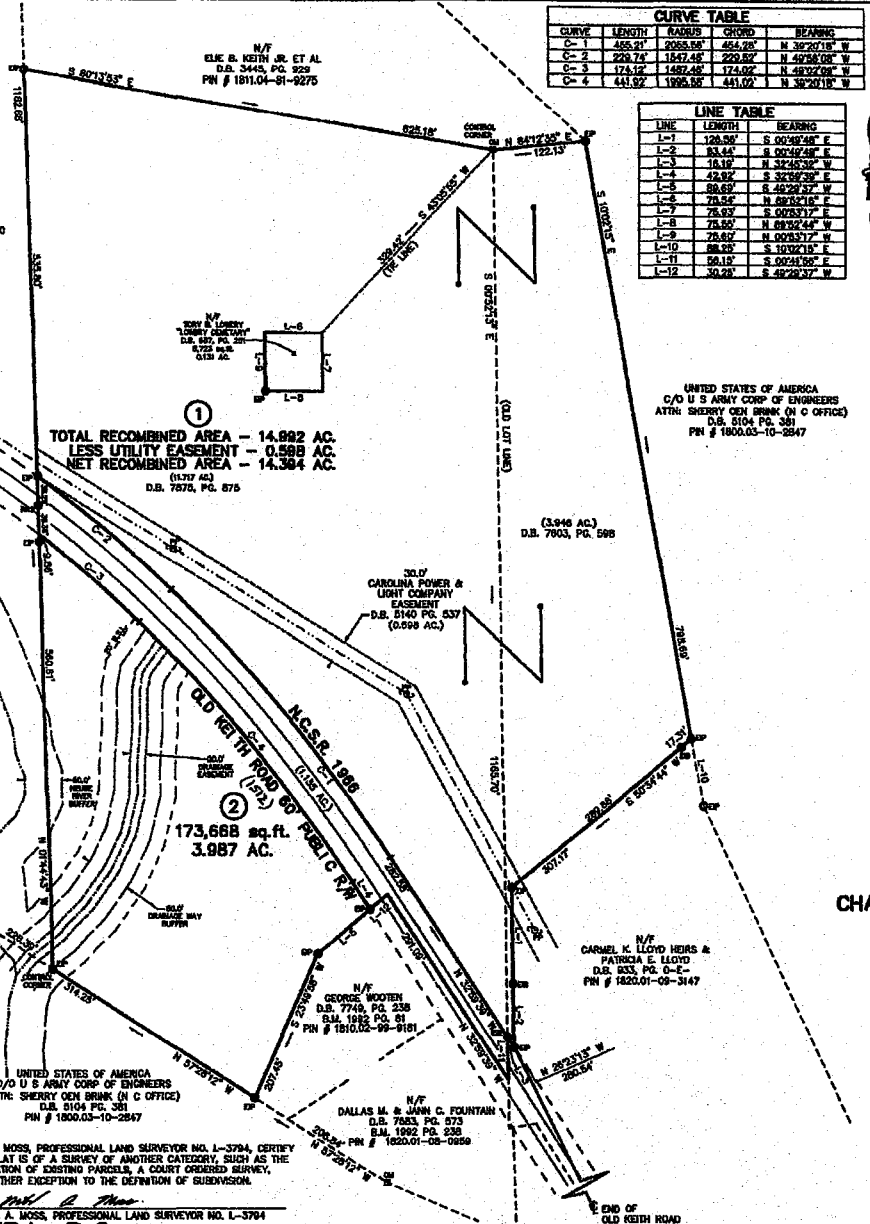
WAKE COUNTY, NC 648  
 LAURA M. RIDDICK  
 REGISTER OF DEEDS  
 PRESENTED & RECORDED ON  
 08/15/2003 AT 13:16:149

BOOK: 282899 PAGE: 101487

FILED FOR REGISTRATION

DATE \_\_\_\_\_  
 BY: LAURA M. RIDDICK  
 ASST./DEPUTY  
 TIME \_\_\_\_\_

RECORDED IN B.M. 2003 PAGE 1457  
**CAWTHORNE, MOSS & PANCIERA, P.C. PROFESSIONAL LAND SURVEYORS, 239 EAST OWEN AVE., P.O. BOX 1253, WAKE FOREST N.C., 27586, (919) 556-3148**

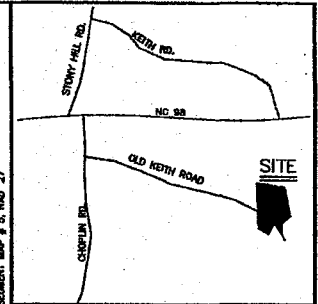


**CURVE TABLE**

| CURVE | LENGTH | RADIUS  | CORD   | BEARING       |
|-------|--------|---------|--------|---------------|
| C-1   | 465.91 | 2065.55 | 465.92 | N 30°20'18" W |
| C-2   | 729.74 | 1457.45 | 729.57 | N 49°24'08" W |
| C-3   | 174.12 | 1482.45 | 174.02 | N 49°22'08" W |
| C-4   | 441.92 | 1995.52 | 441.02 | N 30°20'18" W |

**LINE TABLE**

| LINE | LENGTH | BEARING       |
|------|--------|---------------|
| L-1  | 128.52 | S 60°58'48" E |
| L-2  | 18.44  | S 02°24'08" E |
| L-3  | 18.18  | N 32°25'30" W |
| L-4  | 42.92  | S 32°25'30" E |
| L-5  | 88.82  | S 42°24'37" W |
| L-6  | 75.52  | N 22°24'14" E |
| L-7  | 75.52  | S 00°33'17" E |
| L-8  | 75.52  | N 88°22'44" W |
| L-9  | 75.52  | N 00°33'17" W |
| L-10 | 98.28  | S 10°24'14" E |
| L-11 | 98.12  | S 00°24'14" E |
| L-12 | 30.28  | S 42°24'37" E |



**VICINITY MAP**

- LEGEND:**
- EP - EXISTING IRON PIPE
  - EPK - EXISTING PK HAIL
  - EPK - NEW IRON PIPE NET
  - R/W - RIGHT OF WAY
  - CATV - CABLE TV BOX
  - EB - ELECTRIC BOX
  - TEL - TELEPHONE PEDESTAL
  - PP - POWER POLE
  - OHL - OVERHEAD LINE
  - LP - LIGHT POLE
  - ( ) - ADDRESS

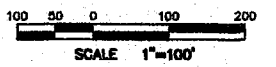
**MINIMUM BUILDING SETBACKS**

|       |     |
|-------|-----|
| FRONT | 40' |
| REAR  | 30' |
| SIDE  | 20' |

**NOTES:**  
 - NO BUILDING IS PERMITTED WITHIN 5' OF A DRAINAGE OR UNDETECTED DRAINAGE.  
 - AREA COMPUTED BY COORDINATE METHOD.

**RECOMBINATION SURVEY FOR CHARLES BISHOP & SHELLY BISHOP**

OWNER: JOHN M. KENNEDY ETAL  
 REF: D.B. 7875, PAGE 875  
 REF: D.B. 7803, PAGE 598  
 REF: D.B. 5140 PG. 537  
 NEW LIGHT TOWNSHIP  
 WAKE COUNTY, NORTH CAROLINA



DECEMBER 7, 1999  
 REVISED JUNE 12, 2003  
 ZONED R-80W  
 PIN # 1810.02-99-7880  
 PIN # 1810.01-09-2683

S- 303-03

