



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File #	
Fee	\$1000.00
Am't 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

ADAMS POND SUBDIVISION

5-31-07

() 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: 1752-29-7125

Address: _____

Location: WEST 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: 804,699.32 square feet 18.473 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-30, 18.473 AC

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): VACANT

Property Owner

Name: FOXBOROUGH DEVELOPMENT, 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*: 14
 Min. allowable lot area*: 30,000 sf Proposed min. lot area*: 30,013 sf
 Average lot area*: 50,688.29 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
 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: 6,141.18 SF PER LOT sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 4.15 %
 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 1/35th 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) \$545,120 Total # of proposed lots 14 Total # of acres 18.473
 Calculate both: Estimate of recreation area required: 0.40 ac.
 Estimate of recreation fee required: \$337 /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	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
BETHLEHEM ROAD	75	20'	2	Y	NOT AVAILABLE		

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: N/A ADT: N/A

Type of vehicle: _____ ADT: _____

Utilities and Services

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

() community system (_____) (✓) 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: AT&T 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):

I, WALLACE G. CLARK, JR. CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000. THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES. PLOTTED FROM INFORMATION FOUND IN BOOKS REFERENCED. THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 1st DAY OF FEBRUARY 2006.



KATHERINE B. WATT ET AL.
D.B. 7833 PG. 327

I, WALLACE G. CLARK, JR. CERTIFY THAT THIS MAP IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

WAKE COUNTY CERTIFICATION
I, John Smith, 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 ORDINANCES, AND THAT IT MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
DATE: 3/27/06
APPROVAL EXPIRES IF NOT RECORDED ON OR BEFORE: 4/1/06

CERTIFICATION OF OWNERSHIP

I HEREBY 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 PLAT WITH MY (OUR) FREE CONSENT.

DATE: 3-29-06

STATE OF NORTH CAROLINA
COUNTY

THIS IS TO CERTIFY THAT William Vaughan PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING CERTIFICATE, WITNESS MY HAND AND OFFICIAL SEAL THIS 29th DAY OF March 2006.



NOTARY PUBLIC
MY COMMISSION EXPIRES: 8-7-06

CERTIFICATION OF REVIEW BY LICENSED SOIL SCIENTIST
I, William Vaughan, LICENSED SOIL SCIENTIST, HAVE BEEN REVIEWED AS APPROVED AND WITH RESPECT TO ANY REGULATIONS SET FORTH IN SECTION 16 OF THE SUBDIVISION ORDINANCES. THAT THE PLAT AND SYSTEM IS IN ACCORD WITH THE RATIO OF PRECISION AS CALCULATED AND BASED ON THIS REVIEW OF SECTION 16, I AM SURE THAT THE PLAT WILL PERMANENTLY MEET THESE REGULATIONS.

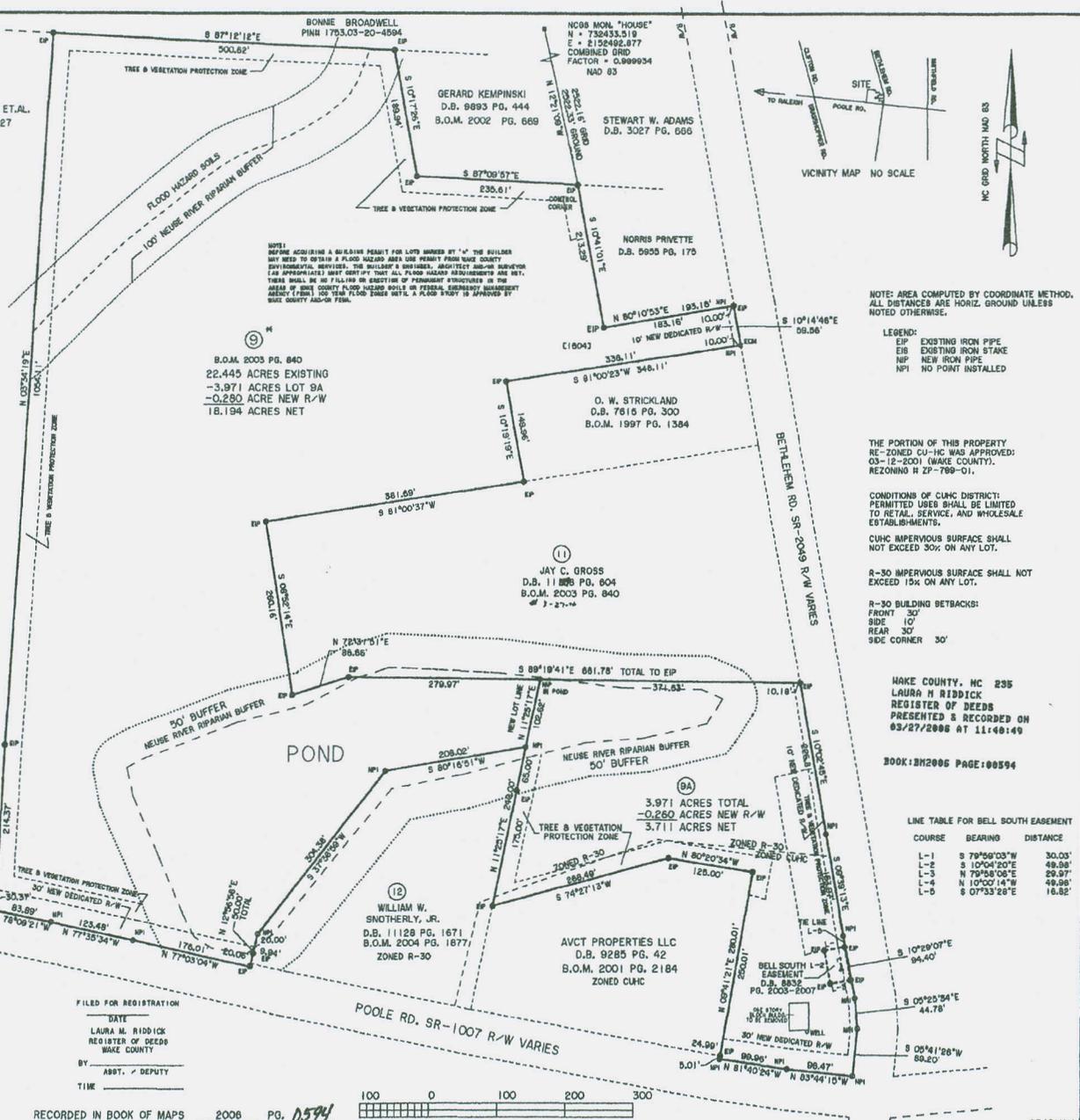
I HEREBY CERTIFY THAT I (WE) HAVE BEEN REVIEWED AS APPROVED AND WITH RESPECT TO ANY REGULATIONS SET FORTH IN SECTION 16 OF THE SUBDIVISION ORDINANCES. THAT THE PLAT AND SYSTEM IS IN ACCORD WITH THE RATIO OF PRECISION AS CALCULATED AND BASED ON THIS REVIEW OF SECTION 16, I AM SURE THAT THE PLAT WILL PERMANENTLY MEET THESE REGULATIONS.

PRELIMINARY CERTIFICATION DOES NOT CONSTITUTE A GUARANTEE AND ANY PART THEREOF, AND DOES NOT CONSTITUTE A GUARANTEE FOR ANY PART THEREOF. THE APPLICANT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED AND THE SUFFICIENCY OF THE DATA SUBMITTED. THE APPLICANT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED AND THE SUFFICIENCY OF THE DATA SUBMITTED.



MINOR SUBDIVISION
AVCT PROPERTIES LLC
SAINT MATTHEWS TOWNSHIP WAKE COUNTY, N.C.
DATE: 02-01-2006 SCALE: 1"=100'
PIN# 1752.01-20-6887 ZONED: R-30 & CUHC

G.L. CLARK SURVEYING
P.O. BOX 1243 2329 HODGE RD.
KNIGHTDALE, NORTH CAROLINA 27545
TEL (919) 266-9711 FAX (919) 266-9732



NOTE: BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED BY "A" THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM WAKE COUNTY. ENVIRONMENTAL SERVICES, THE BUILDER'S ENGINEER, ARCHITECT, DESIGN SURVEYOR (AS APPROPRIATE) MUST CERTIFY THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET. THERE SHALL BE NO FILLING OR ERECTION OF PERMANENT STRUCTURES IN THE AREA OF WAKE COUNTY FLOOD HAZARD SOILS OR FEDERAL SUBSIDY ELIGIBLE AREAS (FEMA) FOR THE FLOOD ZONE AREA, A FLOOD STUDY IS APPROVED BY WAKE COUNTY AND/OR FEMA.

NOTE: AREA COMPUTED BY COORDINATE METHOD. ALL DISTANCES ARE HORIZ. GROUND UNLESS NOTED OTHERWISE.

LEGEND:
EIP EXISTING IRON PIPE
EIB EXISTING IRON STAKE
NIP NEW IRON PIPE
NPI NO POINT INSTALLED

THE PORTION OF THIS PROPERTY RE-ZONED CU-HC WAS APPROVED: 03-12-2001 (WAKE COUNTY). REZONING R ZP-789-01.

CONDITIONS OF CUHC DISTRICT: PERMITTED USES SHALL BE LIMITED TO RETAIL, SERVICE, AND WHOLESALE ESTABLISHMENTS.

CUHC IMPERVIOUS SURFACE SHALL NOT EXCEED 30% ON ANY LOT.

R-30 IMPERVIOUS SURFACE SHALL NOT EXCEED 15% ON ANY LOT.

R-30 BUILDING SETBACKS:
FRONT 30'
SIDE 10'
REAR 30'
SIDE CORNER 30'

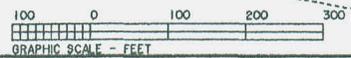
WAKE COUNTY, NC 235
LAURA N RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
03/27/2006 AT 11:46:149

BOOK: 2H2006 PAGE: 00594

LINE TABLE FOR BELL SOUTH EASEMENT

COURSE	BEARING	DISTANCE
L-1	S 79°56'03"W	30.03'
L-2	S 10°04'20"E	49.88'
L-3	N 70°48'06"E	29.97'
L-4	N 10°02'14"W	49.88'
L-5	S 07°33'28"E	16.82'

FILED FOR REGISTRATION
DATE
LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTY
BY: ABST. / DEPUTY
TIME



RECORDED IN BOOK OF MAPS 2006 PG. 0594

Project Tracking Form

Regular Subdivision/Variance

Project Name: Adams Pond

Initial Submittal Date: 12-27-07

Optimal Review Cycle Code: 12(a)

DRS Meeting Date: 2/14/08

DRS Comments Finalized & Distributed: 2/20/08

Revised Application Submittal Date: 3/6/08

Planning Board/Planning Director Decision Date: 4/9/08

Planning Board Meeting Date(s): 4/16/08

Schedule Revision Date: _____

Reason for Revision: _____