



**PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION**

File # 8-43-04  
Fee \$800.00  
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**

GEORGE'S GRANT

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: 1709.02-68-0624 (Part)

Address: 11705 SIX FORKS RD, RALEIGH, NC 27614

Location: EAST side of SIX FORKS RD. S.R. 1005, at/between  
(north, east, south, west) (street)

NORWOOD RD. S.R. 1834 and POSSUM TRACK RD. S.R. 2002  
(street) (street)

Total site area in square feet and acres: 1,284,584 square feet 29.49 acres

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

Conditions of any Conditional Use Zoning Districts: NIA

Present land use(s): VACANT / WOODED

**Property Owner**

Name: RONALD NORWOOD

Address: 2812 PLEASANT UNION CHURCH ROAD

City: RALEIGH State: NC Zip Code: 27614

E-mail Address: \_\_\_\_\_ FAX: 870-9148

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

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

Name: REGINE STECKER / THOMPSON & ASSOCIATES, P.A.

Address: 153 HOLLY SPRINGS RD

City: HOLLY SPRINGS State: NC Zip Code: 27540

E-mail Address: r.stecker@earthlink.net FAX: 577-0609

Telephone Number: 577-0808 Relationship to Owner: AGENT

**Proposal**

Max. allowable lot density standard\* (see Sec. 3-4 (Table 1)): 0.5 Lots per Acre ..  
 Max. # of lots allowable\*: 14 Proposed # of lots\*: 14  
 Min. allowable lot area\*: 40,000 sf Proposed min. lot area\*: 41,509' sf  
 Average lot area\*: 59,242 sf  
 Min. allowable lot width\*: 110 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 % of site area  
 Min. open space area: 7.185 acres  
 Proposed open space area [by parcel]: 7.33 acres  
 Proposed open space use(s) [by parcel]: 7.33 ac.  
 Proposed future development site area [by site]: 28.74 acres  
 Proposed impervious surfaces area: 187,787 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): / acres  
 within floodway: / 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) \_\_\_\_\_ Total # of proposed lots 14 Total # of acres 28.74 ac.

Calculate both: Estimate of recreation area required: \_\_\_\_\_  
 Estimate of recreation fee required: \_\_\_\_\_

\*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: SIX FORKS RD. (1)  
DARTMOOR LANE (1)

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>
SIX FORKS ROAD	60	20	2	Y			
DARTMOOR LANE	60	20	2	Y			

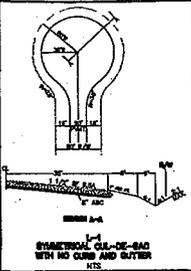
<sup>1</sup> See NCDOT Highway Capacity Manual or Wake County Thoroughfare Plan Appendix  
<sup>2</sup> See CAMPO web site (www.raleigh-nc.org/campo) or contact NCDOT Traffic Survey Unit  
<sup>3</sup> Base on Institute of Transportation Engineers ratios - ratio used for estimate (e.g., x trips per y sf) \_\_\_\_\_  
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**NOTES:**

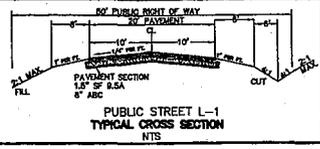
- PRESENT LAND USE IS WOOD AND VACANT
- STREETS WILL BE PUBLIC WITH A 60' PUBLIC RIGHT OF WAY
- ALL RADI AT STREET INTERSECTIONS ARE 25' AT R/W & 30' AT EOP
- ALL STREETS WILL BE PUBLIC AND CONSTRUCTED TO OR ABOVE N.C. DO SUBDIVISION ROADWAY STANDARDS
- WATER SYSTEM WILL CONSIST OF INDIVIDUAL WELLS
- SEWER SYSTEM WILL CONSIST OF INDIVIDUAL SEPTIC SYSTEMS
- ALL WAKE COUNTY EROSION CONTROL MEASURES WILL BE COMPLIED WITH DURING CONSTRUCTION
- THERE ARE NO ROADWAY AND/OR DRIVEWAY CROSSINGS WITHIN FLOOD HAZARD SOIL AREAS
- ALL FEDERAL FLOOD HAZARD REGULATIONS WILL BE COMPLIED WITH DURING CONSTRUCTION
- ALL STATE AND LOCAL GOVERNMENT APPROVALS SHALL BE SUBMITTED TO THE SUBDIVISION OFFICE BEFORE FINAL PLAN APPROVAL
- TOPO TAKEN FROM WAKE COUNTY TOPOGRAPHY MAPS AND SHOULD NOT BE USED EXTENSIVELY FOR DESIGN OR QUANTITY TAKEOFFS
- CONTOUR INTERVAL IS 2'
- DRAINAGE EASEMENTS SHALL BE PROVIDED FOR ALL AREAS DRAWING 4 ACRES OR 4 LOTS AND SHALL BE SHOWN ON THE CONSTRUCTION DRAWINGS AND ON THE FINAL PLAN. AFTER SUCH AREAS CAN BE DETERMINED AND HAVE BEEN FIELD VERIFIED - BOUNDARY INFORMATION TAKEN FROM THOMPSON & ASSOCIATES, P.A. (SEE REFERENCE)
- AREAS DENOTED AS "UNSUITABLE SOIL" ARE UNSUITABLE AS PER WAKE CO. SPECIFICATIONS FOR SEPTIC FIELD USE.



LINE	COORDINATE	DISTANCE
1	N 102°41'10" W	29.05
2	S 82°35'56" E	31.94
3	S 82°27'42" E	82.81
4	S 82°27'42" E	106.43
5	S 82°27'42" E	81.30
6	S 82°27'42" E	85.89
7	S 82°27'42" E	85.41
8	S 82°27'42" E	83.29
9	S 82°27'42" E	83.35
10	S 82°27'42" E	83.35
11	S 82°27'42" E	81.88
12	S 82°27'42" E	103.56
13	S 82°27'42" E	70.53
14	S 82°27'42" E	104.73
15	S 82°27'42" E	87.80
16	S 82°27'42" E	87.80
17	S 82°27'42" E	71.78
18	S 82°27'42" E	104.13
19	S 82°27'42" E	59.11
20	N 7°28'16" E	85.92
21	N 82°27'42" E	83.84
22	N 82°27'42" E	83.84
23	N 82°27'42" E	83.84
24	N 82°27'42" E	83.84
25	N 82°27'42" E	83.84
26	N 82°27'42" E	83.84
27	N 82°27'42" E	83.84
28	N 82°27'42" E	83.84
29	N 82°27'42" E	83.84
30	N 82°27'42" E	83.84

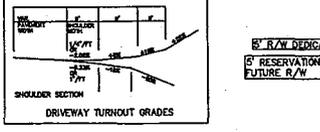
**SITE NOTES:**

- IF ANY LOT IS FOUND TO CONTAIN LESS THAN 40,000 SF OF SOIL CONSIDERED SUITABLE FOR ON-LOT WASTEWATER, IT WILL BE NECESSARY TO DEMONSTRATE SYSTEM INSTALLATION AND REPAIR.
- MINIMUM WELL SETBACKS MINIMUM OF 100 FT. FROM INITIAL WASTEWATER SYSTEM INCLUDING TRENCH 50 FT. FROM REAR YARD, 50 FT. FROM HOUSE, 50 FT. FROM ADDING WELLS, 10 FT. FROM PROPERTY LINES.
- ADDITIONAL PROTECTIVE GAS STATION CAUTION MUST BE EXERCISED IN SINK WELLS.
- PROTECTIVE FENCE IS USED FOR MEETING THE RECREATION LAND DEGRADATION ORDINANCE.



**DRIVEWAY CROSSING RECOMMENDATIONS:**

- NO ALTERNATE TO THEIR LOCATION IN THE BUFFER (SPECIAL OPPORTUNITY FOR SHARED DRIVEWAYS) EXISTS.
- BUFFER DISTANCE IS NO MORE THAN 60 FEET WIDE.
- BUFFER DISTANCE IS NO MORE THAN 6.00' IN AREA.
- DRIVEWAY CROSSES THE BUFFER AT AN ANGLE AS CLOSE TO 90 DEGREES AS POSSIBLE (AND NO LESS THAN 45 DEGREES).
- SIDE SLOPES DO NOT EXCEED A 2:1 (HORIZ. TO VERT.) RATIO (SLOPING AWAY OR RETAINING WALLS MAY BE USED TO MEET THIS AND THE DISTANCE WITH STANDARDS).
- ALL DRIVEWAYS ARE CONSTRUCTED FOR THE 25 YEAR STORM EVENT OR AS OTHERWISE REQUIRED BY WAKE COUNTY ENVIRONMENTAL SERVICES.



**GENERAL NOTES:**

CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES (GAS, WATER AND SEWER) PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER OF ANY UTILITIES LOCATED AND IDENTIFIED. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND LOCATED AND IDENTIFIED. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND LOCATED AND IDENTIFIED. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND LOCATED AND IDENTIFIED.

**STREET NAME AND SUBDIVISION NAME:**

SUBDIVISION AND STREET NAME SHALL BE SUBMITTED TO WAKE COUNTY GIS FOR APPROVAL. NAMES SHOWN ON PLAN ARE ONES PREFERRED AND HAVE BEEN SUBMITTED FOR APPROVAL. NAMES ARE SUBJECT TO CHANGE BASED UPON APPROVAL BY WAKE COUNTY GIS.

**NOTES:**

NO BUILDING IS PERMITTED WITHIN 20 FEET OF A DRAINAGEWAY OR WATERSHED BUFFER. IMPERVIOUS SURFACE COVERAGE SHALL NOT EXCEED 30% ON ANY INDIVIDUAL LOT WITH STORMWATER MANAGEMENT.

**ALL WORK AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE WAKE COUNTY EROSION CONTROL ORDINANCE. THE CONTRACTOR SHALL OBTAIN A COPY OF THESE STANDARDS PRIOR TO CONSTRUCTION.**

**MINIMUM BUILDING SETBACKS FOR R-80 CLUSTER:**

EACH LOT SHALL HAVE MINIMUM BUILDING SETBACKS AS PER WAKE COUNTY REGULATIONS.

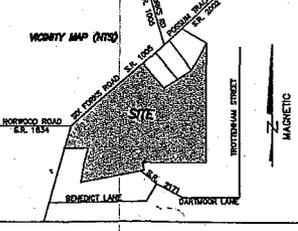
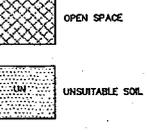
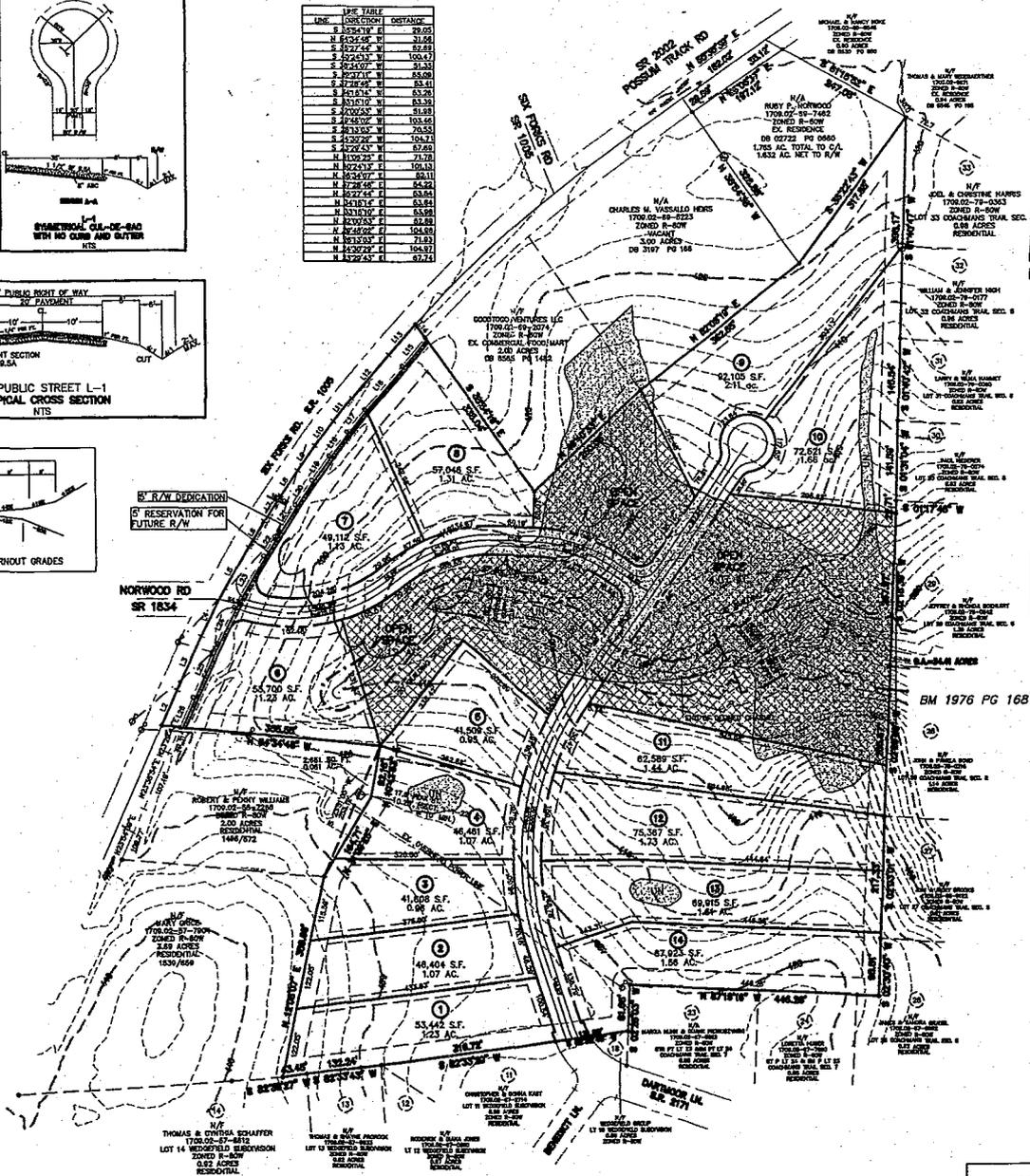
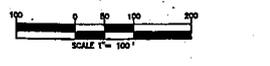
FRONT YARD - 20'  
 REAR YARD - 10'  
 SIDE YARD - 20'  
 PERIMETER - 30'

BUILDING SETBACK FROM WATERSHED BUFFER - 20'  
 NO BUILDING/CONSTRUCTION IN HOUSE RIVER BUFFER

**LOT DESIGN STANDARDS:**

MAX. LOT DENSITY 0.50 LOTS PER ACRE  
 MIN. LOT SIZE 40000 SQ. FT.  
 MIN. LOT WIDTH 110'

**NEW STREET ROADWAY PLANS SHALL BE SUBMITTED TO SUBMITTED TO N.C. DOT FOR APPROVAL. ALL NEW STREET CONSTRUCTION SHALL BE AS PER ROAD DOT STDS. AND SPECIFICATIONS.**



**SITE DATA**

- FH 1709.02-65-0224 (PART)
- DB 082251 PG 0155
- ZONING PG TRACTS R - 80W
- TOTAL TRACT SIZE = 23.49 AC. to Centerline
- AREA IN 5' R/W DEDICATION: 0.08 AC.
- AREA IN 5' R/W RESERVATION: 0.09 AC.
- **NET TRACT SIZE = 23.74 AC.**
- NO. LOTS = 14
- AREA IN LOTS: 19.05 AC.
- REQUIRED OPEN SPACE = 25% = 7.186 AC.
- PROVIDED OPEN SPACE = 7.33 AC. = 25.50%
- MINIMUM LOT SIZE = 0.68 ACRES (41,500 s.f.)
- AVERAGE LOT SIZE = 1.36 ACRES
- AREA IN PUBLIC ROAD R/W = 2.38 ACRES
- LENGTH OF NEW PUBLIC STREET = 1,004 L.F.
- AREA OF IMPERVIOUS FROM PUBLIC STREET = 0.88 AC.
- PERCENTAGE OF IMPERVIOUS FROM PUBLIC STREET = 3.41%
- TOPO INFO FROM WAKE COUNTY GIS. CONTOUR INTERVAL IS 2'
- SITE CONTAINS NO FLOOD HAZARD SOILS
- SEPTIC SUITABLE SOILS FROM A REPORT BY DANIEL J. BULEY DATED AUGUST 15, 2004.

THESE BUFFER ZONES IS BASED UPON 100 YEAR FLOOD AS SHOWN ON THE PLAN. THE ACTUAL BUFFER ZONES MAY VARY FROM THE SHOWN BUFFER ZONES. THE CONTRACTOR SHALL VERIFY THE BUFFER ZONES PRIOR TO CONSTRUCTION.

**IMPERVIOUS SURFACE AREA CALCULATIONS**

LOT #	LOT SIZE	100% ALLOWABLE IMPERVIOUS	NET ALLOWABLE IMPERVIOUS ON LOT
LOT 1	53,442 SF	5,344.2 SF	5,344.2 SF
LOT 2	41,208 SF	4,120.8 SF	4,120.8 SF
LOT 3	46,404 SF	4,640.4 SF	4,640.4 SF
LOT 4	41,208 SF	4,120.8 SF	4,120.8 SF
LOT 5	46,404 SF	4,640.4 SF	4,640.4 SF
LOT 6	41,208 SF	4,120.8 SF	4,120.8 SF
LOT 7	46,404 SF	4,640.4 SF	4,640.4 SF
LOT 8	41,208 SF	4,120.8 SF	4,120.8 SF
LOT 9	46,404 SF	4,640.4 SF	4,640.4 SF
LOT 10	41,208 SF	4,120.8 SF	4,120.8 SF
LOT 11	46,404 SF	4,640.4 SF	4,640.4 SF
LOT 12	41,208 SF	4,120.8 SF	4,120.8 SF
LOT 13	46,404 SF	4,640.4 SF	4,640.4 SF
LOT 14	41,208 SF	4,120.8 SF	4,120.8 SF

IMPERVIOUS SURFACE COVERAGE SHALL NOT EXCEED 30% ON ANY INDIVIDUAL LOT WITH STORMWATER MANAGEMENT.

BM 1985 PG 1129

OWNER:  
 RONALD NORWOOD  
 2812 PLEASANT UNION CHURCH ROAD  
 RALEIGH, NC 27614

**PRELIMINARY DRAWING  
 DO NOT USE FOR CONSTRUCTION**

**PRELIMINARY SUBDIVISION PLAN FOR  
 GEORGE'S GRANT  
 CLUSTER SUBDIVISION**

DATE: 11/23/2004  
 SCALE: 1" = 100'  
 DRAWN BY: J. B. BROWN  
 CHECKED BY: J. B. BROWN  
 SURVEYED BY: J. B. BROWN  
 DRAWING NO.: 024-114  
 PROJECT NO.: 1709.02-65-0224 (PART)

SHEET 1