



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File # S-4804
 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

TOMA TRACT

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: 0789747865, 0789753189

Address: MACON RD.

Location: EAST side of NORWOOD RD, at/between
(north, east, south, west) (street)

MACON RD. and BARSAJLAW DR
(street) (street)

Total site area in square feet and acres: 675,180 square feet 15.5 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-40W

Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): SINGLE RESIDENCE

Property Owner

Name: GAAD TOMA

Address: 5217 BLAKELY LANE

City: RALEIGH State: NC Zip Code: 27613

E-mail Address: tomas@fr.ibm.com FAX: _____

Telephone Number: (919) 308-4826

Applicant (person to whom all correspondence will be sent)

Name: WALTER D. HEATH IV, PE

Address: 111 MACKENAN DR.

City: CARY State: NC Zip Code: 27511

E-mail Address: wheath@withersravenel.com FAX: (919) 467-6008

Telephone Number: (919) 469-3340 Relationship to Owner: ENGINEER

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): N/A

Max. # of lots allowable*: 15.5 Proposed # of lots*: 10

Min. allowable lot area*: 20,000 sf Proposed min. lot area*: 30,615 sf

Average lot area*: 44,602 sf

Min. allowable lot width*: 70 ft Proposed min. lot width*: 100 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: 3.87 acres

Proposed open space area [by parcel]: 3.87 acres

Proposed open space use(s) [by parcel]: PASSIVE RECREATION

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

Proposed impervious surfaces area: 101,277 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: _____ 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) _____ Total # of proposed lots _____ Total # of acres _____

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: NORWOOD RD -

1 PUBLIC RD ACCESS

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
<u>NORWOOD RD</u>	<u>60</u>	<u>24</u>	<u>2</u>	<u>Y</u>		<u>N/A</u>	<u>N/A</u>

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: _____

Type of vehicle: _____ ADT: _____

Utilities and Services

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

() community system (_____) (X) individual well(s)

Estimated total water demand: 4,000 gpd

Wastewater collection/treatment provided by: () municipal system (_____)

() community system - specify type (_____) (X) individual on-site system

Estimated total wastewater discharge: 3,600 gpd

Solid waste collection provided by: PRIVATE COMPANY OF RESIDENTS COLLECTING

Electrical service provided by: CPL OF PROGRESS Underground (X) yes () no

Natural gas service provided by: PUBLIC SVC. CO.

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

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

Fire protection provided by: BAYLEAF

Miscellaneous

Generalized slope of site: ROLLING

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

VIA OPEN SPACE DEDICATION

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: N/A

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 _____

(X) Non-Urban Area/Water Supply Watershed FALLS LAKE

() Non-Urban Area

Land Use Classification(s) (Note Area Land Use Plan, if applicable):

