



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File # S-38-04
Fee \$800.00
Amt Paid \$800.00
Check # 1047
Rec'd Date 9/28/04
Rec'd By [Signature]

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 (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: 1709.02-68-0624 (Part), 1709.02-69-7462

Address: 11705 SIX FORKS ROAD, 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: 1,335,549 square feet 30.66 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 / WOODED

Property Owner

Name: RONALD NORWOOD

Address: 2812 PLEASANT UNION CHURCH ROAD

City: RALEIGH, NC 27614 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

Address: 153 HOLLY SPRINGS ROAD

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)): 0.50
 Max. # of lots allowable*: _____ Proposed # of lots*: 6
 Min. allowable lot area*: 80,000 sf Proposed min. lot area*: 179,684 sf
 Average lot area*: 221,284 sf
 Min. allowable lot width*: 150 ft Proposed min. lot width*: 150 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: _____ acres
 Proposed open space area [by parcel]: _____ acres
 Proposed open space use(s) [by parcel]: _____
 Proposed future development site area [by site]: 30.66 acres
 Proposed impervious surfaces area: 194,679 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 1/35th 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: SIX FORKS RD (2)
DARTHOOR 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) ²	Est. traffic generated (ADT) ³
SIX FORKS RD	60	20	2	Y			
DARTHOOR LANE	60	20	2	Y			

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) _____
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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: WASTE INDUSTRIES

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

Natural gas service provided by: PUBLIC SERVICE

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: LOCAL VOLUNTEER F.D.

Miscellaneous

Generalized slope of site: 8%

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: 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 _____

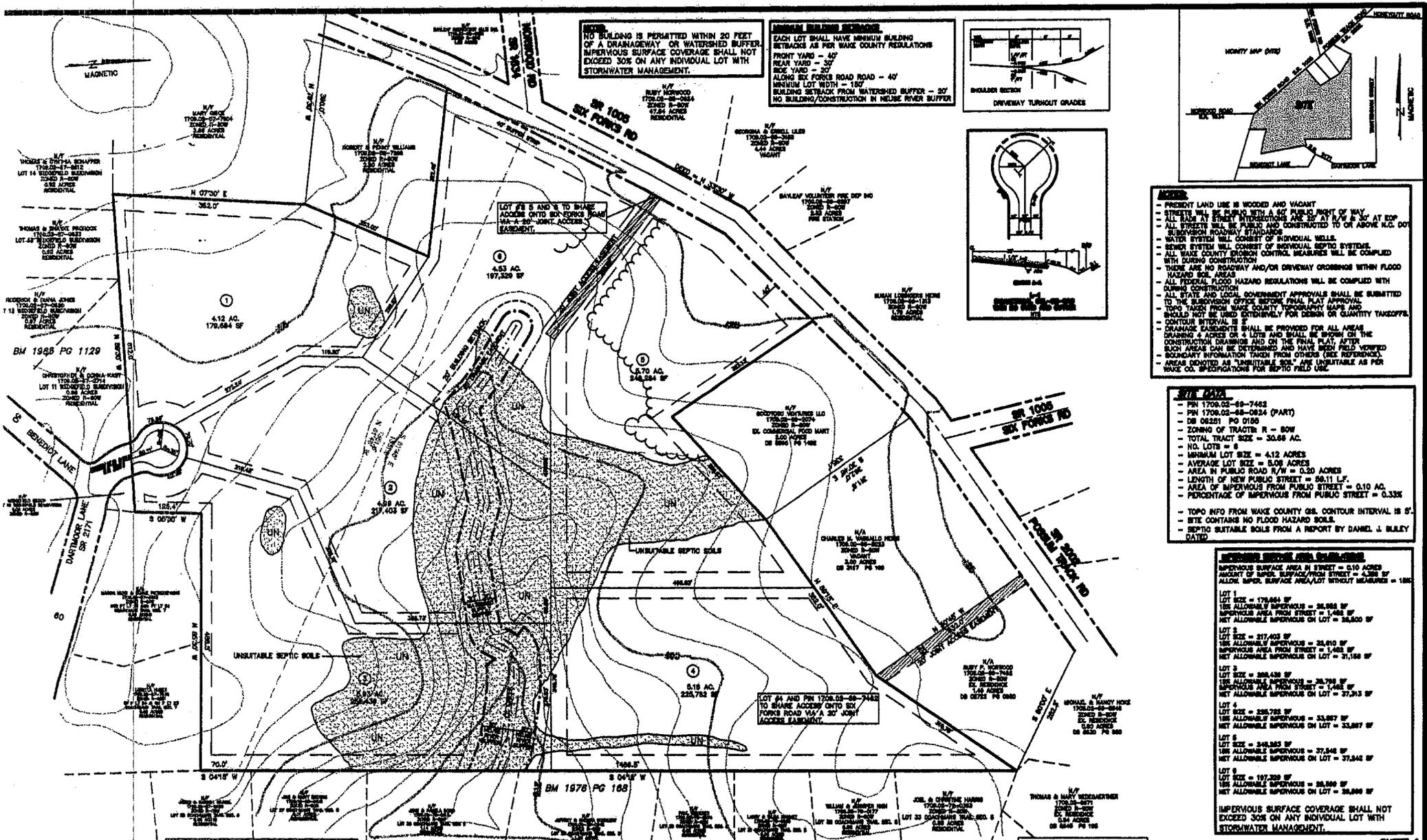
() Long-Range Urban Services Area/Water Supply Watershed _____

() Long-Range Urban Services Area _____

(X) Non-Urban Area/Water Supply Watershed _____

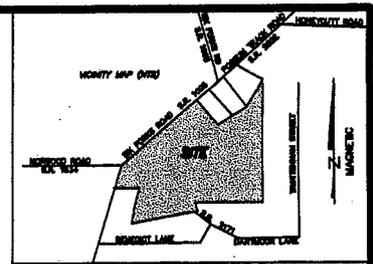
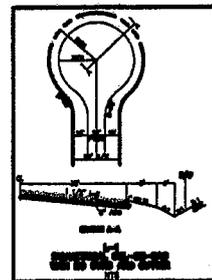
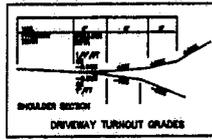
() Non-Urban Area

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



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.

MINIMUM BUILDING SETBACKS
 EACH LOT SHALL HAVE MINIMUM BUILDING SETBACKS AS PER WAKE COUNTY REGULATIONS
 FRONT YARD - 40'
 REAR YARD - 30'
 ALONG SR 1008 ROAD - 40'
 MINIMUM LOT WIDTH - 150'
 BUILDING SETBACK FROM WATERSHED BUFFER - 50'
 NO BUILDING/CONSTRUCTION IN NELSE RIVER BUFFER



- NOTES**
- PRESENT LAND USE IS WOODED AND VACANT
 - STREETS WILL BE PAVED WITH A 1/2" PAVED FRONT OF WAY
 - ALL STREET INTERSECTIONS SHALL BE 90° R/W & 30' AT EOP
 - ALL STREETS WILL BE PAVED AND CONSTRUCTED TO OR ABOVE N.C. DOT SUBVERSION 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 PLAT APPROVAL
 - TOPO TAKEN FROM WAKE COUNTY TOPOGRAPHY MAPS AND SHOULD NOT BE USED INDIVIDUALLY FOR DESIGN OR QUANTITY TAKEOFFS
 - CONTOUR INTERVAL IS 2'
 - CHAINAGE CALCULATIONS SHALL BE PROVIDED FOR ALL AREAS EXCEEDING 4 ACRES OR 4 LOTS AND SHALL BE SHOWN ON THE CONSTRUCTION DRAWINGS AND ON THE FINAL PLAT AFTER SUCH AREAS CAN BE DETERMINED AND HAVE BEEN FIELD VERIFIED
 - AREA OF IMPERVIOUS FROM PUBLIC STREET = 0.10 AC
 - PERCENTAGE OF IMPERVIOUS FROM PUBLIC STREET = 0.33%
 - TOPO INFO FROM WAKE COUNTY GIS. CONTOUR INTERVAL IS 5'
 - SITE CONTAINS NO FLOOD HAZARD SOILS
 - SEPTIC SUITABLE SOILS FROM A REPORT BY DANIEL J. BULLY DATED

- SITE DATA**
- PIN 1708.02-89-7482
 - PIN 1708.02-88-0824 (PART)
 - DB 08251 PG 0186
 - ZONING OF TRACTS: R - 80W
 - TOTAL TRACT SIZE = 35.69 AC.
 - NO. LOTS = 8
 - MINIMUM LOT SIZE = 4.12 ACRES
 - AVERAGE LOT SIZE = 6.06 ACRES
 - AREA IN PUBLIC ROAD R/W = 0.30 ACRES
 - LENGTH OF NEW PUBLIC STREET = 56.11 LF.
 - AREA OF IMPERVIOUS FROM PUBLIC STREET = 0.10 AC
 - PERCENTAGE OF IMPERVIOUS FROM PUBLIC STREET = 0.33%
 - TOPO INFO FROM WAKE COUNTY GIS. CONTOUR INTERVAL IS 5'
 - SITE CONTAINS NO FLOOD HAZARD SOILS
 - SEPTIC SUITABLE SOILS FROM A REPORT BY DANIEL J. BULLY DATED

PERMISSIBLE SUPERFICIAL IMPERVIOUS

IMPERVIOUS SURFACE AREA IN STREET = 0.10 ACRES
 AMOUNT OF SUPERFICIAL IMPERVIOUS FROM STREET = 4.398 SF
 ALLOWED SUPERFICIAL IMPERVIOUS AREA/LOT WITHOUT MEASURES = 182 SF

LOT	LOT SIZE	10% ALLOWABLE IMPERVIOUS	IMPERVIOUS AREA FROM STREET	NET ALLOWABLE IMPERVIOUS ON LOT
LOT 1	4.53 AC 197,529 SF	19,753 SF	1,408 SF	18,345 SF
LOT 2	4.12 AC 178,464 SF	17,846 SF	1,408 SF	16,438 SF
LOT 3	4.58 AC 201,402 SF	20,140 SF	1,408 SF	18,732 SF
LOT 4	4.12 AC 178,464 SF	17,846 SF	1,408 SF	16,438 SF
LOT 5	4.12 AC 178,464 SF	17,846 SF	1,408 SF	16,438 SF
LOT 6	4.12 AC 178,464 SF	17,846 SF	1,408 SF	16,438 SF
LOT 7	4.12 AC 178,464 SF	17,846 SF	1,408 SF	16,438 SF
LOT 8	4.12 AC 178,464 SF	17,846 SF	1,408 SF	16,438 SF

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

GENERAL NOTES

CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES, TANKS, AND WELLS PRIOR TO THE START OF ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AGENCIES. ALL REQUIRED STATE AND LOCAL PERMITS SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION. ALL WAKE COUNTY EROSION AND EROSION CONTROL REGULATIONS SHALL BE MET DURING CONSTRUCTION.

DWG SHALL VERIFY LOCATION OF WELLS AND SEPTIC SYSTEMS PRIOR TO CONSTRUCTION.

CHAINAGE CALCULATIONS SHALL BE PROVIDED FOR ALL AREAS EXCEEDING 4 ACRES OR 4 LOTS AND SHALL BE SHOWN ON THE CONSTRUCTION DRAWINGS AND ON THE FINAL PLAT AFTER SUCH AREAS CAN BE DETERMINED AND HAVE BEEN FIELD VERIFIED.

CONTRACTOR'S OBLIGATION

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

OWNED:
 RONALD NORWOOD
 2815 PLEASANT UNION CHURCH ROAD
 RALPH, NC 27814

PRELIMINARY DRAWINGS DO NOT USE FOR CONSTRUCTION

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.

PRELIMINARY SUBDIVISION PLAN FOR GEORGE'S GRANT

OWNER: RONALD NORWOOD

DATE: 08/27/2024

SCALE: 1" = 50'

DATE OF NEXT MEETING: 09/03/2024

DATE OF NEXT MEETING: 09/03/2024

DATE OF NEXT MEETING: 09/03/2024