



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

Norwood 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? N/A

Property

Parcel Identification Number: 1709593995, 1709592596, portions of 1709593022 and 1709580837

Address: _____

Location: North side of Norwood Road (SR 1834), at/between
(north, east, south, west) (street)

Six Forks Road (SR 1005) and Brass Kettle Road (SR 3463)
(street) (street)

Total site area in square feet and acres: 1,332,878 square feet 30.60 acres

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

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): Vacant and single family residential

Property Owner

Name: Please refer to Sheet 4

Address: _____

City: _____ State: _____ Zip Code: _____

E-mail Address: _____ FAX: _____

Telephone Number: _____

Applicant (person to whom all correspondence will be sent)

Name: Withers & Ravenel, Inc., c/o Jason Bertoncino, P.E.

Address: 111 MacKenan Dr.

City: Cary State: NC Zip Code: 27511

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

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

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): 0.50

Max. # of lots allowable*: 15 Proposed # of lots*: 14

Min. allowable lot area*: 40,000 sf Proposed min. lot area*: 44,892 sf

Average lot area*: 63,025 sf

Min. allowable lot width*: 110 ft Proposed min. lot width*: 110 ft
at building setback

* 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: 7.74 acres

Proposed open space area [by parcel]: 8.31 acres

Proposed open space use(s) [by parcel]: passive/wooded

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

Proposed impervious surfaces area: 178,749 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 13.4 %

Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): N/A acres
 within floodway: acres

Recreation Ordinance

Method of complying with Recreation Ordinance*:

 dedication reservation X fee

The amount of land to be dedicated/reserved is equal to 1/35th 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) 20,961.44 Total # of proposed lots 14 Total # of acres 30.6

Calculate both: Estimate of recreation area required: 0.4 AC

Estimate of recreation fee required: \$8,384.58

*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 Road 1 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 ¹	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
Norwood Rd.	60	20	2	Y		1,800	170

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 Per field count by W&R

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: Heavy truck ADT: 4

Type of vehicle: _____ ADT: _____

Utilities and Services

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

(X) community system (Aqua - Bayleaf System) () individual well(s)

Estimated total water demand: _____ 5,600 gpd

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

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

Estimated total wastewater discharge: _____ 3,500 gpd

Solid waste collection provided by: Waste Industries

Electrical service provided by: Progress Energy Underground (X) yes () no

Natural gas service provided by: PSNC

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

Cable television service provided by: Time Warner Underground (X) yes () no

Fire protection provided by: Bayleaf Volunteer Fire Department

Miscellaneous

Generalized slope of site: Moderate

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: Stream buffers

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):

Other information (additional relevant information about the site or proposal you wish to note or cite)

As indicated on plans prepared by Withers & Ravenel, Inc. entitled "Norwood Tract Subdivision",

dated June 7, 2007.

PIN NUMBER	1709592596	1709593022	1709580837	1709593995
CURRENT OWNER	LILES, GEORGIA N 10717 SIX FORKS RD RALEIGH, NC 27614	LILES, GEORGIA N & ERSELL C JR. 10717 SIX FORKS RD RALEIGH, NC 27614	NORWOOD, RONALD G WILLIAM, PENNY N 2812 PLEASANT UNION CHURCH RD RALEIGH, NC 27614	SUMMIT, LOIS C TRUSTEE 1856 NAUTILUS ST. LA JOLLA, CA 92037-6415
D BOOK, PAGE NUMBER	DB 04564 PG 0784	DB 11805 PG 1069	DB 11805 PG 1066	DB 10479 PG 136
PORTION OF ACREAGE BEING DEVELOPED	8.12	3.89	10.09	8.50

All property owners must sign this application unless one or more individuals are specifically authorized to act as an agent on behalf of the collective interest of some or all of the owners (provide a copy of such authorization).

The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto). The filing of this application authorizes the Wake County staff to enter upon the site to conduct relevant site inspections as deemed necessary to process the application.

Signature: Georgia N. Liles Date: 6-12-07

Signature: Robert W. Willem Date: 6-12-07

Signature: Ernest G. Liles, Jr. Date: 6/12/07

Signature: [Signature] Date: 6-12-07

Signature: Jenny N. Williams Date: 6-12-07

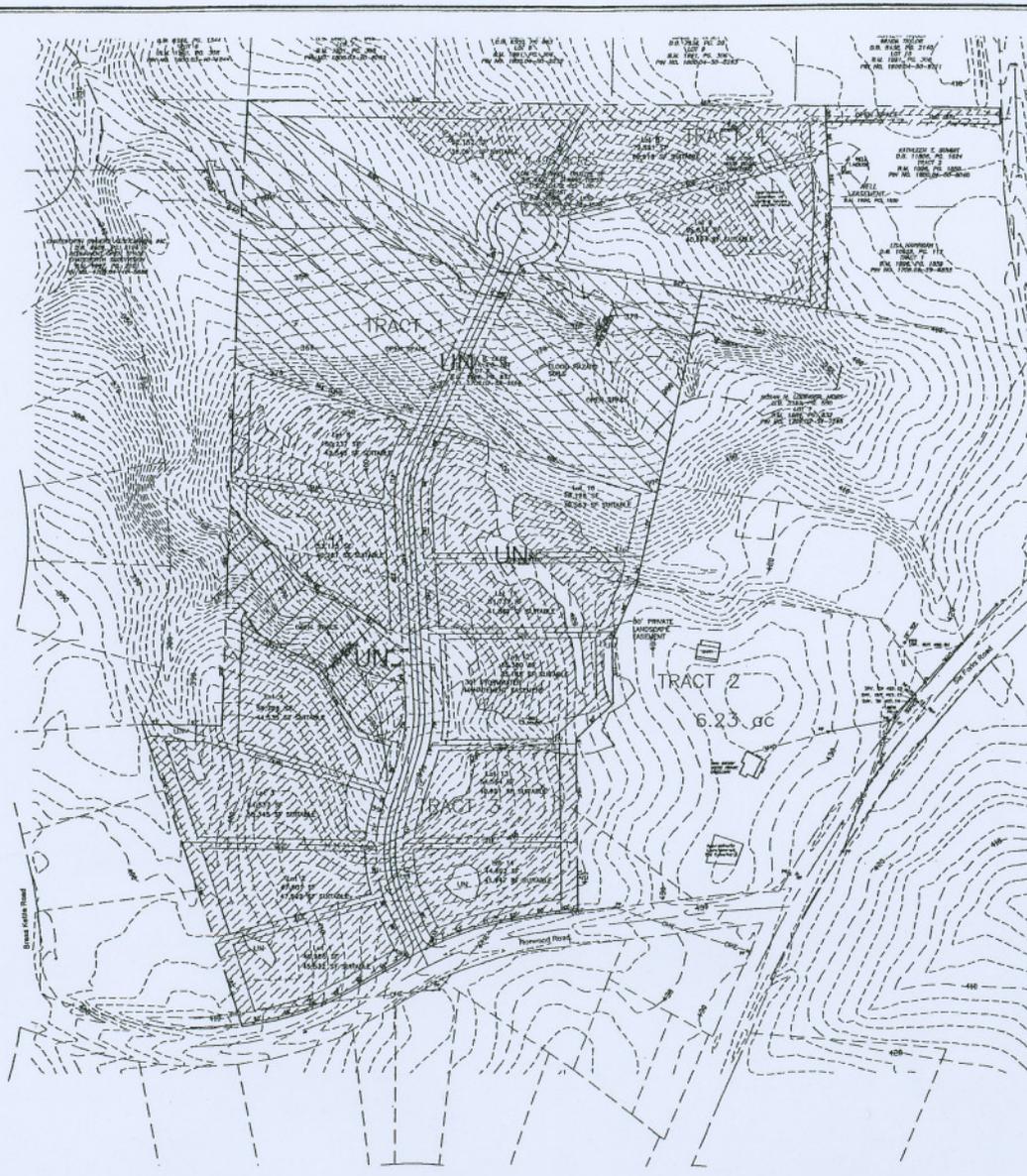
Signature: Lois Christian Sumit Date: 6-12-07

Signature: _____ Date: _____

The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

Signature: [Signature] Date: 6/26/07

Notes: All documents and maps submitted as required become the property of Wake County.
The Wake County Zoning and Subdivision Ordinances are on the web at www.wakegov.com.
All application fees are non-refundable.



SITE DATA				
PM NUMBER	170882588	170883032	170883037	170883095
CURRENT OWNER	LEE, GEORGE W 10715 20 FORD RD RALEIGH, NC 27614	LEE, RONALD C WILLIAM PENNY II 2912 PLANTATION LANE RALEIGH, NC 27614	HORWOOD, RONALD C CECELIA C JR 2912 PLANTATION LANE CHURCH HILL RALEIGH, NC 27614	SHAW, LOS C TRUSTEE 1908 SHUTLES ST LA JOLLA, CA 92037-4415
DEED BOOK, PAGE NUMBER	DB 04864 PG 0764	DB 11800 PG 1069	DB 11800 PG 1066	DB 10479 PG 136
PORTION OF ACREAGE BEING DEVELOPED	0.12	3.69	10.09	8.50
EXISTING USE	VACANT	VACANT	VACANT	SHRUB FAMILY
ACREAGE	0.12	9.67	10.54	8.50
ZONING	R-80W	R-80W	R-80W	R-80W
R/W ACREAGE	1.85			
PROPOSED NUMBER OF LOTS	14			
ACREAGE	30.80			
PROPOSED OPEN SPACE	8.34			
REQUIRED OPEN SPACE	6.74			
PROPOSED DENSITY (DU/NET ACRE)	0.48			
MINIMUM DENSITY (DU/NET ACRE)	0.50			
MIN LOT SIZE ALLOW (SQ)	40,000			
MIN LOT SIZE PROPOSED (SQ)	44,893			
AVERAGE LOT SIZE (SQ)	83,025			
STREETS (FT)	1439			
IMPERVIOUS SURFACE AREA - INFRASTRUCTURE (SQ)	88,500			
AVERAGE ALLOWABLE IMPERVIOUS AREA PER LOT (SQ)	30			
ESTIMATED IMPERVIOUS SURFACE LOT AREA (SQ)	10,300			
IMPERVIOUS SURFACE AREA (SQ)	178,749			
IMPERVIOUS SURFACE %	13.4			
MINIMUM LOT WIDTH	70			
FORSETER NETWORK	30			
FRONT SETBACK	20			
CORNER SETBACK	20			
SIDE YARD	10			
NEAR YARD SETBACK	15			

- GENERAL NOTES**
1. LOTS WILL HAVE COMMUNITY WATER PROVIDED BY ASEA AMERICA'S BAY LEAF WATER SYSTEM AND WILL HAVE SEWAGE, SEPTIC SYSTEMS.
 2. HOUSE WALK REPAIRMAN SYSTEMS AND WELLS HAVE BEEN FIELD LOCATED BY WITHERS & RAVENEL, INC.
 3. THIS SUBDIVISION WILL BE DEVELOPED ACCORDING TO WAKE COUNTY SUBDIVISION REQUIREMENTS ON A CLUSTER BASIS.
 4. THE SUBDIVISION WILL PROVIDE STORMWATER MANAGEMENT SERVICES AS REQUIRED BY ARTICLE 9 OF THE WAKE COUNTY UGA.
 5. THIS SUBDIVISION WILL COMPLY WITH WAKE COUNTY SOIL AND EROSION CONTROL MEASURES.
 6. THE SUBDIVISION ROAD IS PUBLIC AND WILL BE MAINTAINED BY HCDOT.
 7. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT HCDOT STANDARDS AND SPECIFICATIONS.
 8. BASE INFORMATION (SOILS, BUFFERS, TOPOGRAPHY & PROPERTY LINES) WAS OBTAINED BY WITHERS & RAVENEL, INC FROM WAKE COUNTY GIS.
 9. THE OPEN SPACE WILL BE USED FOR ACTIVE AND/OR PASSIVE OUTDOOR RECREATION OPPORTUNITIES AND SPECIFIC FIELD EXERCISES. THE AREAS OF OPEN SPACE THAT CONTAIN BUFFERS SHALL BE USED FOR CONSERVATION AND PROTECTION OF SENSITIVE NATURAL AREAS.
 10. ALL EXISTING STRUCTURES WILL BE DEMOLISHED AND REMOVED FROM THE SITE.
 11. NO LOTS SHALL HAVE ACCESS OFF OF NORWOOD ROAD.
 12. ALL NECESSARY PERMITS AND APPROVALS WILL BE OBTAINED FROM HCDOT AND ISSUED FOR THIS PROJECT.
 13. WILSON RIVER BUFFERS WILL BE PROTECTED AND MAINTAINED ACCORDING TO STATE REGULATIONS.
 14. THE ENCLOSED AREAS SHOWN ON EACH LOT REPRESENTS THE AREA OF SENSITIVE SOILS FOR THAT LOT.
 15. 30' PRIVATE LANDSCAPE EASEMENT SHALL BE LEFT UNIMPROVED EXCEPT WHERE NECESSARY TO INSTALL SEPTIC SYSTEM REPAIR DRAIN LINES.

FEMA/FLOOD HAZARD SOILS NOTES

THERE IS NO FEMA FLOOD PLAIN ON THIS PROPERTY AS SHOWN ON FEMA FIRM MAP # 372577000A DATED MAY 2, 2006.

FLOOD HAZARD SOILS SHOWN ARE BASED ON WAKE COUNTY SOIL SURVEY.

THERE SHALL BE NO FILLING OR ERECTION OF PERMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD SOILS OR FEDERAL EROSION MANAGEMENT AGENCY ZONES UNTIL FLOOD STUDY IS APPROVED BY WAKE COUNTY FEMA.

BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED WITH AN "X" THE BUYER MAY WISH TO OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM WAKE COUNTY ENVIRONMENTAL SERVICES. THE BUYER'S ENGINEER, ARCHITECT AND/OR SURVEYOR (AS APPROPRIATE) MUST NOTIFY THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET.

DEVELOPER:
WEIGERBER GROUP
1426 WALL ROAD
WAVE FOREST, NORTH CAROLINA, 27587
TEL: (919) 570-0418 FAX: (919) 570-0419
ATTN: RICK GROTE

CONTACT/CONSULTANT:
WITHERS & RAVENEL, INC.
111 WACKENHAUSE DRIVE
CARY, NORTH CAROLINA, 27511
TEL: (919) 469-3140 FAX: (919) 469-4608
ATTN: JASON BERTONCINO, PE

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

GRAPHIC SCALE
1 inch = 100 feet

No.	Revision	Date	By	Design	MRK	DATE

NORWOOD TRACT SUBDIVISION
North Carolina
Wake County

OVERALL SITE PLAN
A CLUSTER SUBDIVISION

WITHERS & RAVENEL
ENGINEERS | PLANNERS | SURVEYORS
111 WACKENHAUSE DRIVE, CARY, NORTH CAROLINA 27511
TEL: (919) 469-3140 FAX: (919) 469-4608
WWW.WITHERSANDRAVENEL.COM

Sheet No. **2**