

5-15-06



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

CHATSWORTH HEIGHTS

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: 1709-58-0837 ; 1709-59-2596 , 1709-59-3822 (Part)

Address: NORWOOD RD , RALEIGH , NC 27614

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

SIX FORKS RD and _____
(street) (street)

Total site area in square feet and acres: 968,077 square feet 22.22 acres

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

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): VACANT / WOODED

Property Owner

Name: TUSCANY CONSTRUCTION (SHERVIN THASSILI)

Address: 8398 SIX FORKS RD. Ste 104

City: RALEIGH State: NC Zip Code: 27615

E-mail Address: _____ FAX: 571-9198

Telephone Number: 571-9196

Applicant (person to whom all correspondence will be sent)

Name: MICHAEL HUDSON - THOMPSON & ASSOCIATES, P.A.

Address: 153 HOLLY SPRINGS RD.

City: HOLLY SPRINGS State: NC Zip Code: 27540

E-mail Address: M.HUDSON@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)): 0.54 LOTS / AC.
 Max. # of lots allowable*: 12 Proposed # of lots*: 12
 Min. allowable lot area*: 40,000 sf Proposed min. lot area*: 40,500 sf
 Average lot area*: 53,579 sf
 Min. allowable lot width*: 110 ft Proposed min. lot width*: 15 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: 5.51 acres
 Proposed open space area [by parcel]: 5.582 acres
 Proposed open space use(s) [by parcel]: 5.582
 Proposed future development site area [by site]: 22.22 acres
 Proposed impervious surfaces area: 143,312 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 14.81 %
 Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): NA acres
 within floodway: NA 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 12 Total # of acres 22.22

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

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 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: _____ ADT: _____

Type of vehicle: _____ ADT: _____

Utilities and Services

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

(X) community system (AQUA North Carolina) () 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 CABLE Underground (X)yes () no

Fire protection provided by: LOCAL VOLUNTER F.D.

Miscellaneous

Generalized slope of site: 9%

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

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: NA

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 _____

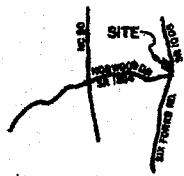
() Long-Range Urban Services Area/Water Supply Watershed _____

() Long-Range Urban Services Area _____

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

() Non-Urban Area _____

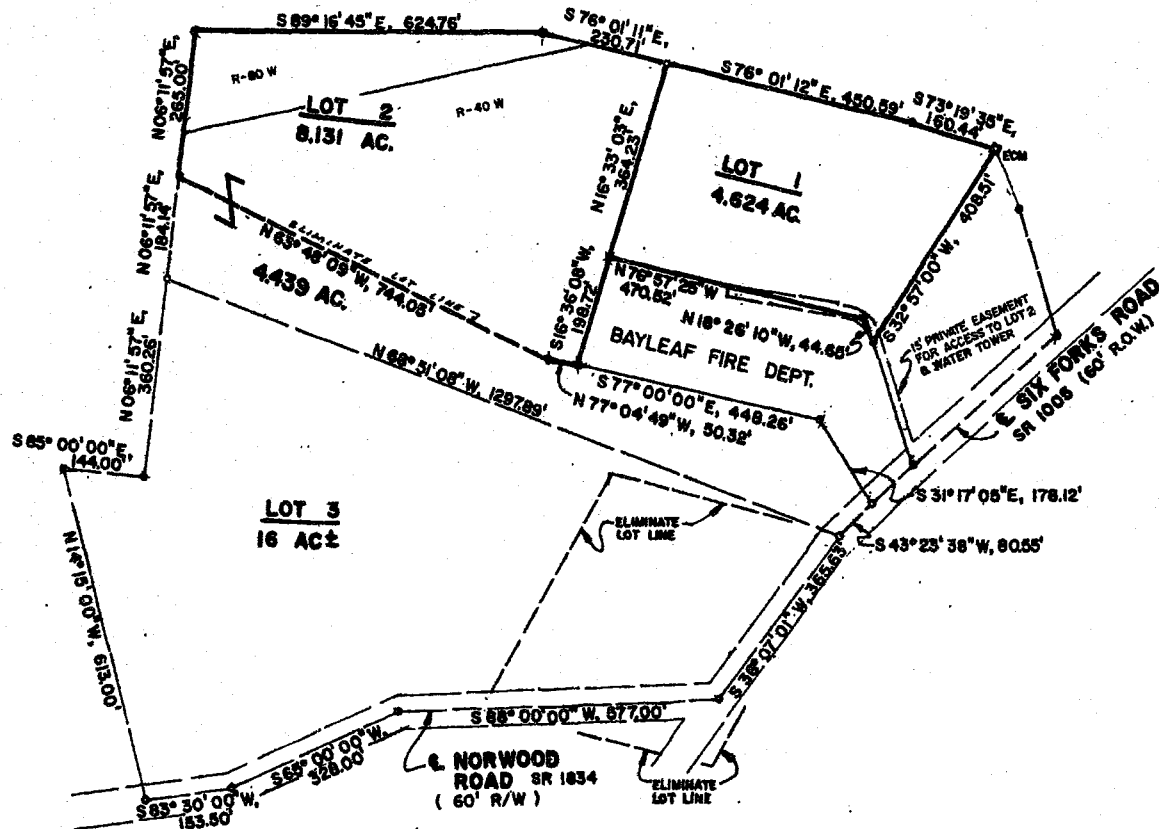
Land Use Classification(s) (Note Area Land Use Plan, if applicable):



VICINITY MAP



CATHERINE J. NORWOOD



- LEGEND**
- Line Surveyed
 - Line Not Surveyed
 - Building Iron Pipe Conduit Manhole
 - Building Concrete Manhole
 - New Iron Pipe
 - P. K. Mail
 - Double Marked Station
 - Right of Way
 - Road Book
 - Concrete Monument
 - Station Lighted Stake

NORTH CAROLINA
WAKE COUNTY

GERALD M. WHITE, Surveyor, certify that this plat was drawn under my supervision from the actual survey made under my immediate direct supervision according to the laws of the State of North Carolina, and that the boundaries not surveyed are shown as shown here attached from information found in Book _____, page _____, that this plat was prepared in accordance with G. S. 23-20 as amended. Witness my original signature, registration number and seal this 12th day of JULY, A.D. 1989.



Gerald M. White
Surveyor
L-1821
Registration Number

NORTH CAROLINA
WAKE COUNTY

I, **GERALD M. WHITE**, a Notary Public of the County and State aforesaid, certify that before me this day said **GERALD M. WHITE**, a registered land surveyor, personally appeared _____, who acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 12th day of JULY, 1989.



Lula E. White
Notary Public
My Commission expires APRIL 30, 1989

NORTH CAROLINA
WAKE COUNTY

The foregoing certificate of **Lula E. White**, Notary Public, is certified to be correct. This instrument was prepared for registration and recorded in my office on APRIL 22, 1989. This day of APRIL, 1989.

HELEN G. WALKER
Notary of Deeds

P. Anne Reed
Deputy
Notary of Deeds

Wake County Certification
This plat approved for recording: James
Steve Wake County Subdivision Registrar
7-2651
Date
Subdivision Registrar
Approved and filed for recording on or before 3-7-89

NOTE: DASHED LINE INFORMATION FROM A SURVEY BY C.W. RUSSUM, R.L.S., DATED MAY & JULY 1959

LOT RECOMBINATION

REVISIONS	PROPERTY OF RUBY P. NORWOOD AND SUSAN H. LOBINGER		GERALD M. WHITE, P.E., R.L.S. LAND SURVEYING CIVIL ENGINEERING STRUCTURAL ENGINEERING 1808 Stillwater Drive, Raleigh, NC 27687		
	TOWNSHIP: BARTON'S CREEK	COUNTY: WAKE	DATE: 7-25-89	SURVEYED BY: GMW	FIELD BOOK
SCALE	STATE: NORTH CAROLINA	SCALE: 1" = 150'	DRAWN BY:	DESIGNER NO.	
	ZONE: R-40W R-BOWTAX MAP: 241	PARCEL: 13, 36 364	CHECKED & CLOSURE BY:		

Case Lumber & Lumber Co., Inc.

