



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

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.

File #
Fee \$1000.00
Amt Paid
Check #
Rec'd Date
Rec'd By

Name of Subdivision

NORTH WOOD

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: 0647-87-2506 / 10647-86-0880

Address: _____

Location: North side of SPENCE FARM Road, at/between
(north, east, south, west) (street)

PINEY GROVE WILSON and Hopson Downs
(street) (street)

Total site area in square feet and acres: ~1,248,429 square feet 28.66 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R30

Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): _____

Property Owner

Name: Lannie & Marie Wood / JSG Properties LLC

Address: 1436 Piney Grove Wilson Rd / 402 E. Park Street Apt B

City: Holly Springs / Cary State: NC Zip Code: 27540 / 27511

E-mail Address: _____ FAX: _____

Telephone Number: 796-3420 / 801-3641

Applicant (person to whom all correspondence will be sent)

Name: Mike Stewart

Address: 319 Cherokee Rd & Suite 106

City: Raleigh State: NC Zip Code: 27603

E-mail Address: STEWARTPE@aol.com FAX: 779 1661

Telephone Number: 779 1855 Relationship to Owner: Client

Proposal

Max. allowable lot density standard* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan) : 1.45

Max. # of lots allowable*: 41 Proposed # of lots*: 20

Min. allowable lot area*: 15,000 sf Proposed min. lot area*: 28,000 sf

Average lot area*: 34,652 sf

Min. allowable lot width*: 50 ft Proposed min. lot width*: 60 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: 7.16 acres

Proposed open space area [by parcel]: 10.65 acres

Proposed open space use(s) [by parcel]: Preservation of Natural Area

Proposed future development site area [by site]: 3 acres

Proposed impervious surfaces area: 187,090 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 14.99 %

Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): 10.67 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) 136,573 Total # of proposed lots 20 Total # of acres 28.6

Calculate both: Estimate of recreation area required: 0.57 ac

Estimate of recreation fee required: \$2,721.02

*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: Spence Farm 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
<u>Spence Farm Rd</u>	<u>60</u>	<u>20</u>	<u>2</u>	<u>Y</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: _____ ADT: _____

Type of vehicle: _____ ADT: _____

Utilities and Services

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

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

Estimated total water demand: 8,000 gpd

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

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

Estimated total wastewater discharge: 7,200 gpd

Solid waste collection provided by: _____

Electrical service provided by: Progress Enelgy Underground () yes () no

Natural gas service provided by: PSNC

Telephone service provided by: Bell South Underground () yes () no

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

Fire protection provided by: local

Miscellaneous

Generalized slope of site: 3-8%

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

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

None KNOWN

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 _____

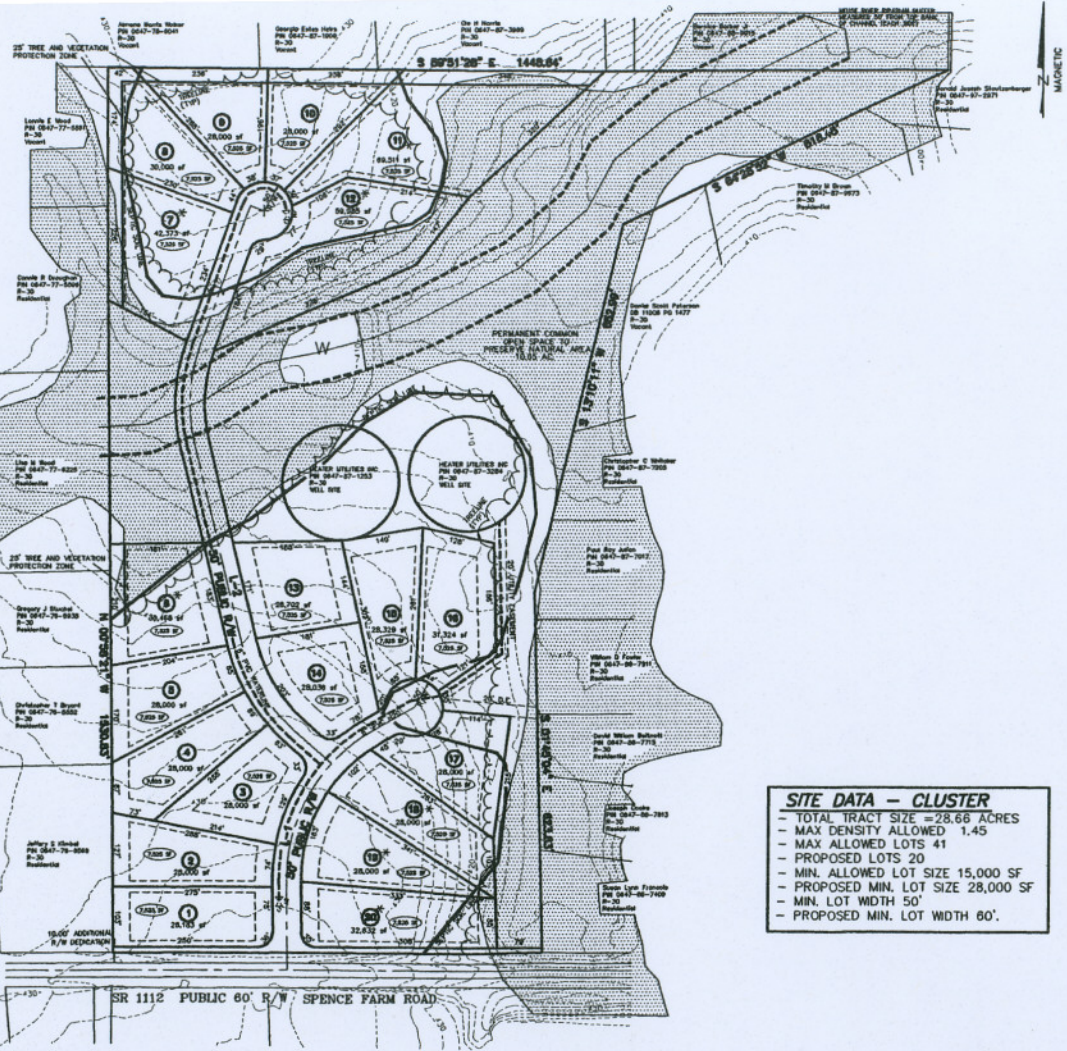
() Long-Range Urban Services Area/Water Supply Watershed _____

() Long-Range Urban Services Area _____

() Non-Urban Area/Water Supply Watershed _____

(X) Non-Urban Area

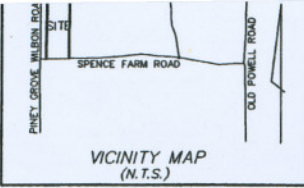
Land Use Classification(s) (Note Area Land Use Plan, if applicable):



IMPERVIOUS CALCULATIONS

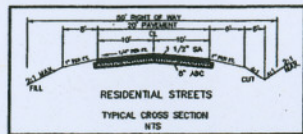
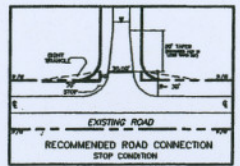
- TOTAL ACRES IN SUBDIVISION = 28.66 ACRES
- TOTAL ACRESAGE $\times 16 = 28.66 \times 16 = 4.3$ ACRES
- $4.3 \text{ AC.} \times 43,550 \text{ SF/AC.} = 187,508 \text{ SF}$
- LINEAR FEET OF STREET $\times 20 \text{ FEET PAVT} = 1825 \times 20 = 36,500 \text{ SF}$
- $187,308 \text{ SF} - 36,500 \text{ SF} = 150,808 \text{ SF}$
- (DIVIDED BY 20 LOTS) $150,808 / 20 = 7,540 \text{ SF}$
- **ALLOWED 7,525 SF IMPERVIOUS ALLOWED FOR EACH LOT**

NOTE: THE TOTAL PROJECT INCLUDING LOTS WILL NOT EXCEED 15% IMPERVIOUS SURFACE. IMPERVIOUS COVERAGE WILL BE LIMITED TO 7,525 SF PER LOT. NETWORK REDUCTION CALCULATIONS WILL BE APPROVED AND BIDDING RECEIPT OBTAINED PRIOR TO CONSTRUCTION.



SITE DATA - CLUSTER

- TOTAL TRACT SIZE = 28.66 ACRES
- MAX DENSITY ALLOWED 1.45
- MAX ALLOWED LOTS 41
- PROPOSED LOTS 20
- MIN. ALLOWED LOT SIZE 15,000 SF
- PROPOSED MIN. LOT SIZE 28,000 SF
- MIN. LOT WIDTH 50'
- PROPOSED MIN. LOT WIDTH 60'.



SITE DATA - TOTAL

- TOTAL TRACT SIZE = 28.66 ACRES
- NO. LOTS = 20
- OPEN SPACE = 10.65 AC.
- REQUIRED OPEN SPACE = 2.87 AC.
- PERCENT OPEN SPACE = 37%
- AVERAGE LOT SIZE = 0.80 ACRES
- LINEAR FEET OF STREET = 1,825
- AREA OF STREETS = 2.1 AC.
- PIN 0647-87-2506
- PIN 0647-86-0880

NOTES

- PRESENT LAND USE IS WOODED AND FALLOW.
- STREETS WILL HAVE A 50' R/W.
- ALL CH-100-SIGNS WILL HAVE A 50' RADIUS.
- ALL RADIUS AT STREET INTERSECTIONS ARE 20'.
- ALL STREETS WILL BE PUBLIC AND CONSTRUCTED TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARDS.
- WATER SYSTEM WILL CONSIST OF A COMMUNITY INTERSERVED FROM HAZARD DOWNS.
- SEWER SYSTEM WILL CONSIST OF INDIVIDUAL SEPTIC SYSTEMS.
- ALL WAKE COUNTY EROSION CONTROL MEASURES WILL BE COMPLIED WITH DURING CONSTRUCTION.
- 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.
- TOPOG 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 DRAINING 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 - BOUNDARY INFORMATION TAKEN FROM WAKE COUNTY TAX MAPS.
- NO LOT SHALL HAVE DIRECT DRIVEWAY ACCESS TO SR 1112.
- RECREATION DRAINAGE TO BE MET VIA FEE IN LEVY.
- 1' FLOOD STUDY WILL BE REQUIRED FOR ROAD CONSTRUCTION.
- THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF THE OPEN SPACES IN THIS DEVELOPMENT.
- PROTECTED TREES WILL BE LOCATED AT TIME OF CONSTRUCTION PLANS AND AVOIDED OR REPLACED.
- THERE SHALL BE RESERVED 10' STRIP ALONG ALL LOT LINES FOR THE INSTALLATION OF UTILITIES AND SERVICES.
- THE TOWN PUDUJAY-VANINA WILL HAVE THE RIGHT TO INSTALL FUTURE SEWERLINES WITHIN ALL PLOTS. THIS WILL BE GRANTED IN THE RESTRICTIVE COVENANTS.

NOTE: BEFORE APPLYING FOR A BUILDING PERMIT FOR LOTS MARKED WITH AN 'H', THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM WAKE COUNTY ENVIRONMENTAL SERVICES. THE BUILDER'S ENGINEER, ARCHITECT AND/OR SURVEYOR (AS APPROPRIATE) MUST CERTIFY THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET. THERE SHALL BE NO FILLING OR THE ERECTION OF PERMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD SOLE OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD ZONES UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY AND/OR F.E.M.A.

BUILDING SETBACKS WAKE COUNTY R-30	
FRONT	30'
SIDE	10'
REAR	30'



PRELIMINARY PLAT. NOT FOR RECORDATION
SALES OR CONVEYANCES.

DEVELOPER
JSD Properties LLC
PIN 0647-87-2506
402 E. Park Street, Apt. B
Cory, NC 27611
919 801-3641
Lorella E Wood
PIN 0647-86-0880
1436 Piney Grove Wilson Rd.
Holy Springs, NC 27640
919 796-3420



STEWART-PROCTOR, PLLC
ENGINEERING and SURVEYING
308 CHAMPAGNE ROAD SUITE 100
RALEIGH, NC 27603
TEL 919 778-8855 FAX 919 778-1851

DATE 10-22-07 SURVEYED BY TAX MAP JOB
SCALE 1"=100' DRAIN BY MLS
REVISIONS

PRELIMINARY PLAN FOR NORTHWOOD A CLUSTER DEVELOPMENT			
HOLLY SPRINGTOWNSHIP	NORTH CAROLINA	OWNER	JSD PROPERTIES LLC
WAKE COUNTY			Lorella E Wood
ZONED R-30	P.J.N.	0647-87-2506	0647-86-0880

Project Tracking Form Regular Subdivision/Variance

Project Name: Oak Park S-27-07

Initial Submittal Date: 10/23/07

Optimal Review Cycle Code: 10a

DRS Meeting Date: 12/13/07

DRS Comments Finalized & Distributed: 12/19/07

Revised Application Submittal Date: 1/04/08

Planning Director Decision Date: 1/22/08

Planning Board Meeting Date(s) 2/20/08 (if necessary)

Note: Schedule is subject to change if one or more of the above deadlines are not met.