



APPLICATION FOR PRELIMINARY SUBDIVISION PLAN APPROVAL

File No. S-16-03 (Rev. #)

Complete with required information (write "n/a" if information not applicable to proposal).

Note: The Wake County Subdivision Ordinance and Land Use Plan may be viewed from the Planning Department's web site: www.co.wake.nc.us/planning.

Name of Subdivision

THE PARK AT WESTLAKE SECTION 2

(/) 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: 0679.01.35.0035 (PORTION OF)

Address:

Location: SOUTH side of OPTIMIST FARM ROAD, at/between (north, east, south, west) (street)

WESTLAKE ROAD and TALICUD TRAIL (street) (street)

Total site area: 41.16 ACRES sf

Zoning District(s) and land area within each: R-30

Conditions of any Conditional Use Zoning Districts:

Present land use(s):

Property Owner

Name: JOHN BROWN (PROPERTY UNDER CONTRACT)

Address: 740 LOCH HIGHLANDS DRIVE

City: RALEIGH State: N.C. Zip Code: 27606

E-mail Address: FAX:

Telephone Number: 362-4122

Applicant (person to whom all correspondence will be sent)

Name: STEWART-PROCTOR - MIKE STEWART

Address: 322 CHAPANOKE ROAD, SUITE 100

City: RALEIGH State: N.C. Zip Code: 27603

E-mail Address: M32SP@BELLSOUTH.NET FAX: 919/779-1661

Telephone Number: 919/779-1855 Relationship to Owner: ENGINEER/SURVEYOR

Proposal

Max. lot density standard* (see Sec. 3-4 (Table 1)): 1.45

Max. no. of lots*: 60 Proposed no. of lots*: 50

Min. lot area*: 12,000 sf Proposed min. lot area*: 12,010 sf

Average lot area*: 18,150 sf

Min. lot width*: 60' ft Proposed min. lot width*: 90' 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: 4.12 ACRES acres

Proposed open space area [by parcel]: 16.99 acres

Proposed open space use(s) [by parcel]: CONSERVATION OF NATURAL AREAS

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

Proposed impervious surfaces area: 6.17 ACS. 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): 1A.62 acres

w/in floodway: _____ acres

Recreation Ordinance

Method of complying with Recreation Ordinance*:

_____ Dedication _____ Reservation Fee in lieu

(Amount of land to be dedicated/reserved is equal to 1/35th of an acre times the number of lots recorded. If fee in lieu is used, then the equivalent value is used. Example 25 acres with a tax value of \$120,000 being subdivided into 20 lots would dedicate .57 acres or pay a \$2742.86 fee)

Tax Value of property (Land Only) 10,622/AC. Total Number of Proposed Lots 50

Total Number of Acres 41.16 ACS. Estimate Recreation Area Req. 15,174 (or fee)

*(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 no. of access points along each: OPTIMIST FARM ROAD (2)

Name of access or adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Traffic capacity (average daily trips - ADT) ¹	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
OPTIMIST FARM ROAD	70'	20'	2	Y			

¹ See 1994 Wake County Thoroughfare Plan Appendix or NCDOT Statewide Planning Branch

² See CAMPO web site (www.raleigh-nc.org/campo/trafcnt/98trfcnt.html) or NCDOT Traffic Survey Unit

³ Base on ITE ratios - ratio used for estimate (e.g., x trips per y sf)

Est. 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 (TOWN OF CARY)

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

Est. total water demand: 20,000 gpd

Wastewater collection/treatment provided by: () municipal system (TOWN OF CARY)

() community system (_____) () individual on-site system

Est. total wastewater discharge 14,000 gpd

Solid waste collection provided by: _____

Electrical service provided by: CP&L Underground () yes () no

Natural gas service provided by: N.C. PUBLIC GAS

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

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

Fire protection provided by: _____

Miscellaneous:

Generalized slope of site FALLS FROM NORTH TO SOUTH

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

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: NOT AWARE OF ANY

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 TOWN OF CARY

() Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area

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

The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto) and authorize(s) on-site review by authorized staff.

Signature: _____

John E Brown

Date: _____

3/25/03

Signature: _____

Date: _____

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: _____

3/25/03

SECTION

N/F
MURY EMMETTE PARROTT
PHYLLIS PARROTT
S.M. 1999, PG. 1148
P.N. 0689.02-88-1883
ZONED: R-30

N/F
TRACT "C"
WAKE COUNTY BOARD OF EDUCATION
S.M. 1999, PG. 781
P.N. 0689.02-88-0630
ZONED: PEC

N/F
TRACT "B"
THE TOWN OF CARY
S.M. 1999, PG. 781
P.N. 0689.02-88-0078
ZONED: R-30

N/F
TRACT "A"
WAKE COUNTY BOARD OF EDUCATION
S.M. 1999, PG. 781
P.N. 0679.01-17-0368
ZONED: R-30

OPTIMIST FARM ROAD / S.R. 1390
70' PUBLIC R/W

N/F
Harold & Nancy Oost
Book 6259 Page 374
P.N. 0689.02-85-1719
ZONED: R-30

HOUSE RIVER RIPARIAN BUFFER
MEASURED 50' EACH SIDE OF
CREEK FROM TOP OF BANK

N/F
Richard & Mary Embrey
Book 3029 Page 494
P.N. 0689.02-85-0466
ZONED: R-30

APPROXIMATE LIMITS OF F.E.M.A.
100 YEAR FLOOD HAZARD AREA

N/F
Mark & Ann Bodders
Book 3801 Page 320
P.N. 0689.02-85-0194
ZONED: R-30

N/F
Susan Fox
Book 5327 Page 427
P.N. 0689.04-84-1843
ZONED: R-30

N/F
Steven & Karen Rehm
Book 8338 Page 1773
P.N. 0689.04-84-1080
ZONED: R-30

N/F
Richard Helton
Book 3366 Page 864
P.N. 0689.04-84-2028
ZONED: R-30

N/F
John & Anne Koerner
Book 2943 Page 785
P.N. 0689.04-85-4405
ZONED: R-30

N/F
Stephen & Carole Honeycutt
Book 7230 Page 0180
P.N. 0689.04-82-5957
ZONED: R-30

N/F
Raleigh Bryce & Doris Olive
Book 8127 Page 1488
P.N. 0689.04-82-8404
ZONED: R-30

N/F
David Dowhower
S.M. 1999, PG. 2289
P.N. 0689.02-85-1842
ZONED: R-30

N/F
TRACT "1"
WAKE COUNTY BOARD OF EDUCATION
S.M. 1999, PG. 912
P.N. 0689.01-05-6467
ZONED: R-30

NOTE:
100 YEAR FLOOD STUDIES TO BE PERFORMED
ON BOTH CREEKS BORDERING THIS DEVELOPMENT.
100 YEAR FLOOD STUDY TO REPLACE FLOOD HAZARD
SOILS AS RESTRICTION FOR LOT DEVELOPMENT. NO
LOT SHALL INCLUDE ANY AREA WITHIN THE 100
YEAR FLOOD PLAIN.

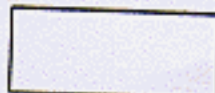
PRELIMINARY PLAT
**NOT FOR RECORDATION,
SALES OR CONVEYANCES**

SP
STEWART-PRO
ENGINEERING and SURVEYING
322 CHAPARRAL ROAD
RALEIGH, NC 27603
TEL. 919 779-1984

NOTES:

- PRESENT LAND USE IS WOODED AND FALLOW.
- ALL STREETS WITHIN THE SUBDIVISION SHALL HAVE A MIN. 50' R/W.
- ALL CUL-DE-SACS WILL HAVE A R.O.W. RADIUS OF 50' AND AN E.O.P. RADIUS OF 35'.
- ALL STREET INTX. SHALL HAVE A 25' RADIUS ALONG THE R.O.W.
- ALL STREET INTX. SHALL HAVE A 30' RADIUS ALONG THE E.O.P.
- ALL STREETS WILL BE PUBLIC AND CONSTRUCTED TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARDS
- WATER SYSTEM WILL CONSIST OF TOWN OF CARY.
- SEWER SYSTEM WILL CONSIST OF TOWN OF CARY.
- ALL WAKE COUNTY EROSION CONTROL MEASURES WILL BE COMPUED 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
- TOPO TAKEN FROM WAKE COUNTY TOPOGRAPHY MAPS AND SHOULD NOT BE USE EXTENSIVELY FOR DESIGN OR QUANTITY TAKEOFFS.
- CONTOUR INTERVAL IS 5'
- 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 WAKE COUNTY TAX MAP, ACTUAL BOUNDARY SURVEY IN PROGRESS BY THIS OFFICE.
- ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WAKE COUNTRY SEDIMENT AND EROSION CONTROL ORDINANCE.
- ALL STORM CROSS DRAINAGE PIPES SHALL BE DESIGNED TO HANDLE THE 25 YEAR STORM.
- ALL STORM DRAINAGE PIPES SHALL HAVE A F.E.S. AT THE OUTLET.
- ALL STORM DRAINAGE PIPES SHALL HAVE AN ENERGY DISSIPATOR AT THE OUTLET.
- NO LOT TO HAVE DIRECT ACCESS TO OPTIMIST FARM ROAD

TO BE PERFORMED
 DURING THIS DEVELOPMENT.
 TO REPLACE FLOOD HAZARD
 FOR LOT DEVELOPMENT, NO
 AREA WITHIN THE 100



HATCH AREA DENOTES FLOOD HAZARD SOIL
 AS PER WAKE COUNTY SOIL SURVEY

NOTE:

BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED WITH AN "X", 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 SOILS 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.

SITE DATA (TOTAL)

- TOTAL ACREAGE	41.18 Ac.
- TOTAL NUMBER OF LOTS	50
- AREA IN OPEN SPACE	16.99 Ac.
- PERCENT IN OPEN SPACE	41.3%
- MIN. LOT SIZE ALLOWED	12,000 Ac.
- MIN LOT SIZE SHOWN	12,010 SF
- AVERAGE LOT SIZE	18,150 SF
- PROPOSED DENSITY	1.22 UNITS PER ACRE
- AREA IN STREETS	3.12 Ac.
- LINEAR FEET IN STREETS	2715 LF

**PRELIMINARY PLAN FOR
 THE PARK AT WESTLAKE
 SECTION 2**

(A CLUSTER SUBDIVISION)

STEWART-PROCTOR, PLLC ENGINEERING and SURVEYING 322 CHAPANOKE ROAD SUITE 100 RALEIGH, NC 27603 TEL. 919 779-1855 FAX 919 779-1861		MIDDLE CREEK TOWNSHIP NORTH CAROLINA	
DATE 03-20-03	SURVEYED BY	JOB	WAKE COUNTY
SCALE 1"=200'	DRAWN BY	DWG. NO.	0699.02-85-8484 0669.02-85-8710 0599.04-84-4384
REVISIONS	WEST-BOY	ZONED R-30	P.I.N. 0679.01-30-0038 (PORTION)

**STORMWATER CONTROL AND MANAGEMENT
IMPERVIOUS CALCULATIONS**

- TOTAL ACREAGE IN CLUSTER X .15 = 41.16 X .15 = 6.17
- 6.17 Ac. X 43580 SF/Ac. = 268,765 SF
- LINEAR FEET OF STREET X 20 FEET PVMT = 2715 X 20 = 54,300 SF
- 268,765 - 54,300 = 214,465 SF
- (DIVIDED BY 57 LOTS) 214,465 / 57 = 3,762 SF
IMPERVIOUS ALLOWED FOR EACH LOT