



APPLICATION FOR PRELIMINARY SUBDIVISION PLAN APPROVAL

File No. S-23-03

(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 3

(X) cluster subdivision () 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: 0679-13-1616 (PORTION OF)

Address:

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

AND WESTLAKE ROAD and (street) (street)

Total site area: 132.0 AC. sf

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

Conditions of any Conditional Use Zoning Districts:

Present land use(s): WOODED

Property Owner

Name: JOAN BROWN (WINSLOW PROPERTIES)

Address: 740 LOCH HIGHLANDS DRIVE

City: RALEIGH State: NC Zip Code: 27606

E-mail Address: STEWARTPE@AOL.COM FAX: 779-1661

Telephone Number: 362-4122

Applicant (person to whom all correspondence will be sent)

Name: MIKE STEWART

Address: 319 CHAPANOKE 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: ENGINEER

Proposal

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

Max. no. of lots*: 192 Proposed no. of lots*: 189

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

Average lot area*: 14,365 sf

Min. lot width*: 60' ft Proposed min. lot width*: 80' 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: 13.2 acres

Proposed open space area [by parcel]: 54.14 acres

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

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

Proposed impervious surfaces area: 862,488 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): ~~_____~~ N/A acres

w/in floodway: 41 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 189

Total Number of Acres 132.0 Ac. Estimate Recreation Area Req. 57,359 (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: WEST LAKE ROAD

| 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 |
|-----------------------------------|-------------------------|---------------------|--------------|-----------------|---|-----------------------------------|---|
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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: 75,600 gpd

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

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

Est. total wastewater discharge 52,920 gpd

Solid waste collection provided by: TOWN OF CARY

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

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

Telephone service provided by: BELLSOUTH 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: STREAM ALONG SOUTHERN BOUNDARY

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: 5/27/03

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: _____ Date: _____

FUTURE DEVELOPMENT

121.06 ACRES

SITE DATA (TOTAL)

- TOTAL ACREAGE
- TOTAL NUMBER OF LOTS
- AREA IN OPEN SPACE
- PERCENT IN OPEN SPACE
- MIN. LOT SIZE ALLOWED
- MIN LOT SIZE SHOWN
- AVERAGE LOT SIZE
- PROPOSED DENSITY
- AREA IN STREETS
- LINEAR FEET IN STREETS

1.43 UN

DEVELOPER:
 WINSLOW PROPERTIES
 740 LOCH HIGHLANDS DRIVE
 RALEIGH, NC 27606 - 362-4122

SP

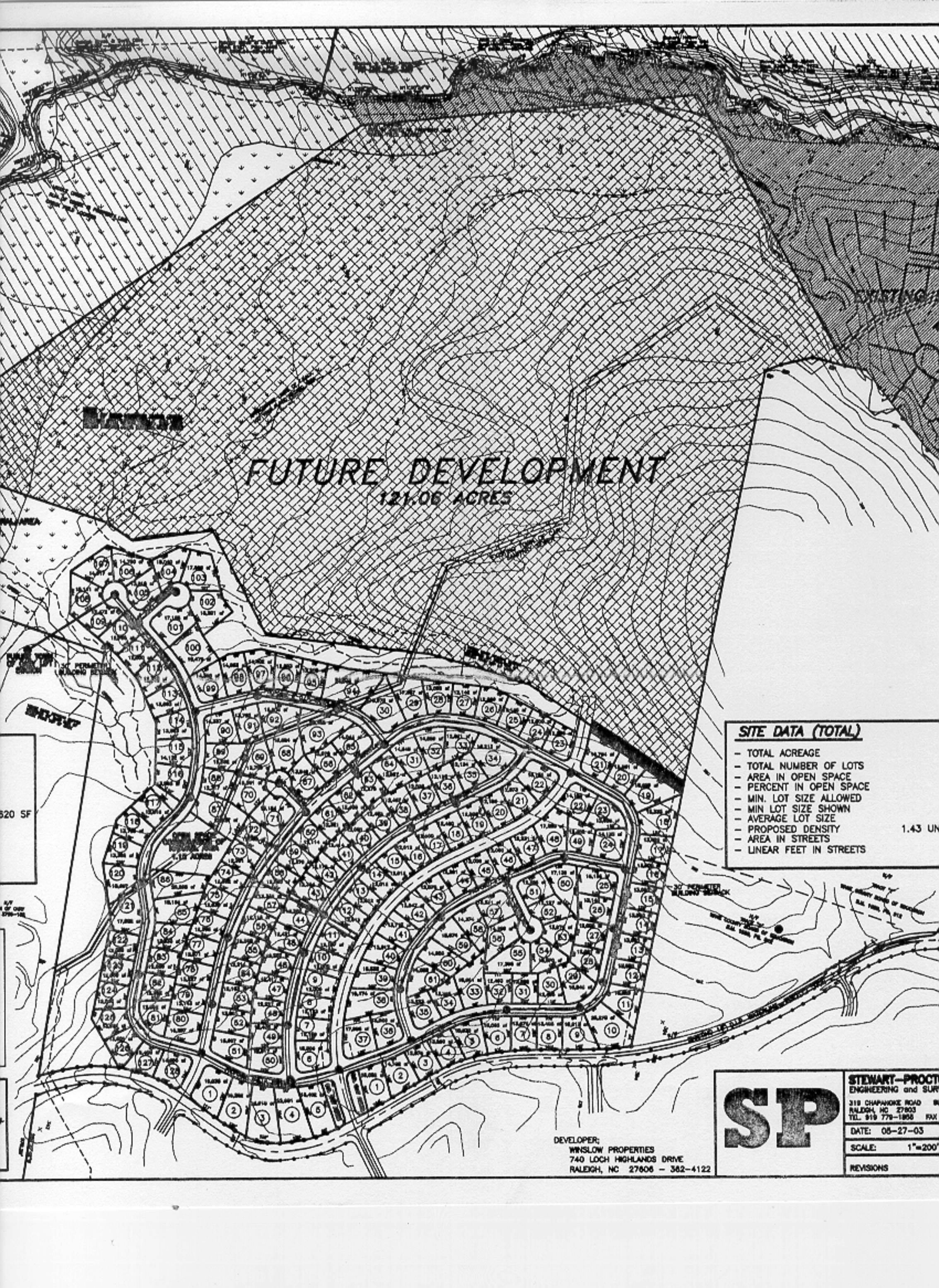
STEWART-PROCTER
 ENGINEERING and SURVEYING

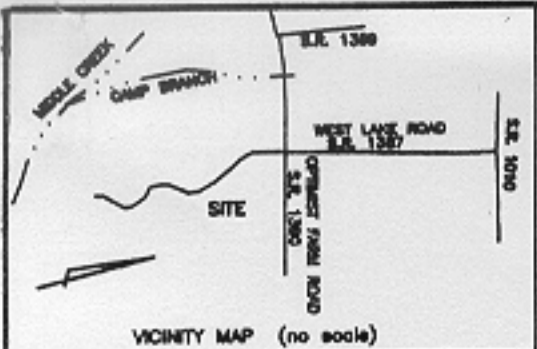
319 CHAPARRAL ROAD
 RALEIGH, NC 27603
 TEL. 919 779-1800 FAX 919 779-1801

DATE: 05-27-03

SCALE: 1"=200'

REVISIONS

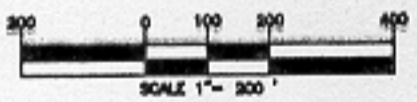




- REFERENCES**
1. SURVEY BY KENNETH CLOSE, INC. "ENTITLED L & H INCORPORATED - TOWN OF CARY MIDDLE CREEK TREATMENT PLANT SITE"
 2. SURVEY BY SMITH & SMITH SURVEYORS "ENTITLED WEYERHAEUSER REAL ESTATE CO." DATED JULY 27, 1979 (UNRECORDED)
 3. DEED BOOK 3608, PAGE 757.
 4. DEED BOOK 3482, PAGE 851.
 5. DEED BOOK 2830 PAGE 291.
 6. ALL DEEDS AND PLATS SHOWN WITH ADJOINERS.
 7. MAPS SUPPLIED BY WAKE COUNTY G.L.S.

- LEGEND**
- EP = EXISTING IRON PIPE
 - ERWS = EXISTING RAILROAD SPIKE
 - EBM = EXISTING CONCRETE MONUMENT
 - EPI = IRON PIPE SET
 - = COMPUTED POINT (NOT FOUND OR SET)
 - R/W = RIGHT-OF-WAY
 - C = CENTERLINE
 - N/F = NOW OR FORMERLY

100 YEAR F.E.M.A. FLOOD HAZARD AREA TAKEN FROM COMMUNITY PANEL 3718300880 E DATED MARCH 3, 1992



STORMWATER CONTROL AND MANAGEMENT IMPERVIOUS CALCULATIONS

- TOTAL ACREAGE IN CLUSTER X .15 = 132.00 X .15 = 19.80
- 19.80 Ac. X 43580 SF/Ac. = 862,488 SF
- LINEAR FEET OF STREET X 20 FEET PAVT = 13,531 X 20 = 270,620 SF
- 862,488 - 270,620 = 591,868 SF
- (DIVIDED BY 189 LOTS) 591,868 / 189 = 3,131 SF IMPERVIOUS ALLOWED FOR EACH LOT

