



APPLICATION FOR PRELIMINARY SUBDIVISION PLAN APPROVAL

File No. S-31-04

(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 THE HERITAGE PHASE 2

(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: DL79.01-35-0035

Address:

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

AND WESTLAKE ROAD and (street) (street)

Total site area: 121.06 sf

Zoning District(s) and land area within each: R-20

Conditions of any Conditional Use Zoning Districts: SEE ATTACHED

Present land use(s): WOODED

Property Owner

Name: JOHN BROWN

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

Address: 319 L'HAPANOKE RD.

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

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

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

Proposal

Max. lot density standard* (see Sec. 3-4 (Table 1)): 2.27
 Max. no. of lots*: 263 Proposed no. of lots*: 260
 Min. lot area*: 6,000 sf Proposed min. lot area*: 6,000 sf
 Average lot area*: 9,234 sf
 Min. lot width*: 75 ft Proposed min. lot width*: 75 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: 12.1 Ac. acres
 Proposed open space area [by parcel]: 48.46 acres
 Proposed open space use(s) [by parcel]: CONSERVATION OF NATURAL AREA
 Proposed future development site area [by site]: 72.6 acres
 Proposed impervious surfaces area: _____ sf
 Proposed impervious surface coverage (Impervious surfaces area/site area x 100): 30 %
 Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): _____ acres
 w/in floodway: 0 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) 1,286,006 Total Number of Proposed Lots 260

Total Number of Acres 121.06 Estimate Recreation Area Req. 78,913 (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: WESTLAKE 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 RD.	60	24'	2	Y	3000		
WESTLAKE RD.	60	31 B-0	2	Y	100		

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

² See CAMPO web site (www.raleigh-nc.org/campo/trafent/98trfont.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: 11,000 gpd

Wastewater collection/treatment provided by: () municipal system (TOWN OF CARY)
() community system (_____) () individual on-site system

Est. total wastewater discharge 104,000 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 EAST TO WEST

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 _____

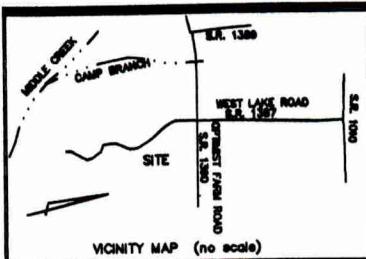
() Long-Range Urban Services Area TOWN OF CARY

() Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area

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

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



- REFERENCES**
1. SURVEY BY KENNETH GLOE, INC. "ENTITLED L & H INCORPORATED - TOWN OF CARY MIDDLE CREEK TREATMENT PLANT SITE" DATED JULY 27, 1979 (UNRECORDED)
 2. SURVEY BY SMITH & SMITH SURVEYORS "ENTITLED MEYERHOLZER REAL ESTATE CO." DATED JULY 27, 1979 (UNRECORDED)
 3. DEED BOOK 3699, PAGE 787.
 4. DEED BOOK 3482, PAGE 881.
 5. DEED BOOK 2830, PAGE 281.
 6. ALL DEEDS AND PLATS SHOWN WITH ADJACENTS.
 7. MAPS SUPPLIED BY WAKE COUNTY G.L.S.

100 YEAR F.E.M.A. FLOOD HAZARD AREA TAKEN FROM COMMUNITY PANEL: 371830080 E DATED MARCH 3, 1982

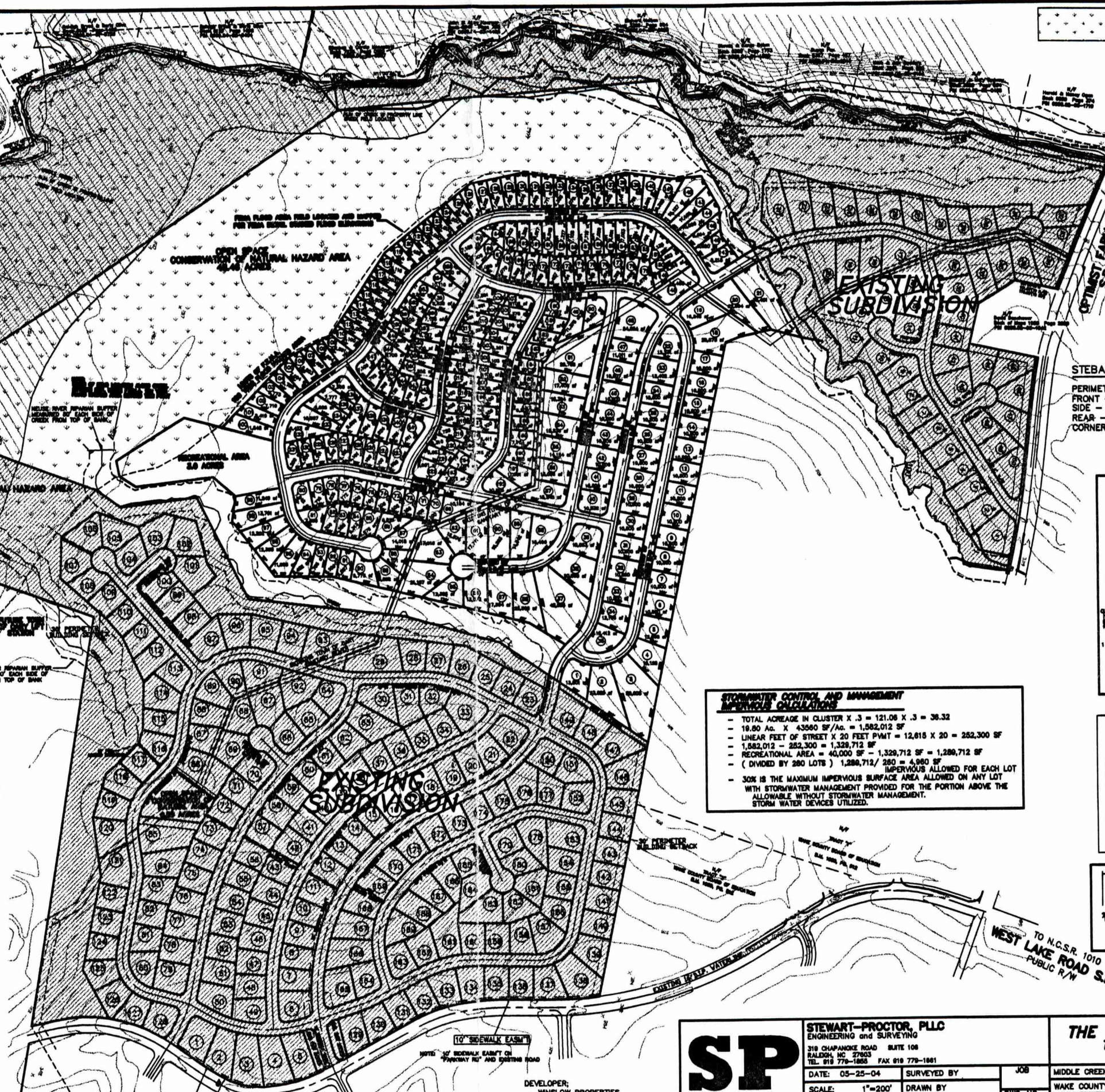


NOTE:
BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED WITH AN "X" THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM WAKE COUNTY ENVIRONMENTAL SERVICES. THE BUILDER'S ENGINEER, ARCHITECT AND/OR SURVEYOR (AS APPROPRIATE) MUST CERTIFY THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET. THERE 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	121.08 Ac.
TOTAL NUMBER OF LOTS	280
AREA IN OPEN SPACE	48.48 Ac.
PERCENT IN OPEN SPACE	40.0%
RECREATIONAL AREA	1.0 ACRES
MIN. LOT SIZE ALLOWED	8,000 SF
MIN. LOT SIZE SHOWN	6,000 SF
AVERAGE LOT SIZE	9,234 SF
AREA IN STREETS	14.48 Ac.
LINEAR FEET IN STREETS	12,615 LF

- NOTES:**
- PRESENT LAND USE IS WOODED.
 - ALL STREETS WITHIN THE SUBDIVISION SHALL HAVE A MIN. 30' R/W.
 - ALL CURB-DE-BOUCHE SHALL HAVE A R.O.W. RADIUS OF 80' 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 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.
 - TOPO TAKEN FROM WAKE COUNTY TOPOGRAPHY MAPS AND ACTUAL BOUNDARY SURVEY IN PROGRESS BY THIS OFFICE.
 - 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 FROM WAKE COUNTY TAX MAP. ACTUAL BOUNDARY SURVEY IN PROGRESS BY THIS OFFICE.
 - ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE COMPLIED WITH DURING CONSTRUCTION AND THROUGHOUT THE EROSION CONTROL DRAINAGE.
 - ALL STORM GROSS 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.
 - A FLOOD STUDY WILL BE PERFORMED TO ELIMINATE FLOOD HAZARD SOILS.
 - NO LOTS WILL HAVE DIRECT ACCESS TO "PARKWAY ROAD".



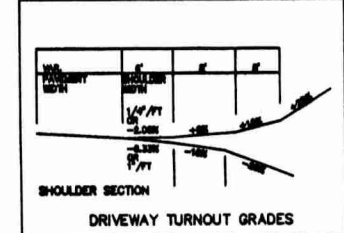
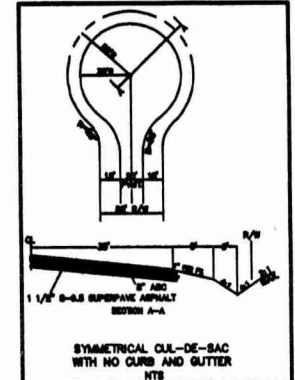
HATCH AREA DENOTES 100 YEAR FEMA FLOOD

STEBACKS R-30 (CLUSTER)
PERIMETER BUFFER AROUND BOUNDARY - 30'
FRONT - 15'
SIDE - 5'
REAR - 15'
CORNER SIDE - 5'

STORMWATER CONTROL AND MANAGEMENT IMPERVIOUS CALCULATIONS

TOTAL ACREAGE IN CLUSTER X .3 =	121.08 X .3 = 36.32
19.80 AC. X 43560 SF/AC. =	1,582,012 SF
LINEAR FEET OF STREET X 20 FEET P.W.I.T. =	12,615 X 20 = 252,300 SF
1,582,012 - 252,300 =	1,329,712 SF
RECREATIONAL AREA =	40,000 SF - 1,329,712 SF = 1,289,712 SF
(DIVIDED BY 280 LOTS)	1,289,712 / 280 = 4,600 SF

30% IS THE MAXIMUM IMPERVIOUS SURFACE AREA ALLOWED ON ANY LOT WITH STORMWATER MANAGEMENT PROVIDED FOR THE PORTION ABOVE THE ALLOWABLE WITHOUT STORMWATER MANAGEMENT. STORM WATER DEVICES UTILIZED.



SP

STEWART-PROCTOR, PLLC
ENGINEERING and SURVEYING
318 CHAPMAN ROAD SUITE 108
RALEIGH, NC 27603
TEL. 919 778-1855 FAX 919 778-1861
DATE: 05-25-04 SURVEYED BY
SCALE: 1"=200' DRAWN BY
REVISIONS:

PRELIMINARY PLAN FOR
THE PARK AT WESTLAKE
THE HERITAGE PHASE 2
(A CLUSTER SUBDIVISION)
MIDDLE CREEK TOWNSHIP NORTH CAROLINA
WAKE COUNTY OWNER: WINSLOW PROPERTIES
ZONED R-20 P.I.N. 0679.01-35-0035

DEVELOPER:
WINSLOW PROPERTIES
740 LOCH HIGHLANDS DRIVE
RALEIGH, NC 27806 - 362-4122