



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

THE ESTATES AT WESTOAK

() cluster subdivision (x) 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: 0678 - 38 - 7734

Address: _____

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

Bentwood and Brozak
(street) (street)

Total site area in square feet and acres: 816,750 square feet 18.75 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-30 - 18.75ac

Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): Wooded / Fallow

Property Owner

Name: Bryan Perry

Address: 5600 Rock Service Station Rd

City: Raleigh State: NC Zip Code: 27603

E-mail Address: _____ FAX: _____

Telephone Number: 614 7679

Applicant (person to whom all correspondence will be sent)

Name: Carlton Hunt

Address: 319 Cherokee Rd Suite 106

City: Raleigh State: NC Zip Code: 27603

E-mail Address: _____ FAX: 7791661

Telephone Number: 779 1855 Relationship to Owner: agent

Proposal

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

Max. # of lots allowable*: 26 Proposed # of lots*: 6

Min. allowable lot area*: 30,000 sf Proposed min. lot area*: 30,100 sf

Average lot area*: 3.12 ac \approx 136,125 sf

Min. allowable lot width*: 95 ft Proposed min. lot width*: 95 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: _____ acres

Proposed open space area [by parcel]: _____ acres

Proposed open space use(s) [by parcel]: _____

Proposed future development site area [by site]: 68.25 acres

Proposed impervious surfaces area: 95,020 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 11.63 %

Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): _____ acres

within floodway: _____ 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) 166,190 Total # of proposed lots 6 Total # of acres 18.75

Calculate both: Estimate of recreation area required: 0.71 ac

Estimate of recreation fee required: \$1,520

*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: _____

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>Boat Willow</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 (_____)

() community system (_____) (X) 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: Private

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

Natural gas service provided by: PSNC

Telephone service provided by: Embarras Underground () yes () no

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

Fire protection provided by: Local FD

Miscellaneous

Generalized slope of site: 15%

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: 2 streams Run through site

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

N/A

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 _____

(X) Long-Range Urban Services Area _____

() Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area

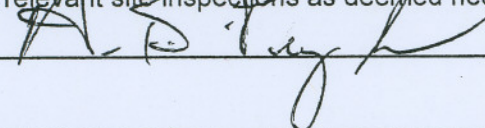
Land Use Classification(s) (Note Area Land Use Plan, if applicable):

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

Lined area for providing additional relevant information about the site or proposal.

All property owners must sign this application unless one or more individuals are specifically authorized to act as an agent on behalf of the collective interest of some or all of the owners (provide a copy of such authorization).

The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto). The filing of this application authorizes the Wake County staff to enter upon the site to conduct relevant site inspections as deemed necessary to process the application.

Signature:  Date: 12-27-06

Signature: _____ Date: _____

Signature: _____ Date: _____

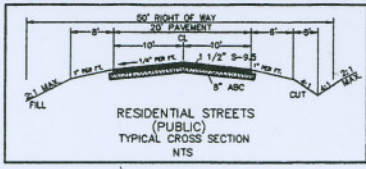
The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

Signature:  Date: 12-27-06

Notes: All documents and maps submitted as required become the property of Wake County. The Wake County Zoning and Subdivision Ordinances are on the web at www.wakegov.com. All application fees are non-refundable.

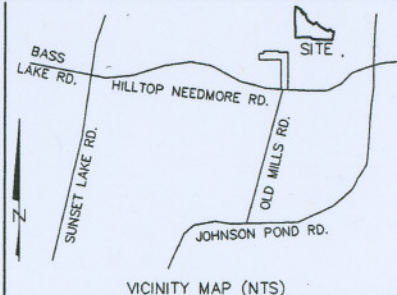
HATCH AREA DENOTES FLOOD HAZARD SOIL AS PER WAKE COUNTY SOIL SURVEY

NOTE: THE ACCORDING A BUILDING PERMIT FOR LOTS MARKED WITH AN "X" THE BUILDER IS REQUIRED TO OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM WAKE COUNTY. UNLESS OTHERWISE SPECIFIED, THE BUILDER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING A FLOOD HAZARD AREA USE PERMIT FROM WAKE COUNTY. THE BUILDER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING A FLOOD HAZARD AREA USE PERMIT FROM WAKE COUNTY. THE BUILDER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING A FLOOD HAZARD AREA USE PERMIT FROM WAKE COUNTY.



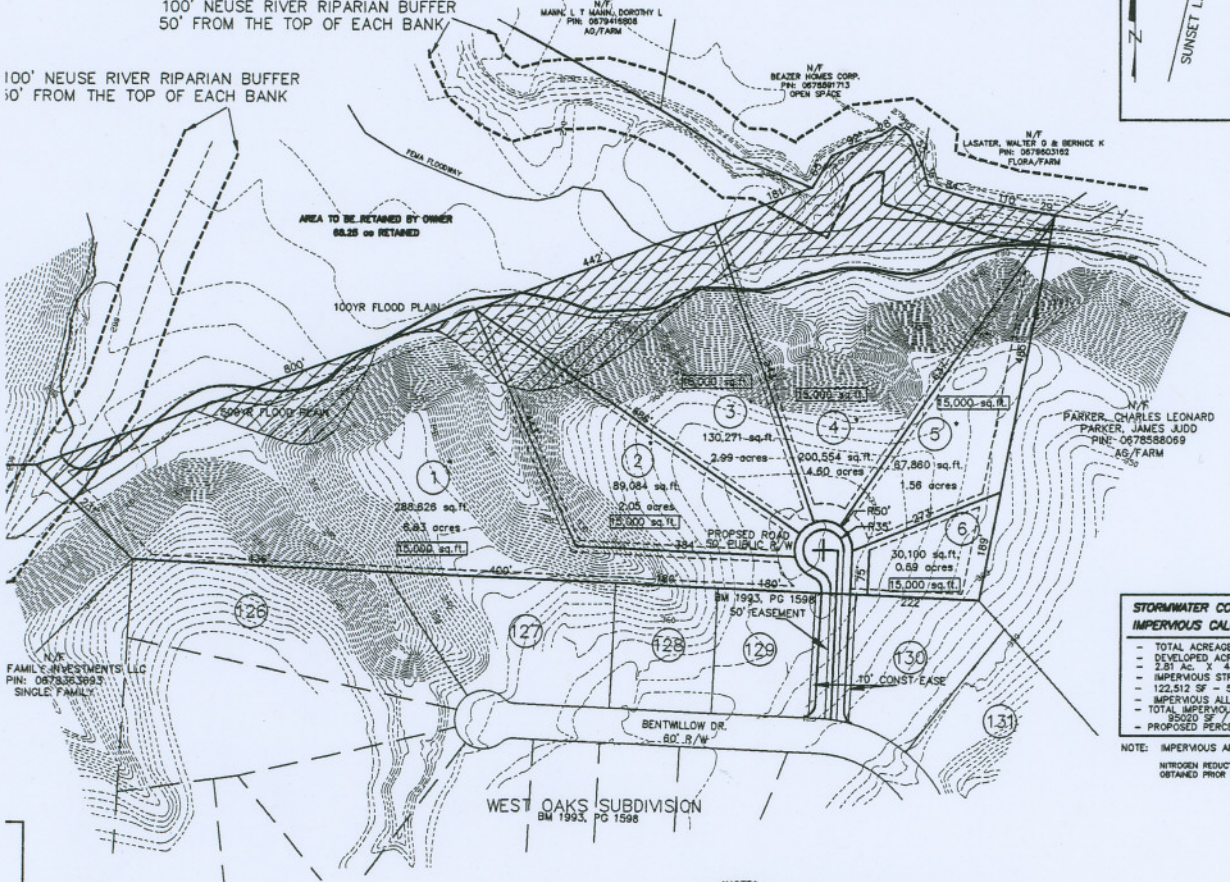
SITE DATA - TOTAL

- TOTAL TRACT SIZE = 87 ACRES
- DEVELOPED SITE AREA = 18.75 AC.
- NO. LOTS = 6
- AVERAGE LOT SIZE = 3.12 ACRES
- LINEAR FEET OF STREET = 75
- AREA OF STREETS = 0.22 AC.
- PIN 0678-38-7734
- MIN LOT SIZE ALLOWED = 30,000 SF
- MIN LOT SIZE PROPOSED = 30,100 SF
- MIN LOT WIDTH ALLOWED = 95 FT



100' NEUSE RIVER RIPARIAN BUFFER
50' FROM THE TOP OF EACH BANK

100' NEUSE RIVER RIPARIAN BUFFER
50' FROM THE TOP OF EACH BANK



STORMWATER CONTROL AND MANAGEMENT

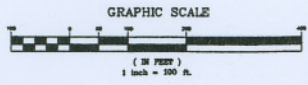
IMPERVIOUS CALCULATIONS

- TOTAL ACREAGE IN SUBDIVISION = 87 ACRES
- DEVELOPED ACREAGE X .15 = 18.75 X .15 = 2.81 ACRES
- 2.81 AC. X 43,560 SF/AC. = 122,912 SF
- IMPERVIOUS STREET AREA = 5,000 SF
- 122,912 SF - 5,000 SF = 117,912 SF
- IMPERVIOUS ALLOTTED PER LOT 15,000 SF
- TOTAL IMPERVIOUS AREA = (9 X 15,000) + 5,000 = 95,000 SF
- 95,000 SF / 43,560 SF / AC = 2.18 AC
- PROPOSED PERCENT IMPERVIOUS = (2.18 AC / 18.75 AC) X 100 = 11.63%

NOTE: IMPERVIOUS AREA PER LOT TO BE LIMITED TO 15,000 SF

NITROGEN REDUCTION CALCULATIONS WILL BE APPROVED AND BU/DOWN RECEIPT OBTAINED PRIOR TO CONSTRUCTION.

NOTE
15,000 sq.ft. = MAX. IMPERVIOUS ALLOWED PER LOT



OWNER:
BRYAN PERRY
5600 ROCK SERVICE STATION
RALEIGH NC 27603

SP	STEWART-PROCTOR ENGINEERING and SURVEYING 319 CHAPANOKE ROAD SUITE 106 RALEIGH, NC 27606 TEL 919 779-1850 FAX 919 779-1861		PRELIMINARY PLAN FOR THE ESTATES OF WESTOAKS A LOT BY LOT SUBDIVISION	
	DATE 12-20-06	SURVEYED BY N/A	JOB PB-SU00	MIDDLE CREEK TOWNSHIP NORTH CAROLINA
	SCALE 1" = 150'	DRAWN BY C.J.H.	DWG. NO. PB-MIDDLE PRE	WAKE COUNTY OWNER: BRYAN PERRY
	REVISIONS:			ZONED R-30 P.I.N. 0678-38-7734