



**Proposal**

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

Max. no. of lots\*: 32 Proposed no. of lots\*: 32

Min. lot area\*: 20,000 sf Proposed min. lot area\*: 20,914 sf

Average lot area\*: 27,753 sf

Min. lot width\*: 60' ft Proposed min. lot width\*: 100' 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: 8.17 acres

Proposed open space area [by parcel]: 8.17 acres

Proposed open space use(s) [by parcel]: PASSIVE OR ACTIVE RECREATION AND PROTECTION

Proposed future development site area [by site]: N/A acres

Proposed impervious surfaces area: 4.9 AC. 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): 2 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 1/35<sup>th</sup> 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) 289,530 Total Number of Proposed Lots 32

Total Number of Acres 38.79 Estimate Recreation Area Req. 6824.37 (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: OLD WEAVER ROAD  
W/ ONE ACCESS POINT

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) <sup>1</sup>	Traffic volume (ADT) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
OLD WEAVER ROAD	60	24	2	Y			

<sup>1</sup> See 1994 Wake County Thoroughfare Plan Appendix or NCDOT Statewide Planning Branch

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

<sup>3</sup> 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 ( \_\_\_\_\_ )

() community system ( HEATR UTILTIES ) ( ) individual well(s)

Est. total water demand: 11,520 gpd

Wastewater collection/treatment provided by: ( ) municipal system ( \_\_\_\_\_ )

( ) community system ( \_\_\_\_\_ ) () individual on-site system

Est. total wastewater discharge 360 gpd

Solid waste collection provided by: N/A

Electrical service provided by: \_\_\_\_\_ Underground () yes ( ) no

Natural gas service provided by: \_\_\_\_\_

Telephone service provided by: \_\_\_\_\_ Underground () yes ( ) no

Cable television service provided by: N/A Underground ( ) yes ( ) no

Fire protection provided by: \_\_\_\_\_

**Miscellaneous:**

Generalized slope of site 3 TO 5%

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

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 \_\_\_\_\_

( ) Long-Range Urban Services Area \_\_\_\_\_

( ) Non-Urban Area/Water Supply Watershed \_\_\_\_\_

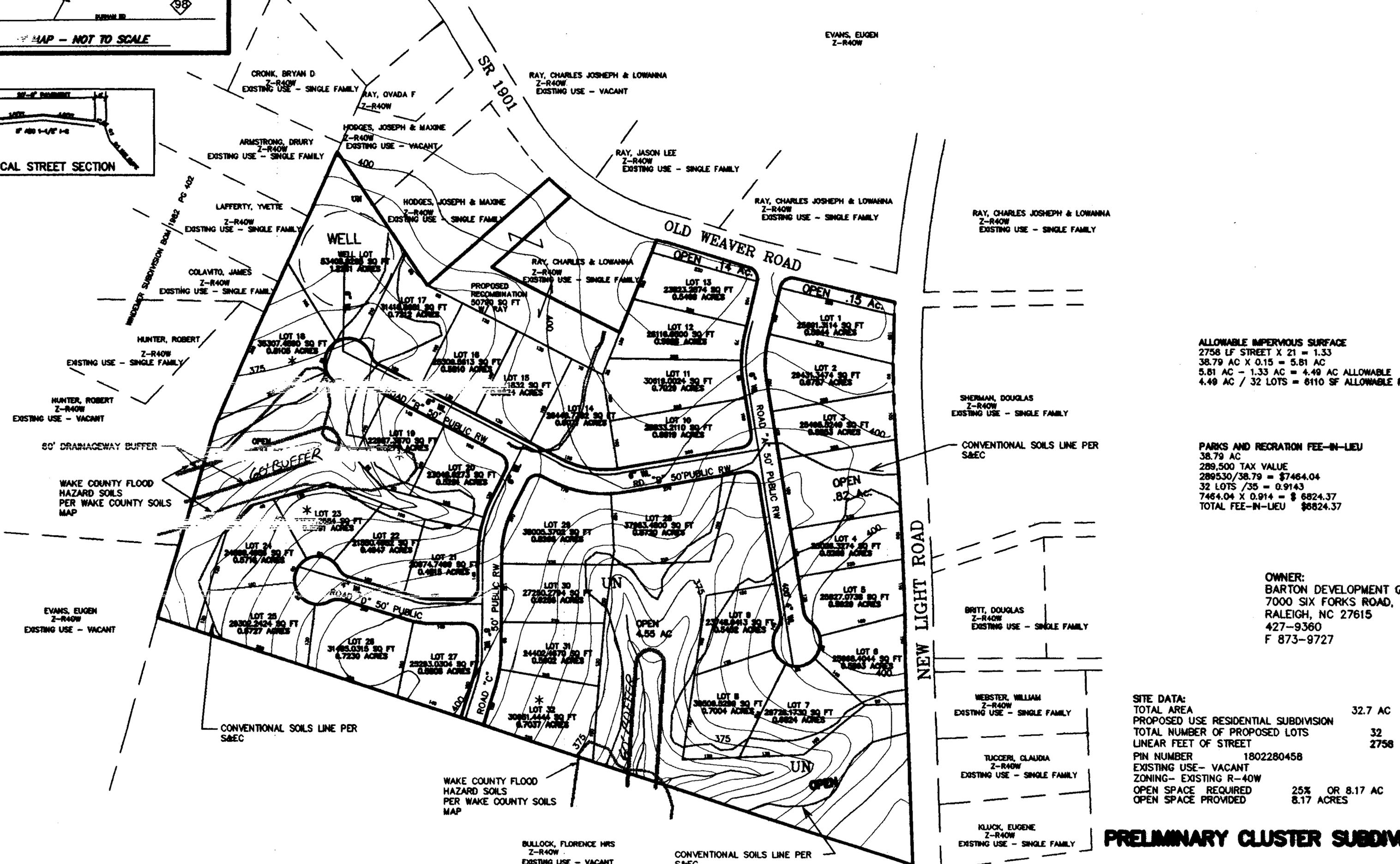
( ) Non-Urban Area

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

\_\_\_\_\_

\_\_\_\_\_

MAP - NOT TO SCALE



ALLOWABLE IMPERVIOUS SURFACE  
 2758 LF STREET X 21 = 1.33  
 38.79 AC X 0.15 = 5.81 AC  
 5.81 AC - 1.33 AC = 4.49 AC ALLOWABLE  
 4.49 AC / 32 LOTS = 6110 SF ALLOWABLE PER LOT

PARKS AND RECREATION FEE-IN-LIEU  
 38.79 AC  
 289,500 TAX VALUE  
 289,500 / 38.79 = \$7464.04  
 32 LOTS / 35 = 0.9143  
 7464.04 X 0.914 = \$6824.37  
 TOTAL FEE-IN-LIEU \$6824.37

OWNER:  
 BARTON DEVELOPMENT GROUP  
 7000 SIX FORKS ROAD, SUITE 100  
 RALEIGH, NC 27615  
 427-9360  
 F 873-9727

SITE DATA:	
TOTAL AREA	32.7 AC
PROPOSED USE RESIDENTIAL SUBDIVISION	
TOTAL NUMBER OF PROPOSED LOTS	32
LINEAR FEET OF STREET	2758
PIN NUMBER	1802280458
EXISTING USE - VACANT	
ZONING - EXISTING R-40W	
OPEN SPACE REQUIRED	25% OR 8.17 AC
OPEN SPACE PROVIDED	8.17 ACRES

**PRELIMINARY CLUSTER SUBDIVISION**

CRONK, BRYAN D  
 Z-R40W  
 EXISTING USE - SINGLE FAMILY

RAY, CHARLES JOSEPH & LOWANNA  
 Z-R40W  
 EXISTING USE - VACANT

ARMSTRONG, DRURY  
 Z-R40W  
 EXISTING USE - SINGLE FAMILY

RAY, JASON LEE  
 Z-R40W  
 EXISTING USE - SINGLE FAMILY

LAFFERTY, YVETTE  
 Z-R40W  
 EXISTING USE - SINGLE FAMILY

RAY, CHARLES JOSEPH & LOWANNA  
 Z-R40W  
 EXISTING USE - SINGLE FAMILY

RAY, CHARLES JOSEPH & LOWANNA  
 Z-R40W  
 EXISTING USE - SINGLE FAMILY

COLAVITO, JAMES  
 Z-R40W  
 EXISTING USE - SINGLE FAMILY

SHERMAN, DOUGLAS  
 Z-R40W  
 EXISTING USE - SINGLE FAMILY

CONVENTIONAL SOILS LINE PER S&EC

BRITT, DOUGLAS  
 Z-R40W  
 EXISTING USE - SINGLE FAMILY

WEBSTER, WILLIAM  
 Z-R40W  
 EXISTING USE - SINGLE FAMILY

TUCCELLI, CLAUDIA  
 Z-R40W  
 EXISTING USE - SINGLE FAMILY

KLUCK, EUGENE  
 Z-R40W  
 EXISTING USE - SINGLE FAMILY

BULLOCK, FLORENCE MRS  
 Z-R40W  
 EXISTING USE - VACANT

CONVENTIONAL SOILS LINE PER S&EC