



Planning Department

ZONING 919 856 6335
SUBDIVISION 919 856 6216

Zoning and Subdivision
336 Fayetteville Street
P.O. Box 550 • WCOB Suite 101 • Raleigh, NC 27602
www.wakegov.com

PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

Name of Subdivision

THE ESTATES AT WESTOAK
() cluster subdivision () lot-by-lot subdivision () open space
Has a preliminary plan previously been approved for subdivision of this site? () Yes () No
If yes, when and under what name? SAME NAME - DATE 1/2007

Property

Parcel Identification Number: 0678-48-726B
Address: 2828 BRENFIELD DR. RALEIGH, N.C. 27606
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: 785,422 square feet 18.04 acres
Zoning District(s) and Overlay Districts (if any) and land area within each: R-30, 18.04 AC.

Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): WOODED + FALLOW

Property Owner (Contact information is needed for reviews to proceed- Please provide fax or email)

Name: CHRIS MAJENSKI
Address: 2828 BRENFIELD DRIVE
City: RALEIGH State: N.C. Zip Code: 27606
E-mail Address: _____ FAX: _____
Telephone Number: _____

Consultant (i.e. surveyor or engineer; person to whom all correspondence will be sent)

Name: STEWART-PROCTOR
Address: 319 CHAPAWOKE ROAD
City: RALEIGH State: N.C. Zip Code: 27603
E-mail Address: _____ FAX: _____
Telephone Number: (419) 779-1855 Relationship to Owner: ENGINEER

Proposal

Max. allowable lot density standard* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan): _____

Max. # of lots allowable*: 26 Proposed # of lots*: 10 (4 NEW)
Min. allowable lot area*: 12,000 sf Proposed min. lot area*: 23,679 sf
Average lot area*: 62,857 sf
Min. allowable lot width*: 60 ft Proposed min. lot width*: 61 ft

* If applicable, show for each zoning district

Min. open space standard (see Sec. 3.4.3(E)(1)): () 10 % () 25 % () 30% () 40% of site area
 Min. open space area: 1.80 acres
 Proposed open space area [by parcel]: 2.77 acres
 Proposed open space use(s) [by parcel]: RECREATIONAL
 Proposed future development site area [by site]: 15.27 acres
 Proposed impervious surfaces area: 107,016 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 11.6 %
 Site area w/in area of special flood hazard (see Article 14, Unified Development 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 \$2473 fee.
 Tax value of property (land only) ** Total # of proposed lots 10 Total # of acres 18.04
 Calculate both: Estimate of recreation area required: 0.52 AC.
 Estimate of recreation fee required: \$2021 **
 *Wake County Parks, Recreation and Open Space Staff and/or Subdivision Administration Staff will determine which option will be allowed.

**Actual fee will be based on current tax value at the time of final plat recording

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
BENT WILLOW DR.	60	20	2	Y			

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 () () individual well(s)
 Estimated total water demand: gpd
 Wastewater collection/treatment provided by: () municipal system ()
 () community system - specify type() () individual on-site system
 Estimated total wastewater discharge: 4000 gpd
 Electrical service provided by: PROGRESS ENERGY Underground () yes () no
 Natural gas service provided by: PSNC
 Telephone service provided by: EMBALL Underground () yes () no
 Cable television service provided by: TIME WARNER Underground () yes () no
 Fire protection provided by: LOCAL

Miscellaneous

Generalized slope of site: 15%

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: 2 DEUSE BUFFERS STREAMS

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

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 _____

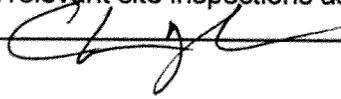
() Non-Urban Area _____

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

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

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: 3/15/10

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: 3/15/10

Notes: All documents and maps submitted as required become the property of Wake County.
The Wake County Unified Development Ordinance is on the web at http://www.wakegov.com/NR/rdonlyres/030C33DC-5097-4A46-8B1B-7896044B485F/0/AdoptedOrdinanceMASTER3_24_08.pdf
All application fees are non-refundable.

