

5-12-06



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

Blalock's Glen

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: 1607-01-7265

Address: 6536 Rock Service Station Rd.

Location: west side of Willow Winds Drive, at/between
(north, east, south, west) (street)

Starburst Lane and _____
(street) (street)

Total site area in square feet and acres: 5,033,880 square feet 115.562 acres

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

Conditions of any Conditional Use Zoning Districts: None

Present land use(s): Agricultural - farm

Property Owner

Name: Dianne B. Jones

Address: 7885 Panther Lake Rd.

City: Willow Spring State: NC Zip Code: 27592

E-mail Address: _____ FAX: 552-3869

Telephone Number: 919-552-4320

Applicant (person to whom all correspondence will be sent)

Name: Lee & Michelle Perry

Address: 1217 Parccrest Ct.

City: Raleigh State: NC Zip Code: 27603

E-mail Address: Michelle J Perry@yahoo.com FAX: _____

Telephone Number: 919-773-1968 Relationship to Owner: Owner

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): 1.45
 Max. # of lots allowable*: 167 Proposed # of lots*: 93
 Min. allowable lot area*: 12,000 sf Proposed min. lot area*: 22,500 sf
 Average lot area*: 26,440 sf
 Min. allowable lot width*: 60 ft Proposed min. lot width*: 93 ft

* If applicable, show for each zoning district

Min. open space standard (see Sec. 3.4.3(E)(1)): (x) 10 % () 25 % of site area
 Min. open space area: 11,556 acres
 Proposed open space area [by parcel]: 43,712 acres
 Proposed open space use(s) [by parcel]: Conservation of natural Hazard area
 Proposed future development site area [by site]: 0 acres
 Proposed impervious surfaces area: 754,981 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 14.998 %
 Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 44.19 acres
 within floodway: 16.72 acres

Recreation Ordinance

Method of complying with Recreation Ordinance*:
 _____ dedication _____ reservation _____ x _____ 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) 374,318 Total # of proposed lots 98 Total # of acres 115.562

Calculate both: Estimate of recreation area required: 2.800 acres
 Estimate of recreation fee required: \$9070.00

*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: Starburst Lane (1)

Name of access or adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Roadway design capacity	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
Starburst Lane	60	20	2	Y			98

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) _____
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Estimated traffic generated by heavy vehicles (vehicles other than automobiles and light trucks): 0

Type of vehicle: _____ ADT: _____

Type of vehicle: _____ ADT: _____

Utilities and Services

Water supply provided by: () municipal system (_____)

(x) community system (Aqua America) () 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 collection

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

Natural gas service provided by: none

Telephone service provided by: BellSouth Underground (x) yes () no

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

Fire protection provided by: Garner Suburban

Miscellaneous

Generalized slope of site: 4-6%

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: western and southern boundaries

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: None

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 _____

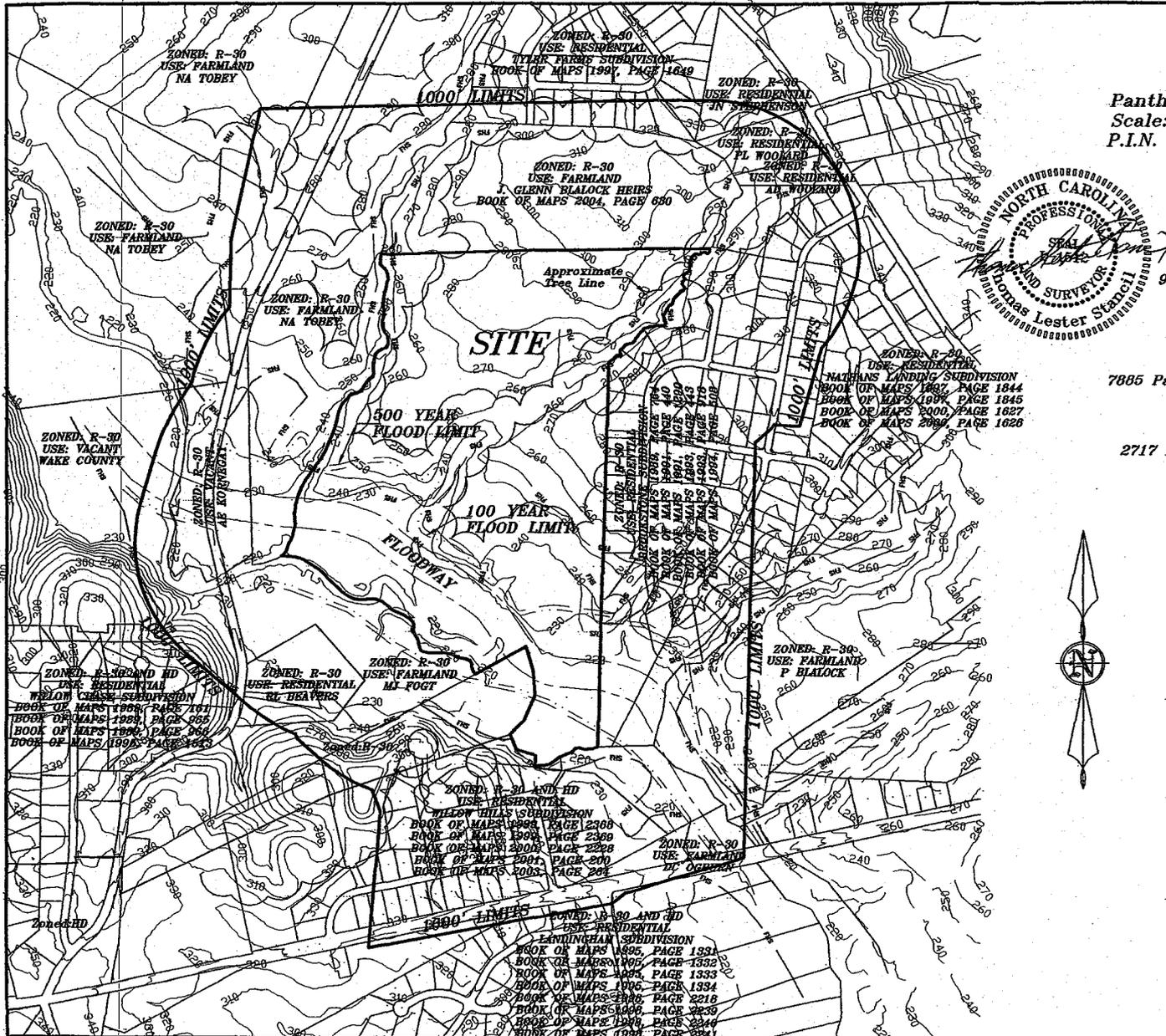
(x) Long-Range Urban Services Area Garner

() Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area

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

Residential less than 1.5 units per acre



EXISTING CONDITIONS MAP

Blalock's Glen

Panther Branch Township

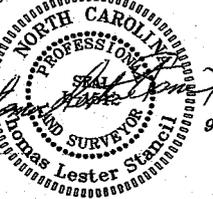
Wake County, NC

Scale: 1" = 100'

Date: 04-18-06

P.I.N. 1607.03-01-7265

Zoned: R-30



PREPARED BY
STANCIL & ASSOCIATES

PROFESSIONAL LAND SURVEYOR, P.A.

98 Depot Street, P.O. Box 730, Angier, N.C. 27501

(919) 639-2133 (919) 639-2802 (FAX)

Owner

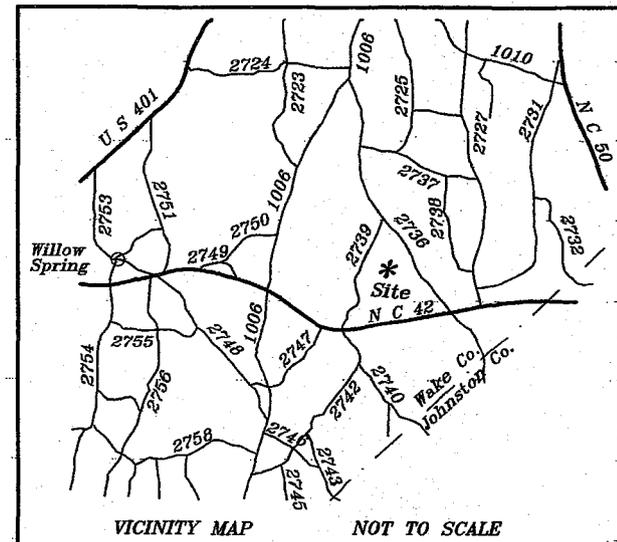
Diane Jones

7865 Panther Lake Rd Willow Spring, NC 27592 919-552-4320

Developer

Triple J Development, LLC

2717 Perrierest Court Raleigh, NC 27603 919-773-1968



VICINITY MAP NOT TO SCALE