

S-007-13



Planning, Development & Inspections

TEL (PLANNING) 919 856 6310
TEL (INSPECTIONS) 919 856 6222

A Division of Community Services
P.O. Box 550 • Raleigh, NC 27602
www.wakegov.com

PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

Name of Subdivision

BLANEY FARMS SUBDIVISION

(X) cluster subdivision () lot-by-lot subdivision () open space

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: 0740-30-6716

Address: BLANEY FRANKS ROAD

Location: EAST side of BLANEY FRANKS ROAD, at/between

BLANEY FRANKS ROAD and TEN TEN

Total site area in square feet and acres: 1,582,534 square feet 36.33 acres

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

R-40W

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: AREPS LLC

Address: 7600 LAKE WHEELER RD.

City: RALEIGH NC 27603 State: NC Zip Code: 27603

E-mail Address: FAX: 919-926-2601

Telephone Number:

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

Name: STEWART-PROCTOR ENGINEERING & SURVEYING

Address: 319 CHAPMAN RD.

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

E-mail Address: STEELSP@YAHOO.COM FAX: 919/779-1661

Telephone Number: 919/779-1855 Relationship to Owner: CLIENT

Proposal

Max. allowable lot density standard* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan): 1 UNIT PER AC.

Max. # of lots allowable*: 36 Proposed # of lots*: 34

Min. allowable lot area*: 20,000 sf Proposed min. lot area*: 30,000 sf

Average lot area*: 35,681 sf

Min. allowable lot width*: 75 ft Proposed min. lot width*: 115 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: N/A acres
 Proposed open space area [by parcel]: 4.85 acres
 Proposed open space use(s) [by parcel]: PASSIVE / REC. / OPEN
 Proposed future development site area [by site]: 0 acres
 Proposed impervious surfaces area: 241,184 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 15 %
 Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): 0 acres
 within floodway: 0 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 _____ Total # of acres _____

Calculate both: Estimate of recreation area required: _____
 Estimate of recreation fee required: _____ **

*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	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
BLANEY FRANKS	60'	24'	2	Y	2-15,000	8600	340

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: N/A ADT: _____

Type of vehicle: N/A ADT: _____

Utilities and Services

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

() community system (NEW) () individual well(s)

Estimated total water demand: 13,600 gpd

Wastewater collection/treatment provided by: () municipal system (_____)

() community system - specify type(_____) () individual on-site system

Estimated total wastewater discharge: 12,240 gpd

Electrical service provided by: PROGRESS Underground () yes () no

Natural gas service provided by: _____

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

Cable television service provided by: TWC Underground () yes () no

Fire protection provided by: _____

Miscellaneous

Generalized slope of site: ROLLING

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):

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: Mary Alice S. Corwin Date: 12/2/13

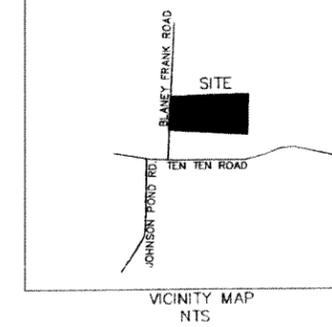
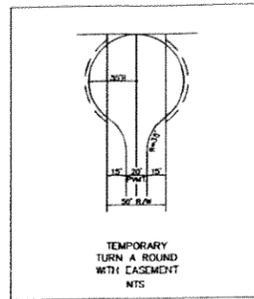
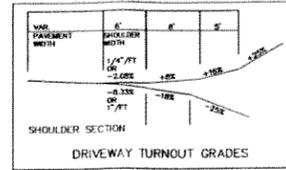
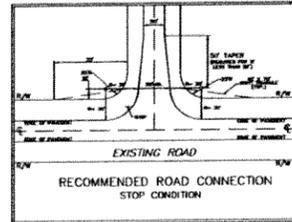
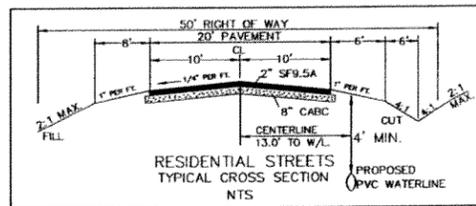
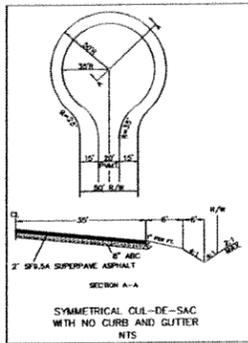
Signature: _____ Date: _____

Signature: _____ Date: _____

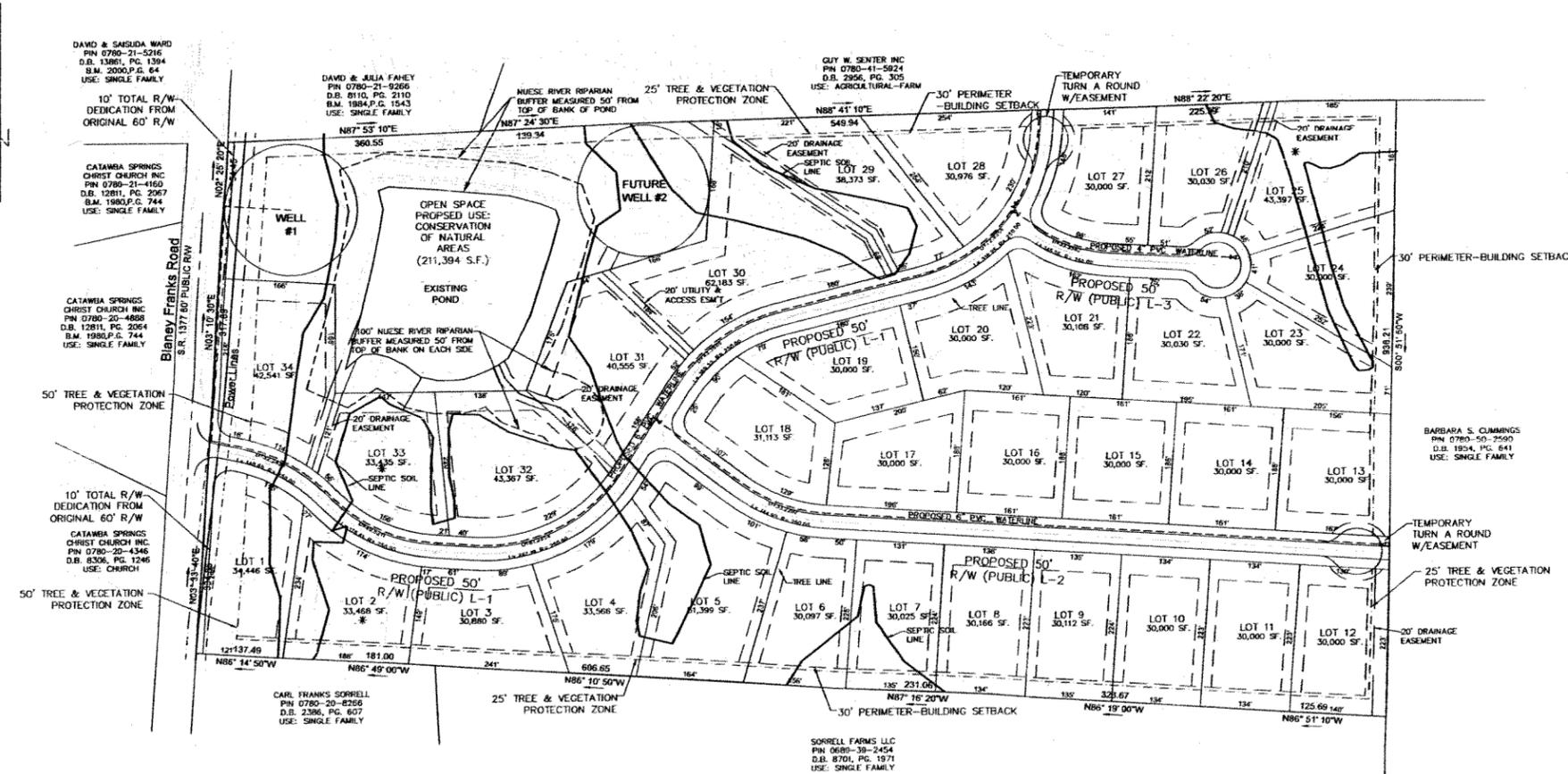
The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

Signature: _____ Date: _____

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.



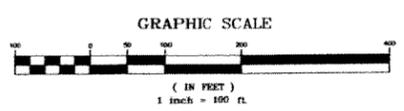
NOTE:
UPON EXTENSION OF THE STUB ROAD, THE DEVELOPER OF THE ADJACENT PROPERTY SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE TEMPORARY TURNAROUND AND THE RESTORATION OF THE AREA.



SITE DATA - TOTAL

- TOTAL TRACT SIZE = 36.33 ACRES (1,582,534 S.F.)
- OPEN SPACE PROVIDED = 4.85 ACS. (211,394 S.F.)
- NO. LOTS = 34
- AVERAGE LOT SIZE = 0.82 ACRES (35,681 S.F.)
- LINEAR FEET OF STREET = 3,051 LF
- IMPERVIOUS IN STREET = 1.40 AC. (60,984 S.F.)
- MINIMUM LOT SIZE = 20,000 S.F.
- AREA OF STREETS = 3.63 ACS.
- PIN 0780-30-6716
- ZONED R-40W
- TOTAL DISTURBED AREA = 4.0 ACS.
- MINIMUM LOT WIDTH = 75'

- NOTES:**
- PRESENT LAND USE IS RESIDENTIAL, VACANT, WOODED AND FALLOW.
 - STREETS WILL HAVE A 50' R/W.
 - ALL RADI AT STREET INTERSECTIONS ARE 25'
 - ALL STREETS WILL BE PUBLIC AND CONSTRUCTED TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARDS
 - WATER SYSTEM WILL BE COMMUNITY WATER SYSTEM.
 - SEWER SYSTEM WILL CONSIST OF INDIVIDUAL SEPTIC SYSTEMS.
 - 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 SHOULD NOT BE USED EXTENSIVELY FOR DESIGN OR QUANTITY TAKEOFFS.
 - CONTOUR INTERVAL IS 2'
 - 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 MAPS.
 - RECREATION ORDINANCE TO BE MET VIA FEE IN LIEU.
 - FLOOD STUDIES WILL BE REQUIRED FOR ROAD CONSTRUCTION
 - THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF THE OPEN SPACES IN THIS DEVELOPMENT.
 - PROTECTED TREES TO BE LOCATED AT TIME OF CONSTRUCTION PLANS AND AVOIDED OR REPLACED PER WAKE COUNTY UDD.
 - NITROGEN REDUCTION CALCULATIONS WILL BE APPROVED AND BUYDOWN RECEIPT OBTAINED PRIOR TO CONSTRUCTION.
 - OPEN SPACE TO BE DEEDED TO HOMEOWNERS ASSOCIATION.



LEGEND
5,300 SF = MAXIMUM IMPERVIOUS ALLOWED
[Symbol] = FLOOD HAZARD SOILS

NOTE:
BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED WITH AN * 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.

DEVELOPER
MERITAGE HOMES
5400 TRINITY ROAD
RALEIGH, NC 27607

BUILDING SETBACKS
WAKE COUNTY R-30

FRONT	30'
SIDE	10'
REAR	30'

FOR REVIEW ONLY - NOT FOR CONSTRUCTION
PLAN IS SUBJECT TO REVISIONS DURING THE CONSTRUCTION APPROVAL PROCESS

STORMWATER CONTROL AND MANAGEMENT
IMPERVIOUS CALCULATIONS
IMPERVIOUS AREA PER LOT TO BE LIMITED TO 5,300 S.F. THIS AMOUNT TO BE TO STRINGENTLY ENFORCED INTO PERPETUITY. WAKE COUNTY TOOL V1.4 WAS USED FOR ALL STORMWATER CALCULATIONS.

NO.	REVISION	DATE

STEWART - PROCTOR
ENGINEERING AND SURVEYING
SP
319 CHAPANOKE ROAD
Raleigh, North Carolina 27603
Phone (919) 779-1855 Fax (919) 779-1661

PREPARED FOR: BLANEY FARMS, 1145 WILSON ROAD, RALEIGH, NC 27607
DATE: 11-14-13
PROJECT ENGINEER: MIKE STOWART
PROJECT CAD DESIGNER: JONATHAN A. TEELE
PROJECT NUMBER:

BLANEY FARMS
WAKE COUNTY, NORTH CAROLINA
PRELIMINARY SITE PLAN

DRAWING SHEET
C-1