

S-008-13

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



Planning, Development & Inspections

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

### PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

**Name of Subdivision**

ELLINGTON MEADOWS SUBDIVISION

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? \_\_\_\_\_

**Property**

Parcel Identification Number: 0697-67-1342, 0697-95-3661 PART  
Address: ROCK SERVICE STATION ROAD  
Location: WEST side of ROCK SERVICE STATION ROAD, at/between  
(north, east, south, west) (street)  
ROCK SERVICE STATION RD and URBAN LEGEND TRL  
(street) (street)

Total site area in square feet and acres: 4,985,825 square feet 114.46 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): WOODED + FALLOW

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

Name: LARRY MAC BLALOCK  
Address: 6316 ROCK SERVICE STATION ROAD  
City: RALEIGH 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 CHAPANJOKE ROAD  
City: RALEIGH State: NC 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): 1.45 UNIT PER AC.

Max. # of lots allowable\*: 165 Proposed # of lots\*: 71  
Min. allowable lot area\*: 12,000 sf Proposed min. lot area\*: 23,900 sf  
Average lot area\*: 44,321 sf  
Min. allowable lot width\*: 60 ft Proposed min. lot width\*: 74 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: 11.45 acres  
 Proposed open space area [by parcel]: 31.94 acres  
 Proposed open space use(s) [by parcel]: PASSIVE/RECL./OPEN  
 Proposed future development site area [by site]: 0 acres  
 Proposed impervious surfaces area: 679,972 sf  
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 14 %  
 Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): 6 acres  
 within floodway: 6.0 acres

**Recreation Ordinance**

Method of complying with Recreation Ordinance\*:

dedication \_\_\_\_\_ reservation \_\_\_\_\_ fee \*\*

The amount of land to be dedicated/reserved is equal to 1/35<sup>th</sup> 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) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
ROCK SERVICE STATION RD.	60'	24'	2	Y	12-15,000	1600	710

<sup>1</sup> See NCDOT Highway Capacity Manual or Wake County Thoroughfare Plan Appendix

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

<sup>3</sup> 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: 28,400 gpd

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

( ) community system - specify type( \_\_\_\_\_ ) (✓) individual on-site system

Estimated total wastewater discharge: 25,560 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: \_\_\_\_\_

**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: \_\_\_\_\_

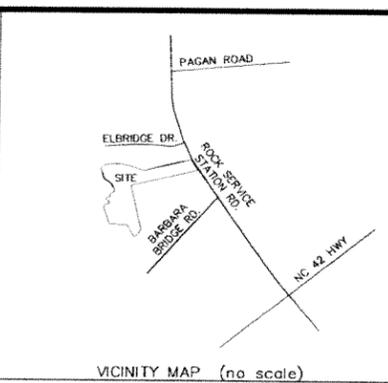
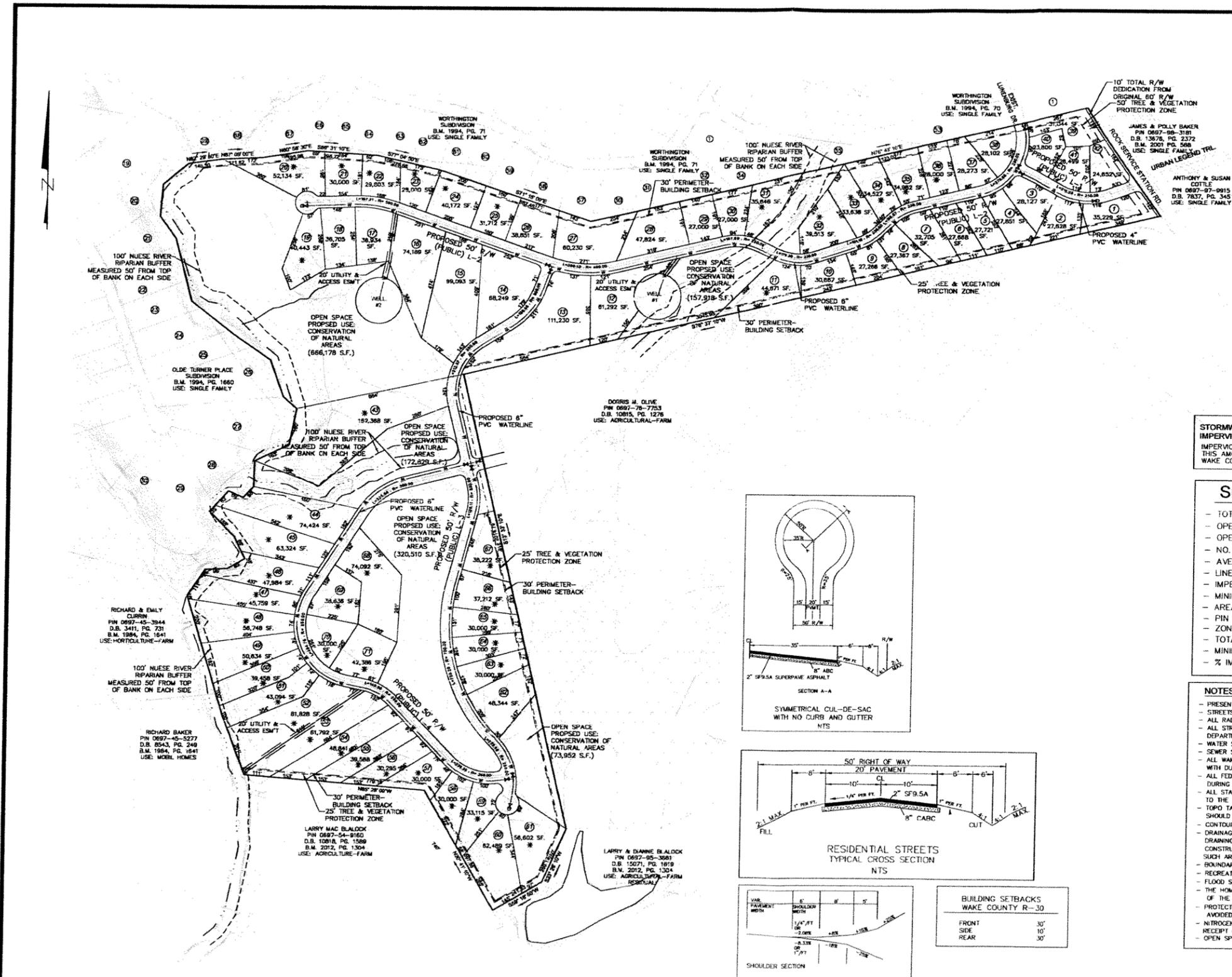
Signature: Roger A. Ball Date: 12-3-13

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: Roger A. Ball Date: 12-3-13

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](http://www.wakegov.com/NR/rdonlyres/030C33DC-5097-4A46-8B1B-7896044B485F/0/AdoptedOrdinanceMASTER3_24_08.pdf)  
All application fees are non-refundable.



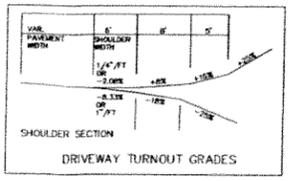
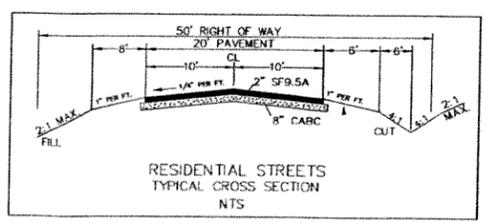
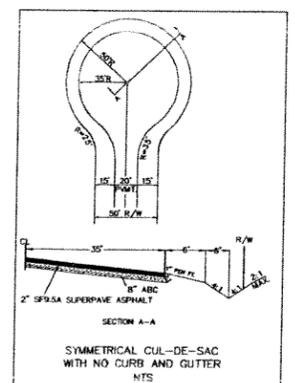
**STORMWATER CONTROL AND MANAGEMENT IMPERVIOUS CALCULATIONS**  
 IMPERVIOUS AREA PER LOT TO BE LIMITED TO 7,000 S.F. THIS AMOUNT TO BE TO STRINGENTLY ENFORCED INTO PERPETUITY. WAKE COUNTY TOOL V1.4 WAS USED FOR ALL STORMWATER CALCULATIONS.

**SITE DATA - TOTAL**

- TOTAL TRACT SIZE = 114.46 ACRES (4,985,825 sf.)
- OPEN SPACE REQUIRED = 11.45 ACS.(10%)
- OPEN SPACE PROVIDED = 31.94 ACS. (1,391,387 sf.)
- NO. LOTS = 71
- AVERAGE LOT SIZE = 1.02 ACRES (44,321 sf.)
- LINEAR FEET OF STREET = 8,959 LF
- IMPERVIOUS IN STREET = 4.11 AC. (179,180 sf.)
- MINIMUM LOT SIZE = 12,000 S.F.
- AREA IN R/W = 10.28 ACS.
- PIN 0697-67-1342, 0697953661 PART
- ZONED R-30
- TOTAL DISTURBED AREA = 12.0 ACS.
- MINIMUM LOT WIDTH = 60'
- % IMPERVIOUS = 14%

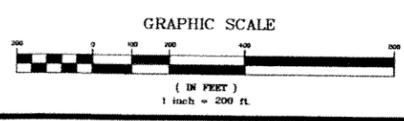
**NOTES:**

- 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 USE 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 USO.
- NITROGEN REDUCTION CALCULATIONS WILL BE APPROVED AND BLU/DOWN RECEIPT OBTAINED PRIOR TO CONSTRUCTION.
- OPEN SPACE TO BE DEEDED TO HOMEOWNERS ASSOCIATION.



**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

DATE: \_\_\_\_\_  
 NO. REVISION: \_\_\_\_\_  
 SCALE: \_\_\_\_\_

**STEWART - PROCTOR**  
 ENGINEERING AND SURVEYING  
 319 CHARLOTTE ROAD  
 Raleigh, North Carolina 27603  
 Phone (919) 779-1855 Fax (919) 779-1861

**SP**

PREPARED FOR: LARRY & DIANNE BLALOCK  
 5400 TRINITY ROAD  
 RALEIGH, NC 27607

SHEET: 11-1-13  
 PROJECT ENGINEER: MAKE STEWART  
 PROJECT LAND DESIGNER: JOHN A. TULL  
 PROJECT NUMBER: \_\_\_\_\_

**ELLINGTON MEADOWS**  
 WAKE COUNTY, NORTH CAROLINA  
 PRELIMINARY SITE PLAN

DRAWING SHEET  
**C-1**