



Planning, Development  
& Inspections



S-03-15

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 SOUTH

(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: 0689-39-3454

Address: 6921 TEN TEN RD.

Location: NORTH, SOUTH side of TEN TEN ROAD, at/between  
(north, east, south, west) (street)

BLANEY FRANKS and TEN TEN  
(street) (street)

Total site area in square feet and acres: 2,488,606 square feet 58.0 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-100, R-30

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: SORRELL FARMS LLC

Address: 6921 TEN TEN RD.

City: APEX State: NC Zip Code: 27539

E-mail Address: \_\_\_\_\_ FAX: 919/779-1661

Telephone Number: 919/779-1855

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

Name: STEWART-PROCTOR ENGINEERING + SURVEYING

Address: 319 CHAPANOKE 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: ENGINEER

**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\*: 58 Proposed # of lots\*: 52

Min. allowable lot area\*: 20,000 sf Proposed min. lot area\*: 27,865 sf

Average lot area\*: 31,388 sf

Min. allowable lot width\*: 75' ft Proposed min. lot width\*: 81 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: 6.01 acres  
 Proposed open space area [by parcel]: 14.86 acres  
 Proposed open space use(s) [by parcel]: PASSIVE/RECL./OPEN  
 Proposed future development site area [by site]: 0 acres  
 Proposed impervious surfaces area: 382,021 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: \_\_\_\_\_ acres

**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 <sup>1</sup>	Traffic volume (ADT) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
TEW TEW	60'	22'	2	Y	12-15,000	8600	390

<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: 20,800 gpd

Wastewater collection/treatment provided by: ( ) municipal system ( \_\_\_\_\_ )  
 ( ) community system - specify type( \_\_\_\_\_ ) (  ) individual on-site system

Estimated total wastewater discharge: 18,720 gpd

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

Natural gas service provided by: \_\_\_\_\_ Underground (  ) yes ( ) no

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: EXISTING POND TO BE KEPT IN NATURAL STATE.

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: John J. Hester Date: 02-03-15

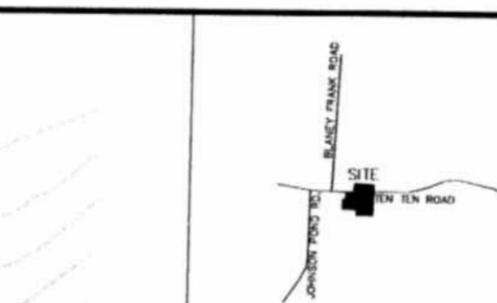
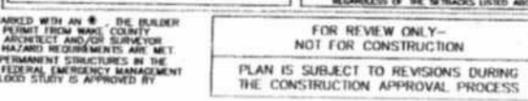
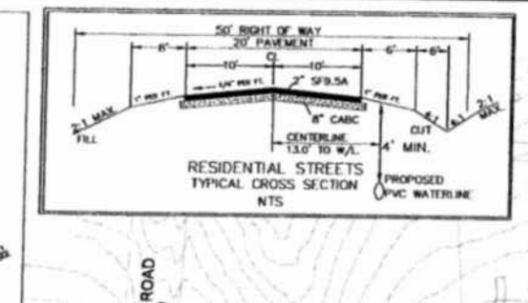
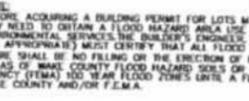
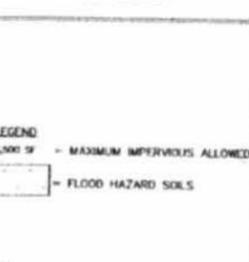
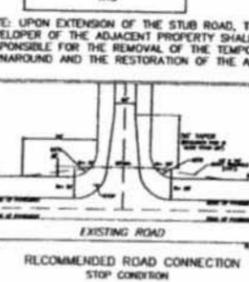
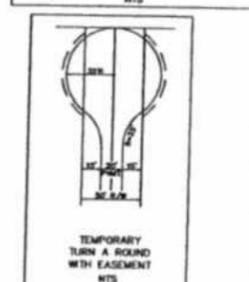
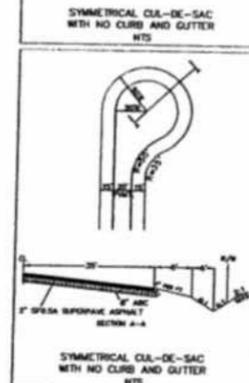
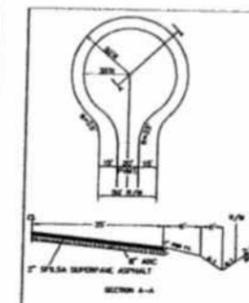
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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: Paul A. ML Date: 1-28-15

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/>  
All application fees are non-refundable.



**WATER SUPPLY WATERSHED BUFFER CROSSING**  
 Driveway crossings that access single-family dwellings, provided:

1. no alternative to their location in the buffer (including opportunity for shared driveway) exists;
2. buffer disturbance is no more than 60 feet wide (7);
3. buffer disturbance is no more than 5,000 square feet in area;
4. the driveway crosses the buffer at an angle no steeper than 30 degrees on possible (and not less than 60-degree);
5. side slopes do not exceed a 2:1 (horizontal to vertical) ratio (including any retaining walls) unless they are designed and constructed for the 25-year storm event or an alternative required by Wake County Environmental Services.

Final drawings (public or private roads), provided:

1. no alternative to their location in the buffer exists;
2. buffer disturbance does not exceed beyond the required right-of-way or easement width, or in no case is more than 60 feet wide;
3. buffer disturbance is no more than 5,000 square feet in area;
4. the road crosses the buffer at an angle no steeper than 30 degrees on possible (and not less than 60-degree);
5. side slopes do not exceed a 2:1 horizontal to vertical ratio (including any retaining walls) unless they are designed and constructed for the 25-year storm event or an alternative required by Wake County Environmental Services.

**STORMWATER CONTROL AND MANAGEMENT IMPERVIOUS CALCULATIONS**  
 IMPERVIOUS AREA PER LOT TO BE LIMITED TO 6,300 S.F.  
 THIS AMOUNT TO BE TO BE STRINGENTLY ENFORCED INTO PERPETUITY.  
 WAKE COUNTY TOOL V1.4 WAS USED FOR ALL STORMWATER CALCULATIONS.

**SITE DATA - TOTAL**

- SUBDIVISION #
- TOTAL TRACT SIZE = 58.00 ACRES (2,526,511 S.F.)
- TOTAL NET TRACT SIZE = 57.36 ACRES (2,498,606 S.F.)
- NON-URBAN AREA = 1.81 AC.
- OPEN SPACE REQUIRED = 0.45 AC.(25% OF TRACT)
- URBAN AREA = 55.55 AC.
- OPEN SPACE REQUIRED = 5.56 AC.(10% OF TRACT)
- TOTAL OPEN SPACE REQUIRED = 6.01 AC. (261,796 S.F.)
- TOTAL OPEN SPACE PROVIDED = 14.86 AC. (647,301 S.F.)
- NO. LOTS = 52
- AVERAGE LOT SIZE = 0.72 ACRES (31,388 S.F.)
- LINEAR FEET OF STREET = 4,432 LF
- IMPERVIOUS IN STREET = 2.04 AC. (88,640 S.F.)
- IMPERVIOUS KIOSK, WELL & UTILITY ESM'T = 6,000 S.F.
- MINIMUM LOT SIZE = 20,000 S.F.
- AREA OF STREETS = 5.09 AC.
- PIN 0689-39-3454
- ZONED R-40W, R-30
- TOTAL DISTURBED AREA = 7.0 AC.
- MINIMUM LOT WIDTH = 60'
- % IMPERVIOUS = 15%

**NOTES:**

- PRESENT LAND USE IS VACANT, WOODED AND FALLOW
- STREETS WILL HAVE A 50' R/W.
- ALL R/W 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
- TOPD TAKEN FROM WAKE COUNTY TOPOGRAPHY MAPS AND SHOULD NOT BE USED EXTENSIVELY FOR DESIGN OR QUANTITY TAKEOFF'S
- 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
- NO LOT SHALL HAVE DIRECT ACCESS TO TEN TEN ROAD
- 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 USES
- NETWORK REDUCTION CALCULATIONS WILL BE APPROVED AND BLOWN RECEIPT OBTAINED PRIOR TO CONSTRUCTION
- OPEN SPACE TO BE BLEND TO HOMEOWNERS ASSOCIATION
- PROPERTY IS LOCATED IN THE RURAL-NONRURAL AREA OF THE SMT CREST LAND MANAGEMENT PLAN.

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

**BLANEY SOUTH**  
 WAKE COUNTY, NORTH CAROLINA  
 PRELIMINARY SITE PLAN  
 (A CLUSTER SUBDIVISION)

**SP**

DATE: 1.14.18  
 PROJECT ENGINEER: RACHEL STEPHENS  
 CHECKED: JAMES W. BENDER  
 TRACT NUMBER:

DRAWING SHEET P-1

**LEGEND**

- SHADY GRAY = MAXIMUM IMPERVIOUS ALLOWED
- WHITE = FLOOD HAZARD SOILS

**NOTE:** BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED WITH AN 'X', 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 FILING 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.

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