



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 SOUTH II

() cluster subdivision (X) 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: 0689381552
Address: 3737 JOHNSON POND ROAD, APEX, NC 27539
Location: SOUTH side of KAYLOR CREEK DRIVE, at/between
END OF KAYLOR CREEK DRIVE and SOUTH OF FAWKES CREEK COURT

Total site area in square feet and acres: 435,673 square feet 10.002 acres
Zoning District(s) and Overlay Districts (if any) and land area within each: R-30

Conditions of any Conditional Use Zoning Districts:

Present land use(s): FALLOW

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

Name: MARK + MYRA GAMMON
Address: 3737 JOHNSON POND ROAD
City: APEX State: NC Zip Code: 27539
E-mail Address: pastor FAX:
Telephone Number:

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

Name: BENTON DEWAR & ASSOC,
Address: 5920 HONEYLUTT ROAD
City: HOLLY SPRINGS State: NC Zip Code: 27540
E-mail Address: bentondewar@gmail.com FAX: N/A
Telephone Number: 919-868-1449 Relationship to Owner: CLIENT

Proposal

Max. allowable lot density standard* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan): R.30

Max. # of lots allowable*: 14 Proposed # of lots*: 5

Min. allowable lot area*: 30,000 sf Proposed min. lot area*: 30,345 sf

Average lot area*: 73,068

Min. allowable lot width*: 95 ft Proposed min. lot width*: 95 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]: _____ acres
 Proposed open space use(s) [by parcel]: _____
 Proposed future development site area [by site]: _____ acres
 Proposed impervious surfaces area: _____ sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): _____ %
 Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): _____ 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 ¹	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
KAYLOR CREEK DRIVE	50	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: DELIVERY TRUCK ADT: 30,000 #
 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: _____ gpd

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

Natural gas service provided by: PSNC

Telephone service provided by: CENTURY LINK Underground yes () no

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

Fire protection provided by: SWIFT CREEK FD

Miscellaneous

Generalized slope of site: 1%

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: POND WEST OF SITE

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 _____

(X) Long-Range Urban Services Area/Water Supply Watershed FUQUAY-VARINA, NEUSE

() 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: Mark Brandon Date: 5/31/18

Signature: Myra B. Lawson Date: 5/31/18

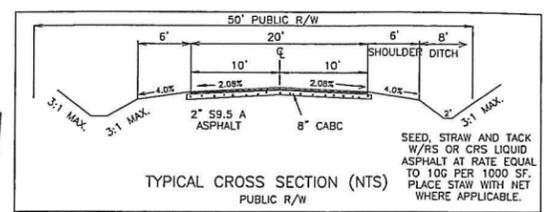
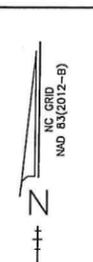
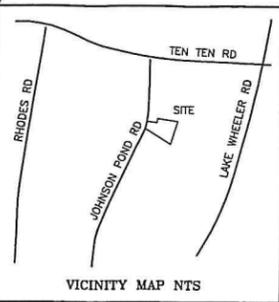
Signature: _____ Date: _____

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: [Signature] Date: 5.31.2018

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.

15



- LEGEND:
- CMS - CONCRETE MONUMENT SET
 - ECM - EXISTING CONCRETE MONUMENT
 - EIP - EXISTING IRON PIPE
 - EIS - EXISTING IRON STAKE
 - ERB - EXISTING REBAR
 - ECS - EXISTING COTTON SPIKE
 - EPC - EXISTING PK NAIL
 - EN - EXISTING NAIL
 - ERS - EXISTING RAILROAD SPIKE
 - IPS - IRON PIPE SET
 - ISS - IRON STAKE SET
 - RSS - RAILROAD SPIKE SET
 - NS - NAIL SET
 - PKS - PK OR MAG. NAIL SET
 - R/W - RIGHT OF WAY
 - CL - CENTERLINE
 - B.M. - BOOK OF MAPS
 - P.B. - PLAT BOOK
 - M.B. - MAP BOOK
 - D.B. - DEED BOOK
 - SB - SET BACK
 - EP - EDGE PAVEMENT
 - BC - BACK OF CURB
 - MH - MANHOLE
 - ELEV - ELEVATION
 - UP - UTILITY POLE
 - TP - TELEPHONE PEDESTAL
 - WO - WATER CLEAN OUT
 - WV - WATER VALVE
 - WM - WATER METER
 - HYD - FIRE HYDRANT
 - T - TELEPHONE
 - E - ELECTRIC
 - W - WATER
 - SS - SANITARY SEWER
 - G - GAS LINE
 - D - DRAINAGE

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C-1	371.81'	68.87'	10°46'03"	69.77'	N 24°49'34"E
C-2	450.00'	100.21'	12°45'31"	100.00'	S 30°08'52"W
C-3	50.00'	52.38'	60°00'00"	50.00'	S 06°13'53"E
C-4	50.00'	161.77'	185°22'32"	99.89'	N 51°04'50"E
C-5	25.00'	33.10'	75°51'04"	30.73'	N 03°40'54"W
C-6	400.00'	15.94'	02°17'00"	15.94'	N 35°23'08"E

NOTES

AREA BY COORDINATES
 NCCS COORDINATES OBTAINED USING RTK GPS OBSERVATIONS ON 7-17-2017.
 PROPERTY SUBJECT TO BOTH ABOVE AND/OR BELOW GROUND UTILITIES AND/OR EASEMENTS.

ALL PROPOSED PUBLIC STREETS HAVE A 50' PUBLIC R/W
 ALL TURNOUT RADII - 25'
 ALL CUL-DE-SAC RADII - 50'

PROPERTY ZONED R-30

SETBACKS
 FRONT - 30'
 SIDE - 10'
 REAR - 30'
 CORNER SIDE - 30'

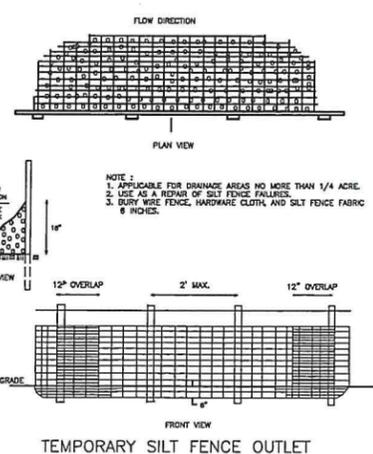
MINIMUM LOT SIZE - 30,000 SF
 MINIMUM LOT WIDTH (M/L) - 95.0'
 MINIMUM LOT FRONTAGE - 30'

MAXIMUM 15% IMPERVIOUS COVERAGE PER LOT

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA PER F.E.M.A. MAP #3720089000 EFF. DATE: 5/2/2006 ZONE X

ALL LOTS TO HAVE INDIVIDUAL SEPTIC SYSTEMS
 ALL LOTS TO HAVE INDIVIDUAL WELLS

NUMBER OF LOTS - 5
 AVERAGE SIZE OF LOTS - 1,867 AC/73,068 SF
 TOTAL TRACT ACREAGE - 10,002 AC/435,873 SF
 ACREAGE TO BE RECOMBINED - 1,069 AC/46,559 SF
 NET ACRES IN SUBDIVISION - 8,933 AC/389,114 SF
 AREA IN RIGHT OF WAY - 0.546 AC/23,773 SF



IMPERVIOUS CALCULATIONS

AREA IN SUBDIVISION - 8,933 AC/389,114 SF
 AREA IN RIGHT OF WAY - 0.546 AC/23,773 SF
 AREA IN PAVEMENT - 0.241 AC/10,493 SF
 AREA IN MAIL KIOSK - 0.011 AC/478 SF
 10,493 SF + 478 SF = 10,971 SF

389,114 SF X 15% = 58,367 SF
 58,367 SF - 10,971 SF = 47,396 SF
 47,396 SF ÷ 5 = 9,479 SF
 9,479 SF ALLOWABLE IMPERVIOUS PER LOT

"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 FEMA" [14-41-1.2(A-H)]

"Before acquiring a building permit for the lots marked by an * (astisk) the builder may need to obtain a Flood Hazard Area Use Permit from Wake County Environmental Services. The builders engineer, architect and/or surveyor (as appropriate) must certify on any permit that all flood hazard requirements are met." [14-41-1.2(A-H)]

I, BENTON W. DEWAR, PROFESSIONAL LAND SURVEYOR NO. 3040, CERTIFY THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND, THAT IS REGULATED BY COUNTY OR MUNICIPALITY ORDINANCE THAT REGULATES PARCELS OF LAND.

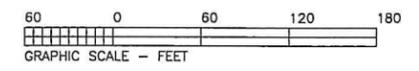
BENTON W. DEWAR NCPLS - 3040

I, BENTON W. DEWAR CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION THAT THE RATIO OF PRECISION IS 1:1000 THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK PAGE THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE LICENCE NUMBER AND SEAL THIS _____ DAY OF _____ 20____.

BENTON W. DEWAR, NCPLS - 3040

PROPERTY OWNERS
 MARK & MYRA GAMMON
 3737 JOHNSON POND ROAD
 APEX, NC 27529-8668

BENTON W. DEWAR AND ASSOCIATES
 PROFESSIONAL LAND SURVEYOR
 5920 HONEYCUTT ROAD
 HOLLY SPRINGS, NC 27540
 PH. # (919) 552-9813
 FAX # (919) 557-2255



PRELIMINARY SITE PLAN FOR:

MARK & MYRA GAMMON		ZONED R-30
LOT 1 GAMMON PROPERTY		PIN #0689381552
BOOK OF MAPS 2018 PAGE 640		SCALE: 1" = 60'
DEED BOOK 15198 PAGE 2174		DATE: MAY 29, 2018
SWIFT CREEK TOWNSHIP		
WAKE COUNTY - NORTH CAROLINA		WALKER/17/650