

S-27-15



Planning, Development & Inspections

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

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

PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

Name of Subdivision Big Sky

() 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: 0890-14-6198 (portion)

Address: 6216 Blair Cee Lane

Location: East side of Shooting Club Road _____, at/between
(north, east, south, west) (street)

Creedmoor Road (Hwy 50) _____ and Melvin Arnold Road _____
(street) (street)

Total site area in square feet and acres: 2,363,583 square feet 54.260 acres
Zoning District(s) and Overlay Districts (if any) and land area within each: R-40W / R-80W

Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): Agricultural - Farm, Vacant, Single Family Residence

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

Name: Big Sky Development, LLC (applicant)

Address: 8310 Bandford Way

City: Raleigh

State: NC Zip Code: 27615

E-mail Address: henny@premierhomesinc.com

FAX: 919-571-1521

Telephone Number: 919-571-8263

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

Name: Dale Werenko, PE, WithersRavenel

Address: 115 Mackenan Drive

City: Carv

State: NC Zip Code: 27511

E-mail Address: dwerenko@withersravenel.com

FAX: 919-467-6008

Telephone Number: 919-469-3340

Relationship to Owner: Project Engineer

Proposal

Max. allowable lot density standard* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan) : 1 DU/AC / 0.5 DU/AC

Max. # of lots allowable* : 25 (R-40W) / 14 (R80W)

Proposed # of lots* : 20 (R-40W) / 14 (R80W)

Min. allowable lot area* : 20,000 / 40,000 sf

Proposed min. lot area* : 20,000 / 40,000 sf

Average lot area* : 30,796

Proposed min. lot width* : 75 / 110 ft

Min. allowable lot width* : 75 / 110 ft

Proposed min. lot width* : 75 / 110 ft

* If applicable, show for each zoning district



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Min. open space standard (see Sec. 3.4.3(E)(1)): () 10% () 25% () 30% () 40% of site area
Min. open space area: 13,585 acres
Proposed open space area [by parcel]: 13,580 acres
Proposed open space use(s) [by parcel]: Passive Recreation, Natural Buffers, Septic Systems
Proposed future development site area [by site]: 0 acres
Proposed impervious surfaces area: 501300 sf
Proposed impervious surface coverage (impervious surfaces area/site area x 100): 21.2 %
Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): 0.0 acres
within floodway: 0.0 acres

Vehicular Access

Names of access street(s) and number of access points along each: Shooting Club Rd - 1 access

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
Shooting Club Road (SR 1842)	60'	22'	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: _____ ADT: _____
Type of vehicle: _____ ADT: _____

Utilities and Services

Water supply provided by: () municipal system (_____) () individual well(s)

() community system (Aqua North Carolina _____) () individual well(s)

Estimated total water demand: 13,600 gpd (34 lots x 400 gpd/lot)

Wastewater collection/treatment provided by: () municipal system (_____) () individual on-site system

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

Estimated total wastewater discharge: 0 gpd
Underground () yes () no
Electrical service provided by: Duke Energy Progress _____
Natural gas service provided by: PSNC _____
Telephone service provided by: AT&T _____
Cable television service provided by: Time Warner _____
Fire protection provided by: Bayleaf _____

Miscellaneous

Generalized slope of site: 5% - 20% slopes, moderate to gently sloping topography

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: none known

Valuable historic resources (homestead, mill, archaeological site) on or adjoining site: none known



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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 Falls Lake 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: *Car Binkle Williams* Date: 12/1/15

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: *Raymond M. ...* Date: 12/1/15
Bas Stip Oostergaard etc

PRELIMINARY SUBDIVISION PLANS

for

Big Sky

WAKE COUNTY, NC

WAKE COUNTY # S-XXX-15

Submission Date: Dec, 01 2015



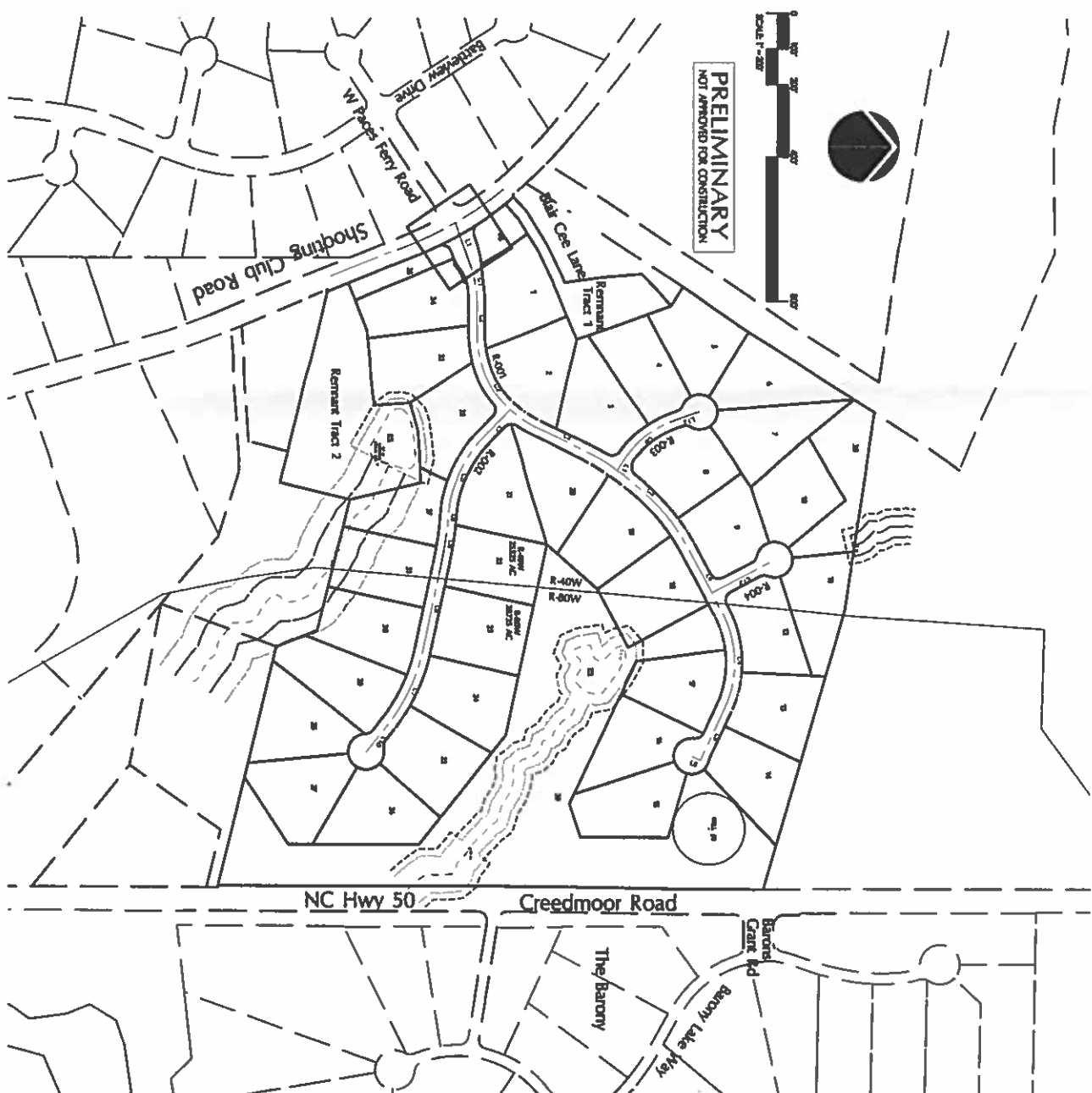
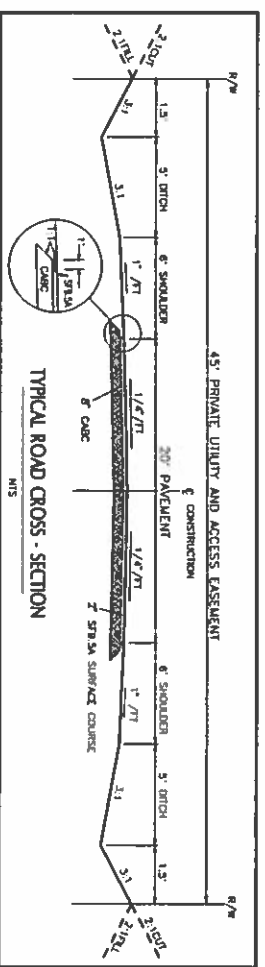
APPLICANT / DEVELOPER
BIG SKY DEVELOPMENT, LLC
 8310 RANDOLF WAY
 RALEIGH, NORTH CAROLINA 27615
 Contact: J. Terry Stephens, PE
 TEL: (919) 574-2633 FAX: (919) 574-1521

PREPARED BY:

WithersRavenel
 Engineers | Planners | Surveyors
 116 Mackenran Drive Cary, NC 27511 | t: 919.488.3340 | license #C-08282 | www.withersravenel.com

HORIZONTAL STREET CENTERLINE LINE AND CURVE DATA

CHAIN MARK	ARC	CORD	CORD BEARING	TANGENT	DEGREE OF CURVE
C1	500.00	102.18	101.00	187.89	18.00
C2	500.00	115.41	118.21	187.89	18.00
C3	500.00	118.21	118.21	187.89	18.00
C4	500.00	118.21	118.21	187.89	18.00
C5	500.00	118.21	118.21	187.89	18.00
C6	500.00	118.21	118.21	187.89	18.00
C7	500.00	118.21	118.21	187.89	18.00
C8	500.00	118.21	118.21	187.89	18.00
C9	500.00	118.21	118.21	187.89	18.00
C10	500.00	118.21	118.21	187.89	18.00
C11	500.00	118.21	118.21	187.89	18.00
C12	500.00	118.21	118.21	187.89	18.00
C13	500.00	118.21	118.21	187.89	18.00
C14	500.00	118.21	118.21	187.89	18.00
C15	500.00	118.21	118.21	187.89	18.00
C16	500.00	118.21	118.21	187.89	18.00
C17	500.00	118.21	118.21	187.89	18.00
C18	500.00	118.21	118.21	187.89	18.00
C19	500.00	118.21	118.21	187.89	18.00
C20	500.00	118.21	118.21	187.89	18.00
C21	500.00	118.21	118.21	187.89	18.00
C22	500.00	118.21	118.21	187.89	18.00
C23	500.00	118.21	118.21	187.89	18.00
C24	500.00	118.21	118.21	187.89	18.00
C25	500.00	118.21	118.21	187.89	18.00
C26	500.00	118.21	118.21	187.89	18.00
C27	500.00	118.21	118.21	187.89	18.00
C28	500.00	118.21	118.21	187.89	18.00
C29	500.00	118.21	118.21	187.89	18.00
C30	500.00	118.21	118.21	187.89	18.00
C31	500.00	118.21	118.21	187.89	18.00
C32	500.00	118.21	118.21	187.89	18.00
C33	500.00	118.21	118.21	187.89	18.00
C34	500.00	118.21	118.21	187.89	18.00
C35	500.00	118.21	118.21	187.89	18.00
C36	500.00	118.21	118.21	187.89	18.00
C37	500.00	118.21	118.21	187.89	18.00
C38	500.00	118.21	118.21	187.89	18.00
C39	500.00	118.21	118.21	187.89	18.00
C40	500.00	118.21	118.21	187.89	18.00
C41	500.00	118.21	118.21	187.89	18.00
C42	500.00	118.21	118.21	187.89	18.00
C43	500.00	118.21	118.21	187.89	18.00
C44	500.00	118.21	118.21	187.89	18.00
C45	500.00	118.21	118.21	187.89	18.00
C46	500.00	118.21	118.21	187.89	18.00
C47	500.00	118.21	118.21	187.89	18.00
C48	500.00	118.21	118.21	187.89	18.00
C49	500.00	118.21	118.21	187.89	18.00
C50	500.00	118.21	118.21	187.89	18.00

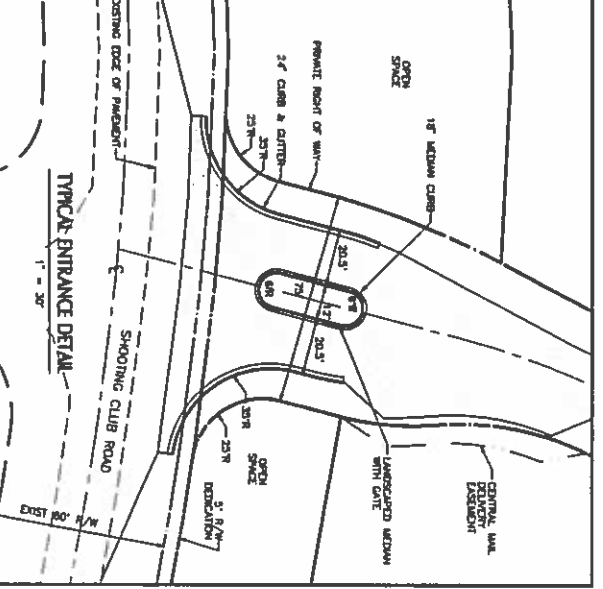
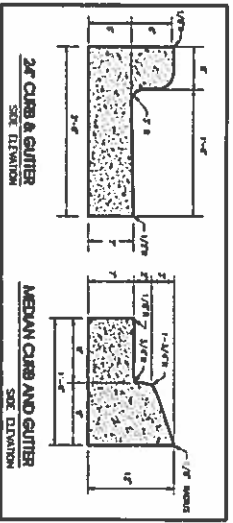


INDEX OF SHEETS

SHT. NO.	DRAWING DESCRIPTION
1	EXISTING CONDITIONS PLAN
2	PRELIMINARY SUBDIVISION PLAN
3	PRELIMINARY STORMWATER MANAGEMENT PLAN

LEGEND

DESCRIPTION	EXISTING	PROPOSED
1" CONCRETE INTERLOCK	---	---
5" CONCRETE INTERLOCK	---	---
PROPERTY LINE BY SURVEY	---	---
PROPERTY LINE BY DEED	---	---
LANDSCAPE LINE	---	---
STORM DRAINAGE	---	---
WATERLINE	---	---
CABLE TV	---	---
FIBER OPTIC	---	---
OVERHEAD ELECTRICAL	---	---
GIS	---	---
TELEPHONE	---	---
FENCING STRUCTURE	---	---
WATERWAYS	---	---
WETLANDS	---	---
100' FLOOR	---	---
TREELINE	---	---
OVERHEAD POWER POLE	---	---
MAILBOX	---	---



PRELIMINARY SUBDIVISION PLANS FOR: CRAWFORD WILLIAMS TRACT WAKE COUNTY # S-150178-00 DATE: Dec 01, 2015

LEGEND

PROPERTY LINE - LINE SURVEYED

BOUNDARY LINE - LINE NOT SURVEYED

OVERSEEN EXISTING LINE

BUILDING SETBACK

EASTMENT

WIDE SWATH RIGHTS OF WAY

WIDE SWATH WATERED BUTTER

FLOOD HAZARD SOLS

FLY 15 ANNUAL FLOOD

NEW LOT LINE

CONTRIBUTOR OF OCEAN

FLOOD

WOODS LINE

ROADWAY CENTERLINE

ROAD RIGHT OF WAY

ROAD PAVEMENT

EXISTING CONCRETE MONUMENT

POWER POLE

OUT WIRE

RAILROAD

RAIL UNDER

RAIL PROTECTA

CABLE TV PROTECTA

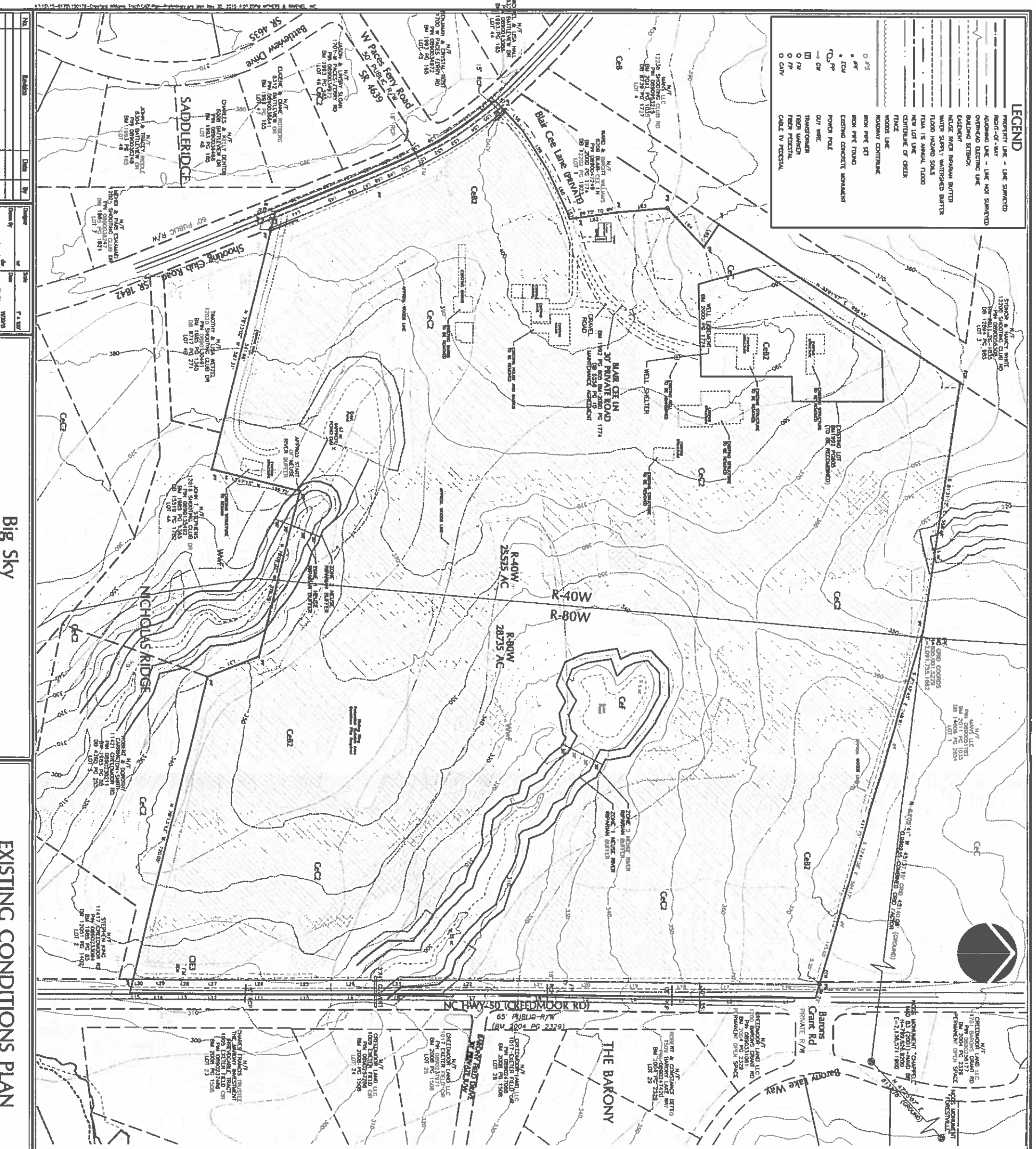
O P/S

A P/V

E P/V

O P/P

O CANV



BOUNDARY LINE DATA TABLE

LINE TABLE		LINE TABLE		LINE TABLE	
LINE	DESCRIPTION	LINE	DESCRIPTION	LINE	DESCRIPTION
L1	S 00°13'42" E 133.64'	L34	S 00°10'27" E 100.60'	L63	N 22°58'30" W 124.83'
L2	S 00°13'42" E 103.64'	L35	S 00°10'27" E 100.60'	L64	N 21°54'47" W 47.25'
L3	S 00°13'42" E 103.64'	L36	S 00°10'27" W 101.87'	L65	N 21°54'47" W 47.25'
L4	S 00°13'42" E 103.64'	L37	S 00°10'27" W 101.87'	L66	N 21°54'47" W 47.25'
L5	S 00°13'42" E 103.64'	L38	S 00°10'27" W 101.87'	L67	N 21°54'47" W 47.25'
L6	S 00°13'42" E 103.64'	L39	S 00°10'27" W 101.87'	L68	N 21°54'47" W 47.25'
L7	S 00°13'42" E 103.64'	L40	S 00°10'27" W 101.87'	L69	N 21°54'47" W 47.25'
L8	S 00°13'42" E 103.64'	L41	S 00°10'27" W 101.87'	L70	N 21°54'47" W 47.25'
L9	S 00°13'42" E 103.64'	L42	S 00°10'27" W 101.87'	L71	N 21°54'47" W 47.25'
L10	S 00°13'42" E 103.64'	L43	S 00°10'27" W 101.87'	L72	N 21°54'47" W 47.25'
L11	S 00°13'42" E 103.64'	L44	S 00°10'27" W 101.87'	L73	N 21°54'47" W 47.25'
L12	S 00°13'42" E 103.64'	L45	S 00°10'27" W 101.87'	L74	N 21°54'47" W 47.25'
L13	S 00°13'42" E 103.64'	L46	S 00°10'27" W 101.87'	L75	N 21°54'47" W 47.25'
L14	S 00°13'42" E 103.64'	L47	S 00°10'27" W 101.87'	L76	N 21°54'47" W 47.25'
L15	S 00°13'42" E 103.64'	L48	S 00°10'27" W 101.87'	L77	N 21°54'47" W 47.25'
L16	S 00°13'42" E 103.64'	L49	S 00°10'27" W 101.87'	L78	N 21°54'47" W 47.25'
L17	S 00°13'42" E 103.64'	L50	S 00°10'27" W 101.87'	L79	N 21°54'47" W 47.25'
L18	S 00°13'42" E 103.64'	L51	S 00°10'27" W 101.87'	L80	N 21°54'47" W 47.25'
L19	S 00°13'42" E 103.64'	L52	S 00°10'27" W 101.87'	L81	N 21°54'47" W 47.25'
L20	S 00°13'42" E 103.64'	L53	S 00°10'27" W 101.87'	L82	N 21°54'47" W 47.25'
L21	S 00°13'42" E 103.64'	L54	S 00°10'27" W 101.87'	L83	N 21°54'47" W 47.25'
L22	S 00°13'42" E 103.64'	L55	S 00°10'27" W 101.87'	L84	N 21°54'47" W 47.25'
L23	S 00°13'42" E 103.64'	L56	S 00°10'27" W 101.87'	L85	N 21°54'47" W 47.25'

Property Data

PROPERTY OWNER: CRAWFORD J & RAE B WILLIAMS

PIN: 0890-14-6198

REID: 0077468

ADDRESS: 6216 BLAIR CEE LAKE

DEED BOOK/PAGE #: 2070 / 124

ZONING: R-40W/R-BOW

CURRENT LAND USE: AGRICULTURAL FARM

TOTAL AREA: 2,601,263 SF 59,717 AC

AREA IN R/W: 62,238 SF 1.429 AC

REMAINING TRACT 1: 42,552 SF 0.977 AC

REMAINING TRACT 2: 132,890 SF 3.051 AC

NET AREA: 2,363,583 SF 54,260 AC

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GENERAL NOTES

- BOUNDARY AND LOCATION INFORMATION TAKEN FROM A FIELD SURVEY PREPARED BY WITHERSRAVENEL - OCTOBER 2015
- TOPOGRAPHIC DATA TAKEN FROM BEST AVAILABLE INFORMATION PROVIDED BY WAKE COUNTY GEOGRAPHIC INFORMATION SYSTEMS (GIS)
- THERE IS NO FIRM REGULATORY 15 ANNUAL FLOODPLAIN LIMITS LOCATED ON THIS PROJECT PER FEMA MAP # 170207000U DATED 2/2008
- THERE ARE WAKE COUNTY IDENTIFIED FLOOD HAZARD SOLS LOCATED ON THIS PROPERTY AS SHOWN ON THE PLANS
- AREA COMPILED BY CONFORMANCE METHOD
- NO BUILDING IS PERMITTED WITHIN 20' OF A WATERSHED WATERED BUTTER
- THERE SHALL BE NO TILING OR THE DIRECTION OF FLOW OF WATER OR FLOODING OF ADJACENT PROPERTY (SEE ATTACHED PLAN FOR FLOOD ZONES UNLESS OTHERWISE APPROVED BY WAKE COUNTY OR FEMA)
- BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED BY ARCHITECT OR ENGINEER, THE BUILDER MUST OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM WAKE COUNTY (SEE ATTACHED PLAN FOR FLOOD HAZARD ZONES AND FLOOD HAZARD REQUIREMENTS ARE MET)
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES

No.	Revised	Date	By

1:3

SCALE: 1" = 100'

DATE: 05/12/2015 11:14

PROJECT: 0890-14-6198

DRAWN: J. WITHERS

CHECKED: M. RAVENEL

WITHERSRAVENEL
Engineers | Planners | Surveyors

178 Matthews Drive, Cary, NC 27513-9500 | Phone: 919-933-2600 | Fax: 919-933-2601

EXISTING CONDITIONS PLAN

Big Sky

WAKE COUNTY

BATONS CREEK TOWNSHIP

NORTH CAROLINA

