

3-32-06



# PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File #  
Fee \$1000.00  
Amt Paid  
Check #  
Rec'd Date  
Rec'd By

Submit required documentation to:  
Wake County Planning Department/Current Planning Section  
PO Box 550 Wake County Office Building  
Raleigh, NC 27602-0550 336 Fayetteville Street Mall, Downtown Raleigh  
Contact Current Planning at (919) 856-6216 for additional information.

### Name of Subdivision

BLALOCK FOREST

( ) cluster subdivision     lot-by-lot subdivision

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: 0697-33-9168

Address: \_\_\_\_\_

Location: EAST side of SR 1006 (at) between  
(north, east, south, west) (street)  
SR 1006 and SR 2750  
(street) (street)

Total site area in square feet and acres: \_\_\_\_\_ square feet 127.17 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): FARM - RESIDENTIAL

### Property Owner

Name: TYNDALE BLALOCK

Address: 11405 OLD STAGE ROAD

City: WILLOW SPRING State: NC Zip Code: 27592

E-mail Address: \_\_\_\_\_ FAX: \_\_\_\_\_

Telephone Number: (919) 779-1855

### Applicant (person to whom all correspondence will be sent)

Name: MICHAEL STEWART STEWART-PROCTOR, PLLC

Address: 319 CHAPANOKE RD SUITE 106

City: RALEIGH State: NC Zip 27603

E-mail Address: STEWARTPE @ AOL FAX: 779-1661

Telephone Number: 779-1855 Relationship to Owner: ENGINEER

**Proposal**

Max. allowable lot density standard\* (see Sec. 3-4 (Table 1)): 1.45  
 Max. # of lots allowable\*: 184 Proposed # of lots\*: 116  
 Min. allowable lot area\*: 30,000 sf Proposed min. lot area\*: 30,000 sf  
 Average lot area\*: 37,460 sf  
 Min. allowable lot width\*: 95 ft Proposed min. lot width\*: 100 ft

\* If applicable, show for each zoning district

Min. open space standard (see Sec. 3.4.3(E)(1)): ( ) 10 % ( ) 25 % of site area  
 Min. open space area: ∅ acres  
 Proposed open space area [by parcel]: 18.12 AC. acres  
 Proposed open space use(s) [by parcel]: RECREATION  
 Proposed future development site area [by site]: N/A acres  
 Proposed impervious surfaces area: 830,928 sf  
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 15 %  
 Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 7.16 acres  
 within floodway: \_\_\_\_\_ 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 \$2472.86 fee.

Tax value of property (land only) 888,208 Total # of proposed lots 116 Total # of acres 127.17

Calculate both: Estimate of recreation area required: 3.31  
 Estimate of recreation fee required: 23,118

\*Wake County Parks, Recreation and Open Space Staff and/or Subdivision Administration Staff will determine which option will be allowed.

**Vehicular Access** SEE TIA

Names of access street(s) and number of access points along each: OLD STAGE ROAD

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>
<u>OLD STAGE</u>	<u>60</u>	<u>22</u>	<u>2</u>	<u>Y</u>			

<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) \_\_\_\_\_  
 7/29/05 S:\Administration\Documents Awaiting Conversion\Preliminary Subdivision Plan Approval - Application Page 2 of 4

Estimated traffic generated by heavy vehicles (vehicles other than automobiles and light trucks):

Type of vehicle: CAR/TRUCK ADT: 1,145 / DAY

Type of vehicle: \_\_\_\_\_ ADT: \_\_\_\_\_

**Utilities and Services**

Water supply provided by: ( ) municipal system ( \_\_\_\_\_ )

(X) community system (AQUA AMERICA) ( ) individual well(s)

Estimated total water demand: 46,800 gpd

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

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

Estimated total wastewater discharge: \_\_\_\_\_ gpd

Solid waste collection provided by: \_\_\_\_\_

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

Natural gas service provided by: N/A

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

Cable television service provided by: TIME WARNER Underground ( ) yes ( ) no

Fire protection provided by: FIRE DISTRICT 23

**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 N/A

( ) Short-Range Urban Services Area N/A

( ) Long-Range Urban Services Area/Water Supply Watershed N/A

(X) Long-Range Urban Services Area EUQUAY - VARWA

( ) Non-Urban Area/Water Supply Watershed N/A

( ) Non-Urban Area

Land Use Classification(s) (Note Area Land Use Plan, if applicable):

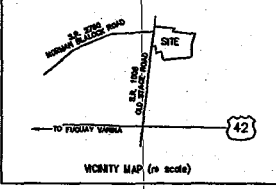
RESIDENTIAL



**STORMWATER CONTROL AND MANAGEMENT**  
**IMPERVIOUS CALCULATIONS**

- TOTAL ACREAGE IN SUBDIVISION = 127.17 ACRES
- TOTAL ACREAGE TO BE IMPERVIOUS = 19,078 ACRES
- 18,078 AC. @ 4,500 SF/AC. = 81,928 SF
- LINEAR FEET OF STREET 1/20 FEET PLANT = 8,000 X 20 = 161,000 SF
- 2000 SF PER WELL LOT 2 WELL LOTS = 4000 SF
- 30000 SF PER RECREATION LOT
- 83,000 SF - 4,000 SF - 30000 SF - 181,000 SF = 615,928 SF
- (DIVIDED BY 116 LOTS) 615,928 / 116 = 5,309 SF
- 5,300 SF IMPERVIOUS ALLOWED FOR EACH LOT

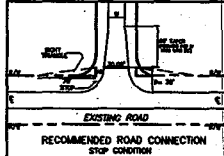
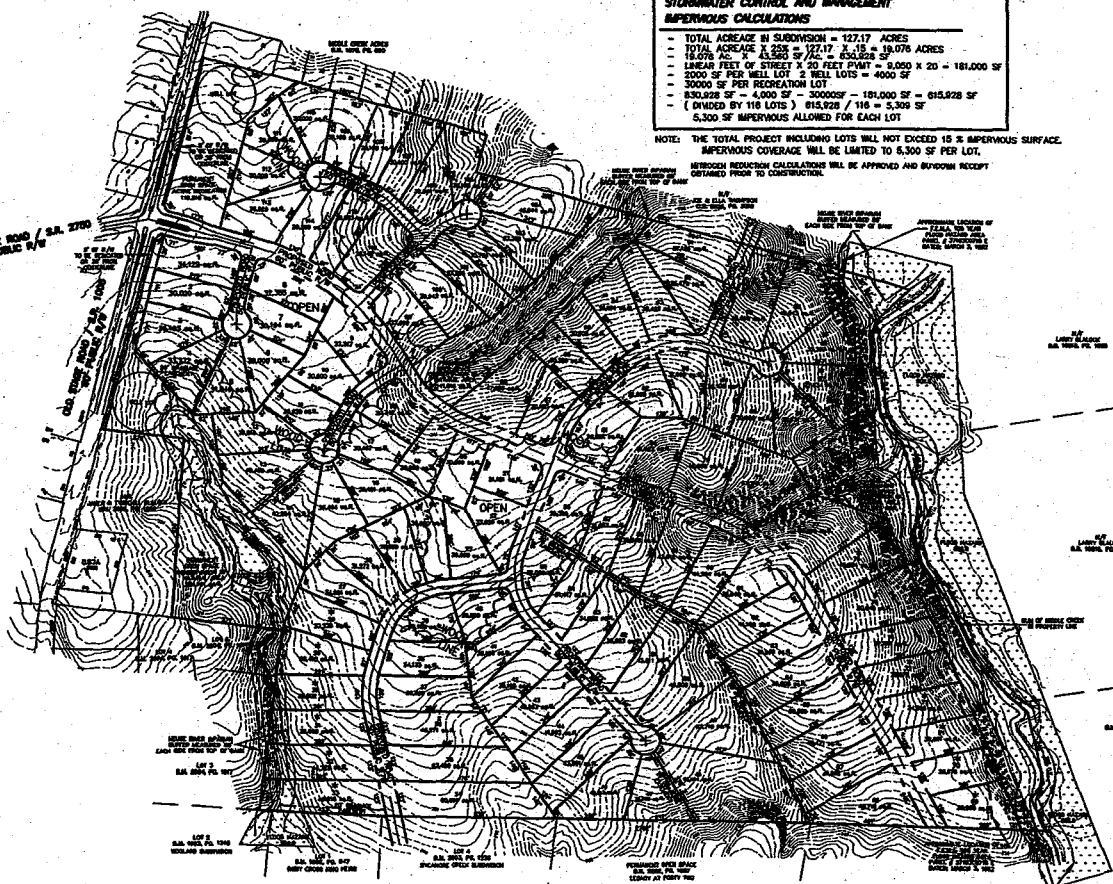
NOTE: THE TOTAL PROJECT INCLUDING LOTS WILL NOT EXCEED 15% IMPERVIOUS SURFACE.  
 IMPERVIOUS COVERAGE WILL BE LIMITED TO 5,300 SF PER LOT.  
 WETLAND REDUCTION CALCULATIONS WILL BE APPROVED AND BUYDOWN RECEIPT OBTAINED PRIOR TO CONSTRUCTION.



NOTE: NO DETERMINATION HAS BEEN MADE BY THE SURVEYOR AS TO THE EXISTENCE OF THE FOLLOWING:

- WETLANDS
- UNDER GROUND UTILITIES
- UNDER GROUND STORAGE FACILITIES
- CEMETERIES OR BURIAL GROUNDS
- HAZARDOUS WASTE

A PORTION OF THIS PROPERTY IS LOCATED IN A F.E.M.A. 100 YEAR FLOOD HAZARD AREA.  
 REFERENCE: F.E.M.A. COMMUNITY PANEL NO. 371200715 E.  
 DATE: MARCH 03, 1992



**SITE DATA -- TOTAL**

- TOTAL TRACT SIZE = 127.17 ACRES
- OPEN SPACE = 18.12 AC.
- NO. LOTS = 116
- AVERAGE LOT SIZE = 0.86 ACRES
- LINEAR FEET OF STREET = 9,000
- AREA OF STREETS = 11.5 AC.
- PIN 0897-33-9188

**BUILDING SETBACKS**  
 WAKE COUNTY R-30

FRONT	30'
SIDE	10'
REAR	30'

NOTE: OPEN SPACE ALONG MIDDLE CREEK TO BE DEDICATED AS PARK EASEMENT TO WAKE COUNTY PARKS AND RECREATION IN LIEU OF RECREATION FEE.



**NOTES:**

- PRESENT LAND USE IS WOODED AND FALLOW.
- STREETS WILL HAVE A 60' R/W.
- ALL CURB-TO-CURB WILL HAVE A 50' RADIUS.
- ALL R/W AT STREET INTERSECTIONS ARE 200'
- ALL STREETS WILL BE PUBLIC AND CONSTRUCTED TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARDS.
- WATER SYSTEM WILL CONSIST OF A COMMUNITY WATERSYSTEM.
- 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 TAKEOFFS.
- CONTAINMENT 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 DRIVEWAY ACCESS TO SR 1008.
- RECREATION DRAINAGE TO BE MET VIA FEE IN LIEU.
- NO 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 WILL BE LOCATED AT TIME OF CONSTRUCTION PLANS AND AVOIDED OR REPLACED IF POSSIBLE.

NOTE: THE ROAD SYSTEM SHOWN ON THIS PLAT INCLUDES ONE OR MORE STUB ROADS THAT ARE INTENDED TO BE CONNECTED TO THE ADJACENT PROPERTY AT SUCH TIME THAT THE PROPERTY IS DEVELOPED. THE INTERCONNECTION OF NEIGHBORHOODS WITH A ROAD NETWORK INSURES THE EFFICIENT FLOW AND DISPERSAL OF TRAFFIC AND PROVIDES FOR ADDITIONAL POINTS OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

HATCHED AREA DENOTES FLOOD HAZARD SOIL AS ADJUSTED WITH TOPO.

NOTE: BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED WITH AN 'X', THE BUYER MAY NEED TO OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM WAKE COUNTY ENVIRONMENTAL SERVICES. THE BUYER'S ENGINEER, ARCHITECT AND/OR SURVEYOR (AS APPROPRIATE) MUST CERTIFY THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET. THERE SHALL BE NO BUILDING 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**  
 PERRY BROTHERS DEVELOPMENT CO., INC.  
 5600 ROCK SERVICE STATION ROAD  
 RALEIGH, NC 27526

**PRELIMINARY PLAT. NOT FOR RECORDATION**  
**SALES OR CONVEYANCES.**



**STEWART-PROCTOR, PLLC**  
 ENGINEERING AND SURVEYING

230 CHAMPAGNE ROAD SUITE 104  
 BALCON BL. ZONED  
 TEL: 919 778-1222 FAX: 919 778-1861

DATE 08/22/06 SURVEYED BY JOB  
 SCALE 1"=200' DRAWN BY DWG. NO.  
 REVISIONS PD-OLDSTAGE 1 ZONED R-30 P.L.N. 0897-33-9188

**PRELIMINARY SUBDIVISION PLAN FOR**  
**BLACKLOCK FOREST**

LOT BY LOT SUBDIVISION

PANTHER BRANCH TOWNSHIP NORTH CAROLINA  
 WAKE COUNTY OWNER