

VICINITY MAP NTS

DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS  
PROPOSED SUBDIVISION ROAD  
DESIGN STANDARDS CERTIFICATION

Approved: J.R. Shaw  
District Engineer  
Date: 6/28/16

ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT-OF-WAY.

NOTE: SIGHT DISTANCE TRIANGLES SHALL TAKE PRECEDENCE OVER SIGN EASEMENTS.

## CERTIFICATION OF REVIEW BY LICENSED SOIL SCIENTIST

I HEREBY CERTIFY THAT LOT(S) 39-39 SHOWN ON THIS PLAT FOR BLANEY SOUTH AS INDICATED BELOW WITH RESPECT TO MINIMUM LOT REQUIREMENTS SET FORTH IN SECTION V OF THE REGULATIONS GOVERNING SEWAGE TREATMENT AND DISPOSAL SYSTEMS IN WAKE COUNTY AS AMENDED FROM TIME TO TIME. BASED ON THIS REVIEW OF EXISTING SITE CONDITIONS THE LOTS NUMBERED ABOVE ON THIS PLAT WILL PRESUMABLY MEET THESE REGULATIONS.

I HEREBY CERTIFY THAT LOT(S) 35-37, 40-86 SHOWN ON THIS PLAT FOR BLANEY SOUTH HAVE BEEN REVIEWED AS APPROPRIATE AND AS INDICATED BELOW WITH RESPECT TO ALTERNATIVE REQUIREMENTS SET FORTH IN SECTION VI OF THE REGULATIONS GOVERNING SEWAGE TREATMENT AND DISPOSAL SYSTEMS IN WAKE COUNTY AS AMENDED FROM TIME TO TIME. BASED ON THIS REVIEW OF EXISTING SITE CONDITIONS THE LOTS NUMBERED ABOVE ON THIS PLAT WILL PRESUMABLY MEET THESE REGULATIONS.

PRELIMINARY CERTIFICATION DOES NOT REPRESENT APPROVAL OR A PERMIT FOR ANY SITE WORK, NOR DOES IT GUARANTEE ISSUANCE OF AN IMPROVEMENT PERMIT FOR ANY LOT. FINAL SITE APPROVAL FOR ISSUANCE OF IMPROVEMENT PERMITS IS BASED ON REGULATIONS IN FORCE AT THE TIME OF PERMITTING AND IS DEPENDENT ON SATISFACTORY COMPLETION OF INDIVIDUAL SITE EVALUATIONS FOLLOWING APPLICATION FOR AN IMPROVEMENT PERMIT DETAILING A SPECIFIC USE AND SITING.

ANY CHANGE IN USE OR ANY SITE ALTERATION MAY RESULT IN SUSPENSION OR REVOCATION OF APPLICABLE PERMITS.

N.C. LICENSED SOIL SCIENTIST (SEAL)

NOTE: ALL LOTS TO BE SERVED BY COMMUNITY WATER SYSTEM AND INDIVIDUAL SEPTIC SYSTEMS.

## SITE DATA - TOTAL

- TOTAL TRACT SIZE = 56.03 ACRES (2,441,089 S.F.)
- OPEN SPACE REQUIRED = 7.01 AC.
- TOTAL OPEN SPACE PROVIDED = 14.19 AC. (618,109 S.F.)
- NO. LOTS = 52
- AVERAGE LOT SIZE = 0.69 ACRES (30,056 S.F.)
- LINEAR FEET OF STREET = 4,432 LF
- IMPERVIOUS IN STREET = 2.08 AC. (90,605 S.F.)
- IMPERVIOUS IN WELL ACCESS ESM'T = 0.06 AC. (2,400 S.F.)
- IMPERVIOUS IN WELL ESM'T = 0.02 AC. (1,000 S.F.)
- IMPERVIOUS IN KIOSKS = 0.08 AC. (3,600 S.F.)
- IMPERVIOUS IN LOTS = 6.69 AC.
- TOTAL IMPERVIOUS = 8.93 AC.
- AREA OF STREETS = 5.37 ACS.
- PIN PORTION OF 0689-39-3454, 0689-38-9646
- ZONED R-40W, R-30
- R-40W = 9.35 ACS. / 407,316 SF.
- R-30 = 46.68 ACS. / 2,033,772 SF.
- TOTAL DISTURBED AREA = 7.0 ACS.
- % IMPERVIOUS = 16%
- DENSITY = 0.93 UNITS/ACRE

I, Herbert H. Proctor Jr., certify that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

I, Herbert H. Proctor Jr., certify that this plat was drawn under my supervision from an actual survey made under my supervision; that the ratio of precision as calculated by latitudes and departures is 1/10,000+; 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, registration number and seal this 21 day of JUNE, 2016.

Professional Land Surveyor

L-3621

BOOK OF MAPS 2016, PAGE 1105

STORMWATER MANAGEMENT CERTIFICATION

I CERTIFY THAT THE PLAT SHOWN HEREON COMPLIES WITH ARTICLE 9, STORMWATER MANAGEMENT OF THE WAKE COUNTY UNIFIED DEVELOPMENT ORDINANCE AND MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING IN THE REGISTER OF DEEDS.

Chad Phillips 7-19-16  
STORMWATER MANAGEMENT DATE

BMP REFERENCES:  
STORMWATER BMPs TO BE MAINTAINED BY \_\_\_\_\_ PER STORMWATER AGREEMENT RECORDED IN D.B. 16463, PG. 765

MAINTENANCE MANUAL & MAINTENANCE AGREEMENT FOR THE STORMWATER BMPs RECORDED IN D.B. 16463, PG. 765

NOTE: AREA SOUTH OF S.R. 1010 ZONED R-30 AND AREA NORTH OF S.R. 1010 ZONED R-40W.

- PROPERTY FRONTAGE SHALL NOT BE PIPED WITHOUT AN APPROVED ENCROACHMENT AGREEMENT FROM NCDOT.
- MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER(S). THE EASEMENT ALLOWS THE NCDOT THE RIGHT TO ACCESS THE DRAINAGE EASEMENT AND PERFORM WORK IT DEEMS NECESSARY OR PRUDENT TO ALLEVIATE ANY ISSUES JEOPARDIZING THE INTEGRITY OF THE ROADWAY. IT IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER(S) TO MAINTAIN THE EASEMENT TO ALLOW POSITIVE CONVEYANCE OF STORM WATER.
- ONLY NCDOT STRUCTURES SHALL BE INSTALLED IN RIGHT OF WAY.
- ALL LOTS TO BE SERVED INTERNALLY.
- MAIL KIOSH AND ASSOCIATED PARKING SHALL NOT BE ALLOWED IN NCDOT RIGHT OF WAY.

## Drainage Easement Notes:

Easements for storm drainage shown on the plat are not made to Wake County but are irrevocably made to the subsequent owners of any and all of the properties shown hereon for their use and benefit public acceptance. It shall be the responsibility of the property owners to maintain the drainage easements and any drainage structures therein, so as to maintain the integrity of the drainage system and ensure positive drainage. Easements may not be piped without receiving plan approval from Wake County.

MINIMUM BUILDING SETBACKS (WAKE COUNTY)	
R-30	R-40W
- FRONT = 15' (SEE NOTE)	- FRONT = 15' (SEE NOTE)
- SIDE = 5' (SEE NOTE)	- SIDE = 7.5' (SEE NOTE)
- REAR = 15' (SEE NOTE)	- REAR = 15' (SEE NOTE)
- CORNER = 15' (SEE NOTE)	- CORNER = 15' (SEE NOTE)

NOTE: NO DWELLING SHALL BE LOCATED WITHIN 30' OF THE PERIMETER OF THIS SUBDIVISION REGARDLESS OF THE SETBACKS LISTED ABOVE.

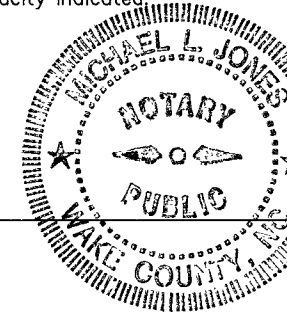
WAKE COUNTY, NORTH CAROLINA

I, certify that I am (we are) the owner of the property shown and described hereon, which is in the subdivision jurisdiction of the County of Wake and that I (we) hereby adopt this plat with my (our) free consent.

Owner: Meritage Homes of N.C., Inc., Date: 6-8-16

I certify that the following person(s) personally appeared before me acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Lawrence W. Lane  
Date June 8, 2016  
Michael L. Jones, Notary Public  
My commission expires: 7-20-2019



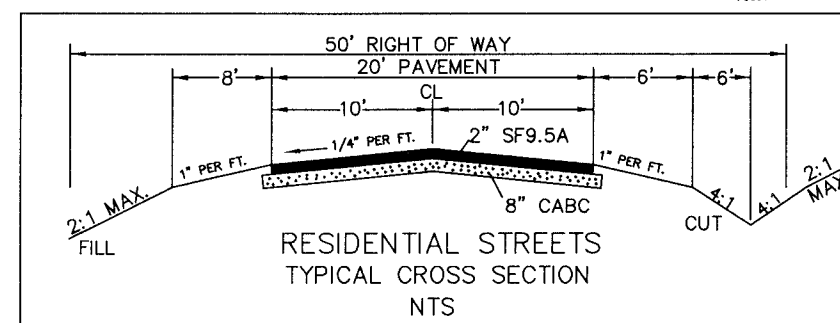
Wake County Certification

I, Celena Everett, Planning Director and Review Officer of Wake County certify that this plat creates a subdivision subject to and approved in accordance with the Wake County Unified Development Ordinance, and that it meets all statutory requirements for recording. I also certify that copies of all necessary approvals of other state and local agencies having jurisdiction over the roads, utilities and other improvements have been submitted to me and are on file in my office.

Wake County hereby accepts, for the use and benefit of the general public, the rights-of-way, easements, open spaces, and recreation areas shown or otherwise provided for on this plat as dedicated for public roads, public utilities, public recreation facilities, and other public improvements. This acceptance does not include the county's acceptance of any responsibility to construct, install, or maintain the roadway, utility line recreation facility or other public improvement intended to be constructed or installed within the right-of-way, responsibility to construct, install, easement, open space, or recreation area.

Date 7-22-16  
Date 8-8-16  
Approval expires if not recorded on or before: 8-8-16

Celena Everett  
Planning Director/Review Officer



RESIDENTIAL CROSS SECTION NTS

NOTE: BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED WITH AN \*, 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 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 F.E.M.A.

WAKE COUNTY, NC 82  
LAURA M RIDDICK  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
07/26/2016 13:40:58

BOOK:BM2016 PAGE:01105

BARBARA S. CUMMINGS  
PIN: 0780-50-2590  
D.B. 1074, PG. 641  
USE: ACRE HS

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

- UNDER GROUND UTILITIES
- UNDER GROUND STORAGE FACILITIES
- CEMETERIES OR BURIAL GROUNDS

## LEGEND

- EIP = EXISTING IRON PIPE
- ERRS = EXISTING RAILROAD SPIKE
- = IRON PIPE SET
- CP = CALCULATED POINT (NOT SET)
- PKS = P.K. NAIL SET
- WIS = WITNESS IRON SET
- EIS = EXISTING IRON STAKE
- ERB = EXISTING REBAR
- ECM = EXISTING CONCRETE MONUMENT
- ☐ = POWER POLE
- HE = OVERHEAD POWER
- = CENTERLINE
- R/W = RIGHT-OF-WAY
- N/F = NOW OR FORMERLY
- M.F.F.E. = MINIMUM FINISHED FLOOR ELEVATION
- 0000 = WAKE COUNTY ADDRESS
- MISA = MAXIMUM IMPERVIOUS SURFACE AREA ALLOWED IN EACH LOT.

FILED FOR REGISTRATION  
LAURA M. RIDDICK  
REGISTER OF DEEDS  
WAKE COUNTY

BY: \_\_\_\_\_  
ASST/DEPUTY  
TIME: \_\_\_\_\_

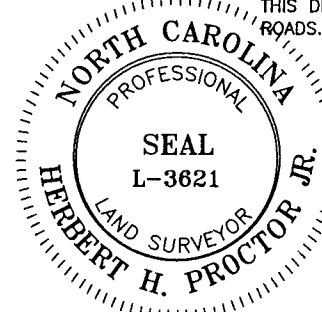
OWNER/DEVELOPER  
MERITAGE HOMES OF THE CAROLINAS, INC.  
5400 TRINITY ROAD SUITE 107  
RALEIGH, N.C. 27607

SHEET 1 OF 4

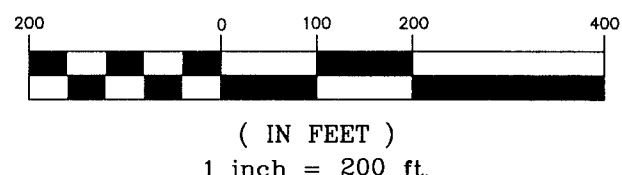
S-03-15

COVER SHEET		
<b>BLANEY SOUTH</b>		
A CLUSTER SUBDIVISION		
LOTS 35 thru 86		
SWIFT CREEK TOWNSHIP	NORTH CAROLINA	
WAKE COUNTY	OWNER	
ZONED R-30, R-40W	P.I.N. 0689-39-6312	0689-38-9646
0780-30-8174		
<b>STEWART-PROCTOR, PLLC</b>		
ENGINEERING and SURVEYING		
(FIRM LICENSE # P-0148)		
319 CHAPANOKE ROAD SUITE 106		
RALEIGH, NC 27603		
TEL 919 779-1855 FAX 919 779-1661		
DATE 06/07/16	SURVEYED BY	JOB
SCALE 1"=200'	DRAWN BY	DWG. NO.
REVISIONS		BLANEY 2-CV

NOTE: AT THE TIME OF RECORDATION, THE ROADS IDENTIFIED AS PUBLIC WERE BUILT TO PUBLIC ROAD STANDARDS PER NCDOT. ROADS IDENTIFIED AS PRIVATE WERE CERTIFIED AS COMPLETE BY THE SURVEYOR/ENGINEER OF THIS DEVELOPMENT. IN EACH CASE, WAKE COUNTY MAINTAINS NO RESPONSIBILITY FOR MAINTENANCE OF THE ROADS.



## GRAPHIC SCALE



THIS PROPERTY IS NOT LOCATED IN A F.E.M.A. 100 YEAR FLOOD HAZARD AREA. PROPERTY LIES IN ZONE X

REFERENCE: F.E.M.A. COMMUNITY PANEL NO. 3720078000J  
3720068900J

EFFECTIVE DATE: 01/06/2010