



WAKE COUNTY

Planning, Development & Inspections

(919) 856-4310
(919) 856-5227

Division of Community Services
P.O. Box 510 • Raleigh, NC 27602
www.wakegov.com

PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

Name of Subdivision Magnolia Pond

() cluster subdivision (X) lot-by-lot subdivision () open space

Has a preliminary plan previously been approved for subdivision of this site? (X) Yes () No
If yes, when and under what name? Magnolia Pond

Property

Parcel Identification Number: 1797-09-9320

Address: Hopkins Chapel Road

Location: West side of Hopkins Chapel Road, at/between
(north, east, south, west) (street)
Duke Lakes Road and Fowler road
(street) (street)

Total site area in square feet and acres: 1,425,501 square feet 32.7 acres

Zoning District(s) and Overlay Districts (if any) and land area within each:
R40W Watershed Overlay - WSO-2NC(WS-II)

Conditions of any Conditional Use Zoning Districts: n/a

Present land use(s): Agriculture (Formerly)

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

Name: Jamal Alavi (Highland Builders)

Address: P.O. Box 25091

City: Raleigh State: NC Zip Code: 27651

E-mail Address: jamaalavi@yahoo.com FAX: (919) 676-8785

Telephone Number: (919) 740-9627

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

Name: Landon Lovelace - Underfoot Engineering, Inc.

Address: 1149 Executiva Circle, Suite C-1

City: Cary State: NC Zip Code: 27511

E-mail Address: llovelace@underfootengineering.com FAX: _____

Telephone Number: (919) 576-9733 Relationship to Owner: Consultant

Proposal

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

Max. # of lots allowable*: 32 Proposed # of lots*: 22

Min. allowable lot area*: 40,000 sq ft Proposed min. lot area*: 40,023 sq ft

Average lot area*: 50,511 sq ft

Min. allowable lot width*: 110 ft Proposed min. lot width*: 110 ft

* If applicable, show for each zoning district

Min. open space standard (see Sec. 3.4.3(E)(1)): (x) 10% () 25% () 30% () 40% of site area
 Min. open space area: 3.27 acres
 Proposed open space area [by parcel]: 1.29, 1.98 Total = 3.27 acres
 Proposed open space use(s) [by parcel]: Passive Recreation
 Proposed future development site area [by site]: 0 acres
 Proposed impervious surfaces area: 164,221 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 12 %
 Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance) 0 acres
 within floodway: 0 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	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
Hopkins Chapel Road	60	24	2	Y	11,000 vpd	1000 vpd	250 vpd

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) 1 vpd

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

Type of vehicle: Non-Comercial ADT: 1
 Type of vehicle: Garbage/Deliver Truck ADT: 1

Utilities and Services

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

Estimated total water demand: 7,920 gpd

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

Estimated total wastewater discharge: 7,920 gpd

Electrical service provided by: Duke Power Underground (x) yes () no

Natural gas service provided by: PSNC

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

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

Fire protection provided by: Wake County

Miscellaneous

Generalized slope of site: Slope to stream located in the center of the site

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: Stream, Farm Pond

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 _____

(X) Non-Urban Area/Water Supply Watershed Little River 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: _____ Date: _____

Signature:  _____ Date: 9,26,17

Signature: for Highland Builders, Inc. _____ 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.

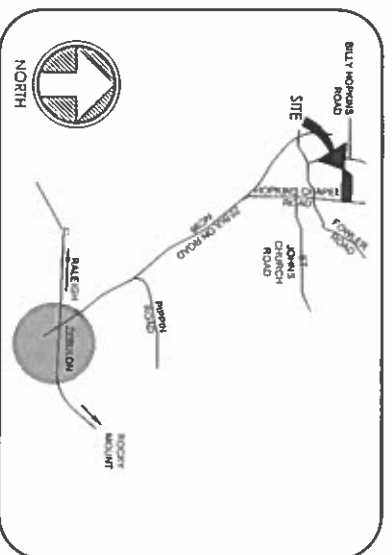
Signature:  _____ Date: 2017.09.27

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.

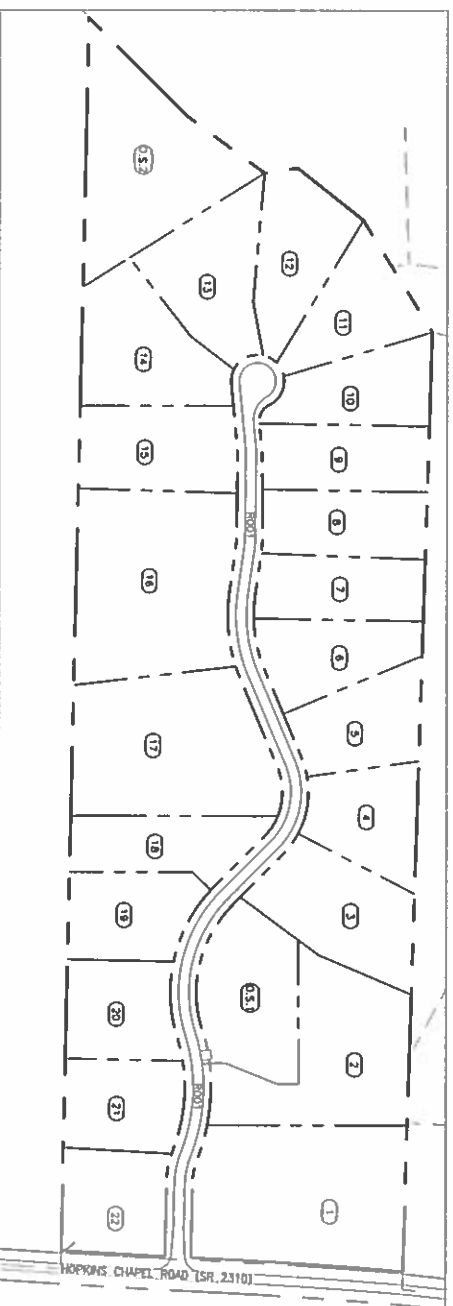
MAGNOLIA POND

PRELIMINARY SUBDIVISION

UNDERFOOT PROJECT # C16007.00



CONTACT INFORMATION	
PROJECT OWNER / DEVELOPER	HIGHLAND BUILDERS INC PO BOX 2207 11111 JAMES MAYER BLVD JAYAK, VIRGINIA 22881
DATE ENGINEER	UNDERFOOT ENGINEERING, INC (MSL C-201) 1149 EXECUTIVE CIRCLE, SUITE C-1 CARY, NC 27511 TEL: 919.576.9733 FAX: 919.576.9733
LANDSCAPE ARCHITECT	VITAL DESIGN LANDSCAPE ARCHITECTURE 11111 JAMES MAYER BLVD, SUITE 501 JAYAK, NC 27811
ENGINEERING CONSULTANT	CAROLINA ECOSYSTEMS INC 3040 NC HWY 67 W P.O. BOX 1000 PHELANIA, CAROLINA 27560 (919) 564-1043



GENERAL SITE PLAN

STORMWATER NOTES

1. BECAUSE THE PROJECT IS LOCATED WITHIN THE DUTCH CREEK WATER SHED, AND THAT THE LAND USE IS RESIDENTIAL, THE DEVELOPER SHALL PROVIDE FOR THE COLLECTION AND TREATMENT OF ALL STORMWATER RUNOFF FROM THE PROJECT. THE DEVELOPER SHALL SUBMIT TO THE WAKE COUNTY PLANNING AND ZONING DEPARTMENT A STORMWATER MANAGEMENT PLAN (SWMP) AND FLOOD HAZARD ANALYSIS OF THE WAKE COUNTY UNIFIED DEVELOPMENT ORDINANCE (UDC) 15A.0203 (COMMUNITY) REFERRED TO AS "UDC 15A.0203".
2. THE SWMP SHALL BE PREPARED BY A REGISTERED PROFESSIONAL ENGINEER (RPE) AND SHALL BE SUBMITTED TO THE WAKE COUNTY PLANNING AND ZONING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE SUBMISSION OF THE SUBDIVISION PLAN TO THE WAKE COUNTY PLANNING AND ZONING DEPARTMENT FOR REVIEW AND APPROVAL.
3. THE SWMP SHALL BE PREPARED IN ACCORDANCE WITH THE WAKE COUNTY UNIFIED DEVELOPMENT ORDINANCE (UDC) 15A.0203 (COMMUNITY) REFERRED TO AS "UDC 15A.0203".
4. THE SWMP SHALL BE PREPARED IN ACCORDANCE WITH THE WAKE COUNTY UNIFIED DEVELOPMENT ORDINANCE (UDC) 15A.0203 (COMMUNITY) REFERRED TO AS "UDC 15A.0203".

LOTS REQUIRING FLOOD PERMITS AND MINIMUM FEES

LOT	MIN. FFE
1	339.0'
2	332.5'
3	328.0'
4	328.0'
5	328.0'
6	328.0'
7	328.0'
8	328.0'
9	317.0'
10	315.0'
11	312.0'
12	309.0'
13	308.0'
14	312.0'
15	320.0'
16	320.0'
17	321.0'
18	328.0'
19	328.0'
20	328.0'
21	328.0'
22	328.0'

LOT BY LOT IMPERVIOUS

LOT No.	LOT AREA SF	IMPERVIOUS AREA SF
1	338,739	7,002
2	61,866	7,300
3	56,342	5,350
4	40,233	5,350
5	40,241	5,350
6	40,289	5,350
7	40,289	5,350
8	40,289	5,350
9	40,233	7,106
10	40,233	5,350
11	40,279	5,564
12	40,315	5,914
13	45,714	5,914
14	52,311	5,914
15	56,820	5,814
16	40,291	5,864
17	100,794	6,300
18	40,656	5,890
19	40,257	5,890
20	40,283	5,350
21	40,283	5,350
22	40,255	5,350
OS 1	46,029	800
OS 2	86,138	0
TOTAL:		328,904 (128%)
IMPERVIOUS FEET		0

SITE DATA

Zoning:
D1 (Single-Family Detached)
Address: 1771 09 9320
PL # 1423.540.80
Site Area: (ft)
Easting Toning
R-40W
Waterfront: Little River in Neuse River Basin
Classification: W50-2HC (W5M)
FRM Panel: 3720 7970UL Effective Date May 2, 2004

General Information:
Former Agriculture
Single Family - Lot by Lot Subdivision

Open Space Information:
Required Open Space (ac): 3.27
Proposed Open Space (ac): 3.27
Owner of Open Space: Magnolia Pond Homeowner's Association

Density Information:
Allowable # of lots: 32
Proposed # of Residential Lots: 22
Proposed Density (lot/ac): 0.67
Allowable Density (lot/ac): 1
Proposed Minimum Lot Width: (ft) 40,059
Allowable Minimum Lot Width: (ft) 40,000
Average Lot Size: (ft) 40,299
Minimum Lot Frontage Required: (ft) 307
Proposed Minimum Lot Width: (ft) 110

Setbacks:
Front: 30'
Side: 15'
Corner Lot Side Yard: 30'
Road: 30'
Setback from 50' Bulker: 30'
Setback from 100' Bulker: 0'
Maximum Building Height: (ft) 35'

Subdivision Infrastructure Quantities:
Public Street: (ft) 1,629
Impervious Surfaces: 328,904 sq ft
Subdivision Street: 39,439 ft
Total: 128,504 ft
Total: 161,143 ft
Percent Impervious: 12%

SHEET INDEX

COVER SHEET	COVER SHEET
C-100 OVERALL EXISTING CONDITIONS AND DEMOLITION PLAN	
C-101 SOILS GROUPS	
C-102 PRE-DEVELOPMENT DRAINAGE AREAS	
C-103 PRE-DEVELOPMENT CALCULATIONS OF AREAS	
C-200 OVERALL SUBDIVISION PLAN	
C-201 SUBDIVISION PLAN II OF 21	
C-202 SUBDIVISION LAYOUT I OF 21	
C-300 OVERALL UTILITY PLAN	

TREE CONSERVATION AND OPEN SPACE NOTES

1. OPEN SPACE (OS) IS INDICATED ON THIS PLAN AS A RESERVE REGIONAL TREE SPACE. THE MAINTENANCE OF THIS SPACE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER ASSOCIATION.
2. TREE CONSERVATION AND OPEN SPACE ACTIVITIES SHALL BE REPORTED ON THE WAKE COUNTY TREE CONSERVATION AND OPEN SPACE REPORT FORM (WCSRF) AND SHALL BE SUBMITTED TO THE WAKE COUNTY TREE CONSERVATION AND OPEN SPACE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE SUBMISSION OF THE SUBDIVISION PLAN TO THE WAKE COUNTY PLANNING AND ZONING DEPARTMENT FOR REVIEW AND APPROVAL.
3. ADDITIONAL TREE CONSERVATION AND OPEN SPACE ACTIVITIES SHALL BE COORDINATED WITH AND APPROVED BY THE WAKE COUNTY TREE CONSERVATION AND OPEN SPACE DEPARTMENT PRIOR TO CONSTRUCTION.
4. ALL TREE CONSERVATION AND OPEN SPACE ACTIVITIES SHALL BE COORDINATED WITH AND APPROVED BY THE WAKE COUNTY TREE CONSERVATION AND OPEN SPACE DEPARTMENT PRIOR TO CONSTRUCTION.

UTILITY NOTES

1. ANY EXISTING WATER MAINS AND WATER SERVICE LINES ON THE PROPERTY WILL BE REPAIRED AND RELOCATED TO ACCOMMODATE THE PROPOSED DEVELOPMENT. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ALL UTILITY REPAIRS AND RELOCATION.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ALL UTILITY REPAIRS AND RELOCATION.
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4. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ALL UTILITY REPAIRS AND RELOCATION.

ROADWAY NOTES

1. ALL ROADWAYS WITHIN THE PROPOSED SUBDIVISION SHALL BE PUBLIC WITHIN 66' FROM THE RIGHT-OF-WAY (ROW) LINE.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ALL ROADWAY REPAIRS AND RELOCATION.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ALL ROADWAY REPAIRS AND RELOCATION.
4. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ALL ROADWAY REPAIRS AND RELOCATION.



MAGNOLIA POND SUBDIVISION
WAKE COUNTY, NC

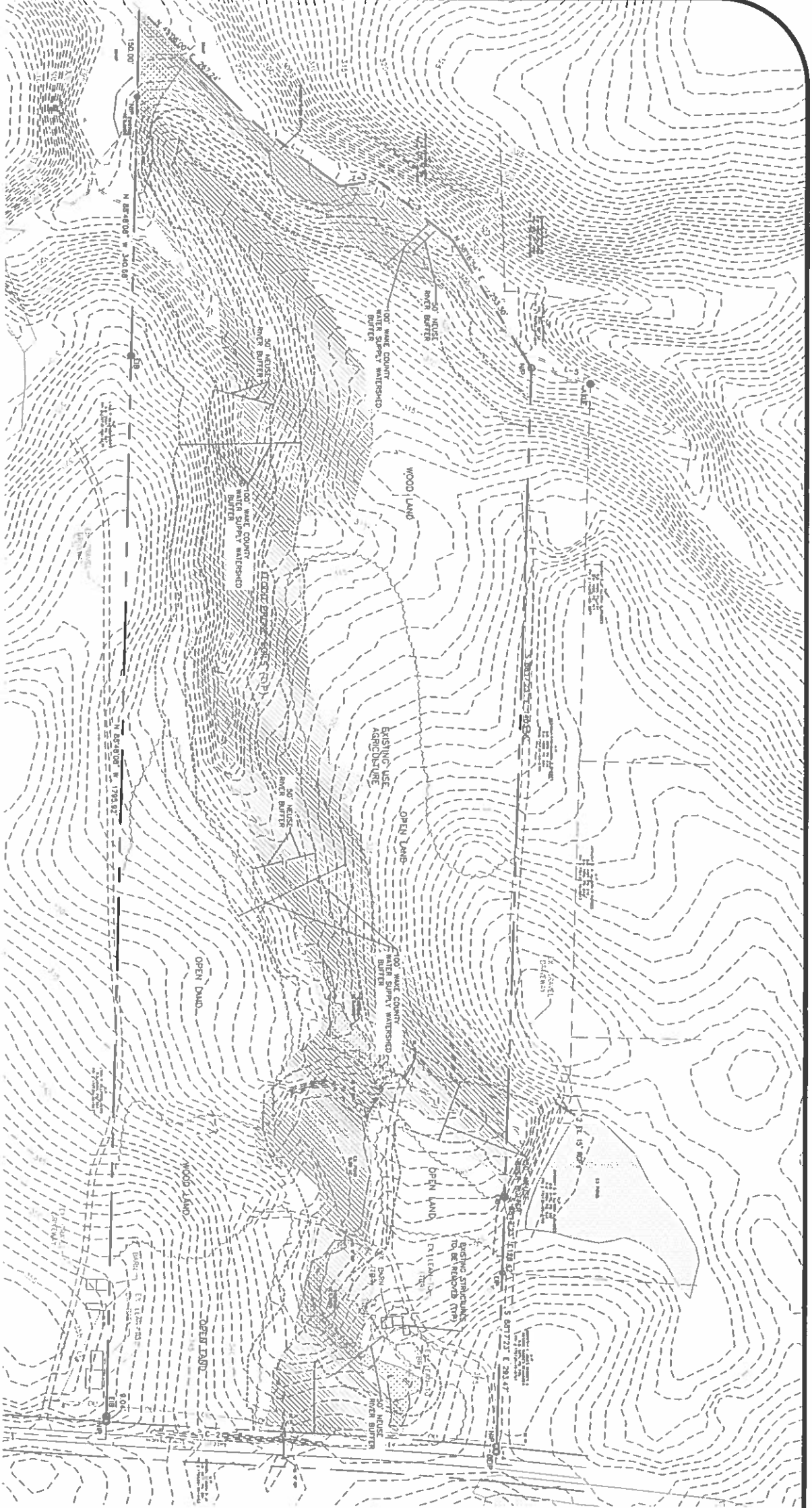
COVER SHEET

SUBMITAL	DRAWING BY	CHECKED BY	DATE	SEALED BY
1st SUBMITAL	AMH	LAL	2017.10.03	



MAGNOLIA POND PRELIMINARY SUBDIVISION

UNDERFOOT PROJECT # C16007.00
DATE: 2017.10.03



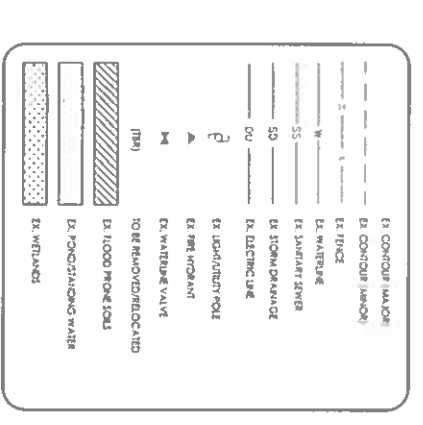
GENERAL NOTES

1. ALL MATERIAL AND METHOD OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH WATER CONTROL AND HICD STANDARD SPECIFICATIONS AND DETAILS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM LOCAL, STATE AND FEDERAL AGENCIES AND AGENCIES WITH JURISDICTION OVER THE PROJECT AREA.
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DEMOLITION NOTES

1. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL SPECIFICATIONS AND DETAILS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM LOCAL, STATE AND FEDERAL AGENCIES AND AGENCIES WITH JURISDICTION OVER THE PROJECT AREA.
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LEGEND

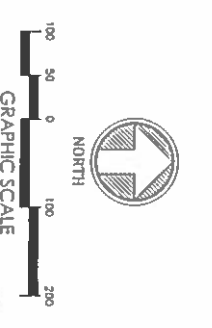


LINE TABLE

LINE	LENGTH	BEARING
L-1	186.75'	N 36°38'36" E
L-2	64.76'	S 08°41'25" E
L-3	162.07'	S 38°38'36" W
L-4	8.70'	N 85°17'23" W
L-5	102.88'	N 15°02'47" E

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C-1	377.23'	10003.94'	377.20'	S 03°42'19" W
C-2	281.75'	15733.89'	281.75'	N 03°08'36" E



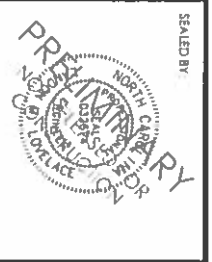
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT AND MOST RECENT EDITIONS OF THE STANDARD SPECIFICATIONS AND DETAILS PROVIDED BY THE STATE OF NORTH CAROLINA.

underfoot
ENGINEERING
1149 EXECUTIVE CIRCLE
CARY, NC 27511
P: 919.576.9733
NCEBELS # C-2847

**MAGNOLIA POND
SUBDIVISION**

**OVERALL EXISTING
CONDITIONS & DEMOLITION
PLAN**

SUBMITTAL	DRAWN BY	CHECKED BY	DATE
1st SUBMITTAL	AMS	JML	2017.10.03



C-100



HYDROLOGIC SOIL GROUPS
 (FROM WAKE COUNTY SGS SOIL STUDY)
 SCALE: 1" = 100'

HYDROLOGIC SOIL GROUPS

	Soil Group A		Soil Group B		Soil Group C		Soil Group D	
	Area (ac)	On Site / Off Site	Area (ac)	On Site / Off Site	Area (ac)	On Site / Off Site	Area (ac)	On Site / Off Site
AuB	4.87	4.87	5.29	5.29				
DuB	3.18	3.18	11.5	11.5				
AcB2	5.73	5.73	14.8	14.8				
DuB2	1.43	1.43						
AcC2	2.16	2.16	0.6	0.6				
Ma			1.52	1.52				
WxC			1.23	1.23				
Wo			11.25	11.25				
Wv			0.39	0.39				
Open Water			2.4	2.4				
Total Area (ac)	0	0	18.37	32.19	1.52	1.23	12.79	7.67
Percent (%)	0	0	56	78	5	3	39	19
	Total OnSite = 32.68		Total OffSite = 41.09					

NOTE: SOIL GROUP D ARE THE FLOODPRONE SOILS



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH WAKE COUNTY AND NCDOT STANDARD SPECIFICATIONS AND SHALL BE IN PLACE AT THE TIME OF PLAN APPROVAL



MAGNOLIA POND SUBDIVISION
 WAKE COUNTY, NC

SOIL GROUPS

SUBMITTAL	DRAWN BY	CHECKED BY	DATE
1st SUBMITTAL	AMB	JML	2017 10 23



C-101



HYDROLOGIC SOIL GROUPS - PRE-DEVELOPMENT
 FROM WAKE COUNTY SCS SOIL STUDY
 SCALE: 1" = 125'



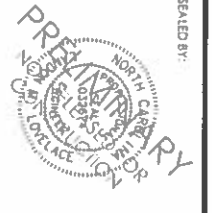
ALL CONTINGENCIES AND NECESSARY SPECIFICATIONS FOR THE FINAL PLAN SHALL BE AT THE DISCRETION OF THE ENGINEER AND SHALL BE SUBJECT TO THE APPROVAL OF THE WAKE COUNTY BOARD OF ZONING ADJUSTMENT.



MAGNOLIA POND
 SUBDIVISION
 WAKE COUNTY, NC

PRE-DEVELOPMENT
 DRAINAGE AREAS

SUBMITTAL:	DRAWN BY:	CHECKED BY:	DATE:
1st SUBMITTAL	AMB	LAL	2017.10.08



C-102



HYDROLOGIC SOIL GROUPS - POST-DEVELOPMENT
 (FROM WAKE COUNTY SCS SOIL STUDY)
 SCALE: 1" = 125'



1149 EXECUTIVE CIRCLE
 CARY, NC 27511
 P:919.576.9733

NCBES # C-3847

MAGNOLIA POND
 SUBDIVISION

WAKE COUNTY, NC

POST-DEVELOPMENT
 DRAINAGE AREAS

SUBMITAL:	DRAWN BY:	CHECKED BY:	DATE:
1st SUBMITAL	MTB	LML	2017.10.03

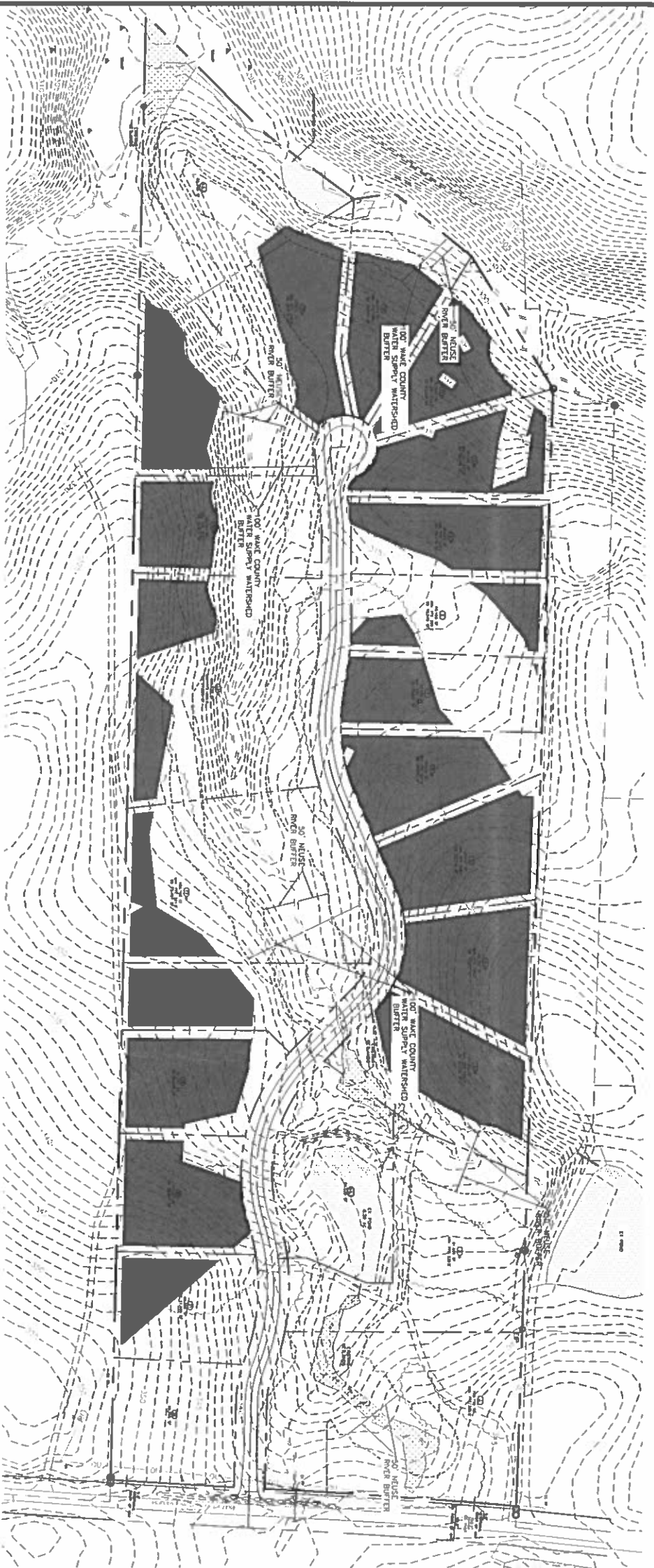
SEALED BY:



GRAPHIC SCALE
 ALL DIMENSIONS SHALL BE IN ACCORDANCE WITH WAKE COUNTY AND/OR STATEMENT, SPECIFICATIONS AND DETAILS IN PLACE AT TIME OF PLAN APPROVAL.

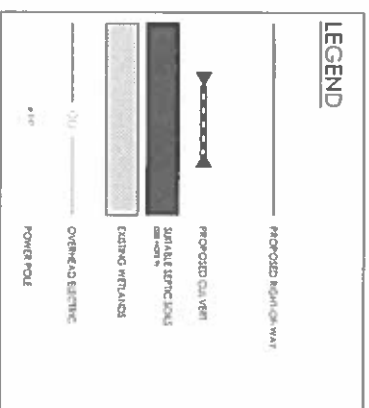


C-103



UTILITY NOTES

1. REFER TO GENERAL NOTES SHEET C-100
2. ALL UTILITIES SHALL BE IN ACCORDANCE WITH THE WAKE COUNTY STANDARD INTERCROSSINGS AND DETAILS THAT ARE CURRENT AT THE TIME OF PLAN APPROVAL.
3. CONFLICTS SHALL BE RESOLVED BY THE DESIGNER. THE LOCATION OF ALL EXISTING UTILITIES FROM TO CONSTRUCTION, LOCATION OF EXISTING UTILITIES SHOWN ON THIS PLAN SHALL BE VERIFIED BY THE DESIGNER PRIOR TO CONSTRUCTION.
4. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE WAKE COUNTY STANDARD INTERCROSSINGS AND DETAILS THAT ARE CURRENT AT THE TIME OF PLAN APPROVAL.
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ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH WAKE COUNTY AND NORTH STANDARD SPECIFICATIONS AND DETAILS IN PLACE AT THE TIME OF PLAN APPROVAL.

SEALED BY:



C-300

SUBMITTAL	DRAWN BY	CHECKED BY	DATE
1st SUBMITTAL	AMB	LWL	2017.10.03

UTILITY PLAN

**MAGNOLIA POND
SUBDIVISION**

WAKE COUNTY, NC

NOVEMBER 8, 2017

CARY, NC 27511
P-919.576.9733



1149 EXECUTIVE CIRCLE