

3-17-07



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

MAGNOLIA POND

() cluster subdivision (x) lot-by-lot subdivision

Has a preliminary plan previously been approved for subdivision of this site? () Yes (x) No

If yes, when and under what name? N/A

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)

DUKES LAKE ROAD and FOWLER ROAD
(street) (street)

Total site area in square feet and acres: 32.725 Ac. square feet 1,425,501 S.F. acres

Zoning District(s) and Overlay Districts (if any) and land area within each: _____

RAOW WATERSHED OVERLAY - WSO-2NC (WS-II)

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): AGRICULTURAL (FORMERLY)

Property Owner

Name: JAMAL ALAVI (HIGHLAND BUILDERS)

Address: P.O. Box 25091

City: RALEIGH State: NC Zip Code: ~~25091~~ 27611

E-mail Address: JAMALAVI@YAHOO.COM FAX: 919 676-8785

Telephone Number: 919 740-9627

Applicant (person to whom all correspondence will be sent)

Name: TERRY BOYLAN PLA (ESP ASSOCIATES P.A.)

Address: 14001 WESTON PKWY.

City: CARY State: NC Zip Code: 27513

E-mail Address: TBOYLAN@ESPASSOCIATES.COM FAX: 919 677-1252

Telephone Number: 919 678-1070 Relationship to Owner: ENGINEER/PLANNER

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*: 21

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

Average lot area*: 50,551 sf

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 % of site area

Min. open space area: 3.27 acres

Proposed open space area [by parcel]: 6.36 acres

Proposed open space use(s) [by parcel]: PASSIVE RECREATION

Proposed future development site area [by site]: 0 acres

Proposed impervious surfaces area: 171,056 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): φ acres within floodway: φ acres

Recreation Ordinance

Method of complying with Recreation Ordinance*:

dedication _____ reservation _____ fee _____

The amount of land to be dedicated/reserved is equal to 1/35th 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) \$122,370 Total # of proposed lots 21 Total # of acres 32.725

Calculate both: Estimate of recreation area required: 0.6 Ac

Estimate of recreation fee required: \$3496.28

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

Vehicular Access

Names of access street(s) and number of access points along each: HOPKINS CHAPEL RD - ONE ACCESS POINT

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
<u>HOPKINS CHAPEL ROAD</u>	<u>60</u>	<u>24</u>	<u>2</u>	<u>Y</u>	<u>11,000 VPD</u>	<u>1000 VPD</u>	<u>250 VPD</u>

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: GARBAGE / DELIVERY TRUCK ADT: < 1 VPD

Type of vehicle: _____ ADT: _____

Utilities and Services

Water supply provided by: () municipal system (_____)

() community system (COMMUNITY WELL-HEATER UTILITIES) () individual well(s)

Estimated total water demand: 7,350 gpd

Wastewater collection/treatment provided by: () municipal system (_____)

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

Estimated total wastewater discharge: 7,350 gpd

Solid waste collection provided by: PRIVATE CONTRACTOR

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

Natural gas service provided by: PUBLIC SERVICE OF NC

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

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

Fire protection provided by: WAKE COUNTY

Miscellaneous

Generalized slope of site: SLOPES TO STREAM LOCATED ALONG CENTER OF 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):

Project Tracking Form

Regular Subdivision/Variance

Project Name: Magnolia Pond

Initial Submittal Date: August 28, 2007

Optimal Review Cycle Code: 8a

DRS Meeting Date: October 11, 2007

DRS Comments Finalized & Distributed: October 17, 2007

Revised Application Submittal Date: November 2, 2007

Planning Director Decision Date (if applicable): November 19, 2007

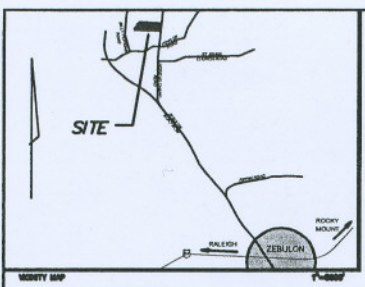
Planning Board Meeting Date(s)(if applicable): December 19, 2007

Note: Schedule is subject to change if one or more of the above deadlines are not met.

MAGNOLIA POND

WAKE COUNTY, NC

PRELIMINARY LOT BY LOT SUBDIVISION PLANS



NAME: Magnolia Pond
 CLIENT: Highland Builders
 LOCATION: Zebulon, NC, Wake Co.

Magnolia Pond - Site Development Data

ZONING	MAGNOLIA POND SUBDIVISION
EXISTING ZONING	R-4000 (W/SD) INC (P) S-R
PROPOSED ZONING	R-4000 (W/SD) INC (P) S-R
WATER SUPPLY - WATERSEED OVERLAY CLASSIFICATION	1.000 Bar in House Plus Basin W6-81 (H)H / RDW

GENERAL INFORMATION

EXISTING LAND USE	FORMER AGRICULTURAL
PROPOSED LAND USE	Single Family Residential, Lot by Lot Subdivision
OVERALL ACREAGE OF EXISTING TRACTS	32,725 Ac
DEVELOPABLE AREA	2,935 Ac
NUMBER OF EXISTING TRACTS	ONE
AREA OF POND	0.39 Ac
AREA IN AGENCIES USE	NO AGENCY SITE PROVIDED
CONSERVATION EASEMENTS	- + -
AREA IN PUBLIC ROAD & DOW	1.89 Ac
AREA IN WELL EASEMENT	0.77 Ac
AREA IN OPEN SPACE	0.39 Ac
AREA IN BUILDING LOTS	20.37 Ac
AREA IN BUILDING LOTS	32.725 Ac

OPEN SPACE INFORMATION

NET OPEN SPACE AREA	0.89 Ac	+170.42 ± sq. ft. LOTS
OPEN SPACE AREA PROVIDED	0.39 Ac	
OWNER OF OPEN SPACE	MAGNOLIA POND HOME OWNERS ASSOCIATION	

DENSITY INFORMATION

PROPOSED NUMBER OF LOTS	21
MINIMUM LOT SIZE REQUIRED BY CODE	40,000 SF 0.918 Ac
MINIMUM LOT SIZE PROVIDED	40,023 SF 0.918 Ac
MAXIMUM LOT SIZE PROVIDED	153,775 SF 3.53 Ac
AVERAGE LOT SIZE PROVIDED	16,300 SF 1.19 Ac
MINIMUM LOT FRONTAGE REQUIRED	30 FT
MINIMUM LOT WIDTH REQUIRED	110 FT
MAXIMUM BUILDING HEIGHT ALLOWED	35 FT
MINIMUM BUILDING SETBACKS	FRONT 30 FT REAR 30 FT SIDE 30 FT CORNER LOT SIDEYARD 38 FT OFF BUFFER 30 FT

BUFFER AREAS

STREAM BUFFER AREA - 100'	12.10 Ac	
STREAM BUFFER AREA - 50'	0.96 Ac	(sq. ft. 16,300 SF per Lot)
STREAM BUFFER AREA - 10, 5 & 10'	2.74 Ac	

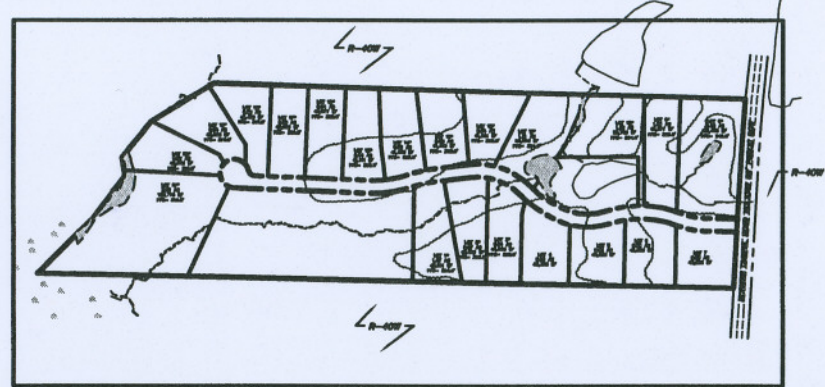
IMPERVIOUS AREAS

MAX IMPERVIOUS COVERAGE ALLOWED	3,937 Ac	171,096 SF
12% of grass including lawns and ponds	1,086 Ac	47,058 SF
IMPERVIOUS AREA - STREETS & WALKWAYS	2,847 Ac	123,450 SF
AVG. IMPERVIOUS AREA PER LOT (grass)	0.13 Ac	5,676 SF
AVG. IMPERVIOUS AREA PER LOT (paved)		0 SF
(Note: avg. stream buffer)		
TOTAL IMPERVIOUS AREA CREATED	171,066 SF	13.00%

RECREATION REQUIREMENTS

WAKE COUNTY RECREATION AREA REQUIRED	0.80 Ac	170.42 sq. ft. LOTS
RECREATION AREA PROVIDED	0.39 Ac	

EXISTING UTILITY EASEMENTS: NONE
 EXISTING RAILROAD R.O.W.: NONE
 EXISTING HISTORICAL SITES: NONE KNOWN



1 GENERAL SITE PLAN
 SHEET 255

CURRENT PARCEL OWNER:
 HIGHLAND BUILDERS, INC
 PO BOX 28004
 RALEIGH, NC 27611
 DR. 12700 PO. 1013
 PH 7707080389
 Fax: (919) 670-6785
 PROJECT CONTACT: JAMAL ALAM, P.E.

SURVEYOR:
 CAMPBELL MOSS & PARKER, P.L.C.
 PROFESSIONAL LAND SURVEYORS
 333 S. STATE STREET
 PO BOX 12855
 WAKE FOREST, NC 27688
 Fax: (919) 556-3148
 PROJECT CONTACT: MICHAEL A. MOSS, P.L.S.

ENGINEERING/SURVEYING/PLANNING/ ENVIRONMENTAL and GEOTECHNICAL CONSULTING:
 ESP ASSOCIATES, PA
 14001 WESTON PARKWAY, SUITE 100
 CHAR, NC 27803
 Fax: (919) 670-1070
 Fax: (919) 677-1282
 PROJECT CONTACT: TERRY BOYLAN, R.L.A.
 E-MAIL: tboylan@espassoc.com

DEVELOPER:
 HIGHLAND BUILDERS, INC.
 PO BOX 28004
 RALEIGH, NC 27611
 Fax: (919) 670-6785
 Fax: (919) 670-6785
 PROJECT CONTACT: JAMAL ALAM, P.E.

DATE: AUGUST 28, 2007
 REDRAWN BY:



IMPERVIOUS SURFACE CALCULATION

GROSS SITE AREA	32,725 Ac
IMPERVIOUS at 12%	3,927 Ac 171,000 SF

LENGTH OF ROADS	EFFECTIVE LENGTHS FOR AREA CALCULATION	AREA	FELLETS at 105.0 SF	CL. DR. SAC at 5,386 SF	TOT IMP AREA
START STA	END STA	WIDTH			
MAGNOLIA WAY	0+58.66 17+11.95	20	33,000 SF	1	5,386 SF
NO IN ENTRANCE	0+21.35 0+58.66	varies	2,548 SF		2,548 SF
SEPTIC FIELD ACCESS OR WELL SITE	0+00.00 3+25.00	10	3,200 SF	25 x 30	750 SF
	diagonal		2,918 SF		2,902 SF
			parking	144.0	
LOTS at 5003 of MAX	21	5,876.0 SF	123,300 SF		
					SUB-TOTAL IMPERVIOUS 47,850.8 SF
					GRAND TOTAL IMPERVIOUS 171,055.8 SF

TABULATED STREET LENGTHS

NAME	TOTAL LENGTH	START STA	END STA	LENGTH
MAGNOLIA WAY (PUBLIC)		0+00.00	17+78.04	1,778 FT
				1,778 FT

2 LOT DATA TABLES
 SHEET 256

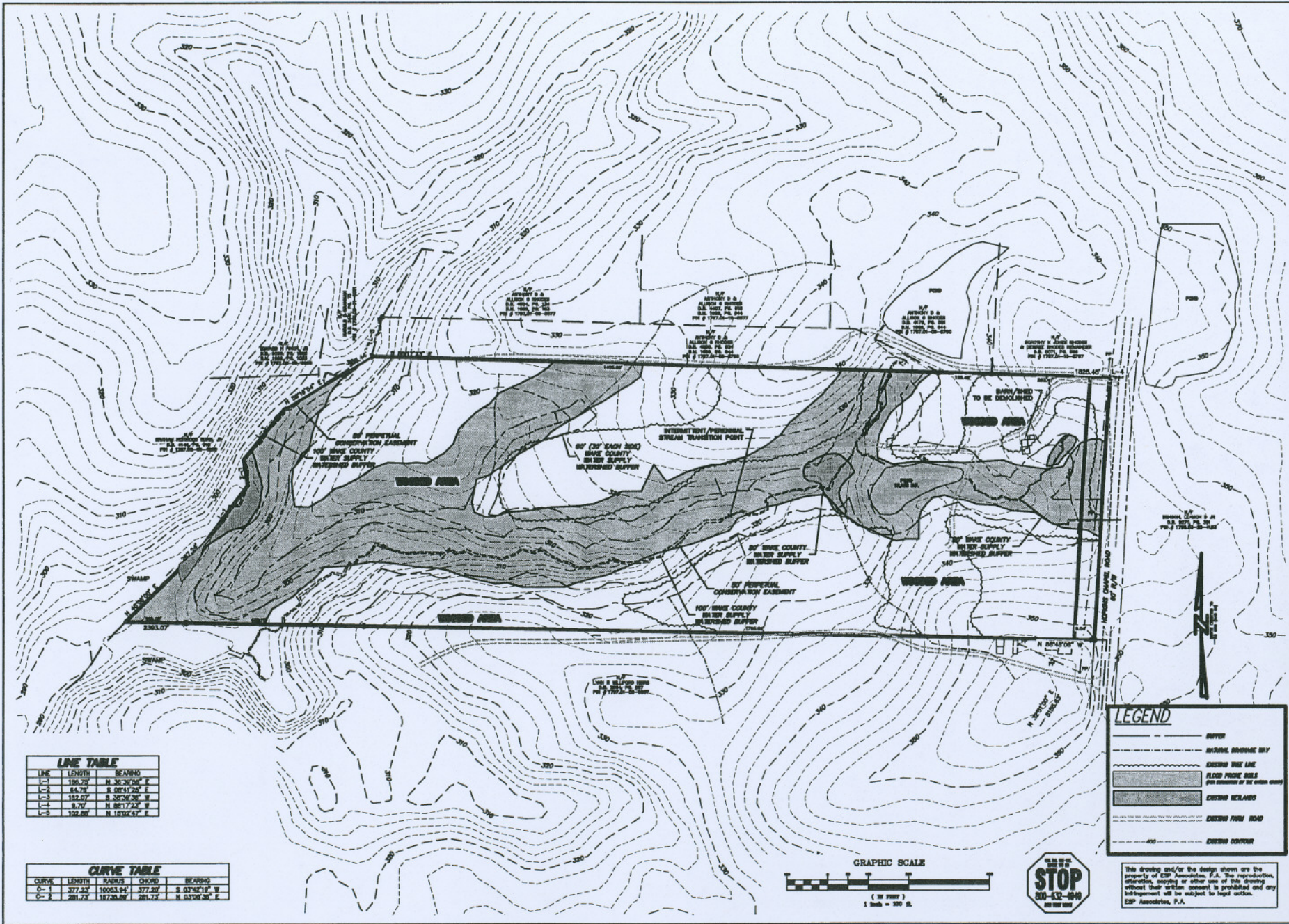
LOT BY LOT SIZE AND IMPERVIOUS

LOT No.	LOT AREA sf	IMPERVIOUS AREA sf
1	40,811	5,676
2	42,228	5,676
3	40,836	5,676
4	40,306	5,676
5	40,023	5,676
6	40,093	5,676
7	40,092	5,676
8	39,427	5,676
9	40,277	5,676
10	55,700	5,676
11	56,900	5,676
12	41,000	5,676
13	41,106	5,676
14	41,490	5,676
15	41,111	5,676
16	40,877	5,676
17	40,836	5,676
18	40,456	5,676
19	40,836	5,676
20	40,836	5,676
21	153,775	5,676
Total Area	26,870 Ac	123,300 SF
Avg Lot Area	50,551 SF	
Max Lot Area	153,775 SF	
Min Lot Area	40,023 SF	

3 SITE DATA TABLE
 SHEET 257

INDEX OF SHEETS

- COVER SHEET
- M - NOTES
- DI - CALCULATIONS
- ED - EXISTING CONDITIONS
- PP - PRELIMINARY PLAN
- UI - UTILITY PLAN
- DA - DRAINAGE AREAS



LINE TABLE

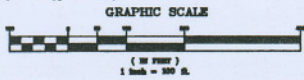
LINE	LENGTH	BEARING
L-1	198.72	N. 28° 26' 24" E
L-2	64.74	S. 02° 11' 24" E
L-3	162.07	S. 26° 32' 24" W
L-4	9.77	N. 86° 17' 24" W
L-5	152.88	N. 18° 42' 47" E

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C-1	277.22	10084.84	377.20	S. 07° 51' 18" W
C-2	261.77	18728.86	261.72	N. 83° 08' 28" E

LEGEND

- BUFFER
- NATURAL BARRIAGE DRY
- EXISTING TRAIL LINE
- FLOOD PROOF BELLS (SEE EXHIBIT OF THE DESIGN REPORT)
- EXISTING WETLANDS
- EXISTING FARM ROAD
- EXISTING CONTOUR



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ESP ASSOCIATES, P.A.
1995 Associates, P.A.
1000 N. 10th St.
PO BOX 20001
AURORA, NC 27612
(919) 876-6946

ESP

WILKINS BILLY, INC.
Mr. James A. Wilkins, P.E.
PO BOX 20001
AURORA, NC 27612
(919) 876-6946

STOP
800-432-6946

DATE: _____
SCALE: _____
PROJECT: _____
SHEET: _____

