



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File # 5-24-04
Fee \$800.00
Amt Paid \$800.00
Check # 6765
Rec'd Date 5-25-04
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

HADLEY MEADOWS

() 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? NA

Property

Parcel Identification Number: 1607.03-34-3115

Address: ROCK SERVICE STATION ROAD

Location: EAST side of ROCK SERVICE STATION ROAD, at/between

OLD STAGE ROAD (street)

and

NC 42 (street)

Total site area in square feet and acres: 736,164 square feet 16.9 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-3D

Conditions of any Conditional Use Zoning Districts: NA

Present land use(s): AGRICULTURE

Property Owner

Name: NELSON STEPHENSON, EXECUTIVE

Address: 6517 ROCK SER. STA. RD.

City: RAL

State: NC

Zip Code: 27603

E-mail Address:

FAX:

Telephone Number: 772-4214

Applicant (person to whom all correspondence will be sent)

Name: DEVELOPMENT SERVICES INC. c/o DOUGLAS BALL

Address: 1401 AVERHURD ROAD STE 206

City: GARNER

State: NC

Zip Code: 27529

E-mail Address: DOUGLAS@BALLRENTALS.COM

FAX: 772-3437

Telephone Number: 772-3929

Relationship to Owner: NA

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): R-30 1.45
 Max. # of lots allowable*: 24 Proposed # of lots*: 14
 Min. allowable lot area*: 30,000 sf Proposed min. lot area*: 30,000 sf
 Average lot area*: 52,583 sf
 Min. allowable lot width*: 95 ft Proposed min. lot width*: 95 ft

* If applicable, show for each zoning district

NA
 Min. open space standard (see Sec. 3.4.3(E)(1)): () 10 % () 25 % of site area

Min. open space area: NA acres
 Proposed open space area [by parcel]: NA acres
 Proposed open space use(s) [by parcel]: NA
 Proposed future development site area [by site]: NA acres
 Proposed impervious surfaces area: 30% max sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 30 %
 Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 2.5 acres
 within floodway: 3.1 acres
100 YR FEMA

Recreation Ordinance

Method of complying with Recreation Ordinance*:
 _____ dedication _____ reservation # 2565.51 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) 104,965 / 108373 Total # of proposed lots 14 Total # of acres 16.9

Calculate both: Estimate of recreation area required: 0.4 ac
 Estimate of recreation fee required: # 2565.51

*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: _____

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
<u>NA</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)
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Estimated traffic generated by heavy vehicles (vehicles other than automobiles and light trucks):

Type of vehicle: NA ADT: _____

Type of vehicle: _____ ADT: _____

Utilities and Services

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

() community system (_____) (X) individual well(s)

Estimated total water demand: 3780 gpd

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

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

Estimated total wastewater discharge: 3780 gpd

Solid waste collection provided by: PRIVATE

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

Natural gas service provided by: NA

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

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

Fire protection provided by: PANTHER BRANCH

Miscellaneous

Generalized slope of site: GENTLE TO SEVERE

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

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: _____

NONE

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 _____

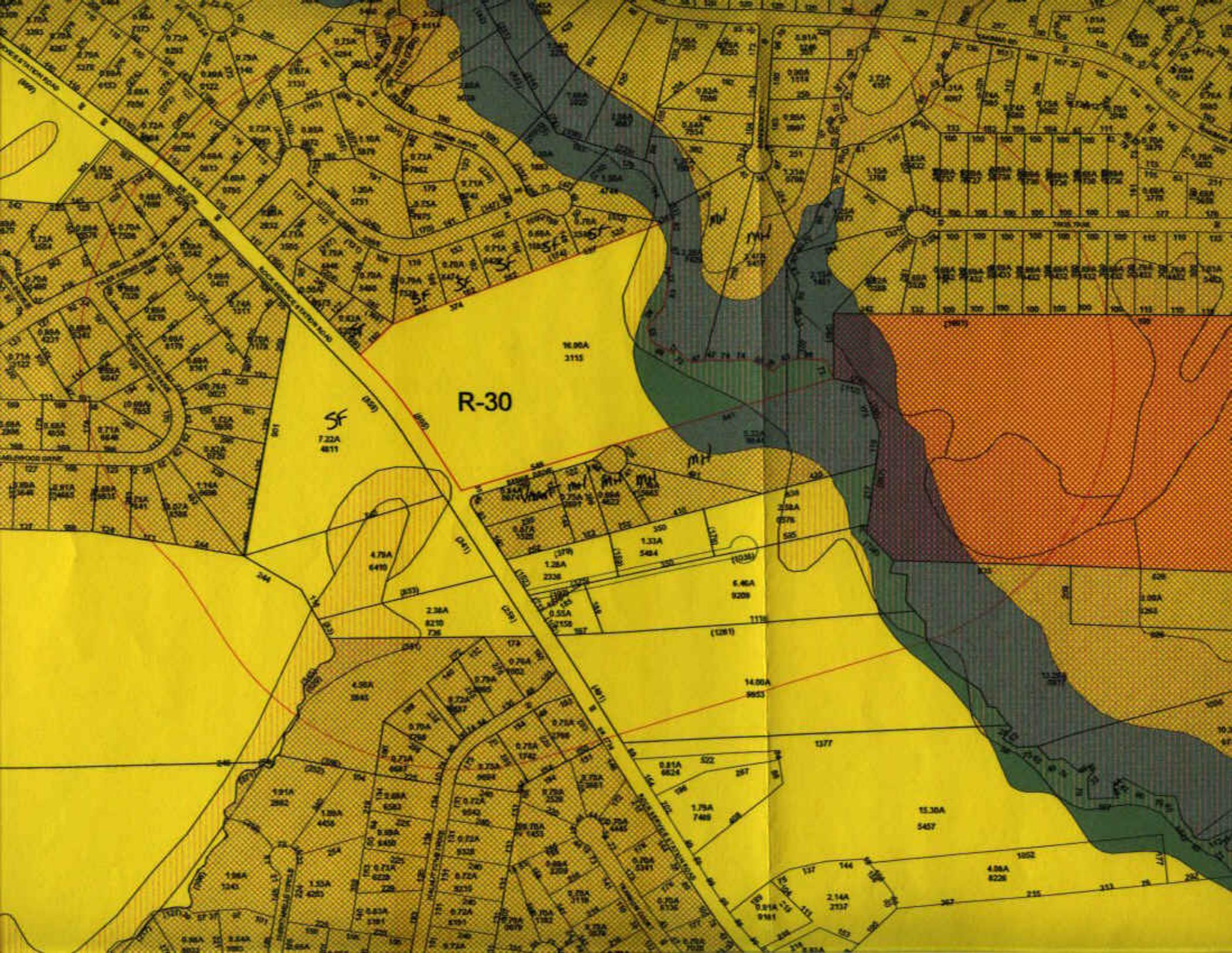
() Long-Range Urban Services Area/Water Supply Watershed _____

() Long-Range Urban Services Area _____

() Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area

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



R-30

SF
7.23A
4811

16.00A
2115

4.79A
6410

2.38A
8210
736

1.28A
2238

1.33A
5484

6.46A
9208

11.18

14.00A
9953

13.77

15.30A
5457

4.86A
8226

2.14A
2317

1.98A
1045

1.80A
4458

2.89A
6583

0.89A
8450

0.71A
6687

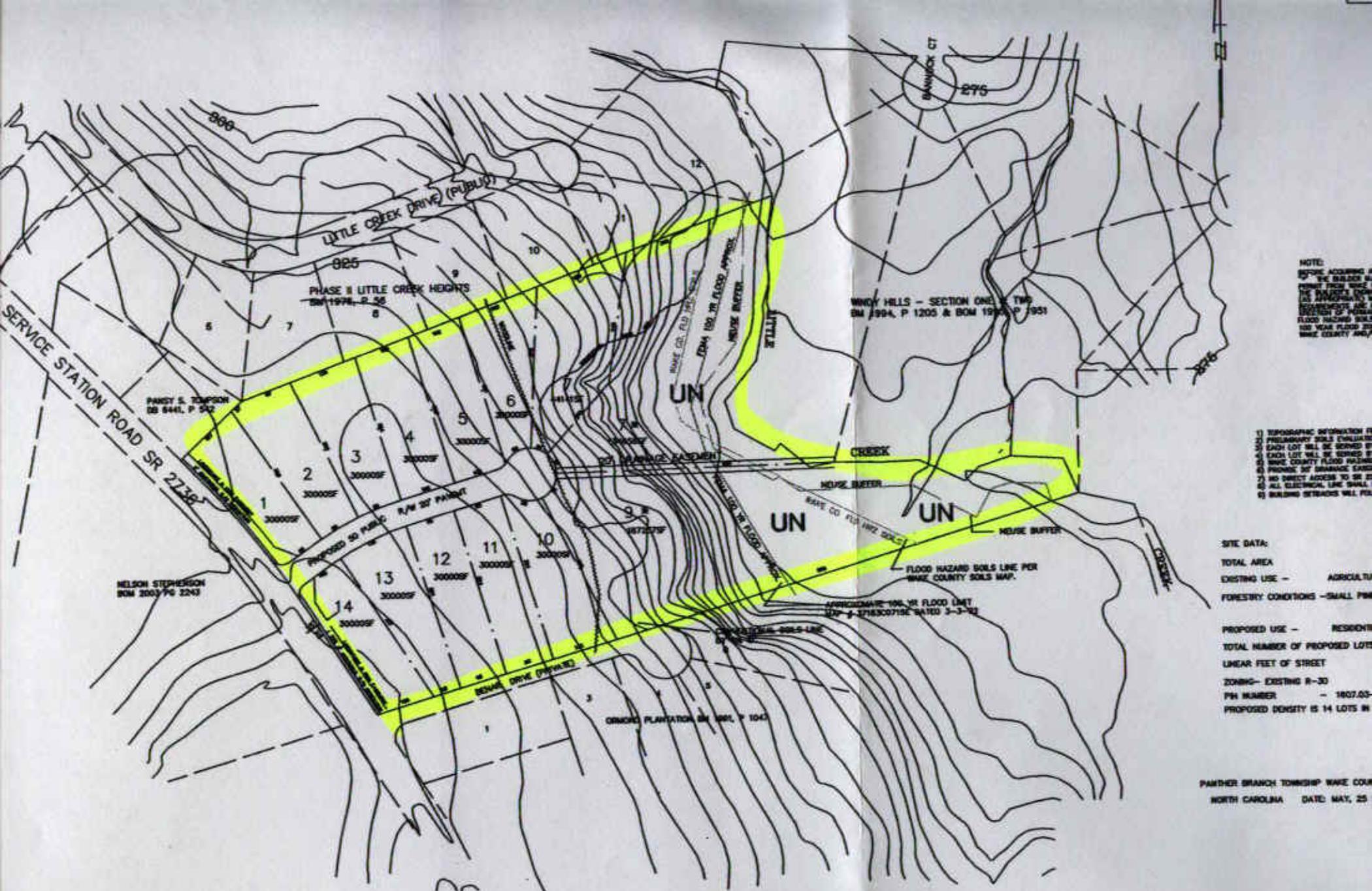
0.72A
9338

0.72A
1942

0.79A
1903

0.79A
2528

0.86A
9033



NOTE:
 1) FLOOD ACCURACY IS
 2) THE BUFFER IS
 3) FROM THE
 4) THE HAZARDOUS
 5) REQUIREMENTS ARE
 6) DESIGN OF FLOOD
 7) FLOOD HAZARD
 8) ONE YEAR FLOOD
 9) WAKE COUNTY AND

- 1) TOPOGRAPHIC INFORMATION IS PRELIMINARY
- 2) PRELIMINARY SOIL EVALUATION
- 3) EACH LOT WILL BE SERVED BY
- 4) EACH LOT WILL BE SERVED BY
- 5) WAKE COUNTY FLOOD HAZARD
- 6) PROMISE OF DRAINAGE EASE
- 7) NO DIRECT ACCESS TO SR 2218
- 8) ALL ELECTRICAL LINE SHALL
- 9) BUILDING SETBACKS WILL FOLLOW

SITE DATA:
 TOTAL AREA
 EXISTING USE - AGRICULTURE
 FORESTRY CONDITIONS - SMALL PINE
 PROPOSED USE - RESIDENTIAL
 TOTAL NUMBER OF PROPOSED LOTS
 LINEAR FEET OF STREET
 ZONING - EXISTING R-30
 PH NUMBER - 1807.03
 PROPOSED DENSITY IS 14 LOTS PER

PANTHER BRANCH TOWNSHIP WAKE COUNTY
 NORTH CAROLINA DATE: MAY, 25

PARKS AND RECREATION FEE-IN-LIEU
 16.89 AC TOTAL PER FIELD SURVEY
 108393 TAX VALUE
 108393/16.9 = \$6414/AC
 14 LOTS /35 = 0.4
 6413.78 X 0.4 = \$ 2565.51
 TOTAL FEE-IN-LIEU \$2565.51

IMPERVIOUS SURFACE
 550 LF STREET X 21' = 11,550 SF OR 0.26AC
 16.8AC X 0.15 = 2.52AC
 2.5AC - 0.26AC = 2.24AC ALLOWABLE
 2.24AC/14 LOTS = 160 SF PER LOT ALLOWABLE
 ALLOWABLE IMPERVIOUS SURFACE PER LOT = 7042 SF
 30% IMPERVIOUS SURFACE COVERAGE IS THE MAXIMUM ALLOWABLE
 ON ANY LOT WITH STORMWATER MANAGEMENT PROVIDED FOR THE
 PORTION ABOVE THE ALLOWABLE.