

3-16-07



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

HERCELIA'S WAY SUBDIVISION

() 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? N/A

Property

Parcel Identification Number: 0658,04-93-8224

Address: _____

Location: NORTH side of BARBOLIE STORE ROAD, at/between
(north, east, south, west) (street)

OLD STAGE ROAD and BUD LIPSCOMB ROAD
(street) (street)

Total site area in square feet and acres: 318,722 square feet 7.318 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): AGRICULTURAL

Property Owner

Name: WOLF PACKAGING PROPERTIES, LLC

Address: 6500 PRESTWICK PLACE

City: FUQUAY-VARINA State: NC Zip Code: 27526

E-mail Address: _____ FAX: _____

Telephone Number: _____

Applicant (person to whom all correspondence will be sent)

Name: BENTON DEWAR, PLS

Address: 5920 HONEYCUTT ROAD

City: HOLLY SPRINGS State: NC Zip Code: 27540

E-mail Address: bentondewar@aol.com FAX: 557-2255

Telephone Number: 868-1449 Relationship to Owner: CLIENT

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

Type of vehicle: N/A ADT: _____

Type of vehicle: N/A ADT: _____

Utilities and Services

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

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

Estimated total water demand: N/A gpd

Wastewater collection/treatment provided by: () municipal system (N/A)

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

Estimated total wastewater discharge: N/A gpd

Solid waste collection provided by: PRIVATE CONTRACTOR, ROLL OUT CANS

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

Natural gas service provided by: N/A

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

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

Fire protection provided by: COUNTY

Miscellaneous

Generalized slope of site: 1%

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 _____

() Short-Range Urban Services Area _____

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

() Long-Range Urban Services Area _____

() Non-Urban Area/Water Supply Watershed _____

(X) Non-Urban Area

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

RESIDENTIAL

Project Tracking Form
Regular Subdivision/Variance

Project Name: HERCELIA'S WAY SUBDIVISION

Initial Submittal Date: August 28, 2007

Optimal Review Cycle Code: 8a

DRS Meeting Date: October 11, 2007

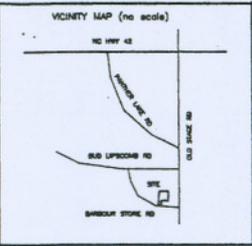
DRS Comments Finalized & Distributed: October 17, 2007

Revised Application Submittal Date: November 2, 2007

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

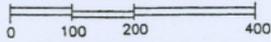
Planning Board Meeting Date(s)(if applicable): December 19, 2007

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



PRELIMINARY SUBDIVISION PLAN FOR HERCELIA'S WAY SUBDIVISION

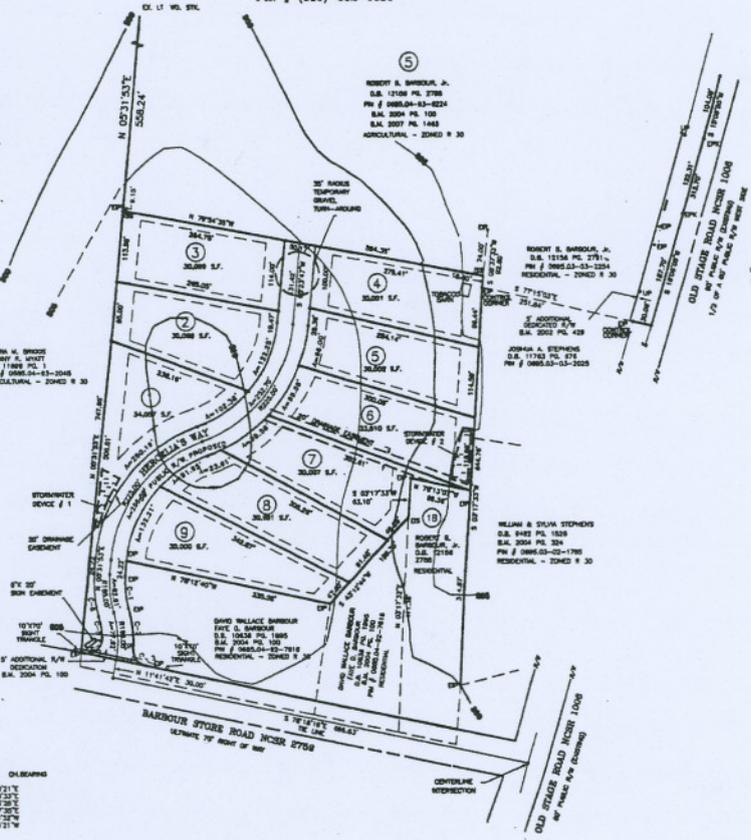
PHASE I
PROPERTY OF WOLFPACKAGING PROPERTIES, LLC
DEED BOOK 12655 PG. 1980
BOOK OF MAPS 2007 PAGE 2788
PIN # 0658.04-93-8224
ZONED R-30
MIDDLE CREEK TOWNSHIP
WAKE COUNTY - NORTH CAROLINA
SCALE "1" = 200' - JULY 19, 2007



WAKE COUNTY SETBACKS
FRONT - 30 FEET
SIDE - 10 FEET
REAR - 30 FEET
CORNER SIDE - 20 FEET

BENTON W. DEWAR AND ASSOCIATES
PROFESSIONAL LAND SURVEYOR
6920 HONEYCUTT ROAD
HOLLY SPRINGS, NC 27640
PH. # (919)-652-9813

IMPERVIOUS AREA CALCULATION
TOTAL PHASE I ACREAGE - 7.318 ACRES
LINEAL FEET OF STREET - 835.2
PAVEMENT AREA - 18,950 S.F.
15 % MAXIMUM IMPERVIOUS AREA
2,832.5 IMPERVIOUS PAVEMENT AREA
0.883 % ALLOWABLE IMPERVIOUS LOT AREA
AREA IN LOTS - 301,822 S.F.
301,822 X 0.883 % = 29,225.73 LOTS
3,247 S.F. ALLOWABLE IMPERVIOUS PER LOT



CURVE	BEARS	SHORT	LENGTH	DELTA	CHORD	CHORD BEARS
C-1	148.00'	28.86'	53.11'	27°44'28"	52.81'	8 09°20'11"
C-2	188.00'	34.40'	66.22'	27°04'50"	67.64'	9 09°42'52"
C-3	26.00'	5.20'	9.44'	16°00'00"	9.44'	16 36°43'20"
C-4	28.00'	5.60'	10.00'	16°00'00"	10.00'	16 30°07'30"
C-5	128.00'	25.60'	44.80'	16°00'00"	44.80'	16 09°44'24"
C-6	188.00'	37.60'	72.40'	27°44'28"	71.68'	8 09°20'11"

STORMWATER MANAGEMENT PLAN
PEAK FLOW REDUCTION THROUGH DEMONSTRATION VIA STORMWATER CALCULATIONS AND/OR THROUGH THE INSTALLATION OF STORMWATER MANAGEMENT DEVICES (BEST MANAGEMENT PRACTICES), WHICH SHALL BE BASED ON THE FINISHED, ANTICIPATED PROJECT BUILT OUT CONDITIONS (INCLUDING ALL ROADS, STRUCTURES AND OR OTHER IMPERVIOUS SURFACES), OR ASSUMING THE MAXIMUM IMPERVIOUS SURFACE COVERAGE ALLOWED BY WAKE COUNTY REGULATIONS.

THE NITROGEN EXPORT FOR ANY SITE (INTERPRETED AS THE SUBDIVISION SHALL BE BASED ON THE FINISHED ANTICIPATED PROJECT BUILT OUT CONDITIONS (INCLUDING ALL ROADS, STRUCTURES AND OTHER IMPERVIOUS SURFACES), OR ASSUMING THE MAXIMUM COVERAGE ALLOWED BY WAKE COUNTY REGULATIONS.

NOTES

- PRESENT USE OF THE LAND IS AGRICULTURAL. PROPOSED ROAD WILL HAVE A 50' PUBLIC RIGHT OF WAY. NO FLOOD STUDY WILL BE REQUIRED FOR CONSTRUCTION. ALL STATE AND LOCAL GOVERNMENTAL APPROVALS SHALL BE OBTAINED PRIOR TO CONSTRUCTION.
- ALL FEDERAL FLOOD HAZARD REGULATIONS SHALL BE COMPLIED WITH DURING CONSTRUCTION.
- ALL STATE AND WAKE COUNTY EROSION CONTROL MEASURES SHALL BE COMPLIED WITH DURING CONSTRUCTION. DRAINAGE EASEMENTS WILL BE FIELD VERIFIED AND SHOWN ON THE CONSTRUCTION PLANS AND RECORD PLAT.
- SOIL DELINEATION BY HAL OWEN & ASSOCIATES LICENSED SOIL SCIENTISTS.
- SITE DATA**
PROPOSED NUMBER OF LOTS - 9
TOTAL LINEAL FEET OF ROAD - 835.2 FEET
AVERAGE LOT SIZE - 30,838 S.F.
MINIMUM LOT SIZE - 30,000 S.F.
WATER WILL BE SUPPLIED BY A INDIVIDUAL WELL ON EACH LOT.
SEWER WILL BE INDIVIDUAL SEPTIC TANK AND DRAINFIELD ON EACH LOT.
PROPERTY IS LOCATED IN THE WAKE COUNTY ZONING AND PLANNING JURISDICTION.
- NO WAKE COUNTY OR FEMA MAPPED FLOOD HAZARD SOILS ON THIS PHASE.
- TREE AND VEGETATION ZONE NOTE**
THE PERIMETER OF THE PROPERTY IS CLEARED THEREFORE NO 25 FOOT PERIMETER TREE AND VEGETATION ZONE IS REQUIRED.
- SOIL DELINEATION BY HAL OWEN & ASSOCIATES LICENSED SOIL SCIENTISTS. TOTAL SITE HAS PROVISIONAL SUITABLE SOILS FOR SEPTIC AND WELL APPLICATIONS.

STORMWATER MANAGEMENT PLAN
PRELIMINARY PLAN SUBMITTAL
SITE DATA
TOTAL AREA - 7.32 ACRES
ZONING - R 30
NUMBER OF LOTS - 9
PERCENT IMPERVIOUS - 14.49%

VOLUME MANAGEMENT CALCULATIONS
TARGET CURVE NUMBER - 83
PROPOSED CURVE NUMBER - 85
TOTAL VOLUME REQUIRED - 2,978 FT3
TOTAL VOLUME PROVIDED 0 FT3

NITROGEN CALCULATIONS
TN LOADING FROM SITE - 4.02LBS/AC/YR
BUY-DOWN (P IN NRS) - \$ 1,014.55

PEAK FLOW MANAGEMENT CALCULATIONS
PRE-DEVELOPMENT PEAK FLOW - N/A CFS
POST-DEVELOPMENT PEAK FLOW - N/A CFS
TARGET CURVE NUMBER CALCULATION
ZONING DISTRICT - R 30, R 20, R 15, R 5
SITE DATA
TOTAL SITE AREA - 7.32 ACRES
ZONING DISTRICT - R 30
SOIL COMPOSITION
HYDROLOGIC SOIL GROUP - B
SITE AREA - 7.32 ACRES
TARGET CN - 83
TARGET CURVE NUMBER 83

RUNOFF (INCHES) = $Q^2 = 0.43$ INCHES

STORMWATER MANAGEMENT PLAN
PRELIMINARY PLAN SUBMITTAL
SITE DATA
TOTAL SITE AREA - 7.32 ACRES
ZONING DISTRICT - R 30
NUMBER OF LOTS - 9
TOTAL AREA IN R/W - 0.96 ACRES
IMPERVIOUS AREA IN R/W - 0.39 ACRES
PRESERVED WOODED AREA - 0 ACRES
MANAGED OPEN SPACE - 0 ACRES
STREAM BUFFER AREA - 0 ACRES

LOT DATA
TOTAL LOT ACREAGE - 6.36 ACRES
IMPERVIOUS AREA PER LOT - 3,247 SQ. FT.
ASSUMED WOODED AREA - 15%
ADDITIONAL WOODED AREA - 0 ACRES
AVERAGE LOT SIZE - 30,782 SQ. FT.
AVERAGE PERCENT IMPERVIOUS PER LOT - 10.35%
PERCENT IMPERVIOUS FOR SITE - 14.49%

STORMWATER CALCULATIONS
WOODS - 13.03% WEIGHTED CN1 - 55
GRASS/LAWN - 72.47% WEIGHTED CN1 - 61
IMPERVIOUS - 14.49% WEIGHTED CN1 - 95

PROPOSED CURVE NUMBER2 - 84
TARGET CURVE NUMBER - 83

RESULTS
STORAGE VOLUME REQUIRED - 955 CF
PRELIMINARY TOTAL NITROGEN LOADING FROM SITE - 4.02 LBS/AC/YR

