



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File #	
Fee	\$1000.00
Am 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

HOPKINS TRACE SUBDIVISION - PHASE 2

() 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? HOPKINS TRACE SUBDIVISION (S-39-00)

Property

Parcel Identification Number: 1798-31-8064

Address: TRACENAY DRIVE

Location: WEST side of HOPKINS TRACE LANE, at/between
(north, east, south, west) (street)

_____ and _____
(street) (street)

Total site area in square feet and acres: 1,074,625.20 square feet 24.67 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): VACANT

Property Owner

Name: ED BLACKLEY

Address: 4500 LAID BACK LANE

City: ZEBULON State: NC Zip Code: 27597

E-mail Address: _____ FAX: _____

Telephone Number: 919-810-3377

Applicant (person to whom all correspondence will be sent)

Name: (SAME AS ABOVE)

Address: _____

City: _____ State: _____ Zip Code: _____

E-mail Address: _____ FAX: _____

Telephone Number: _____ Relationship to Owner: _____

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): N/A
 Max. # of lots allowable*: N/A Proposed # of lots*: 27
 Min. allowable lot area*: 30,000 sf Proposed min. lot area*: 30,000 sf
 Average lot area*: 35,025.47 sf
 Min. allowable lot width*: 95 ft Proposed min. lot width*: 95 ft

* If applicable, show for each zoning district

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

Min. open space area: N/A acres
 Proposed open space area [by parcel]: N/A acres
 Proposed open space use(s) [by parcel]: N/A
 Proposed future development site area [by site]: N/A acres
 Proposed impervious surfaces area: 3,070 SF PER LOT sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): < 15 %
 Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 0 acres
 within floodway: 0 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) \$297,710⁰⁰ Total # of proposed lots 27 Total # of acres 24.67

Calculate both: Estimate of recreation area required: 0.77ac
 Estimate of recreation fee required: \$9,292¹² TOTAL (#344 PER LOT)

*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 TRACE LANE, 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 TRACE LANE</u>	<u>50</u>	<u>18</u>	<u>2</u>	<u>Y</u>	<u>NOT AVAILABLE</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: N/A ADT: N/A

Type of vehicle: _____ ADT: _____

Utilities and Services

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

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

Estimated total water demand: 200 gpd

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

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

Estimated total wastewater discharge: 200 gpd

Solid waste collection provided by: WASTE INDUSTRIES

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

Natural gas service provided by: N/A

Telephone service provided by: AT&T Underground () yes () no

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

Fire protection provided by: HOPKINS VOLUNTEER FIRE DEPT.

Miscellaneous

Generalized slope of site: ROLLING

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 ZEBULON

() Non-Urban Area/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: S-03-08: Hopkins Trace Phase 2

Initial Submittal Date: 4/21/08

Optimal Review Cycle Code: 4a

DRS Meeting Date: 6/12/08

DRS Comments Finalized & Distributed: 6/17/08

Revised Application Submittal Date: 6/27/08

Planning Director Decision Date: 7/22/08

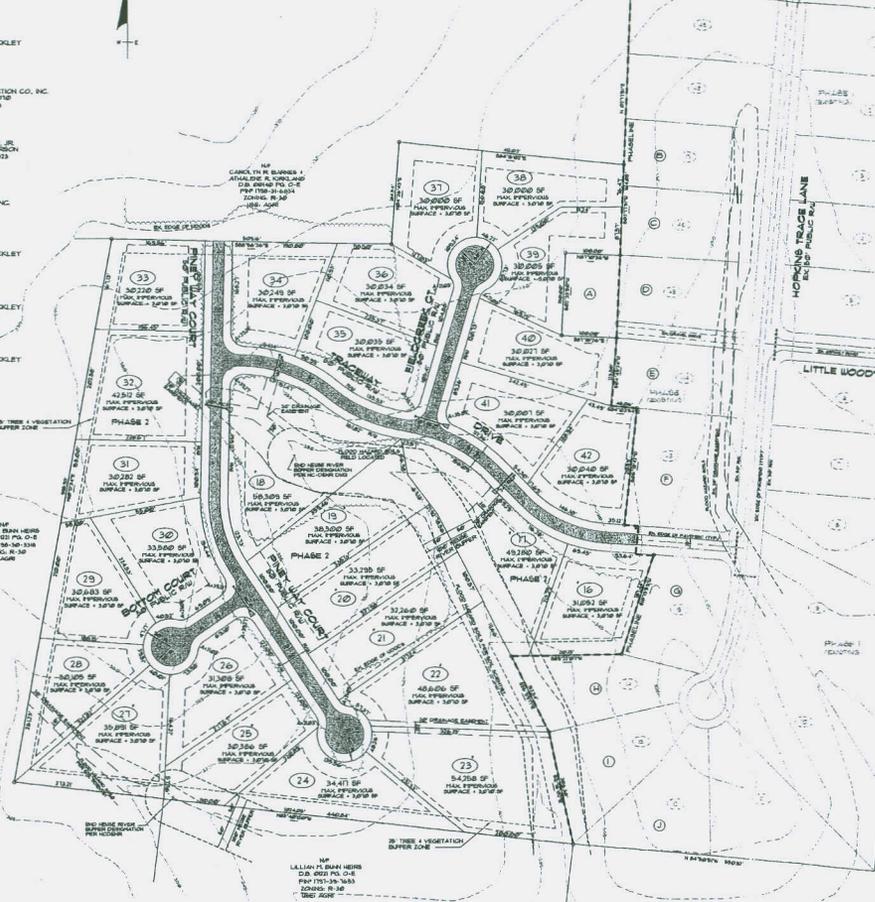
Planning Board Meeting Date(s) 8/6/08 (if necessary)

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

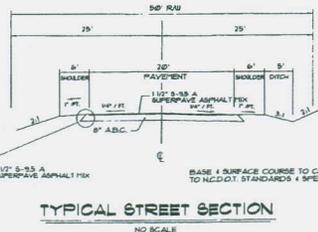
- A SHILEY L. HOPKINS
D.B. 08881 PG. 2339
PMT 1758-24-104
ZONING: R-3P
USE: SINGLE FAMILY
- B NP
CAMI HOPKINS, INC.
D.B. 0881 PG. 2389
PMT 1758-41-113
ZONING: R-3P
USE: SINGLE FAMILY
- C NP
CAMI HOPKINS, INC.
D.B. 0881 PG. 2389
PMT 1758-41-44-3
ZONING: R-3P
USE: SINGLE FAMILY
- D NP
EDWARD CLIFTON BLACKLEY
D.B. 0884 PG. 1758
PMT 1758-41-44-18
ZONING: R-3P
USE: VACANT
- E LEFRANCOS CONSTRUCTION CO. INC.
D.B. 0713 PG. 8047
PMT 1758-41-43-5
ZONING: R-3P
USE: VACANT
- F NP
JON A. HASTERSOHN, JR.
& WHITNEY L. HASTERSOHN
D.B. 0713 PG. 8053
PMT 1758-41-43-8
ZONING: R-3P
USE: VACANT
- G NP
BRANDYBINE HOPKINS, INC.
D.B. 0887 PG. 8005
PMT 1758-41-43-3
ZONING: R-3P
USE: SINGLE FAMILY
- H NP
EDWARD CLIFTON BLACKLEY
D.B. 0884 PG. 1758
PMT 1758-41-37-1
ZONING: R-3P
USE: VACANT
- I NP
EDWARD CLIFTON BLACKLEY
D.B. 0884 PG. 1758
PMT 1758-41-36-14
ZONING: R-3P
USE: VACANT
- J NP
EDWARD CLIFTON BLACKLEY
D.B. 0884 PG. 1758
PMT 1758-41-36-17
ZONING: R-3P
USE: VACANT
- K NP
LELLIAN R. BARN HERS
D.B. 0802 PG. 0-8
PMT 1758-40-104
ZONING: R-3P
USE: AGRI
- L NP
LELLIAN R. BARN HERS
D.B. 0802 PG. 0-8
PMT 1758-40-104-3
ZONING: R-3P
USE: AGRI



DUKES LAKE ROAD (SR 2309)

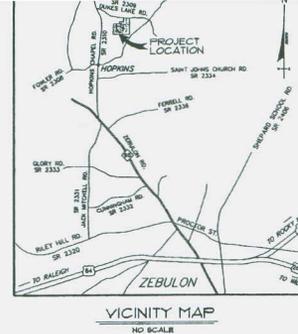


SUBDIVISION PLAN
SCALE: 1" = 120'

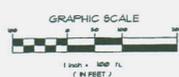


TYPICAL STREET SECTION
NO SCALE

- OWNER/APPLICANT:
ED BLACKLEY
4840 LAID BACK LANE
ZEBULON, NORTH CAROLINA 27991
(919) 880-3371
- EXISTING USE: VACANT
- PROPOSED USE:
LOT BY LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION
- WAKE COUNTY PMN 1758-31-806-4
- WAKE COUNTY ZONING: R-3P
- TOWNSHIP: LITTLE RIVER
- AREA OF TOTAL PROJECT BOUNDARY: 1674.6750 SQ. FT. = 244.1 ACRES
- ACREAGE OF PROPOSED STREET RAIL: 2.56 AC.
- NET AREA IN LOTS: 244.1 AC. = 236 AC. ± 2.1760 AC.
- TOTAL NUMBER OF PROPOSED LOTS: 21
- AVERAGE LOT SIZE: 36,229.41 SF.
- MINIMUM LOT SIZE: 36,000 SF.
- LOT SETBACK REQUIREMENTS: FRONT + EXTERIOR SIDE - 30'
REAR - 30'
INTERIOR SIDE - 10'
- ALL LOTS TO BE A MINIMUM OF 90' IN WIDTH IN ROADWAY TANGENT AREAS, CURVE OR SAG LOTS TO BE A MINIMUM WIDTH OF 90' AT 75% OF THE LOT DEPTH.
- PERVIOUS AREA CALCULATIONS:
ACREAGE OF PROPOSED PAVEMENT: 1250 AC.
PAVEMENT PERVIOUS AREA: 1256 ACRES/244.1 ACRES = 5.245%
- THIS PROJECT TO COMPLY WITH NITROGEN RANOFF REQUIREMENTS PER WAKE COUNTY STORMWATER ORDINANCE.
- PROPOSED RIGHT-OF-WAY WIDTH: 50 FT.
- PROPOSED PAVEMENT WIDTH: 38 FT.
- LINEAR FEET OF ROADS: 2386 LF.
- ALL STREETS ARE TO BE PUBLIC. STREETS ARE TO BE CONSTRUCTED TO THE LATEST FINISH CONSTRUCTION STANDARDS FOR SUBDIVISION ROADS AS FURNISHED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- THIS PROJECT SITE IS NOT LOCATED IN A FEMA FLOOD HAZARD ZONE.
- EACH LOT IS TO BE SERVED BY INDIVIDUAL WELL AND INDIVIDUAL SEWER SYSTEM IN ACCORDANCE WITH WAKE COUNTY HEALTH DEPARTMENT + NC-DENR POLICY.
- ANY LAND DISTURBANCE WILL CONFORM TO ALL STANDARDS OF THE WAKE COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES (BERMUDA FLOOD + STORMWATER SERVICES).
- PRELIMINARY SOIL SITE EVALUATION + FLOOD HAZARD SOIL IDENTIFICATION PERFORMED BY:
DANIEL J. BULLEY
644 SOUTH SECOND STREET
BETHLEHEM, NORTH CAROLINA 27511
- ESTIMATED DISTURBED AREA FOR ROADWAY CONSTRUCTION: 3.00 AC.
- STORM WATER DEVICES (IF APPLICABLE) TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION.
- A FEE WILL BE PAID BY DEVELOPER TO SATISFY RECREATION LAND DEDICATION ORDINANCE.
- THESE SHALL BE NO FILLING OR ERECTION OF PERMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD SOILS OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100-YEAR FLOOD HAZARD ZONES UNLESS APPROVED BY WAKE COUNTY AND/OR FEMA.
- BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS FINISHED BY AN ARCHITECTURE THE BUILDER MAY WANT 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 ON ANY PERMIT THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET.



VICINITY MAP
NO SCALE



BOUNDARY + LOCATION SURVEY BY:
G.S. CLARK SURVEYING
PO BOX 1243 KNOXDALE, NC 27546



4/18/08

HOPKINS TRACE SUBDIVISION - PHASE 2
WAKE COUNTY, NORTH CAROLINA
Preliminary Subdivision Plan - Lot by Lot

DATE: APRIL 2008
SCALE: AS SHOWN
DRAWN BY: E.L.L.
CHECKED BY: E.L.L.

ERIC L. THOMPSON & ASSOCIATES, P.C.
CIVIL ENGINEERING & LAND SURVEYING
P.O. BOX 336
10505 WILLOW HILL, NORTH CAROLINA
27560
TEL: (919) 465-2200
WWW.ELT.COM

Sheet No. 1 of 1