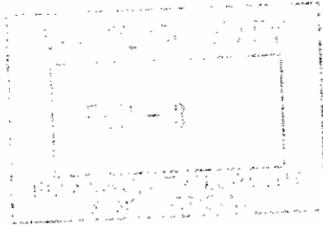


S-08-15



Planning, Development & Inspections

TEL (PLANNING) 919 856 6310
TEL (INSPECTIONS) 919 856 6222

A Division of Community Services
P.O. Box 550 • Raleigh, NC 27602
www.wakegov.com

PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

Name of Subdivision Hopkins Trace - Phase 2

cluster subdivision lot-by-lot subdivision open space

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

If yes, when and under what name? HOPKINS TRACE

Property

Parcel Identification Number: 1798-31-8064

Address: 8332 Dukes Lake Rd.

Location: South side of Dukes Lake Road, at/between
(north, east, south, west) (street)

Hopkins Chapel Road and Fowler Road
(street) (street)

Total site area in square feet and acres: _____ square feet 24.7 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 (Contact information is needed for reviews to proceed- Please provide fax or email)

Name: Clifton Edward Blackley

Address: 4500 Laid Back Lane

City: Zebulon State: NC Zip Code: 27597

E-mail Address: _____ FAX: _____

Telephone Number: _____

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

Name: Timmons Group - Rick Baker

Address: 5410 Trinity Road, Suite 112

City: Raleigh State: NC Zip Code: 27607

E-mail Address: Rick.Baker@Timmons.com FAX: 919-859-5663

Telephone Number: 919-417-3484 Relationship to Owner: Consultant

Proposal

Max. allowable lot density standard* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan) 1.45 DU/AC

Max. # of lots allowable*: 35 Proposed # of lots*: 26

Min. allowable lot area*: 30,000 sf Proposed min. lot area*: _____ sf

Average lot area*: _____ sf

Min. open space standard (see Sec. 3.4.3(E)(1)): () 10 % () 25 % () 30% () 40% of site area
 Min. open space area: N/A acres
 Proposed open space area [by parcel]: _____ acres
 Proposed open space use(s) [by parcel]: 2.43
 Proposed future development site area [by site]: 0 acres
 Proposed impervious surfaces area: 3.70 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 15 %
 Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): _____ acres
 within floodway: _____ 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 ¹	Traffic volume (ADT) ²	Est traffic generated (ADT) ³
<u>See chart on site plan</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: _____ ADT: _____

Type of vehicle: _____ ADT: _____

Utilities and Services

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

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

Estimated total water demand _____ gpd

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

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

Estimated total wastewater discharge: _____ gpd

Electrical service provided by: _____ Underground () yes () no

Natural gas service provided by: _____

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

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

Fire protection provided by: _____

Miscellaneous

Generalized slope of site: _____

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

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

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):

Other information (additional relevant information about the site or proposal you wish to note or cite)

Previous soils preliminary research provided by Dan Biley. Approved plans from 2009 and site has gone unchanged. Resubmitting basically the same layout.

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 Ed Blackler Date 1-30-15

Signature: _____ 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 [Signature] Date 2-3-15

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.

