



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File #	5-39-04
Fee	\$800.00
Amt Paid	800.00
Check #	1570
Rec'd Date	9/28/04
Rec'd By	AM

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

ALEXANDER WOODS, PHASE II, III + IV

() 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: 0658.03-10-5811

Address: 5225 WADE NASH RD., HOLLY SPRINGS, NC 27540

Location: NORTH side of WADE NASH ROAD - NCSR 1113, at/between
(north, east, south, west) (street)

NC. HWY 55 and PINEY GROVE - WILSON ROAD
(street) (street)

Total site area in square feet and acres: 3,740,932 square feet 85.8 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: WAKE COUNTY R-30

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): FARMING + TIMBER

Property Owner

Name: CHRISTOPHER B. MULLEN

Address: 5225 WADE NASH ROAD

City: HOLLY SPRINGS State: NC Zip Code: 27540

E-mail Address: _____ FAX: _____

Telephone Number: 919-552-3836

Applicant (person to whom all correspondence will be sent)

Name: BENTON W. DEWAR, PLS

Address: 5920 HONEYCUTT ROAD

City: HOLLY SPRINGS State: NC Zip Code: 27540

E-mail Address: bentondewar@aol.com FAX: 919-557-2255

Telephone Number: 919-552-9813 Relationship to Owner: CLIENT

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): 124

Max. # of lots allowable*: 124 Proposed # of lots*: 77

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

Average lot area*: 43,177 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 N/A

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: 525,050 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 14 %

Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 7.47- acres

within floodway: 2.87- 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) 588,793 Total # of proposed lots 77 Total # of acres 85.8

Calculate both: Estimate of recreation area required: 2.2 ACRES

Estimate of recreation fee required: \$9520

*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: WADENASH ROAD
1 NEW, 1 EXISTING

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>WADE NASH ROAD</u>	<u>60</u>	<u>20</u>	<u>2</u>	<u>Y</u>	<u>13,000</u>	<u>1,100</u>	<u>231</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: N/A ADT: N/A

Utilities and Services

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

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

Estimated total water demand: N/A gpd

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

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

Estimated total wastewater discharge: N/A gpd

Solid waste collection provided by: PRIVATE COLLECTION COMPANY

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

Natural gas service provided by: N/A

Telephone service provided by: SPRINT Underground yes () no

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

Fire protection provided by: FUGLY-VARINA RURAL FIRE DEPT.

Miscellaneous

Generalized slope of site: GENTIL SLOPE TO CREEK

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 _____

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)

THIS PRELIMINARY PLAN IS PHASE II OF ALEXANDER WOODS SUBDIVISION. WE HAVE MET WITH THE TOWN OF FULLEY VARINA PLANNING AND ENGINEERING DEPARTMENTS. THEY HAVE APPROVED THE PLAN AND THE ~~TRHO~~ THROUGHFARE LOCATION.

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: Christopher B. Muller Date: 9-27-04

Signature: _____ Date: _____

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: [Handwritten Signature] PLS Date: 9/24/04

Notes: All documents and maps submitted as required become the property of Wake County. The Wake County Zoning and Subdivision Ordinances are on the web at www.wakegov.com. All application fees are non-refundable.

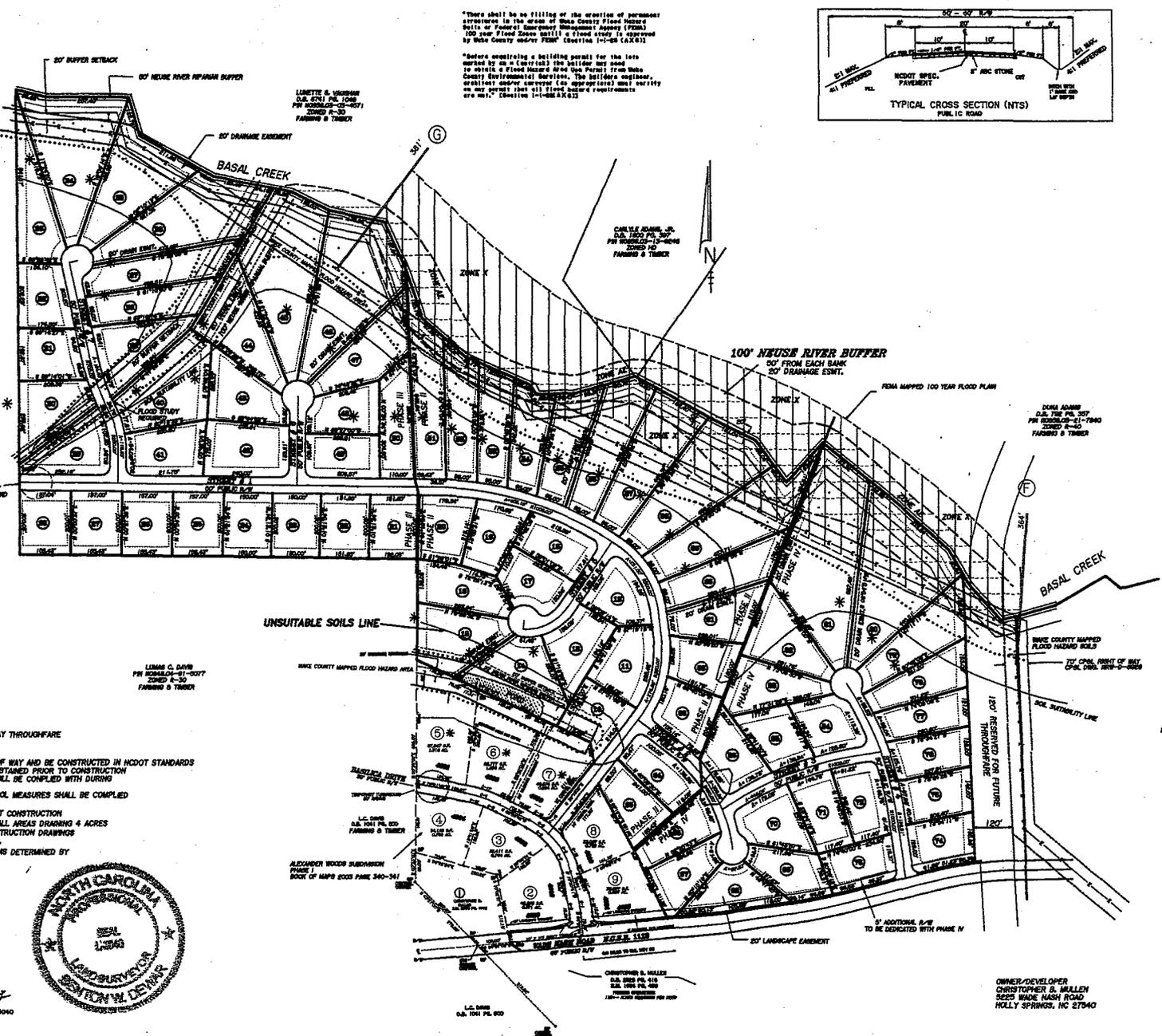
LOT AREAS			
LOT	SQ. FT.	LOT	SQ. FT.
LOT 10	32,207	LOT 51	31,305
LOT 11	36,894	LOT 52	40,553
LOT 12	30,045	LOT 53	36,847
LOT 13	34,478	LOT 54	34,782
LOT 14	33,407	LOT 55	41,485
LOT 15	45,325	LOT 56	54,871
LOT 16	37,137	LOT 57	43,525
LOT 17	37,032	LOT 58	64,382
LOT 18	37,418	LOT 59	77,438
LOT 19	38,265	LOT 60	42,770
LOT 20	32,740	LOT 61	38,813
LOT 21	30,389	LOT 62	30,348
LOT 22	30,370	LOT 63	30,386
LOT 23	30,000	LOT 64	30,243
LOT 24	30,000	LOT 65	30,053
LOT 25	31,243	LOT 66	30,121
LOT 26	31,243	LOT 67	30,410
LOT 27	31,243	LOT 68	32,188
LOT 28	31,247	LOT 69	30,437
LOT 29	30,349	LOT 70	33,157
LOT 30	38,519	LOT 71	31,884
LOT 31	30,882	LOT 72	31,207
LOT 32	31,031	LOT 73	30,258
LOT 33	44,064	LOT 74	30,423
LOT 34	89,418	LOT 75	30,208
LOT 35	67,405	LOT 76	30,288
LOT 36	63,478	LOT 77	30,094
LOT 37	45,807	LOT 78	30,121
LOT 38	38,840	LOT 79	46,426
LOT 39	41,896	LOT 80	104,773
LOT 40	61,136	LOT 81	128,728
LOT 41	38,644	LOT 82	41,878
LOT 42	43,220	LOT 83	37,410
LOT 43	38,478	LOT 84	30,988
LOT 44	53,827	LOT 85	30,007
LOT 45	86,740	LOT 86	38,167
LOT 46	30,842	LOT 87	30,007
LOT 47	46,324	LOT 88	31,822
LOT 48	30,782		
LOT 49	30,842		
LOT 50	36,825		

SETBACKS
 FRONT - 30'
 SIDE - 10'
 REAR - 30'
 CORNER SIDE - 30'
 MIN. LOT WIDTH - 90'

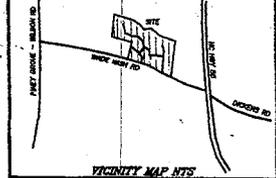
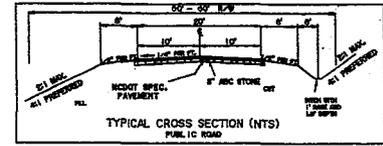
SITE DATA
 77 PROPOSED NEW LOTS
 5,881 LINEAR FEET OF PROPOSED ROAD
 INDIVIDUAL SEPTIC SYSTEMS
 INDIVIDUAL WELLS
 PROPERTY IS IN THE NEUSE RIVER BASIN
 ZONED R-30
 MINIMUM LOT SIZE - 30,000 SQ'
 AVERAGE LOT SIZE - 43,177 SQ'
 C/A - DE-SAC RADIUS - 90'
 INTERSECTION RADIUS - 25'

NOTES
 PRESENT USE IS AGRICULTURAL & TIMBER
 120' RESERVED FOR FUTURE WESTERN PARKWAY THROUGHFARE
 PROPERTY BACKS UP TO BASAL CREEK
 ALL LOTS TO ACCESS INTERNAL STREETS
 ALL PROPOSED ROADS TO HAVE A 50' RIGHT OF WAY AND BE CONSTRUCTED IN HCOOT STANDARDS
 ALL STATE AND LOCAL 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
 1 FLOOD STUDY WILL BE REQUIRED FOR STREET CONSTRUCTION
 DRAINAGE EASEMENTS WILL BE PROVIDED FOR ALL AREAS DRAWING 4 ACRES OR 4 LOTS, AND WILL BE SHOWN ON THE CONSTRUCTION DRAWINGS AND THE FINAL PLAT AFTER FIELD VERIFICATION.
 SOIL SUSTAINABILITY FOR SEPTIC AND WELL SYSTEMS DETERMINED BY THOMAS DOTY LICENSED SOIL SCIENTIST.

BENTON W. DEWAL, PROFESSIONAL LAND SURVEYOR
 BY THIS PLAT IS OF A SURVEY THAT CREATES A
 AT THE DISCRETION OF THE SURVEYOR AND UNDER THE
 MUNICIPALITY ORDINANCES THAT REGULATE
 BENTON W. DEWAL, N.C. 3040
 BENTON W. DEWAL CERTIFY THAT THIS PLAT WAS DRAWN UNDER
 A SURVEYOR FROM AN ACTUAL SURVEY AND UNDER MY
 SUPERVISION THAT THE SETBACKS THEREON IS IN
 AT THE DISCRETION OF THE SURVEYOR AND UNDER THE
 MUNICIPALITY ORDINANCES THAT REGULATE
 THE SETBACKS THEREON IS IN
 BENTON W. DEWAL, N.C. 3040



"There shall be no filling of the erosion of permanent structures in the area of Wake County Flood Hazard Study or Federal Emergency Management Agency (FEMA) 100 year Flood Zone until a Flood Study is approved by Wake County and/or FEMA. Counties 1-1-88 (CAK63)"
 "Before accepting a building permit for the lots marked by an 'X' on this plan the holder may need to obtain a Flood Hazard Study from Wake County Environmental Services. The holder engineer, architect, contractor (as applicable) must verify the accuracy of the Flood Hazard Study and/or FEMA maps." Corrective 1-1-88 CAK63



- LEGEND**
- CON - CONCRETE MANAGEMENT SET
 - CCM - EXISTING CONCRETE MANAGEMENT
 - PIP - EXISTING IRON PIPE
 - CRB - EXISTING ROCK BANK
 - ESB - EXISTING HAILROAD SPIKE
 - SPK - EXISTING PE MAIL
 - EX - EXISTING GAIL
 - IPB - IRON PIPE SET
 - CRB - ROCK SPIKE SET
 - RRB - RAILROAD SPIKE SET
 - WAL - WALK SET
 - WAF - WALK SET
 - SUB - SEED SOIL
 - SUB - SOIL OF TYPE
 - CL - CENTRAL LINE
 - WELL - EXISTING BUILDING SETBACK LIMIT
 - BB - BARRIAGE
 - EP - EDGE OF PAVEMENT
 - CB - BACK OF CURB
 - MA - MANHOLE
 - UP - UTILITY POLE

PHASE II, III, & IV PRELIMINARY PLAN FOR:
ALEXANDER WOODS
 Lot-by-lot
 A PORTION OF D.B. 2629 PG. 416
 HOLLY SPRINGS TOWNSHIP
 WAKE COUNTY - NORTH CAROLINA
 SCALE: 1" = 325' JULY 26, 2004
 PIN #0658.03-10-5811 ZONED R-30

325
 BENTON W. DEWAL AND ASSOCIATES
 PROFESSIONAL LAND SURVEYOR
 6920 HONEYCUTT ROAD
 HOLLY SPRINGS, NC 27640
 TEL # (919)-662-9813

OWNER/DEVELOPER
 CHRISTOPHER S. MULLEN
 3225 MADE NASH ROAD
 HOLLY SPRINGS, NC 27640

CHRISTOPHER S. MULLEN
 S.W. 2888 PG. 416
 JULY 26, 2004
 1/4" SCALE HONEYCUTT PG. 200

L.C. DAVIS
 S.W. 1001 PG. 300

THOMAS DOTY
 D.B. 1000 PG. 300
 PG. 1000-10-300
 ZONED R-30
 FARMING & TIMBER

THOMAS DOTY
 D.B. 1000 PG. 300
 PG. 1000-10-300
 ZONED R-30
 FARMING & TIMBER

RICHARD H. MULLEN
 D.B. 1001 PG. 300
 PG. 1000-10-300
 ZONED R-30
 FARMING & TIMBER