



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File #	
Fee	\$800.00
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

Brayton Park, ph3

(X) cluster subdivision () 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? _____

Property

Parcel Identification Number: 0648.04-63-6209

Address: 900 PINEY GROVE WILBON ROAD

Location: WEST side of PINEY GROVE WILBON ROAD, at/between
(north, east, south, west) (street)

HONEYCUTT RD and AVENT FERRY ROAD
(street) (street)

Total site area in square feet and acres: _____ square feet 44.1 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-30 - 44.1 ACRES

Conditions of any Conditional Use Zoning Districts: NONE

Present land use(s): AGRICULTURE

Property Owner

Name: MABEL O. HOLLAND

Address: 1719 AVENT FERRY ROAD

City: HOLLY SPRINGS State: NC Zip Code: 27540

E-mail Address: _____ FAX: _____

Telephone Number: _____

Applicant (person to whom all correspondence will be sent)

Name: RODNEY E. MORRIS - THOMPSON and ASSOCIATES, PA

Address: 153 HOLLY SPRINGS ROAD

City: HOLLY SPRINGS State: NC Zip Code: 27540

E-mail Address: REMVEYOR@EARTHLINK.NET FAX: 577-0609

Telephone Number: 577-0808 Relationship to Owner: ENGINEER/SURVEYOR

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): 1.45

Max. # of lots allowable*: 63 Proposed # of lots*: 51

Min. allowable lot area*: 12000 sf Proposed min. lot area*: 15000 sf

Average lot area*: 21400 sf

Min. allowable lot width*: 60 ft Proposed min. lot width*: 75 ft

* If applicable, show for each zoning district

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

Min. open space area: 11.03 acres

Proposed open space area [by parcel]: 14.19 acres

Proposed open space use(s) [by parcel]: CONSERVATION AND AVOIDANCE OF NATURE HAZARDS

Proposed future development site area [by site]: 0 acres

Proposed impervious surfaces area: 576429 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): 0 acres
within floodway: 0 acres

Recreation Ordinance

Method of complying with Recreation Ordinance*:

 dedication reservation X 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) \$259892 Total # of proposed lots 51 Total # of acres 44.11

Calculate both: Estimate of recreation area required: 1.46 ACRES

Estimate of recreation fee required: \$8602

*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 ¹	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
PINEY GROVE WILSON RD	60	22	2	Y		5700	488

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: _____

Type of vehicle: N/A ADT: _____

Utilities and Services

Water supply provided by: () municipal system (_____)
(X) community system (HEATER UTILITIES) () individual well(s)

Estimated total water demand: 18360 gpd

Wastewater collection/treatment provided by: () municipal system (_____)
() community system – specify type(_____) (X) individual on-site system

Estimated total wastewater discharge: 18360 gpd

Solid waste collection provided by: WASTE INDUSTRIES

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

Natural gas service provided by: PUBLIC SERVICE COMPANY OF NORTH CAROLINA

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

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

Fire protection provided by: VOLUNTEER FIRE DEPARTMENT

Miscellaneous

Generalized slope of site: MODERATE

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: THERE ARE A POND AND 2 CREEKS ON THE PROPERTY

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 _____

(X) Non-Urban Area

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

* BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS OR PERMANENT OPEN SPACE MARKED BY A * THE BUILDER MAY NEED TO OBTAIN FLOOD HAZARD PERMIT WAKE COUNTY ENVIRONMENTAL SERVICES. THE BUILDERS ENGINEER, ARCHITECT, OR SURVEYOR MUST CERTIFY ON ANY SUCH PERMIT THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET. THERE SHALL BE NO FILLING OR THE ERECTION OF PERMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD SOALS OR F.E.M.A. 100 YEAR FLOOD ZONE UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY AND/OR F.E.M.A.

OWNER SHALL VERIFY LOCATION OF NEUSE RIVER BASIN REPAIRS/AN SLURRY FILL TO CONSTRUCTION

IMPERVIOUS SURFACE AREA CALCULATIONS
 IMPERVIOUS SURFACE IN STREET = 88920 SF
 ALLOWABLE IMPERVIOUS SURFACE ALLOWED = 576429 SF
 ALLOWABLE IMPERVIOUS SURFACE ALLOWED PER LOT = 576429 SF / 51 LOTS = 11302 SF/LOT

SITE DATA
 PLOT = 0548.04-63-6209
 ZONING = R-30
 CURRENT LAND USE = AGRICULTURE
 TOTAL AREA = 44.0 ACRES
 NO. OF DWELLING UNITS = 31
 DENSITY = 1.16 DWELLING UNITS/AC
 AREA IN RIGHT-OF-WAY = 4.82 AC
 OPEN SPACE REQUIRED = 11.03 AC
 OPEN SPACE PROVIDED = 18.18 AC
 AVERAGE LOT SIZE = 21400 SF
 MINIMUM LOT SIZE = 18000 SF
 LENGTH OF NEW PUBLIC STREET = 4303 LF
 SITE CONTAINS NO FEMA FLOOD HAZARD AREAS

NOTES
 PRESENT LAND USE IS AGRICULTURE AND WOODS.
 STREETS WILL BE PUBLIC WITH A 50' RIGHT-OF-WAY.
 ALL ROAD AT STREET INTERSECTIONS ARE 20' AT R/W AND 30' AT E.P.
 WATER SYSTEM WILL BE COMMUNITY WELL AND WATER SYSTEM.
 SEPTIC SYSTEM WILL BE INDIVIDUAL SEPTIC TANKS AND SYSTEMS.
 ALL WAKE COUNTY EROSION CONTROL MEASURES WILL BE COMPLIED WITH DURING CONSTRUCTION.
 THERE ARE TWO ROADWAY CROSSINGS WITHIN FLOOD HAZARD SOIL AREAS AND IF THEY WILL REQUIRE A FLOOD STUDY BEFORE CONSTRUCTION.
 ALL FEDERAL FLOOD HAZARD REGULATIONS WILL BE COMPLIED WITH DURING CONSTRUCTION.
 ALL STATE AND LOCAL GOVERNMENT APPROVALS SHALL BE SUBMITTED TO THE SUBDIVISION OFFICE BEFORE FINAL PLAT APPROVAL.
 TOPO IS TAKEN FROM WAKE COUNTY TOPOGRAPHY MAPS AND SHOULD NOT BE USED EXTENSIVELY FOR DESIGN OR QUANTITY TAKEOFFS.
 CONTOUR INTERVAL IS 5'.
 DRAINAGE EASEMENTS SHALL BE PROVIDED FOR ALL AREAS DRAINING 4 ACRES OR A LOTS AND SHALL BE SHOWN ON THE CONSTRUCTION DRAWINGS AND ON THE FINAL PLAT AFTER SUCH AREAS CAN BE DETERMINED AND HAVE BEEN FIELD MONITORED.
 BOUNDARY INFORMATION IS TAKEN FROM OTHERS.
 AREAS DENOTED AS "UNSATURABLE SOIL" ARE UNSUITABLE AS PER WAKE COUNTY SPECIFICATIONS FOR SEPTIC FIELD USE.
 SUBDIVISION AND STREET NAMES SHALL BE SUBMITTED TO WAKE COUNTY GIS FOR APPROVAL.

MINIMUM BUILDING SETBACKS
 EACH LOT SHALL HAVE MINIMUM BUILDING SETBACKS AS PER WAKE COUNTY ZONING REGULATIONS.
 FRONT YARD = 15'
 REAR YARD = 15'
 SIDE YARD = 5'
 MINIMUM LOT WIDTH = 50'

REFERENCES:
 BOUNDARY IS TAKEN FROM DEED BOOK 2074, PAGE 210. TOPO IS TAKEN FROM WAKE COUNTY TOPOGRAPHIC MAPS. CONTOUR INTERVAL IS 5'.

GENERAL NOTES
 CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES (ABOVE AND BELOW GROUND) PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY POSSIBLE CONFLICTS ONCE ALL EXISTING UTILITIES ARE LOCATED AND IDENTIFIED.
 CONTRACTOR SHALL COORDINATE RELOCATION, IF REQUIRED, OF ANY CONFLICTS WITH EXISTING UTILITIES WITH ALL THE APPROPRIATE AUTHORITIES AND AGENCIES.
 ALL WORK, MATERIALS, PLACEMENT, AND CONSTRUCTION OF ALL ROADWAY IMPROVEMENTS AND DRAINAGE STRUCTURES AND SPECIFICATIONS OF GOVERNING AGENCIES.
 ALL REQUIRED STATE AND LOCAL PERMITS SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
 ALL WAKE COUNTY SETBACK AND EROSION CONTROL REGULATIONS SHALL BE MET DURING CONSTRUCTION.

0548.03-43-8948
 WAKE COUNTY BOARD
 OF EDUCATION
 DB 5970, PG 2271
 BM 2003, PG 393

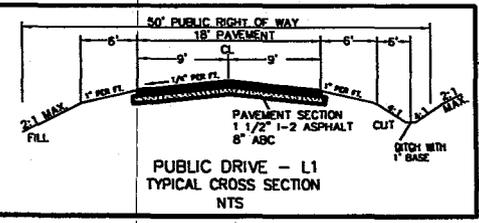
SCHOOL

0548.04-51-5878
 DORIS C. WILLIAMS
 DB 7769, PG 140

SINGLE FAMILY RESIDENCE
 AGRICULTURE

0548.04-63-6209
 JERRY T. HOLLAND
 NANCY C. HOLLAND
 DB 2074, PG 207

SINGLE FAMILY RESIDENCE
 AGRICULTURE



PUBLIC DRIVE - L1
 TYPICAL CROSS SECTION
 NTS

NOTE:
 LOTS 1 AND 38 SHALL HAVE NO STREET ACCESS TO PINEY GROVE WILSON ROAD.
 A DRIVEWAY PERMIT WILL BE OBTAINED FROM HCDOT FOR ENTRANCE OF PROPOSED STREET ONTO PINEY GROVE WILSON ROAD. NO STREET CONSTRUCTION SHALL BEGIN UNTIL DRIVEWAY PERMIT APPROVAL IS OBTAINED FROM HCDOT. IN ADDITION, NEW STREET ROADWAY PLANS SHALL BE SUBMITTED TO HCDOT FOR APPROVAL. ALL NEW STREET CONSTRUCTION SHALL BE AS PER HCDOT STANDARDS AND SPECIFICATIONS.

PROPOSED DEDEDU AREA FOR PUBLIC ROAD CONSTRUCTION = 4.82 ACRES

DEVELOPER:
 HOLLOW PROPERTIES
 740 LOCH HOLLAND DRIVE
 RALEIGH, NC 27605
 919-302-4122

ALL WORK AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE WAKE COUNTY EROSION CONTROL ORDINANCE. THE CONTRACTOR SHALL OBTAIN A COPY OF THESE STANDARDS PRIOR TO CONSTRUCTION.



HOLLY SPRINGS TWP.		OWNER NAME: HOLLAND	
LINE NO.	DATE	NO. OF SHEETS	TOTAL SHEETS
1	05/14/08	1	1
2	05/14/08	1	2
3	05/14/08	1	3
4	05/14/08	1	4
5	05/14/08	1	5
6	05/14/08	1	6
7	05/14/08	1	7
8	05/14/08	1	8
9	05/14/08	1	9
10	05/14/08	1	10
11	05/14/08	1	11
12	05/14/08	1	12
13	05/14/08	1	13
14	05/14/08	1	14
15	05/14/08	1	15
16	05/14/08	1	16
17	05/14/08	1	17
18	05/14/08	1	18
19	05/14/08	1	19
20	05/14/08	1	20
21	05/14/08	1	21
22	05/14/08	1	22
23	05/14/08	1	23
24	05/14/08	1	24
25	05/14/08	1	25
26	05/14/08	1	26
27	05/14/08	1	27
28	05/14/08	1	28
29	05/14/08	1	29
30	05/14/08	1	30
31	05/14/08	1	31
32	05/14/08	1	32
33	05/14/08	1	33
34	05/14/08	1	34
35	05/14/08	1	35
36	05/14/08	1	36
37	05/14/08	1	37
38	05/14/08	1	38
39	05/14/08	1	39
40	05/14/08	1	40
41	05/14/08	1	41
42	05/14/08	1	42
43	05/14/08	1	43
44	05/14/08	1	44
45	05/14/08	1	45
46	05/14/08	1	46
47	05/14/08	1	47
48	05/14/08	1	48
49	05/14/08	1	49
50	05/14/08	1	50
51	05/14/08	1	51
52	05/14/08	1	52
53	05/14/08	1	53
54	05/14/08	1	54
55	05/14/08	1	55
56	05/14/08	1	56
57	05/14/08	1	57
58	05/14/08	1	58
59	05/14/08	1	59
60	05/14/08	1	60
61	05/14/08	1	61
62	05/14/08	1	62
63	05/14/08	1	63
64	05/14/08	1	64
65	05/14/08	1	65
66	05/14/08	1	66
67	05/14/08	1	67
68	05/14/08	1	68
69	05/14/08	1	69
70	05/14/08	1	70
71	05/14/08	1	71
72	05/14/08	1	72
73	05/14/08	1	73
74	05/14/08	1	74
75	05/14/08	1	75
76	05/14/08	1	76
77	05/14/08	1	77
78	05/14/08	1	78
79	05/14/08	1	79
80	05/14/08	1	80
81	05/14/08	1	81
82	05/14/08	1	82
83	05/14/08	1	83
84	05/14/08	1	84
85	05/14/08	1	85
86	05/14/08	1	86
87	05/14/08	1	87
88	05/14/08	1	88
89	05/14/08	1	89
90	05/14/08	1	90
91	05/14/08	1	91
92	05/14/08	1	92
93	05/14/08	1	93
94	05/14/08	1	94
95	05/14/08	1	95
96	05/14/08	1	96
97	05/14/08	1	97
98	05/14/08	1	98
99	05/14/08	1	99
100	05/14/08	1	100