



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 The Cove at Falls Lake

() cluster subdivision (x) 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?

Property

Parcel Identification Number: 1810980858; 1810897691; 1810992218; 1810991869; 1810994469
Address:
Location: South side of Keith Rd. at/between
Adlie Dr. and Homestead Lake Dr.
Total site area in square feet and acres: 1,421,846 square feet 32.641 acres
Zoning District(s) and Overlay Districts (if any) and land area within each: R-80W

Conditions of any Conditional Use Zoning Districts:

Present land use(s): Agricultural - Farm

Property Owner (Contact information is needed for reviews to proceed- Please provide fax or email)

Name: Rockn K LLC & Thirty LLC
Address: 8310 Banford Way
City: Raleigh State: NC Zip Code: 27615
E-mail Address: terry@creedmoorpartners.com FAX: 919-571-1521
Telephone Number: 919-571-8263

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

Name: Dale Werenko, PE withers & Ravenel
Address: 111 MacKenan Dr.
City: Cary State: NC Zip Code: 27511
E-mail Address: dwerenko@withersravenel.com FAX: 919-467-6008
Telephone Number: 919-469-3340 Relationship to Owner: Project Engineer

Proposal

Max. allowable lot density standard* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan):
Max. # of lots allowable*: 17 Proposed # of lots*: 16
Min. allowable lot area*: 80,000 sf Proposed min. lot area*: 80,013 sf
Average lot area*: 82,269 sf
Min. allowable lot width*: 150 ft Proposed min. lot width*: 150 ft

* If applicable, show for each zoning district



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Min. open space standard (see Sec. 3.4.3(E)(1)): () 10 % () 25 % () 30% () 40% of site area
Min. open space area: 0 acres
Proposed open space area [by parcel]: 0 acres
Proposed open space use(s) [by parcel]: N/A
Proposed future development site area [by site]: 0 acres
Proposed impervious surfaces area: 208,869 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): 0 acres
within floodway: 0 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	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
Keith Rd.	60'	18'	2	Y			

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: 0 gpd

Electrical service provided by: Wake Electric 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: Stony Hill

Miscellaneous

Generalized slope of site: 5% - 20% slopes

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



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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

(x) 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)

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: [Handwritten Signature] Date: 1/13/12

Signature: [Handwritten Signature] Date: 1/13/12

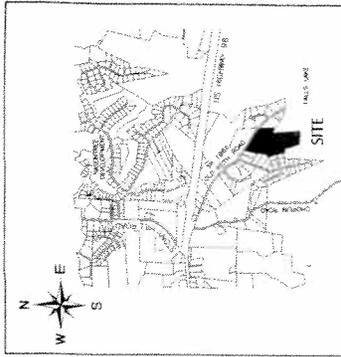
Signature: _____ Date: _____

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] Date: 1/13/12

STREET CENTERLINE DATA

LINE	MARKING	EXISTING	PROPOSED
1	SOLID	10.00	10.00
2	DASHED	10.00	10.00
3	DASHED	10.00	10.00
4	DASHED	10.00	10.00
5	DASHED	10.00	10.00
6	DASHED	10.00	10.00
7	DASHED	10.00	10.00
8	DASHED	10.00	10.00
9	DASHED	10.00	10.00
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24	DASHED	10.00	10.00
25	DASHED	10.00	10.00
26	DASHED	10.00	10.00
27	DASHED	10.00	10.00
28	DASHED	10.00	10.00
29	DASHED	10.00	10.00
30	DASHED	10.00	10.00



VICINITY MAP SITE DATA:
1"=2000'

SETBACKS: Lot By Lot

FRONT	REAR	CORNER
40'	30'	40'
20'	30'	40'

NOTES:

1. All setbacks are to be measured according to the applicable zoning ordinance.
2. All setbacks are to be measured from the centerline of the street.
3. All setbacks are to be measured from the corner of the lot.
4. All setbacks are to be measured from the side of the lot.
5. All setbacks are to be measured from the rear of the lot.
6. All setbacks are to be measured from the front of the lot.
7. All setbacks are to be measured from the top of the lot.
8. All setbacks are to be measured from the bottom of the lot.
9. All setbacks are to be measured from the left side of the lot.
10. All setbacks are to be measured from the right side of the lot.
11. All setbacks are to be measured from the center of the lot.
12. All setbacks are to be measured from the edge of the lot.
13. All setbacks are to be measured from the boundary of the lot.
14. All setbacks are to be measured from the line of the lot.
15. All setbacks are to be measured from the point of the lot.
16. All setbacks are to be measured from the area of the lot.
17. All setbacks are to be measured from the volume of the lot.
18. All setbacks are to be measured from the mass of the lot.
19. All setbacks are to be measured from the force of the lot.
20. All setbacks are to be measured from the energy of the lot.
21. All setbacks are to be measured from the momentum of the lot.
22. All setbacks are to be measured from the impulse of the lot.
23. All setbacks are to be measured from the pressure of the lot.
24. All setbacks are to be measured from the stress of the lot.
25. All setbacks are to be measured from the strain of the lot.
26. All setbacks are to be measured from the tension of the lot.
27. All setbacks are to be measured from the compression of the lot.
28. All setbacks are to be measured from the shear of the lot.
29. All setbacks are to be measured from the torsion of the lot.
30. All setbacks are to be measured from the flexion of the lot.

Stormwater Calculations - R-80W

Peak Flow: 1.00 cfs
 Peak Rate: 1.00 cfs
 Peak Time: 1.00 min
 Peak Volume: 1.00 cu ft
 Peak Power: 1.00 hp
 Peak Torque: 1.00 lb-ft
 Peak Acceleration: 1.00 g
 Peak Deceleration: 1.00 g
 Peak Frequency: 1.00 Hz
 Peak Wavelength: 1.00 m
 Peak Amplitude: 1.00 m
 Peak Phase: 1.00 rad
 Peak Angle: 1.00 deg
 Peak Slope: 1.00 deg
 Peak Curvature: 1.00 1/m
 Peak Torsion: 1.00 1/m
 Peak Flexion: 1.00 1/m
 Peak Tension: 1.00 1/m
 Peak Compression: 1.00 1/m
 Peak Shear: 1.00 1/m
 Peak Torsion: 1.00 1/m
 Peak Flexion: 1.00 1/m
 Peak Tension: 1.00 1/m
 Peak Compression: 1.00 1/m
 Peak Shear: 1.00 1/m

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30	DASHED	10.00	10.00



PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

WITHERS & RAVENEL
ENGINEERS & PLANNERS & SURVEYORS

1

Preliminary Sketch Plan
Lot By Lot

THE COVE AT FALLS LAKE
ROCKN K LLC, THIRTY LLC

NORTH CAROLINA

WAKE COUNTY

NO.	DATE	BY	REVISION
1	08/15/2017	J. RAVENEL	PRELIMINARY
2	08/15/2017	J. RAVENEL	REVISION
3	08/15/2017	J. RAVENEL	REVISION
4	08/15/2017	J. RAVENEL	REVISION
5	08/15/2017	J. RAVENEL	REVISION
6	08/15/2017	J. RAVENEL	REVISION
7	08/15/2017	J. RAVENEL	REVISION
8	08/15/2017	J. RAVENEL	REVISION
9	08/15/2017	J. RAVENEL	REVISION
10	08/15/2017	J. RAVENEL	REVISION
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20	08/15/2017	J. RAVENEL	REVISION