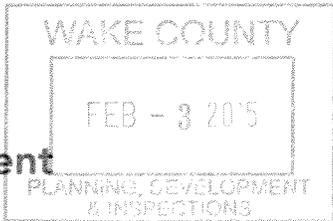


S-07-15



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 McTavish Phase 3

() 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? _____

Property

Parcel Identification Number: 0880-58-5096 (portion), 0880-51-1749, 0880-51-1422
Address: 12361, 12412, 0 Old Creedmoor Road
Location: East side of Carpenter Pond Rd @ between
(north, east, south, west) (street)
Carpenter Pond Road and Old Creedmoor Rd.
(street) (street)

Total site area in square feet and acres: 1,690,796.70 square feet 38.82 acres
Zoning District(s) and Overlay Districts (if any) and land area within each: R-40W

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): Vacant

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

Name: Jesse Ray
Address: 7143 Fairhill Place
City: Charlotte State: NC Zip Code: 28270
E-mail Address: jesse.ray@duke-energy.com FAX: _____
Telephone Number: _____

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

Name: Tony M. Tate Landscape Architecture
Address: 5011 Southpark Drive, Ste. 200
City: Durham State: NC Zip Code: 27713
E-mail Address: 919-484-8880 FAX: 919-484-8881
Telephone Number: pam@tmtla.com Relationship to Owner: consultant/designer

Proposal

Max. allowable lot density standard* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan): Res. L1
Max. # of lots allowable*: 38 Proposed # of lots*: 24
Min. allowable lot area*: 20,000 sf Proposed min. lot area*: 23,398 sf
Average lot area*: 39,500 sf
Min. allowable lot width*: 75' ft Proposed min. lot width*: 105' ft

* If applicable, show for each zoning district

Please see reverse for other property owners

Min. open space standard (see Sec. 3.4.3(E)(1)): () 10% () 25% () 30% () 40% of site area
Min. open space area: 9.71 acres
 Proposed open space area [by parcel]: 10.16 acres
 Proposed open space use(s) [by parcel]: natural / undisturbed
 Proposed future development site area [by site]: n/a acres
 Proposed impervious surfaces area: 153,322 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): 1.3 acres
 within floodway: 0 acres

Vehicular Access

Names of access street(s) and number of access points along each: Kyle Abbey Lane

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
<u>Kyle Abbey Lane</u>	<u>50</u>	<u>20</u>	<u>2</u>	<u>Y</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: _____
 Type of vehicle: N/A ADT: _____

Utilities and Services

Water supply provided by: () municipal system (_____)
 () community system (AQVA) () individual well(s)
 Estimated total water demand: 10,560 gpd
 Wastewater collection/treatment provided by: () municipal system (_____)
 () community system – specify type(_____) () individual on-site system
 Estimated total wastewater discharge: 10,560 gpd
 Electrical service provided by: Duke Energy Underground () yes () no
 Natural gas service provided by: PSNC
 Telephone service provided by: AT+T Underground () yes () no
 Cable television service provided by: Time Warner Underground () yes () no
 Fire protection provided by: Bayleaf #2

Miscellaneous

Generalized slope of site: slopes vary between 2% and 25%
 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 Falls Lake R-40W
- 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).

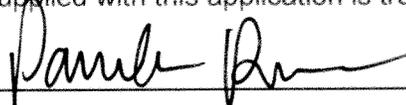
The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto). The filing of this application authorizes the Wake County staff to enter upon the site to conduct relevant site inspections as deemed necessary to process the application.

Signature: _____ Date: _____

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:  Date: 1.31.15

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.

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 _____

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Signature: _____ Date: _____

Signature: Danny R. Richardson Date: 1-28-15

Signature: Jan R. Richardson Date: 1-28-15

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: _____ Date: _____

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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: Jesse K. Ray III Date: 1-27-15

Signature: June J. Ray Date: 1-27-15

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: _____ Date: _____

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- Long-Range Urban Services Area/Water Supply Watershed _____
- Long-Range Urban Services Area _____
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Other information (additional relevant information about the site or proposal you wish to note or cite)

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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.

X Signature: Adrian Smith Perry Date: 1/29/15

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: _____ Date: _____

Notes: All documents and maps submitted as required become the property of Wake County.
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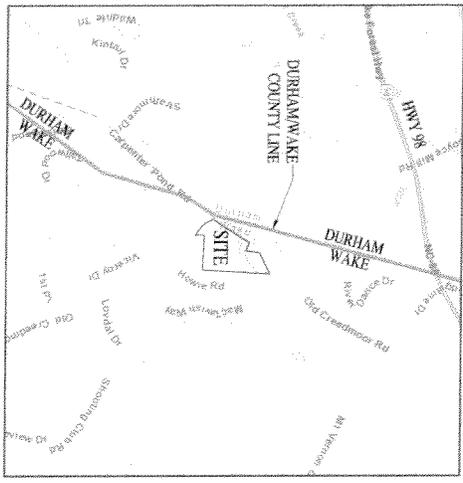
MCTAVISH PHASE 3

CLUSTER SUBDIVISION

WAKE COUNTY, NORTH CAROLINA

PIN: 0880-58-5096 (PORTON)
 0880-57-1749
 0880-57-1422

SUBMITTALS
 FIRST SUBMITTAL _____ 02/03/15



VICINITY MAP
 N.T.S.

developer:
 Teague Hankins Development, Corp.
 8368 Six Forks Road
 Raleigh, NC 27615
 (919) 870-6339

landscape architect:
 Tony M. Tate Landscape Architecture P.A.
 5011 Southpark Drive, Suite 200
 Durham, North Carolina 27713
 (919) 484-8880

consulting engineers:
 Blackburn Consulting Engineering
 234 E. Main Street
 Clayton, NC 27520
 (919) 551-2900

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TONY M. TATE LANDSCAPE ARCHITECTURE, P.A.
 5011 SOUTH PARK DRIVE, STE. 200 - DURHAM, NC 27713
 p: (919) 484-8880 f: (919) 484-8881 e: tony@tmtdo.com

REVISIONS:

Cover
 MCTAVISH PHASE 3

SCALE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 DATE: 2-3-15

COVER
 of 4

