

S-017-16



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 Dayton Woods - Phase 4

(x) cluster subdivision ( ) lot-by-lot subdivision ( ) open space

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

If yes, when and under what name? Dayton Woods - Phase 4

Property

Parcel Identification Number: 0697-08-8664

Address: Tawny View Lane

Location: West side of Tawny View Ln., at/between
(north, east, south, west) (street)
Shady Rise Gl. and Snomira Oak Rd.
(street) (street)

Total site area in square feet and acres: 1,173,942 square feet 26.95 acres

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

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): Vacant & Wooded

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

Name: Highland Subdivision, Inc. - Douglas Ball

Address: 1401 Aversboro Rd. Suite 206

City: Garner State: NC Zip Code: 27529

E-mail Address: douglas@ballrentals.com FAX:

Telephone Number: (919) 772-3929

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

Name: Keith Roberts

Address: 5410 Trinity Rd. Suite 102

City: Raleigh State: NC Zip Code: 27607

E-mail Address: Keith.Roberts@timmons.com FAX: (919) 859-5333

Telephone Number: (919) 866-4940 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\*: 36 Proposed # of lots\*: 21

Min. allowable lot area\*: 20,000 sf Proposed min. lot area\*: 20,290 sf

Average lot area\*: 27,627 sf

Min. allowable lot width\*: 60 ft Proposed min. lot width\*: 80 ft

\* If applicable, show for each zoning district

Min. open space standard (see Sec. 3.4.3(E)(1)): (x) 10 % ( ) 25 % ( ) 30% ( ) 40% of site area  
**Min. open space area:** 2.70 AC. \_\_\_\_\_ acres  
 Proposed open space area [by parcel]: 11.87 AC. \_\_\_\_\_ acres  
 Proposed open space use(s) [by parcel]: Conservation and Protection of Natural Areas \_\_\_\_\_  
 Proposed future development site area [by site]: \_\_\_\_\_ acres  
 Proposed impervious surfaces area: 162,636 \_\_\_\_\_ sf  
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 13.84 \_\_\_\_\_ %  
 Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): 10.9 acres  
 within floodway: 6.18 \_\_\_\_\_ 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) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
Tawny View Lane	50	20	2	Y			
Snomira Oak Road	50	20	2	Y			
Street E	50	20	2	Y			

<sup>1</sup> See NCDOT Highway Capacity Manual or Wake County Thoroughfare Plan Appendix

<sup>2</sup> See CAMPO web site (www.raleigh-nc.org/campo) or contact NCDOT Traffic Survey Unit

<sup>3</sup> 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 ( \_\_\_\_\_ )

(x) community system (Weekend Retreat \_\_\_\_\_) ( ) individual well(s)

Estimated total water demand: \_\_\_\_\_ gpd

Wastewater collection/treatment provided by: ( ) municipal system ( \_\_\_\_\_ )

( ) community system - specify type( \_\_\_\_\_ ) (x) individual on-site system

Estimated total wastewater discharge: \_\_\_\_\_ gpd

Electrical service provided by: Duke Energy \_\_\_\_\_ Underground (x) yes ( ) no

Natural gas service provided by: N/A \_\_\_\_\_

Telephone service provided by: \_\_\_\_\_ Underground ( ) yes ( ) no

Cable television service provided by: \_\_\_\_\_ Underground ( ) yes ( ) no

Fire protection provided by: Fire District 23 \_\_\_\_\_

**Miscellaneous**

Generalized slope of site: 5-10% \_\_\_\_\_

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):

Fuquay - Garner Area Plan: Residential \_\_\_\_\_

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

Additional Development of Dayton Woods \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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: 8/1/14

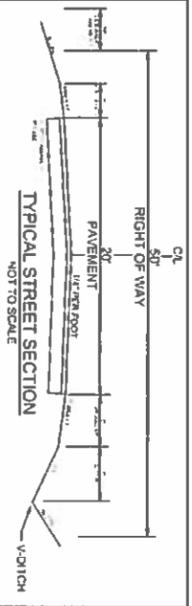
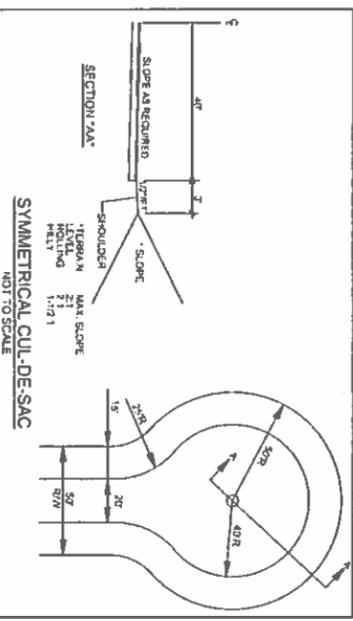
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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.

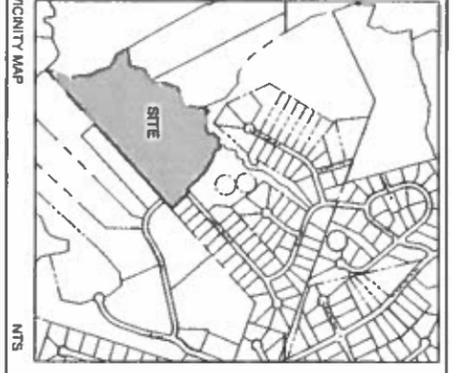
Signature: [Handwritten Signature] Date: 8/1/14

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.



**LEGEND**

- PROPERTY BOUNDARY
- ADJACENT PROPERTY
- PROPOSED RIGHT OF WAY
- EXISTING GREEN CENTERLINE
- 100 YEAR FLOODPLAIN
- TREE & VEGETATION ZONE
- PROPOSED ROAD CENTERLINE
- BUILDING SETBACKS
- PROPOSED EDGE OF PAVEMENT
- EXISTING WATERLINE
- PROPOSED WATERLINE
- PROPOSED OPEN SPACE
- FLOOD HAZARD SOILS
- MEUSE AIRBORNE BUFFER
- SUITABLE SOILS



**OPEN SPACE AREA**

OPEN SPACE REQUIRED (10%)	2.70 AC
OPEN SPACE AREA	11.97 AC (14.67%)
OPEN SPACE AREA #2	11.97 AC (14.67%)
<b>TOTAL</b>	<b>23.94 AC (29.34%)</b>

**STREET DATA**

TANNY VIEW LANE	20' PAVEMENT
SNOWBIRD OAK ROAD	22.5' L.F.
STREET E	20M L.F.

**LOT SETBACKS**

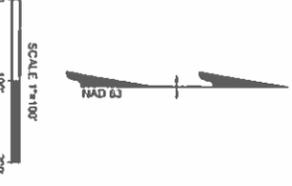
FRONT	15'
SIDE	7.5'
REAR	15'

**SITE DATA**

SUBDIVISION NUMBER	5-000-18
TOTAL SITE AREA	28.94 AC
PERMITS	06/27/08-90/14
ZONING	R-30
PROPOSED USE	VACANT & WOODED CLUSTER SUBDIVISION
MAX NO. OF LOTS (1.15 DU/AC)	36
PROPOSED NO. OF LOTS	27
AVERAGE LOT SIZE	27,627 SF
MIN. LOT SIZE	20,000 SF
MIN. LOT WIDTH	60'
OPEN SPACE REQUIRED (10%)	2.70 AC
OPEN SPACE PROVIDED	11.97 AC (14.67%)
AREA IN LOTS	13.27 AC
UNSEEN STREET FOOTAGE	1,331 LF
DISTURBED AREA	18.0 AC

- NOTES**
- BOUNDARY INFORMATION TAKEN FROM SURVEY BY STANCO AND ASSOCIATES
  - BOUNDARY INFORMATION TAKEN FROM WAKE COUNTY GIS
  - CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM ANY ACTIVITIES. CALL 811 FOR UTILITY LOCATION SERVICE BEFORE WORKING.
  - ALL UTILITIES SHALL BE UNDERGROUND.
  - PRELIMINARY SOILS DELINEATION BY CENTRAL CAROLINA SOIL CONSULTANT
  - ALL UTILITIES SHALL BE PUBLIC
  - ALL UTILITIES SHALL BE UNDERGROUND.
  - EACH LOT WILL BE SERVED BY AN INDIVIDUAL SEWER SYSTEM.
  - WAKE COUNTY EROSION CONTROL REGULATIONS WILL BE COMPLIED WITH.
  - BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED WITH "H" THE BUILDER SHALL OBTAIN A FLOOD HAZARD PERMIT FROM WAKE COUNTY ENVIRONMENTAL SERVICES. THE BUILDER'S ENGINEER, ARCHITECT, AND/OR SURVEYOR (AS APPLICABLE) MUST CERTIFY THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET. THERE SHALL BE NO FILLING OR ERECTION OF PERMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD SOILS OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD ZONES UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY.
  - CONSTRUCTION DIMENSIONS MUST BE APPROVED PRIOR TO CONSTRUCTION.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
  - NECOT DRIVEWAY PERMIT WILL BE REQUIRED PRIOR TO FINAL PLAT APPROVAL.
  - STREET NAMES MUST BE APPROVED BY WAKE COUNTY GAS PRIOR TO FINAL PLAT.
  - UTILITIES SHALL BE APPROVED BY WAKE COUNTY GAS PRIOR TO FINAL PLAT.
  - THIS REPORT MUST DEMONSTRATE THAT ADEQUATE SOILS EXIST ON EACH LOT TO SUPPORT THE REQUIRED SERVICES. THE REPORT MUST DEMONSTRATE THAT ADEQUATE SOILS EXIST ON EACH LOT TO SUPPORT THE REQUIRED SERVICES. THE REPORT MUST DEMONSTRATE THAT ADEQUATE SOILS EXIST ON EACH LOT TO SUPPORT THE REQUIRED SERVICES.
  - OPEN SPACE SHALL BE DEDICATED FOR PROVISION OF ACTIVE AND/OR PASSIVE OUTDOOR RECREATION OPPORTUNITIES FOR THE SUBDIVISION'S RESIDENTS AND THEIR GUESTS.
  - VERTICAL CLEARANCE OF 13 FEET 6 INCHES REQUIRED FOR ALL ROADWAYS.
  - AREAS OF DISCONNECTED IMPERVIOUS SHALL BE SHOWN ON THE RECOMMENDED PLAT.
  - A FINANCIAL GUARANTEE WILL BE REQUIRED PRIOR TO FINAL PLAT.

DEVELOPER:  
 WAKE AND SUBURBAN, INC.  
 1001 AVENUE ROAD, SUITE 206  
 GARNER, NC 27529  
 919-727-3099



# TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

## DAYTON WOODS - PHASE 4

TANNY VIEW LANE, WAKE COUNTY, NORTH CAROLINA

### CLUSTER SUBDIVISION PLAN

YOUR VISION ACHIEVED THROUGH OURS.

THIS DRAWING PREPARED AT THE  
**RALEIGH OFFICE**  
 5410 Trinity Park, Suite 102 | Raleigh, NC 27607  
 TEL 919.666.4951 FAX 919.633.8124 www.Lrv.com

DATE	REVISION DESCRIPTION
07/05/2016	ISSUED FOR PERMIT
07/05/2016	ISSUED FOR PERMIT

DESIGNED BY  
**E. BLACKBURN**

CHECKED BY  
**K. ROBERTS**

SCALE  
1" = 100'

DATE  
07/05/2016

ISSUED BY  
**E. BLACKBURN**

PROJECT NO.  
37928

SHEET NO.  
C1.0