

S-27-16



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 AVALAIRE SUBDIVISION PHASE 2

Cluster subdivision (X) 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? AVALAIRE SUBDIVISION

Property

Parcel Identification Number: 1708-97-1644
Address: 13201 DURANT ROAD
Location: SOUTH side of DURANT ROAD, at/between
WHITE CHAPEL ROAD and HONEYCUTT ROAD
Total site area in square feet and acres: 2,541,290 square feet 58.34 acres
Zoning District(s) and Overlay Districts (if any) and land area within each: R-40W

Conditions of any Conditional Use Zoning Districts:

Present land use(s): RESIDENTIAL & WOODED

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

Name: PARKER PROPERTIES
Address: 12801 DURANT RD
City: RALEIGH State: NC Zip Code: 27614
E-mail Address: emparker1@bellsouth.net, espence@rl-law.com FAX:
Telephone Number:

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

Name: BRANDON MCLAMB, PE - TIMMONS GROUP
Address: 5410 TRINITY ROAD, STE 102
City: RALEIGH State: NC Zip Code: 27607
E-mail Address: brandon.mclamb@timmons.com FAX: 919-859-5663
Telephone Number: 919-866-4935 Relationship to Owner: CONSULTANT

Proposal

Max. allowable lot density standard* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan): R-40W-1.0 DUA
Max. # of lots allowable*: 58 Proposed # of lots*: 37
Min. allowable lot area*: 40,000 sf Proposed min. lot area*: 40,033 sf
Average lot area*: 49,830 sf
Min. allowable lot width*: 110 ft Proposed min. lot width*: 130 ft

* If applicable, show for each zoning district

Min. open space standard (see Sec. 3.4.3(E)(1)): () 10 % (X) 25 % () 30% () 40% of site area
 Min. open space area: NA acres
 Proposed open space area [by parcel]: 8.37 AC acres
 Proposed open space use(s) [by parcel]: Conservation, protection, passive recreation
 Proposed future development site area [by site]: _____ acres
 Proposed impervious surfaces area: 728,460 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 28.66 %
 Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): _____ acres
 within floodway: 0 acres

Vehicular Access

Names of access street(s) and number of access points along each: DURANT ROAD (2 ACCESS POINTS)

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
DURANT ROAD	60	30	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 (_____)

(X) community system (AQUA NC) () 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: _____ Underground () yes () no

Natural gas service provided by: _____

Telephone service provided by: _____ Underground () yes () no

Cable television service provided by: _____ Underground () yes () no

Fire protection provided by: _____

Miscellaneous

Generalized slope of site: 5-10 %

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: WOODED WITH WETLANDS & JURISDICTIONAL POND & STREAMS

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 _____

(x) Non-Urban Area/Water Supply Watershed FALLS LAKE WATERSHED

() Non-Urban Area _____

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

RESIDENTIAL LESS THAN 1 UNITS PER ACRE

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: William M. Parker
William M. Parker, General Partner

Date: April 2, 2015

Signature: _____
Edward M. Parker, General Partner

Date: _____

Signature: _____
Matilda M. Parker, General Partner

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.
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 _____

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X Signature: _____ Date: _____

X Signature: Edward M. Parker, general partner Date: 4/3/15

X 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.

X Signature: _____ Date: _____

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Land Use Plan Classifications

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Signature: William M. Parker, General Partner Date: _____

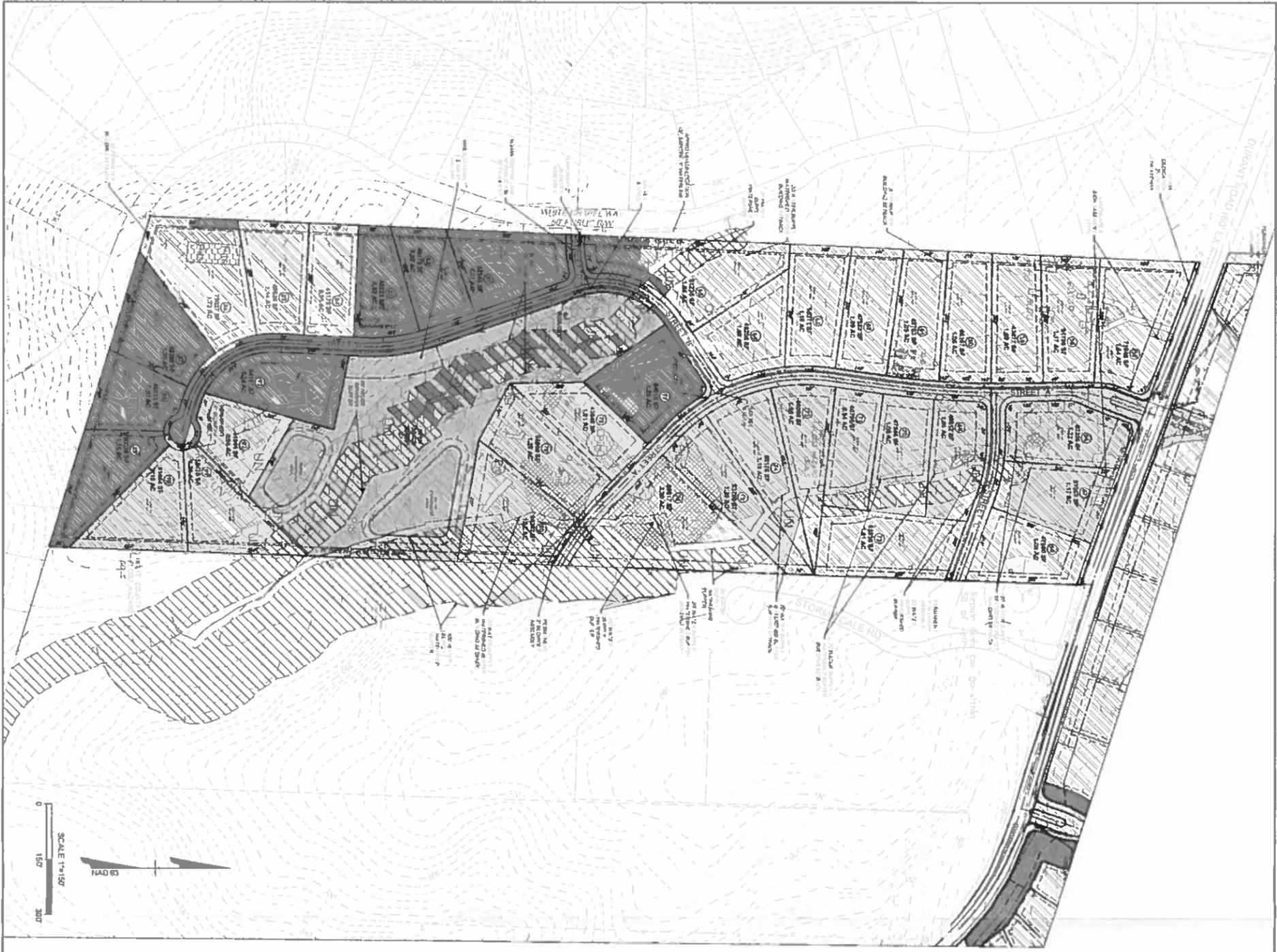
Signature: Edward M. Parker, General Partner Date: _____

Signature: *Maki* Date: 3 APR 2015

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.

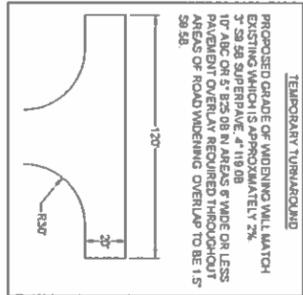
Signature: *RP* Date: 04/06/15

Notes: All documents and maps submitted as required become the property of Wake County.
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All application fees are non-refundable.



LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY
- PROPOSED RIGHT-OF-WAY
- EXISTING CREEK CENTERLINE
- TREE & VEGETATION ZONE
- PROPOSED ROAD CENTERLINE
- BUILDING SETBACKS
- PROPOSED EDGE OF PAVEMENT
- PROPOSED WATERLINE
- PROPOSED OPEN SPACE
- FLOOD HAZARD SOILS
- NEUSE RIPARIAN BUFFER
- WETLANDS
- POTENTIALLY SUITABLE SPARKLITE SOILS



SITE IMPERVIOUS AREA

TOTAL AREA	58.34 AC	2,541,290 SF
37 LOTS 15,500 SF/LOT	13.17 AC	572,500 SF
ROADWAY	3.50 AC	152,400 SF
TOTAL PAVED	16.67 AC	724,900 SF
PERCENT IMPERVIOUS	28.56%	

OPEN SPACE AREA

NO OPEN SPACE IS REQUIRED FOR LOT BY LOT

OPEN SPACE AREA #1	8.37 AC
TOTAL	8.37 AC (14.86%)

SITE DATA

SUBDIVISION NUMBER	S-22-18	AGRICULTURE & WOODED LOT BY LOT SUBDIVISION
TOTAL SITE AREA	58.34 AC	
PARCEL NUMBER	1708-87-1644	R-40W
EXISTING USE		
PROPOSED USE		
MAX. NO. OF LOTS (1.02 AC/L)	59	
MIN. AVERAGE LOT SIZE	40,800 SF	
MIN. LOT SIZE ALLOWED	40,000 SF	
MIN. LOT WIDTH ALLOWED	110'	
OPEN SPACE PROVIDED	8.37 AC (14.86%)	
AREA IN ROW	44.72 AC	
AREA IN LOTS	4.29 AC	
LINEAR STREET FOOTAGE	10.88 AC	
DISTURBED AREA		

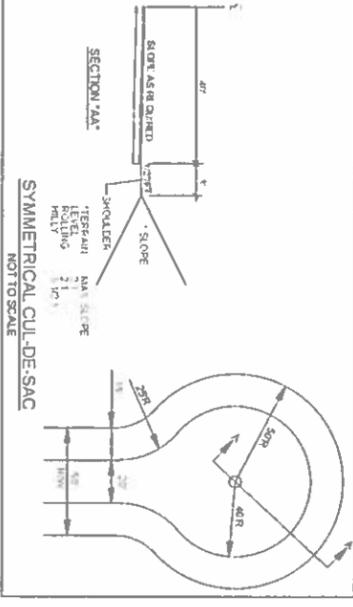
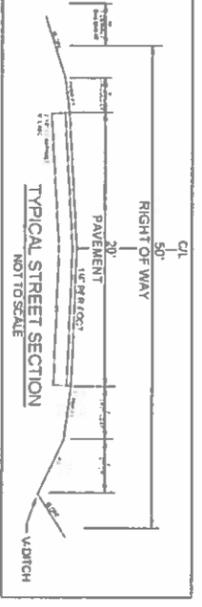


STREET DATA

STREET 'A'	20' PAVEMENT
STREET 'B'	18' PAVEMENT
STREET 'C'	15' PAVEMENT
STREET 'D'	14' PAVEMENT

LOT SETBACKS

FRONT	30'
SIDE	15'
CORNER SIDE	30'
REAR	30'



- NOTES:**
- BOUNDARY INFORMATION PROVIDED BY TIMMONS GROUP ON 8/20/16
 - TOPOGRAPHIC INFORMATION TAKEN FROM WAKE COUNTY GIS
 - CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM HIS ACTIVITIES. CALL UTILITY LOCATOR SERVICE BEFORE DIGGING.
 - CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH WAKE COUNTY AND HICOTT STANDARDS AND SPECIFICATIONS.
 - PRELIMINARY FLOOD HAZARD SOILS DELINEATION BY SHAFER SOIL SERVICES, INC.
 - ALL UTILITIES SHALL BE UNDERGROUND.
 - EACH LOT WILL BE SERVED BY COMMUNITY WELL SYSTEM.
 - WAKE COUNTY EROSION CONTROL AND STORMWATER PERMITS WILL BE REQUIRED.
 - BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED WITH "X" THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD PERMIT FROM WAKE COUNTY ENVIRONMENTAL SERVICES. THE BUILDER'S ENGINEER, ARCHITECT, AND/OR SURVEYOR (AS APPROPRIATE) MUST CERTIFY THAT ALL FLOOD STANDARDS AND SPECIFICATIONS HAVE BEEN MET. THERE SHALL BE NO TILLAGE OR EROSION OF PERMANENT STANDARDS AND SPECIFICATIONS (FEMA) 500 YEAR FLOOD ZONE UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY AND/OR FEMA.
 - CONSTRUCTION DRAWINGS MUST BE APPROVED PRIOR TO CONSTRUCTION.
 - SEWERAGE SHALL BE APPROVED PRIOR TO INSTALLATION OF ANY SIGNAGE.
 - NECOT DRIVEWAY PERMIT WILL BE REQUIRED PRIOR TO FINAL PLAT APPROVAL.
 - ATTENDED TRAILERS MUST BE APPROVED BY WAKE COUNTY GAS PRIOR TO FINAL PLAT APPROVAL.
 - ENVIRONMENTAL SERVICES. THIS REPORT MUST DEMONSTRATE THAT ADEQUATE SOILS EXIST ON EACH LOT TO SUPPORT THE REQUIRED SEPTIC SYSTEM AND REPAIR AREA.
 - DEDICATED OPEN SPACE AREAS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - OPEN SPACE SHALL BE DEDICATED FOR PROVISION OF ACTIVE AND/OR PASSIVE OUTDOOR RECREATION OPPORTUNITIES FOR THE SUBDIVISION'S RESIDENTS AND THEN REQUESTS FOR A BUILT TO STANDARDS LETTER FROM HICOTT WILL BE REQUIRED PRIOR TO FINAL PLAT APPROVAL.
 - MAXIMUM IMPERVIOUS LIMITS ON EACH LOT WILL BE STRICTLY ENFORCED WITHOUT EXCEPTION INTO PERPETUITY.
 - AREAS OF DISCONNECTED IMPERVIOUS SHALL BE SHOWN ON THE RECORDED PLAT.
 - NO LOT WILL HAVE DIRECT ACCESS TO DURANT ROAD (SR 2008).
- OWNER:** PARBER PROPERTIES, 12801 DURANT ROAD, RALEIGH, NC 27814
- DEVELOPER:** AVALAIRE LAND, LLC, 7298 FALLS OF NEUSE ROAD, SUITE 201, RALEIGH, NC 27815 (818) 782-3745

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

YOUR VISION ACHIEVED THROUGH OURS.

THIS DRAWING PREPARED AT THE RALEIGH OFFICE
 5410 Trinity Road, Suite 102 | Raleigh, NC 27607
 TEL 919.856.4951 FAX 919.833.8124 www.timmons.com

DATE: 12/06/2016

DESIGNED BY: D. HORN

CHECKED BY: J. CHADLER

DATE: 12/06/2016

DESIGNED BY: J. CHADLER

CHECKED BY: J. CHADLER

DATE: 12/06/2016

DESIGNED BY: J. CHADLER

CHECKED BY: J. CHADLER

PROJECT NO: 38696

SCALE: C1.0

AVLAIRE SUBDIVISION - PLAN AMENDMENT

12900 DURANT ROAD, RALEIGH, WAKE COUNTY, NORTH CAROLINA

LOT BY LOT PRELIMINARY SUBDIVISION PLAN

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