



Planning, Development & Inspections



S-014-16

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 AVOCET - PHASES 3-5

(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? AVOCET

Property

Parcel Identification Number: PIN # 0637991404
Address: 0 BUCKHORN DUNCAN ROAD
Location: SOUTH side of REX ROAD, at/between
BUCKHORN DUNCAN RD and FAUVETTE LANE

Total site area in square feet and acres: 2,323,055 square feet 53.33 acres
Zoning District(s) and Overlay Districts (if any) and land area within each: R-20

Conditions of any Conditional Use Zoning Districts:

Present land use(s): VACANT

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

Name: BILL CLARK HOMES OF RALEIGH, LLC
Address: P.O. BOX 31028
City: RALEIGH State: NC Zip Code: 27622
E-mail Address: DFRALEY@BILLCLARKHOMES.COM FAX:
Telephone Number: 919 618 8647

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

Name: WITHERSRAVENEL, INC. c/o JASON BERTONCINO, PE
Address: 115 MACKENAN DRIVE
City: CARY State: NC Zip Code: 27511
E-mail Address: JBERTONCINO@WITHERSRAVENEL.COM FAX: 919 467 6008
Telephone Number: 919 535 5174 Relationship to Owner: CONSULTANT

Proposal

Max. allowable lot density standard\* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan): 2.17
Max. # of lots allowable\*: 115 Proposed # of lots\*: 83
Min. allowable lot area\*: 6,000 sf Proposed min. lot area\*: 13,160 sf
Average lot area\*: 17,138 sf
Min. allowable lot width\*: 50 ft Proposed min. lot width\*: 50 ft

\* If applicable, show for each zoning district

Min. open space standard (see Sec. 3.4.3(E)(1)): (✓) 10 % ( ) 25 % ( ) 30% ( ) 40% of site area  
 Min. open space area: 5.33 acres  
 Proposed open space area [by parcel]: 11.68 acres  
 Proposed open space use(s) [by parcel]: VACANT / WALKING TRAILS  
 Proposed future development site area [by site]: N/A acres  
 Proposed impervious surfaces area: 401,188 sf  
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 17.3 %  
 Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): 3.0 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) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
<u>REX ROAD</u>	<u>50</u>	<u>20</u>	<u>2</u>	<u>Y</u>			
<u>FAUVETTE LANE</u>	<u>50</u>	<u>20</u>	<u>2</u>	<u>Y</u>			
<u>BURREGO DR.</u>	<u>50</u>	<u>20</u>	<u>2</u>	<u>Y</u>			

<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: \_\_\_\_\_ ADT: \_\_\_\_\_  
 Type of vehicle: \_\_\_\_\_ ADT: \_\_\_\_\_

**Utilities and Services**

Water supply provided by: ( ) municipal system ( \_\_\_\_\_ )  
 (✓) community system ( AQUA OWNED - WELL SYSTEM ) ( ) individual well(s)

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

Wastewater collection/treatment provided by: ( ) municipal system ( \_\_\_\_\_ )  
 (✓) community system - specify type ( AQUA OWNED WW TREATMENT ) ( ) individual on-site system

Estimated total wastewater discharge: \_\_\_\_\_ 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: 23 - HOLLY SPRINGS

**Miscellaneous**

Generalized slope of site: MODERATELY SLOPED

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):

SOUTHWEST WAKE 1-2 UNITS / ACRE

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

N/A

**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: Ronald Fraley <sup>DIVISION MANAGER</sup> Bill Clark Homes Date: 6/6/2016

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: [Signature] Date: 05/27/16

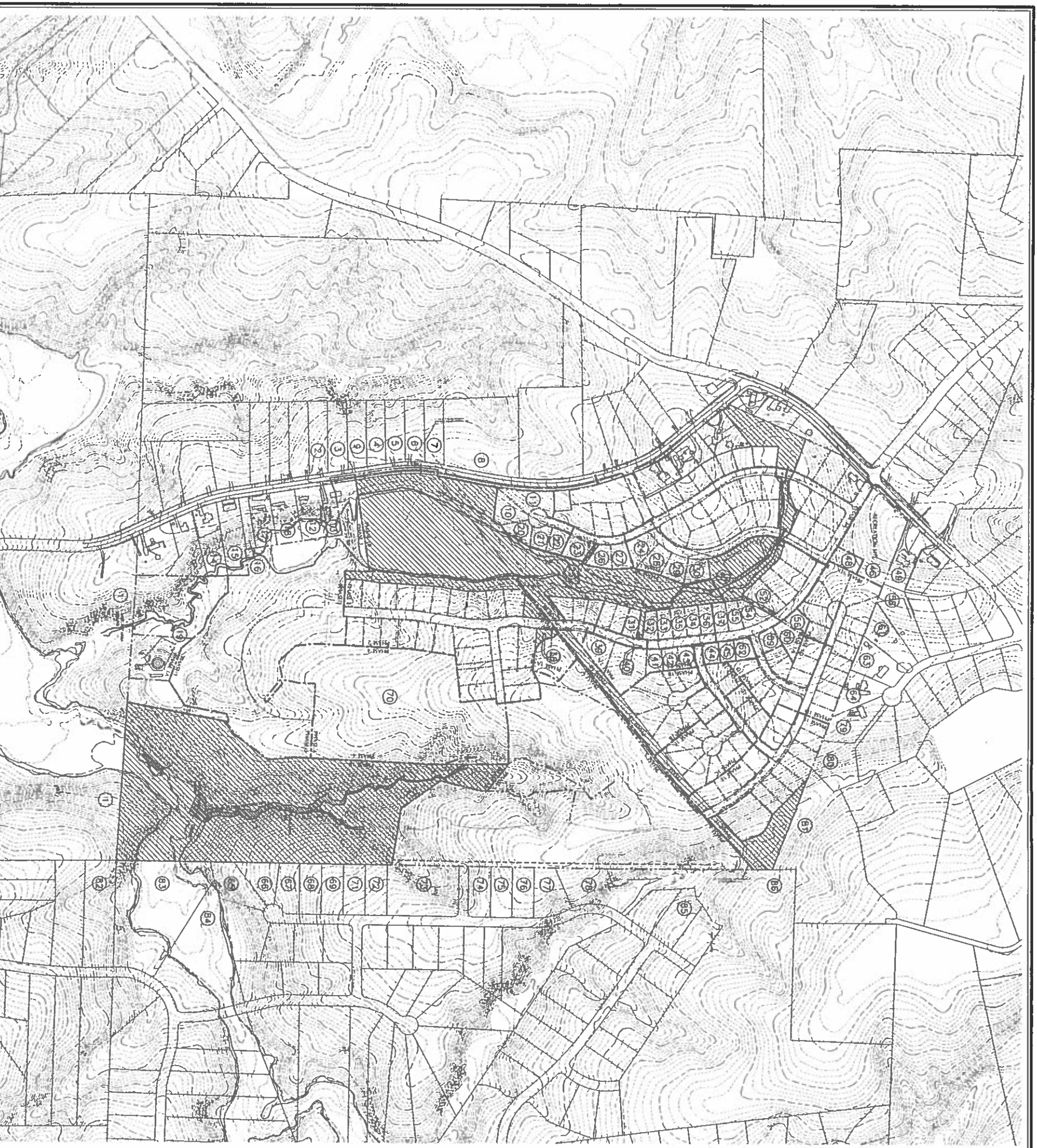
Notes: All documents and maps submitted as required become the property of Wake County.  
The Wake County Unified Development Ordinance is on the web at <http://www.wakegov.com/>  
All application fees are non-refundable.



NO.	REVISION	DATE	BY
1	REVISED PLANS 2-3	3/28/10	WJ
2	REVISED PLANS 3-5	5/10/10	WJ

Project: **AVOCET SUBDIVISION**  
 Client: **WILKINS & ASSOCIATES**  
 Date: **12/29/11**  
 Scale: **AS SHOWN**  
 Drawing No: **000147**  
 Location: **Wake County, North Carolina**

**EXISTING CONDITIONS**



LOT #	OWNER	ADDRESS	ZONING
1	PHIL JAMES	9113 CRADOCK STREET LN	R-30
2	003738303 BIRDSON ROYALD S	6820 BUCKHORN DAMON RD	R-30
3	003738303 BARNHART EDWARD A & HILDA B	6820 BUCKHORN DAMON RD	R-30
4	003745104 MURPHY OLIVIA D	6820 BUCKHORN DAMON RD	R-30
5	003745230 MURPHY OLIVIA D	6820 BUCKHORN DAMON RD	R-30
6	003745373 HARRISON FRANK W & LINDA S	6820 BUCKHORN DAMON RD	R-30
7	003745473 HARRISON FRANK W & LINDA S	6820 BUCKHORN DAMON RD	R-30
8	003745608 ROGERS DEBBIE P	6820 BUCKHORN DAMON RD	R-30
9	003746804 GALVIN DEBRA S	6820 BUCKHORN DAMON RD	R-30
10	003746804 BILL CLARK HOMES OF RALEIGH LLC	6820 BUCKHORN DAMON RD	R-30
11	003746804 BILL CLARK HOMES OF RALEIGH LLC	6820 BUCKHORN DAMON RD	R-30
12	003746804 VANDUEZ RAVEN COLLEE	6820 BUCKHORN DAMON RD	R-30
13	003746804 VANDUEZ RAVEN COLLEE	6820 BUCKHORN DAMON RD	R-30
14	003731328 LAWRENCE DAVID MARSHALL	7009 BUCKHORN DAMON RD	R-30
15	003731328 LAWRENCE DAVID MARSHALL	7009 BUCKHORN DAMON RD	R-30
16	003731328 VANDUEZ RAVEN COLLEE	7009 BUCKHORN DAMON RD	R-30
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**PRELIMINARY**  
 NOT APPROVED FOR CONSTRUCTION

**WithersRavenel**  
 Engineers | Planners | Surveyors

Graphic Scale: 1" = 200'

Sheet: **1**









NO.	REVISION	DATE	BY
1	REVISED PHASE 2-3	3/7/18	RSB
2	REVISED PHASE 3-5	5/10/18	RSB

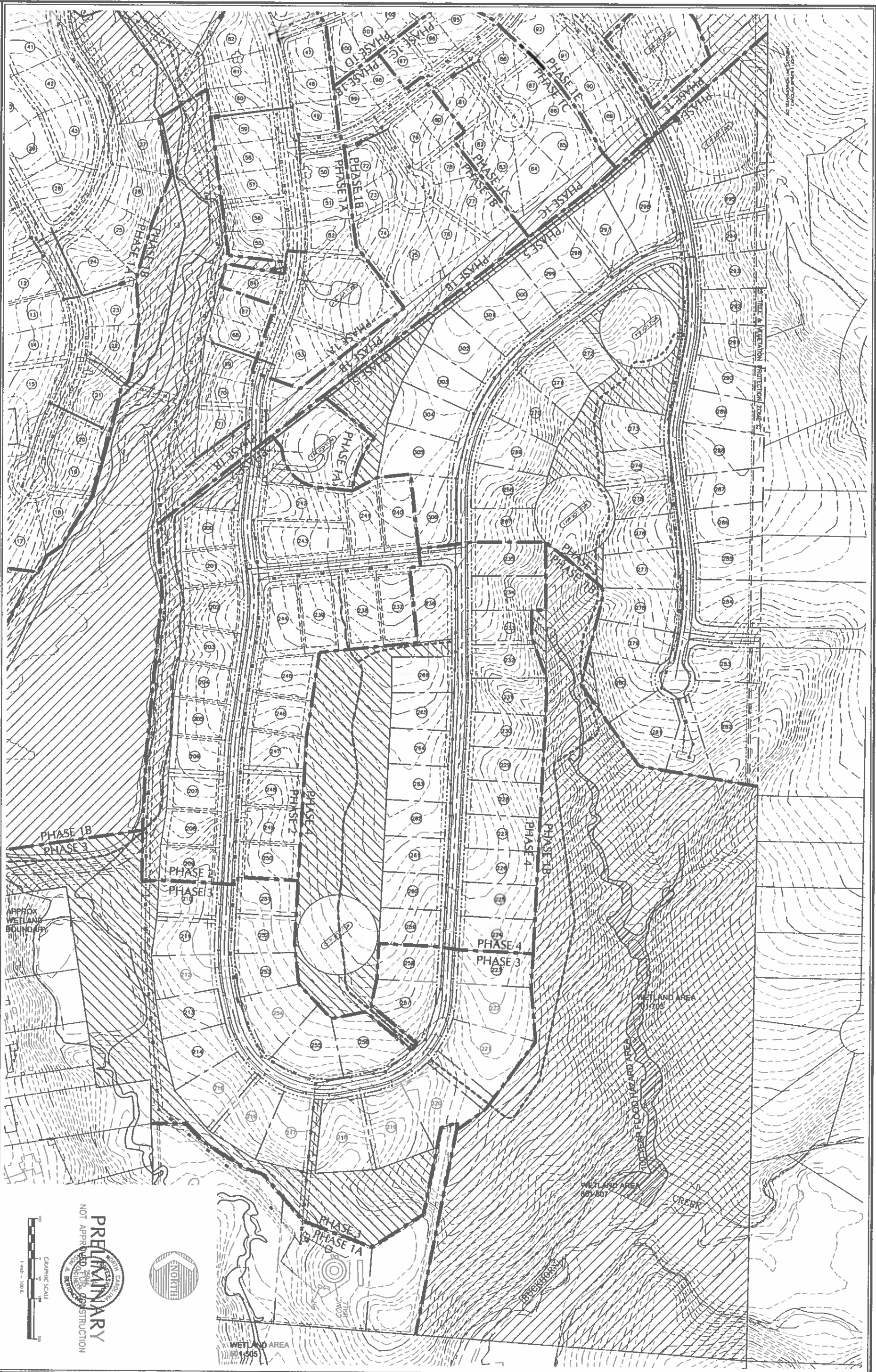
DESIGNED BY	DATE	SCALE
WAB	12/29/11	1" = 100'
CHECKED BY	DATE	SCALE
JAB	09/07/12	

Wake County  
 North Carolina

# AVOCET SUBDIVISION

## PHASES 3 - 5 UTILITY PLAN

111 MacArthur Blvd., Suite 200, Raleigh, NC 27603  
 919.876.8200  
**WithersRavenel**  
 Engineers | Planners | Surveyors



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 NOT APPROVED FOR CONSTRUCTION

