



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File #
Fee \$800.00
Amt Paid
Check #
Rec'd Date
Rec'd By

Submit required documentation to:
Wake County Planning Department/Current Planning Section
PO Box 550 Wake County Office Building
Raleigh, NC 27602-0550 336 Fayetteville Street Mall, Downtown Raleigh
Contact Current Planning at (919) 856-6216 for additional information.

Name of Subdivision

TAVERNIER SUBDIVISION

cluster subdivision () lot-by-lot subdivision

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

If yes, when and under what name? _____

Property

Parcel Identification Number: 1608.04-57-4336

Address: _____

Location: WEST side of SAULS ROAD, #/between
(north, east, south, west) (street)

HARVEY JOHNSON ROAD and CONTENDER DRIVE
(street) (street)

Total site area in square feet and acres: 1,311,005 square feet 30.097 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-30 30.097

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): AGRICULTURE

Property Owner

Name: FOM DEVELOPERS, INC.

Address: 466 STANLIL ROAD

City: ANGIER State: NC Zip Code: 27501

E-mail Address: _____ FAX: _____

Telephone Number: 919-639-2073

Applicant (person to whom all correspondence will be sent)

Name: LESTER STANLIL

Address: P.O. Box 730

City: ANGIER State: NC Zip Code: 27501

E-mail Address: lstanlil@earthlink.net FAX: 919-639-2602

Telephone Number: 919-639-2133 Relationship to Owner: SURVEYOR

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): 1.45
 Max. # of lots allowable*: 44 Proposed # of lots*: 28
 Min. allowable lot area*: _____ sf Proposed min. lot area*: 21,400 sf
 Average lot area*: _____ sf
 Min. allowable lot width*: 60 ft Proposed min. lot width*: 100 ft

* If applicable, show for each zoning district

Min. open space standard (see Sec. 3.4.3(E)(1)): 10 % () 25 % of site area
 Min. open space area: 3.010 acres
 Proposed open space area [by parcel]: _____ acres
 Proposed open space use(s) [by parcel]: CONSERVATION OF NATURAL HAZARD AREA
 Proposed future development site area [by site]: N/A acres
 Proposed impervious surfaces area: 196,085 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 14.96 %
 Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): _____ acres
 within floodway: 0 acres

Recreation Ordinance

Method of complying with Recreation Ordinance*:
 _____ dedication _____ reservation fee

The amount of land to be dedicated/reserved is equal to 1/35th of an acre times the number of lots recorded. If fee is used, then the equivalent value is used. For example: 25 acres with a tax value of \$120,000 subdivided into 20 lots would dedicate 0.57 acres or pay a \$2472.86 fee.

Tax value of property (land only) 210,300 Total # of proposed lots 28 Total # of acres 30.097

Calculate both: Estimate of recreation area required: 0.800
 Estimate of recreation fee required: \$ 5,562

*Wake County Parks, Recreation and Open Space Staff and/or Subdivision Administration Staff will determine which option will be allowed.

Vehicular Access

Names of access street(s) and number of access points along each: SAVLS ROAD
1 Access

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
SAVLS ROAD	60	22	2	Y	8,000	1,700	56

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)
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Estimated traffic generated by heavy vehicles (vehicles other than automobiles and light trucks): \emptyset

Type of vehicle: _____ ADT: _____

Type of vehicle: _____ ADT: _____

Utilities and Services

Water supply provided by: () municipal system (_____)

(X) community system (HEATER UTILITIES) () 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

Solid waste collection provided by: PRIVATE COLLECTION

Electrical service provided by: PROGRESS ENERGY Underground (X) yes () no

Natural gas service provided by: N/A

Telephone service provided by: BELL SOUTH Underground (X) yes () no

Cable television service provided by: TIME WARNER Underground (X) yes () no

Fire protection provided by: GARNER VOLUNTEER

Miscellaneous

Generalized slope of site: ROLLING

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: WEST BOUNDARY LINE (JUNIPER BRANCH)

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: NONE

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 _____

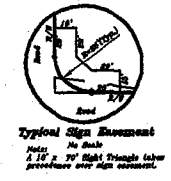
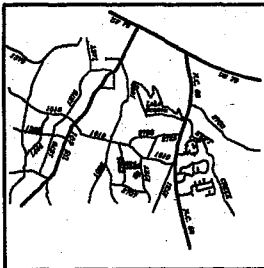
() Long-Range Urban Services Area _____

() Non-Urban Area/Water Supply Watershed _____

(X) Non-Urban Area

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

FUQUAY-GARNER RESIDENTIAL < 1.5 UNITS PER ACRE

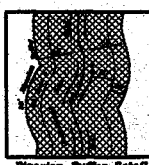


BEFORE YOU DIG!
CONTACT ONE-CALL CENTER
1-800-632-4949

NOTE:
10' x 10' Sign Triangle
Must be placed at all
intersections at
Street Closures.

SEE ALSO SIGNAGE REQUIREMENTS
See above on this plan and
also on the Flood Hazard Area on
Flood Hazard Map as shown on
Flood Hazard Map as shown on
Effective Date March 2, 1982.

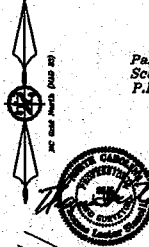
**A-50 Cluster Development
Minimum Building Setbacks**
Front = 10'
Side = 5'
Corner = 10'



Spare Tire Retail
10' to Road

NOTES:
There shall be no zoning or the creation of
permanent structures in the area of Wake County
Flood Hazard Area as defined by Flood Hazard
Area (FHA) and Flood Hazard Zone (FHZ) as
shown on Flood Hazard Map as shown on
Effective Date March 2, 1982.

Before entering a building permit for lots or open
space marked with an 'X' on this plan the holder may
first obtain a Flood Hazard Area on Flood Hazard
Map as shown on Flood Hazard Map as shown on
Effective Date March 2, 1982. The holder's
responsibility and/or acceptance for appropriate
measures shall be the responsibility of the holder.
(Section 12-100.01)



Preliminary Cluster Subdivision
Tavernier Subdivision
Panther Branch Township Wake County, NC
Scale: 1" = 100' Date: 12-16-04
P.I.N. 1606.04-04-4336 Zoned: R-30

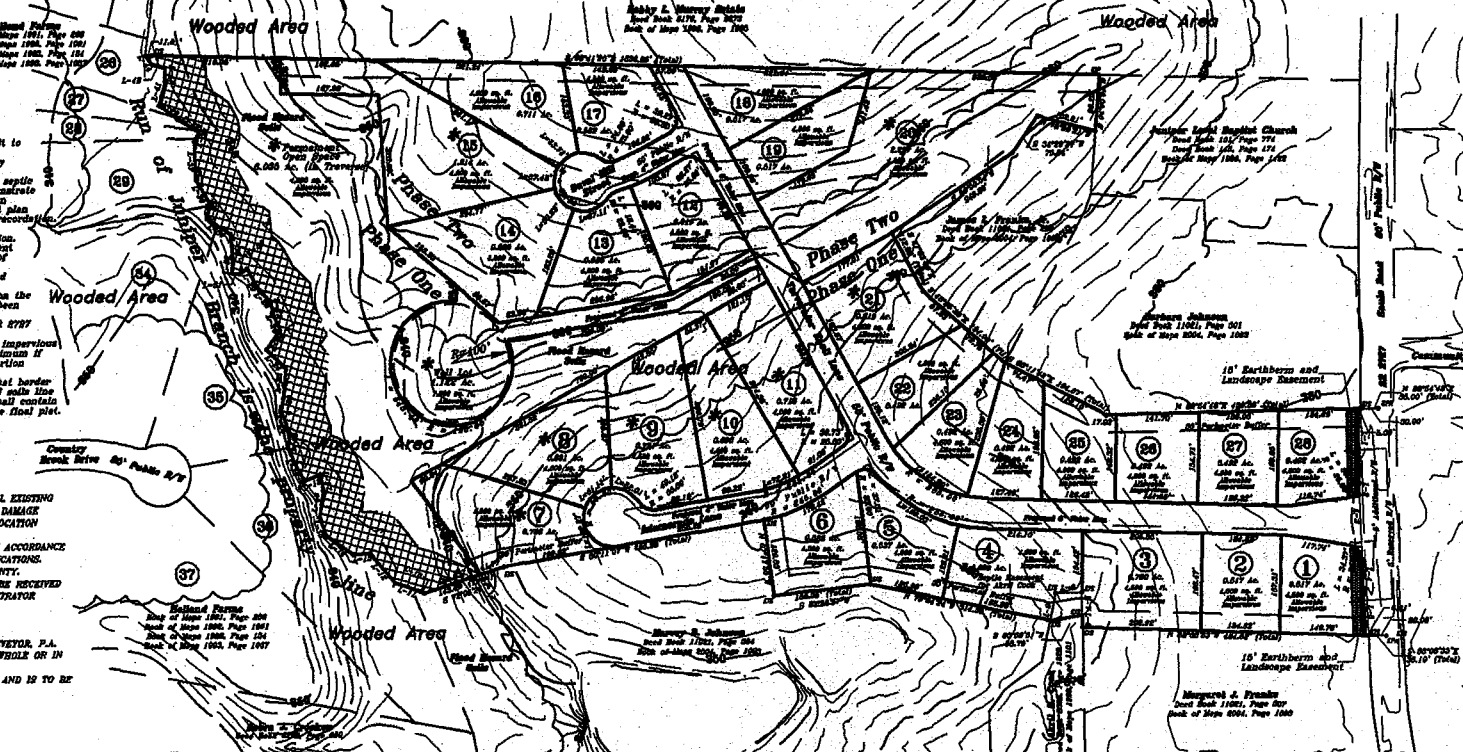
PREPARED BY
STANCIL & ASSOCIATES
PROFESSIONAL LAND SURVEYOR, P.A.
1001 Street, N.E., Box 750, Angier, N.C. 27801
(919) 639-2183 (919) 639-2802 (FAX)

Owner/Developer
IOM Developers, Inc.
406 Stancil Road, Angier, NC 27801 (919) 639-2078

NOTE:
This plan is a construction plan cover sheet only.
It does not conform to G.S. 47-99 as amended and is
not intended for sales or recordation.
Due to the general nature of this plan, the
lots shown may or may not represent actual lot layout.
Refer to recorded subdivision plat for final lot
dimensions and acreage.

NOTE:
During the construction of this project
an iron stake to set at a 10' offset from the
actual front (right of way) corner of all lots.
After the street side slopes and/or shoulders
have been constructed and stabilized, iron
stakes will be set at all corners as shown
hereon as is in accordance with Title 11,
Chapter 66, Section 1002, Paragraph (c) of
the North Carolina Administrative Code.

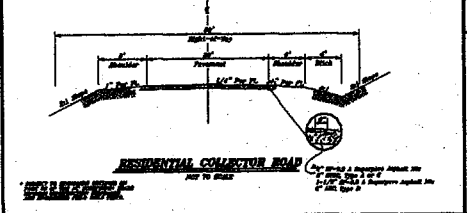
Site Data and Notes
Deed Book 10119, Page 3049
36,697 sq. ft. Total in Subdivision
44 Lots Allowed for R-30 Zoning
22 Lots Total Proposed
Largest Lot Size = 2,827 sq. ft.
Smallest Lot Size = 642 sq. ft.
Required Open Space = 3,010
Provided Open Space = 3,028 sq. ft.
Phase One shall consist of Lots 1-11 and 21-29
and Permanent Open Space and Well Lot.
Phase Two shall consist of Lots 12-20.
Approximately 2,845 linear feet of proposed roads.
All streets shown hereon shall be designed and built to
NC DOT Standards and shall be public dedicated.
All lots shown hereon shall be served by community
water system designed by a licensed engineer.
All lots shown hereon shall be served by individual septic
systems. A NC Licensed Civil Engineer shall demonstrate
system and report on all lots containing less than
20,000 sq. ft., by submitting a narrative and site plan to
the Wake County Health Department prior to recording.
Permanent Open Space shall be conveyed to and
maintained by the Faberston Homeowners Association.
Drainage easements shown hereon shall be permanent
and public and are subject to change approval of
of soil and erosion plans.
Developer shall conform to all Wake County Soil and
Erosion and Flood Hazard Regulations.
Water Use shall be shown in better greater detail on the
construction plans. The proposed well site has been
approved by Allco, ETC, Inc.
No lot shown hereon shall have direct access to SR 277
State Road, as shown hereon.
The entire subdivision area shall be limited to 15% impervious
surface however, it can be increased to 20% Maximum if
storm water management is provided for that portion
between 15% and 20%.
The developer shall confirm all lots shown hereon that border
Wake County Flood Hazard Area to match flagged side line
by a NC Licensed Soil Scientist so that no lot shall contain
a significant amount of flood hazard soils on the final plat.



GENERAL NOTES:

- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM HIS UTILITIES. CALL UTILITY LOCATION SERVICE 48 HOURS PRIOR TO EXCAVATION.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE WAKE COUNTY STANDARDS AND SPECIFICATIONS.
- TOPOGRAPHICAL INFORMATION AS PER WAKE COUNTY.
- APPROVAL OF FINAL CONSTRUCTION PLAN MUST BE RECEIVED FROM WAKE COUNTY LAND DEVELOPMENT ADMINISTRATOR BEFORE OBTAINMENT OF GRADING PERMIT.

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Preliminary Impervious Surface Calculations

52,025 sq. ft. Impervious Pavement = 1,345 Ac. = 4.662%
+ 7,800 sq. ft. Impervious Wall House and Driv = 0,178 Ac. = 0.072%
+ 4,000 sq. ft. Impervious Permanent Open Space = 0,099 Ac. = 0.336%
+ 4,000 sq. ft. Imp. for (22 Lots) Impervious = 0,100 Ac. = 0.312%
168,000 sq. ft. Total Proposed Impervious Surface = 4,302 Ac. = 14.938%

36,697 Ac. in Subdivision
± 14.94 %
4,312 Ac. (168,000 sq. ft.)

Line Table

Chain	Bearing	Distance
C1	N 89° 58' 00" E	100.00
C2	S 89° 58' 00" E	100.00
C3	S 89° 58' 00" E	100.00
C4	S 89° 58' 00" E	100.00
C5	S 89° 58' 00" E	100.00
C6	S 89° 58' 00" E	100.00
C7	S 89° 58' 00" E	100.00
C8	S 89° 58' 00" E	100.00
C9	S 89° 58' 00" E	100.00
C10	S 89° 58' 00" E	100.00
C11	S 89° 58' 00" E	100.00
C12	S 89° 58' 00" E	100.00
C13	S 89° 58' 00" E	100.00
C14	S 89° 58' 00" E	100.00
C15	S 89° 58' 00" E	100.00
C16	S 89° 58' 00" E	100.00
C17	S 89° 58' 00" E	100.00
C18	S 89° 58' 00" E	100.00
C19	S 89° 58' 00" E	100.00
C20	S 89° 58' 00" E	100.00
C21	S 89° 58' 00" E	100.00
C22	S 89° 58' 00" E	100.00
C23	S 89° 58' 00" E	100.00
C24	S 89° 58' 00" E	100.00
C25	S 89° 58' 00" E	100.00
C26	S 89° 58' 00" E	100.00
C27	S 89° 58' 00" E	100.00
C28	S 89° 58' 00" E	100.00
C29	S 89° 58' 00" E	100.00
C30	S 89° 58' 00" E	100.00
C31	S 89° 58' 00" E	100.00
C32	S 89° 58' 00" E	100.00
C33	S 89° 58' 00" E	100.00
C34	S 89° 58' 00" E	100.00
C35	S 89° 58' 00" E	100.00
C36	S 89° 58' 00" E	100.00
C37	S 89° 58' 00" E	100.00
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C40	S 89° 58' 00" E	100.00
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C50	S 89° 58' 00" E	100.00
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C73	S 89° 58' 00" E	100.00
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C89	S 89° 58' 00" E	100.00
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C97	S 89° 58' 00" E	100.00
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C99	S 89° 58' 00" E	100.00
C100	S 89° 58' 00" E	100.00