



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

5-45-05
File #
Fee \$1000.00
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 No

If yes, when and under what name? _____

Property

Parcel Identification Number: 1608.02-55-~~0000~~ 3716

Address: 8832 Sauls Road

Location: west side of Sauls Road, #/between

(north, east, south, west)

(street)

Contender Drive

(street)

and

Harvey Johnson Road

(street)

Total site area in square feet and acres: 2,145,722 square feet 49.259 acres

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

Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): Farm & Woodlands

Property Owner

Name: Tom Developers Inc

Address: 466 Starc.1 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: Leslie Starc.1

Address: P.O. Box 730

City: ANGIER State: NC Zip Code: 27501

E-mail Address: Historic 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*: 71 Proposed # of lots*: 46
 Min. allowable lot area*: 12,000 sf Proposed min. lot area*: 25,000 sf
 Average lot area*: 29,838 sf
 Min. allowable lot width*: 60 ft Proposed min. lot width*: 74.7 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: 4,296 acres
 Proposed open space area [by parcel]: 14,106 acres
 Proposed open space use(s) [by parcel]: Conservation of Natural Hazard Area
 Proposed future development site area [by site]: 0 acres
 Proposed impervious surfaces area: 321,602 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 14.984 %
 Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 13.412 acres
 within floodway: 0 acres

Recreation Ordinance

Method of complying with Recreation Ordinance*:
 _____ dedication _____ reservation X 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) 225,407 Total # of proposed lots 46 Total # of acres 49,259

Calculate both: Estimate of recreation area required: 1.314
 Estimate of recreation fee required: \$7,347.00

*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: Tavernier Knoll Lane 1

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
Tavernier Knoll Lane	50	20	2	Y			100

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)
 7/29/05 S:\Administration\Documents Awaiting Conversion\Preliminary Subdivision Plan Approval - Application Page 2 of 4

Estimated traffic generated by heavy vehicles (vehicles other than automobiles and light trucks): 0

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: 2-3%

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: western boundary

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 _____

(X) Long-Range Urban Services Area Fuquay - Garner

() Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area

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

Cluster Subd.

PHASE TWO Tavernier Subdivision

Panther Branch Township Wake County, NC
Scale: 1" = 100' Date: 11-17-05
P.I.N. 1608.02-55-3716 Zoned: R-30

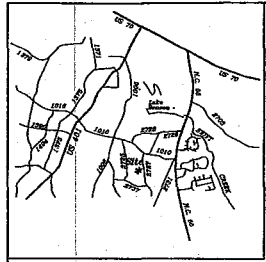


PREPARED BY
STANCI & ASSOCIATES
PROFESSIONAL LAND SURVEYOR, P.A.
88 Depot Street, P.O. Box 730, Angier, N.C. 27501
(919) 839-2133 (919) 839-2802 (FAX)

Owner/Developer
IOM Developers, Inc.
466 Stancil Road, Angier, NC 27501 (919) 839-2073

Preliminary Impervious Surface Calculations
70,462 sq. ft. Impervious Pavement = 1.617 Ac. = 3.263%
+ 10,000 sq. ft. Impervious Well House and Drive = 0.229 Ac. = 0.465%
+ 10,000 sq. ft. Impervious Permanent Open Space = 0.229 Ac. = 0.465%
+ 6,865 sq. ft. per lot (48 Lots) Impervious = 5,300 Ac. = 10.722%
381,602 sq. ft. Total Proposed Impervious Surface = 7,381 Ac. = 14.934%

49,259 Ac. Total in Traversa (In Subdivision)
x 14.92 %
7,364 Ac. (321,944 sq. ft.) Allowable Impervious



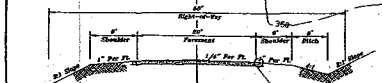
VICINITY MAP
No Scale

Site Data and Notes
Deed Book 10115, Page 2643
49-259 Ac. Total in Traversa
71 Lots Allowed for R-30 CUD Zoning
48 Lots Total Proposed
Largest Lot Size = 1,558 Ac.
Smallest Lot Size = 0.248 Ac.
Average Lot Size = 0.806 Ac.
Required Open Space = 4,429 Ac.
Provided Open Space = 14,109 Ac.
Approximately 5,011 linear feet of proposed roads.
All streets shown herein shall be designed and built to NC DOT standards and shall be public dedicated.
All lots shown herein shall be served by community water system designed by a licensed engineer.
All lots shown herein shall be served by individual septic systems. A NC Licensed Soil Scientist shall demonstrate system and report on all lots containing less than 20,000 sq. ft. by submitting a narrative and plot plan to the Wake County Health Department prior to recordation.
Permanent Open Space shall be conserved to and maintained by the Tavernier Homeowners Association.
Drainage easements shown herein shall be permanent and public and are subject to clearance approval of soil and erosion plans.
Developer shall conform to all Wake County Soil and Erosion and Flood Hazard Regulations.
Water line shall be shown in better greater detail on the construction plans. The proposed well site shall be approved by Alan Hardesty.
The entire subdivision site shall be limited to 10% impervious surface however, it can be increased to 50% maximum if storm water management is provided for that portion between 10% and 50%.
The developer shall defend all lots shown herein that border Wake County Flood Hazard Soils to match flagged soils line by a NC Licensed Soil Scientist so that no lot shall contain a significant amount of flood hazard soils on the final plat.
The maintenance of roads shall be the responsibility of the Tavernier Homeowners Association until such time as NC DOT adopts into the state system.

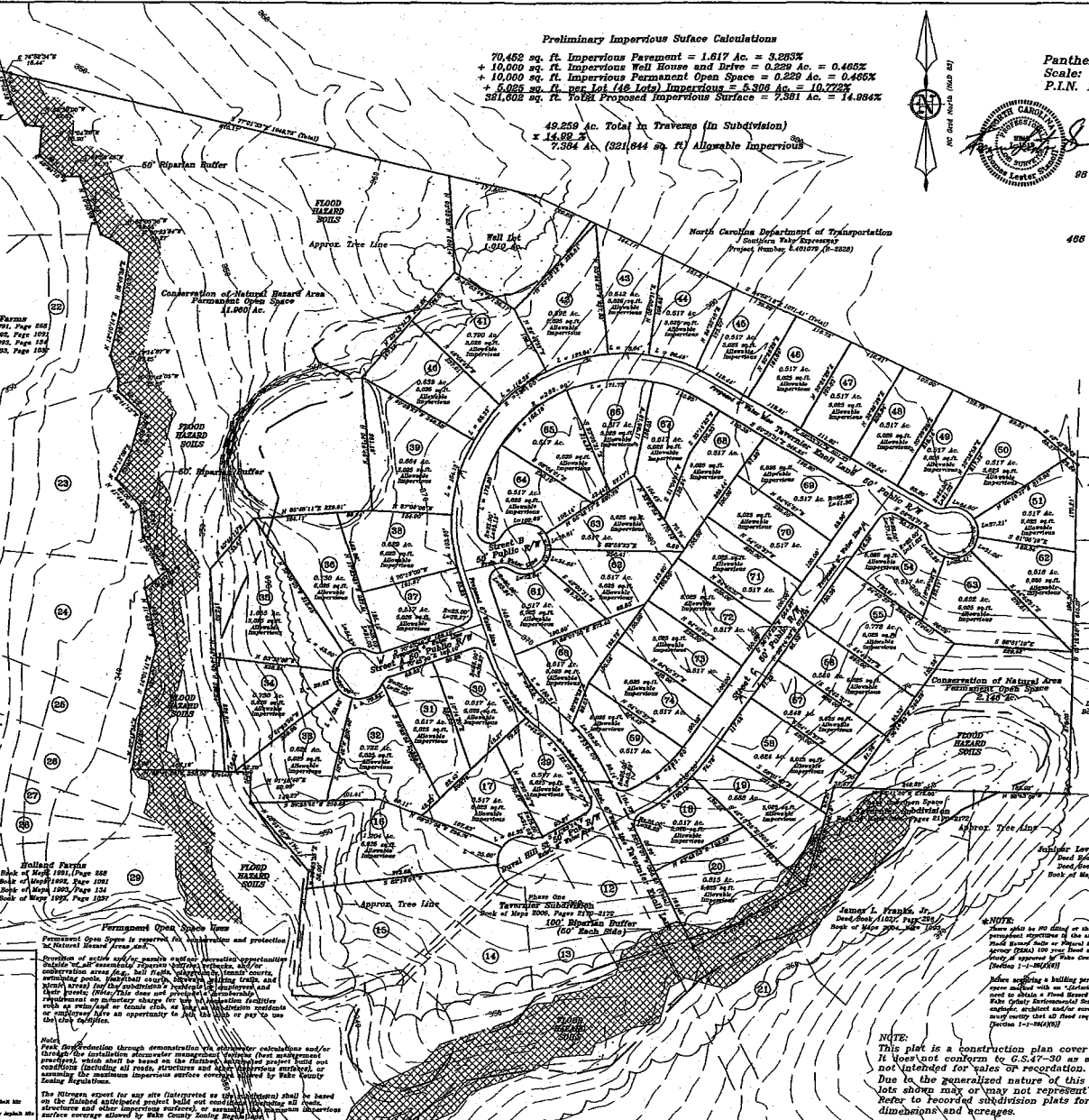
GENERAL NOTES:

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

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IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST.



RESIDENTIAL COLLECTOR ROAD
NO SCALE



Graphic Scale
1" = 100'

NOTE:
During the construction of this project on iron stakes to set at a 16' 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 herein as is in accordance with Title 21, Chapter 65, Section 1502, Paragraph (c) of the North Carolina Administrative Code.

Map Parcel
Deed Book 1256, Page 1706
Book of Maps 1905, Page 481

Glen D. Potts
Deed Book 880, Page 632
Book of Maps 1905, Page 481

William A. Gregory, Jr.
Deed Book 1022, Page 70
Book of Maps 1905, Page 481

Joseph L. Yelds
Deed Book 1152, Page 711
Book of Maps 1906, Page 728

James L. Frank, Jr.
Deed Book 1127, Page 281
Book of Maps 1906, Page 728

Multiple Level Baptist Church
Deed Book 101, Page 274
Deed Book 143, Page 174
Book of Maps 1906, Page 1422

NOTE:
This plat is to be filed at the office of the Register of Deeds in the name of Wake County pursuant to Article 10 of the Constitution of the State of North Carolina and Chapter 153, Article 1 of the Code of Laws of the State of North Carolina and/or 72C.

NOTE:
When applying a building permit for lots or open space within a flood hazard area the applicant must obtain a Flood Hazard Area Use Report from the Wake County Department of Public Works. The holder, engineer, architect and/or surveyor are responsible to verify that all flood requirements are met. (Section 153-154.2)

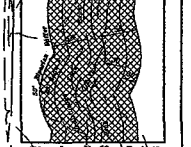
NOTE:
This plat is a construction plan cover sheet only. It does not conform to G.S. 47-30 as amended and is not intended for sales or recordation.
Due to the generalized nature of this plat, the lots shown may or may not represent actual lot layout. Refer to recorded subdivision plats for final lot dimensions and acreage.

Handmade Trail for Private R/W

FLOOD HAZARD STATEMENT
Information on this plat are not limited within the 100 Year Flood Hazard Area shown on the Flood Hazard Map of Wake County, North Carolina, dated 11/19/02.

FLOOD HAZARD DEVELOPMENT MINIMUM BUILDING ELEVATIONS
Flood = 15'
Seal = 15'
Ground = 15'

ALL CONSTRUCTION MUST CONFORM TO THE WAKE COUNTY UTILITY PROTECTION ACT
BEFORE YOU DIG!
CONTACT ONE-CALL CENTER
1-800-632-4949



NOTE:
Riparian Buffer shall be measured from top of bank. If no bank exists, measurement shall be from projection of flow.

Community Parkway-Road 50' Right of Way