

S-22-17



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 MEADOWS OF BANKS

() cluster subdivision (X) lot-by-lot subdivision () open space
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: 0688-96-9907

Address: 3232 BANKS ROAD

Location: NORTH side of BANKS ROAD, at/between
(north, east, south, west) (street)
HWY 401 and FANNY BROWN ROAD
(street) (street)

Total site area in square feet and acres: 1,132,996 square feet 26.01 acres

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

Conditions of any Conditional Use Zoning Districts: NONE

Present land use(s): PASTURES + WOODS

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

Name: RUTH A. FISH

Address: 4001 PINE BANKS DR.

City: RALEIGH State: N.C. Zip Code: 27603

E-mail Address: _____ FAX: _____

Telephone Number: _____

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

Name: MIKE STEWART - ENGINEER

Address: 319 CHARANOKE ROAD

City: RALEIGH State: N.C. Zip Code: 27603

E-mail Address: STEWARTPE@aol.com FAX: 919-779-1661

Telephone Number: 919-779-1355 Relationship to Owner: ENGINEER

Proposal

Max. allowable lot density standard* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan): 1.45 UNITS PER AC.

Max. # of lots allowable*: 37 Proposed # of lots*: 23

Min. allowable lot area*: 30,000 sf Proposed min. lot area*: 30,000 sf

Average lot area*: 32,670 sf

Min. allowable lot width*: 95 ft Proposed min. lot width*: 95 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: N/A acres
 Proposed open space area [by parcel]: N/A 6.28 acres
 Proposed open space use(s) [by parcel]: PASSIVE/REC/OPEN SPACE
 Proposed future development site area [by site]: 0 acres
 Proposed impervious surfaces area: 207,781 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 18 %
 Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): 0 acres
 within floodway: N/A 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) ²	Est. traffic generated (ADT) ³
<u>BANKSHIRE LANE</u>	<u>50</u>	<u>20</u>	<u>2</u>	<u>Y</u>	<u>1100</u>	<u>1200</u>	<u>230</u>

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: N/A ADT: _____
 Type of vehicle: N/A ADT: _____

Utilities and Services

Water supply provided by: () municipal system (_____)
 () community system (_____) () individual well(s)
 Estimated total water demand: 9,700 gpd
 Wastewater collection/treatment provided by: () municipal system (_____)
 () community system – specify type(_____) () individual on-site system
 Estimated total wastewater discharge: 8,280 gpd
 Electrical service provided by: DUKE ENERGY Underground () yes () no
 Natural gas service provided by: PSNC
 Telephone service provided by: BELLSOUTH Underground () yes () no
 Cable television service provided by: TWC + ATT Underground () yes () no
 Fire protection provided by: MIDDLE CREEK

Miscellaneous

Generalized slope of site: ROLLING
 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 _____

(X) Non-Urban Area

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

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: Ruth A. Fish Date: 9-5-17

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: [Signature] Date: 9-5-17

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.

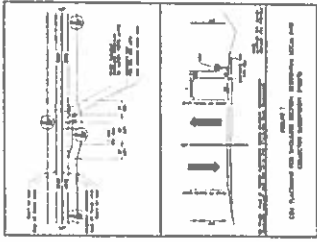
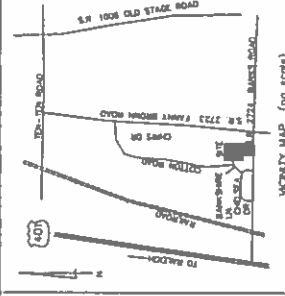
NO.	DATE	REVISION

SP
STEWART - PROCTOR
 ENGINEERING AND SURVEYING
 318 CHAPMAN ROAD
 Raleigh, North Carolina 27603
 Phone: (919) 778-1853 Fax: (919) 778-1861

DATE	
SCALE	
PROJECT	
OWNER	
PREPARED BY	
CHECKED BY	
APPROVED BY	

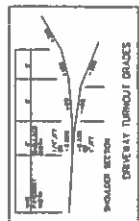
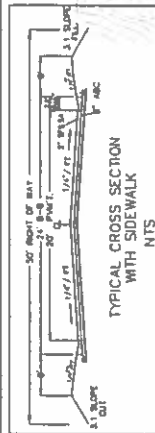
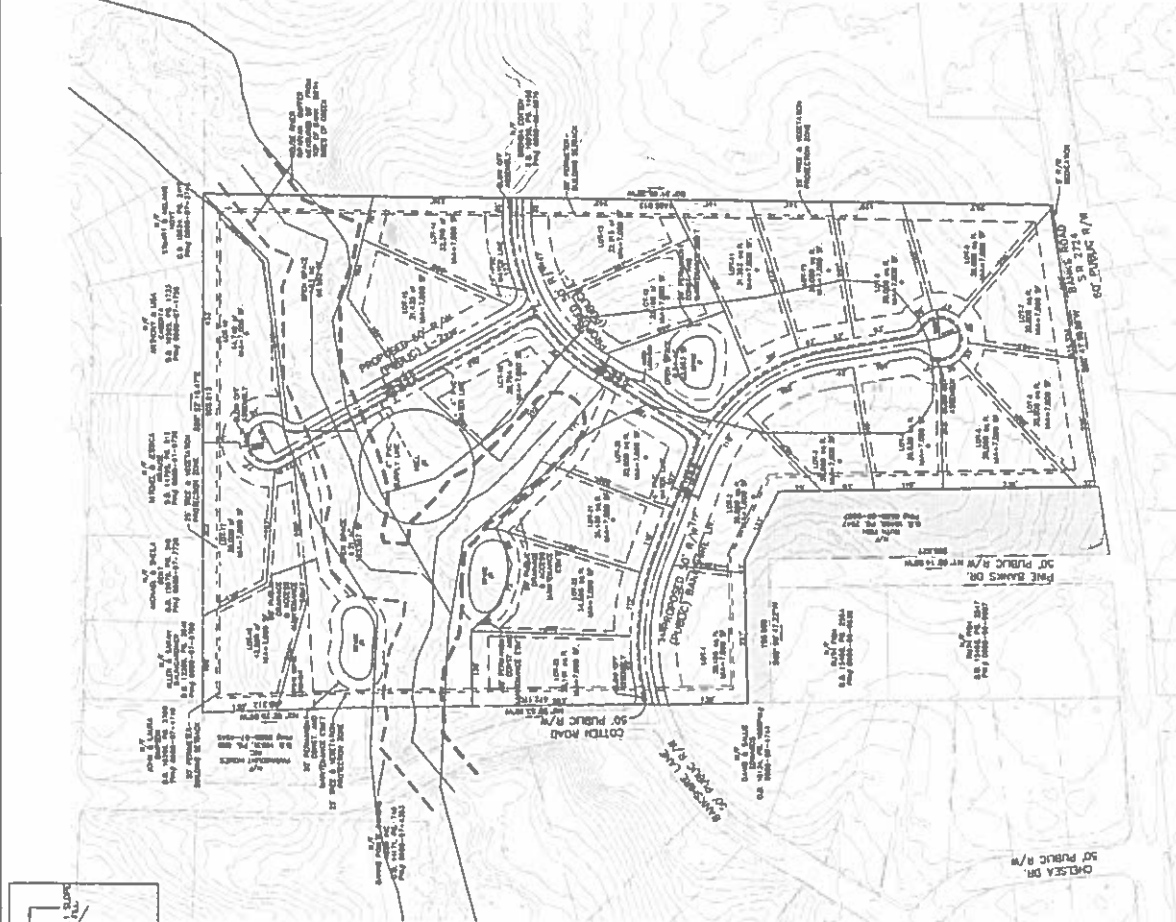
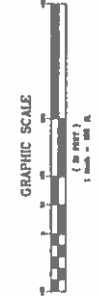
MEADOWS OF BANKS
 WAKE COUNTY, NORTH CAROLINA
 LOT-BY-LOT
 PRELIMINARY SUBDIVISION PLAN

P-1
 DRAWING SHEET



SITE DATA

- TOTAL TRACT SIZE = 28.01 ACRES (1,132,908 sf)
- LESS R/W = 0.06 ACRES (2,477 sf)
- TOTAL NET AREA = 25.95 ACRES (1,121,519 sf)
- OPEN SPACE PROVIDED = 6.28 ACES
- NO. LOTS = 23
- AVERAGE LOT SIZE = 0.75 ACRES (32,870 sf)
- LINEAR FEET OF STREET = 2,045 LF
- IMPROVISED IN WELL AND UTILITY COST = 08 AC
- IMPROVISED IN LOT = 1.37 AC
- IMPROVISED IN LOTS = 3.70 AC
- TOTAL IMPROVISED FOR SITE = 4.77 AC
- MINIMUM LOT SIZE = 30,000 S.F.
- AREA IN R/W = 2.42 ACES
- P/N 0880-86-19007
- ZONED R-30
- TOTAL DISTURBED AREA = 1.50 ACES
- TOTAL UNDISTURBED AREA = 83
- MIN. DIST. TO ADJ. PLOT = 10'
- SETBACKS = FRONT = 30'
- SIDE = 10'
- CORNER = 30'



NOTES:

1. ALL LOTS SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY.
2. ALL LOTS SHALL BE DEVELOPED WITHIN 18 MONTHS OF THE DATE OF THE FINAL SUBDIVISION MAP.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL UTILITIES.
4. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL STREETS.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EASEMENTS.
6. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL IMPROVEMENTS.
7. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL SETBACKS.
8. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL CORNERS.
9. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL DISTURBED AREAS.
10. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL UNDISTURBED AREAS.

LEGEND:

- 1" = 80' - MINIMUM IMPROVEMENT ALLOWED
- 2" - FLOOD HAZARD AREA
- 3" - FLOOD HAZARD AREA
- 4" - FLOOD HAZARD AREA
- 5" - FLOOD HAZARD AREA
- 6" - FLOOD HAZARD AREA
- 7" - FLOOD HAZARD AREA
- 8" - FLOOD HAZARD AREA
- 9" - FLOOD HAZARD AREA
- 10" - FLOOD HAZARD AREA

FOR REVIEW ONLY - NOT FOR CONSTRUCTION THE CONSTRUCTION APPROVAL PROCESS

REDEVELOPMENT AREA 27.27 AC
 SITE AREA 28.01 AC
 AREA RETAINED BY OWNER = 1.50 AC

CONSTRUCTION CONTRACTORS DEVELOPMENT OF THIS PROJECT SHALL BE IN ACCORDANCE WITH LOCAL ORDINANCES, NC 153B