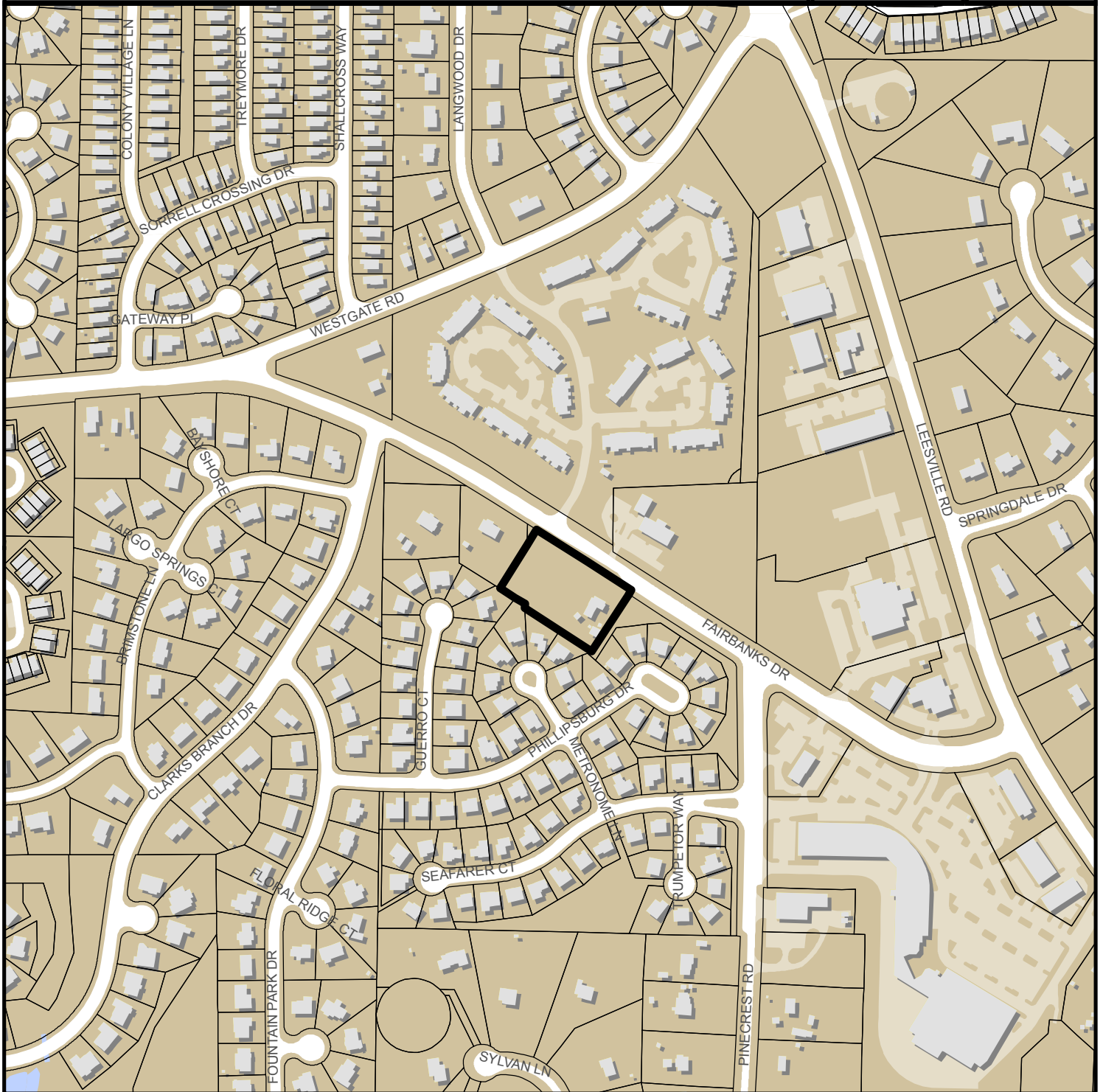


FAIRBANKS DRIVE SUBDIVISION S-6-2017



0 300 600 Feet

Zoning: **R-4**

CAC: **Northwest**

Drainage Basin: **Turkey Creek**

Acreage: **1.35**

Number of Lots: **2**

Planner: **Martha Lobo**

Phone: **(919) 996-2664**

Applicant: **Jeremy Taylor**

Phone: **(919) 848-1848**



Preliminary Subdivision Plan Application



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | cfax 919-996-1831
Litchford Satellite Office | 8320 – 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

S-6-17

When submitting plans, please check the appropriate review type and include the Plan Checklist document.

Office Use Only: Transaction # <i>502878</i>		Project Coordinator		Team Leader <i>Lobo</i>	
PRELIMINARY APPROVALS					
<input checked="" type="checkbox"/> Subdivision *		<input type="checkbox"/> Conventional Subdivision		<input type="checkbox"/> Compact Development	
<input type="checkbox"/> Conservative Subdivision					
*May require City Council approval if in a Metro Park Overlay or Historic Overlay District					
If your project has been through the Due Diligence process, provide the transaction #:					
GENERAL INFORMATION					
Development Name		Fairbanks Drive Subdivision			
Proposed Use		Single Family			
Property Address(es)		9309 Fairbanks Drive, Raleigh, NC 27613			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:					
PIN Recorded Deed 0788-02-3314		PIN Recorded Deed		PIN Recorded Deed	
What is your project type?					
<input checked="" type="checkbox"/> Single family		<input type="checkbox"/> Townhouse		<input type="checkbox"/> Subdivision in a non-residential zoning district	
<input type="checkbox"/> Other (describe):					
OWNER/DEVELOPER INFORMATION					
Company Name <i>N/A</i>			Owner/Developer Name <i>Sandra McGee Goodwin</i>		
Address <i>9405 Fairbanks Drive, Raleigh, NC 27613</i>					
Phone <i>(919) 848-1848</i>		Email <i>n/a</i>		Fax <i>n/a</i>	
CONSULTANT/CONTACT PERSON FOR PLANS					
Company Name <i>Taylor Land Consultants</i>			Contact Name <i>Jeremy Taylor</i>		
Address <i>2002 Production Drive, Apex, NC</i>					
Phone <i>919-801-1104</i>		Email <i>jeremy@taylorlc.com</i>		Fax	

1.35 acre

**Wake County Public School System
New Residential Development Notification**

Date of Application 1/31/17

Developer Sandra McGee Goodwin Phone number 919-848-1848

Developer's Representative Taylor Land Consultants Phone Number 919-801-1104

Fax Number n/a E-mail address jeremy@taylorlc.com

Name of residential development Fairbanks Drive Subdivision

Location address 9309 Fairbanks Drive, Raleigh, NC 27613

If no address, located on _____ between _____ and _____

REID(s) 004908

PIN(s) 0788-02-3314 Total acres 1.35

Lot-by-lot developments

Number of single family lots proposed 1

Number of two family lots proposed _____

Number of three family lots proposed _____

There is a correlation between the size of housing and the number of school children added to the system. Could you estimate the range of how large the dwelling units in your subdivision will be, either in square feet or in number of bedrooms?

Sq. ft. _____ Bedrooms 3

Phasing - How many dwelling units do you anticipate will be constructed each year? 1

Attached and multi-family dwelling units

Number of 2 bedroom dwelling units expected to be completed for occupancy.

2013 0 2014 0 2015 0 Future years 0

Number of 3 bedroom dwelling units expected to be completed for occupancy.

2013 0 2014 0 2015 0 Future years 0

Number of 4 or more bedroom dwelling units expected to be completed for occupancy.

2013 0 2014 0 2015 0 Future years 0

What is your target market?

Empty nesters or senior housing

Move-up buyers with young children

First-time homebuyers

Move-up buyers with older children

THIS SECTION TO BE COMPLETED BY LOCAL GOVERNMENT STAFF

PLEASE FAX TO: Laura Evans or Judy Stafford of Wake County PUBLIC SCHOOL SYSTEM AT 919-850-1671

- AND -

FAX or EMAIL TO: Mike Ping of Wake County PLANNING DEPARTMENT AT (919) 856-6184 or mike.ping@wakegov.com

Contacts: WCPSS Laura Evans 919-713-0652 or Judy Stafford 919-850-1636 and WCPD Mike Ping 919-856-6386.

Date faxed _____ By _____

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)

ZONING INFORMATION

Zoning District(s) **R-4**

If more than one district, provide the acreage of each:

Overlay District? Yes No

Inside City Limits? Yes No

CUD (Conditional Use District) Case # Z- **N/A**

COA (Certificate of Appropriateness) Case # **N/A**

BOA (Board of Adjustment) Case # A- **N/A**

STORMWATER INFORMATION

Existing Impervious Surface 3,186 SF acres/sf	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
--	---

Proposed Impervious Surface UNKNOWN acres/sf	Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
---	--

Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
--

If in a Flood Hazard Area, provide the following:

Alluvial Soils	Flood Study	FEMA Map Panel #
----------------	-------------	------------------

NUMBER OF LOTS AND DENSITY

Total # of Townhouse Lots: Detached	Attached
-------------------------------------	----------

Total # of Single Family Lots 2	Total # of All Lots 2
--	------------------------------

Overall Unit(s)/Acre Densities Per Zoning Districts **1.5**

Total # of Open Space and/or Common Area Lots **0**

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate **TAYLOR LAND CONSULTANTS** to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.

<u><i>Sandra M. Anderson</i></u>	<u>1/26/2017</u>
Signature	Date

_____ Signature	_____ Date
--------------------	---------------

LEGEND & NOMENCLATURE

PROPERTY BOUNDARIES	
○	EX. PROPERTY CORNER
●	NEW 3/4" IRON PIPE
◻	EX. CONCRETE MONUMENT
○	COMPUTED POINT
- - -	FENCE
STORM DRAINAGE	
⊕	CATCH BASIN
⊕	STORM JUNCTION BOX
⊕	STORM GRATED INLET
⊕	FLARED-END SECTION
⊕	STORM CLEANOUT
⊕	STORM PIPE
ELECTRICAL	
⊕	POWER POLE
⊕	POWER PEDESTAL
⊕	LAMP POST
⊕	OVERHEAD POWER
⊕	UNDERGROUND POWER
GAS	
⊕	GAS MARKER
⊕	GAS MAIN
WATER	
⊕	FIRE HYDRANT
⊕	WATER VALVE
⊕	WATER METER
⊕	WATER MAIN
SANITARY	
⊕	SANITARY SEWER MANHOLE
⊕	SANITARY SEWER CLEANOUT
⊕	SANITARY SEWER PIPE
COMMUNICATIONS	
⊕	FIBER OPTIC MARKER
⊕	TELEPHONE PEDESTAL
⊕	CABLE PEDESTAL
⊕	UNDERGROUND COMM.

SITE DATA

Parent PIN: 0788-02-3314
 Current Owner: SANDRA MCGEE GOODWIN, et. al.
 Address: 9309 FAIRBANKS ROAD
 RALEIGH, NC 27613
 Source of Title: DB 16637, Page 2034
 Plat Reference: B.M. 2016, Page 2150
 Zoning: R4
 Current Use: SINGLE FAMILY

NOTES:

1. Iron pipes set at all property corners unless otherwise noted.
2. All distances shown are horizontal ground measurements in U.S. Survey Feet.
3. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate and current title search may disclose
4. Areas calculated by CAD software (coordinate geometry).
5. Topography per Wake County GIS.

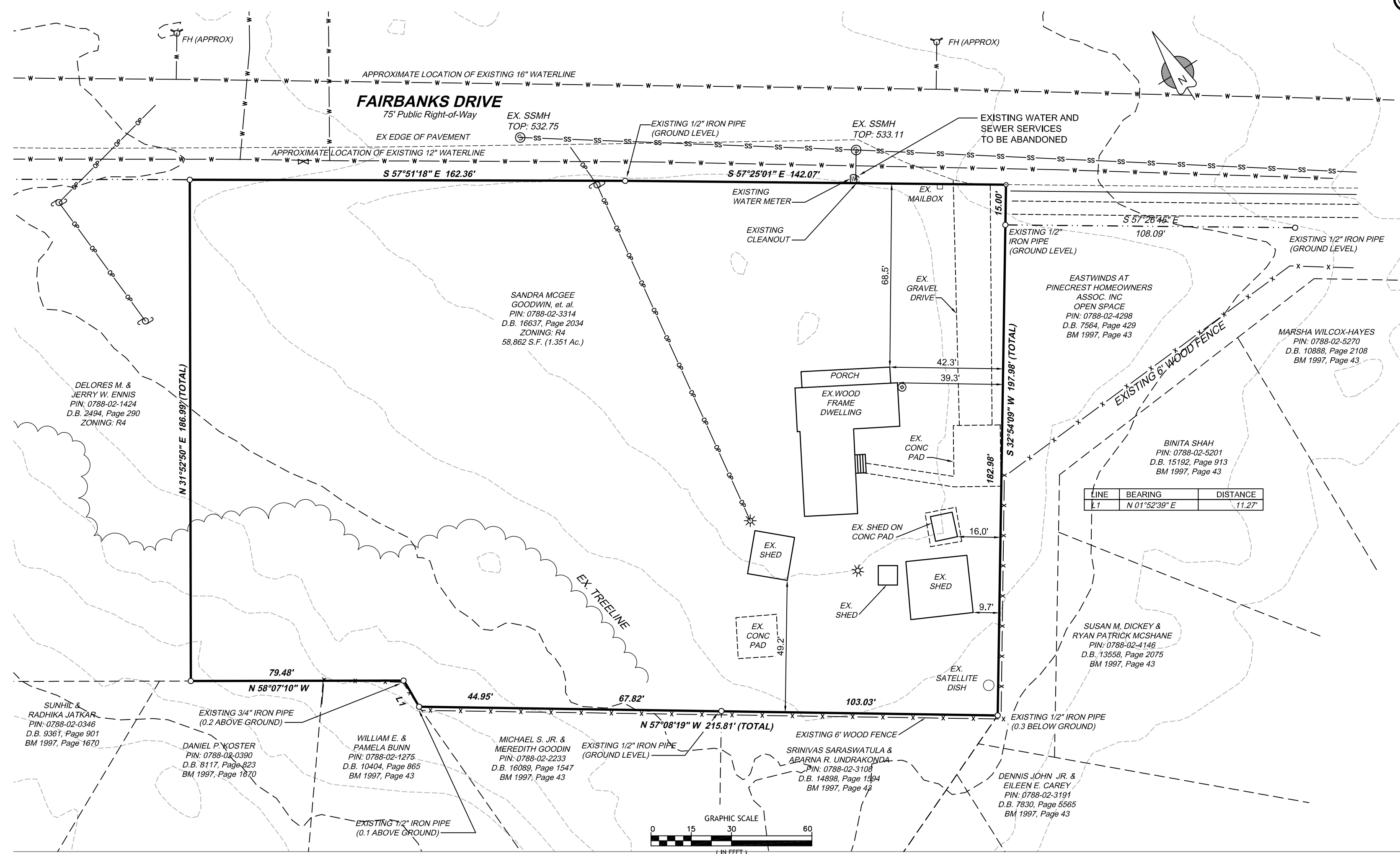
ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

JC TAYLOR
 LAND CONSULTANTS, PLLC
 License No P-0829
 5448 Apex Peakway, #165
 Apex, NC 27502 (919) 801-1104

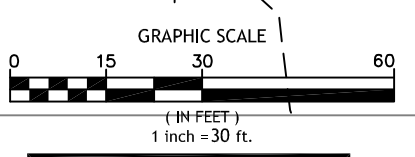
REVISIONS
 XX/XX/16 - XX

PRELIMINARY SUBDIVISION PLAN
FAIRBANKS DRIVE
EXISTING CONDITIONS
 Leesville Township
 Wake County
 North Carolina
 January 13, 2017

PRELIMINARY PLAT
 NOT FOR RECORDATION,
 CONVEANCE OR SALES



LINE	BEARING	DISTANCE
L1	N 01°52'39" E	11.27'



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Existing Impervious Area: 3,186 S.F. (0.073 Ac.)

Proposed Lot 2 Area: 23,096 S.F. (0.530 Ac.)
 Proposed Lot 3 Area: 31,201 S.F. (0.716 Ac.)
 Right-of Way
 Dedication Area: 4,565 S.F. (0.105 Ac.)
 Total: 58,862 S.F. (1.351 Ac.)

PLANT LIST					
FAIRBANKS DRIVE - 304 LINEAR FEET OF ROAD FRONTAGE					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	REMARKS
BG	NYSSA SYLVATICA	BLACKGUM	3" CAL	8	10' MIN. HT. B&B

NOTES:

- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH STANDARDS, SPECIFICATIONS AND DETAILS.
- CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR CONSTRUCTION SHOWN ON THESE PLANS.
- ANY WORK SHOWN ON THESE PLANS THAT IS FOUND TO BE IN CONFLICT WITH THE CITY OF RALEIGH ZONING AND SETBACK REQUIREMENTS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER FOR ADJUSTMENT.
- LOCATIONS FOR EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SAME.
- CONTRACTOR SHALL AT ALL TIMES MAINTAIN ADEQUATE SAFETY MEASURES, ACTIVITIES, AND BARRICADES FOR THE PROTECTION OF ALL PERSONS ON OR ABOUT THE LOCATION OF THE SITE.
- CALL NORTH CAROLINA ONE CALL CENTER @ 1-800-632-4949 BEFORE DIGGING.
- THIS SITE IS NOT WITHIN A 100 YEAR FLOODWAY FRINGE AREA.
- SITE MUST BE STABILIZED AND SEEDED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- COORDINATE WITH CITY INSPECTOR WHEN CONSTRUCTING DRIVEWAY RAMPS AS TO MINIMIZE "DRAGGING" OF VEHICLES.
- CONTRACTOR SHALL COORDINATE WITH TERRY PHINIZY AT 919-996-3030 PRIOR TO CLOSING ANY LANES ON FAIRBANKS DRIVE.
- THE PAVEMENT SHALL BE KEPT FREE AND CLEAR OF DIRT AND DEBRIS.
- FEE-IN-LIEU FOR A 6' SIDEWALK WILL BE REQUIRED PRIOR TO MAP RECORDATION.

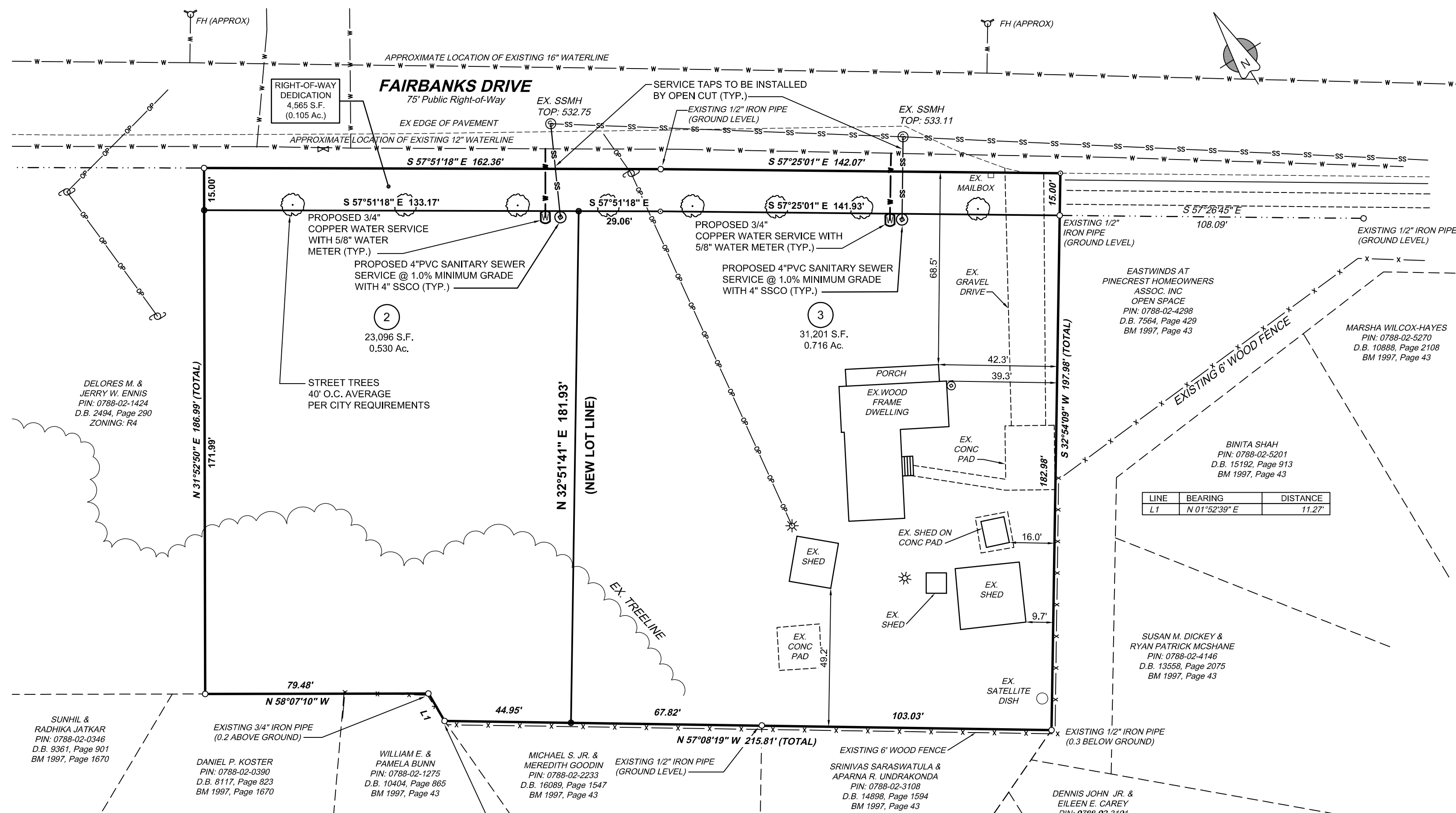
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SUBDIVISION PLAN**

FAIRBANKS DRIVE

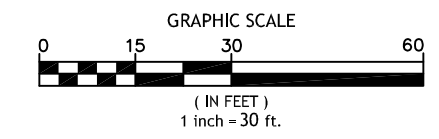
**SITE/UTILITY
PLAN**

Leesville Township
 Wake County
 North Carolina

January 13, 2017



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 License No P-0829
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 Apex, NC 27502 (919) 801-1104

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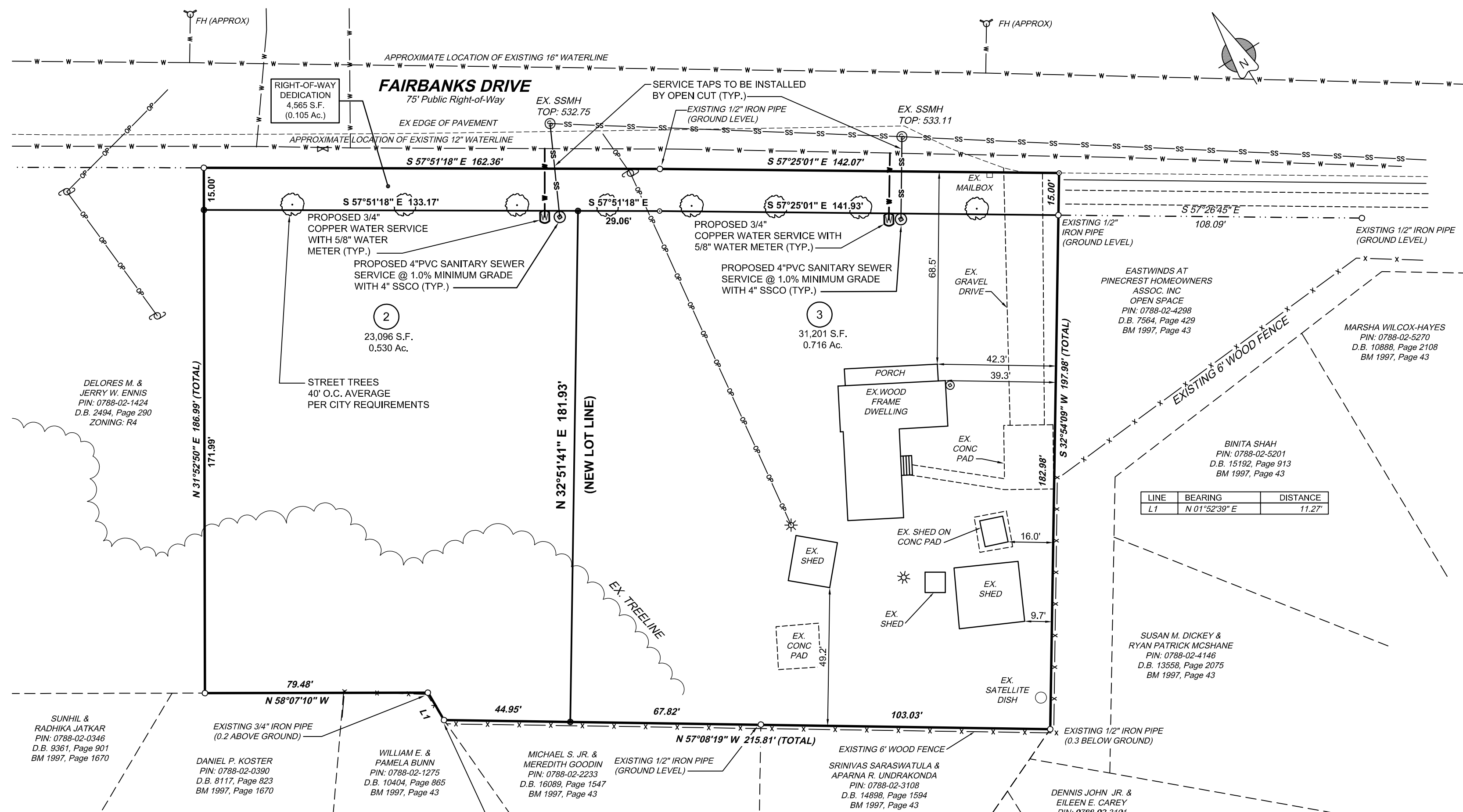
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FAIRBANKS DRIVE

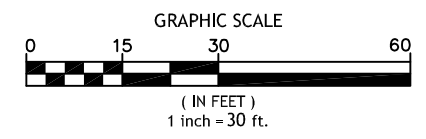
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REVISIONS
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