



Planning, Development & Inspections



S-018-16

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A Division of Community Services
P.O. Box 550 • Raleigh, NC 27602
www.wakegov.com

PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

Name of Subdivision Dayton Woods - Phase 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? Dayton Woods - Phase 5

Property

Parcel Identification Number: 0698-01-5151
Address: Fanny Brown Road
Location: West side of Kabanek Dr., at/between
Indian Lake Glen and Leach Street
Total site area in square feet and acres: 942,203 square feet 21.63 acres
Zoning District(s) and Overlay Districts (if any) and land area within each: Wake County Zoning: R-30

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): Vacant & Wooded

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

Name: Highland Subdivision, Inc. - Douglas Ball
Address: 1401 Aversboro Rd. Suite 206
City: Garner State: NC Zip Code: 27529
E-mail Address: douglas@ballrentals.com FAX:
Telephone Number: (919) 772-3929

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

Name: Keith Roberts, PE
Address: 5410 Trinity Rd. Suite 102
City: Raleigh State: NC Zip Code: 27607
E-mail Address: Keith.Roberts@timmons.com FAX: (919) 859-5333
Telephone Number: (919) 866-4940 Relationship to Owner: Consultant

Proposal

Max. allowable lot density standard\* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan) : 1.45 DU/AC
Max. # of lots allowable\*: 31 Proposed # of lots\*: 10
Min. allowable lot area\*: 20,000 sf Proposed min. lot area\*: 23,867 sf
Average lot area\*: 30,529 sf
Min. allowable lot width\*: 60 ft Proposed min. lot width\*: 90 ft

\* If applicable, show for each zoning district

Min. open space standard (see Sec. 3.4.3(E)(1)): (x) 10 % ( ) 25 % ( ) 30% ( ) 40% of site area  
**Min. open space area:** 2.16 AC. \_\_\_\_\_ acres  
 Proposed open space area [by parcel]: 13.09 AC. \_\_\_\_\_ acres  
 Proposed open space use(s) [by parcel]: Conservation and Protection of Natural Areas \_\_\_\_\_  
 Proposed future development site area [by site]: \_\_\_\_\_ acres  
 Proposed impervious surfaces area: 79,517 \_\_\_\_\_ sf  
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 8.46 \_\_\_\_\_ %  
 Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): 10.9 acres  
 within floodway: 3.62 \_\_\_\_\_ 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>
Indian Lake Glen	50	20	2	Y			
Kabaneck Drive	50	20	2	Y			

<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: N/A \_\_\_\_\_ ADT: N/A \_\_\_\_\_

Type of vehicle: N/A \_\_\_\_\_ ADT: N/A \_\_\_\_\_

**Utilities and Services**

Water supply provided by: ( ) municipal system ( \_\_\_\_\_ )

(x) community system (Weekend Retreat \_\_\_\_\_) ( ) 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

Electrical service provided by: Duke Energy \_\_\_\_\_ Underground (x) yes ( ) no

Natural gas service provided by: N/A \_\_\_\_\_

Telephone service provided by: \_\_\_\_\_ Underground ( ) yes ( ) no

Cable television service provided by: \_\_\_\_\_ Underground ( ) yes ( ) no

Fire protection provided by: Fire District 23 \_\_\_\_\_

**Miscellaneous**

Generalized slope of site: 5-20% \_\_\_\_\_

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: \_\_\_\_\_

**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):

Fuquay - Garner Area Plan: Residential

**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: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: [Signature] Date: 8/1/16

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: 8/1/16

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.

