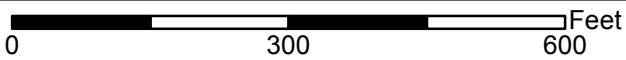
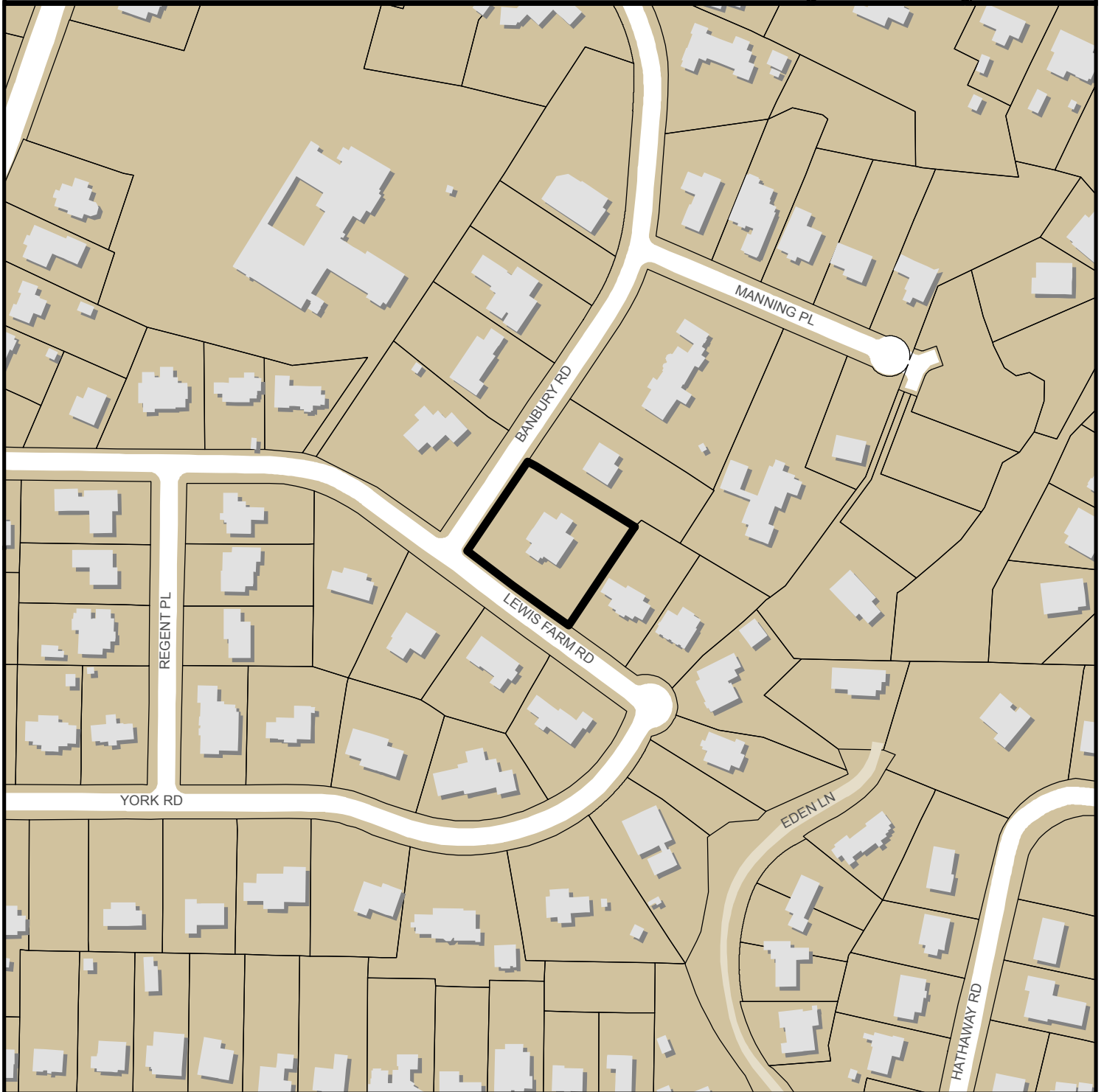
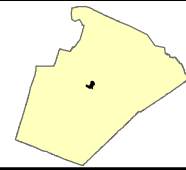


# BANBURY ROAD SUBDIVISION S-88-17



Zoning: **R-4**  
CAC: **Wade**  
Drainage Basin: **Beaver**  
Acreage: **0.71**  
Number of Lots: **2**

Planner: **Ryan Boivin**  
Phone: **(919) 996-2681**  
Applicant: **Fitzgerald Family LLC**  
**- Dennis**  
Phone: **(919) 363-1700**



# Preliminary Subdivision Plan Application

BANBURY ROAD SUBDIVISION  
S-88-17



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

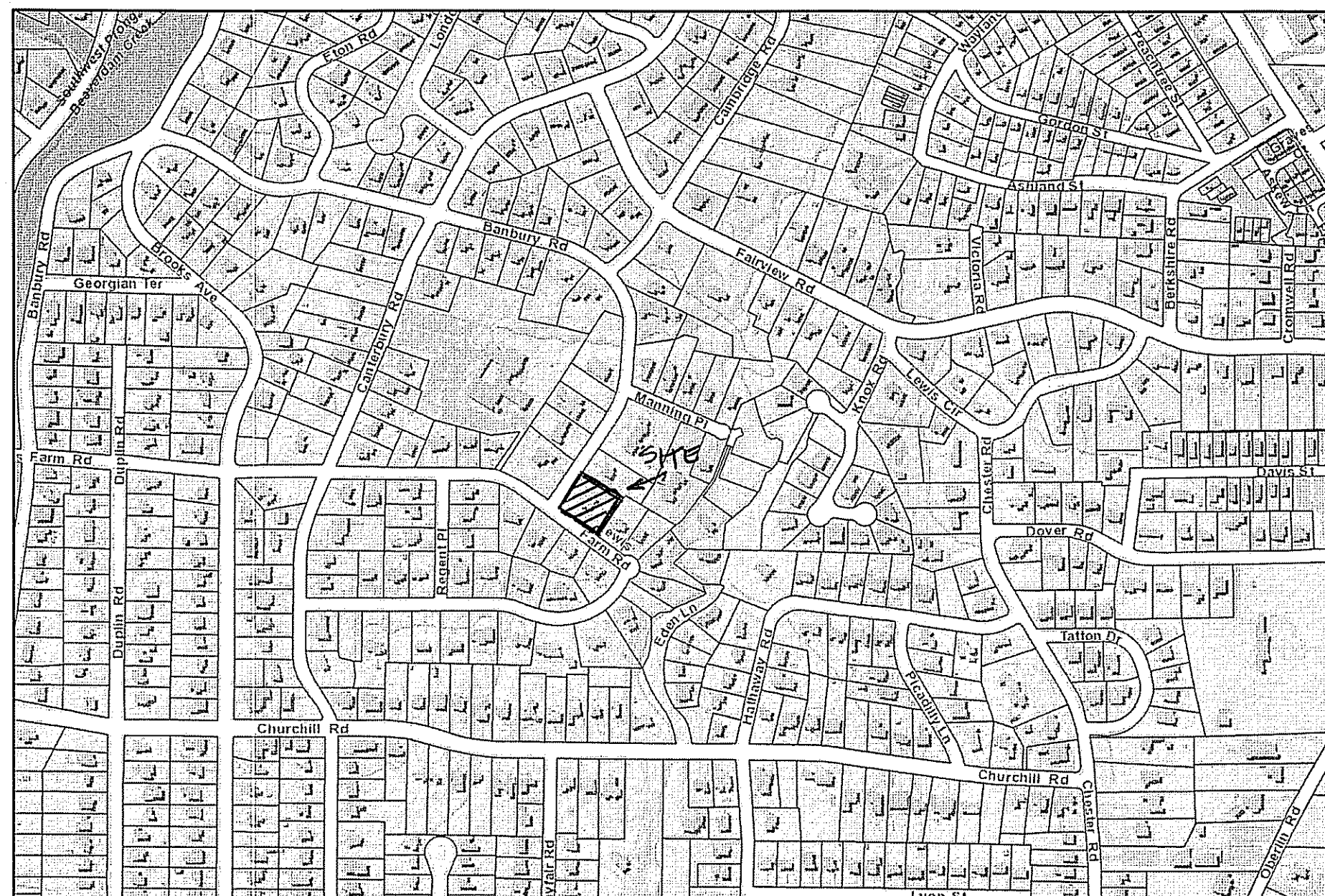
Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831  
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

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

Office Use Only: Transaction # <b>539640</b>		Project Coordinator		Team Leader <b>BOIVIN</b>	
<b>PRELIMINARY APPROVALS</b>					
<input type="checkbox"/> Subdivision *		<input checked="" 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 #:					
<b>GENERAL INFORMATION</b>					
Development Name <b>Banbury Road Subdivision</b>					
Proposed Use <b>2 lot residential subdivision</b>					
Property Address(es) <b>2115 Banbury Road, Raleigh, NC 27608</b>					
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:					
PIN Recorded Deed 0794899172		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):					
<b>OWNER/DEVELOPER INFORMATION</b>					
Company Name <b>Fitzgerald Family LLC</b>			Owner/Developer Name <b>Dennis Fitzgerald</b>		
Address <b>3716 national Drive, Suite 122, Raleigh, NC 27612</b>					
Phone <b>919-363-1700</b>		Email <b>Dennis@djfbuilder.com</b>		Fax <b>919-363-4005</b>	
<b>CONSULTANT/CONTACT PERSON FOR PLANS</b>					
Company Name <b>Blackburn Consulting Engineering</b>			Contact Name <b>Daniel Blackburn</b>		
Address <b>305 East Main Street Clayton, NC 27520</b>					
Phone <b>919-553-2900</b>		Email <b>dblackburn@mindspring.com</b>		Fax <b>919-553-7298</b>	



GENERAL REQUIREMENTS	TO BE COMPLETED BY APPLICANT		OFFICE USE ONLY		
	YES	N/A	YES	NO	N/A
1. Applicant must contact a Planner to determine if a Pre-Application Conference is required prior to application submittal	<input checked="" type="checkbox"/>		✓		
2. Filing fee for plan review – payments may be made by cash, Visa, Mastercard, or check made payable to the City of Raleigh (no fee for infill recombination)	<input checked="" type="checkbox"/>		✓		
3. Preliminary Subdivision Plan Application must be completed and signed by the property owner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
4. Applicant must complete and print page 1 and 2 of the Preliminary Subdivision Plan Application to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
5. I have referenced the Preliminary Subdivision Plan Checklist, and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City	<input checked="" type="checkbox"/>		✓		
6. Provide the following plan sheets:	<input checked="" type="checkbox"/>		✓		
a) Cover sheet, to include general notes, owner's name, contact's name, phone number, mailing address, email address	<input checked="" type="checkbox"/>		✓		
b) Existing conditions sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Subdivision Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			X
g) Proposed Landscaping	<input type="checkbox"/>	<input checked="" type="checkbox"/>			X
h) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			X
7. Ten (10) sets of proposed plans to engineering scale (1"=20', 1"=100', etc.) and date of preparation. For re-submittals only, include all revision dates.	<input checked="" type="checkbox"/>		✓		
8. Plan size must be 18" x 24" or 24" x 36"	<input checked="" type="checkbox"/>		✓		
9. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		✓		
10. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		✓		
11. Digital copy of only the plan and elevations – label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>		✓		
12. Wake County School form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
13. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	<input checked="" type="checkbox"/>			X
14. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	<input checked="" type="checkbox"/>			X



# BANBURY ROAD SUBDIVISION

## S-88-17

### TRANSACTION # 539640

SITE PIN - 0794899172  
 ADDRESS - 2115 BANBURY ROAD  
 RALEIGH, NC 27608

ZONING - R-4  
 TOWNSHIP - RALEIGH

DEVELOPER - FITZGERALD FAMILY LLC  
 3716 NATIONAL DRIVE, SUITE 122  
 RALEIGH, NC 27612  
 919-363-1700

DESIGNER - BLACKBURN CONSULTING ENGINEERING  
 305 EAST MAIN STREET  
 CLAYTON, NC 27520  
 919-553-2900  
 dblackburn@mindspring.com

## GENERAL NOTES

- 1) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- 2) PER SECTION 9.2.2.A.b.i SUBJECT TO 4.G OF THE PART 10A RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT FROM ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE AREAS.
- 3) PROJECT IS EXEMPT FROM TREE CONSERVATION PER UDO SECTION 9.1.2 EXEMPTIONS - SUBDIVISION IS LESS THAN 2 ACRES IN AGGREGATE SIZE.

## SHEET INDEX

- 1) COVER SHEET
- 2) EXISTING CONDITIONS PLAN
- 3) SUBDIVISION PLAN
- 4) UTILITY & STORMWATER PLAN

REVISION 01/31/2018 - Response to Comments  
 REVISION 02/27/2018 - Response to 2nd Comments

## Preliminary Subdivision Plan Application



Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | fax 919-996-1831  
 Litchford Satellite Office | 8330 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

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

Office Use Only: Transaction #	Project Coordinator	Team Leader
<b>PRELIMINARY APPROVALS</b>		
<input type="checkbox"/> Subdivision *	<input checked="" 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 #:		
<b>GENERAL INFORMATION</b>		
Development Name <b>Banbury Road Subdivision</b>		
Proposed Use <b>2 lot residential subdivision</b>		
Property Address(es) <b>2115 Banbury Road, Raleigh, NC 27608</b>		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
PIN Recorded Deed 0794899172	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):		
<b>OWNER/DEVELOPER INFORMATION</b>		
Company Name <b>Fitzgerald Family LLC</b>		Owner/Developer Name <b>Dennis Fitzgerald</b>
Address <b>3716 national Drive, Suite 122, Raleigh, NC 27612</b>		
Phone <b>919-363-1700</b>	Email <b>Dennis@djblders.com</b>	Fax <b>919-363-4005</b>
<b>CONSULTANT/CONTACT PERSON FOR PLANS</b>		
Company Name <b>Blackburn Consulting Engineering</b>		Contact Name <b>Daniel Blackburn</b>
Address <b>305 East Main Street Clayton, NC 27520</b>		
Phone <b>919-553-2900</b>	Email <b>dblackburn@mindspring.com</b>	Fax <b>919-553-7298</b>

PAGE 1 OF 3

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REVISION 03.11.16

<b>DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)</b>		
<b>ZONING INFORMATION</b>		
Zoning District(s) <b>R-4</b>		
If more than one district, provide the acreage of each:		
Overlay District? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
CUD (Conditional Use District) Case # <b>Z-</b>		
COA (Certificate of Appropriateness) Case #		
BOA (Board of Adjustment) Case # <b>A-</b>		
<b>STORMWATER INFORMATION</b>		
Existing Impervious Surface <b>6861 sf</b>	acres/sf	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface <b>10,681</b>	acres/sf	Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>38% for R-4</b>		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 #
<b>NUMBER OF LOTS AND DENSITY</b>		
Total # of Townhouse Lots: Detached	Attached	
Total # of Single Family Lots <b>2</b>	Total # of All Lots <b>2</b>	
Overall Unit(s)/Acre Densities Per Zoning Districts <b>3.01 units/ac</b>		
Total # of Open Space and/or Common Area Lots <b>0</b>		
<b>SIGNATURE BLOCK (Applicable to all developments)</b>		
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 <b>Daniel W. Blackburn</b> 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.		
Signature <i>DWB</i>	President	Date <b>12/13/17</b>
Signature		Date

PAGE 2 OF 3

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REVISION 03.11.16

BLACKBURN CONSULTING ENGINEERING F-0219

305 EAST MAIN STREET  
CLAYTON, NC 27520

(919) 553-2900 FAX (919) 553-7298

COVER SHEET

BANBURY ROAD SUBDIVISION  
DJF BUILDERS

REVISIONS:  
01/31/2018

SCALE:

DRAWN BY:  
DWB

DATE:  
12/13/2017

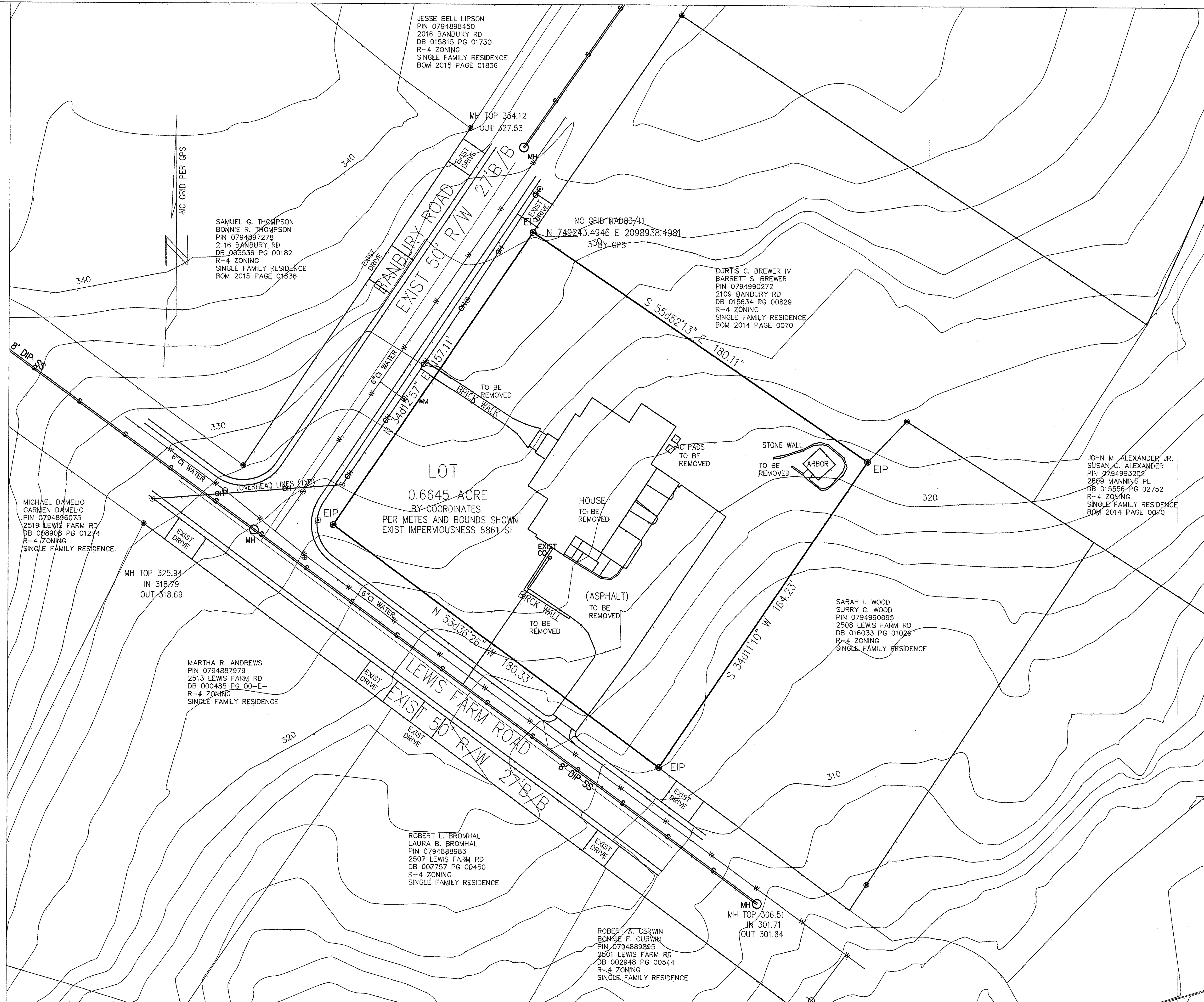
PROJECT NO.  
J-653

SHEET

1  
OF 4

NOTES:

- 1) ALL EXISTING STRUCTURES ARE TO BE REMOVED.
- 2) A DEMOLITION PERMIT IS REQUIRED AND NUMBER PLACED ON RECORDED PLAT.



BLACKBURN CONSULTING ENGINEERING F-0219

306 EAST MAIN STREET  
CLAYTON, NC 27520  
(919) 553-2900 FAX: (919) 553-7298

EXISTING CONDITIONS

BANBURY ROAD SUBDIVISION  
D/F BUILDERS

REVISIONS:  
01/31/2018

SCALE:  
1"=20'

DRAWN BY:  
DWB

DATE:  
12/13/2017

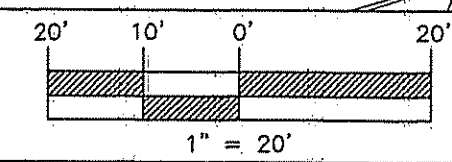
PROJECT NO.  
J-653

SHEET

2

OF 4

REVISION 01/31/2018 - Response to Comments



**SITE DATA**

PIN - 0794899172  
 TRACT AREA - 0.6645 ACRES  
 ZONING - R-4  
 PROPOSED NUMBER OF LOTS - 2  
 AVERAGE LOT SIZE - 13,921 SF  
 DENSITY - 3.01 UNITS/ACRE

**ZONING STANDARDS**

MIN LOT SIZE - 10,000 SF  
 MIN WIDTH - 65'  
 MIN WIDTH CORNER - 80'  
 MIN DEPTH - 100'  
 MAX DENSITY - 4 UNITS/ACRE  
 MIN FRONT SETBACK - 20'  
 MIN SIDE SETBACK - 10'  
 MIN SIDE STREET SETBACK - 15'  
 MIN REAR SETBACK - 30'  
 MAX BUILDING HT - 40' / 3 STORIES

**NOTES:**

- 1) ALL EXISTING STRUCTURES ARE TO BE REMOVED. A DEMOLITION PERMIT IS REQUIRED PRIOR TO LOT RECORDATION.
- 2) A FEE-IN-LIEU OF CONSTRUCTION FOR SIDEWALK SHALL BE REQUIRED PRIOR TO MAP RECORDATION.
- 3) RIGHT-OF-WAY AND EASEMENT DEDICATION WILL BE RECORDED WITH SUBDIVISION RECORDATION PRIOR TO BUILDING PERMITS. 1104 SF OF R/W DEDICATION (2.5' MIN WIDTH)
- 4) RESIDENTIAL DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH RSDM SECTIONS 6.5.2 AND TABLE 6.5A. UTILITIES ARE NOT ALLOWED TO CONFLICT WITH DRIVEWAYS.
- 5) SOLID WASTE COLLECTION SHALL BE PER INDIVIDUAL LOT ROLL-OUTS IN ACCORDANCE WITH RSDM SECTION 6.20.3.A.1.
- 6) WITHIN THE SIGHT DISTANCE TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN TWO (2) FEET AND EIGHT (8) FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION.
- 7) MINIMUM CORNER CLEARANCE FROM CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST TWENTY (20) FEET FROM THE POINT OF TANGENCY.

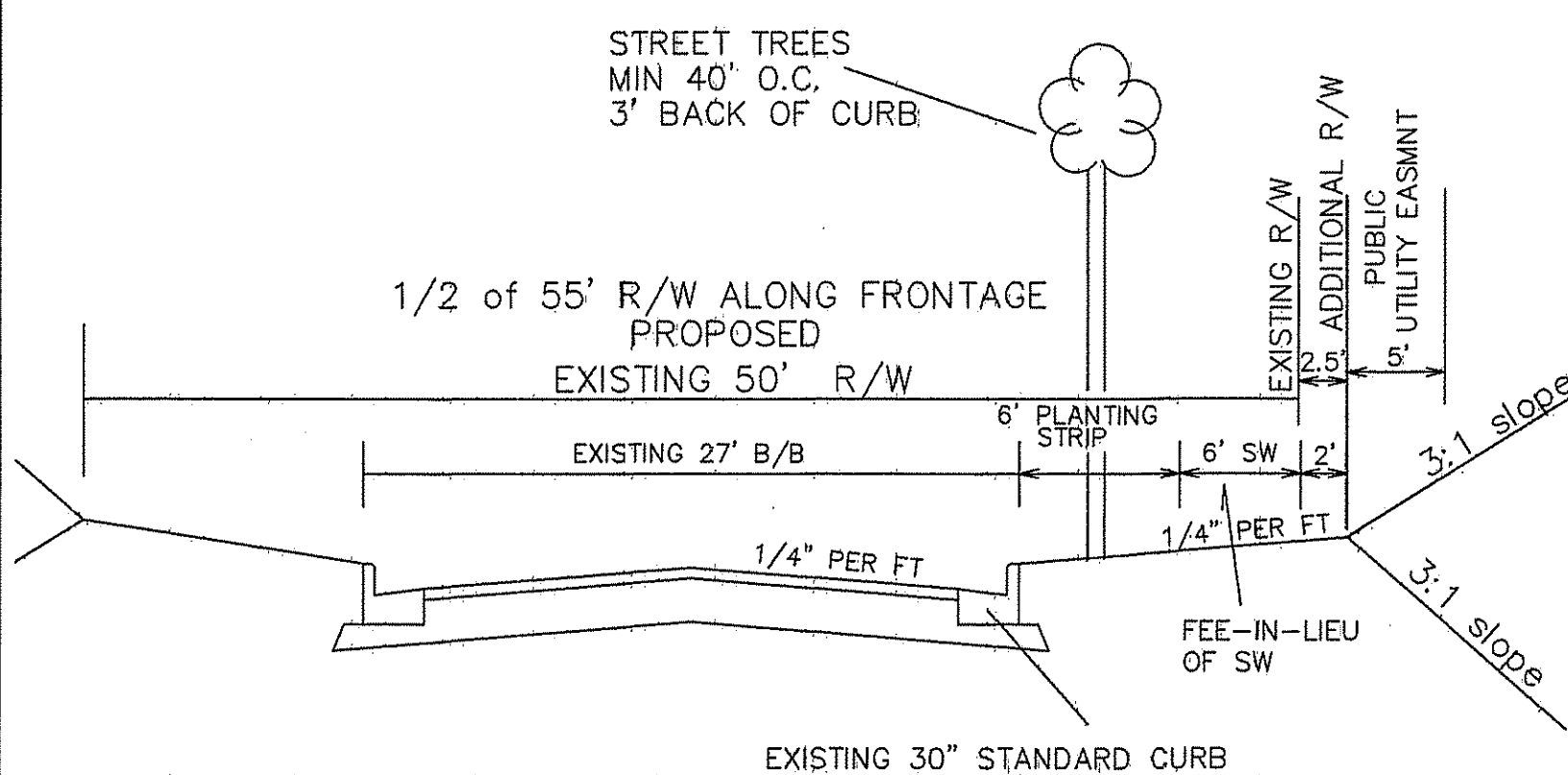
**IMPERVIOUSNESS**

EXISTING LOT AREA - 28945 SF  
 EXISTING IMPERVIOUSNESS = 6749 SF (23.3%)

**STREET TREE REQUIREMENTS**

STREET	FRONTAGE	TREE TYPE	REQD #	TREES PROVIDED	SPECIES
BANBURY	155'	UNDERSTORY	7	7	DOGWOOD (CORNUS SPP.)
LEWIS FARM	175'	SHADE	4	4	OAKS (QUERCUS SPP.)

**LEWIS FARM ROAD SECTION  
 BANBURY ROAD SECTION**



JESSE BELL LIPSON  
 PIN 0794898450  
 2016 BANBURY RD  
 DB 015815 PG 01730  
 R-4 ZONING  
 SINGLE FAMILY RESIDENCE  
 BOM 2015 PAGE 01836

SAMUEL G. THOMPSON  
 BONNIE R. THOMPSON  
 PIN 0794897278  
 2116 BANBURY RD  
 DB 003536 PG 00182  
 R-4 ZONING  
 SINGLE FAMILY RESIDENCE  
 BOM 2015 PAGE 01836

MICHAEL DANIELLO  
 CARMEN DANIELLO  
 PIN 0794896075  
 2519 LEWIS FARM RD  
 DB 008908 PG 01274  
 R-4 ZONING  
 SINGLE FAMILY RESIDENCE

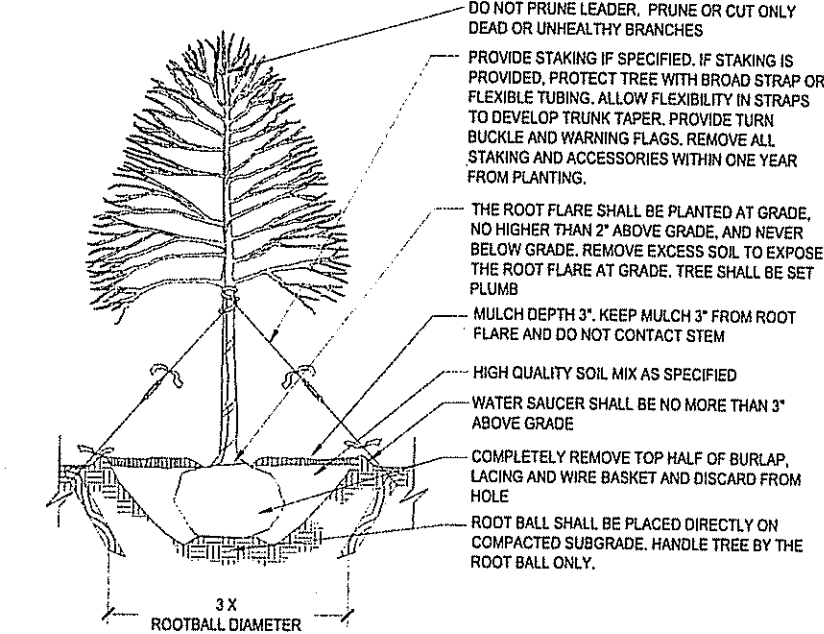
MARTHA R. ANDREWS  
 PIN 0794887979  
 2513 LEWIS FARM RD  
 DB 000485 PG 00-E-  
 R-4 ZONING  
 SINGLE FAMILY RESIDENCE

ROBERT L. BROMHAL  
 LAURA B. BROMHAL  
 PIN 0794888983  
 2507 LEWIS FARM RD  
 DB 007757 PG 00450  
 R-4 ZONING  
 SINGLE FAMILY RESIDENCE

ROBERT A. CERWIN  
 BONNIE F. CERWIN  
 PIN 0794889895  
 2501 LEWIS FARM RD  
 DB 002948 PG 00544  
 R-4 ZONING  
 SINGLE FAMILY RESIDENCE

CURTIS C. BREWER IV  
 BARRETT S. BREWER  
 PIN 0794990272  
 2109 BANBURY RD  
 DB 015634 PG 00829  
 R-4 ZONING  
 SINGLE FAMILY RESIDENCE  
 BOM 2014 PAGE 0070

JOHN M. ALEXANDER JR.  
 SUSAN C. ALEXANDER  
 PIN 0794993202  
 2809 MANNING PL  
 DB 015506 PG 02752  
 SINGLE FAMILY RESIDENCE  
 BOM 2014 PAGE 0070



- NOTES:**
1. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSTIVE DRAINAGE AWAY FROM PIT)
  2. ASHERE TO STANDARDS IN THE CITY TREE MANUAL.
  3. STREET TREES MUST BE 2" CALPER AT INSTALLATION WITH A 5" MINIMUM FIRST BRANCH HEIGHT.
  4. PLANTING SEASON OCTOBER - APRIL.
  5. A TREE IMPACT PERMIT IS REQUIRED.
  6. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

CONTACT INFORMATION:  
 CITY OF RALEIGH PARKS, RECREATION AND CULTURAL  
 TREES@RALEIGH.NC.GOV  
 WWW.RALEIGH.NC.GOV

REVISION	DATE	BY	APP. BY
PRCR-03			

**BLACKBURN CONSULTING ENGINEERING F-0219**  
 305 EAST MAIN STREET  
 CLAYTON, NC 27520  
 (919) 553-2900 FAX (919) 553-7298

**SUBDIVISION PLAN**  
**BANBURY ROAD SUBDIVISION**  
 DJF BUILDERS

REVISIONS:  
 01/31/2018  
 02/27/2018

SCALE:  
 1" = 20'

DRAWN BY:  
 DWB

DATE:  
 12/13/2017

PROJECT NO.  
 J-653

SHEET  
**3**  
 OF 4

REVISION 01/31/2018 - Response to Comments  
 REVISION 02/27/2018 - Response to 2nd Comments

