



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File # 5-34-04
Fee \$800.00
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

Fetrell Subdivision

() cluster subdivision (x) lot-by-lot subdivision

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: 1797.04-72-8409 / 1797.04-82-1628

Address: 9012 Fetrell Rd, Zebulon, NC 27597

Location: South side of Fetrell Road, at/between
(north, east, south, west) (street)

Koti Lane and Zebulon Road
(street) (street)

Total site area in square feet and acres: ~~441,543~~ ^{1,620,432} square feet 37.20 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: _____

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): mobile home

Property Owner

Name: Little River Treatment, Inc

Address: 1401 N. Arendell Ave

City: Zebulon State: NC Zip Code: 27597

E-mail Address: _____ FAX: 919-269-5419

Telephone Number: 919-269-9605

Applicant (person to whom all correspondence will be sent)

Name: Williams - Pearce & Assoc (Danny Williams)

Address: PO Box 892

City: Zebulon State: NC Zip Code: 27597

E-mail Address: DDW@WPSURVEY.COM FAX: 919-269-4354

Telephone Number: 919-269-9605 Relationship to Owner: Sulleys

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): _____

Max. # of lots allowable*: 40 Proposed # of lots*: 22

Min. allowable lot area*: 40,000 sf Proposed min. lot area*: 40,000 sf

Average lot area*: 1.53 Ac sf

Min. allowable lot width*: 110 feet ft Proposed min. lot width*: 110 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: _____ acres

Proposed open space area [by parcel]: _____ acres

Proposed open space use(s) [by parcel]: _____

Proposed future development site area [by site]: _____ acres

Proposed impervious surfaces area: _____ sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): _____ %

Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): _____ acres
within floodway: _____ acres

Recreation Ordinance

Method of complying with Recreation Ordinance*:
_____ dedication _____ reservation _____ 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) 223,866 Total # of proposed lots 22 Total # of acres 37.20

Calculate both: Estimate of recreation area required: 0.63 Ac

Estimate of recreation fee required: \$3283

*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: _____

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

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)

* will need to recalculate with new tax values

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

Type of vehicle: N/A ADT: _____

Type of vehicle: _____ ADT: _____

Utilities and Services

Water supply provided by: () municipal system (_____)

() community system (_____) () individual well(s)

Estimated total water demand: _____ gpd

Wastewater collection/treatment provided by: () municipal system (_____)

() community system - specify type (_____) () individual on-site system

Estimated total wastewater discharge: _____ gpd

Solid waste collection provided by: _____

Electrical service provided by: Progress Energy Underground () yes () no

Natural gas service provided by: _____

Telephone service provided by: Bellsouth Underground () yes () no

Cable television service provided by: _____ Underground () yes () no

Fire protection provided by: Debalon

Miscellaneous

Generalized slope of site: _____

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 _____

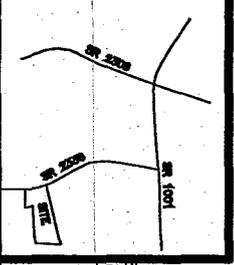
() Long-Range Urban Services Area/Water Supply Watershed _____

() Long-Range Urban Services Area _____

() Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area _____

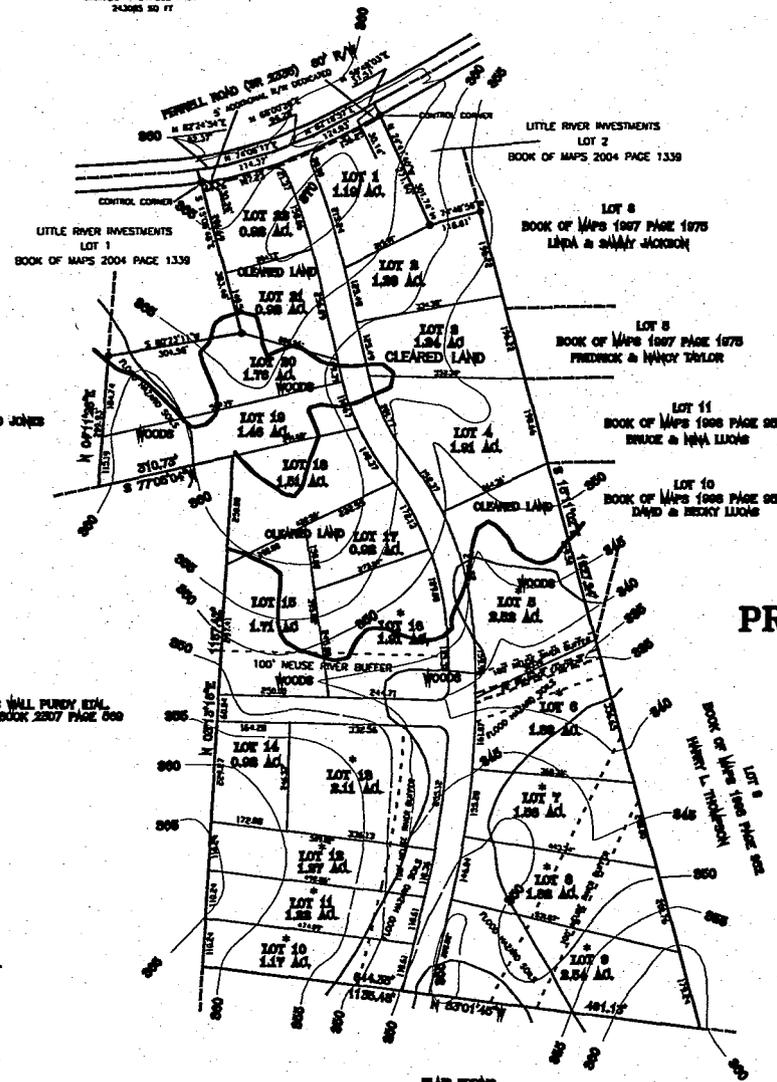
Land Use Classification(s) (Note Area Land Use Plan, if applicable):



NOTE: AREA COMPUTED BY COORDINATE METHOD.
 NOTE: NO HOUSING WITHIN 200'
 NOTE: MAPS LOT 5 OF BOOK OF MAPS 2004 PAGE 1339.
 ZONING: R-40H
 PLUMBING: 12" DIA.
 SEWER: 12" DIA.
 DRIVE: 12' WIDE
 SIDEWALK: 4' WIDE
 FIRM # 1787-04-72-9409
 FIRM # 1787-04-82-1828

NOTE: IMPERVIOUS SURFACE COVERAGE SHALL NOT EXCEED 15% ON ANY INDIVIDUAL LOT.
 MAXIMUM IMPERVIOUS AREA: 24,000 SQ. FT.

SITE DATA
 TOTAL ACRES - 37.20
 LINEAR FEET OF NEW STREET - 2567.5'
 NEW STREET ACRES - 3.48
 ACRES IN LOTS - 33.72
 TOTAL LOTS - 22
 AVERAGE LOT SIZE - 1.53 ACRES
 MINIMUM LOT SIZE - 0.82 ACRES
 MAXIMUM IMPERVIOUS COVERAGE WITHOUT STORMWATER MANAGEMENT - 15%
 IMPERVIOUS AREA OF ROADWAY - 1.30 ACRES
 LOTS WILL BE LIMITED TO 8474 SQ. FT. PER LOT



**PRELIMINARY SUBDIVISION PLAT
 FERRELL SUBDIVISION
 "LOT - BY - LOT"
 LITTLE RIVER TOWNSHIP
 WAKE COUNTY
 NORTH CAROLINA**

NOTES
 PROPERTY IS WOODED & CLEARED AS INDICATED.
 TOPOGRAPHICAL DATA TAKEN FROM WAKE COUNTY GIS.
 ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE WAKE COUNTY SEDIMENTATION AND EROSION CONTROL ORDINANCE AND FLOOD HAZARD REGULATIONS.
 ALL ROADS SHALL BE PUBLIC IN ACCORDANCE WITH THE N.C. DEPARTMENT OF TRANSPORTATION STANDARDS FOR PUBLIC ROADS.
 SEWER UTILITIES SHALL BE INDIVIDUAL SYSTEMS. WATER SHALL BE INDIVIDUAL WELLS.

There shall be no filling or the erection of permanent structures in the areas of Wake County Flood Hazard Soils or Federal Emergency Management Agency (FEMA) 100 year flood zones until a flood study is approved by Wake County and/or FEMA.

Before acquiring a building permit for lots marked by an asterisk (*) the builder may need to obtain a Flood Hazard Area Use Permit from Wake County Environmental Services. The builder's engineer, architect and/or surveyor (as appropriate) must certify that all flood hazard requirements are met.

OWNERS ADDRESS
 WILLIAM PARRISH
 1401 NORTH ARENDELL AVE.
 ZEBULON, N.C. 27597

WILLIAMS, PEARCE & ASSOC., P.A.
 PROFESSIONAL LAND SURVEYORS
 ZEBULON, NORTH CAROLINA
 TELEPHONE (919) 269-9605

DRAWN BY: DOW
 CHECKED BY: DOW
 DATE: 7-28-04
 SCALE: 1" = 200'



JOB # 1787-04-72-9409 WILLIAMS, PEARCE & ASSOC., P.A. FERRELL ROAD, PRELIMINARY MAP.DWG

