



**PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION**

File #  
Fee \$1000.00  
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**

Preliminary Plan 'lot-by-lot' for Joey McLead "

( ) 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: 2717.03-01-7224

Address: 2916 Shepard School Rd, Zebulon, NC 27597

Location: South side of Shepard School Rd., at/between  
(north, east, south, west) (street)

Black Stallion Court and Cabley Rd.  
(street) (street)

Total site area in square feet and acres: 405151 square feet 9.301 acres

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

R-30 9.301 Total Acres

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): Residential

**Property Owner**

Name: Joseph B. McLead

Address: 2916 Shepard School Rd

City: Zebulon State: NC Zip Code: 27597

E-mail Address: \_\_\_\_\_ FAX: \_\_\_\_\_

Telephone Number: 669-2197

**Applicant** (person to whom all correspondence will be sent)

Name: Williams-Pearce & Associates (Brunetta Taylor)

Address: P.O. Box 892

City: Zebulon State: NC Zip Code: 27597

E-mail Address: brt@wpsurvey.com FAX: 269-4354

Telephone Number: 269-9605 Relationship to Owner: surveyor

**Proposal**

Max. allowable lot density standard\* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan): 1.45 lots per acre

Max. # of lots allowable\*: 13 Proposed # of lots\*: 2

Min. allowable lot area\*: 30,000 sf Proposed min. lot area\*: 122403 sf

Average lot area\*: 202575 sf

Min. allowable lot width\*: 95' ft Proposed min. lot width\*: 430 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: N/A acres

Proposed open space area [by parcel]: N/A acres

Proposed open space use(s) [by parcel]: N/A

Proposed future development site area [by site]: N/A acres

Proposed impervious surfaces area: 48617 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 12 %

Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): N/A acres within floodway: N/A acres

**Recreation Ordinance**

Method of complying with Recreation Ordinance\*:

\_\_\_\_\_ dedication \_\_\_\_\_ reservation  fee

The amount of land to be dedicated/reserved is equal to 1/35<sup>th</sup> 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) 68400 Total # of proposed lots 2 Total # of acres 9.301

Calculate both: Estimate of recreation area required: 0.057

Estimate of recreation fee required: 420.23

\*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: Shepard School Rd - 1  
Jen-Jen Way - 1

Name of access or adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Roadway design capacity <sup>1</sup>	Traffic volume (ADT) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
Shepard School Rd	60	23'	2	y			
Jen-Jen Way	45/60'	10-3'	1	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)   n/a  

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: \_\_\_\_\_ 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: \_\_\_\_\_ Underground ( ) yes ( ) no

Natural gas service provided by: \_\_\_\_\_

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

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

Fire protection provided by: \_\_\_\_\_

**Miscellaneous**

Generalized slope of site:   3%  

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: \_\_\_\_\_

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):

\_\_\_\_\_

\_\_\_\_\_



# Project Tracking Form

## Regular Subdivision/Variance

Project Name: Joey McLeod Property S-28-07

Initial Submittal Date: 10/23/07

Optimal Review Cycle Code: 10a

DRS Meeting Date: 12/13/07

DRS Comments Finalized & Distributed: 12/19/07

Revised Application Submittal Date: 1/04/08

Planning Director Decision Date: 1/22/08

Planning Board Meeting Date(s) 2/20/08 (if necessary)

**Note:** Schedule is subject to change if one or more of the above deadlines are not met.



VICINITY MAP

NOTE: WATER & SEWER SHALL BE BY INDIVIDUAL WELL & SEPTIC TANKS AND APPROVED BY THE WAKE COUNTY HEALTH DEPARTMENT.

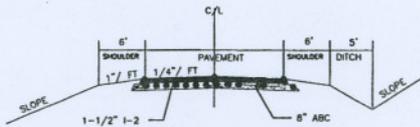
TOPOGRAPHICAL DATA TAKEN FROM WAKE COUNTY GIS.

ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE WAKE COUNTY SEDIMENTATION AND EROSION CONTROL ORDINANCE AND FLOOD HAZARD REGULATIONS.

FLOOD HAZARD SOILS TAKEN FROM WAKE COUNTY GIS.

FLOOD HAZARD SOILS WERE ADJUST TO MATCH WAKE COUNTY TOPO.

THE RECREATION LAND DEDICATION ORDINANCE WILL BE COMPLIED WITH BY THE PAYMENT OF FEES.



TYPICAL STREET CROSS SECTION

There shall be no filling or the erection of permanent structures in the areas of Wake County Flood Hazard Soil or F.E.M.A. zones until a Flood Study is approved by Wake County or F.E.M.A.

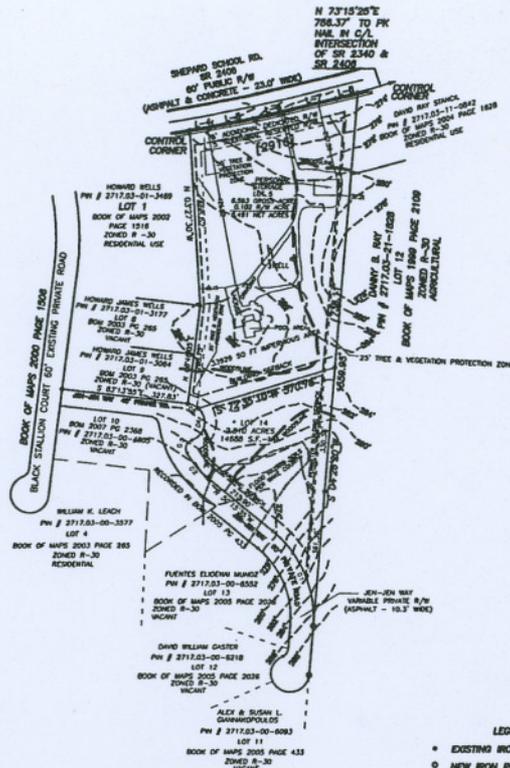
\* Before acquiring a building permit for lots marked by "M", the builder may need to obtain a Flood Hazard Permit from County Zoning Administration. The builder's engineer, architect, or surveyor must certify on any such permit that all flood hazard requirements are met.\*

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

DRAWN BY: DOW  
CHECKED BY: DOW  
DATE: 10-18-2007  
SCALE: 1" = 200'



**WILLIAMS - PEARCE & ASSOC., P.A.** Professional Land Surveyors P.O. Box 892, Zebulon, N.C. 27597 Phone (919)269-9605



LINE TABLE

COURSE	BEARING	DISTANCE
L-4	N 78°00'25"E	60.00'
L-5	N 77°50'25"E	107.75'
L-6	N 78°30'00"E	105.50'
L-7	N 78°04'00"E	117.50'
L-8	N 78°36'28"E	66.07'

NOTE: IMPERVIOUS SURFACE COVERAGE SHALL NOT EXCEED 15% ON ANY INDIVIDUAL LOT.  
NOTE: 3% OF IMPERVIOUS AREA IN PRIVATE ROAD 12% IMPERVIOUS AREA IN EACH LOT  
NOTE: 3% IMPERVIOUS SURFACE COVERAGE IS THE MAXIMUM ALLOWABLE ON ANY LOT WITH STORMWATER MANAGEMENT PROVIDED FOR THE PORTION ABOVE THE ALLOWABLE.

NOTE: AREA COMPUTED BY COORDINATE METHOD.  
NOTE: NO HOGS MONUMENT WITHIN 200'

NOTE: THIS PROPERTY IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

NOTE: ROAD MAINTENANCE AGREEMENT  
RECORDED IN BOOK 8885, PAGES 2721-2723  
RECORDED IN BOOK 11524, PAGES 22

**PRELIMINARY SUBDIVISION PLAN**  
**"lot-by-lot"**  
**JOEY MCLEOD**  
**LITTLE RIVER TOWNSHIP**  
**WAKE COUNTY**  
**NORTH CAROLINA**

LOT #	IMPERVIOUS SURFACE TABLE		TOTAL
	EXISTING	PROPOSED	
LOT 3	28534	33923	5295
LOT 14	0	14688	14688

Curve	Radius	Length	Chord	Chord Bear.
C1	350.00'	288.41'	275.66'	N 22°54'40" W
C2	240.00'	87.64'	87.18'	N 58°47'55" W
C3	65.00'	44.13'	37.49'	N 22°58'30" E
C4	60.00'	102.00'	60.00'	N 10°58'10" E
C5	60.00'	30.93'	30.08'	N 65°44'25" W

NOTE: BEING A DIVISION OF LOT 8 AS RECORDED IN BOOK OF MAPS 2007 PAGE 2368.

REFERENCES:  
BOOK OF MAPS 2005 PG 2026  
BOOK OF MAPS 2005 PG 433  
EXISTING LAND USE - RESIDENTIAL

SETBACKS:  
FRONT 30'  
REAR - 30'  
CORNER SIDE - 30'  
SIDE - 10'  
MINIMUM LOT WIDTH - 90'  
ZONED: R-30

PN # 2717.03-01-7224

OWNER:  
JOSEPH R. MCLEOD  
2918 SHEPARD SCHOOL RD.  
ZEBULON, NC 27597

SITE DATA:

AREA OF TRACT - 8.301 TOTAL ACRES (406181 TOTAL S.F.)  
# OF LOTS - 2  
MINIMUM LOT SIZE - 30,000 S.F.  
AVERAGE LOT SIZE - 4.65 ACRES (202578 S.F.)

NOTE: ALL EXISTING BUILDINGS ARE TO REMAIN ON PROPERTY.



JOB: 8994 COORDINATE FILE  
JOEY MCLEOD/LOT 10 RECOMBINATION/LRW



ADOPTED BOOK OF MAPS 1999 PAGE 2109