



APPLICATION FOR PRELIMINARY SUBDIVISION PLAN APPROVAL

File No.

(Rev. #)

Complete with required information (write "n/a" if information not applicable to proposal).

Note: The Wake County Subdivision Ordinance and Land Use Plan may be viewed from the Planning Department's web site: www.co.wake.nc.us/planning.

Name of Subdivision

REBARAH MOOR SUBDIVISION

(X) cluster subdivision () 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: 0695,02-76-6342

Address: TURNER FISH ROAD

Location: EAST side of TURNER FISH ROAD, at/between

CARLIE ADAMS ROAD and COUNTY LINE

Total site area: 24.52 Ac. sf

Zoning District(s) and land area within each: R-30

Conditions of any Conditional Use Zoning Districts:

Present land use(s): FARMLAND AND WOODLAND

Property Owner

Name: JAMES LLOYD FISH

Address: 6004 PETE FISH ROAD

City: WILLOW SPRING State: NC Zip Code: 27592-0934

E-mail Address: FAX:

Telephone Number: 919-331-0478

Applicant (person to whom all correspondence will be sent)

Name: STANCIL AND ASSOCIATES

Address: 98 E. DEPOT STREET P.O. Box 730

City: ANGIER State: NC Zip Code: 27501

E-mail Address: t1stancil@earthlink.net FAX: 919-639-2602

Telephone Number: 919-639-2133 Relationship to Owner: SURVEYOR

Proposal

Max. lot density standard* (see Sec. 3-4 (Table 1)): N/A

Max. no. of lots*: 36 Proposed no. of lots*: 28

Min. lot area*: 30,000 sf Proposed min. lot area*: 30,100 sf

Average lot area*: 33,671 sf

Min. lot width*: 60 ft Proposed min. lot width*: 76 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: 2.452 acres

Proposed open space area [by parcel]: 5.649 acres

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

Proposed future development site area [by site]: 0 acres

Proposed impervious surfaces area: 160,127 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 14.99 %

Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 1.63 acres

w/in floodway: 0 acres

Recreation Ordinance

Method of complying with Recreation Ordinance*:

 Dedication Reservation Fee in lieu

(Amount of land to be dedicated/reserved is equal to 1/35th of an acre times the number of lots recorded. If fee in lieu is used, then the equivalent value is used. Example 25 acres with a tax value of \$120,000 being subdivided into 20 lots would dedicate .57 acres or pay a \$2742.86 fee)

Tax Value of property (Land Only) 170,909 Total Number of Proposed Lots 25

Total Number of Acres 24.52 Estimate Recreation Area Req. \$4,970.71 (or fee)

*(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 no. of access points along each: SR 2743 | Access

Name of access or adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Traffic capacity (average daily trips - ADT) ¹	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
TURNER FISH ROAD	60	18	2	Y	9000	500	56

¹ See 1994 Wake County Thoroughfare Plan Appendix or NCDOT Statewide Planning Branch

² See CAMPO web site (www.raleigh-nc.org/campo/trafcnt/98trfcnt.html) or NCDOT Traffic Survey Unit

³ Base on ITE ratios - ratio used for estimate (e.g., x trips per y sf)

Est. traffic generated by heavy vehicles (vehicles other than automobiles and light trucks): NONE

Type of vehicle: _____ ADT: _____

Type of vehicle: _____ ADT: _____

Utilities and Services:

Water supply provided by: municipal system (JOHNSTON COUNTY WATER)

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

Est. total water demand: _____ gpd

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

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

Est. total wastewater discharge _____ gpd

Solid waste collection provided by: PRIVATE WASTE COLLECTION

Electrical service provided by: PROGRESS ENERGY Underground yes () no

Natural gas service provided by: N/A

Telephone service provided by: BELL SOUTH Underground yes () no

Cable television service provided by: TIME WARNER Underground yes () no

Fire protection provided by: FUQUAY-VARINA VOLUNTEER FIRE DEPT.

Miscellaneous:

Generalized slope of site WEST TO EAST APPROX. 7% SLOPE

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

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: _____

NONE

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):

RESIDENTIAL 1.5 UNIT PER ACRE

The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto), and authorize(s) on-site review by authorized staff.

Signature: James L. Fish Date: 1-21-04

Signature: _____ Date: _____

Signature: _____ Date: _____

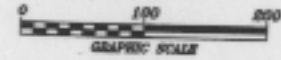
The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

Signature: Hester Ennil Date: 1-21-04

REBARAH MOOR SUBDIVISION

Panther Branch Township
 Scale: 1" = 100'
 P.T.N. 0695/02-76-6342

Wake County, NC
 Date: 12-02-06
 Zoned: R-3



PREPARED BY
STENCIL & ASSOCIATES
 PROFESSIONAL LAND SURVEYOR, P.A.
 98 Depot Street, P.O. Box 730, Angier, N.C. 27501
 (919) 639-2133 (919) 639-2602 (FAX)

Owner/Developer
James Lloyd Fish
 6004 Pete Fish Road, Willow Spring, NC 27592 (919) 331-0476

CITY MAP
 Scale

IN TRACT = 24.523 Ac.
 LOTS = 25
 LOT SIZE = 1.167 Ac.
 T SIZE = 0.517 Ac.
 T SIZE = 0.859 Ac.
 OPEN SPACE REQUIRED = 2.458 Ac.
 OPEN SPACE PROVIDED = 5.649 Ac.

TOTAL LENGTH OF STREETS = 1,067 LP
 TO BE PUBLIC DEDICATED

BY INDIVIDUAL SEPTIC SYSTEMS
 BY JOHNSTON COUNTY WATER SYSTEM

CONSTRUCTION TO BE IN ACCORDANCE
 WITH COUNTY AND NCDOT STANDARDS
 AND REGULATIONS.

IMPERVIOUS AREA SHALL NOT EXCEED 15% OF THE
 TOTAL AREA. EXCESS IMPERVIOUS IS ALLOWED IF
 EROSION CONTROL MANAGEMENT IS PROVIDED IN
 ACCORDANCE WITH WAKE COUNTY REGULATIONS.

PERMITS SUBJECT TO CHANGE UPON
 SOIL AND EROSION PLAN.

CONSTRUCTION SHALL CONFORM TO ALL WAKE COUNTY
 EROSION CONTROL REGULATIONS.

OPEN SPACE TO BE DEDICATED TO HOMEOWNERS

IMPERVIOUS SURFACE CALCULATIONS
 Total in tract)
 Flowed Impervious for Entire Tract)
 Impervious Roads(4.34%)
 Impervious Surface for Lots(10.05%)

FOR IMPERVIOUS SURFACE AREAS
 per Lot = 2.381 Ac. (0.71%)
 Open Space = 0.230 Ac. (0.94%)
 for Roads = 1.005 Ac. (4.34%)
 Entire Site = 3.676 Ac. (14.990%)

PIPE SPECIFICATIONS
 MAINS SHALL BE SIX (6) INCHES IN DIAMETER OR LARGER EXCEPT FOR
 FOUR HUNDRED (400) FEET OF A CUL-DE-SAC, IN WHICH CASES THE
 MAIN SHALL BE FOUR (4) INCHES IN DIAMETER OR LARGER.

PIPE SHALL BE MADE OF NSF APPROVED 160 POUND OR 200 POUND PVC, C900
 OR DUCTILE IRON.

PIPES SHALL HAVE AT LEAST THIRTY SIX (36) INCHES OF COVER OVER THEM.

MAIN VALVES SHALL BE CAST IRON BRONZE FITTED AWWA C500-71 OR
 EQUIVALENT. VALVES SHALL HAVE A CAST IRON VALVE BOX EXTENDING TO THE SURFACE.

SERVICE LINES SHALL BE AT LEAST 3/4 INCH IF A SINGLE SERVICE OR 1-INCH IF
 A SERVICE LINE. SERVICE LINES SHALL BE TYPE K COPPER, CTS, POLYETHYLENE
 OR MADE SPECIFICALLY FOR THIS USE.

FEMA FLOOD HAZARD STATEMENT
 Lots shown on this plan are not
 located within the FEMA 100 year
 Flood Hazard Area as shown on
 FEMA map No. 37123 C 0006 B
 Effective Date: March 3, 1992.

MINIMUM BUILDING SETBACKS
 FRONT = 50'
 SIDE = 10'
 REAR = 30'
 CORNER SIDE = 30'

***NOTE:**
 There shall be NO filling or the erection of
 permanent structures in the area of Wake County
 Flood Hazard Study or Federal Emergency Management
 Agency (FEMA) 100 year Flood zone until a Flood
 Hazard Study is completed.

Permanent Open Space Uses
 Permanent Open Space is reserved for conservation and protection
 of Natural Hazard Areas and

