

CONDITIONAL REZONING CONCEPT PLAN

1922 ZEBULON ROAD

1922 ZEBULON ROAD
ZEBULON, NC 27597

FEBRUARY 29, 2024

REVISIONS



CLIENT:

JAMES CARROLL
1922 ZEBULON ROAD
ZEBULON, NC 27597

CONDITIONAL
REZONING SITE PLAN

COVER SHEET

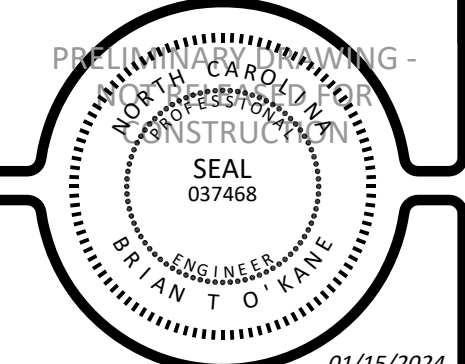
1922 ZEBULON ROAD
CONDITIONAL REZONING

TOWN OF ZEBULON, NORTH CAROLINA

SHEET THREE



Know what's below.
Call before you dig.
1-800-632-4949



HORIZONTAL SCALE:
N/A

VERTICAL SCALE:
N/A

DATE:
02-29-2024

SHEET NUMBER:
C-0.0

SHEET INDEX		
DRAWING	TITLE	REVISION DATE
C-0.0	COVER SHEET	02/29/2024
C-1.0	EXISTING CONDITIONS PLAN	02/29/2024
SITE LAYOUT AND UTILITY		
C-2.0	CONCEPTUAL SITE PLAN	02/29/2024
C-3.0	CONCEPTUAL LANDSCAPE PLAN	02/29/2024

TOTAL NUMBER OF DRAWINGS INCLUDED IN SET =4

ABBREVIATIONS:

ADV - ADVANCE	MIN - MINIMUM
AFG - ABOVE FINISHED GRADE	MIN S - MINIMUM SLOPE
APPR LOC - APPROXIMATE LOCATION	MJ - MECHANICAL JOINT
ASSY - ASSEMBLY	NIC - NOT IN CONTRACT
B/C - BACK OF CURB	NTS - NOT TO SCALE
B/L - BASE LINE	OHE - OVERHEAD ELECTRIC
B/W - BOTTOM OF WALL	OHP - OVERHEAD POWER
CB - CATCH BASIN	OHT - OVERHEAD TELEPHONE
CBR - CALIFORNIA BEARING RATIO	PB - PLAT BOOK
CG - CURB AND GUTTER	PC - POINT OF CURVATURE
CI - CURB INLET	PED - PEDESTAL
C/L - CENTERLINE	PG - PAGE
CL - CLASS	PH - PHASE
CM - CONCRETE MONUMENT	PI - POINT OF INTERSECTION
CMP - CORRUGATED METAL PIPE	PKG - PARKING
CO - CLEAN OUT	P/L - PROPERTY LINE
CONC - CONCRETE	PT - POINT OF TANGENT
CONN - CONNECTION	PP - POWER POLE
CP - CORRUGATED PLASTIC	PVC - POLYVINYL CHLORIDE
CY - CUBIC YARD	PVMT - PAVEMENT
DB - DEED BOOK	PWR - POWER
DI - DROP INLET	RI - RECORDED METES & BOUNDS
DIP - DUCTILE IRON PIPE	RD - ROOF DRAIN
D.M.P - DOUBLE MERIDIAN DISTANCES	RJ - RESTRAINED JOINT
DR - DRIVE	R/W - RIGHT-OF-WAY
DS - DOWNSPOUT	REQ'D - REQUIRED
E - ELECTRIC	RCP - REINFORCED CONCRETE PIPE
EA - EACH	S - SLOPE
E BOX - ELECTRICAL BOX	SAN - SANITARY SEWER
ELEC - ELECTRIC	SDWK - SIDEWALK
EP - EDGE OF PAVEMENT	SF - SILT FENCE
E/S - EDGE OF SHOULDER	SPT - SPOT GRADE
EX - EXISTING	SS - SANITARY SEWER CONNECTION
F/C - FACE OF CURB	STA - STATION
FDC - FIRE DEPARTMENT CONNECTION	STD - STANDARD
FF - FINISHED FLOOR	STM - STORM
FH - FIRE HYDRANT	STMH - STORM SEWER MANHOLE
F/L - FLOW LINE	T - TELEPHONE
FL - FIRE LANE	TBC - TOP BACK OF CURB
G - GAS	TCM - TELECOMMUNICATIONS MANHOLE
GI - GRATE INLET	T/C - TOP OF CURB
GND - GROUND	TEL - TELEPHONE
GTS - GAS TEST STATION	UGE - UNDERGROUND ELECTRIC
GV - GAS VALVE	UNK - UNKNOWN
HOPE - HIGH DENSITY POLYETHYLENE	UP - UTILITY POLE
HORIZ - HORIZONTAL	VAR - VARIABLE
HVAC - HEATING, VENTILATION, & AIR CONDITIONING	VCP - VITRIFIED CLAY PIPE
INV - INVERT	VERT - VERTICAL
IPF - IRON PIPE FOUND	W/ - WITH
IPS - IRON PIPE SET	W/L - WATER LINE
IRF - IRON ROD FOUND	W - WATER
LF - LINEAR FEET	WUS - WATERS OF THE US
(M) - MEASURED METES & BOUNDS	X-ING - CROSSING
MECH - MECHANICAL	YI - YARD INLET
MH - MANHOLE	Ø - DIAMETER

GENERAL NOTES:

- SITE PLAN APPROVAL FROM THE TOWN OF ZEBULON IS REQUIRED FOR THIS DEVELOPMENT.
- ALL REQUIRED IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF ZEBULON STREET AND STORM DRAINAGE STANDARDS AND SPECIFICATIONS MANUAL.
- ALL DEVELOPMENT SHALL COMPLY WITH THE REQUIREMENTS OF THE TOWN OF ZEBULON UNIFIED DEVELOPMENT ORDINANCE (UDO), UNLESS EXPRESSLY STATED AS AN EXCEPTION.
- PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONFIRM THAT ALL REQUIRED PERMITS, EASEMENT, RIGHT-OF-WAY, AND ENCROACHMENT AGREEMENTS HAVE BEEN OBTAINED.
- THE LAND SURVEYOR RESPONSIBLE FOR STAKING THE IMPROVEMENTS SHALL INDEPENDENTLY VERIFY THE HORIZONTAL AND VERTICAL DATUM FOR THIS PROJECT PRIOR TO CONSTRUCTION.
- REFER TO ARCHITECTURAL AND STRUCTURAL DESIGN PLANS FOR THE BUILDING DETAILS AND DIMENSIONS.
- ALL GRADES, SLOPES TO BUILDING ACCESS/EGRESS POINTS, HANDICAP RAMPS, STRIPING AND PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH ADA REQUIREMENTS AND THE NORTH CAROLINA BUILDING CODE.

DESIGN STANDARD NOTES:

- THIS PROJECT WILL CONNECT TO THE CITY OF RALEIGH PUBLIC WATER SYSTEM.
- THIS PROJECT WILL PERMIT ON-SITE SEPTIC DISPOSAL WITH WAKE COUNTY.
- THIS PROJECT LIES WITHIN THE TOWN OF ZEBULON PLANNING AND ZONING JURISDICTION AND IS SUBJECT TO THE REGULATIONS SET FORTH IN THE TOWN OF ZEBULON UNIFIED DEVELOPMENT ORDINANCE (UDO).
- THIS PROJECT WILL NOT DISTURB MORE THAN 1 ACRE OF LAND AND WILL NOT REQUIRE A LAND DISTURBANCE PERMIT FROM WAKE COUNTY.
- THIS PROJECT WILL DISTURB LESS THAN 20,000 SF AND WILL NOT REQUIRE A STORMWATER PERMIT FROM WAKE COUNTY.
- ANY WORK PERFORMED WITHIN THE NCDOT RIGHT-OF-WAY WILL REQUIRE THE APPROVAL OF AN ENCROACHMENT AGREEMENT PRIOR TO CONSTRUCTION.

VICINITY MAP



SCALE: 1"=500'

LANDOWNER	
JAMES W CARROLL JR	1922 ZEBULON ROAD ZEBULON, NC 27597-8146
EXISTING PROPERTY DATA	
SITE ADDRESS	1922 ZEBULON ROAD
PIN	1796842254
TOWNSHIP	LITTLE RIVER
PARCEL AREA	96,528 SF (2.216 ACRES)
EXISTING ZONING	RESIDENTIAL SUBURBAN (R2)
EXISTING LAND USE	MOBILE
CURRENT DEED	DB 013660 PG 02757
FEMA FLOOD INSURANCE MAP	3720179600K (07-19-2022)
FEMA FLOODZONE	ZONE "X"
RIVER BASIN	NEUSE RIVER
RECEIVING STREAM	BEAVERDAM CREEK STREAM INDEX - 27-86-2-3 CLASSIFICATION - C-NSW

SITE INFORMATION TABLE	
EXISTING ZONING	RESIDENTIAL SUBURBAN (R2)
PROPOSED ZONING	HEAVY COMMERCIAL CONDITIONAL (HC-C)
EXISTING SITE AREA	96,528 SF (2.216 ACRES)
R/W DEDICATION	0 SF (0 ACRES)
OTHER DEDICATION	0 SF (0 ACRES)
PROPOSED NET SITE AREA	96,528 SF (2.216 ACRES)
PROPOSED USE	AUTOMOTIVE REPAIR AND SERVICING (W/O BODYWORK)
DEVELOPMENT STANDARDS	
MINIMUM LOT AREA	6,000 SF
PROPOSED LOT AREA	96,528 SF
MINIMUM LOT WIDTH	50 LINEAR FEET
LOT WIDTH	113 LINEAR FEET
MAX LOT COVERAGE	80% OF LOT SIZE = 0.80 X 96,528 SF = 77,222.4 SF
PROPOSED LOT COVERAGE	3,865 SF
MIN STREET SETBACK	30 FEET
MIN SIDE SETBACK	5 FEET
MIN REAR SETBACK	25 FEET
MAX BUILDING HEIGHT	50 FEET
PROPOSED BUILDING HEIGHT	LESS THAN 50 FEET
PARKING REQUIRED	2 SPACES + 1 PER SERVICE BAY (3)
	5 SPACES REQUIRED
PARKING PROVIDED	5 STANDARD PARKING SPACES
ADA PARKING REQUIRED	1 SPACE REQUIRED
ADA PARKING PROVIDED	1 SPACE PROVIDED

DEVELOPER / LANDOWNER

JAMES W CARROLL JR.
1922 ZEBULON ROAD
ZEBULON, NC 27597-8146
CONTACT: JAMES CARROLL
PHONE: 919-810-7199
EMAIL: JAMESSAMARIA@AOL.COM

SURVEYOR

WILLIAMS-PEARCE AND ASSOC.
P.O. BOX 892
ZEBULON, NC 27597
CONTACT: CLYDE T. PEARCE
PHONE: 919-269-9605
EMAIL: DOW@WPSURVEY.COM

CIVIL ENGINEER

O'KANE AND ASSOCIATES, PLLC
107 UNION DRIVE, SUITE 202
WASHINGTON, NC 27889
CONTACT: BRIAN O'KANE, PE
PHONE: 252-702-1910
EMAIL: BRIAN@OKANEANDASSOCIATES.COM

ALL CONSTRUCTION SHALL BE IN
ACCORDANCE WITH THE TOWN OF
ZEBULON STANDARDS AND
SPECIFICATIONS

PRELIMINARY DRAWING
NOT RELEASED FOR CONSTRUCTION

REVISIONS



CLIENT:

JAMES CARROLL
1072 ZEBULON ROAD
ZEBULON, NC 27587

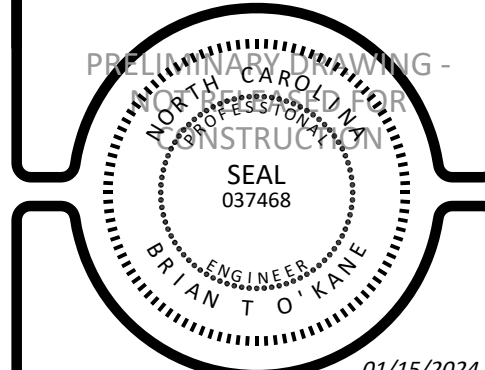
CONDITIONAL
REZONING SITE PLAN

CONCEPTUAL SITE PLAN

1922 ZEBULON ROAD
CONDITIONAL REZONING

TOWN OF ZEBULON, NORTH CAROLINA

SHEET TITLE:



HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: N/A
DATE: 02-29-2024
SHEET NUMBER:

C-2.0

SITE INFORMATION TABLE	
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EXISTING SITE AREA	96,528 SF (2.216 ACRES)
R/W DEDICATION	0 SF (0 ACRES)
OTHER DEDICATION	0 SF (0 ACRES)
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MINIMUM LOT AREA	6,000 SF
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MAX BUILDING HEIGHT	50 FEET
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PARKING REQUIRED	2 SPACES + 1 PER SERVICE BAY (3) 5 SPACES REQUIRED
PARKING PROVIDED	5 STANDARD PARKING SPACES
ADA PARKING REQUIRED	1 SPACE REQUIRED
ADA PARKING PROVIDED	1 SPACE PROVIDED

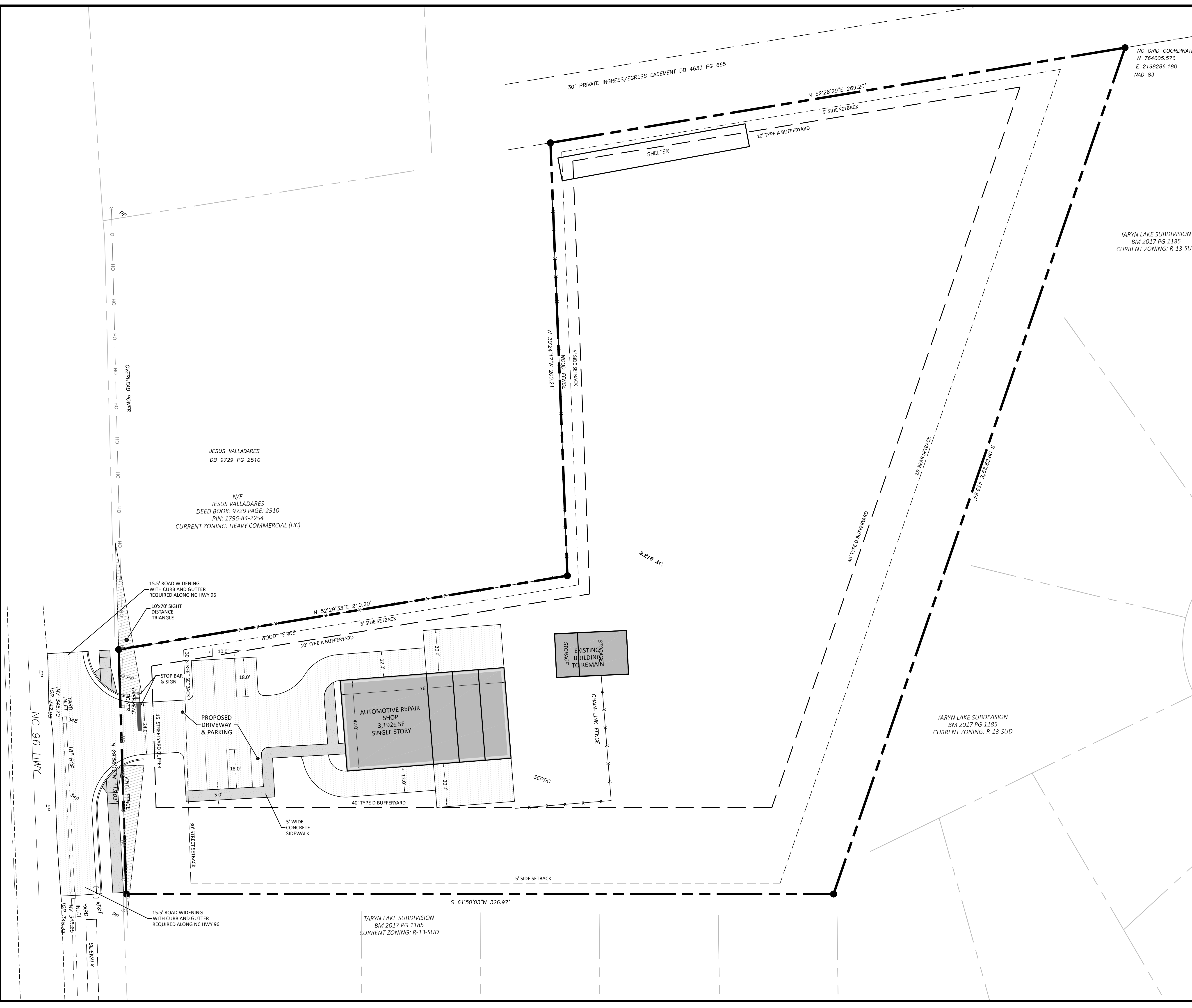
SITE PLAN NOTES:

- CONTRACTOR SHALL CONFIRM THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED FOR THE PROPOSED CONSTRUCTION. BEGINNING ANY ASPECT OF CONSTRUCTION OR FABRICATING ANY ITEM PRIOR TO RECEIVING ALL PLANS AND APPROPRIATE DOCUMENTATION OF APPROVAL SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATIONS TO THEIR WORK.
- THE CONTRACTOR SHALL CONFIRM THAT ALL THE CONSTRUCTION MATERIALS ARE IN ACCORDANCE WITH THE PERMITS ISSUED AND THE LATEST APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL CODES. IN THE EVENT OF CONFLICT BETWEEN ANY OF THESE STANDARDS, SPECIFICATIONS, OR PLANS, THE MOST STRINGENT SHALL GOVERN.

SITE PLAN LEGEND

	PROPOSED RIGHT-OF-WAY
	PROPOSED PROPERTY LINE
	PROPOSED LOT LINE
	PROPOSED ROAD CENTERLINE
	BUILDING SETBACK / MBL
	BUFFERYARD
	PROPOSED CURB AND GUTTER
	PROPOSED EDGE OF PAVEMENT
	PROPOSED EDGE OF SIDEWALK
	PROPOSED BUILDING FACE
	PROPOSED PARKING STRIPE
	PROPOSED EASEMENT
	PROPOSED FENCE
	PROPOSED CONCRETE
	PROPOSED ASPHALT PAVEMENT
	PROPOSED BUILDING
	FUTURE BUILDING
	PROPOSED GRAVEL

PRELIMINARY DRAWING
NOT RELEASED FOR CONSTRUCTION



TARYN LAKE SUBDIVISION
BM 2017 PG 1185
CURRENT ZONING: R-13-SUD

TARYN LAKE SUBDIVISION
BM 2017 PG 1185
CURRENT ZONING: R-13-SUD

JESUS VALLADARES
DB 9729 PG 2510

N/F
JESUS VALLADARES
DEED BOOK: 9729 PAGE: 2510
PIN: 1796-84-2254
CURRENT ZONING: HEAVY COMMERCIAL (HC)

PRELIMINARY DRAWING
NOT RELEASED FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION



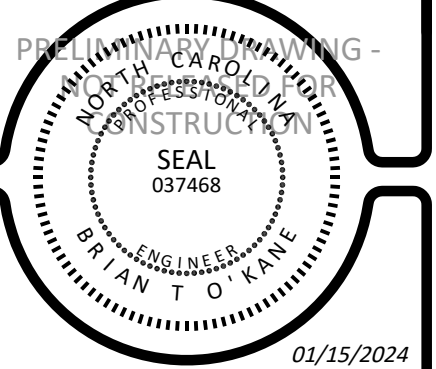
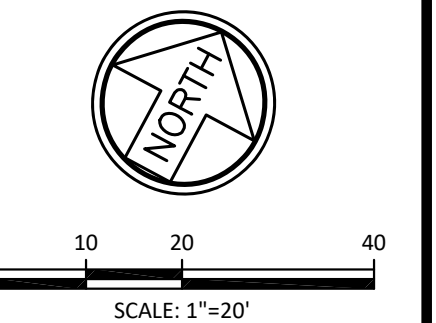
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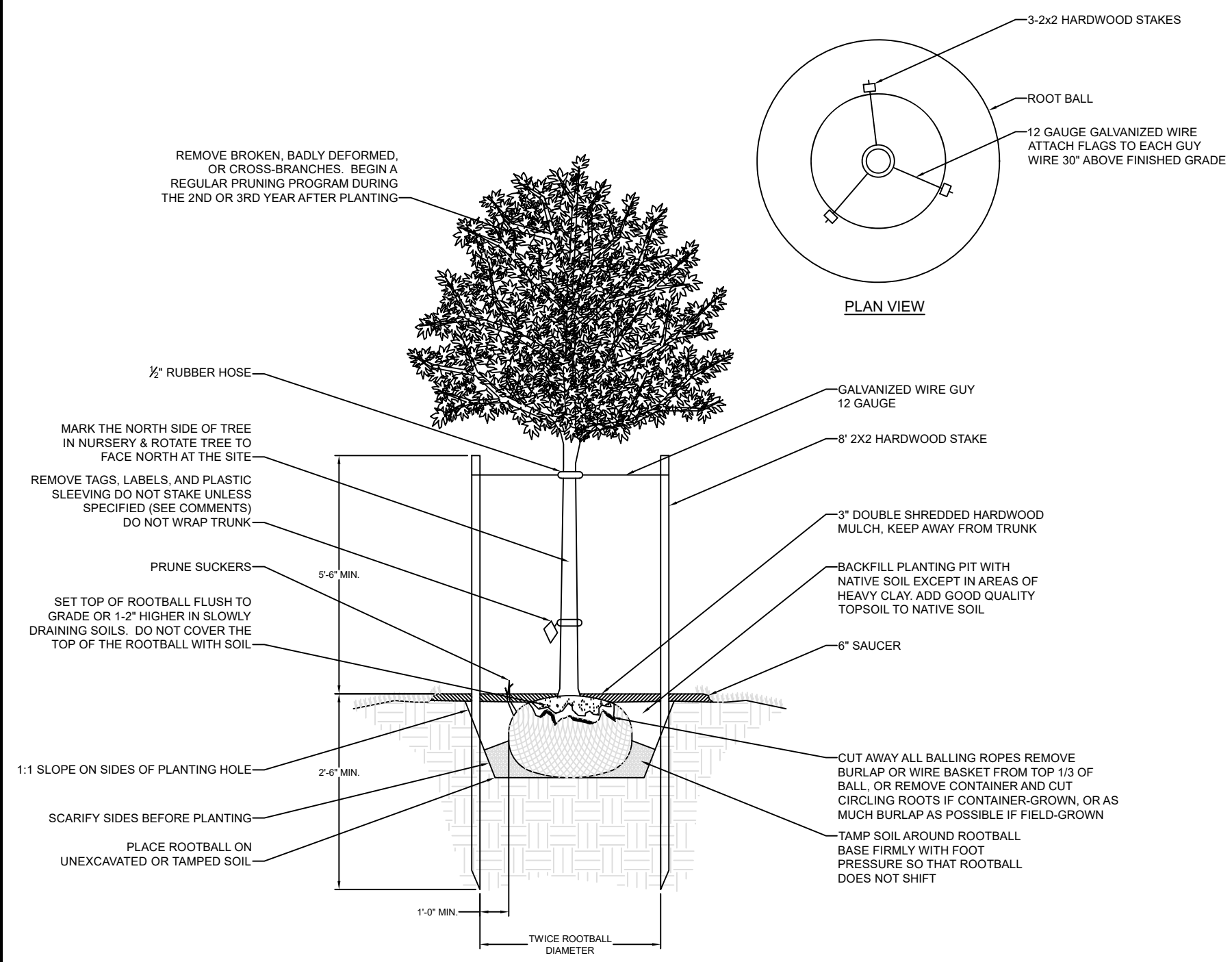
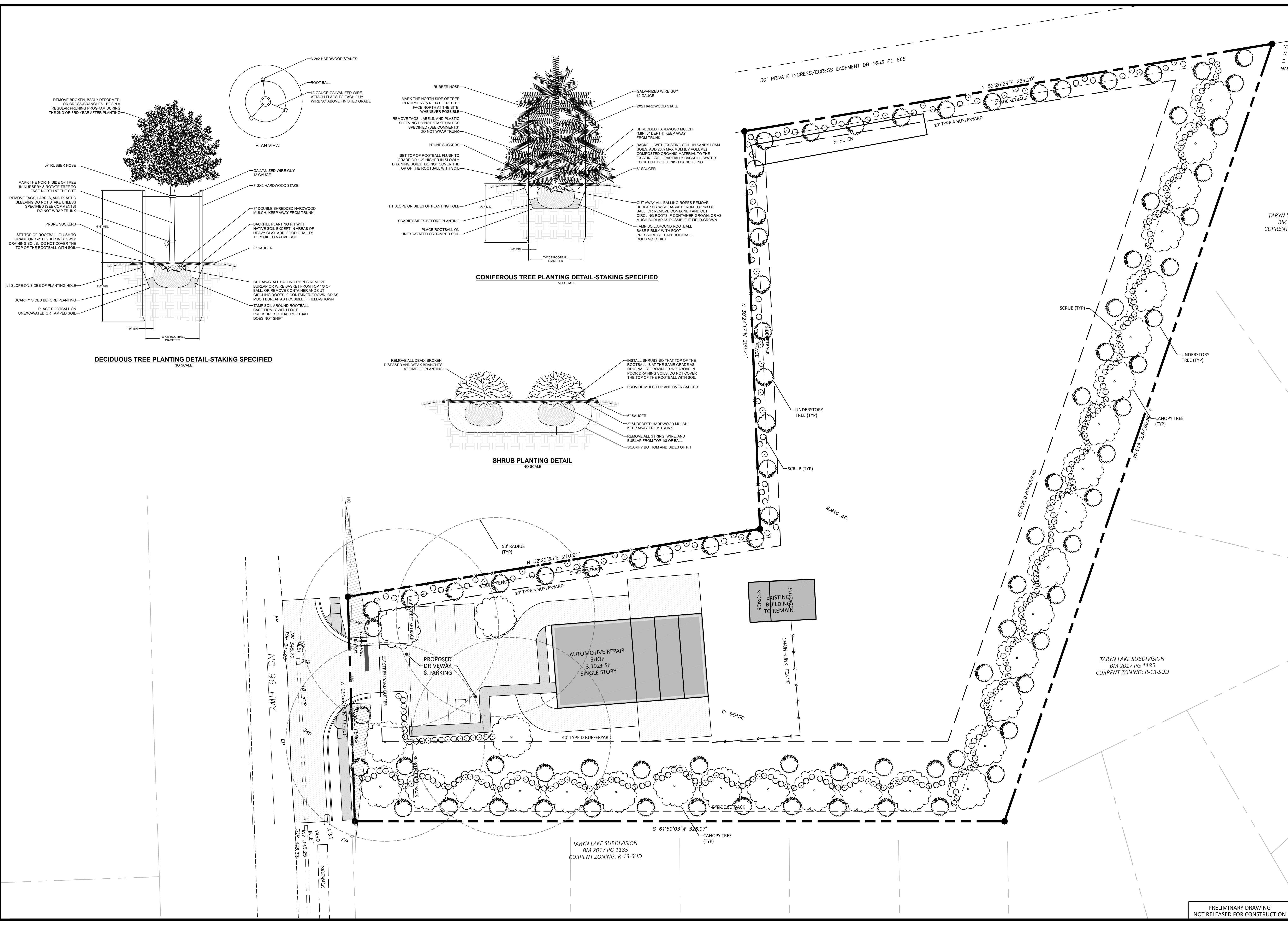
CONDITIONAL REZONING SITE PLAN

CONCEPTUAL LANDSCAPE PLAN
1922 ZEBULON ROAD
CONDITIONAL REZONING
TOWN OF ZEBULON, NORTH CAROLINA

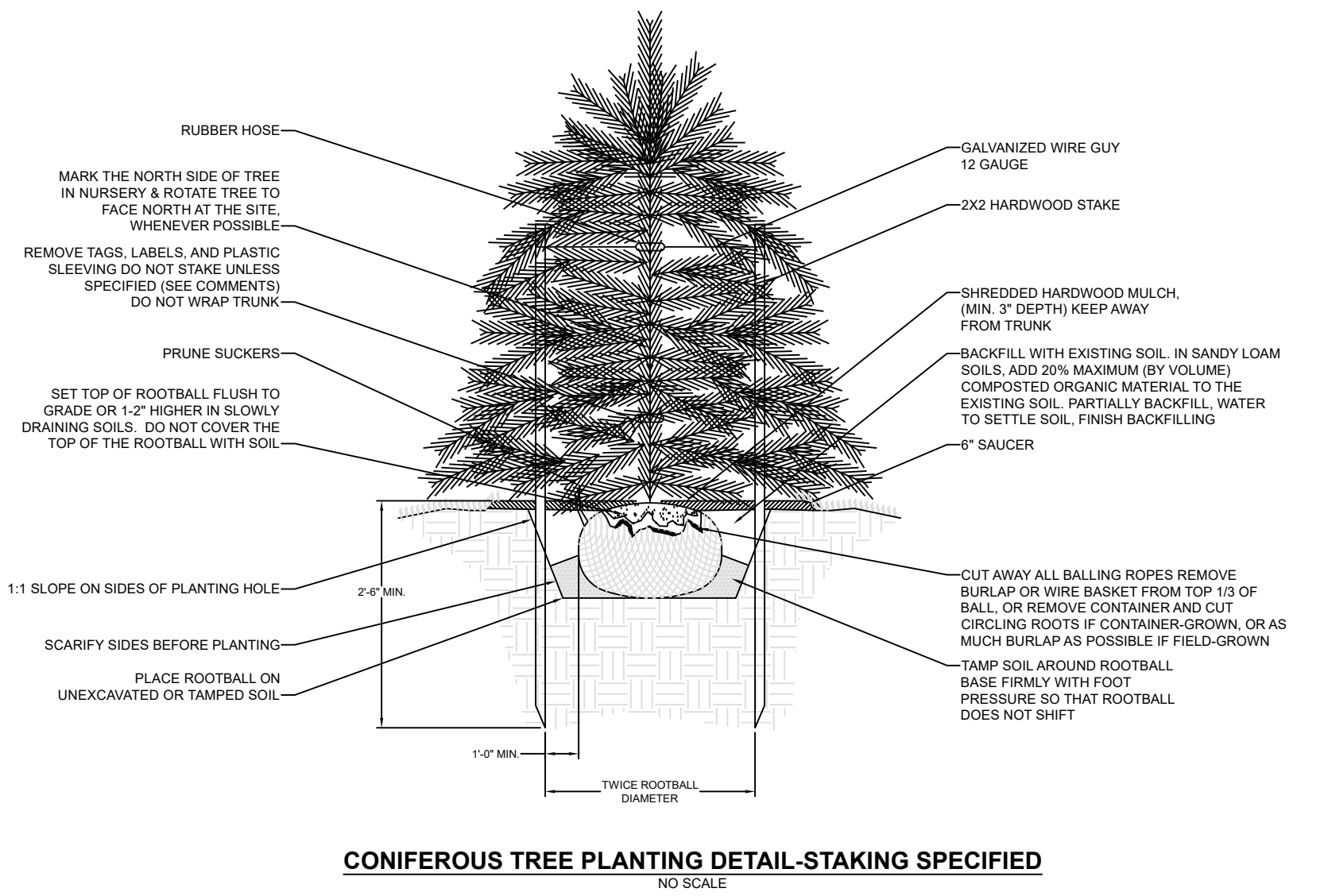
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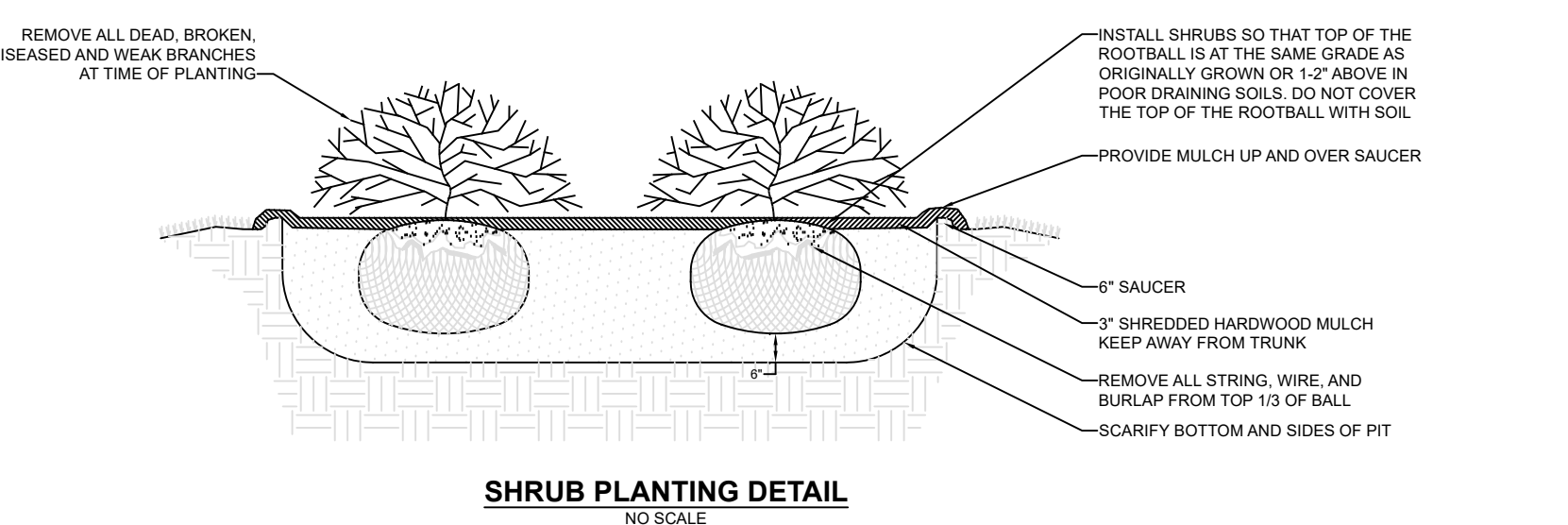
HORIZONTAL SCALE:	1"=20'
VERTICAL SCALE:	N/A
DATE:	02-29-2024
SHEET NUMBER:	C-3.0



DECIDUOUS TREE PLANTING DETAIL-STAKING SPECIFIED
NO SCALE



CONIFEROUS TREE PLANTING DETAIL-STAKING SPECIFIED
NO SCALE



SHRUB PLANTING DETAIL
NO SCALE

PRELIMINARY DRAWING
NOT RELEASED FOR CONSTRUCTION