



Planning, Development & Inspections

TEL (PLANNING) 919 856 6310
TEL (INSPECTIONS) 919 856 6222

A Division of Community Services
P.O. Box 550 • Raleigh, NC 27602
www.wakegov.com

PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

Name of Subdivision WILSON SUBDIVISION

() cluster subdivision (X) lot-by-lot subdivision () open space
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: 0880-79-8349
Address: 13429 MELVIN ARNOLD ROAD
Location: NORTH WEST side of MELVIN ARNOLD ROAD, at/between
MT. VERNON CHURCH ROAD and SHOOTING CLUB ROAD

Total site area in square feet and acres: 746,967 square feet 17.148 acres
Zoning District(s) and Overlay Districts (if any) and land area within each: R-40W

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): RESIDENTIAL

Property Owner (Contact information is needed for reviews to proceed- Please provide fax or email)
Name: DAVID S. WILSON
Address: 13429 MELVIN ARNOLD ROAD
City: RALEIGH, NC State: N.C. Zip Code: 27613-7211
E-mail Address: FAX:
Telephone Number: 919-669-9725

Consultant (i.e. surveyor or engineer; person to whom all correspondence will be sent)
Name: B. TAYLOR BLAKELY BLAKELY DESIGN GROUP
Address: 700 EXPOSITION PLACE, SUITE 105
City: RALEIGH State: NC Zip Code: 27615
E-mail Address: taylor@wakelydesign.net FAX: 919-870-0752
Telephone Number: 919-870-1868 Relationship to Owner: LAND ARCHITECT/CONSULTANT

Proposal
Max. allowable lot density standard* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan): 1.0 AC. 40,000 S.F. / LOT
Max. # of lots allowable*: 18.67 Proposed # of lots*: 9
Min. allowable lot area*: 40,000 sf Proposed min. lot area*: 42,689 sf
Average lot area*: 76,085 S.F. sf
Min. allowable lot width*: 110 ft Proposed min. lot width*: 110 ft

* If applicable, show for each zoning district



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Min. open space standard (see Sec. 3.4.3(E)(1)): () 10 % () 25 % () 30% () 40% of site area
Min. open space area: N/A (CONVENTIONAL SUBDIVISION) 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: sf
Proposed impervious surface coverage (impervious surfaces area/site area x 100): %
Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): N/A acres
within floodway: acres

Vehicular Access

Names of access street(s) and number of access points along each:

Table with 8 columns: Name of access or adjacent street, Right-of-way width (ft), Pavement width (ft), No. of lanes, Paved? (Y or N), Roadway design capacity, Traffic volume (ADT)^2, Est. traffic generated (ADT)^3. Row 1: BOWLING GREEN TRAIL, 50', 20', 2, Y, empty, empty, empty.

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)

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) [checked]

Estimated total water demand: gpd

Wastewater collection/treatment provided by: () municipal system () community system - specify type () individual on-site system [checked]

Estimated total wastewater discharge: gpd

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

Natural gas service provided by: N/A

Telephone service provided by: CENTURY LINK Underground [checked] yes () no

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

Fire protection provided by: BAY LEAF FIRE DEPT.

Miscellaneous

Generalized slope of site: 3% - 10%

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: N/A



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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

(X) Non-Urban Area/Water Supply Watershed NEUSE RIVER BASIN - FALL LAKE WATERSHED

() Non-Urban Area

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

Other information (additional relevant information about the site or proposal you wish to note or cite)

Multiple horizontal lines for providing additional information.

All property owners must sign this application unless one or more individuals are specifically authorized to act as an agent on behalf of the collective interest of some or all of the owners (provide a copy of such authorization).

The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto). The filing of this application authorizes the Wake County staff to enter upon the site to conduct relevant site inspections as deemed necessary to process the application.

Signature: [Handwritten Signature] Date: 9-12-13

Signature: _____ Date: _____

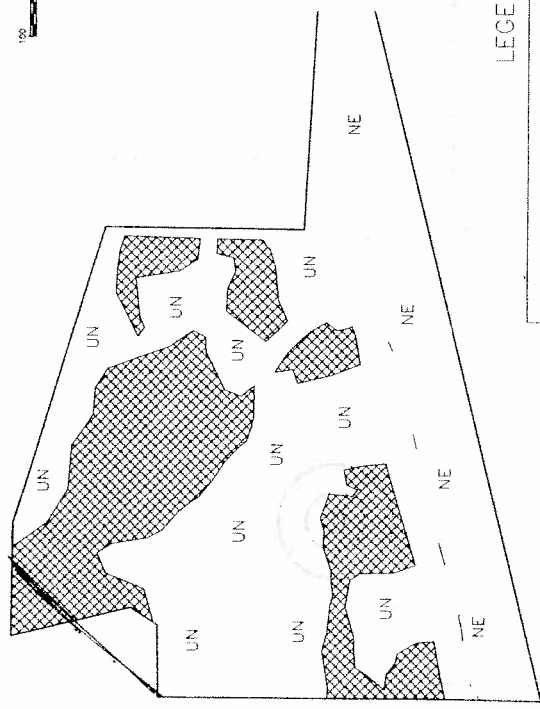
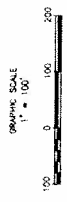
Signature: _____ Date: _____

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: [Handwritten Signature] Date: 9-12-13



Client	DAVID WILSON
Location	13429 MELVIN ARKOLD ROAD WAKE CO., NC
Project	DETAILED SOIL/SITE EVALUATION
Sheet Title	
Scale	AS SHOWN
Date	4/7/13
Sheet No.	1 OF 1



LEGEND

Areas contain soils similar to Cecil, Abingdon, Wickham, and other soils with 24 inches or more of usable material (clay texture) and have the potential for septic systems. Good for conventional, shallow or low pressure pipe septic systems. Good for septic systems with 100' setback.

UN Unsuitable areas due to soil wetness condition, soil depth, clay mineralogy, and/or landscape position.

NE Areas that were not evaluated due to existing structures, drives, wells, etc.

Private Well, 100' septic system setback

DETAILED SOIL/SITE EVALUATION

SUITABLE SOIL AREAS WERE FLAGGED WITH ORANGE LAGONS ARE AND LOCATED WITH A GPS RECEIVER. ELAGONS WERE FLAGGED WITH ORANGE LAGONS FOR SURVEY PURPOSES ONLY. THE SITE WILL REQUIRE APPROVAL BY THE COUNTY HEALTH DEPARTMENT ON A CASE BY CASE BASIS. THIS MAP SHOULD BE USED AS A GENERAL GUIDE. SOME ADJUSTMENTS WILL BE NECESSARY IN THE FIELD DUE TO SOIL VARIABILITY AND TOPOGRAPHIC VARIATIONS.

THIS MAP ONLY REFLECTS EXISTING SOIL SUITABILITY FOR ON-SITE SEPTIC SYSTEMS. OTHER CONSIDERATIONS AFFECTING SITE SUITABILITY SHOULD BE ACCOUNTED FOR DURING SITE PLANNING SUCH AS:

- 1) 10' SETBACK FROM PROPERTY BOUNDARY
- 2) 15' SETBACK FROM 10' FOOT CUT BANK
- 3) 100' SETBACK FROM ANY WELL

THIS IS NOT A SURVEY