



# PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File #  
Fee \$1000.00  
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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

SORRELL Pointe

( ) 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: 0780.01-45-7415

Address: Old Sorrell Road

Location: North & South side of Old Sorrell Road, at intersection  
(north, east, south, west) (street)

end of Old Sorrell Road and \_\_\_\_\_  
(street) (street)

Total site area in square feet and acres: 1,154,732 square feet 26.509 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-80W

Conditions of any Conditional Use Zoning Districts: \_\_\_\_\_

Present land use(s): Woodlands

### Property Owner

Name: Maydelle S. Williams Heirs eto Paul Kent

Address: 7520 Fayetteville Road

City: Raleigh State: NC Zip Code: 27603

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

Telephone Number: \_\_\_\_\_

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

Name: Lester Stancil

Address: P.O. Box 730

City: Angier State: NC Zip Code: 27501

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

Telephone Number: 639-2133 Relationship to Owner: Surveyor

**Proposal**

Max. allowable lot density standard\* (see Sec. 3-4 (Table 1)): 0.5  
 Max. # of lots allowable\*: 13 Proposed # of lots\*: 13  
 Min. allowable lot area\*: 40,000 sf Proposed min. lot area\*: 80,100 sf  
 Average lot area\*: \_\_\_\_\_ sf  
 Min. allowable lot width\*: 150 ft Proposed min. lot width\*: 150 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]: 0 acres  
 Proposed impervious surfaces area: 138,430 sf  
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 12.99 %  
 Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 0.954 acres  
 within floodway: 0 acres

**Recreation Ordinance**

Method of complying with Recreation Ordinance\*:

\_\_\_\_\_ dedication \_\_\_\_\_ reservation X 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) 384,975 Total # of proposed lots 13 Total # of acres 26.509

Calculate both: Estimate of recreation area required: 0.371  
 Estimate of recreation fee required: \$ 5,387.82

\*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: Old Sorrell Road - 2

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>
<u>Old Sorrell Road</u>	<u>60</u>	<u>0</u>	<u>2</u>	<u>N</u>			<u>26</u>

<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) \_\_\_\_\_

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

Type of vehicle: \_\_\_\_\_ ADT: \_\_\_\_\_

Type of vehicle: \_\_\_\_\_ ADT: \_\_\_\_\_

**Utilities and Services**

Water supply provided by: ( ) municipal system ( \_\_\_\_\_ )

( ) community system ( \_\_\_\_\_ ) (X) individual well(s)

Estimated total water demand: \_\_\_\_\_ gpd

Wastewater collection/treatment provided by: ( ) municipal system ( \_\_\_\_\_ )

( ) community system – specify type ( \_\_\_\_\_ ) (X) individual on-site system

Estimated total wastewater discharge: \_\_\_\_\_ gpd

Solid waste collection provided by: Private Service

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

Natural gas service provided by: NIA

Telephone service provided by: Bell South Underground (X) yes ( ) no

Cable television service provided by: Tim Warner Underground (X) yes ( ) no

Fire protection provided by: Ten-Ten

**Miscellaneous**

Generalized slope of site: 4% North to South

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

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):

Res C1



Lake Wheeler  
City of Raleigh  
100' Watershed Buffer

Lake Wheeler  
City of Raleigh  
100' Watershed Buffer

Prethoratory Lot-by-Lot  
**Sorrell Pointe Subdivision**  
Savannah, Georgia  
Scale: 1" = 100'  
Date: 02-25-08  
Plan: 0790.01-45-7415  
Wake County, NC  
Zoned: R-50B



**STANCI & ASSOCIATES**  
PROFESSIONAL LAND SURVEYOR, P.L.  
88 Depot Street, P.O. Box 700, Angier, N.C. 27501  
(919) 653-2100 (919) 653-6506 (fax)

Owner:  
**Maydelle S. Williams Healy (C/O Paul Kent)**  
7350 Ryebluffs Blvd. Raleigh, NC 27608

Draftsperson:  
**Derek Baker**  
5828 Randle Hill Drive Apex, NC 27505 919-776-0448

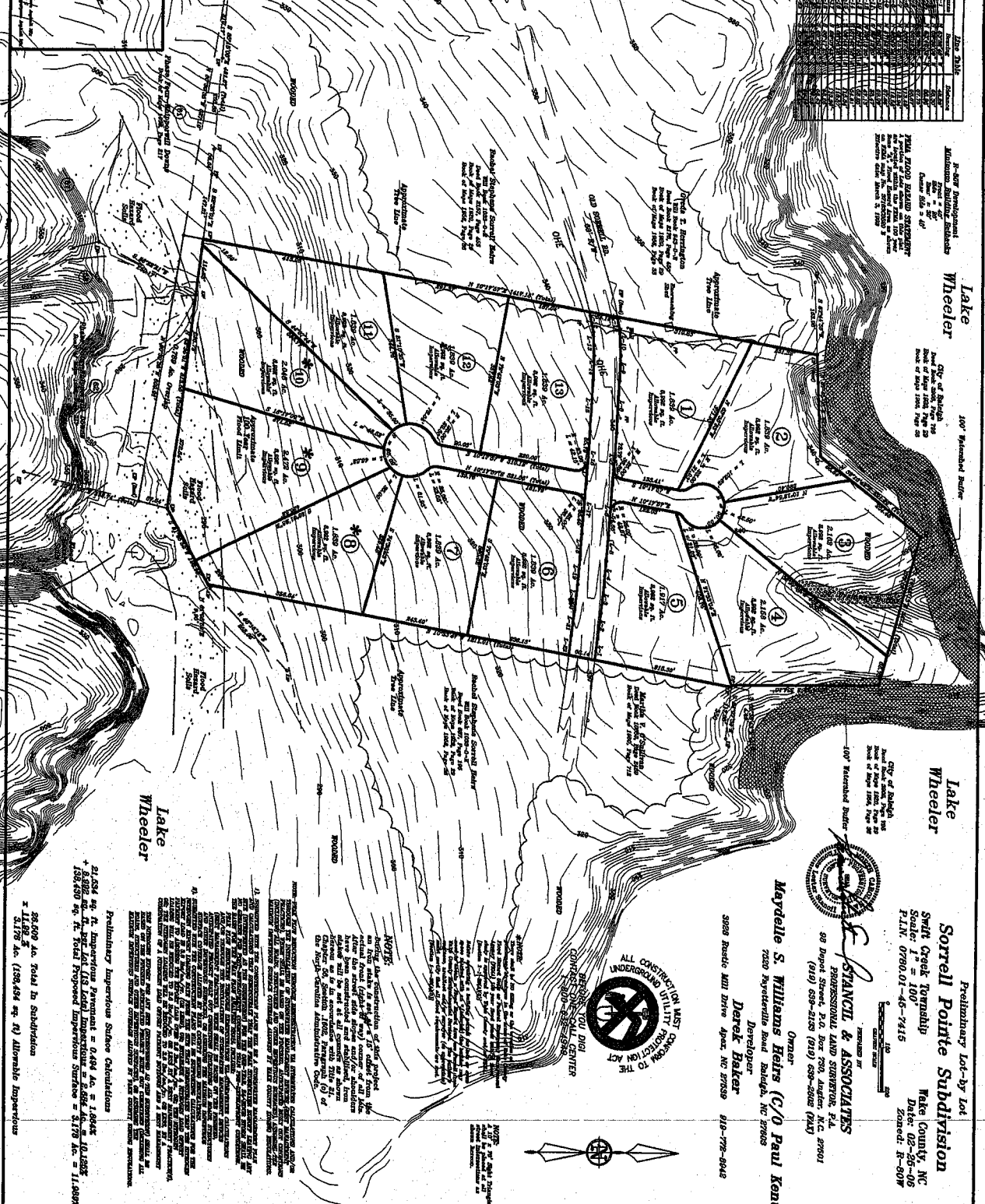


Lot No.	Area (Ac.)	Area (Sq. Ft.)
1	0.12	8,370
2	0.15	10,450
3	0.18	12,540
4	0.20	13,920
5	0.22	15,300
6	0.25	17,225
7	0.28	19,150
8	0.30	20,700
9	0.32	22,250
10	0.35	24,175
11	0.38	26,100
12	0.40	27,650
13	0.42	29,200
14	0.45	31,125
15	0.48	33,050
16	0.50	34,600
17	0.52	36,150
18	0.55	38,075
19	0.58	40,000
20	0.60	41,550
21	0.62	43,100
22	0.65	45,025
23	0.68	46,950
24	0.70	48,500
25	0.72	50,050
26	0.75	51,975
27	0.78	53,900
28	0.80	55,450
29	0.82	57,000
30	0.85	58,925
31	0.88	60,850
32	0.90	62,400
33	0.92	63,950
34	0.95	65,875
35	0.98	67,800
36	1.00	69,350
37	1.02	70,900
38	1.05	72,825
39	1.08	74,750
40	1.10	76,300
41	1.12	77,850
42	1.15	79,775
43	1.18	81,700
44	1.20	83,250
45	1.22	84,800
46	1.25	86,725
47	1.28	88,650
48	1.30	90,200
49	1.32	91,750
50	1.35	93,675
51	1.38	95,600
52	1.40	97,150
53	1.42	98,700
54	1.45	100,625
55	1.48	102,550
56	1.50	104,100
57	1.52	105,650
58	1.55	107,575
59	1.58	109,500
60	1.60	111,050
61	1.62	112,600
62	1.65	114,525
63	1.68	116,450
64	1.70	118,000
65	1.72	119,550
66	1.75	121,475
67	1.78	123,400
68	1.80	124,950
69	1.82	126,500
70	1.85	128,425
71	1.88	130,350
72	1.90	131,900
73	1.92	133,450
74	1.95	135,375
75	1.98	137,300
76	2.00	138,850
77	2.02	140,400
78	2.05	142,325
79	2.08	144,250
80	2.10	145,800
81	2.12	147,350
82	2.15	149,275
83	2.18	151,200
84	2.20	152,750
85	2.22	154,300
86	2.25	156,225
87	2.28	158,150
88	2.30	159,700
89	2.32	161,250
90	2.35	163,175
91	2.38	165,100
92	2.40	166,650
93	2.42	168,200
94	2.45	170,125
95	2.48	172,050
96	2.50	173,600
97	2.52	175,150
98	2.55	177,075
99	2.58	179,000
100	2.60	180,550

**PLAT PREPARED PURSUANT TO**  
SECTION 170A-103 OF THE NORTH CAROLINA  
GENERAL STATUTES. THIS PLAT IS  
BASED UPON THE SURVEY OF  
DATE 02/25/08 BY STANCI & ASSOCIATES

**GENERAL NOTES:**  
1. THE PLAT IS A PRELIMINARY PREPARATION FOR THE PURPOSES OF THE SUBDIVISION ACT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.  
2. THE PLAT IS BASED UPON THE SURVEY OF DATE 02/25/08 BY STANCI & ASSOCIATES.  
3. THE PLAT IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT AND THE STATE DEPARTMENT OF REVENUE.  
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**21,624 sq. ft. Impervious Permanent = 0.494 Ac. = 1.0625\***  
**5,802 sq. ft. Impervious Temporary = 0.132 Ac. = 0.2962\***  
**163,650 sq. ft. Total Proposed Impervious Surface = 3.79 Ac. = 11.068\***

**38,000 sq. Total to Subdivide**  
**1.1173 Ac. (139,454 sq. ft.) Allowable Impervious**

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