



# PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

|            |           |
|------------|-----------|
| File #     |           |
| Fee        | \$1000.00 |
| Am 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

ARRANGLEN SUBDIVISION - PHASE 3

( ) cluster subdivision (✓) lot-by-lot subdivision

Has a preliminary plan previously been approved for subdivision of this site? (✓) Yes ( ) No

If yes, when and under what name? ARRANGLEN SUBDIVISION (5-20-00)

### Property

Parcel Identification Number: 1766-61-7385

Address: MARNICK COURT

Location: NORTH side of FARRAGON HILL LANE, at/between  
(north, east, south, west) (street)

\_\_\_\_\_ and \_\_\_\_\_  
(street) (street)

Total site area in square feet and acres: 1,102,024.44 square feet 25.299 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-40 RCO-1

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): VACANT - WOODED

### Property Owner

Name: SJR DEVELOPMENT ATTN: ROBBIE UNDERHILL

Address: 6532 BETHANY CHURCH ROAD

City: WENDELL State: NC Zip Code: 27591

E-mail Address: \_\_\_\_\_ FAX: 919-266-5889

Telephone Number: 919-427-1494

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

Name: (SAME AS ABOVE)

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

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

Telephone Number: \_\_\_\_\_ Relationship to Owner: \_\_\_\_\_

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

Type of vehicle: N/A ADT: N/A  
Type of vehicle: N/A ADT: N/A

**Utilities and Services**

Water supply provided by: ( ) municipal system ( \_\_\_\_\_ )  
( ) community system ( \_\_\_\_\_ ) (  ) individual well(s)

Estimated total water demand: 200 gpd

Wastewater collection/treatment provided by: ( ) municipal system ( \_\_\_\_\_ )  
( ) community system – specify type ( \_\_\_\_\_ ) (  ) individual on-site system

Estimated total wastewater discharge: 200 gpd

Solid waste collection provided by: WASTE INDUSTRIES

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

Natural gas service provided by: N/A

Telephone service provided by: AT&T Underground ( ) yes ( ) no

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

Fire protection provided by: KNIGHTDALE FIRE DEPT.

**Miscellaneous**

Generalized slope of site: ROLLING

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

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 WENDELL

( ) Non-Urban Area/Water Supply Watershed \_\_\_\_\_

( ) Non-Urban Area

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Proposal**

Max. allowable lot density standard\* (see Sec. 3-4 (Table 1)): N/A  
 Max. # of lots allowable\*: N/A Proposed # of lots\*: 15  
 Min. allowable lot area\*: 40,000 sf Proposed min. lot area\*: 51,201 sf  
 Average lot area\*: 70,802 sf  
 Min. allowable lot width\*: 110 ft Proposed min. lot width\*: \_\_\_\_\_ ft

\* If applicable, show for each zoning district

Min. open space standard (see Sec. 3.4.3(E)(1)): ( ) 10 % ( ) 25 % of site area N/A  
 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: \_\_\_\_\_ sf  
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): ≤ 15 %  
 Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning 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) \$483,050 Total # of proposed lots 15 Total # of acres 25.29 ac.

Calculate both: Estimate of recreation area required: 0.43 ac.  
 Estimate of recreation fee required:  $\frac{\$483,050}{25.29} \times 0.43 ac = \$8,213^{18} / 15 \text{ lots} = \$541.50 / \text{lot}$

\*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: MARWICK CT. & FARAGON HILL LANE  
1 ACCESS POINT

| 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) <sup>2</sup> | Est. traffic generated (ADT) <sup>3</sup> |
|-----------------------------------|-------------------------|---------------------|--------------|-----------------|-------------------------|-----------------------------------|---|
| <u>MARWICK COURT</u>              | <u>50</u>               | <u>18</u>           | <u>2</u>     | <u>Y</u>        | <u>NOT AVAILABLE</u>    | <u>-</u>                          | <u>-</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) \_\_\_\_\_

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

Lined area for providing additional relevant information about the site or proposal.

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.

X Signature: Sybil R Underhill Date: 11-13-07

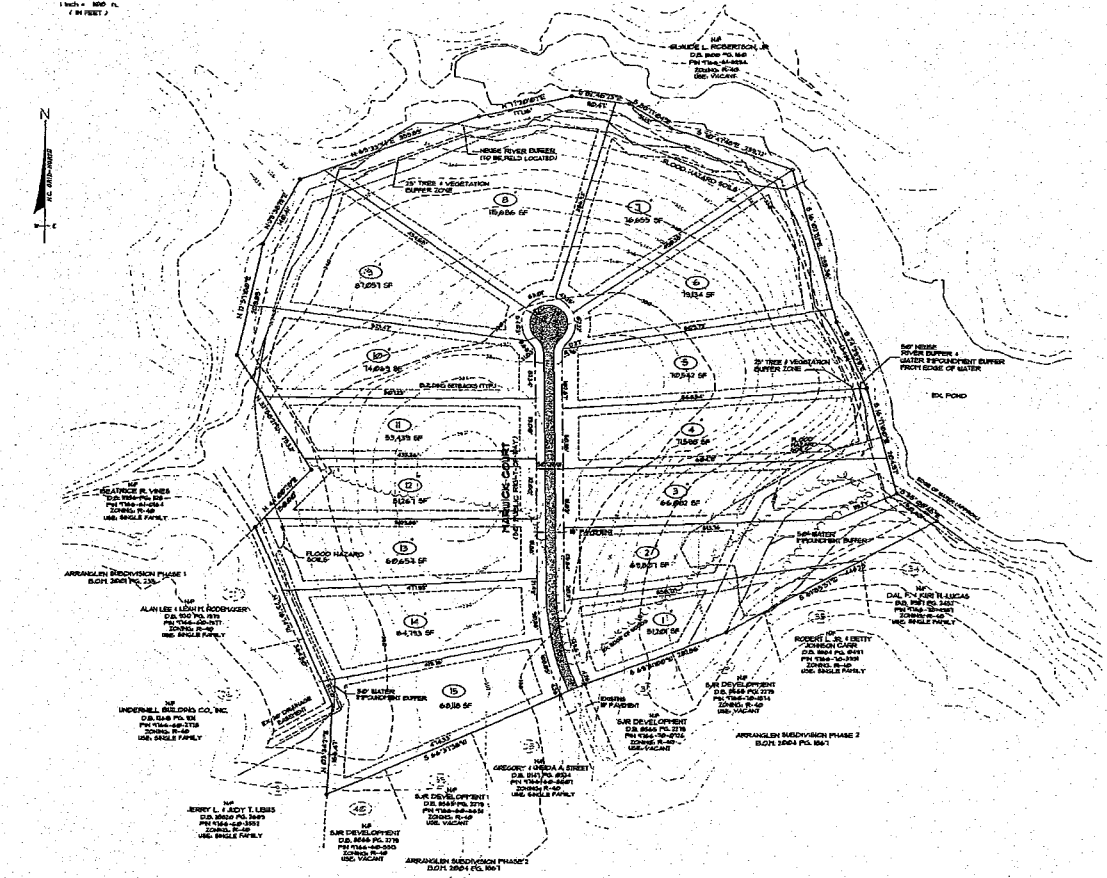
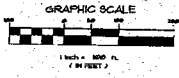
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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.

X Signature: Sybil R Underhill Date: 11-13-07

Notes: All documents and maps submitted as required become the property of Wake County. The Wake County Unified Development Ordinance is on the web at [www.wakegov.com](http://www.wakegov.com). All application fees are non-refundable.



PLAN  
SCALE: 1" = 100'

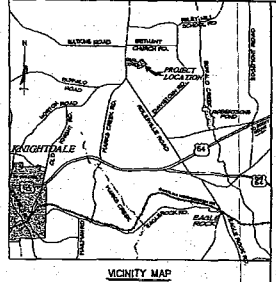
• THERE SHALL BE NO FILLING OR ERECTION OF PERMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD SOILS OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100-YEAR FLOOD HAZARD ZONES UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY AND/OR FEMA.

• BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED BY AN \* (ASTERISK) THE BUILDER THAT WISH TO OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM WAKE COUNTY ENVIRONMENTAL SERVICES, THE BUILDER'S ENGINEER, ARCHITECT AND/OR SURVEYOR (AS APPROPRIATE) MUST CERTIFY ON ANY PERMIT THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET.

• PERVIOUS AREA CALCULATIONS:  
ACREAGE OF PROPOSED PAVEMENT: 0.3611 AC.  
PAVEMENT PERVIOUS AREA = 0.3611 ACRES @ 2.75 ACRES = 1.0000 ACRES  
ALLOWABLE PERVIOUS AREA FOR LOTS: 1.95 ACRES @ 1.25 ACRES = 2.4375 ACRES  
ALLOWABLE PERVIOUS AREA PER LOT: 1.95 ACRES @ LOTS: 0.2268 ACRES = 0.8633 ACRES  
PER WAKE COUNTY STORMWATER TOOL: MAX. PERVIOUS PER LOT WITHOUT RUN-OFF VOLUME MANAGEMENT = 0.75 AC PER LOT

• STORMWATER MANAGEMENT ARTICLE 9, ENVIRONMENTAL STANDARDS ARTICLE 8 AND FLOOD HAZARD AREAS ARTICLE 14 WILL BE ADDRESSED AT THE CONSTRUCTION PLAN STAGE OF THE PROJECT. A STORMWATER REVIEW AND PERMIT WILL BE REQUIRED.

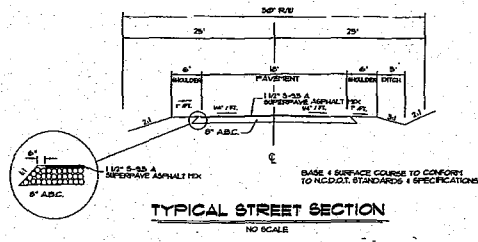
- OWNER APPLICANT: SUR DEVELOPMENT 6533 BETHEL CHURCH ROAD WENDELL, NORTH CAROLINA 27581 CONTACT: RODDIE UNDERHILL (703) 471-4554
- EXISTING USE: VACANT
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL LOT BY LOT SUBDIVISION - SINGLE PHASE
- WAKE COUNTY PZN: 1546-61-1365
- WAKE COUNTY ZONING: R-10 R00D-1
- TOWNSHIP: MARKS CREEK
- AREA OF PROJECT PHASE BOUNDARY: 25.29 ACRES (1001,02444 SF) (SEE S01 0001 PHASE B02)
- ACREAGE OF PROPOSED STREET RAN: 0.2681 AC.
- NET AREA IN LOTS: 2.438 AC.
- TOTAL NUMBER OF PROPOSED LOTS: 16
- AVERAGE LOT SIZE: 150,623 SF.
- FINISH LOT SIZE: 8128 SF. (40,000 SF. FIN. ALLOWABLE)
- FINISH ALLOWABLE LOT WIDTH: 30'
- LOT SETBACK REQUIREMENTS: FRONT - EXTERIOR SIDE - 30' REAR - 30' INTERIOR SIDE - 0'
- THIS PROJECT TO COMPLY WITH NITROGEN RANFF REQUIREMENTS PER WAKE COUNTY STORMWATER ORDINANCE.
- PROPOSED RIGHT-OF-WAY WIDTH: 50 FT.
- PROPOSED PAVEMENT WIDTH: 30 FT.
- LINEAR FEET OF ROADWAY: 4500 LF.
- ALL STREETS ARE TO BE PUBLIC. STREETS ARE TO BE CONSTRUCTED TO THE LATEST FINISH CONSTRUCTION STANDARDS FOR SUBDIVISION ROADS AS PUBLISHED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- THIS PROJECT SITE NOT LOCATED IN A FEMA FLOOD HAZARD ZONE. PER NCEM00014910201
- EACH LOT IS TO BE SERVED BY INDIVIDUAL WELL AND SEPTIC
- ANY LAND DISTURBANCE WILL CONFORM TO ALL STANDARDS OF THE WAKE COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES (EROSION CONTROL, FLOOD, & STORMWATER SERVICES)
- ESTIMATED DISTURBED AREA FOR ROADWAY CONSTRUCTION: 16 AC.
- PRELIMINARY NITROGEN BUFFER AND WETLAND EVALUATION PERFORMED BY: SOIL & ENVIRONMENTAL CONSULTANTS, P.A. 1840 RAVEN RIDGE ROAD RALEIGH, NORTH CAROLINA 27614
- STORMWATER DEVICES (IF APPLICABLE) TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION.
- A FEE WILL BE PAID BY DEVELOPER TO SATISFY RECREATION LAND DEDICATION ORDINANCE.



ERIC L. THOMPSON & ASSOCIATES, P.C.  
CIVIL ENGINEERING & LAND SURVEYING  
P.O. BOX 165  
WENDELL, NORTH CAROLINA 27581  
TEL: (703) 465-2349

|              |          |
|--------------|----------|
| DATE:        | NOV 2007 |
| SCALE:       | AS SHOWN |
| DRAWN BY:    | ALL      |
| DESIGNED BY: | ELL      |
| CHECKED BY:  | ELL      |
| DATE:        |          |

ARRANGLEN SUBDIVISION - PHASE THREE  
WAKE COUNTY, NORTH CAROLINA  
Preliminary Subdivision Plan - Lot By Lot



Sheet No. 1 of 1