

S-26-16



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 Sorrell Pointe

() 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: 4767-88-7057 0780-55-5731
Address: 2101 Old Sorrell Road
Location: North, East & South side of Old Sorrell Road, at/between
(north, east, south, west) (street)
dead end (street) and (street)

Total site area in square feet and acres: 601,959 square feet 13.82 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): Wooded, Vacant

Property Owner (Contact information is needed for reviews to proceed- Please provide fax or email)

Name: Eunice Sorrell Lorbacher Revocable Trust, Mary Alice Arvin Trustee
Address: 7600 Lake Wheeler Road
City: Raleigh State: NC Zip Code: 28625 27603
E-mail Address: FAX:
Telephone Number:

Consultant (i.e. surveyor or engineer; person to whom all correspondence will be sent)

Name: Jim Chandler, PE
Address: 5410 Trinity Rd. Suite 102
City: Raleigh State: NC Zip Code: 27607
E-mail Address: jim.chandler@timmons.com FAX: (919) 859-5333
Telephone Number: (919) 866-4507 Relationship to Owner: Consultant

Proposal

Max. allowable lot density standard* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan): 0.5 DU/AC
Max. # of lots allowable*: 7 Proposed # of lots*: 5
Min. allowable lot area*: 80,000 sf Proposed min. lot area*: 99,347 sf
Average lot area*: 120,392 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 % () 30% () 40% of site area
Min. open space area: _____ acres
 Proposed open space area [by parcel]: _____ acres
 Proposed open space use(s) [by parcel]: _____
 Proposed future development site area [by site]: _____ acres
 Proposed impervious surfaces area: 36,100 _____ sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 6.0 _____ %
 Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): 1.5 acres
 within floodway: _____ acres

Vehicular Access

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

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
Old Sorrell Road	60'	16'	2	N			

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: _____ 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

Electrical service provided by: _____ Underground () yes () no

Natural gas service provided by: _____

Telephone service provided by: _____ Underground () yes () no

Cable television service provided by: _____ Underground () yes () no

Fire protection provided by: _____

Miscellaneous

Generalized slope of site: 5-10%

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

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 _____

(X) Non-Urban Area/Water Supply Watershed Swift Creek Land Use Plan Lake Wheeler 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)

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: _____ Date: _____

Signature: Mary Alice S. Arvin TTEE Date: 12/6/16

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: _____ Date: _____

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 <http://www.wakegov.com/>
All application fees are non-refundable.

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 _____

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Signature: _____ Date: _____

Signature: Mary Alice S. Arvin TTEE Date: 12/6/16

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: [Signature] Date: 12/6/16

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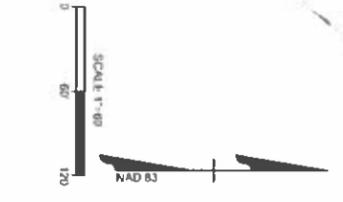


SITE DATA	
SUBDIVISION NUMBER	S-XI-18
TOTAL SITE AREA	13.82 AC
PIN NUMBER	1787-86-7057
ZONING	R-80W
EXISTING USE	WOODED
PROPOSED USE	LOT BY LOT SUBDIVISION
MAX NO. OF LOTS (6 DU/AC)	
PROPOSED NO. OF LOTS	5
AVERAGE LOT SIZE	120,132 SF
MIN. LOT SIZE ALLOWED	80,000 SF
MIN. LOT WIDTH ALLOWED	15'

LOT SETBACKS	
FRONT	47'
SIDE	20'
CORNER SIDE	47'
REAR	37'

SITE IMPERVIOUS AREA	
TOTAL AREA	13,82 AC
LOTS AT 7,220 SF/LOT	601,959 SF
TOTAL IMPERVIOUS	6,03 AC
PERCENT IMPERVIOUS	36.100 SF

- NOTES:**
- BOUNDARY INFORMATION TAKEN FROM WAKE COUNTY GIS
 - TOPOGRAPHIC INFORMATION TAKEN FROM WAKE COUNTY GIS
 - PRELIMINARY SOILS DETERMINATION BY CENTRAL CAROLINA SOIL CONSULTING, LLC
 - TOPOGRAPHIC DATA FROM FEMA FLOOD ZONE MAP
 - ACCORDING TO WAKE COUNTY SOILS MAP, NO FLOOD HAZARD SOILS EXIST ON SITE
 - CONSTRUCTION SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM HIS ACTIVITIES. CALL UTILITY LOCATOR SERVICE BEFORE DIGGING
 - ALL CONSTRUCTION AND MAINTENANCE SHALL BE IN ACCORDANCE WITH WAKE COUNTY AND NECDOT STANDARDS AND SPECIFICATIONS
 - WAKE COUNTY SHALL BE SERVED BY AN INDIVIDUAL WELL SYSTEM
 - EACH LOT WILL BE SERVED BY AN INDIVIDUAL SEPTIC SYSTEM
 - WAKE COUNTY EROSION CONTROL AND STORMWATER PERMITS WILL BE REQUIRED
 - WAKE COUNTY EROSION CONTROL REGULATIONS WILL BE COMPLIED WITH
 - SIGNAGE SHALL BE APPROVED PRIOR TO INSTALLATION OF ANY STORAGE
 - THE SHEET SHALL BE PRINTED ON 24" X 36" ARCH PAPER AND MUST DEMONSTRATE THAT ADJACENT SOILS EXIST ON EACH LOT TO SUPPORT MAXIMUM IMPERVIOUS LIMITS ON EACH LOT WILL BE STRICTLY ENFORCED WITHOUT EXCEPTION INTO PERPETUITY
 - AREAS OF DISCONTINUED IMPERVIOUS SHALL BE SHOWN ON THE RECORDED PLAN
- OWNER: ELMORE SORRELL, LORBAICHEL REVOCABLE TRUST
 MARY ALICE ARNOLD TRUST
 7800 LAKE WILLET ROAD
 RALEIGH, NC 27615
- DEVELOPER: SORRELL POINTE INVESTMENTS, LLC
 7708 FALLS OF NEUSE RD, SUITE 201
 RALEIGH, NC 27603
 919-810-5109



LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY
- EXISTING CREEK CENTERLINE
- 100 YEAR FLOODPLAIN
- TREE & VEGETATION ZONE
- BUILDING SETBACKS
- SUITABLE SOILS

Carolina 811
 PRELIMINARY - NOT FOR CONSTRUCTION

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

SORRELL POINTE

PIN: 0780-55-5731, OLD SORRELL ROAD, WAKE COUNTY, NORTH CAROLINA

LOT BY LOT PRELIMINARY SUBDIVISION PLAN

YOUR VISION ACHIEVED THROUGH OURS.

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
 5410 Trinity Road, Suite 102 | Raleigh, NC 27607
 TEL: 919.866.4351 FAX: 919.833.8124 www.timmons.com

DATE	REVISION DESCRIPTION
12/06/2016	

DESIGNED BY: E. BLACKMON

CHECKED BY: J. CHANDLER

SCALE: 1"=60'

DATE: 12/06/2016

DRAWN BY: E. BLACKMON

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