



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 STONEWOOD

() 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: 0689 16 5049 and 0689 16 9799
Address: 4116 and 4211 JOHNSON POND ROAD
Location: EAST & WEST side of JOHNSON POND ROAD, at/between
OPTIMIST FARM ROAD and TEN TEN ROAD

Total site area in square feet and acres: 2,806,196 +/- square feet +/- 64.4 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-30

Conditions of any Conditional Use Zoning Districts:

Present land use(s): WOODLAND, FARMLAND

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

Name: BARBARA COMMINGS SHIRLEY SORRELL
Address: 7201 TEN TEN ROAD 6610 HOLLY SPRINGS ROAD RALEIGH, NC 27606
City: APEX, NC 27539 State: Zip Code:
E-mail Address: FAX:
Telephone Number:

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

Name: DIEHL & PHILLIPS, P.A. c/o ALAN KEITH, P.E.
Address: 1500 PINEY PLAINS ROAD SUITE 200
City: CARY State: NC Zip Code: 27518
E-mail Address: AAKEITH@BELLSOUTH.NET FAX: 919 467 5317
Telephone Number: 919 467 9772 x25 Relationship to Owner: CONSULTANT

Proposal

Max. allowable lot density standard* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan): 1.45 DU/AC
Max. # of lots allowable*: 93 Proposed # of lots*: 51 + OPEN SPACE
Min. allowable lot area*: 30,000 sf Proposed min. lot area*: 30,000 sf
Average lot area*: 38,525 sf
Min. allowable lot width*: 95 ft Proposed min. lot width*: 95 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: _____ 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): 0 acres
 within floodway: 0 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) ¹	Est traffic generated (ADT) ³
JOHNSON POND ROAD	~60	22+	2	Y			

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 (_____)

(X) community system (OLD NORTH STATE UTILITIES) () individual well(s)

Estimated total water demand: 20,400 gpd

Wastewater collection/treatment provided by: () municipal system (_____)

() community system - specify type(_____) (X) individual on-site system

Estimated total wastewater discharge: 0 gpd

Electrical service provided by: DUKE PROGRESS Underground (X) yes () no

Natural gas service provided by: PS&N IF AVAILABLE

Telephone service provided by: AT&T / CENTRAL LINE / EMERGENCY Underground (X) yes () no

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

Fire protection provided by: FARMVIEW VFD

Miscellaneous

Generalized slope of site: GENTLE SLOPE TO FLAT 1-10%

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: NONE NOTED

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: _____

NONE NOTED

Land Use Plan Classifications

General Classification (note associated municipality and/or watershed):

() Short-Range Urban Services Area/Water Supply Watershed _____

(X) 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):

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

THERE IS A COLONIAL GAS PIPELINE ON THE SITE
THERE IS A LEASE AGREEMENT FOR A FUTURE CELL TOWER ON THE SITE

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: Royal Mark David King Date: 3-3-17

Signature: Debra S. Cummings Date: 3-3-17

Signature: Shirley Sorce Date: 3-2-17

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: Mary B Date: 3-3-17

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.

STONEWOOD MANOR

LOT BY LOT SUBDIVISION
PRELIMINARY SUBDIVISION PLANS
S-__-17

DEVELOPER:
HIGHLAN FALLS NORTH CAROLINA, LLC
2520 RELIANCE AVE.
APEX, N.C. 27539
919-369-1842
MBRYAN@SMITHDOUGLAS.COM

4116 & 4211 JOHNSON POND ROAD
PIN: 0689 16 5049 & 0689 16 9799
ZONE: R-30
TOTAL AREA: 64.44 AC.

PLANS PREPARED BY:
DIEHL & PHILLIPS, P.A.
CONSULTING ENGINEERS - LIC. NO. C-0465
1500 PINEY PLAINS RD.
CARY, N.C. 27518 • (919) 467-9972

DATE: 3/7/2017

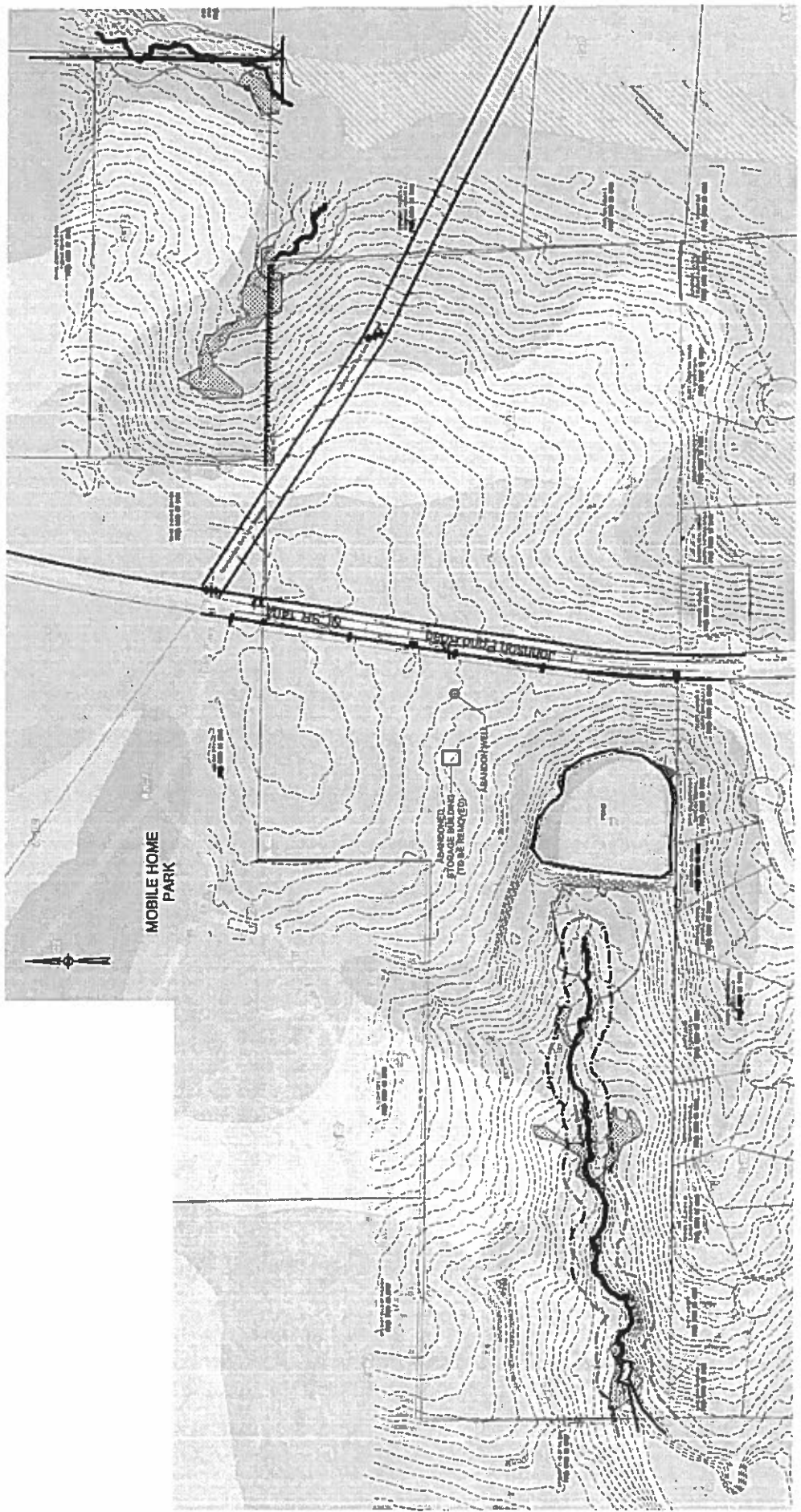


VICINITY MAP
NOT TO SCALE

INDEX OF DRAWINGS	
1	GENERAL NOTES
2	PROPOSED SUBDIVISION PLAN
3	PRELIMINARY UTILITY PLAN & CONCEPTUAL PLAN



MOBILE HOME BUFFER
SETBACK



STONEWOOD MANOR
LOT BY LOT SUBDIVISION
WANT CHURCH, NORTH CAROLINA

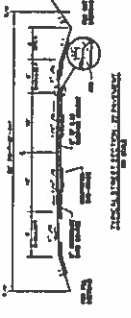


DIEMH & PHILLIPS, P.A.
CONSULTING ENGINEERS, LLC INC. & G.A.M.
1730 TRISTAR PLAZA, SUITE 200
FARMINGDALE, NY 11737
P.O. BOX 107
FARMINGDALE, NY 11737

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2025 JUL 15 10 51 AM
2025 JUL 15 10 51 AM



MEASUREMENTS, DISTANCES, BEARINGS

Lot Area: 5,326,694 sq. ft.
Total Area: 5,326,694 sq. ft.

Phase 1: 1,126,142 sq. ft.
Phase 2: 1,126,142 sq. ft.
Phase 3: 1,126,142 sq. ft.
Phase 4: 1,126,142 sq. ft.

Lot Dimensions:
1,000' x 800'
1,000' x 800'

DEED DATA

File No: 2025-01-15-1051

Address: 210 N. 11TH STREET, SUITE 200, WICHITA, KANSAS 67202

Owner: DIETL & PHILLIPS, P.A.

Subdivider: DIETL & PHILLIPS, P.A.

Plotted: 2025-01-15-1051

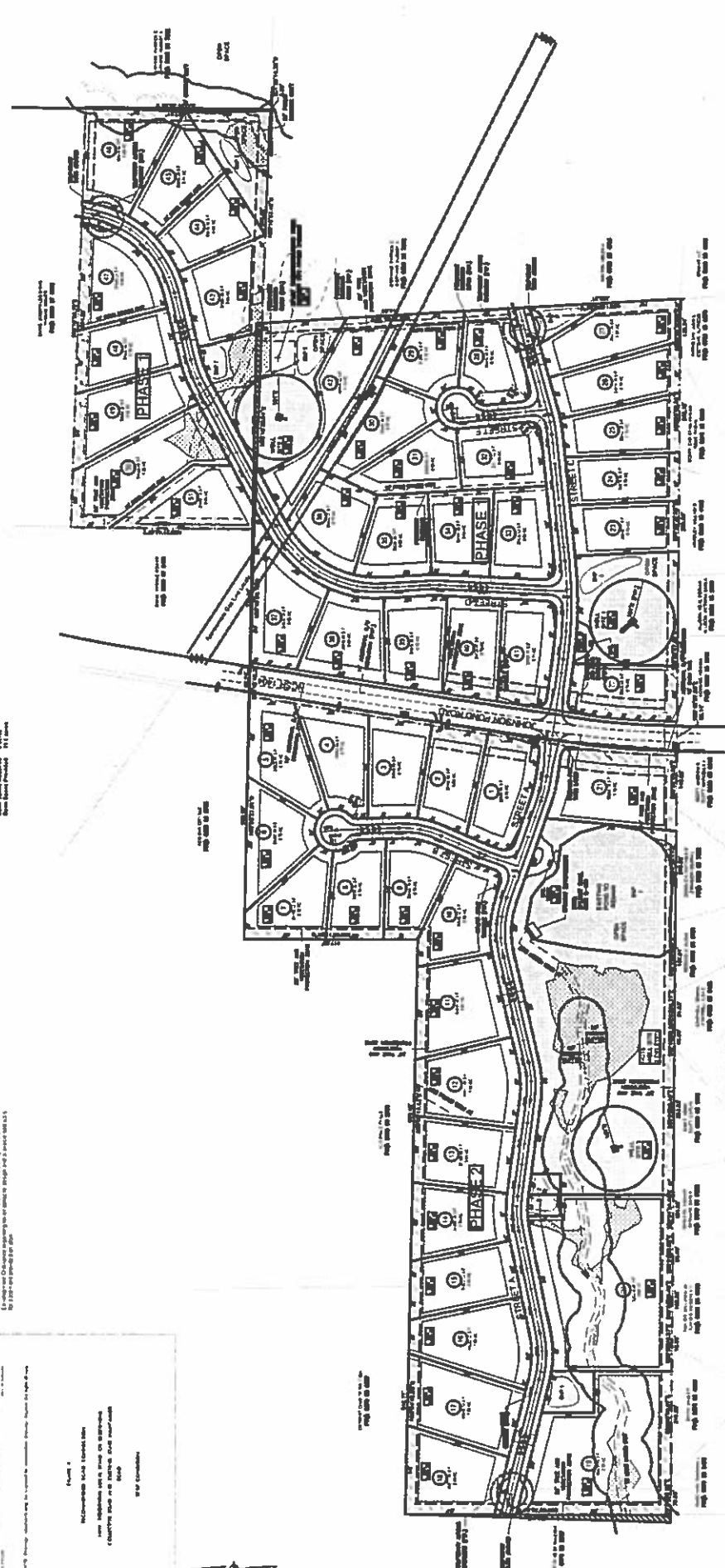
OPEN SPACE AND VEGETATION PROTECTION ZONE

MADE IMPROVEMENTS

REMARKS

Cont'd	Area	Value	Notes
1	0.00	0.00	
2	0.00	0.00	
3	0.00	0.00	
4	0.00	0.00	
5	0.00	0.00	
6	0.00	0.00	
7	0.00	0.00	
8	0.00	0.00	
9	0.00	0.00	
10	0.00	0.00	
11	0.00	0.00	
12	0.00	0.00	
13	0.00	0.00	
14	0.00	0.00	
15	0.00	0.00	
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26	0.00	0.00	
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29	0.00	0.00	
30	0.00	0.00	

1. This subdivision is subject to the provisions of the Subdivision Control Act, Chapter 16-0, K.S.A. 16-0-101 et seq., and the rules and regulations thereunder.
2. The subdivision is subject to the provisions of the Subdivision Control Act, Chapter 16-0, K.S.A. 16-0-101 et seq., and the rules and regulations thereunder.
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20. The subdivision is subject to the provisions of the Subdivision Control Act, Chapter 16-0, K.S.A. 16-0-101 et seq., and the rules and regulations thereunder.



STONEMAN MANOR
SUBDIVISION PLAN

DIETL & PHILLIPS, P.A.

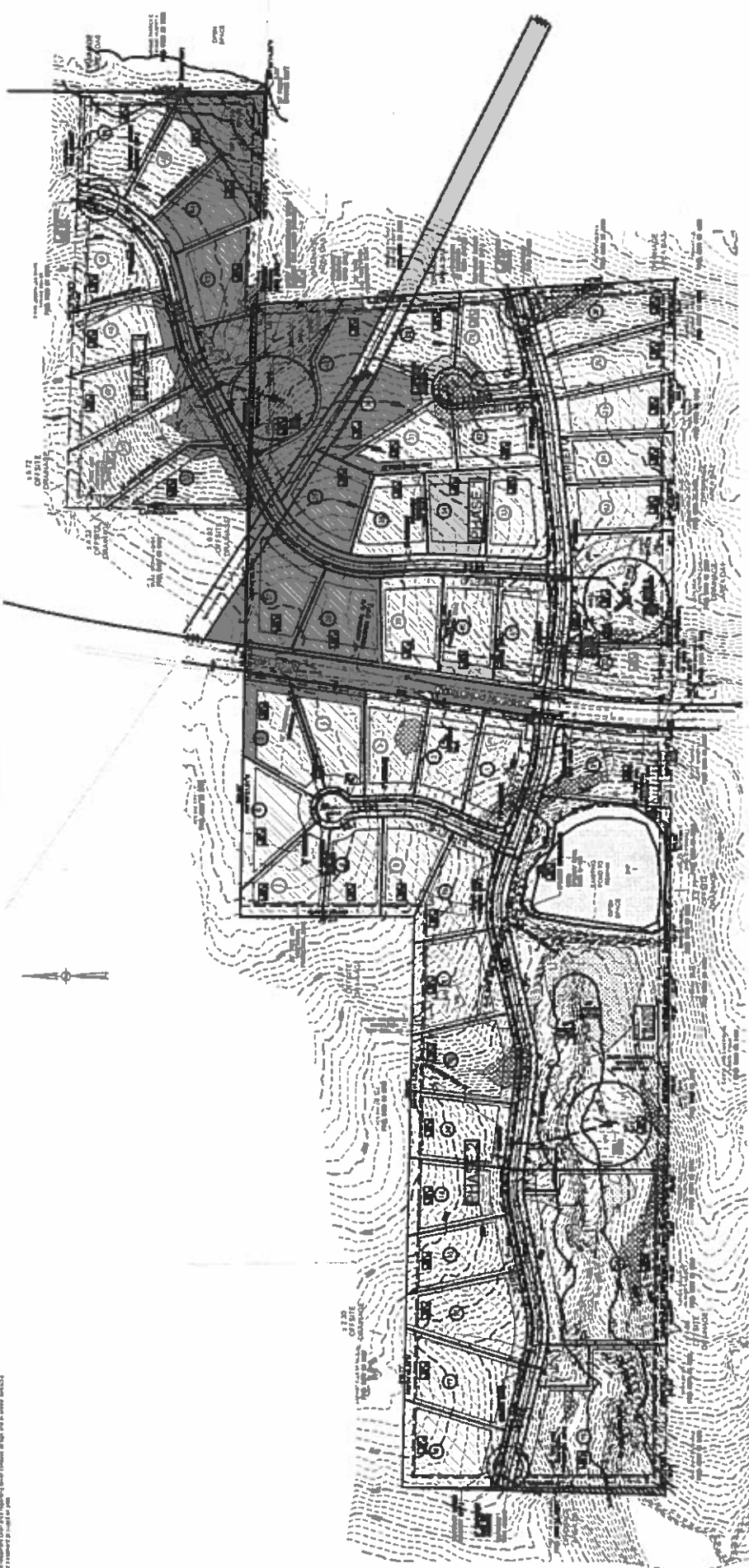


Legend

Area within 25' of utility lines, or 50' of water bodies, or 100' of wetlands, or 50' of flood zones, or 50' of other sensitive areas, shall be protected by installation of a suitable vegetation system. There shall be installation of any such vegetation system within 50' of any utility lines.

Area within 25' of a 24" or 30" water body, or 50' of a stream, or 100' of a wetland, or 50' of a flood zone, shall be protected by installation of a suitable vegetation system. There shall be installation of any such vegetation system within 50' of any utility lines.

UN Unavailable areas for subsurface utility systems.



Proposed Utility Alignment (Storm Drainage) - Project 2 - 11/2010

Table 1.1: Storm Drainage

Station	Flow (cfs)	Velocity (ft/sec)	Depth (ft)	Material
1+00.00	1.5	1.5	1.5	18" PVC
1+10.00	2.0	1.5	1.5	18" PVC
1+20.00	3.0	1.5	1.5	18" PVC
1+30.00	4.0	1.5	1.5	18" PVC
1+40.00	5.0	1.5	1.5	18" PVC
1+50.00	6.0	1.5	1.5	18" PVC
1+60.00	7.0	1.5	1.5	18" PVC
1+70.00	8.0	1.5	1.5	18" PVC
1+80.00	9.0	1.5	1.5	18" PVC
1+90.00	10.0	1.5	1.5	18" PVC
2+00.00	11.0	1.5	1.5	18" PVC
2+10.00	12.0	1.5	1.5	18" PVC
2+20.00	13.0	1.5	1.5	18" PVC
2+30.00	14.0	1.5	1.5	18" PVC
2+40.00	15.0	1.5	1.5	18" PVC
2+50.00	16.0	1.5	1.5	18" PVC
2+60.00	17.0	1.5	1.5	18" PVC
2+70.00	18.0	1.5	1.5	18" PVC
2+80.00	19.0	1.5	1.5	18" PVC
2+90.00	20.0	1.5	1.5	18" PVC
3+00.00	21.0	1.5	1.5	18" PVC
3+10.00	22.0	1.5	1.5	18" PVC
3+20.00	23.0	1.5	1.5	18" PVC
3+30.00	24.0	1.5	1.5	18" PVC
3+40.00	25.0	1.5	1.5	18" PVC
3+50.00	26.0	1.5	1.5	18" PVC
3+60.00	27.0	1.5	1.5	18" PVC
3+70.00	28.0	1.5	1.5	18" PVC
3+80.00	29.0	1.5	1.5	18" PVC
3+90.00	30.0	1.5	1.5	18" PVC

Open Space, Tree & Vegetative Protection Zone, Wetlands

Area #	Area Type	Area Description
1	Open Space	Area within 25' of utility lines
2	Tree & Vegetative Protection Zone	Area within 50' of utility lines
3	Wetlands	Area within 100' of wetlands

1. This plan was prepared under the supervision of the Professional Engineer and Professional Surveyor in the State of Connecticut, License No. 11217 and 11218 respectively.

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