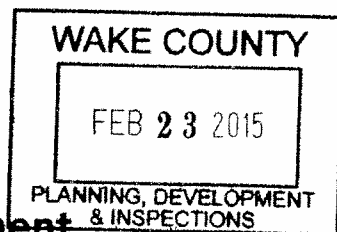




Planning, Development & Inspections



S-09-15

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 Oliver Pond

() 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: 0788792660
Address: 9313 Macon Road
Location: North side of Macon Road, at/between
(north, east, south, west) (street)
Macon Ridge and Sonsesta
(street) (street)
Total site area in square feet and acres: 1,633,500 square feet 37.5 acres
Zoning District(s) and Overlay Districts (if any) and land area within each: R-40 W

Conditions of any Conditional Use Zoning Districts: None
Present land use(s) Residential

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

Name: Lucille Zulick Oliver; Patricia Ann Oliver
Address: 9313 Macon Road
City: Raleigh State: NC Zip Code: 27613
E-mail Address: _____ FAX: _____
Telephone Number: _____

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

Name: William Hood – Jerry Turner and Associates, Inc.
Address: 905 Jones Franklin Road
City: Raleigh State: NC Zip Code: 27606
E-mail Address: whood@jerryturnerassoc.com FAX: 919 851 7547
Telephone Number: 919 851 7150 Relationship to Owner: Consultant

Proposal

Max. allowable lot density standard* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan): 1.0 per acre
Max. # of lots allowable*: 37.5 Proposed # of lots*: 20
Min. allowable lot area*: 40,000 sf Proposed min. lot area*: 40,000 sf
Average lot area*: 46,173 sf
Min. allowable lot width*: 110' ft Proposed min. lot width*: 110' 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]: 12.58 acres
 Proposed open space use(s) [by parcel]: For conservation and visual amenity for residents
 Proposed future development site area [by site]: N/A acres
 Proposed impervious surfaces area: 104,750 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 6% + _____ %
 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) ²	Est. traffic generated (ADT) ³
Macon Road	60'	20'	2	y		1200	149

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 (_____)

(X) community system (Aqua NC) () individual well(s)

Estimated total water demand: 9,600 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: Duke Energy Underground () yes (X) no

Natural gas service provided by: N/A

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

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

Fire protection provided by: Bayleaf Volunteer Fire Dept.

Miscellaneous

Generalized slope of site: Gently sloping to pond

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: existing pond to remain

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: N/A

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):

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: Patricia Dan Quinn Date: February 15, 2015

Signature: Quinn J. Quinn Date: February 15, 2015

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.

Oliver Pond Subdivision

Raleigh, North Carolina

Preliminary Subdivision Plan

Date: February 4, 2015

owner:

LUCILLE ZULICK OLIVER,
PATRICIA ANN OLIVER
9313 MACON ROAD
RALEIGH, NORTH CAROLINA 27613

developer:

MACON TRACTS LLC
905 JONES FRANKLIN ROAD
RALEIGH, NORTH CAROLINA 27606
919-870-1262

consultants:

Land Planning/Landscape Architecture:

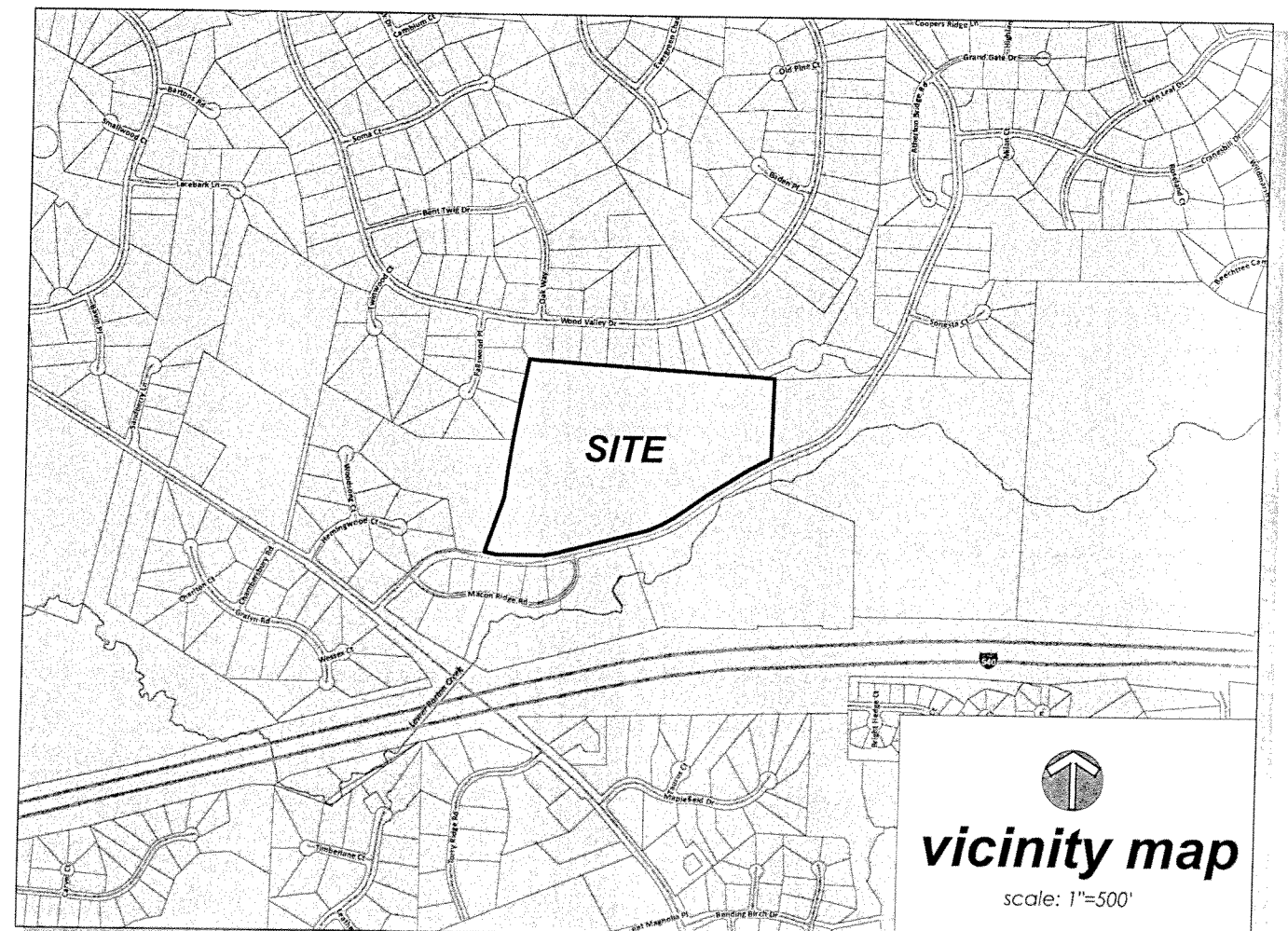
JERRY TURNER & ASSOC., INC.
905 JONES FRANKLIN ROAD
RALEIGH, NORTH CAROLINA 27606
919-851-7150

Civil Engineering:

WILLIAM C. PIVER, PE, LEED, AP
2709 SCOTTSDALE LANE
RALEIGH, NORTH CAROLINA 27613
919-880-4217

index

EXISTING CONDITIONS	EC-1
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UTILITY PLAN	C-1
UTILITY DETAILS	C-1.1
GRADING & EROSION CONTROL	C-2
STORMWATER PLAN	C-3





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Land Planning
Environmental Design

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277 S.E. 5th Avenue
Delray Beach, Florida 33483
(561) 276-0453 Fax: (561) 272-7593

PROJECT

Oliver Pond

Wake County, NC

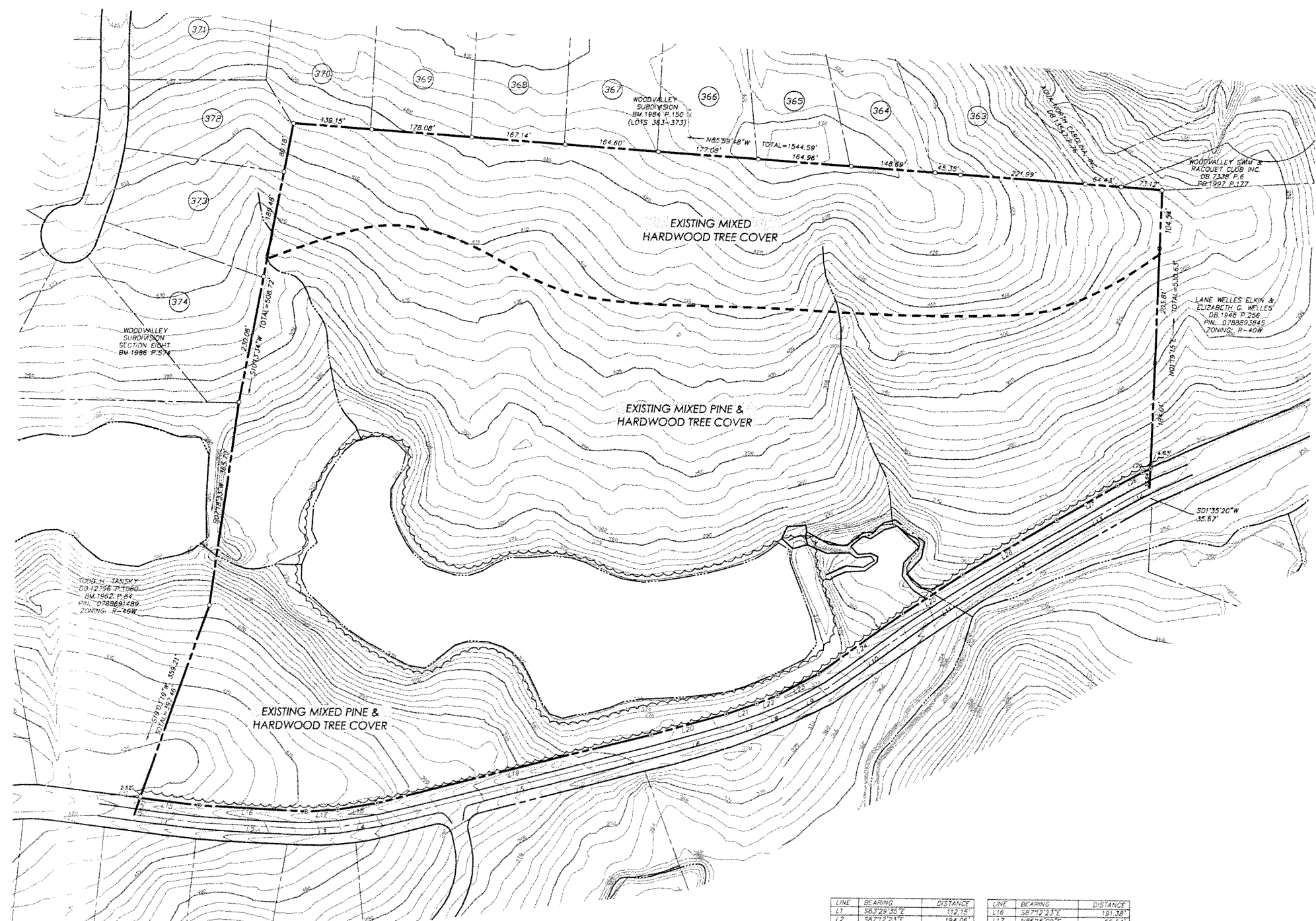
REVISIONS

DRAWN: RT CHECKED: WH
SCALE: 1"=100' DATE: 2/4/15

Existing Conditions

FILE NO: _____ JOB NO: _____
SEAL: _____ SHEET NO: _____

EC-1



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S83°29'35"E	172.18'	L16	S87°12'23"E	191.38'
L2	S87°12'23"E	194.08'	L17	N86°16'59"E	56.54'
L3	S86°16'09"W	59.77'	L18	S80°28'11"W	70.73'
L4	N80°28'11"E	72.89'	L19	S74°42'53"W	501.03'
L5	N79°42'53"E	502.69'	L20	S74°08'21"W	138.14'
L6	N74°08'21"E	139.49'	L21	S70°34'59"W	56.80'
L7	N70°34'59"E	55.68'	L22	N66°57'43"E	39.64'
L8	N66°57'43"E	42.04'	L23	S61°25'01"W	62.49'
L9	N61°25'01"E	65.93'	L24	S51°50'37"W	182.18'
L10	S51°50'37"W	181.56'	L25	S56°00'27"W	126.62'
L11	S56°00'27"E	126.28'	L26	S58°57'33"W	192.66'
L12	N58°57'33"E	191.76'	L27	N59°32'10"E	124.20'
L13	N59°32'10"E	123.47'	L28	N61°45'26"E	50.15'
L14	N61°45'26"E	48.87'	L29	N64°25'24"E	15.92'
L15	S63°29'35"E	104.50'			

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PROJECT

Oliver Pond

Wake County, NC

REVISIONS

DRAWN: RT CHECKED: WH
SCALE: DATE: 2/4/15
1"=100'

TITLE

Subdivision Layout Plan

FILE NO. JOB NO.

SEAL SHEET NO.

S-1

site data

WAKE CO PIN _____ 0788 79 2660
EXISTING ZONING _____ R-40W
AREA OF TRACT _____ 36.2 AC. (1,576,872 SF)
SINGLE FAMILY LOTS PROPOSED _____ 20 LOTS
MAXIMUM GROSS DENSITY _____ 1.0 DU/AC
PROPOSED GROSS DENSITY _____ 0.55 DU/AC
MINIMUM LOT AREA _____ 40,000 SF
AVERAGE LOT AREA _____ 46,173 SF
MINIMUM LOT WIDTH _____ 110'
LF OF PROPOSED PUBLIC STREETS _____ 1227'

setbacks

FRONT _____ 30'
REAR _____ 30'
SIDE _____ 15'
CORNER _____ 30'

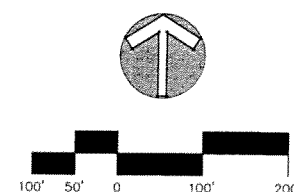
Impervious Surfaces

Roads: 25,700 SF (1.58%)
Roofs: 59,500 SF (3.62%)
Driveways: 17,000 SF (1%)
Sidewalks: 2,550 SF (0.2%)

Maximum Impervious per lot: 3,952.5 SF

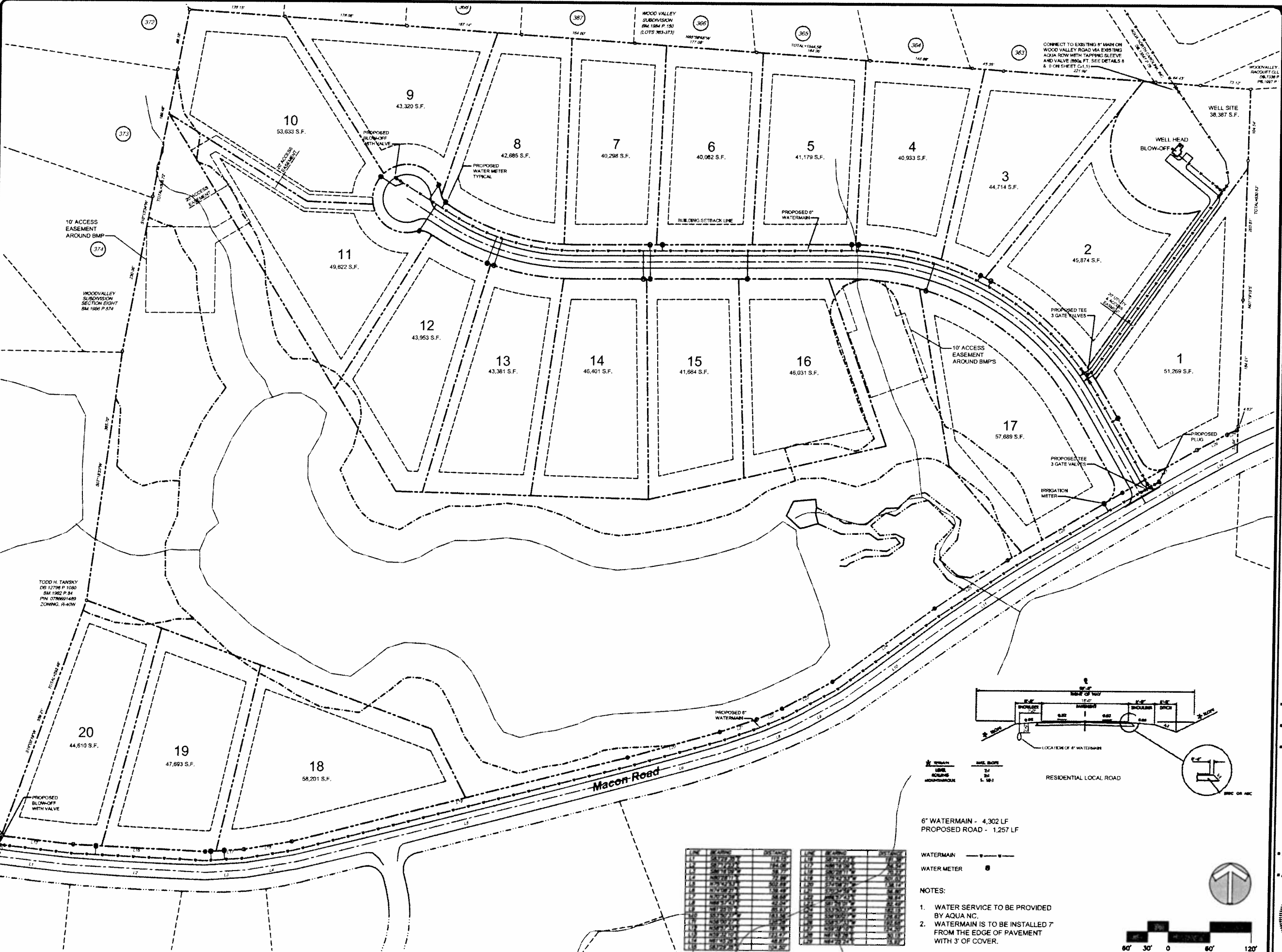


LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S83°29'35"E	112.18	L16	S87°12'23"E	191.38
L2	S87°12'23"E	194.06	L17	S88°16'09"E	56.54
L3	S88°16'09"E	69.77	L18	S89°28'11"W	70.27
L4	N80°28'11"E	22.80	L19	S75°42'53"W	501.03
L5	N75°42'53"E	602.68	L20	S74°08'21"W	138.14
L6	N74°08'21"E	138.48	L21	S70°34'59"W	56.80
L7	N70°34'59"E	58.68	L22	S66°57'43"E	39.64
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 Delray Beach, Florida 33483
 (561) 278-0453 Fax: (561) 272-7593


Olivers Pond

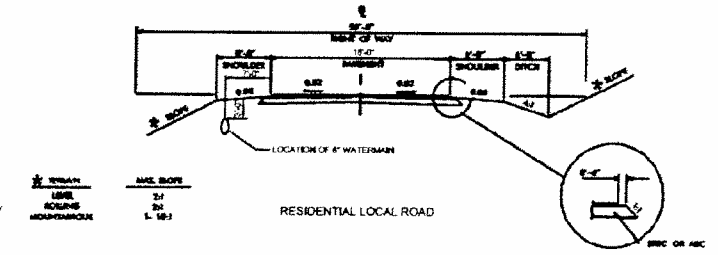
Wake County, NC

William C. Piver, PE
 2709 Scottsdale Lane
 Raleigh, NC 27613
 (919) 880-4217
 bill_piver@yahoo.com

DESIGN	CHECKED
SJB	WP
SCALE	DATE
1"=60'	2/4/15

Utility Plan

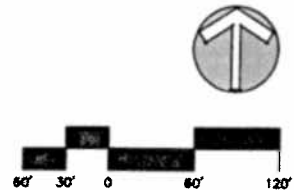
FILE NO. _____ JOB NO. _____
 SHEET NO. _____ SHEET TOTAL _____

C-1.0



6" WATERMAIN - 4,302 LF
 PROPOSED ROAD - 1,257 LF

WATERMAIN ———
 WATER METER ●

- NOTES:
- WATER SERVICE TO BE PROVIDED BY AQUA NC.
 - WATERMAIN IS TO BE INSTALLED 7' FROM THE EDGE OF PAVEMENT WITH 3' OF COVER.



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The drawings are organized into a grid of 24 sheets, each titled 'AQUA'. The sheets include:

- Sheet 1:** Cross-section of a pipe with a manhole. Notes include: '1. SEE NOTES ON SHEET 1 OF THIS SET FOR GENERAL NOTES.' '2. SEE NOTES ON SHEET 2 OF THIS SET FOR GENERAL NOTES.' '3. SEE NOTES ON SHEET 3 OF THIS SET FOR GENERAL NOTES.'
- Sheet 2:** Cross-section of a pipe with a manhole. Notes include: '1. SEE NOTES ON SHEET 1 OF THIS SET FOR GENERAL NOTES.' '2. SEE NOTES ON SHEET 2 OF THIS SET FOR GENERAL NOTES.' '3. SEE NOTES ON SHEET 3 OF THIS SET FOR GENERAL NOTES.'
- Sheet 3:** Cross-section of a pipe with a manhole. Notes include: '1. SEE NOTES ON SHEET 1 OF THIS SET FOR GENERAL NOTES.' '2. SEE NOTES ON SHEET 2 OF THIS SET FOR GENERAL NOTES.' '3. SEE NOTES ON SHEET 3 OF THIS SET FOR GENERAL NOTES.'
- Sheet 4:** Cross-section of a pipe with a manhole. Notes include: '1. SEE NOTES ON SHEET 1 OF THIS SET FOR GENERAL NOTES.' '2. SEE NOTES ON SHEET 2 OF THIS SET FOR GENERAL NOTES.' '3. SEE NOTES ON SHEET 3 OF THIS SET FOR GENERAL NOTES.'
- Sheet 5:** Cross-section of a pipe with a manhole. Notes include: '1. SEE NOTES ON SHEET 1 OF THIS SET FOR GENERAL NOTES.' '2. SEE NOTES ON SHEET 2 OF THIS SET FOR GENERAL NOTES.' '3. SEE NOTES ON SHEET 3 OF THIS SET FOR GENERAL NOTES.'
- Sheet 6:** Cross-section of a pipe with a manhole. Notes include: '1. SEE NOTES ON SHEET 1 OF THIS SET FOR GENERAL NOTES.' '2. SEE NOTES ON SHEET 2 OF THIS SET FOR GENERAL NOTES.' '3. SEE NOTES ON SHEET 3 OF THIS SET FOR GENERAL NOTES.'
- Sheet 7:** Cross-section of a pipe with a manhole. Notes include: '1. SEE NOTES ON SHEET 1 OF THIS SET FOR GENERAL NOTES.' '2. SEE NOTES ON SHEET 2 OF THIS SET FOR GENERAL NOTES.' '3. SEE NOTES ON SHEET 3 OF THIS SET FOR GENERAL NOTES.'
- Sheet 8:** Cross-section of a pipe with a manhole. Notes include: '1. SEE NOTES ON SHEET 1 OF THIS SET FOR GENERAL NOTES.' '2. SEE NOTES ON SHEET 2 OF THIS SET FOR GENERAL NOTES.' '3. SEE NOTES ON SHEET 3 OF THIS SET FOR GENERAL NOTES.'
- Sheet 9:** Cross-section of a pipe with a manhole. Notes include: '1. SEE NOTES ON SHEET 1 OF THIS SET FOR GENERAL NOTES.' '2. SEE NOTES ON SHEET 2 OF THIS SET FOR GENERAL NOTES.' '3. SEE NOTES ON SHEET 3 OF THIS SET FOR GENERAL NOTES.'
- Sheet 10:** Cross-section of a pipe with a manhole. Notes include: '1. SEE NOTES ON SHEET 1 OF THIS SET FOR GENERAL NOTES.' '2. SEE NOTES ON SHEET 2 OF THIS SET FOR GENERAL NOTES.' '3. SEE NOTES ON SHEET 3 OF THIS SET FOR GENERAL NOTES.'
- Sheet 11:** Cross-section of a pipe with a manhole. Notes include: '1. SEE NOTES ON SHEET 1 OF THIS SET FOR GENERAL NOTES.' '2. SEE NOTES ON SHEET 2 OF THIS SET FOR GENERAL NOTES.' '3. SEE NOTES ON SHEET 3 OF THIS SET FOR GENERAL NOTES.'
- Sheet 12:** Cross-section of a pipe with a manhole. Notes include: '1. SEE NOTES ON SHEET 1 OF THIS SET FOR GENERAL NOTES.' '2. SEE NOTES ON SHEET 2 OF THIS SET FOR GENERAL NOTES.' '3. SEE NOTES ON SHEET 3 OF THIS SET FOR GENERAL NOTES.'
- Sheet 13:** Cross-section of a pipe with a manhole. Notes include: '1. SEE NOTES ON SHEET 1 OF THIS SET FOR GENERAL NOTES.' '2. SEE NOTES ON SHEET 2 OF THIS SET FOR GENERAL NOTES.' '3. SEE NOTES ON SHEET 3 OF THIS SET FOR GENERAL NOTES.'
- Sheet 14:** Cross-section of a pipe with a manhole. Notes include: '1. SEE NOTES ON SHEET 1 OF THIS SET FOR GENERAL NOTES.' '2. SEE NOTES ON SHEET 2 OF THIS SET FOR GENERAL NOTES.' '3. SEE NOTES ON SHEET 3 OF THIS SET FOR GENERAL NOTES.'
- Sheet 15:** Cross-section of a pipe with a manhole. Notes include: '1. SEE NOTES ON SHEET 1 OF THIS SET FOR GENERAL NOTES.' '2. SEE NOTES ON SHEET 2 OF THIS SET FOR GENERAL NOTES.' '3. SEE NOTES ON SHEET 3 OF THIS SET FOR GENERAL NOTES.'
- Sheet 16:** Cross-section of a pipe with a manhole. Notes include: '1. SEE NOTES ON SHEET 1 OF THIS SET FOR GENERAL NOTES.' '2. SEE NOTES ON SHEET 2 OF THIS SET FOR GENERAL NOTES.' '3. SEE NOTES ON SHEET 3 OF THIS SET FOR GENERAL NOTES.'
- Sheet 17:** Cross-section of a pipe with a manhole. Notes include: '1. SEE NOTES ON SHEET 1 OF THIS SET FOR GENERAL NOTES.' '2. SEE NOTES ON SHEET 2 OF THIS SET FOR GENERAL NOTES.' '3. SEE NOTES ON SHEET 3 OF THIS SET FOR GENERAL NOTES.'
- Sheet 18:** Cross-section of a pipe with a manhole. Notes include: '1. SEE NOTES ON SHEET 1 OF THIS SET FOR GENERAL NOTES.' '2. SEE NOTES ON SHEET 2 OF THIS SET FOR GENERAL NOTES.' '3. SEE NOTES ON SHEET 3 OF THIS SET FOR GENERAL NOTES.'
- Sheet 19:** Cross-section of a pipe with a manhole. Notes include: '1. SEE NOTES ON SHEET 1 OF THIS SET FOR GENERAL NOTES.' '2. SEE NOTES ON SHEET 2 OF THIS SET FOR GENERAL NOTES.' '3. SEE NOTES ON SHEET 3 OF THIS SET FOR GENERAL NOTES.'
- Sheet 20:** Cross-section of a pipe with a manhole. Notes include: '1. SEE NOTES ON SHEET 1 OF THIS SET FOR GENERAL NOTES.' '2. SEE NOTES ON SHEET 2 OF THIS SET FOR GENERAL NOTES.' '3. SEE NOTES ON SHEET 3 OF THIS SET FOR GENERAL NOTES.'
- Sheet 21:** Cross-section of a pipe with a manhole. Notes include: '1. SEE NOTES ON SHEET 1 OF THIS SET FOR GENERAL NOTES.' '2. SEE NOTES ON SHEET 2 OF THIS SET FOR GENERAL NOTES.' '3. SEE NOTES ON SHEET 3 OF THIS SET FOR GENERAL NOTES.'
- Sheet 22:** Cross-section of a pipe with a manhole. Notes include: '1. SEE NOTES ON SHEET 1 OF THIS SET FOR GENERAL NOTES.' '2. SEE NOTES ON SHEET 2 OF THIS SET FOR GENERAL NOTES.' '3. SEE NOTES ON SHEET 3 OF THIS SET FOR GENERAL NOTES.'
- Sheet 23:** Cross-section of a pipe with a manhole. Notes include: '1. SEE NOTES ON SHEET 1 OF THIS SET FOR GENERAL NOTES.' '2. SEE NOTES ON SHEET 2 OF THIS SET FOR GENERAL NOTES.' '3. SEE NOTES ON SHEET 3 OF THIS SET FOR GENERAL NOTES.'
- Sheet 24:** Cross-section of a pipe with a manhole. Notes include: '1. SEE NOTES ON SHEET 1 OF THIS SET FOR GENERAL NOTES.' '2. SEE NOTES ON SHEET 2 OF THIS SET FOR GENERAL NOTES.' '3. SEE NOTES ON SHEET 3 OF THIS SET FOR GENERAL NOTES.'



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Olivers Pond

Wake County, NC

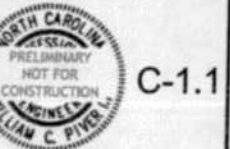
William C. Piver, PE
 2709 Scottsdale Lane
 Raleigh, NC 27613
 (919) 880-4217
 bill_piver@yahoo.com

COR 2nd Review Cycle Comments 12/01/14

DESIGN	CHECKED
SUB	WP
SCALE	DATS
NTS	2/4/15
TITLE	

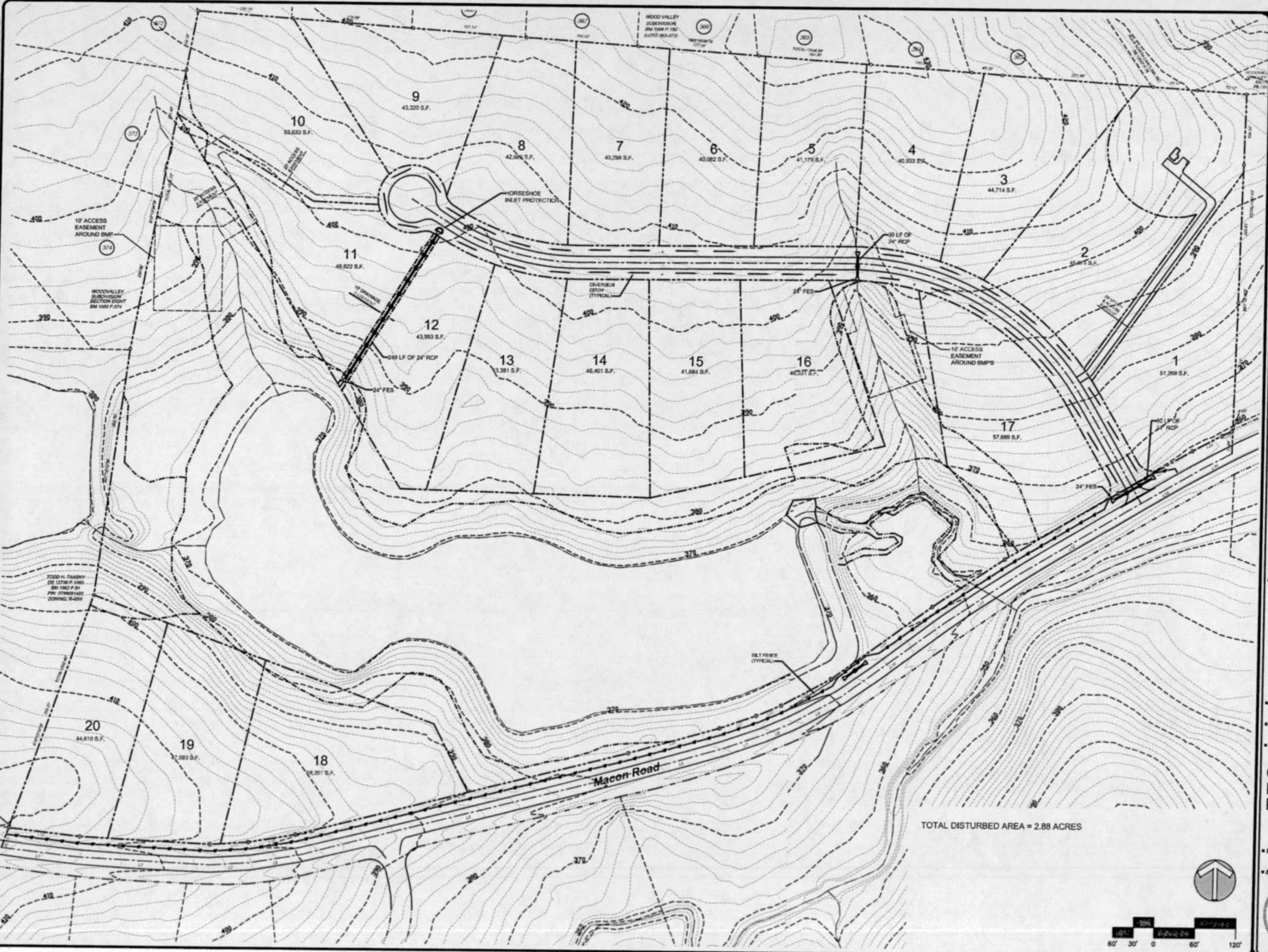
Utility Details

FILE NO. _____ JOB NO. _____
 SEAL SHEET NO. _____



C-1.1

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TOTAL DISTURBED AREA = 2.88 ACRES



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PROJECT

Olivers Pond

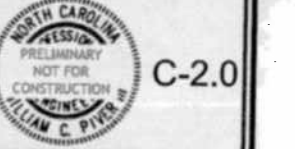
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bill_piver@yahoo.com

DESIGNED	CHECKED
SJB	WP
SCALE	DATE
1"=60'	2/4/15

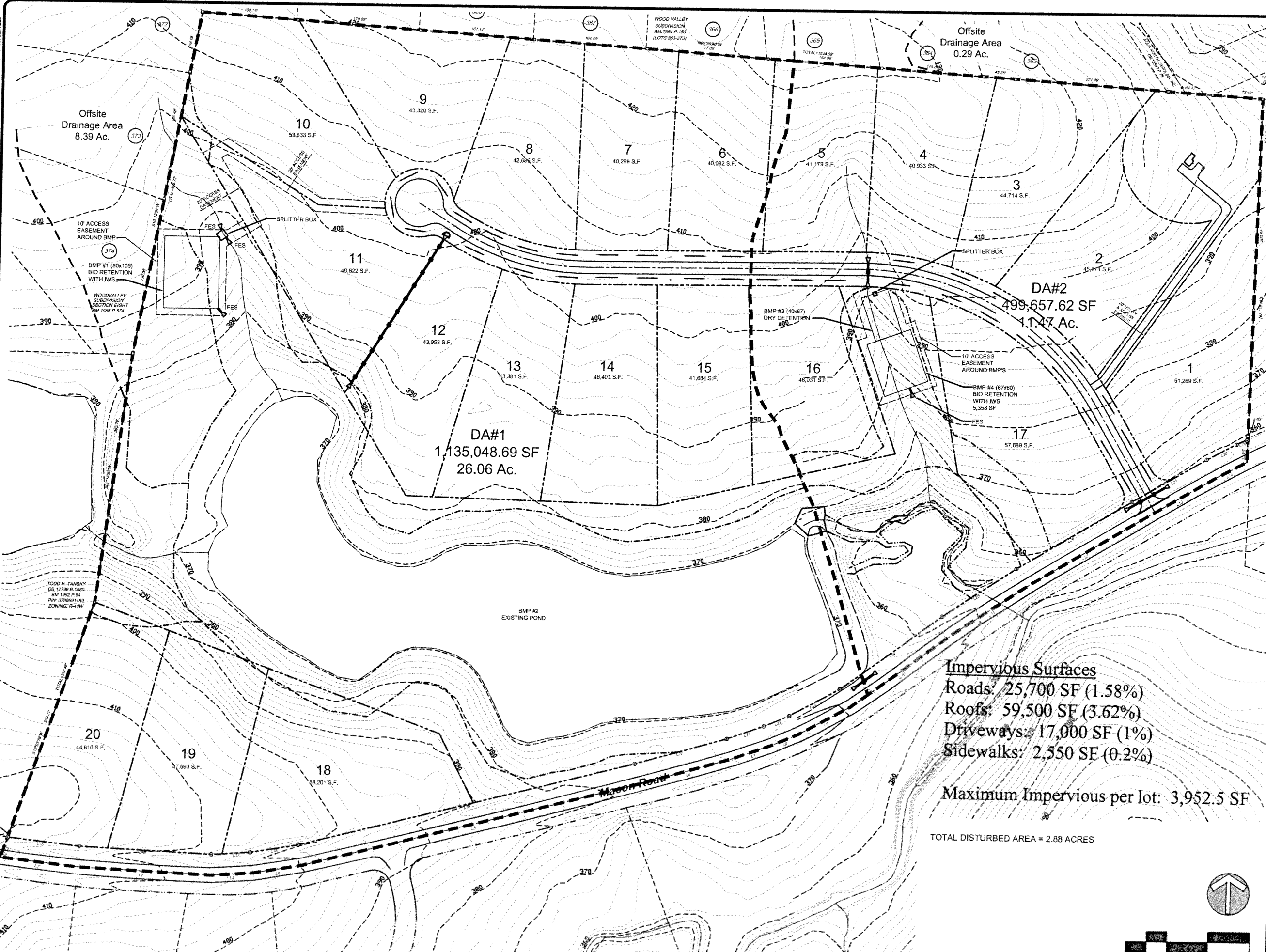
Grading & Erosion Control Plan

FILE NO. _____ JOB NO. _____
SHEET NO. _____



C-2.0

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Impervious Surfaces
 Roads: 25,700 SF (1.58%)
 Roofs: 59,500 SF (3.62%)
 Driveways: 17,000 SF (1%)
 Sidewalks: 2,550 SF (0.2%)

Maximum Impervious per lot: 3,952.5 SF

TOTAL DISTURBED AREA = 2.88 ACRES



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PROJECT

Olivers Pond

Wake County, NC

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 2709 Scottsdale Lane
 Raleigh, NC 27613
 (919) 880-4217
 bill_piver@yahoo.com

REVISIONS

DESIGN: SJB
 CHECKED: WP
 SCALE: 1"=60'
 DATE: 2/4/15

Stormwater Plan

FILE NO. _____ JOB NO. _____

SEAL SHEET NO. _____

