



**PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION**

File #  
Fee \$800.00  
Amt 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**

JOHNSON POINTE

( ) cluster subdivision (X) tot-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: 067B.03-30-0618

Address: 6213 JOHNSON POND RD

Location: N side of JOHNSON POND RD, at between  
(north, east, south, west) (street)

JOHNSON POND RD and AD MILLS RD  
(street) (street)

Total site area in square feet and acres: 1,402,303 square feet 32.192 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): FARM LAND

**Property Owner**

Name: TINGEN BROADWELL FAMILY, L.L.C.

Address: 2105 N. MAIN ST

City: FURRAY-VARINA State: NC Zip Code: 27526

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

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

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

Name: WAYNE MAULDIN / MAULDIN-WATKINS SURVEYING

Address: P.O. Box 444

City: FURRAY-VARINA State: NC Zip Code: 27526

E-mail Address: MWSURVY@EARTHINK.NET FAX: 552-1466

Telephone Number: 552-9326 Relationship to Owner: SURVYOR

**Proposal**

Max. allowable lot density standard\* (see Sec. 3-4 (Table 1)): 1.45  
 Max. # of lots allowable\*: 46.67 Proposed # of lots\*: 23  
 Min. allowable lot area\*: 30,000 sf Proposed min. lot area\*: 30,010 sf  
 Average lot area\*: 58,187 sf  
 Min. allowable lot width\*: 95 ft Proposed min. lot width\*: 97 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: \_\_\_\_\_ 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: 21,591 sf  
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 13.03 %  
 Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 4.02 acres  
 within floodway: \_\_\_\_\_ 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) 896,650 Total # of proposed lots 23 Total # of acres 84.82

Calculate both: Estimate of recreation area required: 32.192  
 Estimate of recreation fee required: \$ 6,953.74

\*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: 2 - 1

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>Johnson Pond Rd</u>	<u>60</u>	<u>20</u>	<u>2</u>	<u>Y</u>			
<u>Old Mills Rd</u>	<u>60</u>	<u>20</u>	<u>2</u>	<u>Y</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 ( TOFU )

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

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

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

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

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

Solid waste collection provided by: \_\_\_\_\_

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

Natural gas service provided by: \_\_\_\_\_

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

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

Fire protection provided by: \_\_\_\_\_

**Miscellaneous**

Generalized slope of site: SLOW ROLLING

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

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 TOFU

( ) 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):

GARNER - FURNAY AREA



