



APPLICATION FOR PRELIMINARY SUBDIVISION PLAN APPROVAL

File No.

(Rev. # )

Complete with required information (write "n/a" if information not applicable to proposal).

Note: The Wake County Subdivision Ordinance and Land Use Plan may be viewed from the Planning Department's web site: www.co.wake.nc.us/planning.

Name of Subdivision

Johnson Pond West Subdivision

(x) cluster subdivision ( ) lot-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? N/A

Property

Parcel Identification Number: 0678.03-43-5261; 0678.03-32-8320; PORTION OF 0678.03-44-7137

Address: Johnson Pond Road

Location: West side of Johnson Pond Road (SR1404), at/between

Hilltop-Needmore Rd. SR(1393) and Old Mills Road (SR 1421)

Total site area: 35.86 Ac. sf

Zoning District(s) and land area within each: R-30 (All)

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): Vacant

Property Owner

Name: MacGregor Development Co.

Address: 201 Shannon Oaks Circle, Suite 201

City: Cary State: NC Zip Code: 27511

E-mail Address: jradman@macgregordev.com FAX: 919-465-3383

Telephone Number: 919-465-3312

Applicant (person to whom all correspondence will be sent)

Name: Withers & Ravenel, Inc.

Address: 111 Mackenan Drive

City: Cary State: NC Zip Code: 27511

E-mail Address: bhart@withersravenel.com FAX: 919-467-6008

Telephone Number: 919-469-3340 Relationship to Owner: Engineer

**Proposal**

Max. lot density standard\* (see Sec. 3-4 (Table 1)): 1.45  
 Max. no. of lots\*: 52 Proposed no. of lots\*: 52  
 Min. lot area\*: 12,000 sf Proposed min. lot area\*: 12,000 sf  
 Average lot area\*: 18,400 sf  
 Min. lot width\*: 60 ft Proposed min. lot width\*: 60 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: 3.59 acres  
 Proposed open space area [by parcel]: 6.39 acres  
 Proposed open space use(s) [by parcel]: Natural area/passive recreation  
 Proposed future development site area [by site]: ∅ acres  
 Proposed impervious surfaces area: 232,650 SF sf  
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 14.9 %  
 Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 4.23 acres  
 w/in floodway: N/A acres

**Recreation Ordinance**

Method of complying with Recreation Ordinance\*:

         Dedication          Reservation  Fee in lieu

(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 in lieu is used, then the equivalent value is used. Example 25 acres with a tax value of \$120,000 being subdivided into 20 lots would dedicate .57 acres or pay a \$2742.86 fee)

Tax Value of property (Land Only) \$172,410 Total Number of Proposed Lots 52  
 Total Number of Acres 14.99 Estimate Recreation Area Req. 1.49 Ac. (\*) \$ 17,137.49 (or fee)  
 \* (Imaps shows that tax value for 20.36 Ac. parcel is under review)

\*(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 no. of access points along each: Johnson Pond Road (SR 1404)

Name of access or adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Traffic capacity (average daily trips - ADT) <sup>1</sup>	Traffic volume (ADT) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
Johnson Pond Rd.	65'	20' ±	2	Yes			498

<sup>1</sup> See 1994 Wake County Thoroughfare Plan Appendix or NCDOT Statewide Planning Branch

<sup>2</sup> See CAMPO web site (www.raleigh-nc.org/campo/trafcnt/98trfcnt.html) or NCDOT Traffic Survey Unit

<sup>3</sup> Base on ITE ratios - ratio used for estimate (e.g., x trips per y sf) 9.57 trips/D.U. \* 52 D.U. = 498 trips.

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

Type of vehicle: N/A ADT: ∅

Type of vehicle: \_\_\_\_\_ ADT: \_\_\_\_\_

**Utilities and Services:**

Water supply provided by: ( ) municipal system ( \_\_\_\_\_ )

() <sup>Lots 20-92</sup> community system (Tie to Crooked Creek Community Water) () individual well(s) - Lots 1-19

Est. total water demand: 18,720 gpd

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

() community system (Tie to Crooked Creek Community Sewer) ( ) individual on-site system

Est. total wastewater discharge 18,720 gpd

Solid waste collection provided by: Private Collection Service

Electrical service provided by: CP&L Underground () yes ( ) no

Natural gas service provided by: PSNC

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

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

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

**Miscellaneous:**

Generalized slope of site Generally rolling with slopes from about 3% - 8%.

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

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):

Residential 1-4 units/acre.

The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto), and authorize(s) on-site review by authorized staff.

Signature: Crooked Creek Residential Properties LLC Date: 05/27/03

Signature: [Signature] V.P. MacGregor Development Co Date: \_\_\_\_\_

Signature: ADMINISTRATIVE MEMBER 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: *withers & Ravenel, Inc.*  
Bradley D. Hart Date: 5/27/03

# PRELIMINARY SUBDIVISION PLANS FOR JOHNSON POND WEST WAKE COUNTY, NC WAKE COUNTY PROJECT # S-56-02



**WITHERS & RAVENEL**

ENGINEERS | PLANNERS | SURVEYORS

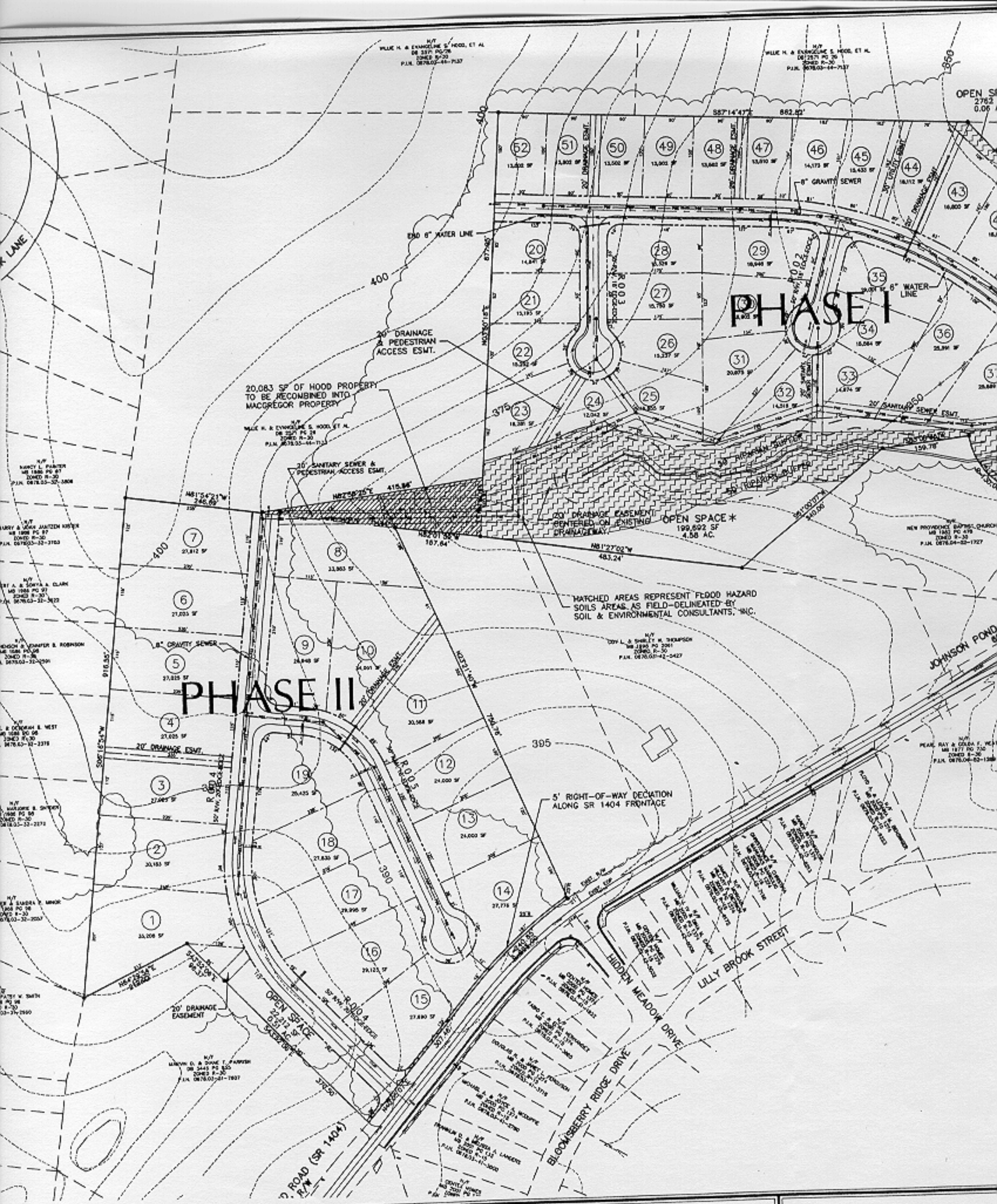
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**JOHNSON POND WEST  
WAKE COUNTY, NC**

**PRELIMINARY SUBDIVISION PLAN**

1"=100'  
/20/22  
2021/09



Date	By	Designer	W&R	Scale
1/13/03	BOH			1"=100'
2/25/03	BOH			
5/22/03	BOH			
Drawn By		BOH		Date
Checked By		BOH		11/20/02
				Job No.
				202109

JOHNSON POND WEST  
WAKE COUNTY, NC

PRELIMINARY