



# PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File #	S-42-04
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

Brighton Forest

cluster subdivision     lot-by-lot subdivision

Has a preliminary plan previously been approved for subdivision of this site?  Yes  No

If yes, when and under what name? \_\_\_\_\_

### Property

Parcel Identification Number: 0679911742; 0688085618

Address: 4637 Johnson Pond Road; 0 Lake Wheeler Road

Location: South side of Johnson Pond Road, at/between  
(north, east, south, west) (street)

Belle Lake Road and Ten Ten Road  
(street) (street)

Total site area in square feet and acres: 12,460,338 square feet 286.05 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): Vacant

### Property Owner

Name: FMRK, LLC, Attn: Tommy Fonville

Address: 1000 St. Albans Drive, Suite 400

City: Raleigh State: NC Zip Code: 27609

E-mail Address: \_\_\_\_\_ FAX: 785-4401

Telephone Number: 781-7074

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

Name: Jim Canfield, PE

Address: 111 MacKenan Drive

City: Cary State: NC Zip Code: 27511

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

Telephone Number: 469-3340 Relationship to Owner: Engineer

**Proposal**

Max. allowable lot density standard\* (see Sec. 3-4 (Table 1)): 1.45 lot/AC

Max. # of lots allowable\*: 414 Proposed # of lots\*: 404

Min. allowable lot area\*: 12,000 sf Proposed min. lot area\*: 12,005 sf

Average lot area\*: 23,127 sf

Min. allowable 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)): (X) 10 % ( ) 25 % of site area

Min. open space area: 28.61 acres

Proposed open space area [by parcel]: 116.03 acres

Proposed open space use(s) [by parcel]: Common Open Space/Neighborhood Rec Area

Proposed future development site area [by site]: 0 acres

Proposed impervious surfaces area: 1,869,051 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 15 %

Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 71.76 acres  
within floodway: \_\_\_\_\_ acres

**Recreation Ordinance**

Method of complying with Recreation Ordinance\*: onsite Recreation Center for residents  
\_\_\_\_\_ dedication X 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) \_\_\_\_\_ Total # of proposed lots \_\_\_\_\_ Total # of acres \_\_\_\_\_

Calculate both: Estimate of recreation area required: \_\_\_\_\_

Estimate of recreation fee required: \_\_\_\_\_

\*Wake County Parks, Recreation and Open Space Staff and/or Subdivision Administration Staff will determine which option will be allowed.

**Vehicular Access REFER TO TIA**

Names of access street(s) and number of access points along each: Johnson Pond Road (1)

Thurrock Drive(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 <sup>1</sup>	Traffic volume (ADT) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
Johnson Pond Road	60	22	2	Y	15,000	6,500	2,700
Thurrock Drive	50	20	2	Y	5,000	50	300

<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: (X) municipal system ( Town of Fuquay-Varina )

(X) community system ( operated by Heater Utilities, Inc. ) ( ) individual well(s)

Estimated total water demand: 161,600 gpd

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

(X) community system – specify type( package sewer plant ) ( ) individual on-site system

Estimated total wastewater discharge: 117,000 gpd

Solid waste collection provided by: Private

Electrical service provided by: Progress Energy Underground (X) yes ( ) no

Natural gas service provided by: PSNC

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

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

Fire protection provided by: Wake County District 23 provider

**Miscellaneous**

Generalized slope of site: Rolling

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: Flood plain area along Middle Creek with associated wildlife habitat.

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 \_\_\_\_\_

(X) Long-Range Urban Services Area Fuquay-Varina

( ) Non-Urban Area/Water Supply Watershed \_\_\_\_\_

( ) Non-Urban Area

Land Use Classification(s) (Note Area Land Use Plan, if applicable):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_





LINE	LINE TYPE	BEARING	DISTANCE	CHANG. BEARING	ANG.	CHANG.	BEARING	DISTANCE
1100		S42°27'41"W	40.18	C1	280.00	775.44	218.50	301.83
1101		N10°19'04"E	407.39	C1	650.00	281.81	118.50	302.14
1102		N75°23'30"W	1819.54	C1	300.00	184.30	190.00	302.84
1103		N00°00'00"W	100.27	C1	650.00	224.61	220.00	302.84
1104		N88°38'23"E	117.00	C1	64.84	172.80	109.80	302.84
1105		N88°38'23"E	117.00	C1	150.00	58.29	133.00	302.84
1106		S28°34'42"E	316.83	C1	224.00	333.45	308.31	302.84
1107		S8°31'17"E	78.81	C1	200.00	218.43	214.21	302.84
1108		N88°31'17"E	78.81	C1	200.00	218.43	214.21	302.84
1109		S88°31'17"E	78.81	C1	600.00	33.27	33.00	302.84
1110		S00°00'00"W	100.27	C1	24.00	11.84	12.00	302.84
1111		S87°26'00"W	284.07	C1	650.00	73.89	73.50	302.84
1112		S87°26'00"W	284.07	C1	150.00	438.81	387.00	302.84
1113		S88°31'17"E	78.81	C1	750.00	203.83	203.00	302.84
1114		N88°31'17"E	78.81	C1	600.00	238.79	237.71	302.84
1115		N88°31'17"E	78.81	C1	600.00	238.79	237.71	302.84
1116		N00°00'00"W	100.27	C1	700.00	417.80	417.00	302.84
1117		S00°00'00"W	100.27	C1	300.00	338.82	318.71	302.84
1118		N88°31'17"E	78.81	C1	600.00	280.43	280.00	302.84
1119		N88°31'17"E	78.81	C1	600.00	177.05	183.71	302.84
1120		N44°24'18"E	379.05	C1	470.00	417.87	378.84	302.84
1121		S75°23'30"W	1819.54	C1	650.00	100.10	100.00	302.84
1122		S14°14'14"E	78.81	C1	650.00	100.10	100.00	302.84
1123		S10°02'12"E	833.84	C1	480.00	288.18	284.12	302.84
1124		S10°02'12"E	833.84	C1	150.00	238.82	213.10	302.84
1125		N14°14'14"E	108.07	C1	300.00	428.88	401.11	302.84
1126		S00°00'00"W	100.27	C1	150.00	238.82	213.10	302.84
1127		S00°00'00"W	100.27	C1	300.00	301.82	299.00	302.84
1128		S88°31'17"E	78.81	C1	300.00	188.88	187.00	302.84
1129		S75°23'30"W	1819.54	C1	330.00	211.84	211.71	302.84
1130		N14°14'14"E	108.07	C1	600.00	83.33	83.00	302.84
1131		N14°14'14"E	108.07	C1	600.00	83.33	83.00	302.84
1132		N14°14'14"E	108.07	C1	600.00	83.33	83.00	302.84
1133		N14°14'14"E	108.07	C1	600.00	83.33	83.00	302.84
1134		N14°14'14"E	108.07	C1	600.00	83.33	83.00	302.84
1135		N14°14'14"E	108.07	C1	600.00	83.33	83.00	302.84
1136		N14°14'14"E	108.07	C1	600.00	83.33	83.00	302.84
1137		N14°14'14"E	108.07	C1	600.00	83.33	83.00	302.84
1138		N14°14'14"E	108.07	C1	600.00	83.33	83.00	302.84
1139		N14°14'14"E	108.07	C1	600.00	83.33	83.00	302.84
1140		N14°14'14"E	108.07	C1	600.00	83.33	83.00	302.84
1141		N14°14'14"E	108.07	C1	600.00	83.33	83.00	302.84
1142		N14°14'14"E	108.07	C1	600.00	83.33	83.00	302.84
1143		N14°14'14"E	108.07	C1	600.00	83.33	83.00	302.84
1144		N14°14'14"E	108.07	C1	600.00	83.33	83.00	302.84
1145		N14°14'14"E	108.07	C1	600.00	83.33	83.00	302.84

**IMPERVIOUS SURFACE CALCULATIONS**

TOTAL AREA: 286.05 AC  
 15% (MAX. ALLOWABLE IMPERVIOUS): 42,908 AC, 1,869,051 SF  
 IMPERVIOUS AREA IN PROPOSED ROADWAYS: 512,673 SF  
 IMPERVIOUS AREA IN WWYP & ACCESS ROAD: 12,500 SF  
 IMPERVIOUS AREA IN RECREATION AREA: 75,000 SF  
 REMAINING IMPERVIOUS AREA FOR LOTS: 1,278,878 SF  
 MAX IMPERVIOUS AREA FOR EACH LOT (1,278,878/404): 3,165 SF

**SETBACKS: CLUSTER**

	REGULAR R-30	CLUSTER R-30
FRONT	30'	15'
SIDE	10'	5'
CORNER SIDE	30'	15'
REAR	30'	15'

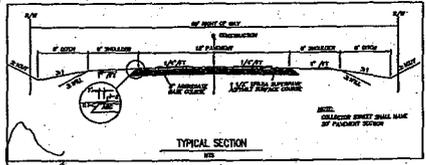
**FEMA/FLOOD HAZARD SOILS NOTES**

FEMA flood plain on this property is shown per FEMA FIRM # 37183D010E, dated March 5, 1992.

Flood studies shall be submitted and approved by Wake County as required.

There shall be no filling or the erection of permanent structures in the area of Wake County flood hazard or Federal Emergency Management Agency zones until a flood study is approved by Wake County or FEMA.

Before accepting a building permit for lots located within an S-1A buffer, the holder may need to obtain a flood hazard area map from Wake County Environmental Services. The public's engineer, drafter and/or architect (as appropriate) must certify that all building modifications are in accordance with the Flood Hazard Area Study of Federal Emergency Management Agency (FEMA) 100 year flood zones and a flood study is approved by Wake County or FEMA.



**SITE DATA:**

EXISTING PROPERTY INFORMATION		TOTAL	
TRACT A	TRACT B		
DEED BOOK, PAGE NUMBER	DB 0078 PG 1445	DB 0078 PG 1445	
PAR #:	0688-08-018	0679-01-1742	
ADDRESS	JOHNSON FORD ROAD	JOHNSON FORD ROAD	
EXISTING USE	VACANT	VACANT	
ACREAGE	284.38 AC	1.69 AC	286.05 AC

WAKE COUNTY PROJECT #	S-XX-XX	TOTAL
PROJECT NAME	BRIGHTON FOREST	
DEVELOPER:	FURK, LLC 1000 St. Albans Drive, Suite 400 Raleigh, NC 27609	COMBINARY PROPERTIES
TOTAL ACREAGE	286.05 AC	
WATERSHED	MIDDLE CREEK	
ZONING	R-30	
AREA IN PUBLIC ROAD R/W	67.09 AC	
MAXIMUM LOTS ALLOWED (PER ZONING)	412 LOTS	
DWELLING UNITS/LOTS PROPOSED	404 LOTS	
MINIMUM LOT WIDTH	75 FT	
MINIMUM LOT SIZE	12,000 SF	
AVERAGE LOT SIZE	14,300 SF	
OPEN SPACE PROVIDED	116.83 AC	
OPEN SPACE REQUIRED	28.61 AC	
LINEAR FEET OF PUBLIC ROADS	21,635 LF	

- NOTES:**
1. Lots will have public water provided by Fagopy Vortex via bulk water contract agreement. The water system will meet state standards for community water systems and will be constructed with the Town of Fagopy Vortex standards.
  2. Meigs River Erosion Buffers and wetlands have been field located by Soil & Environmental Consultants (SEC) and located by Withers and Ravenel.
  3. This subdivision will be developed according to Wake County Subdivision cluster requirements.
  4. This subdivision will comply with Wake County Soil & Erosion Control measures.
  5. The subdivision roads are public and will be maintained by NCDOT.
  6. All construction shall be performed in accordance with current NCDOT Standards and Specifications.
  7. Base information (property lines) was obtained from a field survey by Dewberry & Davis. Topography was obtained electronically from Wake County GIS.
  8. The open space will be used for active and/or passive outdoor recreation opportunities. The areas of open space that exclude buffers shall be used for conservation and protection of significant natural areas. Open space shall be maintained by the HOA.
  9. Maximum impervious surface will be 15% (without stormwater management practices) based on the overall site. If maximum limit of 15% is exceeded, stormwater management practices will be implemented for the portion above the allowable.
  10. No lots shall have access off Johnson Ford Road unless approved by NCDOT & Wake County.
  11. All necessary permits and approvals will be obtained from NCDOT and USACE for this project including proposed roadway crossings.
  12. Meigs River Buffers will be protected and maintained according to State regulations.
  13. Sanitary sewer shall be provided for the project via a proposed package treatment plant. An existing discharge permit exists for the property.
  14. (NPDES PERMIT NC006150, dated 10/16/03 for 17,000 gpd). A flow reduction permit will be required from NCDOT-OWD for the maximum number of lots.
  15. Pavement sections shall be 18' edge to edge unless noted otherwise.



**PRELIMINARY**  
NOT APPROVED FOR CONSTRUCTION



No.	Revision	Date	By	Design	Scale

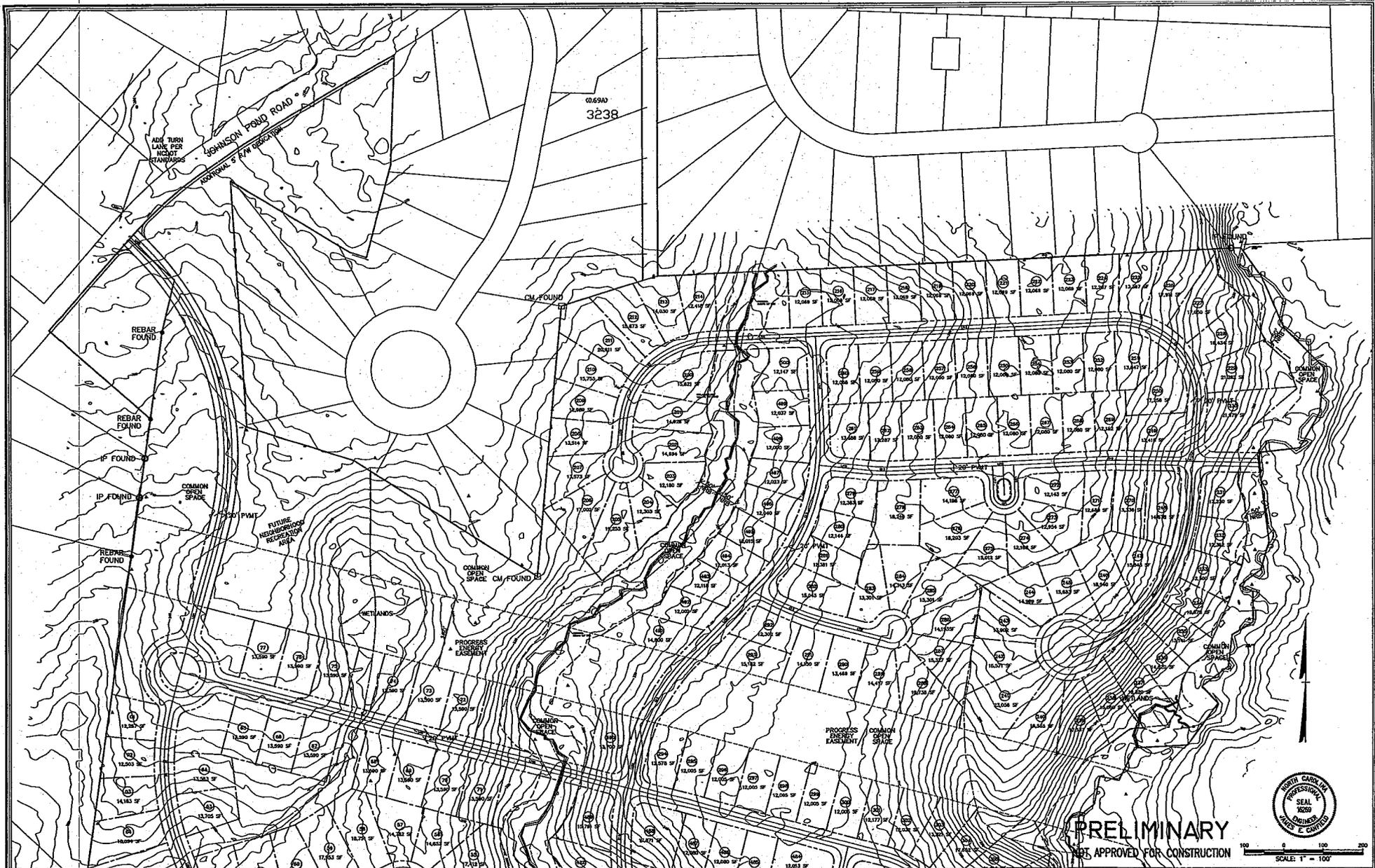
**BRIGHTON FOREST**

**PRELIMINARY SUBDIVISION PLAN CLUSTER**

**WITHERS & RAVENEL**  
ENGINEERS | PLANNERS | SURVEYORS

111 Andrews Drive, Cary, North Carolina 27511 | Tel: 919-485-3340 | Fax: 919-487-4000 | www.wr-engineers.com

Sheet No. **C2**



0.69AD  
3238

ADD TURN  
LANE PER  
HIGHT  
STANDARDS  
JOHNSON POND ROAD  
DIRECTION OF R/W INDICATED

REBAR FOUND

REBAR FOUND

IP FOUND

IP FOUND

REBAR FOUND

COMMON  
SPACE

220' PAVT  
FUTURE  
NEIGHBORHOOD  
RECREATION  
AREA

COMMON  
SPACE CM-FOUND

PROGRESS  
EASEMENT

COMMON  
SPACE

PROGRESS  
EASEMENT

COMMON  
SPACE

**PRELIMINARY**  
NOT APPROVED FOR CONSTRUCTION



SCALE: 1" = 100'

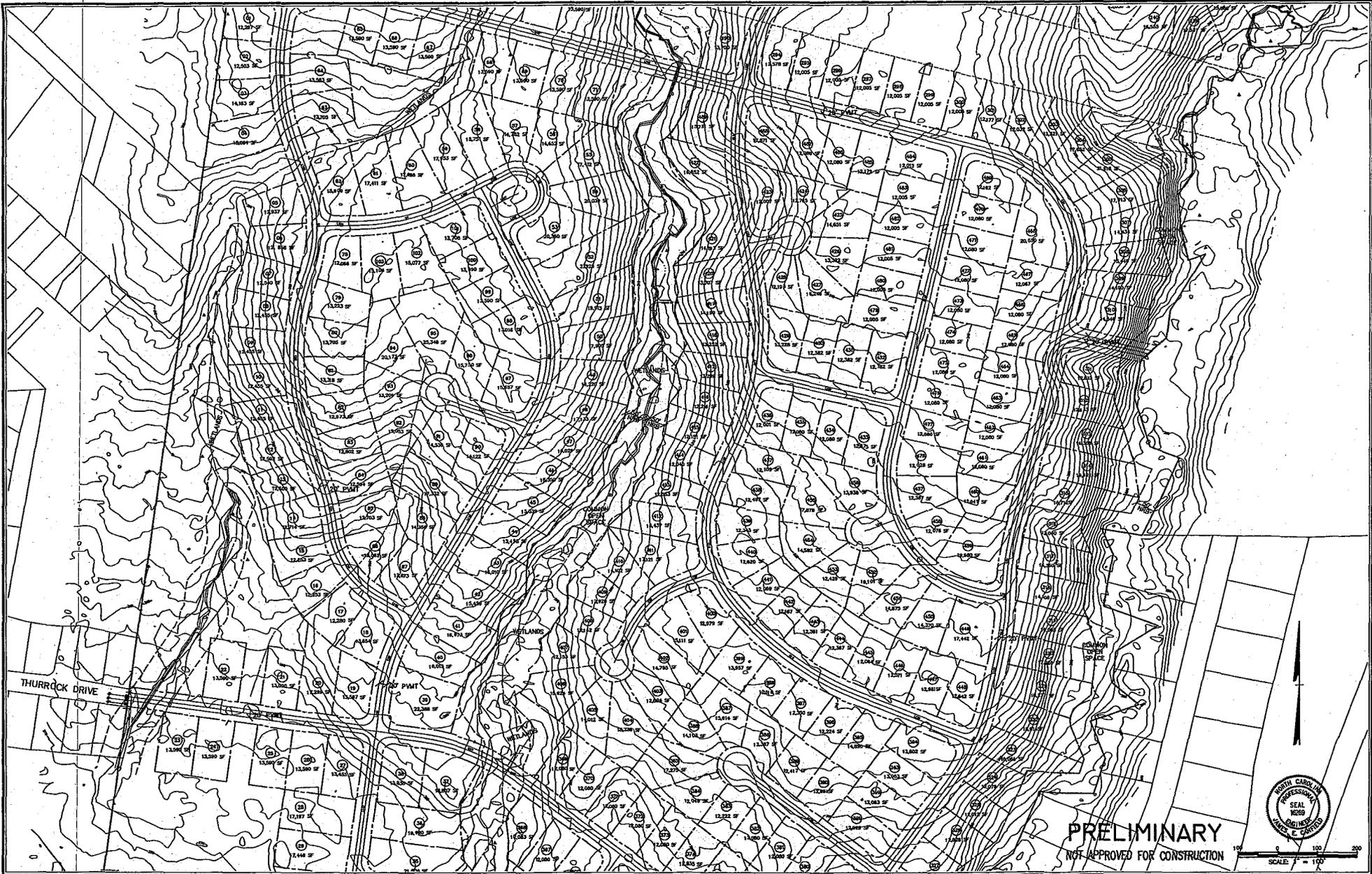
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				CAS	10/28/04
				Checked By	Job No. 20079

**BRIGHTON FOREST**

**PRELIMINARY SUBDIVISION PLAN  
CLUSTER**

**WITHERS & RAVENEL**  
ENGINEERS | PLANNERS | SURVEYORS  
311 1st Floor Drive, Cary, North Carolina, 27511 | tel: 919-445-3340 | fax: 919-442-4000 | www.withersandravenel.com

Sheet No.  
**C3**



**PRELIMINARY**  
NOT APPROVED FOR CONSTRUCTION



SCALE = 1" = 100'

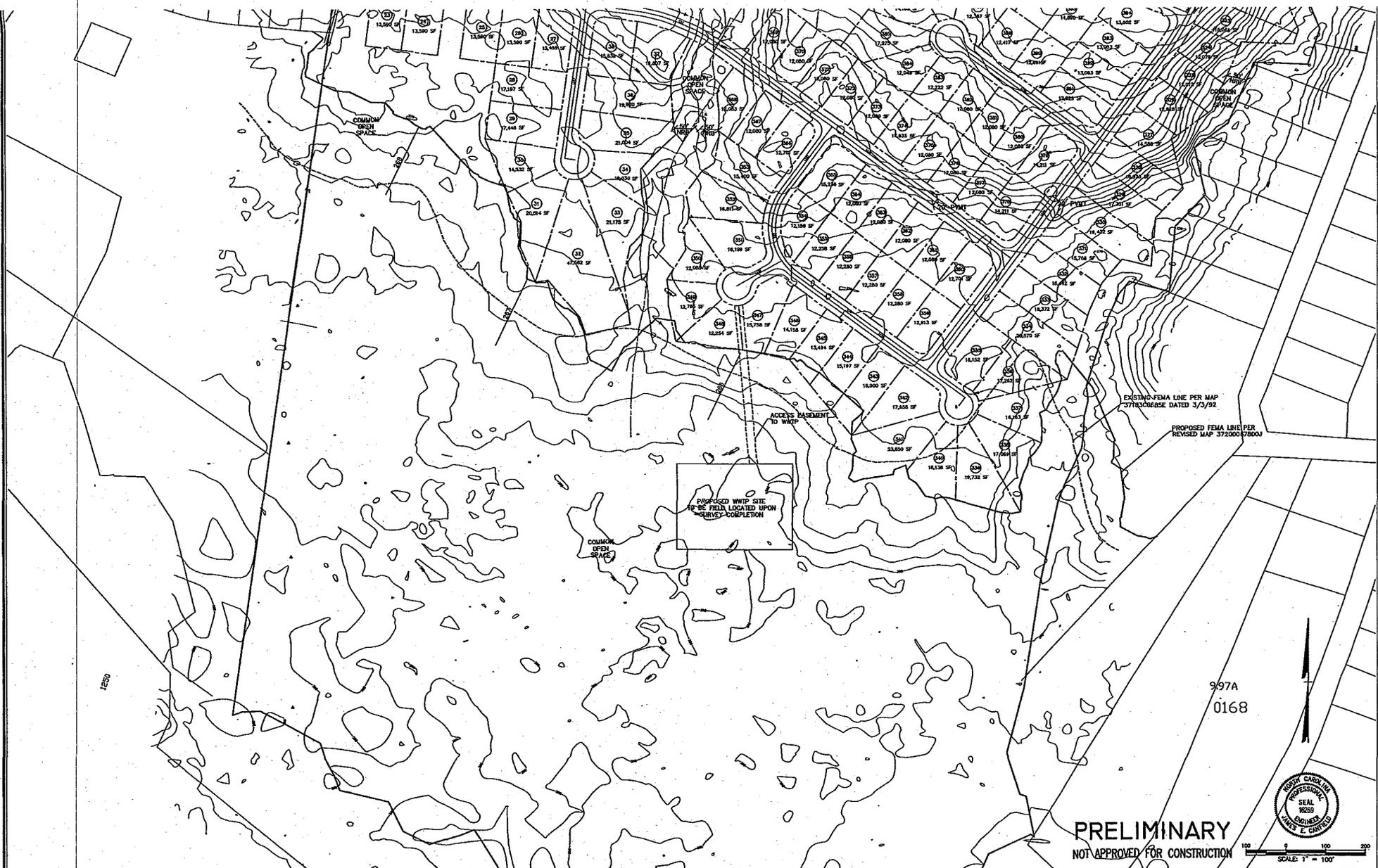
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2	GAS	10/28/04			
3	WAL	10/28/04			

**BRIGHTON FOREST**

**PRELIMINARY SUBDIVISION PLAN CLUSTER**

**WITHERS & RAVENEL**  
ENGINEERS | PLANNERS | SURVEYORS  
111 Midstream Drive Cary, North Carolina 27511 tel: 919-460-3340 fax: 919-467-6000 www.wr-engineers.com

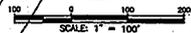
Sheet No. **C4**



997A  
0168



**PRELIMINARY**  
NOT APPROVED FOR CONSTRUCTION



No.	Revision	Date	By	Checked

Scale: 1"=100'  
 Drawn by: WSR  
 Checked by: GAS  
 Date: 10/28/04  
 Job No.: 200178

**BRIGHTON FOREST**  
**PRELIMINARY SUBDIVISION PLAN**  
**CLUSTER**

**WITHERS & RAVENEL**  
 ENGINEERS | PLANNERS | SURVEYORS  
 111 MacArthur Drive, Cary, North Carolina 27511 | tel: 919-462-3340 | fax: 919-462-6008 | www.wr-engineers.com

Sheet No.  
**C5**