



# PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File #	
Fee	\$800.00
Amt Paid	
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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

Hickory Creek

( ) cluster subdivision (X) 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? \_\_\_\_\_

### Property

Parcel Identification Number: 0689-14-5267

Address: 4309 Johnson Pond Rd.

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

Johnson Pond Rd. and Optimist Farm Rd  
(street) (street)

Total site area in square feet and acres: 964,854 square feet 22.15 acres

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

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): Single Family Residential

### Property Owner

Name: MacGregor Development Company - Jerry Radman

Address: 201 Shannon Oaks Circle, Suite 201

City: Cary State: NC Zip Code: 27511

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

Telephone Number: 919-465-3312

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

Name: Charles R. Smith

Address: 111 Mackenon Dr.

City: Cary State: NC Zip Code: 27511

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

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

**Proposal**

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

Max. # of lots allowable\*: 32 Proposed # of lots\*: 26

Min. allowable lot area\*: 30,000 sf Proposed min. lot area\*: 30,227 sf

Average lot area\*: 33,020 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 % of site area

Min. open space area: N/A acres

Proposed open space area [by parcel]: N/A acres

Proposed open space use(s) [by parcel]: N/A

Proposed future development site area [by site]: N/A acres

Proposed impervious surfaces area: 41,140 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): \_\_\_\_\_ acres  
within floodway: Ø acres

**Recreation Ordinance**

Method of complying with Recreation Ordinance\*:

\_\_\_\_\_ dedication \_\_\_\_\_ reservation X 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) 144,111 Total # of proposed lots 26 Total # of acres 20.78

Calculate both: Estimate of recreation area required: .74 ac

Estimate of recreation fee required: \$ 5,132.00

\*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: Johnson Pond Rd. -  
One access point

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 Rd.		20'	2	Y	10,000+	3800+/-	249
<del>Optimist Farm Rd</del>		<del>20'</del>	<del>2</del>	<del>Y</del>			

<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) 9.57 trips dly x 26 du

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

Type of vehicle: Truck ADT: 5

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

**Utilities and Services**

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

() 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: 9,360 gpd

Solid waste collection provided by: Waste Industries

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

Natural gas service provided by: PS&N

Telephone service provided by: Bell South Underground ( ) yes ( ) no

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

Fire protection provided by: Fairview Fire Dept.

**Miscellaneous**

Generalized slope of site: Average slope is 5% west to east

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: Unnamed tributary of Middle Creek adjoins this site to the east

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 Fuquay-Varina

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

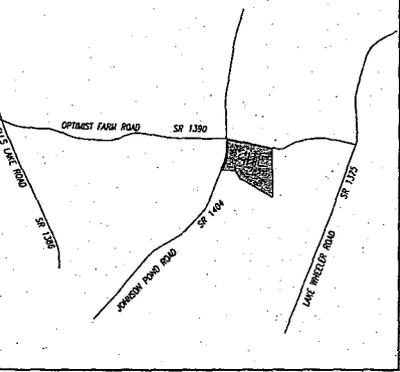
( ) Non-Urban Area

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

Residential



Lot 4



VICINITY MAP

**SITE DATA - CLUSTER OPTION**

TOTAL TRACT AREA	22.15 ACRES
DEDICATED THOROUGHFARE R/W AREA	0.20 ACRES
ZONING	R-30
LF OF STREETS	1,772 LF
CURRENT USE	RESIDENTIAL
MAXIMUM ALLOWABLE DENSITY	1.45 DU/AC
MAXIMUM NUMBER OF LOTS ALLOWED	32
PROPOSED NUMBER OF LOTS	29
AVERAGE LOT SIZE	30,000 SF
MINIMUM LOT SIZE	33,000 SF
SUBDIVISION R/W AREA	2.24 AC.
MAXIMUM ALLOWABLE IMPERVIOUS SURFACE AREA	144,728 SF (13%)
IMPERVIOUS SURFACE AREA (ROUNDLY DAILY)	45,640 SF
MAXIMUM ALLOWABLE IMPERVIOUS SURFACE/LOT	3,811 SF

**LEGEND**

[Hatched Box]	NEUSE RIPARIAN BUFFER
[Diagonal Lines]	UNSATURABLE SOILS
[Wavy Line]	WOODS LINE

FEMA PANEL 165 - MAP #37183C0685E DATED MARCH 3, 1992

PM NUMBER 085-14-5267

WAKE COUNTY PROJECT # \_\_\_\_\_

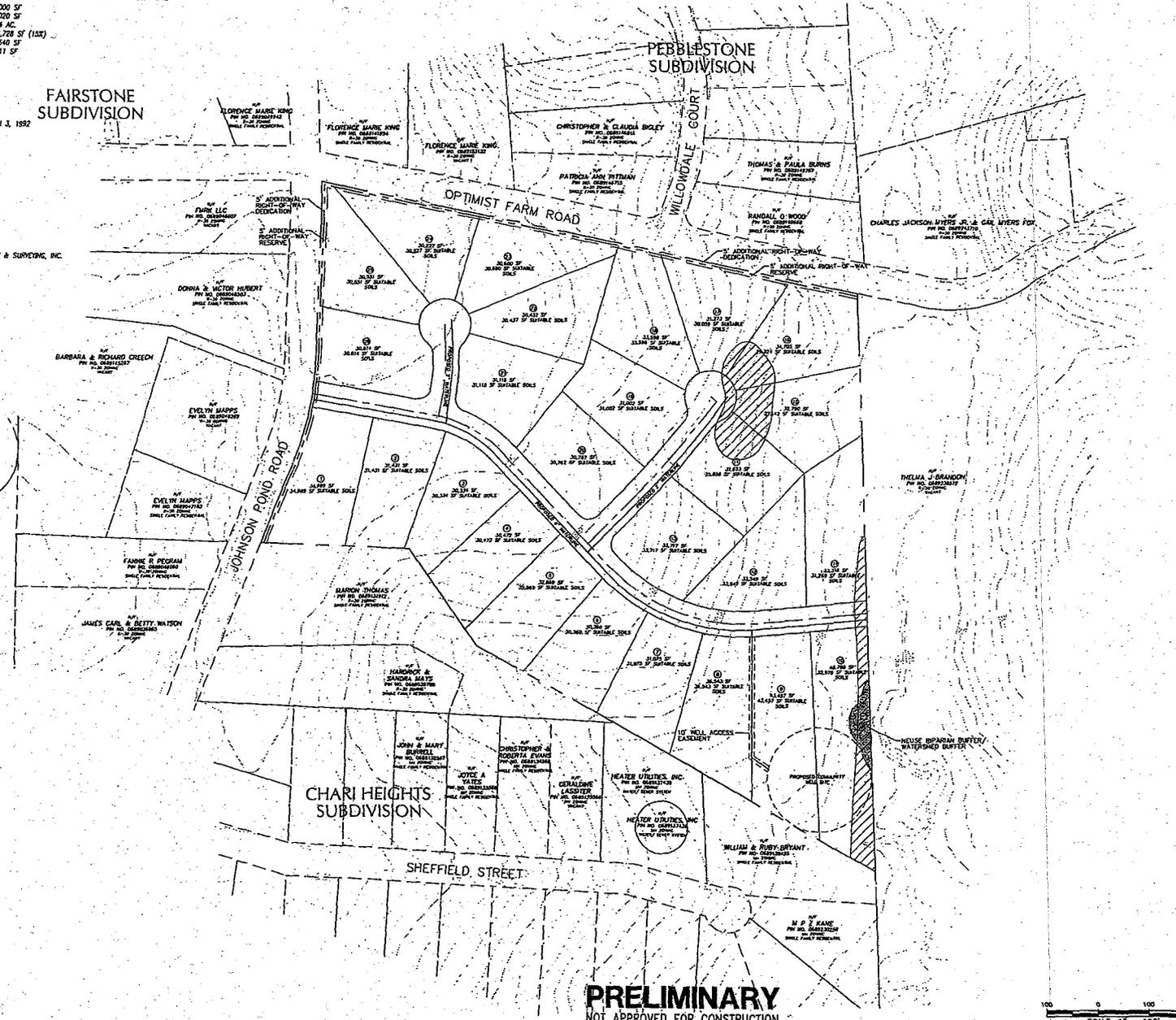
OWNER/DEVELOPER: MICROZON DEVELOPMENT CO.  
201 SHANNON OAKS CIRCLE #201  
CARY, NC 27511  
ATTENTION: JERRY BISHAM  
PHONE: 919-465-3312

ENGINEERS: WITHERS & RAVENEL ENGINEERING & SURVEYING, INC.  
111 HICKORY DRIVE  
CARY, N.C. 27511  
ATTENTION: LUTEE C. SMITH, P.E.  
PHONE: 919-465-3340

**FAIRSTONE SUBDIVISION**

**PEBBLESTONE SUBDIVISION**

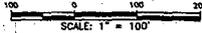
**CHARI HEIGHTS SUBDIVISION**



- GENERAL NOTES:**
- BOUNDARY INFORMATION TAKEN FROM WAKE COUNTY GIS.
  - TOPOGRAPHICAL INFORMATION TAKEN FROM WAKE COUNTY GIS WITH 2' CONTOUR INTERVALS.
  - ALL FINAL DESIGN WILL BE COMPLETED ACCORDING TO APPROPRIATE AND CURRENT WETLANDS REGULATIONS AND NEUSE RIVER RIPARIAN REQUIREMENTS. NEUSE RIVER BUFFERS ARE PRELIMINARY AND MAY BE REVISED WITH APPROPRIATE APPROVALS FROM NCDENR-DWQ.
  - SIGNAGE SHALL MEET COUNTY REGULATIONS.
  - BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS (OR OPEN SPACE) MARKED BY Ⓞ, THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM WAKE COUNTY ENVIRONMENTAL SERVICES. THE BUILDER'S ENGINEER, ARCHITECT, AND/OR SURVEYOR (AS APPROPRIATE) MUST CERTIFY THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET.
  - THERE SHALL BE NO FILLING OR THE ERECTION OF PERMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD SOILS OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD ZONES UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY AND/OR FEMA.
  - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE WAKE COUNTY SEWAGEMENT AND EROSION CONTROL ORDINANCES AND FLOOD HAZARD REGULATIONS.
  - [Hatched Box] DENOTES UNSATURABLE SOILS FOR SEPTIC TANK SYSTEM PER SOIL & ENVIRONMENTAL CONSULTANTS PRELIMINARY REPORT DATED 26 JULY 2004.
  - UTILITY SERVICE FOR THIS PROJECT WILL BE VIA SEPTIC TANKS FOR EACH LOT AND A COMMUNITY WATER SYSTEM.
  - ROADWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH NCDOT STANDARDS AND WILL BE MAINTAINED BY NCDOT UPON ACCEPTANCE.
  - THERE IS NO MAPPED FEMA FLOOD PLAN PER FIRM 37183C0685E, DATED 3 MARCH 1992.
  - A FEE-IN LIEU OF LAND DEDICATION SHALL BE MADE TO SATISFY THE RECREATION REQUIREMENT FOR THIS PROJECT.

- REQUIRED NOTES:**
- A FINAL ZONING AND SITE IMPROVEMENT INSPECTION SHALL BE REQUIRED TO VERIFY SITE PLAN COMPLIANCE BEFORE A CERTIFICATE OF COMPLIANCE IS ISSUED BY WAKE COUNTY BUILDING INSPECTIONS.
  - NO PERMANENT CONSTRUCTION CAN OCCUR WITHIN BUFFER YARDS.
  - SEPTIC TANKS AND SEPTIC TANK DRAIN LINES ARE PROHIBITED IN REQUIRED BUFFERYARDS. STORMWATER RETENTION AND DETENTION FACILITIES, STORAGE TANKS FOR ANY PURPOSE, UTILITY SUBSTATIONS, AND BUILDING HOUSING UTILITY SUBSTATIONS, AND BUILDING HOUSING UTILITY COMMODITIES OR EQUIPMENT ARE ALSO PROHIBITED IN REQUIRED BUFFERYARDS.

**PRELIMINARY**  
NOT APPROVED FOR CONSTRUCTION



Revision	Date	By	Checked	Scale
				1"=100'

HICKORY CREEK  
WAKE COUNTY

PRELIMINARY  
SUBDIVISION PLAN

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

Sheet No.  
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