



Planning, Development & Inspections

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 The Pines at Crescent Ridge

() 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? N/A

Property

Parcel Identification Number: 1813346753

Address: 0 Bold Hill Run, Wake Forest, NC 27587

Location: East ~~side of~~ end of Crescent Ridge Drive, at/between
(north, east, south, west) (street)
N/A and N/A
(street) (street)

Total site area in square feet and acres: 888,392 square feet 20.39 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-40W

Conditions of any Conditional Use Zoning Districts: None

Present land use(s): Vacant

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

Name: Harry Dillard Wilson and Joseph Willard Wilson

Address: 5323 Cypress Lane

City: Raleigh State: NC Zip Code: 27609-4109

E-mail Address: rwayneb1@yahoo.com FAX: 919-847-5731

Telephone Number: N/A

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

Name: Coulter Jewell Thames, PA - Preston Royster

Address: 111 West Main St

City: Durham State: NC Zip Code: 27701

E-mail Address: proyster@cjtpe.com FAX: 919-688-5646

Telephone Number: 919-682-0368 Relationship to Owner: Consultant (Engineer)

Proposal

Max. allowable lot density standard* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan) : 1 unit/acre

Max. # of lots allowable*: 20 Proposed # of lots*: 16

Min. allowable lot area*: 40,000 sf Proposed min. lot area*: 40,000 sf

Average lot area*: 49,812 sf

Min. allowable lot width*: 110 ft Proposed min. lot width*: 113 ft

* If applicable, show for each zoning district

Min. open space standard (see Sec. 3.4.3(E)(1)): (X) 10 % () 25 % () 30% () 40% 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]: None
 Proposed future development site area [by site]: 0 acres
 Proposed impervious surfaces area: 166,259 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 18.7 %
 Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): 0.82 acres
 within floodway: 0.0019 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
Crescent Ridge Drive	50	20	2	Y	<500	<500	<100

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: None ADT: 0
 Type of vehicle: _____ ADT: _____

Utilities and Services

Water supply provided by: () municipal system (_____)
 () community system (_____) (X) individual well(s)

Estimated total water demand: 5,760 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: Wake Electric Underground (X) yes () no

Natural gas service provided by: N/A

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

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

Fire protection provided by: None

Miscellaneous

Generalized slope of site: 8% +/-

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

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: None

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: Ruby D Cooley Date: 3-25-18

Signature: Harry Dillard Wilson Joseph W. Wilson Date: 3-25-18

Signature: Clara Pew Wilson Arnold Wayne Wilson Date: 3-25-18

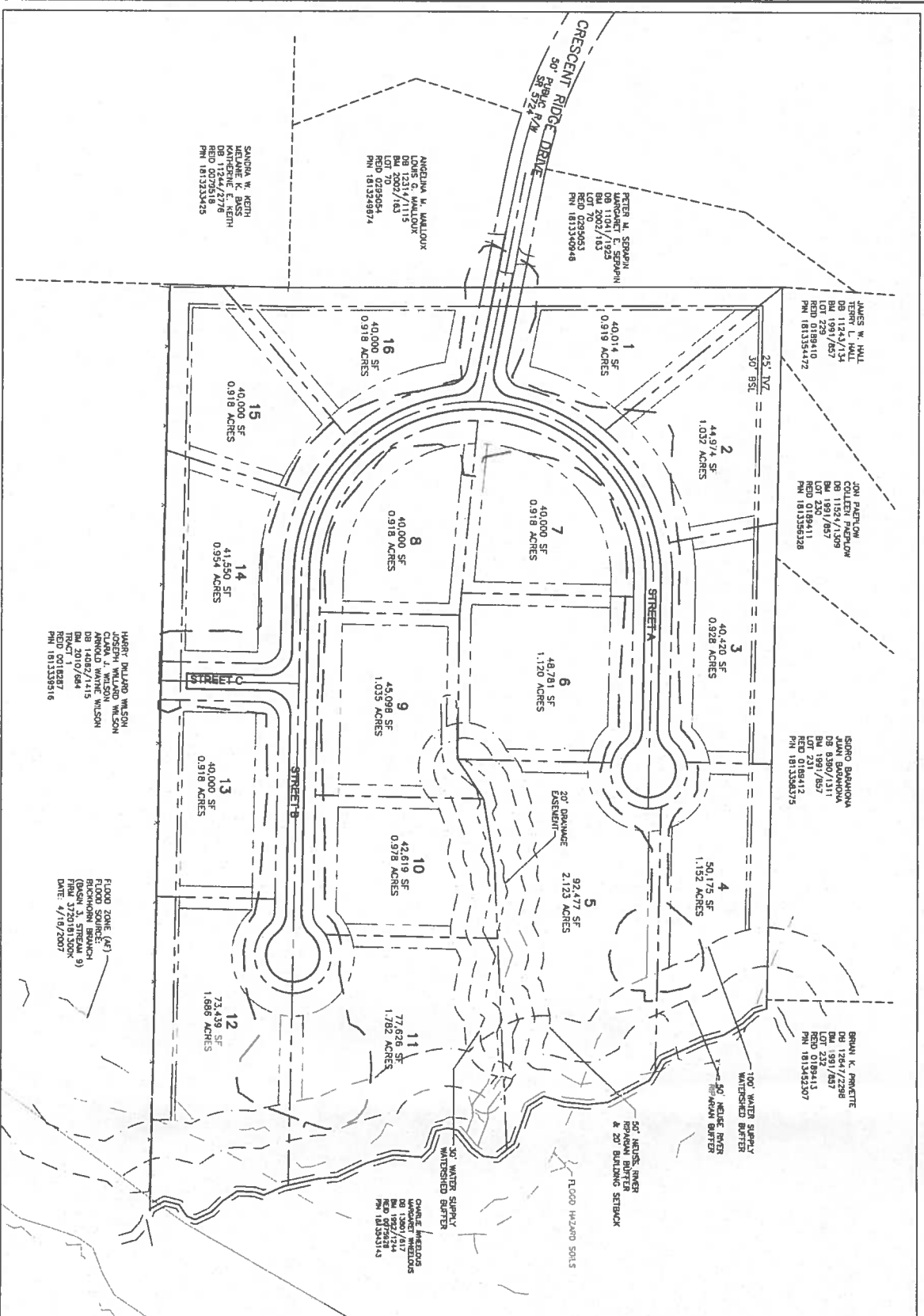
The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

Signature: Pat BA Date: 4/3/18

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.

THE PINES AT CRESCENT RIDGE

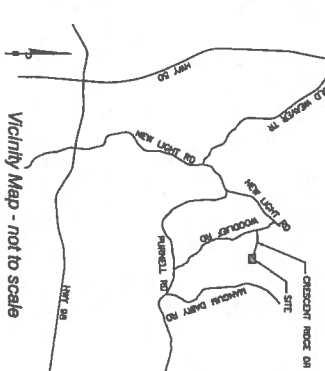
SITE PLAN SUBMITTAL: APRIL 3, 2018



PROJECT INFORMATION

PARCEL DATA
 P/N: 1813346753
 REAL ESTATE ID: 0379931
 DEED BOOK: 014082 PG: 01410
 DEED DATE: 04/20/2010
 ZONING: R-40W
 DISTRICT: RESIDENTIAL
 LAND USE DESCRIPTION: FORESTRY
 TOTAL AREA = 20.39 ACRES

ZONING
 SITE IS ZONED R-40W (RESIDENTIAL-40 WATERSHED DISTRICT)
 MINIMUM LOT SIZE: 40,000 S.F.
 MINIMUM BUILDING HEIGHT: 35 FT.
 FLOOR AREA: 15,000 S.F.
 SIDE YARDS = 15 FT.
 REAR YARD = 30 FT.



FLOOD PLAN INFORMATION
 FLOOD PLAN INFORMATION TAKEN FROM WAKE COUNTY MAPS.

IMPERVIOUS SURFACE LIMITATIONS
 EXISTING IMPERVIOUS SURFACE = 0 S.F.
 PROPOSED R2 IMPERVIOUS SURFACE = 48,259 S.F.
 PROPOSED R1 IMPERVIOUS SURFACE = 18 LOTS AT 7,500 S.F./LOT, TOTAL = 120,000 S.F.
 PROPOSED TOTAL PROJECT IMPERVIOUS SURFACE = 168,259 S.F. = 18.7%

SURVEY INFORMATION
 SURVEY PROVIDED BY S.D. PUCKETT AND ASSOCIATES, INC. STEPHEN W. PUCKETT, PLS
 (919)528-8900

STORMWATER NARRATIVE

THIS PROJECT WILL CONSTRUCT A NEW RESIDENTIAL SUBDIVISION WITH 16 LOTS AND APPROXIMATELY 1,793 L.F. OF NEW SUBDIVISION ROAD. THE SITE IS LOCATED IN THE FALLS LAKE WATERSHED. THE PROPOSED LOTS WILL BE SUBJECT TO THE PROPOSED LOTS AND PHOSPHORUS LOADS ARE LIMITED TO 2.20 LBS./A.C./YR AND 0.33 LBS./AC/YR, RESPECTIVELY. RUNOFF FROM DISCONNECTED IMPERVIOUS SURFACES IS NOT TO BE PIPED OR CHANNELLED TO PROTECTED STREAMS OR STREAM BUFFERS. RUNOFF FROM DISCONNECTED IMPERVIOUS SURFACES SHALL BE DISPERSED OVER NEARBY PERVIOUS AREAS AS SHEET FLOW BASED ON THE STORMWATER CALCULATIONS FOR THIS PROJECT. TWO BIOTRENTION AREAS WILL BE PROVIDED TO MEET THE PEAK FLOW REQUIREMENTS FOR THE 1-YR STORM AS WELL AS THE NUTRIENT EXPORT REQUIREMENTS.

FEMA/FLOOD HAZARD SOILS NOTES

FEMA STUDIES SHALL BE SUBMITTED AND APPROVED BY WAKE COUNTY AS REQUIRED.
 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 ZONES UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY OR FEMA.
 BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED WITH AN "F", THE BUILDER MUST OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM WAKE COUNTY EMERGENCY SERVICES. THE BUILDER'S ENGINEER MUST OBTAIN A FLOOD HAZARD AREA USE PERMIT IN CERTAIN 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.

MINIMUM LOT SIZE: 40,000 S.F.
AVERAGE LOT SIZE: 48,259 S.F.
MINIMUM LOT WIDTH: 110 FT.
TOTAL NUMBER OF LOTS CREATED: 16
AREA OF TRACT: 889,392 S.F., 20.39 AC.
AREA WITHIN NEW R/W: 99,240 S.F., 2.28 AC.
LENGTH OF PROPOSED ROAD: 1,783 L.F. TO CL. CUL-DE-SAC (1.863 TO END OF CUL-DE-SAC)
AREA TO BE DISTURBED: 4,933 AC. (ACCESS ROAD ONLY)

GENERAL NOTES

1. THE PROPOSED ROADS WILL BE PUBLIC.
2. THIS SUBDIVISION TO BE SERVED BY PRIVATE WELLS AND PRIVATE SEPTIC SYSTEMS.

INDEX OF SHEETS

SHEET #	DESCRIPTION
S-00	COVER SHEET
S-01	GENERAL NOTES
S-02	GRAVING AND DRAINAGE PLAN
S-03	PROPOSED IMPERVIOUS SURFACES
S-04	PROPOSED BIOTRENTION AREAS
S-05	PROPOSED PERVIOUS AREAS
S-06	PROPOSED BIOTRENTION AREAS
S-07	PROPOSED PERVIOUS AREAS
S-08	PROPOSED BIOTRENTION AREAS
S-09	PROPOSED PERVIOUS AREAS
S-10	PROPOSED BIOTRENTION AREAS
S-11	PROPOSED PERVIOUS AREAS

ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE
 REGISTERED PROFESSIONAL ENGINEERS AND SURVEYORS IN THE STATE OF NORTH CAROLINA
 THE BOARD OF LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA

111 Third Main Street
 Durham, NC 27701
 P 919.888.5848
 F 919.888.5848
 www.coulterjames.com

**Coulter
 Jewell
 Thames**

Project: THE PINES AT CRESCENT RIDGE
 P/N: 1813346753

APPLICANT/DEVELOPER:
 JAKE WRIGHT LAND COMPANY
 1111 W. WILSON ROAD
 FALCON, NC 27715

CONTRACT:
 WYATT BALEY
 PHONE



NOT RELEASED FOR CONSTRUCTION
 Job Number: 1806

Checked	Date	By

Sheet Title: COVER SHEET
 Sheet Number: S-00



Coulter Jewell Thimmes

 111 West Main Street

 P.O. Box 2848

 Raleigh, NC 27602

 www.cjt.com

Project:

THE PINES AT

CRESCENT RIDGE

PIN 181334775

 APPLICANT/ENGINEER:

 JAMES WRIGHT LAND COMPANY

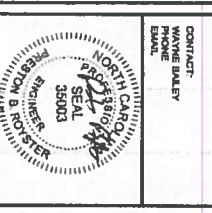
 RALEIGH, NC 27615

 CONTRACT:

 WAYNE BAILEY

 PHONE:

 FAX:



 NOT RELEASED

 FOR CONSTRUCTION

 Job Number: 1805

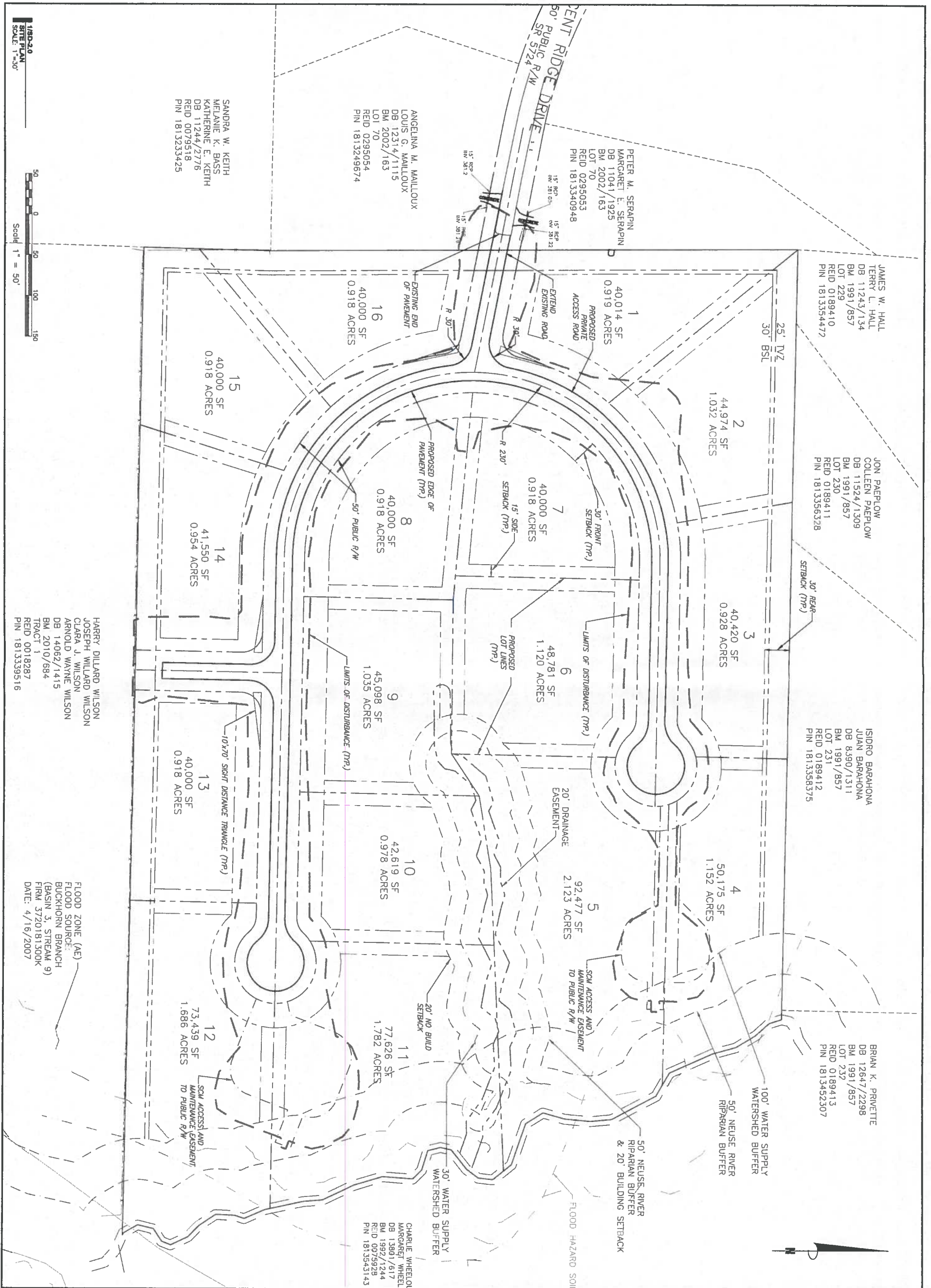
 Date: 4/16/2007

SHEET TITLE:

SITE PLAN

 SHEET NUMBER:

SD-20



JAMES W. HALL

 TERRY L. HALL

 DB 11243/134

 BM 1991/857

 LOT 229

 REID 0189410

 PIN 1813354472

JON PAERLOW

 COLLEEN PAERLOW

 DB 11524/1309

 BM 1991/857

 LOT 230

 REID 0189411

 PIN 1813356328

ISIDRO BARAHONA

 JUAN BARAHONA

 DB 8390/1311

 BM 1991/857

 LOT 231

 REID 0189412

 PIN 1813356375

BRIAN K. PRIVETTE

 DB 12647/2298

 BM 1991/857

 LOT 232

 REID 0189413

 PIN 1813452307

PETER M. SERAPIN

 MARGARET E. SERAPIN

 DB 11041/1925

 BM 2002/163

 LOT 70

 REID 0295053

 PIN 1813340948

ANGELINA M. MAILLOUX

 LOUIS G. MAILLOUX

 DB 12314/1115

 BM 2002/163

 LOT 70

 REID 0295054

 PIN 1813249674

SANDRA W. KEITH

 MELANIE K. BASS

 KATHERINE E. KEITH

 DB 11244/2776

 REID 0079518

 PIN 1813333425

1/8"=1'-0"

 SITE PLAN

 SCALE: 1"=30'





111 West Lake Street
Durham, NC 27701
P 919.286.8848
F 919.286.8848
www.cjthames.com

ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE
AS A BOARD OF EXAMINERS FOR ENGINEERING AND SURVEYING IN N.C.
NO. 35003
COLLIER JEWELL THAMES, L.P.
LANDSCAPE ARCHITECTS L.L.C. & P.C.

Project:
THE PINES AT
CRESCENT RIDGE

APPROVED FOR CONSTRUCTION:
DATE: 07/18/2018
PROJECT: THE PINES AT CRESCENT RIDGE, NC 27815

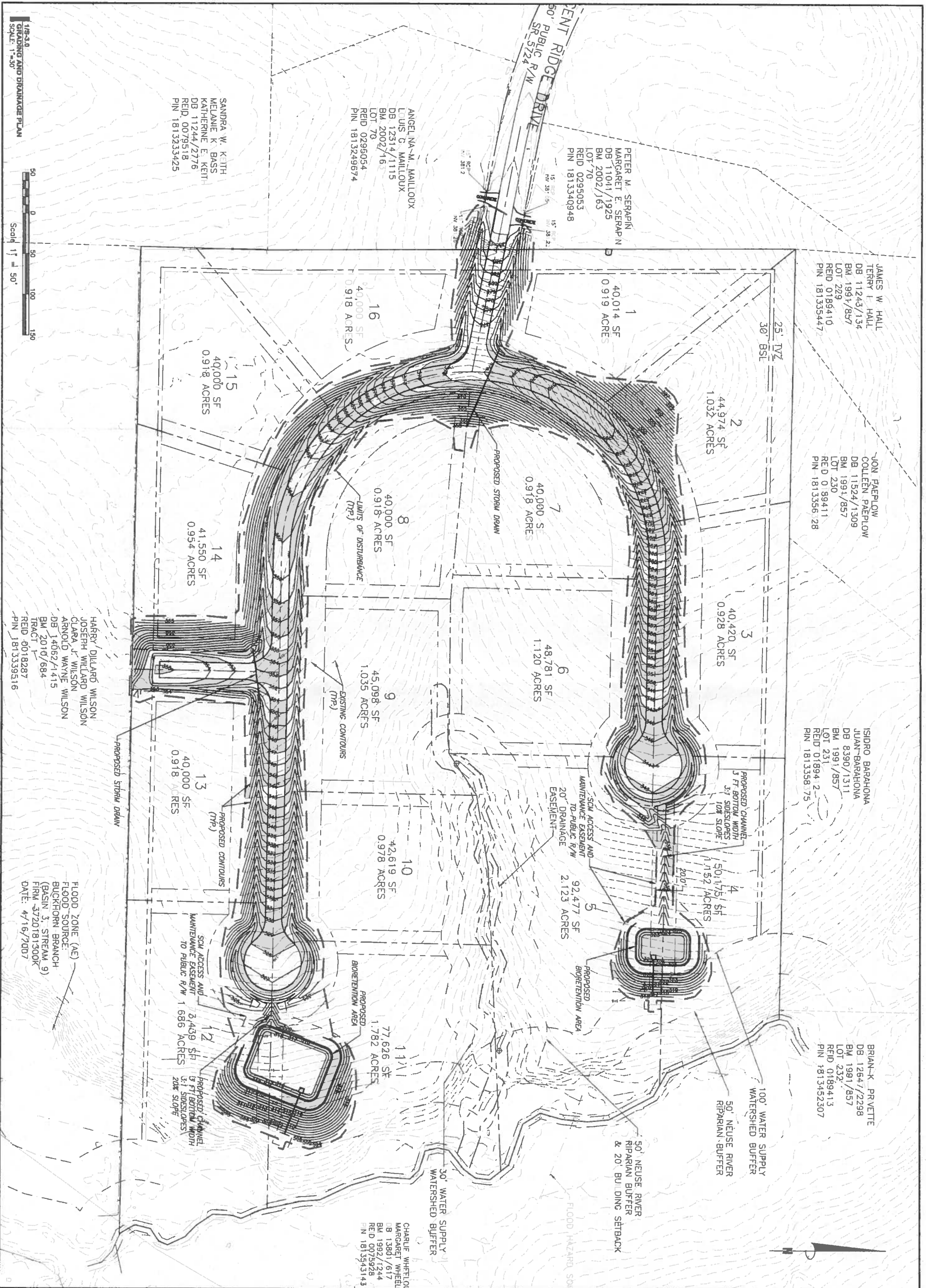
CONTACT:
WAYNE BAILEY
ESQ.
EMAIL: wbailey@cjthames.com

Job Number: 18008
NOT RELEASED
FOR CONSTRUCTION

Sheet Title:
GRADING AND
DRAINAGE
PLAN

Sheet Number:
S-30

DATE: 4/16/2007
FIRM: 3720181300K
BASIN: 3, STREAM: 9
TRACT: 1
BM: 2010/684
DB: 14062/415
ARNOLD WAYNE WILSON
GLARA J. WILSON
JOSEPH WILLARD WILSON
HARRY DILLARD WILSON



PETER M. SERAPIN
MARGARET E. SERAPIN
DB 11041/1925
BM 2002/163
LOT 70
REID 0295053
PIN 18133340948

ANGELINA-M. MAILLOUX
LOUIS C. MAILLOUX
DB 12314/1115
BM 2002/16
LOT 70
REID 0295054
PIN 18132496574

JAMES W. HALL
TERRY I. HALL
DB 11243/134
BM 1991/857
LOT 229
REID 0186410
PIN 181335447

JON PAEPLLOW
COLLEEN PAEPLLOW
DB 11524/1309
BM 1991/857
LOT 230
REID 0189411
PIN 181335628

ISIDRO BARAHONA
JUAN BARAHONA
DB 8390/1311
BM 1991/857
LOT 231
REID 0189422
PIN 181335875

BRIAN-K. PRIVETTE
DB 12647/2298
BM 1991/857
LOT 232
REID 0189413
PIN 1813452307

CHARLIE WHITFIELD
MARGARET WHEELER
DB 13681/617
BM 1992/1244
REID 0075928
PIN 1813543143

SANDRA W. K. ITH
MELANIE K. BASS
KATHERINE E. KEIT
DB 11244/2776
REID 0079518
PIN 1813233425

Scale: 1" = 50'

1/8"=0'
GRADING AND DRAINAGE PLAN
SCALE: 1"=50'

