



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

CRENSHAW FOREST

() 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: 1831.03 - 00 - 6823

Address: 1168 DURHAM ROAD

Location: NORTH side of NC Hwy 98 (DURHAM RD.) at intersection

N.C. 98 Hwy (DURHAM RD.) and SR 1923 THOMPSON MILL RD.

Total site area: 28.689 Acres sf

Zoning District(s) and land area within each: R-40W + R-80W

Conditions of any Conditional Use Zoning Districts:

Present land use(s): VACANT - FOREST

Property Owner

Name: PRISCILLA ROLLS + JOHN ROLLS

Address: 7104 THOMPSON MILL Rd.

City: WAKE FOREST State: NC Zip Code: 27587

E-mail Address: FAX:

Telephone Number: 569-0505

Applicant (person to whom all correspondence will be sent)

Name: MIKE MOSS - CAWTHORNE, MOSS + PANCIERA P.C., PLS

Address: 239 EAST OWEN AVE, P.O. Box 1253

City: WAKE FOREST State: NC Zip Code: 27588

E-mail Address: MIKE @ CMPPLS, COM FAX: 554-1370

Telephone Number: 556-3148 Relationship to Owner: SURVEYOR - PLANNER

Proposal

Max. lot density standard* (see Sec. 3-4 (Table 1)): 0.50
 Max. no. of lots*: 14 Proposed no. of lots*: 9
 Min. lot area*: 80,000 sf Proposed min. lot area*: 80,007 sf
 Average lot area*: 128,371 sf
 Min. lot width*: 150 ft Proposed min. lot width*: 200 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: NA acres
 Proposed open space area [by parcel]: NA acres
 Proposed open space use(s) [by parcel]: NA
 Proposed future development site area [by site]: NONE acres
 Proposed impervious surfaces area: 21,179 sf sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 1.69 %
 Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): NONE acres
 w/in floodway: NONE acres

Recreation Ordinance

Method of complying with Recreation Ordinance*:

 Dedication Reservation X Fee in lieu

(Amount of land to be dedicated/reserved is equal to 1/35th 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) \$183,820 Total Number of Proposed Lots 9
 Total Number of Acres 28.689 Estimate Recreation Area Req. \$1648 (or fee)

*(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: THOMPSON MILL Rd. - 1

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) ¹	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
SR 1923 Thompson Mill Rd	60	20	2	Y			

¹ See 1994 Wake County Thoroughfare Plan Appendix or NCDOT Statewide Planning Branch

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

³ Base on ITE ratios - ratio used for estimate (e.g., x trips per y sf)

Est. 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 (_____)

() community system (_____) (X) individual well(s)

Est. total water demand: _____ gpd

Wastewater collection/treatment provided by: () municipal system (_____)

() community system (_____) (X) individual on-site system

Est. total wastewater discharge _____ gpd

Solid waste collection provided by: _____

Electrical service provided by: WAKE ELECTRIC Underground (X) yes () no

Natural gas service provided by: _____

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

Cable television service provided by: _____ Underground () yes () no

Fire protection provided by: WAKE FOREST

Miscellaneous:

Generalized slope of site 5% to 15%

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

NONE

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)

Proposed Hwy 98 Bypass to be constructed in next few years.
At time of construction proposed DURHAM Rd. access will be built
thru the Rolfs property and 98 Hwy will be routed to the south.

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: ~~Shaw White Enterprises, Inc.~~ Date: _____

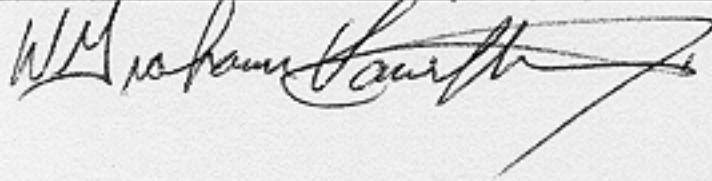
Signature: Priscilla B. Rolfs owner Date: 5/27/2003

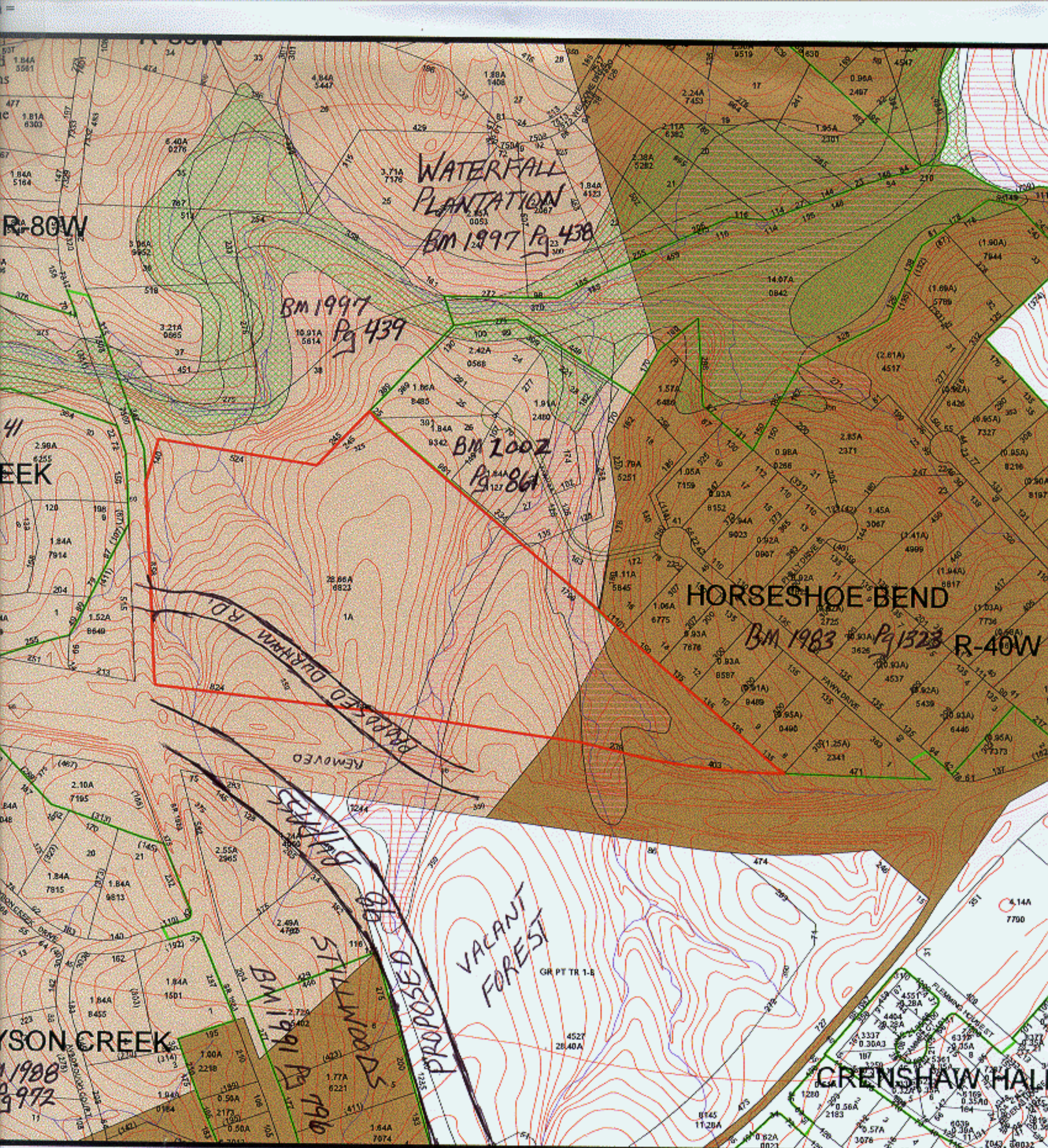
Signature: _____ Date: _____

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: Priscilla B. Rolfs owner Date: 5/27/2003

9/12/00





WATERFALL
PLANTATION
BM 1997 Pg 438

Bm 1997
Pg 439

Bm 2002
Pg 864

HORSESHOE BEND
BM 1983 Pg 1323 R-40W

VACANT
FOREST

CRENSHAW HALL

R-80W

41
CREEK

YSON CREEK

1998
9972

BM 1991 Pg 796

PROPOSED

STILLWOODS

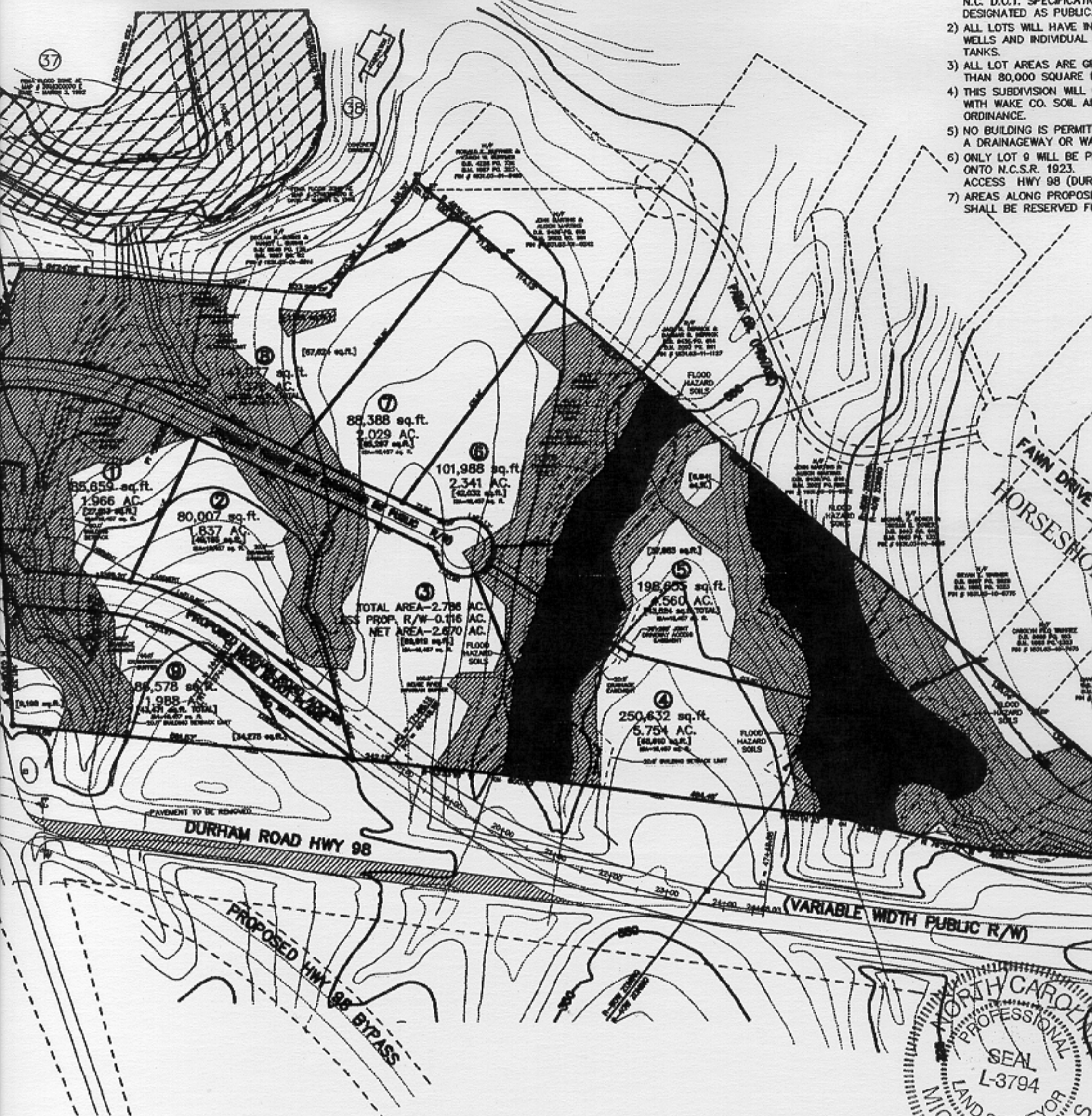
REMOVED

FLEMING FOREST

WATERFALL PLANTATION SUBD

NOTES

- 1) ALL NEW ROADS WILL BE N.C. D.O.T. SPECIFICATION DESIGNATED AS PUBLIC.
- 2) ALL LOTS WILL HAVE IN WELLS AND INDIVIDUAL TANKS.
- 3) ALL LOT AREAS ARE GREATER THAN 80,000 SQUARE FEET.
- 4) THIS SUBDIVISION WILL COMPLY WITH WAKE CO. SOIL AND WATER ORDINANCE.
- 5) NO BUILDING IS PERMITTED WITHOUT A DRAINAGEWAY OR WATERWAY.
- 6) ONLY LOT 9 WILL BE PERMITTED TO ACCESS HWY 98 (DURHAM ROAD) ONTO N.C.S.R. 1923.
- 7) AREAS ALONG PROPOSED HWY 98 BYPASS SHALL BE RESERVED FOR FUTURE DEVELOPMENT.



IMPERVIOUS SURFACE CALCULATIONS

TOTAL AREA:	28.689 AC.	1,249,697 sq. ft.
* 15% =	4.303 AC.	187,455 sq. ft.
LESS PAVEMENT:	0.486 AC.	21,179 sq. ft.
REMAINING IMPERVIOUS AREA:	3.817 AC.	166,276 sq. ft.
AREA PER LOT:	0.424 AC.	18,457 sq. ft.
15% ALLOWABLE WITHOUT STORMWATER MANAGEMENT DEVICES		
30% MAXIMUM ALLOWABLE		

NO.	DATE	DESCRIPTION	BY
1	6-24-03	ADD FLOOD HAZARD SOILS	MM

NORTH CAROLINA
PROFESSIONAL
SEAL
L-3794
LAND SURVEYOR
MICHAEL A. MOSS
6-24-03