



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

OSBORNE SUBDIVISION

() cluster subdivision (X) lot-by-lot subdivision

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

If yes, when and under what name? Recorded BM 2002 Pg 463 Osborne Subd.

Property

Parcel Identification Number: 1831490549, 1831491795, 1831494743

Address: JENKINS ROAD

Location: EAST side of JENKINS RD, at/between
(north, east, south, west) (street)

SEPHORA CT. and KENSINGTON MANOR
(street) (street)

Total site area: 4.756 Acres sf

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

Conditions of any Conditional Use Zoning Districts: NONE

Present land use(s): 3 Residential Subdivision Lots

Property Owner

Name: Osborne Heirs / % JOHN RICH

Address: 1421 JENKINS ROAD

City: WAKE FOREST State: N.C. Zip Code: 27587

E-mail Address: _____ FAX: _____

Telephone Number: 556-3007

Applicant (person to whom all correspondence will be sent)

Name: MIKE MOSS @ CAWTHORNE, MOSS & PANCIERA

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

City: WAKE FOREST State: N.C. Zip Code: 27588

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

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

Proposal

Max. lot density standard* (see Sec. 3-4 (Table 1)): _____

Max. no. of lots*: 4 Proposed no. of lots*: 4

Min. lot area*: 40000 sf Proposed min. lot area*: 40000 sf

Average lot area*: 1.036 Acres sf

Min. lot width*: 110 ft Proposed min. lot width*: 110 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: 0 acres

Proposed open space area [by parcel]: 0 acres

Proposed open space use(s) [by parcel]: 0

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

Proposed impervious surfaces area: ~~_____~~ 0 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 0 %

Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 0 acres

w/in floodway: 0 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) _____ Total Number of Proposed Lots _____

Total Number of Acres _____ Estimate Recreation Area Req. _____ (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: 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
JENKINS 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: 1600 gpd

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

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

Est. total wastewater discharge 1440 gpd

Solid waste collection provided by: Private Collection Co.

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

Natural gas service provided by: NIA

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

Cable television service provided by: TIME WARNER Underground () yes () no

Fire protection provided by: FALLS

Miscellaneous:

Generalized slope of site 0% - 5%

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)

3 Existing Lots to be resubdivided into 4 lots
~~2~~ 2 of the lots were created in Bm 1981 Pg 916
1 of the lots was created in Bm 2002 Pg 463 + 464
Two minor subdivisions were recorded 3-2002 therefore this
subdivision requires major subdivision approval.

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: _____ Date: _____

Signature: _____ Date: _____

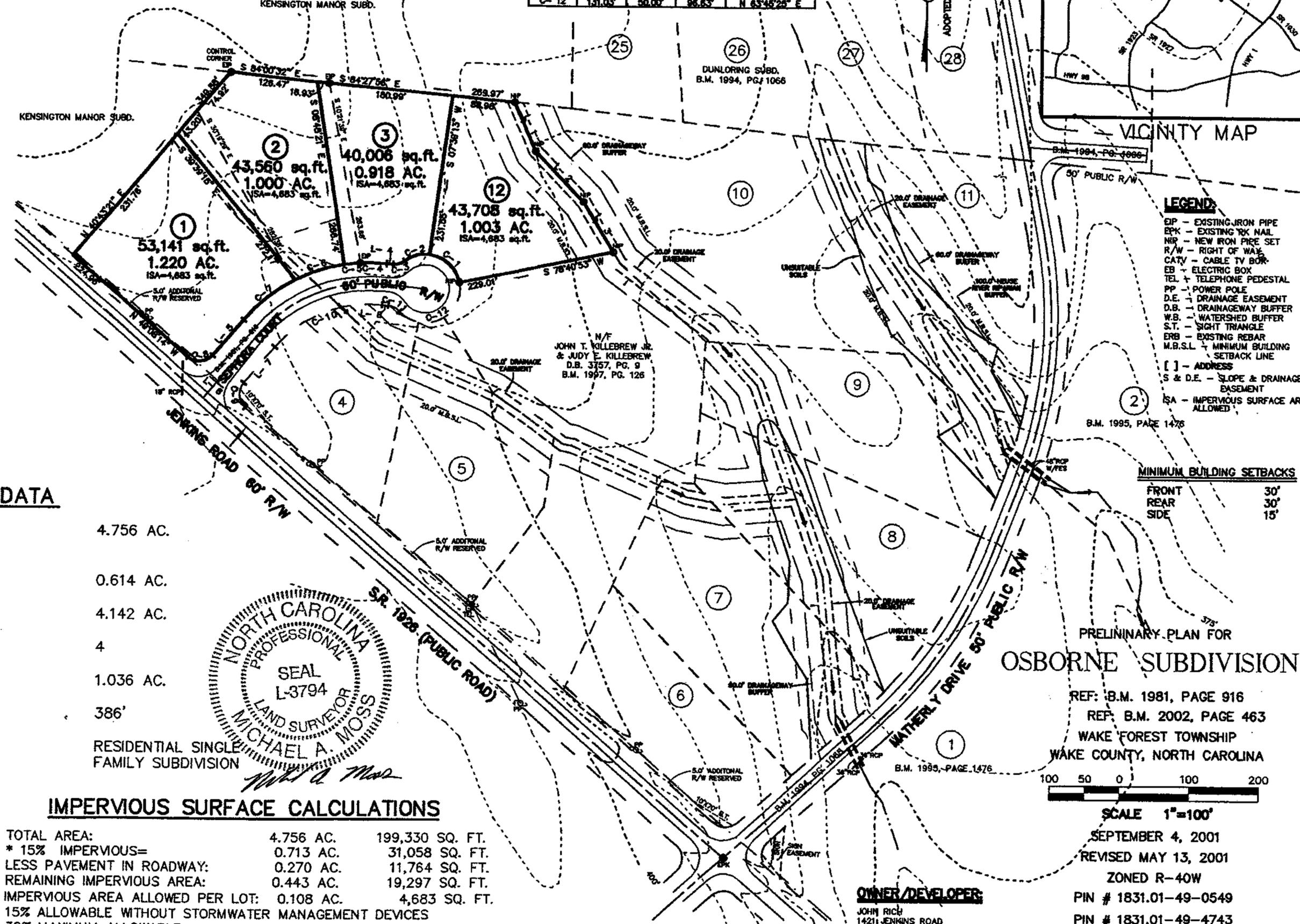
Signature: _____ Date: _____

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: W. Graham Butler Date: 12-18-2002

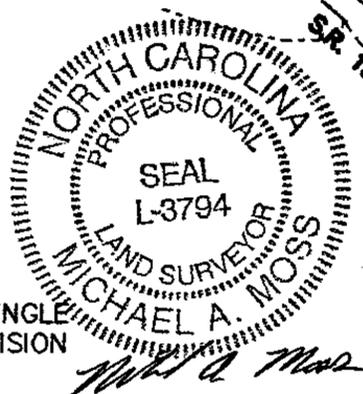
ALL LOTS WILL HAVE INDIVIDUAL WELLS AND INDIVIDUAL SEPTIC TANKS.
 - LOT 1 IS TO HAVE NO DIRECT ACCESS TO JENKINS ROAD (SR 1926).
 - NO DRIVEWAY IS PERMITTED TO CROSS DRAINAGEWAY BUFFERS OR DRAINAGE EASEMENTS UNLESS A VARIANCE IS GRANTED.
 - ALL LOTS TO BE SERVED BY INDIVIDUAL WELL & SEPTIC SYSTEMS.
 - RECREATION REQUIREMENT WILL BE MET BY FDE-84-LENL.

L-2	102.04	N 44°40'26" W	38.79	50.00	37.83	S 75°24'07" W
L-3	85.12	N 31°18'28" W	18.68	25.00	18.26	N 74°35'31" E
L-4	8.61	N 83°58'28" W	38.18	238.77	38.14	N 88°34'19" W
L-5	68.24	S 40°28'36" W	23.56	238.77	23.55	S 84°01'51" W
L-6	110.00	S 49°08'14" E	73.74	238.77	73.45	S 72°20'47" W
L-7	68.98	S 40°28'36" W	85.94	238.77	85.30	S 61°59'15" W
L-8	9.48	N 83°58'23" W	38.44	25.00	35.47	N 88°40'11" E
C-9	38.10	25.00	38.10	25.00	35.24	S 04°19'49" E
C-10	173.43	178.77	166.71	S 88°16'08" W		
C-11	18.05	25.00	18.23	N 82°33'13" W		
C-12	131.03	50.00	86.63	N 63°45'25" E		



SITE DATA

TOTAL AREA = (TO BE SUBDIVIDED)	4.756 AC.
LESS R/W =	0.614 AC.
NET AREA =	4.142 AC.
TOTAL LOTS =	4
AVERAGE LOT SIZE =	1.036 AC.
TOTAL ROAD LENGTH	386'
PROPOSED USE -	RESIDENTIAL SINGLE FAMILY SUBDIVISION



IMPERVIOUS SURFACE CALCULATIONS

TOTAL AREA:	4.756 AC.	199,330 SQ. FT.
* 15% IMPERVIOUS=	0.713 AC.	31,058 SQ. FT.
LESS PAVEMENT IN ROADWAY:	0.270 AC.	11,764 SQ. FT.
REMAINING IMPERVIOUS AREA:	0.443 AC.	19,297 SQ. FT.
IMPERVIOUS AREA ALLOWED PER LOT:	0.108 AC.	4,683 SQ. FT.
15% ALLOWABLE WITHOUT STORMWATER MANAGEMENT DEVICES		
30% MAXIMUM ALLOWABLE		

- LEGEND:**
- EIP - EXISTING IRON PIPE
 - EPK - EXISTING IRON NAIL
 - NIP - NEW IRON PIPE SET
 - R/W - RIGHT OF WAY
 - CATV - CABLE TV BOR.
 - EB - ELECTRIC BOX
 - TEL - TELEPHONE PEDESTAL
 - PP - POWER POLE
 - D.E. - DRAINAGE EASEMENT
 - D.B. - DRAINAGEWAY BUFFER
 - W.B. - WATERSHED BUFFER
 - S.T. - SIGHT TRIANGLE
 - ERB - EXISTING REBAR
 - M.B.S.L. - MINIMUM BUILDING SETBACK LINE
 - [] - ADDRESS
 - S & D.E. - SLOPE & DRAINAGE EASEMENT
 - ISA - IMPERVIOUS SURFACE AREA ALLOWED

MINIMUM BUILDING SETBACKS

FRONT	30'
REAR	30'
SIDE	15'

PRELIMINARY PLAN FOR OSBORNE SUBDIVISION

REF: B.M. 1981, PAGE 916
 REF: B.M. 2002, PAGE 463
 WAKE FOREST TOWNSHIP
 WAKE COUNTY, NORTH CAROLINA



SCALE 1"=100'

SEPTEMBER 4, 2001

REVISED MAY 13, 2001

ZONED R-40W

PIN # 1831.01-49-0549

PIN # 1831.01-49-4743

PIN # 1831.01-49-1759

OWNER/DEVELOPER:
 JOHN RICH
 1421 JENKINS ROAD
 WAKE FOREST, NC 27587
 (919) 556-3007