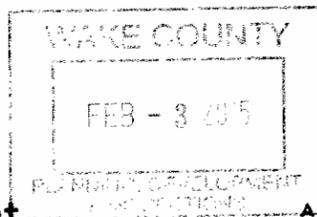




**Planning, Development
& Inspections**



A Division of Community Services
P.O. Box 550 • Raleigh, NC 27602
www.wakegov.com

TEL (PLANNING) 919 856 6310
TEL (INSPECTIONS) 919 856 6222

S-04-15

PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

Name of Subdivision ETHANS GLEN ESTATES

(X) cluster subdivision () 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? _____

Property

Parcel Identification Number: 0891-73-9981, 0891-73-9260, 0891-82-0613
Address: 4309 DURHAM RD., 4301 DURHAM RD.
Location: SOUTH side of HWY 98, at/between
(north, east, south, west) (street)
CREEDMOOR RD. and SIXFURKS RD.
(street) (street)

Total site area in square feet and acres: 1,015,383 square feet 23.31 acres
Zoning District(s) and Overlay Districts (if any) and land area within each: _____

Conditions of any Conditional Use Zoning Districts: _____
FALLS LAKE WATERSHED

Present land use(s): WOODED + VACANT

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

Name: PERCY PARKER
Address: 12620 SCENIC WAY
City: RALEIGH State: N.C. Zip Code: 27614
E-mail Address: _____ FAX: _____
Telephone Number: _____

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

Name: STEWART-PROCTOR INC. (MIKE STEWART)
Address: 319 CHAPANOKE RD.
City: RALEIGH State: N.C. Zip Code: 27603
E-mail Address: STEWARTPER@aol.com FAX: 919/779-1661
Telephone Number: 919/779-1855 Relationship to Owner: ENGINEER

Proposal

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

Max. # of lots allowable*: 23 Proposed # of lots*: 19
Min. allowable lot area*: 20,000 sf Proposed min. lot area*: 30,000 sf
Average lot area*: 34,860 sf
Min. allowable lot width*: 75' ft Proposed min. lot width*: 163 ft

* If applicable, show for each zoning district

Min. open space standard (see Sec. 3.4.3(E)(1)): () 10 % (X) 25 % () 30% () 40% of site area
 Min. open space area: 5.83 acres
 Proposed open space area [by parcel]: 5.89 acres
 Proposed open space use(s) [by parcel]: PASSIVE/REG./OPEN
 Proposed future development site area [by site]: 0 acres
 Proposed impervious surfaces area: 183,388 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 18 %
 Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): 0 acres
 within floodway: 0 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 ¹	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
<u>N/A</u>							

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: N/A ADT: _____

Type of vehicle: N/A ADT: _____

Utilities and Services

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

Estimated total water demand: 7,600 gpd

Wastewater collection/treatment provided by: () municipal system (_____)
 () community system - specify type(_____) () individual on-site system

Estimated total wastewater discharge: 6,840 gpd

Electrical service provided by: DUKE PROGRESS ENERGY Underground () yes () no

Natural gas service provided by: _____ Underground () yes () no

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

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

Fire protection provided by: FALLS LAKE

Miscellaneous

Generalized slope of site: ROLLING WITH STREAM

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

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 _____

(X) Non-Urban Area/Water Supply Watershed FALLS LAKE

(X) 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: _____ Date: _____

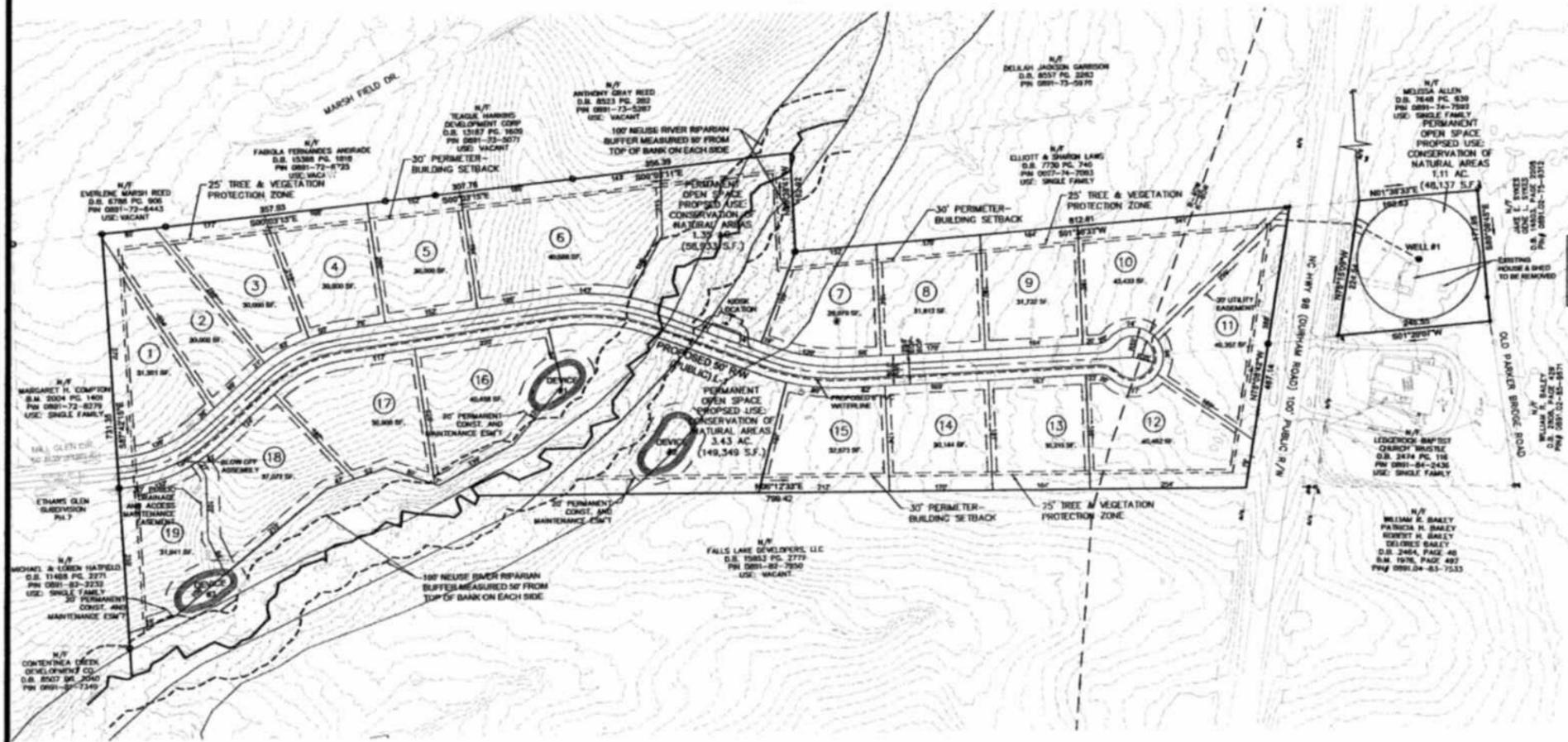
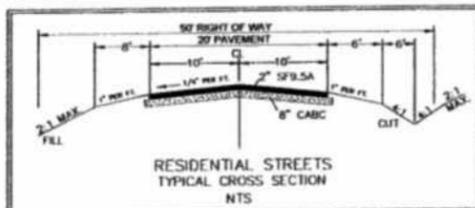
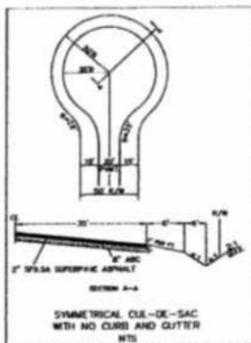
Signature: X _____ Date: _____

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: Lauren Bullock _____ Date: 1-27-13

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.



WATER SUPPLY WATERSHED BUFFER CROSSING
 Driveway crossings that access single family dwellings, provided:

- no alternative to their location is necessary;
- buffer distance is no more than 50 feet wide [1];
- buffer distance is no more than 1,000 square feet in area;
- the driveway crosses the buffer at an angle as close to 90 degrees as possible (and not less than 60 degrees);
- side slopes do not exceed a 2:1 (horizontal to vertical) ratio (existing and/or retaining walls may be used to meet this and the distance width standard); and
- all culverts are designed and constructed for the 25-year storm event or as otherwise required by Wake County Environmental Services.

Final crossings (public or private roads), provided:

- no alternative to their location in the buffer exists;
- buffer distance does not extend beyond the required right-of-way or easement width, or is no more than 50 feet wide;
- buffer distance is no more than 1,000 square feet in area;
- the road crosses the buffer at an angle as close to 90 degrees as possible (and not less than 60 degrees);
- side slopes do not exceed a 2:1 (horizontal to vertical) ratio (existing and/or retaining walls may be used to meet this and the distance width standard); and
- all culverts are designed and constructed for the 25-year storm event or as otherwise required by Wake County Environmental Services.

STORMWATER CONTROL AND MANAGEMENT IMPERVIOUS CALCULATIONS
 IMPERVIOUS AREA PER LOT TO BE LIMITED TO 7,300 S.F.
 THIS AMOUNT IS TO BE STRINGENTLY ENFORCED INTO PERPETUITY.
 WAKE COUNTY TOOL V1.4 WAS USED FOR ALL STORMWATER CALCULATIONS.

SITE DATA - TOTAL

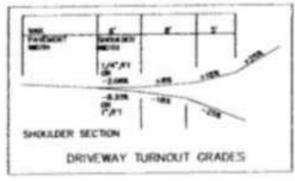
- SUBDIVISION #
- TOTAL TRACT SIZE = 23.31 ACRES (1,015,383 S.F.)
- OPEN SPACE REQUIRED = 5.83 AC. (25% OF TRACT)
- TOTAL OPEN SPACE PROVIDED = 5.89 AC. (256,568 S.F.)
- NO. LOTS = 19
- AVERAGE LOT SIZE = 0.81 ACRES (35,352 S.F.)
- LINEAR FEET OF STREET = 1,743 LF
- IMPERVIOUS IN STREET = 0.80 AC. (34,860 S.F.)
- IMPERVIOUS KIOSK, WELL & UTILITY ESM'T = 6,000 S.F.
- MINIMUM LOT SIZE = 20,000 S.F.
- AREA OF STREETS = 2.00 ACS.
- PIN 0891-73-0981, 0891-73-0200, 0891-42-0613
- TOTAL DISTURBED AREA = 3.6 ACS.
- MINIMUM LOT WIDTH = 60'
- % IMPERVIOUS = 18%

NOTES:

- PRESENT LAND USE IS SINGLE FAMILY, VACANT, WOODED AND FALLOW.
- STREETS WILL HAVE A 50' RW.
- ALL RADIUS AT STREET INTERSECTIONS ARE 20'.
- ALL STREETS WILL BE PUBLIC AND CONSTRUCTED TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARDS.
- WATER SYSTEM WILL BE COMMUNITY WATER SYSTEM.
- SEWER SYSTEM WILL CONSIST OF INDIVIDUAL SEPTIC SYSTEMS.
- ALL WAKE COUNTY EROSION CONTROL MEASURES WILL BE COMPLETED DURING CONSTRUCTION.
- ALL FEDERAL FLOOD HAZARD REGULATIONS WILL BE COMPLIED WITH DURING CONSTRUCTION.
- ALL STATE AND LOCAL GOVERNMENT APPROVALS SHALL BE SUBMITTED TO THE SUBDIVISION OFFICE BEFORE FINAL PLAT APPROVAL.
- TOPOGRAPHY FROM WAKE COUNTY TOPOGRAPHY MAPS ARE SHOWN. SUCH AREAS CAN BE DETERMINED AND HAVE BEEN FIELD VERIFIED.
- BOUNDARY INFORMATION TAKEN FROM WAKE COUNTY TAX MAPS.
- NO LOT SHALL HAVE DIRECT ACCESS TO HWY 98.
- FLOOD STUDIES WILL BE REQUIRED FOR ROAD CONSTRUCTION.
- THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF THE OPEN SPACES IN THIS DEVELOPMENT.
- PREDICTED TREES TO BE LOCATED AT TIME OF CONSTRUCTION PLANS AND AVOIDED OR REPLACED PER WAKE COUNTY USE.
- NITROGEN REDUCTION CALCULATIONS WILL BE APPROVED AND BUDGETED RECEIPT OBTAINED PRIOR TO CONSTRUCTION.
- OPEN SPACES TO BE CREATED TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION.
- PROPERTY IS LOCATED IN THE RURAL AGRICULTURAL AREA OF THE DAMPT CREEK LAND MANAGEMENT PLAN.



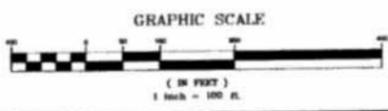
NOTE:
 BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED WITH AN 'R' THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM WAKE COUNTY ENVIRONMENTAL SERVICES. THE BUILDER, ENGINEER, ARCHITECT AND/OR SURVEYOR (AS APPROPRIATE) MUST CERTIFY THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET. THERE 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.



MINIMUM BUILDING SETBACKS

- FRONT = 10 FEET MIN.
- REAR = 10 FEET MIN.
- CORNER = 10 FEET MIN.
- NOTE: NO DIMENSIONS SHALL BE LOCATED WITHIN 30' OF THE PERIMETER OF THIS SUBDIVISION. DIMENSIONS OF THE SETBACKS LISTED ABOVE.

DEVELOPER
 SANFORD BAILEY
 6000 BLOD SMITH ROAD
 WAKE FOREST, N.C. 27707



STEWART - PROCTOR
 ENGINEERING AND SURVEYING
 319 CHAPMAN ROAD
 Raleigh, North Carolina 27603
 Phone (919) 779-1855 Fax (919) 779-1661

ETHANS GLEN ESTATES
 WAKE COUNTY, NORTH CAROLINA
 PRELIMINARY SITE PLAN
 (A CLUSTER SUBDIVISION)

DRAWING SHEET P-1