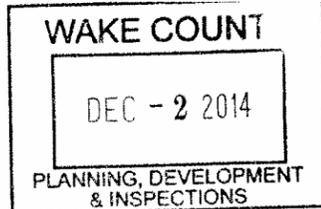




**Planning, Development  
& Inspections**



S-16-14

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

GLEN CREEK SUBDIVISION

( ) cluster subdivision (  ) lot-by-lot subdivision ( ) open space

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

If yes, when and under what name? BUFFALO PRESERVE, S-23-07

Property

Parcel Identification Number: 1628-18-5682

Address: WRENN DRIVE (SR 2704)

Location: SOUTH side of NEW BETHEL CHURCH ROAD, at/between  
(north, east, south, west) WRENN DRIVE and MAGNOLIA  
(street) (street)

Total site area in square feet and acres: 5,978,306 square feet 137.243 acres

Zoning District(s) and Overlay Districts (if any) and land area within each:  
R-30, R-COD-2

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): VACANT - WOODS

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

Name: BUFFALO PRESERVE, LLC ATTN: RICHARD STOKETT

Address: 901-F PAVERSTONE DRIVE

City: RALEIGH State: NC Zip Code: 27415

E-mail Address: \_\_\_\_\_ FAX: 919-845-5164

Telephone Number: 919-845-5162

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

Name: ERIC L. THOMPSON & ASSOCIATES, P.C. - ERIC L. THOMPSON PE, PLS

Address: P.O. Box 336

City: MORRISVILLE State: NC Zip Code: 27560

E-mail Address: ETHOMPSON@ELTAPC.COM FAX: 919-612-4141

Telephone Number: 919-612-4141 Relationship to Owner: ENGINEER

Proposal

Max. allowable lot density standard\* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan): 1.45

Max. # of lots allowable\*: 199 Proposed # of lots\*: 90

Min. allowable lot area\*: 30,000 sf Proposed min. lot area\*: 30,047 sf

Average lot area\*: 48,400 46,531 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 % ( ) 30% ( ) 40% of site area  
 Min. open space area: N/A  
 Proposed open space area [by parcel]: 33.273 acres  
 Proposed open space use(s) [by parcel]: CONSERVATION / OPEN SPACE  
 Proposed future development site area [by site]: N/A acres  
 Proposed impervious surfaces area: 785,308 sf  
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 13.04 %  
 Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): 6.1 acres  
 within floodway: 14.8 acres

**Recreation Ordinance**

Method of complying with Recreation Ordinance\*:  
 \_\_\_\_\_ dedication \_\_\_\_\_  reservation \_\_\_\_\_ 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 \$2473 fee.  
 Tax value of property (land only) 589,232 \*\* Total # of proposed lots 1 Total # of acres 126.98  
 Calculate both: Estimate of recreation area required: 109,560 sf = 2.52 ac  
 Estimate of recreation fee required: \$ 11,515 \*\*  
 \*Wake County Parks, Recreation and Open Space Staff and/or Subdivision Administration Staff will determine which option will be allowed.  
 \*\*Actual fee will be based on current tax value at the time of final plat recording

**Vehicular Access**

Names of access street(s) and number of access points along each: WRENN ROAD

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) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
<u>WRENN ROAD</u>	<u>60'</u>	<u>20</u>	<u>2</u>	<u>N</u>	<u>UNKNOWN</u>	<u>UNKNOWN</u>	<u>850</u>

<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](http://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)  
 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 ( CLARKE UTILITIES ) ( ' ; individual well(s) )  
 Estimated total water demand: 30,600 gpd  
 Wastewater collection/treatment provided by: ( ) municipal system ( \_\_\_\_\_ )  
 ( ) community system - specify type( \_\_\_\_\_ ) (  ) individual on-site system  
 Estimated total wastewater discharge: 30,600 gpd  
 Electrical service provided by: PROGRESS ENERGY Underground (  ) yes ( ) no  
 Natural gas service provided by: PSNC Underground (  ) yes ( ) no  
 Telephone service provided by: ATT Underground (  ) yes ( ) no  
 Cable television service provided by: TIME WARNER CABLE Underground (  ) yes ( ) no  
 Fire protection provided by: WAKE COUNTY

**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 GARNER \_\_\_\_\_
- Non-Urban Area/Water Supply Watershed \_\_\_\_\_
- Non-Urban Area \_\_\_\_\_

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

FUQUAY-GARNER AREA LAND USE (OUTSIDE STUDY AREA)  
GARNER LAND USE PLAN - MEDIUM INTENSITY

**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: [Signature] Date: 12-1-14  
Member Buffalo Preserve, LLC

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: [Signature] Date: 12-1-14  
Member Buffalo Preserve, LLC

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.

**SCHEDULE II**

**Managers of the Company**

Drew E. Schenck

**Richard Stockett**

Jim Thompson

Ward Russell

Brad Phelps

Robert Abec

Steve Dickson

**MEMBERSHIP AGREEMENT AND  
ADDENDUM TO  
OPERATING AGREEMENT**

**OF**

**Buffaloe Preserve, LLC  
a Limited Liability Company**

This Membership Agreement and Addendum to Operating Agreement ("Addendum") of **Buffaloe Preserve, LLC**, a North Carolina limited liability company (the "Company"), dated December \_\_\_\_, 2007, by and among the Company and the persons executing this Agreement as the sole Members (as defined in the Operating Agreement).

Whereas, the Company was organized pursuant to the North Carolina Limited Liability Company Act, effective as of the \_\_\_\_ day of January, 2008, upon the filing with the North Carolina Secretary of State that certain Articles of Organization of Company; and

Deleted:

Deleted: 7

Whereas, the undersigned, being all of the members of **Buffaloe Preserve, L.L.C.**, hereby agree to be bound by the provisions of this Addendum.

NOW THEREFORE, in consideration of the foregoing, of mutual promises of the parties hereto, and of other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned hereby agree as follows:

**ARTICLE I – OBLIGATIONS OF MEMBERS**

**1.00 SPECIFIC COMPANY BUSINESS.** The Company and its Members specifically agree to purchase and develop for sale a three tracts of real property consisting of 185 +/- acres located in Garner, North Carolina (hereinafter the "Property"). A portion of Property shall be developed as a residential subdivision and remainder held for investment purposes or sale.

Deleted: 128.5 acre tract

**1.01 INDIVIDUAL MEMBER RESPONSIBILITIES.** The Members of the Company have allocated various development responsibilities among the Members of the Company. The Members agree the individual development responsibilities are fair given their percentage of ownership, loans to Company and various expertise of each Member. Each Member shall be responsible for fulfilling their obligations to the Company or may be considered in default of the Operating Agreement and Addendum should any Member fail to complete his/it's obligations.

**1.02 ASSIGNED RESPONSIBILITIES.** The Members agree the responsibilities shall be divided as follows:

A. **Richard Stockett** shall oversee development of the residential subdivision, including, but not limited to site plan submission and approval, all federal, state and local permits, hiring of contractors, supervision of site work, grading work, installation of all utilities, storm water erosion prevention, street paving, supervision of recording plats and all other matters typical of a

Deleted: payment of contractors,

Deleted: posting of any and all bonds.

residential development of this Property. The Members agree Richard Stockett, in overseeing the physical development of the subdivision, shall be entitled to authorize unbudgeted expenditures up to a maximum amount of seven thousand five hundred and 00/100 dollars (\$7,500.00) without the prior approval of the other Members.

B. **Drew E. Schenck** shall oversee land assemblage, oversee Due Diligence process, supervise design of neighborhood, co-ordinate land purchase and closing as liaison between Company and land owners and oversee residential lot valuations and sales.

C. **Jim Thompson, Ward Russell and RB Investment Group, LLC** shall oversee acquisition and development financing, including, but not limited to negotiate loan terms and payment schedules, provide funds for down payment, provide additional funds for project as may be necessary and all other matters typical and required for residential subdivision development financing.

**Deleted:** residential lot sales, including, but not limited to marketing materials, on-site sales, property listing on M.L.S., management of builder team, contract negotiations for lot sales, lot takedowns, contract signing and all other matters typical of a sales manager of a residential development.

**1.03 Member Loan Terms.** The Members anticipate Jim Thompson, Ward Russell and RB Investment Group, LLC will loan funds to the Company in accordance with Article VII 1(d) of the Operating Agreement. The Members agree that commercially reasonable terms for the repayment of the anticipated loans shall be paid back as a portion of the interest costs at a rate of Prime Rate as reported in the Wall Street Journal plus one percent (1%) per annum on all amounts loaned. Principal may be prepaid without penalty and shall be paid in accordance with the agreement of the Members.

## ARTICLE II – MEMBER DEFAULT

**2.00 Effect of Bankruptcy, Withdrawal or Dissolution of a Member-Manager.** Upon the occurrence of an Event of Bankruptcy as to a Member-Manager or the withdrawal, removal, as set forth in 2.01 below, or dissolution of a Member-Manager, any remaining Member-Manager or Member-Managers, if any, shall immediately send Notice of such occurrence to each Member. In such event, the Company (i) shall be dissolved if there is no remaining Member-Manager and terminated, or (ii) shall be continued by the remaining Member-Managers if the remaining Member-Managers, in their sole discretion, so elect.

**Deleted:**

### 2.01 Removal of a Member-Manager.

(A) Upon the occurrence of an Event of Bankruptcy as to, or the dissolution, death, incapacity, adjudication of incompetency or removal of, a Member-Manager, such Member-Manager shall be deemed to be removed automatically and his interest shall be converted to Member status automatically.

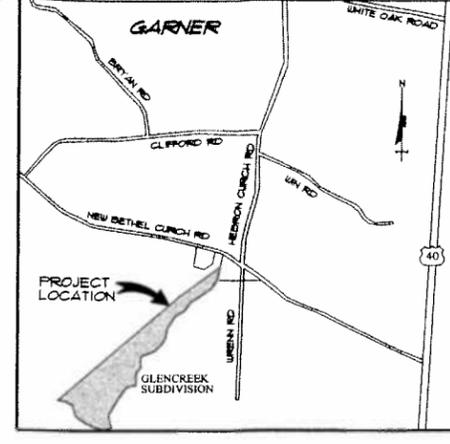
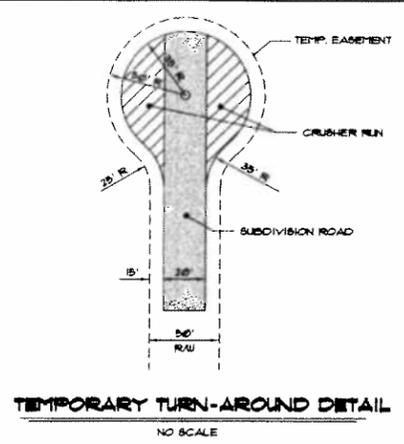
(B) Fifty-one percent (51%) in Interest of the Members shall have the right to Consent to remove a Member-Manager, or any successor, if it shall have been determined by fifty-one percent of the Members that such Member-Manager has failed in any material respect to meet his obligations under this Addendum or the Operating Agreement or shall have violated in any material respect any other provision of this Addendum or Operating Agreement or of applicable laws relating

- OWNER/APPLICANT:  
BUFFALO PRESERVE, LLC  
501-F PAVERTSTONE DRIVE  
RALEIGH, NORTH CAROLINA 27615  
CONTACT: RICHARD STOCKETT  
(919) 845-5162
- EXISTING USE: VACANT - SITE IS WOODED
- PROPOSED USE:  
SINGLE FAMILY RESIDENTIAL  
"LOT BY LOT" SUBDIVISION - TWO PHASES
- WAKE COUNTY P.M. 1675-18-5682
- WAKE COUNTY ZONING: R-30, R2000-2
- TOWNSHIP: SAINT MARYS
- AREA OF EXISTING PROJECT BOUNDARY: 137243 AC. (5,978,306 SF)
- AREA OF NEW ALIGNMENT RAW: 133 AC. (5,793,500 SF)
- AREA REMOVED FROM EXISTING TRACT: 0.35 AC. (15,246 SF)
- SUBDIVISION TOTAL ACREAGE: 137243 AC. - 0.37 AC. + 133 AC. + 13829 AC.
- ACREAGE OF PROPOSED STREET RAW: 10,424 AC.
- E87 DISTURBED AREA: 10.72 AC.
- NET AREA IN LOTS: 96.14 AC.
- ALLOWABLE DENSITY: 1.45 UNITS/ACRE X 137243 = 199 UNITS
- TOTAL NUMBER OF PROPOSED LOTS: 50  
PHASE ONE: 42 LOTS  
PHASE TWO: 48 LOTS
- AVERAGE LOT SIZE PHASE ONE: 0.284 AC. (12,264 SF)
- AVERAGE LOT SIZE PHASE TWO: 1.06 AC. (46,156 SF)
- MINIMUM LOT SIZE: 30,000 SF
- MINIMUM ALLOWABLE LOT WIDTH: 95'
- OPEN SPACE REQUIRED: NONE REQUIRED
- OPEN SPACE PROVIDED: 31.63 AC.  
OPEN SPACE WILL BE RECORDED FOR EACH PHASE IN ORDER TO MEET THE STORMWATER CURVE NUMBER
- LINEAR FEET OF ROAD: 8,599'
- LOT SETBACK REQUIREMENTS: FRONT + CORNER - 30'  
REAR - 30'  
SIDE - 10'
- THIS PROJECT TO COMPLY WITH NITROGEN RUNOFF REQUIREMENTS PER WAKE COUNTY STORMWATER ORDINANCE
- PROPOSED RIGHT-OF-WAY WIDTH: 50 FT.
- PROPOSED PAVEMENT WIDTH: 20 FT.
- ALL STREETS ARE TO BE PUBLIC. STREETS ARE TO BE CONSTRUCTED TO THE LATEST MINIMUM CONSTRUCTION STANDARDS FOR SUBDIVISION ROADS AS PUBLISHED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- EACH LOT IS TO BE SERVED BY A COMMUNITY WATER SYSTEM AND ON-SITE SEPTIC SYSTEMS. COMMUNITY WATER SYSTEM TO BE OWNED + OPERATED BY CLARKE UTILITIES.
- THIS PROJECT SITE IS LOCATED IN A FEMA FLOOD HAZARD ZONE. PER WUWVOR.LOCCMAPS.COM THE 100-YEAR FLOOD ELEVATION IS 712 TO 715 FT. FINISHED FLOOR ELEVATIONS TO BE AT LEAST 7 FT ABOVE 100-YEAR FLOOD ELEVATION
- PROJECT SITE IS WOODED EXCEPT FOR THE POWER LINE AND GAS LINE EASEMENTS

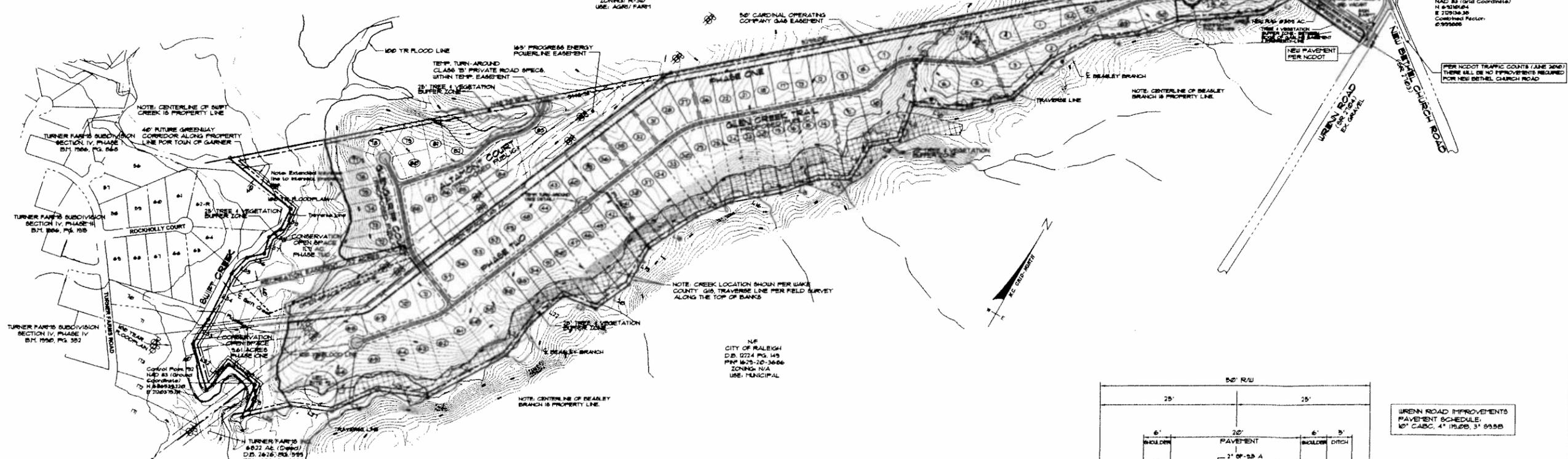
- THE DEVELOPER OF THE ADJACENT PROPERTY MAKING A ROAD CONNECTION TO THE EXISTING 6700 ROAD IS RESPONSIBLE FOR THE REMOVAL OF THE TURN-AROUND AND FOR THE RESTORATION OF THE AREA AT THE TIME THAT THE ROAD CONNECTION IS MADE.
- THE ROAD SYSTEM SHOWN ON THIS PLAN INCLUDES ONE OR MORE 6700 ROAD THAT ARE INTENDED TO BE CONNECTED TO THE ADJACENT PROPERTY AT SUCH TIME THAT THE PROPERTY IS DEVELOPED. THE INTERCONNECTION OF NEIGHBORHOODS WITH A ROAD NETWORK ENSURES THE EFFICIENT FLOW AND REDUCTION OF TRAFFIC AND PROVIDES FOR ADDITIONAL POINTS OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES.
- ANY LAND DISTURBANCE WILL CONFORM TO ALL STANDARDS OF THE WAKE COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES (EROSION, FLOOD, + STORMWATER SERVICES).
- PRELIMINARY NEUSE RIVER BUFFER AND WETLAND EVALUATION PERFORMED BY: CENTRAL CAROLINA SOIL CONSULTING, PLLC  
379 S. WHITE STREET  
WAKE FOREST, NORTH CAROLINA 27588
- OPEN SPACE AND STORM WATER DEVICES, IF APPLICABLE, TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION.
- THE DEVELOPER WILL SATISFY THE WAKE COUNTY RECREATION ORDINANCE AS FOLLOWS, INCLUDED WITHIN THE CONSERVATION OPEN SPACE AREA, AS SHOWN, IS AN APPROXIMATE 3.2 ACRE CORRIDOR 40 FEET IN WIDTH RESERVED FOR THE POSSIBLE FUTURE CONSTRUCTION OF A GREENWAY TRAIL, BY THE TOWN OF GARNER IN ACCORDANCE WITH THE TOWN'S COMPREHENSIVE PARKS AND RECREATION, OPEN SPACE AND GREENWAYS MASTER PLAN ADOPTED JUNE 4, 2007.
- IMPERVIOUS AREA CALCULATIONS (PHASES ONE AND TWO)  
ACREAGE OF PROPOSED PAVEMENT: 4,272 AC.  
ACREAGE OF PROPOSED TEMP. TURN-AROUNDS: 0.113 AC.  
TOTAL PROPOSED ROADWAY IMPERVIOUS: 4,386 AC.  
ACREAGE WELL SITE NO. 1 (DRIVEWAY, WELL HOUSE, STORAGE TANK): 0.2630 AC. (7,100 SF)  
ACREAGE WELL SITE NO. 2 (DRIVEWAY + WELL HOUSE): 0.106 AC. (4,631 SF)  
ACREAGE MAIL BOXES + DRIVEWAY: 0.0400 AC. (7,009 SF)  
MAXIMUM IMPERVIOUS AREA PER LOT = 3,250 SF (WAKE COUNTY STORMWATER TOOL)
- MAXIMUM IMPERVIOUS AREA SQUARE FOOTAGE ON EACH INDIVIDUAL LOT WILL BE STRICTLY ENFORCED WITH NO EXCEPTIONS IN TO PERPETUITY. PLANS APPROVED LIMITING THE MAXIMUM IMPERVIOUS SURFACE TO 3,250 SQUARE FEET PER LOT.
- STORMWATER MANAGEMENT ARTICLE 5, ENVIRONMENTAL STANDARDS ARTICLE II AND FLOOD HAZARD AREAS ARTICLE 14 WILL BE ADDRESSED AT THE CONSTRUCTION PLAN STAGE OF THE PROJECT. A STORMWATER REVIEW AND PERMIT WILL BE REQUIRED.
- PER NCDOT TRAFFIC COUNTS (JUNE 2008) NO IMPROVEMENTS ARE NECESSARY FOR NEW BETHEL CHURCH ROAD. NO WIDENING OR TURN LANES REQUIRED.
- COMMUNITY MAIL BOXES AS SHOWN AS REQUIRED BY THE U.S. POSTAL SERVICE.

- THERE SHALL BE NO FILLING OR ERECTION OF PERMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD SOILS OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100-YEAR FLOOD HAZARD ZONES UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY AND/OR FEMA.
- BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED BY AN \* (ASTERISK) 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 ON ANY PERMIT THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET.

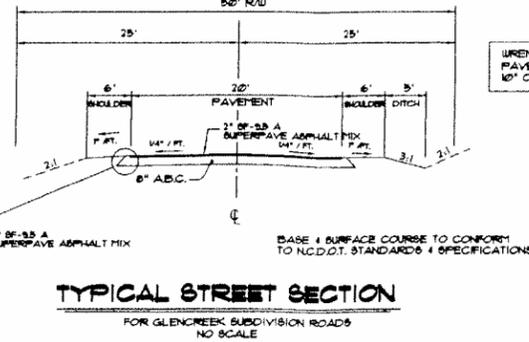
PHASE DATA TABLE	
PHASE ONE	PHASE TWO
LOTS: 42	LOTS: 48
LINEAR FEET OF ROAD: 8,092 LF	LINEAR FEET OF ROAD: 3,869 LF
AREA IN LOTS: 41,328 AC	AREA IN LOTS: 93,006 AC
ACREAGE OF PAVEMENT: 2,348 AC	ACREAGE OF PAVEMENT: 1,924 AC
ACREAGE OF TURN-AROUND: 0.0961 AC	ACREAGE OF TURN-AROUND: 0.0966 AC
TOTAL ROADWAY IMPERVIOUS: 2,445 AC	TOTAL ROADWAY IMPERVIOUS: 1,967 AC
ACREAGE IN RAW: 5,823 AC	ACREAGE IN RAW: 48,445 AC
OPEN SPACE: 21.63 ACRES	OPEN SPACE: 31.71 ACRES
ALLOWABLE IMPERVIOUS PER LOT: 5,250 SF	ALLOWABLE IMPERVIOUS PER LOT: 5,250 SF



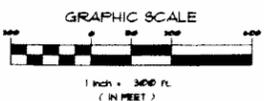
BOUNDARY TAKEN FROM SURVEY BY ADVANCED CIVIL DESIGN  
BOOK OF MAPS 2020 PAGE 430  
SEE SHEETS 2-4 FOR METES + BOUNDS



MASTER PLAN  
SCALE: 1" = 300'



TYPICAL STREET SECTION  
FOR GLENCREEK SUBDIVISION ROADS  
NO SCALE



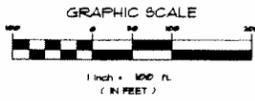
**ERIC L. THOMPSON & ASSOCIATES, P.C.**  
CIVIL ENGINEERING & LAND SURVEYING  
P.O. BOX 356  
MORRISVILLE, NORTH CAROLINA 27560  
TEL: (919) 612-4141  
FIRM LIC. NO. C-2131

DATE: DEC. 2014  
SCALE: AS SHOWN  
DRAWN BY: E.L.L.  
CHECKED BY: E.L.L.  
BY: [Signature]  
DATE: [Blank]

**GLENCREEK SUBDIVISION**  
WAKE COUNTY, NORTH CAROLINA  
Preliminary "Lot by Lot" Subdivision Plan

Sheet No. 1 of 4

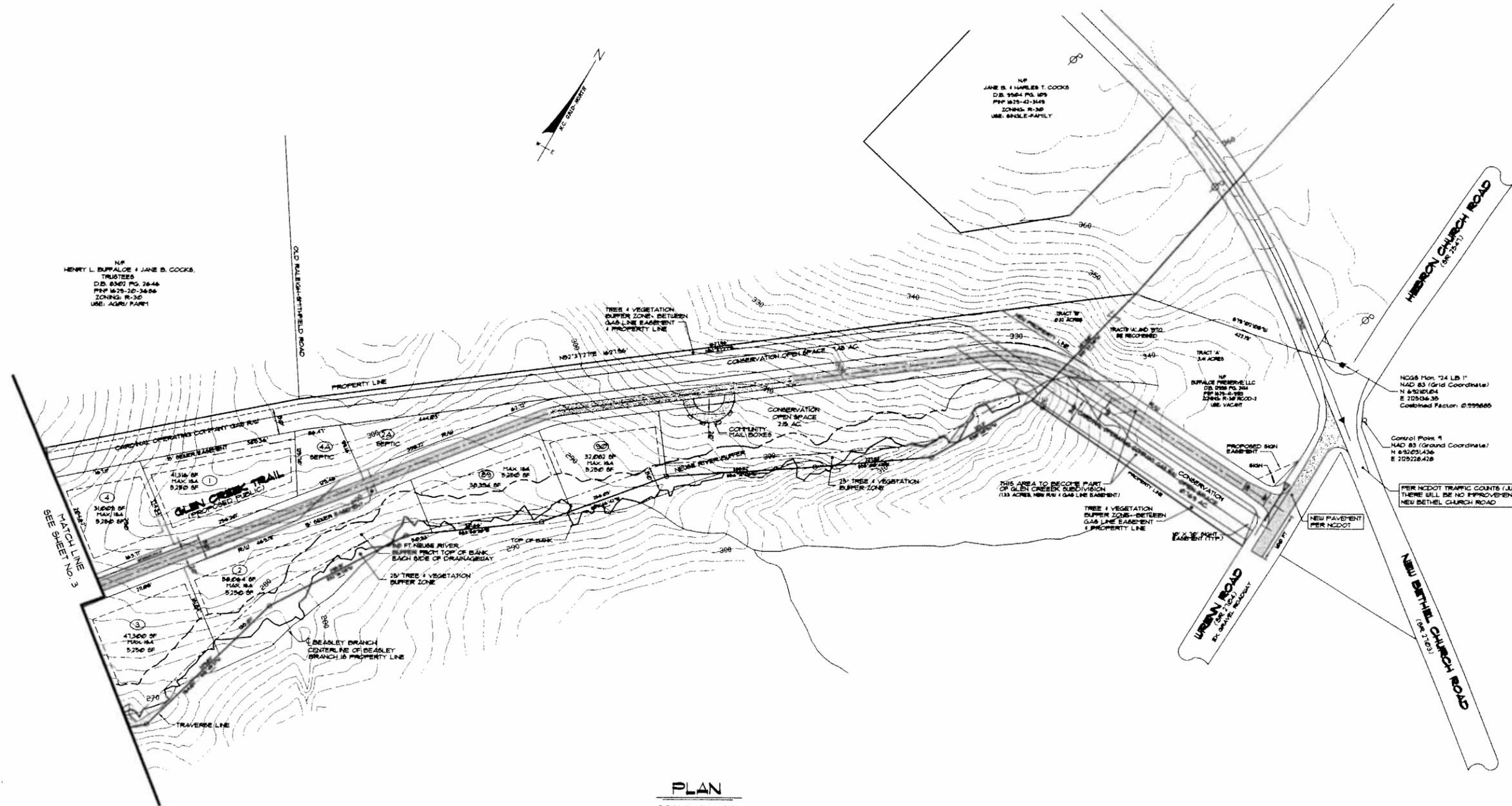
12/1/2014



BOUNDARY TAKEN FROM SURVEY BY  
ADVANCED CIVIL DESIGN  
BOOK OF MAPS 2000 PAGE 430

N/R  
HENRY L. BUFFALO & JANE B. COOKS,  
TRUSTEES  
D.B. 0307 PG. 26-46  
P.P. 629-30-34-56  
ZONING: R-30  
USE: AGRIC. PART

N/R  
JANE B. & HARLES T. COOKS  
D.B. 0044 PG. 675  
P.P. 625-62-34-68  
ZONING: R-30  
USE: SINGLE-FAMILY



PLAN  
SCALE: 1" = 100'

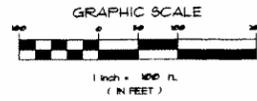


ERIC L. THOMPSON & ASSOCIATES, P.C.  
CIVIL ENGINEERING & LAND SURVEYING  
P.O. BOX 336  
MORRISVILLE, NORTH CAROLINA  
27560  
www.eltnc.com

DATE:	DEC. 2014
SCALE:	AS SHOWN
DRAWN BY:	ELT
CHECKED BY:	ELT

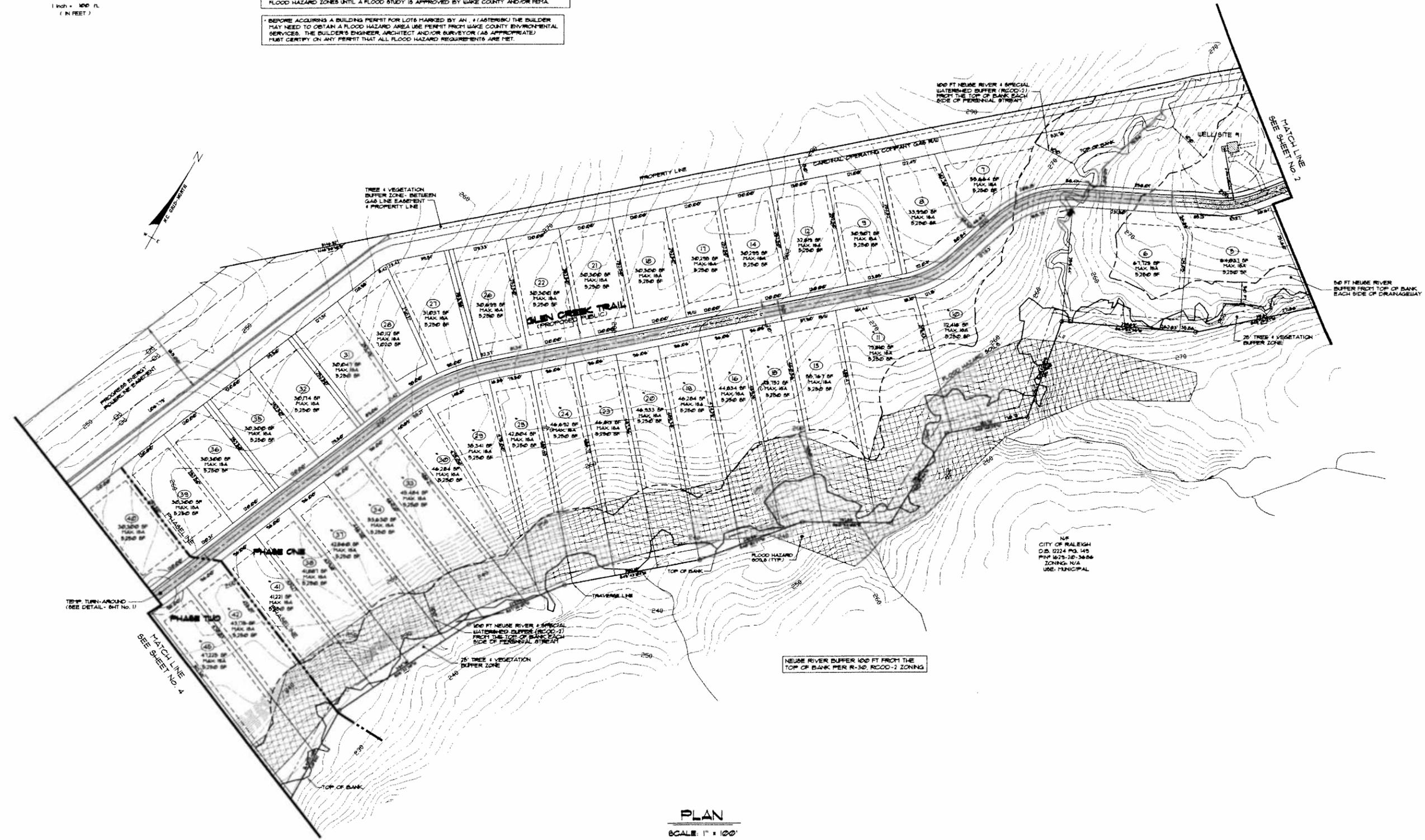
**GLENCREEK SUBDIVISION**  
WAKE COUNTY, NORTH CAROLINA  
Preliminary "Lot by Lot" Subdivision Plan

Sheet No. **2**  
of **4**



THERE SHALL BE NO FILLING OR ERECTION OF PERMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD BOULE OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD HAZARD ZONES UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY AND/OR FEMA.

BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED BY AN \* (ASTERISK) 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 ON ANY PERMIT THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET.



PLAN  
SCALE: 1" = 100'

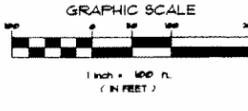
ERIC L. THOMPSON & ASSOCIATES, P.C.  
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P.O. BOX 356  
MORRISVILLE, NORTH CAROLINA 27560  
TEL: (919) 612-4141  
FIRM LIC. NO. C-2121  
www.eltjps.com

DATE:	DEC. 2014
SCALE:	AS SHOWN
DRAWN BY:	ELI
CHECKED BY:	ELI
BY:	
REVISIONS:	
DATE:	

**GLENCREEK SUBDIVISION**  
**WAKE COUNTY, NORTH CAROLINA**  
Preliminary "Lot by Lot" Subdivision Plan



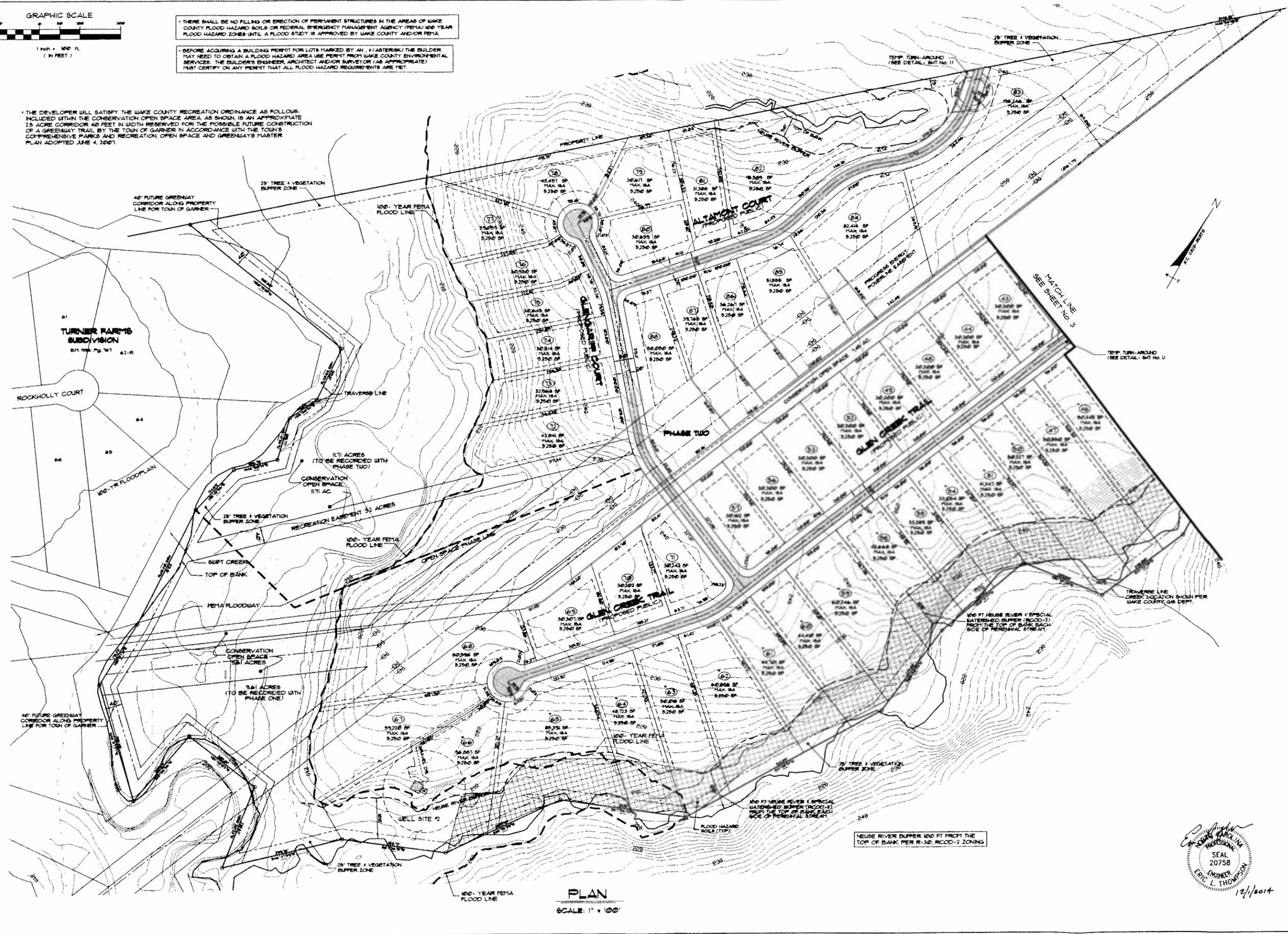
Sheet No. **3**  
of **4**



THERE SHALL BE NO FILLING OR ERECTION OF PERMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD SOLE OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD HAZARD ZONES UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY AND/OR FEMA.

BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED BY AN \* (ASTERISK) 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 ON ANY PERMIT THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET.

\* THE DEVELOPER WILL SATISFY THE WAKE COUNTY RECREATION ORDINANCE AS FOLLOWS: INCLUDED WITHIN THE CONSERVATION OPEN SPACE AREA AS SHOWN IS AN APPROXIMATE 2.5 ACRE CORRIDOR 40 FEET IN WIDTH RESERVED FOR THE POSSIBLE FUTURE CONSTRUCTION OF A GREENWAY TRAIL BY THE TOWN OF GARNER IN ACCORDANCE WITH THE TOWN'S COMPREHENSIVE PARKS AND RECREATION, OPEN SPACE AND GREENWAYS MASTER PLAN ADOPTED JUNE 4, 2001.



PLAN  
SCALE: 1" = 100'



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TEL: (919) 612-4141  
FIRM LIC. No. C-2121

DATE:	DEC 2014
SCALE:	AS SHOWN
DRAWN BY:	ELT
CHECKED BY:	ELT
BY:	
REVISIONS:	
DATE:	

GLENCREEK SUBDIVISION  
WAKE COUNTY, NORTH CAROLINA  
Preliminary "Lot by Lot" Subdivision Plan

Sheet No. 4 of 4