



S-012-16

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

### Planning, Development & Inspections

## PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

Name of Subdivision ETHANS MEADOW PHASE 2

(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: 0891-72-0257, 0891-72-3503, 0981-73-4368, 0891-73-5287, 0891-73-5071  
0891-72-6193, 0891-72-6905, 0891-72-4734, 0891-72-3931, 0891-73-2111

Address: MARSH FIELD DR

Location: SOUTH side of HWY 98, at/between  
(north, east, south, west) (street)  
CREEDMOOR RD. and SIX FORKS RD.  
(street) (street)

Total site area in square feet and acres: 784,241 square feet 18.006 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: \_\_\_\_\_  
R-40W + R-80W

Conditions of any Conditional Use Zoning Districts: R-40W + R-80W  
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: EVERLENE MARSH REED

Address: 12549 MARSH FIELD DR.

City: RALEIGH State: N.C. Zip Code: 27614

E-mail Address: \_\_\_\_\_ FAX: \_\_\_\_\_

Telephone Number: 919/417-5617

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

Name: STEWART-PROCTOR

Address: 319 CHAPANOKE ROAD

City: RALEIGH State: N.C. Zip Code: 27603

E-mail Address: STEELSP@XANXO.COM FAX: 919-779-1661

Telephone Number: 919-779-1855 Relationship to Owner: CLIENT

### Proposal

Max. allowable lot density standard\* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan): 1 UNIT PER AC. / 0.5 UNIT PER AC.

Max. # of lots allowable\*: 16/1 Proposed # of lots\*: 16/1

Min. allowable lot area\*: 20,000/40,000 sf Proposed min. lot area\*: 20,000/42,094 sf

Average lot area\*: 28,017 sf

Min. allowable lot width\*: 75'/110' ft Proposed min. lot width\*: 90'/110' 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: ~~4.502~~ 4.502 acres  
 Proposed open space area [by parcel]: ~~5.462~~ 5.462 acres  
 Proposed open space use(s) [by parcel]: PASSIVE/REL./OPEN  
 Proposed future development site area [by site]: 0 acres  
 Proposed impervious surfaces area: ~~130,244~~ 130,244 sf  
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): ~~17~~ 17 %  
 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	Traffic volume (ADT) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
<u>N/A</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) 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 ( \_\_\_\_\_ )  
 (X) community system ( \_\_\_\_\_ ) ( ) individual well(s)

Estimated total water demand: 8,000 gpd

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

Estimated total wastewater discharge: 7,200 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 \_\_\_\_\_
- Non-Urban Area/Water Supply Watershed FALLS LAKE
- 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: 5-2-16

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:  Date: 5-2-16

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.

# PRELIMINARY PLANS

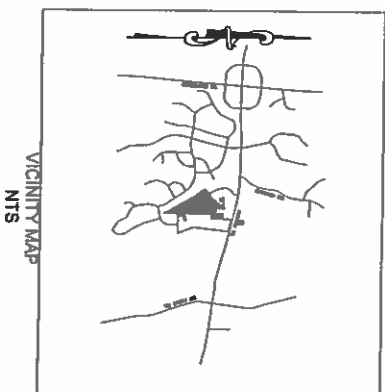
## ETHANS MEADOW PHASE 2

### SUBDIVISION

WAKE COUNTY, NORTH CAROLINA

DEVELOPER: SANFORD BAILEY

8900 BUD SMITH ROAD  
WAKE FOREST, NORTH CAROLINA 27587



#### INDEX TO PLANS

- P-1 COVER SHEET
- P-2 EXISTING CONDITIONS
- P-3 PRELIMINARY SUBDIVISION
- P-4 PHASE 1 RECOMBINATION

SURVEYOR  
**CAWTHORNE, MOSS & PANCIERA, P.C.**  
PROFESSIONAL LAND SURVEYORS, C-1525  
333 S. WHITE STREET, P.O. BOX 1253  
WAKE FOREST N.C., 27588  
(919) 556-3148

**STEWART - PROCTOR**  
ENGINEERING and SURVEYING

319 CHAPANOKE ROAD  
RALEIGH, NC 27606  
TEL. 919 779-1855 FAX 919 779-1661

**ETHANS MEADOW SUBDIVISION**

WAKE COUNTY, NORTH CAROLINA

**COVER SHEET**  
(A CLUSTER SUBDIVISION)

PREPARED FOR:  
SANFORD BAILEY  
8900 BUD SMITH ROAD  
WAKE FOREST, N.C. 27587

DATE: 4-21-18

PROJECT OWNER:  
WAKE COUNTY

PROJECT CADD DESIGNER:  
JOHN A. HED

PROJECT NUMBER:

**STEWART - PROCTOR**  
ENGINEERING AND SURVEYING

**SP**

319 CHAPANOKE ROAD  
Raleigh, North Carolina 27603  
Phone (919) 779-1855 Fax (919) 779-1661

NO.	REVISION	DATE
1	PER WAKE CO. COMMENTS	6/27/18

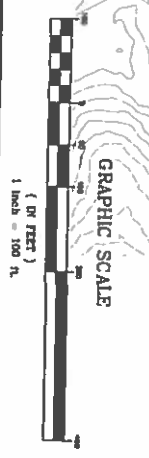
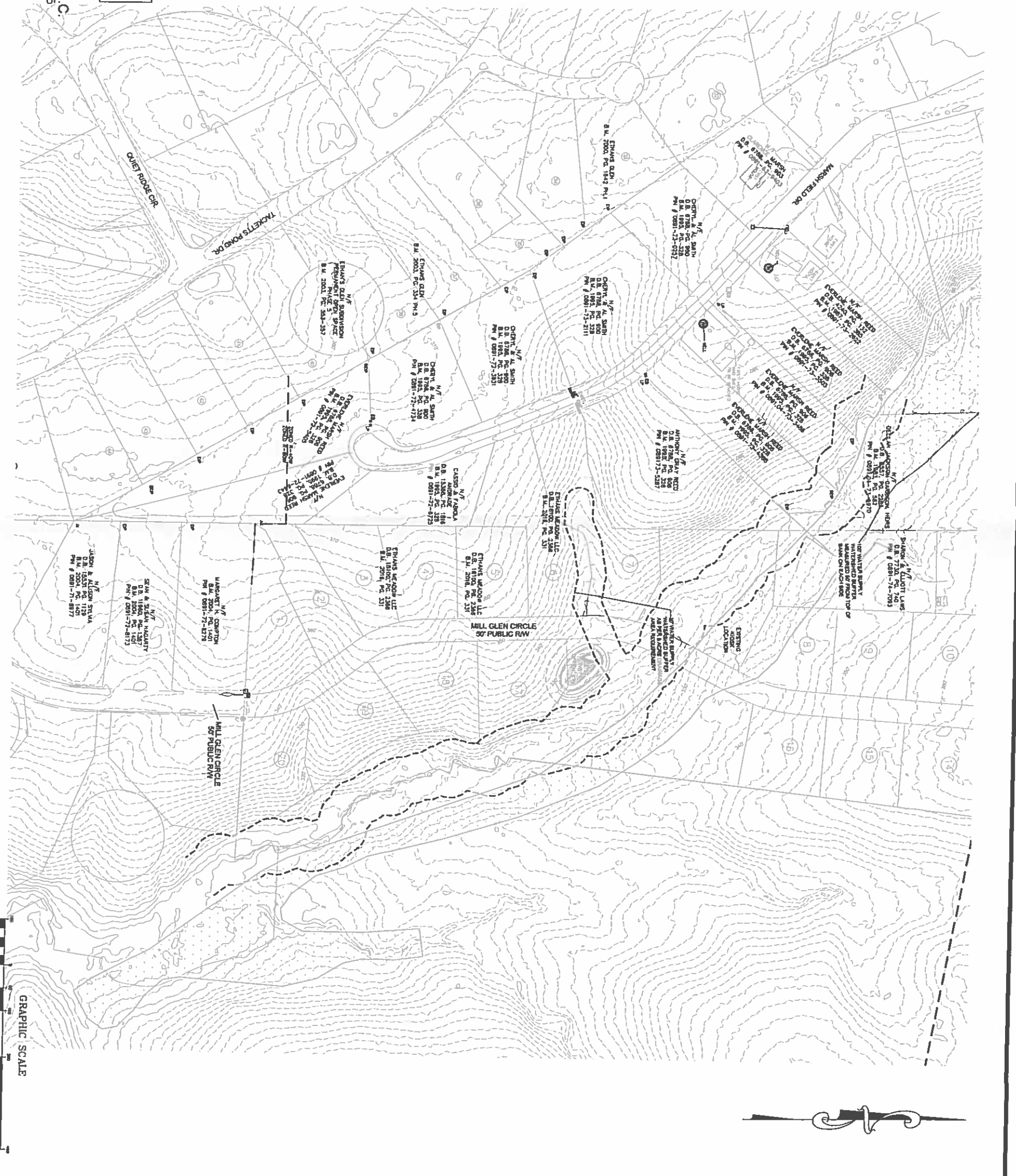
DRAWING  
SHEET  
P-1

LINE	LENGTH	BEARING
L-1	48.77	N 72° 42' 29" W
L-2	11.10	N 89° 11' 00" W
L-3	50.58	N 11° 24' 41" E
L-4	58.88	N 88° 27' 27" W
L-5	14.88	S 88° 27' 27" E
L-6	20.88	N 87° 24' 42" E
L-7	51.72	S 87° 24' 42" E
L-8	11.52	S 87° 24' 42" E
L-9	22.80	N 65° 03' 21" E
L-10	2.40	S 87° 24' 42" E
L-11	2.40	S 87° 24' 42" E
L-12	2.40	S 87° 24' 42" E
L-13	2.40	S 87° 24' 42" E
L-14	2.40	S 87° 24' 42" E
L-15	2.40	S 87° 24' 42" E
L-16	2.40	S 87° 24' 42" E
L-17	2.40	S 87° 24' 42" E
L-18	2.40	S 87° 24' 42" E
L-19	2.40	S 87° 24' 42" E
L-20	2.40	S 87° 24' 42" E
L-21	2.40	S 87° 24' 42" E
L-22	2.40	S 87° 24' 42" E
L-23	2.40	S 87° 24' 42" E
L-24	2.40	S 87° 24' 42" E
L-25	2.40	S 87° 24' 42" E
L-26	2.40	S 87° 24' 42" E
L-27	2.40	S 87° 24' 42" E
L-28	2.40	S 87° 24' 42" E
L-29	2.40	S 87° 24' 42" E
L-30	2.40	S 87° 24' 42" E
L-31	2.40	S 87° 24' 42" E
L-32	2.40	S 87° 24' 42" E
L-33	2.40	S 87° 24' 42" E
L-34	2.40	S 87° 24' 42" E
L-35	2.40	S 87° 24' 42" E
L-36	2.40	S 87° 24' 42" E
L-37	2.40	S 87° 24' 42" E
L-38	2.40	S 87° 24' 42" E
L-39	2.40	S 87° 24' 42" E
L-40	2.40	S 87° 24' 42" E

CURVE	LENGTH	CHORD	BEARING
C-1	108.00	108.00	S 87° 24' 42" W
C-2	30.14	298.00	S 01° 07' 18" E
C-3	30.14	298.00	S 01° 07' 18" E
C-4	30.14	298.00	S 01° 07' 18" E

**NOTES:**  
 - PRESENT LAND USE IS WOODS, MOSS AND POND.  
 - TOPOGRAPHIC INFORMATION IS COUNTY TOPOGRAPHIC MAP AND  
 - REVISIONS TO CORRECTION TABLE FROM CARROLL, HARRIS & HANCOCK, P.C.

**SURVEYOR**  
**CAWTHORNE, MOSS & PANCIERA, P.C.**  
 PROFESSIONAL LAND SURVEYORS, C-1525  
 333 S. WHITE STREET, P.O. BOX 1253  
 WAKE FOREST N.C., 27588  
 (919) 556-3148



**ETHANS MEADOW PHASE 2**  
 WAKE COUNTY, NORTH CAROLINA  
**EXISTING CONDITIONS**

PREPARED FOR:  
 SHERIDAN BALEY  
 8800 BLD SHIR ROAD  
 WAKE FOREST, N.C. 27587

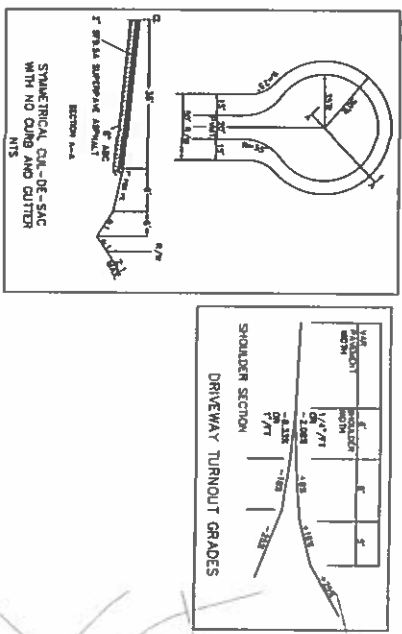
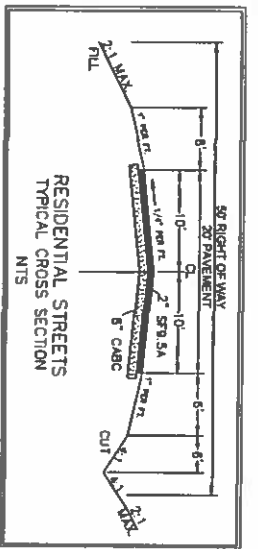
DATE: 4-21-16  
 PROJECT ENGINEER:  
 MIKE STEWART  
 PROJECT CHIEF DESIGNER:  
 JOHN A. REIL  
 PROJECT NUMBER:

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

NO.	REVISION	DATE
1	PER WAKE CO. COMMENTS	6/27/16

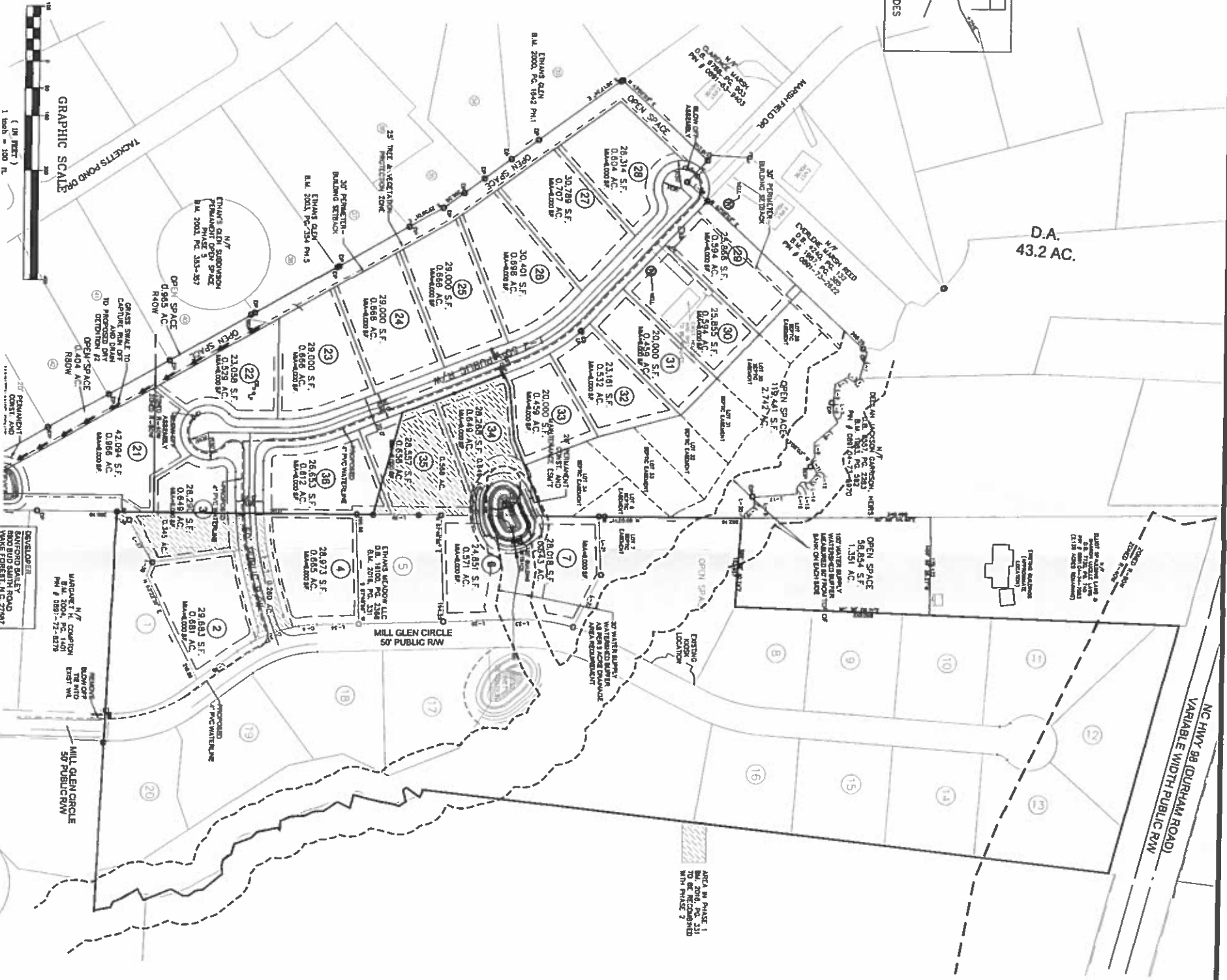
DRAWING SHEET P-2





**STORMWATER CONTROL AND MANAGEMENT**  
 IMPERVIOUS AREA PER LOT TO BE LIMITED TO 20,000 S.F.  
 THIS AMOUNT TO BE STRICTLY ENFORCED INTO REPERITY  
 WAKE COUNTY TOOL V1 4 WAS USED FOR ALL STORMWATER CALCULATIONS

**SURVEYOR**  
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**EXISTING ETHANS GLEN PH. 1 SITE DATA**

- TOTAL TRACT SIZE: 24.818 ACRES
- OPEN SPACE PROVIDED: 6.129 AC
- NET AREA: 18.689 AC
- TOTAL LOTS: 20
- AVERAGE LOT SIZE: 0.934 ACRES
- LARGEST LOT: 1.744 AC
- 40% AVERAGE: 3.800 AC = 1.910 LOTS
- SUBTRACTED AREA FROM LOT 9 = 0.808 AC
- SUBTRACTED AREA FROM NEW RIGHT OF WAY FOR PHASE 2 = 0.200 AC
- TOTAL AREA = 18.891 AC = 19.9 LOTS
- 1.8 LOTS (AREA = 1.800 AC) TO BE SUBTRACTED FROM PHASE 1
- 1.8 LOTS (AREA = 1.800 AC) TO BE SUBTRACTED FROM PHASE 1
- IMPERVIOUS FROM LOT 3 AND NEW ROADWAY ADDED TO PHASE 2
- NO INCREASE IN IMPERVIOUS AND THEREFORE OK

**NOTES:**

- PRESENT LAND USE IS SINGLE FAMILY, WOODS, WOODS AND FILL
- ALL STREETS WILL HAVE A 5' SIDEWALK
- ALL STREETS WILL BE CONCRETE ON THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD
- WATER SYSTEMS WILL BE SEWER OR INDIVIDUAL SEPTIC SYSTEMS
- ALL WAREHOUSE/INDUSTRIAL BUILDINGS WILL BE CONFINED WITH DURING CONSTRUCTION
- ALL OTHER INDUSTRIAL/COMMERCIAL/AGRICULTURAL SHALL BE SUBMITTED TO THE SUBDIVISION OFFICE BEFORE FULLY PAID APPROVAL
- TOPO TAKEN FROM WAKE COUNTY TOPOGRAPHY DATA AND SHOULD NOT BE USED EXTERNALLY FOR DESIGN OR QUANTITY TAKEOFFS
- CONTOUR INTERVAL IS 2'
- DRAINAGE EVIDENCE SHALL BE PROVIDED FOR ALL AREAS
- DRAINAGE AREAS ON LOTS AND SHALL BE SHOWN ON THE WHICH AREAS CAN BE REFINED AND ON THE FINAL PLAN AFTER REVISIONS ARE MADE
- BOUNDARY INFORMATION IS PROVIDED BY CAWTHORNE, MOSS & PANCIERA, P.C. AND LOT SHALL HAVE DIRECT ACCESS TO HIGHWAY
- FLOOD STUDIES WILL BE REQUIRED FOR ROAD CONSTRUCTION
- THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF THE OPEN SPACES IN THIS DEVELOPMENT
- APPROVED OR REJECTED PER WAKE COUNTY DDO
- RECIPIENT OF CALCULATIONS WILL BE APPROVED AND BYDOWM
- OPEN SPACE TO BE DESIGN TO HOMEOWNERS ASSOCIATION
- TOUGH AND INTERESTING TO COMPLY WITH ALL WAKE COUNTY REQUIREMENTS
- THE LOTS TO BE SUBTRACTED FROM PHASE 1 SHALL BE 2.111 AC

NO.	REVISION	DATE
1	PER WAKE CO. COMMENTS	6/27/18

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 ENGINEERING AND SURVEYING  
**SP**  
 319 CHAPANOKE ROAD  
 Raleigh, North Carolina 27603  
 Phone (919) 779-1855 Fax (919) 779-1661

PREPARED FOR:  
 3300 BUD SOUTH ROAD  
 WAKE FOREST, NC, 27567

DATE: 4-23-18

PROJECT ENGINEER:  
 MIKE STEWART

PROJECT CAD DESIGNER:  
 JOHN A. TEEB

PROJECT NUMBER:

**ETHANS MEADOW PHASE 1**  
 WAKE COUNTY, NORTH CAROLINA  
**PHASE 1 RECOMBINATION**  
 (A CLUSTER SUBDIVISION)

DRAWING SHEET P-4