



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File #
Fee \$800.00
Amt Paid
Check #
Rec'd Date
Rec'd By

Submit required documentation to:
Wake County Planning Department/Current Planning Section
PO Box 550 Wake County Office Building
Raleigh, NC 27602-0550 336 Fayetteville Street Mall, Downtown Raleigh
Contact Current Planning at (919) 856-6216 for additional information.

Name of Subdivision

THE GATES AT ETHANS GLEN

( ) 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: 089103327426 089103432743

Address: HWY 98 + HWY 50

Location: SOUTH side of HIGHWAY 98, at/between

PEED RD and HIGHWAY 50

Total site area in square feet and acres: 5,044,721 square feet 115 acres

Zoning District(s) and Overlay Districts (if any) and land area within each:

R-40W

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): WOODED & VACANT

Property Owner

Name: CONTINENTAL CREEK DEV. CO INC

Address: 12512 PEED RD

City: RALEIGH NC 27614 State: NC Zip Code: 27614

E-mail Address: N/A FAX:

Telephone Number: 800-961-3690

Applicant (person to whom all correspondence will be sent)

Name: C. Lamar Bunn

Address: 6727 MIDDLEBORO DR

City: RALEIGH State: NC Zip Code: 27612

E-mail Address: LBUNN1069@aol.com FAX: 845-7036

Telephone Number: 880-8558 Relationship to Owner: LANDSCAPE ARCHITECT LAND PLANNER

**Proposal**

Max. allowable lot density standard\* (see Sec. 3-4 (Table 1)): 40,000 SF LOT / AC.

Max. # of lots allowable\*: 115 Proposed # of lots\*: 70

Min. allowable lot area\*: 40,000 sf Proposed min. lot area\*: 40,000 sf

Average lot area\*: 50,000 ± sf

Min. allowable 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: \_\_\_\_\_ acres

Proposed open space area [by parcel]: \_\_\_\_\_ acres

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

Proposed future development site area [by site]: \_\_\_\_\_ acres

Proposed impervious surfaces area: 1513416 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 30 %

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

within floodway: 12.5 ± acres

**Recreation Ordinance**

Method of complying with Recreation Ordinance\*:

\_\_\_\_\_ dedication \_\_\_\_\_ reservation X 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 \$2472.86 fee.

Tax value of property (land only) \_\_\_\_\_ Total # of proposed lots \_\_\_\_\_ Total # of acres \_\_\_\_\_

Calculate both: Estimate of recreation area required: \_\_\_\_\_

Estimate of recreation fee required: \_\_\_\_\_

\*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 number of access points along each: PEED ROAD - 2 ACCESS

Name of access or adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Roadway design capacity <sup>1</sup>	Traffic volume (ADT) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
PEED RD	60	22	2	Y	4000		648

<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: Construction ADT: 64

Type of vehicle: \_\_\_\_\_ ADT: \_\_\_\_\_

**Utilities and Services**

Water supply provided by: ( ) municipal system ( \_\_\_\_\_ )

(X) community system (HEATER UTILITIES) ( ) individual well(s)

Estimated total water demand: 33560 gpd

Wastewater collection/treatment provided by: ( ) municipal system ( \_\_\_\_\_ )

( ) community system - specify type( \_\_\_\_\_ ) (X) individual on-site system

Estimated total wastewater discharge: 33560 gpd

Solid waste collection provided by: SHAW SANITATION

Electrical service provided by: CP&L - PROGRESS ENG Underground (X) yes ( ) no

Natural gas service provided by: PSNC

Telephone service provided by: BELL SOUTH Underground (X) yes ( ) no

Cable television service provided by: T/W Underground (X) yes ( ) no

Fire protection provided by: STONEY HILL

**Miscellaneous**

Generalized slope of site: 4% to 12%

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 \_\_\_\_\_

( ) Non-Urban Area \_\_\_\_\_

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

RESIDENTIAL 1 AC LOTS

**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: *Janice Butcher* Date: 6/27/05

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: *Sam B* Date: 6.27.05

Notes: All documents and maps submitted as required become the property of Wake County.  
The Wake County Zoning and Subdivision Ordinances are on the web at [www.wakegov.com](http://www.wakegov.com).  
All application fees are non-refundable.



### GENERAL NOTES

1. YARD SETBACKS SHALL BE MAINTAINED FOR THE ENTIRE DURATION OF THE PROJECT.
2. CROSSING STRUCTURES SHALL BE REQUIRED WHERE NECESSARY TO MAINTAIN THE EXISTING GRADE AND TO PROVIDE FOR THE PROPER DRAINAGE OF THE ADJACENT AREAS.
3. THE SUBDIVISION SHALL BE BOUND BY THE EXISTING BOUNDARIES AND SHALL NOT BE EXTENDED BEYOND THE EXISTING BOUNDARIES.
4. THE EXISTING UTILITIES SHALL BE MAINTAINED AND SHALL NOT BE DISRUPTED OR REMOVED WITHOUT THE APPROVAL OF THE APPROPRIATE AGENCIES.
5. THE EXISTING UTILITIES SHALL BE MAINTAINED AND SHALL NOT BE DISRUPTED OR REMOVED WITHOUT THE APPROVAL OF THE APPROPRIATE AGENCIES.
6. THE EXISTING UTILITIES SHALL BE MAINTAINED AND SHALL NOT BE DISRUPTED OR REMOVED WITHOUT THE APPROVAL OF THE APPROPRIATE AGENCIES.
7. THE EXISTING UTILITIES SHALL BE MAINTAINED AND SHALL NOT BE DISRUPTED OR REMOVED WITHOUT THE APPROVAL OF THE APPROPRIATE AGENCIES.
8. THE EXISTING UTILITIES SHALL BE MAINTAINED AND SHALL NOT BE DISRUPTED OR REMOVED WITHOUT THE APPROVAL OF THE APPROPRIATE AGENCIES.
9. THE EXISTING UTILITIES SHALL BE MAINTAINED AND SHALL NOT BE DISRUPTED OR REMOVED WITHOUT THE APPROVAL OF THE APPROPRIATE AGENCIES.
10. THE EXISTING UTILITIES SHALL BE MAINTAINED AND SHALL NOT BE DISRUPTED OR REMOVED WITHOUT THE APPROVAL OF THE APPROPRIATE AGENCIES.

**LEGEND**

- 1. SUITABLE SOIL AREAS
- 2. TOTAL WATER DEMAND
- 3. YARD SETBACKS
- 4. PHASE I
- 5. PHASE II
- 6. PHASE III
- 7. PHASE IV

**DATE DATA**

EXISTING ZONING	RESIDENTIAL
TOTAL SITE AREA	118.1 AC
TOTAL DENSITY ALLOWED	1.19 AC
TOTAL DENSITY PROPOSED	799.12
AMOUNTING LOT AREAS	140,444.83
AREA OF SUITABLE SOILS	44,110.00

**LOT DIMENSIONS**

Lot No.	Area (sq. ft.)	Area (ac.)
1	10,000	0.23
2	10,000	0.23
3	10,000	0.23
4	10,000	0.23
5	10,000	0.23
6	10,000	0.23
7	10,000	0.23
8	10,000	0.23
9	10,000	0.23
10	10,000	0.23
11	10,000	0.23
12	10,000	0.23
13	10,000	0.23
14	10,000	0.23
15	10,000	0.23
16	10,000	0.23
17	10,000	0.23
18	10,000	0.23
19	10,000	0.23
20	10,000	0.23
21	10,000	0.23

**CONTRACTING COMPANY, INC.**  
Development Company, Inc.  
12512 Feed Road, Raleigh, N.C.

**SUBDIVISION & PHASING PLAN**

**THE GATES AT CHAN'S GLEN**

**1 RESIDENTIAL DEVELOPMENT**  
HARRISON COUNTY, NORTH CAROLINA  
PLAT NO. 2018-0001  
FILED FOR RECORD 06/20/18 AT THE REGISTERED OFFICE OF THE CLERK OF SUPERIOR COURT, HARRISON COUNTY, NORTH CAROLINA  
BY: [Signature]

**LAND PLANNING CONSULTANTS**  
John W. Harris, P.E.  
CONSULTING ENGINEER  
7800 Olden Court  
Raleigh, N.C. 27617 (919) 798-9714

**LAND PLANNING CONSULTANTS**  
7877 Lakeside Architecture  
Raleigh, North Carolina  
919-845-7895 (919) 849-6538  
www.landplanningconsultants.com

**SCALE** 1" = 100'  
DATE: JUNE 2018

**SHEET**

LOT IMPERVIOUS SURFACE ALLOWED

LOT NO.	AREA (SQ. FT.)	% ALLOWED	ALLOWED AREA (SQ. FT.)
1	40,000	10%	4,000
2	40,000	10%	4,000
3	40,000	10%	4,000
4	40,000	10%	4,000
5	40,000	10%	4,000
6	40,000	10%	4,000
7	40,000	10%	4,000
8	40,000	10%	4,000
9	40,000	10%	4,000
10	40,000	10%	4,000
11	40,000	10%	4,000
12	40,000	10%	4,000
13	40,000	10%	4,000
14	40,000	10%	4,000
15	40,000	10%	4,000
16	40,000	10%	4,000
17	40,000	10%	4,000
18	40,000	10%	4,000
19	40,000	10%	4,000
20	40,000	10%	4,000
21	40,000	10%	4,000
22	40,000	10%	4,000
23	40,000	10%	4,000
24	40,000	10%	4,000
25	40,000	10%	4,000
26	40,000	10%	4,000
27	40,000	10%	4,000
28	40,000	10%	4,000
29	40,000	10%	4,000
30	40,000	10%	4,000
31	40,000	10%	4,000
32	40,000	10%	4,000
33	40,000	10%	4,000
34	40,000	10%	4,000
35	40,000	10%	4,000
36	40,000	10%	4,000
37	40,000	10%	4,000
38	40,000	10%	4,000
39	40,000	10%	4,000
40	40,000	10%	4,000
41	40,000	10%	4,000
42	40,000	10%	4,000
43	40,000	10%	4,000
44	40,000	10%	4,000
45	40,000	10%	4,000
46	40,000	10%	4,000
47	40,000	10%	4,000
48	40,000	10%	4,000
49	40,000	10%	4,000
50	40,000	10%	4,000
51	40,000	10%	4,000
52	40,000	10%	4,000
53	40,000	10%	4,000
54	40,000	10%	4,000
55	40,000	10%	4,000
56	40,000	10%	4,000
57	40,000	10%	4,000
58	40,000	10%	4,000
59	40,000	10%	4,000
60	40,000	10%	4,000
61	40,000	10%	4,000
62	40,000	10%	4,000
63	40,000	10%	4,000
64	40,000	10%	4,000
65	40,000	10%	4,000
66	40,000	10%	4,000
67	40,000	10%	4,000
68	40,000	10%	4,000
69	40,000	10%	4,000
70	40,000	10%	4,000
71	40,000	10%	4,000
72	40,000	10%	4,000
73	40,000	10%	4,000
74	40,000	10%	4,000
75	40,000	10%	4,000
76	40,000	10%	4,000
77	40,000	10%	4,000
78	40,000	10%	4,000
79	40,000	10%	4,000
80	40,000	10%	4,000
81	40,000	10%	4,000
82	40,000	10%	4,000
83	40,000	10%	4,000
84	40,000	10%	4,000
85	40,000	10%	4,000
86	40,000	10%	4,000
87	40,000	10%	4,000
88	40,000	10%	4,000
89	40,000	10%	4,000
90	40,000	10%	4,000
91	40,000	10%	4,000
92	40,000	10%	4,000
93	40,000	10%	4,000
94	40,000	10%	4,000
95	40,000	10%	4,000
96	40,000	10%	4,000
97	40,000	10%	4,000
98	40,000	10%	4,000
99	40,000	10%	4,000
100	40,000	10%	4,000

TOTAL WATER DEMAND (70@480gpm) 33560gpm  
 TOTAL WASTEWATER DISCHARGE (70@480gpm) 33560gpm  
 TOTAL ESTIMATED TRAFFIC 648ADT

SINGLE FAMILY DEVELOPMENT  
 R 40W  
 US Robertson  
 Deed Book 1287, Page 882  
 Zone: R-40W  
 Use: Residential  
 P.U.C. 0891.01-42-6280  
 16.36 Acres ±

TOTAL SITE AREA = 5044,711.83 SQ. FT.  
 ROAD AREA IMPERVIOUS SURFACE = 181,111.11  
 % OF ROAD IMPERVIOUS SURFACE = 3.77%  
 10% ALLOWED WITH STORMWATER MANAGEMENT PLAN  
 ALLOWED IMPERVIOUS AREA LOT = 26.23%

NC Highway 99 - Durham Road - Variable Public R/W

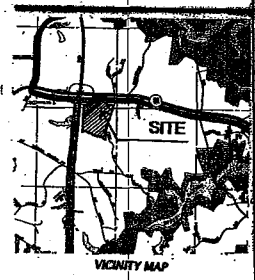
**3 Land Planning Consultants**

Design  
 Land Planning  
 Landscape Architecture

6707 Middlebro Drive  
 Raleigh, North Carolina 27612  
 919-845-7036 (C) 919-660-8558  
 Fax 919-845-7036 1.BRN10636@aol.com

**JOHN W. HARRIS, P.E.**  
 CONSULTING ENGINEER  
 7909 Ocoke Court  
 Raleigh, N.C. 27612 (919) 789-0744

**LESTER STANCIU & ASSOCIATES,**  
 Professional Land Surveyors, P. L.  
 P. O. Box 720, Angier, N.C. 27501  
 919-439-3233 - FAX 919-439-3402

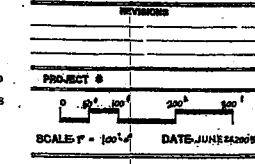


**THE GATES AT ETHAN'S GLEN**

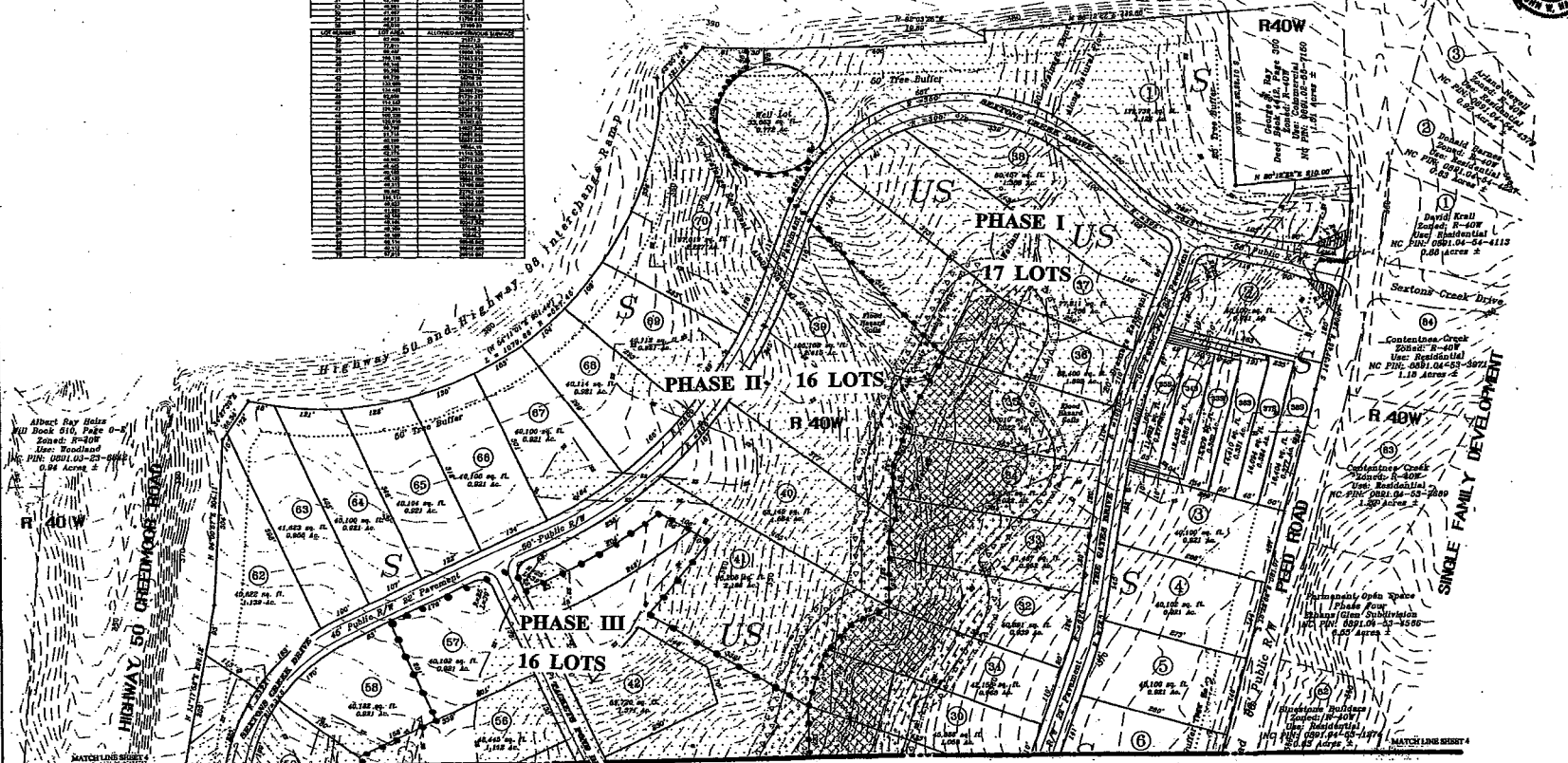
A RESIDENTIAL DEVELOPMENT  
 RAREMICH CREEK TOWNSHIP  
 WAKE COUNTY, NC  
 P.U.C. 0891.04-04-1112 0.88 Acres ±

Contentnea Creek Development Company, Inc.  
 12512 Peed Road, Raleigh, N.C.

SUBDIVISION & PHASING PLAN



SHEET 3



SUITABLE SOIL AREAS

Lot	Soil	Area (sq. ft.)
1	S	40,000
2	S	40,000
3	S	40,000
4	S	40,000
5	S	40,000
6	S	40,000
7	S	40,000
8	S	40,000
9	S	40,000
10	S	40,000
11	S	40,000
12	S	40,000
13	S	40,000
14	S	40,000
15	S	40,000
16	S	40,000
17	S	40,000
18	S	40,000
19	S	40,000
20	S	40,000
21	S	40,000
22	S	40,000
23	S	40,000
24	S	40,000
25	S	40,000
26	S	40,000
27	S	40,000
28	S	40,000
29	S	40,000
30	S	40,000
31	S	40,000
32	S	40,000
33	S	40,000
34	S	40,000
35	S	40,000
36	S	40,000
37	S	40,000
38	S	40,000
39	S	40,000
40	S	40,000
41	S	40,000
42	S	40,000
43	S	40,000
44	S	40,000
45	S	40,000
46	S	40,000
47	S	40,000
48	S	40,000
49	S	40,000
50	S	40,000
51	S	40,000
52	S	40,000
53	S	40,000
54	S	40,000
55	S	40,000
56	S	40,000
57	S	40,000
58	S	40,000
59	S	40,000
60	S	40,000
61	S	40,000
62	S	40,000
63	S	40,000
64	S	40,000
65	S	40,000
66	S	40,000
67	S	40,000
68	S	40,000
69	S	40,000
70	S	40,000
71	S	40,000
72	S	40,000
73	S	40,000
74	S	40,000
75	S	40,000
76	S	40,000
77	S	40,000
78	S	40,000
79	S	40,000
80	S	40,000
81	S	40,000
82	S	40,000
83	S	40,000
84	S	40,000
85	S	40,000
86	S	40,000
87	S	40,000
88	S	40,000
89	S	40,000
90	S	40,000
91	S	40,000
92	S	40,000
93	S	40,000
94	S	40,000
95	S	40,000
96	S	40,000
97	S	40,000
98	S	40,000
99	S	40,000
100	S	40,000

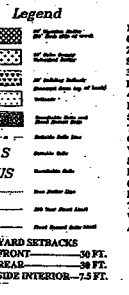
2. 10 FT. SETBACK FROM PROPERTY LINES  
 3. 10 FT. SETBACK FROM WELLS  
 4. 5 FT. FROM STEGAL PROPERTY COLLARS

DETAILED SOIL EVALUATIONS, SOIL LINES WERE DEMONSTRATED AND PLACED BY THE FIELD AND THESE LOCATIONS WERE STAMPED AND DATED BY THE ENGINEER.

NOT A SURVEY. TOPOGRAPHIC AND GEOSPATIAL INFORMATION AND DRAINAGE FEATURES ARE FROM THE WAKE COUNTY OFFICE.

SOIL ANALYSIS PREPARED BY CHANDLER SOIL CONSULTANTS, INC.  
 BOUNDARY SURVEY AND OTHER SURVEY INFORMATION PREPARED BY  
 LESTER STANCIU & ASSOCIATES, P.A. LAND SURVEYOR.

SITE DATA  
 EXISTING ZONING R-40W  
 TOTAL SITE AREA - 6,444,711.83 SQ. FT. - 148.31 AC.  
 AREA IN STREET R.O.W. - 1.97 AC.  
 TOTAL DENSITY ALLOWED - 115 DU  
 TOTAL DENSITY PROPOSED - 78 DU  
 LINEAR FEET OF STREETS - 7899 LF  
 MINIMUM LOT AREA - 40,000 SQ. FT.  
 AREA OF SUITABLE SOILS (46.112±) - 2,002,641 SQ. FT.



GENERAL NOTES

- FLOOD STUDIES SHALL BE REQUIRED FOR THE ONE STREAM CROSSING PRIOR TO CONSTRUCTION PLANS APPROVAL.
- IMPERVIOUS SURFACE REQUIREMENTS SHALL BE MET FOR THE SUBDIVISION AND ALL LOTS THEREIN.
- THERE SHALL BE NO DRIVEWAY ACCESS TO ANY LOT FROM HIGHWAY 50 AND 98 INTERCHANGE, PEED ROAD, OR HIGHWAY 98.
- APPROVAL OF THE RIPARIAN STREAM BUFFER CROSSING BY NC-RIVER IS REQUIRED PRIOR TO CONSTRUCTION PLANS APPROVAL.
- SEWER LOTS 245, 215, 235, 345, 355, 365, 375, & 385 ARE ADJACENT TO THE RESPECTIVE LOTS THEY SERVE AND SHALL BE MAINTAINED AND CONTROLLED BY THE RESPECTIVE LOT OWNERS IN ACCORDANCE WITH RULE 15A NCAC 15A.0101 AND SHALL MEET ALL REQUIREMENTS SET FORTH FOR SUCH AREAS IN THE ADMINISTRATIVE PROCEDURES FOR WASTEWATER CERTIFICATION.
- TREES SHALL BE NO CURB AND GUTTER ALLOWED ON ANY STREET EXCEPT FOR AT THE TWO ENTRANCES OFF PEED ROAD.
- A CONSERVATION EASEMENT SHALL BE RECORDED FOR ALL WETLAND AREAS, WAKE COUNTY TRIST 50 FT. WATERSHED BUFFERS, AND NEUSE RIVER RIPARIAN BUFFER AREAS.