



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

ETHANS GLEN (PHASE 7)

cluster subdivision lot-by-lot subdivision

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

If yes, when and under what name? _____

Property

Parcel Identification Number: 0891-80-2770, 0891-81-1476, 0891-81-1858, 0891-82-2107

Address: TICKETS POND DRIVE

Location: SOUTH side of HWY 98, at/between
(north, east, south, west) (street)

EAST OF HWY 50 and PEED ROAD
(street) (street)

Total site area: 66.58 AC sf

Zoning District(s) and land area within each: R-80W

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): VACANT / WOODED

Property Owner

Name: COURTNEYA CREEK DEVELOPMENT COMPANY

Address: 7701 BENTHILL COURT

City: WAKE FOREST State: NC Zip Code: 27587

E-mail Address: _____ FAX: _____

Telephone Number: 919-880-4795

Applicant (person to whom all correspondence will be sent)

Name: JONNA BIRCHER

Address: 7701 BENTHILL COURT

City: WAKE FOREST State: NC Zip Code: 27587

E-mail Address: _____ FAX: _____

Telephone Number: 919-880-4795 Relationship to Owner: OFFICER

Proposal

Max. lot density standard* (see Sec. 3-4 (Table 1)): .5
 Max. no. of lots*: 33 Proposed no. of lots*: 33
 Min. lot area*: 40,000 sf Proposed min. lot area*: 40,968 sf
 Average lot area*: 57,921 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: 16.65 acres
 Proposed open space area [by parcel]: 18.19 acres
 Proposed open space use(s) [by parcel]: PASSIVE
 Proposed future development site area [by site]: N/A acres
 Proposed impervious surfaces area: 15% MAX. sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 15 MAX %
 Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 4.56 acres
 w/in floodway: 0 acres FIELD VERIFY. (GIS INFO.)

Recreation Ordinance

Method of complying with Recreation Ordinance*:

 Dedication Reservation ✓ 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 33

Total Number of Acres 16.58 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: HWY 98, PEED ROAD, TACKETTS POND DRIVE

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
HWY 98	60	20	2	Y	-	-	-
PEED ROAD	50	18	2	Y	N/A	N/A	N/A
TACKETTS POND ROAD	30	20	2	Y	N/A	N/A	N/A

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: N/A ADT: _____

Type of vehicle: N/A ADT: _____

Utilities and Services:

Water supply provided by: () municipal system (_____)

() community system (_____) () individual well(s)

Est. total water demand: _____ gpd

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

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

Est. total wastewater discharge N/A gpd

Solid waste collection provided by: N/A - PRIVATE SERVICE

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

Natural gas service provided by: N/A

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

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

Fire protection provided by: MONEY BROOK

Miscellaneous:

Generalized slope of site GENTLY ROLLING

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

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):

RESIDENTIAL

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: Jenna L. Butcher VP Date: 8/25/03

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: Jenna L. Butcher Date: 8/25/03

HIGHWAY 98 - PUBLIC RW

NOW OR FORMERLY
VERA H. HARRISON
DEED BOOK 2427, PG. 0-E
PIN # 0891.04-33-3712
LAND CLASS - MFG HOME

R-80W ZONING
R-40W ZONING

NOW OR FORMERLY
ALPHONSO MORGAN
DEED BOOK 6786, PG. 0-97
PIN # 0891.04-43-2533

CLARENCE MARSH SUBDIVISION
BOOK OF MAPS 1995, PG. 28 A
BOOK OF MAPS 1997, PG. 285

NOW OR FORMERLY
CLARENCE MARSH, JR.
DEED BOOK 6788, PG. 321
PIN # 0891.04-43-9403

NOW OR FORMERLY
AL CEDRIC SMITH
DEED BOOK 6788, PG. 321
PIN # 0891.04-73-0257

NOW OR FORMERLY
AL CEDRIC SMITH
DEED BOOK 6788, PG. 321
PIN # 0891.04-73-2111

NOW OR FORMERLY
AL CEDRIC SMITH
DEED BOOK 6788, PG. 321
PIN # 0891.04-72-3931

NOW OR FORMERLY
AL CEDRIC SMITH
DEED BOOK 6788, PG. 321
PIN # 0891.04-72-4734

NOW OR FORMERLY
EVERLENE MARSH REED
DEED BOOK 6788, PG. 306
PIN # 0891.04-72-5405

NOW OR FORMERLY
CLARENCE MARSH, JR.
DEED BOOK 6788, PG. 303
PIN # 0891.04-72-6725

NOW OR FORMERLY
EVERLENE MARSH REED
DEED BOOK 6788, PG. 306
PIN # 0891.04-72-6443

NOW OR FORMERLY
PERCY LEE PARKER
BOOK OF MAPS 1984, PAGE 390
DEED BOOK 3266, PAGE 253
PIN # 0891.04-62-0613
7.5 ACRES - ZONED: R40W
LAND CLASS - VACANT

NOW OR FORMERLY
WILLIAM E. PARKER HEIRS
DEED BOOK 1705, PG. 281
PIN # 0891.04-73-3260
LAND CLASS - VACANT

NOW OR FORMERLY
MAYLY D. & SAMANTHA J. JONES
DEED BOOK 8660, PG. 687
PIN # 0891.04-93-2490
LAND CLASS - R-15H4S

NOW OR FORMERLY
SIDNEY R. JONES, III, HEIRS
DEED BOOK 59, PG. 0-E
PIN # 0891.04-93-2077
LAND CLASS - VACANT

NOW OR FORMERLY
ELOISE H. JONES
DEED BOOK 2801, PG. 563
PIN # 0891.04-92-2761
LAND CLASS - VACANT

R-40W ZONING
R-80W ZONING

NOW OR FORMERLY
MUGIE H. WATKINS
DEED BOOK 2801, PG. 572
PIN # 0891.04-92-2356
LAND CLASS - VACANT

NOW OR FORMERLY
RICHARD BRIANT HARRISON
DEED BOOK 2841, PG. 584
PIN # 0891.04-92-2043
LAND CLASS - VACANT

NOW OR FORMERLY
WILLIE R. VINESETT
DEED BOOK 5563, PG. 291
PIN # 0891.04-91-6823
LAND CLASS - FOR FARM

CONTENTNEA CREEK
DEVELOPMENT CO., INC.
DEED BOOK 8760, PG. 567
PIN # 0891.04-82-2107

CONTENTNEA CREEK
DEVELOPMENT CO., INC.
DEED BOOK 9469, PG. 1632
PIN # 0891.04-81-1858

CONTENTNEA CREEK
DEVELOPMENT CO., INC.
DEED BOOK 9693, PG. 371
PIN # 0891.04-81-1476

CONTENTNEA CREEK
DEVELOPMENT CO., INC.
DEED BOOK 9954, PG. 1439
PIN # 0891.04-80-2770

ETHAN'S GLEN SUBDIVISION (PHASE 5)
(BOOK OF MAPS 2403, PAGES 353-357)

R-40W ZONING
R-80W ZONING

ETHAN'S GLEN
SUBDIVISION (PHASE 6)
PIN # 0891.04-71-3277

DEERLY
DEBRAH K. PICKREN
294, PG. 304
95-5129

COTE RAY SUBDIVISION
(DOM) 1916, PG. 1444

NOW OR FORMERLY
GARY R. DYER &
DONNA G. LEGRAND
DEED BOOK 6158, PG. 1736
PIN # 0891.04-60-5129

NOW OR FORMERLY
GARY R. DYER & DONNA G. LEGRAND
DEED BOOK 4863, PG. 601
PIN # 0890.02-63-8929

U.S. ARMY CORPS OF ENGINEERS
- FALLS LAKE PROJECT -
DEED BOOK 5104, PG. 381
PIN # 1900.03-10-2847



TO
ETERIES,
RNS

