



**PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION**

File #  
Fee \$1000.00  
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 Mail, Downtown Raleigh  
Contact Current Planning at (919) 856-6216 for additional information.

**Name of Subdivision**

KINGS RIDGE SUBDIVISION

( ) cluster subdivision (X) 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: 1608.01-25-0518

Address: 416 AMBER DAWN LN

Location: WEST side of SR 2725 HOLLAND CHURCH RD, at/between  
(north, east, south, west) (street)  
KINGS HOLLOW DR. and ASHTON HOLLOW DR.  
(street) (street)

Total site area in square feet and acres: 367,316 square feet 8.432 acres

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

Conditions of any Conditional Use Zoning Districts: \_\_\_\_\_

Present land use(s): FARMLAND, WOODSLAND

**Property Owner**

Name: DEB DEVELOPMENT SERVICES, INC

Address: 1401 AVERSBORO RD.

City: GARNER State: NC Zip Code: 27529

E-mail Address: \_\_\_\_\_ FAX: 772-3437

Telephone Number: 772-3929

**Applicant** (person to whom all correspondence will be sent)

Name: THOMAS LESTER STANCIL

Address: 98 E. DEPOT ST.

City: ANGIER State: NC Zip Code: 27501

E-mail Address: t1stancil@earthlink.net FAX: 632-2602

Telephone Number: 639-2133 Relationship to Owner: SURVEYOR

**Proposal**

Max. allowable lot density standard\* (see Sec. 3-4 (Table 1)): 1.45

Max. # of lots allowable\*: 12 Proposed # of lots\*: 4

Min. allowable lot area\*: 30,000 sf Proposed min. lot area\*: 30,463 sf

Average lot area\*: 92,380 sf

Min. allowable lot width\*: 30 ft Proposed min. lot width\*: 45.05 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: 0 acres

Proposed open space area [by parcel]: 0 acres

Proposed open space use(s) [by parcel]: 0

Proposed future development site area [by site]: 0 acres

Proposed impervious surfaces area: 55,060 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 15 %

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

within floodway: 0 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 \$2472.86 fee.

Tax value of property (land only) \$1,000 Total # of proposed lots 4 Total # of acres 8.432

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

Estimate of recreation fee required: \$13.55

\*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: \_\_\_\_\_

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>AMBER DAWN LN</u>	<u>50</u>	<u>20</u>	<u>2</u>	<u>Y</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: \_\_\_\_\_ ADT: 0

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

**Utilities and Services**

Water supply provided by: ( ) municipal system ( \_\_\_\_\_ )  
() community system ( \_\_\_\_\_ ) ( ) individual well(s)

Estimated total water demand: \_\_\_\_\_ gpd

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

Estimated total wastewater discharge: \_\_\_\_\_ gpd

Solid waste collection provided by: PRIVATE CONTRACTOR

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: GARNER VOLUNTEER

**Miscellaneous**

Generalized slope of site: 4% EAST TO WEST

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: NONE

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 FUQUAY-GARNER

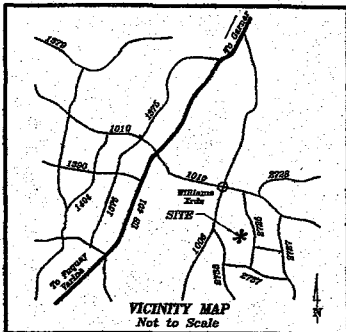
( ) Non-Urban Area/Water Supply Watershed \_\_\_\_\_

( ) Non-Urban Area

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

RESIDENTIAL < 1.5 UNITS PER ACRE





**LEGEND:**

—	Lines Surveyed	SP	Telephone Pedestal
- - -	Lines Not Surveyed	MI	Mechanic
---	Right-of-Way	WM	Water Meter
--- ---	Right-of-Way	Basement	Basement
--- ---	Right-of-Way	Right-of-Way	Right-of-Way
---	Existing F.E. Natl	C/L	Centerline
---	F.E. Natl	P.L.	Plot Outline
---	Dead End	R.M.	Book of Maps
---	Other Symbols	P.R.	Plot Book
---	Existing Right-of-Way	R.M.	Book of Maps
---	Existing Right-of-Way	FIN	Parcel Identifier
---	Overhead Electric Lines	Ac.	Acres
---	Fire Hydrant	Sq. Ft.	square feet
---	Street Address	CP	Computed Point

**NOTES:**

- \* Iron Stakes set at all property corners unless noted otherwise.
- \* Lines determined by coordinate method.
- \* All distances/measurements are horizontal ground distances unless otherwise indicated.

**TOTAL AREA IN TRACT = 8.432 Ac.**  
**TOTAL NUMBER LOTS = 4**  
**LARGEST LOT SIZE = 4.209 Ac.**  
**SMALLEST LOT SIZE = 0.863 Ac.**  
**AVERAGE LOT SIZE = 2.124 Ac.**

**APPROXIMATE TOTAL LENGTH OF STREETS = 470 LF**  
**STREETS ARE TO BE PUBLIC DEDICATED**

**LOTS SERVED BY INDIVIDUAL SEPTIC SYSTEMS**  
**LOTS SERVED BY COMMUNITY WATER SYSTEM**

**ALL CONSTRUCTION TO BE IN ACCORDANCE WITH WAKE COUNTY AND NCDOT STANDARDS**

**IMPERVIOUS AREA SHALL NOT EXCEED 15% OF THE ENTIRE AREA. 30% IMPERVIOUS IS ALLOWED IF STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH WAKE COUNTY REGULATIONS.**

**DRAINAGE EASEMENTS SUBJECT TO CHANGE UPON APPROVAL OF SOIL AND EROSION PLAN.**

**DEVELOPER SHALL CONFORM TO ALL WAKE COUNTY SOIL AND EROSION CONTROL REGULATIONS.**

**PRELIMINARY IMPERVIOUS SURFACE CALCULATIONS**

8.432 Ac. (Total in tract)  
 x 14.992%  
 = 1.254 Ac. (Allowed Impervious for Entire Tract)  
 = 0.992 Ac. (Impervious Road/L.I.S.)  
 = 1.168 Ac. (Impervious Surface for Lots)(13.85%)

**BREAKDOWN FOR IMPERVIOUS SURFACE AREAS**

12.721 sq. ft. per Lot = 1.168 Ac. (13.85%)  
 ± 4.178 sq. ft. for Roads = 0.992 Ac. (11.8%)  
 55,000 sq. ft. Entire Site = 1.254 Ac. (14.99%)

**\*NOTE:**  
 There shall be NO filling or the erection of permanent structures in the streets of Wake County Flood Hazard Zone or Federal Emergency Management Agency (FEMA) 100 year Flood Zone until a flood study is approved by Wake County and/or FEMA. (Section 1-1-22(A)(6))

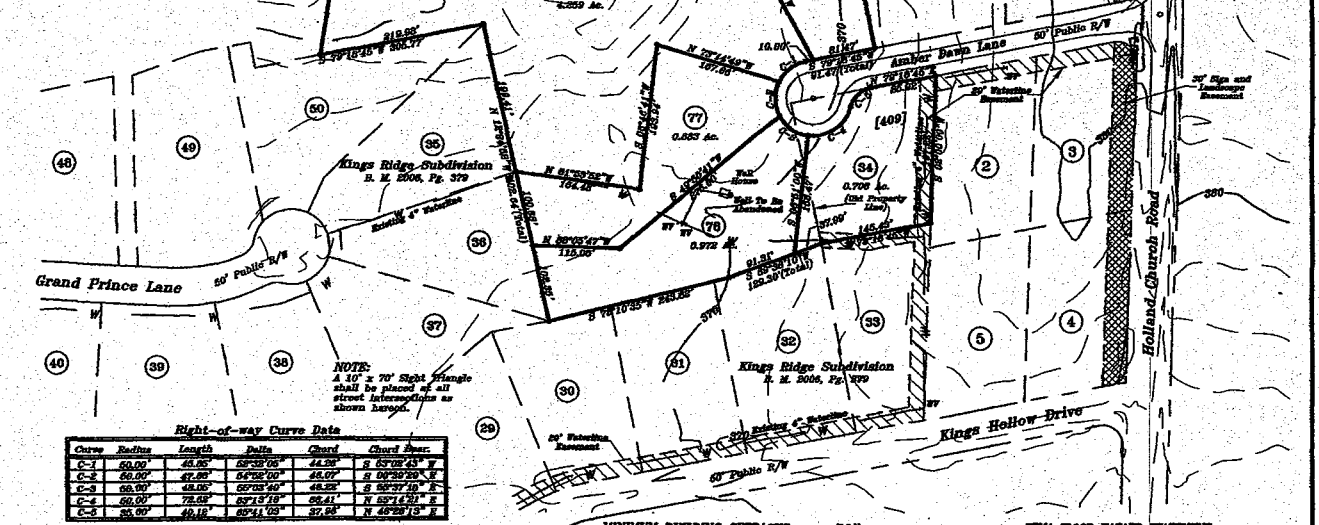
Before applying for a building permit for lots or open space marked with an "X" (shaded) the builder may need to obtain a Flood Hazard Area map from the Wake County Environmental Services. The builder's engineer, architect and/or surveyor (as appropriate) must certify that all flood requirements are met. (Section 1-1-22(A)(6))

**Lot Impervious Areas**

Lot	Area
34	0.859 sq. ft.
35	0.863 sq. ft.
36	2.207 sq. ft.
37	2.680 sq. ft.
38	1.123 sq. ft.
39	1.293 sq. ft.

**Kings Ridge, LLC**  
 D. M. 11285, Pg. 635  
 D. M. 1894, Pg. 1697  
 D. M. 1806, Pg. 1976  
 D. M. 2006, Pg. 2329

**Note:**  
 Impervious areas as listed herein were calculated using a coefficient of .505 for each lot.



**Right-of-way Curve Data**

Curve	Radius	Length	Delta	Chord	Chord Bear.
C-1	50.00'	43.00'	85°38'05"	44.26'	S 87°02'43" W
C-2	50.00'	47.85'	84°52'00"	48.07'	S 87°02'43" W
C-3	50.00'	43.00'	87°02'43"	44.26'	N 87°02'43" E
C-4	50.00'	72.63'	87°13'18"	66.41'	N 87°13'18" E
C-5	50.00'	40.16'	85°14'09"	37.84'	N 85°14'09" E



<b>Revisions:</b> 60 0 100 Horizontal Scale		PROPERTY OF <b>DEB Development Services, Inc.</b> 1401 Averabro Road, Suite 206, Garner, NC 27529 (919)427-2582		<b>STANCIL &amp; ASSOCIATES,</b> Professional Land Surveyor, P.A. 38 East Depot Street, P. O. Box 730, Angier, N.C. 27601 Phone: 919-639-8139 Fax: 919-639-2802	
TOWNSHIP: PANTHER BRANCH	COUNTY: WAKE	DATE: 06-01-06	SURVEYED BY: DET	FIELD BOOK SEE FILE	
STATE: NORTH CAROLINA		SCALE: 1" = 100'	DRAWN BY: JMT	DRAWING FILE NO.	
ZONE: R-30	FARCEL NUMBER: SEE ABOVE	CHECKED & CLOSURE BY: J		LWFB-1594-P2	

RECORDED IN WAKE COUNTY BOOK OF MAPS 2008, PAGE \_\_\_\_\_