



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File #	
Fee	\$1000.00
Am't 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

AMBER RIDGE SUBDIVISION

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: 1763-47-5020

Address: _____

Location: NORTH side of SEWARD DRIVE, at/between
(north, east, south, west) (street)

_____ and _____
(street) (street)

Total site area in square feet and acres: 1,541,357.53 square feet 35.385 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-20 CU

Conditions of any Conditional Use Zoning Districts: SEE ATTACHED ZONING CONDITIONS

Present land use(s): VACANT - WOODED

Property Owner

Name: EASTWIND DEVELOPMENT, LLC ATTN: RICHARD STOCKETT

Address: 4098 BARRETT DRIVE

City: RALEIGH, State: NC Zip Code: 27609

E-mail Address: _____ FAX: 919-787-5147

Telephone Number: 919-787-3211

Applicant (person to whom all correspondence will be sent)

Name: (SAME AS ABOVE)

Address: _____

City: _____ State: _____ Zip Code: _____

E-mail Address: _____ FAX: _____

Telephone Number: _____ Relationship to Owner: _____

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): 2.17 UNITS/ACRE
 Max. # of lots allowable*: 76 Proposed # of lots*: 60
 Min. allowable lot area*: 6,000 sf Proposed min. lot area*: 6,158 sf
 Average lot area*: 8,202 SF sf
 Min. allowable lot width*: 50 ft Proposed min. lot width*: 50 ft

* If applicable, show for each zoning district

Min. open space standard (see Sec. 3.4.3(E)(1)): () 10 % () 25 % of site area 20% PER REZONING
 Min. open space area: 7.08 acres
 Proposed open space area [by parcel]: 20.476 acres
 Proposed open space use(s) [by parcel]: CONSERVATION OF NATURAL HAZARD
 Proposed future development site area [by site]: 48.19 acres
 Proposed impervious surfaces area: _____ 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): 2.89 acres
 within floodway: — acres

Recreation Ordinance

Method of complying with Recreation Ordinance*:
 _____ dedication _____ reservation fee

The amount of land to be dedicated/reserved is equal to 1/35th 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) \$540,456 Total # of proposed lots 60 Total # of acres 83.57 AC (TOTAL THIS PHASE)

Calculate both: Estimate of recreation area required: 1.71 AC.
 Estimate of recreation fee required: \$184³¹/LOT (\$540,456 / 83.57) x 1.71 AC = \$11,038⁷⁵ / 60 LOTS

*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: SEWARD DRIVE, ONE ACCESS POINT

Name of access or adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Roadway design capacity ¹	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
SEWARD DRIVE	50	20	2	Y	NOT AVAILABLE		
	** SEE	TIS PREVIOUSLY SUBMITTED TO					
		KEITH LANFORD					

¹ See NCDOT Highway Capacity Manual or Wake County Thoroughfare Plan Appendix
² See CAMPO web site (www.raleigh-nc.org/campo) or contact NCDOT Traffic Survey Unit
³ Base on Institute of Transportation Engineers ratios - ratio used for estimate (e.g., x trips per y sf) _____

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Estimated traffic generated by heavy vehicles (vehicles other than automobiles and light trucks):

Type of vehicle: N/A ADT: N/A

Type of vehicle: _____ ADT: _____

Utilities and Services

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

() community system (CAROLINA WATER SERVICE, INC.) () individual well(s)

Estimated total water demand: 12000 gpd

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

() community system – specify type (ASHLEY HILLS WNTP (CAROLINA WATER SERVICE)) () individual on-site system

Estimated total wastewater discharge: 21,600 gpd

Solid waste collection provided by: WASTE INDUSTRIES

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: KNIGHTDALE VOLUNTEER FIRE DEPT., INC

Miscellaneous

Generalized slope of site: ROLLING

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 KNIGHTDALE

() 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):

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.

X Signature: By  Date: 11-16-06

Whisper Cultural Dev. LLC

Signature: _____ Date: _____

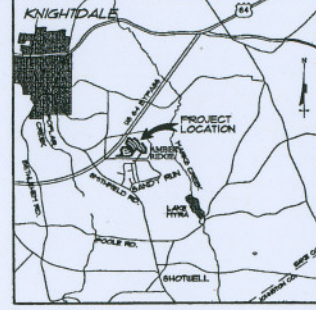
Signature: _____ Date: _____

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.

X Signature: By  Date: 11-16-06

Whisper Cultural Dev. 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 www.wakegov.com. All application fees are non-refundable.



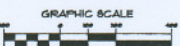
ERIC L. THOMPSON & ASSOCIATES, P.C.
 CIVIL ENGINEERING & LAND SURVEYING
 P.O. BOX 376
 2070 VILLA, WARETT CAROLINA
 27586
 TEL: (919) 465-2208

DATE:	NOV. 2008
SCALE:	AS SHOWN
DRAWN BY:	ELL
CHECKED BY:	ELL
BY:	
REVISIONS:	
DATE:	

MASTER PLAN
 SCALE: 1" = 200'

AMBER RIDGE FUTURE PHASING						
TRACT	# LOTS	TOTAL SIZE	LOT ACREAGE	OPEN SPACE	PROPOSED R/W	PAVEMENT AREA
A	15	10.41 AC.	4.58 AC.	5.9 AC.	0.54 AC.	0.48 AC.
B	70	31.71 AC.	16.2 AC.	15.51 AC.	3.83 AC.	1.63 AC.
C	60	39.39 AC.	13.30 AC.	26.09 AC.	3.61 AC.	1.81 AC.
TOTALS	145	83.51 AC.	34.08 AC.	47.43 AC.	8.38 AC.	3.92 AC.

TOTAL BOUNDARY ACREAGE: 233.62 ACRES
 EXISTING AMBER RIDGE SUBDIVISION - PHASES 1 & 2 RECORDED OPEN SPACE: 13.34 ACRES
 DEDICATED RIGHT-OF-WAY (R 64 BY PAR 1) 8.38 ACRES
 ACREAGE AVAILABLE FOR NEW DEVELOPMENT: 83.51 ACRES



AMBER RIDGE SUBDIVISION
 WAKE COUNTY, NORTH CAROLINA
 Preliminary Cluster Subdivision Plan

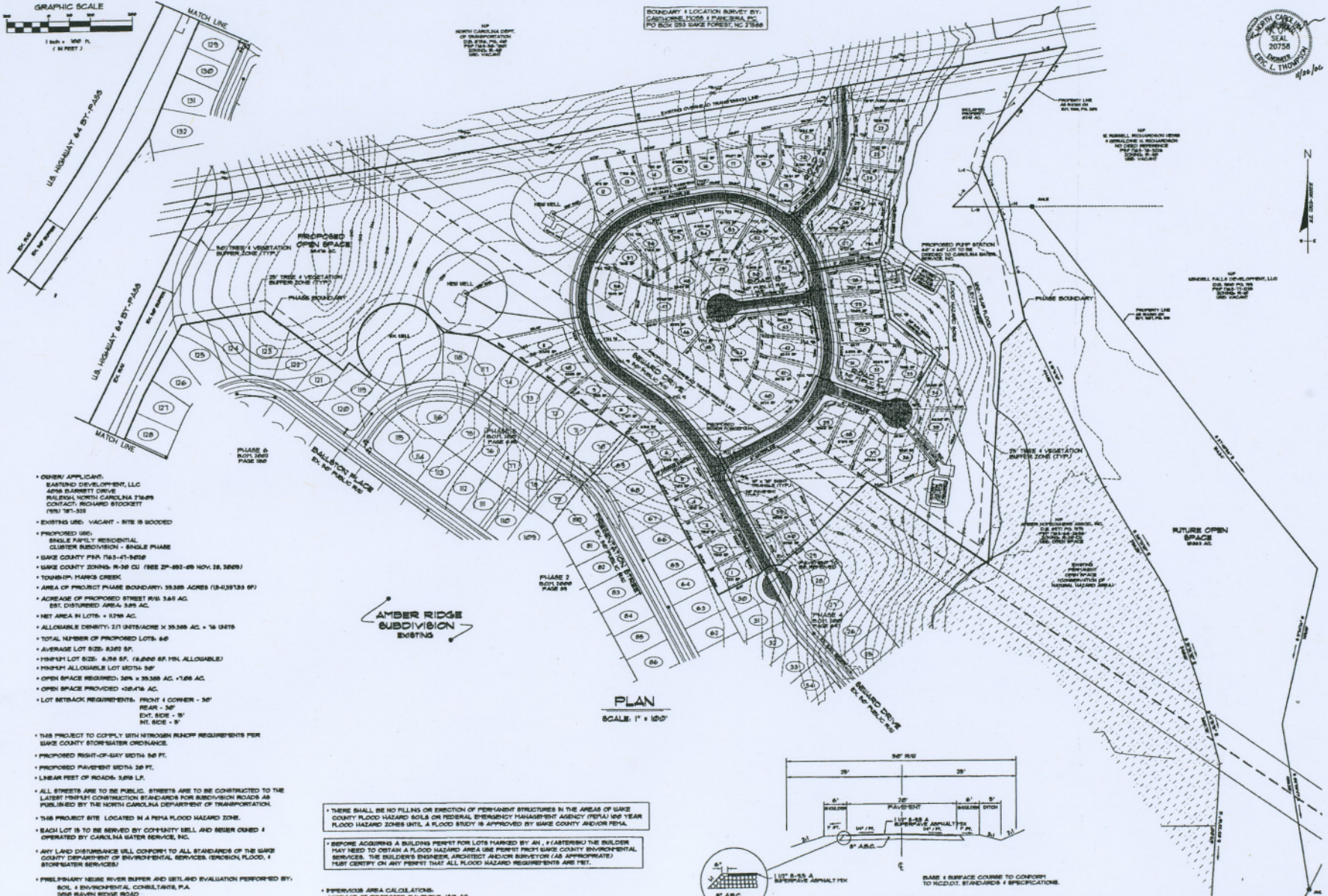
Sheet No. 1



BOUNDARY & LOCATION SURVEY BY:
 GEORGE HOSS & PARTNERS, INC.
 P.O. BOX 193 WAKE FOREST, NC 27588



ERIC L. THOMPSON & ASSOCIATES, P.C.
 CIVIL ENGINEERING & LAND SURVEYING
 P.O. BOX 206
 WAKEVILLE, NORTH CAROLINA
 27580
 TEL: (919) 462-5200



- OWNER/APPLICANT:
 EASTWIND DEVELOPMENT, LLC
 4700 BARNETT DRIVE
 RALEIGH NORTH CAROLINA 27609
 CONTACT: RICHARD STOCKETT
 (703) 387-3222
- EXISTING USE: VACANT - SITE IS SLOOED
- PROPOSED USE:
 SINGLE FAMILY RESIDENTIAL
 CLUSTER SUBDIVISION - SINGLE PHASE
- WAKE COUNTY P/N 1763-21-0050
- WAKE COUNTY ZONING: R-30 CU (SEE ZP-003-09 NOV. 28, 2009)
- TOWNSHIP: MARKS CREEK
- AREA OF PROJECT PHASE BOUNDARY: 39.20 ACRES (19-43/133 0/1)
- ACREAGE OF PROPOSED STREET RW 3.61 AC.
 EST. CURBED AREA: 4.09 AC.
- NET AREA IN LOTS: 4,326 AC.
- ALLOWABLE DENSITY: 211 UNITS/ACRE X 39.20 AC. = 16 UNITS
- TOTAL NUMBER OF PROPOSED LOTS: 60
- AVERAGE LOT SIZE: 82.02 SF.
- TYPICAL LOT SIZE: 6,200 SF. (16,000 SF MIN. ALLOWABLE)
- TYPICAL ALLOWABLE LOT WIDTH: 30'
- OPEN SPACE REQUIRED: 30% = 39.20 AC. = 1,666 AC.
- OPEN SPACE PROVIDED: 1,024.16 AC.
- LOT RETRACK REQUIREMENTS: FRONT & CORNER - 30'
 REAR - 30'
 EXT. SIDE - 5'
 INT. SIDE - 5'

**AMBER RIDGE
 SUBDIVISION**
 Existing

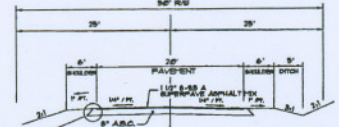
PLAN
 SCALE: 1" = 100'

- THIS PROJECT TO COMPLY WITH NITROGEN RUNOFF REQUIREMENTS PER WAKE COUNTY STORMWATER ORDINANCE.
- PROPOSED RIGHT-OF-WAY WIDTH: 50 FT.
- PROPOSED PAVEMENT WIDTH: 30 FT.
- LINEAR FEET OF ROADWAY: 1,674 LF.
- 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.
- THIS PROJECT SITE LOCATED IN A FEMA FLOOD HAZARD ZONE.
- EACH LOT IS TO BE SERVED BY COMPANYITY WELL AND SEWER OWNED & OPERATED BY CAROLINA WATER SERVICES, INC.
- ANY LAND ENCUMBRANCE WILL CONFORM TO ALL STANDARDS OF THE WAKE COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES (DEMOSION, FLOOD, & STORMWATER SERVICES)
- PRELIMINARY NARRATIVE RIVER BUFFER AND SETBACK EVALUATION PERFORMED BY:
 SOI & ENVIRONMENTAL CONSULTANTS, P.A.
 1000 HAYDEN RIDGE ROAD
 RALEIGH, NORTH CAROLINA 27604

• THERE SHALL BE NO FILLING OR ERECTION OF PERMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD ZONES 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 "A" (ARTERIAL) THE BUILDER MUST 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.

• PERVIOUS AREA CALCULATIONS:
 ACREAGE OF PROPOSED PAVEMENT: 193 AC.
 PAVEMENT PERVIOUS AREA: 1,031 ACRES/19,366 ACRES = 4.3%



RAISE & SURFACE COURSE TO CONFORM TO HIGHEST STANDARD & SPECIFICATIONS.

AMBER RIDGE SUBDIVISION
 WAKE COUNTY, NORTH CAROLINA
 Preliminary Cluster Subdivision Plan