



**Proposal**

Max. allowable lot density standard\* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan): 2.17 UNITS / ACRE

Max. # of lots allowable\*: 103 Proposed # of lots\*: 90

Min. allowable lot area\*: 6,000 sf Proposed min. lot area\*: 6,185 sf

Average lot area\*: 10,027 SF (AREA 'A'), 9,640 SF (AREA 'B') 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: 2.0 AC (AREA 'A'), 5.37 AC (AREA 'B') acres

Proposed open space area [by parcel]: 4.94 (AREA 'A'), 7.144 AC (AREA 'B') acres

Proposed open space use(s) [by parcel]: CONSERVATION OF NATURAL HAZARD

Proposed future development site area [by site]: NONE acres

Proposed impervious surfaces area: AREA 'A' 2,445 SF, AREA 'B' 2,635 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): AREA 'A' 14.99 % AREA 'B' 23.34%

Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): N/A acres within floodway: N/A 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) \$540,456 Total # of proposed lots 90 Total # of acres 47.76 AC

Calculate both: Estimate of recreation area required: 2.57 AC

Estimate of recreation fee required: \$323<sup>14</sup> / LOT (540,456 / 47.76) x 2.57 = \$29,082<sup>23</sup> / 90 LOT

\*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: MAILWOOD DRIVE, 2 ACCESS POINTS FOR AREA 'A', RIDER DRIVE, 1 ACCESS POINT FOR AREA 'B'

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>
MAILWOOD DRIVE	50	20	2	Y	NOT AVAILABLE		
RIDER DRIVE	50	20	2	Y	NOT AVAILABLE		
	** SEE TIS PREVIOUSLY SUBMITTED TO KEITH LANKFORD						

<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: 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: 18,000 gpd

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

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

Estimated total wastewater discharge: 32,400 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: AT&T 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):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# Project Tracking Form

## Regular Subdivision/Variance

Project Name: S-005-08 Amber Ridge

Initial Submittal Date: 09/23/08

Optimal Review Cycle Code: 9

DRS Meeting Date: 11/13/08

DRS Comments Finalized & Distributed: 11/18/08

Revised Application Submittal Date: 11/28/08

Planning Director Decision Date: 12/23/08

Planning Board Meeting Date(s) 1/07/09 (if necessary)

**Note:** Schedule is subject to change if one or more of the above deadlines are not met.



**PLAN 1**  
SCALE: 1" = 30'



**PLAN 2**  
SCALE: 1" = 30'

**NOTES:**

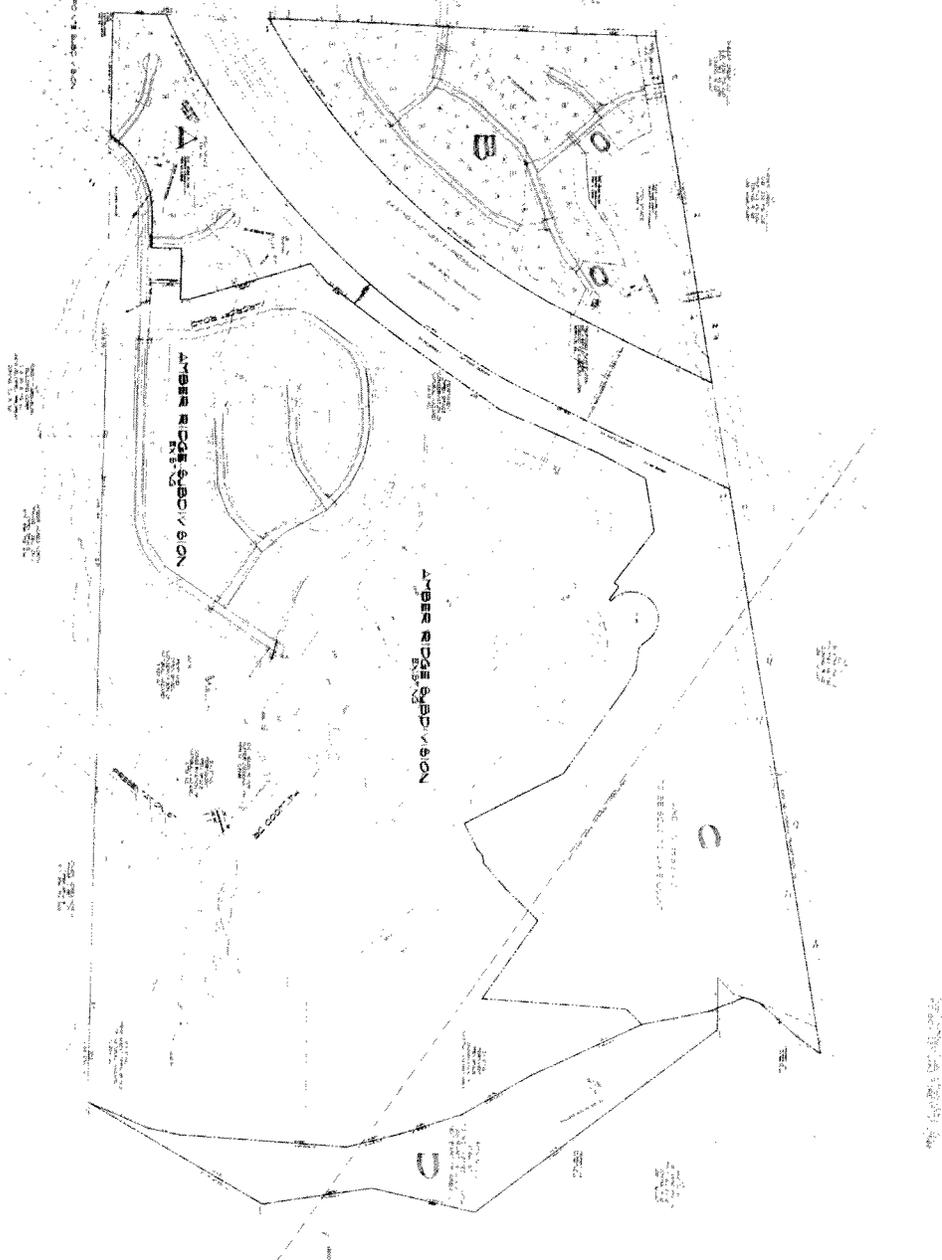
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NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAN	10/15/03
2	REVISED PLAN	11/10/03
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PLAN  
SCALE: 1"=100'

THIS DOCUMENT CONTAINS THE DESIGN AND CONSTRUCTION DETAILS FOR THE PROPOSED SUBDIVISION. THE DESIGNER HAS CONDUCTED A VISUAL ANALYSIS OF THE PROPOSED SUBDIVISION AND HAS DETERMINED THAT THE PROPOSED SUBDIVISION IS COMPATIBLE WITH THE SURROUNDING ENVIRONMENT. THE DESIGNER HAS CONDUCTED A VISUAL ANALYSIS OF THE PROPOSED SUBDIVISION AND HAS DETERMINED THAT THE PROPOSED SUBDIVISION IS COMPATIBLE WITH THE SURROUNDING ENVIRONMENT.



**AMBER RIDGE SUBDIVISION**  
WAKE COUNTY NORTH CAROLINA  
Primary Cluster Subdivision Part - Areas A & B

ERIC L. THOMPSON & ASSOCIATES, P.C.  
CIVIL ENGINEERING AND SURVEYING  
10000 WAKEWOOD DRIVE  
RTP, NC 27617  
919.488.1177