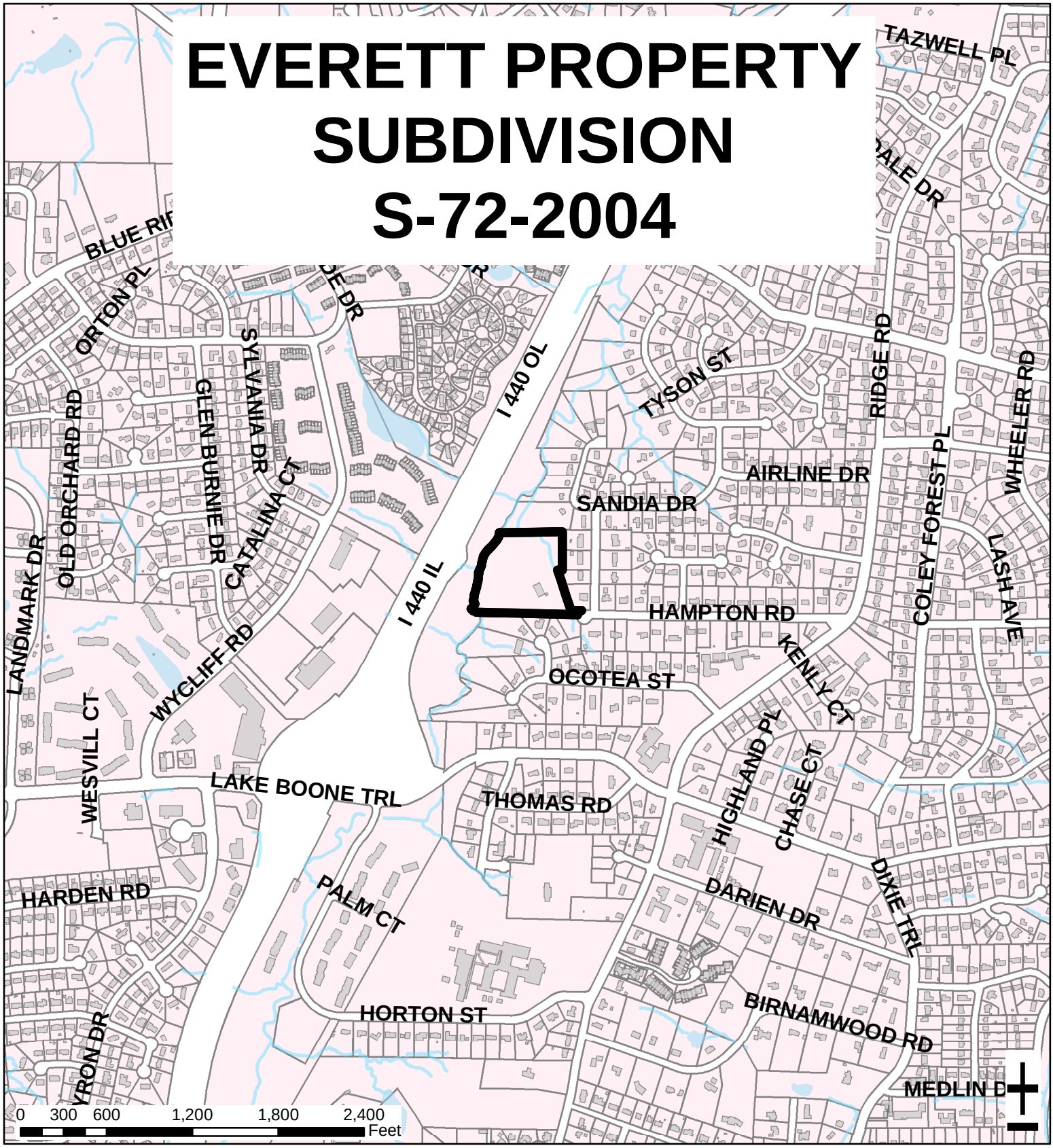
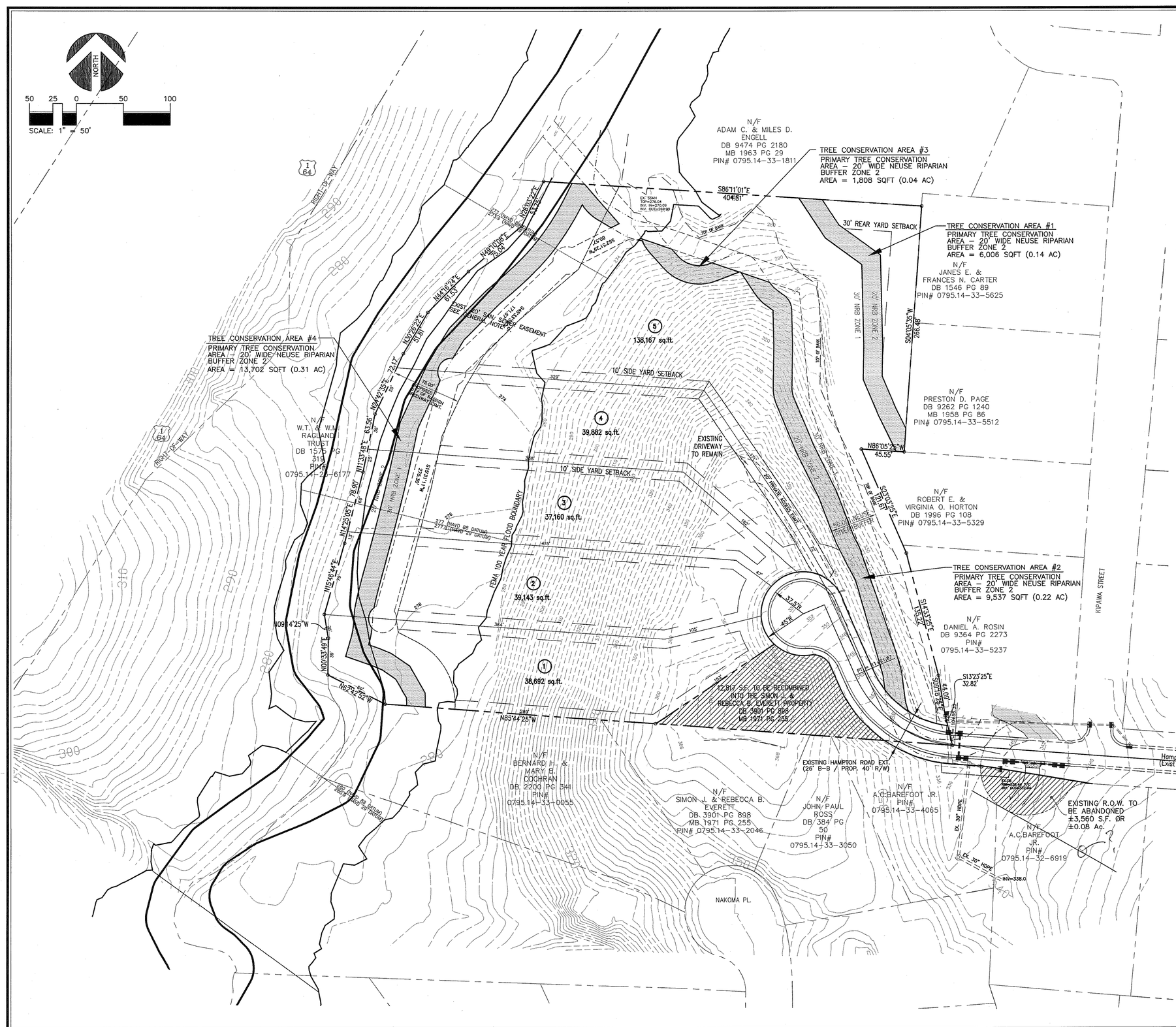
EVERETT PROPERTY SUBDIVISION S-72-2004



Zoning:	**R-4**	Acres:	**6.97**
Planning District:	**North Hills**	Number of Lots:	**5**
CAC:	**Glenwood**	Planner:	**Meade Bradshaw**
Drainage Basin:	**House Creek**	Phone:	**(919) 516-2664**
		Applicant Contact:	**Withers and Ravenel, Inc**
		Phone:	**(919) 469-3340**



SUMMARY INFORMATION

DEVELOPMENT NAME	Everett Tract Subdivision
LOCATION	2408 Hampton Road
WAKE COUNTY P.I.N.	0795.14-33-1423
ZONING DISTRICT	R-4
LOT RANGE NUMBERS	1 - 5
TOTAL ACRES	6.97
TOTAL NUMBER OF LOTS	5
INSIDE CITY LIMITS	Yes
LINEAR FEET OF PUBLIC STREETS	300
RESIDENTIAL STREET R/W – PUBLIC (AC.)	0.33
THOROUGHFARE R/W (S.F.)	0
AVERAGE LOT SIZE (S.F.)	58,427 SF
MINIMUM LOT SIZE, (S.F.)	37,220 SF
OPEN SPACE (AC.)	0
MINIMUM SETBACKS	
FRONT YARD	30 FT.*
AGGREGATE FRONT & REAR YARD	60 FT.*
SIDE YARD	10 FT.
AGGREGATE SIDE YARD	20 FT.
CORNER LOT SIDE YARD	20 FT.*
REAR YARD	30 FT.

* Minimum front yards setbacks on lots fronting on a residential service, minor residential, or residential streets may be reduced to 20 feet and aggregate front and rear yard to 50 feet.

IMPERVIOUS SURFACE ESTIMATE:

STREETS	0.27 AC.
LOTS	0.80 AC. (7000 SF/LOT X 5 LOTS=35,000 SF=0.80 AC.)
TOTAL	1.07 AC. (14.6% OF SITE)

CLIENT

Goosenest Properties, LLC
2012 Nakoma Place
Raleigh, North Carolina 27607
(919) 783-9870

CONSULTANT

Withers & Ravenel, Inc.
111 MacKenan Drive
Cary, NC 27511
(919) 469-3340
(919) 467-6008 (fax)
BHART@WITHERSRAVENEL.COM (e-mail)

GENERAL NOTES

1. Preliminary subdivision layout provided by Withers & Ravenel, Engineering & Surveying, Inc. and approved by the City of Raleigh on 3-14-05. The subdivision file number is S-72-04.
2. The minimum corner clearance from the curb line or edge of pavement of intersecting streets shall be at least twenty (20') feet from the point of tangency of the radius curvature, or twenty (20') feet from the intersection of right-of-way lines, whichever is greater. The radius of the driveway shall not encroach on the minimum corner clearance.
3. Existing 100 year floodplain reference is FEMA FIRM Community Panel 3720079500J, dated May 2, 2006.
4. Existing sanitary sewer easement shown is from a survey entitled "Property of K.E. Shippy Jr." dated 7/6/78 prepared by Glenn D. Ward & Associates, Civil Engineers, Raleigh, NC. No recorded deed or plat of record has been found.

MIN. REQUIRED TREE CONSERVATION AREA (10% OF SITE) 0.697 AC.

PROPOSED TREE CONSERVATION AREAS:

AREA	TYPE	SF/AC
1	PRIMARY	6,006/0.14
2	PRIMARY	9,537/0.22
3	PRIMARY	1,808/0.04
4	PRIMARY	13,702/0.31
TOTAL		31,053 SF (0.71 AC)

03/04/08
REVISED SUBDIVISION PLAN NOTE:

THE PURPOSE OF THIS REVISED PLAN IS TO ILLUSTRATE HOW THIS PROJECT, WHICH WAS ORIGINALLY APPROVED ON MARCH 14, 2005 WILL CONFORM TO CURRENT CITY OF RALEIGH REGULATIONS, NAMELY TREE CONSERVATION. ALL CONSTRUCTION INCLUDING ROADWAY, UTILITIES AND STORM DRAINAGE HAVE ALREADY BEEN INSTALLED IN ACCORDANCE WITH APPROVED CONSTRUCTION DRAWINGS. AN APPLICATION HAS BEEN SUBMITTED BY THE OWNER TO REQUEST AN EXTENSION OF THE 3-YEAR SUNSET DATE OF MARCH 14, 2008 TO RECORD LOTS. THIS REVISED PLAN IS SUBMITTED IN SUPPORT OF THAT APPLICATION.

NORTH CAROLINA PROFESSIONAL SEAL 23484 ENGINEER BRADLEY D. HART

Bradley D. Hart 3/4/08

No.	Revision	Date	By

Designer W&R	Scale 1"= 50'
Drawn By DDT	Date 03-04-08
Checked By W&R	Job No. 202336

Everett Tract

Subdivision Plan

WITHERS & RAVENEL
ENGINEERS | PLANNERS | SURVEYORS
111 MacKenan Drive Cary, North Carolina 27511 tel: 919-469-3340 fax: 919-467-6008 www.withersravenel.com

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