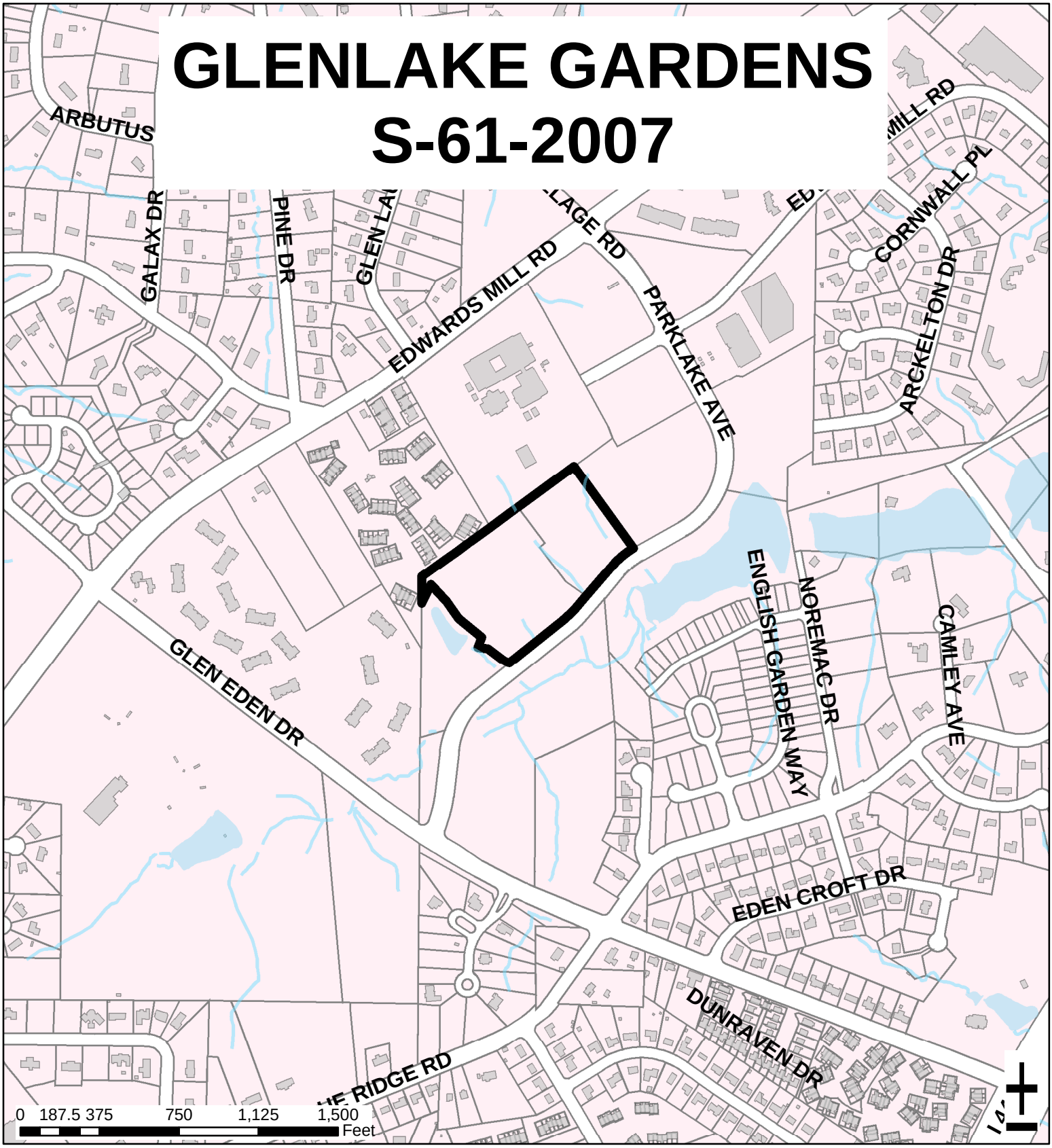
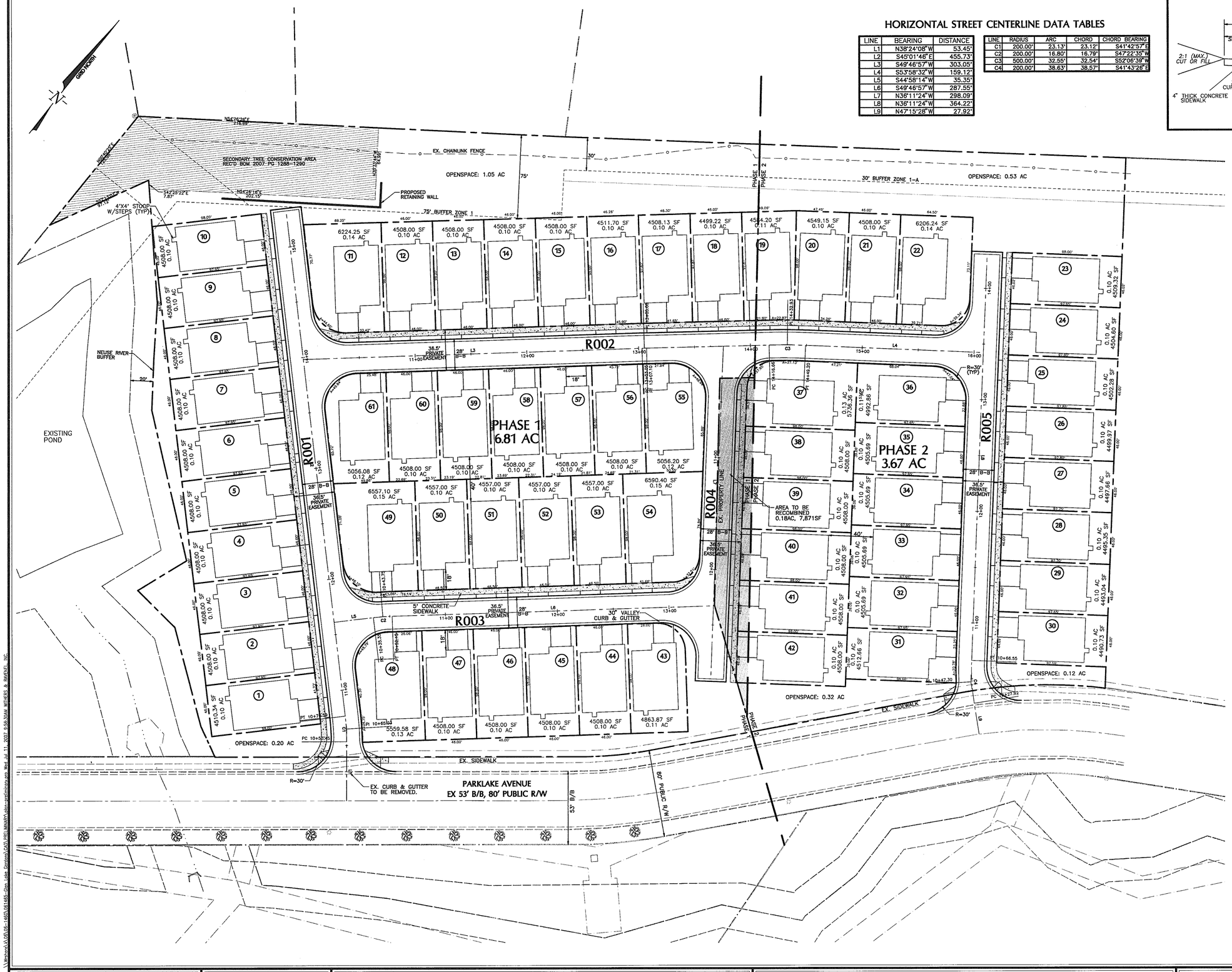
GLENLAKE GARDENS
S-61-2007



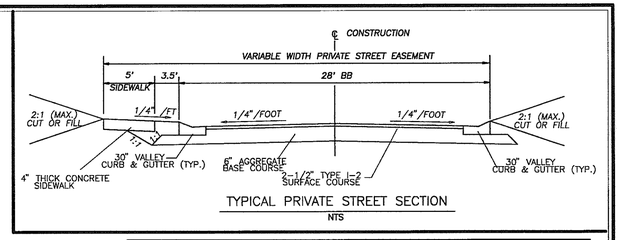
Zoning:	**R-10 CUD PBOD**	Acres:	**10.50**
Planning		Number of Lots:	**61**
District:	**Northwest**	Planner:	**J. Baker**
CAC:	**Northwest**	Phone:	**(919) 516-2630**
Drainage	**Crabtree**	Applicant Contact:	**Withers & Ravenel, Inc**
Basin:		Phone:	**(919) 469-3340**



HORIZONTAL STREET CENTERLINE DATA TABLES

LINE	BEARING	DISTANCE
L1	N38°24'08"W	53.45'
L2	S45°01'46"E	455.73'
L3	S49°46'57"W	303.05'
L4	S53°58'32"W	159.12'
L5	S44°58'14"W	35.35'
L6	S49°46'57"W	287.55'
L7	N36°11'24"W	298.09'
L8	N36°11'24"W	364.22'
L9	N47°15'28"W	27.92'

LINE	RADIUS	ARC	CHORD	CHORD BEARING
C1	200.00'	23.13'	23.12'	S41°42'57"E
C2	200.00'	16.80'	16.79'	S47°22'35"W
C3	500.00'	32.55'	32.54'	S52°06'39"W
C4	200.00'	38.63'	38.57'	S41°43'26"E



TYPICAL PRIVATE STREET SECTION

NTS

SUBDIVISION DATA TABLE

SUMMARY INFORMATION	
DEVELOPMENT NAME:	GLENLAKE GARDENS
LOCATION:	PARKLAKE AVENUE
WAKE COUNTY P.I.N.:	0795-18-5414
ZONING DISTRICT:	R-10 CUD W/PBOD (CLUSTER)
DEVELOPMENT TYPE:	TOWNHOMES
PROJECT ACRES: TOTAL:	10.48 AC.
BUILDING HEIGHT:	28' MAX.
DRIVEWAY LENGTH:	19' MIN.
OPEN SPACE:	2.11 AC
OPEN SPACE QUOTIENT: 45,738 SF 0.25x1443 LF=360.75 LF OPEN SPACE REQUIRED: 10.48 AC. x 10% = 1.05 AC. AVERAGE GRADIENT FOR 10 AC. = 1%	127
IMPERVIOUS SURFACE CALCULATIONS	
BUILDINGS (SF):	140,300
(AC):	3.22
DRIVEWAYS (SF):	23,607
(AC):	0.54
STREETS (SF):	61,420
(AC):	1.41
SIDEWALKS (SF):	10,617
(AC):	0.24
% OF IMPERVIOUS SURFACE:	51.6%
NUMBER OF LOTS:	61
INSIDE CITY LIMITS:	YES
LINEAR FEET OF PUBLIC STREETS:	0 LF
PUBLIC STREET R/W: (ALL INTERNAL STREETS TO BE PRIVATE)	0 AC.
AVERAGE LOT SIZE (SF):	4,705
MINIMUM LOT SIZE (SF):	3,250
MINIMUM LOT DEPTH (SF):	3,250
LF OF UTILITIES:	
8" SANITARY SEWER (FT):	2,017
8" WATER LINE (FT):	2,152
6" WATER LINE (FT):	149
PARKING REQUIREMENTS:	
REQUIRED (2.5 SPACES PER LOT) 61 x 2.5 SPACES =	153
PROVIDED: ALL UNITS HAVE 2 CAR GARAGES (18' MIN. WIDTH) 4 SPACES PER UNIT x 61 UNITS	244
MINIMUM SETBACKS (CLUSTER DEVELOPMENT SEC 10-2101)	
SIDE-SIDE WITHOUT WINDOWS-<45'	10'
SIDE-SIDE WITH WINDOWS-<45'	15'
SIDE-SIDE->45'	10'
WALL W/WINDOW TO PATIO	40'
FRONT SETBACK TO PRIVATE STREET	5'
MINIMUM SETBACKS (CLUSTER DEVELOPMENT SEC 10-2101)	
BUILDING HEIGHT VARIES:	31'-0"(MIN) - 35'-4"(MAX) ABOVE FINISH FLOOR
BUILDING SQUARE FOOTAGE VARIES:	2,625SF(MIN) - 3,047(MAX) WITH 450SF GARAGE
NUMBER OF BUILDING TYPES:	3

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS & SPECIFICATIONS.
2. BOUNDARY INFORMATION TAKEN FROM RECORDED PLATS BM2007 PG.1288-1290.
3. THE INTERSECTION OF RIGHTS-OF-WAY SHALL BE ROUNDED WITH A RADIUS OF 20 FEET UNLESS OTHERWISE SPECIFIED ON THE PLANS.
4. OPEN SPACE WITHIN THE DEVELOPMENT SHALL BE MAINTAINED BY THE OWNER AND/OR HOMEOWNER'S ASSOCIATION.
5. PUBLIC ACCESS EASEMENT EXTENDS FROM BACK OF SIDEWALK TO 2.5 FEET BEYOND BACK OF CURB WHEN NO SIDEWALK EXISTS.
6. WITHIN THE AREA DEFINED BY THE SIGHT DISTANCE TRIANGLE AND THE RIGHT OF WAY (PUBLIC STREETS) AND/OR BACK OF CURB(PRIVATE ACCESS STREETS), THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTILY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMING OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND 8 FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.
7. SIGHT TRIANGLE SIZES:
   INTERNAL STREETS: 10'x250'
   PARK LAKE DRIVE: 15'x350'
   THE CONTRACTOR SHALL CLEAR AND GRUB ALL SIGHT DISTANCE TRIANGLES AND ALL INTERNAL SUBDIVISION STREET INTERSECTIONS AS NOTED ABOVE.
8. RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 100' OF ALL PUBLIC STREET INTERSECTIONS.
9. STORMWATER MANAGEMENT PLAN PREPARED BY PIEDMONT LAND DESIGN AND PREVIOUSLY APPROVED.
10. PER APPROVED NITROGEN PLAN, THE ALLOWABLE % IMPERVIOUS SURFACE IS 60%. THIS PROJECT IS UNDER THE ALLOWABLE AT 51.6%.

NOTES:

1. AREAS COMPUTED BY COORDINATE METHOD.
2. BASIS OF BEARINGS: NC GRID (NAD 83)
3. NO PORTION OF THIS TRACT IS LOCATED WITHIN A FEMA DESIGNATED FLOOD ZONE.
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
5. METAL STAKES SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
6. THIS PROPERTY LIES WITHIN THE NEUSE RIVER BASIN, AND PORTIONS OF THE PROPERTY MAY BE SUBJECT TO PROTECTIVE BUFFERS AS DEFINED BY NCDENR.

NORTH CAROLINA PROFESSIONAL SEAL ENGINEER DALE WERENKO

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

0 20' 40' 80' 160'
SCALE: 1" = 40'

No.	Revision	Date	By
1	1ST ROUND COMMENTS	7/11/07	BKB

Designer	W&R	Scale	1" = 30'
Drawn By	BKB	Date	06/15/07
Checked By	DW	Job No.	2061465.00

GLENLAKE GARDENS

RALEIGH WAKE COUNTY NORTH CAROLINA

PRELIMINARY SITE PLAN

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

\\Withers\A\05\05-1460\061465-Glen Lake Gardens\CAD\PRELIMINARY\plan-preliminary.dwg Wed Jul 11, 2007 9:58:33AM WITHERS & RAVENEL, INC.