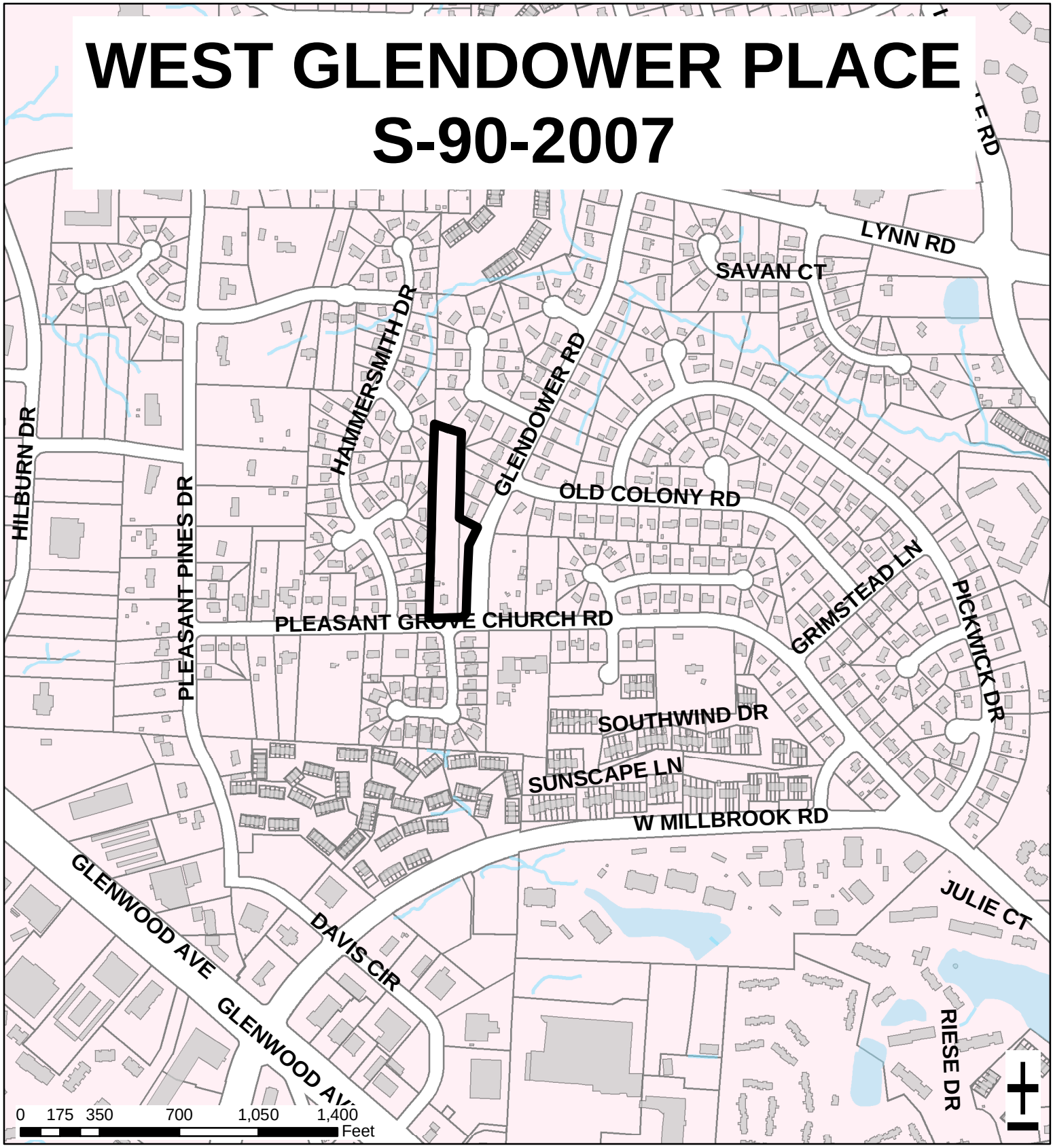
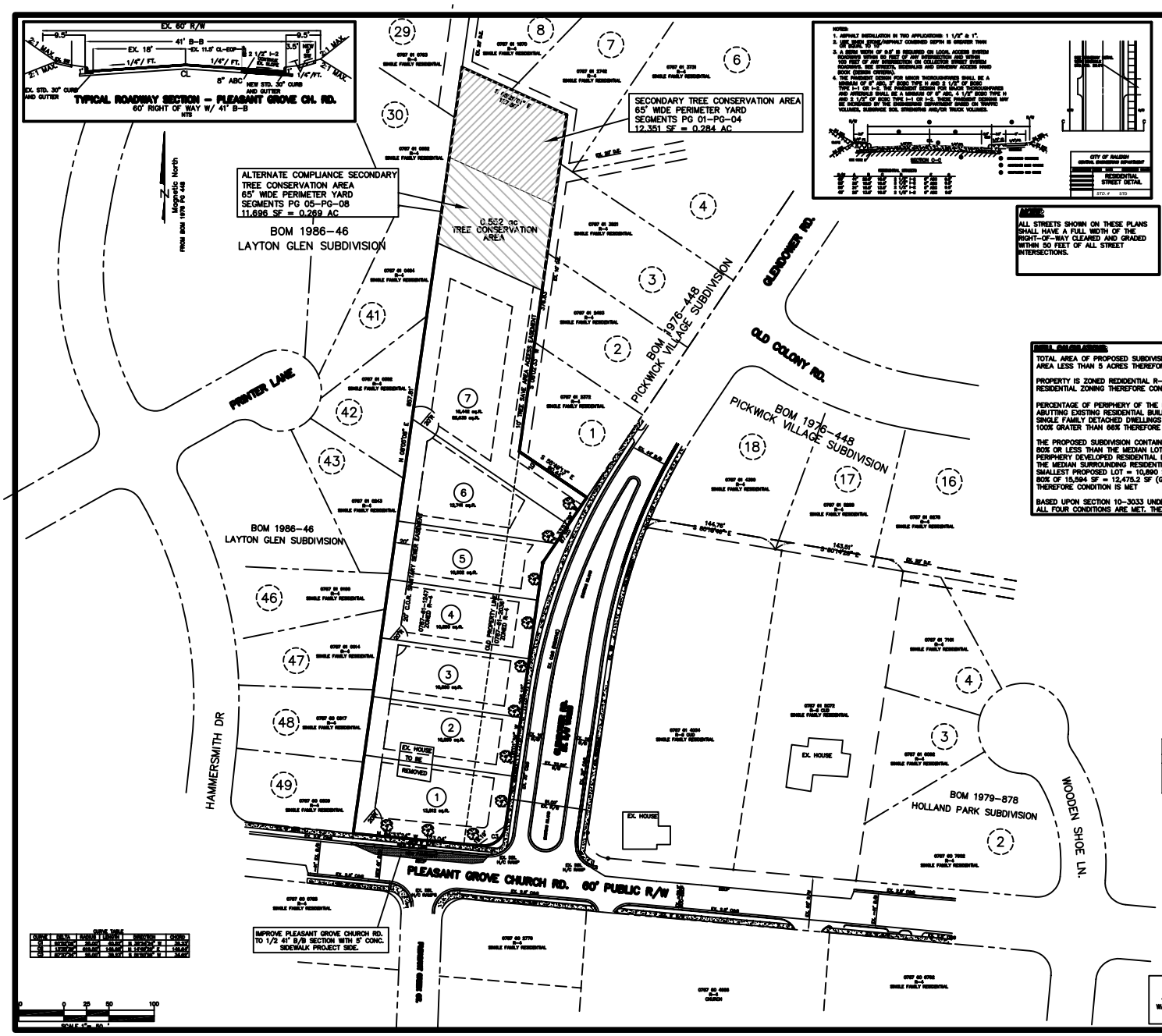
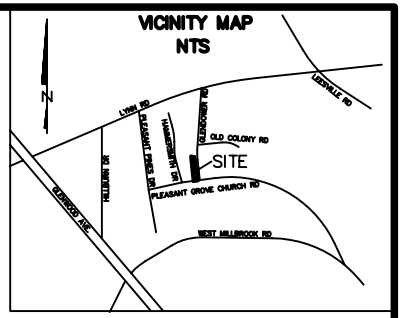
WEST GLENDOWER PLACE
S-90-2007



Zoning:	**R-4**	Acres:	**2.83**
Planning District:	**Northwest**	Number of Lots:	**7**
CAC:	**Northwest**	Planner:	**Jacque Baker**
Drainage Basin:	**Hare Snipe Creek**	Phone:	**(919) 516-2630**
		Applicant Contact:	**Thompson & Associates**
		Phone:	**(919) 577-0808**





NOTE:
ALL STREETS SHOWN ON THESE PLANS SHALL HAVE A FULL WIDTH OF THE RIGHT-OF-WAY CLEARED AND GRADED WITHIN 50 FEET OF ALL STREET INTERSECTIONS.

DRILL CALCULATIONS:

TOTAL AREA OF PROPOSED SUBDIVISION = 2.83 ACRES
AREA LESS THAN 5 ACRES THEREFORE CONDITION MET

PROPERTY IS ZONED REDIDENTIAL R-4
RESIDENTIAL ZONING THEREFORE CONDITION MET

PERCENTAGE OF PERIPHERY OF THE PROPOSED SUBDIVISION ABUTTING EXISTING RESIDENTIAL BUILDING LOTS CONTAINING SINGLE FAMILY DETACHED DWELLINGS IS 100%
100% GRATER THAN 66% THEREFORE CONDITION MET

THE PROPOSED SUBDIVISION CONTAINS ANY LOT WHICH IS 80% OR LESS THAN THE MEDIAN LOT SIZE OF THE SURROUNDING PERIPHERY DEVELOPED RESIDENTIAL LOTS
THE MEDIAN SURROUNDING RESIDENTIAL LOT SIZE = 15,594 SF
SMALLEST PROPOSED LOT = 10,890 SF
80% OF 15,594 SF = 12,475.2 SF (GREATER THAN 10,890 SF)
THEREFORE CONDITION IS MET

BASED UPON SECTION 10-3033 UNDER DEFINITION OF INFILL, ALL FOUR CONDITIONS ARE MET. THEREFORE PROJECT IS AN INFILL

SITE DATA

PIN = 0787-61-1247, 0787-61-2036
ZONING = R-4
TOTAL TRACT SIZE = 2.83 ACRES
TREE CONSERVATION AREA 0.552 AC
AREA IN LOTS = 2.278 ACRES
NUMBER OF LOTS = 7
MINIMUM LOT SIZE = 10,890 SF
AVERAGE LOT SIZE = 14,175.7 SF

BOUNDARY TAKEN FROM SURVEY BY THIS OFFICE.
TOPO TAKEN FROM WAKE COUNTY GIS.
CONTOUR INTERVAL IS 2'.

LENGTH OF WATER LINE = N/A (EXISTING)
LENGTH OF SANITARY SEWER = 537 L.F. (8" PVC)
LENGTH OF NEW STREET = N/A (EXISTING)
LENGTH OF NEW SIDEWALK (PLEASANT GROVE CH. RD) = 160 L.F.

NOTE:
ALL INTERSECTION R/W RADII ARE 25.00' (PROPERTY LINES)
ALL INTERSECTION BACK OF CURB RADII ARE 30.00' (TRAVEL LANE)

NOTE:
WORK AND IMPROVEMENTS SHALL BE AS PER CITY OF RALEIGH AND N.C. DOT STANDARDS AND SPECIFICATIONS.

NOTE:
THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20' FROM POINT OF TANGENCY. THE RADIUS OF THE DRIVEWAY SHALL NOT ENCROACH ON THE MINIMUM CORNER CLEARANCE.

STREET TREE NOTES:
TREES REQUIRED – 1777' ROAD FRONTAGE/50 = 36 2" CAL. TREES

STREETSCAPE BUFFER PLANT LIST

TREES						
SYMBOL	QUA.	BOTANICAL NAME	COMMON NAME	HEIGHT	SIZE	
	11	ACER RUBRUM	RED MAPLE	10'-12'	2" CAL. (MIN)	50' O.C. (MAX)

OWNER/DEVELOPER:
LAWRENCE HOMES
1129 FOOTHILLS TRAIL
WAKE FOREST, NC 27587
(919) 528-7767

SHEET 1

PRELIMINARY SITE PLAN
WEST GLENDOWER PLACE

LEESVILLE TOWNSHIP	WAKE COUNTY	NORTH CAROLINA
OWNER: LAWRENCE HOMES		ZONED R-4
DATE 10-31-07	DRAWN MTH	JOB NO.
SCALE 1" = 50'	SURVEYED REM	DWG GLENDOW-SITE
REVISIONS		PIN = 0787-61-1247, 0787-61-2036