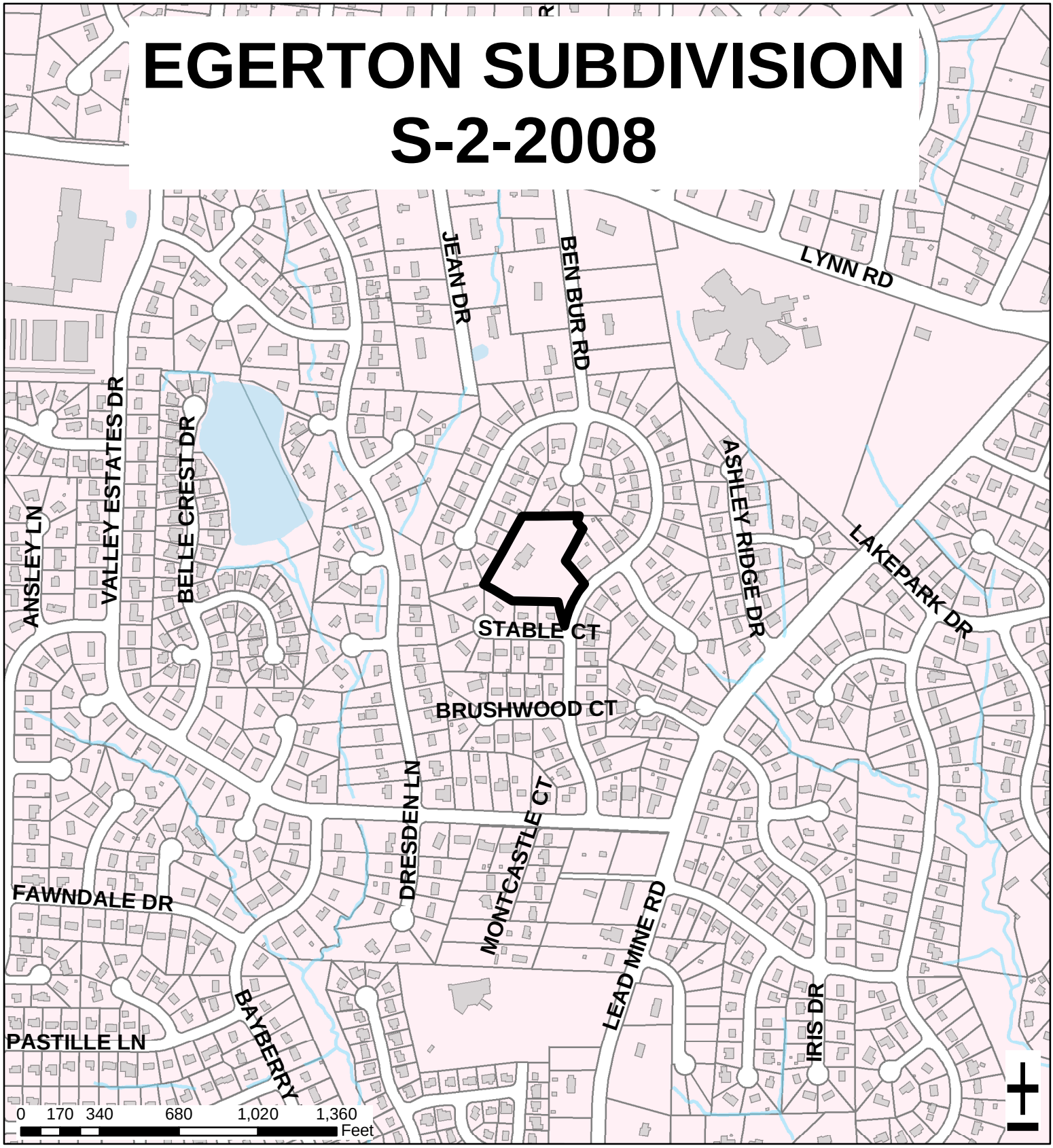
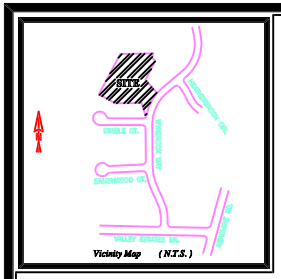
EGERTON SUBDIVISION
S-2-2008

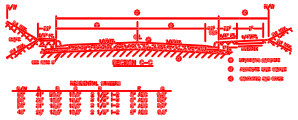


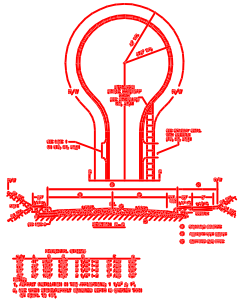
Zoning:	**R-4**	Acres:	**2.718**
Planning		Number of Lots:	**5**
District:	**North**	Planner:	**Jacque Baker**
CAC:	**North**	Phone:	**(919) 516-2630**
Drainage		Applicant Contact:	**Chance and Associates**
Basin:	**Mine Creek**	Phone:	**(919) 779-7245**



M.B. 1988, PG. 1279

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT	CHORD BEARING	DELTA ANGLE
C1	50.00'	157.07'	100.00'	50.00'	S 89°45'00" W	179°59'00"
C2	25.00'	11.78'	11.67'	6.00'	S 44°15'00" W	26°59'00"





REFERENCES:
1. D.B. 8304, PG. 772
2. M.B. 1988, PG. 1279
3. PIN 0797.19-70-4769

SUMMARY INFORMATION:

DEVELOPMENT NAME: EGERTON
6341 WYNBROOK WAY
RALEIGH, NC 27612

WAKE CO. PIN#: 0797704769
CURRENT ZONING: R-4
INSIDE CITY LIMITS
TOTAL ACRES: 2.718
TOTAL LOTS: 5
DENSITY: 5/2.718=1.84 UNITS PER AC.
LIN. FEET IN PUBLIC STREET: 230.05'
SQ. FT./ACRES IN RESID. STREETS: 13,225.44SF/.30AC
LIN. FEET IN THOR. R/W: N/A
AVER. LOT SIZE: 21,034.12 SF
MIN. LOT SIZE: 12,325.42 SF

OWNERS: YAODONG JI
6341 WYNBROOK WAY
RALEIGH, NC 27612
PHONE: 846-4798

DEVELOPER: YAODONG JI
6341 WYNBROOK WAY
RALEIGH, NC 27612
PHONE: 846-4798

CONSULTANT: STONEY CHANCE
CHANCE & ASSOCIATES
500 BENSON ROAD, STE. 207
GARNER, NC 27529
PHONE: 779-7245
FAX: 779-3889
E-MAIL: cstoney@bellsouth.net

CONTACT PERSON: STONEY CHANCE

ADJACENT DEVELOPMENT

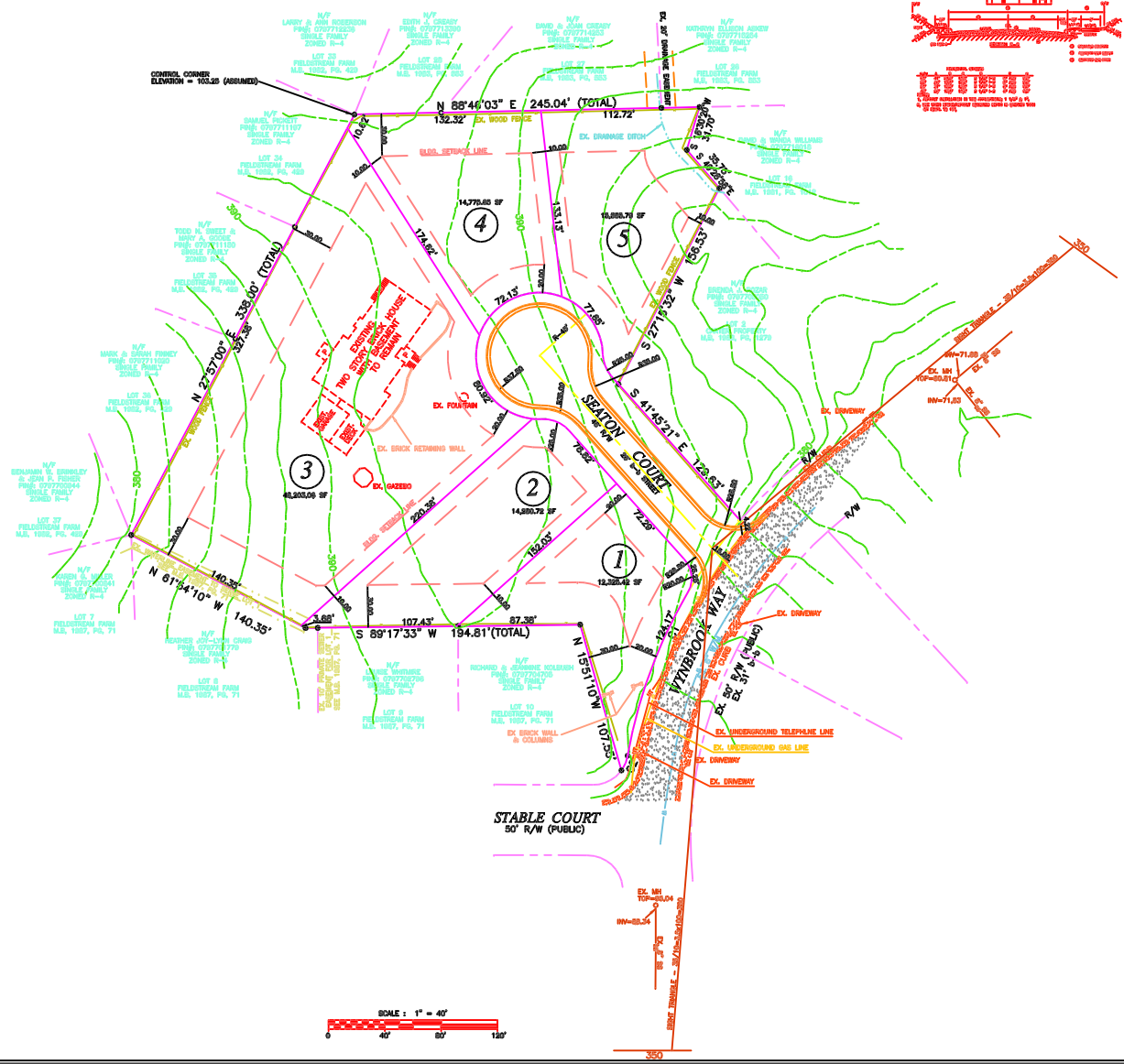
TOTAL PERIMETER DISTANCE: 1,578.33'
SINGLE FAMILY: 1,578.33' = 100%
MULTI-FAMILY: 000.00' = 00%
VACANT: 000.00' = 00%

MEDIAN LOT AREA:

.31A. = 13,503.60 S.F.
x80%
10,802.88 S.F.

MEDIAN LOT FRONT:

90' x 80% = 72'



NOTES:
1. BOUNDARY SURVEY AND ALL EXISTING ON-SITE AND OFF-SITE FEATURES PROVIDED BY CHANCE SURVEY CO., INC. DATED 2/22/07.
2. THE LOCATION OF EXISTING WATER MAINS ARE SHOWN PER CITY OF RALEIGH UTILITIES MAPS.
3. CONTOURS WERE TAKEN FROM CITY OF RALEIGH GIS MAPS AND SHOULD VERIFIED BY SURVEYOR.
4. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE CITY OF RALEIGH DEVELOPMENT STANDARDS AND SPECIFICATIONS.
5. MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCROACH ON THIS MINIMUM CORNER CLEARANCE.
6. ALL STREETS SHOWN ON THESE PLANS SHALL HAVE THE FULL WIDTH OF RIGHTS OF WAY CLEARED AND GRADED WITHIN 50 FEET OF ALL STREET INTERSECTIONS. THE FULL WIDTH OF THE RIGHT OF WAY SHALL BE CLEARED AND GRADED ALONG ALL MAJOR, MINOR & SENSITIVE AREA THOROUGHFARES.
7. WHEEL CHAIR ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH RALEIGH ENGINEERING STANDARD DRAWING STD #20.11. WHERE SIDEWALK IS NOT REQUIRED ALONG THE PUBLIC ROW, CURB IS TO BE DEPRESSED AT ALL RAMP LOCATIONS SHOWN ON STD #20.11.
8. NO SIGHT OBSTRUCTING, OR PARTIALLY OBSTRUCTION WALL, FENCE, FOLIAGE, BERM, SIGN, PARKED VEHICLE, OR OTHER OBJECT BETWEEN THE HEIGHT OF TWO FEET AND EIGHT FEET ABOVE THE CURB LINE ELEVATION (OR THE EDGE OF PAVEMENT IF NO CURB EXISTS) SHALL BE PLACED WITHIN A SIGHT TRIANGLE.

FILE: S-00-08

SHEET: 2 OF: 5

DATE	REVISIONS	BY

DATE: FEB 16, 2007
SCALE: 1" = 40'
DRAWN BY: STONEY CHANCE
CHECKED BY:
FILE NAME: P_Sub_Revised-2.DWG

TITLE: PRELIMINARY SUBDIVISION PLAN FOR EGERTON

OWNER: RALEIGH, NC

Chance & Associates
Land Planning Services
500 Benson Road - Suite 207 - Garner, N.C. 27529 - Ph. (919) 779-7245 Fax: (919) 779-3889

NOT RELEASED FOR CONSTRUCTION