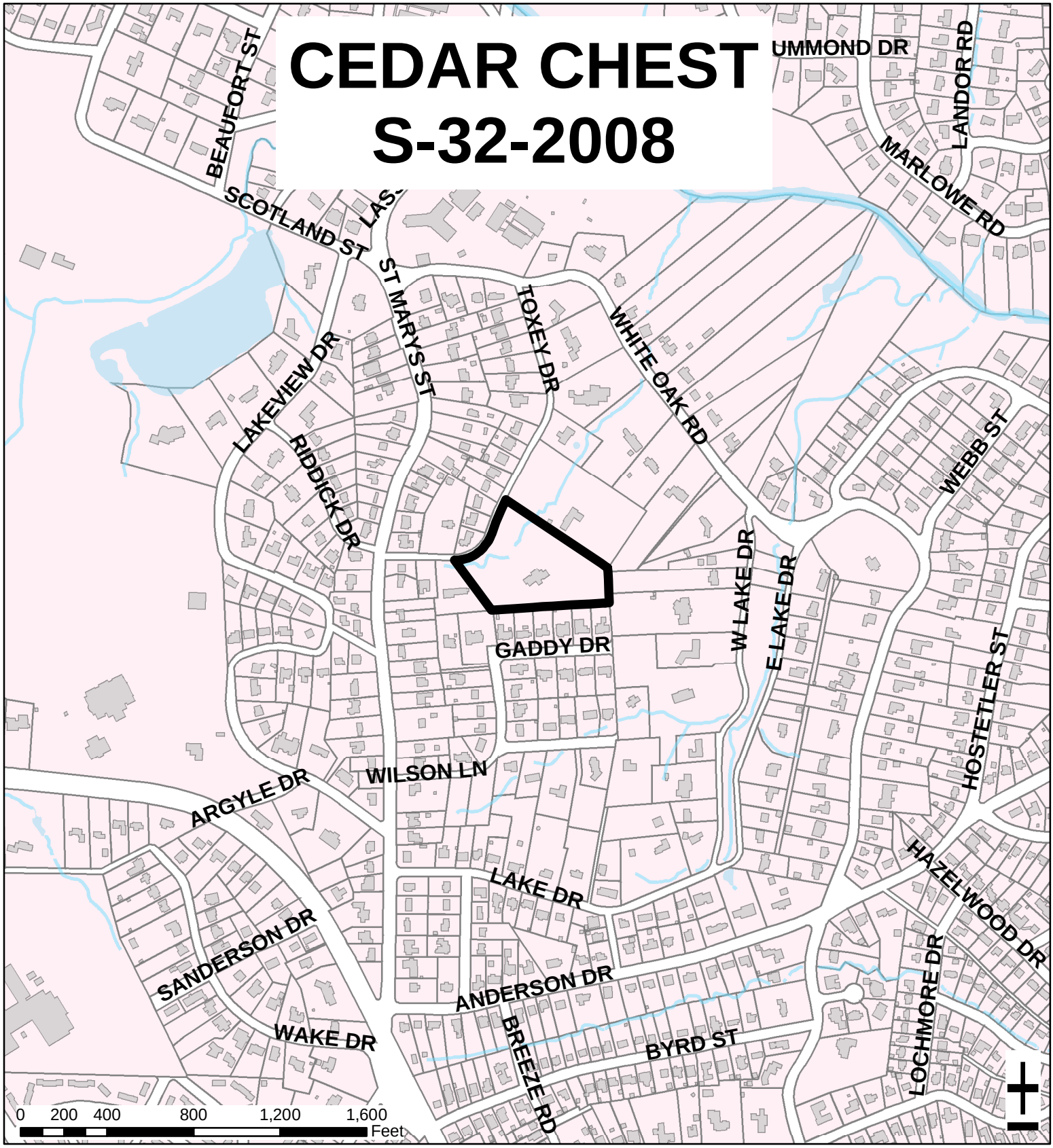
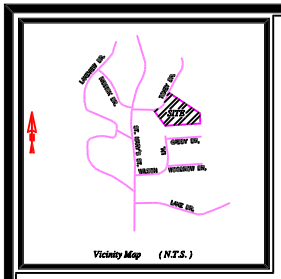
CEDAR CHEST
S-32-2008



Zoning:	**R-4**	Acres:	**4.763**
Planning District:	**North Hills**	Number of Lots:	**8**
CAC:	**Glenwood**	Planner:	**Eric Hodge**
Drainage Basin:	**Crabtree Creek**	Phone:	**(919) 516-2639**
		Applicant Contact:	**Chance & Associates**
		Phone:	**(919) 779-7245**



N.C. GRID (NAD 83)

SUMMARY INFORMATION:

DEVELOPMENT NAME: CEDAR CHEST
2720 TOXEY DRIVE
RALEIGH, NC 27609

WAKE CO. PIN#: 1705431050
CURRENT ZONING: R-4
INSIDE CITY LIMITS
TOTAL ACRES: 4.763
TOTAL LOTS: 8
DENSITY: 8/4.763=0.595UNITS PER AC.
LIN. FEET IN PUBLIC STREET: 499.61'
SQ. FT./ACRES IN RESID. STREETS: 22,482SF/.516AC
LIN. FEET IN THOR. R/W: N/A
AVER. LOT SIZE: 22,735 SF
MIN. LOT SIZE: 18,002 SF

OWNERS: LUCY F. GADDY
2720 TOXEY DRIVE
RALEIGH, NC 27609
PHONE: 846-4798

DEVELOPER: LUCY F. GADDY
2720 TOXEY DRIVE
RALEIGH, NC 27609
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

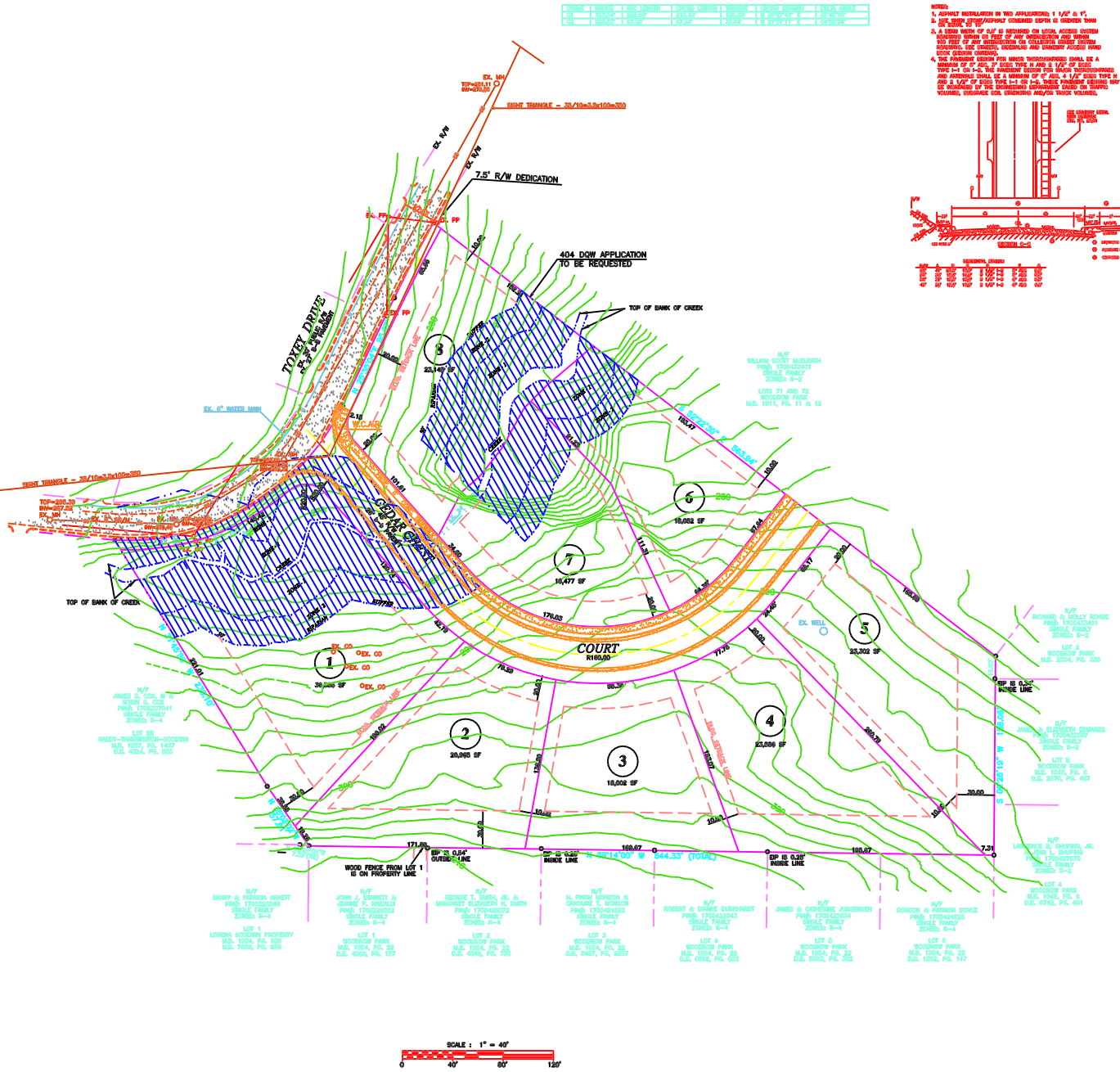
CONTACT PERSON: STONEY CHANCE

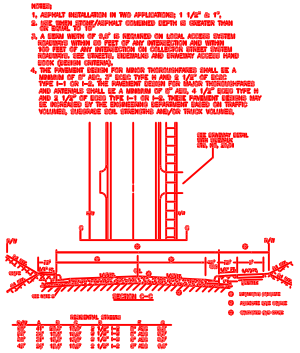
ADJACENT DEVELOPMENT
TOTAL PERIMETER DISTANCE: 1,857.57'
SINGLE FAMILY: 1,857.57' = 100%
MULTI-FAMILY: 000.00' = 00%
VACANT: 000.00' = 00%

MEDIAN LOT AREA:
.37A. = 16,117.20 S.F.
x80%
12,893.76 S.F.

MEDIAN LOT FRONT:
96' x 80% = 76.8'

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. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR OTHER OBJECT.





FILE: S-00-08

SHEET: 2 OF: 8

DATE	REVISIONS	BY

DATE: JANUARY 3 2008
SCALE: 1" = 40'
DRAWN BY: STONEY CHANCE
CHECKED BY:
FILE NAME: Cedar Chest 8x14.DWG

TITLE: PRELIMINARY SUBDIVISION PLAN FOR CEDAR CHEST
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