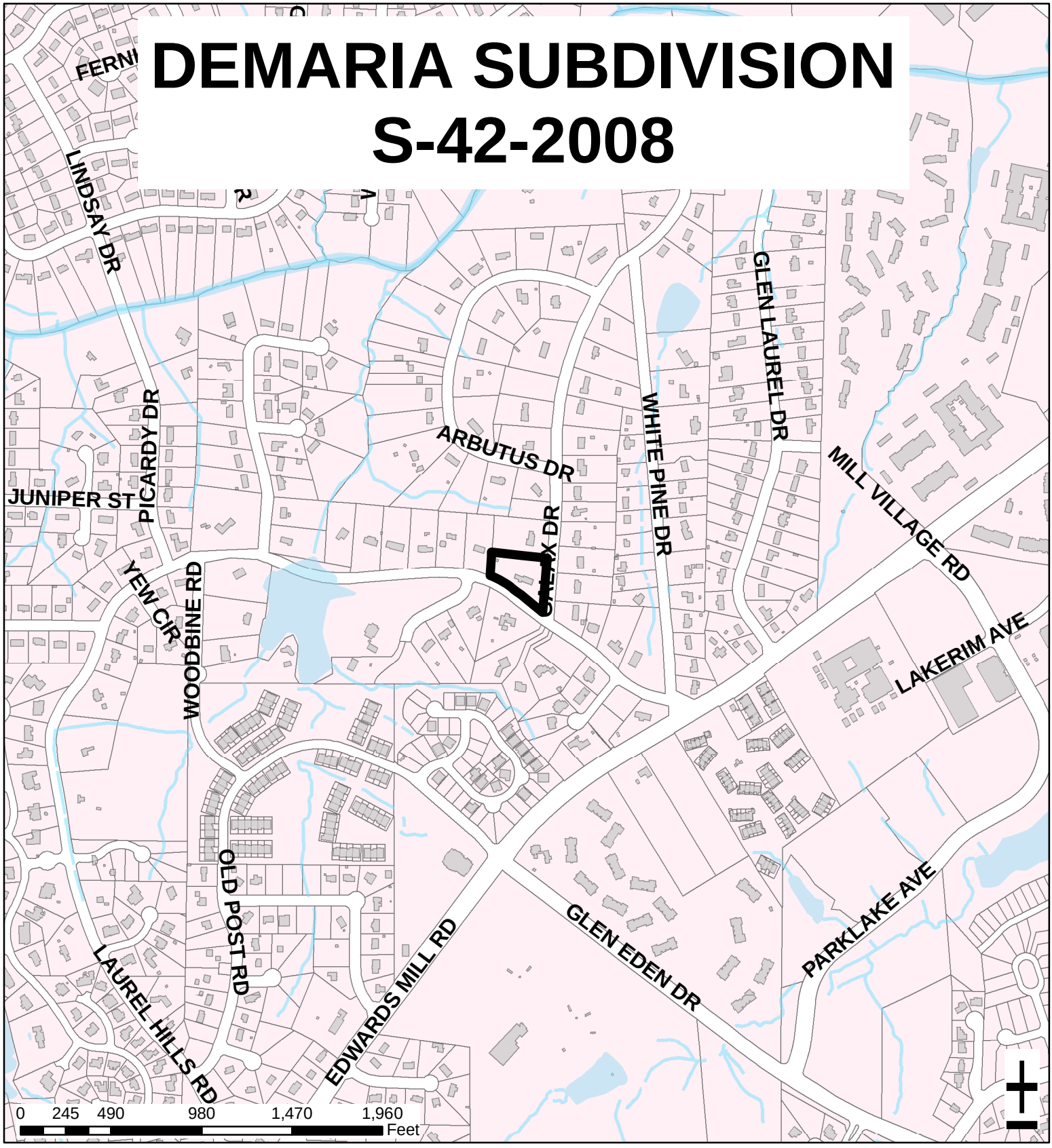
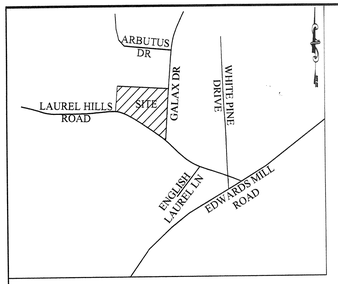
DEMARIA SUBDIVISION
S-42-2008



Zoning:	**R-4 NCOD**	Acres:	**1.23**
Planning District:	**Northwest**	Number of Lots:	**2**
CAC:	**Northwest**	Planner:	**Jacque Baker**
Drainage Basin:	**Crabtree Creek**	Phone:	**(919) 516-2630**
		Applicant Contact:	**Lamarr Bunn**
		Phone:	**(919) 880-8558**



Vicinity Map
NTS

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

OWNER: DEMARIA CUSTOM HOMES, INC.
4237 ARBUTUS DRIVE
RALEIGH, NC 27612
919-787-7089

CONTACT: C. LAMAR BUNN
1111-102 NEW WORLD CIRCLE
RALEIGH, NC 27615

SITE DATA TABLE	
DEVELOPMENT NAME	DEMARIA SUBDIVISION
PROPERTY ADDRESS	4431 LAUREL HILLS DRIVE RALEIGH, NC 27612
TYPE OF PROJECT:	RESIDENTIAL
COUNTY:	WAKE
DISTURBED AREA:	35,819 SF OR 0.82 AC
PIN	0785-99-4767
INSIDE CITY LIMITS	YES
TOTAL SITE AREA:	1.36 AC (59,388 SF)
LOT 1	0.53 AC (23,393 SF)
LOT 2	0.83 AC (35,995 SF)
R/W DEDICATION	0.007 AC (308 SF)
ZONING	R-4/LAUREL HILLS NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT
EXISTING IMPERVIOUS AREA:	5,430 SF OR 0.12 AC
PROPOSED IMPERVIOUS AREA LOT 1:	4,069 SF OR 0.09 AC
PROPOSED IMPERVIOUS AREA LOT 2:	3,856 SF OR 0.09 AC
PERCENT IMPERVIOUS LOT 1:	18%
PERCENT IMPERVIOUS LOT 2:	11%
MAX. ALLOWED IMPERVIOUS LOT 1:	7,090 SF OR 0.16 AC
MAX. ALLOWED IMPERVIOUS LOT 2:	7,090 SF OR 0.16 AC

INFILL CALCULATIONS			
LOT	ACREAGE	FRONTAGE	USE
0785997545	0.58	276'	SINGLE FAMILY
0785996395	0.76	267'	SINGLE FAMILY
0785996220	0.97	21'	SINGLE FAMILY
0785998946	0.97	129'	SINGLE FAMILY
0785994271	1.00	22'	SINGLE FAMILY
0785998825	1.04	150'	SINGLE FAMILY
0785993372	1.05	22'	SINGLE FAMILY
0785998710	1.05	150'	SINGLE FAMILY
0785992940	1.07	152'	SINGLE FAMILY
0785992505	1.07	311'	SINGLE FAMILY
0785994974	1.40	205'	SINGLE FAMILY
0785993583	1.55	343'	SINGLE FAMILY
MEDIAN	0.95	170'	
80% OF MEDIAN	0.76	136'	
MIN. LOT SIZE IN S/D	121'		
MIN. LOT FRONTAGE	0.53		
MIN. LOT SIZE IS LESS THAN 80% OF MEDIAN - PROJECT IS INFILL			

LAUREL HILLS NEIGHBORHOOD OVERLAY PLAN ZONING	
MINIMUM LOT SIZE	0.50 ACRES
MINIMUM LOT WIDTH AT R/W	45 FT.
MIN. LOT WIDTH 80' BACK FROM R/W	100 FT.
MINIMUM FRONT YARD SETBACK	50 FT.
MINIMUM SIDE YARD SETBACK	10 FT.
MINIMUM BACK YARD SETBACK	30 FT.
MINIMUM SIDE / CORNER YARD SETBACK	30 FT.
MAXIMUM BUILDING HEIGHT	35 FT.

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John W. Harris, P.E.
Consulting Engineer, Inc.
5112 Bur Oak Circle
Raleigh, N.C. 27612
(919) 789-0744

Date: 11-16-07
Scale: 1" = 50'
Drawn By: LER/RLH/EDS
Job #: 50709
File: Demaria062508.dwg
Revision:

Cover Sheet
For
Demaria Subdivision

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