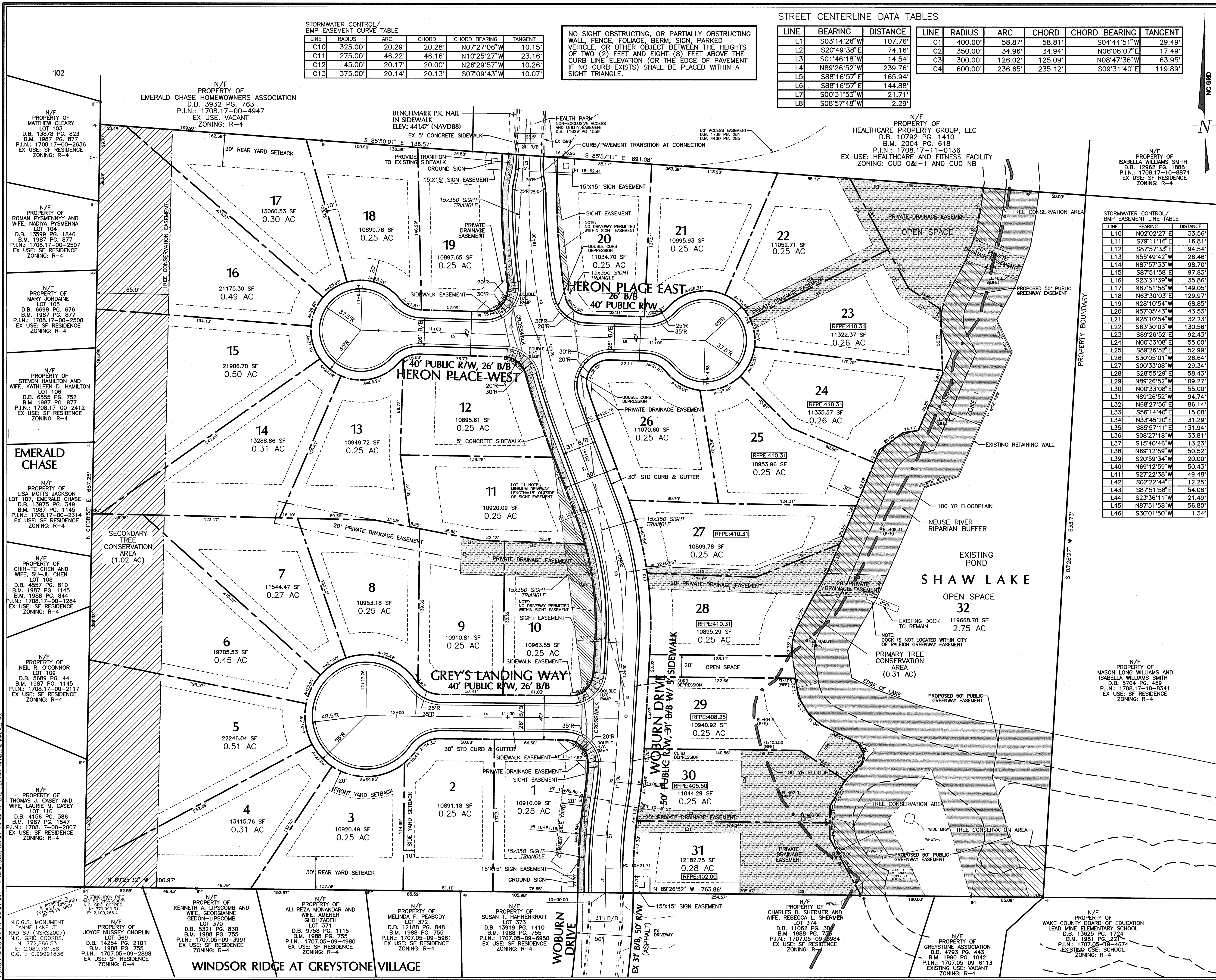




STREET CENTERLINE DATA TABLES

LINE	BEARING	DISTANCE	LINE	RADIUS	ARC	CHORD	CHORD BEARING	TANGENT
L1	S03°14'26"W	107.76'	C1	400.00'	58.87'	58.81'	S04°44'51"W	29.49'
L2	S20°49'38"E	74.16'	C2	350.00'	34.96'	34.94'	N06°06'07"E	17.49'
L3	S01°46'18"W	14.54'	C3	300.00'	126.02'	125.09'	N08°47'36"E	63.95'
L4	N89°26'52"E	239.76'	C4	600.00'	236.65'	235.12'	S09°31'40"E	119.89'
L5	S88°16'57"E	165.94'						
L6	S88°16'57"E	144.88'						
L7	S00°31'53"W	21.71'						
L8	S08°57'48"W	2.29'						

LINE	RADIUS	ARC	CHORD	CHORD BEARING	TANGENT
C10	325.00'	20.29'	20.28'	N07°27'06"W	10.15'
C11	275.00'	46.22'	46.16'	N10°25'27"W	23.16'
C12	45.00'	20.17'	20.00'	N26°29'57"W	10.26'
C13	375.00'	20.14'	20.13'	S07°09'43"W	10.07'

NO SIGHT OBSTRUCTING, OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, SIGN, PARKED VEHICLE, OR OTHER OBJECT BETWEEN THE HEIGHTS OF TWO (2) FEET AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION (OR THE EDGE OF PAVEMENT IF NO CURB EXISTS) SHALL BE PLACED WITHIN A SIGHT TRIANGLE.

LINE	BEARING	DISTANCE
L10	N02°02'27"E	33.56'
L11	S79°11'16"E	16.81'
L12	S87°57'33"E	94.54'
L13	N55°49'42"W	26.46'
L14	N87°57'33"W	98.70'
L15	S87°51'58"E	97.83'
L16	S23°31'39"W	35.86'
L17	N87°51'58"W	149.05'
L18	N63°30'03"E	129.97'
L19	N28°10'54"W	58.85'
L20	N57°05'43"W	43.53'
L21	N28°10'54"W	32.23'
L22	S63°30'03"W	130.56'
L23	S89°26'52"E	92.43'
L24	N00°33'08"E	55.00'
L25	S89°26'52"E	52.99'
L26	S30°05'01"W	26.64'
L27	S00°33'08"W	29.34'
L28	S28°55'29"E	58.43'
L29	N89°26'52"E	109.27'
L30	N00°33'08"E	55.00'
L31	N89°26'52"W	94.74'
L32	N68°27'56"E	86.14'
L33	S56°14'40"E	15.00'
L34	N33°45'20"E	31.29'
L35	S85°57'11"E	131.94'
L36	S08°27'18"W	33.81'
L37	S15°40'46"W	13.23'
L38	N69°12'59"W	50.52'
L39	S20°59'34"W	20.00'
L40	N69°12'59"W	50.43'
L41	S27°22'38"W	49.48'
L42	S02°22'44"E	12.25'
L43	S87°51'58"E	54.08'
L44	S23°36'11"W	21.49'
L45	N87°51'58"W	56.80'
L46	S30°01'50"W	1.34'

SUMMARY INFORMATION TABLE

DEVELOPMENT NAME GREY'S LANDING (FORMERLY SHAW'S LANDING)
LOCATION/ADDRESS 8230 WOBURN DRIVE
WAKE COUNTY PIN 1708.17-00-6360
DEED BOOK & PAGE D.B. 11629 PG. 1553
TOWNSHIP HOUSE CREEK
ZONING DISTRICT R-4
DEVELOPMENT TYPE SINGLE FAMILY RESIDENTIAL
THIS PROJECT WILL BE DEVELOPED IN ONE PHASE

TOTAL ACREAGE	579,514 SF; 13.30 AC
OPEN SPACE	119,669 SF; 2.75 AC
BUILDING HEIGHT	40' MAX
DRIVEWAY LENGTH	18' MIN
NUMBER OF LOTS ALLOWED	53
NUMBER OF LOTS PROPOSED	31
ALLOWABLE DENSITY	4.0 DU/AC
PROPOSED DENSITY	2.3 DU/AC
INSIDE CITY LIMITS	YES
LINEAR FEET OF PUBLIC STREETS	1,216 LF
PUBLIC STREET R/W	69,661.09 SF; 1.60 AC
AVERAGE LOT SIZE (SF)	11,451 SF
MINIMUM LOT SIZE (SF)	10,890 SF
PARKING REQUIREMENTS	
PARKING REQUIRED (2.5 SPACES PER LOT)	78
PARKING PROVIDED	
ALL UNIT HAVE 2 CAR GARAGES	124
4 SPACES PER UNIT X 31 UNITS	

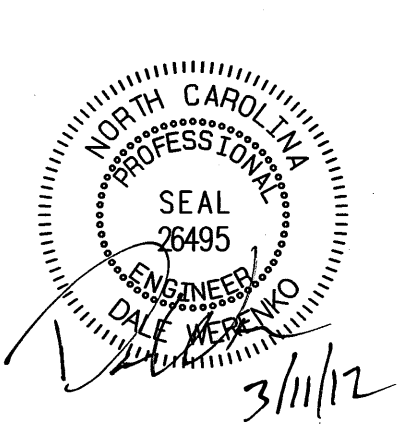
SETBACKS (R-4)	
FRONT YARD	20 FEET
SIDE YARD	10 FEET
AGGREGATE SIDE YARD (OTHER THAN CORNER)	20 FEET
CORNER SIDE YARD	20 FEET
REAR YARD	30 FEET

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NC DOT STANDARDS & SPECIFICATIONS.
- BOUNDARY INFORMATION TAKEN FROM AN ACTUAL SURVEY BY WITHERS & RAVENEL MAY 2011.
- THE INTERSECTION OF RIGHTS-OF-WAY SHALL BE ROUNDED WITH A RADIUS OF 20 FEET UNLESS OTHERWISE SPECIFIED ON THE PLANS.
- OPEN SPACE WITHIN THE DEVELOPMENT SHALL BE MAINTAINED BY THE OWNER AND/OR HOMEOWNER'S ASSOCIATION.
- WITHIN THE AREA DEFINED BY THE SIGHT DISTANCE TRIANGLE AND THE RIGHT OF WAY (SIGHT EASEMENT), THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY 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.
- SIGHT TRIANGLE SIZES:
INTERNAL STREETS: 15'x350'
THE CONTRACTOR SHALL CLEAR AND GRUB ALL SIGHT DISTANCE TRIANGLES AND ALL INTERNAL SUBDIVISION STREET INTERSECTIONS AS NOTED ABOVE.
- RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 50' OF ALL PUBLIC STREET INTERSECTIONS.
- SOLID WASTE COLLECTION FOR THIS PROJECT WILL BE HANDLED THROUGH THE CITY OF RALEIGH SOLID WASTE SERVICES (SWS). REFUSE CONTAINERS WILL BE STORED IN GARAGES.
- FINAL SUBDIVISION PLAT WILL BE SUBMITTED AND RECORDED. BUILDING PERMIT APPLICATIONS WILL NOT BE APPROVED UNTIL THE PRELIMINARY PLAN IS APPROVED. CONSTRUCTION DRAWINGS ARE APPROVED, AND FINAL SUBDIVISION PLAN IS RECORDED.
- AREAS COMPUTED BY COORDINATE METHOD.
- BASIS OF BEARINGS: NC GRID (NAD 83).
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- METAL STAKES SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- THIS PROPERTY LIES WITHIN THE NEUSE RIVER BASIN, AND PORTIONS OF THE PROPERTY MAY BE SUBJECT TO PROTECTIVE BUFFERS AS DEFINED BY NCDEM.
- THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FEMA FLOOD PLAN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 3720170700, PANEL 1707, AND MAP NO. 3720170800, PANEL 1708, BOTH HAVING AN EFFECTIVE DATE MAY 2, 2006.
- ON CORNER LOTS, NO DRIVEWAYS WILL BE PERMITTED WITHIN A SIGHT TRIANGLE.
- MULTI-WAY STOP CORNERS WILL NOT BE USED ON ANY PUBLIC INTERSECTION WITHOUT APPROVAL FROM THE CITY TRAFFIC ENGINEER.
- CONSTRUCTION DRAWINGS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN WILL BE REQUIRED TO BE SUBMITTED AND APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.
- THE 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 ENDOCHORD ON THIS MINIMUM CORNER CLEARANCE.
- ALL MAPS RECORDED FOR THIS SUBDIVISION SHALL PROVIDE DEED AND MAP INFORMATION FOR THE EMERALD CHASE HOMEOWNER'S ASSOCIATION PROPERTY.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NC DOT STANDARDS AND SPECIFICATIONS

CITY OF RALEIGH	
All Construction must be in accordance with all Local, State, and Federal Rules and Regulations.	
TRANSPORTATION SERVICES _____	
PUBLIC UTILITIES _____	
STORMWATER _____	
PLANNING _____	
FIRE _____	
URBAN FORESTRY _____	



No.	Revision	Date	By
1	City of Raleigh 1st review comments	2/15/2012	DW
1	City of Raleigh 2nd review comments	3/9/2012	DW

Designer	W&R	Scale	1" = 40'
Drawn By	DW	Date	01/20/2012
Checked By		Job No.	209090530

GREY'S LANDING

CITY OF RALEIGH WAKE COUNTY NORTH CAROLINA

SUBDIVISION PLAN

WITHERS & RAVENEL
ENGINEERS | PLANNERS | SURVEYORS
111 Mackenran Drive Cary, North Carolina 27511 tel: 919-469-3340 www.wITHERSRAVENEL.COM License No. C-0832

Sheet No. **2**