SITE DATA

OWNER:

AMMONS ACRES INC
1832 PEACH GROVE LN
ZEBULON NC 27597-8656
DB 12232 PG 2460
PIN: 1774594831 000
P: (919) 365-4774

MIZELL, JENNIFER TODD & RONNIE
PO BOX 412
WENDELL NC 27591-0412
DB 05022 PG 0883
PIN: 1774596154 000
P: (919) 796-3054

STRAIN, HELEN SCARBOROUGH
14198 NC HIGHWAY 39
ZEBULON NC 27597-7484
DB 09012 PG 1506
PIN: 1774589781 000

DEVELOPER:

AMMONS ACRES INC
1832 PEACH GROVE LN
ZEBULON NC 27597-8656
DB 12232 PG 2460
PIN: 1774594831 000
P: (919) 365-4774

MIZELL, JENNIFER TODD & RONNIE
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STRAIN, HELEN SCARBOROUGH
14198 NC HIGHWAY 39
ZEBULON NC 27597-7484
DB 09012 PG 1506
PIN: 1774589781 000

WAKE COUNTY PARCEL INFORMATION:

PIN: 1774594831 000
PIN: 1774596154 000
PIN: 1774589781 000

ZONING: R-4 CU

PROPOSED USE: SINGLE FAMILY RESIDENTIAL - 151 TOTAL LOTS

TRACT INFORMATION (R-4):

TOTAL RESIDENTIAL LOT AREA:	27.72 AC.
R.O.W. AREA:	7.66 AC.
OPEN SPACE:	28.57 AC.
GROSS TRACT AREA:	63.95 AC.
AVERAGE LOT AREA:	8,000 S.F.
MINIMUM LOT AREA:	6,271 S.F.

Proposed Req. min lot area: 6,000 S.F.

- Lot width min: 50'
- Lot depth min: 100'

DENSITY CALCULATIONS:

	SITE LOTS	SITE AREA	SITE DENSITY
SF-4	151	64	2.4

SETBACK REQUIREMENTS):

FRONT:	25'
SIDE:	~~10'~~ 20% of lot width combined
REAR:	20'

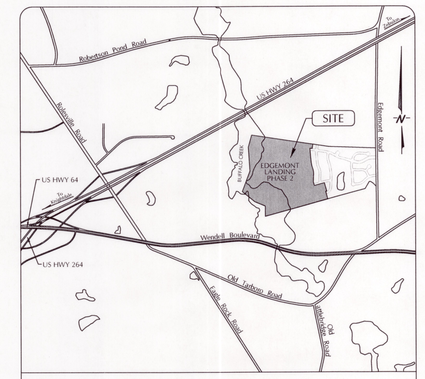
OPEN SPACE REQUIREMENTS:

REQUIRED (1750 S.F. PER RESIDENCE):	6.60 AC.
	Req. outside of FP 5.20 AC
PROVIDED:	
OPEN SPACE AREA 1:	0.49 AC.
OPEN SPACE AREA 2:	2.24 AC. > outside of FP: 2.73 AC
OPEN SPACE AREA - WETLANDS / FLOODPLAIN:	25.84 AC.
TOTAL OPEN SPACE PROVIDED:	28.57 AC.

Provide how +57 acres of open space outside of FP will be met

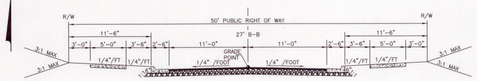
FLOOD PLAIN TAKEN FROM FIRM MAPS: 3720177400J DATED MAY 2,2006

- Show corporate limits & Wake County boundaries
- Street Connectivity: 19 (links & connections) / 16 (nodes) = 1.1875
  R4 requires 1.4 - connectivity bonuses could be awarded for northern & western property lines per Section 9.7.(A)(2)
- Trail should be connected to sidewalks at three points to provide adequate access for use.
- Is stream along northern prop. line regulated? Doesn't show up on maps.



VICINITY MAP
(NOT TO SCALE)

GRAPHIC SCALE
100 0 50 100 200
1 inch = 100 ft.



TYPICAL ROADWAY SECTION PHASE 2

R001-C STA. XX+XX.XX TO XX+XX.XX
R002-C STA. XX+XX.XX TO XX+XX.XX
R001-C STA. XX+XX.XX TO XX+XX.XX
R001-C STA. XX+XX.XX TO XX+XX.XX

No.	Revision	Date	By

Designer	Scale
Drawn By	Date 2/10/14
Checked By	Job No. 2140025

EDGEMONT LANDING SUBDIVISION PHASE 2

WENDELL WAKE NORTH CAROLINA

SKETCH PLAN

WITHERS & RAVENEL
ENGINEERS I PLANNERS I SURVEYORS LICENSE C-0832
111 MacKenan Drive Cary, North Carolina 27511 tel: 919-469-3340 fax: 919-467-6008 www.withersravenel.com

Sheet No. 1

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