

GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM WAKE COUNTY GIS. EXISTING UTILITIES BASED UPON AERIAL PHOTOGRAPHY AND INFORMATION PROVIDED BY THE CITY OF RALEIGH. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO STARTING CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL CONTACT NORTH CAROLINA ONE CALL AT 811 AND THE CITY OF RALEIGH UTILITIES. THE CONTRACTOR SHALL CALL AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
- ALL CONSTRUCTION SHALL BE IN CONFORMANCE TO THE TOWN OF WENDELL AND NCDOT STANDARDS AND SPECIFICATIONS.
- ALL WATER INSTALLATION SHALL BE IN CONFORMANCE WITH THE CITY OF RALEIGH PUBLIC UTILITY DEPARTMENT STANDARDS AND SPECIFICATIONS.
- THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA PER FEMA FIRM PANEL MAP NUMBERS 3720178400J & 3720178500J DATED MAY 2, 2006.

SITE DATA

OWNER: BUCKS FAMILY, LLC
 SITE ADDRESS: 1505 MARSHBURN RD.
 PIN: 1784-49-5755
 SITE AREA: ± 890,556 SF (20.44 Ac.)
 ZONING: R-40 (WAKE COUNTY)

SETBACKS
 FRONT: 30'
 SIDE: 10'
 REAR: 25'

PROPOSED UNITS - 23 LOTS
 PROPOSED IMPERVIOUS COVERAGE - 132,738 SF (14.9% OF SITE)

GROSS SITE AREA - ± 890,556 SF (20.44 Ac.)
 MARSHBURN R/W - ± 6,452 SF (0.15 Ac.)
NET SITE AREA - ± 884,104 SF (20.30 Ac.)
 AREA IN LOTS - ± 597,839 SF (13.56 Ac.)
 AREA IN R/W - ± 122,847 SF (2.82 Ac.)
 AREA IN OPEN SPACE ± 163,418 SF (3.92 Ac.)

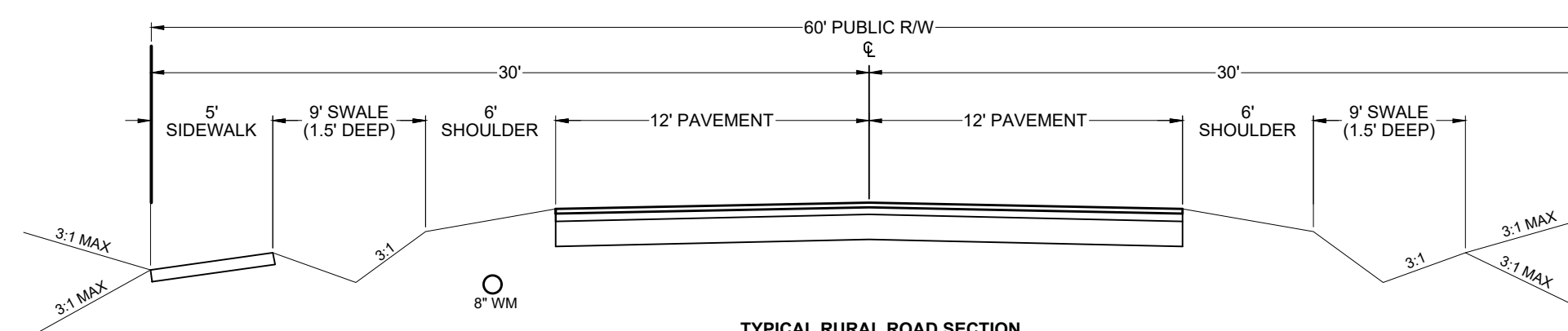
MINIMUM LOT SIZE - ± 21,428 SF (0.49 Ac.)
 MAXIMUM LOT SIZE - ± 38,675 SF (0.89 Ac.)
 AVERAGE LOT SIZE - ± 25,993 SF (0.60 Ac.)

REQUIRED OPEN SPACE - 500 SF / BEDROOM
 3.5 BEDROOMS / LOT
 40,250 SF (0.92 Ac.) REQUIRED
 25% OF OPEN SPACE
 10,063 SF (0.23 Ac.) REQUIRED

PROVIDED OPEN SPACE - ± 170,884 SF (3.92 Ac.) PROVIDED
 PROVIDED ACTIVE OPEN SPACE - ± 10,419 SF (0.24 Ac.) PROVIDED

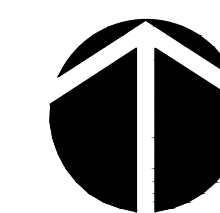
HATCH LEGEND

- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE
- CONVENTIONAL SEPTIC AREA
- DRIP SEPTIC AREA
- FLOOD PRONE SOILS
- NEUSE BUFFER ZONE 1
- NEUSE BUFFER ZONE 2
- WETLANDS
- GREENWAY EASEMENT

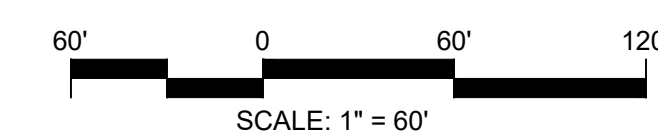


TYPICAL RURAL ROAD SECTION

- NOTES:
- LOCAL STREET SHALL BE IN 60' R/W
 - GRADES SHALL NOT EXCEED 10%
 - NORMAL CROWN OF 1/4" PER FOOT



NORTH

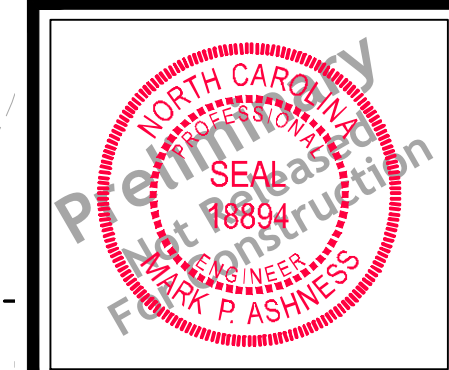


NO.	REVISIONS	DATE

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BUCK PROPERTY
 MASTER PLAN SUBMITTAL
PRELIMINARY
SUBDIVISION PLAN
 WENDELL, NORTH CAROLINA

Date: 3/14/2017
 Scale: 1" = 60'
 Drawn: ACS
 Checked: AJF
 Project No: 119-14
 Computer Dwg. Name: 119-14 prelim subdivision plan.dwg