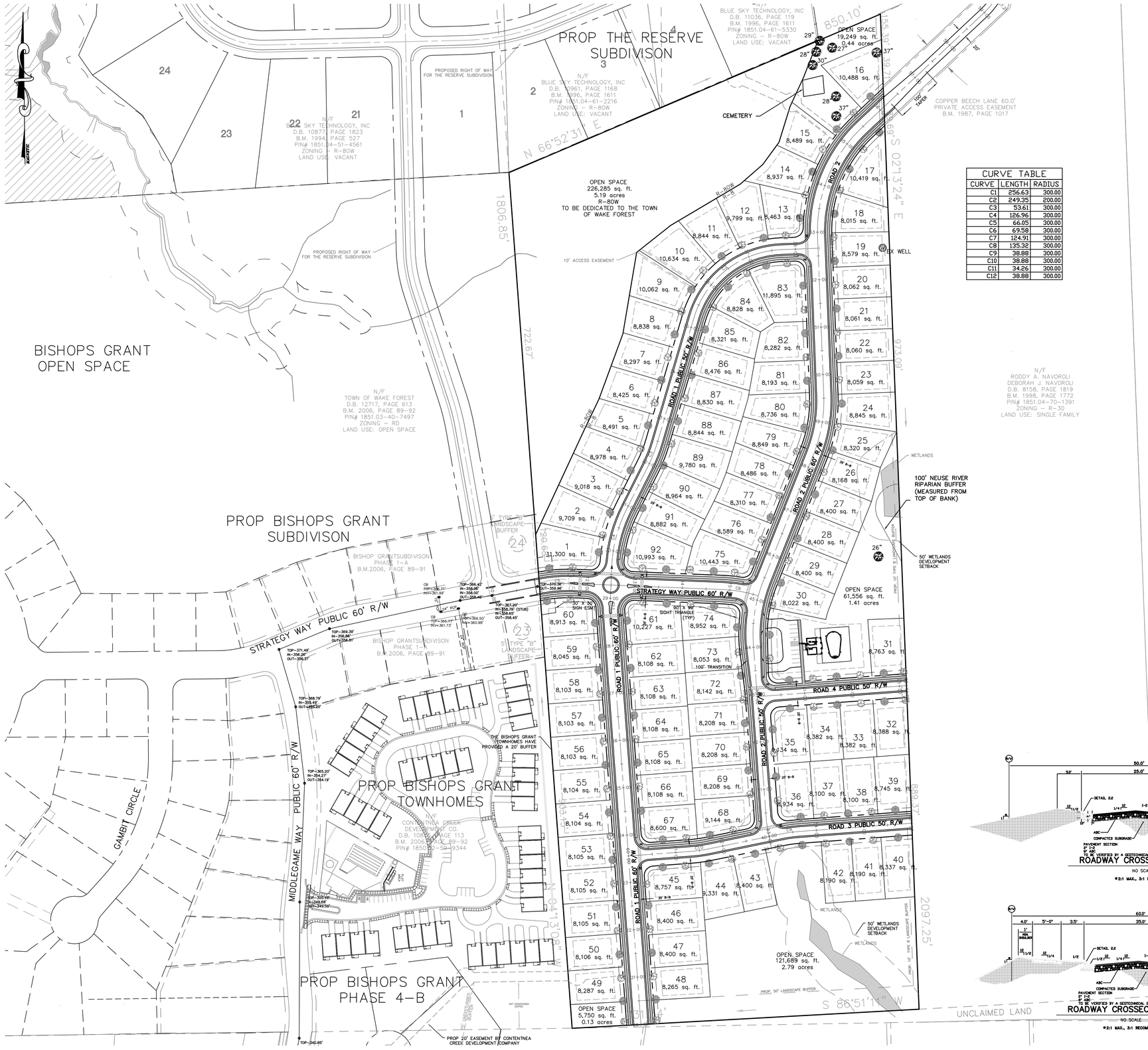


CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	256.63	300.00
C2	249.35	200.00
C3	53.61	300.00
C4	126.96	300.00
C5	66.05	300.00
C6	69.58	300.00
C7	124.91	300.00
C8	135.32	300.00
C9	38.88	300.00
C10	38.88	300.00
C11	34.26	300.00
C12	38.88	300.00

SUMMARY INFORMATION

DEVELOPMENT NAME: Kings Glen

STREET ADDRESS: 5600 Copper Beach Lane
PIN NUMBER: 1851-60-5526

ACREAGE: 34.283 ac Total Area
AVERAGE LOT SIZE: 8,695 sf
MINIMUM LOT SIZE: 8,022 sf

OPEN SPACE: 434,494 sf (9.98 ac) - 29.1%
PUBLIC OPEN SPACE: 226,285 sf (5.19 ac)
PRIVATE SPACE: 208,209 sf (4.78 ac)

CURRENT ZONING DISTRICT: R-30
PROPOSED ZONING DISTRICT: C.U. R-8 & C.U. R-80W

REQUIRED MIN LOT SIZE: 8,000 sf
MINIMUM LOT WIDTH: 50 ft
SETBACKS:
FRONT: 20'
SIDE: 8'
REAR: 15'
CORNER SIDE: 20'

INSIDE CITY LIMITS? No (To be Annexed)
PROPOSED BUILDING USE: Residential Subdivision

PROPOSED SINGLE FAMILY LOTS: 92
PROPOSED DENSITY: 2.68 units/acre

OWNER:
ECI Development
8317 Six Forks Road
Raleigh, NC 27615
919-250-9256

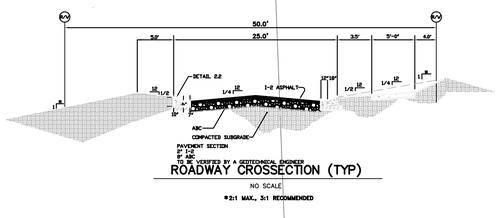
ENGINEER:
Crowley, Crisp & Associates, Inc.
1906 South Main Street, Suite 122
Wake Forest, NC 27587
(919) 562-8860

GENERAL SITE NOTES:

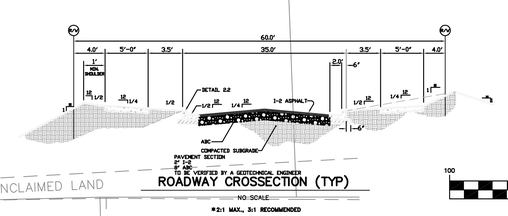
1. BOUNDARY INFORMATION PERFORMED BY CAWTHORN, MOSS, & PANCIERA.
2. UNDERGROUND UTILITIES HAVE BEEN SHOWN WHERE APPLICABLE BASED ON THE EXISTENCE OF ABOVE-GROUND STRUCTURES. THIS INFORMATION IS DEEMED RELIABLE BUT IS NOT NECESSARILY GUARANTEED. CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE LOCATION OF ALL UNDERGROUND UTILITIES (NC ONE CALL, 1-800-632-4949) PRIOR TO CONSTRUCTION AND SHALL NOT RELY SOLELY ON INFORMATION PRESENTED HERE.
3. EXISTING VEGETATION AND NATURAL AREAS WILL BE PROTECTED TO THE GREATEST EXTENT POSSIBLE AND MINIMUM CLEARING OF LAND SHALL BE UNDERTAKEN DURING DEVELOPMENT.
4. CONSERVATION EASEMENTS WILL BE RECORDED FOR ALL WETLANDS AND NEUSE RIVER RIPARIAN BUFFERS.
5. SPECIMEN TREES GREATER THAN 24" IN DIAMETER WERE LOCATED BY FIELD SURVEY AND ARE DEPICTED ON THIS PLAN.
6. RECREATION FACILITY FEE WILL BE MET BY LAND DEDICATION AND RECREATION FACILITY FEE.
7. ALL PRIVATE COMMON AREA IS TO BE OWNED AND MAINTAINED BY THE HOA.

AMENITIES PARKING REQUIREMENTS: 10 SPACES
1 SPACE PER 200 SF OF BUILDING AREA
659 SF / 200 = 3.3 SPACES
1 SPACE PER 200 SF OF POOL AREA
1271 SF / 200 = 6.3 SPACES
PARKING PROVIDED: 10 SPACES

THE AMENITIES CENTER WILL INCLUDE BATHROOMS/ CHANGING ROOMS AND A MULTI-PURPOSE ROOM.



ROADWAY CROSSECTION (TYP)
NO SCALE
*2:1 MAX., 3:1 RECOMMENDED



ROADWAY CROSSECTION (TYP)
NO SCALE
*2:1 MAX., 3:1 RECOMMENDED

SYNOPSIS OF PROPOSED DEVELOPMENT
$325,000-$425,000
CRAFTSMAN STYLE LAP SHAKES, STONE ACCENTS AN D ARCHITECTURAL SINGLES.
2800sf-3600sf
2 CAR GARAGE
WATER SAVING DEVICES
GREY WATER RECYCLING

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

NO.	DATE	REVISION DESCRIPTION	BY

SEAL NORTH CAROLINA 2007 CROWLEY, CRISP & ASSOCIATES, INC. PROFESSIONAL ENGINEERS

Crowley, Crisp & Associates, Inc.
Professional Engineers
1906 South Main Street, Suite 122
Wake Forest, North Carolina 27587
919-562-8860 fax: 919-562-8872
www.crowley-crisp.com
CROWLEY, CRISP & Associates, Inc.
PROFESSIONAL ENGINEERS

PRELIMINARY PLANS FOR REVIEW ONLY

Site Plan
Kings Glen
ECI Development
Wake Forest, Wake County, North Carolina

Job No. 07037
Dwg No. C3

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