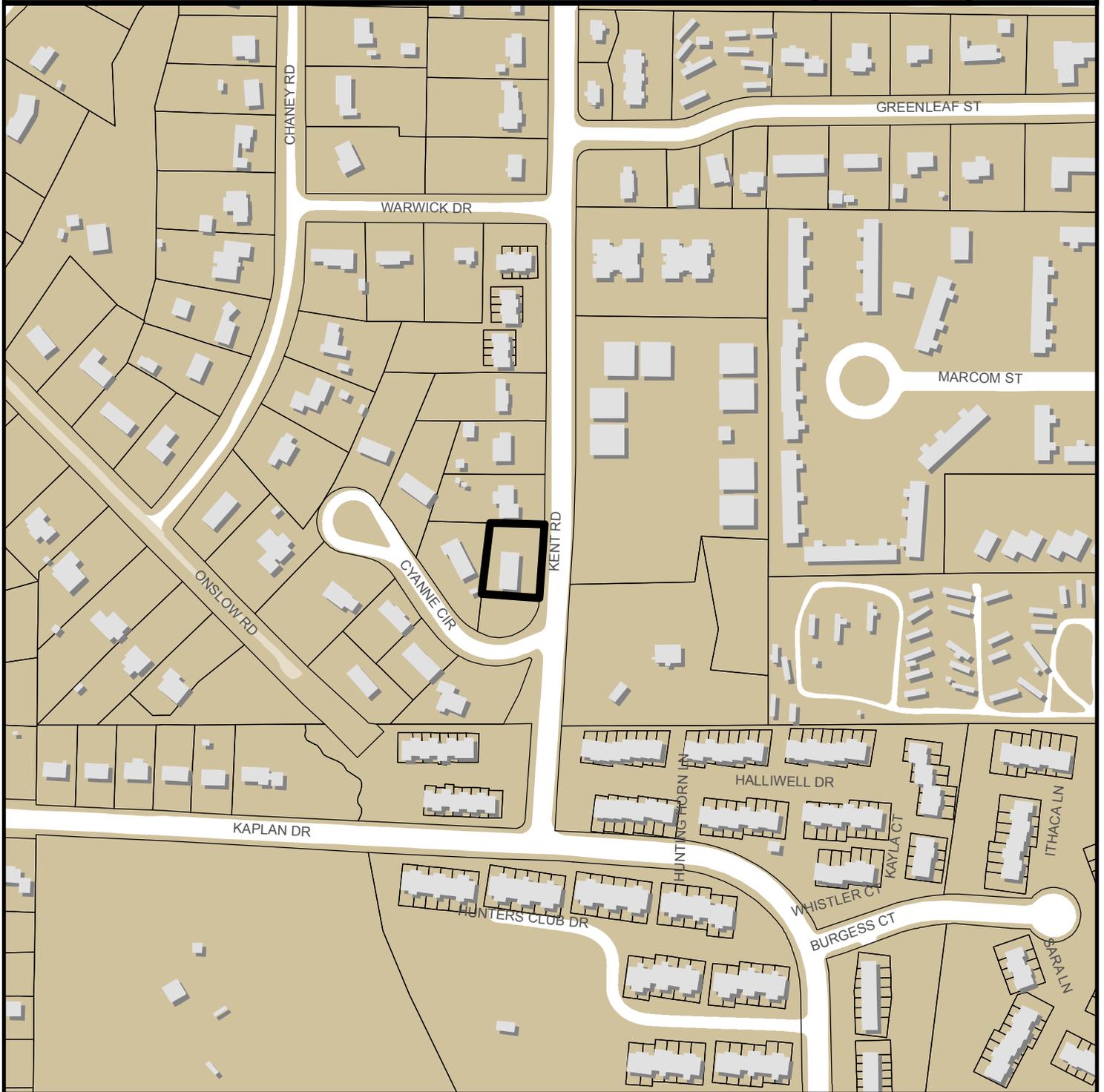


KENT SUBDIVISION S-39-2017



0 300 600 Feet

Zoning: **R-10, SHROD**
CAC: **West**

Drainage Basin: **Big Branch**
Acreage: **0.38**
Number of Lots: **1**

Planner: **Daniel Stegall**
Phone: **(919) 996-2712**

Applicant: **Huntley Homes**
Phone: **(919) 782-2939**





Administrative Approval Action

S-39-17 / Kent Subdivision
Transaction# 520156, AA#3685

City of Raleigh
Development Services
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2626
DS.help@raleighnc.gov
www.raleighnc.gov

REQUEST: Subdivision of a total of 0.38 acres zoned Residential-10 with a Special Residential Parking Overlay District into 3 lots proposed for single family residential use.

LOCATION: 1328 and 1330 Kent Road / PIN 0793087308. The site is located on the west side of Kent Road and northwest of the intersection of Cyanne Circle and Kent Road.

**DESIGN
ADJUSTMENTS/
ALTERNATES,
ETC:**

One Design Adjustment has been approved by the Development Services Designee for this project, noted below.

1. A Design Adjustment waiving the block perimeter requirement (UDO Section 8.3) has been approved by the Public Works Director Designee due to existing residential development.

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated September 25, 2017 and submitted by Stoney Chance of Chance & Associates.

CONDITIONS OF APPROVAL AND NEXT STEPS:

Note: *This document must be applied to the second sheet of all future submittals with the exception of final plats.*

Prior to issuance of a grading permit for the site:

1. That in accordance with part 10A Section 9.4.4, a surety equal to the cost of clearing, grubbing and reseeding a site, shall be paid to the City;

Prior to authorization to record lots:

2. That demolition permits for the existing structures be issued and this building permit number be shown on all maps for recording;
3. That a general utility placement easement and ½ of the required right of way for Kent Road is dedicated to the City of Raleigh and are shown on the final subdivision map for recording;
4. That a tree impact permit is obtained;
5. That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development-related public improvements, including streetscape trees on Kent Road, is paid to the Development Services Department.



**Administrative
Approval Action**
S-39-17 / Kent Subdivision
Transaction# 520156, AA#3685

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EXPIRATION DATES: The expiration provisions of UDO Section 10.2.5 E, including the ability to request extensions in the expiration date, apply to this site plan. To avoid allowing this plan approval to expire, the following must take place by the following dates:

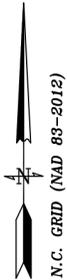
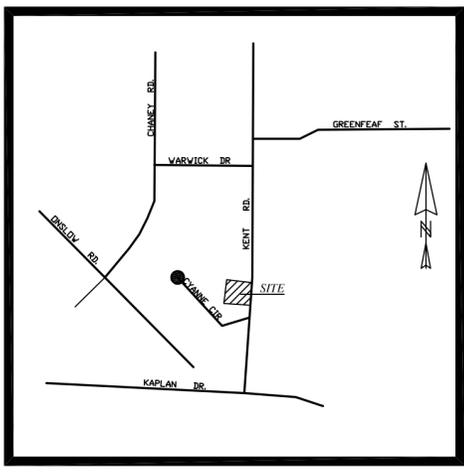
3-Year Sunset Date: 9-27-2020
Record at least ½ of the land area approved

5-Year Sunset Date: 9-27-2022
Record entire subdivision

I hereby certify this administrative decision.

Signed: (Planning Dir.) Kenneth Bonner (RT) Date: 9/27/2017

Staff Coordinator: Daniel L. Stegall



SITE IS NOT LOCATED IN A FLOOD-HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP 3720079300J, EFFECTIVE MAY 2, 2006

THERE ARE NO FLOOD HAZARD AREAS ON THIS SITE.

REFERENCE:
BOM 1987, PG 2134
D.B 4177, PG 740

TOTAL LOT AREA: 0.38 AC.

LEGEND

- Property Line
- - - Property Line (not surveyed)
- - - Old Property Line
- - - Right-of-Way Line
- - - Easement Line
- - - Creek Centerline
- WL — Water Line
- SS — Sanitary Sewer
- OHU — Overhead Utility
- OHS — Overhead Service
- DL — Drain Line
- Wood Fence
- - - Welded Wire Fence
- Existing Iron Pipe
- Iron Pipe Set (Unless Otherwise Designated)
- △ Existing Concrete Monument
- Concrete Monument Set
- × Property Corner
- PK Nail
- Cable TV Box
- ⊕ Fire Hydrant
- Drop Inlet
- Utility Pole
- Telephone Box
- ☆ Light Pole
- ⊕ Sewer Clean Out (4" service line)
- ⊕ Proposed Sewer Clean Out (4" service line)
- ⊕ Water Valve
- ⊕ Water Meter (3/4" service line)
- ⊕ Proposed Water Meter (5/8")
- Power Box
- ⊕ Gas Meter
- ⊕ Sewer Manhole
- EIP — Existing Iron Pipe
- NIP — Iron Pipe Set
- PP — Power Pole
- DB — Deed Book
- PG — Page
- BOM — Book Of Maps
- NRB — Neuse Riparian Buffer
- TM — Tax Map
- N/F — Now or Formerly
- XXX — DENOTES ADDRESS

NOTES:

1. BOUNDARY SURVEY AND ALL EXISTING ON-SITE AND OFF-SITE FEATURES PROVIDED BY TURNING POINT SURVEY COMPANY DATED 04/05/17.
2. STREETS, SANITARY & STORM SEWERS ARE EXISTING PER ABOVE SURVEY.
3. THE LOCATION OF EXISTING WATER MAINS ARE SHOWN PER CITY OF RALEIGH UTILITIES MAPS.
4. CONTOURS WERE TAKEN FROM CITY OF RALEIGH GIS MAPS AND SHOULD BE VERIFIED BY SURVEYOR.
5. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CITY OF RALEIGH DEVELOPMENT STANDARDS AND SPECIFICATIONS.
6. ALL NEW DRIVEWAY LOCATIONS WILL BE DETERMINED AND PERMITTED AT SITE PLAN SUBMITTAL PER CITY OF RALEIGH STANDARDS.
7. SOLID WASTE SERVICE WILL BE PROVIDED AT PUBLIC STREET BY INDIVIDUAL 96-GAL. STANDARD CITY OF RALEIGH RESIDENTIAL SOLID WASTE CART PER CITY OF RALEIGH WASTE DESIGN MANUAL.
8. A SURETY COVERING ALL WORK IN THE RIGHT OF WAY SHALL BE POSTED WITH THE CITY PRIOR TO RECORDATION OF SUBDIVISION.
9. AT TIME OF PLOT PLAN REVIEW, RESIDENTIAL INFILL COMPATIBILITY WILL APPLY PER UDD SECTION 2.2.7.
10. DEMOLITION PERMIT FOR THE EXISTING STRUCTURE WILL BE ISSUED BY CITY AND PERMIT NUMBER MUST BE SHOWN ON ALL MAPS FOR RECORDING.
11. PER SECTION 9.1, THIS PROJECT IS EXEMPT FROM CITY OF RALEIGH TREE CONSERVATION REQUIREMENTS.

STORMWATER EXEMPTION:

PER SEC. 9.2.2.A.3, THIS SUBDIVISION IS EXEMPT FROM CITY OF RALEIGH STORMWATER CONTROL REQUIREMENTS AS AMENDED BY TC-2-16.

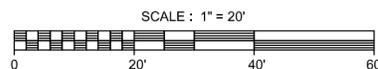
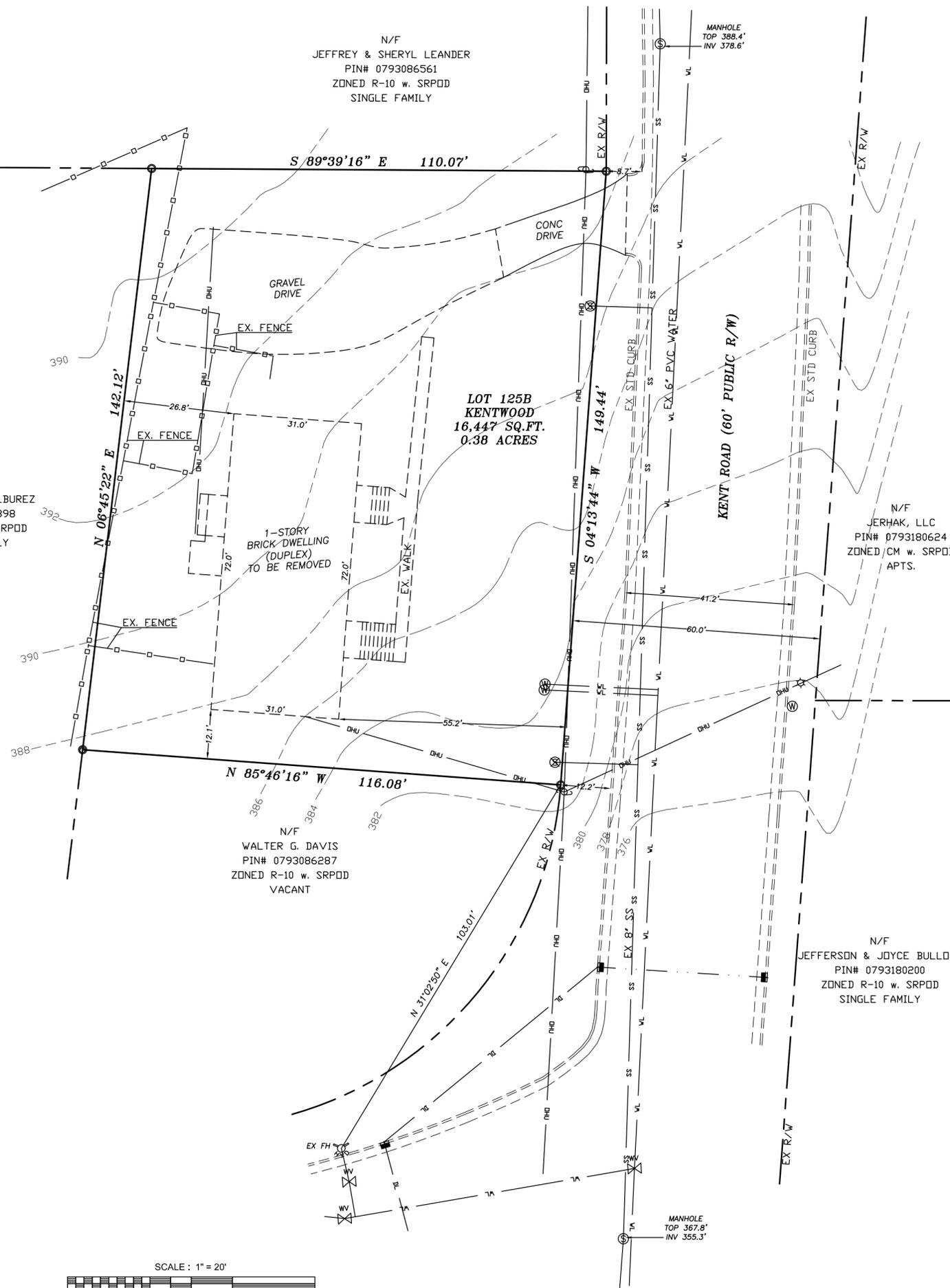
N/F
JULIO & LINDA ALBUREZ
PIN# 0793085398
ZONED R-10 w. SRPOD
SINGLE FAMILY

N/F
JEFFREY & SHERYL LEANDER
PIN# 0793086561
ZONED R-10 w. SRPOD
SINGLE FAMILY

N/F
JERHAK, LLC
PIN# 0793180624
ZONED/CM w. SRPOD
APTS.

N/F
WALTER G. DAVIS
PIN# 0793086287
ZONED R-10 w. SRPOD
VACANT

N/F
JEFFERSON & JOYCE BULLOCK
PIN# 0793180200
ZONED R-10 w. SRPOD
SINGLE FAMILY



DATE:	JUNE 21, 2017
SCALE:	1" = 20'
DRAWN BY:	SC
CHECKED BY:	SC
FILE NAME:	Kent Rd. Exis.DWG

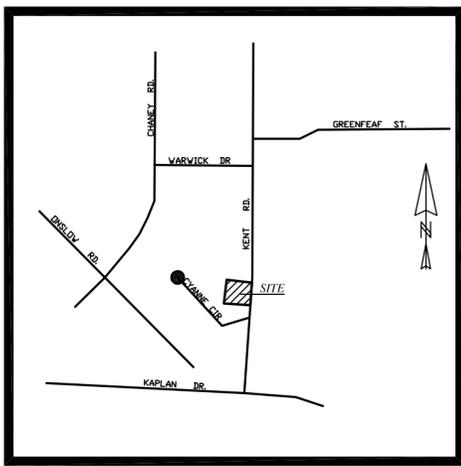
NO.	DATE	REVISIONS	BY
07-05-17		REVISIONS PER CDR. REVIEW COMMENTS	SC
08-30-17		REVISIONS PER CDR. REVIEW COMMENTS	SC
07-06-17		REVISIONS PER CDR. REVIEW COMMENTS	SC

EXISTING CONDITIONS PLAN
KENT ROAD SUBDIVISION
FOR
JRH INVESTMENT HOLDINGS, LLC
RALEIGH WAKE COUNTY NORTH CAROLINA

SHEET: **2** OF: **5**

CHANCE & ASSOCIATES
Land Planning Services
500 Benson Road, Suite 207, Garner, North Carolina 27529
Phone: (919) 779-7245 Fax: (919) 779-3889

NOT RELEASED FOR CONSTRUCTION



SITE IS NOT LOCATED IN A FLOOD-HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP 3720079300J, EFFECTIVE MAY 2, 2006

THERE ARE NO FLOOD HAZARD AREAS ON THIS SITE.

REFERENCE:
BOM 1987, PG 2134
D.B 4177, PG 740

TOTAL LOT AREA: 0.38 AC.
ZONED R-10 w. SRPOD

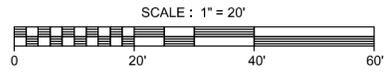
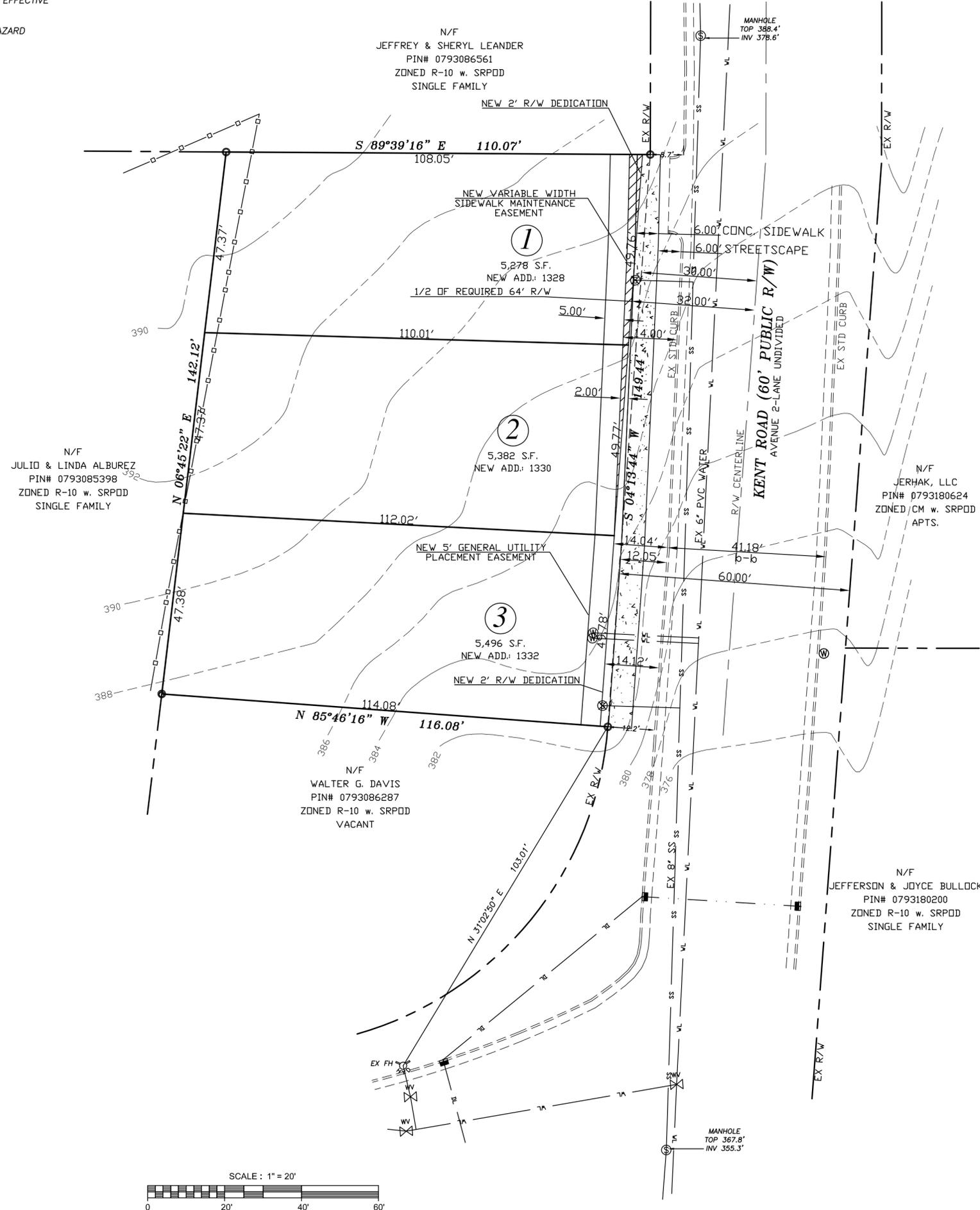
NOTE:
THE EXISTING BUILDING
WILL BE REMOVED.
SEE NOTE #9 BELOW.

BLOCK PERIMETER;
EXISTING BLOCK PERIMETER: 5,600
BLOCK PERIMETER ALLOWED: 2,500'

DRIVEWAY NOTE:
EXISTING DRIVEWAY WILL BE CLOSED
AND REPLACED WITH STANDARD CITY
OF RALEIGH CURB.

- NOTES:
- BOUNDARY SURVEY AND ALL EXISTING ON-SITE AND OFF-SITE FEATURES PROVIDED BY TURNING POINT SURVEY COMPANY DATED 04/05/17.
 - STREETS, SANITARY & STORM SEWERS ARE EXISTING PER ABOVE SURVEY.
 - THE LOCATION OF EXISTING WATER MAINS ARE SHOWN PER CITY OF RALEIGH UTILITIES MAPS.
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 - A SURETY COVERING ALL WORK IN THE RIGHT OF WAY SHALL BE POSTED WITH THE CITY PRIOR TO RECORDATION OF SUBDIVISION.
 - AT TIME OF PLOT PLAN REVIEW, RESIDENTIAL INFILL COMPATIBILITY WILL APPLY PER UDO SECTION 2.2.7.
 - DEMOLITION PERMIT FOR THE EXISTING STRUCTURE WILL BE ISSUED BY CITY AND PERMIT NUMBER MUST BE SHOWN ON ALL MAPS FOR RECORDING.
 - PER SECTION 9.1, THIS PROJECT IS EXEMPT FROM CITY OF RALEIGH TREE CONSERVATION REQUIREMENTS.

STORMWATER EXEMPTION:
PER SEC. 9.2.2.A.3, THIS SUBDIVISION IS EXEMPT FROM CITY OF RALEIGH STORMWATER CONTROL REQUIREMENTS AS AMENDED BY TC-2-16.



DATE:	JUNE 21, 2017
SCALE:	1" = 20'
DRAWN BY:	SC
CHECKED BY:	SC
FILE NAME:	Kent Rd Sub.DWG

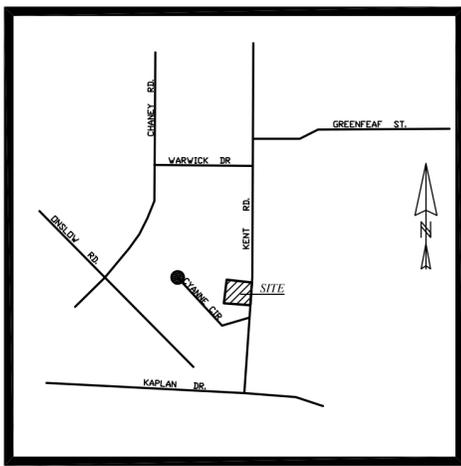
NO.	DATE	BY	REVISIONS
07-25-17		SC	REVISIONS PER CDR. REVIEW COMMENTS
08-30-17		SC	REVISIONS PER CDR. REVIEW COMMENTS
07-26-17		SC	REVISIONS PER CDR. REVIEW COMMENTS

TITLE: PRELIMINARY SUBDIVISION PLAN
KENT ROAD SUBDIVISION
FOR
JRH INVESTMENT HOLDINGS, LLC
RALEIGH WAKE COUNTY NORTH CAROLINA

SHEET: **3** OF: **5**

CHANCE & ASSOCIATES
Land Planning Services
500 Benson Road, Suite 207, Garner, North Carolina 27529
Phone: (919) 779-7245 Fax: (919) 779-3889

NOT RELEASED FOR CONSTRUCTION



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THERE ARE NO FLOOD HAZARD AREAS ON THIS SITE.

REFERENCE:
BOM 1987, PG 2134
D.B 4177, PG 740

TOTAL LOT AREA: 0.38 AC.
ZONED R-10 w. SRPOD

NOTE:
THE EXISTING BUILDING
WILL BE REMOVED.
SEE NOTE #9 BELOW.

BLOCK PERIMETER;
EXISTING BLOCK PERIMETER: 5,600
BLOCK PERIMETER ALLOWED: 2,500

FIRE PROTECTION NOTES:

1. FIRE HYDRANTS SHALL BE NO MORE THAN 400' FROM A BUILDING OR HOUSE ALONG AN APPROVED APPARATUS ACCESS ROAD, AS MEASURED BY AN APPROVED ROUTE AROUND THE BUILDING OR HOUSE. (ENFORCED AT TIME OF BLDG. PLAN SUBMITTAL) PER THE 2012 NCFPC, SECTION 507.3.1.
2. ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST FLOOR SHALL BE LOCATED WITHIN 150 FEET OF THE APPARATUS ROAD SURFACE.
3. FIRE FLOW ANALYSIS MUST BE PROVEN AT TIME OF BUILDING PERMITS PER THE 2012 NCFPC, SECTION 507.3.

UTILITY NOTES:

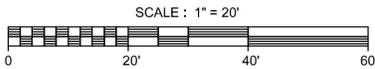
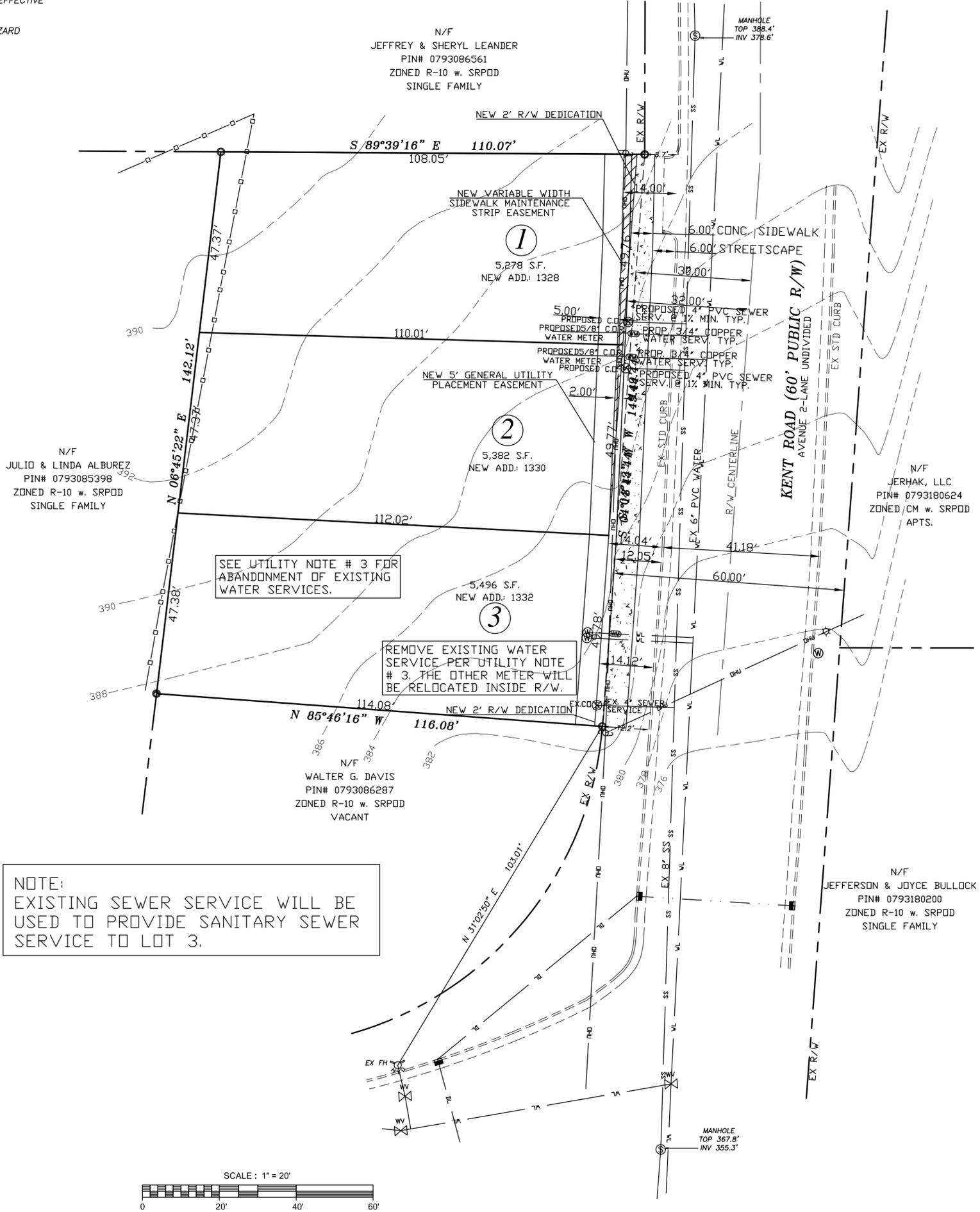
1. NEW WATER & SEWER SERVICES SHALL BE INSTALLED BY OPEN CUT PER CITY OF RALEIGH STANDARDS.
2. PRIVATE WATER & SEWER MAINS OR SERVICES CANNOT CROSS PROPERTY LINES, SEC. 8-2007.
3. EXISTING UTILITY SERVICES (UNUSED) SHALL BE ABANDONED AT TAP (MAIN) & REMOVED FROM R.O.W. OR EASEMENT-PU HANDBOOK PG. 67 & PG. 125.

NOTES:

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9. AT TIME OF PLOT PLAN REVIEW, RESIDENTIAL INFILL COMPATIBILITY WILL APPLY PER UDD SECTION 2.2.7.
10. DEMOLITION PERMIT FOR THE EXISTING STRUCTURE WILL BE ISSUED BY CITY AND PERMIT NUMBER MUST BE SHOWN ON ALL MAPS FOR RECORDING.
11. PER SECTION 9.1, THIS PROJECT IS EXEMPT FROM CITY OF RALEIGH TREE CONSERVATION REQUIREMENTS.

STORMWATER EXEMPTION:
PER SEC. 9.2.2.A.3, THIS SUBDIVISION IS EXEMPT FROM CITY OF RALEIGH STORMWATER CONTROL REQUIREMENTS AS AMENDED BY TC-2-16.

NOTE:
EXISTING SEWER SERVICE WILL BE USED TO PROVIDE SANITARY SEWER SERVICE TO LOT 3.



DATE:	JUNE 21, 2017
SCALE:	1" = 20'
DRAWN BY:	SC
CHECKED BY:	SC
FILE NAME:	Kent Rd Utility.DWG

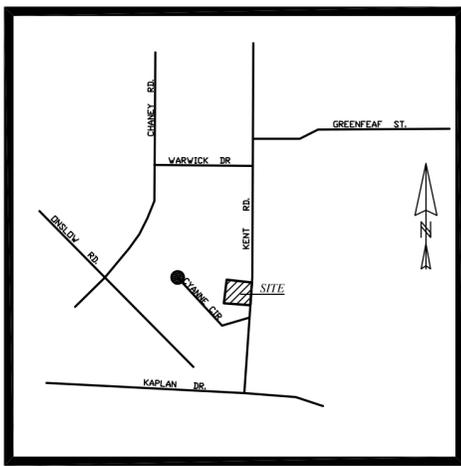
NO.	DATE	BY	REVISIONS
07-25-17		SC	REVISIONS PER CDR. REVIEW COMMENTS
08-30-17		SC	REVISIONS PER CDR. REVIEW COMMENTS
07-26-17		SC	REVISIONS PER CDR. REVIEW COMMENTS

PRELIMINARY UTILITY PLAN
KENT ROAD SUBDIVISION
FOR
JRH INVESTMENT HOLDINGS, LLC
RALEIGH WAKE COUNTY NORTH CAROLINA

SHEET: **5** OF: **5**

CHANCE & ASSOCIATES
Land Planning Services
500 Benson Road, Suite 207, Garner, North Carolina 27529
Phone: (919) 779-7245 Fax: (919) 779-3889

NOT RELEASED FOR CONSTRUCTION



SITE IS NOT LOCATED IN A FLOOD-HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP 3720079300J, EFFECTIVE MAY 2, 2006

THERE ARE NO FLOOD HAZARD AREAS ON THIS SITE.

REFERENCE:
BOM 1987, PG 2134
D.B 4177, PG 740

NOTE:
THE EXISTING BUILDING WILL BE REMOVED.
SEE NOTE #9 BELOW.

TOTAL LOT AREA: 0.38 AC.
ZONED R-10 w. SRPOD

NEW TREES PLANT LEGEND:

QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE
8	KOUSA DOGWOOD	<i>Cornus kousa</i>	1.5" - CAL. 6' to 8' HGT. - MIN SINGLE STEM

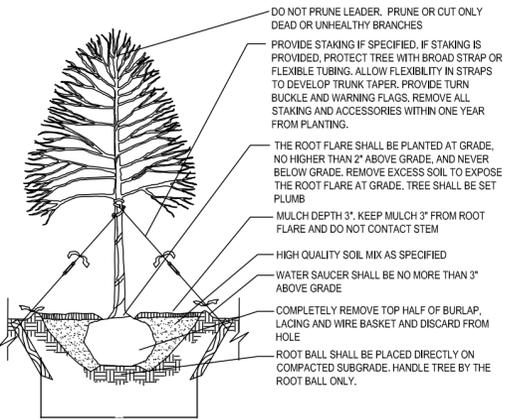
- NOTES:
1. ALL STREET TREE INSTALLATION AND MAINTENANCE WILL COMPLY WITH CITY OF RALEIGH STREET TREE DESIGN MANUAL.
 2. TREES SHALL BE PLANTED AN AVERAGE OF 20' OFF CENTER AS NOTED IN STREETScape YARDS CHART.
 3. A TREE IMPACT PERMIT IS REQUIRED FROM C.O.R. PRIOR TO INSTALLATION OF STREET TREES.
 4. STREET TREE SPACING MAY BE ADJUSTED TO ACCOMMODATE NEW DRIVEWAYS & UTILITY SERVICES.

PLANTING STANDARDS:

1. ALL PLANT MATERIAL AND INSTALLATION WORK SHALL CONFORM TO THE STANDARDS DETAILED IN THE FOLLOWING DOCUMENTS.
 - a. AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300. AMERICAN NATIONAL STANDARDS INSTITUTE, 11 WEST 42nd STREET, NEW YORK, N.Y. 10036
 - b. AMERICAN NATIONAL STANDARD FOR NURSERY STOCK, ANSI Z60.1. AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, 1250 EYE STREET, NW, SUITE 500, WASHINGTON, DC 20005
 - c. HORTUS THIRD, THE STAFF OF THE L.H. BAILEY HORTORIUM, 1976. MacMILLAN PUBLISHING CO., NEW YORK

STREETScape YARDS:

KENT RD. FRONTAGE: 149.44'
TREES REQ'D: 149.44'/20'=7.47 TREES
TREES PROV'D: 8



- DO NOT PRUNE LEADER. PRUNE OR CUT ONLY DEAD OR UNHEALTHY BRANCHES
- PROVIDE STAKING IF SPECIFIED. IF STAKING IS PROVIDED, PROTECT TREE WITH BROAD STRAP OR FLEXIBLE TUBING. ALLOW FLEXIBILITY IN STRAPS TO DEVELOP TRUNK TAPER. PROVIDE TURN BUCKLE AND WARNING FLAGS. REMOVE ALL STAKING AND ACCESSORIES WITHIN ONE YEAR FROM PLANTING.
- THE ROOT FLARE SHALL BE PLANTED AT GRADE. NO HIGHER THAN 2" ABOVE GRADE, AND NEVER BELOW GRADE. REMOVE EXCESS SOIL TO EXPOSE THE ROOT FLARE AT GRADE. TREE SHALL BE SET PLUMB
- MULCH DEPTH 3". KEEP MULCH 3" FROM ROOT FLARE AND DO NOT CONTACT STEM
- HIGH QUALITY SOIL MIX AS SPECIFIED
- WATER SAUCER SHALL BE NO MORE THAN 3" ABOVE GRADE
- COMPLETELY REMOVE TOP HALF OF BURLAP. LACING AND WIRE BASKET AND DISCARD FROM HOLE
- ROOT BALL SHALL BE PLACED DIRECTLY ON COMPACTED SUBGRADE. HANDLE TREE BY THE ROOT BALL ONLY.

- NOTES:
1. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITTS. (POSITIVE DRAINAGE AWAY FROM PIT)
 2. ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
 3. STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
 4. PLANTING SEASON OCTOBER - APRIL.
 5. A TREE IMPACT PERMIT IS REQUIRED.
 6. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

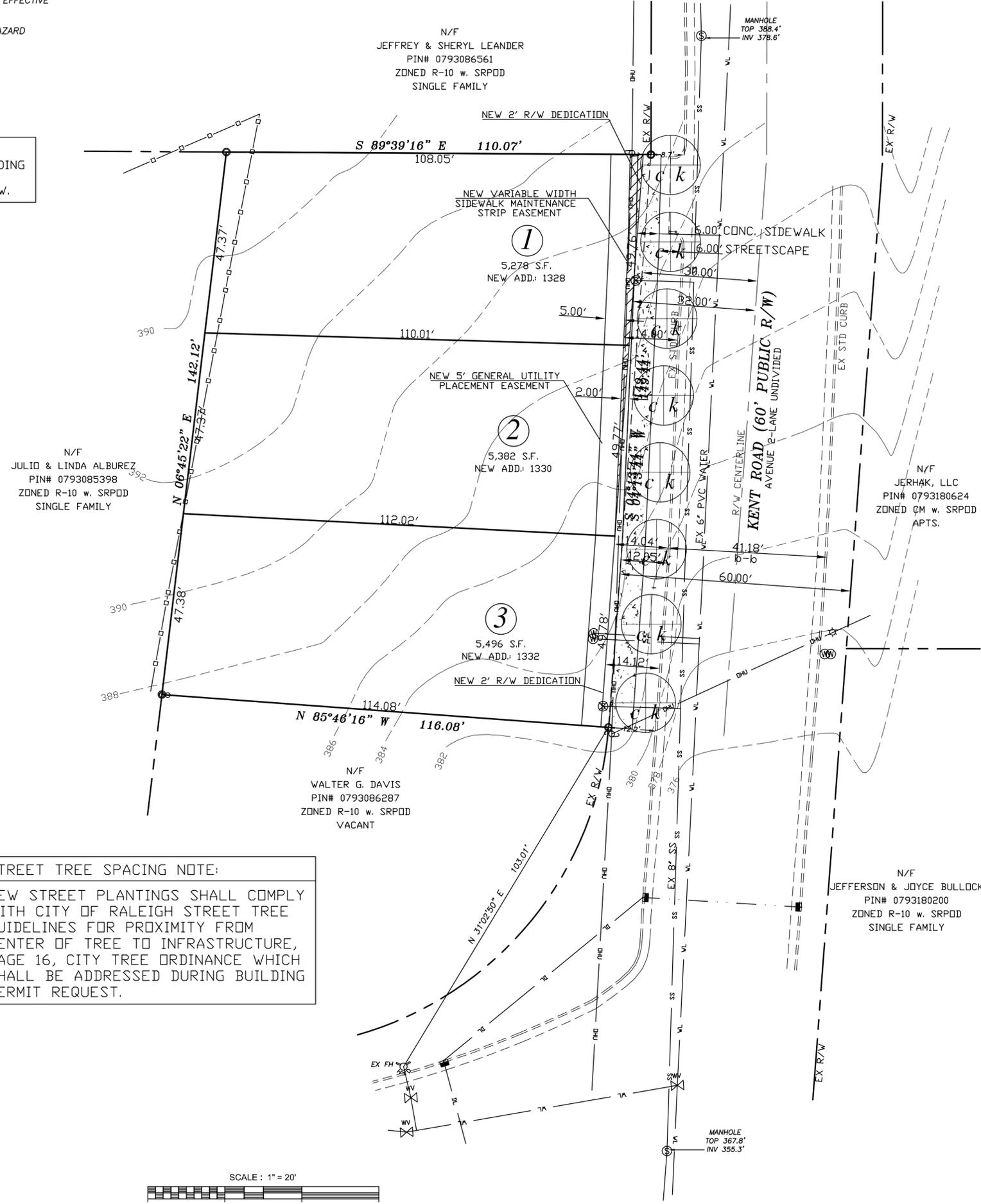
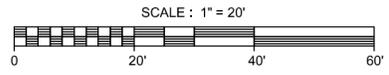
CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER:
TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

CITY OF RALEIGH
PARKS, RECREATION AND CULTURAL RESOURCES DEPT

REVISIONS	DATE	BY

TREE PLANTING DETAIL
PCR-03

STREET TREE SPACING NOTE:
NEW STREET PLANTINGS SHALL COMPLY WITH CITY OF RALEIGH STREET TREE GUIDELINES FOR PROXIMITY FROM CENTER OF TREE TO INFRASTRUCTURE, PAGE 16, CITY TREE ORDINANCE WHICH SHALL BE ADDRESSED DURING BUILDING PERMIT REQUEST.



DATE:	JUNE 21, 2017
SCALE:	1" = 20'
DRAWN BY:	SC
CHECKED BY:	SC
FILE NAME:	Kent Rd. Streetscape.DWG

NO.	DATE	BY	REVISIONS
07-25-17		SC	REVISIONS PER CDR. REVIEW COMMENTS
08-30-17		SC	REVISIONS PER CDR. REVIEW COMMENTS
07-28-17		SC	REVISIONS PER CDR. REVIEW COMMENTS

TITLE:
PRELIMINARY STREETScape PLAN
KENT ROAD SUBDIVISION
FOR
JRH INVESTMENT HOLDINGS, LLC
RALEIGH WAKE COUNTY NORTH CAROLINA

SHEET: **4** OF: **5**

CHANCE & ASSOCIATES
Land Planning Services
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NOT RELEASED FOR CONSTRUCTION