



Administrative Approval Action

AA #3850 / S-79-16, Leesville Reserve S/D
Transaction# 497167

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on southwest side of Carlswood Ct. south of the intersection of Carlswood Ct. and Strickland Road at 9409 and 9405 Carlswood Ct.

REQUEST: Development of a 10.39 tract comprised of two lots zoned R-4 into a compact residential subdivision consisting of 22 residential lots and one common open space lot.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: N/A

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 submitted by The John R. McAdams Company.

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 THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

ENGINEERING

1. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.
2. Next Step: A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

STORMWATER

3. The State of North Carolina shall approve any proposed disturbance within the riparian buffer or wetlands prior to the issuance of a mass grading permit or other site permit, whichever comes first.
4. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.
5. In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

URBAN FORESTRY

6. Next Step: Prior to the issuance of a mass grading permit or other site permit, whichever comes first, submit a final tree conservation plan with a permit approved by Urban Forestry staff that



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includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required.

7. Next Step: Tree protection fence must be located in the field and inspected by Urban Forestry staff prior to the issuance of a mass grading permit or other site permit, whichever comes first.

PRIOR TO AUTHORIZATION TO RECORD LOTS:

GENERAL

8. The City form document entitled Declaration of City of Raleigh Required City Code Provisions for Developments with Common Elements and Common Expenses shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document shall be provided to the City by the end of the next business day following the recordation of the final plat; further recordings and building permit authorization will be withheld if the recorded document is not provided to the City.
9. A demolition permit shall be issued and this building permit number be shown on all maps for recording.
10. The greenway easement as shown on the preliminary plan shall be dedicated prior to, or in conjunction with the recording of a map in any phase affected by the greenway.
11. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
12. Next Step: Concurrent Review Plans for public infrastructure and site grading shall be approved by the City of Raleigh, including obtaining stub permits, tree impact permit and a street lighting plan, if applicable.

ENGINEERING

13. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
14. A 5' general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents is not provided within this 14-day period, further recordings and building permit issuance may be withheld.
15. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for the 15' remaining extension of shown Street "A" is paid to the City of Raleigh.
16. Next Step: In accordance with Part 10A Section 8.1.3, a public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program.



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PUBLIC UTILITIES

17. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions

STORMWATER

18. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund.
19. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map.
20. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office.
21. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements.
22. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with a note stating: "The areas shown on the recorded plat identified as Neuse River Riparian Buffer shall be maintained in their natural or mitigated condition, No person or entity shall fill, grade, excavate, or perform any other land-disturbing activities; nor cut, remove, or harm any vegetation; nor construct any structures nor add any additional impervious surface, nor allow animal grazing or water or any other agricultural use on such protected areas without written authorization from the state of North Carolina in accordance with the Riparian Buffer Protection Rules (15A NCAC 2B.0233 or .0259)."
23. In accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department

URBAN FORESTRY

24. Next Step: A tree conservation map in compliance with Chapter 9 of the Unified Development Ordinance shall be recorded with metes and bound showing the designated Tree Conservation Areas.



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Prior to issuance of building occupancy permit:

25. As-built drawings and associated forms for all Stormwater devices and As-built impervious surveys are accepted by the Engineering Services Department

EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: 9-5-2021
Record at least ½ of the land area approved.

5-Year Sunset Date: 9-5-2023
Record entire subdivision.

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee) Angie Biley Date: 9/5/2018

Staff Coordinator: Michael Walters

**Preliminary Subdivision
Plan Application**



Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2493 | tdd: 919-996-1031
Leasford Subdiv Office | 1329 Leasford Road | Raleigh, NC 27601 | 919-996-4289

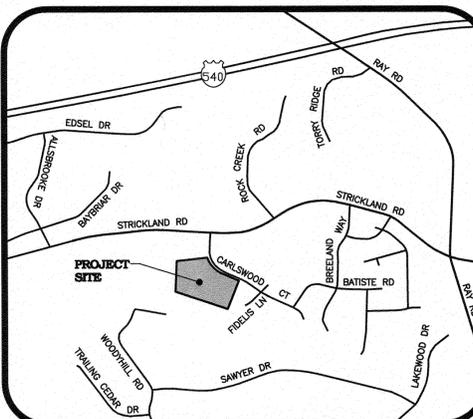
When submitting plans, please check the appropriate review type and include the Plan Checklist document.

Office Use Only: Transaction #	Project Coordinator	Team Leader
PRELIMINARY APPROVALS		
<input type="checkbox"/> Subdivision *	<input type="checkbox"/> Conventional Subdivision	<input checked="" type="checkbox"/> Compact Development
<input type="checkbox"/> Conservative Subdivision		
*May require City Council approval if in a Metro Park Overlay or Historic Overlay District		
If your project has been through the Due Diligence process, provide the transaction #:		
GENERAL INFORMATION		
Development Name: Leesville Reserve		
Proposed Use: Single Family Residential		
Property Address(es): 9409 Carlswood Ct; 9405 Carlswood Ct.		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: See Attached		
PIN Recorded Deed	PIN Recorded Deed	PIN Recorded Deed
PIN Recorded Deed	PIN Recorded Deed	PIN Recorded Deed
What is your project type?		
<input checked="" type="checkbox"/> Single Family		
<input type="checkbox"/> Townhouse		
<input type="checkbox"/> Subdivision in a non-residential zoning district		
<input type="checkbox"/> Other (describe):		
OWNER/DEVELOPER INFORMATION		
Company Name: Ponderosa Group, LLC		Owner/Developer Name: Will Funderburk
Address: 4820 Boulder Creek Lane; Raleigh NC 27813		
Phone: 919-427-6996	Email: willf@funderburkbuilders.com	Fax:
CONSULTANT/CONTACT PERSON FOR PLANS		
Company Name: The John R. McAdams Company		Contact Name: Mike Sanchez, PE
Address: 2905 Meridian Parkway		
Phone: 919-361-5000	Email: sanchez@mcdamsco.com	Fax:

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DEVELOPMENT TYPE AND SITE DATA TABLE (Applicable to all developments)	
ZONING INFORMATION	
Zoning District(s): R-4	
If more than one district, provide the acreage of each:	
Overlay District? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Inside City Limits? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
CUD (Conditional Use District) Case #:	
CDA (Certificate of Appropriateness) Case #:	
BOA (Board of Adjustment) Case #:	
STORMWATER INFORMATION	
Existing Impervious Surface: 0.58/25.435 acres/sf	Flood Hazard Area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface: 5.10/235.329 acres/sf	Neuse River Buffer: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Wetlands: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If in a Flood Hazard Area, provide the following:	
Allowed Soils:	Flood Study: FEMA Map Panel #:
NUMBER OF LOTS AND DENSITY	
Total # of Townhouse Lots: Detached	Attached:
Total # of Single Family Lots: 22	Total # of All Lots:
Overall Units/Acre Densities Per Zoning Districts: 2.12 Units/AC	
Total # of Open Space and/or Common Area Lots: 20% Site Area	
SIGNATURE BLOCK (Applicable to all developments)	
I, the filer of this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.	
I hereby designate _____ to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.	
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.	
Signature: <i>Will Funderburk</i>	Date: 2/16/18
Signature:	Date:

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**VICINITY MAP
NTS**

LEESVILLE RESERVE

PRELIMINARY COMPACT SUBDIVISION PLAN CITY OF RALEIGH TRANSACTION # 497167 CITY OF RALEIGH CASE # S-79-16

STRICKLAND ROAD RALEIGH, NORTH CAROLINA PROJECT NUMBER: SPEC-17066

DATE: JULY 27, 2018

**OWNER:
PONDEROSA GROUP, LLC
4820 BOULDER CREEK LANE
RALEIGH, NORTH CAROLINA 27613**

**CONTACT: WILL FUNDERBURK
919-427-6996
willf@funderburkbuilders.com**

SITE DATA	
OWNER/PARCEL:	9405 CARLSWOOD CT STEM, JAMES A STEM, BONNIE S PIN: 0788448548 DB: 2990, PG. 10
	9409 CARLSWOOD CT SHERMAN, WILLIAM LOGUE, DEBRA PIN: 0788445739 DB: 8090, PG. 1352
TOTAL SITE AREA:	10.39 AC/452,792 SF
ROW DEDICATION:	0.03 AC/1,279 SF (CARLSWOOD COURT)
NET SITE AREA:	10.36 AC
EXISTING ZONING:	R-4
CURRENT USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL (COMPACT DEVELOPMENT)
EXISTING LOTS:	2
PROPOSED LOTS:	24 (3 COMPACT, 19 CONVENTIONAL, 1 OPEN LOT, 1 COMMON OPEN SPACE LOT)
MAXIMUM DENSITY:	4 UN/AC (41 LOTS)
PROPOSED DENSITY:	2.12 UN/AC (22 LOTS)
INSIDE CITY LIMITS:	NO
FEMA FIRM MAP:	3720078800J, DATED MAY 2, 2006
RIVER BASIN:	NEUSE RIVER
BLOCK PERIMETER:	5,000' (AVERAGE LOT SIZE BETWEEN 10,000 AND 19,999 SF)
LOT SIZE:	AVERAGE 11,473 SF
OPEN SPACE REQUIRED:	2.07 AC/ (20%)
OPEN SPACE PROVIDED:	PRIMARY: 1.33 AC (STREAM BUFFER) SECONDARY: 0 AC TERTIARY: 1.52 AC (INCLUDING GREENWAY EASEMENT, TREE CONSERVATION, STORM POND) TOTAL: 2.85 AC (27.43%)
TREE CONSERVATION REQUIRED:	1.039 AC (10%)
TREE CONSERVATION PROVIDED:	1.27 AC (12.23%) SEE TC-1 FOR CALCULATIONS
CONVENTIONAL LOT AREA REQUIREMENTS:	MIN 10,000 SF LOT AREA (PERIMETER LOTS)
COMPACT LOT AREA REQUIREMENTS:	MIN 7,500 SF LOT AREA

ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Public Works Department at (919) 996-2499 and the Public Utilities Department at (919) 996-4540, at least **twenty four hours** prior to beginning any of their construction.

Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for inspection, install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a **Fine and Possible Exclusion** from future work in the City of Raleigh.

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.

SHEET INDEX

- C-1 EXISTING CONDITIONS
- C-2 PROJECT NOTES
- C-3 SUBDIVISION PLAN
- C-4 LOT DIMENSIONS
- C-5 GRADING AND STORM DRAINAGE PLAN
- C-6 UTILITY PLAN
- LS-1 LANDSCAPE PLAN
- TC-1 TREE CONSERVATION PLAN
- TC-2 TREE CONSERVATION METES AND BOUNDS
- D-1 SITE DETAILS
- D-2 UTILITY DETAILS
- D-3 UTILITY DETAILS
- D-4 STORM DRAINAGE DETAILS
- SW-1 STORMWATER MANAGEMENT FACILITY DETAILS

SOLID WASTE COMPLIANCE STATEMENT:

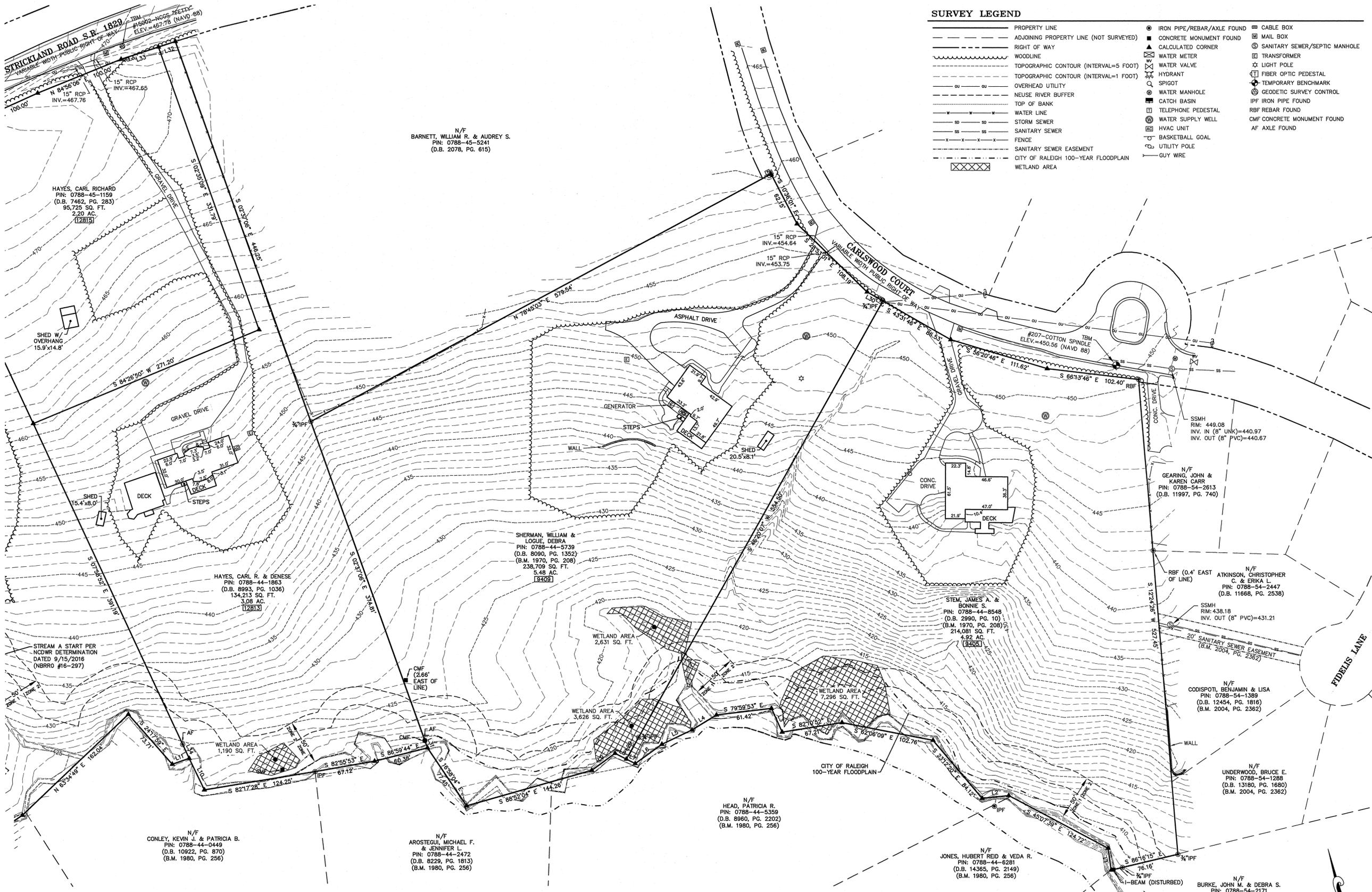
1. THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
2. THE SOLID WASTE REMOVAL FOR THIS PROJECT WILL BE HANDLED BY THE CITY OF RALEIGH.



CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.



**THE JOHN R. McADAMS
COMPANY, INC.**
2905 Meridian Parkway
Durham, North Carolina 27713
License No.: C-0293
919. 361. 5000 • McAdamsCo.com
Contact: Mike Sanchez, PE
Sanchez@mcdamsco.com



SURVEY LEGEND

- PROPERTY LINE
- - - ADJOINING PROPERTY LINE (NOT SURVEYED)
- RIGHT OF WAY
- WOODLINE
- TOPOGRAPHIC CONTOUR (INTERVAL=5 FOOT)
- TOPOGRAPHIC CONTOUR (INTERVAL=1 FOOT)
- OVERHEAD UTILITY
- NEUSE RIVER BUFFER
- TOP OF BANK
- WATER LINE
- STORM SEWER
- SANITARY SEWER
- FENCE
- SANITARY SEWER EASEMENT
- CITY OF RALEIGH 100-YEAR FLOODPLAIN
- WETLAND AREA
- IRON PIPE/REBAR/AXLE FOUND
- CONCRETE MONUMENT FOUND
- ⊙ CALCULATED CORNER
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ HYDRANT
- ⊕ SPIGOT
- ⊕ WATER MANHOLE
- ⊕ CATCH BASIN
- ⊕ TELEPHONE PEDESTAL
- ⊕ WATER SUPPLY WELL
- ⊕ SANITARY SEWER
- ⊕ HVAC UNIT
- ⊕ BASKETBALL GOAL
- ⊕ UTILITY POLE
- GUY WIRE
- ⊕ CABLE BOX
- ⊕ MAIL BOX
- ⊕ SANITARY SEWER/SEPTIC MANHOLE
- ⊕ TRANSFORMER
- ⊕ LIGHT POLE
- ⊕ FIBER OPTIC PEDESTAL
- ⊕ TEMPORARY BENCHMARK
- ⊕ GEODETIC SURVEY CONTROL
- ⊕ IPF IRON PIPE FOUND
- ⊕ RBF REBAR FOUND
- ⊕ CMF CONCRETE MONUMENT FOUND
- ⊕ AF AXLE FOUND

N/T
BARNETT, WILLIAM R. & AUDREY S.
PIN: 0788-45-5241
(D.B. 2078, PG. 615)

HAYES, CARL RICHARD
PIN: 0788-45-1159
(D.B. 7462, PG. 283)
95,725 SQ. FT.
2.20 AC.
(12815)

HAYES, CARL R. & DENESE
PIN: 0788-44-1863
(D.B. 8993, PG. 1036)
134,213 SQ. FT.
3.08 AC.
(12813)

SHERMAN, WILLIAM &
LOGUE, DEBRA
PIN: 0788-44-5739
(D.B. 8090, PG. 1352)
(B.M. 1970, PG. 208)
238,708 SQ. FT.
5.48 AC.
(13409)

STEM, JAMES A. &
BONNIE S.
PIN: 0788-44-8548
(D.B. 2990, PG. 10)
(B.M. 1970, PG. 208)
214,081 SQ. FT.
4.92 AC.
(13405)

N/T
GEARING, JOHN &
KAREN CARR
PIN: 0788-54-2613
(D.B. 11997, PG. 740)

N/T
ATKINSON, CHRISTOPHER
C. & ERIKA L.
PIN: 0788-54-2447
(D.B. 11668, PG. 2538)

N/T
CODISPOTI, BENJAMIN & LISA
PIN: 0788-54-1389
(D.B. 12454, PG. 1816)
(B.M. 2004, PG. 2362)

N/T
UNDERWOOD, BRUCE E.
PIN: 0788-54-1288
(D.B. 13180, PG. 1680)
(B.M. 2004, PG. 2362)

N/T
JONES, HUBERT REID & VEDA R.
PIN: 0788-44-6281
(D.B. 14365, PG. 2149)
(B.M. 1980, PG. 256)

N/T
BURKE, JOHN M. & DEBRA S.
PIN: 0788-54-2171
(D.B. 8650, PG. 2004)
(B.M. 1976, PG. 445)

N/T
HEAD, PATRICIA R.
PIN: 0788-44-5359
(D.B. 8960, PG. 2202)
(B.M. 1980, PG. 256)

N/T
CONLEY, KEVIN J. & PATRICIA B.
PIN: 0788-44-0449
(D.B. 10922, PG. 870)
(B.M. 1980, PG. 256)

N/T
AROSTEGUI, MICHAEL F.
& JENNIFER L.
PIN: 0788-44-2472
(D.B. 8229, PG. 1813)
(B.M. 1980, PG. 256)

I, E. MATTHEW CASH, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THIS GROUND SURVEY WAS PERFORMED AT THE 95 PERCENT CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC SURVEY TO THE ACCURACY OF CLASS A AND VERTICAL ACCURACY WHEN APPLICABLE TO THE CLASS A STANDARD; AND THAT THE SURVEY WAS COMPLETED ON NOVEMBER 29, 2016; THAT CONTOURS SHOWN MEET THE STATED STANDARD; AND ALL COORDINATES ARE BASED ON NAD 83 2011 (EPOCH 2010.00) AND ALL ELEVATIONS ARE BASED ON NAVD 88 (GEOID 12B).

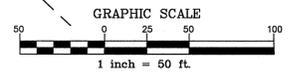
WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 27 DAY OF JUNE, A.D., 2018

E. MATTHEW CASH, PLS
L-5045



- ALL ELEVATIONS ARE BASED ON NAVD88 (GEOID 12B).
- ALL BEARINGS, DISTANCES, AND COORDINATES ARE BASED ON NORTH CAROLINA STATE PLANE GRID NAD 83 (2011) ADJUSTMENT.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- AREAS SHOWN ON THIS PLAN ARE COMPUTED BY THE COORDINATE METHOD.
- PROPERTY OWNER INFORMATION OBTAINED FROM WAKE COUNTY GIS, DECEMBER 2016.
- THESE PARCELS ARE NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. THEY ARE LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A. F.I.R.M. COMMUNITY PANEL #3720078600 DATED MAY 2, 2006.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THIS SURVEY WAS PERFORMED AND THE MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS SURVEY IS SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- GRID TIE WAS PERFORMED USING THE NATIONAL GEODETIC SURVEY ONLINE POSITIONING USER SERVICE (NGS OPUS) AND ONE TRIMBLE R6-MODEL 4 GNSS RECEIVER.
- THE NORTH CAROLINA GRID COORDINATES SHOWN ON THIS PLAN WERE DERIVED BY STATIC GPS OBSERVATIONS USING ONE TRIMBLE R6-MODEL 4 RECEIVER. THE VECTORS WERE ADJUSTED AND PROCESSED BY THE NGS OPUS, PRODUCING NAD 83 (2011) ADJUSTMENT POSITIONS.

LINE	BEARING	DISTANCE
L3	S 07°04'02" E	28.92'
L4	N 73°32'33" E	31.94'
L5	N 81°39'05" E	36.82'
L6	N 70°56'52" E	36.65'
L7	S 46°01'29" E	11.00'
L8	S 46°01'29" E	13.97'
L9	N 71°06'17" E	31.98'
L10	S 08°41'14" E	38.72'
L11	N 87°52'20" E	19.84'
L29	S 46°01'29" W	27.84'
L30	S 43°24'01" E	19.97'
L31	S 02°37'06" E	9.63'
L32	N 88°49'29" E	19.72'
L33	N 88°48'06" E	43.59'
L34	S 07°58'52" E	17.12'



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

THE JOHN R. MCADAMS
COMPANY, INC.
2905 Meridian Parkway
Durham, NC 27715
License No. C-0293
(800) 753-5646 • McAdamsCo.com

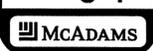


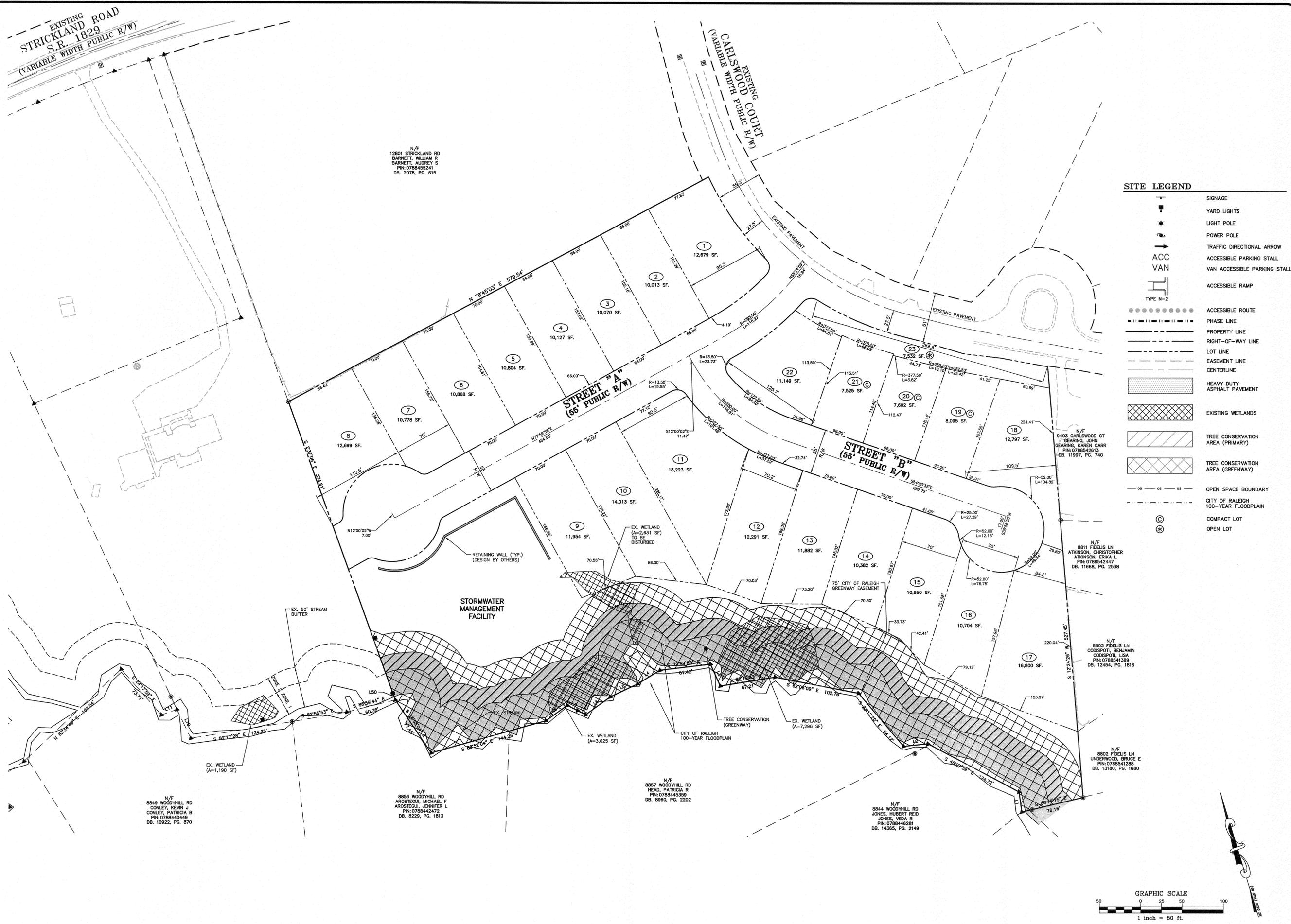
REVISIONS:

OWNER:
PONDEROSA GROUP, LLC
4820 BOULDER CREEK LANE
RALEIGH, NORTH CAROLINA
27613

LEESVILLE RESERVE
PRELIMINARY COMPACT SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA
EXISTING CONDITIONS

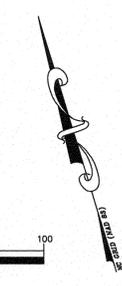
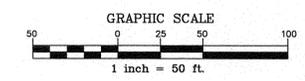
PROJECT NO. SPEC-17066
FILENAME: SPEC17066-C1
CHECKED BY: EMC
DRAWN BY: EMC
SCALE: 1" = 50'
DATE: 06-28-2018
SHEET NO.





SITE LEGEND

	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	ACCESSIBLE RAMP
	TYPE N-2
	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	HEAVY DUTY ASPHALT PAVEMENT
	EXISTING WETLANDS
	TREE CONSERVATION AREA (PRIMARY)
	TREE CONSERVATION AREA (GREENWAY)
	OPEN SPACE BOUNDARY
	CITY OF RALEIGH 100-YEAR FLOODPLAIN
	COMPACT LOT
	OPEN LOT



X:\Projects\SPEC\SPEC 2017\SPEC-17066\Land\Preliminary Subdivision Plan\Current Drawings\SPEC17066-S2.dwg, 7/27/2018 10:00:39 AM, Spaulding, Luke

N/F
8849 WOODYHILL RD
CONLEY, KEVIN J
CONLEY, PATRICIA B
PIN: 0788440449
DB: 10922, PG. 670

N/F
8853 WOODYHILL RD
AROSTEGUI, MICHAEL F
AROSTEGUI, JENNIFER L
PIN: 0788442472
DB: 8229, PG. 1813

N/F
8857 WOODYHILL RD
HEAD, PATRICIA R
PIN: 0788443359
DB: 8960, PG. 2202

N/F
8844 WOODYHILL RD
JONES, HUBERT REID
JONES, VEDA R
PIN: 0788446281
DB: 14365, PG. 2149

N/F
12801 STRICKLAND RD
BARNETT, WILLIAM R
BARNETT, AUDREY S
PIN: 0788455241
DB: 2078, PG. 615

N/F
9403 CARLSWOOD CT
GEARING, JOHN
GEARING, KAREN CARR
PIN: 0788542613
DB: 11997, PG. 740

N/F
8811 FIDELIS LN
ATKINSON, CHRISTOPHER
ATKINSON, ERKA L
PIN: 0788542447
DB: 11668, PG. 2538

N/F
8803 FIDELIS LN
CODISPOTI, BENJAMIN
CODISPOTI, LISA
PIN: 0788541389
DB: 12454, PG. 1816

N/F
8802 FIDELIS LN
UNDERWOOD, BRUCE E
PIN: 0788541298
DB: 13180, PG. 1680

THE JOHN R. McADAMS
COMPANY, INC.
2906 Meridian Parkway
Durham, North Carolina 27713
Phone: 919-486-0283
919-381-5000 • McAdamsCo.com

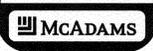


REVISIONS:

OWNER:
PONDEROSA GROUP, LLC
4820 BOULDER CREEK LANE
RALEIGH, NORTH CAROLINA
27613

LEESVILLE RESERVE
PRELIMINARY COMPACT SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA

PROJECT NO. SPEC-17066
FILENAME: SPEC17066-S2
CHECKED BY: CMB
DRAWN BY: JMS
SCALE: 1" = 50'
DATE: 07-27-2018
SHEET NO. C-4



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

