



Preliminary Subdivision Application

Planning and Development

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to SiteReview@raleighnc.gov.

DEVELOPMENT TYPE (UDO Section 2.1.2)			
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development	<input type="checkbox"/> Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Scoping/sketch plan case number(s):			
Development name (subject to approval): Hunter's Pointe			
Property Address(es): 4020, 4100 & 4112 Holden Road			
Recorded Deed PIN(s): 1747-22-3177, 1747-21-1664, 1747-21-4445			
What is your project type?	<input checked="" type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses <input type="checkbox"/> Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: Lennar Corporation	Owner/Developer Name and Title: Charlie Yokley, Entitlements Manager
Address: 1100 Perimeter Park Drive, Suite 112 -- Morrisville, NC 27560	
Phone #: 919-465-5900	Email: charlie.yokley@lennar.com
APPLICANT INFORMATION	
Company: McAdams	Contact Name and Title: Ryan Akers, Group Leader
Address: 2905 Meridian Parkway, Durham NC 27713	
Phone #: 919-287-0778	Email: akers@mcadamsco.com

Continue to page 2 >>

DEVELOPMENT TYPE + SITE DATE TABLE

(Applicable to all developments)

ZONING INFORMATION

Gross site acreage: 32.43 AC

Zoning districts (if more than one, provide acreage of each): R-10-CU

Overlay district:

Inside City limits? ☐ Yes ☐ No

Conditional Use District (CUD) Case # Z- 52-20

Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION

Existing Impervious Surface:

Acres: 1.15 Square Feet: 50,094

Proposed Impervious Surface:

Acres: 12.92 Square Feet: 562,795

Neuse River Buffer ☒ Yes ☐ NoWetlands ☒ Yes ☐ NoIs this a flood hazard area? ☒ Yes ☐ No

If yes, please provide the following:

Alluvial soils: Me

Flood study:

FEMA Map Panel #: 37020174700J

NUMBER OF LOTS AND DENSITY

Total # of townhouse lots: Detached Attached

Total # of single-family lots: 106

Proposed density for each zoning district (UDO 1.5.2.F): 3.27

Total # of open space and/or common area lots: 5

Total # of requested lots: 111

SIGNATURE BLOCK

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

I, Charlie Yokley will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) 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. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Signature: Charlie Yokley

Date: 4/23/2021

Printed Name: Charlie Yokley

Signature:

Date:

Printed Name:

Please email your completed application to SiteReview@raleighnc.gov.

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CURRENT PROPERTY OWNER/DEVELOPER INFORMATION			
NOTE: Please attach purchase agreement when submitting this form			
Company: Lennar Corporation	Owner/Developer Name and Title: Charlie Yokley, Entitlements Manager		
Address: 1100 Perimeter Park Drive, Suite 112 -- Morrisville, NC 27560			
Phone #: 919-465-5900	Email: charlie.yokley@lennar.com		
APPLICANT INFORMATION			
Company: McAdams	Contact Name and Title: Ryan Akers, Group Leader		
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REVISION 02.18.21

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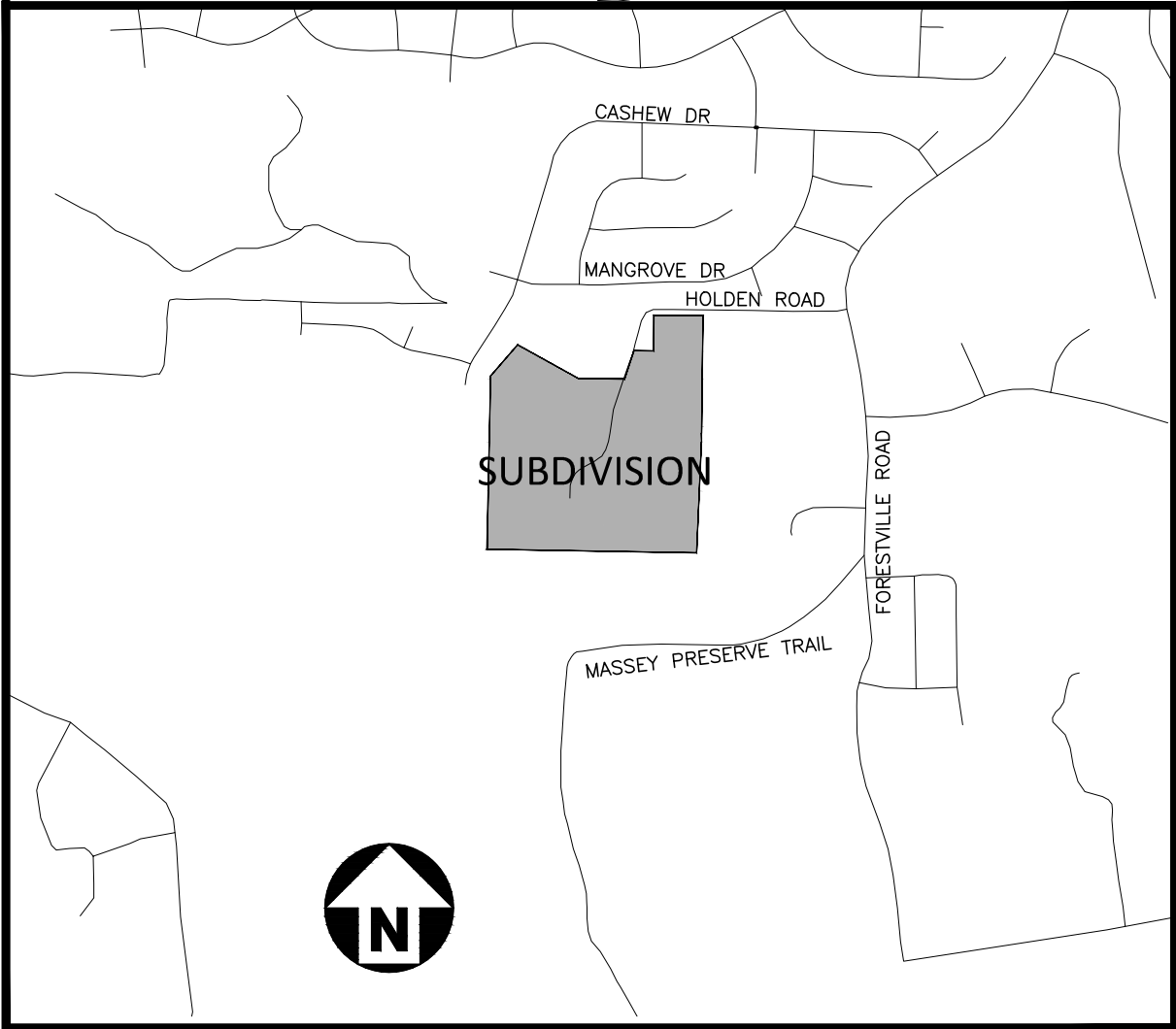
DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 32.31 AC	
Zoning districts (if more than one, provide acreage of each): R-10-CU	
Overlay district:	Inside City limits? <input type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z- 52-20	Board of Adjustment (BOA) Case # A-
STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 1.15 Square Feet: 50,094	Proposed Impervious Surface: Acres: 12.92 Square Feet: 562,795
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a flood hazard area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, please provide the following: Alluvial soils: M6	
Flood study: FEMA Map Panel #: 37020174700J	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached Attached
Total # of single-family lots: 105	
Proposed density for each zoning district (UDO 1.5.2.F):	3.25
Total # of open space and/or common area lots: 4	
Total # of requested lots: 109	
SIGNATURE BLOCK	
The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.	
I, <u>Charlie Yokley</u> will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) 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. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.	
Signature: <u>Charlie Yokley</u>	Date: 6/25/2021
Printed Name: <u>Charlie Yokley, Inc.</u>	
Signature:	Date:
Printed Name:	

Please email your completed application to SiteReview@raleighnc.gov.

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REVISION 02.18.21

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VICINITY MAP
N.T.S.

HUNTER'S POINTE

4020, 4100 AND 4112 HOLDEN ROAD
RALEIGH, NORTH CAROLINA, 27616

PRELIMINARY SUBDIVISION PLAN CITY OF RALEIGH CASE NUMBER # : SUB-0028-2021 PROJECT NUMBER: LEN-20060 DATE: APRIL 23, 2021 REVISED: JUNE 25, 2021

ZONING CONDITIONS

ORDINANCE XXX XX XXX
EFFECTIVE XX/XX/XXX
Z-52-20 -

1. NO MORE THAN 106 DWELLING UNITS SHALL BE PERMITTED.
(105 DWELLING UNITS ARE PROPOSED.)
2. TOWNHOME AND APARTMENT BUILDING TYPES ARE PROHIBITED.
(NO APARTMENTS OR TOWNHOMES ARE PROPOSED AS PART OF THE PROJECT.)
3. A PROTECTIVE YARD WITH AN AVERAGE WIDTH OF 10 FEET SHALL BE PROVIDED ALONG THE PORTIONS OF THE SOUTHERN PROPERTY LINE ABUTTING PARCEL NOS. 1747119291, 1747211241, 1747212128, 1747212178, 1747213127, 1747213177, 1747214127, 1747214177, 1747215137, 1747215177, 1747216127, 1747216187, 1747217137, 1747217187, 1747218260. THIS PROTECTIVE YARD SHALL CONTAIN A MINIMUM OF FOUR SHADE TREES PER 100 LINEAL FEET, THREE UNDERSTORY TREES PER 100 LINEAL FEET, AND 40 SHRUBS PER 100 LINEAL FEET. BREAKS FOR PEDESTRIAN AND VEHICLE ACCESS, WALLS, BERMS, EASEMENTS, UTILITIES, AND OTHER ENCROACHMENTS AS PERMITTED BY THE UDO SHALL BE PERMITTED IN THE PROTECTIVE YARD.
(A PROTECTIVE YARD HAS BEEN PROVIDED ON THE PARCELS LISTED IN THE ZONING CONDITION ALONG WITH A PLANTING PLAN ON THE LANDSCAPE SHEETS)
4. A PROTECTIVE YARD WITH AN AVERAGE WIDTH OF 10 FEET SHALL BE PROVIDED ALONG THE PORTIONS OF THE WESTERN PROPERTY LINE ABUTTING PARCEL NOS. 1747116830 AND 1747116723. THIS PROTECTIVE YARD SHALL CONTAIN A MINIMUM OF FOUR SHADE TREES PER 100 LINEAL FEET, THREE UNDERSTORY TREES PER 100 LINEAL FEET, AND 40 SHRUBS PER 100 LINEAL FEET. BREAKS FOR PEDESTRIAN AND VEHICLE ACCESS, WALLS, BERMS, EASEMENTS, UTILITIES, AND OTHER ENCROACHMENTS AS PERMITTED BY THE UDO SHALL BE PERMITTED IN THE PROTECTIVE YARD.
(A PROTECTIVE YARD HAS BEEN PROVIDED ON THE PARCELS LISTED IN THE ZONING CONDITION ALONG WITH A PLANTING PLAN ON THE LANDSCAPE SHEETS)
5. RUNOFF LIMITATION FOR DEVELOPMENT ON THE PROPERTY AS DEFINED BY UDO SECTION 9.2.2.E.1 SHALL BE MET FOR THE 25-YEAR STORM IN ADDITION TO THE 2-YEAR AND 10-YEAR STORMS.
(THE DEVELOPMENT ON THE PROPERTY IS IN COMPLIANCE WITH THE RUNOFF LIMITATION AS DEFINED BY UDO SECTION 9.2.2.E.1 FOR THE 2-, 10-, AND 25-YEAR STORM EVENTS. PLEASE SEE CORRESPONDING STORMWATER IMPACT ANALYSIS FOR PEAK STORMWATER RUNOFF DETAILS FOR THE PROPOSED DEVELOPMENT)

SUBDIVISION DATA

DEVELOPER:	LENNAR ATTN: CHARLIE YOKLEY 1100 PERIMETER PARK DRIVE, SUITE 120 MORRISVILLE, NORTH CAROLINA, 27560 PHONE: 919-465-5900 EMAIL: charlie.yokley@lennar.com
OWNER/PARCEL:	4020, 4100, 4112 HOLDEN ROAD CHARLES WATSON, TRACI HOOVER WATSON 4100 HOLDEN ROAD RALEIGH, NORTH CAROLINA 27616 PIN: 1747223177, 1747211664, 1747214445 D.B. 17043, PG. 1253, D.B. 9236, PG. 924, D.B. 8687, PG. 1379
GROSS SUBDIVISION AREA:	32.31 AC. / 1,407,457 SF
ROW DEDICATION:	5.65 AC. / 246,324 SF
NET SUBDIVISION AREA:	26.66 AC. / 1,161,133 SF
EXISTING ZONING:	R-10-CU
CURRENT USE:	AGRICULTURE/WOODED
PROPOSED USE:	DETACHED SINGLE-FAMILY DWELLINGS (CONVENTIONAL DEVELOPMENT)
EXISTING LOTS:	3
PROPOSED LOTS:	105 RESIDENTIAL -- 16.12 AC. / 702,187 SF 4 OPEN SPACE -- 10.47 AC. / 456,073 SF
MAXIMUM DENSITY:	10 UNITS/ACRE
PROPOSED DENSITY:	3.25 UNITS/ACRE
INSIDE CITY LIMITS:	YES
FEMA FIRM MAP:	3720174700J, DATED MAY 2, 2006
FEMA FLOOD HAZARD PRESENT:	YES
RIVER BASIN:	NEUSE RIVER
EXISTING IMPERVIOUS:	50,094 SF / 1.15 AC.
PROPOSED IMPERVIOUS:	562,795 SF / 12.92 AC.
BLOCK PERIMETER:	2,500'
TREE CONSERVATION REQUIRED:	2.67 AC. / 116,305 SF (10%)
TREE CONSERVATION PROVIDED:	2.86 AC. / 124,649 SF (10.7%)

BLOCK PERIMETER:

BLOCK PERIMETER STANDARDS (UDO 8.3.2.A):

8.3.2.A.8.iv: "THE NEW STREET OR STREET STUB RIGHT-OF-WAY, INCLUDING UTILITY PLACEMENT EASEMENT, WOULD CONSUME MORE THAN 15 PERCENT OF EITHER THE AREA OF THE IMPACTED ADJACENT PROPERTY OR THE PROPERTY TO BE DEVELOPED."

RESIDENTIAL DRIVEWAY LOCATIONS AND WIDTHS WILL BE SUBJECT TO APPROVAL AT TIME OF SITE PERMITTING REVIEW. IF THE SUBDIVISION DOES NOT REQUIRE SITE PERMITTING REVIEW THEN REVIEW WILL TAKE PLACE AT THE TIME OF BUILDING PERMIT. WHEN DESIGNING THE SITE, THE DESIGNER SHOULD KEEP IN MIND THE CITY OF RALEIGH RESIDENTIAL DRIVEWAY STANDARD DETAILS AND REGULATIONS AS FOUND IN RALEIGH STREET DESIGN MANUAL ARTICLE 9.5 AND SECTION 4.6.1.

SHEET INDEX

C1.00	OVERALL EXISTING CONDITIONS
C1.01	OVERALL DEMOLITION PLAN
C2.00	OVERALL SUBDIVISION PLAN
C2.01	SUBDIVISION PLAN - AREA "A"
C2.02	SUBDIVISION PLAN - AREA "B"
C2.03	SUBDIVISION PLAN - AREA "C"
C3.00	GRADING PLAN - AREA "A"
C3.01	GRADING PLAN - AREA "B"
C3.02	GRADING PLAN - AREA "C"
C4.00	OVERALL UTILITY PLAN
C4.01	UTILITY PLAN - AREA "A"
C4.02	UTILITY PLAN - AREA "B"
C4.03	UTILITY PLAN - AREA "C"
C8.00	SITE DETAILS
C8.01	SITE DETAILS
L2.00	TREE CONSERVATION PLAN
L5.00	LANDSCAPE NOTES AND DETAILS
L5.01	LANDSCAPE PLAN - AREA "A"
L5.02	LANDSCAPE PLAN - AREA "B"
L5.03	LANDSCAPE PLAN - AREA "C"

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) 996-2409**, 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**.

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.

STREET FRONTAGE BY LOT NUMBER	
STREET	LOT NUMBERS
MASON BLUFF DRIVE	1-14, 62-72
SHADBUSH STREET	40-61, 103-105
MASSEY POND TRAIL	30-39, 95-102
HUNTERS BROOK RUN	15-29
WATSON RIDGE LANE	73-94

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



Know what's below.
Call before you dig.

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.



McADAMS

The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CONTACT

RYAN AKERS, PE
akers@mcadamsco.com
PHONE: 919. 287. 0778

CLIENT

LENNAR
1100 PERIMETER PARK, SUITE 120
MORRISVILLE, NORTH CAROLINA, 27560
PHONE: 919. 465. 5929



PROJECT DIRECTORY

DEVELOPER
LENNAR
1100 PERIMETER PARK, SUITE 120
MORRISVILLE, NORTH CAROLINA, 27560
PHONE: 919. 465. 5929

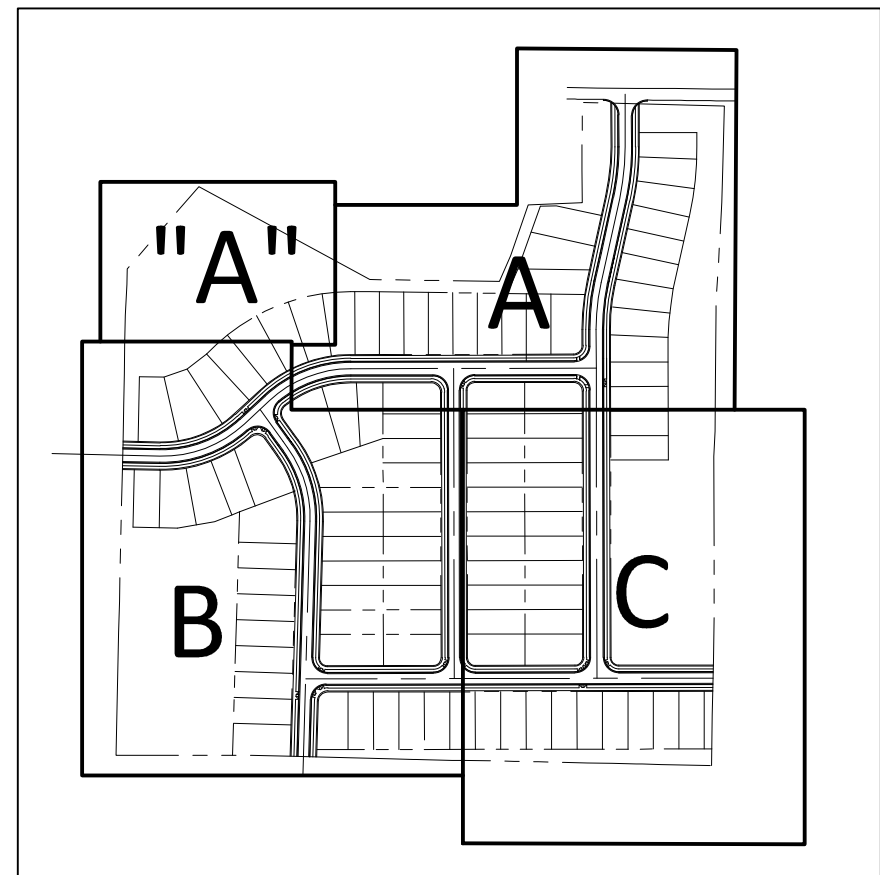
REVISIONS

NO.	DATE
1	06.25.2021 PER CITY OF RALEIGH COMMENTS

PRELIMINARY SUBDIVISION PLAN FOR:

HUNTER'S POINTE
RALEIGH, NORTH CAROLINA, 27616
PROJECT NUMBER: LEN-20060

M:\Projects\Lenmar\LEN-20060\04-Production\Engineering\Preliminary\Subdivision Plan\LEN20060-OAS1.dwg, 6/25/2021, 3:17:15 PM, Prowinski, Michael



INDEX MAP

SITE LEGEND

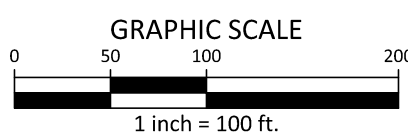
	SIGNAGE
	ACCESSIBLE RAMPS
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE

TREE CONSERVATION & OPEN SPACE LEGEND

	TREE CONSERVATION AREA
	COMMON AREA LOT (HOA MAINTAINED)
	WETLANDS

EASEMENT LEGEND

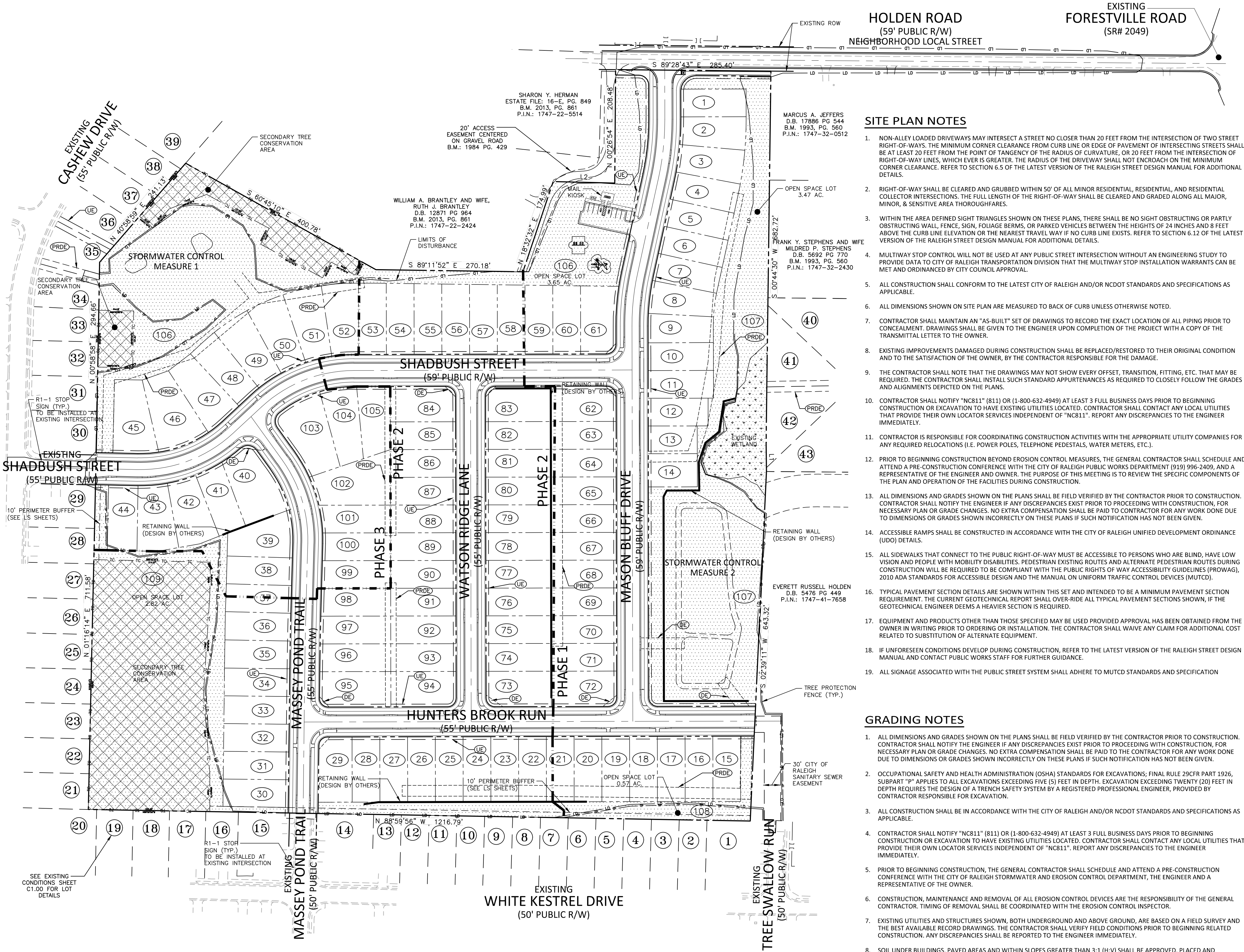
	PUBLIC STORM DRAINAGE EASEMENT
	PRIVATE STORM DRAINAGE EASEMENT
	RETAINING WALL MAINTENANCE EASEMENT
	CITY OF RALEIGH SANITARY SEWER EASEMENT
	5' UTILITY PLACEMENT EASEMENT
	SIGHT DISTANCE TRIANGLE



Know what's below.
Call before you dig.

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

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.



SITE PLAN NOTES

- NON-ALLEY LOADED DRIVEWAYS MAY INTERSECT A STREET NO CLOSER THAN 20 FEET FROM THE INTERSECTION OF TWO STREET RIGHT-OF-WAYS. THE MINIMUM CORNER CLEARANCE FROM CURB LINE OR EDGE OF PAVEMENT OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE RADIUS OF CURVATURE, OR 20 FEET FROM THE INTERSECTION OF RIGHT-OF-WAY LINES, WHICH EVER IS GREATER. THE RADIUS OF THE DRIVEWAY SHALL NOT ENCRUCH ON THE MINIMUM CORNER CLEARANCE. REFER TO SECTION 6.5 OF THE LATEST VERSION OF THE RALEIGH STREET DESIGN MANUAL FOR ADDITIONAL DETAILS.
- RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 50' OF ALL MINOR RESIDENTIAL, RESIDENTIAL, AND RESIDENTIAL COLLECTOR INTERSECTIONS. THE FULL LENGTH OF THE RIGHT-OF-WAY SHALL BE CLEARED AND GRADED ALONG ALL MAJOR, MINOR, & SENSITIVE AREA THOROUGHFARES.
- WITHIN THE AREA DEFINED SIGHT TRIANGLES SHOWN ON THESE PLANS, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE BERMS, OR PARKED VEHICLES FROM THE HEIGHTS OF 24 INCHES AND 8 FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVEL WAY IF NO CURB LINE EXISTS. REFER TO SECTION 6.12 OF THE LATEST VERSION OF THE RALEIGH STREET DESIGN MANUAL FOR ADDITIONAL DETAILS.
- MULTIWAY STOP CONTROL WILL NOT BE USED AT ANY PUBLIC STREET INTERSECTION WITHOUT AN ENGINEERING STUDY TO PROVIDE DATA TO CITY OF RALEIGH TRANSPORTATION DIVISION THAT THE MULTIWAY STOP INSTALLATION WARRANTS CAN BE MET AND ORDAINED BY CITY COUNCIL APPROVAL.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
- ALL DIMENSIONS SHOWN ON SITE PLAN ARE MEASURED TO BACK OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCERNMENT. DRAWINGS SHALL BE GIVEN TO THE ENGINEER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE OWNER.
- EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER, BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
- THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS MAY NOT SHOW EVERY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED. THE CONTRACTOR SHALL INSTALL SUCH STANDARD APPURTENANCES AS REQUIRED TO CLOSELY FOLLOW THE GRADES AND ALIGNMENTS DEPICTED ON THE PLANS.
- 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.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATIONS (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
- PRIOR TO BEGINNING CONSTRUCTION BEYOND EROSION CONTROL, MEASURES, THE GENERAL CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT (919) 996-2409, AND A REPRESENTATIVE OF THE ENGINEER AND OWNER. THE PURPOSE OF THIS MEETING IS TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THE FACILITIES DURING CONSTRUCTION.
- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION, FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- ACCESSIBLE RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE (UDO) DETAILS.
- ALL SIDEWALKS THAT CONNECT TO THE PUBLIC RIGHT-OF-WAY MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- TYPICAL PAVEMENT SECTION DETAILS ARE SHOWN WITHIN THIS SET AND INTENDED TO BE A MINIMUM PAVEMENT SECTION REQUIREMENT. THE CURRENT GEOTECHNICAL REPORT SHALL OVER-IDE ALL TYPICAL PAVEMENT SECTIONS SHOWN, IF THE GEOTECHNICAL ENGINEER DEEMS A HEAVIER SECTION IS REQUIRED.
- EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO SUBSTITUTION OF ALTERNATE EQUIPMENT.
- IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO THE LATEST VERSION OF THE RALEIGH STREET DESIGN MANUAL AND CONTACT PUBLIC WORKS STAFF FOR FURTHER GUIDANCE.
- ALL SIGNAGE ASSOCIATED WITH THE PUBLIC STREET SYSTEM SHALL ADHERE TO MUTCD STANDARDS AND SPECIFICATION

GRADING NOTES

- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION, FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29CFR PART 1926, SUBPART "PP" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER, PROVIDED BY CONTRACTOR RESPONSIBLE FOR EXCAVATION.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
- 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.
- PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF RALEIGH STORMWATER AND EROSION CONTROL DEPARTMENT, THE ENGINEER AND A REPRESENTATIVE OF THE OWNER.
- CONSTRUCTION, MAINTENANCE AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. TIMING OF REMOVAL SHALL BE COORDINATED WITH THE EROSION CONTROL INSPECTOR.
- EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- SOIL UNDER BUILDINGS, PAVED AREAS AND WITHIN SLOPES GREATER THAN 3:1 (H:V) SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.

STORM DRAINAGE NOTES

- ALL STORM DRAINAGE PIPES SHOWN SHALL BE REINFORCED CONCRETE (RCP) (MINIMUM CLASS III) UNLESS NOTED OTHERWISE. CONTRACTOR TO COORDINATE WITH THE GEOTECH TO VERIFY TYPE OF BEDDING REQUIRED BASED ON SOIL CONDITIONS. CONTRACTOR TO SELECT REQUIRED CLASS OF PIPE BASED ON DEPTH OF PIPE AND BEDDING PROVIDED PER THE AMERICAN CONCRETE PIPE ASSOCIATION GUIDELINES.
- ALL STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARDS.
- ALL CONCRETE SHALL MEET A MINIMUM 3000 PSI COMPRESSIVE STRENGTH.
- ALL PIPE IN STORM DRAIN STRUCTURES SHALL BE STRUCK EVEN WITH INSIDE WALL.
- ALL PIPE JOINTS SHALL BE MADE WITH PREFORMED JOINT SEALER, WHICH CONFORMS TO AASHTO SPECIFICATION M-198 FOR TYPE B FLEXIBLE PLASTIC GASKETS UNLESS OTHERWISE NOTED.
- THE INTERIOR SURFACES OF ALL STORM DRAINAGE STRUCTURES SHALL BE POINTED UP AND SMOOTHED TO AN ACCEPTABLE STANDARD, USING MORTAR MIXED TO MANUFACTURER'S SPECIFICATIONS.
- ALL BACKFILL SHALL BE NON-PLASTIC IN NATURE, FREE FROM ROOTS, VEGETATION MATTER, WASTE CONSTRUCTION MATERIAL OR OTHER OBJECTIONABLE MATERIAL. SAID MATERIAL SHALL BE CAPABLE OF BEING COMPACTED BY MECHANICAL MEANS AND SHALL HAVE NO TENDENCY TO FLOW OR BEHAVE IN A PLASTIC MANNER UNDER THE TAMPING BLOWS OR PROOF ROLLING.
- MATERIALS DEEMED BY THE OWNER'S REPRESENTATIVE OR GEOTECH AS UNSUITABLE FOR BACKFILL PURPOSES SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.
- BACKFILLING OF TRENCHES SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PIPE IS LAID. THE FILL AROUND THE PIPE SHALL BE THOROUGHLY COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST. THE TOP EIGHT (8) INCHES SHALL BE COMPACTED TO 100 PERCENT STANDARD PROCTOR.
- UNDER NO CIRCUMSTANCES SHALL WATER BE ALLOWED TO RISE IN UNBACKFILLED TRENCHES AFTER PIPE HAS BEEN PLACED.
- ALL CONCRETE PIPE AND PRECAST STORM STRUCTURES SHALL MEET NCDOT STANDARDS BY MANUFACTURER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL PIPE AND STRUCTURES FOR CRACKS OR BREAKS, PRIOR TO INSTALLATION. ANY DAMAGED ITEMS SHALL NOT BE INSTALLED.
- "KNOCK-OUT" BOXES OR HDPE PIPE SHALL NOT BE ALLOWED WITHIN PUBLIC RIGHT-OF-WAYS UNLESS APPROVED IN WRITING BY CITY OF RALEIGH STORMWATER DEPARTMENT.

RETAINING WALL NOTES

- THE RETAINING WALL ALIGNMENT SHOWN ON THESE PLANS DEPICTS THE LOCATION OF THE FRONT FACE OF THE RETAINING WALL AT THE TOP OF THE WALL. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING RETAINING WALLS ARE NOT LOCATED IN ANY STREAM BUFFERS, AND THEIR CONSTRUCTION DOES NOT ENCRUCH INTO ANY ADJACENT PROPERTIES DUE TO ANY BATTER INCORPORATED IN THE DESIGN OF THE WALLS.
- RETAINING WALLS ARE TO BE DESIGN-BUILD PROJECTS BY THE CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN FINAL CONSTRUCTION DRAWINGS FROM A REGISTERED ENGINEER AND GAIN ALL REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE RETAINING WALLS.
- RETAINING WALLS SHALL BE ASSUMED TO BE BACKFILLED WITH OFF-SITE BORROW MATERIAL OR PROCESSED FILL, UNLESS THE CONTRACTOR CAN PROVIDE TO THE OWNER WITH THE GEOTECHNICAL ENGINEER AND THE RETAINING WALL DESIGNER, THAT READILY AVAILABLE ON-SITE SOILS CAN BE USED.
- THE TOP AND BOTTOM OF WALL ELEVATIONS SHOWN ON THESE PLANS IDENTIFY FINISHED GRADE ELEVATIONS ONLY. THE EXTENT THAT THE RETAINING WALL WILL BE EXTENDED BELOW GRADE TO THE FOOTING OR ABOVE GRADE TO THE TOP OF THE CAP BLOCK COURSE SHALL BE IDENTIFIED ON THE RETAINING WALL CONSTRUCTION DRAWINGS.
- ALL RETAINING WALLS OVER 30" HIGH SHALL HAVE A SAFETY FENCE (DESIGN BY OTHERS).
- ANY PART OF ANY RETAINING WALL THAT EXTENDS INTO THE RIGHT-OF-WAY WILL REQUIRE AN ENCRUCHMENT AGREEMENT. ENCRUCHMENT AGREEMENTS FOR RETAINING WALLS SHALL BE APPROVED PRIOR TO CONSTRUCTION DRAWING APPROVAL.
- ANY TIEBACK SYSTEMS FOR THE RETAINING WALLS SHALL NOT BE ALLOWED WITHIN PUBLIC RIGHT-OF-WAY.
- STORMWATER RUN-OFF SHALL BE DIRECTED AWAY FROM RETAINING WALLS. ANY RUN-OFF FLOWING TO AND OVER A RETAINING WALL SHALL BE KEPT TO AN ABSOLUTE MINIMUM AND BROUGHT TO THE ATTENTION OF THE WALL DESIGNER PRIOR TO THEIR DESIGN.

TRAFFIC CONTROL NOTES

- THE CONTRACTOR SHALL CONDUCT ALL WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
- NO WORK ON, OR BLOCKAGE OF, EXISTING THROUGH TRAFFIC LANES SHALL OCCUR DURING THE PEAK TRAFFIC HOURS OF 7AM-9AM AND 4PM-6PM, MONDAY THROUGH FRIDAY. THE CONTRACTOR MUST OBTAIN A LANE CLOSURE PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE. PLEASE CONTACT THE CITY PUBLIC WORKS DEPARTMENT TRANSPORTATION OPERATIONS DIVISION AT (919) 996-3030 FOR LANE CLOSURES AT LEAST 48 HOURS IN ADVANCE AND FOR STREET CLOSURES, AT LEAST 2 WEEKS IN ADVANCE. PROVIDE EXACT LOCATION, CROSS STREET, DATES FOR LANE CLOSURE, CONTACT PERSON AND FAX NUMBER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE INSPECTIONS DEPARTMENT TO OBTAIN A STREET CUT PERMIT. THE PERMIT FORM IS ON-LINE (RALEIGH.GOV) AND SHALL BE COMPLETED AND FAXED TO (919) 516-2685. THE PERMIT LASTS FOR 30 DAYS AND CAN BE EXTENDED AT NO COST IF REQUEST IS MADE PRIOR TO PERMITS EXPIRATION DATE. INQUIRIES SHALL BE MADE AT (919) 996-2430.
- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
- THE CONTRACTOR SHALL HAVE A COMPLETE SET OF CONTRACT DOCUMENTS AS WELL AS ALL PERMITS, APPROVALS AND EASEMENTS ON THE JOB SITE AT ALL TIMES.
- THE CONTRACTOR SHALL REPAIR ALL DAMAGED DRIVEWAYS, DRIVEWAY PIPES, CURB AND GUTTER, SIDEWALKS AND STREETS TO EXISTING CONDITION OR BETTER.
- ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. EXISTING PEDESTRIAN ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

PAVEMENT MARKING NOTES

- ALL PAVEMENT MARKINGS SHOWN IN THESE PLANS FOR CITY OF RALEIGH MAINTAINED STREETS ARE SUBJECT TO FINAL APPROVAL FROM PUBLIC WORKS TRANSPORTATION OPERATIONS DIVISION. CONTRACTOR SHALL CONTACT TRANSPORTATION OPERATIONS AT (919) 996-3030 FOR COORDINATION AND FINAL APPROVAL PRIOR TO PLACEMENT OF ANY PAVEMENT MARKINGS. MARKINGS WITHIN NCDOT RIGHT-OF-WAYS SHALL BE IN COMPLIANCE WITH NCDOT STANDARDS AND SPECIFICATIONS.
- ALL SIGNS & PAVEMENT MARKINGS ASSOCIATED WITH THE PUBLIC STREET SYSTEM WILL REQUIRE APPROVAL BY CITY COUNCIL TO BE ORDAINED FOR ENFORCEMENT.
- ALL PAVEMENT MARKINGS SHALL BE PLACED PER THE NCDOT DIVISION 12 STANDARD DETAILS. BICYCLE LANE MARKINGS SHALL BE PLACED PER CITY OF RALEIGH STANDARD BICYCLE FACILITIES DETAILS.

DEMOLITION NOTES:

- IN ACCORDANCE WITH 40 CFR, PART 61, SUBPART M, A THOROUGH INSPECTION SHALL BE CONDUCTED FOR ASBESTOS-CONTAINING MATERIALS, PRIOR TO CONDUCTING A RENOVATION OR DEMOLITION ACTIVITY OF AN EXISTING STRUCTURE. THE ASBESTOS INSPECTION MUST BE CONDUCTED BY A NORTH CAROLINA ACCREDITED ASBESTOS INSPECTOR. ALL REGULATED AND/OR FRIABLE ASBESTOS-CONTAINING MATERIALS IDENTIFIED DURING THE SURVEY, WHICH WILL BE DISTURBED, MUST BE PROPERLY REMOVED BY ACCREDITED INDIVIDUALS BEFORE BEGINNING THE RENOVATION OR DEMOLITION ACTIVITY. IF REGULATED AND/OR FRIABLE ASBESTOS CONTAINING MATERIALS TO BE REMOVED EXCEED 160 SQUARE FEET, 260 LINEAR FEET OR 35 CUBIC FEET, A PERMIT SHALL BE APPLIED FOR THROUGH THE NORTH CAROLINA DEPARTMENT OF HEALTH AND HUMAN SERVICES.
- ALL MATERIAL TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT A PERMITTED SITE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL LAWS.



McAdams

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LENNAR

HUNTER'S POINTE
PRELIMINARY SUBDIVISION PLAN
4020, 4100 AND 4112 HOLDEN ROAD
RALEIGH, NORTH CAROLINA, 27616

REVISIONS

NO.	DATE	PER CITY OF RALEIGH COMMENTS
1	06.25.2021	

PLAN INFORMATION

PROJECT NO. LEN-20060
FILENAME LEN20060-OAS1
CHECKED BY RCA
DRAWN BY MJP
SCALE 1"=100'
DATE 04.23.2021

SHEET

OVERALL
SUBDIVISION PLAN

C2.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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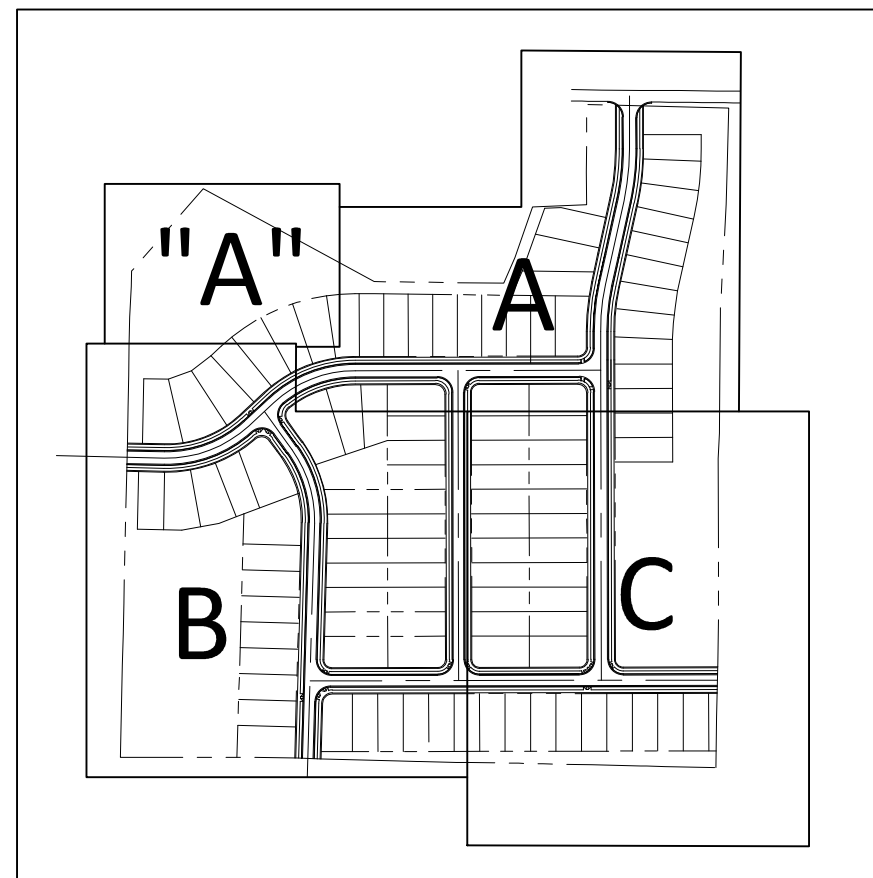
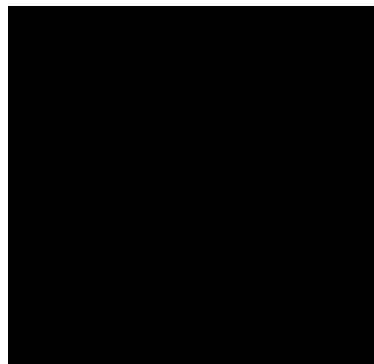
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INDEX MAP

SITE LEGEND

- SIGNAGE
- ACCESSIBLE RAMPS
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE

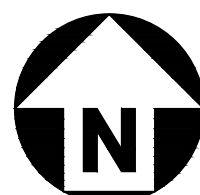
TREE CONSERVATION &
OPEN SPACE LEGEND

- TREE CONSERVATION AREA
- COMMON AREA LOT (HOA MAINTAINED)
- WETLANDS

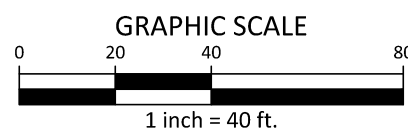
EASEMENT LEGEND

- PUBLIC STORM DRAINAGE EASEMENT
- PRIVATE STORM DRAINAGE EASEMENT
- RETAINING WALL MAINTENANCE EASEMENT
- CITY OF RALEIGH SANITARY SEWER EASEMENT
- 5' UTILITY PLACEMENT EASEMENT
- SIGHT DISTANCE TRIANGLE

SIGHT DISTANCE TRIANGLE TABLE		
SPEED LIMIT	LEFT TURN	RIGHT TURN
NEIGHBORHOOD YIELD / NEIGHBORHOOD LOCAL 25 MPH (2 LANE UNDIVIDED) ALL STREETS	15'x280'	15'x240'



NC GRID (NAD83)



1 inch = 40 ft.

REVISIONS

NO.	DATE	PER CITY OF RALEIGH COMMENTS
1	06.25.2021	

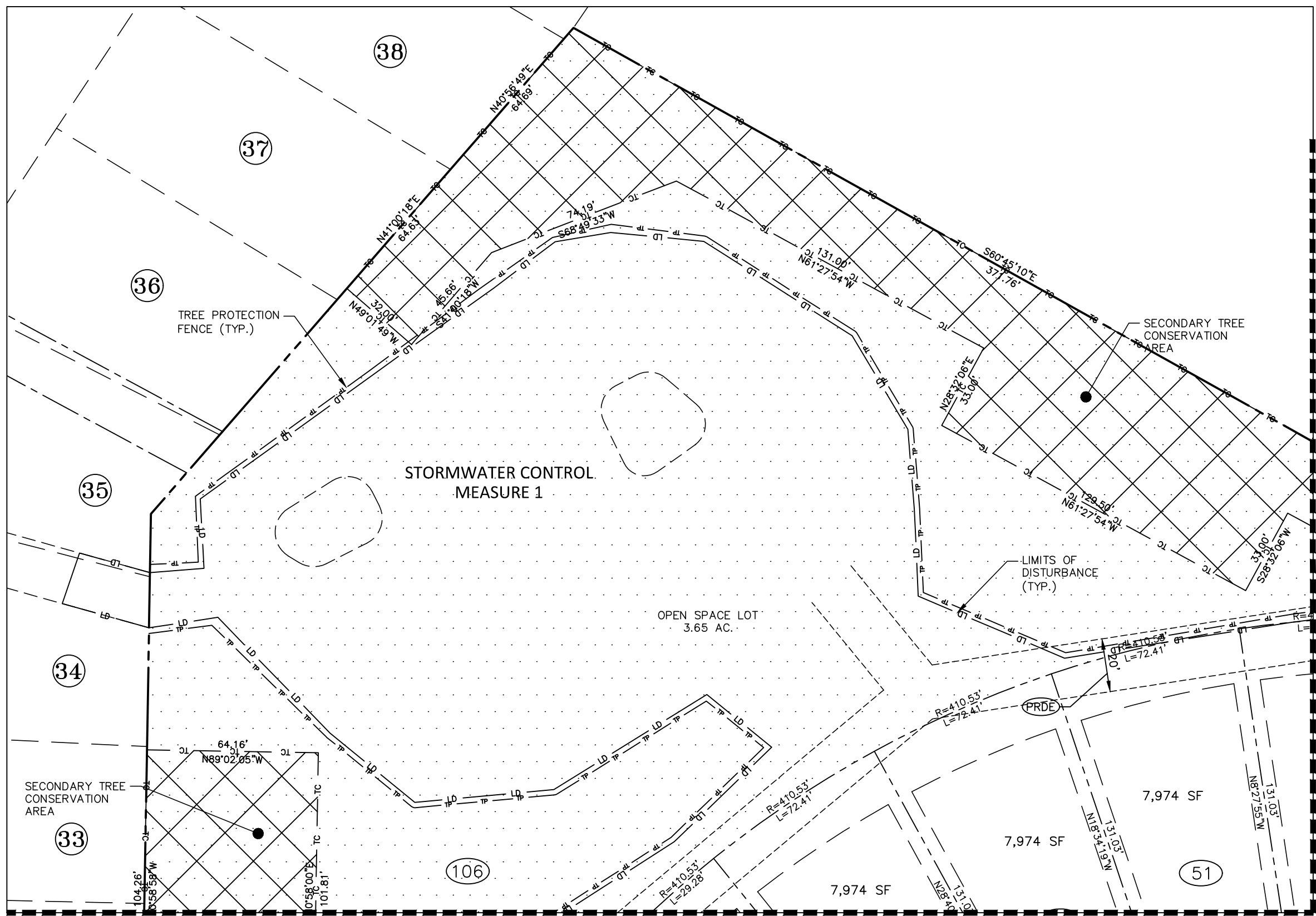
PLAN INFORMATION

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FILENAME LEN20060-S1
CHECKED BY RCA
DRAWN BY MJP
SCALE 1"=40'
DATE 04.23.2021

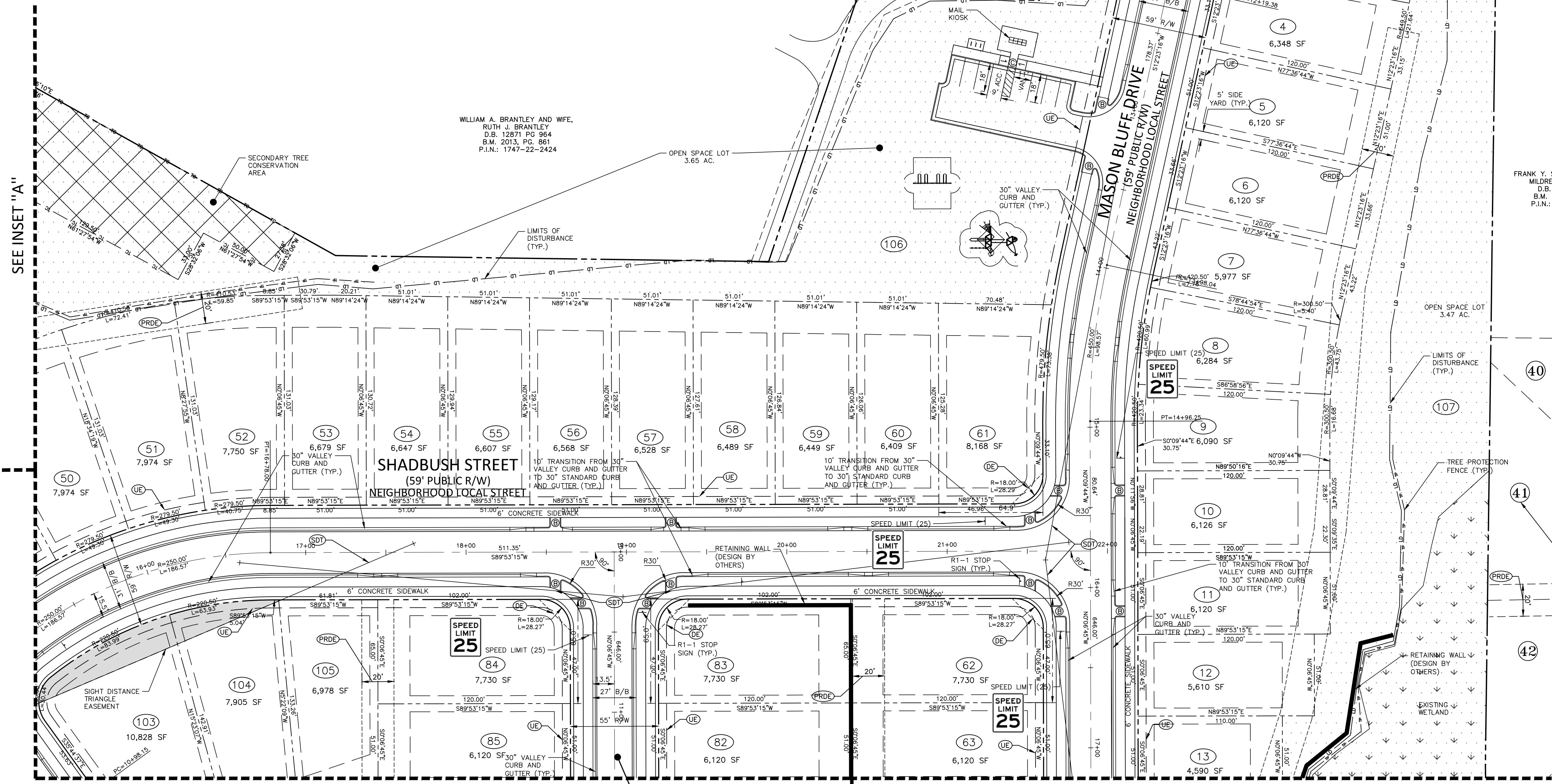
SHEET

SUBDIVISION PLAN
AREA "A"

C2.01



INSET "A"



SEE SHEET C2.02

WATSON RIDGE LANE
(5' PUBLIC R/W)
NEIGHBORHOOD YIELD STREET

SEE SHEET C2.03

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

