

DEVELOPMENT SERVICES

Preliminary Subdivision Plan Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495



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 your completed application to DS.intake@raleighnc.gov.

Office Use Only: Case #:	<u>SUB-0068-2019</u>	Planner (print):	<u>Daniel L. Stegall</u>
Pre-application Conference Date:	<u>12/19/2019</u>	Planner (signature):	<u>Daniel L. Stegall</u>

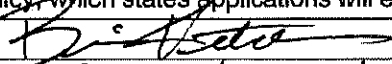
DEVELOPMENT TYPE (UDO Section 2.1.2)			
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development	<input type="checkbox"/> Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Scoping/sketch plan case number(s):			
Development name (subject to approval): McGrady Farm Subdivision			
Property Address(es): 3115 Garner Rd, 3215 Garner Rd Raleigh, NC 27613			
Recorded Deed PIN(s): 1712039650, 1712038097			
What is your project type?	<input type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input checked="" 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: Stanley Martin Homes	Owner/Developer Name and Title: Brian Ketchem
Address: 4020 Westchade Blvd., Bldg 1, Suite. 470 Raleigh, NC	
Phone #: 919-977-8760	Email: ketchembk@stanleymartin.com
APPLICANT INFORMATION	
Company: WithersRavenel	Contact Name and Title: Ryan Fisher, PE/Director of Engineering - Raleigh
Address: 137 S. Wilmington St., Suite 200, Raleigh, NC 27601	
Phone #: 919-535-5175	Email: rfisher@withersravenel.com

Continue to the next page>

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 46.68 acres (3115 Garner Rd - 36.65 acres; 3215 Garner Rd - 10.03 acres)	
Zoning districts (If more than one, provide acreage of each): R-10: 38.18 acres, R-6: 8.5 acres	
Overlay district: No	Inside City limits? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: <u>.39</u> Square Feet: <u>16,822</u>	Proposed Impervious Surface: Acres: <u>13.34</u> Square Feet: <u>581,248</u>
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide the following:	
Alluvial soils: <u>N/A</u>	
Flood study: <u>N/A</u>	
FEMA Map Panel #: <u>3720171200J</u>	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots: 281	Detached 0 Attached 281
Total # of single-family lots: 0	
Proposed density for each zoning district (UDO 1.5.2.F):	
R-10: +/- 7.36 dwelling units per acre; R-6: 0 dwelling units per acre	
Total # of open space and/or common area lots: 12	
Total # of requested lots: 293	

SIGNATURE BLOCK	
In filing 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 development plan as approved by the City of Raleigh.	
I hereby designate <u>Ryan Fisher, PE</u> to serve as my agent regarding this application, to receive and response 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. 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: 	Date: <u>12-11-2019</u>
Printed Name: <u>BRIAN KERTHUM / Director of Land SM Raleigh LLC</u>	
Signature:	Date:
Printed Name:	

Please email your completed application to DS.intake@raleighnc.gov.

CASE NUMBER: SUB-0068-2019

Preliminary Subdivision Plans

MCGRADY FARM SUBDIVISION

3115 & 3215 GARNER RD, Raleigh, NC

1ST SUBMITTAL: DECEMBER 18, 2019

2ND SUBMITTAL: FEBRUARY 15, 2020

3RD SUBMITTAL: JULY 2, 2020

4TH SUBMITTAL: DECEMBER 16, 2020

5TH SUBMITTAL: MARCH 23, 2021

APPLICATION

DocuSign Envelope ID: E3409B50-7B79-4B85-BB7F-4DDA4804C220

Preliminary Subdivision Application

Planning and Development
Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2000

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 type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development

NOTE: Subdivisions may require City Council approval if it is a Metro Park Overlay or Historic Overlay District.

GENERAL INFORMATION	
Scoping/sketch plan case number(s)	N/A
Development name (subject to approval):	McGrady Farm Subdivision
Property Address(es)	3115 Garner Rd. 3215 Garner Rd., Raleigh, NC 27613
Recorded Deed PIN(s)	1712039650; 1712038097
What is your project type?	<input type="checkbox"/> Single family <input type="checkbox"/> Apartment <input checked="" type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential <input type="checkbox"/> Other: <input type="checkbox"/> Attached houses

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form.	
Company: Stanley Martin Homes	Owner/Developer Name and Title:
Address: 4020 Westchase Blvd., Bldg. 1 - Suite 470 - Raleigh, NC	
Phone #: 919-997-8760	Email: ketchembk@stanleymartin.com

APPLICANT INFORMATION	
Company: WithersRavenel	Contact Name and Title: Ryan Fisher, PE / Director of Engineering - Raleigh
Address: 137 S. Wilmington St., Suite 200 - Raleigh, NC	
Phone #: 919-535-5175	Email: fisher@withersravenel.com

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REVISION 02.03.21
raleighnc.gov

DocuSign Envelope ID: E3409B50-7B79-4B85-BB7F-4DDA4804C220

DEVELOPMENT TYPE + SITE DATE TABLE	
(Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 46.68 acres (3115 Garner Rd. = 38.63 acres; 3215 Garner Rd. = 10.03 acres)	
Zoning districts (if more than one, provide acreage of each): R-10 (38.18 AC); R-6 (8.5 AC)	
Overlay district: N/A	Inside City limits? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Conditional Use District (CUD) Case # 2: N/A	Board of Adjustment (BOA) Case # A: N/A

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.00 Square Feet: 0	Proposed Impervious Surface: Acres: 0.00 Square Feet: 0
Nearby 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide the following: Flood study: N/A FEMA Map Panel #: 19971980	

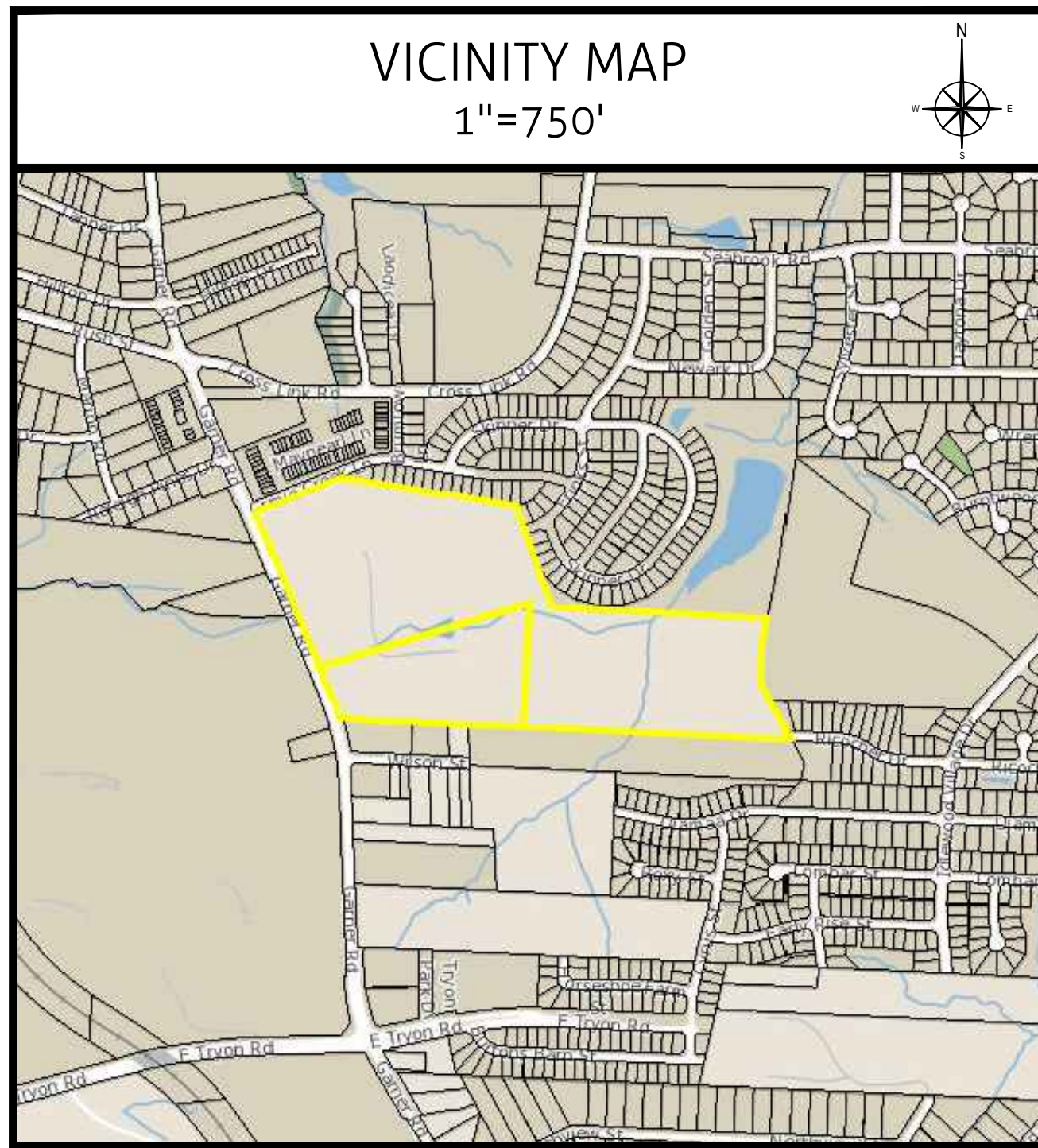
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached: 316
Total # of single-family lots:	0
Proposed density for each zoning district (UDO 1.5.2.F): R-10 = 8.28 units/acre; R-6 = 0 units/acre	
Total # of open space and/or common area lots: 14	
Total # of requested lots: 330	

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, Ryan Fisher, PE, will serve as the agent regarding this application, and will receive and respond to administrative comments, request plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.	
I 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 maturity.	
Signature: <i>Ryan Fisher</i>	Date: 3/19/2021
Printed Name: Ryan Fisher	Printed Title: Director of Engineering
Signature:	Date:
Printed Name:	

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

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GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NC DOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S), PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
- IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAN FOR THIS DEVELOPMENT.
- FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
- ALL SURVEY INFORMATION PROVIDED TO WITHERSRAVENEL, RALEIGH, NORTH CAROLINA OFFICE BY CARL, NORTH CAROLINA OFFICE IN DIGITAL FORMAT AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS.
- ALL PROPOSED CURB AND GUTTER WITHIN PUBLIC RIGHT OF WAY SHOWN ON PLANS TO BE 30" CITY OF RALEIGH STANDARD CONCRETE CURB AND GUTTER, 30" CITY OF RALEIGH STANDARD VALLEY CURB, AND ALL OTHER PROPOSED CURB AND GUTTER TO BE 24" CONCRETE CURB AND GUTTER UNLESS OTHERWISE STATED ON PLANS.
- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE STATED ON PLANS.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
- ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
- TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL BE COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
- ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
- CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
- PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
- ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE.
- NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY ENCROACHMENT.
- THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 50 FEET FROM THE POINT OF TANGENCY OF THE CURB FOR MIXED-USE/COMMERCIAL DRIVEWAY. NO DRIVEWAYS SHALL ENCROACH ON THIS MINIMUM CORNER CLEARANCE.
- WHEELCHAIR ACCESS RAMP(S) WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS.
- ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.
- ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
- ALL SIDEWALKS 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).
- IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT DEVELOPMENT SERVICES DEPARTMENT FOR FURTHER GUIDANCE.
- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF DEVELOPMENT SERVICES DEPARTMENT / LAND DEVELOPMENT DIVISION STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919.996.2409 TO SET UP THE MEETING.
- THE CONTRACTOR SHALL CONDUCT THE 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).
- ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV. COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.

SOLID WASTE INSPECTION STATEMENT

- SOLID WASTE SERVICES ARE TO BE PROVIDED BY CITY OF RALEIGH FOR ALL UNITS.
- THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.
- CARTS THAT ARE NOT STORED WITHIN THE GARAGE BEFORE AND AFTER SCHEDULED COLLECTION MAY BE ISSUED A NOTICE OF VIOLATION FOR THE FIRST OFFENSE AND A \$100 ADMINISTRATION FEE FOR SUBSEQUENT VIOLATIONS WITHIN A TWELVE MONTH PERIOD.
- ROLL OUT CARTS TO BE LOCATED ON DRIVEWAY APRON WHEN POSITIONED FOR THE COLLECTION.

FIRE DEPARTMENT NOTES

- THE APPARATUS ROAD SURFACE IS REQUIRED TO BE WITHIN 150 FEET (NFPA 13R); NO SPRINKLING SYSTEM PROPOSED.
- FIRE HYDRANT SHALL BE LOCATED WITHIN 300' AS MEASURED ALONG THE PATH OF APPARATUS ACCESS ROAD (NCF 507.5.1).
- FIRE FLOW ANALYSIS MUST BE PROVIDED AT TIME OF BUILDING PERMITS PER THE 2012 NCF, SECTION 507.3.
- ALL PROPOSED PUBLIC FIRE HYDRANTS WILL BE IN ACCORDANCE TO CITY OF RALEIGH STANDARD DETAIL W-5. DETAIL WILL BE PROVIDED IN CONCURRENT REVIEW PLANS.

DEVELOPER

STANLEY MARTIN HOMES
4020 WESTCHASE BLVD., BLDG 1, STE. 470
RALEIGH, NC 27607
CONTACT: BRIAN KETCHUM
PHONE: 919.977.8760
EMAIL: ketchembk@stanleymartin.com

OWNER

STANLEY MARTIN COMPANIES LLC
11710 PLAZA AMERICA DRIVE, SUITE 100
RESTON, VA 20190-4771

PREPARED BY



WithersRavenel

Engineers | Planners

137 S. Wilmington Street | Suite 200 | Raleigh, NC 27601 | t: 919.469.3340 | license #: C-0832
www.withersravenel.com

LANDSCAPE ARCHITECT:
DANIEL WHATLEY, PLA
DWHATLEY@WITHERSRAVENEL.COM

CIVIL ENGINEER:
RYAN FISHER, PE
RFISHER@WITHERSRAVENEL.COM

SURVEYOR:
MATTHEW GREZEBIEN, PLS
MGREZEBIEN@WITHERSRAVENEL.COM

LEGEND

DESCRIPTION	EXISTING	PROPOSED
MINOR CONTOUR	---	---
MAJOR CONTOUR	---	---
PROPERTY LINE	---	---
ROADWAY CENTERLINE	---	---
RIGHT OF WAY LIMITS	---	---
EASEMENT LINE	---	---
CURB & GUTTER	---	---
EDGE OF PAVEMENT	---	---
SANITARY SEWER FACILITIES	---	---
STORM SEWER FACILITIES	---	---
WATERLINE	---	---
FIRE HYDRANT ASSEMBLY	---	---
FORCE MAIN	---	---
ELECTRIC	---	---
OVERHEAD ELECTRIC	---	---
TELEPHONE	---	---
BUILDINGS/STRUCTURES	---	---
FENCING STRUCTURE	---	---
WATERWAYS	---	---
WOODS LINE	---	---
BUFFER	---	---

DESCRIPTION	EXISTING	PROPOSED
WATER MANHOLE	⊙	NA
QUIV ANCHOR	+	NA
POWER POLE	⊙	NA
LIGHT POLE	⊙	NA
PROPERTY IRON	⊙	NA
CURB INLET	⊙	NA
STORM DRAIN JUNCTION BOX	⊙	NA
YARD INLET	⊙	NA
WATER METER	⊙	NA
CONCRETE MONUMENT	⊙	NA
TELEPHONE PEDESTAL	⊙	NA
MAIL BOX	⊙	NA
WATER VALVE	⊙	NA
GAS VALVE	⊙	NA
UTILITY MANHOLE	⊙	NA
GAS MAIN	---	---
ELECTRICAL PEDESTAL	---	---
SIGN	---	---
FIBER OPTIC MARKER	---	---
TELEVISION PEDESTAL	---	---
TELEPHONE MANHOLE	---	---
FLARED END SECTION	---	---
SANITARY SEWER MANHOLE	---	---

SEAL/SIGNATURE

PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER
C1.0	OVERALL EXISTING CONDITIONS
C1.1	EXISTING CONDITIONS & DEMOLITION PLAN
C1.2	EXISTING CONDITIONS & DEMOLITION PLAN
C1.3	EXISTING CONDITIONS & DEMOLITION PLAN
C1.4	EXISTING CONDITIONS & DEMOLITION PLAN
C1.5	EXISTING CONDITIONS & DEMOLITION PLAN
C2.0	OVERALL SUBDIVISION PLAN
C2.1	SUBDIVISION PLAN
C2.2	SUBDIVISION PLAN
C2.3	SUBDIVISION PLAN
C2.4	SUBDIVISION PLAN
C2.5	SUBDIVISION PLAN
C2.6	TOWNHOME BUILD TO DETAIL
C3.0	PHASING PLAN
C4.0	OVERALL UTILITY PLAN
C4.1	UTILITY PLAN
C4.2	UTILITY PLAN
C4.3	UTILITY PLAN
C4.4	UTILITY PLAN
C4.5	UTILITY PLAN
C5.0	OVERALL GRADING & DRAINAGE PLAN
C5.1	GRADING & DRAINAGE PLAN
C5.2	GRADING & DRAINAGE PLAN
C5.3	GRADING & DRAINAGE PLAN
C5.4	GRADING & DRAINAGE PLAN
C5.5	GRADING & DRAINAGE PLAN
C5.6	BUILDING GRADES
C5.7	BUILDING GRADES
C5.8	BUILDING GRADES
C5.9	BUILDING GRADES
C6.0	SCM 1 - PLAN AND DETAILS
C6.1	SCM 2 - PLAN AND DETAILS
C6.2	SCM DETAILS
C7.0	PRELIMINARY PLAT PLAN
L1.0	TREE CONSERVATION PLAN
L1.1	AERIAL IMAGE
L2.0	OVERALL LANDSCAPE PLAN
L2.1	LANDSCAPE PLAN
L2.2	LANDSCAPE PLAN
L2.3	LANDSCAPE PLAN
L2.4	LANDSCAPE PLAN
L2.5	LANDSCAPE PLAN
L2.6	SCM LANDSCAPE PLAN
L3.0	LANDSCAPE DETAILS
SL1.0	OVERALL LIGHTING PLAN
SL2.0	SITE LIGHTING PLAN
SL2.1	SITE LIGHTING PLAN

 OUTDOOR AMENITY AREA

SHEET C2.5

Curve Table				
Curve #	Length	Radius	Chord	Bearing
C1	88.049	200.000	88.049	N80° 05' 38.89"E
C4	208.563	375.000	208.563	S83° 24' 54.06"W
C5	186.999	375.000	186.999	S85° 03' 44.62"W
C6	152.946	275.000	152.946	S83° 24' 54.06"W



RALEIGH, NORTH CAROLINA

02180729	Drawn By	W
/18/2019	Designer	W

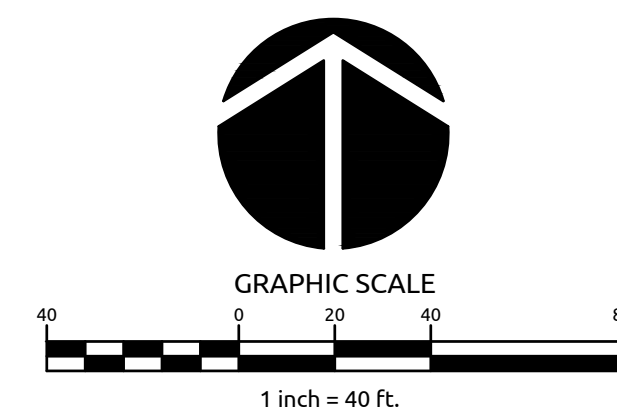
Job No.	02180729	Drawn By	W
Date	12/18/2019	Designer	W

PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION

Revisions		
1	C.O.R. COMMENTS	3/17/20
2	C.O.R. COMMENTS	7/2/20
3	C.O.R. COMMENTS	7/29/20
4	C.O.R. COMMENTS	1/15/21

Sheet No.

C2.1



NOTE:

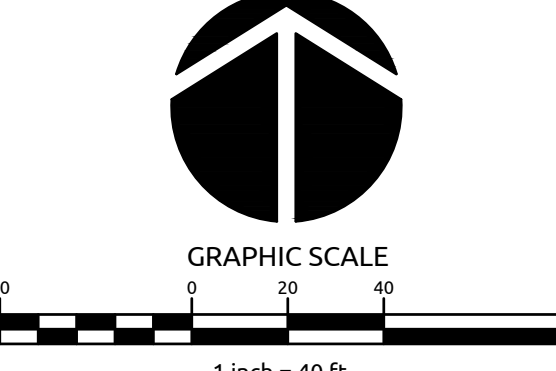
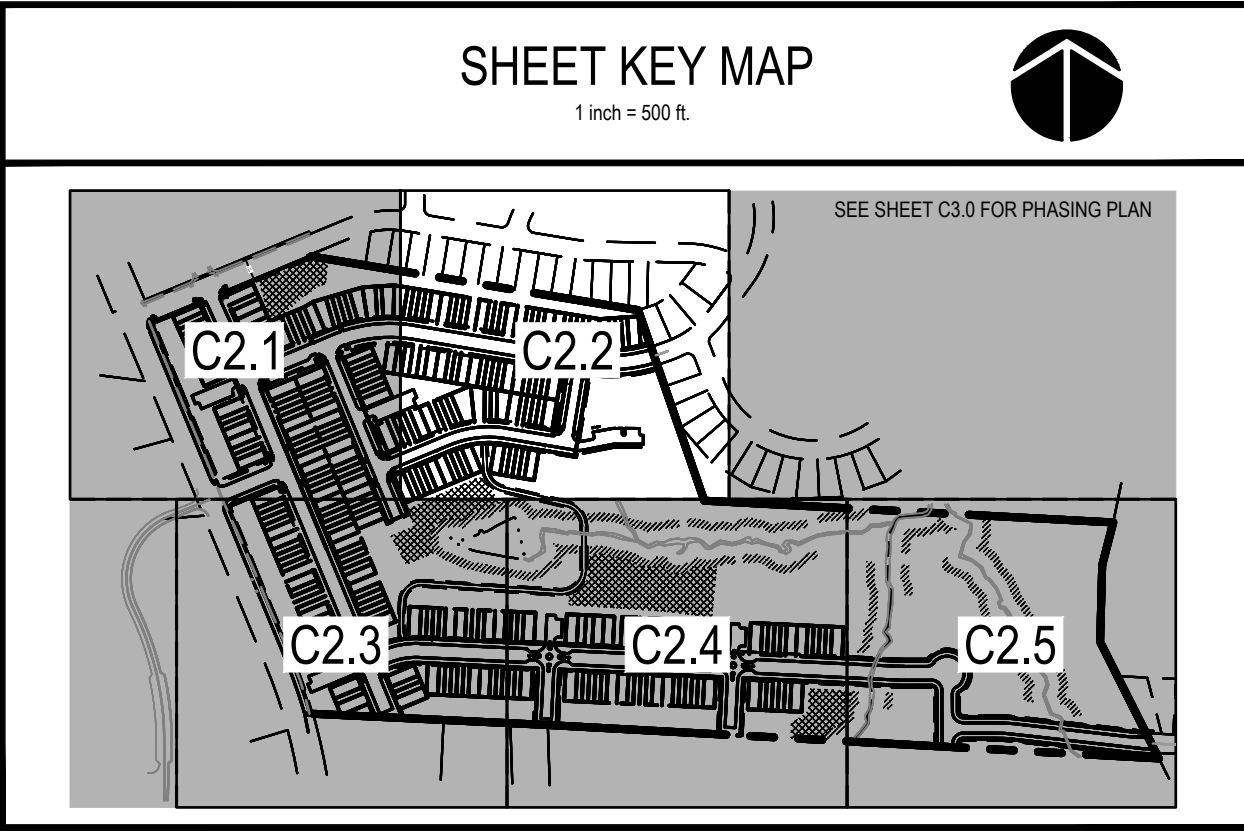
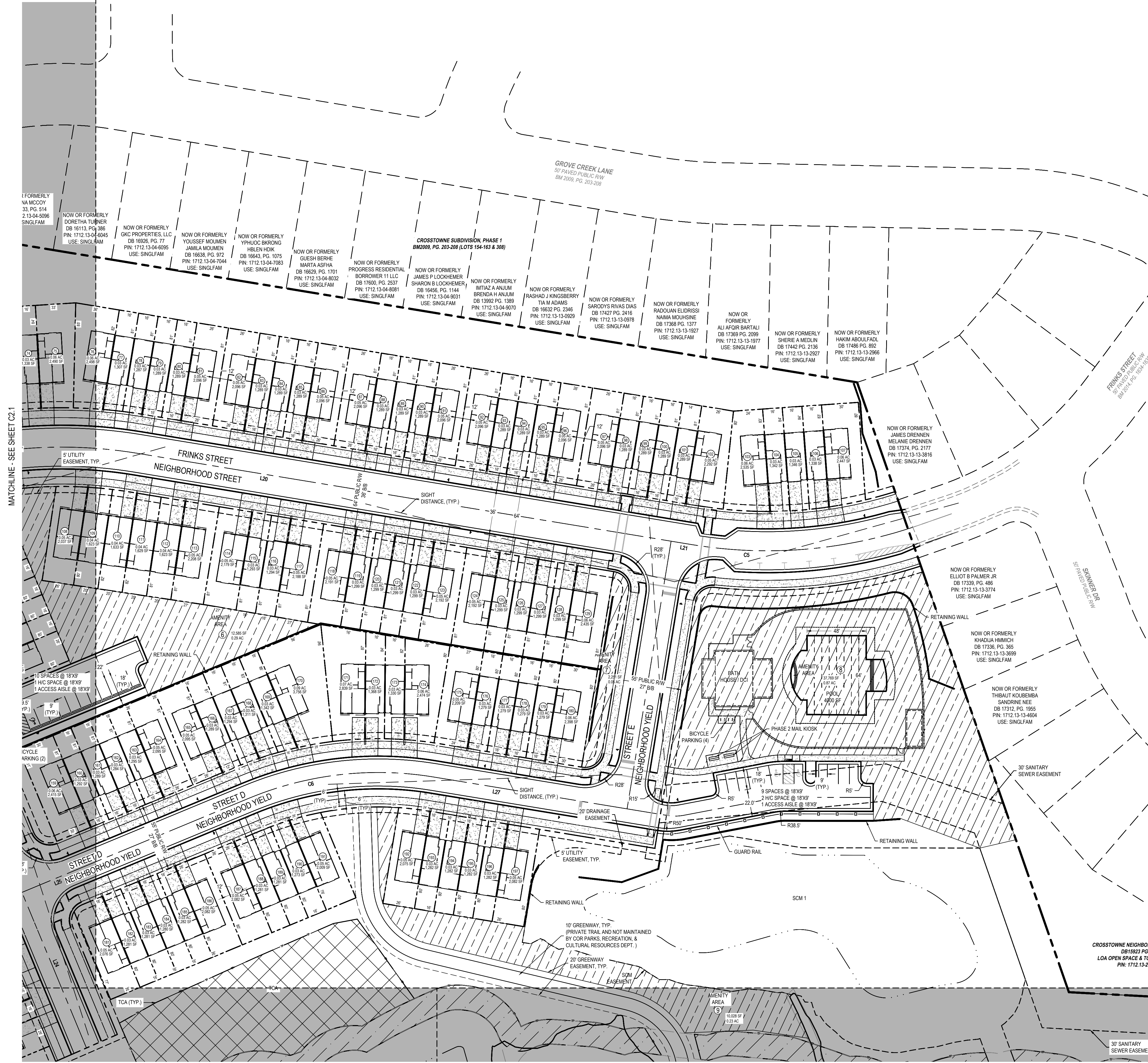
THE EXISTING RIGHT-OF-WAY ALONG GARNER ROAD (SR-1004) IS 60' WIDE. AN 8' WIDE STRIP OF ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED AS A PART OF THIS PROJECT. A 5' WIDE UTILITY PLACEMENT EASEMENT (UPE) WILL ALSO BE INCLUDED ALONG GARNER ROAD (SR-1004) AS A PART OF THIS PROJECT.

NOW OR FORMERLY
KB HOME
RALEIGH-DURHAM, INC
DB 017927, PG. 02557
PIN: 1702.16-83-8607
USE: VACANT

NOW OR FORMERLY
STATE OF NORTH CAROLINA
DB 014300, PG. 02473
PIN: 1702.16-93-8433
USE: OFC GROSS

MATCHLINE - SEE SHEET C2.3

K:\18131-0710\181075-Garner Road\181075-CAD\Preparation\Drawings\CD\1.1 Subdivision\Resubdividing\Neighborhood\March 24, 2021 17:54:22 P.M. - TAYLOR.CDR



WithersRavenel
Engineers | Planners

Preliminary Subdivision
Plans for
McGRADY FARM SUBDIVISION
RALEIGH, NORTH CAROLINA

SUBDIVISION PLAN

Job No. 02180729 Drawn By WR
Date 12/18/2019 Designer WR

PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION

Revisions

1	C.O.R. COMMENTS	3/17/20
2	C.O.R. COMMENTS	7/2/20
3	C.O.R. COMMENTS	7/29/20
4	C.O.R. COMMENTS	1/15/21

Sheet No.
C2.2

RALEIGH, NORTH CAROLINA

SUBDIVISION PLAN

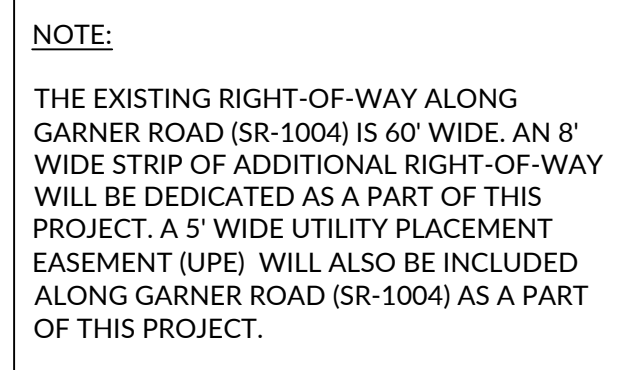
Job No.	02180729	Drawn By	W
Date	12/18/2019	Designer	W

PRELIMINARY
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Revisions		
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4	C.O.R. COMMENTS	1/15/21

Sheet No. _____

C2.3



NOTE:

THE EXISTING RIGHT-OF-WAY ALONG GARNER ROAD (SR-1004) IS 60' WIDE. AN 8' WIDE STRIP OF ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED AS A PART OF THIS PROJECT. A 5' WIDE UTILITY PLACEMENT EASEMENT (UPE) WILL ALSO BE INCLUDED ALONG GARNER ROAD (SR-1004) AS A PART OF THIS PROJECT.

NOW OR FORMERLY
PASSAGE HOME, INC.
DB 11467, PG. 1235
LOT 1
BM 2007, PG 439 | BM 2007, PG. 1376
PIN: 1712.13-02-5797
USE: GRDN APT

NOW OR FORMERLY
PASSAGE HOME, INC.
DB 11467, PG. 1235
LOT 2
BM 2007, PG 439 | BM 2007, PG. 137
PIN: 1712.13-02-8745
USE: VACANT

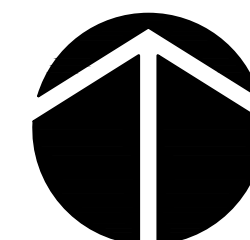
NOW OR FOR
PASSAGE HO
DB 11467, P
LOTS 20
BM 1925, F
PIN: 1712.13-
USE: VAC



1 inch = 500 ft



SEE SHEET C3.0 FOR PURSING PLAN



GRAPHIC SCALE

1 inch = 40 ft



RALEIGH, NORTH CAROLINA

SUBDIVISION PLAN

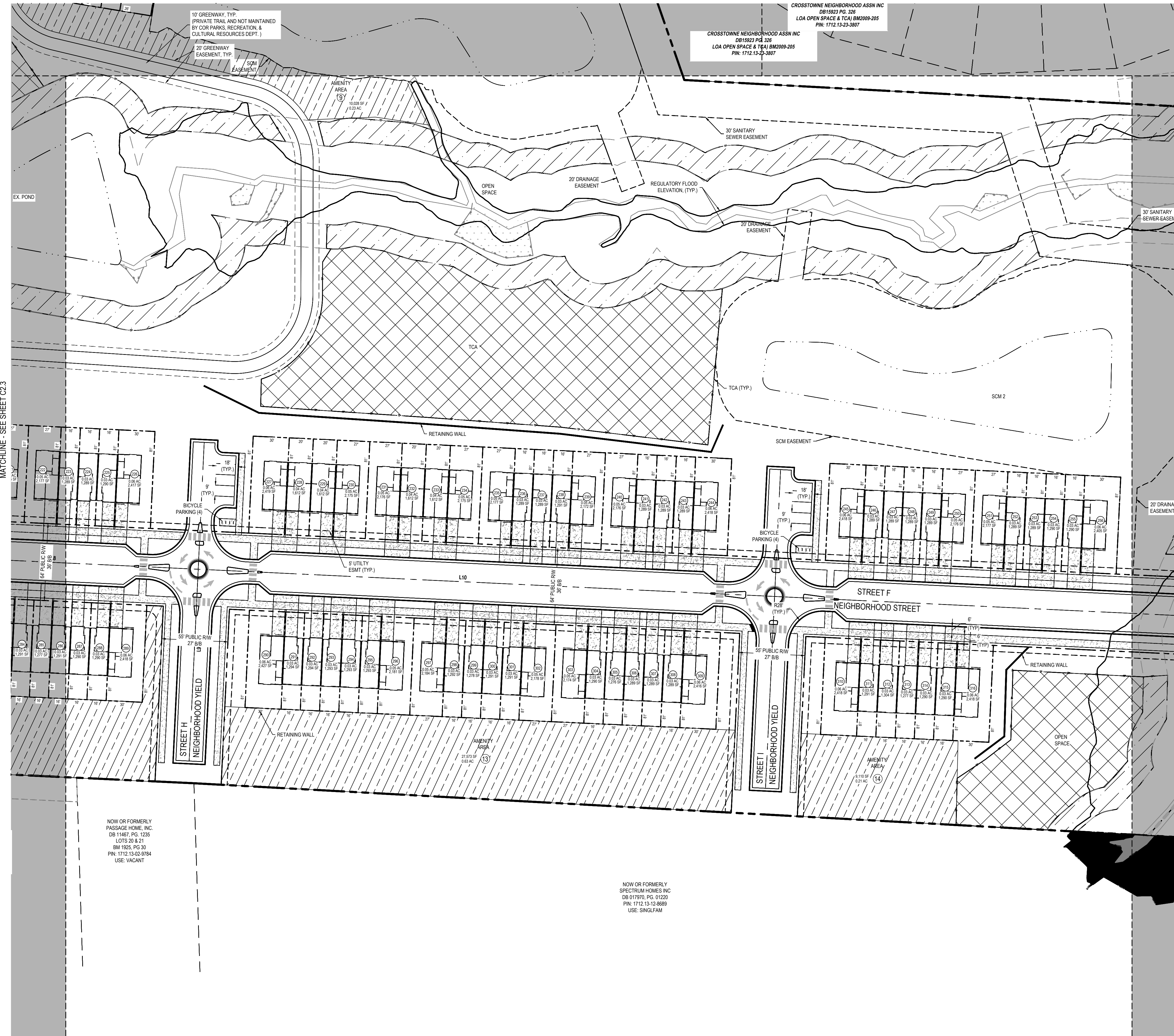
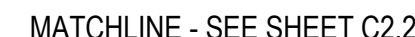
Job No.	02180729	Drawn By
Date	12/18/2019	Designer

PRELIMINAR
NOT APPROVED FOR
CONSTRUCTION

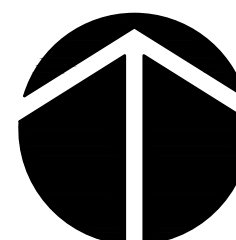
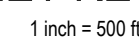
Revisions		
1	C.O.R. COMMENTS	3/17
2	C.O.R. COMMENTS	7/2
3	C.O.R. COMMENTS	7/29
4	C.O.R. COMMENTS	1/15

Sheet No. _____

C2.4



18118-0720180779-Garner Road TH(CAD) Preliminary Drawings(C2.1-2.5 Subdivision Plans.dwg: Wednesday, March 24, 2021 8:00:16 PM - TAYLOR, CORY



GRAPHIC SCALE

1 inch = 40 ft

