



Administrative Approval Action

Case File / Name: SUB-0068-2019
DSLCL - Haddonstone (SUB)

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This 46.6 acre subdivision zoned R-10 and R-6 is located on the east side of Garner Road at the southeast corner of the intersection of Garner Road and Grove Creek Lane at 3115 and 3215 Garner Road. This site is outside the city limits.

REQUEST: This is a phased subdivision totaling 332 lots, with multiple amenity areas, a recreational area, and associated infrastructure. All the proposed townhome lots are within the R-10 zoned portion of the site. (316 townhome lots, 14 HOA lots to be owned by the HOA, and 2 lots for future development)

Note this approval document was modified on 10/4/22 to remove a condition of approval requiring a legal document for the private greenway easement.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** SPR-0026-2022: DSLCL - Site Permitting Review/Major [Signature Set]

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 March 23, 2021 by WithersRavenel.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

General

1. Confirm widths of lots 1-10 (sheet C2.1) as the minimum lot width per lot = 16' (2.2.3 B2) and revise as need be.
2. See sheet C7.0 - Chart listing the number of lots (resident and HOA lots) should be revised and corrected.

Engineering

3. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

Public Utilities

4. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval.



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Stormwater

5. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).
6. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
7. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
8. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

Urban Forestry

9. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
10. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).

☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant Required
<input checked="" type="checkbox"/>	Transit Easement Required
<input checked="" type="checkbox"/>	Slope Easement Required

<input checked="" type="checkbox"/>	Utility Placement Easement Required
<input checked="" type="checkbox"/>	City Code Covenant Required

☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

General

1. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
2. The City Code Covenant 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 permits will be withheld if the recorded document is not provided to the City.



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3. A demolition permit shall be issued and this building permit number shown on all maps for recording.
4. The private greenway easement as shown on the preliminary plan shall be shown as such on the map for recording the applicable phase of development.

Engineering

5. A public infrastructure surety for 257 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
6. A 5' utility placement 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 day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
7. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
8. A sight distance easement shall be approved by the Transportation Department for recording in the Wake County Registry and shown on a plat approved for recordation.
9. 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.
10. A deed of easement shall be approved by City staff and the location of the slope easements shall be shown on a plat approved for recordation. This is for 15x15 Slope easement at all stub stub streets to the adjacent parcels that are not connected. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

Public Utilities

11. 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.
12. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.

Stormwater

13. 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 (UDO 9.2.2.G).



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14. 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 required buffer statement (Recorded Map Checklist).
15. 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 (UDO 9.2.2.G.3).
16. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
17. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

Transportation

18. A transit deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of this document must be provided to the Development Services Department within one day from authorization of lot recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

Urban Forestry

19. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 3.96 acres of tree conservation area.

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

Public Utilities

1. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Urban Forestry

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 9 street trees along Grove Creek Lane, 48 street trees along Street A, 8 street trees along Street B, 20 street trees along Street C, 20 street trees along Street D, 8 street trees along Street E, 8 street trees along Street F, 8 street trees along Street G, 8 street trees along Street H, 40 street trees along Frinks Street and 80 street trees along Ricochet Drive.



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The following are required prior to issuance of building occupancy permit:

General

1. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

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: April 27, 2024

Record at least ½ of the land area approved.

5-Year Sunset Date: April 27, 2026

Record entire subdivision.

I hereby certify this administrative decision.

Signed: *Daniel L. Stegall* Date: 04/27/2021
Development Services Dir/Designee

Staff Coordinator: Michael Walters

CASE NUMBER: SUB-0068-2019

Preliminary Subdivision Plans MCGRADY FARM SUBDIVISION

3115 & 3215 GARNER RD, Raleigh, NC

1ST SUBMITTAL: DECEMBER 18, 2019

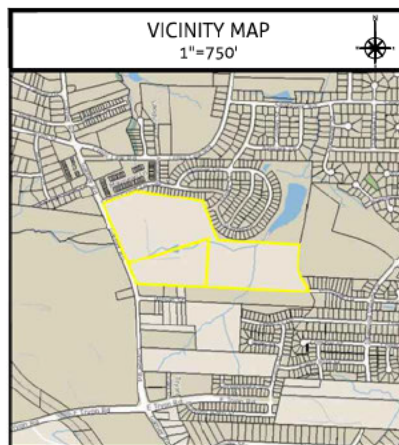
2ND SUBMITTAL: FEBRUARY 15, 2020

3RD SUBMITTAL: JULY 2, 2020

4TH SUBMITTAL: DECEMBER 16, 2020

5TH SUBMITTAL: MARCH 23, 2021

APPLICATION

[illegible]

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 BUILT 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

GENERAL NOTES

- [illegible]

SOLID WASTE INSPECTION STATEMENT

1. SOLID WASTE SERVICES ARE TO BE PROVIDED BY CITY OF RALEIGH FOR ALL UNITS.
2. THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.
3. CARS 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.
4. ROLL OUT CARS TO BE LOCATED ON DRIVEWAY APRON WHEN POSITIONED FOR THE COLLECTION.

FIRE DEPARTMENT NOTES

1. THE APPARATUS ROAD SURFACE IS REQUIRED TO BE WITHIN 150 FEET (NPA 1316), NO SPRINKLING SYSTEM PROPOSED.
2. FIRE HYDRANT SHALL BE LOCATED WITHIN 900' AS MEASURED ALONG THE PATH OF APPARATUS ACCESS ROAD (NCPG §67.5.1).
3. FIRE FLOW ANALYSIS MUST BE PROVIDED AT TIME OF BUILDING PERMITS PER THE 2011 NCPG SECTION 607.5.
4. ALL PROPOSED PUBLIC FIRE HYDRANTS WILL BE IN ACCORDANCE TO CITY OF BALDWIN STANDARD DETAIL W-4. 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: KETCHUM@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.withersravene.com

www.withersravene.com

LANDSCAPE ARCHITECT:

DANIEL WHATLEY, PLA
DWHATLEY@WITHERSRAVENEL.CO

CIVIL ENGINEER:

RYAN FISHER, PE
FISHER@WITHERSRAVENE

SURVEYOR:

HEW GREZEBJEN, PLS
EN@WITHERSRIVENEL.COM

LEGEND

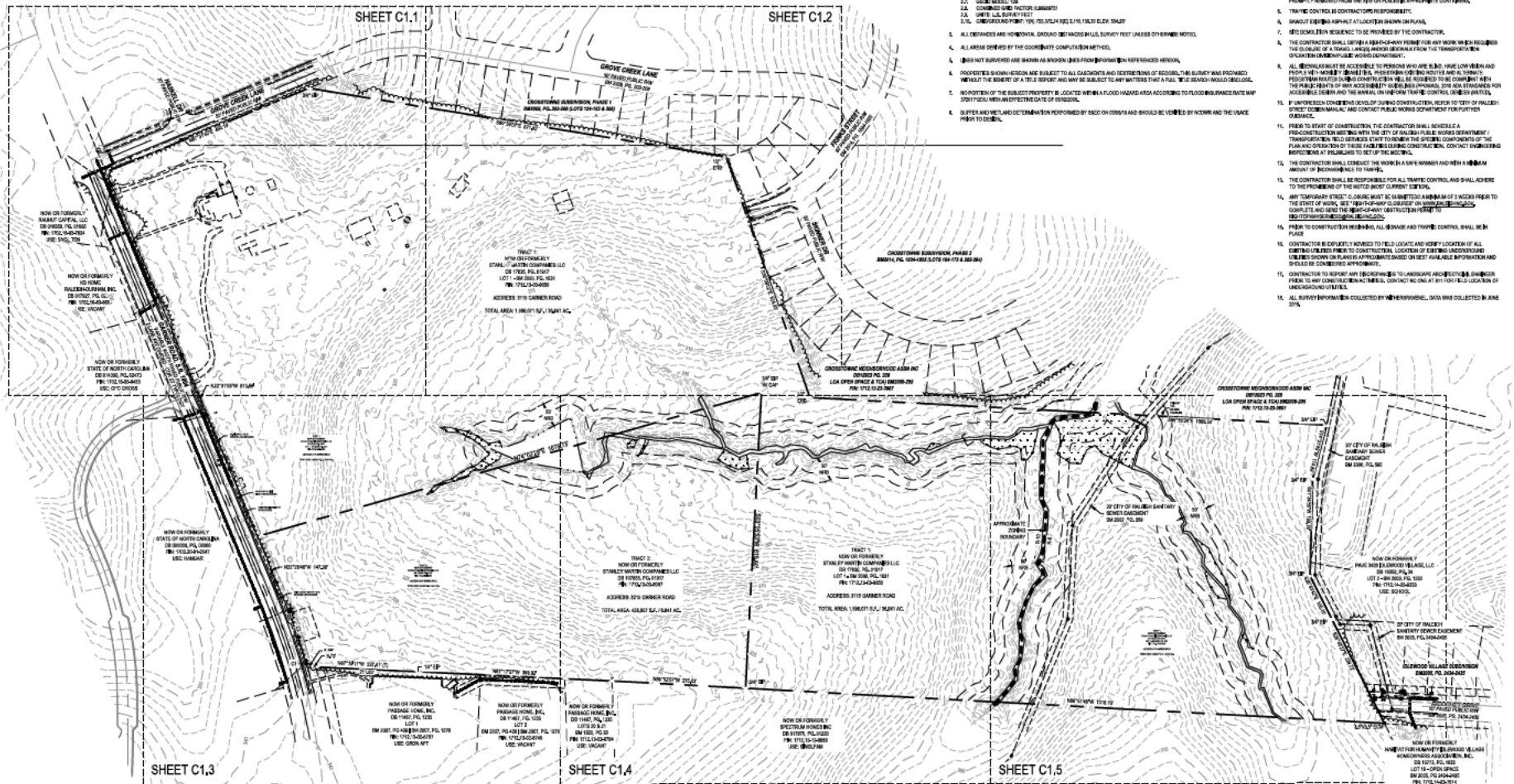
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SEAL/SIGNATURE

PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION

PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION

NO. 100-488 (SHEET C1.1) - PRELIMINARY SUBDIVISION MAP FOR THE MCGRAHY FARM SUBDIVISION, RALEIGH, NORTH CAROLINA. SHEET C1.1 OF 5 SHEETS. DATE: 10/15/2019. BY: J. RAVENEL. SCALE: 1" = 100.00'. THIS MAP IS A PRELIMINARY SUBDIVISION MAP AND IS NOT TO BE USED FOR CONSTRUCTION OR RECORD PURPOSES.



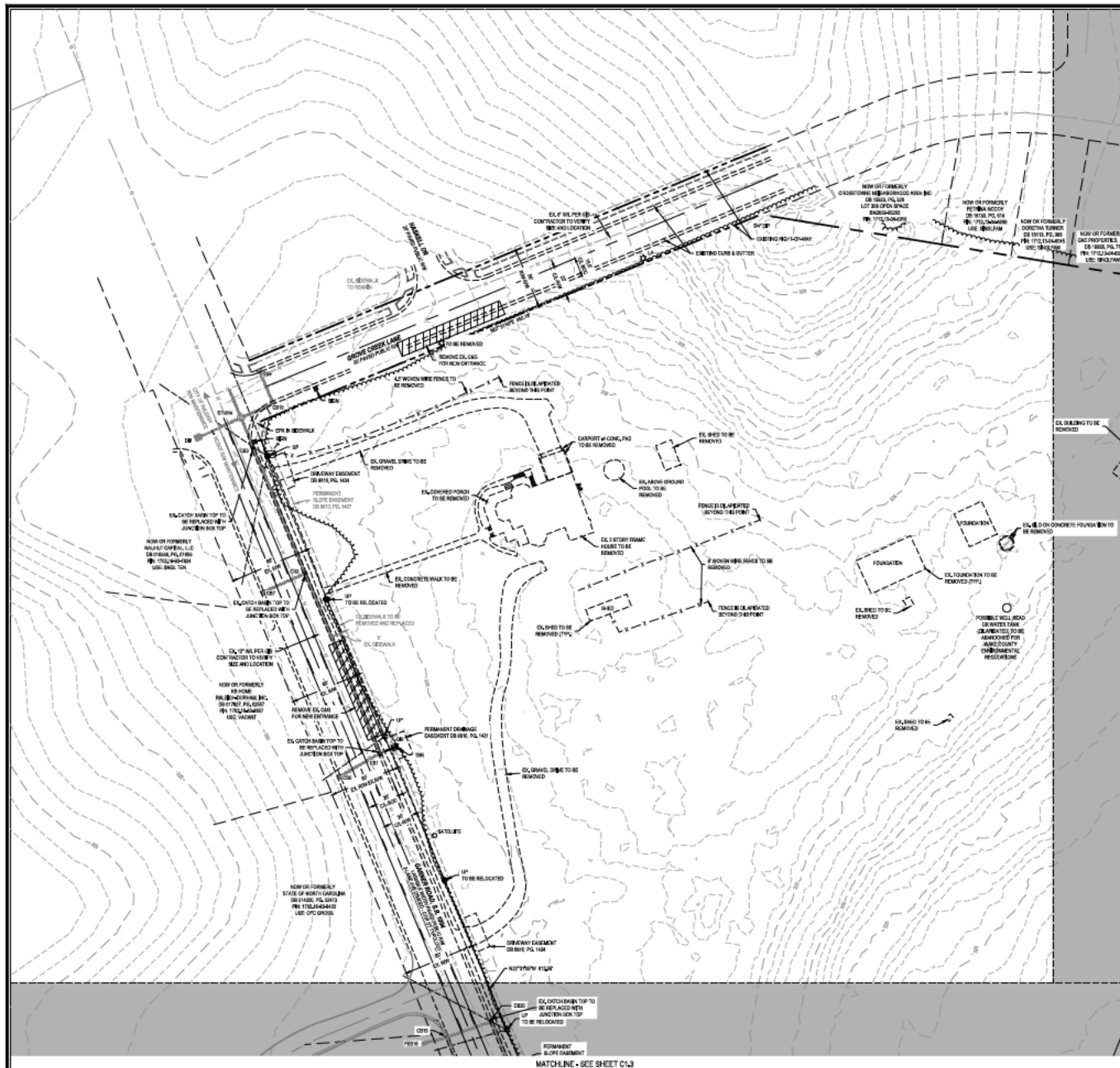
GENERAL NOTES

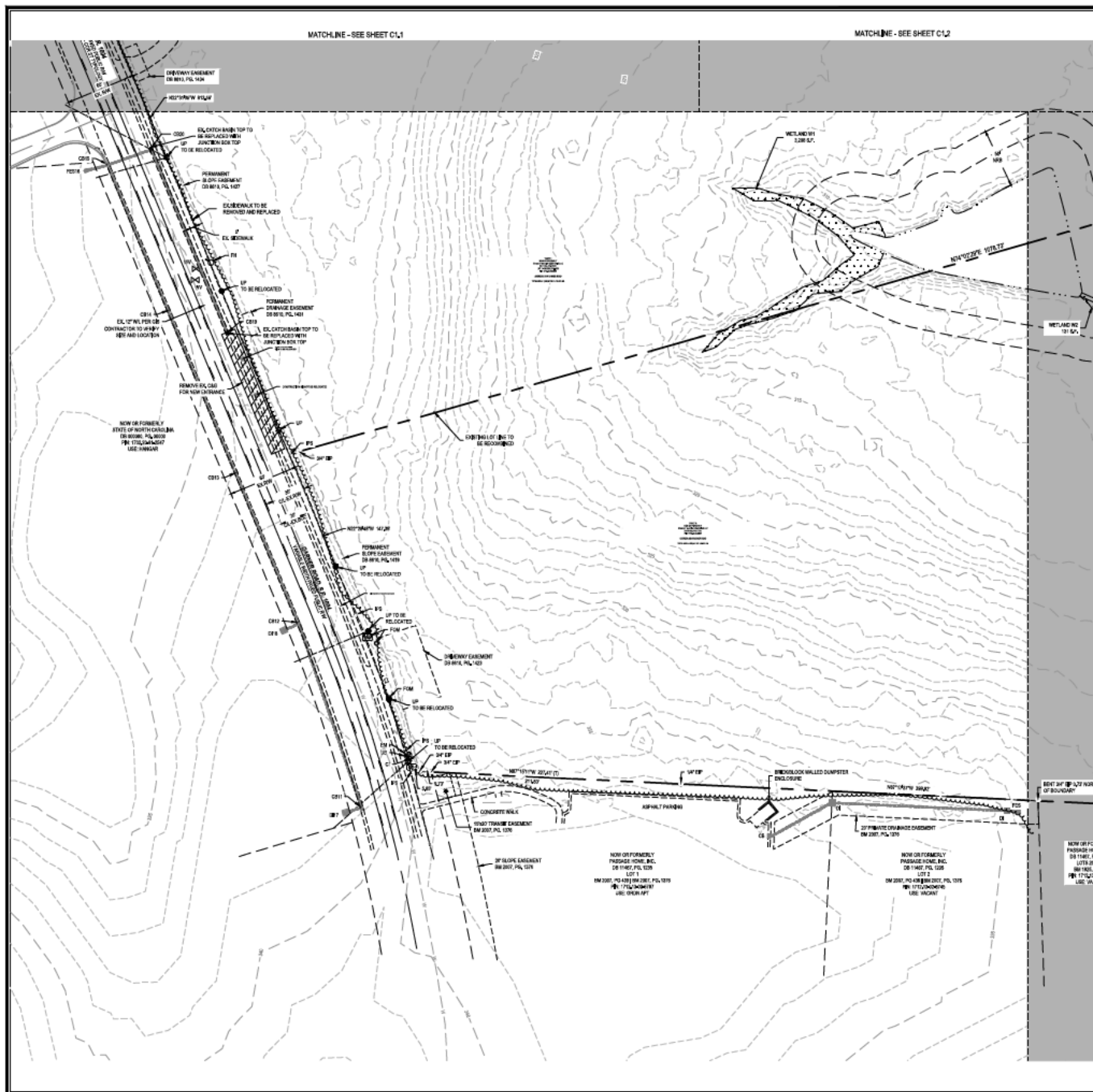
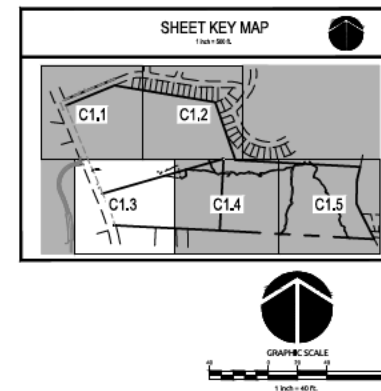
1. NO HORIZONTAL ADJUSTMENT WAS FOUND WITHIN 2.00 FEET OF THE CLOSURE.
2. THE FOLLOWING INFORMATION WAS USED TO OBTAIN THE COORDINATES AND ELEVATIONS FOR THE PROJECT:
 - A. CLASS OF SURVEY: (HIGH LAND SURVEY CLASS A)
 - B. POSITION: ACCURACY: 1/100,000 (1/100,000)
 - C. DATE OF SURVEY: 10/15/2019
 - D. DATE OF SURVEY: 10/15/2019
 - E. DATE OF SURVEY: 10/15/2019
 - F. DATE OF SURVEY: 10/15/2019
 - G. DATE OF SURVEY: 10/15/2019
 - H. DATE OF SURVEY: 10/15/2019
 - I. DATE OF SURVEY: 10/15/2019
 - J. DATE OF SURVEY: 10/15/2019
 - K. DATE OF SURVEY: 10/15/2019
 - L. DATE OF SURVEY: 10/15/2019
 - M. DATE OF SURVEY: 10/15/2019
 - N. DATE OF SURVEY: 10/15/2019
 - O. DATE OF SURVEY: 10/15/2019
 - P. DATE OF SURVEY: 10/15/2019
 - Q. DATE OF SURVEY: 10/15/2019
 - R. DATE OF SURVEY: 10/15/2019
 - S. DATE OF SURVEY: 10/15/2019
 - T. DATE OF SURVEY: 10/15/2019
 - U. DATE OF SURVEY: 10/15/2019
 - V. DATE OF SURVEY: 10/15/2019
 - W. DATE OF SURVEY: 10/15/2019
 - X. DATE OF SURVEY: 10/15/2019
 - Y. DATE OF SURVEY: 10/15/2019
 - Z. DATE OF SURVEY: 10/15/2019
3. ALL ELEVATIONS ARE HORIZONTAL, GRADES DETERMINED BY LAS SURVEY, TEST UNDER OTHER METHOD.
4. ALL AREAS DEDICATED BY THE COORDINATE COMPUTATION METHOD.
5. (SEE NOTE SURVEYED ARE SHOWN AS SHOWN) (SEE FROM INFORMATION REFERENCES HEREIN).
6. PROPERTIES SHOWN HEREIN ARE SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO ANY MATTERS THAT A TITLE REPORT WOULD REVEAL.
7. NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP 2017 WITHIN EFFECTIVE DATE OF 05/01/2017.
8. SURVEY AND METHOD DETERMINATION PERFORMED BY SHOP ON COUNTY AND SHOULD BE REVIEWED BY OWNER AND THE USACE PRIOR TO CONSTRUCTION.

EXISTING CONDITIONS AND DEMO NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL COORDINATE ALL REMOVALS WITH THE OWNER PRIOR TO COMMENCEMENT OF WORK.
3. SPECIAL CARE SHALL BE TAKEN TO PROTECT ALL EXISTING UTILITIES AND STRUCTURES, INCLUDING EXISTING UTILITIES, AND TO MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ACCESS TO ALL ADJACENT PROPERTIES.
4. NO NEW CONSTRUCTION SHALL BE PERMITTED ON ANY EXISTING CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ACCESS TO ALL ADJACENT PROPERTIES.
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STORM TABLE									
STATION	LENGTH	WIDTH	DEPTH	AREA	VOLUME	PERCENT	PERCENT	PERCENT	PERCENT
100+00	100.00	10.00	1.00	1000.00	1000.00	100.00	100.00	100.00	100.00
100+10	100.00	10.00	1.00	1000.00	1000.00	100.00	100.00	100.00	100.00
100+20	100.00	10.00	1.00	1000.00	1000.00	100.00	100.00	100.00	100.00
100+30	100.00	10.00	1.00	1000.00	1000.00	100.00	100.00	100.00	100.00
100+40	100.00	10.00	1.00	1000.00	1000.00	100.00	100.00	100.00	100.00
100+50	100.00	10.00	1.00	1000.00	1000.00	100.00	100.00	100.00	100.00
100+60	100.00	10.00	1.00	1000.00	1000.00	100.00	100.00	100.00	100.00
100+70	100.00	10.00	1.00	1000.00	1000.00	100.00	100.00	100.00	100.00
100+80	100.00	10.00	1.00	1000.00	1000.00	100.00	100.00	100.00	100.00
100+90	100.00	10.00	1.00	1000.00	1000.00	100.00	100.00	100.00	100.00
101+00	100.00	10.00	1.00	1000.00	1000.00	100.00	100.00	100.00	100.00
101+10	100.00	10.00	1.00	1000.00	1000.00	100.00	100.00	100.00	100.00
101+20	100.00	10.00	1.00	1000.00	1000.00	100.00	100.00	100.00	100.00
101+30	100.00	10.00	1.00	1000.00	1000.00	100.00	100.00	100.00	100.00
101+40	100.00	10.00	1.00	1000.00	1000.00	100.00	100.00	100.00	100.00
101+50	100.00	10.00	1.00	1000.00	1000.00	100.00	100.00	100.00	100.00
101+60	100.00	10.00	1.00	1000.00	1000.00	100.00	100.00	100.00	100.00
101+70	100.00	10.00	1.00	1000.00	1000.00	100.00	100.00	100.00	100.00
101+80	100.00	10.00	1.00	1000.00	1000.00	100.00	100.00	100.00	100.00
101+90	100.00	10.00	1.00	1000.00	1000.00	100.00	100.00	100.00	100.00
102+00	100.00	10.00	1.00	1000.00	1000.00	100.00	100.00	100.00	100.00
102+10	100.00	10.00	1.00	1000.00	1000.00	100.00	100.00	100.00	100.00
102+20	100.00	10.00	1.00	1000.00	1000.00	100.00	100.00	100.00	100.00
102+30	100.00	10.00	1.00	1000.00	1000.00	100.00	100.00	100.00	100.00
102+40	100.00	10.00	1.00	1000.00	1000.00	100.00	100.00	100.00	100.00
102+50	100.00	10.00	1.00	1000.00	1000.00	100.00	100.00	100.00	100.00
102+60	100.00	10.00	1.00	1000.00	1000.00	100.00	100.00	100.00	100.00
102+70	100.00	10.00	1.00	1000.00	1000.00	100.00	100.00	100.00	100.00
102+80	100.00	10.00	1.00	1000.00	1000.00	100.00	100.00	100.00	100.00
102+90	100.00	10.00	1.00	1000.00	1000.00	100.00	100.00	100.00	100.00
103+00	100.00	10.00	1.00	1000.00	1000.00	100.00	100.00	100.00	100.00
103+10	100.00	10.00	1.00	1000.00	1000.00	100.00	100.00	100.00	100.00
103+20	100.00	10.00	1.00	1000.00	1000.00	100.00	100.00	100.00	100.00
103+30	100.00	10.00	1.00	1000.00	1000.00	100.00	100.00	100.00	100.00
103+40	100.00	10.00	1.00	1000.00	1000.00	100.00	100.00	100.00	100.00
103+50	100.00	10.00	1.00	1000.00	1000.00	100.00	100.00	100.00	100.00
103+60	100.00	10.00	1.00	1000.00	1000.00	100.00	100.00	100.00	100.00
103+70	100.00	10.00	1.00	1000.00	1000.00	100.00	100.00	100.00	100.00
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103+90	100.00	10.00	1.00	1000.00	1000.00	100.00	100.00	100.00	100.00
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104+10	100.00	10.00	1.00	1000.00	1000.00	100.00	100.00	100.00	100.00
104+20	100.00	10.00	1.00	1000.00	1000.00	100.00	100.00	100.00	100.00
104+30	100.00	10.00	1.00	1000.00	1000.00	100.00	100.00	100.00	100.00
104+40	100.00	10.00	1.00	1000.00	1000.00	100.00	100.00	100.00	100.00
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110+80	100.00	10.00	1.00	1000.00	1000.00	100.00	100.00	10	



[illegible]

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Preliminary Subdivision
Plans for
McGRADY FARM SUBDIVISION
RALEIGH, NORTH CAROLINA

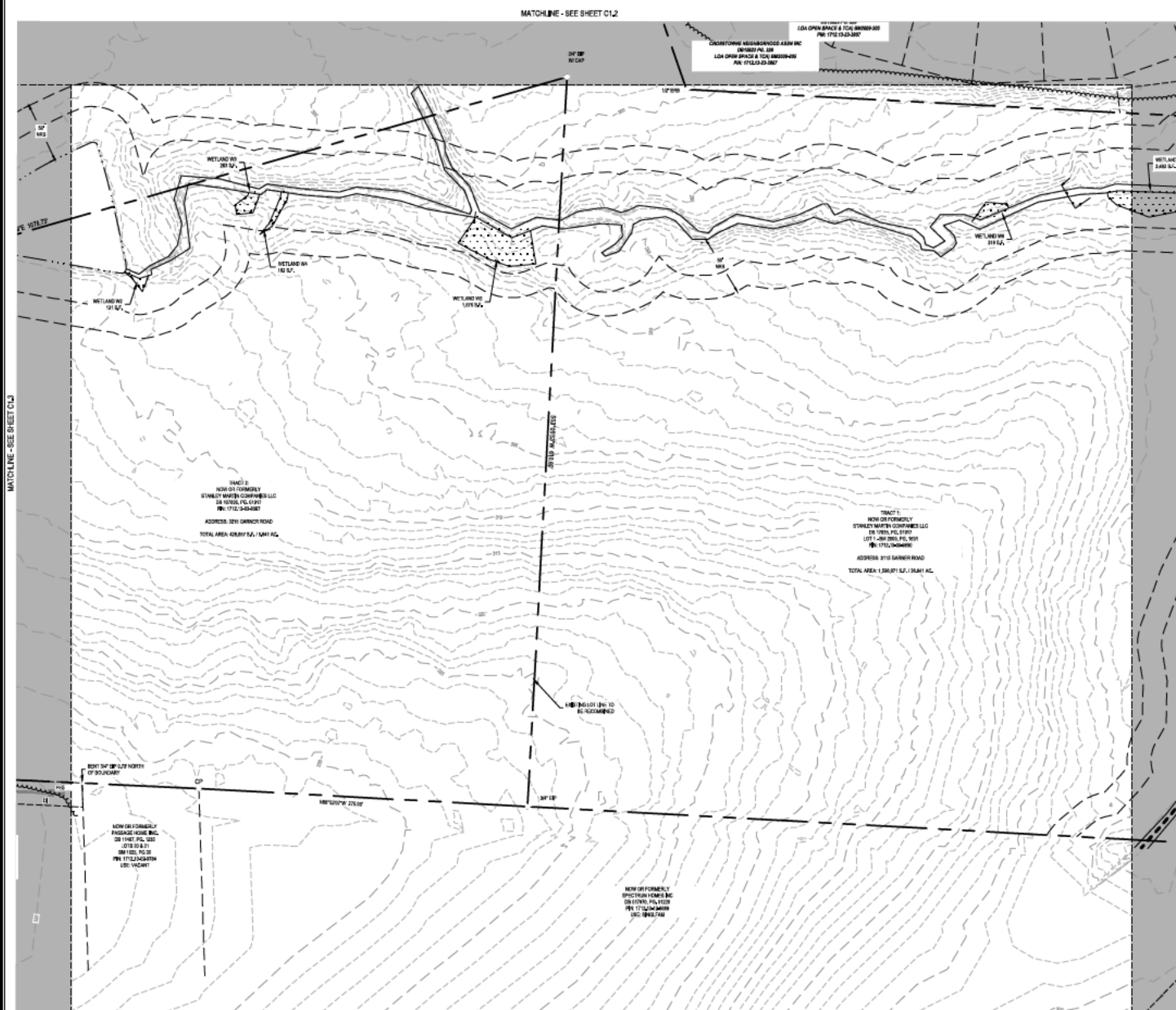
EXISTING CONDITIONS & DEMOLITION PLAN

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. _____

C1.3



MATCHLINE - SEE SHEET C1.3

MATCHLINE - SEE SHEET C1.2

CAUTION: NEIGHBORHOOD ALERT INC
02/18/2013 PM 1:29
LOA OPEN SPACE & TCA 063009-029
PH: 0712 61-25-0867

TRACT 2:
 NOW OR FORMERLY
 STANLEY MARSH COMPANIES LLC
 DB 107005, PGL 01917
 PPL: 171213-03-0067
 ADDRESS: 3215 GARNER ROAD
 TOTAL AREA: 428,817 S.F. / 9.841 AC

TRACT 1:
NOW OR FORMERLY
STANLEY MARTIN COMPANIES LLC
DB 1989, PG, 01937
LOT 1-JB 2000, PG, 9451
EN: 1732, 14-03-0090
ADDRESS: 3715 GARNER ROAD
TOTAL AREA: 1,596,071 SQ. FT./36.841 AC

1400 W. 10TH NORTH
INDIAN

NEW OR FORMERLY
PASSAGE HOME INC.
DB 11402, PGL 1280
LOTS 20 & 21
DAV 11022, PG 8
PPL 17123, PG 8-1034
AND SUCCEANT

NOW OR FORMERLY
SPECTRUM HOME'S
ON 6790, PG. 8129
PG. 1713-12-2009

Sheet No.

C1.4



RALEIGH, NORTH CAROLINA

SUBDIVISION PLAN

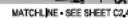
Job No.	021000729	Drawn by	WJ
Date	03/14/2008	Designed	

PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION

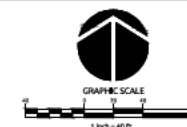
Revisions		
1	C.O.R. COMMENTS	2/17/20
2	C.O.R. COMMENTS	7/2/20
3	C.O.R. COMMENTS	7/29/20
4	C.O.R. COMMENTS	1/15/21

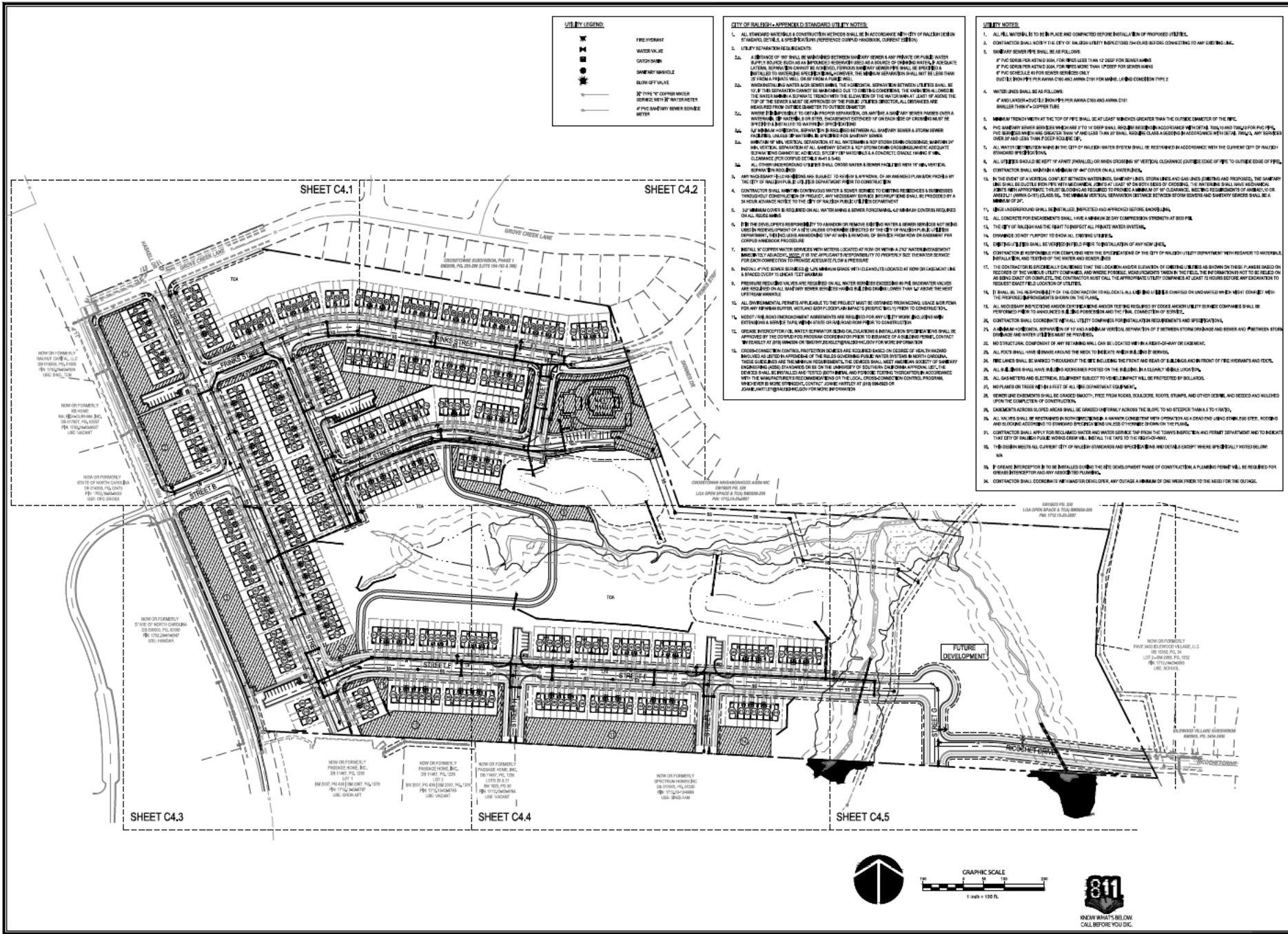
Sheet No.

C2.2



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1 inch x 500





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Preliminary Subdivision Plans for
McCRADY FARM SUBDIVISION
RALEIGH, NORTH CAROLINA

OVERALL UTILITY PLAN

PRELIMINARY NOT APPROVED FOR CONSTRUCTION

Revision	1	2	3	4
1	C.O.A. COMMENTS	3/17/20		
2	C.O.A. COMMENTS	7/12/20		
3	C.O.A. COMMENTS	7/29/20		
4	C.O.A. COMMENTS	11/15/20		

Sheet No.
C4.0

RALEIGH, NORTH CAROLINA

UTILITY PLAN

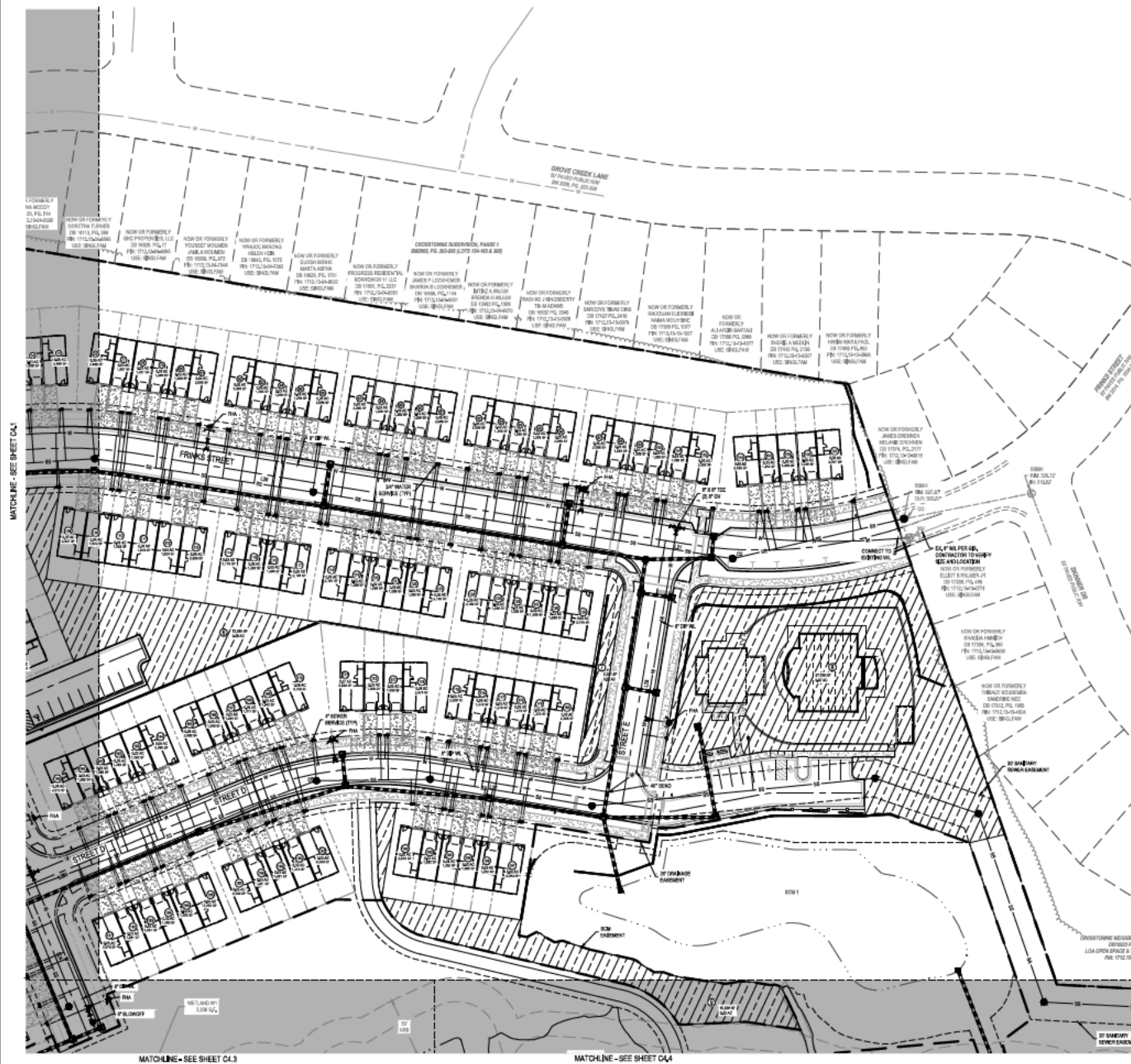
Job No.	02100729	Drawn By	W
Date	12/18/2009	Designer	W

PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION







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

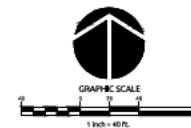
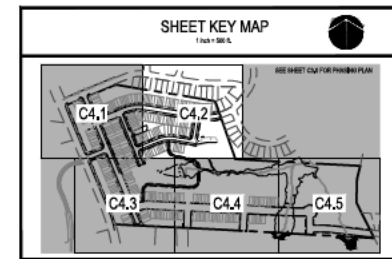
Sheet No. _____

C4.2

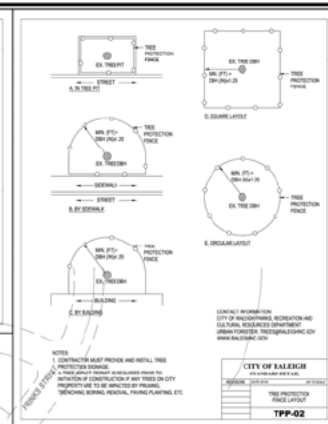


SYMBOL LEGEND:

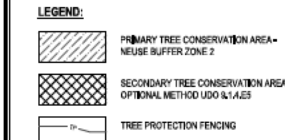
	FIRE HYDRANT
	WATER VALVE
	CATCH BASIN
	SANITARY MANHOLE
	BLOW OFF VALVE
	30" TYPE "K" COPPER WATER SERVICE WITH 30" WATER METER
	4" PVC SANITARY SEWER SERVICE METER



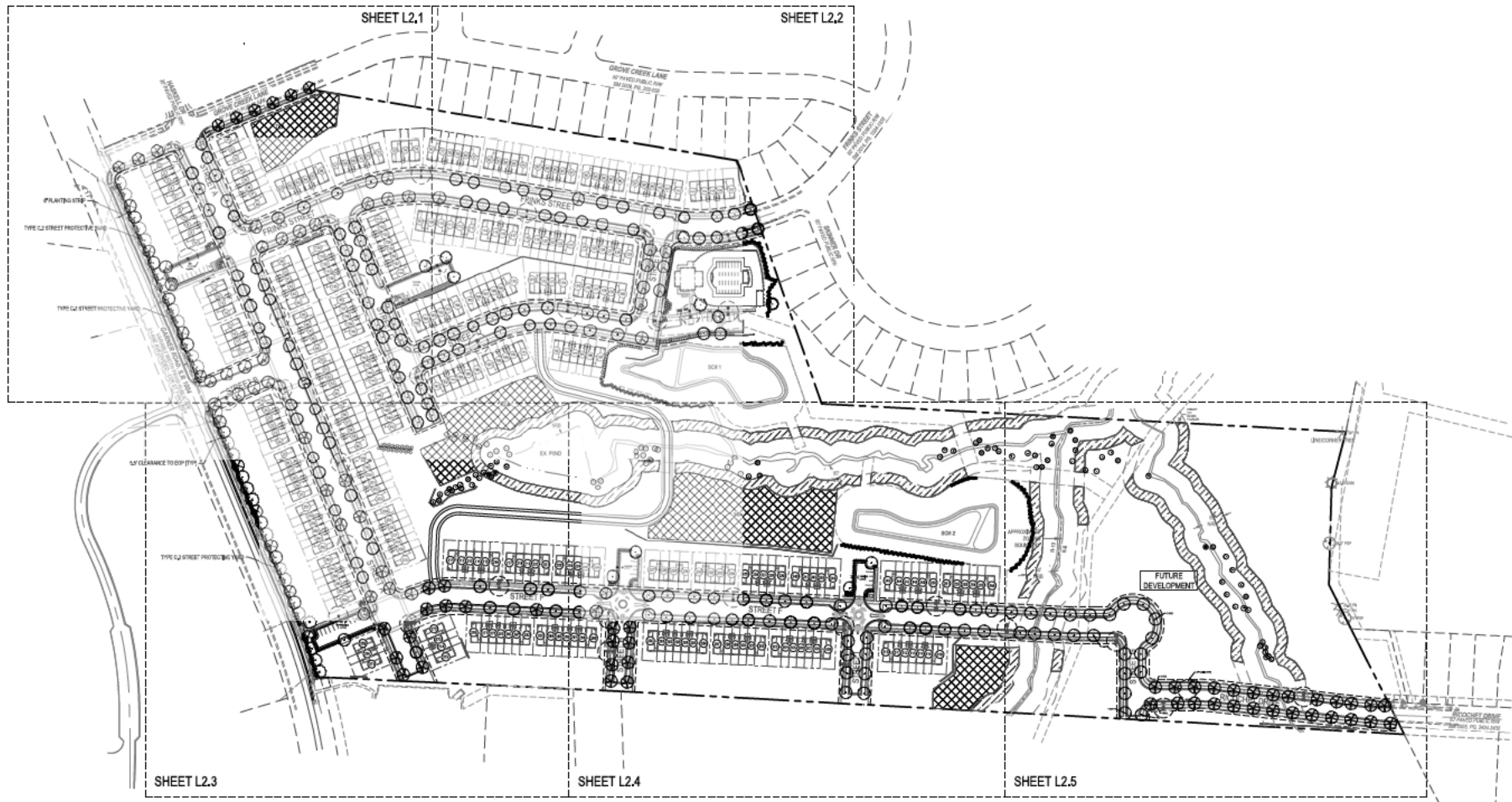
Flute #	Type	Rated Area
1 HW		0.411774
1 Maple		0.411774
2b Sweet Gum		0.312104
2c Maple		0.353576
3b Sweet Gum		1.038984

[illegible]




Project Name: GARDEN ROAD TOWNHOMES	
Gross Site Acres:	45.03 ac
Right-of-way to be dedicated with this project:	3.33 ac
Net Site Acres:	41.61 ac
	<div style="display: flex; justify-content: space-between;"> Percent of Acres Percent of Total </div>

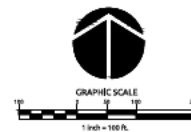


GRAPHIC SCALE
1" (H) = 100' (V)



LEGEND:

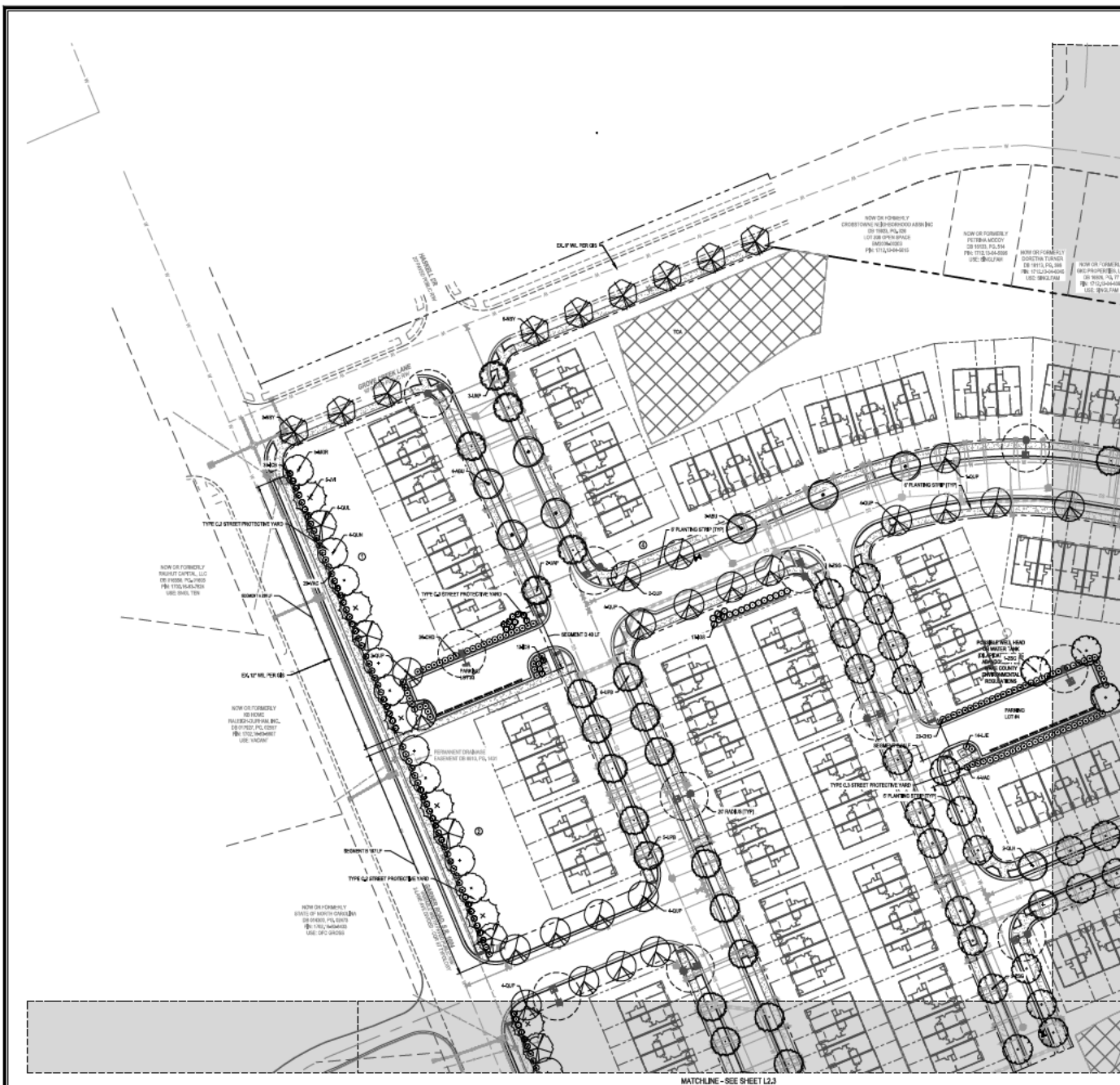
-  PRIMARY TREE CONSERVATION AREA - NEUSE BUFFER ZONE 2
-  SECONDARY TREE CONSERVATION AREA - OPTIONAL METHOD UDD 3.1.4.1.5
-  TREE PROTECTION FENCING



ISS NO.	01100729	Drawn By	WRS
DATE	02/16/2019	Design By	WRS



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



WithersRavenel
Engineers | Planners

275 Raleigh Street | Suite 200 | Raleigh, NC 27602 | P: 919.440.0400 | B: 919.440.0401 | www.withersravenel.com

**Preliminary Subdivision
Plans for
MCGRADY FARM SUBDIVISION**

RALEIGH, NORTH CAROLINA

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LANDSCAPE PLAN

