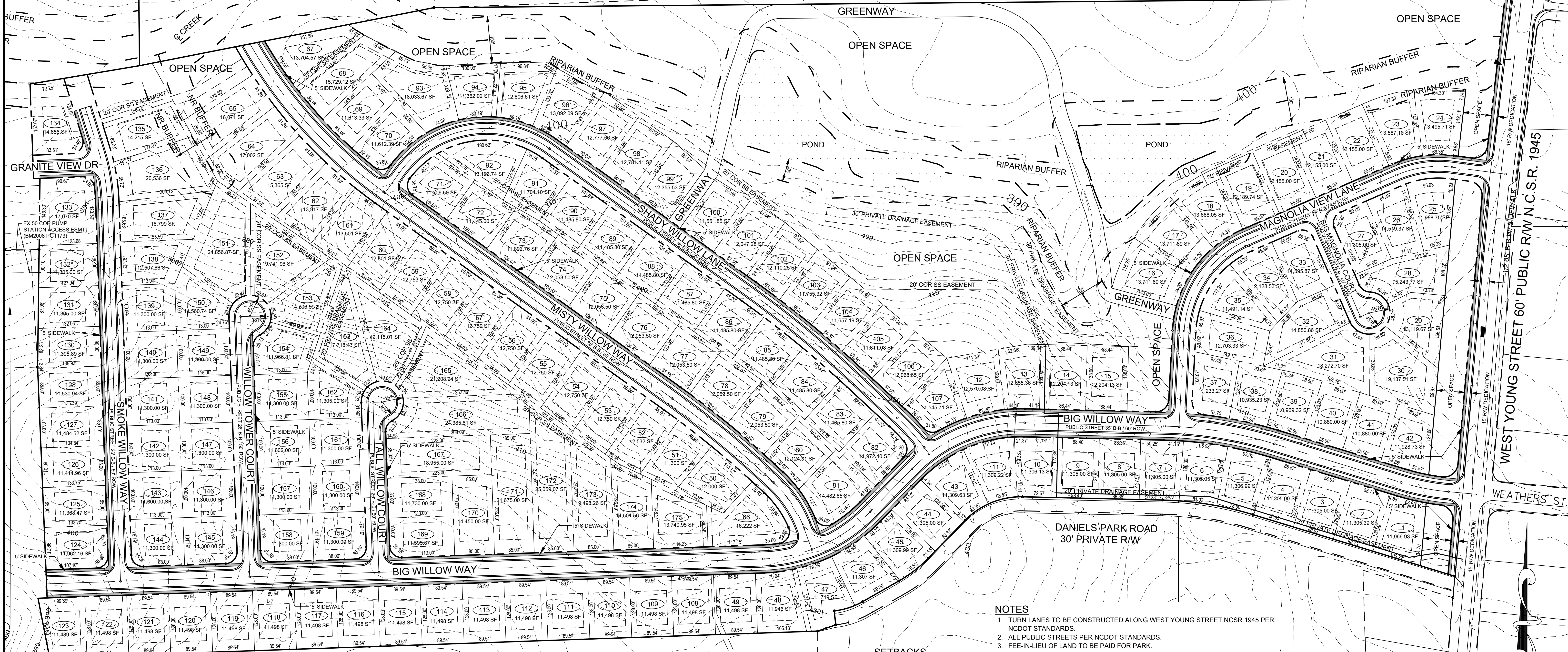


N/F
BARHAM, OVID COLEY
DB 9983, PG 1655
PIN 1759 02-86-6170
50 AC

BRANDIWOOD &
ALS ACRES SUBDIVISION



***NOTE**
LOT 132 SHALL NOT BE DEVELOPED UNTIL SUCH TIME THAT ACCESS TO A PUBLIC RIGHT-OF-WAY IS PROVIDED TO PIN 1759744853 (N/F MEYERS, JAMES & MEYERS, TERRI G) AND THE EXISTING 50' COR PUMP STATION ACCESS EASEMENT (BM2008 PG1173) CAN BE ABANDONED.

N/F
SCARBORO, C GLEN &
SANDRA SCARBORO-HARRISON
DB 10624, PG 53
PIN 1759-16-83-2492
72.52 AC

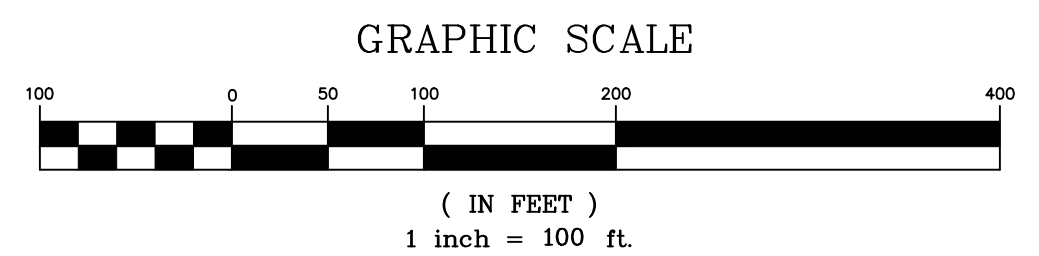
SITE DATA
TOTAL ACRES = 88.513 AC
ZONING = R-2 SUP CLUSTER
TOTAL LOTS = 174
OPEN SPACE = 23.28 ACRES

SETBACKS
FRONT.....30'
SIDE.....12'
REAR.....25'
CORNER.....22'

NOTE: ALL DISTANCES ARE CHORD

- NOTES**
1. TURN LANES TO BE CONSTRUCTED ALONG WEST YOUNG STREET NCSR 1945 PER NCDOT STANDARDS.
 2. ALL PUBLIC STREETS PER NCDOT STANDARDS.
 3. FEE-IN-LIEU OF LAND TO BE PAID FOR PARK.
 4. PONDS AND WETLANDS TO BE MAINTAINED FOR STORM WATER MANAGEMENT.
 5. MONTHLY MAINTENANCE OF PONDS AND WETLANDS BY THE HOMEOWNERS ASSOCIATION.
 6. SIDEWALK TO BE CONSTRUCTED ALONG WEST YOUNG STREET FROM SUBDIVISION TO COTTON PAWS STREET, APPROXIMATELY 800 FEET.
 7. VARIANCE IS REQUESTED TO CONSTRUCT ROLL TYPE CURB ON THE PROPOSED COLLECTOR STREET.
 8. STREET AND TRAFFIC SIGNS TO BE PAID FOR BY THE OWNER.
 9. STREET LIGHTING UPGRADE OF FIXTURES TO BE PAID FOR BY THE OWNER.
 10. RIPARIAN BUFFERS AND WETLANDS TO BE APPROVED BY DIVISION OF WATER QUALITY AND CORPS OF ENGINEERS.
 11. ALL UTILITIES TO BE DESIGNED AND CONSTRUCTED TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

N/F
WALSH, JOSIE S. & WILLIAM K.
DB 7031, PG 359
PIN 1759-15-64-7805
37.66 AC



N/F
MEYERS, JAMES & TERRI
DB 9844, PG 639
PIN 1759-02-75-5026
1 AC

DATE	REVISION	BY
3-10-21	UPDATE LOTS	RT

JOHN A. EDWARDS & COMPANY
Consulting Engineers
333 Wade Ave., Raleigh, NC 27605
Phone (919) 828-4428
FAX (919) 828-4711
E-mail info@jaeco.com

SCALE: 1" = 100'	DATE: 2-12-2004
F.L.D. BK & PAGE	DRAWN BY: FNM
FILE NO.:	CHECKED BY: JAE, JR.

GRANITE CREST SUBDIVISION
(FORMERLY "WILLOW CREST SUBDIVISION")
ROLESVILLE NORTH CAROLINA
OWNER.....REAL ESTATE MARKETING
ADDRESS.....6200 FALLS OF NEUSE RD, STE 102, RALEIGH, NC 27609
TELEPHONE...865-9918
SITE PLAN