

GRANITE CREST SUBDIVISION PHASE FOUR ROLESVILLE, N.C.

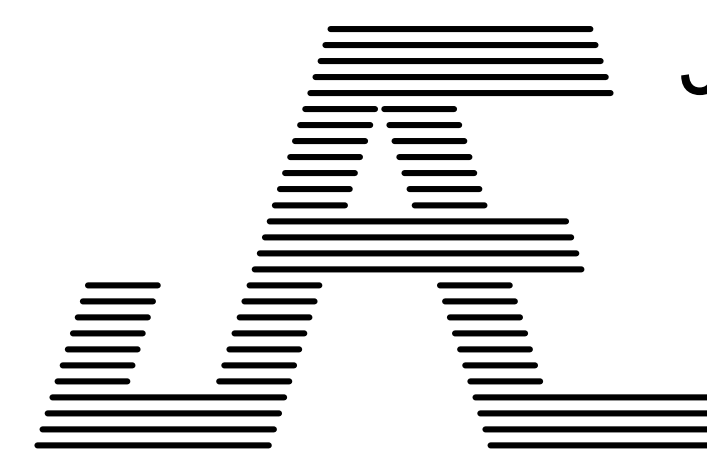
JANUARY 28, 2015

MARCH 24, 2015

OWNER / DEVELOPER:

HAROLD W. PERRY
REAL ESTATE MARKETING & CONSULTING INC.
 5909 FALLS OF NEUSE RD
 RALEIGH, NC 27609

CIVIL ENGINEER:



JOHN A. EDWARDS & COMPANY

Consulting Engineers

NC License F-0289
333 Wade Ave
Raleigh, N.C. 27605
Phone (919) 828-4428
FAX (919) 828-4711

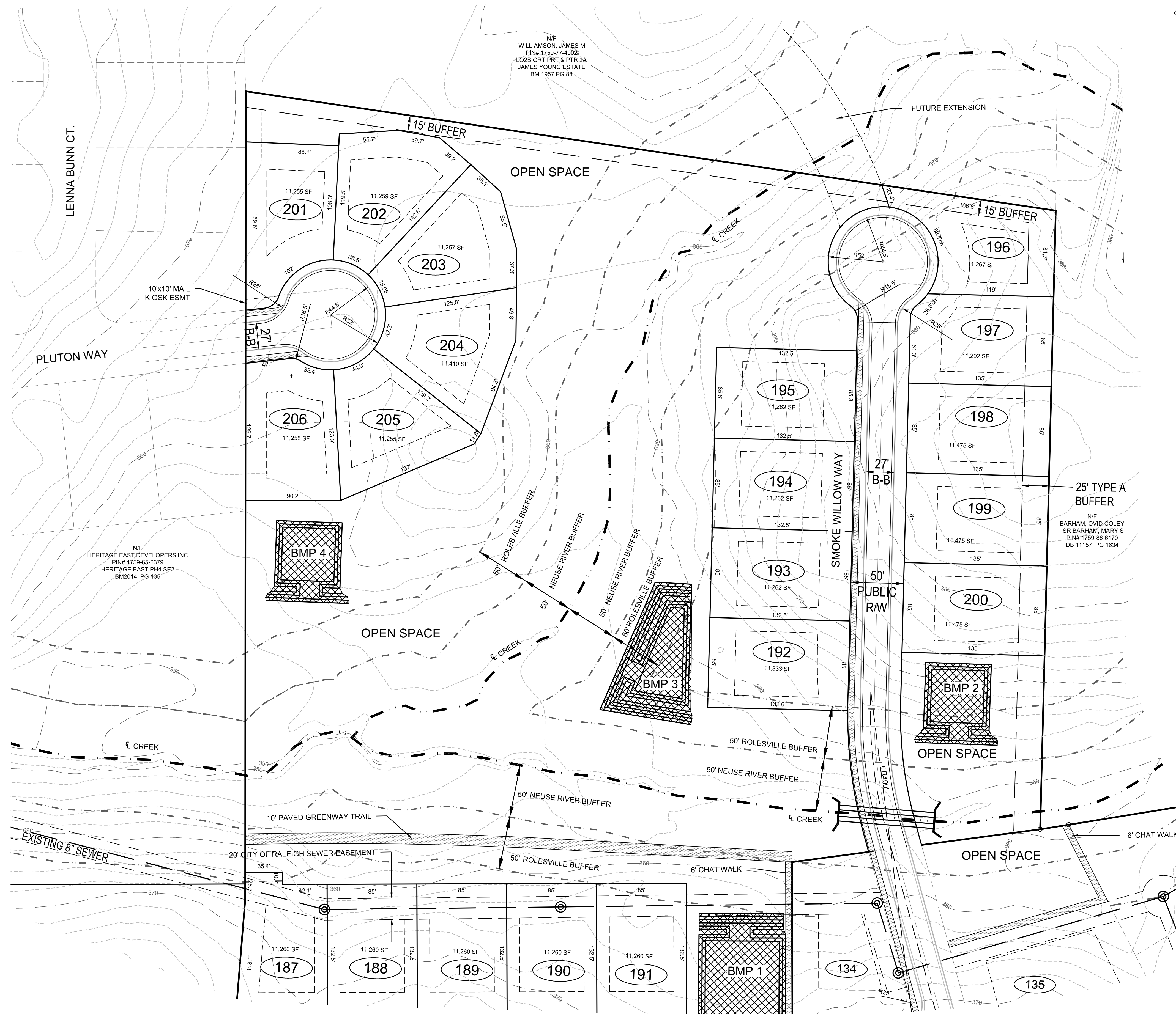


SITE DATA

ADDRESS: 1999 SMOKE WILLOW WAY
 PIN: 1759.02-75-4610
 1759.15-74-1881
 OWNERS: REAL ESTATE MARKETING & CONSULTING INC.,
 HAROLD W. PERRY
 ACREAGE: 18.2 AC.
 AREA IN LOTS: 8.58 AC.
 AREA IN R/W: 2.33 AC.
 AREA IN PROTECTED OPEN SPACE: 7.29 AC. (40% of phase 4)
 AREA IN BUILDABLE OPEN SPACE: 1.82 AC (25% of open space
 outside buffers)
 EXISTING ZONING: R1
 PROPOSED ZONING: R2-SUD
 NUMBER OF LOTS: 31 LOTS
 MINIMUM LOT SIZE: 11,250 SF
 MINIMUM LOT WIDTH: 85'
 FRONT SETBACK: 30'
 REAR SETBACK: 25'
 SIDE SETBACK: 12'
 CORNER SETBACK: 22'
 BUFFER YARD: 15'

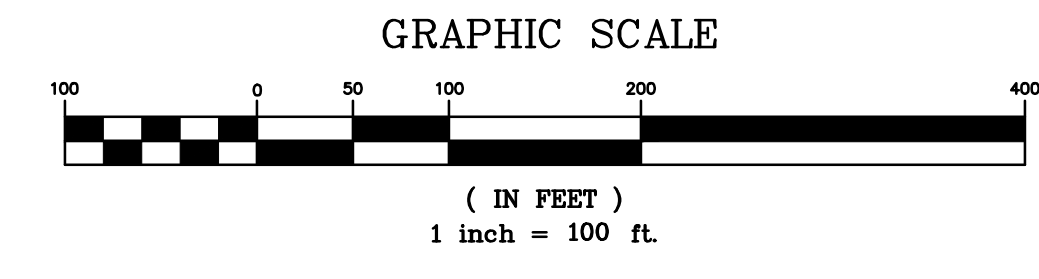
SHEET INDEX

CE-0 COVER SHEET
 CE-1 EXISTING CONDITIONS
 CE-2 SUBDIVISION PLAN - OVERALL
 CE-3 SUBDIVISION PLAN - NORTH
 CE-4 SUBDIVISION PLAN - SOUTH



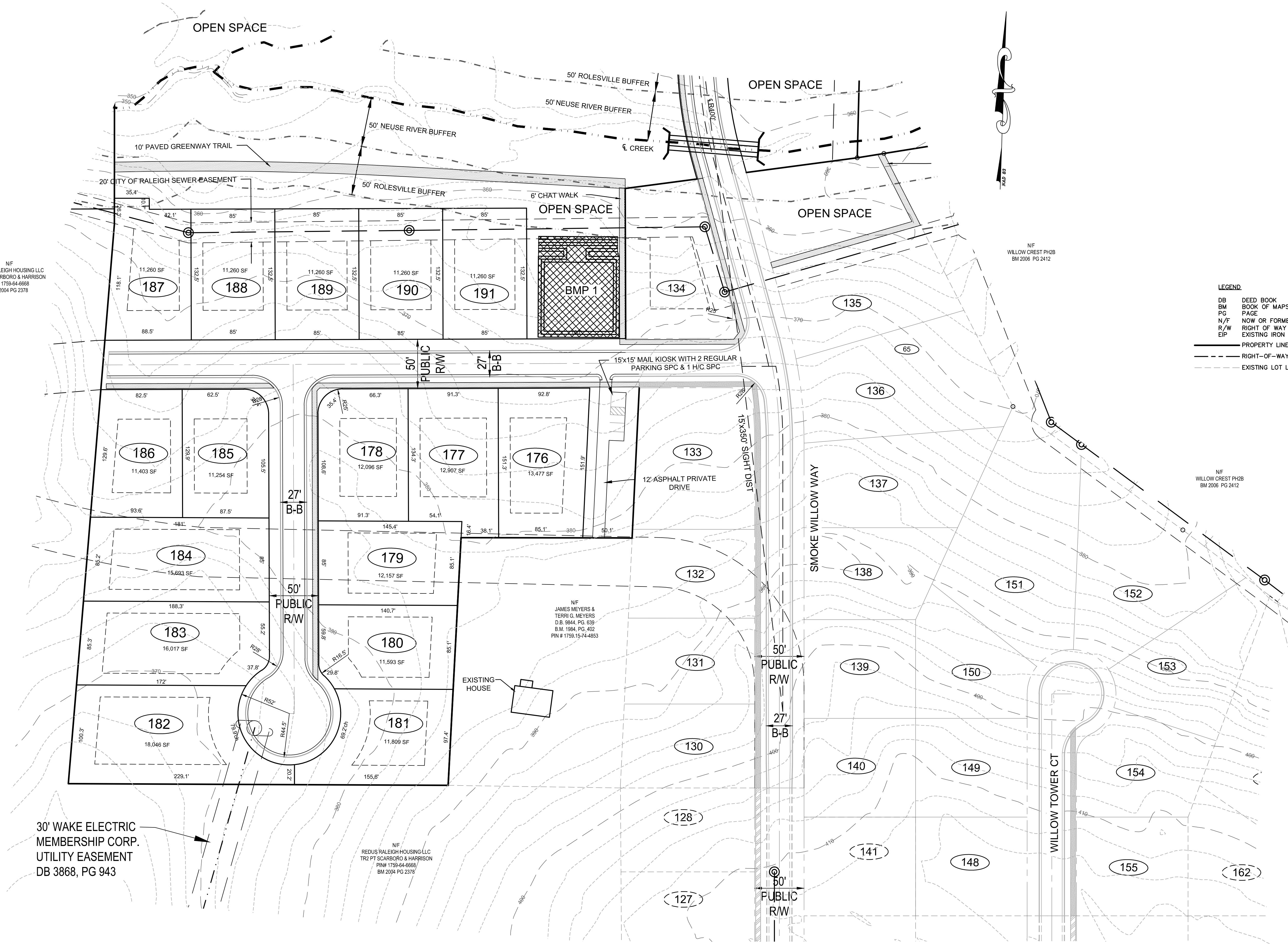
LEGEND

- DB DEED BOOK
- BM BOOK OF MAPS
- PG PAGE
- N/F NOW OR FORMERLY
- R/W RIGHT OF WAY
- EIP EXISTING IRON PIPE
- PROPERTY LINE
- - - RIGHT-OF-WAY
- - - EXISTING LOT LINE



DATE	REVISION	BY	
<p>JOHN A. EDWARDS & COMPANY Consulting Engineers NC License F-0289 333 Wade Ave., Raleigh, N.C. 27605 Phone: (919) 828-4428 Fax: (919) 828-4711 E-mail: info@jaeco.com</p>			
<p>GRANITE CREST PHASE 4</p>		<p>NORTH CAROLINA WAKE COUNTY SUBDIVISION PLAN</p>	
<p>DATE: 01-27-2015</p>	<p>DRAWN BY: FNN</p>	<p>CHECKED BY: JAE, JR.</p>	
<p>SCALE: 1" = 50'</p>			
<p>CE-3</p>			

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GRANITE CREST PHASE 4
 WAKE COUNTY NORTH CAROLINA
 SUBDIVISION PLAN

DATE	01-27-2015
DRAWN BY	FNN
CHECKED BY	JAE, JR.
SCALE	1" = 50'
FILE NO	

SHEET
CE-4

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