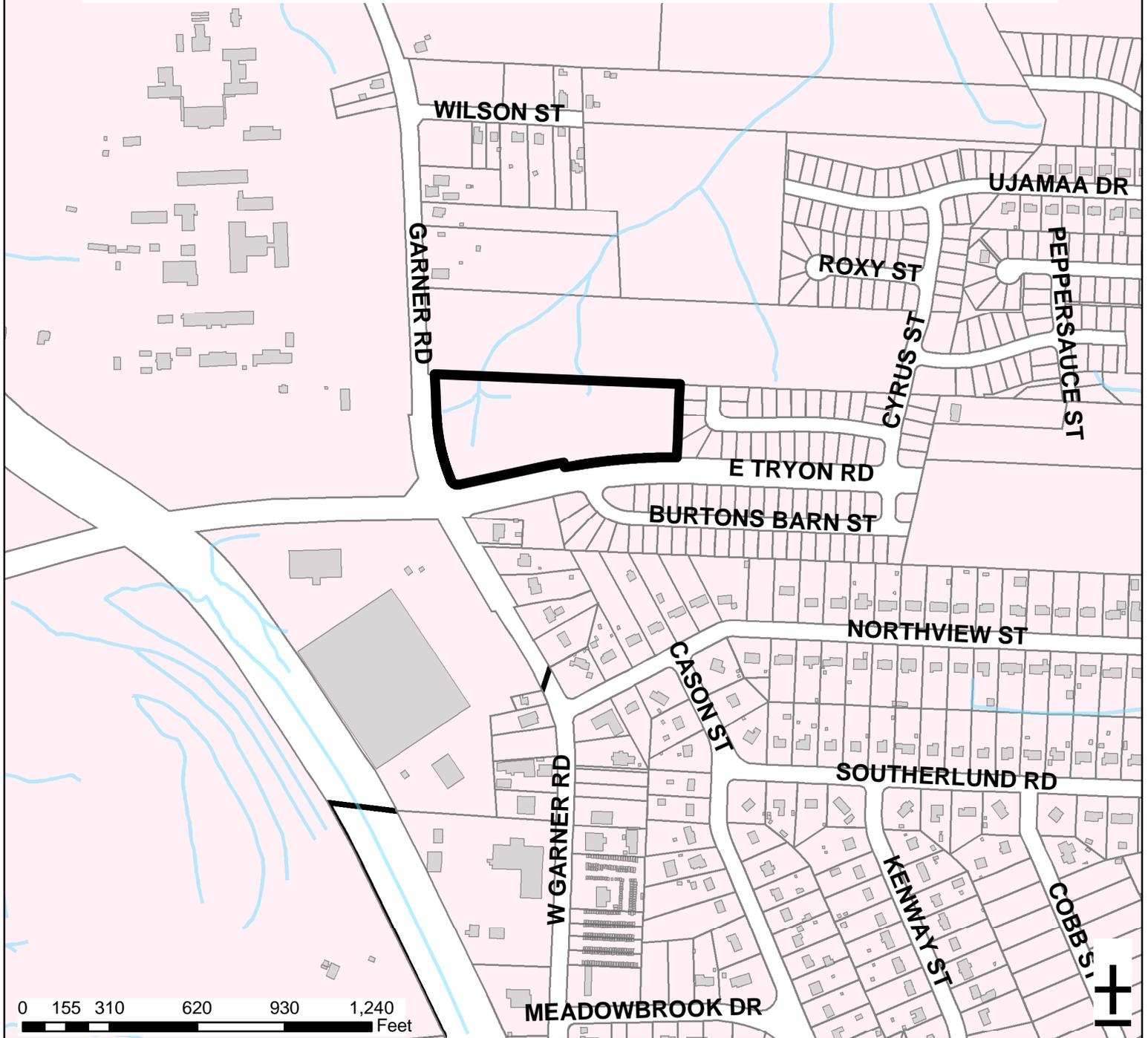


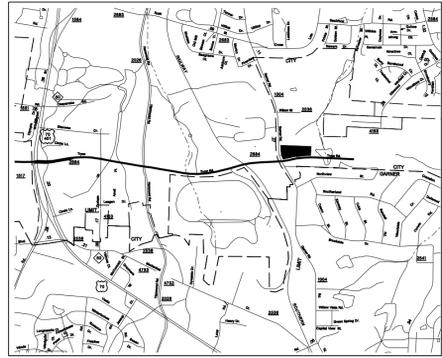
TRYON PARK SUBDIVISION S-1-2008



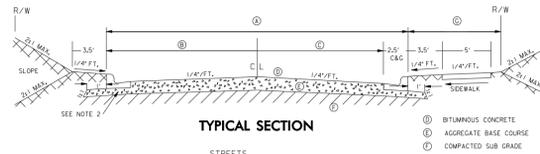
Zoning: **SC**
Planning District: **Southeast**
CAC: **South**
Drainage Basin: **Southgate**

Acres: **6.105**
Number of Lots: **3**
Planner: **James Marapoti**
Phone: **(919) 516-2642**
Applicant Contact: **CH Engineering**
Phone: **(919) 788-0224**

6.105
3
James Marapoti
(919) 516-2642
CH Engineering
(919) 788-0224



VICINITY MAP



TYPICAL SECTION

STREETS	A	B	C	D	E	F	G	
NORTHSIDE	60'	41'	20.5'	18.0'	2	1/2" 1-2	8' ABC	9.5'
EASTSIDE	60'	41'	20.5'	18.0'	2	1/2" 1-2	8' ABC	9.5'
TRYON ROAD	92'	72'	36.0'	33.5'	2	1/2" 1-2	8' ABC	9.5'

- NOTES:**
1. THE BOUNDARY AND TOPOGRAPHIC INFORMATION IS TAKEN FROM A SURVEY PREPARED BY CH ENGINEERING, 4601 LAKE BOONE TRAIL, RALEIGH, NC 27607.
 2. NO WETLAND OR NEUSE BUFFER EXIST ON THE SITE.
 3. ALL CONSTRUCTION SHALL CONFORM NCDOT AND CITY OF RALEIGH STANDARDS, SPECIFICATIONS AND CODE REQUIREMENTS. NOTIFY DESIGNER OF ANY DISCREPANCIES.
 4. ALL PUBLIC STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT NCDOT CONSTRUCTION STANDARDS AND/OR THE CITY OF RALEIGH CONSTRUCTION STANDARDS.
 5. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM HIS ACTIVITIES. CALL UTILITY LOCATOR SERVICE AT LEAST 48 HOURS PRIOR TO DIGGING. 1-800-632-4949
 6. THIS SITE IS LOCATED IN ZONE "X", AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, AS DETERMINED BY NIFF RATE MAP DATED: MAY 02, 2006 COMMUNITY PANEL NUMBER 3720171200J.
 7. NO TREES EXIST ON THE SITE.

SITE DATA:
 TAX MAP PIN: 1712.01.9546
 ZONING: SC
 TOTAL AREA: 6.10 AC.
 STREET DATA:
 610' (0.650 AC.) Commercial Streets
 830' Tryon Rd. (SR 2684)

SUBDIVISION BREAKDOWN:
 LOT 1: 1.208 AC.
 LOT 2: 0.950 AC.
 LOT 3: 3.297 AC.
 R/W: 0.850 AC.
 TOTAL: 6.10 AC.

PROPOSED STREET CONSTRUCTION:
 East Side Road will be constructed through property as a 41' b-b section in a min. 60' R/W with sidewalk on the east side. No reimbursement will be made by City to the Developer.

Northside Road will be constructed for a distance of 340' east of Garner Rd. a minimum two lane-two way roadway with curb and gutter and sidewalk on the south side. Anything constructed which exceeds half of a 41' b-b section and half of a sidewalk will be reimbursed by the City of Raleigh. Since these roads appear on the City's Comprehensive Plan we look to the City to provide names for these roads.

Tryon Road. The existing facility will be widened to the north to provide a raised median and two through lanes plus a left and right turn lane at the intersection of Garner Rd. All roadway construction on Tryon Rd. will be eligible for reimbursement by the City.

A private street will be constructed between Tryon Rd. and the end of the Northside Rd. This road will intersect Tryon Rd. as a right In/right out.

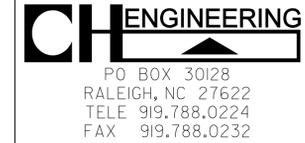
A right in access from Garner Rd. is proposed to replace the existing drive on Garner Rd. which will be closed. Sidewalk along Garner Rd. will be completed to the intersection of Tryon Rd. A right in is proposed off the Northside Rd. into Lot 1.

CURVE	CHD. BEARING	CHD. DIST.	ARC	RADIUS	DELTA
C1	N 42° 47' 13" E	28.34'	31.49'	20.00'	90° 13' 0"
C2	S 89° 46' 43" E	78.73'	78.76'	970.00'	4° 39' 7"
C3	S 89° 20' 17" E	36.59'	36.60'	860.00'	3° 46' 15"
C4	N 83° 5' 15" E	170.51'	170.79'	860.00'	11° 22' 42"
C5	S 47° 57' 35" W	25.82'	28.07'	20.00'	80° 24' 17"
C6	S 5° 16' 23" W	84.66'	84.68'	970.00'	5° 0' 7"
C7	S 0° 20' 35" W	39.56'	39.57'	470.00'	4° 49' 25"
C8	S 89° 23' 52" W	88.24'	88.25'	2046.00'	2° 28' 17"
C9	S 84° 25' 21" W	266.90'	267.09'	2046.00'	7° 28' 46"
C10	S 78° 36' 26" W	55.39'	55.39'	3014.89'	1° 3' 9"
C11	N 62° 13' 24" W	31.90'	34.60'	25.00'	75° 17' 59"
C12	N 15° 25' 58" W	164.40'	164.83'	661.26'	14° 16' 53"
C13	N 5° 18' 24" W	65.88'	68.91'	661.26'	5° 58' 14"
C14	N 7° 5' 56" W	123.61'	123.69'	1000.00'	7° 5' 12"
C15	N 2° 23' 22" W	40.70'	40.70'	1000.00'	2° 19' 56"

Public Sewer Collection / Extension System
 The City of Raleigh consents to the connection and extension of the City's public sewer system as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.
 City of Raleigh
 Public Utilities Department Permit # _____
 Authorization to Construct _____
 Date _____

UTILITY INSTALLATIONS AND OTHER PUBLIC FACILITIES INCLUDING SIDEWALKS AND HANDICAP RAMP ARE TO BE CONSTRUCTED ON ALL STREETS AS SPECIFIED BY CITY CODE. THESE FACILITIES HAVE BEEN APPROVED BY THE CITY OF RALEIGH AND SHALL BE SO INSTALLED UNLESS A CHANGE IS AUTHORIZED BY WRITTEN APPROVAL. PUBLIC SANITARY SEWER EASEMENTS ARE TO BE RECORDED PRIOR TO FINAL ACCEPTANCE.
 SIGNATURE _____
 CHIEF ENGINEER _____
 DIR. OF PUBLIC UTILITIES _____
 TRAFFIC ENGINEER _____
 CONSERVATION ENGINEER _____

REFERENCES
 LOT 1001
 BM 2005 PG 1147
 DB 8125 PG 2101



project number
 XXXXX.XX

MAC GREGOR SQUARE, LLC
 2116 ROLLING ROCK ROAD
 WAKE FOREST, NC 27587
 919.523.9237

consultants/construction managers

CONSULTANT 1

CONSULTANT 2

seal/signature

issued for _____ date _____

REVIEW _____ 12/06/2007

item _____ date _____

PRELIMINARY SUBDIVISION PLAN - TRYON PARK
 3501 GARNER ROAD
 RALEIGH, NC 27610
 PIN: 1712.17-01-9546

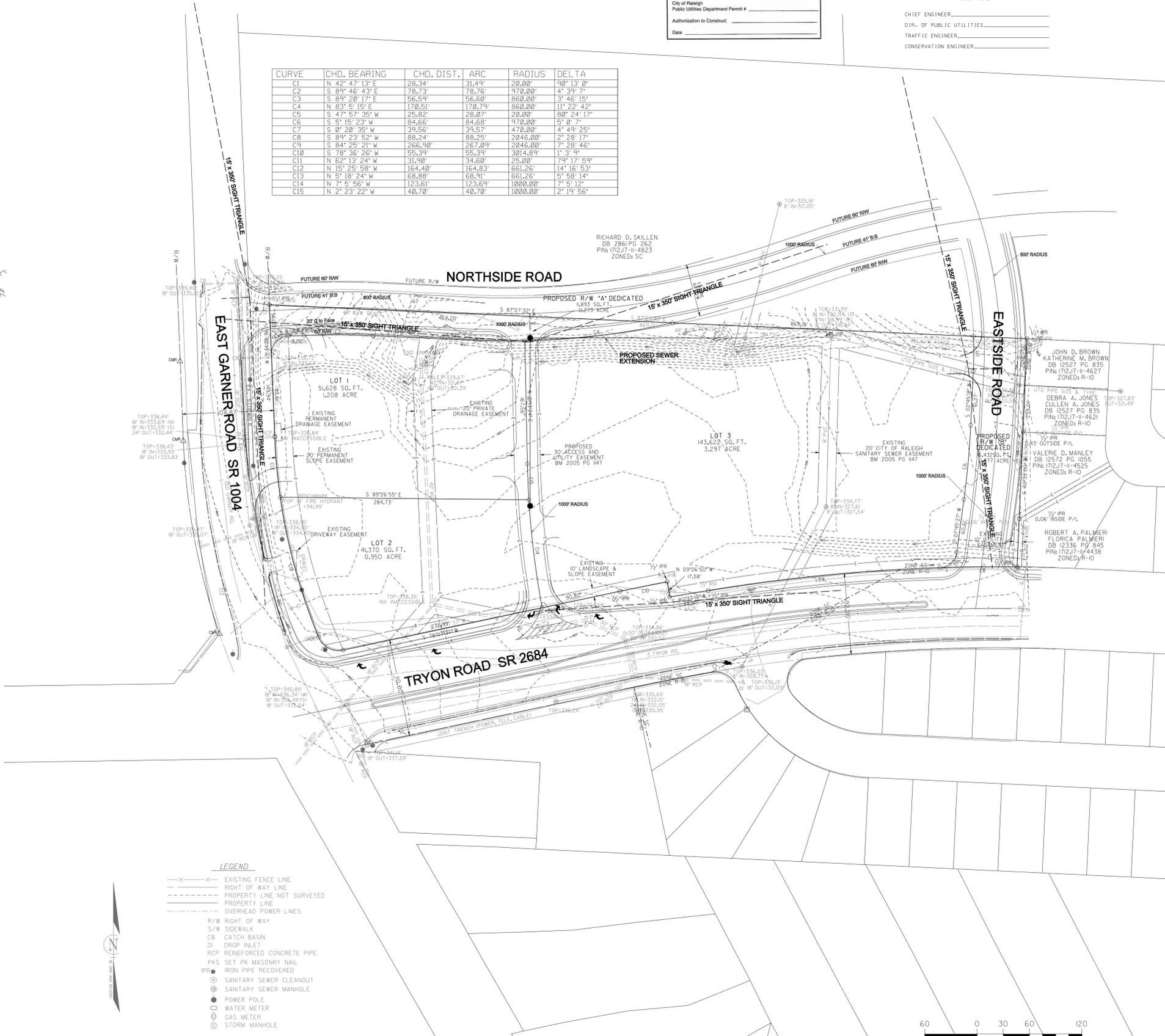
key plan
 sheet title

SUBDIVISION PLAN

sheet number

CO1

drawn by MWC checked by MAC
 Copyright © 2007 by Heery International, Inc. all rights reserved.
 WHEN PLOTTED AT FULL SIZE THIS SHEET MEASURES 24" x 36"



- LEGEND**
- X---X--- EXISTING FENCE LINE
 - RIGHT OF WAY LINE
 - PROPERTY LINE NOT SURVEYED
 - PROPERTY LINE
 - OVERHEAD POWER LINES
 - R/W RIGHT OF WAY
 - S/W SIDEWALK
 - CB CATCH BASIN
 - DI DROP INLET
 - RCP REINFORCED CONCRETE PIPE
 - PXS SET PK MASONRY NAIL
 - IPR IRON PIPE RECOVERED
 - SANITARY SEWER CLEANOUT
 - SANITARY SEWER MANHOLE
 - POWER POLE
 - WATER METER
 - GAS METER
 - STORM MANHOLE

