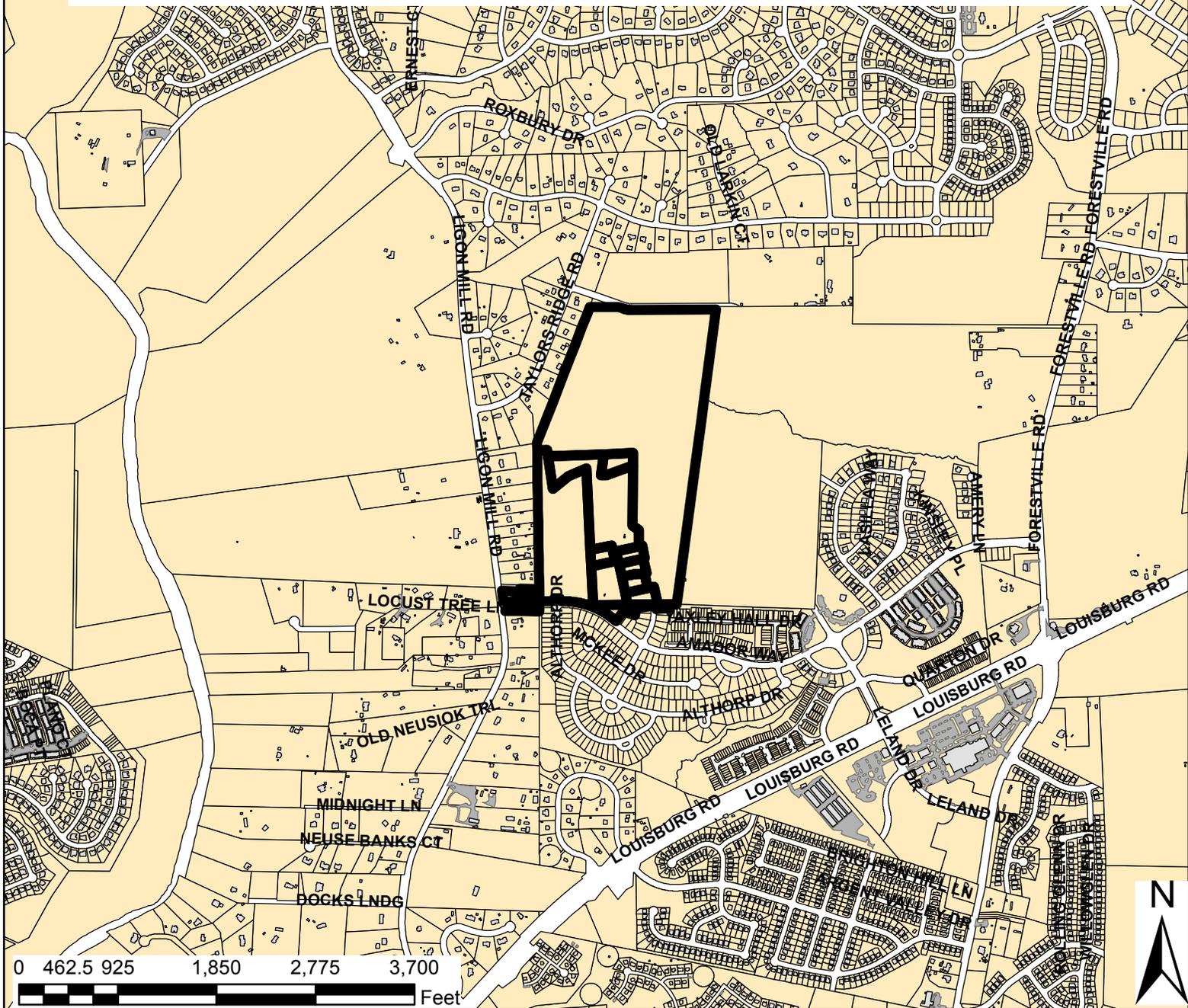


# HIGHLAND CREEK PHASES 10, 13, 14 & 15 S-50-2013



Zoning: **R-6, CUD**  
CAC: **Forestville**  
Drainage **Tom's Creek**  
Basin:  
Acreage: **89.11**

Number of Lots:  
Planner:  
Phone:  
Applicant Contact:  
Phone:

**261**  
**Stan Wingo**  
**(919) 996-2663**  
**John R. McAdams Co.**  
**(919) 361-5000**



# Planning & Development

**Customer Service Center**  
 One Exchange Plaza, Suite 400  
 Raleigh, North Carolina 27601  
 Phone 919-996-2495  
 Fax 919-516-2685

5-50-2013

## Preliminary Development Plan Application

When submitting plans, please check appropriate review type and include the Plan Checklist document.

Preliminary Approvals		FOR OFFICE USE ONLY
<input type="checkbox"/> Site Plans for Planning Commission or City Council <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing * <input type="checkbox"/> Multifamily (Infill)*	<input type="checkbox"/> Subdivision* <input type="checkbox"/> Infill Subdivision* <input type="checkbox"/> Infill Recombination* <input checked="" type="checkbox"/> Cluster Subdivision <input type="checkbox"/> Expedited Subdivision Review	<b>Transaction Number</b> 373872
* May require Planning Commission or City Council Approval		

### Section A

#### GENERAL INFORMATION

Development Name Highland Creek – Phases 10, 13, 14, & 15 (Formerly – Phase 10)

Proposed Use Single Family Subdivision

Property Address(es) 3705 Sid Jones Lane, 7820 Ligon Mill Road, 8021 Hartman Park Avenue, 0 Ligon Mill Road

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: *SEE COLOR*

P.I.N. 1748212969	P.I.N. 1748231111	P.I.N. 1748222225 ✓	P.I.N. 1748112886 ✓
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What is your project type?  Apartment  Banks  Elderly Facilities  Hospitals  Hotels/Motels  Industrial Building  
 Mixed Residential  Non-Residential Condo  Office  Religious Institutions  Residential Condo  Retail  School  Shopping Center  
 Single Family  Telecommunication Tower  Townhouse  Other: If other, please describe:

<b>PRELIMINARY ADMINISTRATIVE REVIEW</b>	Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively <u>not</u> requiring Planning Commission or City Council approval. <b>Single family subdivision meeting ordinance requirements and not exceeding defined thresh-holds requiring Planning Commission or City Council</b>
--	---

<b>PLANNING COMMISSION OR CITY COUNCIL REVIEW</b>	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval.
---	---

<b>CLIENT (Owner or Developer)</b>	Company Centex Homes		
	Name (s) John Dempsey		
	Address 1225 Crescent Green Drive, Suite 250, Cary, North Carolina 27518		
	Phone (919) 816-1151	Email john.dempsey@pultegroup.com	Fax

<b>CONSULTANT (Contact Person for Plans)</b>	Company The John R. McAdams Company, Inc.		
	Name (s) Brian Purdy, RLA		
	Address 2905 Meridian Parkway, Durham, North Carolina, 27713		
	Phone (919) 361-5000	Email purdy@mcadamsco.com	Fax (919) 361-2269

PRE

PIN NUMBERS:

- 1748212969 ✓
- 1748231111 ✓
- 1748222225 ✓
- 1748112886 ✓
- 1748129255 ✓
- 1748231683 ✓
- 1748213825 ✓
- 1748220640 ✓
- 1748222143 ✓
- 1748126402 ✓
- 1748111816 ✓
- 1748211765 ✓

center

ncil

**DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)**

**Has your project previously been through the pre-submittal process? If yes, provide the transaction #**

Zoning Information	Building Information
Zoning District(s) CUD R-6	Proposed building use(s) single family
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross
Overlay District N/A	Proposed Building(s) sq. ft. gross
Total Site Acres 89.11 ac Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed)
Off street parking Required Provided	Proposed height of building(s)
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage)
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # Z--77-04	

**Stormwater Information**

Existing Impervious Surface acres/square feet	Flood Hazard Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface 33.6 ac acres/square feet	<b>If Yes, please provide</b>
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Wetlands <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Alluvial Soils Flood Study completed FEMA Map Panel #

**CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)**

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030. The proposed subdivision is consistent with Comprehensive Plan

**FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY**

1. Total # Of Townhouse Lots 0 Detached Attached	11. Total number of Open Space (only) lots 3
2. Total # Of Single Family Lots 258	12. Total number of all lots 261
3. Total # Of Apartment Or Condominium Units 0	13. Is your project a cluster unit development? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
4. Total # Of Congregate Care Or Life Care Dwelling Units 0	<b>If Yes, please answer the questions below:</b> a) Total number of Townhouse Lots 0 b) Total number of Single Family Lots 258 c) Total number of Group Housing Units 0 d) Total number of Open Space Lots 3 e) Minimum Lot Size f) Total Number of Phases 4 g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No h) Must provide open space quotient per City Code 10-3071 (5)
5. Total # Of Mobile Home Lots 0	
6. Total Number of Hotel Units	
7. Overall Total # Of Dwelling Units (1-6 Above) 258	
8. Bedroom Units 1br 2br 3br 4br or more	
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 4.04	
10. If your project is an infill subdivision, provide the infill calculations per City Code 10-3032 on the front cover of your drawing sets	

**SIGNATURE BLOCK (Applicable to all developments)**

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 subdivision plan as approved by the City. I hereby designate Brian Purdy to serve as my agent regarding this application, to receive and respond 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.

Signed \_\_\_\_\_ Date August 30, 2013  
 Signed \_\_\_\_\_ Date August 30, 13

**Section B**

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
<b>General Requirements</b>					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input checked="" type="checkbox"/>				
2. <b>Preliminary Development Plan Application</b> completed and signed by the property owner	<input checked="" type="checkbox"/>				
3. Client must complete and print page 1 and 2 of the <b>Preliminary Development Plan Application</b> to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4. I have referenced the <b>Preliminary Development Plan Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>				
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>				
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
c) Proposed Site, Subdivision Plan, or Recombination Plan	<input checked="" type="checkbox"/>				
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
f) Proposed Tree Conservation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" =100', etc.), and date of preparation. For re-submittals only – include all revision dates	<input checked="" type="checkbox"/>				
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>				
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>				
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>				
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>				
11. Wake County School Form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

Driveway Permit Special Provisions

- 1. The access points to US 401 granted by this permit are located within Transportation Improvement Program Project # 2314. This project is planned to create a four-lane, divided highway with access to the access points are being granted as a condition of this permit. They will be closed to traffic once the project is completed, provided all right-of-way, utility and permit requirements are met. The project is located on US 401, SR 204 and SR 205 and is planned to be completed by the Department of Transportation in the near future. Transportation reserves the right to alter the location and depth of the driveway access points and to require additional right-of-way and permit requirements at any time. The Department of Transportation reserves the right to alter the location and depth of the driveway access points and to require additional right-of-way and permit requirements at any time. The Department of Transportation reserves the right to alter the location and depth of the driveway access points and to require additional right-of-way and permit requirements at any time.

PARKING SPACES FOR TOWNHOMES (PHASES 5, 6, 8 & 9)

3 BR. UNITS = 2.5 SPACES  
2.5 X 236 UNITS=590 SPACES REQUIRED  
608 SPACES PROVIDED

SETBACKS

PER CODE FOR CLUSTER UNIT DEVELOPMENTS AND GROUP HOUSING  
SINGLE FAMILY:  
FRONT-10' MIN. / REAR-20' MIN. / FRONT AND REAR AGREE-40' /  
SIDE-5' MIN. / SIDE AGREE-15' / CORNER SIDE-10' MIN.  
TOWNHOME:  
FRONT-10' MIN. FROM BACK OF CURB / BUILDING SEPARATION-15' MIN.

OPEN SPACE

TOTAL SITE AREA (ENTIRE SUBDIVISION PH 1-12): 265.36 AC.  
TOTAL OPEN SPACE PROVIDED: 265.33 AC. (100%)  
TOTAL OPEN SPACE PROVIDED: 61.09 AC. (23.02%) (20 LOTS)  
MINIMUM OPEN SPACE QUOTIENT REQUIRED: .75(Q)  
AVERAGE OF ALL OPEN SPACE QUOTIENTS PROVIDED: 152(Q)  
MAXIMUM AVERAGE OPEN SPACE SLOPE: 8%  
AVERAGE OPEN SPACE SLOPE PROVIDED: 8%

FORMULA (OVERALL O.S.)

TOTAL SF. OF OPEN SPACE / (25 X TOTAL PERIMETER LF.)  
2,661,001 SF. / (25 X 51,485 LF.) = 207(Q)

PHASE 1 (PLATTED)

SITE AREA: 85.45 AC.  
OPEN SPACE PROVIDED: 17.21 AC. (20%) - O.S. LOTS 1-7  
= 6.49% OF TOTAL SUBDIVISION AREA  
AVERAGE QUOTIENT PROVIDED: 189(Q)

O.S. LOT 1

215,128 SF.  
TOTAL SF. OF OPEN SPACE / (25 X TOTAL PERIMETER LF.)  
215,128 SF. / (25 X 4,940 LF.) = 174(Q)

O.S. LOT 2

253,677 SF.  
TOTAL SF. OF OPEN SPACE / (25 X TOTAL PERIMETER LF.)  
253,677 SF. / (25 X 4,930 LF.) = 206(Q)

O.S. LOT 3

164,334 SF.  
TOTAL SF. OF OPEN SPACE / (25 X TOTAL PERIMETER LF.)  
164,334 SF. / (25 X 2,034 LF.) = 323(Q)

O.S. LOT 4

25,472 SF.  
TOTAL SF. OF OPEN SPACE / (25 X TOTAL PERIMETER LF.)  
25,472 SF. / (25 X 911 LF.) = 112(Q)

O.S. LOT 5

39,838 SF.  
TOTAL SF. OF OPEN SPACE / (25 X TOTAL PERIMETER LF.)  
39,838 SF. / (25 X 778 LF.) = 205(Q)

O.S. LOT 6

5,464 SF.  
TOTAL SF. OF OPEN SPACE / (25 X TOTAL PERIMETER LF.)  
5,464 SF. / (25 X 262 LF.) = 83(Q)

O.S. LOT 7

45,910 SF.  
TOTAL SF. OF OPEN SPACE / (25 X TOTAL PERIMETER LF.)  
45,910 SF. / (25 X 840 LF.) = 219(Q)

PHASE 2 (PLATTED)

SITE AREA: 23.27 AC.  
TOTAL OPEN SPACE PROVIDED: 4.68 AC. (20.11%) - O.S. LOTS 15&10  
= 1.76% OF TOTAL SUBDIVISION AREA  
AVERAGE QUOTIENT PROVIDED: 132(Q)

O.S. LOT 15

189,547 SF.  
TOTAL SF. OF OPEN SPACE / (25 X TOTAL PERIMETER LF.)  
189,547 SF. / (25 X 5,207 LF.) = 146(Q)

O.S. LOT 10

14,418 SF.  
TOTAL SF. OF OPEN SPACE / (25 X TOTAL PERIMETER LF.)  
14,418 SF. / (25 X 494 LF.) = 117(Q)

PHASE 3 (PLATTED)

SITE AREA: 813 AC.  
TOTAL OPEN SPACE PROVIDED: 0 AC.

PHASE 4 (PLATTED)

SITE AREA: 6.74 AC.  
TOTAL OPEN SPACE PROVIDED: 1.24 AC. (18.40%) - O.S. LOT 19  
= 0.47% OF TOTAL SUBDIVISION AREA  
AVERAGE QUOTIENT PROVIDED: 11(Q)

O.S. LOT 19A

53,947 SF.  
TOTAL SF. OF OPEN SPACE / (25 X TOTAL PERIMETER LF.)  
53,947 SF. / (25 X 1,955 LF.) = 110(Q)

PHASE 5 (PLATTED)

SITE AREA: 4.49 AC.  
TOTAL OPEN SPACE PROVIDED: 0.27 AC. (8%) - O.S. LOT 8  
= 10% OF TOTAL SUBDIVISION AREA  
AVERAGE QUOTIENT PROVIDED: 92(Q)

O.S. LOT 8

11,779 SF.  
TOTAL SF. OF OPEN SPACE / (25 X TOTAL PERIMETER LF.)  
11,779 SF. / (25 X 508 LF.) = 92(Q)

PHASE 6 (PLATTED)

SITE AREA: 8.22 AC.  
TOTAL OPEN SPACE PROVIDED: 0.44 AC. (5.35%) - O.S. LOT 9  
= 17% OF TOTAL SUBDIVISION AREA  
AVERAGE QUOTIENT PROVIDED: 104(Q)

O.S. LOT 9

19,134 SF.  
TOTAL SF. OF OPEN SPACE / (25 X TOTAL PERIMETER LF.)  
19,134 SF. / (25 X 737 LF.) = 104(Q)

PHASE 7 (PLATTED)

SITE AREA: 14.59 AC.  
TOTAL OPEN SPACE PROVIDED: 2.21 AC. (14.84%) - O.S. LOTS 18 & 20  
= 0.83% OF TOTAL SUBDIVISION AREA  
AVERAGE QUOTIENT PROVIDED: 103(Q)

O.S. LOT 18

90,016 SF.  
TOTAL SF. OF OPEN SPACE / (25 X TOTAL PERIMETER LF.)  
90,016 SF. / (25 X 3,036 LF.) = 119(Q)

O.S. LOT 20

6,378 SF.  
TOTAL SF. OF OPEN SPACE / (25 X TOTAL PERIMETER LF.)  
6,378 SF. / (25 X 298 LF.) = 86(Q)

PHASE 8 (PLATTED)

SITE AREA: 11.07 AC.  
TOTAL OPEN SPACE PROVIDED: 4.90 AC. (44.26%) - O.S. LOT 17  
= 1.85% OF TOTAL SUBDIVISION AREA  
AVERAGE QUOTIENT PROVIDED: 119(Q)

O.S. LOT 17

213,462 SF.  
TOTAL SF. OF OPEN SPACE / (25 X TOTAL PERIMETER LF.)  
213,462 SF. / (25 X 7,155 LF.) = 119(Q)

PHASE 9 (PLATTED)

SITE AREA: 4.49 AC.  
TOTAL OPEN SPACE PROVIDED: 0.72 AC. (16.04%) - O.S. LOT 16  
= 0.27% OF TOTAL SUBDIVISION AREA  
AVERAGE QUOTIENT PROVIDED: 71(Q)

O.S. LOT 16

31,578 SF.  
TOTAL SF. OF OPEN SPACE / (25 X TOTAL PERIMETER LF.)  
31,578 SF. / (25 X 1,787 LF.) = 71(Q)

PHASE 10

SITE AREA: 41.29 AC.  
TOTAL OPEN SPACE PROVIDED: 26.86 AC. (65.05%) - O.S. LOT 13  
= 10.12% OF TOTAL SUBDIVISION AREA  
AVERAGE QUOTIENT PROVIDED: 372(Q)

O.S. LOT 13

1,169,846 SF.  
TOTAL SF. OF OPEN SPACE / (25 X TOTAL PERIMETER LF.)  
1,169,846 SF. / (25 X 12,543 LF.) = 372(Q)

PHASE 11 (PLATTED)

SITE AREA: 4.94 AC.  
TOTAL OPEN SPACE PROVIDED: 0.00 AC.

PHASE 12 (PLATTED)

SITE AREA: 19.49 AC.  
TOTAL OPEN SPACE PROVIDED: 1.54 AC. (7.90%) - O.S. LOT 14  
= 0.58% OF TOTAL SUBDIVISION AREA  
AVERAGE QUOTIENT PROVIDED: 193(Q)

O.S. LOT 14

67,109 SF.  
TOTAL SF. OF OPEN SPACE / (25 X TOTAL PERIMETER LF.)  
67,109 SF. / (25 X 1,389 LF.) = 193(Q)

PHASE 13

SITE AREA: 18.71 AC.  
TOTAL OPEN SPACE PROVIDED: 0.78 AC. (4.17%) - O.S. LOT 11  
= 0.29% OF TOTAL SUBDIVISION AREA  
AVERAGE QUOTIENT PROVIDED: 142(Q)

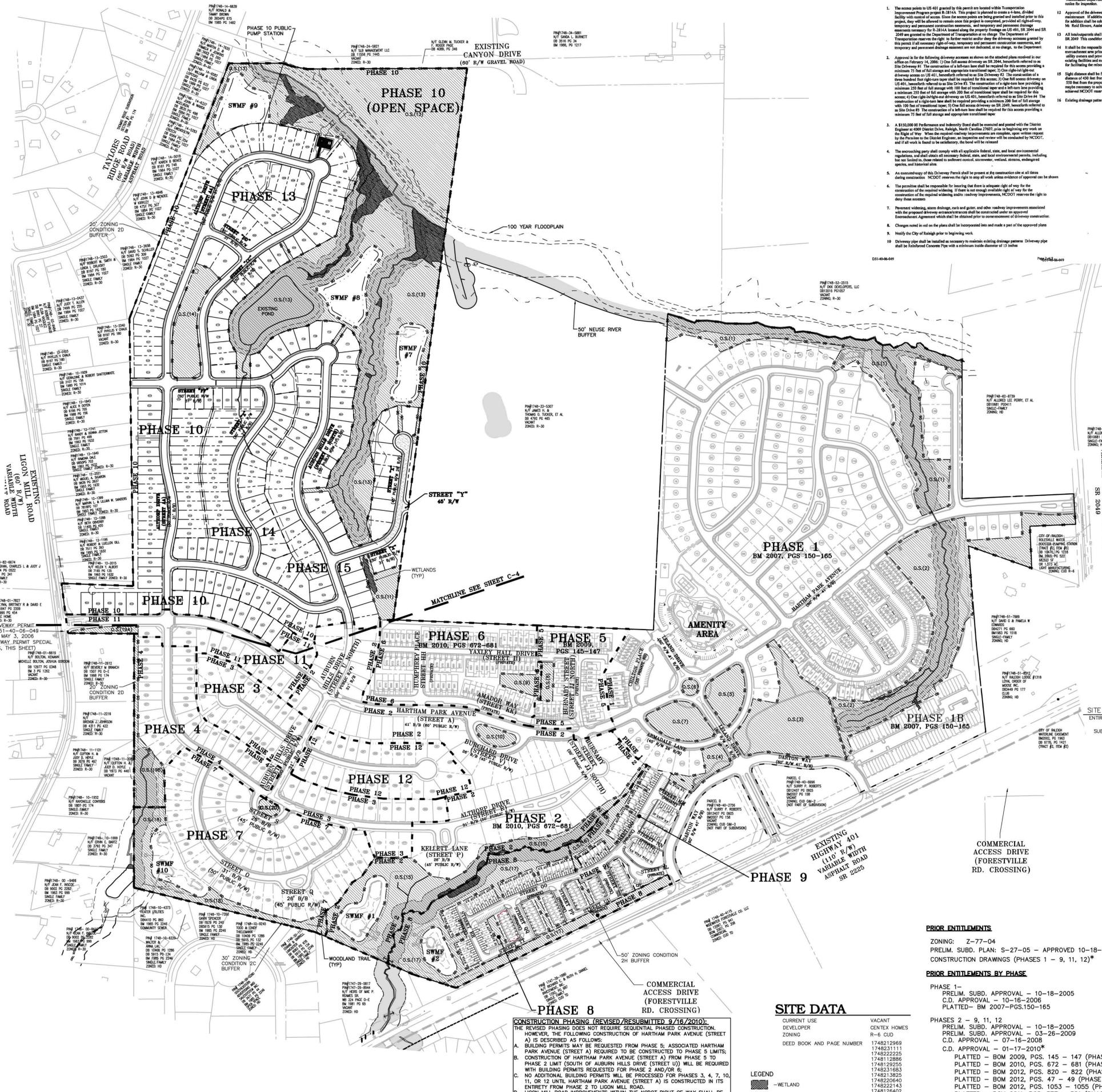
O.S. LOT 11

34,169 SF.  
TOTAL SF. OF OPEN SPACE / (25 X TOTAL PERIMETER LF.)  
34,169 SF. / (25 X 960 LF.) = 142(Q)

PHASE 14

SITE AREA: 18.71 AC.  
TOTAL OPEN SPACE PROVIDED: 0.00 AC.

GRAPHIC SCALE  
1" = 200'



SITE DATA

Table with columns: CURRENT USE, DEVELOPER, ZONING, DEED BOOK AND PAGE NUMBER, VACANT, CENTEX HOMES, R-6 CUD, 1748211969, 1748211111, 1748222225, 1748129255, 1748231683, 1748213825, 1748222640, 1748126402, 1748111815, 1748211785

LEGEND

- WETLAND
- NEUSE BUFFER
- OPEN SPACE

CONSTRUCTION PHASING (REVISED/RESUBMITTED 9/16/2010)

THE REVISED PHASING DOES NOT REQUIRE SEQUENTIAL PHASE CONSTRUCTION. HOWEVER, THE FOLLOWING CONSTRUCTION OF HARTHAM PARK AVENUE (STREET A) IS DESCRIBED AS FOLLOWS:  
A. BUILDING PERMITS MAY BE REQUESTED FROM PHASE 5. ASSOCIATED HARTHAM PARK AVENUE (STREET A) REQUIRED TO BE CONSTRUCTED TO PHASE 5 LIMITS.  
B. CONSTRUCTION OF HARTHAM PARK AVENUE (STREET A) FROM PHASE 5 TO PHASE 2 LIMIT (SOUTH OF AUBURN HILLS DRIVE (STREET U)) WILL BE REQUIRED WITH BUILDING PERMITS REQUESTED FOR PHASE 2 AND/OR 5.  
C. NO ADDITIONAL BUILDING PERMITS WILL BE PROCESSED FOR PHASES 3, 4, 7, 10, 11, OR 12 UNTIL HARTHAM PARK AVENUE (STREET A) IS CONSTRUCTED IN ITS ENTIRETY FROM PHASE 2 TO LUGON MILL ROAD.  
D. LUGON MILL ROAD IMPROVEMENTS WITHIN THE NC DOT RIGHT OF WAY SHALL BE COMPLETED PRIOR TO AS-BUILT CERTIFICATION AND THE WARRANTY MAINTENANCE PERIOD OF HARTHAM PARK AVENUE (STREET A) IN PHASE 11.  
E. BUILDING PERMITS, CERTIFICATE OF OCCUPANCY OR ANY OTHER FACET OF COMPLETION OR ACCEPTANCE IN PHASES 10, 8 AND 9 WILL NOT BE AFFECTED BY THE PHASING REQUIREMENTS OUTLINED ABOVE.

PRIOR ENTITLEMENTS

ZONING: Z-77-04  
PRELIM. SUBD. PLAN: S-27-05 - APPROVED 10-18-05\*  
CONSTRUCTION DRAWINGS (PHASES 1 - 9, 11, 12)\*

PRIOR ENTITLEMENTS BY PHASE

- PHASE 1 - PRELIM. SUBD. APPROVAL - 10-18-2005  
C.D. APPROVAL - 10-16-2006  
PLATTED - BM 2007-PGS.150-165
- PHASES 2 - 9, 11, 12 - PRELIM. SUBD. APPROVAL - 10-18-2005  
PRELIM. SUBD. APPROVAL - 03-26-2009  
C.D. APPROVAL - 07-16-2008  
C.D. APPROVAL - 01-17-2010\*
- PLATTED - BOM 2009, PGS. 145 - 147 (PHASE 5)  
PLATTED - BOM 2010, PGS. 672 - 681 (PHASES 7, 12)  
PLATTED - BOM 2012, PGS. 820 - 822 (PHASES 2, 6)  
PLATTED - BOM 2012, PGS. 47 - 49 (PHASE 9)  
PLATTED - BOM 2012, PGS. 1053 - 1055 (PHASE 8)  
PLATTED - BOM 2011, PGS. 377 - 381 (PHASES 3, 4, 11)
- PHASE 10 - PRELIM. SUBD. APPROVAL - 10-18-2005  
PRELIM. SUBD. APPROVAL - 03-26-2009

THE JOHN R. MCADAMS COMPANY, INC.  
9005 North Carolina Parkway  
Durham, North Carolina 27713  
License No. C-0298  
(800) 735-5646 • mcadams.com



REVISIONS:  
CENTEX HOMES  
1225 CRESCENT GREEN DRIVE,  
SUITE 250  
CARY, NC 27518

HIGHLAND CREEK  
PRELIMINARY SUBDIVISION PLAN - PHASES 10, 13, 14 & 15  
FORMERLY - PHASE 10  
RALEIGH, NORTH CAROLINA

OVERALL SUBDIVISION & OPEN SPACE PLAN

PROJECT NO: CTX-13000  
FILENAME: CTX13000-OAS1  
DESIGNED BY: JGM  
DRAWN BY: RLU  
SCALE: 1" = 200'  
DATE: 08-29-2013  
SHEET NO: C-2

