



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File # S-29-05
 Fee \$800.00
 Amt Paid
 Check #
 Rec'd Date
 Rec'd By

Submit required documentation to:
 Wake County Planning Department/Current Planning Section
 PO Box 550 Wake County Office Building
 Raleigh, NC 27602-0550 336 Fayetteville Street Mall, Downtown Raleigh
 Contact Current Planning at (919) 856-6216 for additional information.

Name of Subdivision

River Towne

cluster subdivision lot-by-lot subdivision

Has a preliminary plan previously been approved for subdivision of this site? () Yes No

If yes, when and under what name? _____

Property

Parcel Identification Number: 1756-45-3718,1756-32-6816,1756-41-0428,1756-42-1190,1755-48-3789

Address: 2521 Robertson Grove Road

Location: North side of Buffaloe Road, at/between
(north, east, south, west) (street)

Watkins Road and Buffaloe Road
(street) (street)

Total site area in square feet and acres: 15,675,066 square feet 359.85 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-30

Conditions of any Conditional Use Zoning Districts: n/a

Present land use(s): Single Family / Vacant

Property Owner

Name: Buffaloe Park LLC

Address: 201 Shannon Oaks Circle

City: Cary State: NC Zip Code: 27511

E-mail Address: _____ FAX: (919)465-3383

Telephone Number: (919)465-3312

Applicant (person to whom all correspondence will be sent)

Name: Ben Williams (Priest Craven & Associates, Inc.)

Address: 3803b Computer Drive Suite 104

City: Raleigh State: NC Zip Code: 27609

E-mail Address: PriestCraven@nc.rr.com FAX: (919)782-1288

Telephone Number: (919)781-0300 Relationship to Owner: Consultant

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): 359.85 * 1.45 = 521

Max. # of lots allowable*: 521 Proposed # of lots*: 521
 Min. allowable lot area*: 6000 sf Proposed min. lot area*: 8000 sf
 Average lot area*: 11,035 sf
 Min. allowable lot width*: 50 ft Proposed min. lot width*: 50 ft

* If applicable, show for each zoning district

Min. open space standard (see Sec. 3.4.3(E)(1)): 10 % 25 % of site area

Min. open space area: @ 30% = 107.95 acres

Proposed open space area [by parcel]: 186.1 acres

Proposed open space use(s) [by parcel]: Private Recreation Areas and Passive Open Space

Proposed future development site area [by site]: n/a acres

Proposed impervious surfaces area: 2,636,687 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 16.82 %

Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 7.44 acres
 within floodway: n/a acres

Recreation Ordinance

Method of complying with Recreation Ordinance*:

dedication reservation fee

The amount of land to be dedicated/reserved is equal to 1/35th of an acre times the number of lots recorded. If fee is used, then the equivalent value is used. For example: 25 acres with a tax value of \$120,000 subdivided into 20 lots would dedicate 0.57 acres or pay a \$2472.86 fee.

Tax value of property (land only) \$2,612,072 Total # of proposed lots 521 Total # of acres 359.85

Calculate both: Estimate of recreation area required: 14.89 acres

Estimate of recreation fee required: \$108,083

*Wake County Parks, Recreation and Open Space Staff and/or Subdivision Administration Staff will determine which option will be allowed.

Vehicular Access

Names of access street(s) and number of access points along each: Buffaloe Road / 2 points

Name of access or adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Roadway design capacity ¹	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
Buffaloe	60	25	2	Y	12000	4050	4750

¹ See NCDOT Highway Capacity Manual or Wake County Thoroughfare Plan Appendix

² See CAMPO web site (www.raleigh-nc.org/campo) or contact NCDOT Traffic Survey Unit

³ Base on Institute of Transportation Engineers ratios - ratio used for estimate (e.g., x trips per y sf) $EXP^{.092 \cdot \ln(521) + 2.71}$

Estimated traffic generated by heavy vehicles (vehicles other than automobiles and light trucks):

Type of vehicle: n/a ADT: _____

Type of vehicle: n/a ADT: _____

Utilities and Services

Water supply provided by: municipal system (_____)

community system (Heater Utilities) individual well(s)

Estimated total water demand: 130,250 gpd

Wastewater collection/treatment provided by: municipal system (_____)

community system – specify type (Heater Utilities - Private Utility) individual on-site system

Estimated total wastewater discharge: 130,250 gpd

Solid waste collection provided by: Private Contractor

Electrical service provided by: Progress Energy Underground yes no

Natural gas service provided by: PSNC

Telephone service provided by: Bell South Underground yes no

Cable television service provided by: Time Warner Underground yes no

Fire protection provided by: Wake County Volunteer Fire Department

Miscellaneous

Generalized slope of site: 5%-10%

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: Hodges Mill Creek Granitic Flatstones are located on the adjacent property to east along Buffalo Road

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: _____

Land Use Plan Classifications

General Classification (note associated municipality and/or watershed):

Short-Range Urban Services Area/Water Supply Watershed _____

Short-Range Urban Services Area _____

Long-Range Urban Services Area/Water Supply Watershed _____

Long-Range Urban Services Area Raleigh's Long Range Services

Non-Urban Area/Water Supply Watershed _____

Non-Urban Area

Land Use Classification(s) (Note Area Land Use Plan, if applicable):

Other information (additional relevant information about the site or proposal you wish to note or cite)

All property owners must sign this application unless one or more individuals are specifically authorized to act as an agent on behalf of the collective interest of some or all of the owners (provide a copy of such authorization).

The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto). The filing of this application authorizes the Wake County staff to enter upon the site to conduct relevant site inspections as deemed necessary to process the application.

Signature: [Signature], President Date: 7/26/05

Machreeg Development Company
Administrative Member

Signature: _____ Date: _____

Signature: _____ Date: _____

The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

Signature: Ben W. Meier Date: 7/26/05

Notes: All documents and maps submitted as required become the property of Wake County. The Wake County Zoning and Subdivision Ordinances are on the web at www.wakegov.com. All application fees are non-refundable.

RIVER TOWNE

PRELIMINARY SUBDIVISION PLAN FOR
AN OPEN SPACE DEVELOPMENT

WAKE COUNTY, NORTH CAROLINA

PROJECT STATISTICS

RIVER TOWNE

PROPERTY OWNER / DEVELOPER.....	BUFFALO PARK LLC 201 SHANNON OAKS CIRCLE CARY, NC 27511
WAKE COUNTY PIN(S).....	1756-45-3718 1756-32-6816 1756-41-0428 1756-42-1190 1755-48-3789
TRACT SIZE.....	359.85 ACRES
ZONING.....	R-30
NUMBER OF LOTS.....	521
DENSITY.....	1.45 HOMES / ACRE
AVERAGE LOT SIZE.....	11,035 SF
MINIMUM LOT SIZE.....	8,000 SF
AREA IN LOTS.....	131.99 AC
AREA IN PRIVATE OPEN SPACE.....	186.10 AC
AREA IN ROW.....	41.76 AC
RECREATION PARKING SPACES PROVIDED.....	40
LINEAR FOOTAGE OF PUBLIC STREET.....	28,580 LF
LINEAR FOOTAGE OF PUBLIC SIDEWALK.....	18,130 LF
SETBACKS	
FRONT.....	30
CORNER SIDE.....	15
INTERIOR SIDE.....	5
REAR.....	30

OPEN SPACE REQUIREMENTS:

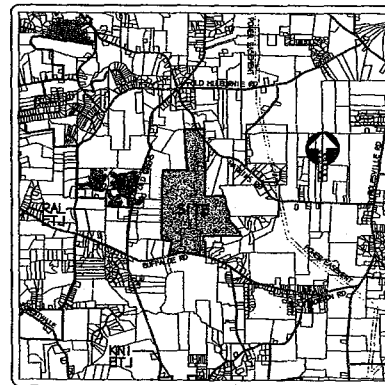
OPEN SPACE REQUIRED..... (1/35TH OF AN ACRE PER LOT)	14.89 AC
OPEN SPACE FEE IN LIEU CALCULATION..... (LAND VALUE / ACRES * 14.89 AC)	\$108,083
OPEN SPACE PROVIDED..... (PRIVATE RECREATION CENTER)	26.74 AC
OPEN SPACE REQUIREMENTS WILL BE MET BY EITHER DEDICATING OPEN SPACE, ACCEPTANCE OF PRIVATE RECREATION CENTER AS MEANS OF COMPLIANCE OR BY FEE IN LIEU, OR BY A COMBINATION OF ALL THREE.	

CONSULTANT:

PRIEST CRAVEN & ASSOCIATES, INC.
PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104, Raleigh, NC, 27609
Phone 919 / 781-0300 Fax 919 / 782-1288
Email PriestCrave@pcsr.com

OWNER AND APPLICANT:

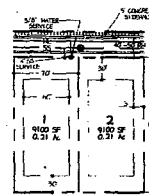
BUFFALO PARK LLC
201 Shannon Oaks Circle, Cary, NC 27511
Phone (919) 465.3312 Fax (919) 465.3383



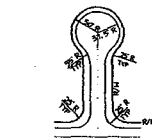
VICINITY MAP

SHEET INDEX:

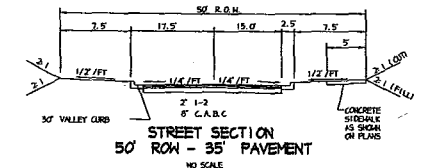
1. EXISTING CONDITIONS SHEET
2. OVERALL PRELIMINARY SITE LAYOUT PLAN
3. PRELIMINARY SITE DEVELOPMENT PLAN
4. PRELIMINARY SITE DEVELOPMENT PLAN
5. PRELIMINARY SITE DEVELOPMENT PLAN
6. PRELIMINARY SITE DEVELOPMENT PLAN



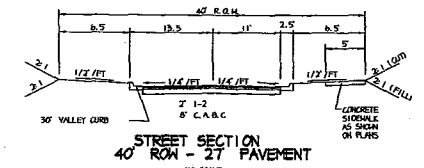
TYPICAL LOT LAYOUT
NOT TO SCALE



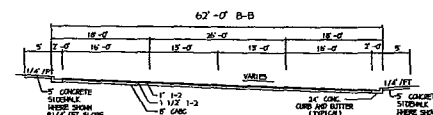
TYPICAL RIGHT OF WAY
AND BACK OF CURB TURNOUT RADIUS
USE THESE RADII UNLESS NOTED ON PLANS



STREET SECTION
50' ROW - 35' PAVEMENT
NO SCALE



STREET SECTION
40' ROW - 27' PAVEMENT
NO SCALE



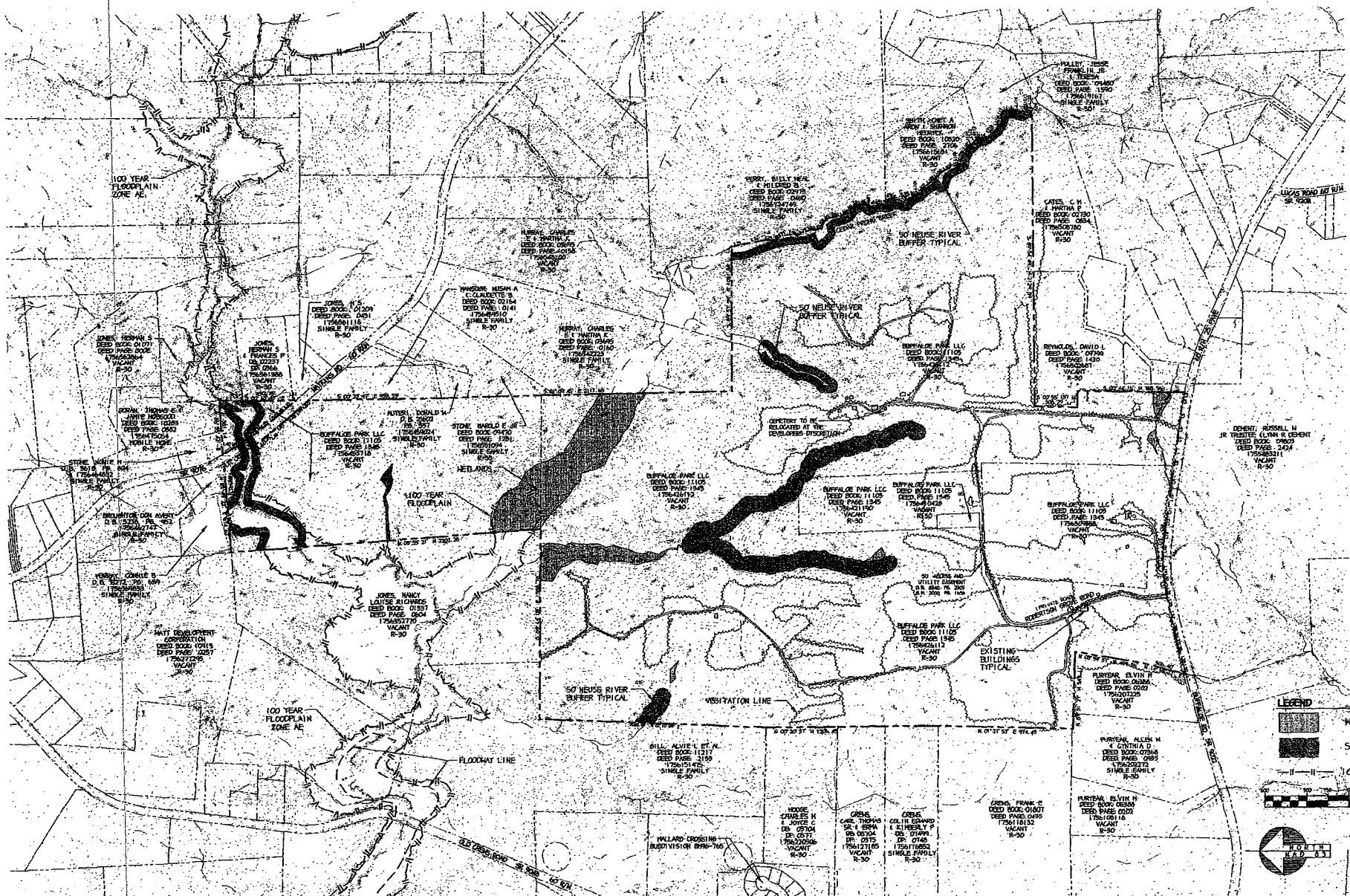
PARKING BAY/DRIVE CROSS SECTION
NO SCALE

GENERAL NOTES:

1. BOUNDARY AND TOPOGRAPHIC INFORMATION IS TAKEN FROM A SURVEY PREPARED BY MICHAEL D. GOODFRED, PLS OF KENNETH CLOSE, INC.
2. FLOODPLAIN INFORMATION IS TAKEN FROM NC FLOODMAPS WEBSITE AND FEMA FLOOD MAP NO. 37183C0280, EFFECTIVE DATE MARCH 3, 1992, FOR WAKE COUNTY, NC.
3. REUSE RIVER BUFFERS AND WETLANDS WERE DELINEATED BY SOIL AND ENVIRONMENTAL CONSULTANTS, INC. AND FIELD LOCATED BY KENNETH CLOSE, INC. LAND SURVEYORS.
4. WASTEWATER TREATMENT FACILITY AND REUSE SYSTEM IS BEING DESIGNED BY M. LEE FLEMING, JR., ENGINEERING AND CE GROUP, INC.
5. WASTEWATER COLLECTION SYSTEM, TREATMENT FACILITY, AND REUSE SYSTEM WILL BE OPERATED AND MAINTAINED BY HEATER UTILITY COMPANY.
6. WATER PRODUCTION AND DISTRIBUTION SYSTEM WILL BE OPERATED AND MAINTAINED BY HEATER UTILITY COMPANY.
7. THE RECREATION CENTER WILL BE OPERATED AND MAINTAINED FOR THE BENEFIT OF THE HOMEOWNERS ASSOCIATION.
8. ALL STREETS ARE TO BE PUBLIC, CONSTRUCTED TO NCDOT STANDARDS AND SPECIFICATIONS AND ACCEPTED BY NCDOT FOR MAINTENANCE.



DATE: JULY 26, 2005



LINE TABLE	
L100	100 YEAR FLOODPLAIN ZONE AE
L101	100 YEAR FLOODPLAIN ZONE AE
L102	100 YEAR FLOODPLAIN ZONE AE
L103	100 YEAR FLOODPLAIN ZONE AE
L104	100 YEAR FLOODPLAIN ZONE AE
L105	100 YEAR FLOODPLAIN ZONE AE
L106	100 YEAR FLOODPLAIN ZONE AE
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L200	100 YEAR FLOODPLAIN ZONE AE

LEGEND

- WETLANDS
- STREAM BUFFERS
- 100 YEAR FLOODPLAIN

AN OPEN SPACE DEVELOPMENT
RIVER TOWNE
 BUFFALO PARK LLC WAKE COUNTY, NORTH CAROLINA

SCALE: 1"=300'
 DATE: JULY 26, 2005
 PROJECT: 2005-002, 001
EXISTING CONDITIONS SHEET

PRIEST, CRAVEN & ASSOCIATES, INC.
 LAND USE CONSULTANTS / PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
 3803-B Computer Drive, Suite 104 Raleigh, N.C. 27609 / Phone 919-781-0300 / Fax 919-782-1218 / Email PriestCraven@ccit.com

1 OF 6

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

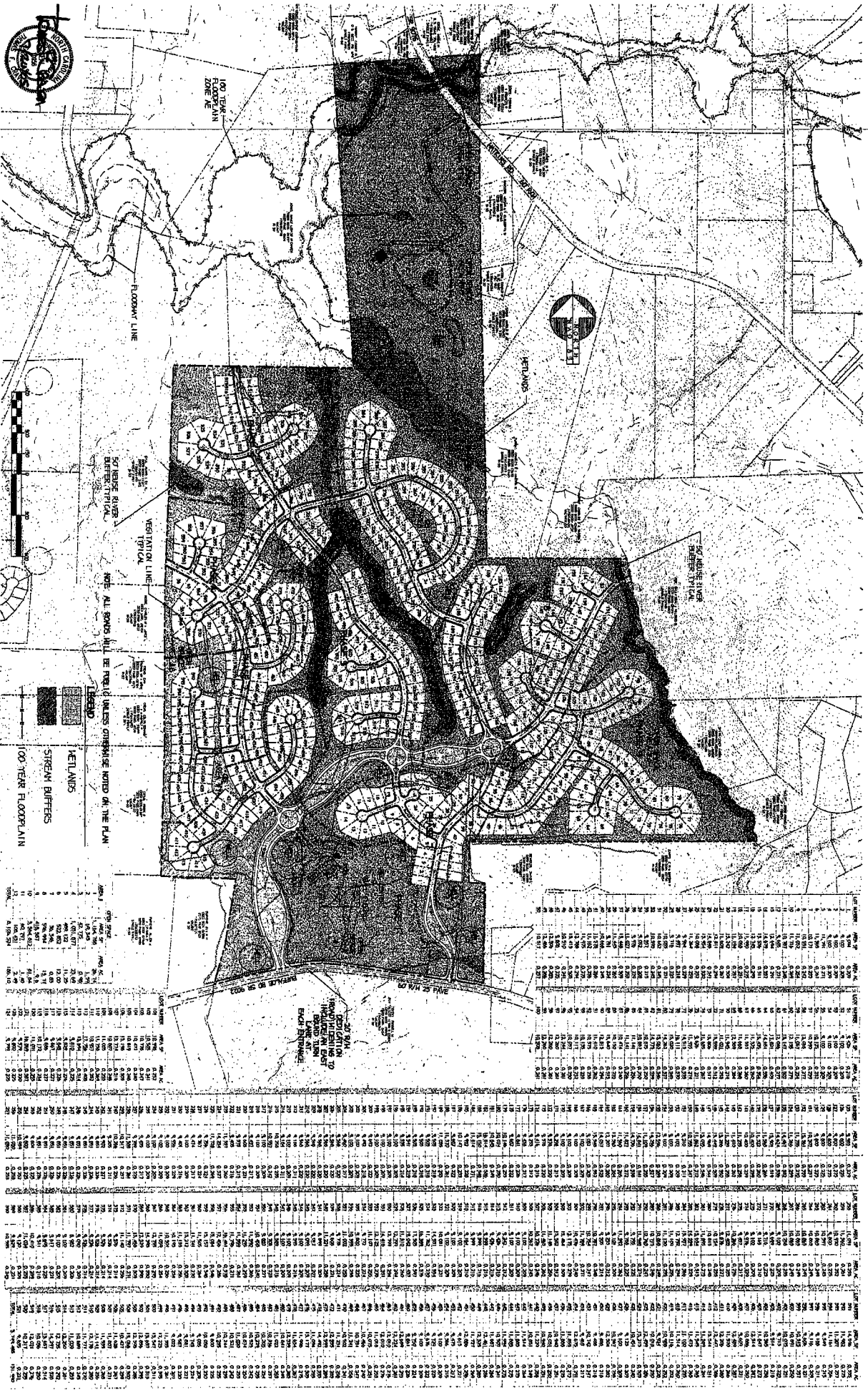


AN OPEN SPACE DEVELOPMENT
RIVER TOWNE
 WAKE COUNTY, NORTH CAROLINA

SCALE: 1"=200'
 DATE: JULY 26, 2005
 PROJECT: 2005-002.001

**OVERALL PRELIMINARY
 SITE LAYOUT**

PRIEST, CRAVEN & ASSOCIATES, INC.
 LAND USE CONSULTANTS PLANNERS LANDSCAPE DESIGNERS SURVEYORS ENGINEERS
 2 OF 6



100 YEAR FLOODPLAIN
 FLOODPLAIN
 FLOODPLAIN LINE

SCHEMATIC REPRESENTATION
 VEGETATION TYPICAL
 VEGETATION LINE

NOTE: ALL BOUNDS WILL BE PER THE LINES OR SHOWN ON THE PLAN

RETLANDS
 SETBACK BUFFERS
 100 YEAR FLOODPLAIN

30' MIN. DISTANCE TO
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 FROM EACH SIDE OF
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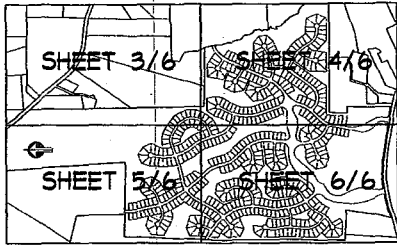
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100' MIN. DISTANCE TO
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 FROM EACH SIDE OF
 EACH LOT



SITE DEV PLAN GENERAL NOTES

- A. ALL LAND DISTURBING ACTIVITIES SHALL BE CONDUCTED IN ACCORDANCE WITH AN APPROVED EROSION CONTROL PLAN.
- B. ALL CONSTRUCTION AND MATERIALS TO BE IN STRICT ACCORDANCE WITH WAKE COUNTY AND MCDOT STANDARDS AND SPECIFICATIONS.
- C. HORIZONTAL AND VERTICAL SEPARATION
 - A. SANITARY SEWERS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. THE SEWER SHALL BE REQUIRED EDGE TO EDGE. IN CASES WHERE IT IS NOT PRACTICAL TO MAINTAIN A 10 FOOT SEPARATION, THE CITY OF WAKE COUNTY MAY ALLOW DEVIATION ON A CASE BY CASE BASIS, IF SUPPORTED BY DATA FROM THE DESIGN ENGINEER. SUCH DEVIATION MAY ALLOW THE INSTALLATION OF THE SANITARY SEWER CLOSER TO A WATER MAIN PROVIDED THAT THE WATER MAIN IS IN A SEPARATE TRENCH OR ON AN UNDISTURBED EXISTING SHELTER LOCATED ON OR NEAR THE SANITARY SEWER AND AT AN ELEVATION 5 FEET ABOVE THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.
 - B. IF IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AS DESCRIBED ABOVE OR ANYTIME THE SANITARY SEWER IS OVER THE WATER MAIN, BOTH THE WATER MAIN AND SANITARY SEWER MUST BE CONSTRUCTED OF FERROUS PIPE COMPLYING WITH THE PUBLIC WATER SUPPLY DESIGN STANDARDS AND BE PRESSURE TESTED TO 150 PSI TO ASSURE WATER TIGHTNESS BEFORE BACKFILLING.
 - C. A 12 INCH VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN STORM SEWER AND SANITARY SEWER LINES OR FERROUS PIPE SPECIFIED. A 12 INCH VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN STORM SEWER AND WATER MAINS.

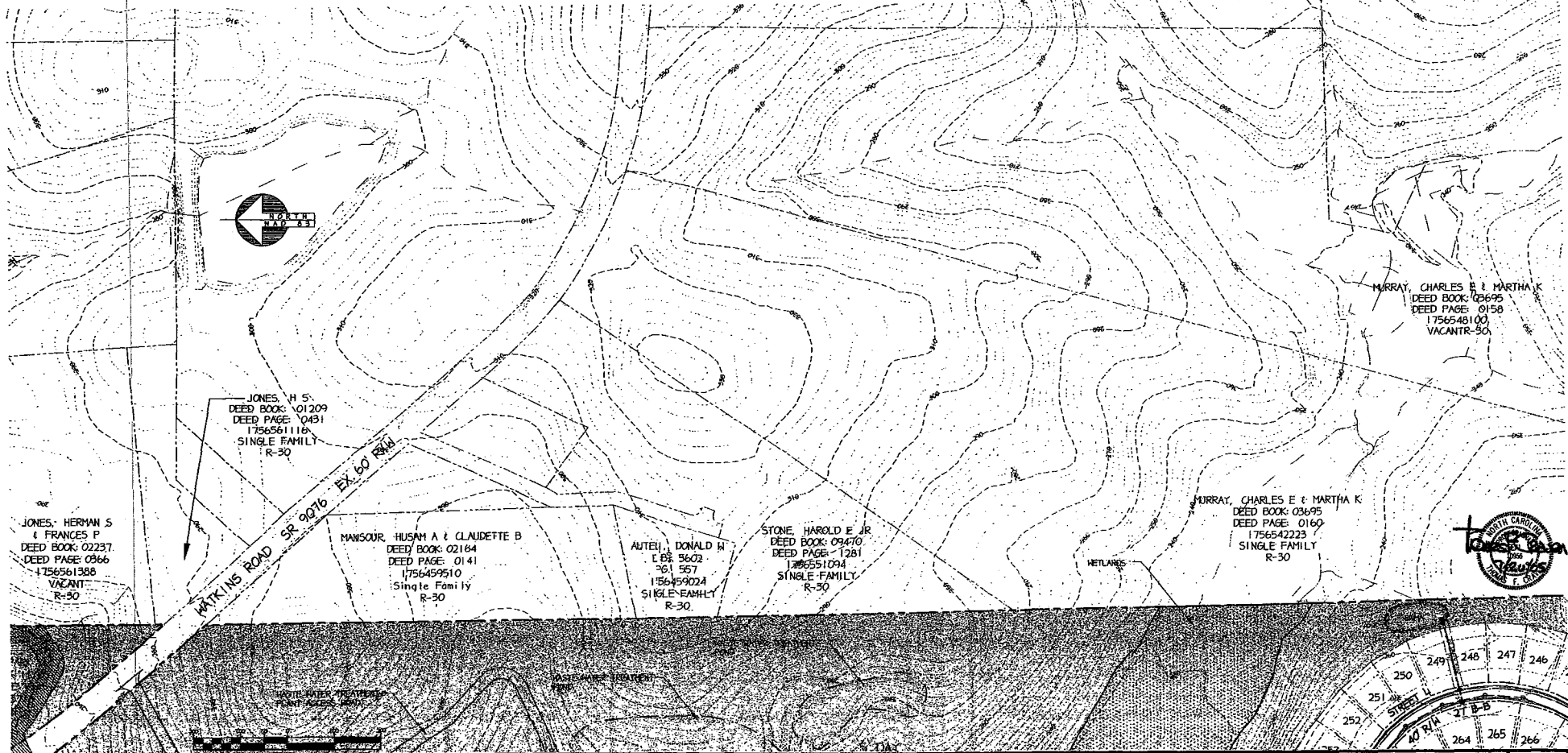
- 1. IF A 12 INCH VERTICAL SEPARATION IS NOT MAINTAINED AT A CROSSING BETWEEN STORM SEWERS AND WATER MAINS (OR PRESSURE SEWERS) THE WATER SHALL BE CONSTRUCTED OF FERROUS PIPE AND A CONCRETE COLLAR SHALL BE POURED AROUND WATER MAINS AND STORM SEWER TO INTERRUPT THE CROSSING.
- D. CROSSINGS
 - A. SANITARY SEWERS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SANITARY SEWER. THE CROSSING SHALL BE ARRANGED SO THAT THE SANITARY SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS.
 - B. WHEN IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AS STIPULATED ABOVE, ONE OF THE FOLLOWING METHODS MUST BE SPECIFIED:
 - 1. THE SANITARY SEWER SHALL BE DESIGNED AND CONSTRUCTED OF FERROUS PIPE AND SHALL BE PRESSURE TESTED AT 150 PSI TO ASSURE WATER TIGHTNESS PRIOR TO BACKFILLING. OR
 - 2. EITHER THE WATER MAIN OR THE SANITARY SEWER LINE MAY BE ENCASED IN A WATERPROOF CARBON PIPE WHICH EXTENDS 10 FEET ON BOTH SIDES OF THE CROSSING, REINFORCED PERPENDICULAR TO THE WATER MAIN. THE COVERER PIPE SHALL BE OF MATERIALS APPROVED BY WAKE COUNTY FOR USE IN WATER MAIN CONSTRUCTION.
- E. EXISTING UTILITIES: CONTRACTOR SHALL VERIFY EXACT LOCATION AND GRADE OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.

LEGEND

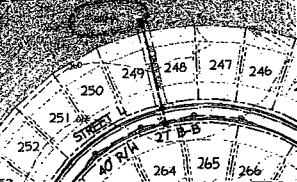
- [Symbol] WETLANDS
- [Symbol] STREAM BUFFERS
- [Symbol] 100 YEAR FLOODPLAIN

SYMBOL LEGEND

[Symbol] WATER MAIN	[Symbol] WATER MAIN	[Symbol] WATER MAIN	[Symbol] WATER MAIN
[Symbol] SANITARY SEWER	[Symbol] SANITARY SEWER	[Symbol] SANITARY SEWER	[Symbol] SANITARY SEWER
[Symbol] STORM SEWER	[Symbol] STORM SEWER	[Symbol] STORM SEWER	[Symbol] STORM SEWER
[Symbol] GATE VALVE	[Symbol] GATE VALVE	[Symbol] GATE VALVE	[Symbol] GATE VALVE
[Symbol] BLOW OFF AND GATE VALVE	[Symbol] BLOW OFF AND GATE VALVE	[Symbol] BLOW OFF AND GATE VALVE	[Symbol] BLOW OFF AND GATE VALVE
[Symbol] OTHER INVERT	[Symbol] OTHER INVERT	[Symbol] OTHER INVERT	[Symbol] OTHER INVERT
[Symbol] SEWER SERVICE	[Symbol] SEWER SERVICE	[Symbol] SEWER SERVICE	[Symbol] SEWER SERVICE



<p>AN OPEN SPACE DEVELOPMENT</p> <p>RIVER TOWNE</p> <p>BUFFALO PARK LLC WAKE COUNTY, NORTH CAROLINA</p>	<p>SCALE: 1"=100'</p> <p>DATE: JULY 26, 2005</p> <p>PROJECT: 2005-002_001</p>	<p>PRELIMINARY SITE DEVELOPMENT PLAN</p>	<p>PRIEST, CRAVEN & ASSOCIATES, INC.</p> <p>LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS</p> <p>38023 - B, Commerce Drive, Suite 104 Raleigh, N.C. 27609, Phone 919 / 781-0306 Fax 919 / 782-1314, Email: Pricrav@priestcraven.com</p>
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SYMBOL LEGEND

- | | |
|---|---|
| <ul style="list-style-type: none"> □ DRAINAGE ▨ LAND AND SECTION ○ CATCH BASIN ○ MANHOLE ○ ROAD INLET ○ GRADED INLET ○ SWALE / DITCH | <ul style="list-style-type: none"> → WATER 1: SLOPE → FIVE MINUT. GATE VALVE → PLAN OFF. PROPERTY VALUE ○ WATER SERVICE ○ HOUSE SERVICE ○ OTHER SERVICE |
|---|---|



SMITH, CHEY AARON
SHANNON HEDRICK
DEED BOOK: 10520
DEED PAGE: 2706
+ 175615651
VACANT
R-30

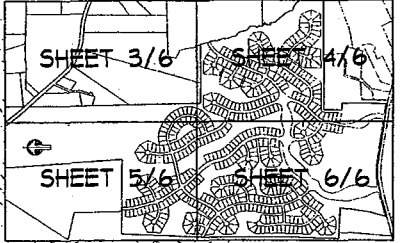
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DEED BOOK: 02975
DEED PAGE: 0460
+ 1756724749
SINGLE FAMILY
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50' NEUSE RIVER
BUFFER TYPICAL

LEGEND

- ▨ WETLANDS
- ▨ STREAM BUFFERS
- 100' YEAR FLOODPLAIN

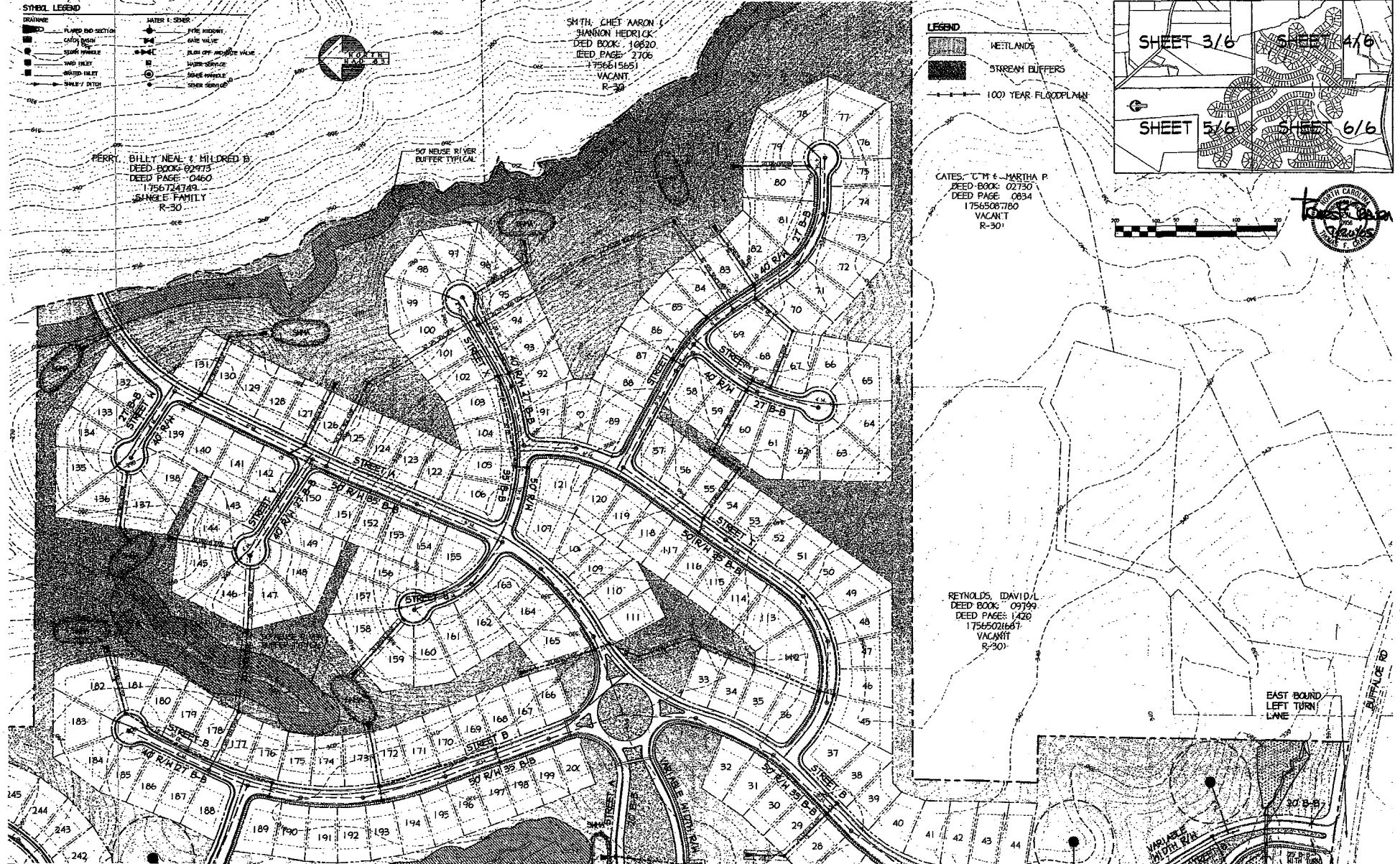
CATES, C.M. & MARTHA P.
DEED BOOK: 02730
DEED PAGE: 0634
+ 1756508780
VACANT
R-30



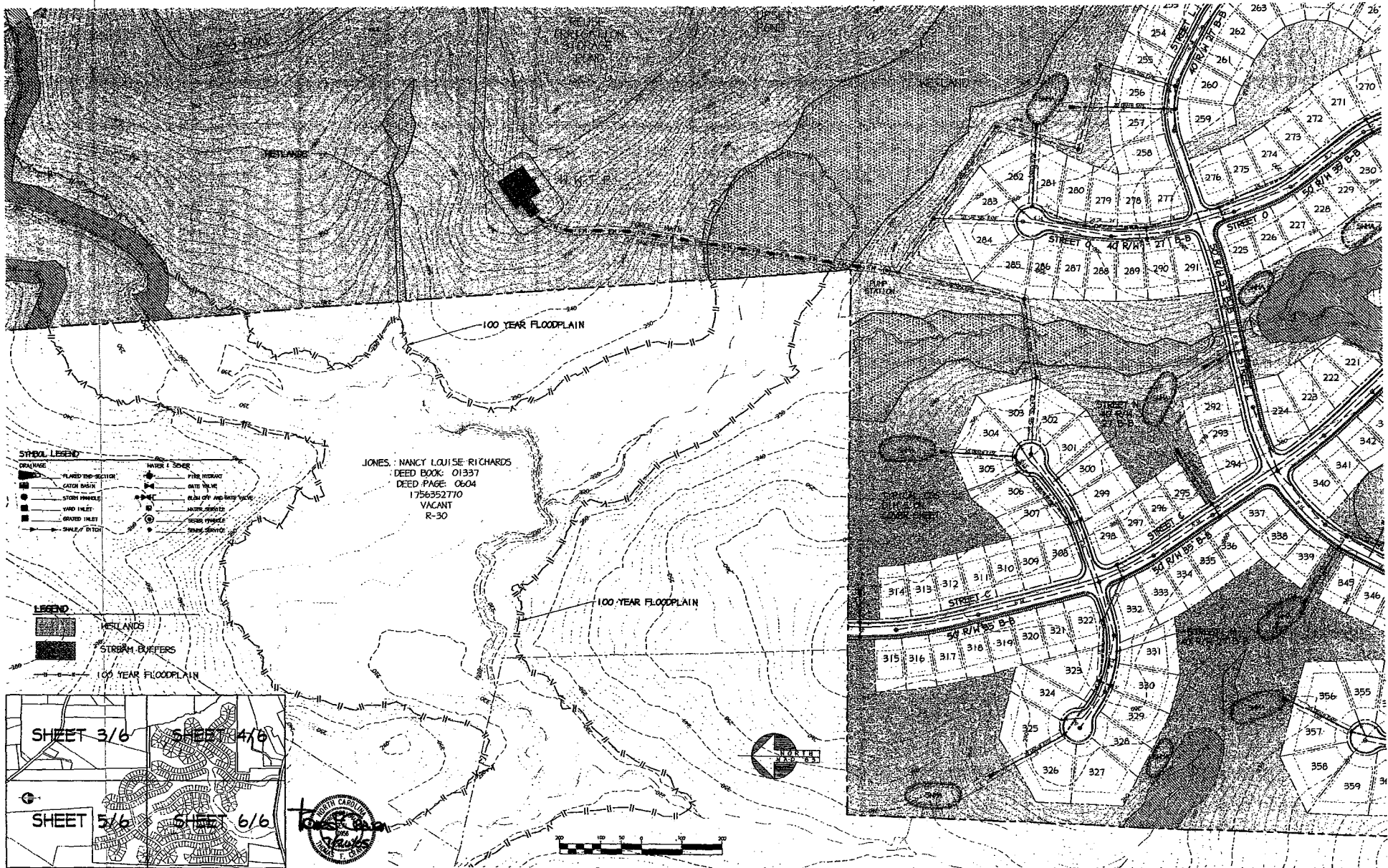
REYNOLDS, DAVID L.
DEED BOOK: 09199
DEED PAGE: 1420
+ 1756502167
VACANT
R-30

EAST BOUND
LEFT TURN
LANE

BUFFALO RD



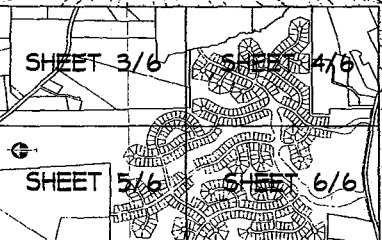
<p>AN OPEN SPACE DEVELOPMENT</p> <h2 style="margin: 0;">RIVER TOWNE</h2> <p style="font-size: small;">BUFFALO PARK LLC HAKE COUNTY, NORTH CAROLINA</p>	<p>SCALE: 1" = 100'</p> <p>DATE: JULY 26, 2005</p> <p>PROJECT: 2005-002.001</p>	<h2 style="margin: 0;">PRELIMINARY SITE DEVELOPMENT PLAN</h2>	<p>PRIEST, CRAVEN & ASSOCIATES, INC. 4 OF 6</p> <p style="font-size: x-small;">LAND USE CONSULTANTS / PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS 3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 Phone 919 / 781-0300 Fax 919 / 782-1218 Email PriestCraven@pcat.com</p> <p style="font-size: x-small; text-align: center;">PRELIMINARY NOT RELEASED FOR CONSTRUCTION</p>
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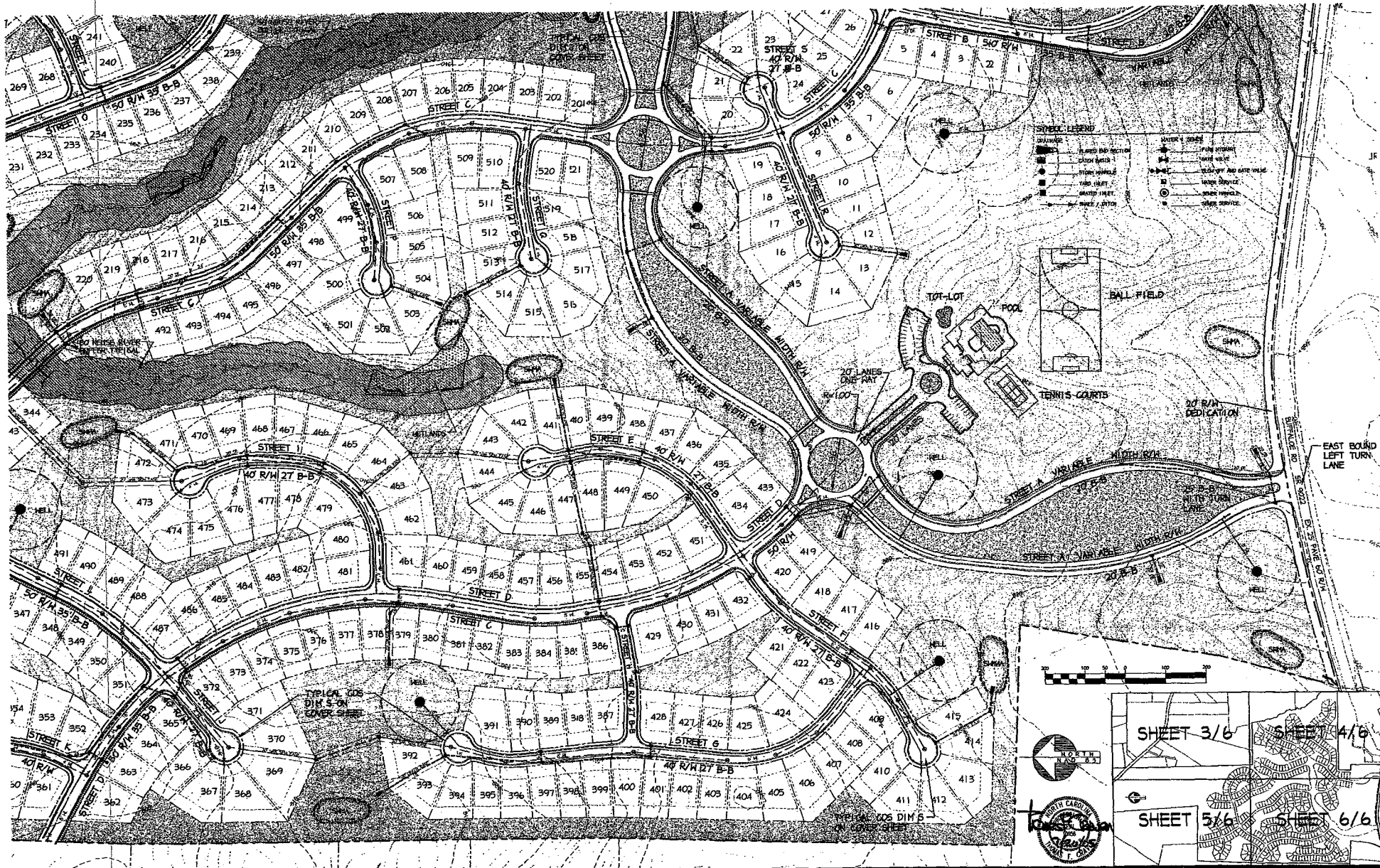
- STREET LEGEND**
- DRAINAGE
 - PLANNED IMP. SECTION
 - CATCH BASIN
 - STREET SIDEWALK
 - LAND INLET
 - SHOULDER INLET
 - SHOULDER / DRIVE
 - WATER / SOBER
 - PIPE RETICULAR
 - WATER VALVE
 - ELUM OFF AND WATER VALVE
 - WATER METER
 - SEWER PROJECT
 - ROAD SERVICE

- LEGEND**
- WETLANDS
 - STREAM BUFFERS
 - 100 YEAR FLOODPLAIN

JONES, NANCY LOUISE RICHARDS
 DEED BOOK: 01337
 DEED PAGE: 0604
 1756352710
 VACANT
 R-30



PRELIMINARY NOT-RELEASED FOR CONSTRUCTION



AN OPEN SPACE DEVELOPMENT
RIVER TOWNE
 BUFFALO PARK LLC MAKE COUNTY, NORTH CAROLINA

SCALE: 1" = 100'
 DATE: JULY 26, 2005
 PROJECT: 2005-002.001

PRELIMINARY SITE DEVELOPMENT PLAN

PRIEST, CRAVEN & ASSOCIATES, INC. 6 OF 6
 LAND USE CONSULTANTS / PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
 2800 - B Camper Drive, Suite 104 Raleigh, N.C. 27609 Phone 919 / 781-0200 Fax 919 / 782-1118 Email PriestCraven@aol.com
 PRELIMINARY NOT-RELEASED FOR CONSTRUCTION