# Administrative Approval Action

## Case File / Name: ASR-0043-2023
## DSLC - Olde Towne - Phase 2 Amenity

**City of Raleigh**
**Development Services Department**
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

**LOCATION:** This 11.78 acre site zoned R-10 CU located at the northwest corner of the intersection of Kasota Lane and Boswall Green Court at 3316 Barwell Road.

**REQUEST:** This 11.78 site is to be the designated amenity area for Olde Towne Subdivision phase II consisting of a civic building, swimming pool, pickleball court, and parking for a residential subdivision.

**DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC:** N/A

**FINDINGS:** **City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated by McAdams.**

## CONDITIONS OF APPROVAL and NEXT STEPS:

*This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:*

☑ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

***The following items are required prior to approval of Site Permitting Review plans:***

**Stormwater**

1. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

☑ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

***The following items must be approved prior to recording the plat:***

**Engineering**

1. A sight distance easement shall be approved by the Transportation Department for recording in the Wake County Registry and shown on a plat approved for recordation.

☑ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

***The following items must be approved prior to the issuance of building permits:***

## General

1. A map shall be recorded prior to or in conjunction with the recording of lots,

2. Comply with all conditions of TCZ-4-2019 and 6.7.3 G 6. of the UDO.

3. A map shall be recorded prior to or in conjunction with the recording of lots,

4. A map shall be recorded that includes the sight distance easements shown on the approved plans

## Public Utilities

5. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

## Stormwater

6. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

7. All means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

## Urban Forestry

8. A tree impact permit must be obtained for the approved streetscape tree installation in the right-of-way. This development proposes 9 street trees along Boswall Green Court.

***The following are required prior to issuance of building occupancy permit:***

## General

1. Final inspection of right-of-way street trees by Urban Forestry Staff.

## Stormwater

2. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

3. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

**EXPIRATION DATES:** **The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan.** If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

**3-Year Expiration Date:** July 2, 2027
Obtain a valid building permit for the total area of the project, or a phase of the project.

**4-Year Completion Date:**
Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

**Signed:** Daniel L. Stegall Date: 03/04/2024
Development Services Dir/Designee
**Staff Coordinator:** Mike Walters

# OLDE TOWNE PHASE 2 - AMENITY

4930 BOSWALL GREEN COURT
RALEIGH, NORTH CAROLINA, 27610

## ADMINISTRATIVE SITE PLAN

CITY OF RALEIGH CASE #: ASR-0043-2023
PROJECT NUMBER: TOL-22003
DATE: JULY 5, 2023

### SHEET INDEX

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### Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

Raleigh

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

**Office Use Only:** Case #: ____________ Planner (print): ____________

Please review UDO Section 10.2.8. to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the Permit and Development Portal. (Note: There is a fee for this verification service.)

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**Site Plan Tier:** Tier Two Site Plan ☐ Tier Three Site Plan ☑

| Building and Development Type (Check all that apply) | | Site Transaction History |
|---|---|---|
| ☑ Detached | ☐ General | Subdivision case #: SUB-0045-2021 |
| ☐ Attached | ☐ Mixed use | Scoping/sketch plan case #: |
| ☐ Townhouse | ☑ Civic | Certificate of Appropriateness #: |
| ☐ Apartment | ☐ Cottage Court | Board of Adjustment #: |
| ☐ Tiny house | ☐ Frequent Transit Development Option | Zoning Case #: TCZ-4-2019 |
| ☐ Open lot | | Design Alternate #: |
| | | Site Permit Review: SPR-0033-2022 |

**GENERAL INFORMATION**

Development name: Olde Towne - Phase 2 Amenity
Inside City limits? Yes ☑ No ☐
Property address(es): 3316 Barwell Road
Site P.I.N.(s): 1732252757
Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4).
Amenity clubhouse building, swimming pool, pickleball, parking for residential subdivision

| | |
|---|---|
| **Current Property Owner(s):** Toll Southeast LP Company, LLC | |
| Company: McAdams | Title: |
| Address: 1140 Virginia Dr, Fort Washington, PA 19034-3204 | |
| Phone #: 610-312-6062 | Email: ktiger@tollbrothers.com |
| **Applicant Name (If different from owner. See "who can apply" in instructions):** | |
| Relationship to owner: ☐ Lessee or contract purchaser ☑ Owner's authorized agent ☐ Easement holder | |
| Company: McAdams | Address: 621 Hillsborough St, Suite 500, Raleigh, NC 27603 |

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| | |
|---|---|
| Phone #: 919-287-0838 | Email: kisko@mcadamsco.com |
| **NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.** | |
| **Developer Contact:** Kimberly Tiger | |
| Company: Toll Brothers, Inc | Title: Director of Amenities Development |
| Address: 1140 Virginia Dr, Fort Washington, PA 19034-3204 | |
| Phone #: 610-312-6062 | Email: ktiger@tollbrothers.com |
| Applicant Name: Brian Kisko | |
| Company: McAdams | Address: 621 Hillsborough St, Suite 500, Raleigh, NC 27603 |
| Phone #: 610-312-6062 | Email: kisko@mcadamsco.com |

**DEVELOPMENT TYPE + SITE DATE TABLE**
**(Applicable to all developments)**

| SITE DATA | BUILDING DATA |
|---|---|
| Zoning district(s) (please provide the acreage of each): R-10-CU | Existing gross floor area (not to be demolished): N/A |
| Gross site acreage: 11.78 | Existing gross floor area to be demolished: N/A |
| # of parking spaces proposed: 31 | New gross floor area: 6,759 SF |
| Max # parking permitted (7.1.2.C): No maximum | Total sf gross (to remain and new): 6,759 |
| Overlay District (if applicable): N/A | Proposed # of buildings: 1 |
| Existing use (UDO 6.1.4): Vacant Residential | Proposed # of stories for each: 1 |
| Proposed use (UDO 6.1.4): Amenity | ~~Proposed # of basement levels~~ (UDO 1.5.7.A.6) N/A |

Construction: Type 5B, Mixed-Use
Main Occupancy: Assembly A-3
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**STORMWATER INFORMATION**

| | |
|---|---|
| Imperious Area on Parcel(s):<br>Existing (sf) 0 Proposed total (sf) 47,767 | Impervious Area for Compliance (includes ROW):<br>Existing (sf) 0 Proposed total (sf) 47,791 |

**RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS**

| | |
|---|---|
| Total # of dwelling units: | Total # of hotel bedrooms: |
| # of bedroom units: 1br ___ 2br ___ 3br ___ | 4br or more ___ |
| # of lots: | Is your project a cottage court? ○ Yes ○ No |
| | A frequent transit development? ○ Yes ○ No |

Continue to Applicant Signature Block on Page Three.

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**APPLICANT SIGNATURE BLOCK**

Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that developments approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

| | |
|---|---|
| Signature: | Date: 11/13/2023 |
| Printed Name: Brian Kisko, PLA | |

### PARKING DATA

TOTAL SITE AREA: 11.78 AC

VEHICULAR PARKING REQUIRED:
TOTAL REQUIRED: NO MAXIMUM REQUIREMENT
STALLS PROVIDED: 29 STALLS

ACCESSIBLE PARKING REQUIRED:
TOTAL REQUIRED: 2 REQUIRED
STALLS PROVIDED: 1 REGULAR STALL AND 1 VAN STALL

BICYCLE PARKING REQUIRED:
TOTAL REQUIRED: 1 SPACE/5,000 SF OF GROSS FLOOR AREA, MIN. 4 (6,759 SF = 2 SPACES)
TOTAL PROVIDED: 4 SPACES / 2 RACKS

### PRIMARY STREET

**Multiple Street Frontage Lots**

For the purposes of determining setbacks, build-to lines, and other regulations, a multiple street frontage site or lot other than an Open Lot must designate at least 1 primary street prior to development, not to include additions. A lot may have more than one primary street.

The following rules determine a primary street:

1. A lot developed with the Apartment, General, Mixed-Use or Civic building types shall designate its primary street using the criteria shown in (a) through (g) below.

   If one street meets any of criteria (a) through (d), it will be designated primary. If two streets meet any of criteria (a) through (d), both will be designated primary.

   If three or four streets meet any of criteria (a) through (d), the two streets that meet more of (a) through (d) will be designated as primary; if they meet the same number, then the applicant may choose the two streets.

   Where the criteria refer to a street, the relevant portion of the street is the portion adjacent to or within the site or lot.

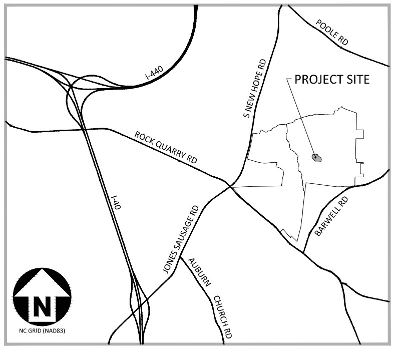
   If no street meets criteria (a) through (d), then the street that that satisfies more of criteria (e) through (g) will be designated as primary. If the criteria do not apply or do not produce a clear result, then any street may be designated as primary by the applicant.

   a. The street with transit service;
   b. The street designated as a Main Street or Urban Thoroughfare on the Urban Form Map;
   c. Any street designated as a Retail Street in the Downtown section of the Comprehensive Plan.
   d. The street designated as a Mixed-use Street on the Raleigh Street Plan Map;
   e. The street designated as a Major Street on the Raleigh Street Plan Map;
   f. The street with on-street parking;
   g. The street with the higher classification on the Raleigh Street Plan Map;

KASOTA LANE AND BOSWALL GREEN COURT DO NO MEET THE CRITERIA (a) THROUGH (g). CRITERIA DO NOT APPLY OR PRODUCE A CLEAR RESULT, THEREFORE APPLICANT HAS DESIGNATED BOSWALL GREEN COURT AS PRIMARY DUE TO RELATIONSHIP OF FRONT CLUBHOUSE ELEVATION AND VEHICULAR ACCESS TO PARKING.

### SITE DATA

| | |
|---|---|
| DEVELOPER: | TOLL SOUTHEAST LP COMPANY, INC.<br>900 PERIMETER PARK DRIVE, SUITE B3<br>MORRISVILLE, NORTH CAROLINA, 27560 |
| OWNER/PARCEL: | 4930 BOSWALL GREEN COURT<br>OLDE TOWNE WEH, LP<br>56 HUNTER STREET<br>APEX, NORTH CAROLINA 27502 |
| PIN NUMBERS: | 1732-25-2757<br>D.B. 19215, PG. 541<br>B.M. 2022, PG. 1939 |
| OLDE TOWNE PH. 2 TOTAL AREA: | 125.58 AC. |
| AMENITY LOT AREA: | 11.78 AC. |
| EXISTNG ZONING: | R-10-CU |
| OVERLAY DISTRICT: | N/A |
| CURRENT USE: | WOODED |
| PROPOSED USE: | AMENITY |
| BUILDING GROSS SF: | 6,759 SF |
| INSIDE CITY LIMITS: | YES |
| FEMA FIRM PANEL: | 3720173200J, DATED MAY 2, 2006 |
| RIVER BASIN: | NEUSE RIVER |
| TREE CONSERVATION AREA: | SEE PREV. RECORDED TCA (BM 2008, PG 1412) |
| BLOCK PERIMETER: | SEE PREV. APPROVED SUBDIVISION PLANS, SHEET C2.39<br>(CITY OF RALEIGH CASE NUMBER: SUB-0045-2021) |
| IMPERVIOUS AREA: | EXISTING: 0 SF<br>PROPOSED: 47,767 SF |



VICINITY MAP
1" = 3000'

### UDO SECTION 6.7.3.G - PLAN CONFORMANCE

THE RECREATIONAL USE CONFORMS TO UDO REQUIREMENTS OF SECTION 6.7.3.G AS SHOWN HEREIN.

SECTION 6.7.3.G.1 - *RECREATIONAL USE IS LIMITED TO THE FOLLOWING FACILITIES: CLUBHOUSE, DOCKS, EXERCISE ROOMS, GAME AND CRAFT ROOMS, GYMNASIUMS, PARTY AND RECEPTION ROOMS, BICYCLE PATHS, PEDESTRIAN AND EQUESTRIAN TRAILS, PICNIC AREAS, PLAY COURTS, SUCH AS BASKETBALL, RACQUETBALL, AND TENNIS COURTS, GOLF COURSES, DRIVING RANGES, PLAY FIELDS, PLAYGROUNDS, SAUNA BATHS, SWIMMING POOLS AND TANNING FACILITIES.*

PLAN CONFORMANCE - THE USES PROPOSED WITHIN THE COMMUNITY AMENITY ARE LIMITED TO THE USES DEFINED IN THE SECTION.

SECTION 6.7.3.G.2 - *THESE USES ARE ALLOWED ONLY AS PART OF A RESIDENTIAL DEVELOPMENT OR SUBDIVISION, A COMPACT DEVELOPMENT, A CONSERVATION DEVELOPMENT, A MANUFACTURED HOME DEVELOPMENT OR A CONGREGATE CARE FACILITY. SUCH MAY BE LOCATED OUTSIDE THE BOUNDARIES OF THE DEVELOPMENT PROVIDED THAT:*

1. *THE LOT IS OWNED BY THE DEVELOPMENT THROUGH ITS HOMEOWNERS ASSOCIATION OR SIMILAR MECHANISM*
2. *THE LOT ADJOINS THE SUBDIVISION FOR AT LEAST 50% OF ITS PERIMETER*
3. *THE LOT IS LOCATED ACROSS A STREET OR OTHER RIGHT-OF-WAY FOR AT LEAST 50% OF ITS PERIMETER*

PLAN CONFORMANCE - THE RECREATIONAL USES AT THE COMMUNITY AMENITY IS PART OF THE OLDE TOWNE DEVELOPMENT AND SUBDIVISION.
THE CLUBHOUSE LOT WILL BE OWNED BY THE DEVELOPMENT THROUGH A HOMEOWNER'S ASSOCIATION OR SIMILAR MECHANISM.
THE LOT ADJOINS THE SUBDIVISION FOR 100% OF IT'S PERIMETER.
THE PARCEL ABUTS TWO PUBLIC ROADS, A PARCEL BEING PERMITTED FOR SINGLE FAMILY HOMES AND A STREAM BUFFER.

SECTION 6.7.3.G.3 - *NONSRESIDENT MEMBERSHIPS OR FEES PAID BY THE GENERAL PUBLIC SHALL NOT BE PERMITTED. THIS PROHIBITION SHALL NOT BE CONSTRUED TO DISALLOW MEMBERSHIP FEES FOR RESIDENTS OF THE DEVELOPMENT AND THEIR GUESTS MADE ON AN INSTALLMENT BASIS OF NOT LESS THAN MONTHLY, RATHER THAN ON ANY PAY-FOR-USE, HOURLY, DAILY OR WEEKLY BASIS. MEMBERSHIP FEES ARE ALLOWED FOR ANY RECREATIONAL USE RELATED IF IT ALSO COMPLIES WITH ALL REGULATIONS OF A RECREATIONAL USE RESTRICTED TO MEMBERSHIP, EITHER COMMERCIAL OR NOT FOR PROFIT.*

PLAN CONFORMANCE - THERE WILL NOT BE MEMBERSHIP FEES OFFERED TO NONRESIDENT MEMBERS.

SECTION 6.7.3.G.4 - *THE RECREATION FACILITIES SHALL BE OWNED BY EITHER A NOT FOR PROFIT ORGANIZATION, A HOMEOWNER'S ASSOCIATION, OR MULTI-UNIT DEVELOPMENT OWNER.*

PLAN CONFORMANCE - THE COMMUNITY RECREATIONAL FACILITIES WILL BE OWNED BY A HOMEOWNER'S ASSOCIATION OR MULTI-UNIT DEVELOPMENT OWNER.

SECTION 6.7.3.G.5 - *NO SIGNAGE, STORAGE, MERCHANDISE, OR DISPLAY INCLUDING DISPLAY WINDOWS SHALL BE VISIBLE FROM OUTSIDE OF THE RECREATIONAL USE.*

PLAN CONFORMANCE - NO SIGNAGE, STORAGE, MERCHANDISE OR DISPLAY SHALL VISIBLE FROM OUTSIDE THE RECREATION USE.

SECTION 6.7.3.G.6 - *BICYCLE PARKING FOR THE RECREATIONAL USES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 7.1 PARKING.*

PLAN CONFORMANCE - BICYCLE PARKING IS PROVIDED IN ACCORDANCE WITH SEC 7.1

### ZONING CONDITIONS

ORDINANCE 53 ZC 789
EFFECTIVE 02/04/2020
TCZ-4-2019-ROCK QUARRY ROAD AND SOUTH NEW HOPE ROAD, ON SOUTH NEW HOPE ROAD AT THE NORTHEAST CORNER OF ITS INTERSECTION WITH ROCK QUARRY ROAD, EIGHTEEN (18) PROPERTIES TOTALING APPROXIMATELY 532 ACRES REZONED TO RESIDENTIAL-10-CONDITIONAL USE (R-10-CU).
CONDITIONS DATED: SEPTEMBER 9, 2019

1. TOTAL NUMBER OF DWELLING UNITS SHALL NOT EXCEED 1,700 UNITS ON THE SUBJECT PROPERTY. THE APARTMENT BUILDING TYPE SHALL NOT BE PERMITTED ON THE SUBJECT PROPERTY EXCEPT THAT UP TO THREE HUNDRED SIXTY (360) DWELLING UNITS LOCATED WITHIN THE APARTMENT BUILDING TYPE SHALL BE PERMITTED WHERE THE APARTMENT BUILDING TYPE IS LOCATED WITHIN TWO THOUSAND FIVE HUNDRED FEET (2500') OF THE RIGHT-OF-WAY FOR ROCK QUARRY ROAD. A MINIMUM OF ONE HUNDRED (100) RESIDENTIAL UNITS, OF ANY UNIT TYPE PERMISSIBLE UNDER THE UNIFIED DEVELOPMENT ORDINANCE, SHALL BE RESTRICTED TO THOSE AGE FIFTY FIVE (55) AND OLDER, IN ACCORDANCE WITH FEDERAL LAW.
2. AT THE TIME OF ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A DWELLING UNIT, THE PROPERTY OWNER SHALL CREATE AN AREA CONTAINING AT LEAST TWENTY-FIVE (25) ACRES OF LAND IDENTIFIED BY THE PROPERTY OWNER AND LOCATED ON THE SUBJECT PROPERTY NEAR THE INTERSECTION OF THE NEW HOPE ROAD AND WALNUT CREEK (THE "PARK LAND") FOR USE AS A PUBLIC OR PRIVATE PARK. THE PROPERTY OWNER SHALL ENSURE THE PARK LAND HAS ACCESS FROM A STREET INTERNAL TO THE PROJECT.
3. THE PROPERTY OWNER SHALL INSTALL GREENWAY TRAILS ON THE SUBJECT PROPERTY GENERALLY AS SHOWN ON THE ATTACHED EXHIBIT B, MEETING CITY OF RALEIGH GREEN WAY TRAIL SPECIFICATIONS, TO BE COMPLETED AS FOLLOWS:
   (A) THE "RED ROUTE" FROM "NODE 1" AT SOUTH NEW HOPE ROAD HEADING EASTWARD ACROSS THE SUBJECT PROPERTY FOR AT LEAST 1500 LINEAR FEET PRIOR TO THE CERTIFICATE OF OCCUPANCY FOR THE CLUBHOUSE FACILITY;
   (B) THE "GREEN ROUTE" FROM THE TERMINUS OF THE "RED ROUTE" TO "NODE 2" AT BARWELL ROAD WHEN A ROADWAY CONNECTION IS MADE TO BARWELL ROAD; AND
   (C) THE "ORANGE ROUTE" FROM "NODE 2" TO "NODE 3" NEAR WALNUT CREEK PRIOR TO THE 1500TH CERTIFICATE OF OCCUPANCY.
4. A MINIMUM OF TWENTY-FIVE PERCENT (25%) OF THE NET SITE AREA (SITE AREA EXCLUDING STREET RIGHT-OF-WAY) SHALL BE USED FOR PASSIVE AND ACTIVE OPEN SPACE, INCLUDING PUBLIC PARKS, PRIVATE PARKS, PUBLIC GREENWAYS, ENVIRONMENTALLY SENSITIVE AREAS, TREE CONSERVATION AREA, STORMWATER DEVICES AND OTHER OPEN SPACE.
5. FOR PROPERTY DELINEATED BY WAKE COUNTY PIN 1722937105 AND IDENTIFIED AS LOT 5007 ON BOOK OF MAPS 2008, PAGE 280, WAKE COUNTY REGISTRY (THE "PROPERTY"), UNLESS A MORE RESTRICTIVE PROVISION OF THE CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE APPLIES, ONE OR MORE BUILDINGS SHALL BE LOCATED WITHIN ONE HUNDRED FEET (100') OF ROCK QUARRY ROAD OR AT LEAST FIFTY PERCENT (50%) OF THE LENGTH OF THE PROPERTY ALONG ROCK QUARRY ROAD, EXCLUDING PUBLIC STREET RIGHT-OF-WAY FROM LENGTH OF THE PROPERTY.

### ZONING CONDITION RESPONSES

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1. PROPOSED RESIDENTIAL UNITS DOES NOT EXCEED THE MAXIMUM 1700 UNITS ALLOWABLE (SEE COMPLIANCE TABLE WITH SPR-0007-2032 COVER).
2. DEDICATION WILL OCCUR PRIOR TO THE 1ST CO, LOT 1 OF S-21-19 DEED OF TRANSFER IS WITH THE CITY ATTORNEY'S OFFICE.
3. GREENWAY TRAILS SHOWN ON PROPERTY PER THIS REQUIREMENT.
4. 25% OPEN SPACE OF THE NET SITE AREA HAS BEEN PROVIDED WITH THIS SUBDIVISION.
5. THIS REQUIREMENT HAS BEEN SATISFIED WITH #SPR-0224-2020.

### *ATTENTION CONTRACTORS*

The **Construction Contractor** responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the **Public Works Department** at (919) 996-2409, and the **Public Utilities Department** at (919) 996-4540 at least **twenty four hours** prior to beginning any of their construction.

**Failure** to notify both **City Departments** in advance of beginning construction, will result in the issuance of **monetary fines**, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

**Failure** to call for **Inspection, Install a Downstream Plug**, have **Permitted Plans** on the **Jobsite**, or any other **Violation** of **City of Raleigh Standards** will result in a **Fine and Possible Exclusion** from future work in the **City of Raleigh.**

### BOARD OF ADJUSTMENT

CASE# A-166-19, APPROVED 01/13/2020
WHEREAS OLDE TOWNE WEH LP, PROPERTY OWNER, REQUESTS A SPECIAL USE PERMIT (SUP) PURSUANT TO SECTIONS 6.7.3.G.5 AND 10.2.9 OF THE UNIFIED DEVELOPMENT ORDINANCE WHICH REQUIRES ANY POOL EXCEEDING A LINEAR DIMENSION OF 65 FEET OR AREA OF 4,000 SF BE APPROVED AS A SPECIAL USE PERMIT IN ORDER TO PERMIT TWO POOLS EACH WITH A LINEAR DIMENSION OF 86 FEET IN CONJUNCTION WITH A 16,000 SF CLUBHOUSE (DETACHED HOUSE BUILDING TYPE) AND A 288 UNIT APARTMENT UNIT COMPLEX ON A 115-ACRE PROPERTY ZONED R-10-CU LOCATED AT 2201 SOUTH NEW HOPE ROAD AND 5125 ROCK QUARRY ROAD.

CASE # A-19-20, APPROVED SEPTEMBER 14TH, 2020) WHEREAS OLDE TOWNE WEH, LP PROPERTY OWNER, REQUESTS A DESIGN ALTERNATE FOR RELIEF FROM THE CROSS-ACCESS REQUIREMENT SET FORTH IN SECTION 8.3.5.D. OF THE UNIFIED DEVELOPMENT ORDINANCE TO NOT PROVIDE CROSS-ACCESS TO THE PROPERTY TO THE EAST IN ORDER TO SUBDIVIDE ONE LOT INTO 232 TOWNEHOUSE LOTS AND 7 COMMON AREA LOTS ON A 47.04-ACRE PROPERTY ZONED R-10-CU LOCATED AT 0 AND 2055 S. NEW HOPE RD.

### BLOCK PERIMETER CONFORMANCE

PER UDO ARTICLE 8.3 TC-6-19, THE SUBJECT SITE IS EXEMPT FROM BLOCK PERIMETER STANDARDS DUE TO THE BELOW CONDITIONS. REFER TO PLAN SHEET C2.04 OF SPR-0033-2022.

UDO 8.3.2.A.1.b.vi - THE CREATION (ON THE PROPERTY TO BE DEVELOPED) OR CONTINUOUS (ON AN ADJACENT PROPERTY) OF ANY NEW STREET OR STREET STUB WOULD BE OBSTRUCTED BY ANY OF THE FOLLOWING:
d. PREVIOUSLY ESTABLISHED TREE CONSERVATOIN AREA, OPEN SPACE OR PUBLIC PARK

### SOLID WASTE COMPLIANCE STATEMENT

1. THE SOLID WASTE REMOVAL FOR THIS PROJECT WILL BE HANDLED BY CITY OF RALEIGH.
2. SOLID WASTE AND RECYCLING WILL BE STORED IN ROLL-OUT CONTAINERS LOCATED EXTERNALLY OF THE CLUBHOUSE BUILDING IN LOCATION DESIGNATED ON PLAN. HOA WILL BE RESPONSIBLE FOR BRINGING ROLL-OUT CONTAINERS TO COLLECTION LOCATION.

811
Know what's below.
Call before you dig.

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.

**CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.**

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\TOL\TOL22003\04-Production\Planning and LA\Current Drawings\Construction Documents ASR\TOL22003-LandArch-ASR-CS1.dwg, 1/23/2024 2:27:33 PM, Kyle Wurtz

MCADAMS
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TOLL SOUTHEAST LP COMPANY, INC.
900 PERIMETER PARK DRIVE, SUITE B3
MORRISVILLE, NORTH CAROLINA, 27560
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Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

**OLDE TOWNE PHASE 2 AMENITY**
ADMINISTRATIVE SITE PLAN
RALEIGH, NORTH CAROLINA

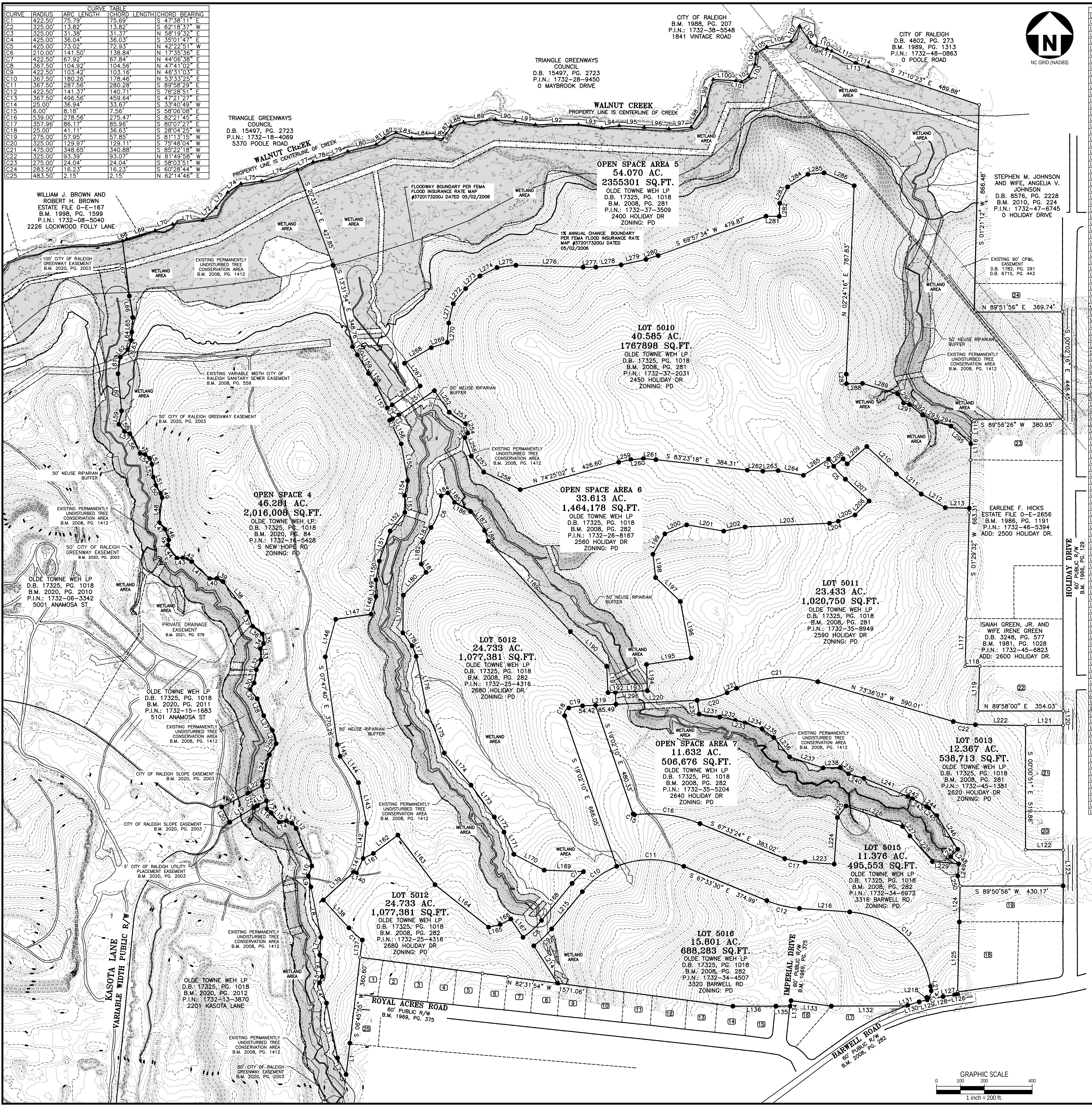
[redacted]

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 09. 29. 2023 | 1ST ASR REVIEW COMMENTS |
| 2 | 01. 24. 2024 | 2ND ASR REVIEW COMMENTS |

**ADMINISTRATIVE SITE PLAN FOR:**

OLDE TOWN PHASE 2
AMENITY
RALEIGH, NORTH CAROLINA
PROJECT NUMBER: TOL-22003


CITY OF RALEIGH
B.M. 1988, PG. 207
P.I.N.: 1732-38-5548
1841 VINTAGE ROAD
CITY OF RALEIGH
D.B. 4602, PG. 273
B.M. 1989, PG. 1313
P.I.N.: 1732-48-0863
0 POOLE ROAD
NC GRID (NAD83)
TRIANGLE GREENWAYS COUNCIL
D.B. 15497, PG. 2723
P.I.N.: 1732-28-9450
0 MAYBROOK DRIVE
TRIANGLE GREENWAYS COUNCIL
D.B. 15497, PG. 2723
P.I.N.: 1732-18-4069
5370 POOLE ROAD
WALNUT CREEK
PROPERTY LINE IS CENTERLINE OF CREEK
WILLIAM J. BROWN AND
ROBERT H. BROWN
ESTATE FILE 0-E-167
B.M. 1998, PG. 1599
P.I.N.: 1732-08-5040
2226 LOCKWOOD FOLLY LANE
FLOODWAY BOUNDARY PER FEMA FLOOD INSURANCE RATE MAP #3720173200J DATED 05/02/2006
1% ANNUAL CHANCE BOUNDARY PER FEMA FLOOD INSURANCE RATE MAP #3720173200J DATED 05/02/2006
OPEN SPACE AREA 5
54.070 AC.
2355301 SQ.FT.
OLDE TOWNE WEH LP
D.B. 17325, PG. 1018
B.M. 2008, PG. 281
P.I.N.: 1732-37-3509
2400 HOLIDAY DR
ZONING: PD
S 71°10'23" E 489.88'
STEPHEN M. JOHNSON
AND WIFE, ANGELIA V. JOHNSON
D.B. 8576, PG. 2228
B.M. 2010, PG. 224
P.I.N.: 1732-47-6745
0 HOLIDAY DRIVE
S 01°21'12" W 866.48'
EXISTING 90' CP&L EASEMENT
D.B. 1782, PG. 291
D.B. 6715, PG. 443
100' CITY OF RALEIGH GREENWAY EASEMENT B.M. 2020, PG. 2003
EXISTING PERMANENTLY UNDISTURBED TREE CONSERVATION AREA B.M. 2008, PG. 1412
WETLAND AREA
S 69°57'34" W 479.87'
N 02°24'16" E 787.83'
N 89°51'56" E 369.74'
S 00°02'16" E 448.45'
50' NEUSE RIPARIAN BUFFER
LOT 5010
40.585 AC.
1767898 SQ.FT.
OLDE TOWNE WEH LP
D.B. 17325, PG. 1018
B.M. 2008, PG. 281
P.I.N.: 1732-37-2031
2450 HOLIDAY DR
ZONING: PD
EXISTING VARIABLE WIDTH CITY OF RALEIGH SANITARY SEWER EASEMENT B.M. 2008, PG. 559
50' CITY OF RALEIGH GREENWAY EASEMENT B.M. 2020, PG. 2003
S 20°33'10" E 427.85'
S 89°56'26" W 380.95'
N 74°25'02" E 426.60'
S 83°23'18" E 384.31'
OPEN SPACE AREA 6
33.613 AC.
1,464,178 SQ.FT.
OLDE TOWNE WEH LP
D.B. 17325, PG. 1018
B.M. 2008, PG. 282
P.I.N.: 1732-26-8167
2560 HOLIDAY DR
ZONING: PD
EARLENE F. HICKS
ESTATE FILE 0-E-2656
B.M. 1986, PG. 1191
P.I.N.: 1732-46-5394
ADD: 2500 HOLIDAY DR.
S 01°29'32" W 663.31'
HOLIDAY DRIVE
60' PUBLIC R/W
B.M. 1966, PG. 129
OPEN SPACE 4
46.281 AC.
2,016,008 SQ.FT.
OLDE TOWNE WEH LP
D.B. 17325, PG. 1018
B.M. 2020, PG. 84
P.I.N.: 1732-16-5428
S NEW HOPE RD
ZONING: PD
50' CITY OF RALEIGH GREENWAY EASEMENT B.M. 2020, PG. 2003
OLDE TOWNE WEH LP
D.B. 17325, PG. 1018
B.M. 2020, PG. 2010
P.I.N.: 1732-06-3342
5001 ANAMOSA ST
PRIVATE DRAINAGE EASEMENT B.M. 2021, PG. 579
LOT 5011
23.433 AC.
1,020,750 SQ.FT.
OLDE TOWNE WEH LP
D.B. 17325, PG. 1018
B.M. 2008, PG. 281
P.I.N.: 1732-35-8949
2590 HOLIDAY DR
ZONING: PD
ISAIAH GREEN, JR. AND
WIFE IRENE GREEN
D.B. 3248, PG. 577
B.M. 1981, PG. 1028
P.I.N.: 1732-45-6823
ADD: 2600 HOLIDAY DR.
LOT 5012
24.733 AC.
1,077,381 SQ.FT.
OLDE TOWNE WEH LP
D.B. 17325, PG. 1018
B.M. 2008, PG. 282
P.I.N.: 1732-25-4316
2680 HOLIDAY DR
ZONING: PD
OLDE TOWNE WEH LP
D.B. 17325, PG. 1018
B.M. 2020, PG. 2011
P.I.N.: 1732-15-1683
5101 ANAMOSA ST
S 07°47'40" E 370.26'
N 73°36'03" W 590.01'
N 89°58'00" E 354.03'
OPEN SPACE AREA 7
11.632 AC.
506,676 SQ.FT.
OLDE TOWNE WEH LP
D.B. 17325, PG. 1018
B.M. 2008, PG. 282
P.I.N.: 1732-35-5204
2640 HOLIDAY DR
ZONING: PD
S 19°02'10" E 480.33'
S 19°02'10" E 666.05'
LOT 5013
12.367 AC.
538,713 SQ.FT.
OLDE TOWNE WEH LP
D.B. 17325, PG. 1018
B.M. 2008, PG. 281
P.I.N.: 1732-45-1381
2620 HOLIDAY DR
ZONING: PD
S 00°00'51" E 519.86'
CITY OF RALEIGH SLOPE EASEMENT B.M. 2020, PG. 2003
S 67°33'24" E 383.02'
LOT 5015
11.376 AC.
495,553 SQ.FT.
OLDE TOWNE WEH LP
D.B. 17325, PG. 1018
B.M. 2008, PG. 282
P.I.N.: 1732-34-6972
3316 BARWELL RD
ZONING: PD
5' CITY OF RALEIGH UTILITY PLACEMENT EASEMENT B.M. 2020, PG. 2003
S 67°33'30" E 374.99'
S 89°50'56" W 430.17'
LOT 5016
15.801 AC.
688,283 SQ.FT.
OLDE TOWNE WEH LP
D.B. 17325, PG. 1018
B.M. 2008, PG. 282
P.I.N.: 1732-34-4507
3320 BARWELL RD
ZONING: PD
KASOTA LANE
VARIABLE WIDTH PUBLIC R/W
OLDE TOWNE WEH LP
D.B. 17325, PG. 1018
B.M. 2020, PG. 2012
P.I.N.: 1732-13-3870
2201 KASOTA LANE
N 82°31'54" W 1571.06'
360.60'
S 06°45'55" W
ROYAL ACRES ROAD
60' PUBLIC R/W
B.M. 1969, PG. 375
IMPERIAL DRIVE
60' PUBLIC R/W
B.M. 1969, PG. 375
BARWELL ROAD
60' PUBLIC R/W
B.M. 2008, PG. 282
50' CITY OF RALEIGH GREENWAY EASEMENT B.M. 2020, PG. 2003
GRAPHIC SCALE
0 100 200 400
1 inch = 200 ft.

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
| C1 | 422.50' | 75.79' | 75.69' | S 47°38'11" E |
| C2 | 325.00' | 13.82' | 13.82' | S 62°18'37" W |
| C3 | 325.00' | 31.38' | 31.37' | N 58°19'32" E |
| C4 | 425.00' | 36.04' | 36.03' | S 35°01'47" E |
| C5 | 425.00' | 73.02' | 72.93' | N 42°22'51" W |
| C6 | 210.00' | 141.50' | 138.84' | N 17°35'36" E |
| C7 | 422.50' | 67.92' | 67.84' | N 44°06'38" E |
| C8 | 367.50' | 104.92' | 104.56' | N 47°41'02" E |
| C9 | 422.50' | 103.42' | 103.16' | N 46°31'03" E |
| C10 | 367.50' | 180.26' | 178.46' | N 53°33'25" E |
| C11 | 367.50' | 287.56' | 280.28' | S 89°58'29" E |
| C12 | 422.50' | 141.37' | 140.71' | S 76°28'51" E |
| C13 | 367.50' | 496.56' | 459.64' | S 47°21'27" E |
| C14 | 25.00' | 36.94' | 33.67' | S 33°40'49" W |
| C15 | 6.00' | 8.18' | 7.56' | S 58°06'08" E |
| C16 | 539.00' | 278.56' | 275.47' | S 82°21'45" E |
| C17 | 357.96' | 86.17' | 85.96' | S 80°07'27" E |
| C18 | 25.00' | 41.11' | 36.63' | S 28°04'25" W |
| C19 | 275.00' | 57.95' | 57.85' | S 81°13'15" W |
| C20 | 325.00' | 129.97' | 129.11' | S 75°48'04" W |
| C21 | 475.00' | 348.65' | 340.88' | S 85°22'18" W |
| C22 | 325.00' | 93.39' | 93.07' | N 81°49'58" W |
| C23 | 275.00' | 24.04' | 24.04' | S 58°03'51" W |
| C24 | 283.50' | 16.23' | 16.23' | S 60°28'44" W |
| C25 | 483.50' | 2.15' | 2.15' | N 62°14'46" E |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L1 | S 06°53'55" W | 132.28' |
| L2 | N 27°36'40" W | 77.85' |
| L3 | N 11°16'15" W | 233.93' |
| L4 | N 18°55'56" W | 90.20' |
| L5 | N 22°05'17" E | 27.58' |
| L6 | N 05°50'35" W | 91.08' |
| L7 | N 03°36'43" E | 73.16' |
| L8 | N 11°06'43" W | 214.96' |
| L9 | N 12°52'29" W | 46.88' |
| L10 | N 18°22'59" E | 44.06' |
| L11 | N 22°31'53" W | 169.93' |
| L12 | N 38°14'09" W | 29.09' |
| L13 | N 69°22'16" W | 24.57' |
| L14 | S 78°59'15" W | 29.93' |
| L15 | N 40°40'40" W | 51.96' |
| L16 | N 47°49'13" W | 23.76' |
| L17 | N 03°15'31" W | 34.39' |
| L18 | S 62°07'07" W | 44.08' |
| L19 | S 58°50'21" W | 117.62' |
| L20 | N 27°37'36" W | 71.75' |
| L21 | N 62°22'24" E | 123.30' |
| L22 | N 62°07'07" E | 66.81' |
| L23 | N 00°20'20" E | 18.21' |
| L24 | N 14°40'11" E | 114.40' |
| L25 | N 30°44'45" E | 54.32' |
| L26 | N 15°52'05" W | 57.21' |
| L27 | N 30°10'21" W | 71.78' |
| L28 | N 21°12'52" W | 75.33' |
| L29 | N 38°50'52" W | 48.21' |
| L30 | N 30°44'00" E | 33.68' |
| L31 | N 09°59'05" E | 56.07' |
| L32 | N 24°25'49" E | 45.55' |
| L33 | N 02°57'29" W | 46.12' |
| L34 | N 31°32'59" E | 25.91' |
| L35 | N 06°47'17" W | 39.59' |
| L36 | N 52°02'57" W | 51.93' |
| L37 | N 22°14'50" W | 65.31' |
| L38 | N 38°00'32" W | 161.40' |
| L39 | N 62°19'28" W | 28.15' |
| L40 | S 88°27'59" W | 30.32' |
| L41 | N 46°36'47" W | 103.63' |
| L42 | N 67°11'15" W | 40.29' |
| L43 | S 86°27'49" W | 24.65' |
| L44 | N 34°44'42" W | 66.15' |
| L45 | N 09°49'32" E | 22.78' |
| L46 | N 20°13'36" W | 46.89' |
| L47 | N 41°18'32" W | 35.83' |
| L48 | N 06°23'17" E | 106.69' |
| L49 | N 18°57'14" W | 18.66' |
| L50 | N 31°57'03" W | 38.78' |
| L51 | N 16°39'24" W | 36.55' |
| L52 | N 05°41'45" W | 53.79' |
| L53 | N 21°02'24" W | 26.29' |
| L54 | N 51°15'26" W | 25.84' |
| L55 | N 77°39'05" W | 19.80' |
| L56 | N 28°03'59" W | 93.53' |
| L57 | N 67°00'14" W | 23.80' |
| L58 | N 37°40'47" W | 38.29' |
| L59 | N 11°24'22" E | 56.96' |
| L60 | N 05°24'55" W | 156.02' |
| L61 | N 07°50'05" E | 69.58' |
| L62 | N 44°22'31" E | 45.22' |
| L63 | N 21°19'56" E | 40.05' |
| L64 | N 02°38'38" E | 35.94' |
| L65 | N 03°40'02" E | 60.86' |
| L66 | N 08°52'35" W | 90.84' |
| L67 | N 07°07'30" W | 231.75' |
| L68 | N 63°52'57" E | 19.40' |
| L69 | N 73°39'09" E | 124.16' |
| L70 | N 70°05'31" E | 77.58' |
| L71 | N 82°51'19" E | 126.89' |
| L72 | N 46°01'04" E | 76.64' |
| L73 | N 37°36'27" E | 80.79' |
| L74 | N 56°12'23" E | 65.84' |
| L75 | N 82°54'55" E | 87.22' |
| L76 | N 72°05'07" E | 156.08' |
| L77 | N 64°21'07" E | 73.91' |
| L78 | N 77°39'54" E | 69.77' |
| L79 | N 69°12'06" E | 82.02' |
| L80 | N 76°14'29" E | 122.02' |
| L81 | N 52°42'00" E | 42.15' |
| L82 | N 64°16'36" E | 54.15' |
| L83 | S 71°30'09" E | 69.81' |
| L84 | N 89°25'04" E | 97.48' |
| L85 | S 82°52'13" E | 34.70' |
| L86 | N 32°39'00" E | 23.04' |
| L87 | N 32°16'54" E | 37.03' |
| L88 | N 70°18'17" E | 55.42' |
| L89 | N 85°30'17" E | 133.77' |
| L90 | S 84°44'27" E | 82.83' |
| L91 | S 81°04'43" E | 85.68' |
| L92 | N 89°46'06" E | 180.24' |
| L93 | S 81°15'25" E | 97.64' |
| L94 | N 82°15'18" E | 74.31' |
| L95 | S 86°07'56" E | 104.03' |
| L96 | S 86°39'40" E | 103.83' |
| L97 | N 85°38'38" E | 93.07' |
| L98 | N 33°28'23" E | 104.11' |
| L99 | N 17°06'35" E | 117.68' |
| L100 | S 86°54'40" E | 94.89' |
| L101 | S 79°26'45" E | 23.45' |
| L102 | N 56°48'01" E | 36.62' |
| L103 | N 26°40'20" E | 59.28' |
| L104 | N 04°50'16" E | 44.28' |
| L105 | N 57°37'46" E | 52.79' |
| L106 | N 76°52'48" E | 103.39' |
| L107 | N 30°04'57" E | 73.69' |
| L108 | S 34°02'37" E | 83.18' |
| L109 | S 60°20'39" E | 27.67' |
| L110 | S 73°19'46" E | 46.45' |
| L111 | S 65°30'28" E | 21.58' |
| L112 | S 63°06'28" E | 108.80' |
| L113 | S 80°51'31" E | 7.11' |
| L114 | S 71°10'23" E | 50.00' |
| L115 | S 02°08'04" W | 56.39' |
| L116 | S 01°04'32" W | 113.67' |
| L117 | S 01°32'44" W | 199.88' |
| L118 | S 89°59'24" E | 60.05' |
| L119 | S 01°39'56" W | 186.75' |
| L120 | S 00°02'16" E | 59.90' |
| L121 | S 89°52'13" W | 156.39' |
| L122 | S 89°57'41" E | 156.61' |
| L123 | S 00°02'16" E | 150.45' |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L124 | S 01°15'47" W | 149.95' |
| L125 | S 01°24'58" W | 302.98' |
| L126 | S 82°13'51" W | 12.20' |
| L127 | S 81°29'02" W | 49.00' |
| L128 | S 79°01'37" W | 51.60' |
| L129 | S 76°00'34" W | 50.75' |
| L130 | S 73°15'02" W | 49.97' |
| L131 | S 73°15'02" W | 9.23' |
| L132 | S 89°53'45" W | 309.89' |
| L133 | N 82°25'20" W | 170.00' |
| L134 | S 06°06'45" W | 22.86' |
| L135 | S 89°53'45" W | 60.36' |
| L136 | S 89°53'45" W | 179.84' |
| L137 | S 07°31'23" W | 72.99' |
| L138 | S 42°29'51" E | 158.31' |
| L139 | S 47°30'09" W | 172.91' |
| L140 | N 66°32'00" W | 11.19' |
| L141 | S 25°02'39" W | 67.32' |
| L142 | S 05°23'52" W | 147.23' |
| L143 | S 11°08'57" E | 173.32' |
| L144 | S 34°38'18" E | 134.50' |
| L145 | S 13°30'38" E | 50.03' |
| L146 | S 15°28'58" W | 162.95' |
| L147 | S 81°50'41" W | 149.31' |
| L148 | S 15°12'38" W | 76.79' |
| L149 | S 00°00'23" W | 69.57' |
| L150 | S 10°22'06" W | 79.51' |
| L151 | S 19°39'06" W | 133.43' |
| L152 | S 38°18'26" W | 99.19' |
| L153 | S 00°32'26" E | 70.61' |
| L154 | S 11°10'09" W | 64.03' |
| L155 | S 09°55'34" E | 155.54' |
| L156 | S 26°02'04" E | 109.35' |
| L157 | S 26°02'04" E | 159.79' |
| L158 | S 33°12'56" E | 55.43' |
| L159 | S 31°07'31" E | 90.46' |
| L160 | S 29°53'12" E | 39.86' |
| L161 | N 63°53'25" E | 47.83' |
| L162 | N 53°06'48" E | 127.34' |
| L163 | S 36°53'12" E | 259.11' |
| L164 | S 51°32'46" E | 285.57' |
| L165 | N 76°55'07" E | 49.94' |
| L166 | N 62°23'28" E | 49.94' |
| L167 | S 33°38'47" E | 92.08' |
| L168 | N 39°30'19" E | 201.30' |
| L169 | N 87°47'13" W | 164.14' |
| L170 | N 62°22'08" W | 143.12' |
| L171 | N 23°59'21" W | 101.06' |
| L172 | N 32°45'43" W | 75.43' |
| L173 | N 36°07'14" W | 164.87' |
| L174 | N 39°46'17" W | 174.62' |
| L175 | N 22°17'20" W | 187.82' |
| L176 | N 11°16'54" W | 234.79' |
| L177 | N 20°41'03" W | 47.34' |
| L178 | N 35°49'55" W | 66.76' |
| L179 | N 00°40'39" E | 157.20' |
| L180 | N 44°56'41" E | 134.81' |
| L181 | N 29°48'07" W | 40.19' |
| L182 | N 04°15'22" E | 90.79' |
| L183 | N 28°46'01" E | 71.03' |
| L184 | N 66°09'09" E | 30.65' |
| L185 | S 34°43'12" E | 49.27' |
| L186 | S 60°24'00" E | 76.97' |
| L187 | S 36°33'57" E | 98.49' |
| L188 | S 19°29'01" E | 46.92' |
| L189 | S 42°09'55" E | 510.67' |
| L190 | S 46°17'30" E | 209.64' |
| L191 | S 02°44'31" E | 110.00' |
| L192 | N 87°15'29" E | 30.98' |
| L193 | N 87°15'29" E | 133.33' |
| L194 | N 01°36'41" W | 110.02' |
| L195 | N 81°47'18" E | 187.87' |
| L196 | N 10°42'12" W | 240.82' |
| L197 | N 46°03'45" W | 143.40' |
| L198 | N 06°38'14" W | 98.51' |
| L199 | N 30°25'15" E | 98.51' |
| L200 | N 67°28'44" E | 98.51' |
| L201 | S 80°24'16" E | 157.06' |
| L202 | N 78°59'03" E | 90.62' |
| L203 | N 87°30'39" E | 353.53' |
| L204 | N 76°57'37" E | 37.38' |
| L205 | N 69°23'47" E | 74.74' |
| L206 | N 44°58'48" E | 83.03' |
| L207 | N 47°18'10" W | 134.36' |
| L208 | N 51°25'36" E | 50.01' |
| L209 | N 48°29'10" E | 109.37' |
| L210 | S 47°03'28" E | 168.71' |
| L211 | S 51°14'02" E | 133.64' |
| L212 | S 60°23'10" E | 115.08' |
| L213 | S 88°36'56" E | 100.54' |
| L214 | N 32°26'19" W | 185.39' |
| L215 | N 39°30'19" E | 201.30' |
| L216 | S 86°03'59" E | 210.08' |
| L217 | S 08°38'55" E | 18.36' |
| L218 | S 13°59'26" E | 10.00' |
| L219 | S 87°15'29" W | 139.91' |
| L220 | S 87°15'29" W | 339.48' |
| L221 | S 64°20'39" W | 43.45' |
| L222 | N 89°11'04" W | 209.64' |
| L223 | S 86°03'59" E | 122.47' |
| L224 | N 03°56'01" E | 194.98' |
| L225 | N 36°45'38" E | 60.00' |
| L226 | S 70°11'48" E | 251.49' |
| L227 | S 37°32'01" E | 49.97' |
| L228 | S 41°12'11" E | 142.63' |
| L229 | S 85°11'00" E | 110.02' |
| L230 | N 08°34'21" W | 57.90' |
| L231 | N 81°42'59" W | 86.57' |
| L232 | N 78°06'40" W | 66.31' |
| L233 | N 74°43'25" W | 42.27' |
| L234 | N 71°03'37" W | 75.10' |
| L235 | N 53°38'53" W | 60.38' |
| L236 | N 39°17'33" W | 105.43' |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L237 | N 71°43'39" W | 147.38' |
| L238 | S 88°10'08" W | 72.48' |
| L239 | N 51°50'36" W | 43.56' |
| L240 | N 73°36'03" W | 66.02' |
| L241 | N 67°33'00" W | 198.51' |
| L242 | N 64°47'16" W | 21.49' |
| L243 | N 60°44'58" W | 66.54' |
| L244 | N 53°46'15" W | 12.64' |
| L245 | N 47°18'45" W | 45.80' |
| L246 | N 31°47'35" W | 165.60' |
| L247 | N 43°13'40" E | 42.67' |
| L248 | N 48°19'04" W | 44.51' |
| L249 | N 04°35'28" E | 50.57' |
| L250 | N 13°18'09" W | 43.96' |
| L251 | N 55°33'34" E | 179.19' |
| L252 | S 34°28'11" E | 110.01' |
| L253 | S 55°22'38" E | 83.20' |
| L254 | S 12°48'45" E | 40.04' |
| L255 | S 31°56'41" W | 23.13' |
| L256 | S 19°09'06" E | 81.81' |
| L257 | S 37°47'12" E | 83.91' |
| L258 | S 64°16'08" E | 169.98' |
| L259 | N 77°45'19" E | 52.39' |
| L260 | N 85°55'56" E | 52.14' |
| L261 | S 86°00'20" E | 52.70' |
| L262 | S 86°18'46" E | 64.79' |
| L263 | N 87°52'14" E | 64.08' |
| L264 | S 79°29'55" E | 107.67' |
| L265 | N 57°23'59" E | 125.00' |
| L266 | S 55°33'34" W | 140.87' |
| L267 | S 34°26'26" E | 115.00' |
| L268 | S 59°45'25" W | 129.51' |
| L269 | S 71°49'31" W | 70.17' |
| L270 | S 04°19'28" W | 81.38' |
| L271 | S 13°05'51" W | 82.68' |
| L272 | S 39°23'59" W | 81.73' |
| L273 | S 48°14'42" W | 79.75' |
| L274 | S 64°03'05" W | 79.75' |
| L275 | S 82°58'50" W | 79.27' |
| L276 | N 88°19'05" W | 280.85' |
| L277 | S 89°57'03" W | 53.17' |
| L278 | S 84°40'06" W | 106.26' |
| L279 | S 77°37'31" W | 106.26' |
| L280 | S 72°23'53" W | 53.16' |
| L281 | N 89°10'58" W | 55.02' |
| L282 | S 02°24'16" W | 55.00' |
| L283 | S 25°37'53" W | 75.69' |
| L284 | S 58°19'23" W | 99.75' |
| L285 | S 84°37'38" W | 67.76' |
| L286 | N 66°48'19" W | 136.97' |
| L287 | N 01°24'21" W | 40.59' |
| L288 | S 88°35'39" W | 66.36' |
| L289 | N 73°23'43" W | 153.98' |
| L290 | N 33°15'51" W | 45.07' |
| L291 | N 73°45'41" W | 25.17' |
| L292 | N 51°44'02" W | 69.96' |
| L293 | N 62°51'15" W | 66.29' |
| L294 | N 74°56'11" W | 61.33' |
| L295 | N 48°41'06" W | 111.29' |
| L296 | N 02°44'31" W | 50.00' |

SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\TollBrothers\2020110350\02-Geomatics\Survey\Topographic\2020110350-XC1.dwg, 7/2/2021 8:14:26 AM, Mersinger, Timothy

# OLDE TOWNE
## PRELIMINARY SUBDIVISION PLAN
3316 BARWELL ROAD
RALEIGH, NORTH CAROLINA, 27610

MCADAMS
The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

**CLIENT**

TOLL BROTHERS. INC.
900 PERIMETER PARK DRIVE, SUITE B3
MORRISVILLE, NORTH CAROLINA
PHONE: (919) 801-6851

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

[redacted]

NO. DATE

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | 2020110350 |
| FILENAME | 2020110350-XC1 |
| CHECKED BY | RTF |
| DRAWN BY | TAM |
| SCALE | 1"=200' |
| DATE | 07. 02. 2021 |

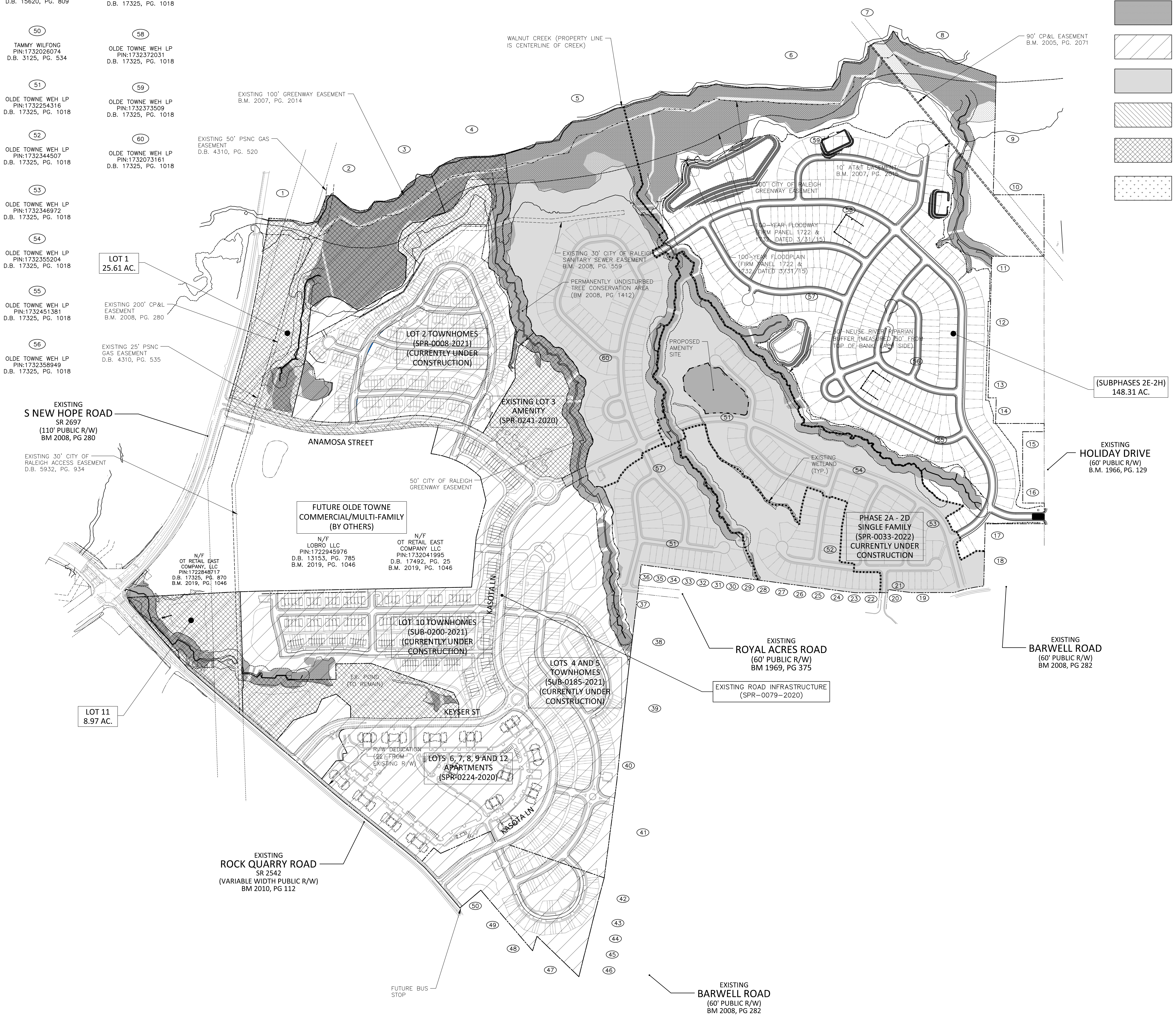
**SHEET**

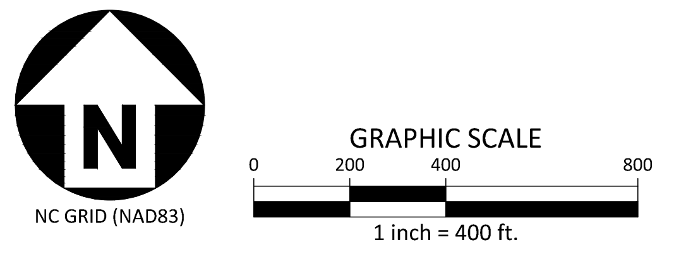
**EXISTING CONDITIONS**

**C1.00**

## ADJOINING PROPERTIES

| No. | Owner | PIN | D.B. | B.M. |
|---|---|---|---|---|
| ① | WILLIAM BROWN JR | 1722972480 | D.B. 2966, PG. 313 | B.M. 1981, PG. 803 |
| ② | ROBERT BROWN | 1722985086 | D.B. 2966, PG. 315 | B.M. 1981, PG. 803 |
| ③ | TRIANGLE GREENWAYS COUNCIL | 1732071808 | D.B. 15497, PG. 2723 | |
| ④ | ROBERT BROWN | 1722985086 | D.B. 2966, PG. 315 | B.M. 1981, PG. 803 |
| ⑤ | TRIANGLE GREENWAYS COUNCIL | 1732184069 | D.B. 15497, PG. 2723 | |
| ⑥ | TRIANGLE GREENWAYS COUNCIL | 1732289450 | D.B. 15497, PG. 2723 | |
| ⑦ | CITY OF RALEIGH | 1732385548 | | B.M. 1988, PG. 207 |
| ⑧ | CITY OF RALEIGH | 1732480863 | | B.M. 1989, PG. 1313 |
| ⑨ | STEPHEN JOHNSON, ETAL. | 1732476745 | D.B. 8576, PG. 2228 | B.M. 2010, PG. 224 |
| ⑩ | CHARLES CHAVIS, ETAL. | 1732476320 | D.B. 6715, PG. 763 | |
| ⑪ | JAMES TURNER, ETAL. | 1732466608 | D.B. 2791, PG. 482 | |
| ⑫ | EARLENE HICKS | 1732465394 | | B.M. 1996, PG. 1191 |
| ⑬ | ISAIAH GREEN | 1732456823 | D.B. 3248, PG. 577 | |
| ⑭ | VERNELL JONES | 1732456634 | D.B. 15960, PG. 2356 | |
| ⑮ | WALLACE CHAPPELL, ETAL. | 1732457330 | D.B. 10070, PG. 1366 | |
| ⑯ | MICHAEL SLADE | 1732457035 | D.B. 16582, PG. 2691 | |
| ⑰ | LARRY STANFORD, ETAL. | 1732445794 | D.B. 4424, PG. 571 | B.M. 1988, PG. 1571 |
| ⑱ | ANDREW LANIER, ETAL. | 1732445503 | D.B. 7692, PG. 55 | B.M. 1996, PG. 391 |
| ⑲ | JOHNSIE HOLLOWAY | 1732349247 | D.B. 4606, PG. 466 | |
| ⑳ | XIOMARA FUENTES | 1732347225 | D.B. 16984, PG. 2312 | B.M. 1969, PG. 375 |
| ㉑ | JAMES PATTERSON, ETAL. | 1732347302 | D.B. 2252, PG. 626 | |
| ㉒ | MACK EVANS, ETAL. | 1732345245 | D.B. 1948, PG. 600 | B.M. 1969, PG. 375 |
| ㉓ | MARIA MEDRANO, ETAL. | 1732344235 | D.B. 14355, PG. 939 | B.M. 1969, PG. 375 |
| ㉔ | THOMAS MORGAN, ETAL. | 1732343207 | D.B. 1948, PG. 553 | B.M. 1969, PG. 375 |
| ㉕ | OLLIE LITTLE | 1732341278 | | B.M. 1969, PG. 375 |
| ㉖ | MARINO DIAZ | 1732340340 | D.B. 12066, PG. 83 | B.M. 1969, PG. 375 |
| ㉗ | ODESSA JACOX | 1732249301 | D.B. 14096, PG. 833 | B.M. 1969, PG. 375 |
| ㉘ | ODESSA JACOX | 1732247363 | D.B. 14096, PG. 833 | B.M. 1969, PG. 375 |
| ㉙ | ODESSA JACOX | 1732246354 | D.B. 14096, PG. 819 | B.M. 1969, PG. 375 |
| ㉚ | HUSTON DUNSTON | 1732245345 | D.B. 8403, PG. 2675 | B.M. 1969, PG. 375 |
| ㉛ | DOROTHY NICKSON | 1732244347 | D.B. 10593, PG. 2604 | B.M. 1969, PG. 375 |
| ㉜ | WILLIAM NOWELL | 1732243338 | D.B. 11494, PG. 1220 | B.M. 1969, PG. 375 |
| ㉝ | WINNIE CRUDUP | 1732242329 | | B.M. 1969, PG. 375 |
| ㉞ | KIMBERLY ADDISON | 1732241421 | D.B. 10746, PG. 1585 | B.M. 1969, PG. 375 |
| ㉟ | ALICE SCOTLAND | 1732240412 | | B.M. 1969, PG. 375 |
| ㊱ | STEVE HARRIS | 1732149423 | D.B. 5222, PG. 327 | B.M. 1969, PG. 375 |
| ㊲ | LISA ELLISON | 1732241421 | D.B. 6184, PG. 500 | B.M. 1969, PG. 375 |
| ㊳ | BETTY GOODSON | 1732239902 | | |
| ㊴ | WILLIAM ADAMS | 1732236388 | | |
| ㊵ | JUAN SIERRA | 1732139120 | D.B. 15697, PG. 1621 | |
| ㊶ | GAIL DURHAM | 1732220625 | D.B. 11128, PG. 1916 | |
| ㊷ | LUCY MCKINNON | 1732128027 | | |
| ㊸ | VILATYS DASEMA | 1732117961 | D.B. 16880, PG. 1952 | B.M. 1998, PG. 2378 |
| ㊹ | KIMBERY JONES | 1732117739 | D.B. 13675, PG. 2129 | B.M. 1998, PG. 2378 |
| ㊺ | JONATHAN MANLEY, ETAL. | 1732116698 | D.B. 8554, PG. 2519 | B.M. 1998, PG. 2378 |
| ㊻ | MARY WIGGINS | 1732116566 | D.B. 8646, PG. 160 | B.M. 1998, PG. 2378 |
| ㊼ | BRYANT WALL HEIRS | 1732111585 | | |
| ㊽ | MERCEDES CEDENO | 1732019675 | D.B. 13045, PG. 1300 | |
| ㊾ | SERACHLIGHT ENTERPRISES LLC | 1732017941 | D.B. 15620, PG. 809 | |
| ㊿ | TAMMY WILFONG | 1732026074 | D.B. 3125, PG. 534 | |
| (51) | OLDE TOWNE WEH LP | 1732254316 | D.B. 17325, PG. 1018 | |
| (52) | OLDE TOWNE WEH LP | 1732344507 | D.B. 17325, PG. 1018 | |
| (53) | OLDE TOWNE WEH LP | 1732346972 | D.B. 17325, PG. 1018 | |
| (54) | OLDE TOWNE WEH LP | 1732355204 | D.B. 17325, PG. 1018 | |
| (55) | OLDE TOWNE WEH LP | 1732451381 | D.B. 17325, PG. 1018 | |
| (56) | OLDE TOWNE WEH LP | 1732358949 | D.B. 17325, PG. 1018 | |
| (57) | OLDE TOWNE WEH LP | 1732268167 | D.B. 17325, PG. 1018 | |
| (58) | OLDE TOWNE WEH LP | 1732372031 | D.B. 17325, PG. 1018 | |
| (59) | OLDE TOWNE WEH LP | 1732373509 | D.B. 17325, PG. 1018 | |
| (60) | OLDE TOWNE WEH LP | 1732073161 | D.B. 17325, PG. 1018 | |


EXISTING 100' GREENWAY EASEMENT
B.M. 2007, PG. 2014
EXISTING 50' PSNC GAS EASEMENT
D.B. 4310, PG. 520
WALNUT CREEK (PROPERTY LINE IS CENTERLINE OF CREEK)
90' CP&L EASEMENT
B.M. 2005, PG. 2071
10' AT&T EASEMENT
B.M. 2007, PG. 2015
100' CITY OF RALEIGH GREENWAY EASEMENT
100-YEAR FLOODWAY (FIRM PANEL 1722 & 1732 DATED 3/31/15)
100-YEAR FLOODPLAIN (FIRM PANEL 1722 & 1732 DATED 3/31/15)
EXISTING 30' CITY OF RALEIGH SANITARY SEWER EASEMENT
B.M. 2008, PG. 559
PERMANENTLY UNDISTURBED TREE CONSERVATION AREA
(BM 2008, PG 1412)
PROPOSED AMENITY SITE
50' NEUSE RIVER RIPARIAN BUFFER (MEASURED 50' FROM TOP OF BANK EACH SIDE)
(SUBPHASES 2E-2H)
148.31 AC.
LOT 1
25.61 AC.
EXISTING 200' CP&L EASEMENT
B.M. 2008, PG. 280
EXISTING 25' PSNC GAS EASEMENT
D.B. 4310, PG. 535
LOT 2 TOWNHOMES
(SPR-0008-2021)
(CURRENTLY UNDER CONSTRUCTION)
EXISTING LOT 3 AMENITY
(SPR-0241-2020)
EXISTING
S NEW HOPE ROAD
SR 2697
(110' PUBLIC R/W)
BM 2008, PG 280
ANAMOSA STREET
EXISTING 30' CITY OF RALEIGH ACCESS EASEMENT
D.B. 5932, PG. 934
50' CITY OF RALEIGH GREENWAY EASEMENT
FUTURE OLDE TOWNE
COMMERCIAL/MULTI-FAMILY
(BY OTHERS)
N/F
LOBRO LLC
PIN:1722945976
D.B. 13153, PG. 785
B.M. 2019, PG. 1046
N/F
OT RETAIL EAST COMPANY LLC
PIN:1732041995
D.B. 17492, PG. 25
B.M. 2019, PG. 1046
N/F
OT RETAIL EAST COMPANY, LLC
PIN:1722848717
D.B. 17325, PG. 870
B.M. 2019, PG. 1046
EXISTING WETLAND (TYP.)
PHASE 2A - 2D
SINGLE FAMILY
(SPR-0033-2022)
CURRENTLY UNDER CONSTRUCTION
EXISTING
HOLIDAY DRIVE
(60' PUBLIC R/W)
B.M. 1966, PG. 129
KASOTA LN
LOT 10 TOWNHOMES
(SUB-0200-2021)
(CURRENTLY UNDER CONSTRUCTION)
LOTS 4 AND 5 TOWNHOMES
(SUB-0185-2021)
(CURRENTLY UNDER CONSTRUCTION)
EXISTING
ROYAL ACRES ROAD
(60' PUBLIC R/W)
BM 1969, PG 375
EXISTING ROAD INFRASTRUCTURE
(SPR-0079-2020)
EXISTING
BARWELL ROAD
(60' PUBLIC R/W)
BM 2008, PG 282
LOT 11
8.97 AC.
EX. POND (TO REMAIN)
KEYSER ST
R/W DEDICATION (22' FROM EXISTING R/W)
LOTS 6, 7, 8, 9 AND 12 APARTMENTS
(SPR-0224-2020)
EXISTING
ROCK QUARRY ROAD
SR 2542
(VARIABLE WIDTH PUBLIC R/W)
BM 2010, PG 112
FUTURE BUS STOP
EXISTING
BARWELL ROAD
(60' PUBLIC R/W)
BM 2008, PG 282


N
NC GRID (NAD83)
GRAPHIC SCALE
0
200
400
800
1 inch = 400 ft.

## LEGEND

| | |
|---|---|
| ▓ | PERMANENTLY UNDISTURBED TREE CONSERVATION AREA (BM 2008, PG 1412) |
| ▨ | PHASE 1 (AREA = 243.0 AC.) |
| ░ | PHASE 2 (SUBPHASES 2A–2D) (AREA = 125.58 AC.) |
| ▧ | PROPOSED CITY OF RALEIGH PUBLIC R/W ON OLDE TOWNE RETAIL (AREA = 2.29 AC.) |
| ▩ | OPEN SPACE AREA = 64.23 AC. (26%) |
| ∴ | WETLAND |

McADAMS
The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
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license number: C-0293, C-187

www.mcadamsco.com

## CLIENT

TOLL SOUTHEAST LP COMPANY, INC.
900 PERIMETER PARK DRIVE, SUITE B3
MORRISVILLE, NORTH CAROLINA, 27560
PHONE: (919) 801-6851

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

# OLDE TOWNE - PHASE 2
# SUB-PHASES 2E-2H
SITE PERMIT REVIEW
3316 BARWELL ROAD
RALEIGH, NORTH CAROLINA, 27610

[redacted]

## REVISIONS

| N0. | DATE | |
|---|---|---|
| 1 | 03. 21. 2023 | PER CITY OF RALEIGH COMMENTS |

## PLAN INFORMATION

| | |
|---|---|
| PROJECT NO. | 2020110350 |
| FILENAME | 2020110350-SPR2-OAS1 |
| CHECKED BY | NDW |
| DRAWN BY | PJM |
| SCALE | 1"=400' |
| DATE | 12. 02. 2022 |

## SHEET

## OVERALL SUBDIVISION PLAN

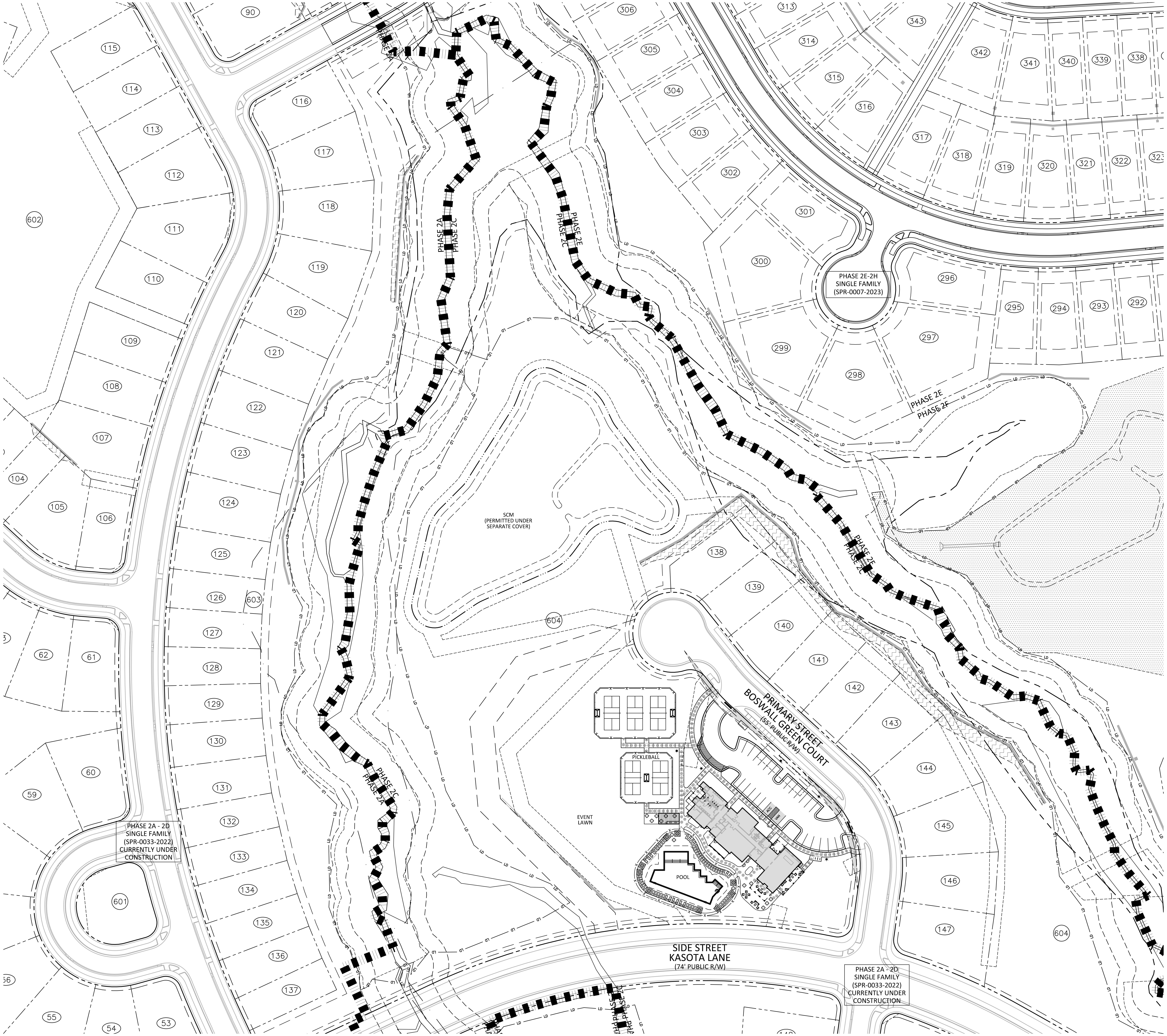
# C2.00A

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\TOL\TOL22003\04-Production\Planning and LA\Current Drawings\Construction Documents ASR\2020110350-SPR2-OAS1.dwg, 9/29/2023 12:42:03 PM, Brian Kisko


90
306
313
343
115
305
314
342
341
340
339
338
114
116
304
315
113
316
303
317
318
319
320
321
322
323
117
302
112
118
301
602
111
PHASE 2A
PHASE 2C
PHASE 2E
PHASE 2C
300
296
PHASE 2E-2H
SINGLE FAMILY
(SPR-0007-2023)
119
110
295
294
293
292
120
299
297
109
121
298
PHASE 2E
PHASE 2F
122
108
107
123
104
105
106
124
SCM
(PERMITTED UNDER
SEPARATE COVER)
PHASE 2E
PHASE 2C
138
125
126
603
139
604
140
127
62
61
141
128
142
PRIMARY STREET
BOSWALL GREEN COURT
(55' PUBLIC R/W)
129
143
130
PICKLEBALL
144
60
PHASE 2C
PHASE 2A
59
131
EVENT
LAWN
145
PHASE 2A - 2D
SINGLE FAMILY
(SPR-0033-2022)
CURRENTLY UNDER
CONSTRUCTION
132
133
POOL
146
601
134
147
604
135
SIDE STREET
KASOTA LANE
(74' PUBLIC R/W)
136
PHASE 2A - 2D
SINGLE FAMILY
(SPR-0033-2022)
CURRENTLY UNDER
CONSTRUCTION
137
56
55
54
53

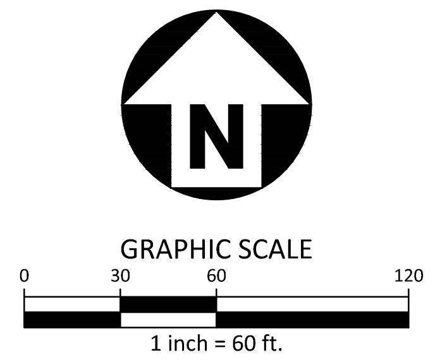
## SITE LEGEND

| | |
|---|---|
| —o— | SIGNAGE |
| ■ | YARD LIGHTS |
| ✷ | LIGHT POLE |
| ● | POWER POLE |
| ➡ | TRAFFIC DIRECTIONAL ARROW |
| ACC | ACCESSIBLE PARKING STALL |
| VAN | VAN ACCESSIBLE PARKING STALL |
| XX | PARKING SPACE COUNT |
| TYPE Ⓐ TYPE Ⓑ TYPE Ⓒ | ACCESSIBLE RAMPS |
| ● ● ● ● ● ● ● ● ● ● | ACCESSIBLE ROUTE |
| ■ ▮▮ ■ ▮▮ ■ | PHASE LINE |
| —— – – —— | PROPERTY LINE |
| —— – – – —— | RIGHT–OF–WAY LINE |
| —— - - —— - - —— | LOT LINE |
| — — — — — | EASEMENT LINE |
| —— – —— | CENTERLINE |
| ▨ | HEAVY DUTY ASPHALT PAVEMENT |
| ▨ | CONCRETE |
| ▦ | PAVERS |

## NOTES:

1. WITHIN THE AREA OF ABOVE DEFINED SIGHT TRIANGLE , THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS

2. ALL EXISTING EASEMENTS SHOWN WERE PREVIOUSLY APPROVED PER SPR-0033-2022


N
GRAPHIC SCALE
0
30
60
120
1 inch = 60 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

**McADAMS**
The John R. McAdams Company, Inc.
621 Hillsborough Street
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Raleigh, NC 27603

phone 919. 361. 5000
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## CLIENT

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900 PERIMETER PARK DRIVE, SUITE B3
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PHONE: (919) 801-6851

**Toll Brothers**
AMERICA'S LUXURY HOME BUILDER®

# OLDE TOWNE PHASE 2 AMENITY

ADMINISTRATIVE SITE PLAN
RALEIGH, NORTH CAROLINA

[redacted]

## REVISIONS

| N0. | DATE | |
|---|---|---|
| 1 | 09. 29. 2023 | 1ST ASR REVIEW COMMENTS |
| 2 | 01. 24. 2024 | 2ND ASR REVIEW COMMENTS |

## PLAN INFORMATION

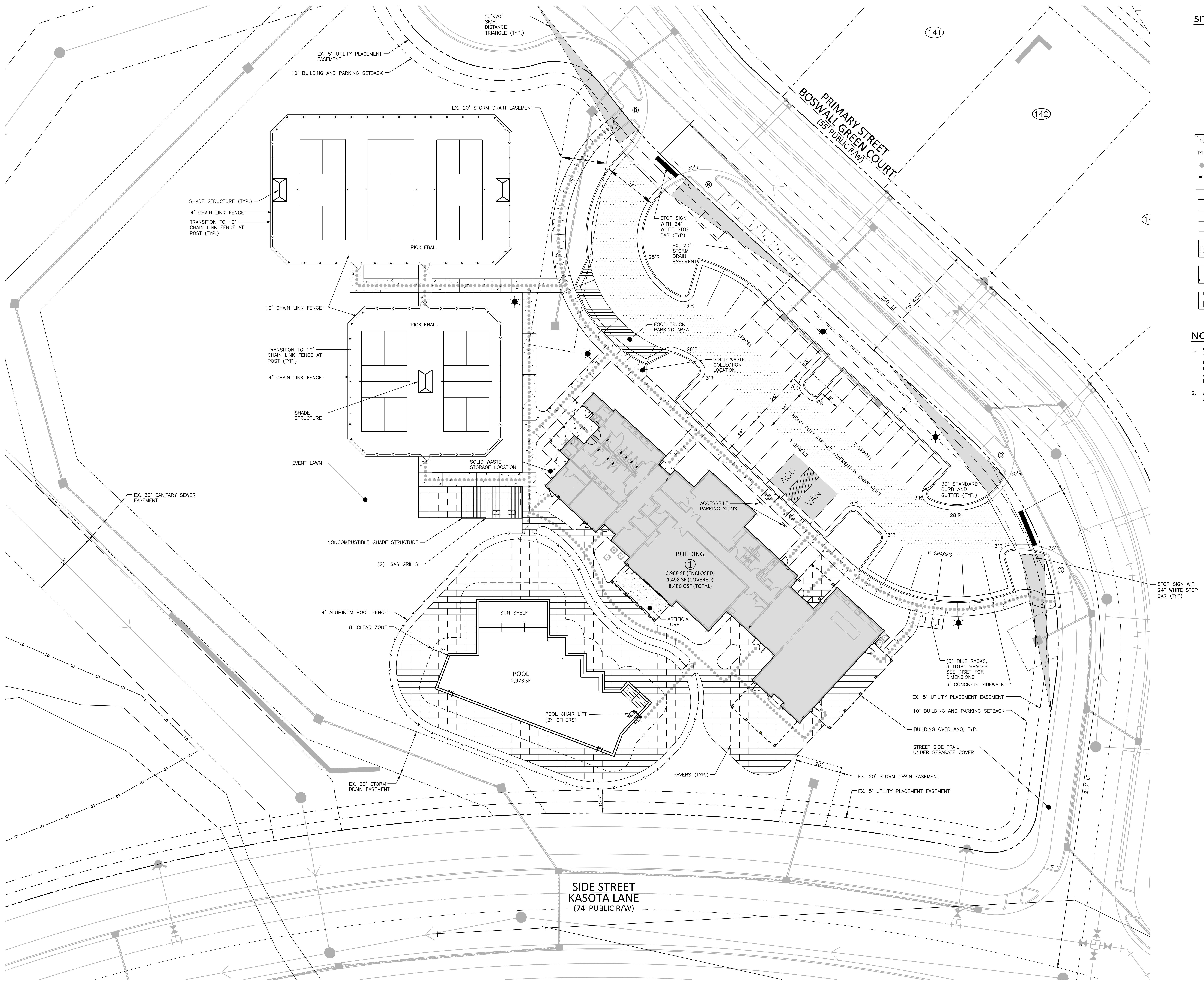
| | |
|---|---|
| PROJECT NO. | TOL22003 |
| FILENAME | TOL22003-LANDARCH-ASR-HS1 |
| CHECKED BY | BTK |
| DRAWN BY | KHW |
| SCALE | 1"=20' |
| DATE | 07. 05. 2023 |

## SHEET

**OVERALL SITE PLAN**

# C2.00

M:\Projects\TOL\TOL22003\04-Production\Planning and LA\Current Drawings\Construction Documents ASR\TOL22003-LandArch-ASR-HS1.dwg, 1/23/2024 1:45:20 PM, Kyle Wurtz

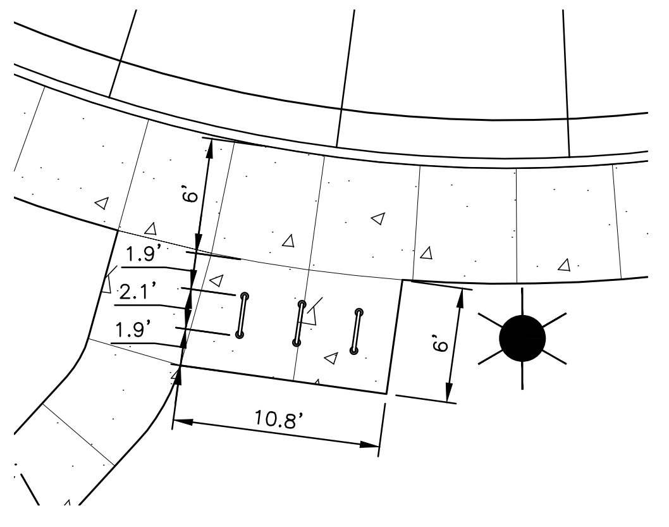

10'X70' SIGHT DISTANCE TRIANGLE (TYP.)
EX. 5' UTILITY PLACEMENT EASEMENT
10' BUILDING AND PARKING SETBACK
EX. 20' STORM DRAIN EASEMENT
20'
SHADE STRUCTURE (TYP.)
4' CHAIN LINK FENCE
TRANSITION TO 10' CHAIN LINK FENCE AT POST (TYP.)
PICKLEBALL
10' CHAIN LINK FENCE
PICKLEBALL
TRANSITION TO 10' CHAIN LINK FENCE AT POST (TYP.)
4' CHAIN LINK FENCE
SHADE STRUCTURE
EVENT LAWN
SOLID WASTE STORAGE LOCATION
EX. 30' SANITARY SEWER EASEMENT
30'
NONCOMBUSTIBLE SHADE STRUCTURE
(2) GAS GRILLS
4' ALUMINUM POOL FENCE
8' CLEAR ZONE
8'
SUN SHELF
POOL
2,973 SF
POOL CHAIR LIFT (BY OTHERS)
EX. 20' STORM DRAIN EASEMENT
PAVERS (TYP.)
10.5'
141
142
14
PRIMARY STREET
BOSWALL GREEN COURT
(55' PUBLIC R/W)
Ⓑ
30'R
24'
STOP SIGN WITH 24" WHITE STOP BAR (TYP)
EX. 20' STORM DRAIN EASEMENT
28'R
3'R
FOOD TRUCK PARKING AREA
28'R
SOLID WASTE COLLECTION LOCATION
3'R
7 SPACES
220' LF
55' ROW
18'
3'R
9'
24'
20'
18'
HEAVY DUTY ASPHALT PAVEMENT IN DRIVE AISLE
9 SPACES
7 SPACES
ACC
VAN
ACCESSBILE PARKING SIGNS
Ⓒ
30" STANDARD CURB AND GUTTER (TYP.)
3'R
28'R
30'R
3'R
6 SPACES
30'R
BUILDING
①
6,988 SF (ENCLOSED)
1,498 SF (COVERED)
8,486 GSF (TOTAL)
ARTIFICIAL TURF
STOP SIGN WITH 24" WHITE STOP BAR (TYP)
(3) BIKE RACKS, 6 TOTAL SPACES SEE INSET FOR DIMENSIONS
6' CONCRETE SIDEWALK
EX. 5' UTILITY PLACEMENT EASEMENT
10' BUILDING AND PARKING SETBACK
BUILDING OVERHANG, TYP.
STREET SIDE TRAIL UNDER SEPARATE COVER
20'
EX. 20' STORM DRAIN EASEMENT
EX. 5' UTILITY PLACEMENT EASEMENT
210' LF
SIDE STREET
KASOTA LANE
(74' PUBLIC R/W)

## SITE LEGEND

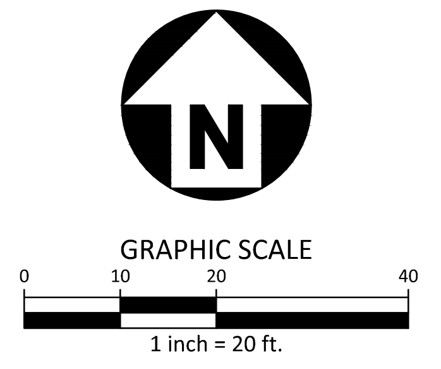
| | |
|---|---|
| | SIGNAGE |
| | YARD LIGHTS |
| | LIGHT POLE |
| | POWER POLE |
| → | TRAFFIC DIRECTIONAL ARROW |
| ACC | ACCESSIBLE PARKING STALL |
| VAN | VAN ACCESSIBLE PARKING STALL |
| XX | PARKING SPACE COUNT |
| TYPE Ⓐ TYPE Ⓑ TYPE Ⓒ | ACCESSIBLE RAMPS |
| ● ● ● ● ● ● ● ● ● ● | ACCESSIBLE ROUTE |
| | PHASE LINE |
| | PROPERTY LINE |
| | RIGHT–OF–WAY LINE |
| | LOT LINE |
| | EASEMENT LINE |
| | CENTERLINE |
| | HEAVY DUTY ASPHALT PAVEMENT |
| | CONCRETE |
| | PAVERS |

## NOTES:

1. WITHIN THE AREA OF ABOVE DEFINED SIGHT TRIANGLE , THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS
2. ALL EXISTING EASEMENTS SHOWN WERE PREVIOUSLY APPROVED PER SPR-0033-2022


6'
1.9'
2.1'
1.9'
6'
10.8'

BIKE RACK LAYOUT INSET


N
GRAPHIC SCALE
0
10
20
40
1 inch = 20 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\TOL\TOL22003\04-Production\Planning and LA\Current Drawings\Construction Documents ASR\TOL22003-LandArch-ASR-HS1.dwg, 1/23/2024 3:45:26 PM, Kyle Wurtz

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Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

# OLDE TOWNE PHASE 2 AMENITY

ADMINISTRATIVE SITE PLAN
RALEIGH, NORTH CAROLINA

[redacted]

**REVISIONS**

| N0. | DATE | |
|---|---|---|
| 1 | 09. 29. 2023 | 1ST ASR REVIEW COMMENTS |
| 2 | 01. 24. 2024 | 2ND ASR REVIEW COMMENTS |

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | TOL22003 |
| FILENAME | TOL22003-LANDARCH-ASR-HS1 |
| CHECKED BY | BTK |
| DRAWN BY | KHW |
| SCALE | 1"=20' |
| DATE | 07. 05. 2023 |

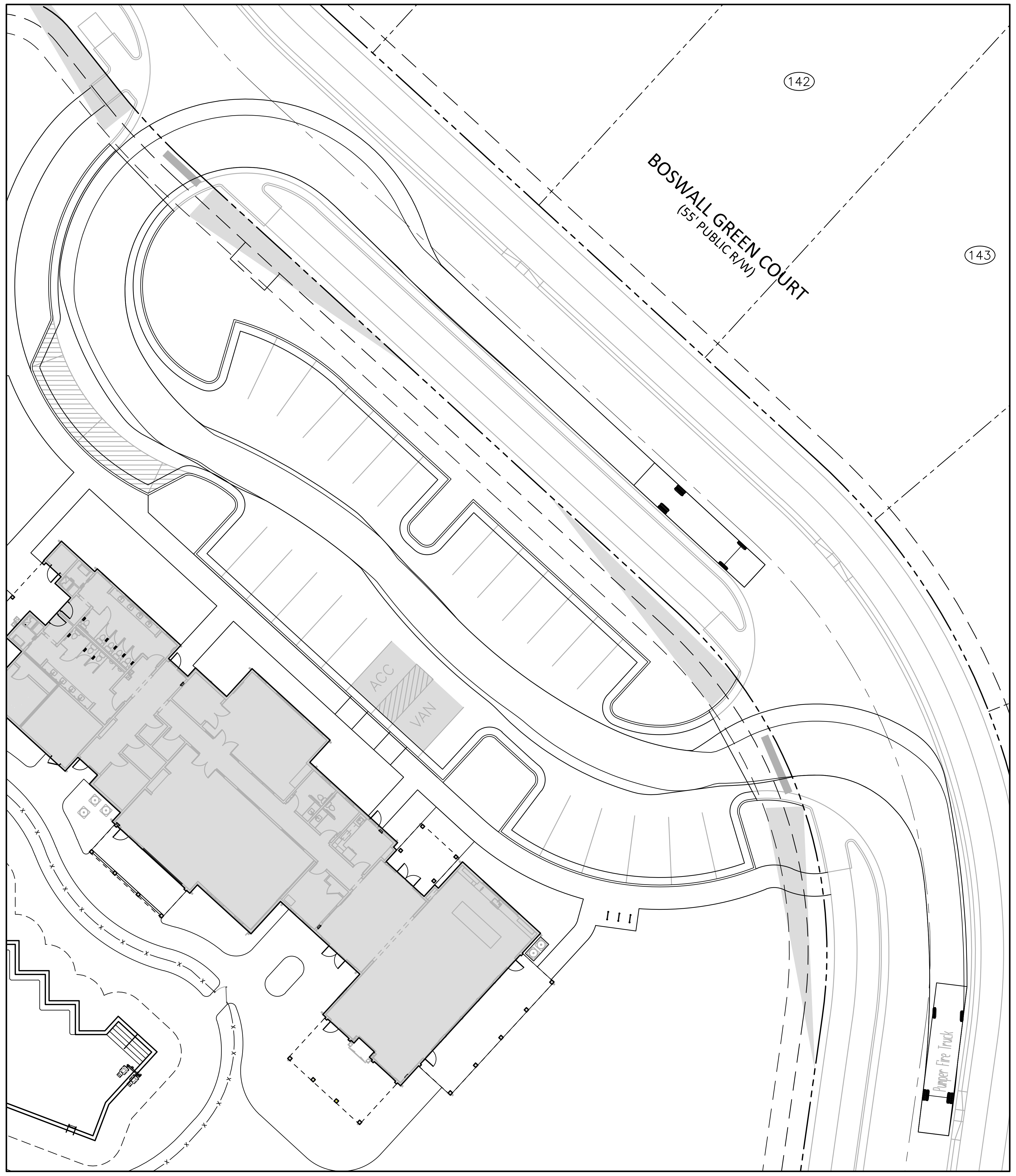
**SHEET**

SITE PLAN

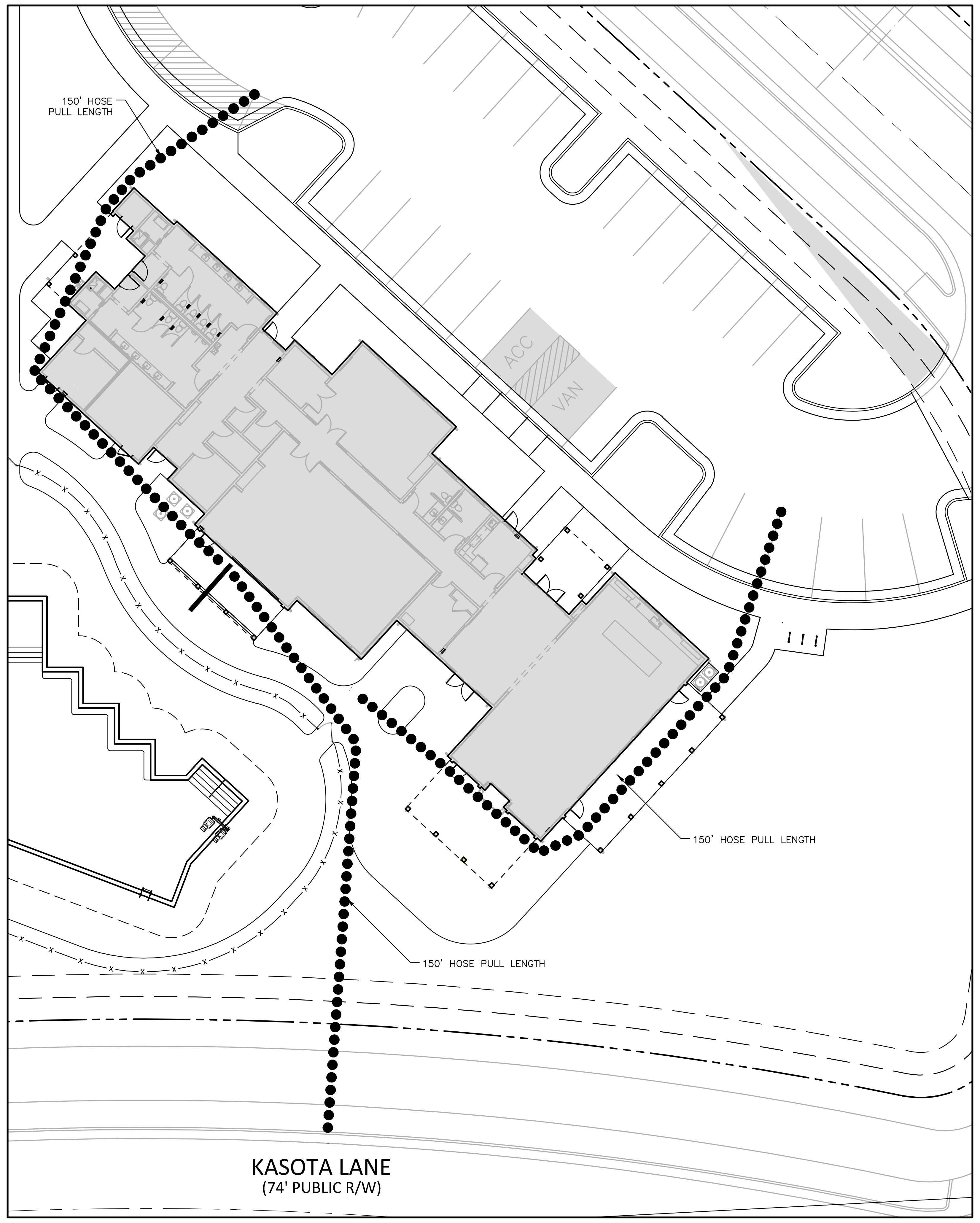
C2.01

## SITE LEGEND

| | |
|---|---|
| | SIGNAGE |
| | YARD LIGHTS |
| | LIGHT POLE |
| | POWER POLE |
| → | TRAFFIC DIRECTIONAL ARROW |
| ACC | ACCESSIBLE PARKING STALL |
| VAN | VAN ACCESSIBLE PARKING STALL |
| XX | PARKING SPACE COUNT |
| TYPE Ⓐ TYPE Ⓑ TYPE Ⓒ | ACCESSIBLE RAMPS |
| ● ● ● ● ● ● ● ● ● ● | ACCESSIBLE ROUTE |
| | PHASE LINE |
| | PROPERTY LINE |
| | RIGHT–OF–WAY LINE |
| | LOT LINE |
| | EASEMENT LINE |
| | CENTERLINE |
| ▨ | HEAVY DUTY ASPHALT PAVEMENT |


142
143
BOSWALL GREEN COURT
(55' PUBLIC R/W)
ACC
VAN
Pumper Fire Truck

FIRE TRUCK TURNING LAYOUT


150' HOSE PULL LENGTH
ACC
VAN
150' HOSE PULL LENGTH
150' HOSE PULL LENGTH
KASOTA LANE
(74' PUBLIC R/W)

FIRE ACCESS

N

GRAPHIC SCALE
0 10 20 40
1 inch = 20 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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# OLDE TOWNE PHASE 2 AMENITY

ADMINISTRATIVE SITE PLAN
RALEIGH, NORTH CAROLINA

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 09. 29. 2023 | 1ST ASR REVIEW COMMENTS |
| 2 | 01. 24. 2024 | 2ND ASR REVIEW COMMENTS |

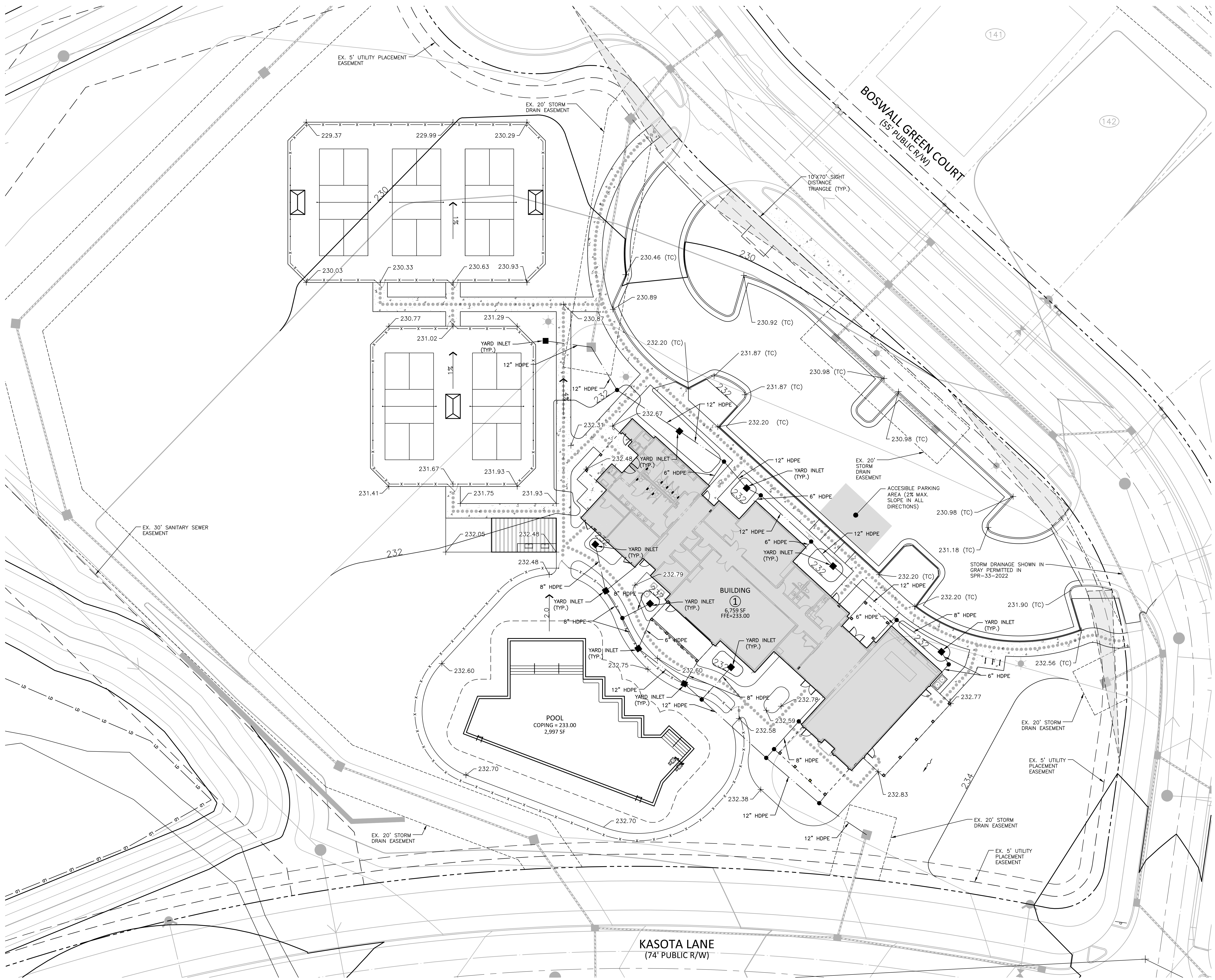
**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | TOL22003 |
| FILENAME | TOL22003-LANDARCH-ASR-HS1 |
| CHECKED BY | BTK |
| DRAWN BY | KHW |
| SCALE | 1"=20' |
| DATE | 07. 05. 2023 |

**SHEET**

**TRUCK AND FIRE ACCESS**

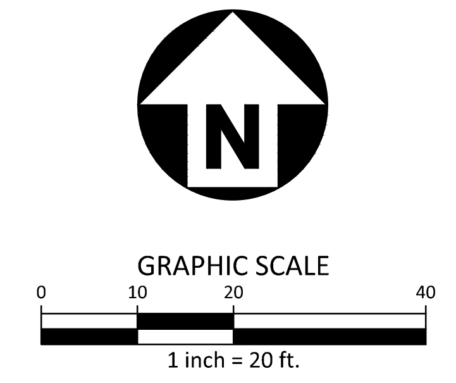
**C2.02**



EX. 5' UTILITY PLACEMENT EASEMENT
EX. 20' STORM DRAIN EASEMENT
BOSWALL GREEN COURT
(55' PUBLIC R/W)
141
142
10'X70' SIGHT DISTANCE TRIANGLE (TYP.)
229.37
229.99
230.29
230
230.03
230.33
230.63
230.93
230.46 (TC)
230.89
230.77
231.29
230.87
231.02
YARD INLET (TYP.)
12" HDPE
1%
230.92 (TC)
232.20 (TC)
231.87 (TC)
231.87 (TC)
232.20 (TC)
230.98 (TC)
230.98 (TC)
232.67
232.31
232.48
6" HDPE
231.67
231.93
231.41
231.75
231.93
EX. 20' STORM DRAIN EASEMENT
ACCESIBLE PARKING AREA (2% MAX. SLOPE IN ALL DIRECTIONS)
230.98 (TC)
EX. 30' SANITARY SEWER EASEMENT
232.05
232.48
232
232.48
231.18 (TC)
STORM DRAINAGE SHOWN IN GRAY PERMITTED IN SPR-33-2022
232.20 (TC)
232.20 (TC)
231.90 (TC)
232.79
8" HDPE
BUILDING
①
6,759 SF
FFE=233.00
8" HDPE
232.60
232.75
232.60
232.78
232.59
232.58
232.77
232.56 (TC)
POOL
COPING = 233.00
2,997 SF
232.70
232.70
232.38
232.83
234
EX. 20' STORM DRAIN EASEMENT
EX. 5' UTILITY PLACEMENT EASEMENT
EX. 20' STORM DRAIN EASEMENT
EX. 5' UTILITY PLACEMENT EASEMENT
LD
KASOTA LANE
(74' PUBLIC R/W)

## GRADING LEGEND

| | |
|---|---|
| | FLARED END SECTION |
| | ENDWALL SECTION |
| ▬ | CATCH BASIN |
| ■ | DROP INLET |
| ▪ | STORM SERVICE INLET |
| • | STORM SERVICE ROOF–DRAIN |
| ◉ | JUNCTION BOX |
| | DRAINAGE FLOW ARROW |
| ~ | LINE BREAK SYMBOL |
| 250.50<br>250.00 | TOP & BOTTOM CURB ELEVATIONS |
| TW=223.00<br>BW=213.00 | TOP OF WALL ELEVATION<br>BOTTOM OF WALL ELEVATION (NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION) |
| + 250.60 | SPOT ELEVATION |
| | STORM SERVICE LINE |
| —RD—RD—RD— | ROOF DRAIN, 8" ADS NON–PERFORATED TUBING OR EQUAL 1.0% MIN. SLOPE 3' MIN. COVER PVC SCHEDULE 40 IN TRAFFIC AREAS |
| —TP—TP—TP— | TREE PROTECTION FENCE |
| —LD—LD— | LIMITS OF DISTURBANCE |
| | WOODED AREA |
| 250 | MAJOR CONTOUR |
| 252 | MINOR CONTOUR |
| 250 | EXISTING MAJOR CONTOUR |
| 252 | EXISTING MINOR CONTOUR |
| | EASEMENT LINE |
| ▨ | ACCESSIBLE PARKING AREA (2% MAX. SLOPE IN ALL DIRECTIONS) |
| ● ● ● ● ● | ACCESSIBLE ROUTE |
| | STORM DRAINAGE |
| | STORM DRAINAGE (PERMITTED PER SPR–33–2022) |



N
GRAPHIC SCALE
0
10
20
40
1 inch = 20 ft.

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Toll Brothers
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# OLDE TOWNE PHASE 2 AMENITY

## ADMINISTRATIVE SITE PLAN

RALEIGH, NORTH CAROLINA

[redacted]

## REVISIONS

| NO. | DATE | |
|---|---|---|
| 1 | 09. 29. 2023 | 1ST ASR REVIEW COMMENTS |
| 2 | 01. 24. 2024 | 2ND ASR REVIEW COMMENTS |

## PLAN INFORMATION

| | |
|---|---|
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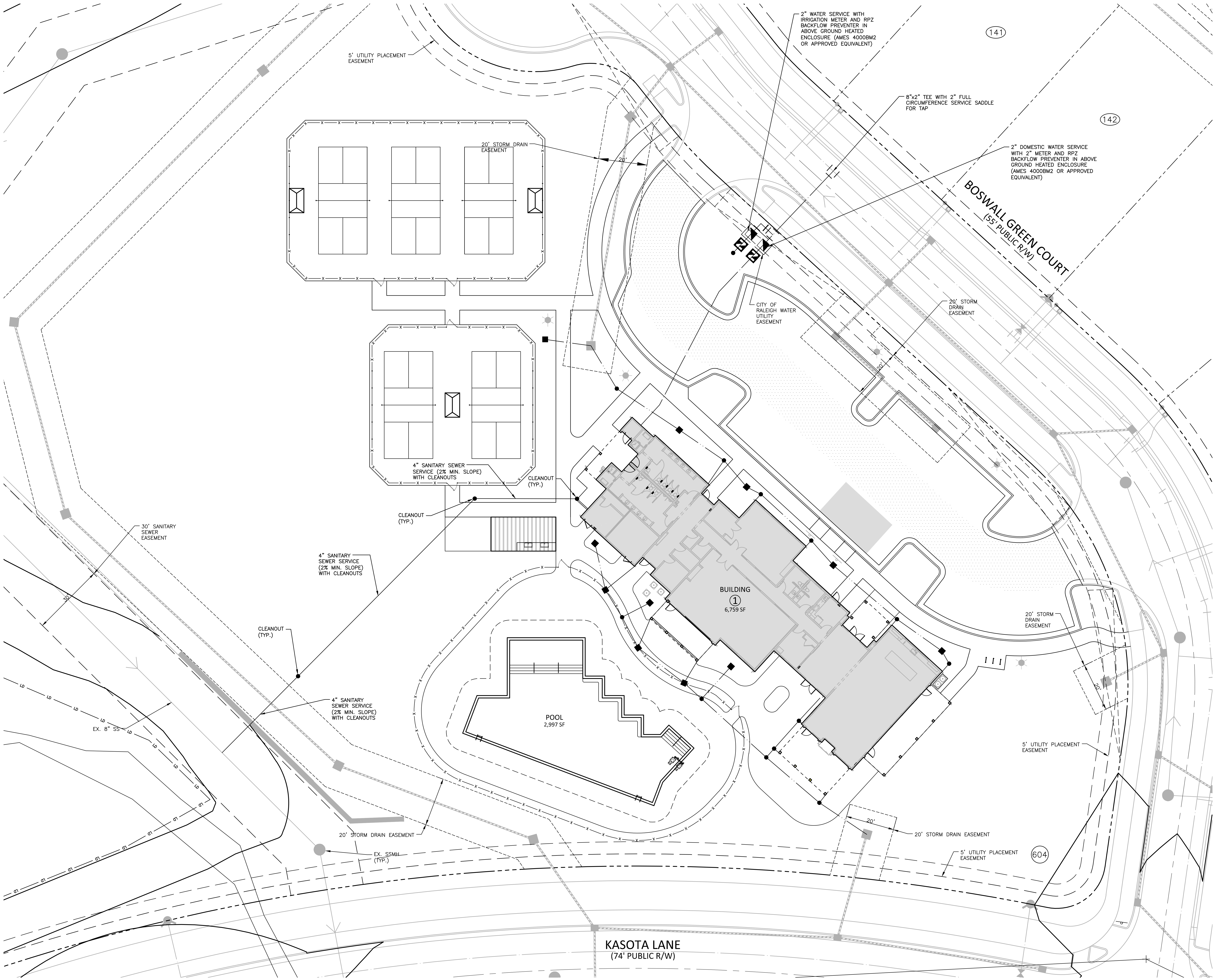
| FILENAME | TOL22003-LANDARCH-ASR-G1 |
| CHECKED BY | BTK |
| DRAWN BY | KHW |
| SCALE | 1"=20' |
| DATE | 07. 05. 2023 |

## SHEET

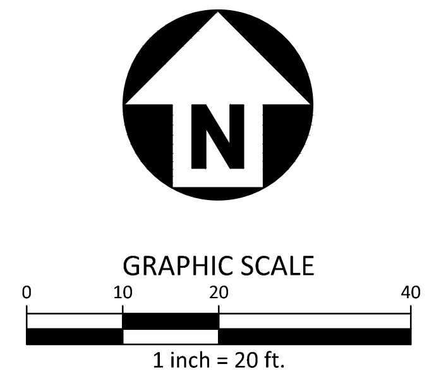
## GRADING AND STORM DRAINAGE PLAN

# C3.00


2" WATER SERVICE WITH IRRIGATION METER AND RPZ BACKFLOW PREVENTER IN ABOVE GROUND HEATED ENCLOSURE (AMES 4000BM2 OR APPROVED EQUIVALENT)
141
142
8"x2" TEE WITH 2" FULL CIRCUMFERENCE SERVICE SADDLE FOR TAP
2" DOMESTIC WATER SERVICE WITH 2" METER AND RPZ BACKFLOW PREVENTER IN ABOVE GROUND HEATED ENCLOSURE (AMES 4000BM2 OR APPROVED EQUIVALENT)
BOSWALL GREEN COURT
(55' PUBLIC R/W)
5' UTILITY PLACEMENT EASEMENT
20' STORM DRAIN EASEMENT
20'
CITY OF RALEIGH WATER UTILITY EASEMENT
20' STORM DRAIN EASEMENT
4" SANITARY SEWER SERVICE (2% MIN. SLOPE) WITH CLEANOUTS
CLEANOUT (TYP.)
CLEANOUT (TYP.)
30' SANITARY SEWER EASEMENT
4" SANITARY SEWER SERVICE (2% MIN. SLOPE) WITH CLEANOUTS
CLEANOUT (TYP.)
4" SANITARY SEWER SERVICE (2% MIN. SLOPE) WITH CLEANOUTS
EX. 8" SS
BUILDING
①
6,759 SF
POOL
2,997 SF
20' STORM DRAIN EASEMENT
5' UTILITY PLACEMENT EASEMENT
20' STORM DRAIN EASEMENT
EX. SSMH (TYP.)
20' STORM DRAIN EASEMENT
20'
5' UTILITY PLACEMENT EASEMENT
604
KASOTA LANE
(74' PUBLIC R/W)

## UTILITY LEGEND

| | |
|---|---|
| | FIRE HYDRANT ASSEMBLY |
| | FIRE DEPARTMENT CONNECTION (FDC) |
| | WATER METER |
| | WATER VALVE |
| PIV | POST INDICATOR VALVE |
| | VALVE IN MANHOLE |
| | METER & VAULT |
| N | BACKFLOW PREVENTER |
| ◀ | REDUCER |
| | PLUG |
| | BLOW—OFF ASSEMBLY |
| ● | SANITARY SEWER MANHOLE |
| • | SEWER CLEAN—OUT |
| | GREASE TRAP |
| > | SEWER FLOW DIRECTION ARROW |
| | YARD LIGHTS |
| | LIGHT POLE |
| | POWER POLE |
| ~ | LINE BREAK SYMBOL |
| | WATERLINE |
| | WATER SERVICE LINE |
| | UTILITY SLEEVE |
| | SANITARY SEWER |
| | SEWER SERVICE LINE |
| —FM—FM— | SEWER FORCE MAIN |
| —G—G—G—G— | GAS LINE |
| —OU—OU— | OVERHEAD UTILITY |
| —UE—UE— | UNDERGROUND ELECTRIC |
| —T—T—T—T— | TELEPHONE |
| — — — — — | EASEMENT LINE |


N
GRAPHIC SCALE
0
10
20
40
1 inch = 20 ft.

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# OLDE TOWNE PHASE 2 AMENITY

ADMINISTRATIVE SITE PLAN
RALEIGH, NORTH CAROLINA

[redacted]

## REVISIONS

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## PLAN INFORMATION

| | |
|---|---|
| PROJECT NO. | TOL22003 |
| FILENAME | TOL22003-LANDARCH-ASR-U1 |
| CHECKED BY | BTK |
| DRAWN BY | KHW |
| SCALE | 1"=20' |
| DATE | 07. 05. 2023 |

## SHEET

UTILITY PLAN

C4.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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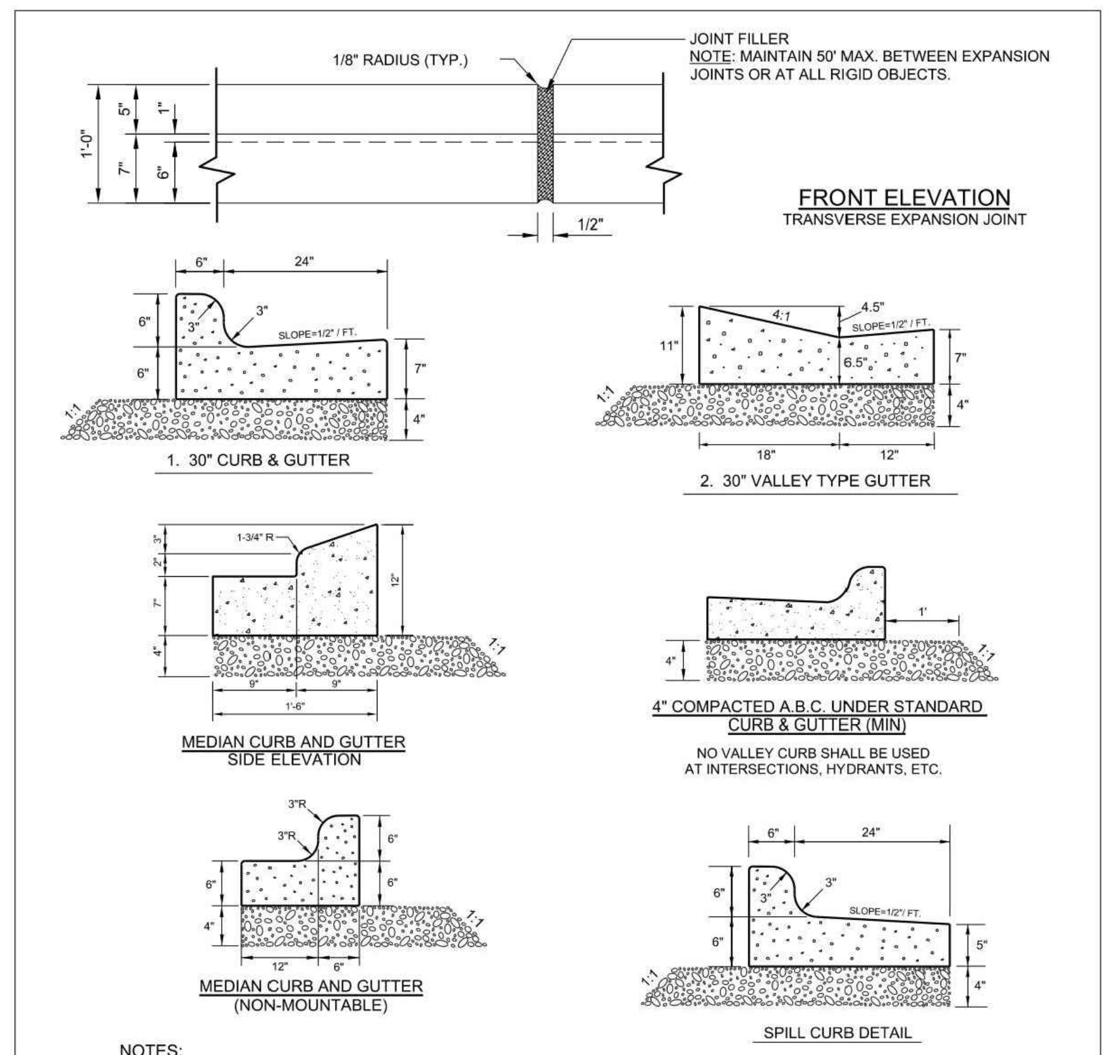
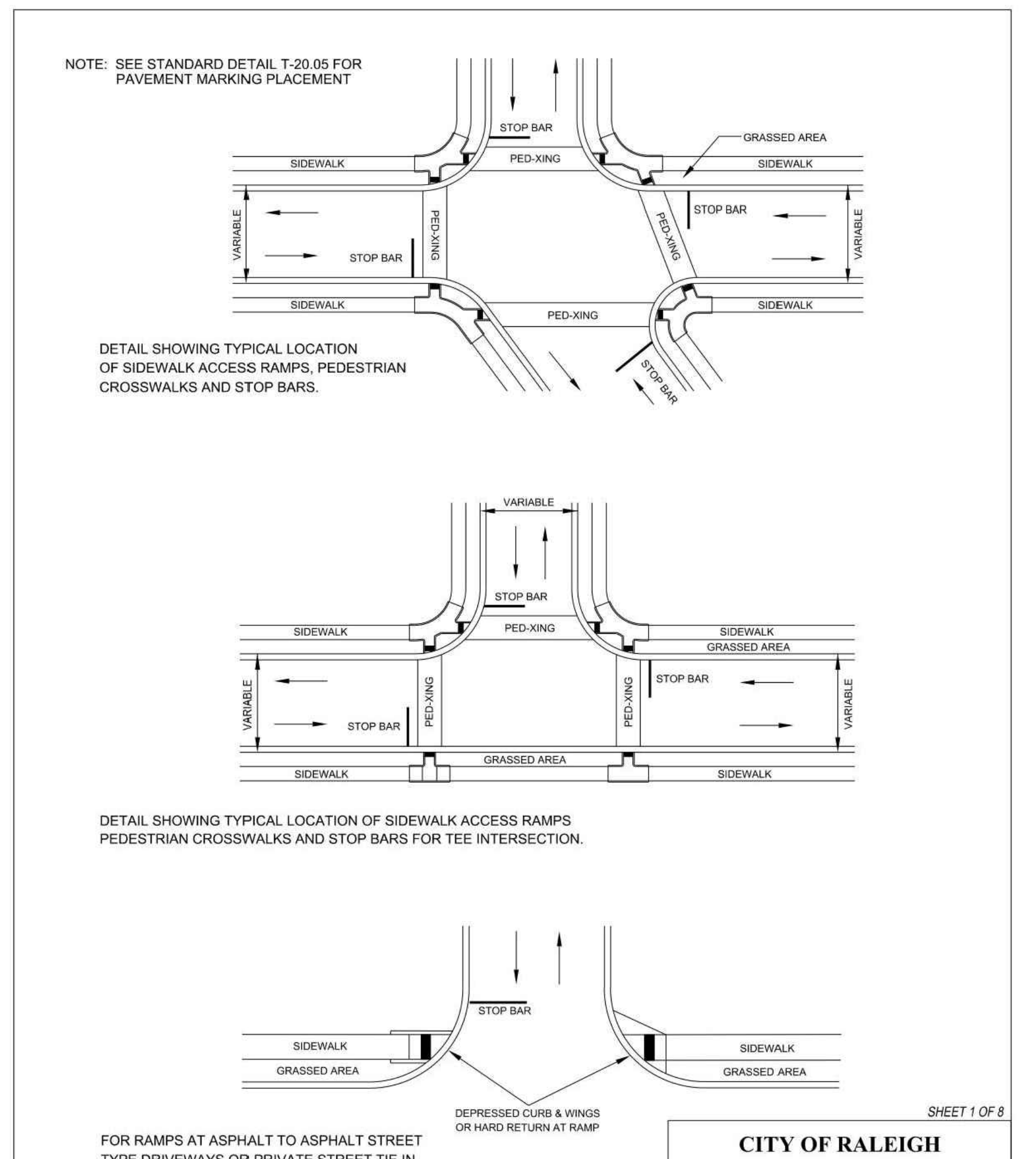

1/8" RADIUS (TYP.)
JOINT FILLER
NOTE: MAINTAIN 50' MAX. BETWEEN EXPANSION JOINTS OR AT ALL RIGID OBJECTS.
1'-0"
5"
7"
1"
6"
1/2"
FRONT ELEVATION
TRANSVERSE EXPANSION JOINT
6"
24"
3"
SLOPE=1/2" / FT.
7"
4"
1:1
1. 30" CURB & GUTTER
4:1
4.5"
11"
6.5"
18"
12"
2. 30" VALLEY TYPE GUTTER
1-3/4" R
12"
9"
1'-6"
MEDIAN CURB AND GUTTER SIDE ELEVATION
1'
4" COMPACTED A.B.C. UNDER STANDARD CURB & GUTTER (MIN)
NO VALLEY CURB SHALL BE USED AT INTERSECTIONS, HYDRANTS, ETC.
3"R
MEDIAN CURB AND GUTTER (NON-MOUNTABLE)
5"
SPILL CURB DETAIL

NOTES:
1. 10' MAXIMUM BETWEEN DUMMY JOINTS. 15' MAXIMUM BETWEEN DUMMY JOINTS ON MACHINE POURS.
2. 1/2" EXPANSION JOINT EVERY 50'.
3. 3000 PSI CONCRETE MINIMUM, 4" SLUMP MAXIMUM.
4. LIQUID MEMBRANE CURING COMPOUND SHALL MEET THE REQUIREMENTS OF SECTION 1026-2 OF NCDOT STANDARDS & SPECIFICATIONS FOR ROADS AND STRUCTURES.
5. ALL CONSTRUCTION JOINTS SHALL BE FILLED WITH JOINT FILLER AND SEALER IN ACCORDANCE WITH NCDOT ROADWAY STANDARD DETAIL 846.01 THE JOINT MATERIAL SHALL CONFORM TO SECTION 1028-2 OF NCDOT STANDARD & SPECIFICATIONS FOR ROADS AND STRUCTURES.
6. REFER TO NCDOT DETAIL 846.01 FOR CURB AND GUTTER SUPERELEVATION RATES.

SHEET 1 OF 2
CITY OF RALEIGH
STANDARD DETAIL
REVISIONS | DATE: 8/1/18 | NOT TO SCALE
CURB AND GUTTER
T-10.26.1

NOTE: SEE STANDARD DETAIL T-20.05 FOR PAVEMENT MARKING PLACEMENT


STOP BAR
GRASSED AREA
SIDEWALK
PED-XING
VARIABLE
STOP BAR

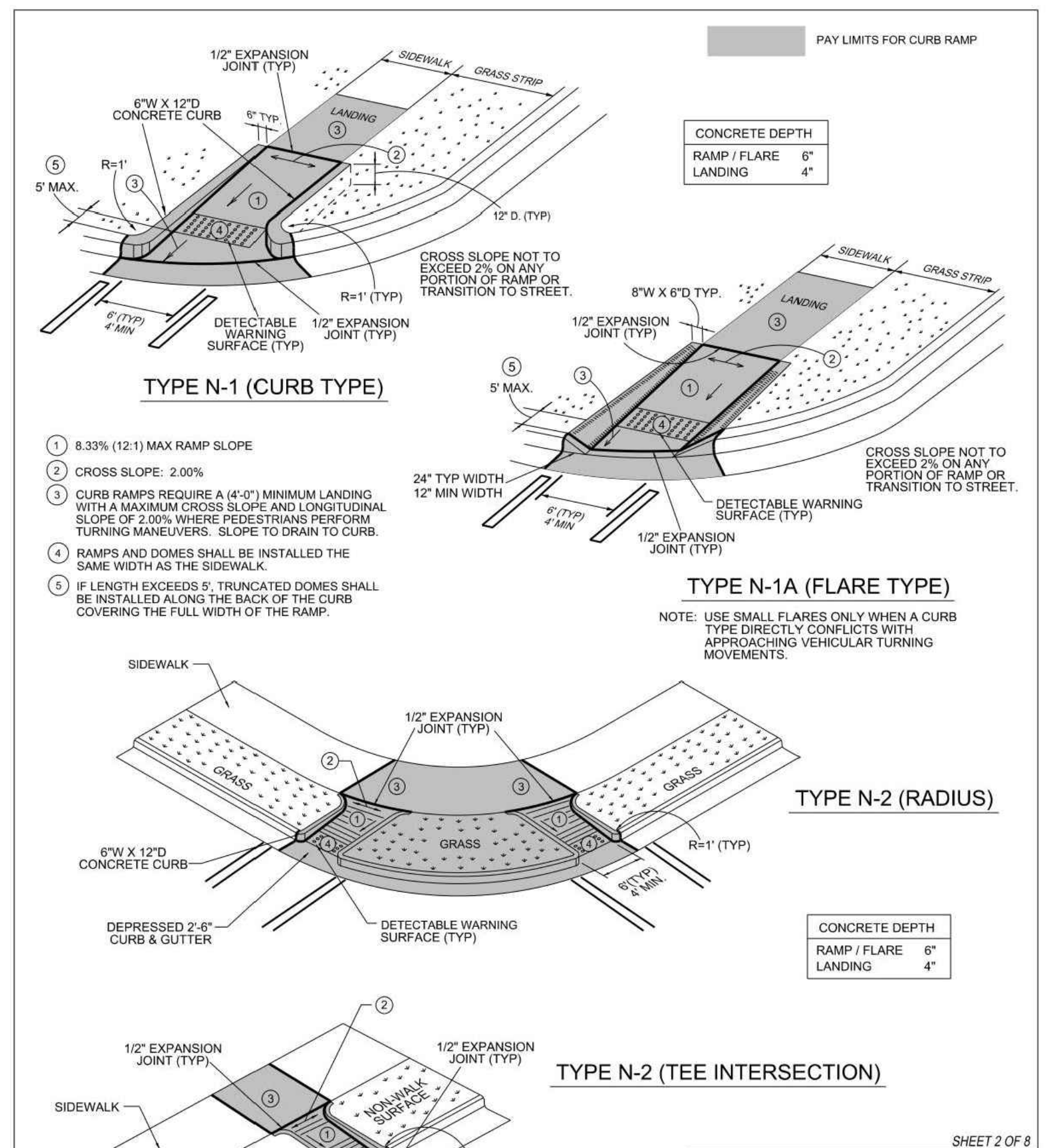
DETAIL SHOWING TYPICAL LOCATION OF SIDEWALK ACCESS RAMPS, PEDESTRIAN CROSSWALKS AND STOP BARS.

DETAIL SHOWING TYPICAL LOCATION OF SIDEWALK ACCESS RAMPS PEDESTRIAN CROSSWALKS AND STOP BARS FOR TEE INTERSECTION.

DEPRESSED CURB & WINGS OR HARD RETURN AT RAMP

FOR RAMPS AT ASPHALT TO ASPHALT STREET TYPE DRIVEWAYS OR PRIVATE STREET TIE IN.

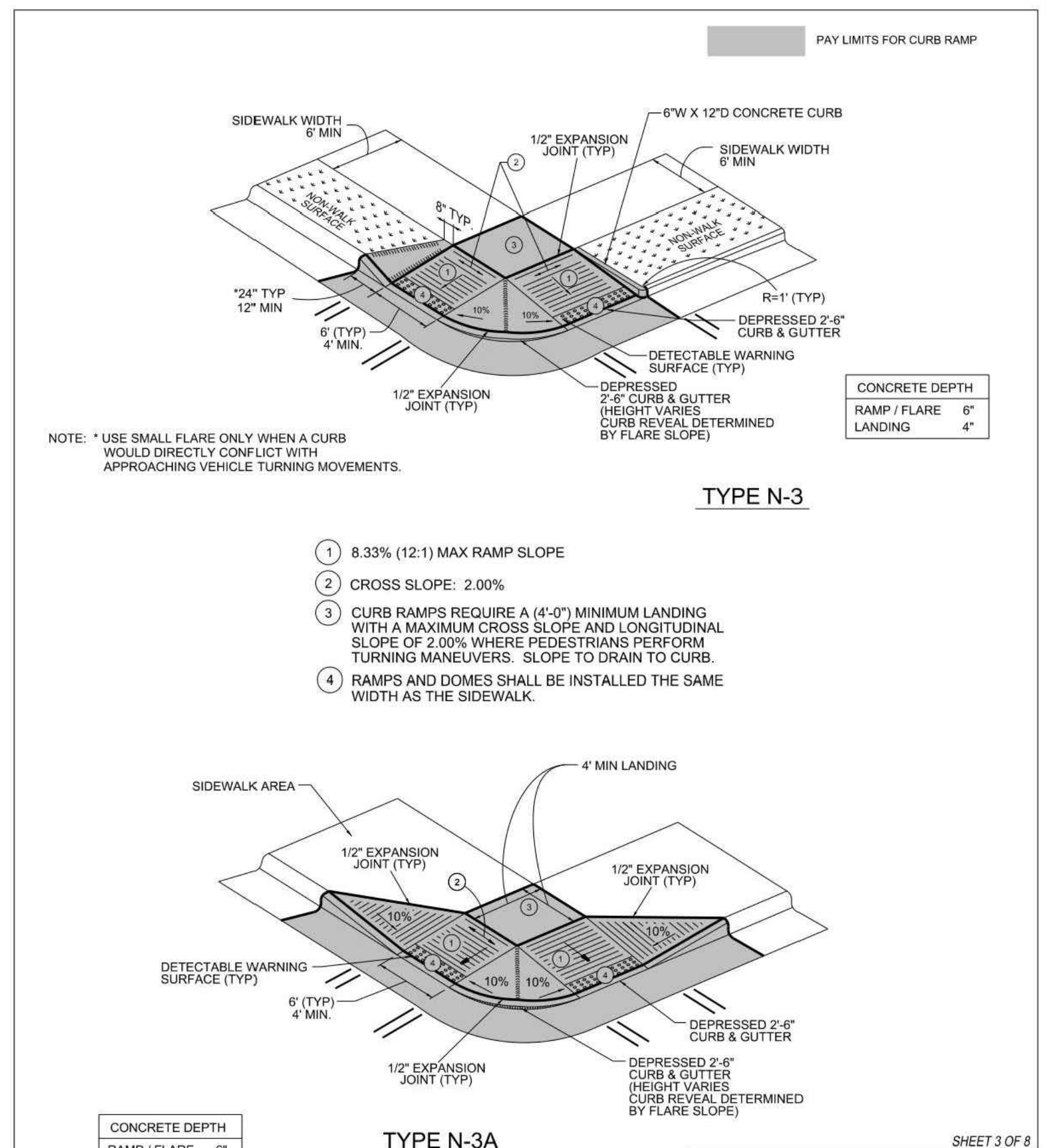
SHEET 1 OF 8
CITY OF RALEIGH
STANDARD DETAIL
REVISIONS | DATE: 8/1/18 | NOT TO SCALE
CURB RAMPS
T-20.01.1


PAY LIMITS FOR CURB RAMP
1/2" EXPANSION JOINT (TYP)
SIDEWALK
GRASS STRIP
6"W X 12"D CONCRETE CURB
6" TYP.
LANDING
R=1'
5' MAX.
12" D. (TYP)
CROSS SLOPE NOT TO EXCEED 2% ON ANY PORTION OF RAMP OR TRANSITION TO STREET.
R=1' (TYP)
6' (TYP) 4' MIN
DETECTABLE WARNING SURFACE (TYP)
CONCRETE DEPTH
RAMP / FLARE 6"
LANDING 4"
TYPE N-1 (CURB TYPE)
8"W X 6"D TYP.
24" TYP WIDTH 12" MIN WIDTH
TYPE N-1A (FLARE TYPE)
SIDEWALK
GRASS
6"W X 12"D CONCRETE CURB
DEPRESSED 2'-6" CURB & GUTTER
TYPE N-2 (RADIUS)
NON-WALK SURFACE
TYPE N-2 (TEE INTERSECTION)
6" W X 12"D CONCRETE CURB

1. 8.33% (12:1) MAX RAMP SLOPE
2. CROSS SLOPE: 2.00%
3. CURB RAMPS REQUIRE A (4'-0") MINIMUM LANDING WITH A MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.00% WHERE PEDESTRIANS PERFORM TURNING MANEUVERS. SLOPE TO DRAIN TO CURB.
4. RAMPS AND DOMES SHALL BE INSTALLED THE SAME WIDTH AS THE SIDEWALK.
5. IF LENGTH EXCEEDS 5', TRUNCATED DOMES SHALL BE INSTALLED ALONG THE BACK OF THE CURB COVERING THE FULL WIDTH OF THE RAMP.

NOTE: USE SMALL FLARES ONLY WHEN A CURB TYPE DIRECTLY CONFLICTS WITH APPROACHING VEHICULAR TURNING MOVEMENTS.

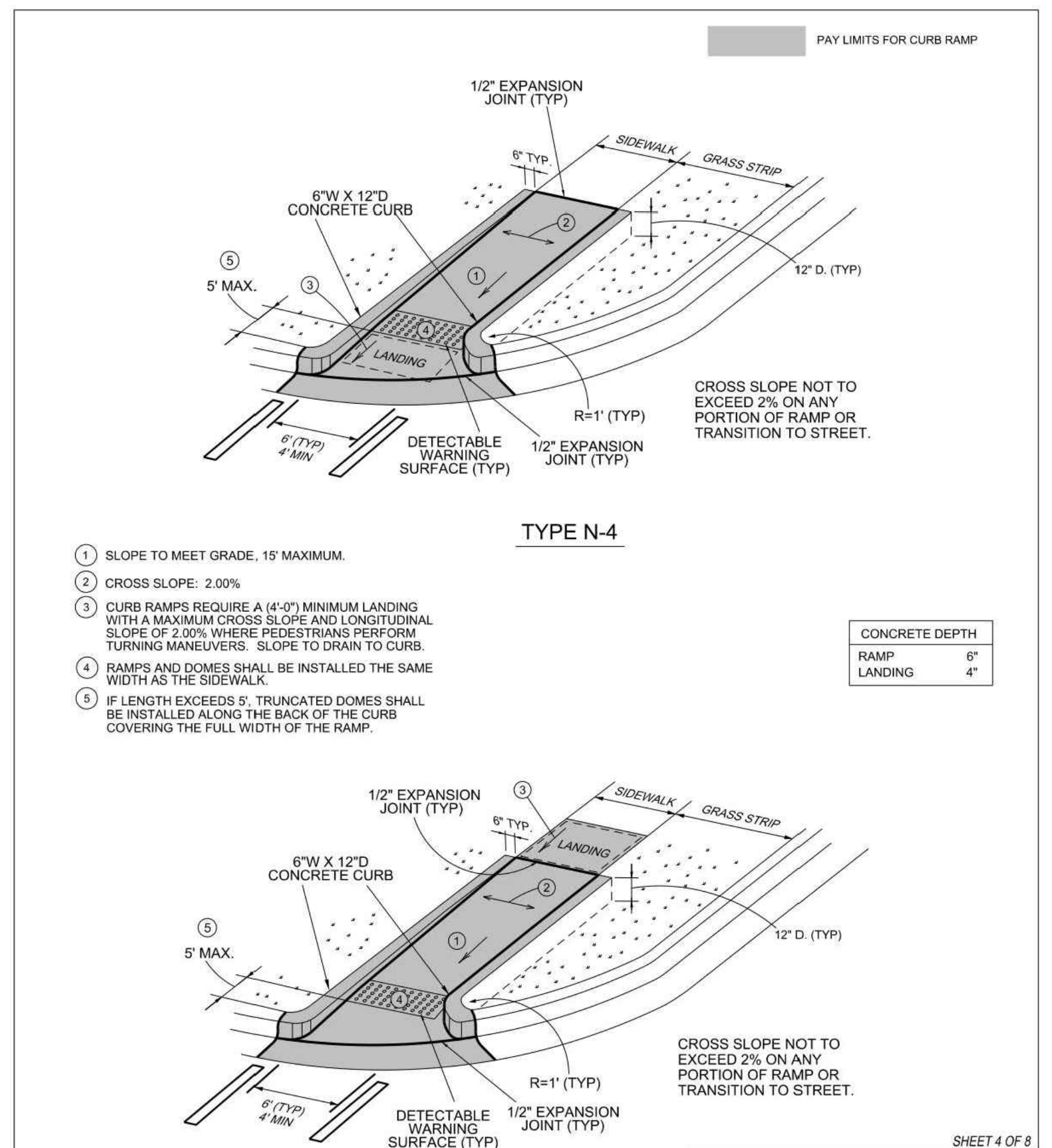
SHEET 2 OF 8
CITY OF RALEIGH
STANDARD DETAIL
REVISIONS | DATE: 8/1/18 | NOT TO SCALE
CURB RAMPS
(NEW DEVELOPMENT)
T-20.01.2


PAY LIMITS FOR CURB RAMP
SIDEWALK WIDTH 6' MIN
6"W X 12"D CONCRETE CURB
1/2" EXPANSION JOINT (TYP)
NON-WALK SURFACE
8" TYP
*24" TYP 12" MIN
6' (TYP) 4' MIN.
10%
R=1' (TYP)
DEPRESSED 2'-6" CURB & GUTTER
DETECTABLE WARNING SURFACE (TYP)
DEPRESSED 2'-6" CURB & GUTTER (HEIGHT VARIES CURB REVEAL DETERMINED BY FLARE SLOPE)
CONCRETE DEPTH
RAMP / FLARE 6"
LANDING 4"
TYPE N-3
SIDEWALK AREA
4' MIN LANDING
TYPE N-3A
(COMMERCIAL/RETAIL USE)

NOTE: * USE SMALL FLARE ONLY WHEN A CURB WOULD DIRECTLY CONFLICT WITH APPROACHING VEHICLE TURNING MOVEMENTS.

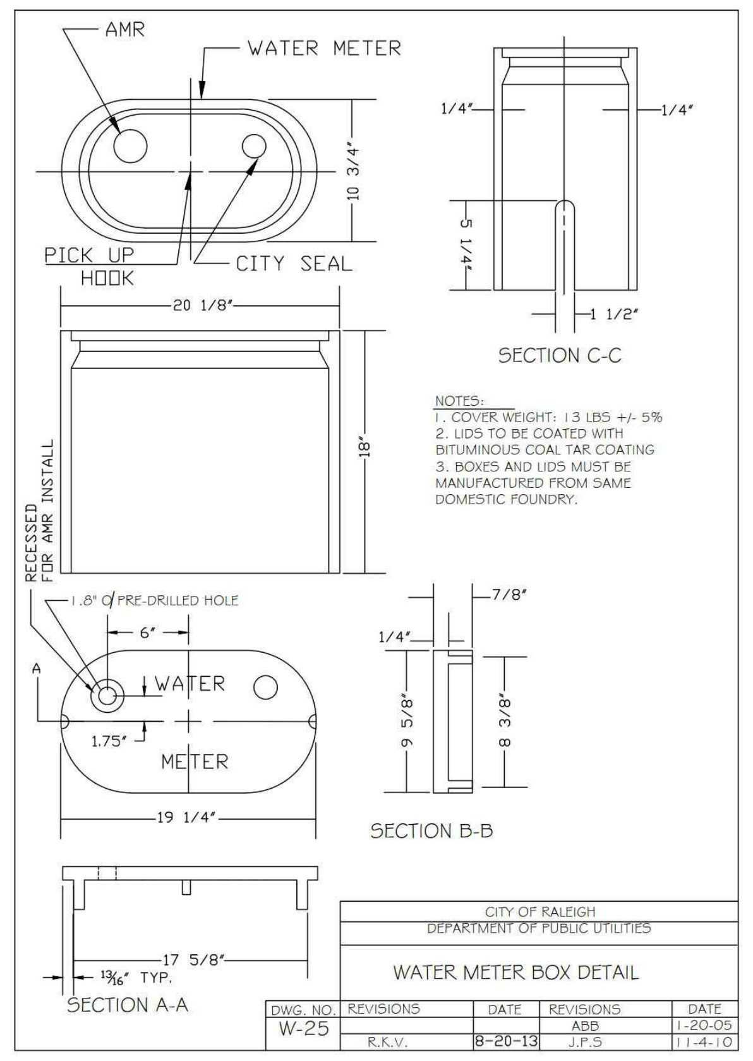
1. 8.33% (12:1) MAX RAMP SLOPE
2. CROSS SLOPE: 2.00%
3. CURB RAMPS REQUIRE A (4'-0") MINIMUM LANDING WITH A MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.00% WHERE PEDESTRIANS PERFORM TURNING MANEUVERS. SLOPE TO DRAIN TO CURB.
4. RAMPS AND DOMES SHALL BE INSTALLED THE SAME WIDTH AS THE SIDEWALK.

SHEET 3 OF 8
CITY OF RALEIGH
STANDARD DETAIL
REVISIONS | DATE: 8/1/18 | NOT TO SCALE
CURB RAMPS
(NEW DEVELOPMENT)
T-20.01.3


PAY LIMITS FOR CURB RAMP
1/2" EXPANSION JOINT (TYP)
SIDEWALK
GRASS STRIP
6" TYP.
6"W X 12"D CONCRETE CURB
5' MAX.
12" D. (TYP)
LANDING
R=1' (TYP)
6' (TYP) 4' MIN
DETECTABLE WARNING SURFACE (TYP)
CROSS SLOPE NOT TO EXCEED 2% ON ANY PORTION OF RAMP OR TRANSITION TO STREET.
TYPE N-4
CONCRETE DEPTH
RAMP 6"
LANDING 4"
TYPE N-4A

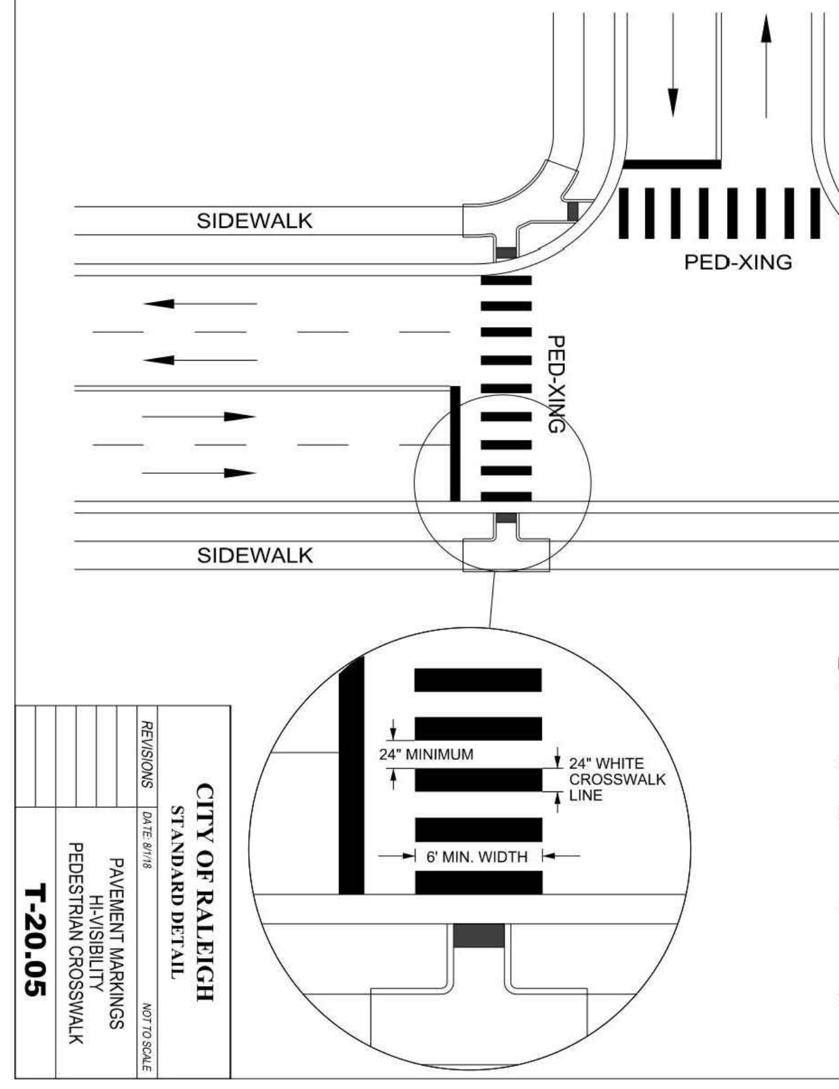
1. SLOPE TO MEET GRADE, 15' MAXIMUM.
2. CROSS SLOPE: 2.00%
3. CURB RAMPS REQUIRE A (4'-0") MINIMUM LANDING WITH A MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.00% WHERE PEDESTRIANS PERFORM TURNING MANEUVERS. SLOPE TO DRAIN TO CURB.
4. RAMPS AND DOMES SHALL BE INSTALLED THE SAME WIDTH AS THE SIDEWALK.
5. IF LENGTH EXCEEDS 5', TRUNCATED DOMES SHALL BE INSTALLED ALONG THE BACK OF THE CURB COVERING THE FULL WIDTH OF THE RAMP.

SHEET 4 OF 8
CITY OF RALEIGH
STANDARD DETAIL
REVISIONS | DATE: 8/1/18 | NOT TO SCALE
CURB RAMPS
(NEW DEVELOPMENT)
T-20.01.4


AMR
WATER METER
PICK UP HOOK
CITY SEAL
20 1/8"
SECTION C-C
1/4"
1 1/2"
RECESSED FOR AMR INSTALL
1.5" DIA PRE-DRILLED HOLE
6"
WATER METER
1.75"
19 1/4"
7/8"
SECTION B-B
17 5/8"
SECTION A-A

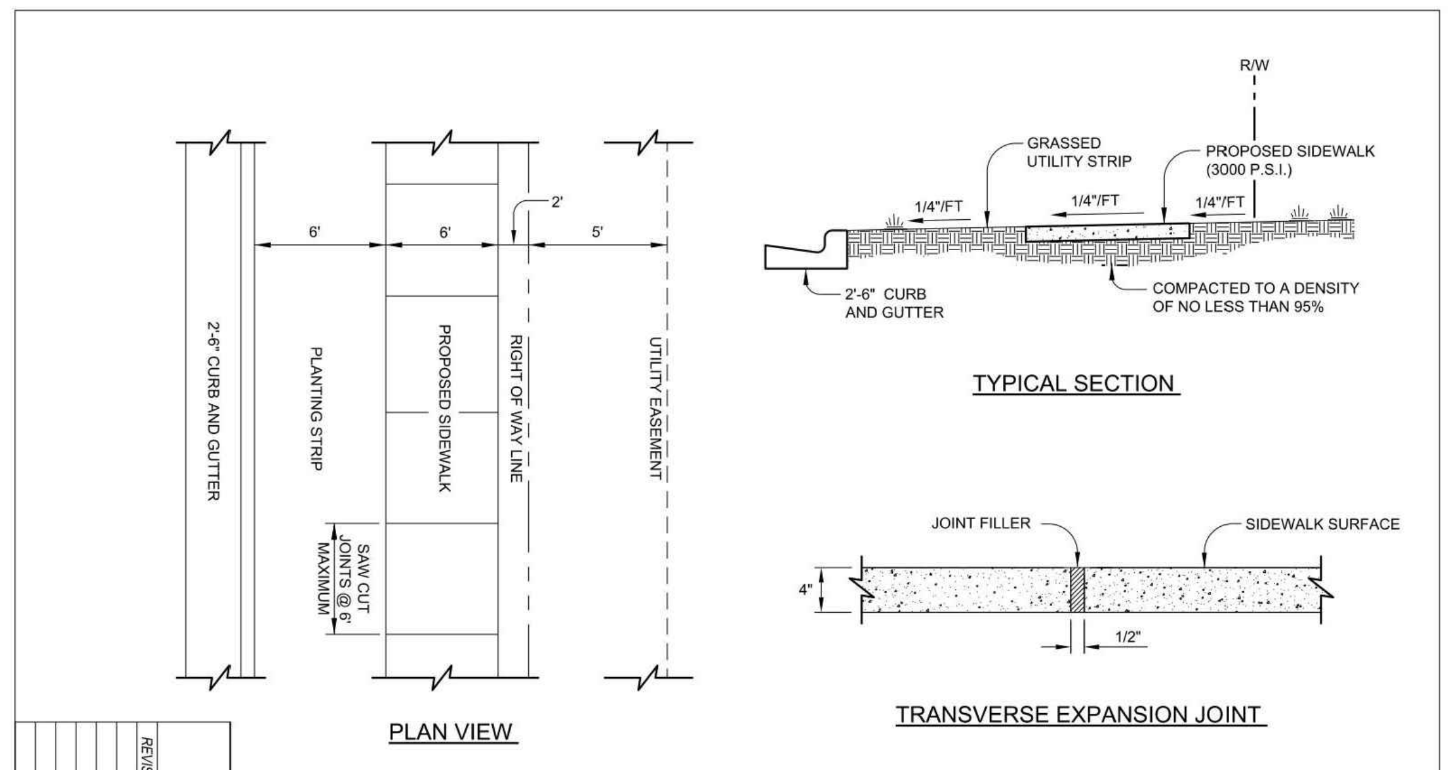
NOTES:
1. COVER WEIGHT: 15 LBS +/- 5%
2. LIDS TO BE COATED WITH BITUMINOUS COAL TAR COATING
3. BOXES AND LIDS MUST BE MANUFACTURED FROM SAME DOMESTIC FOUNDRY.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
WATER METER BOX DETAIL
DWG. NO. W-25 | REVISIONS K.S.V. | DATE 8-20-13 | REVISIONS ABB J.P.S. | DATE


SIDEWALK
PED-XING
24" MINIMUM
24" WHITE CROSSWALK LINE
6' MIN. WIDTH

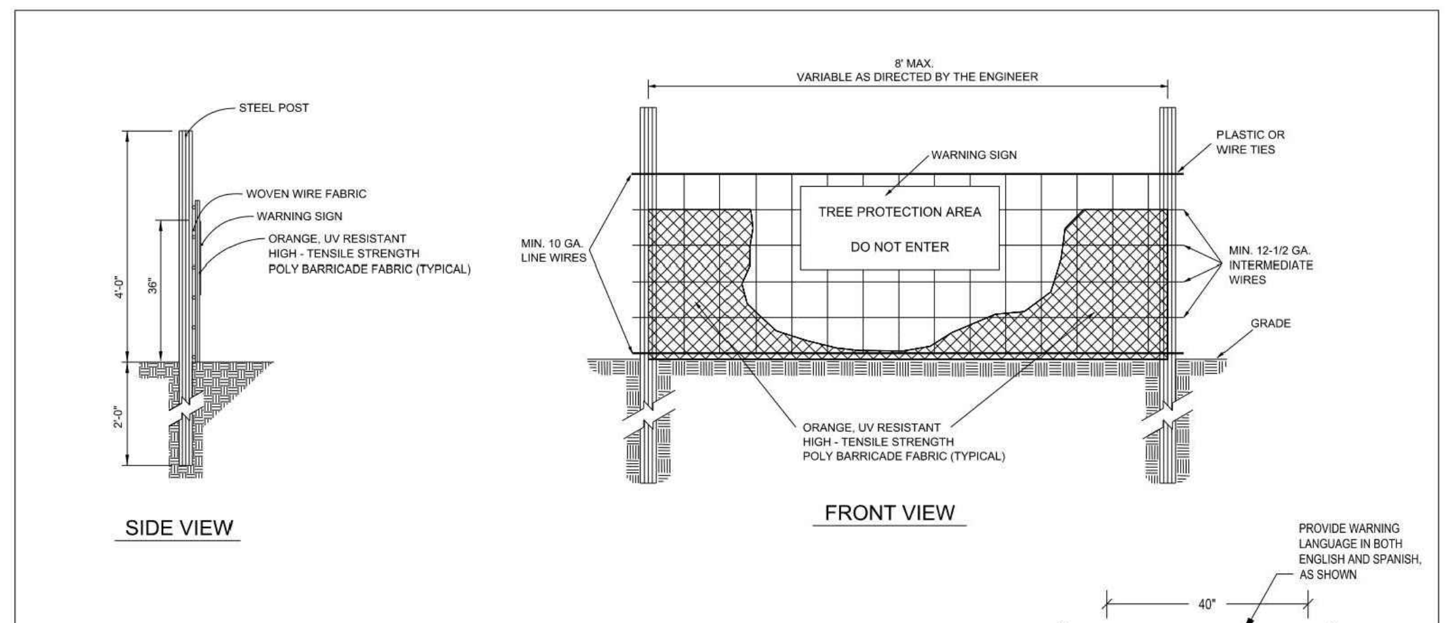
NOTES:
1. HI-VISIBILITY CROSSWALKS SHOULD ONLY BE USED AT CROSSINGS WHERE THE INTERSECTION IS SIGNALIZED OR UN-CONTROLLED BY ANY TRAFFIC CONTROL DEVICE (e.g. STOP SIGN).
2. THE CROSSWALK LINE SHOULD BE PLACED AT THE ANGLE OF THE TRAVEL LANES AND TRAVERSE THE PEDESTRIAN CROSSING.
3. A CROSSWALK LINE SHOULD BE PLACED TO AVOID WHEEL PATHS. THIS IS IDEALLY DONE BY CENTERING THE LINES AT THE EDGE OF EACH TRAVEL LANE AND IN THE CENTER OF EACH TRAVEL LANE. DUE TO VARYING LANE WIDTHS THIS IS SOMETIMES NOT POSSIBLE.
4. PLACE STOP BARS A MINIMUM OF 4 FEET FROM NEAREST CROSSWALK LINE. STOP BARS AT SIGNALIZED INTERSECTIONS SHOULD BE COORDINATED WITH THE CITY OF RALEIGH TRANSPORTATION OPERATIONS DIVISION OR AS DIRECTED BY THE ENGINEER.
5. CURB RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE TO THE LATEST CITY OF RALEIGH STANDARD DRAWINGS.

CITY OF RALEIGH
STANDARD DETAIL
REVISIONS | DATE: 8/1/18 | NOT TO SCALE
PAVEMENT MARKINGS FOR HI-VISIBILITY PEDESTRIAN CROSSWALK
T-20.05

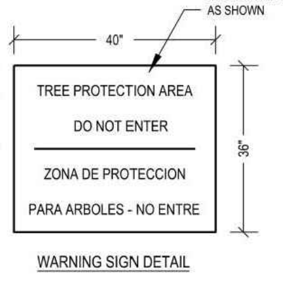

R/W
6'
6'
2'
5'
2'-6" CURB AND GUTTER
PLANTING STRIP
PROPOSED SIDEWALK
RIGHT OF WAY LINE
UTILITY EASEMENT
SAW CUT JOINTS @ 6' MAXIMUM
PLAN VIEW
GRASSED UTILITY STRIP
PROPOSED SIDEWALK (3000 P.S.I.)
1/4"/FT
2'-6" CURB AND GUTTER
COMPACTED TO A DENSITY OF NO LESS THAN 95%
TYPICAL SECTION
JOINT FILLER
SIDEWALK SURFACE
4"
1/2"
TRANSVERSE EXPANSION JOINT

NOTES:
1. TRANSVERSE EXPANSION JOINTS TO BE A MAXIMUM OF 50 FEET.
2. ALL CONCRETE TO BE 3000 PSI AND FINISHED WITH CURING COMPOUND.
3. A 6 INCH DEPTH IS REQUIRED AT LOCATIONS OF DRIVEWAY CROSSINGS, AT STREET INJTERSECTIONS (ALONG THE LENGTH OF RADIUS CURB RETURNS), AND IN THE HANDICAP RAMPS.

CITY OF RALEIGH
STANDARD DETAIL
REVISIONS | DATE: 8/1/18 | NOT TO SCALE
CONCRETE SIDEWALK
T-30.01


STEEL POST
WOVEN WIRE FABRIC
WARNING SIGN
ORANGE, UV RESISTANT HIGH - TENSILE STRENGTH POLY BARRICADE FABRIC (TYPICAL)
MIN. 10 GA. LINE WIRES
SIDE VIEW
8' MAX.
VARIABLE AS DIRECTED BY THE ENGINEER
PLASTIC OR WIRE TIES
TREE PROTECTION AREA
DO NOT ENTER
MIN. 10-1/2 GA. INTERMEDIATE WIRES
GRADE
2'-0"
FRONT VIEW

NOTE: FOR TREE PROTECTION ONLY

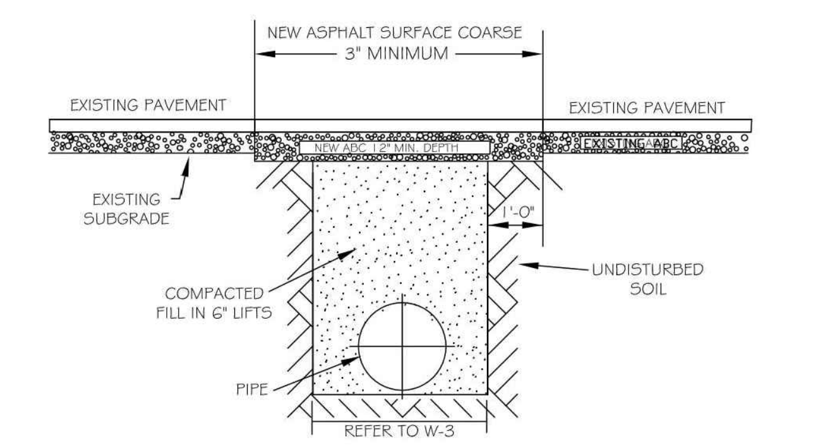

PROVIDE WARNING LANGUAGE IN BOTH ENGLISH AND SPANISH, AS SHOWN
40"
36"
TREE PROTECTION AREA
DO NOT ENTER
ZONA DE PROTECCION
PARA ARBOLES - NO ENTRE

WARNING SIGN DETAIL

NOTES:
1. TREE PROTECTION FENCING MUST BE INSTALLED AT A MINIMUM RADIUS OF THE CRITICAL ROOT ZONE ( SEE DETAIL TPP-02 FOR EXAMPLES)
2. THE TREE PROTECTION FENCING MUST REMAIN IN PLACE FOR THE DURATION OF THE PROJECT UNLESS OTHERWISE APPROVED BY URBAN FORESTRY STAFF.
3. APPROVED IMPACT PROTECTION DEVICES MUST BE REMOVED AFTER CONSTRUCTION WHEN APPLICABLE.
4. SIGNS SHALL BE PLACED AT 50' MAXIMUM INTERVALS. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER FOR THE REMAINDER
5. FOR TREE PROTECTION AREAS LESS THAN 200' IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER PROTECTED AREA.
6. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC.
7. ADDITIONAL SIGNS MAY BE REQUIRED BY CITY OF RALEIGH BASED ON ACTUAL FIELD CONDITIONS.
8. SIGNS ARE TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL WITH LETTERS A MINIMUM OF 3" HIGH, CLEARLY LEGIBLE AND SPACED AS SHOWN.

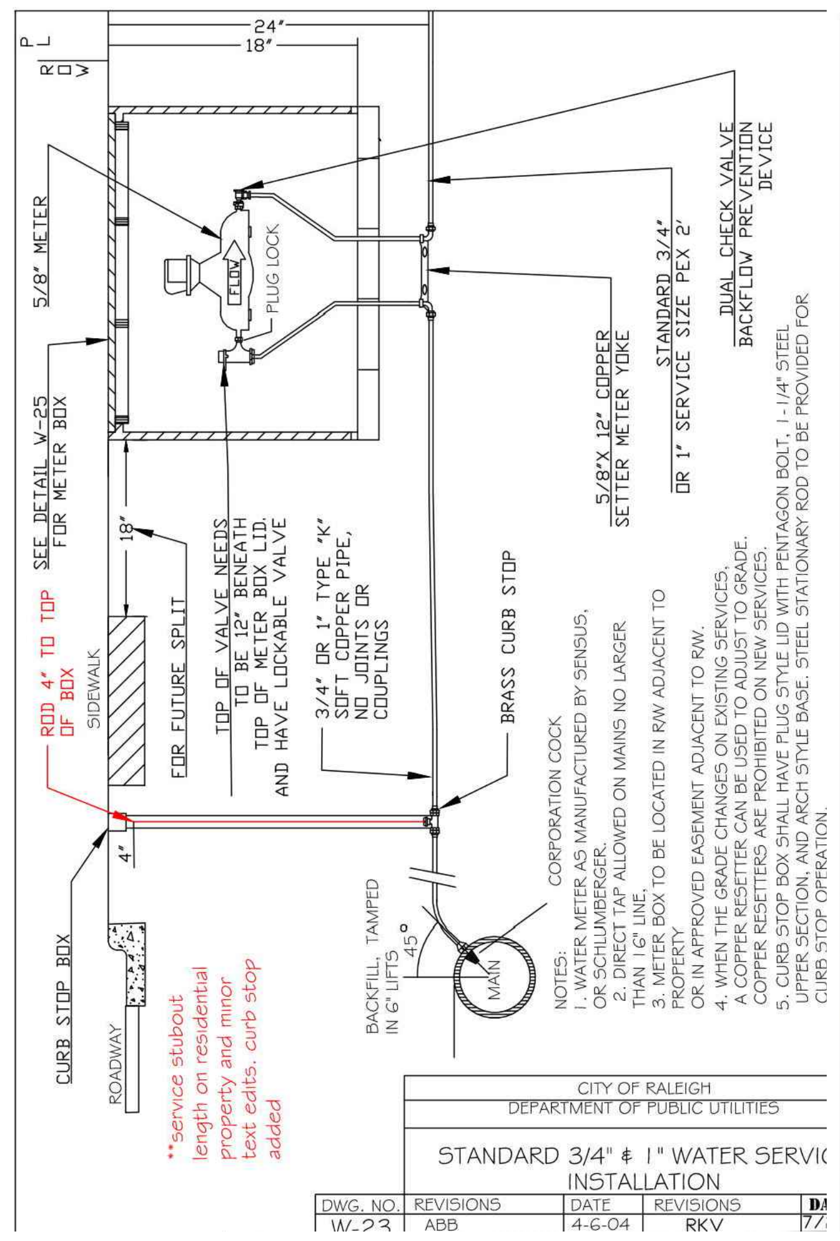
CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT
URBAN FORESTER:
TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

CITY OF RALEIGH
STANDARD DETAIL
REVISIONS | DATE: 8/1/18 | NOT TO SCALE
STANDARD TREE PROTECTION DETAIL
TPP-01

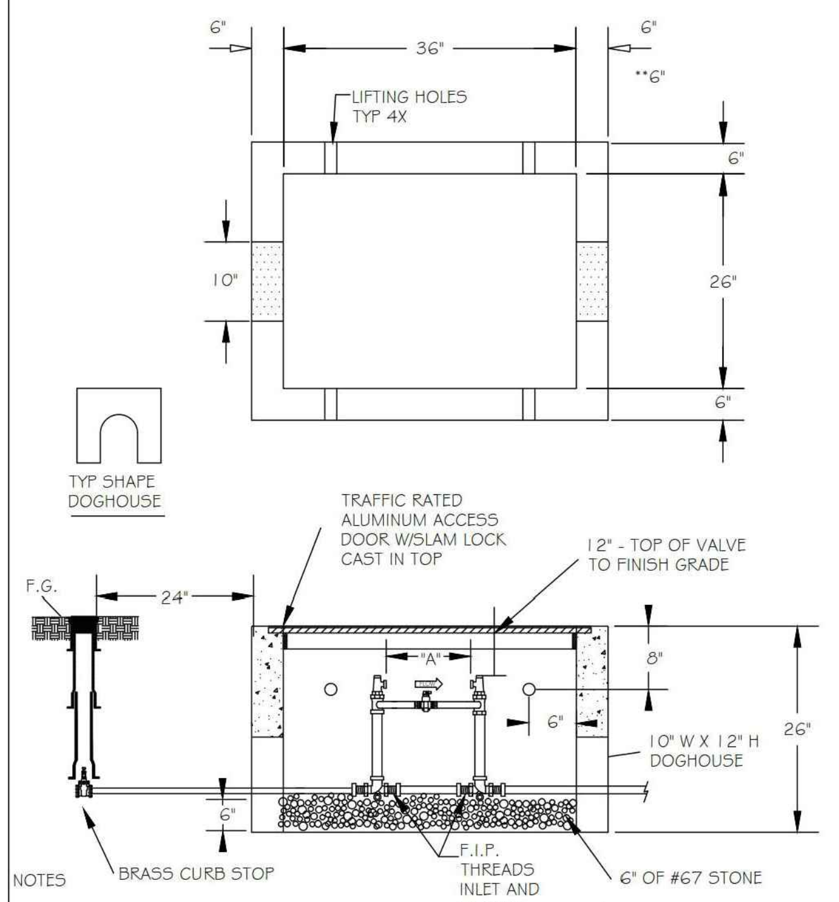

NEW ASPHALT SURFACE COARSE 3" MINIMUM
EXISTING PAVEMENT
EXISTING SUBGRADE
COMPACTED FILL IN 6" LIFTS
UNDISTURBED SOIL
PIPE
REFER TO W-3

NOTES:
1. THE PAVEMENT CUT SHALL BE DEFINED BY A STRAIGHT EDGE AND CUT WITH AN APPROPRIATE SAW CUT MACHINE.
2. THE TRENCH SUBGRADE MATERIAL SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO A DENSITY OF AT LEAST 95% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-99 AS MODIFIED BY NCDOT.
3. THE FINAL 1' OF FILL SHALL CONSIST OF ABC MATERIAL COMPACTED TO A DENSITY EQUAL TO 100% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-80 AS MODIFIED BY NCDOT.
4. THE ENTIRE THICKNESS/ VERTICAL EDGE OF CUT SHALL BE TACKED.
5. THE SAME DEPTH OF PAVEMENT MATERIAL WHICH EXISTS SHALL BE REINSTALLED, BUT IN NO CASE SHALL THE ASPHALT BE LESS THAN 3" THICK.
6. THE ASPHALT PAVEMENT MATERIAL SHALL BE INSTALLED AND COMPACTED THOROUGHLY WITH A SMOOTH DRUM ROLLER TO ACHIEVE A SMOOTH LEVEL PATCH.
7. REFER TO CITY OF RALEIGH STANDARDS FOR TRENCHES AND PIPE BEDDING, W-3. FOR ADDITIONAL DETAILS.
8. NO HAND PATCHING ALLOWED.
9. PAVEMENT CUTS WITHIN NCDOT ROW SHALL CONFORM TO THE APPROVED ON SITE ENCROACHMENT PERMIT.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
STANDARD ASPHALT PAVEMENT PATCH DETAIL
DWG. NO. W-2 | REVISIONS RRH | DATE 3-31-00 | REVISIONS A.B.B. | DATE 4-16-


24"
18"
SEE DETAIL W-25 FOR METER BOX
ROD 4" TO TOP OF BOX
SIDEWALK
CURB STOP BOX
ROADWAY
FOR FUTURE SPLIT
5/8" METER
BRASS CURB STOP
BACKFILL TAMPED IN 6" LIFTS
CORPORATION COCK
*Service stubout length in residential property and minor lot cases, curb stop added
DUAL CHECK VALVE BACKFLOW PREVENTER

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
STANDARD 3/4" & 1" WATER SERVICE INSTALLATION
DWG. NO. W-23 | REVISIONS ABB | DATE 4-6-04 | REVISIONS RKV

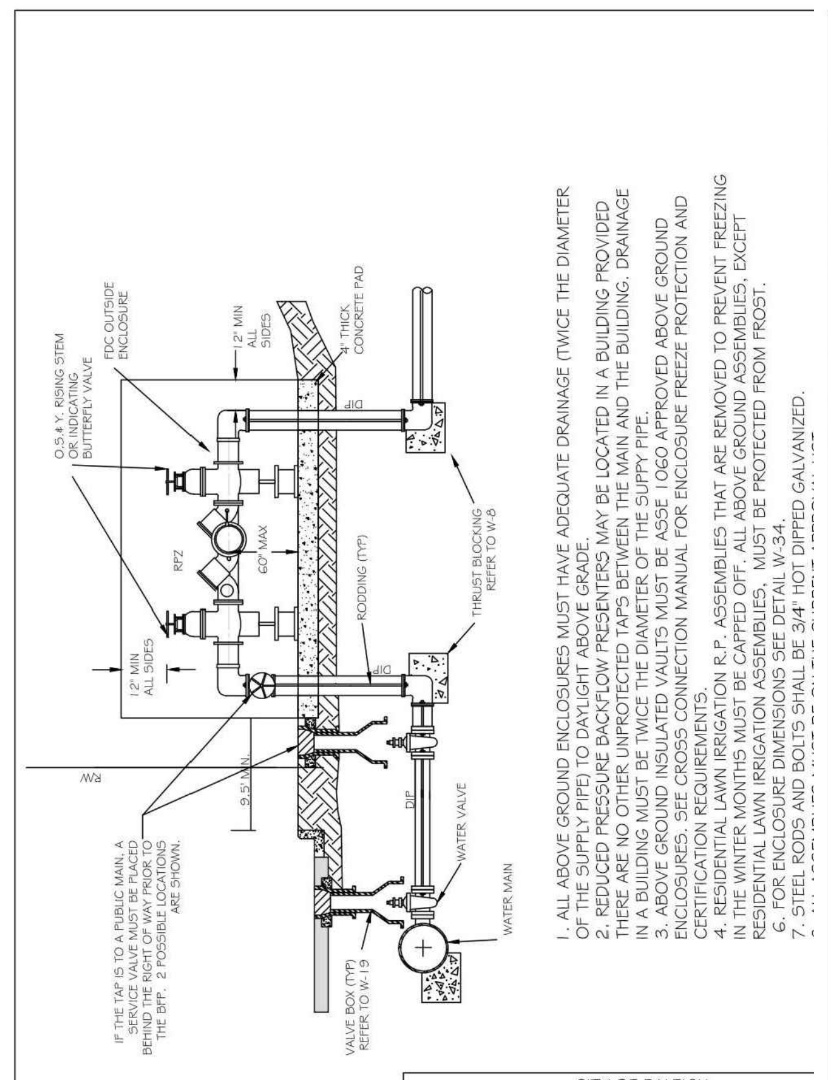

36"
6"
LIFTING HOLES TYP 4X
TYP. SHAPE DOGHOUSE
TRAFFIC RATED ALUMINUM ACCESS DOOR W/SLAM LOCK CAST IN TOP
12" - TOP OF VALVE TO FINISH GRADE
24"
26"
"A"
8"
6"
10" W X 12" H DOGHOUSE
BRASS CURB STOP
F.I.P. THREADS INLET AND OUTLET
6" OF #67 STONE

NOTES
1. METER AS MANUFACTURED BY SENSUS OR NEPTUNE.
2. BACKFILL TAMPED IN 6" LIFTS.
3. REINFORCEMENT: #4 @ 6" OCEW
4. CONCRETE: 4,000 PSI @ 28 DAYS
5. ALL RPZ BACKFLOW PREVENTION DEVICES MUST BE INSTALLED PRIOR TO METER BEING SET.
6) ALL COPPER SETTERS ARE TO HAVE A BALL TYPE SHUT OFF VALVE ON BOTH SIDES OF COPPER SETTER WITH HIGH RISE BYPASS THAT IS MANUFACTURED BY FORD, MUELLER, OR AY McDONALD. (NO EXCEPTIONS)

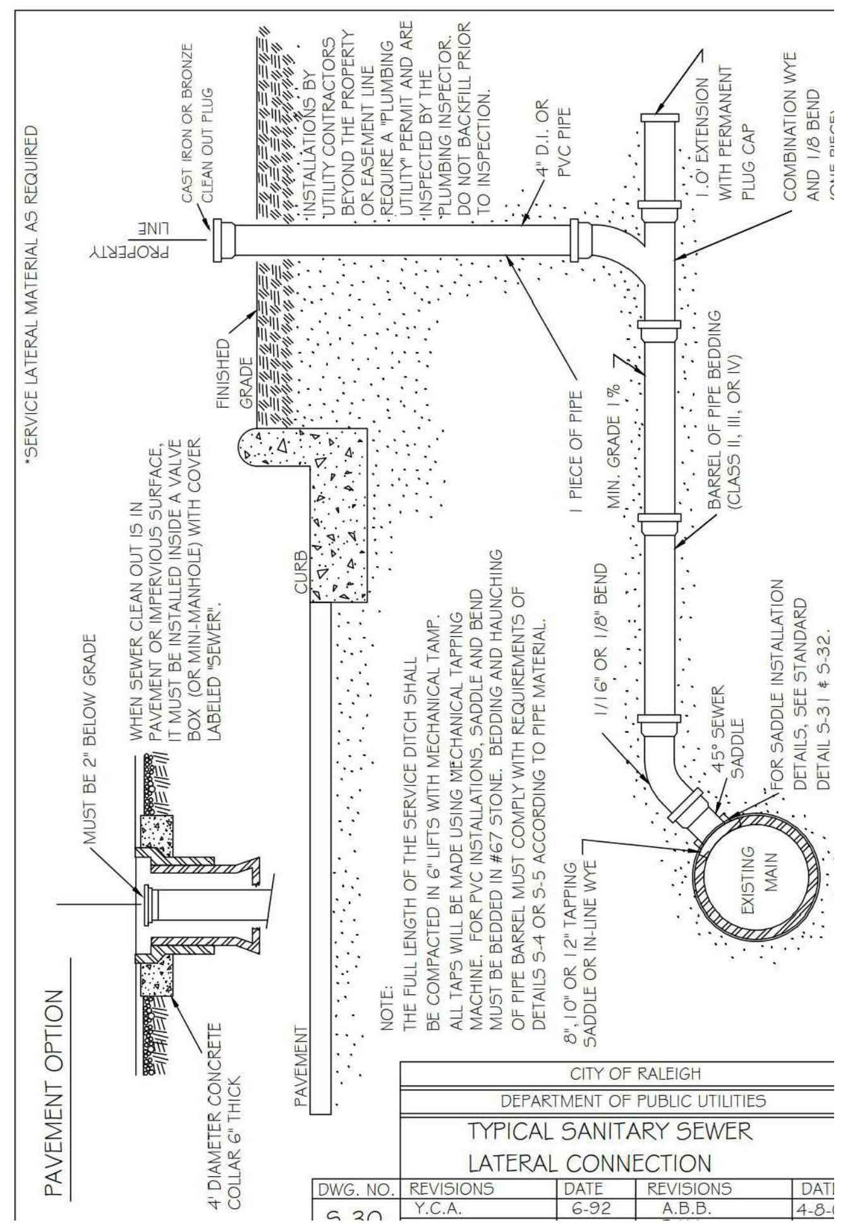
| DIMENSION "A" | |
|---|---|
| 1½" METER | 13¼" |
| 2" METER | 17¼" |

** TRAFFIC RATED VAULT WALL THICKNESS

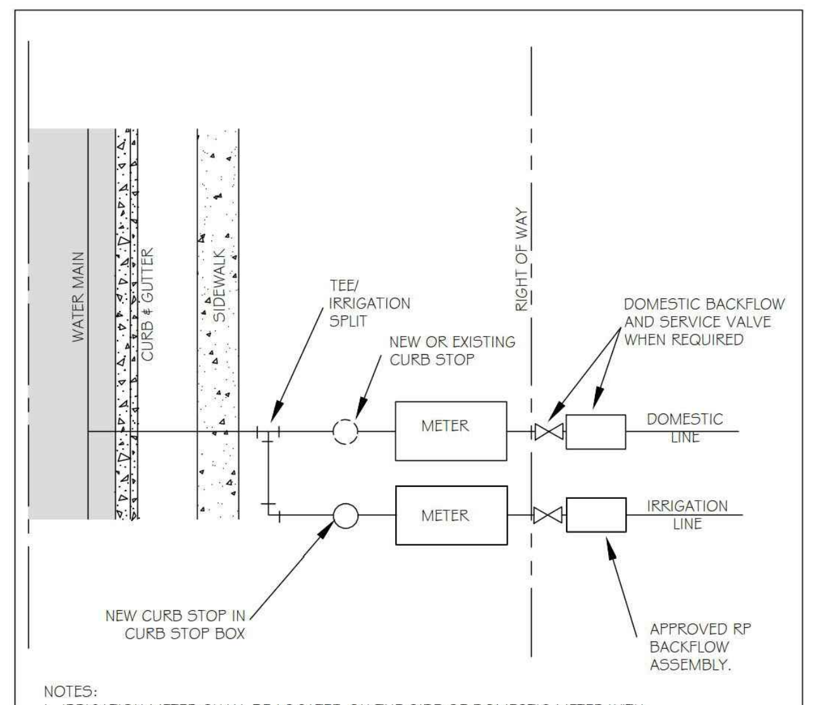
CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
TYPICAL 1 1/2"- 2" WATER METER BOX INSTALLATION
DWG. NO. | REVISIONS A.B.B. | DATE 8-17-04 | REVISIONS J.P.S. | DATE


R/W
IF THE TAP IS TO A PUBLIC MAIN, A

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
TYPICAL REDUCED PRESSURE ZONE BACKFLOW PREVENTER ASSEMBLY


PROPERTY LINE
CURB
PAVEMENT OPTION
MUST BE 2' BELOW GRADE
4" DIAMETER CONCRETE COLLAR 6" THICK
1 PIECE OF PIPE
MIN. GRADE 1%
EXISTING MAIN
FOR SADDLE INSTALLATION DETAILS, SEE STANDARD DETAIL S-31 & S-32.
*SERVICE LATERAL MATERIAL AS REQUIRED

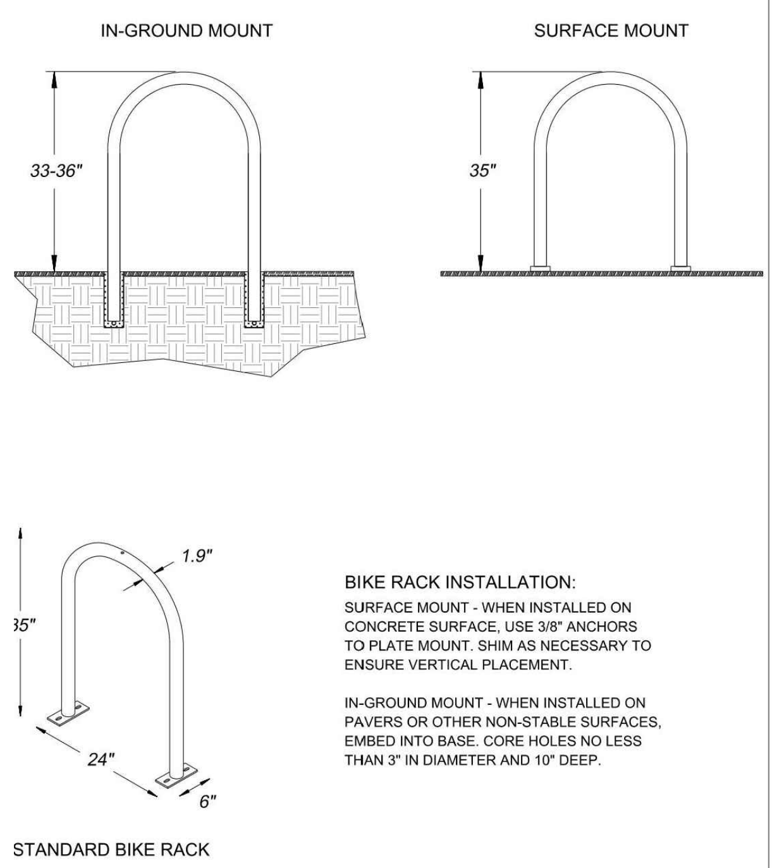
CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
TYPICAL SANITARY SEWER LATERAL CONNECTION


WATER MAIN
SIDEWALK
TEE IRRIGATION SPLIT
NEW OR EXISTING CURB STOP
RIGHT OF WAY
DOMESTIC BACKFLOW AND SERVICE VALVE WHEN REQUIRED
METER
DOMESTIC LINE
IRRIGATION LINE
NEW CURB STOP IN CURB STOP BOX
APPROVED RP BACKFLOW ASSEMBLY.

NOTES:
1. IRRIGATION METER SHALL BE LOCATED ON THE SIDE OF DOMESTIC METER WITH INCREASING ADDRESSES.
2. THE BACKFLOW SHALL BE INSTALLED NO MORE THAN 10' FROM THE METER IN A VISIBLE LOCATION.
3. BACKFLOW RISER/STANDPIPE SHALL BE OF COPPER OR BRASS.
3. THE RP RELIEF VALVE SHALL BE A MINIMUM OF 12" ABOVE ANY MATERIAL (MULCH INCLUDED) OR GRADE.
4. A SERVICE VALVE IS REQUIRED AFTER THE METER BUT BEFORE THE BACKFLOW ASSEMBLY FOR MAINTENANCE AND REPLACEMENT PURPOSES.
5. THE INSTALLATION MUST ALSO MEET ALL CODE REQUIREMENTS PER THE NC PLUMBING CODE.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
IRRIGATION TAP ON NEW AND EXISTING SERVICES

| DWG. NO. | REVISIONS | DATE | REVISIONS | DATE |
|---|---|---|---|---|
| W-35 | RRH | 3-31-00 | D.H.L. | 6-18-08 |
| | ABB | 7-10-04 | J.P.S. | 10/25/10 |


IN-GROUND MOUNT
SURFACE MOUNT
33-36"
35"
1.9"
24"
6"

STANDARD BIKE RACK

BIKE RACK INSTALLATION:
SURFACE MOUNT - WHEN INSTALLED ON CONCRETE SURFACE, USE 3/8" ANCHORS TO PLATE MOUNT. SHIM AS NECESSARY TO ENSURE VERTICAL PLACEMENT.

IN-GROUND MOUNT - WHEN INSTALLED ON PAVERS OR OTHER NON-STABLE SURFACES, EMBED INTO BASE. CORE HOLES NO LESS THAN 3" IN DIAMETER AND 10" DEEP.

CITY OF RALEIGH
STANDARD DETAIL
REVISIONS | DATE: 8/2020 | NOT TO SCALE
BIKE RACK DETAILS
B-20.03

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\TOL\TOL22003\04-Production\Planning and LA\Current Drawings\Construction Documents ASR\TOL22003-Landarch-ASR-D1.dwg, 1/23/2024 3:47:38 PM, Kyle Wurtz

# OLDE TOWNE PHASE 2 AMENITY
ADMINISTRATIVE SITE PLAN
RALEIGH, NORTH CAROLINA

MCADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

**CLIENT**

TOLL SOUTHEAST LP COMPANY, INC.
900 PERIMETER PARK DRIVE, SUITE B3
MORRISVILLE, NORTH CAROLINA, 27560
PHONE: (919) 801-6851

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

**REVISIONS**

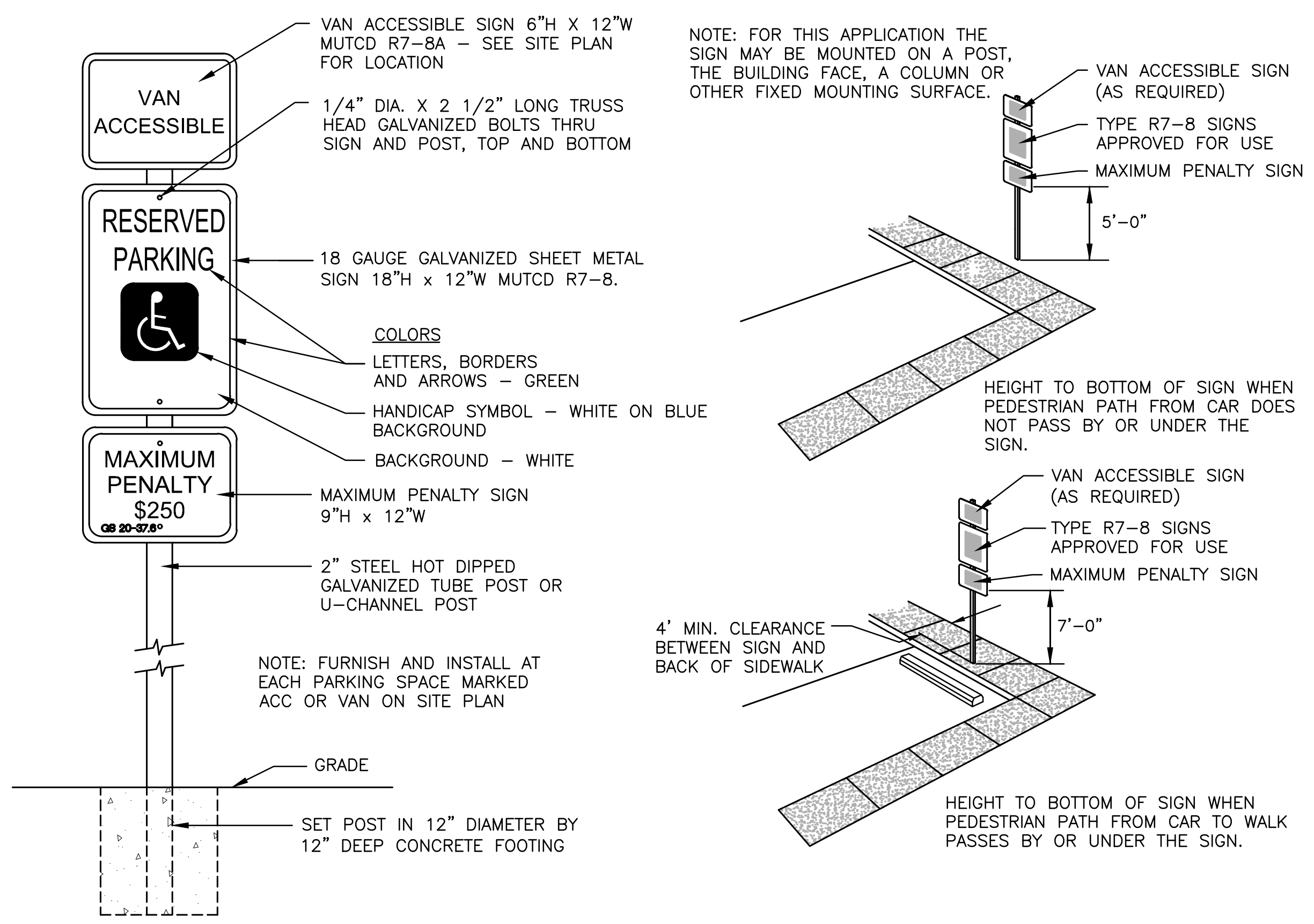
| NO. | DATE | |
|---|---|---|
| 1 | 09. 29. 2023 | 1ST ASR REVIEW COMMENTS |
| 2 | 01. 24. 2024 | 2ND ASR REVIEW COMMENTS |

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | TOL22003 |
| FILENAME | TOL22003-LANDARCH-ASR-D1 |
| CHECKED BY | BTK |
| DRAWN BY | KHW |
| SCALE | AS SHOWN |
| DATE | 07. 05. 2023 |

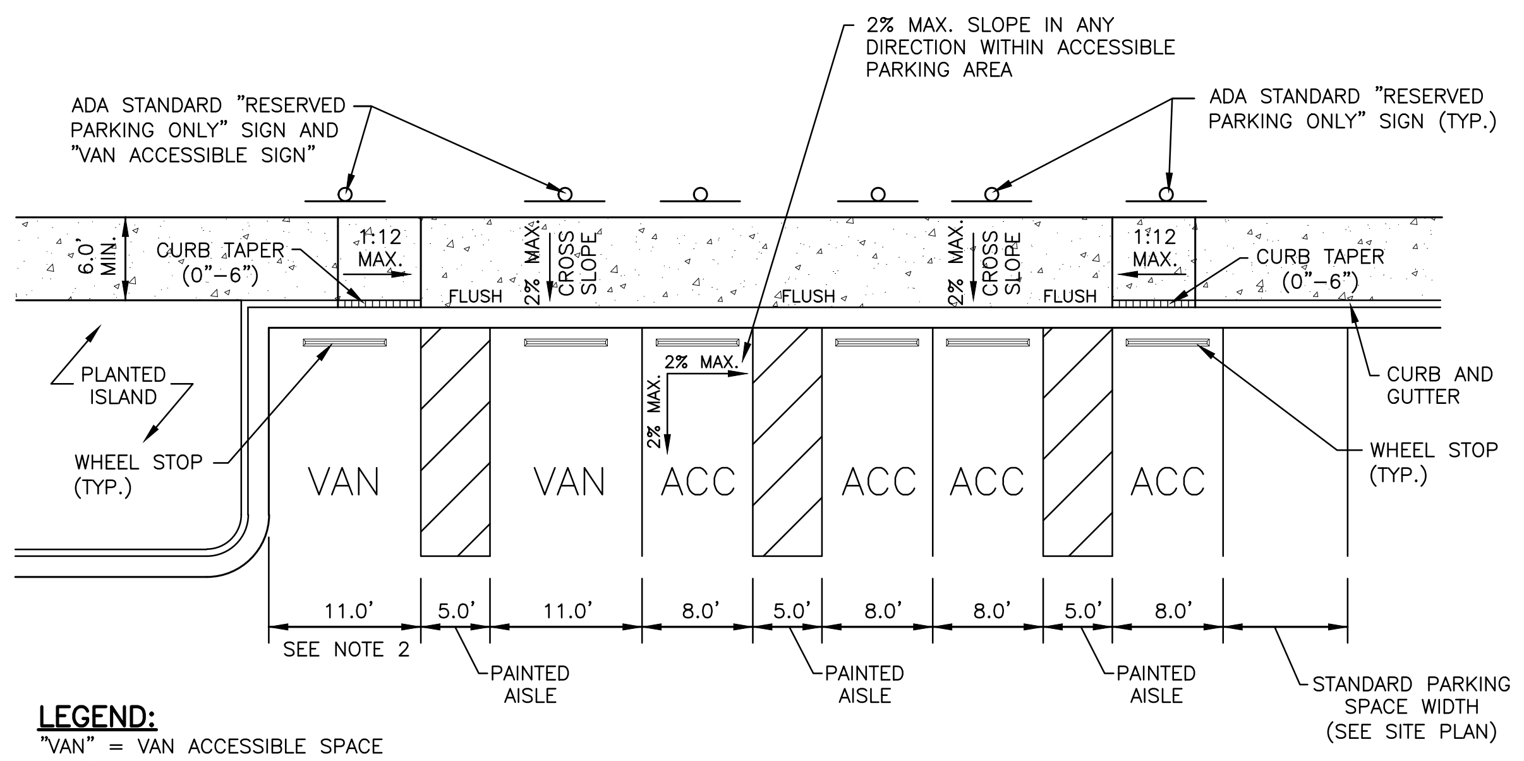
**SHEET**

SITE AND UTILITY DETAILS
# C8.00


VAN ACCESSIBLE
RESERVED PARKING
MAXIMUM PENALTY $250
GS 20-37.6
VAN ACCESSIBLE SIGN 6"H X 12"W MUTCD R7–8A – SEE SITE PLAN FOR LOCATION
1/4" DIA. X 2 1/2" LONG TRUSS HEAD GALVANIZED BOLTS THRU SIGN AND POST, TOP AND BOTTOM
18 GAUGE GALVANIZED SHEET METAL SIGN 18"H x 12"W MUTCD R7–8.
COLORS
LETTERS, BORDERS AND ARROWS – GREEN
HANDICAP SYMBOL – WHITE ON BLUE BACKGROUND
BACKGROUND – WHITE
MAXIMUM PENALTY SIGN 9"H x 12"W
2" STEEL HOT DIPPED GALVANIZED TUBE POST OR U–CHANNEL POST
NOTE: FURNISH AND INSTALL AT EACH PARKING SPACE MARKED ACC OR VAN ON SITE PLAN
GRADE
SET POST IN 12" DIAMETER BY 12" DEEP CONCRETE FOOTING
NOTE: FOR THIS APPLICATION THE SIGN MAY BE MOUNTED ON A POST, THE BUILDING FACE, A COLUMN OR OTHER FIXED MOUNTING SURFACE.
VAN ACCESSIBLE SIGN (AS REQUIRED)
TYPE R7–8 SIGNS APPROVED FOR USE
MAXIMUM PENALTY SIGN
5'–0"
HEIGHT TO BOTTOM OF SIGN WHEN PEDESTRIAN PATH FROM CAR DOES NOT PASS BY OR UNDER THE SIGN.
VAN ACCESSIBLE SIGN (AS REQUIRED)
TYPE R7–8 SIGNS APPROVED FOR USE
MAXIMUM PENALTY SIGN
7'–0"
4' MIN. CLEARANCE BETWEEN SIGN AND BACK OF SIDEWALK
HEIGHT TO BOTTOM OF SIGN WHEN PEDESTRIAN PATH FROM CAR TO WALK PASSES BY OR UNDER THE SIGN.

## ACCESSIBLE PARKING SPACE SIGN

N.T.S.


2% MAX. SLOPE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREA
ADA STANDARD "RESERVED PARKING ONLY" SIGN AND "VAN ACCESSIBLE SIGN"
ADA STANDARD "RESERVED PARKING ONLY" SIGN (TYP.)
6.0' MIN.
CURB TAPER (0"–6")
1:12 MAX.
2% MAX.
CROSS SLOPE
FLUSH
FLUSH
2% MAX.
CROSS SLOPE
FLUSH
1:12 MAX.
CURB TAPER (0"–6")
PLANTED ISLAND
WHEEL STOP (TYP.)
2% MAX.
2% MAX.
CURB AND GUTTER
WHEEL STOP (TYP.)
VAN
VAN
ACC
ACC
ACC
ACC
11.0'
5.0'
11.0'
8.0'
5.0'
8.0'
8.0'
5.0'
8.0'
SEE NOTE 2
PAINTED AISLE
PAINTED AISLE
PAINTED AISLE
STANDARD PARKING SPACE WIDTH (SEE SITE PLAN)

**LEGEND:**

"VAN" = VAN ACCESSIBLE SPACE
"ACC" = STANDARD ACCESSIBLE SPACE

**NOTES:**

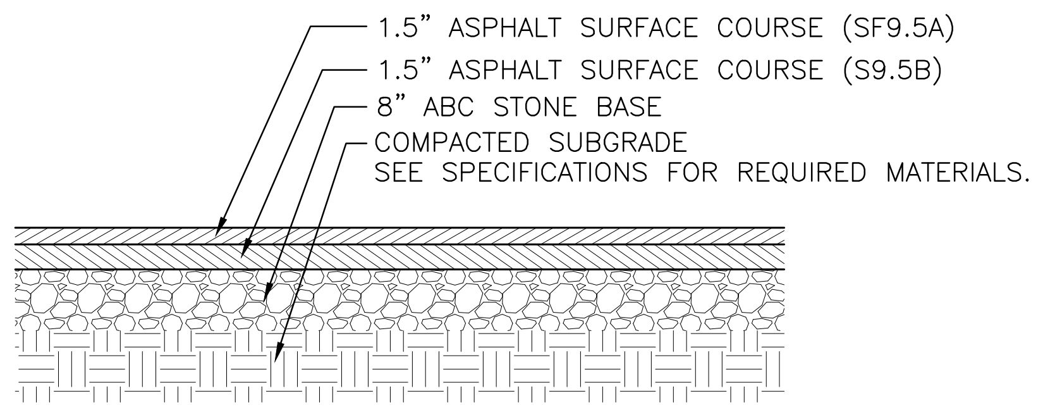
1. CURB AND GUTTER, WALK AND RAMP TO BE PLACED SEPARATELY.
2. ACCESSIBLE PARKING SPACE WIDTH TO BE MEASURED FROM THE EDGE OF PAVEMENT WHERE CURB AND GUTTER IS ADJACENT TO THE ACCESSIBLE SPACE.
3. ALL ACCESSIBLE SPACES SHALL BE IDENTIFIED BY ABOVE–GROUND SIGNS ONLY.
4. STRIPING IS WHITE ON DARK PAVEMENT AND BLACK ON LIGHT PAVEMENT.
5. VAN ACCESSIBLE SPACES TO BE 11.0' MINIMUM WIDTH.

## TYPICAL ACCESSIBLE PARKING SPACE LAYOUT, RAMP AND SIGN LOCATIONS

N.T.S.

**NOTE:**

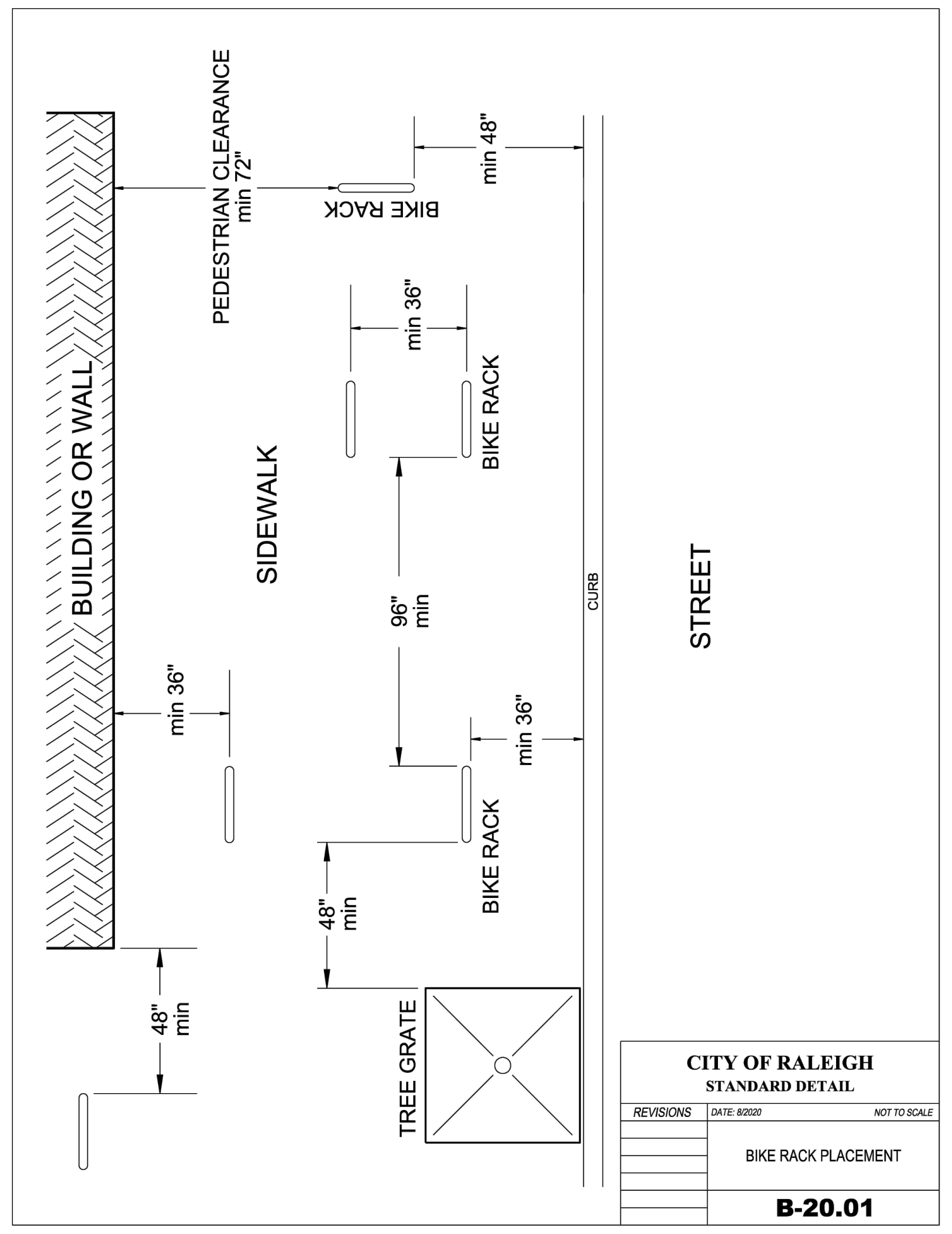
THE PAVEMENT SECTIONS SHOWN ARE PRELIMINARY. THE CONTRACTOR SHALL VERIFY PAVEMENT DESIGN WITH THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

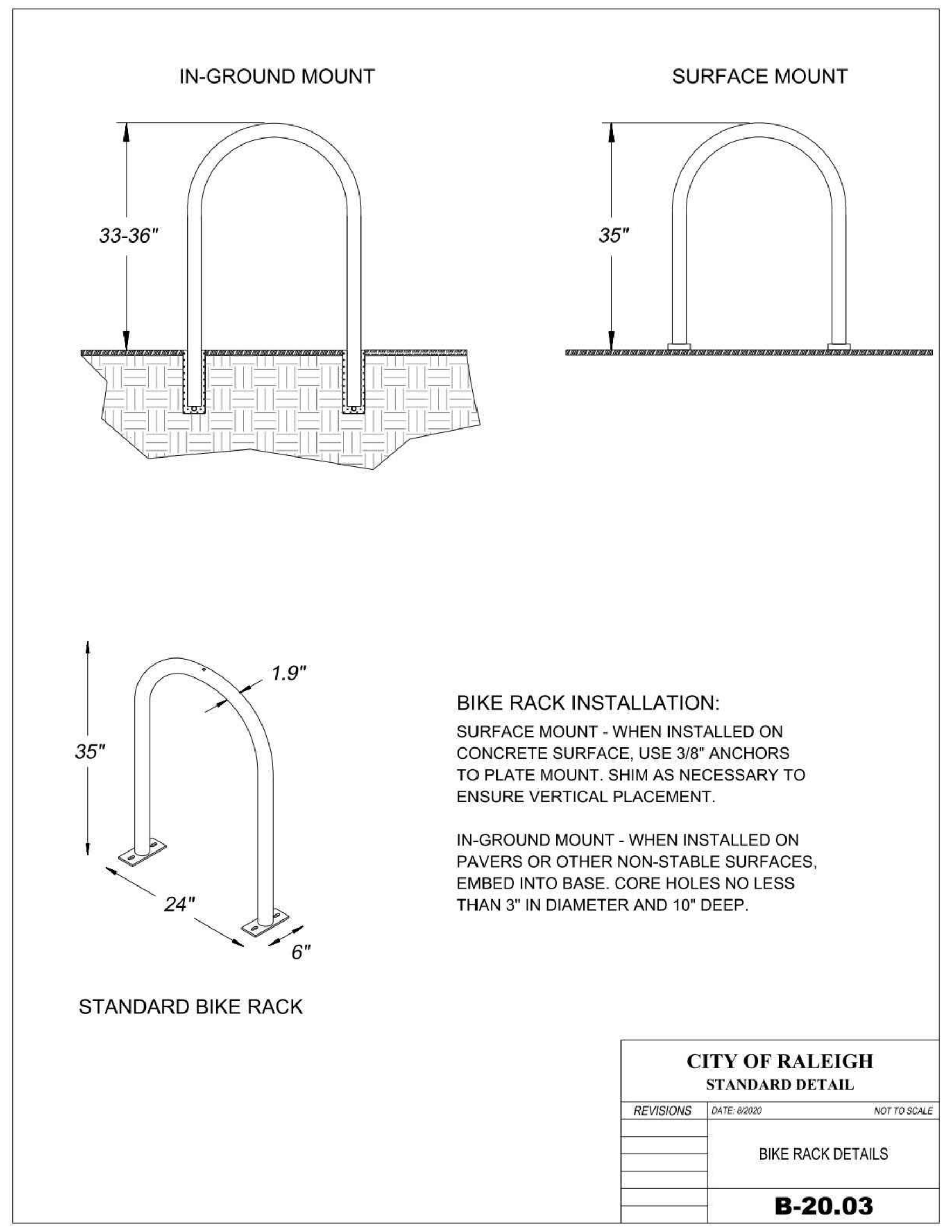

1.5" ASPHALT SURFACE COURSE (SF9.5A)
1.5" ASPHALT SURFACE COURSE (S9.5B)
8" ABC STONE BASE
COMPACTED SUBGRADE
SEE SPECIFICATIONS FOR REQUIRED MATERIALS.

SUBGRADE COMPACTED TO A MINIMUM 98% STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698) REFER TO SOILS REPORT IF AVAILABLE.

## PAVEMENT SECTION DETAIL

N.T.S.


BUILDING OR WALL
PEDESTRIAN CLEARANCE min 72"
BIKE RACK
min 48"
SIDEWALK
min 36"
BIKE RACK
96" min
CURB
STREET
min 36"
min 36"
BIKE RACK
48" min
48" min
TREE GRATE
CITY OF RALEIGH
STANDARD DETAIL
REVISIONS
DATE: 8/2020
NOT TO SCALE
BIKE RACK PLACEMENT
B-20.01


IN-GROUND MOUNT
SURFACE MOUNT
33-36"
35"
1.9"
35"
24"
6"
STANDARD BIKE RACK
CITY OF RALEIGH
STANDARD DETAIL
REVISIONS
DATE: 8/2020
NOT TO SCALE
BIKE RACK DETAILS
B-20.03

BIKE RACK INSTALLATION:

SURFACE MOUNT - WHEN INSTALLED ON CONCRETE SURFACE, USE 3/8" ANCHORS TO PLATE MOUNT. SHIM AS NECESSARY TO ENSURE VERTICAL PLACEMENT.

IN-GROUND MOUNT - WHEN INSTALLED ON PAVERS OR OTHER NON-STABLE SURFACES, EMBED INTO BASE. CORE HOLES NO LESS THAN 3" IN DIAMETER AND 10" DEEP.

*PHOTO REPRESENTS MANUFACTURER PRODUCT AND CONVEYS DESIGN INTENT ONLY. FINAL PRODUCT COLOR TO BE SELECTED BY OWNER.

## PICKLEBALL COURT ACCESSORY SHADE STRUCTURE

MANUFACTURER: SHADE SYSTEMS, INC.
MODEL: T–CANTILEVER
SIZE: 6'Wx10'Lx10'H
COLOR: FINAL SELECTION BY OWNER

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\TOL\TOL22003\04-Production\Planning and LA\Current Drawings\Construction Documents ASR\TOL22003-LandArch-ASR-D1.dwg, 1/23/2024 1:15:56 PM, Kyle Wurtz

MCADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603

phone 919. 361. 5000
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license number: C-0293, C-187

www.mcadamsco.com

**CLIENT**

TOLL SOUTHEAST LP COMPANY, INC.
900 PERIMETER PARK DRIVE, SUITE B3
MORRISVILLE, NORTH CAROLINA, 27560
PHONE: (919) 801-6851

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

# OLDE TOWNE PHASE 2 AMENITY

ADMINISTRATIVE SITE PLAN
RALEIGH, NORTH CAROLINA

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 09. 29. 2023 | 1ST ASR REVIEW COMMENTS |
| 2 | 01. 24. 2024 | 2ND ASR REVIEW COMMENTS |

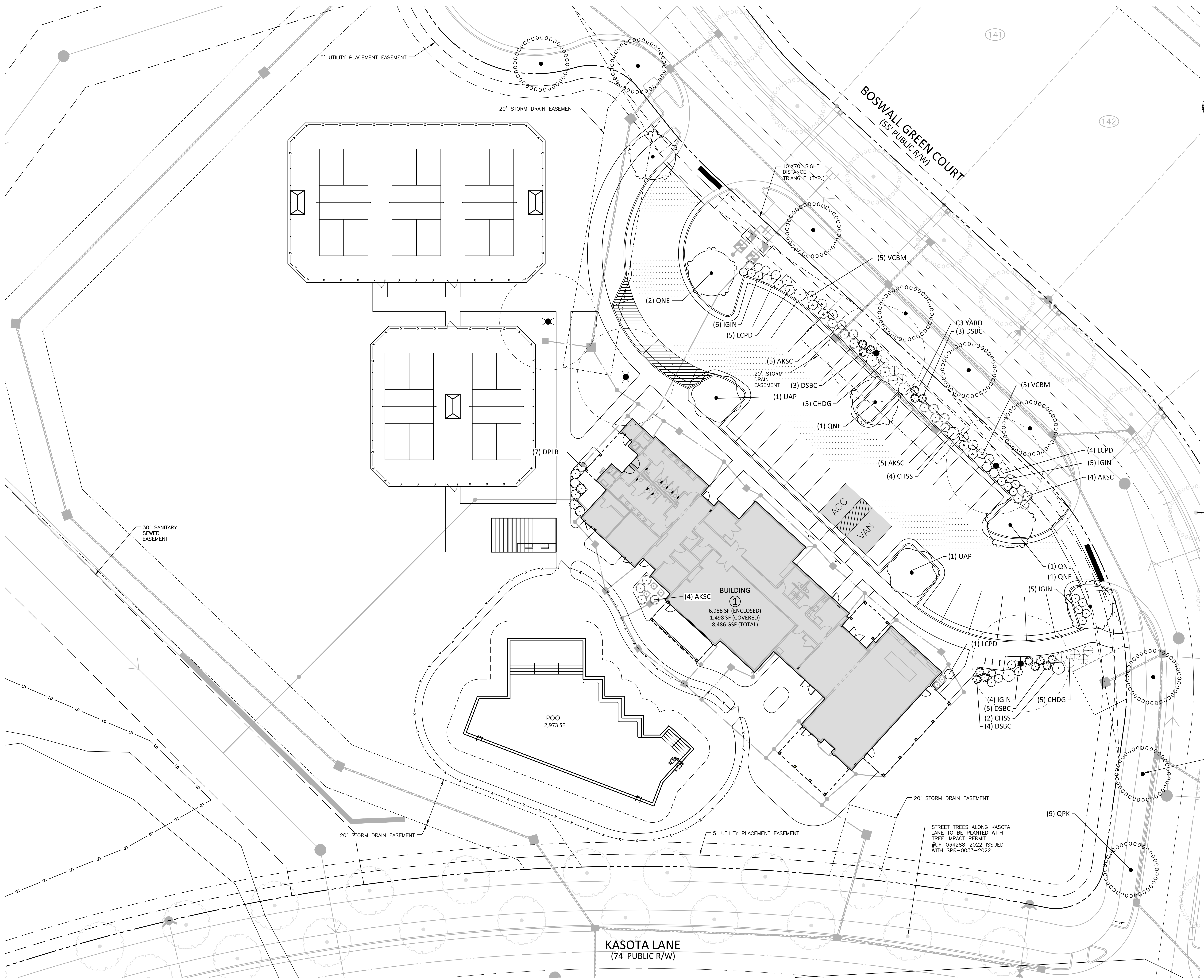
**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | TOL22003 |
| FILENAME | TOL22003-LANDARCH-ASR-D1 |
| CHECKED BY | BTK |
| DRAWN BY | KHW |
| SCALE | AS SHOWN |
| DATE | 07. 05. 2023 |

**SHEET**

SITE DETAILS

C8.01


5' UTILITY PLACEMENT EASEMENT
20' STORM DRAIN EASEMENT
BOSWALL GREEN COURT
(55' PUBLIC R/W)
141
142
10'X70' SIGHT DISTANCE TRIANGLE (TYP.)
(5) VCBM
(2) QNE
(6) IGIN
(5) LCPD
C3 YARD
(3) DSBC
(5) AKSC
20' STORM DRAIN EASEMENT
(3) DSBC
(1) UAP
(5) CHDG
(1) QNE
(5) VCBM
(4) LCPD
(5) IGIN
(4) AKSC
(5) AKSC
(4) CHSS
(7) DPLB
ACC
VAN
(1) UAP
(1) QNE
(1) QNE
(5) IGIN
30' SANITARY SEWER EASEMENT
(4) AKSC
BUILDING
①
6,988 SF (ENCLOSED)
1,498 SF (COVERED)
8,486 GSF (TOTAL)
(1) LCPD
(4) IGIN
(5) DSBC
(2) CHSS
(4) DSBC
(5) CHDG
POOL
2,973 SF
20' STORM DRAIN EASEMENT
(9) QPK
5' UTILITY PLACEMENT EASEMENT
20' STORM DRAIN EASEMENT
KASOTA LANE
(74' PUBLIC R/W)

PREVIOUSLY APPROVED
CODE–REQUIRED PLANTINGS
PER SPR–33–2022

PREVIOUSLY APPROVED
STREET TREES FROM
SPR–0033–2022 TO BE
LOCATED AS SHOWN TO
AVOID DRIVEWAY
CONFLICTS

STREET TREES ALONG KASOTA
LANE TO BE PLANTED WITH
TREE IMPACT PERMIT
#UF–034288–2022 ISSUED
WITH SPR–0033–2022

## PLANT SCHEDULE

| TREES | CODE | COMMON NAME | BOTANICAL NAME |
|---|---|---|---|
|  | QNE | Esplanade Nuttall Oak | Quercus nuttallii `QNSTC` |
|  | QPK | Panache Shumard Oak | Quercus shumardii 'QSFTC' TM |
|  | UAP | American Elm | Ulmus americana `Princeton` |
| **SHRUBS** | **CODE** | **COMMON NAME** | **BOTANICAL NAME** |
|  | AKSC | Kaleidoscope Glossy Abelia | Abelia x grandiflora `Kaleidoscope` |
|  | CHDG | Duke Gardens Plum Yew | Cephalotaxus harringtonia `Duke Gardens` |
|  | CHSS | Hummingbird Summersweet | Clethra alnifolia `Hummingbird` |
|  | DSBC | Blue Cascade Distylium | Distylium x `PIIDIST-II` TM |
|  | DPLB | Linebacker™ Distylium | Distylium x 'PIIDIST-IV' |
|  | IGIN | Nigra Inkberry Holly | Ilex glabra `Nigra` |
|  | LCPD | Fringe Flower | Loropetalum chinense `Purple Diamond` |
|  | VCBM | Southern Arrowwood | Viburnum dentatum `Blue Muffin` |

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# OLDE TOWNE PHASE 2 AMENITY

ADMINISTRATIVE SITE PLAN
RALEIGH, NORTH CAROLINA

[redacted]

## REVISIONS

| N0. | DATE |  |
|---|---|---|
| 1 | 09. 29. 2023 | 1ST ASR REVIEW COMMENTS |
| 2 | 01. 24. 2024 | 2ND ASR REVIEW COMMENTS |

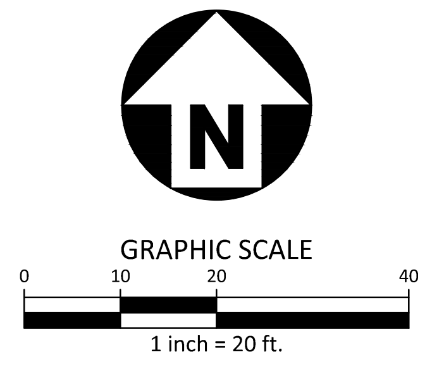
## PLAN INFORMATION

| | |
|---|---|
| PROJECT NO. | TOL22003 |
| FILENAME | TOL22003-LANDARCH-ASR-LP1 |
| CHECKED BY | BTK |
| DRAWN BY | KHW |
| SCALE | 1"=20' |
| DATE | 07. 05. 2023 |

## SHEET

LANDSCAPE PLAN

L5.00


N
GRAPHIC SCALE
0
10
20
40
1 inch = 20 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\TOL\TOL22003\04-Production\Planning and LA\Current Drawings\Construction Documents ASR\TOL22003-LandArch-ASR-LP1.dwg, 1/23/2024 2:54:20 PM, Kyle Wurtz

# PLANTING SPECIFICATIONS:

GENERAL
1. REFER TO CIVIL DRAWINGS FOR NOTES AND DETAILS ON SITE GRADING AND EROSION AND SEDIMENT CONTROL. REFER TO SEEDING AND SODDING NOTES FOR TURF GRASS INSTALLATION.

2. CONTRACTOR TO SUBMIT A LIST OF PLANT MATERIALS AND SOURCES FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE AND INSTALLATION. CONTRACTOR TO COORDINATE ANY DISCREPANCIES OR SUBSTITUTIONS WITH LANDSCAPE ARCHITECT.

3. DURING DELIVERY, STORAGE AND HANDLING, CONTRACTOR TO PROTECT AND MAINTAIN PLANT LIFE UNTIL PLANTED. PROVIDE PROTECTIVE COVERING OVER ALL PLANTINGS DURING TRANSPORT. ADEQUATELY PROTECT PLANTS FROM DRYING OUT, EXPOSURE OF ROOTS TO SUN, WIND OR EXTREMES OF HEAT AND COLD TEMPERATURES. IF PLANTING IS DELAYED MORE THAN 24 HOURS AFTER DELIVERY, STORE PLANTS IN LOCATION PROTECTED FROM SUN AND WIND AND PROVIDE ADEQUATE WATER TO THE ROOT BALL PACKAGE. PLANT MATERIAL DAMAGED AS A RESULT OF DELIVERY, STORAGE OR HANDLING WILL BE REJECTED.

4. PLANTS, INCLUDING TREES, SHRUBS, GROUNDCOVERS, VINES AND ORNAMENTAL GRASSES, TO BE INSTALLED BETWEEN THE FOLLOWING DATES:
SPRING PLANTING SEASON: MARCH 15 TO JUNE 1
FALL PLANTING SEASON: SEPTEMBER 15 TO DECEMBER 1

5. PROCEED WITH PLANTING ONLY WHEN EXISTING AND FORECASTED WEATHER CONDITIONS PERMIT. PLANT TREES AND SHRUBS AFTER FINISH GRADES ARE ESTABLISHED AND BEFORE PLANTING LAWNS. PROTECT LAWN AREAS TO REMAIN AND PROMPTLY REPAIR DAMAGE CAUSED BY PLANTING OPERATIONS.

6. CONTRACTOR SHALL CAREFULLY EXAMINE THE CIVIL, RECORD AND SURVEY DRAWINGS TO BECOME FAMILIAR WITH EXISTING UNDERGROUND CONDITIONS BEFORE DIGGING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BE AWARE OF ALL SURFACE AND SUBSURFACE CONDITIONS, AND TO NOTIFY THE LANDSCAPE ARCHITECT OF ANY CIRCUMSTANCES THAT WOULD NEGATIVELY IMPACT UNDERGROUND CONDITIONS OR THE HEALTH OF THE PLANTINGS.

PRODUCTS
1. TREE AND SHRUB MATERIAL: FURNISH NURSERY-GROWN, TYPICAL OF THEIR SPECIES OR VARIETY, WITH NORMAL GROWTH HABIT, WELL-DEVELOPED BRANCH STRUCTURE, HEALTHY FOLIAGE, AND VIGOROUS ROOT SYSTEMS IN ACCORDANCE WITH APPLICABLE REQUIREMENTS IN ANSIZ60.1 "AMERICAN STANDARD FOR NURSERY STOCK". PLANTS SHALL BE FREE FROM DEFECTS OR DAMAGE, INCLUDING BUT NOT LIMITED TO, DISFIGURING KNOTS, SUNSCALD INJURIES, FROST CRACKS, ABRASION OF THE BARK, PLANT DISEASES, INSECT EGGS, BORERS, FIRE ANTS, AND ALL FORMS OF INFESTATION.

2. SOIL: ASTM D 5268 TOPSOIL, pH RANGE OF 5.5 TO 7, A MINIMUM OF 6 PERCENT ORGANIC MATERIAL CONTENT; FREE OF STONES 1 INCH OR LARGER IN ANY DIMENSION AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.

3. SOIL AMENDMENTS:
   A. ORGANIC COMPOST: WELL-COMPOSTED, STABLE AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4" SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS.
   B. INORGANIC SOIL AMENDMENTS: COMMERCIAL GRADE, FREE OF TOXIC MATERIALS.

4. FERTILIZER: GRANULAR OR PELLET SLOW-RELEASE FERTILIZER CONSISTING OF 50 PERCENT WATER-INSOLUBLE NITROGEN, PHOSPHOROUS AND POTASSIUM IN THE COMPOSITION AS DIRECTED BY SOIL ANALYSIS TESTING.

5. ORGANIC MULCH: SHREDDED HARDWOOD IN NATURAL BROWN COLOR; 3" MAXIMUM SIZE IN LONGEST DIMENSION; FREE FROM DELETERIOUS MATERIALS AND SUITABLE FOR A TOP DRESSING OF TREES AND SHRUBS.

6. STAKES AND GUYS: DEEPROOT ARBORTIE STAKING AND GUYING MATERIAL OR APPROVED EQUAL.

# WARRANTY AND MAINTENANCE:

WARRANTY
INSTALLER SHALL REPAIR OR REPLACE ANY PLANTINGS THAT FAIL IN MATERIALS, WORKMANSHIP, OR GROWTH WITHIN ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION. FAILURES INCLUDE BUT ARE NOT LIMITED TO:
1. DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLECT OR ABUSE BY OWNER, OR INCIDENTS THAT ARE BEYOND THE CONTRACTOR'S CONTROL
2. STRUCTURAL FAILURES INCLUDING PLANTINGS FALLING OR BLOWING OVER.

PLANTS THAT DO NOT MEET THESE REQUIREMENTS SHALL BE DEFINED AS DEFECTIVE. ANY DEFECTIVE PLANTS SHALL BE REMOVED IMMEDIATELY UPON NOTIFICATION BY THE LANDSCAPE ARCHITECT AND REPLACED WITHOUT COST TO THE OWNER AS SOON AS WEATHER CONDITIONS PERMIT AND WITHIN THE SPECIFIED PLANTING PERIOD.

MAINTENANCE
INITIAL MAINTENANCE SHALL BE PROVIDED IMMEDIATELY AFTER EACH AREA IS PLANTED AND CONTINUE UNTIL SUBSTANTIAL COMPLETION. UPON SUBSTANTIAL COMPLETION, MAINTENANCE FOR ALL PLANT MATERIAL SHALL BE PROVIDED FOR ONE YEAR AT A MINIMUM AND SHALL INCLUDE:
1. TREE AND SHRUB MAINTENANCE: MAINTAIN PLANTINGS BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, RESTORING PLANTING SAUCERS, AND RESETTING TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS. SPRAY OR TREAT AS REQUIRED TO KEEP TREES AND SHRUBS FREE TO INSECTS AND DISEASE. TREES AND SHRUBS TO BE PRUNED TO RESTORE NATURAL SHAPE TYPICAL OF THEIR SPECIES OR VARIETY IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND APPLICABLE REQUIREMENTS IN ANSIZ60.1 "AMERICAN STANDARD FOR NURSERY STOCK".
2. GROUNDCOVER AND PLANT MAINTENANCE: MAINTAIN AND ESTABLISH PLANTINGS BY WATERING, WEEDING, FERTILIZING, MULCHING, AND OTHER OPERATIONS AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS.
3. PROTECT EXTERIOR PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS, OPERATIONS BY OTHER CONTRACTORS AND TRADES, AND OTHERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR OR REPLACE DAMAGED PLANTINGS.

# GENERAL LANDSCAPE NOTES:

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH'S AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.

2. CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.

3. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING DEMOLITION OR INSTALLATION.

4. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS FOR RESOLUTION PRIOR TO INSTALLATION.

5. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

6. THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING BUILDINGS, GRADING, WALLS, ETC., REFER TO ARCHITECTURE, SITE AND GRADING PLANS.

7. VERIFICATION OF TOTAL PLANT QUANTITIES AS SHOWN IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

8. CONTRACTOR TO ENSURE PROPER STABILIZATION AND SEEDING OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.

9. LANDSCAPE MATERIAL SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM DAMAGE, INSECTS AND DISEASES. MATERIAL SHALL EQUAL OR SURPASS #1 QUALITY AS DEFINED IN THE CURRENT ISSUE OF “AMERICAN STANDARD FOR NURSERY STOCK” AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.

10. ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES AND/OR FOLIAGE OF THE PLANT. MISHANDLED PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.

11. ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. DEFICIENT PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR OWNER.

12. ALL PLANTS TO BE A MINIMUM OF WHAT IS SPECIFIED IN THE PLANT SCHEDULE. ANY CHANGES OR SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND GOVERNING JURISDICTION PRIOR TO ANY HOLE BEING DUG.

13. CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULCH/SEED/SOD IF NOT SPECIFICALLY SHOWN ON PLANS.

14. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL PLANTING AREAS.

15. PROPOSED TREES TO BE PLANTED A MINIMUM 10 FEET FROM ANY LIGHT POLE AS MEASURED FROM TRUNK OF THE TREE TO THE POLE.

16. PROPOSED TREES TO BE PLANTED A MINIMUM 5 FEET FROM ANY FIRE HYDRANT AS MEASURED FROM TRUNK OF THE TREE TO THE HYDRANT.

17. REFER TO SPECIFICATION FOR MORE INFORMATION ON DELIVERY, STORAGE AND HANDLING OF PLANT MATERIAL, QUALITY ASSURANCE, PRODUCTS AND MATERIALS, SOIL TESTING AND AMENDMENTS, INSTALLATION, MAINTENANCE AND WARRANTIES, AND ADDITIONAL PLANTING REQUIREMENTS.

# PLANTING INSTALLATION:

EXAMINATION AND PREPARATION
1. INSTALLER TO EXAMINE AREAS TO RECEIVE EXTERIOR PLANTS FOR COMPLIANCE WITH REQUIREMENTS AND CONDITIONS AFFECTING INSTALLATION AND PERFORMANCE. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
2. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES, AND LAWNS AND EXISTING PLANTINGS FROM DAMAGE CAUSED BY PLANTING OPERATIONS REFER TO CIVIL DRAWINGS FOR EROSION AND SEDIMENT CONTROL MEASURES.
3. LAY OUT INDIVIDUAL TREE AND SHRUB LOCATIONS PER PLANTING PLAN. OBTAIN LANDSCAPE ARCHITECT'S ACCEPTANCE OF LAYOUT BEFORE PLANTING AND MAKE MINOR ADJUSTMENTS AS NEEDED.

PLANTING BED ESTABLISHMENT
1. VERIFY SITE GRADING PRIOR TO DIGGING. LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 8 INCHES. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH AND OTHER EXTRANEOUS MATTER. APPLY TOP SOIL, FERTILIZER, LIME AND SOIL AMENDMENTS AND THOROUGHLY BLEND PLANTING SOIL MIX TO CREATE ACCEPTABLE PLANTING SOIL AS DESCRIBED THROUGH ANLA.
2. EXCAVATE CIRCULAR PITS AND TRENCHES WITH SIDES SLOPED INWARD, LEAVING THE CENTER AREA RAISED SLIGHTLY TO SUPPORT THE ROOT BALL AND ASSIST IN DRAINAGE. EXCAVATE APPROXIMATELY THREE TIMES AS WIDE AS BALL DIAMETER FOR BALLED AND BURLAPPED AND CONTAINER-GROWN STOCK. SCARIFY PIT OR TRENCH WALLS.

TREE, SHRUB, VINE, ORNAMENTAL GRASS AND GROUNDCOVER PLANTING
1. SET BALLED AND BURLAPPED OR CONTAINER-GROWN STOCK PLUMB AND CENTER OF PIT OR TRENCH WITH ROOT BALL 1 INCH ABOVE ADJACENT FINISHED GRADES.
2. REMOVE WIRE AND PALLETS ENTIRELY FROM ROOT BALL. REMOVE BURLAP FROM TOPS OF ROOT BALLS AND PARTIALLY FROM SIDES BUT DO NOT REMOVE FROM UNDER ROOT BALL.
3. PLACE PLANTING SOIL MIX AROUND ROOT BALL IN LAYERS, TAMPING TO SETTLE MIX AND ELIMINATE VOIDS AND AIR POCKETS. WHEN PIT IS APPROXIMATELY ONE-HALF BACKFILLED, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL. WATER AGAIN AFTER PLACING AND TAMPING FINAL LAYER OF PLANTING SOIL MIX.
4. APPLY 3-INCH MINIIMUM AVERAGE THICKNESS OF ORGANIC MULCH EXTENDING 12 INCHES BEFORE EDGE OF PLANTING PIT OR TRENCH OR TO EDGE OF BEDLINE. DO NOT PLACE MULCH WITH 3 INCHES OF ROOT FLARE, TRUNK OR STEMS.
5. PRUNE, THIN AND SHAPE TREES AND SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICE AND TO RETAIN NATURAL CHARACTER. DO NOT CUT TREE LEADERS. REMOVE ONLY INJURED OR DEAD BRANCHES FROM FLOWERING TREES.
6. INSTALL GUYING AND STAKING PER MANUFACTURER'S SPECIFICATIONS. REMOVE GUY WIRES AND STAKES AFTER TWO PLANTING ESTABLISHMENT SEASONS.
7. DISPOSAL: REMOVE SURPLUS SOIL AND WASTE MATERIAL, INCLUDING EXCESS SUBSOIL, UNSUITABLE SOIL, TRASH, AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.

# VEHICULAR USE AREA CALCULATIONS:

PER SEC. 7.1.7.F.2,
"IN NO CASE SHALL THERE BE LESS THAN 1 SHADE TREE FOR EVERY 2,000 SF OF PARKING AREA..."

| | |
|---|---|
| VEHICLE USE AREA: | 12,364 SF |
| TREES REQUIRED: | 7 (1/2,000 SF - 3" CAL.) |
| TREES PROVIDED: | 7 |

PER SEC. 7.1.7.B.4,
"ALL SURFACE PARKING AREAS OF ANY SIZE WITHIN ANY DISTRICT WITH FRONTAGE ON ANY PORTION OF A STREET RIGHT-OF-WAY (NOT INCLUDING AN ALLEY) MUST BE SCREENED ALONG THE STREET EDGE BY A TYPE C3 STREET PROTECTIVE YARD UNDER SEC. 7.2.4.B."

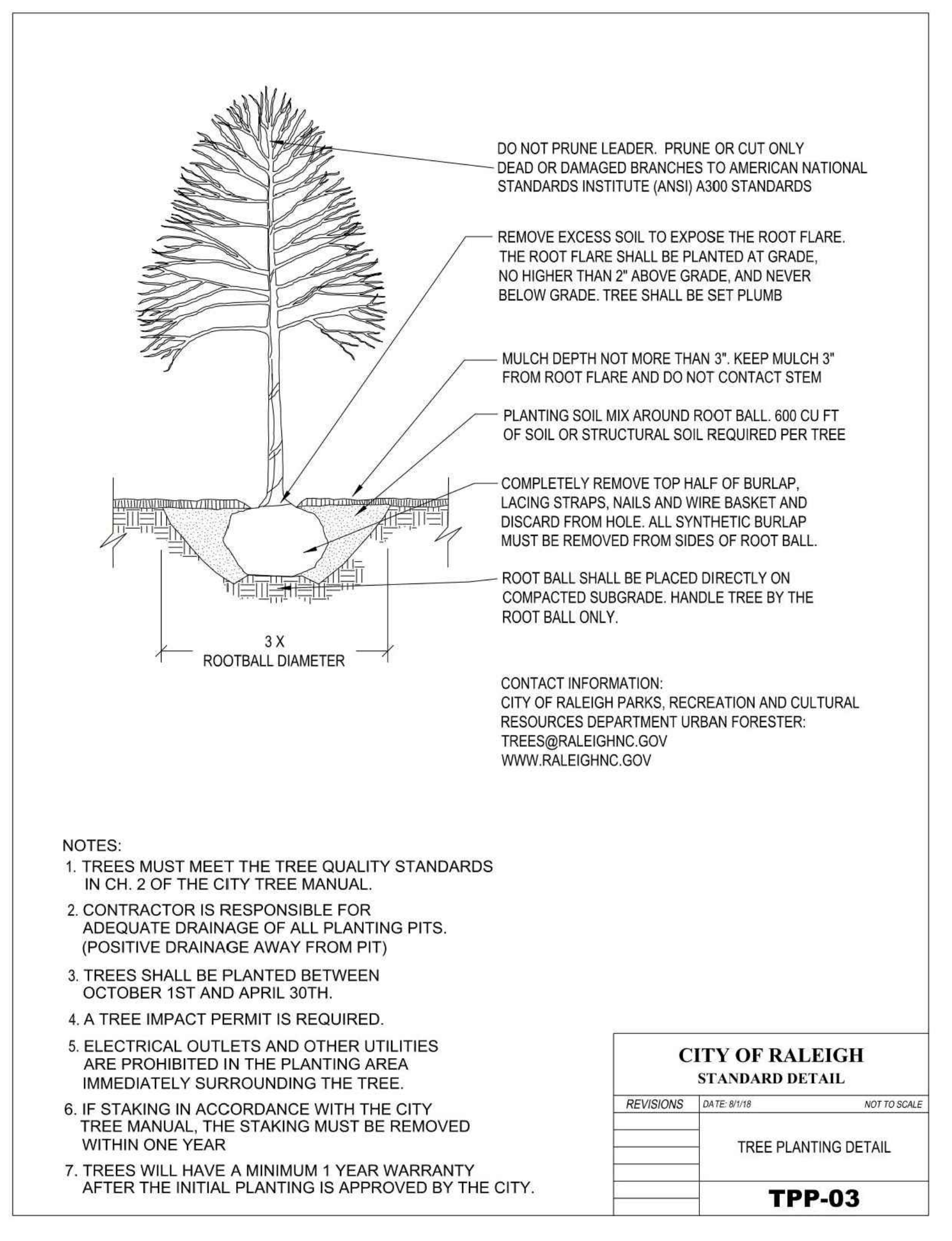
C3 YARD: 268 LF
SHRUBS REQUIRED: 81 SHRUBS (30/100 LF PER 7.2.4.B)
SHRUBS PROVIDED: 84 SHRUBS (3.5' INSTALL HEIGHT)

# SCREENING:

SOLID WASTE STORAGE AREA TO BE SCREENED WITH SHRUBS INSTALLED AT 36" MINIMUM HEIGHT, REACHING 8' HT x 4' SPREAD WITHIN 3 YEARS OF PLANTING.

## PLANT SCHEDULE

| TREES | CODE | QTY | COMMON NAME | BOTANICAL NAME | CAL | HEIGHT | REMARKS |
|---|---|---|---|---|---|---|---|
| ○ | QNE | 5 | Esplanade Nuttall Oak | Quercus nuttallii `QNSTC` | 3" min | 10` min | |
| ○ | QPK | 9 | Panache Shumard Oak | Quercus shumardii 'QSFTC' TM | 3" min | 10` min | |
| ○ | UAP | 2 | American Elm | Ulmus americana `Princeton` | 3" min | 10` min | |
| **SHRUBS** | **CODE** | **QTY** | **COMMON NAME** | **BOTANICAL NAME** | **CONT** | **HEIGHT** | **REMARKS** |
| ○ | AKSC | 18 | Kaleidoscope Glossy Abelia | Abelia x grandiflora `Kaleidoscope` | - | 42" min | |
| ⊕ | CHDG | 10 | Duke Gardens Plum Yew | Cephalotaxus harringtonia `Duke Gardens` | - | 42" min | |
| ○ | CHSS | 6 | Hummingbird Summersweet | Clethra alnifolia `Hummingbird` | - | 42" min | |
| ○ | DSBC | 15 | Blue Cascade Distylium | Distylium x `PIIDIST-II` TM | - | 42" min | |
| ○ | DPLB | 7 | Linebacker™ Distylium | Distylium x 'PIIDIST-IV' | - | 36" min | |
| ○ | IGIN | 20 | Nigra Inkberry Holly | Ilex glabra `Nigra` | - | 42" min | |
| ⬡ | LCPD | 10 | Fringe Flower | Loropetalum chinense `Purple Diamond` | - | 42" min | |
| ○ | VCBM | 10 | Southern Arrowwood | Viburnum dentatum `Blue Muffin` | - | 42" min | |

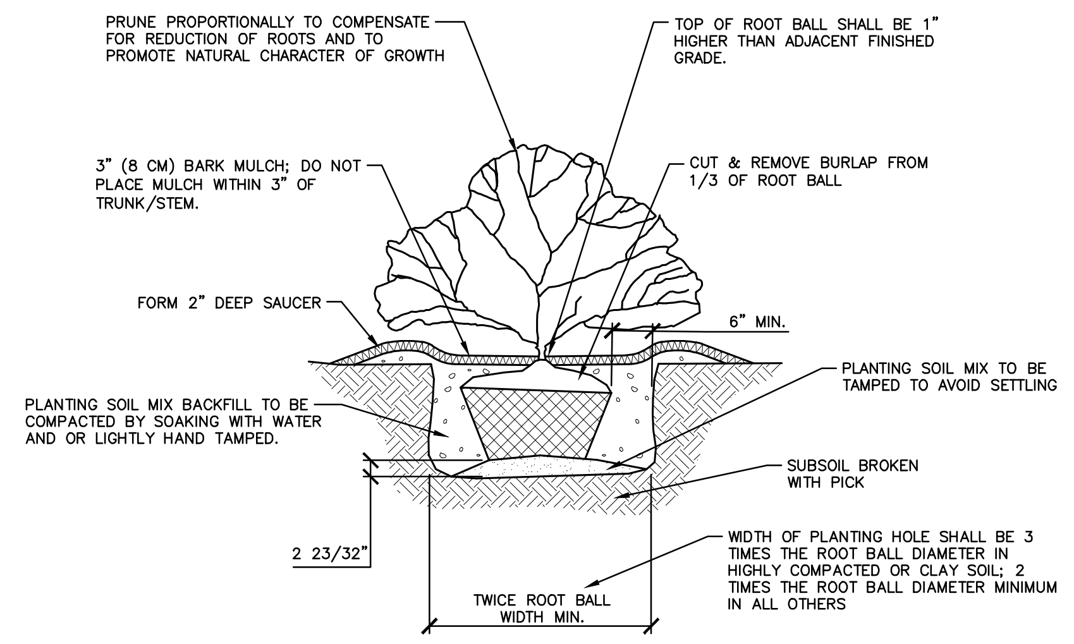

DO NOT PRUNE LEADER. PRUNE OR CUT ONLY DEAD OR DAMAGED BRANCHES TO AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 STANDARDS
REMOVE EXCESS SOIL TO EXPOSE THE ROOT FLARE. THE ROOT FLARE SHALL BE PLANTED AT GRADE, NO HIGHER THAN 2" ABOVE GRADE, AND NEVER BELOW GRADE. TREE SHALL BE SET PLUMB
MULCH DEPTH NOT MORE THAN 3". KEEP MULCH 3" FROM ROOT FLARE AND DO NOT CONTACT STEM
PLANTING SOIL MIX AROUND ROOT BALL. 600 CU FT OF SOIL OR STRUCTURAL SOIL REQUIRED PER TREE
COMPLETELY REMOVE TOP HALF OF BURLAP, LACING STRAPS, NAILS AND WIRE BASKET AND DISCARD FROM HOLE. ALL SYNTHETIC BURLAP MUST BE REMOVED FROM SIDES OF ROOT BALL.
ROOT BALL SHALL BE PLACED DIRECTLY ON COMPACTED SUBGRADE. HANDLE TREE BY THE ROOT BALL ONLY.
3 X ROOTBALL DIAMETER

CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER:
TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

NOTES:
1. TREES MUST MEET THE TREE QUALITY STANDARDS IN CH. 2 OF THE CITY TREE MANUAL.
2. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
3. TREES SHALL BE PLANTED BETWEEN OCTOBER 1ST AND APRIL 30TH.
4. A TREE IMPACT PERMIT IS REQUIRED.
5. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.
6. IF STAKING IN ACCORDANCE WITH THE CITY TREE MANUAL, THE STAKING MUST BE REMOVED WITHIN ONE YEAR
7. TREES WILL HAVE A MINIMUM 1 YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY.

CITY OF RALEIGH
STANDARD DETAIL
REVISIONS
DATE: 8/1/18
NOT TO SCALE
TREE PLANTING DETAIL
TPP-03

## 01 TREE INSTALLATION
SCALE: NTS


PRUNE PROPORTIONALLY TO COMPENSATE FOR REDUCTION OF ROOTS AND TO PROMOTE NATURAL CHARACTER OF GROWTH
TOP OF ROOT BALL SHALL BE 1" HIGHER THAN ADJACENT FINISHED GRADE.
3" (8 CM) BARK MULCH; DO NOT PLACE MULCH WITHIN 3" OF TRUNK/STEM.
CUT & REMOVE BURLAP FROM 1/3 OF ROOT BALL
FORM 2" DEEP SAUCER
6" MIN.
PLANTING SOIL MIX TO BE TAMPED TO AVOID SETTLING
PLANTING SOIL MIX BACKFILL TO BE COMPACTED BY SOAKING WITH WATER AND OR LIGHTLY HAND TAMPED.
SUBSOIL BROKEN WITH PICK
2 23/32"
WIDTH OF PLANTING HOLE SHALL BE 3 TIMES THE ROOT BALL DIAMETER IN HIGHLY COMPACTED OR CLAY SOIL; 2 TIMES THE ROOT BALL DIAMETER MINIMUM IN ALL OTHERS
TWICE ROOT BALL WIDTH MIN.

## 02 SHRUB INSTALLATION
SCALE: 3/8"=1'-0"

MCADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

**CLIENT**

TOLL SOUTHEAST LP COMPANY, INC.
900 PERIMETER PARK DRIVE, SUITE B3
MORRISVILLE, NORTH CAROLINA, 27560
PHONE: (919) 801-6851

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

# OLDE TOWNE PHASE 2 AMENITY
ADMINISTRATIVE SITE PLAN
RALEIGH, NORTH CAROLINA

[redacted]

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 09. 29. 2023 | 1ST ASR REVIEW COMMENTS |
| 2 | 01. 24. 2024 | 2ND ASR REVIEW COMMENTS |

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | TOL22003 |
| FILENAME | TOL22003-LANDARCH-ASR-LP1 |
| CHECKED BY | BTK |
| DRAWN BY | KHW |
| SCALE | AS SHOWN |
| DATE | 07. 05. 2023 |

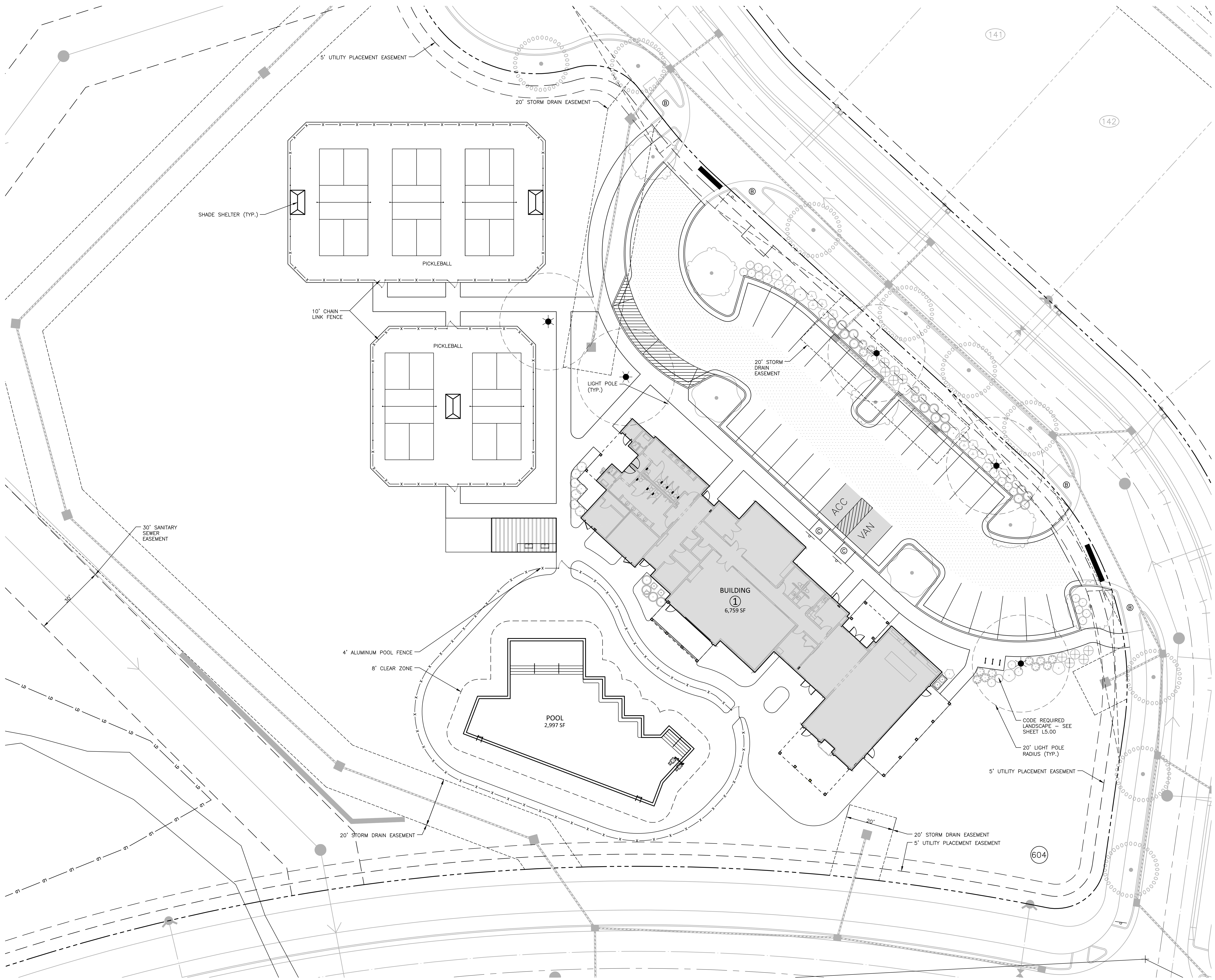
**SHEET**

**LANDSCAPE DETAILS AND NOTES**

**L5.01**

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

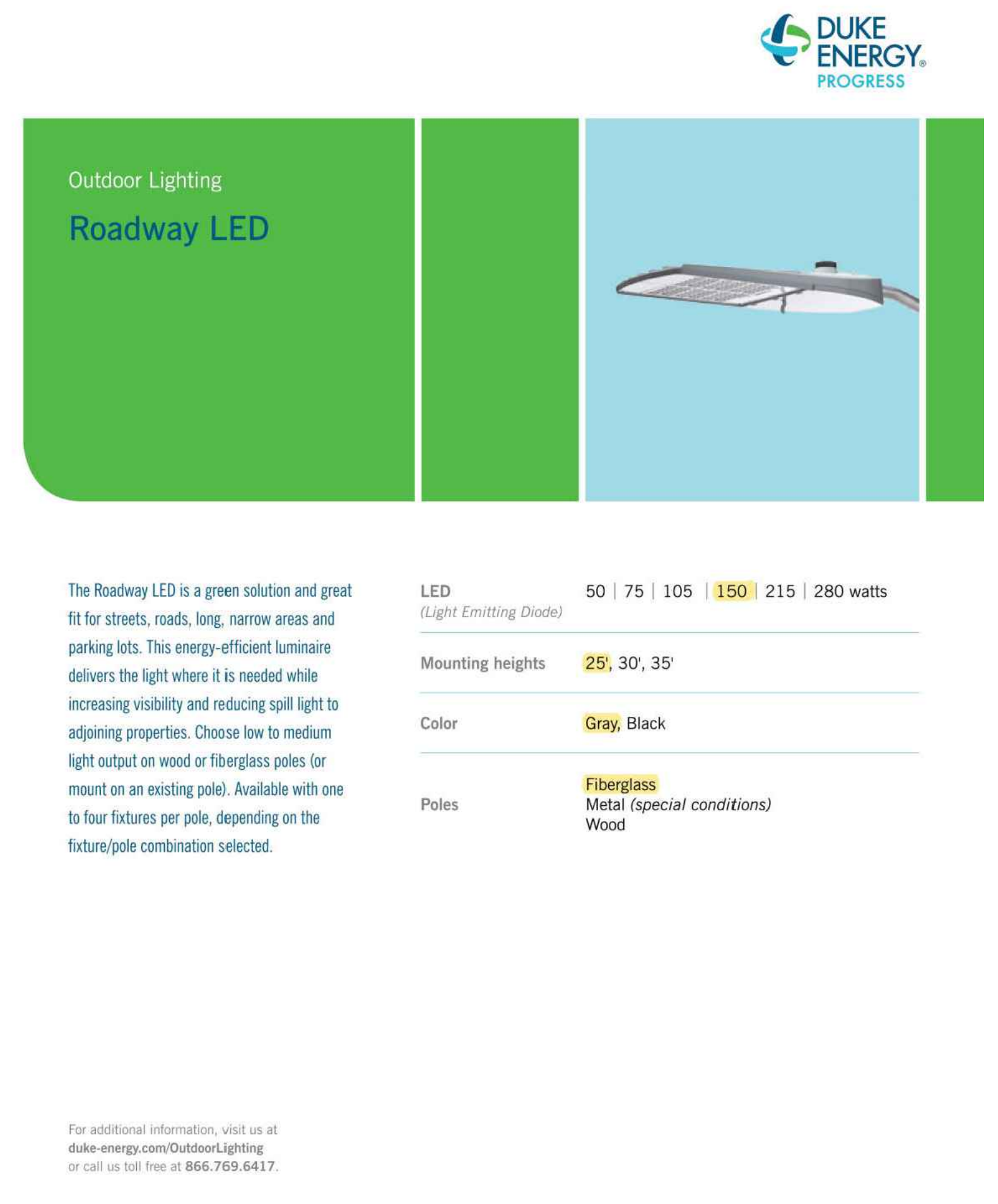
M:\Projects\TOL\TOL22003\04-Production\Planning and LA\Current Drawings\Construction Documents ASR\TOL22003-LandArch-ASR-LP1.dwg, 1/23/2024 1:22:46 PM, Kyle Wurtz


5' UTILITY PLACEMENT EASEMENT
20' STORM DRAIN EASEMENT
SHADE SHELTER (TYP.)
PICKLEBALL
PICKLEBALL
10' CHAIN LINK FENCE
LIGHT POLE (TYP.)
20' STORM DRAIN EASEMENT
ACC
VAN
BUILDING
①
6,759 SF
30' SANITARY SEWER EASEMENT
4' ALUMINUM POOL FENCE
8' CLEAR ZONE
POOL
2,997 SF
CODE REQUIRED LANDSCAPE – SEE SHEET L5.00
20' LIGHT POLE RADIUS (TYP.)
5' UTILITY PLACEMENT EASEMENT
20' STORM DRAIN EASEMENT
20'
20' STORM DRAIN EASEMENT
5' UTILITY PLACEMENT EASEMENT
604
141
142
Ⓑ
Ⓒ

M:\Projects\TOL\TOL22003\04-Production\Planning and LA\Current Drawings\Construction Documents ASR\TOL22003-LandArch-ASR-LI1.dwg, 1/23/2024 1:27:39 PM, Kyle Wurtz

## SITE LEGEND

| | |
|---|---|
| | SIGNAGE |
| | YARD LIGHTS |
| ✹ | LIGHT POLE |
| | POWER POLE |
| → | TRAFFIC DIRECTIONAL ARROW |
| ACC | ACCESSIBLE PARKING STALL |
| VAN | VAN ACCESSIBLE PARKING STALL |
| XX | PARKING SPACE COUNT |
| TYPE Ⓐ TYPE Ⓑ TYPE Ⓒ | ACCESSIBLE RAMPS |
| ● ● ● ● ● ● ● ● ● ● | ACCESSIBLE ROUTE |
| | PHASE LINE |
| | PROPERTY LINE |
| | RIGHT–OF–WAY LINE |
| | LOT LINE |
| | EASEMENT LINE |
| | CENTERLINE |
| | HEAVY DUTY ASPHALT PAVEMENT |



DUKE ENERGY. PROGRESS

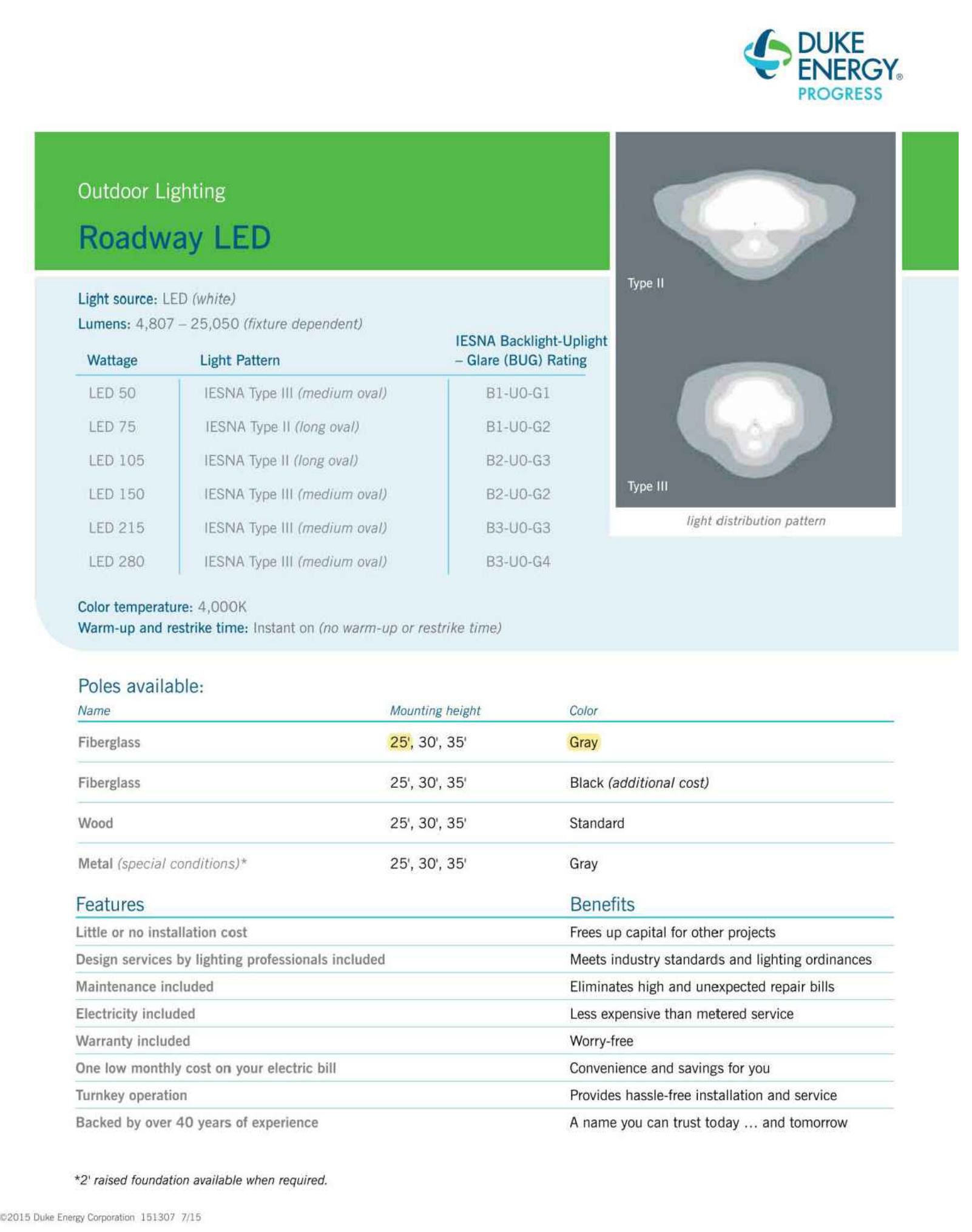
Outdoor Lighting

### Roadway LED

The Roadway LED is a green solution and great fit for streets, roads, long, narrow areas and parking lots. This energy-efficient luminaire delivers the light where it is needed while increasing visibility and reducing spill light to adjoining properties. Choose low to medium light output on wood or fiberglass poles (or mount on an existing pole). Available with one to four fixtures per pole, depending on the fixture/pole combination selected.

| | |
|---|---|
| LED<br>*(Light Emitting Diode)* | 50 \| 75 \| 105 \| 150 \| 215 \| 280 watts |
| Mounting heights | 25', 30', 35' |
| Color | Gray, Black |
| Poles | Fiberglass<br>Metal *(special conditions)*<br>Wood |

For additional information, visit us at
**duke-energy.com/OutdoorLighting**
or call us toll free at **866.769.6417**.



DUKE ENERGY. PROGRESS

Outdoor Lighting

### Roadway LED

**Light source:** LED *(white)*
**Lumens:** 4,807 – 25,050 *(fixture dependent)*

| Wattage | Light Pattern | IESNA Backlight-Uplight – Glare (BUG) Rating |
|---|---|---|
| LED 50 | IESNA Type III *(medium oval)* | B1-U0-G1 |
| LED 75 | IESNA Type II *(long oval)* | B1-U0-G2 |
| LED 105 | IESNA Type II *(long oval)* | B2-U0-G3 |
| LED 150 | IESNA Type III *(medium oval)* | B2-U0-G2 |
| LED 215 | IESNA Type III *(medium oval)* | B3-U0-G3 |
| LED 280 | IESNA Type III *(medium oval)* | B3-U0-G4 |

Type II
Type III

*light distribution pattern*

**Color temperature:** 4,000K
**Warm-up and restrike time:** Instant on *(no warm-up or restrike time)*

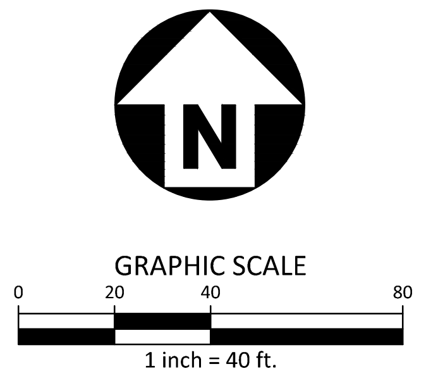
Poles available:

| *Name* | *Mounting height* | *Color* |
|---|---|---|
| Fiberglass | 25', 30', 35' | Gray |
| Fiberglass | 25', 30', 35' | Black *(additional cost)* |
| Wood | 25', 30', 35' | Standard |
| Metal *(special conditions)** | 25', 30', 35' | Gray |

| Features | Benefits |
|---|---|
| Little or no installation cost | Frees up capital for other projects |
| Design services by lighting professionals included | Meets industry standards and lighting ordinances |
| Maintenance included | Eliminates high and unexpected repair bills |
| Electricity included | Less expensive than metered service |
| Warranty included | Worry-free |
| One low monthly cost on your electric bill | Convenience and savings for you |
| Turnkey operation | Provides hassle-free installation and service |
| Backed by over 40 years of experience | A name you can trust today … and tomorrow |

**2' raised foundation available when required.*

©2015 Duke Energy Corporation 151307 7/15


N
GRAPHIC SCALE
0
20
40
80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603

phone 919. 361. 5000
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## CLIENT

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Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

# OLDE TOWNE PHASE 2 AMENITY

ADMINISTRATIVE SITE PLAN
RALEIGH, NORTH CAROLINA

## REVISIONS

| NO. | DATE | |
|---|---|---|
| 1 | 09. 29. 2023 | 1ST ASR REVIEW COMMENTS |
| 2 | 01. 24. 2024 | 2ND ASR REVIEW COMMENTS |

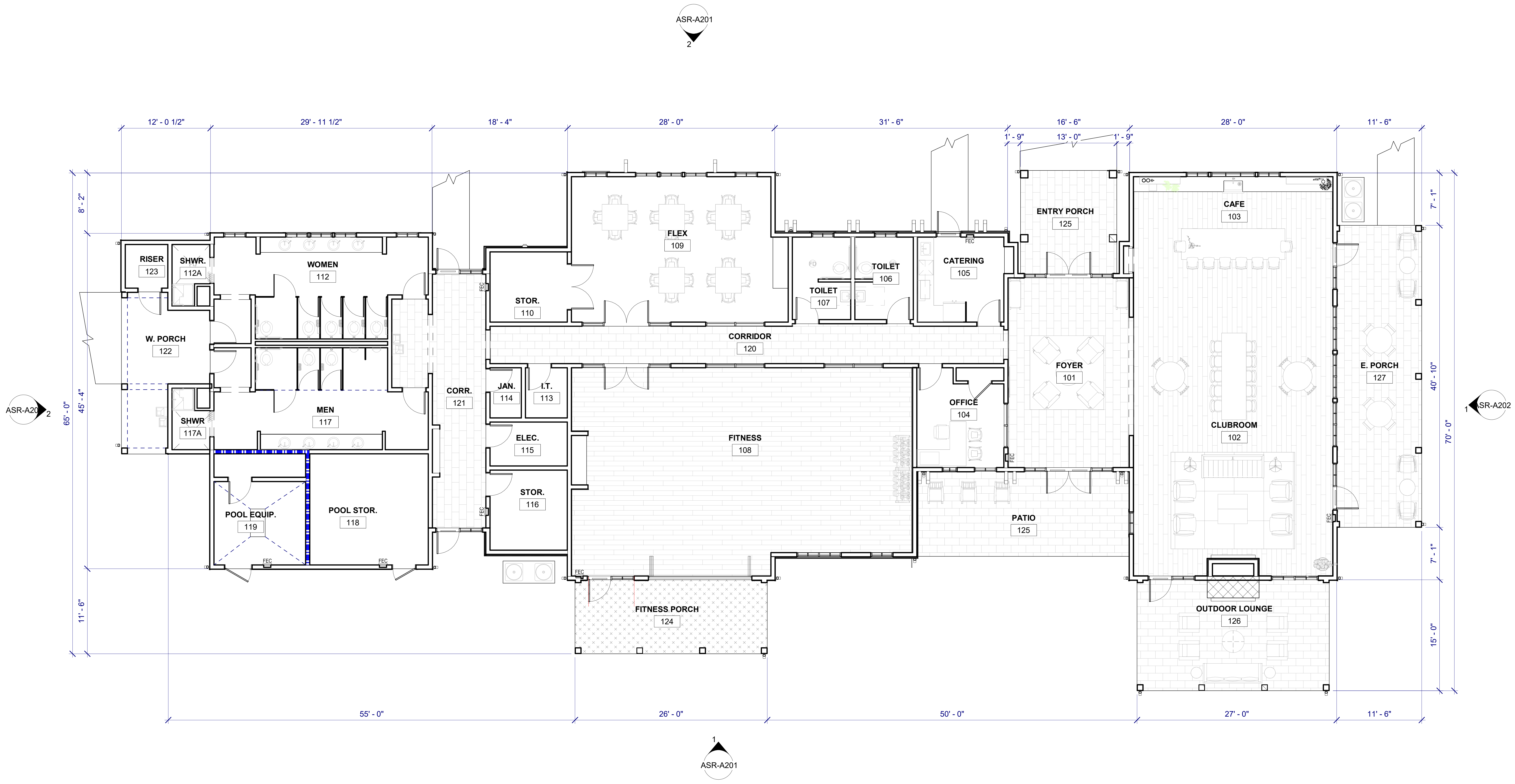
## PLAN INFORMATION

| | |
|---|---|
| PROJECT NO. | TOL22003 |
| FILENAME | TOL22003-LANDARCH-ASR-LI1 |
| CHECKED BY | BTK |
| DRAWN BY | KHW |
| SCALE | 1"=20' |
| DATE | 07. 05. 2023 |

## SHEET

## OVERALL LIGHTING PLAN

# L6.00


ASR-A201
2
12' - 0 1/2"
29' - 11 1/2"
18' - 4"
28' - 0"
31' - 6"
16' - 6"
1' - 9"
13' - 0"
1' - 9"
28' - 0"
11' - 6"
8' - 2"
45' - 4"
65' - 0"
11' - 6"
7' - 1"
40' - 10"
70' - 0"
7' - 1"
15' - 0"
RISER
123
SHWR.
112A
WOMEN
112
W. PORCH
122
SHWR
117A
MEN
117
POOL EQUIP.
119
POOL STOR.
118
CORR.
121
STOR.
110
FLEX
109
JAN.
114
I.T.
113
ELEC.
115
STOR.
116
CORRIDOR
120
FITNESS
108
FITNESS PORCH
124
TOILET
107
TOILET
106
CATERING
105
OFFICE
104
ENTRY PORCH
125
FOYER
101
PATIO
125
CAFE
103
CLUBROOM
102
OUTDOOR LOUNGE
126
E. PORCH
127
FEC
FEC
FEC
FEC
FEC
FEC
FEC
FEC
ASR-A202
2
1
ASR-A202
55' - 0"
26' - 0"
50' - 0"
27' - 0"
11' - 6"
1
ASR-A201

## CLUBHOUSE - FLOOR PLAN

1

1/8" = 1'-0"

**CLINE DESIGN**

125 N. Harrington St.
Raleigh, NC 27603
919/833-6413
ClineDesignAssoc.com

TOLL BROTHERS, INC.

# OLDE TOWNE CLUBHOUSE

RALEIGH, NC

FOR REFERENCE ONLY

SITE PERMIT REVIEW

| | |
|---|---|
| **PROJECT:** | **022032** |
| DATE: | 09.28.2023 |
| REVISIONS: | DATE |

DRAWN BY: LG, AG
CHECKED BY: AG, JC

**CLUBHOUSE - FLOOR PLAN**

# ASR-A101

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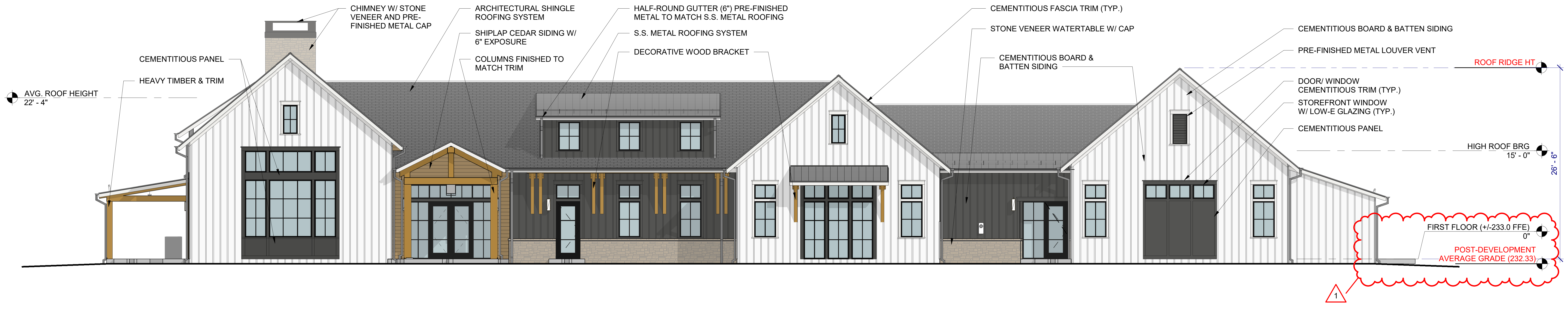

CHIMNEY W/ STONE VENEER AND PRE-FINISHED METAL CAP
ARCHITECTURAL SHINGLE ROOFING SYSTEM
SHIPLAP CEDAR SIDING W/ 6" EXPOSURE
COLUMNS FINISHED TO MATCH TRIM
HALF-ROUND GUTTER (6") PRE-FINISHED METAL TO MATCH S.S. METAL ROOFING
S.S. METAL ROOFING SYSTEM
DECORATIVE WOOD BRACKET
CEMENTITIOUS FASCIA TRIM (TYP.)
STONE VENEER WATERTABLE W/ CAP
CEMENTITIOUS BOARD & BATTEN SIDING
CEMENTITIOUS BOARD & BATTEN SIDING
PRE-FINISHED METAL LOUVER VENT
DOOR/ WINDOW CEMENTITIOUS TRIM (TYP.)
STOREFRONT WINDOW W/ LOW-E GLAZING (TYP.)
CEMENTITIOUS PANEL
CEMENTITIOUS PANEL
HEAVY TIMBER & TRIM
AVG. ROOF HEIGHT 22' - 4"
ROOF RIDGE HT
HIGH ROOF BRG 15' - 0"
26' - 6"
FIRST FLOOR (+/-233.0 FFE) 0"
POST-DEVELOPMENT AVERAGE GRADE (232.33)
1

## CLUBHOUSE - NORTH ELEVATION (AVG. GRADE ELEV.)

1/8" = 1'-0"

2

### BUILDING AVERAGE GRADE CALCULATION

|  | PRE-DEVELOPMENT |  |  | PROPOSED |  |  |
|---|---|---|---|---|---|---|
|  | HIGHEST | LOWEST | AVERAGE | HIGHEST | LOWEST | AVERAGE |
| EAST ELEVATION | 233.60 | 233.56 | 233.58 | 232.33 | 232.33 | 232.33 |
| SOUTH ELEVATION | 233.56 | 227.60 | 230.58 | 232.33 | 232.33 | 232.33 |
| WEST ELEVATION | 229.93 | 227.60 | 228.77 | 232.33 | 232.33 | 232.33 |
| NORTH ELEVATION | 234.00 | 229.93 | 231.97 | 232.33 | 232.33 | 232.33 |
| AVERAGE OF TWO PLANES |  |  | 231.22 |  |  | **232.33** |

AVERAGE GRADE CALCULATION:
PER SECTION 1.5.7 OF THE UDO, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE GRADE TO THE TOP OF THE HIGHEST POINT OF A PITCHED OR FLAT ROOF EXCLUDING THE PARAPET.

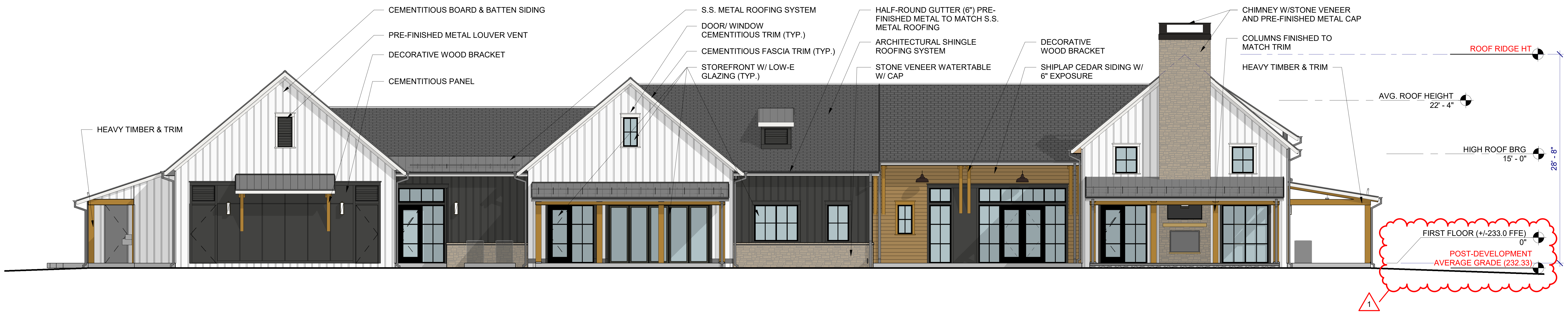
AVERAGE GRADE IS DETERMINED BY CALCULATING THE AVERAGE OF THE HIGHEST AND LOWEST ELEVATION ALONG PRE-DEVELOPMENT GRADE OR IMPROVED GRADE (WHICHEVER IS MOST RESTRICTIVE) ALONG THE FRONT OF THE BUILDING PARALLEL TO THE PRIMARY STREET SETBACK.

WHERE THE PROPERTY SLOPE INCREASES TO THE REAR, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE POINT AT GRADE OF THE FRONT AND REAR WALL PLANE.

1

### OLDE TOWNE CLUBHOUSE - CLUB MATERIAL & GLAZING %

|  |  |  |
|---|---|---|
| **FENESTRATION CALCULATION (SOUTH)** |  |  |
| AREA OF FAÇADE WALL | 1957 SF |  |
| AREA OF WINDOWS AND DOORS | 531 SF | 27.13% |
|  |  |  |
| **FENESTRATION CALCULATION (EAST)** |  |  |
| AREA OF FAÇADE WALL | 664 SF |  |
| AREA OF WINDOWS AND DOORS | 247 SF | 37.20% |
|  |  |  |
| **FENESTRATION CALCULATION (NORTH)** |  |  |
| AREA OF FAÇADE WALL | 2224 SF |  |
| AREA OF WINDOWS AND DOORS | 609 SF | 27.38% |
|  |  |  |
| **FENESTRATION CALCULATION (WEST)** |  |  |
| AREA OF FAÇADE WALL | 666 SF |  |
| AREA OF WINDOWS AND DOORS | 0 SF | 0.00% |


CEMENTITIOUS BOARD & BATTEN SIDING
PRE-FINISHED METAL LOUVER VENT
DECORATIVE WOOD BRACKET
CEMENTITIOUS PANEL
HEAVY TIMBER & TRIM
S.S. METAL ROOFING SYSTEM
DOOR/ WINDOW CEMENTITIOUS TRIM (TYP.)
CEMENTITIOUS FASCIA TRIM (TYP.)
STOREFRONT W/ LOW-E GLAZING (TYP.)
HALF-ROUND GUTTER (6") PRE-FINISHED METAL TO MATCH S.S. METAL ROOFING
ARCHITECTURAL SHINGLE ROOFING SYSTEM
STONE VENEER WATERTABLE W/ CAP
DECORATIVE WOOD BRACKET
SHIPLAP CEDAR SIDING W/ 6" EXPOSURE
CHIMNEY W/STONE VENEER AND PRE-FINISHED METAL CAP
COLUMNS FINISHED TO MATCH TRIM
HEAVY TIMBER & TRIM
ROOF RIDGE HT
AVG. ROOF HEIGHT 22' - 4"
HIGH ROOF BRG 15' - 0"
28' - 8"
FIRST FLOOR (+/-233.0 FFE) 0"
POST-DEVELOPMENT AVERAGE GRADE (232.33)
1

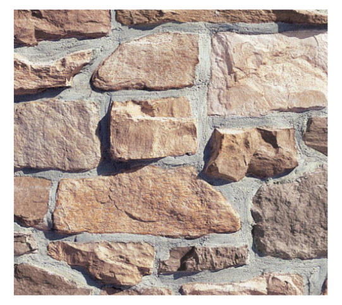
## CLUBHOUSE - SOUTH ELEVATION (AVG. GRADE ELEV.)

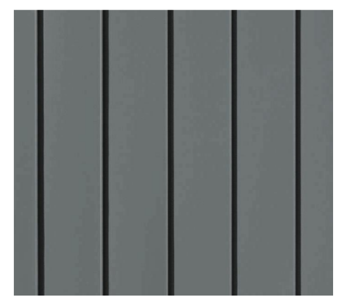
1/8" = 1'-0"

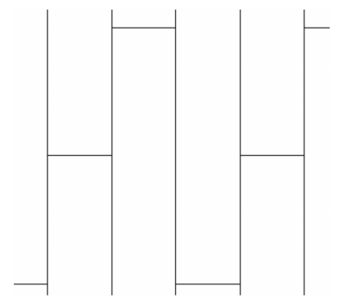
1

CEMENTITIOUS BOARD & BATTEN SIDING
MANUF. - JAMES HARDIE
COLOR - PAINT FINISH, SMOOTH WHITE OR DARK GRAY (SEE ELEVATIONS FOR LOCATIONS)

SHIPLAP CEDAR SIDING
MANUF. - JAMES HARDIE
COLOR - PAINT FINISH, SMOOTH WOOD TONE, WHITE OR DARK GRAY (OR APPROVED EQUAL)
(SEE ELEVATIONS FOR LOCATIONS)


MANUF. STONE VENEER
MANUF. - CORONADO STONE
SERIES - FRENCH COUNTRY VILLA, CHAMPAGNE (OR APPROVED EQUAL)


STANDING SEAM METAL ROOFING SYSTEM (24-GA)
DOWNSPOUT, METAL WRAP
MANUF. - PAC-CLAD
COLOR - PAC-CLAD GRAPHITE STEEL, SMOOTH FINISH
16" PANEL WIDTH, 1.5" BATTENS


CEMENTITIOUS PANEL
MANUF. - JAMES HARDIE
COLOR - PAINT FINISH, SMOOTH DARK GRAY (OR APPROVED EQUAL)
(SEE ELEVATIONS FOR LOCATIONS)

ARCHITECTURAL SHINGLE ROOFING
MANUF. - GAF TIMBERLINE HDZ
COLOR - CHARCOAL

STOREFRONT SYSTEM DOORS & WINDOWS
MANUF. - KAWNEER
COLOR - ANODIZED FINISH - MATTE BLACK

HM DOORS & FRAMES
COLOR - DARK BRONZE (OR APPROVED SIM.)

DOUG FIR HEAVY TIMBER & TRIM
COLOR - STAIN FINISH - WALNUT (OR APPROVED SIM.)

## MATERIAL LEGEND

1/2" = 1'-0"

**CLINE DESIGN**

125 N. Harrington St.
Raleigh, NC 27603
919/833-6413
ClineDesignAssoc.com

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TOLL BROTHERS, INC.
OLDE TOWNE CLUBHOUSE
RALEIGH, NC

FOR REFERENCE ONLY

SITE PERMIT REVIEW

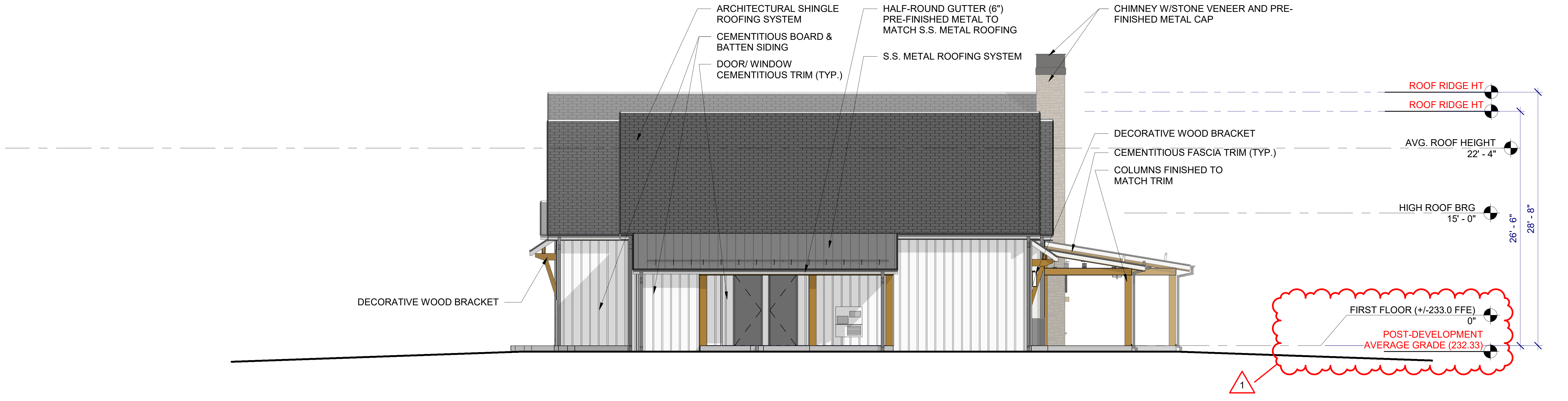
| PROJECT: | | **022032** |
|---|---|---|
| DATE: | | 09.28.2023 |
| REVISIONS: | | DATE |
| 1 | 1st ASR Review Comments | 9.29.2023 |

DRAWN BY: LG, AG
CHECKED BY: AG, JC

**CLUBHOUSE - EXTERIOR ELEVATIONS**

ASR-A201

9/20/2023 4:14:00 PM Autodesk Docs://Olde Towne Clubhouse/OLDE TOWNE CLUB_ARCH.rvt


ARCHITECTURAL SHINGLE ROOFING SYSTEM
CEMENTITIOUS BOARD & BATTEN SIDING
DOOR/ WINDOW CEMENTITIOUS TRIM (TYP.)
HALF-ROUND GUTTER (6") PRE-FINISHED METAL TO MATCH S.S. METAL ROOFING
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DECORATIVE WOOD BRACKET
CEMENTITIOUS FASCIA TRIM (TYP.)
COLUMNS FINISHED TO MATCH TRIM
DECORATIVE WOOD BRACKET
ROOF RIDGE HT
ROOF RIDGE HT
AVG. ROOF HEIGHT
22' - 4"
HIGH ROOF BRG
15' - 0"
FIRST FLOOR (+/-233.0 FFE)
0"
POST-DEVELOPMENT AVERAGE GRADE (232.33)
1
26' - 6"
28' - 8"

## CLUBHOUSE - WEST ELEVATION (AVG. GRADE ELEV.)

2

1/8" = 1'-0"

### BUILDING AVERAGE GRADE CALCULATION

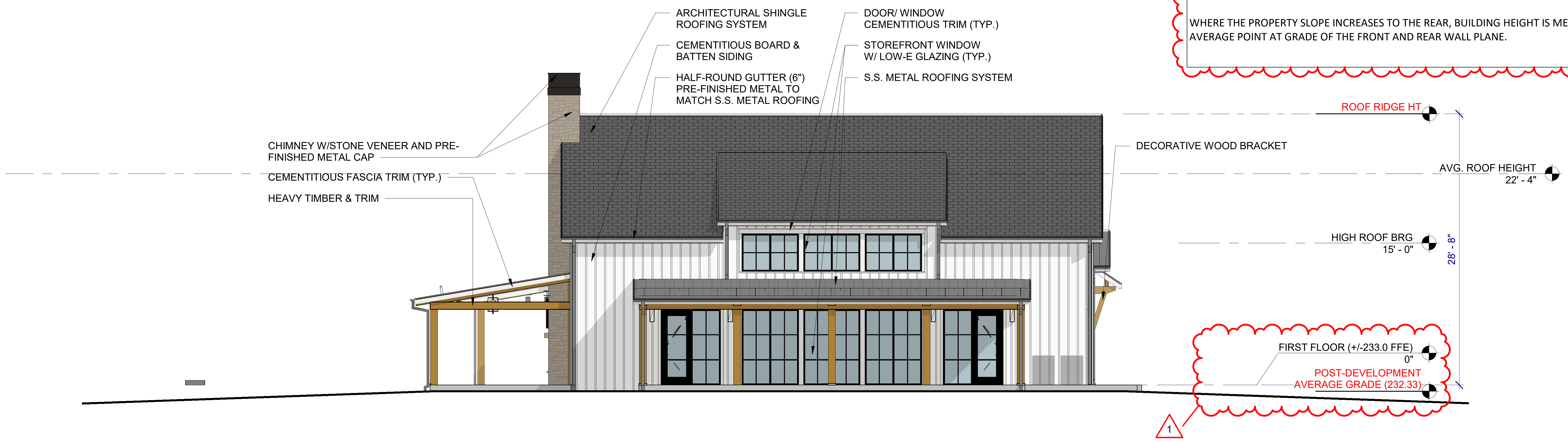
| | PRE-DEVELOPMENT | | | PROPOSED | | |
|---|---|---|---|---|---|---|
| | HIGHEST | LOWEST | AVERAGE | HIGHEST | LOWEST | AVERAGE |
| EAST ELEVATION | 233.60 | 233.56 | 233.58 | 232.33 | 232.33 | 232.33 |
| SOUTH ELEVATION | 233.56 | 227.60 | 230.58 | 232.33 | 232.33 | 232.33 |
| WEST ELEVATION | 229.93 | 227.60 | 228.77 | 232.33 | 232.33 | 232.33 |
| NORTH ELEVATION | 234.00 | 229.93 | 231.97 | 232.33 | 232.33 | 232.33 |
| AVERAGE OF TWO PLANES | | | 231.22 | | | **232.33** |

AVERAGE GRADE CALCULATION:
PER SECTION 1.5.7 OF THE UDO, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE GRADE TO THE TOP OF THE HIGHEST POINT OF A PITCHED OR FLAT ROOF EXCLUDING THE PARAPET.

AVERAGE GRADE IS DETERMINED BY CALCULATING THE AVERAGE OF THE HIGHEST AND LOWEST ELEVATION ALONG PRE-DEVELOPMENT GRADE OR IMPROVED GRADE (WHICHEVER IS MOST RESTRICTIVE) ALONG THE FRONT OF THE BUILDING PARALLEL TO THE PRIMARY STREET SETBACK.

WHERE THE PROPERTY SLOPE INCREASES TO THE REAR, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE POINT AT GRADE OF THE FRONT AND REAR WALL PLANE.

1


ARCHITECTURAL SHINGLE ROOFING SYSTEM
CEMENTITIOUS BOARD & BATTEN SIDING
HALF-ROUND GUTTER (6") PRE-FINISHED METAL TO MATCH S.S. METAL ROOFING
DOOR/ WINDOW CEMENTITIOUS TRIM (TYP.)
STOREFRONT WINDOW W/ LOW-E GLAZING (TYP.)
S.S. METAL ROOFING SYSTEM
CHIMNEY W/STONE VENEER AND PRE-FINISHED METAL CAP
CEMENTITIOUS FASCIA TRIM (TYP.)
HEAVY TIMBER & TRIM
DECORATIVE WOOD BRACKET
ROOF RIDGE HT
AVG. ROOF HEIGHT
22' - 4"
HIGH ROOF BRG
15' - 0"
FIRST FLOOR (+/-233.0 FFE)
0"
POST-DEVELOPMENT AVERAGE GRADE (232.33)
1
28' - 8"

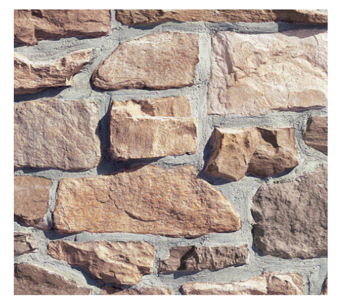
## CLUBHOUSE - EAST ELEVATION (AVG. GRADE ELEV.)

1

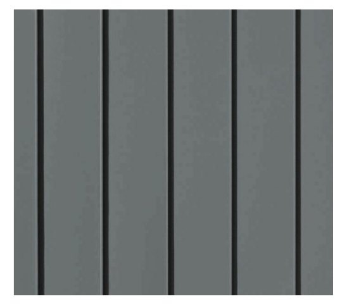
1/8" = 1'-0"

CEMENTITIOUS BOARD & BATTEN SIDING
MANUF. - JAMES HARDIE
COLOR - PAINT FINISH, SMOOTH WHITE OR DARK GRAY (SEE ELEVATIONS FOR LOCATIONS)

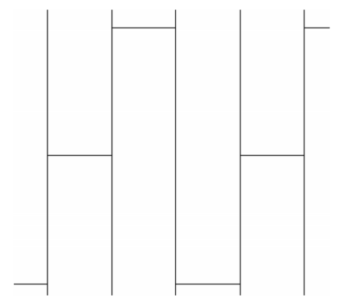
SHIPLAP CEDAR SIDING
MANUF. - JAMES HARDIE
COLOR - PAINT FINISH, SMOOTH WOOD TONE, WHITE OR DARK GRAY (OR APPROVED EQUAL)
(SEE ELEVATIONS FOR LOCATIONS)



MANUF. STONE VENEER
MANUF. - CORONADO STONE
SERIES - FRENCH COUNTRY VILLA, CHAMPAGNE (OR APPROVED EQUAL)



STANDING SEAM METAL ROOFING SYSTEM (24-GA)
DOWNSPOUT, METAL WRAP
MANUF. - PAC-CLAD
COLOR - PAC-CLAD GRAPHITE STEEL, SMOOTH FINISH
16" PANEL WIDTH, 1.5" BATTENS



CEMENTITIOUS PANEL
MANUF. - JAMES HARDIE
COLOR - PAINT FINISH, SMOOTH DARK GRAY (OR APPROVED EQUAL)
(SEE ELEVATIONS FOR LOCATIONS)

ARCHITECTURAL SHINGLE ROOFING
MANUF. - GAF TIMBERLINE HDZ
COLOR - CHARCOAL

STOREFRONT SYSTEM DOORS & WINDOWS
MANUF. - KAWNEER
COLOR - ANODIZED FINISH - MATTE BLACK

HM DOORS & FRAMES
COLOR - DARK BRONZE (OR APPROVED SIM.)

DOUG FIR HEAVY TIMBER & TRIM
COLOR - STAIN FINISH - WALNUT (OR APPROVED SIM.)

## MATERIAL LEGEND

1/2" = 1'-0"

CLINE
DESIGN

125 N. Harrington St.
Raleigh, NC 27603
919/833-6413
ClineDesignAssoc.com

TOLL BROTHERS, INC.

# OLDE TOWNE CLUBHOUSE

RALEIGH, NC

FOR REFERENCE ONLY

SITE PERMIT REVIEW

| | |
|---|---|
| **PROJECT:** | **022032** |
| DATE: | 09.28.2023 |
| REVISIONS: | DATE |
| 1 1st ASR Review Comments | 9.29.2023 |
| DRAWN BY: | LG, AG |
| CHECKED BY: | AG, JC |

**CLUBHOUSE - EXTERIOR ELEVATIONS**

ASR-A202

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