



Administrative Approval Action

Case File / Name: ASR-0094-2019
Olde Towne - Amenity Lots 3 & 4

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

LOCATION: The site is located northeast of the intersection of Rock Quarry Road and S. New Hope Road, to both the north and the south of the proposed Anamosa Street and Kasota Drive roundabout (Lots 3 and 4 of Olde Towne Subdivision, case S-21-2019, located at 2201 S. New Hope Road). It is inside the City limits.

REQUEST: The main amenity area for the Olde Town Residential subdivision, on two adjacent lots (proposed lot 3 and Lot 4), both zoned R-10-CU (Z-7-18). This amenity area includes clubhouse, parking, pool and pool deck, playgrounds and other site amenities. Total building size proposed is 16,007 square feet.

One Special Use permit and one Design Alternate has been approved by the Board of Adjustment for this project, noted below.

Case A-166-19 - Special Use permit allowing a swimming pool to exceed the size limits imposed by 6.7.3 G 5 of the UDO.

Case A-19-20 - Design Alternate for relief of the cross access requirement (8.3.5 D)

**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 October 2, 2020 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:

General

1. All conditions of subdivision approval for the two proposed lots for this development shall be met and the lots recorded in the Wake County Registry (Lot 3 and Lot 4 of subdivision case S-0021-2019).

Stormwater

2. A 100-year floodplain analysis shall be submitted and approved by the Engineering Services Department prior to the issuance of any grading or site permit (UDO 9.3).



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3. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2). Based on the SIA submitted with the ASR this work is exempt from stormwater detention and the TN loading does not require a offset mitigation buydown. There is a wet pond and the O&M Manual is required.
4. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

Urban Forestry

5. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☒ **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:

General

1. The City Code Covenant shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document shall be provided to the City by the end of the next business day following the recordation of the final plat. Further recordings and building permits will be withheld if the recorded document is not provided to the City.

Engineering

2. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
3. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

Stormwater

4. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
5. All stormwater control measures and 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).



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6. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
7. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).
8. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
9. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).
10. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).

☒ **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. Comply with all applicable conditions of Z-7-18.

Engineering

2. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

Public Utilities

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

Stormwater

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

Urban Forestry

5. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.



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

General

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

Stormwater

2. 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: October 29, 2023

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: Alysia Bailey Taylor Date: 10/29/2020
Development Services Dir/Designee

Staff Coordinator: Michael Walters

(2) **WILLIAM BROWN, JR.**
P.O. BOX 101
D.S. 1966, P. 303

(3) **ROBERT BROWN**
P.O. BOX 100
D.S. 1967, P. 303

(4) **BRUCE GORDON'S COUNCIL**
P.O. 1732-10-0008
D.S. 1967, P. 1733

(5) **ROBERT BROWN**
P.O. BOX 100
D.S. 1967, P. 303

(6) **WHELE GORDON'S COUNCIL**
P.O. 1732-10-0008
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(7) **BRUCE GORDON'S COUNCIL**
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D.S. 1967, P. 1733

(8) **CITY OF BALDWIN**
P.O. BOX 100
D.S. 1966, P. 307

(9) **CITY OF BALDWIN**
P.O. BOX 100
D.S. 1966, P. 1313

(10) **STEPHEN JOHNSON, CHL.**
P.O. BOX 100
D.S. 1976, P. 228

(11) **CHARLES CHAMBER, CHL.**
P.O. BOX 100
D.S. 1976, P. 763

(12) **JAMES JOHNSON, CHL.**
P.O. BOX 100
D.S. 1976, P. 462

(13) **GARLAND FORD**
P.O. BOX 100
D.S. 1966, P. 1191

(14) **SHARL STEPH**
P.O. BOX 100
D.S. 1966, P. 177

(15) **WENDEL JONES**
P.O. BOX 100
D.S. 1966, P. 2306

(16) **WILLIAM CAMPBELL, CHL.**
P.O. BOX 100
D.S. 1966, P. 1466

(17) **MICHAEL BLACK**
P.O. 1732-10-0008
D.S. 1966, P. 1991

(18) **LARRY STEPHENSON, CHL.**
P.O. BOX 100
D.S. 1966, P. 1571

(19) **ANDREW JAMES, CHL.**
P.O. BOX 100
D.S. 1966, P. 361

(20) **THOMAS ANDERSON, CHL.**
P.O. BOX 100
D.S. 1966, P. 276

(21) **DALE ULLIE**
P.O. BOX 100
D.S. 1966, P. 276

(22) **JOSEPH ANDERSON**
P.O. BOX 100
D.S. 1966, P. 333

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(84) **JOSEPH ANDERSON**
P.O. BOX 100
D.S. 1966, P. 333

(85) **JOSEPH ANDERSON**
P.O. BOX 100
D.S. 196

1. THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS AN EXISTING CONVEYANCE SURVEY.

2. BEARINGS FOR THIS SURVEY ARE BASED ON CO GRID NAD 83.

3. ALL DISTANCES ARE HORIZONTAL, GROUND DISTANCES.

4. ZONING IS 10-00-00 PER WAKE COUNTY GIS. NO ZONING REPORT FOR THIS PARCEL.

5. AREA IS COMMUTATIVE GEOMETRY.

6. THIS PARCEL IS PARTIALLY LOCATED IN A SPECIAL, FLOOD HAZARD ZONE. IT IS LOCATED IN ZONES "A" AND "X" AS DEFINED BY FLEA FLOOD COMMUNITY PLAN.

7. UTILITIES LOCATED

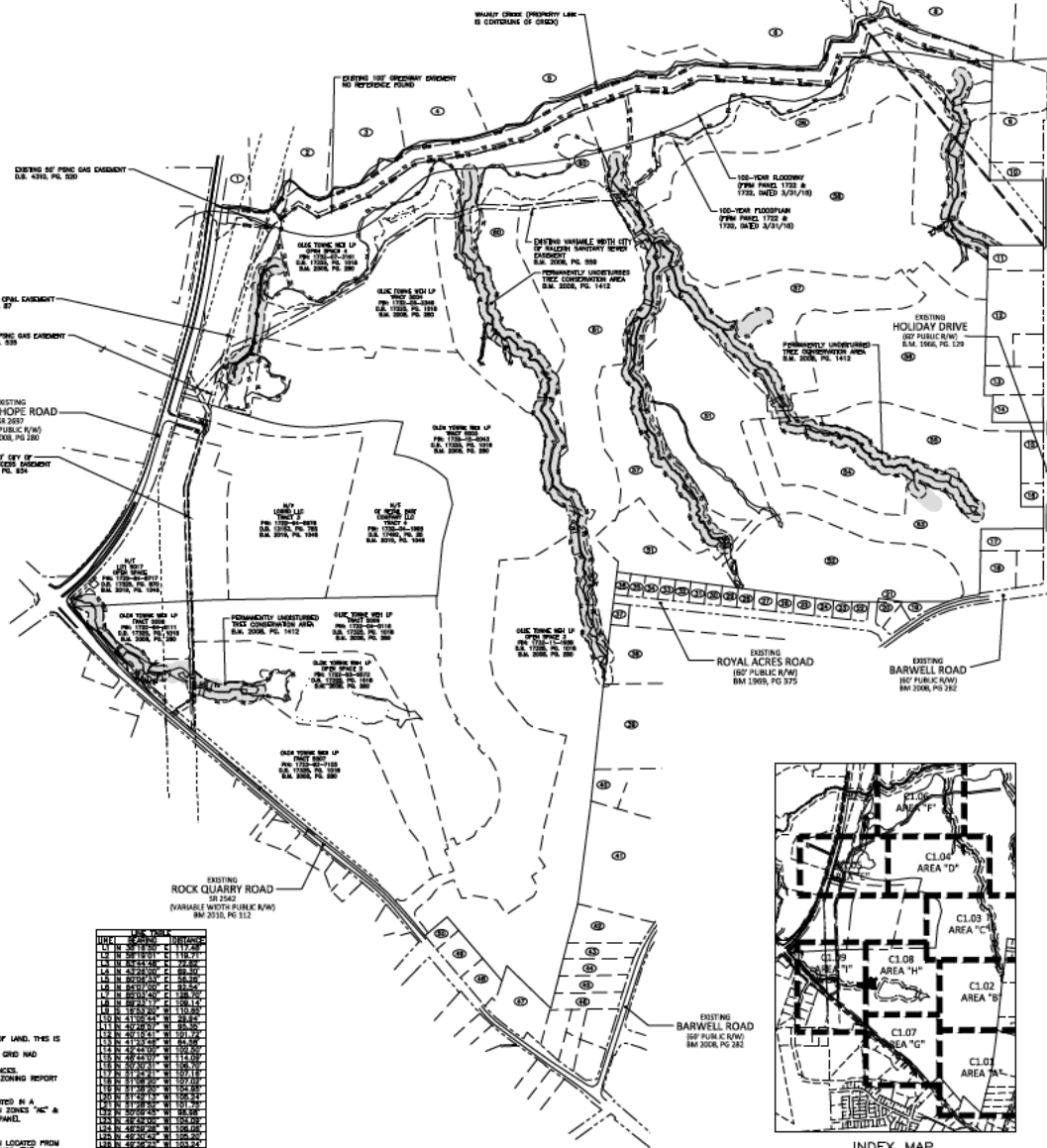
8. ALL UTILITY LOCATIONS SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE ACCURATE. THE SURVEYOR DOES NOT GUARANTEE EITHER IN REMOVAL OR ABANDONED. THE SURVEYOR FURTHER WARRANTS THAT THE UTILITIES SHOWN ARE NOT IN THE WAY OF ANY OF THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

9. POSSESSION LOCATES THE UNDERGROUND UTILITIES.

10. THIS IS TAKEN FROM AERIAL SURVEY BY AEROSPACE DATE 11/20/2018.

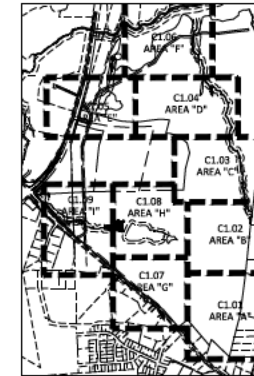
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Run	Sample	Heat Flow
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COURT YTD						
COUNT	RATES	ARE	12 MONTH	12 MONTH	CHRG	REASON
C1	800.00	408.22	309.10	N	8244.55	W
C2	800.00	329.85	228.08	N	8069.94	W
C3	1200.00	483.86	480.61	N	8030.15	W
C4	5784.73	732.44	731.05	N	1246.25	E



- ▲ CALCULATED POINT
- CATCH BASIN
- CLEAN OUT
- ② DRAINAGE MANHOLE
- DROP INLET
- ELECTRIC BOX
- ELECTRIC METER
- EXISTING FROM PIPE
- F FIBER OPTIC MANHOLE
- F FIVE HYDRANT
- ▼ FLARED END STRUCTURE
- F GAS WARDER
- H GAS VALVE
- GUY WIRE
- LIGHT POLE
- ② SEWER MANHOLE
- SIGN
- SIGNAL POLE
- TELEPHONE BOX
- || TRAFFIC SIGNAL BOX
- U UTILITY POLE
- W WATER BLOW OFF
- W WATER METER

	ACCESS EASEMENT
	ADJOINER
	BOUNDARY LINE
	BOUNDARY LINE (NOT SURVEYED)
	BUFFER
	CONTOUR MAJOR
	CONTOUR MINOR
	DRAINAGE EASEMENT
	FENCE
	FIBER OPTIC LINE
	FLOODPLAIN
	FLOODWAY
	GAS LINE
	GREENWAY EASEMENT
	GUARD RAIL
	OVERHEAD UTILITY
	POWER EASEMENT
	RIGHT OF WAY
	SEWER EASEMENT
	SEWER LINE
	SLOPE EASEMENT
	STORM DRAINAGE LINE
	TEMPORARY CONSTRUCTION EASEMENT
	TRAIL
	TRAIL CONSERVATION EASEMENT
	TRAILLINE
	UNDERGROUND TELEPHONE
	UTILITY EASEMENT
	WATER LINE



INDEX MAP
N.T.S.

HAILE BUILDING GROUP
56 HUNTER STREET, SUITE 110
APEX, NORTH CAROLINA 27502
PHONE: 919.387.1885



OLDE TOWNE - PHASE 1 SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA

NO.	DATE	
1	07.08.2018	REVISED PER CITY COMMENTS
2	12.05.2018	REVISED PER CITY COMMENTS
3	06.18.2020	REVISED PER CITY COMMENTS
4	02.25.2020	REVISED PER CITY COMMENTS

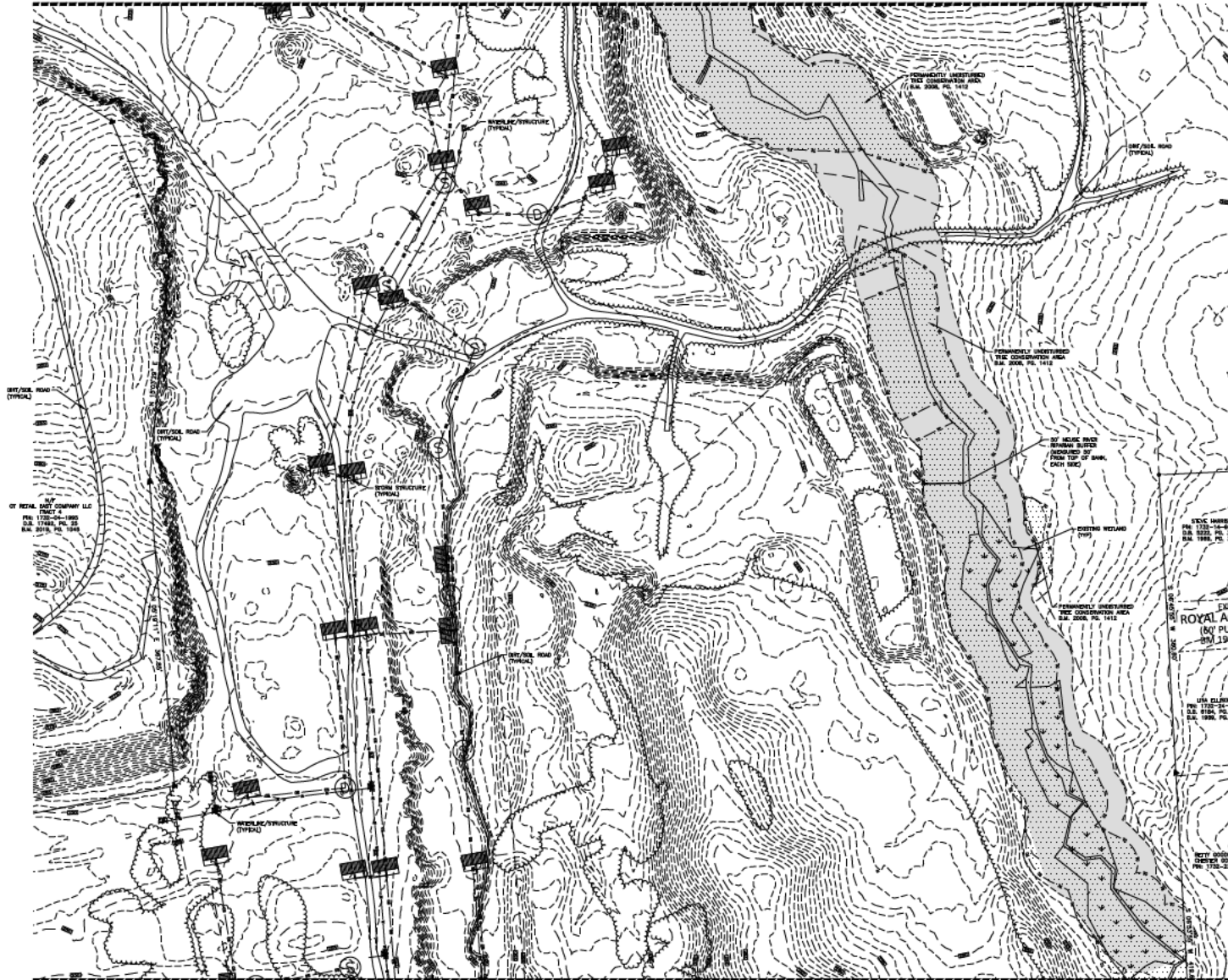
PROJECT NO. HLE-18020
FILENAME HLE18020-KC1
CHECKED BY JSA
DRAWN BY TAM
SCALE 1"=400'
DATE 05. 06. 2019
SHEET

**EXISTING CONDITIONS -
STAGE 1 - OVERALL**

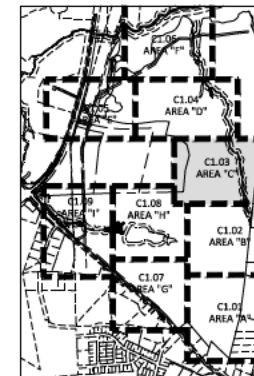
C1.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

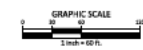
SEE SHEET C1.04



SEE SHEET C1.02



INDEX MAP
N.T.S.



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
www.mcadamsco.com

CLIENT
Halle Building Group
55 HUNTER STREET, SUITE 310
APEX, NORTH CAROLINA 27502
PHONE: 919.387.1885

Halle
BUILDING GROUP

OLDE TOWNE - PHASE 1 SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA

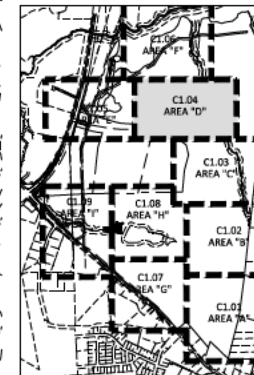
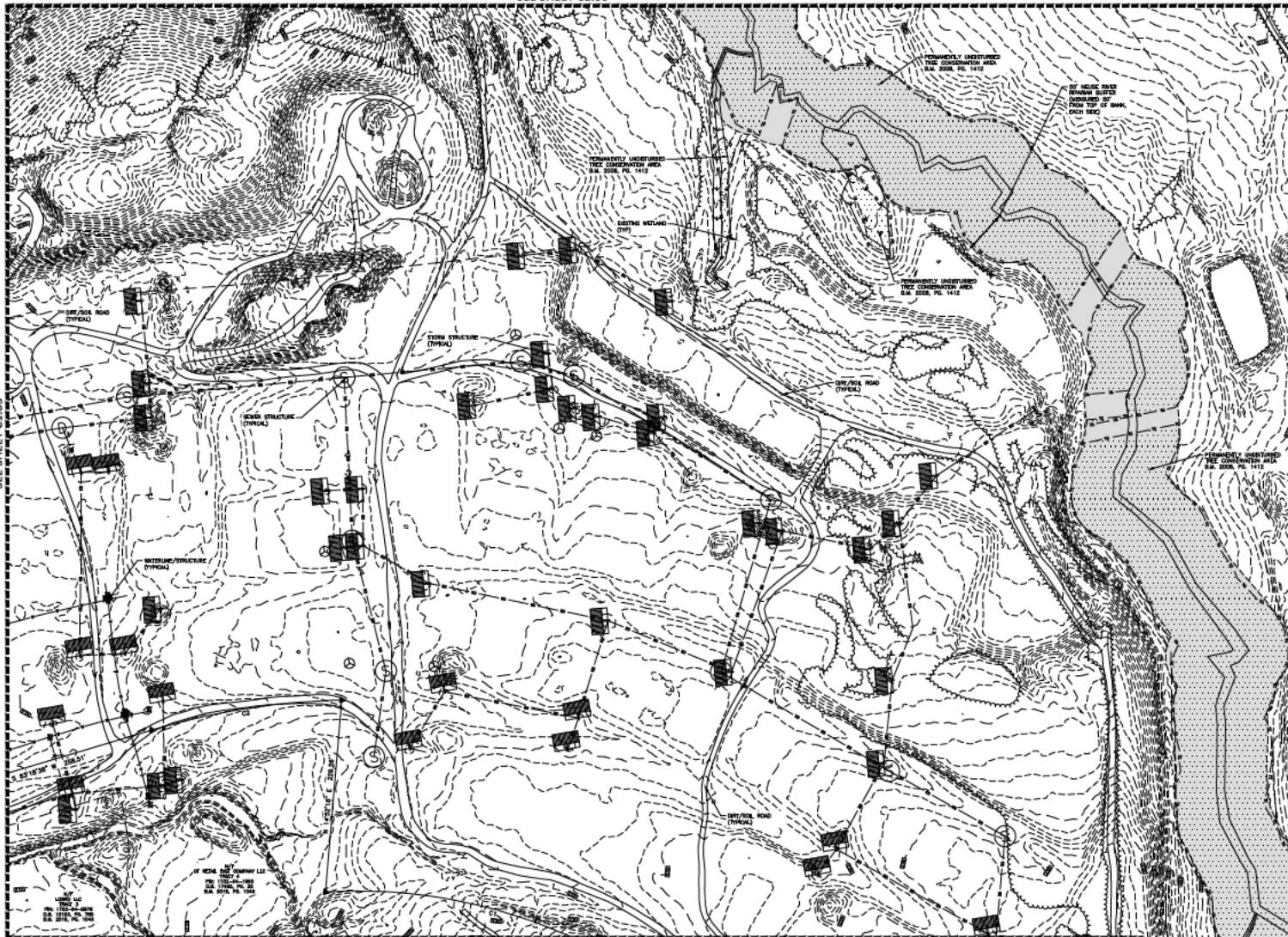
REVISIONS

NO.	DATE	REVISION
1	01.06.2014	REVISED FOR CITY COMMENTS
2	12.06.2015	REVISED FOR CITY COMMENTS
3	01.16.2016	REVISED FOR CITY COMMENTS
4	02.25.2016	REVISED FOR CITY COMMENTS

PLAN INFORMATION

PROJECT NO.	HLE-140320
FILE NAME	HLE140320-RC1
CHECKED BY	JSA
DRAWN BY	TAM
SCALE	1"=100'
DATE	05.06.2019

SHEET
EXISTING CONDITIONS -
STAGE 1 - AREA "C"
C1.03



INDEX MAP
N.T.S.



McADAMS
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PHONE: 919.387.1885



OLDE TOWNE - PHASE 1 SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA

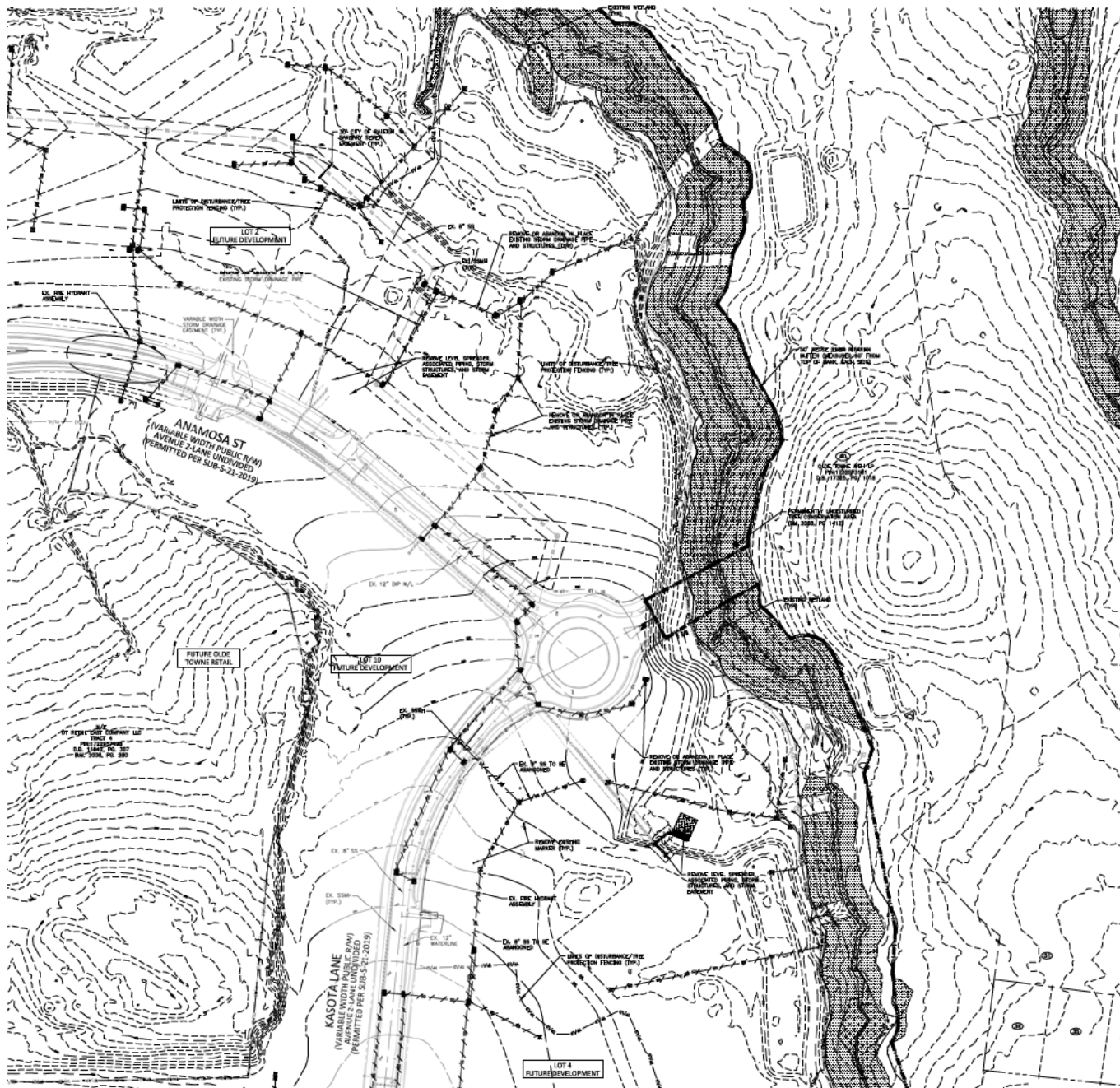
NO.	DATE	REVISION
1	01.06.2014	REVISED PER CITY COMMENTS
2	12.06.2015	REVISED PER CITY COMMENTS
3	01.16.2016	REVISED PER CITY COMMENTS
4	02.25.2016	REVISED PER CITY COMMENTS

PLAN INFORMATION	
PROJECT NO.	HIG-18020
FILENAME	HIG18020-RC1
CHECKED BY	JSA
DRAWN BY	TAM
SCALE	1"=60'
DATE	05.06.2019
SHEET	

EXISTING CONDITIONS -
STAGE 1 - AREA "D"

C1.04

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



DEMOLITION LEGEND

- STRUCTURE, TREE OR OTHER VEGETATION TO BE REMOVED
- UNDERGROUND UTILITY TO BE REMOVED
- AREA TO BE REMOVED (SICILIA, CURB AND GUTTER, STRUCTURES, ASPHALT, CONCRETE PAVING, ETC.)

NOTE: SEE PLAN FOR DETAILED DEMOLITION PROCEDURES, SEQUENCING AND SPECIFICATIONS.

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OLDE TOWNE - AMENITY ADMINISTRATIVE SITE PLAN RALEIGH, NORTH CAROLINA

REVISIONS

NO.	DATE	REVISION
1	05.07.2024	REVIEW CITY OF DALLAS COMMENTS
2	05.22.2020	REVIEW CITY OF DALLAS COMMENTS
3	08.18.2020	REVIEW CITY OF DALLAS COMMENTS

PLAN INFORMATION

PROJECT NO.	HL-18030
FILE NAME	HL18030-Amenity-CADMT
CHECKED BY	SMD
DRAWN BY	JMS
SCALE	1"=80'
DATE	11.08.2019
SHEET	

OVERALL DEMOLITION PLAN

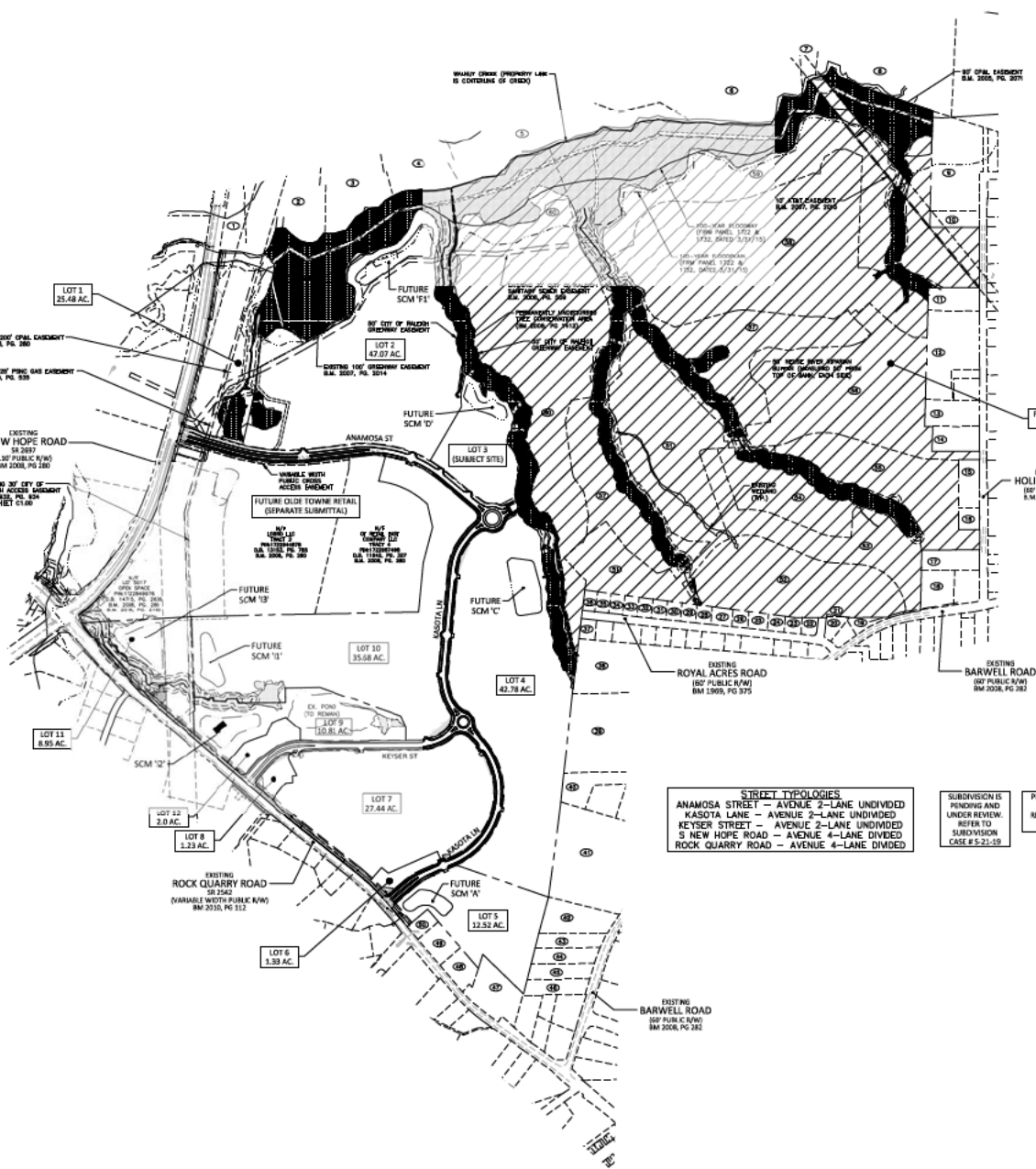
C1.10



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

ADJOINING PROPERTIES

1 WILLIAM BROWN JR. PLOT 17200000 S.E. 1901, PG. 303	26 THOMAS MORGAN, CTR. PLOT 17200000 S.E. 1901, PG. 303	41 BRYANT WALL, HERS PLOT 172011000 S.E. 1901, PG. 303
2 ROBERT BROWN PLOT 17200000 S.E. 1901, PG. 303	27 DALE LITTLE PLOT 17200000 S.E. 1901, PG. 303	42 MCKENZIE, CENCO PLOT 17200000 S.E. 1901, PG. 303
3 TAMMIE GREENWAY, COUNCIL PLOT 17200000 S.E. 1901, PG. 303	28 WENDY DUE PLOT 17200000 S.E. 1901, PG. 303	43 BENJAMIN ENTERPRISES LLC PLOT 17200000 S.E. 1901, PG. 303
4 ROBERT BROWN PLOT 17200000 S.E. 1901, PG. 303	29 GORDON JACOB PLOT 17200000 S.E. 1901, PG. 303	44 TAMMY REYNOLDS PLOT 17200000 S.E. 1901, PG. 303
5 TAMMIE GREENWAY, COUNCIL PLOT 17200000 S.E. 1901, PG. 303	30 GORDON JACOB PLOT 17200000 S.E. 1901, PG. 303	45 OLIE TOWNE, HED L.P. PLOT 17200000 S.E. 1901, PG. 303
6 TAMMIE GREENWAY, COUNCIL PLOT 17200000 S.E. 1901, PG. 303	31 GORDON JACOB PLOT 17200000 S.E. 1901, PG. 303	46 OLIE TOWNE, HED L.P. PLOT 17200000 S.E. 1901, PG. 303
7 CITY OF RALEIGH PLOT 17200000 S.E. 1901, PG. 303	32 HARVEY DANFORTH PLOT 17200000 S.E. 1901, PG. 303	47 OLIE TOWNE, HED L.P. PLOT 17200000 S.E. 1901, PG. 303
8 CITY OF RALEIGH PLOT 17200000 S.E. 1901, PG. 303	33 CORINNE HEDGECOCK PLOT 17200000 S.E. 1901, PG. 303	48 OLIE TOWNE, HED L.P. PLOT 17200000 S.E. 1901, PG. 303
9 STEPHEN JARVIS, CTR. PLOT 17200000 S.E. 1901, PG. 303	34 CORINNE HEDGECOCK PLOT 17200000 S.E. 1901, PG. 303	49 OLIE TOWNE, HED L.P. PLOT 17200000 S.E. 1901, PG. 303
10 CHARLES CHAMBERLAIN, CTR. PLOT 17200000 S.E. 1901, PG. 303	35 WYNNE CHAMBERLAIN PLOT 17200000 S.E. 1901, PG. 303	50 OLIE TOWNE, HED L.P. PLOT 17200000 S.E. 1901, PG. 303
11 JAMES TURNER, CTR. PLOT 17200000 S.E. 1901, PG. 303	36 FANNY JACOBSON PLOT 17200000 S.E. 1901, PG. 303	51 OLIE TOWNE, HED L.P. PLOT 17200000 S.E. 1901, PG. 303
12 DAVID L. BROWN PLOT 17200000 S.E. 1901, PG. 303	37 ALICE GORDON PLOT 17200000 S.E. 1901, PG. 303	52 OLIE TOWNE, HED L.P. PLOT 17200000 S.E. 1901, PG. 303
13 DANIEL JACOB PLOT 17200000 S.E. 1901, PG. 303	38 TODD JACOBSON PLOT 17200000 S.E. 1901, PG. 303	53 OLIE TOWNE, HED L.P. PLOT 17200000 S.E. 1901, PG. 303
14 VERNELL JONES PLOT 17200000 S.E. 1901, PG. 303	39 LINA CLARSON PLOT 17200000 S.E. 1901, PG. 303	54 OLIE TOWNE, HED L.P. PLOT 17200000 S.E. 1901, PG. 303
15 WILLIAM CAMPBELL, CTR. PLOT 17200000 S.E. 1901, PG. 303	40 BETTY GORDON PLOT 17200000 S.E. 1901, PG. 303	55 OLIE TOWNE, HED L.P. PLOT 17200000 S.E. 1901, PG. 303
16 MELISSA BLANK PLOT 17200000 S.E. 1901, PG. 303	41 WILLIAM JONES PLOT 17200000 S.E. 1901, PG. 303	56 OLIE TOWNE, HED L.P. PLOT 17200000 S.E. 1901, PG. 303
17 LARRY STANFORD, CTR. PLOT 17200000 S.E. 1901, PG. 303	42 JANE BROWN PLOT 17200000 S.E. 1901, PG. 303	57 OLIE TOWNE, HED L.P. PLOT 17200000 S.E. 1901, PG. 303
18 ANDREW JAMES, CTR. PLOT 17200000 S.E. 1901, PG. 303	43 GAIL SURVAGE PLOT 17200000 S.E. 1901, PG. 303	58 OLIE TOWNE, HED L.P. PLOT 17200000 S.E. 1901, PG. 303
19 JOHN HOLLOWAY PLOT 17200000 S.E. 1901, PG. 303	44 JOHN HOLLOWAY PLOT 17200000 S.E. 1901, PG. 303	59 OLIE TOWNE, HED L.P. PLOT 17200000 S.E. 1901, PG. 303
20 KIMBERLY FLORES PLOT 17200000 S.E. 1901, PG. 303	45 VALERIE OGDON PLOT 17200000 S.E. 1901, PG. 303	60 OLIE TOWNE, HED L.P. PLOT 17200000 S.E. 1901, PG. 303
21 JAMES PATTERSON, CTR. PLOT 17200000 S.E. 1901, PG. 303	46 ANDREW JONES PLOT 17200000 S.E. 1901, PG. 303	61 OLIE TOWNE, HED L.P. PLOT 17200000 S.E. 1901, PG. 303
22 MAY DAVIS, CTR. PLOT 17200000 S.E. 1901, PG. 303	47 JOHN HOLLOWAY, CTR. PLOT 17200000 S.E. 1901, PG. 303	62 OLIE TOWNE, HED L.P. PLOT 17200000 S.E. 1901, PG. 303
23 MAY HEDGECOCK, CTR. PLOT 17200000 S.E. 1901, PG. 303	48 MAY HEDGECOCK PLOT 17200000 S.E. 1901, PG. 303	63 OLIE TOWNE, HED L.P. PLOT 17200000 S.E. 1901, PG. 303



SITE LEGEND

-----	LOT BOUNDARY
-----	PROPERTY LINE
-----	RIGHT-OF-WAY LINE
-----	LOT LINE
-----	DEVELOPMENT LINE
-----	CENTERLINE
-----	PERMANENTLY UNDISTURBED TREE CONSERVATION AREA (BM 2008, PG 1412)
-----	FUTURE PHASE 2 (AREA = 27.9 AC.)
-----	PROPOSED CITY OF RALEIGH PUBLIC R/W ON OLDE TOWNE RETAL (AREA = 2.3 AC.)

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OLDE TOWNE - AMENITY ADMINISTRATIVE SITE PLAN RALEIGH, NORTH CAROLINA

REVISIONS

NO.	DATE	REVISION
1	01.07.2024	REVIEW CITY OF RALEIGH COMMENTS
2	05.22.2020	REVIEW CITY OF RALEIGH COMMENTS
3	08.18.2020	REVIEW CITY OF RALEIGH COMMENTS

PLAN INFORMATION

PROJECT NO.	HLE-18030
FILE NAME	HLE18030-Amenity-CAS1
CHECKED BY	SRD
DRAWN BY	JMS
SCALE	1"=400'
DATE	11.08.2019

OVERALL SUBDIVISION PLAN C2.00

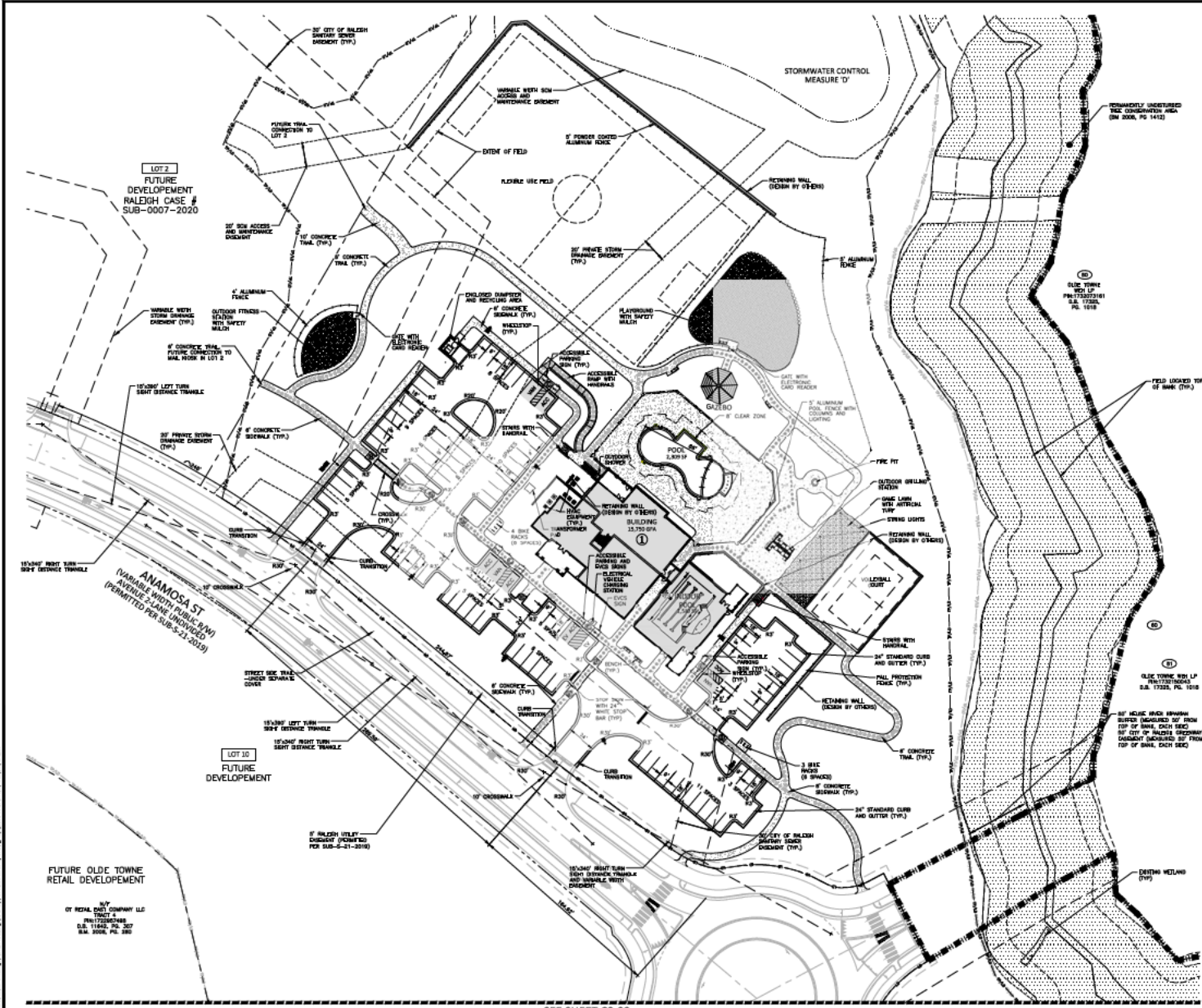
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION
1	06.20.2020	REV FOR CITY OF RALEIGH COMMENTS
2	05.30.2020	REV FOR CITY OF RALEIGH COMMENTS
3	06.15.2020	REV FOR CITY OF RALEIGH COMMENTS
4	10.01.2020	REV FOR CITY OF RALEIGH COMMENTS

PLAN INFORMATION

PROJECT NO.	HLS-18030
FILE NAME	HLS180303-Amenity-S1
CHECKED BY	SRD
DRAWN BY	JMS
SCALE	1"=40'
DATE	11.08.2019
SHEET	



SITE LEGEND

- SEWER
- YARD LIGHTS
- LIGHT POLE
- ACCESSIBLE RAMP
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- PERMANENTLY UNDISTURBED TREE CONSERVATION AREA (BM 2006, PG 1412)
- CONCRETE
- PLAY AND FITNESS AREA SAFETY MULCH

PARKING CALCULATIONS
AMENITY NORTH / LOT 3

DETAILS:
LOT 3 AREA AMENITY AREA NORTH: 12.31 AC

PARKING REQUIRED:
REQUIRED: 1,200 SP OF PARKING (CALCULATED BY 16 STALLS)
10,000 SF OF OUTDOOR USE AREA (200 SF = 16 STALLS)
PROVIDED: 80 STALLS

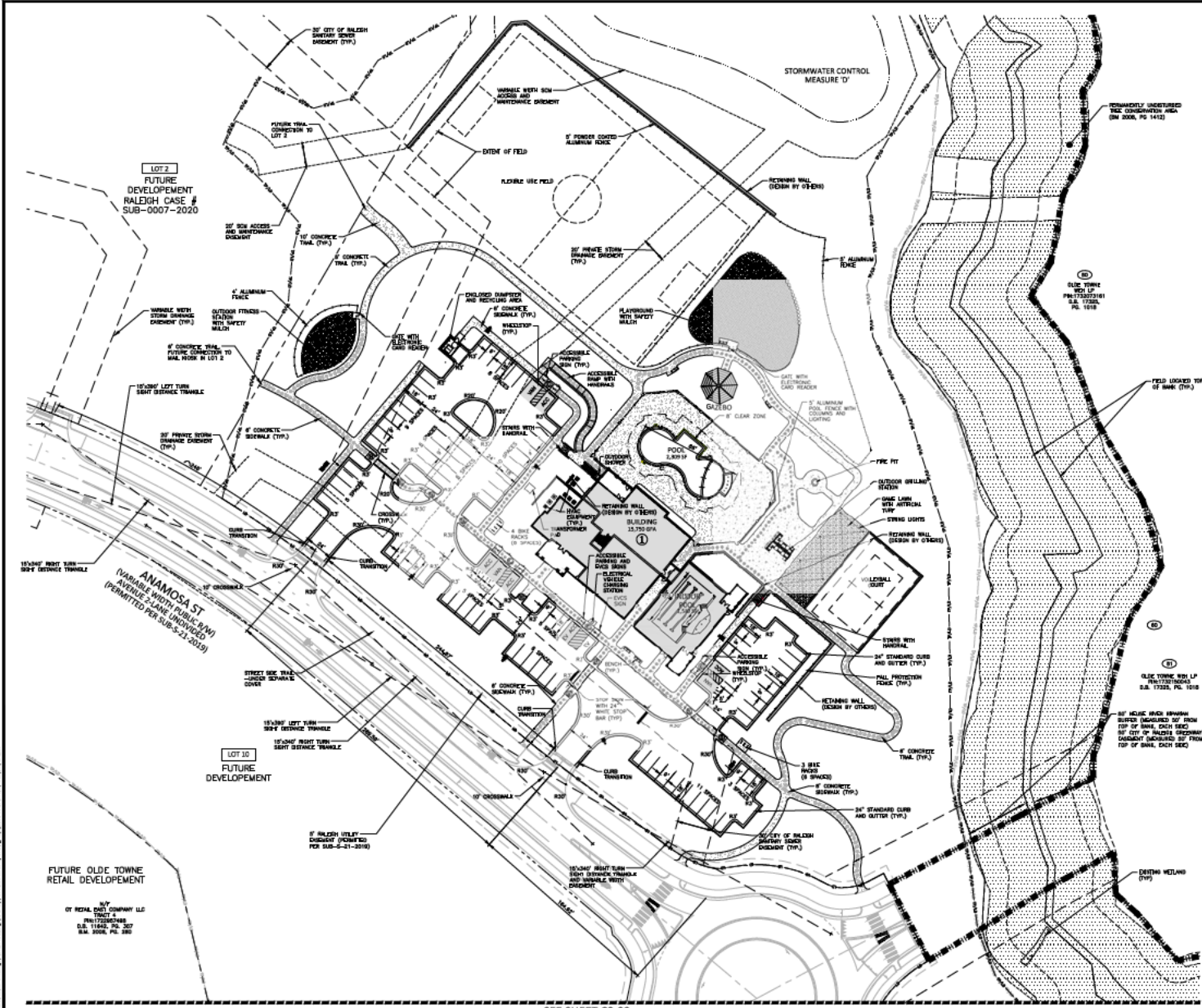
BIKE PARKING REQUIRED:
REQUIRED: 1 SPACE/1,000 SF OF 10' AREA, MIN. 4 SPACE/10' = 10 STALLS
PROVIDED: 14 SPACE/10' STALLS

- NOTE:**
- WITHIN THE AREA OF ABOVE DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGN OBSTRUCTION OR PARTIALLY OBSTRUCTING WALL, FENCE, SIGN, POST, JAG, BRANCH, OR PARALLEL STAKES BETWEEN THE HEIGHTS OF 34 INCHES AND EIGHT FEET ABOVE THE CLEAR LINE ELEVATION ON THE HIGHEST TRAVELING WAY OF THE CROSSING STREET.
 - SEE COVER SHEET FOR BOARD OF ADJUSTMENT CASE REGARDING POOL SIZE.

AMENITY SPACES NORTH

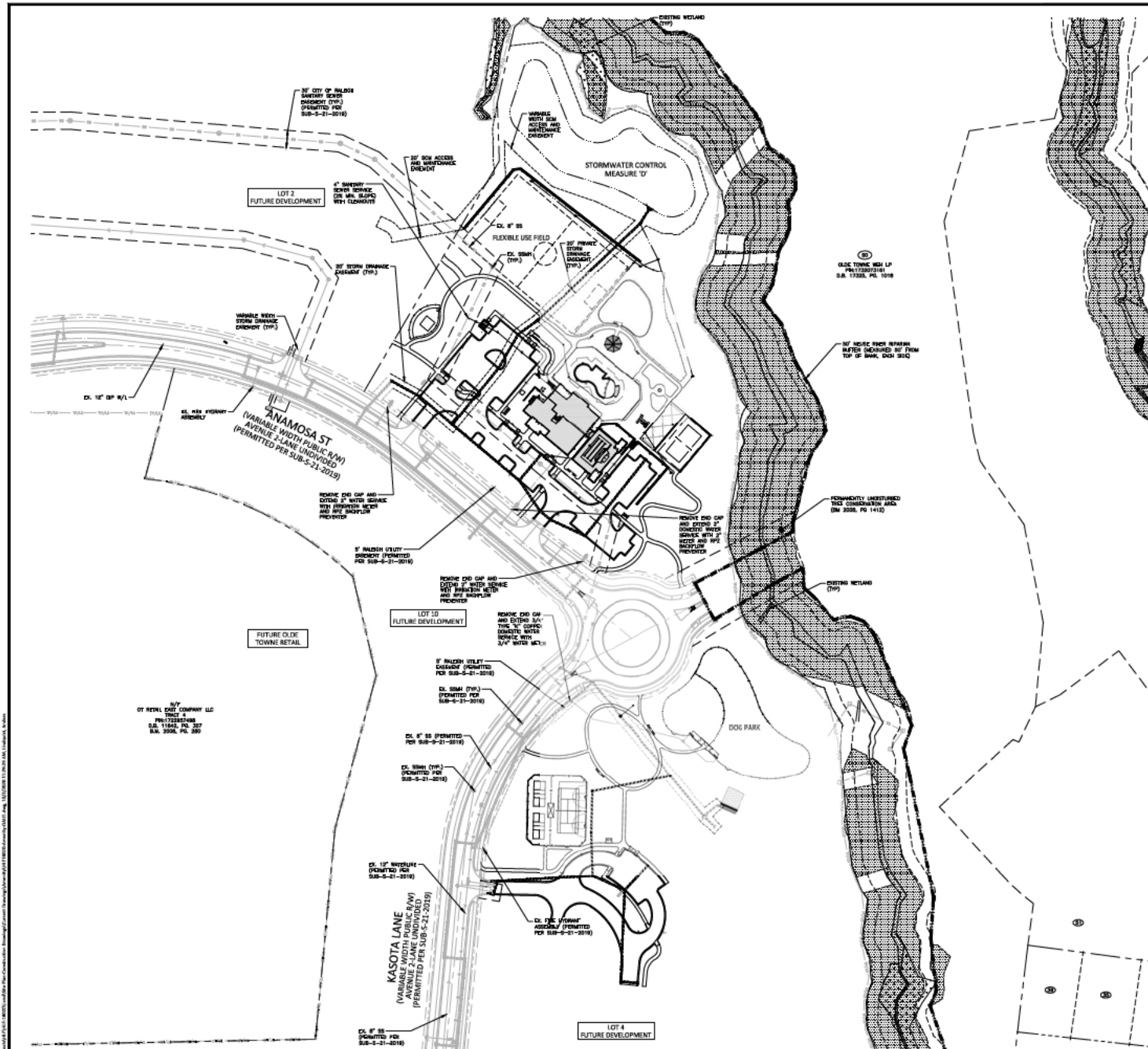
AMENITY TYPE	AREA (SQUARE FEET)
POOL	2,300
POOL DECK	2,800
OUTDOOR LIVING/SEATING	1,700
JAWN GAME/OUTDOOR CUB	2,640
HOLLIS/STREET COURT	4,750
PLAYGROUND	1,640
PLAY/RECREATION	27,500
BAR/BBQ	800
OUTDOOR FITNESS	2,640

GRAPHIC SCALE
0 40 80
1"=40'
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION





PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



- UTILITY LEGEND**
- FIRE HYDRANT ASSEMBLY
 - FIRE DEPARTMENT CONNECTION (FDC)
 - WATER METER
 - WATER VALVE
 - POST INDICATOR VALVE
 - VALVE IN MANHOLE
 - METER & VAULT
 - BACKFLOW PREVENTER
 - REDUCER
 - PLUG
 - BLOW-OFF ASSEMBLY
 - SANITARY SEWER MANHOLE
 - SEWER CLEAN-OUT
 - GREASE TRAP
 - SEWER FLOW DIRECTION ARROW
 - YARD LIGHTS
 - POWER POLE
 - LINE BREAK SYMBOL
 - WATERLINE
 - WATER SERVICE LINE
 - UTILITY SLEEVE
 - SANITARY SEWER
 - SEWER SERVICE LINE
 - SEWER FORCE MAIN
 - GAS LINE
 - OVERHEAD UTILITY
 - UNDERGROUND ELECTRIC
 - TELEPHONE
 - EASEMENT LINE

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OLDE TOWNE - AMENITY
ADMINISTRATIVE SITE PLAN
RALEIGH, NORTH CAROLINA

REVISIONS

NO.	DATE	DESCRIPTION
1	05.07.2024	REV FOR CITY OF FALCON COMMENTS
2	05.22.2024	REV FOR CITY OF FALCON COMMENTS
3	06.18.2024	REV FOR CITY OF FALCON COMMENTS
4	10.02.2024	REV FOR CITY OF FALCON COMMENTS

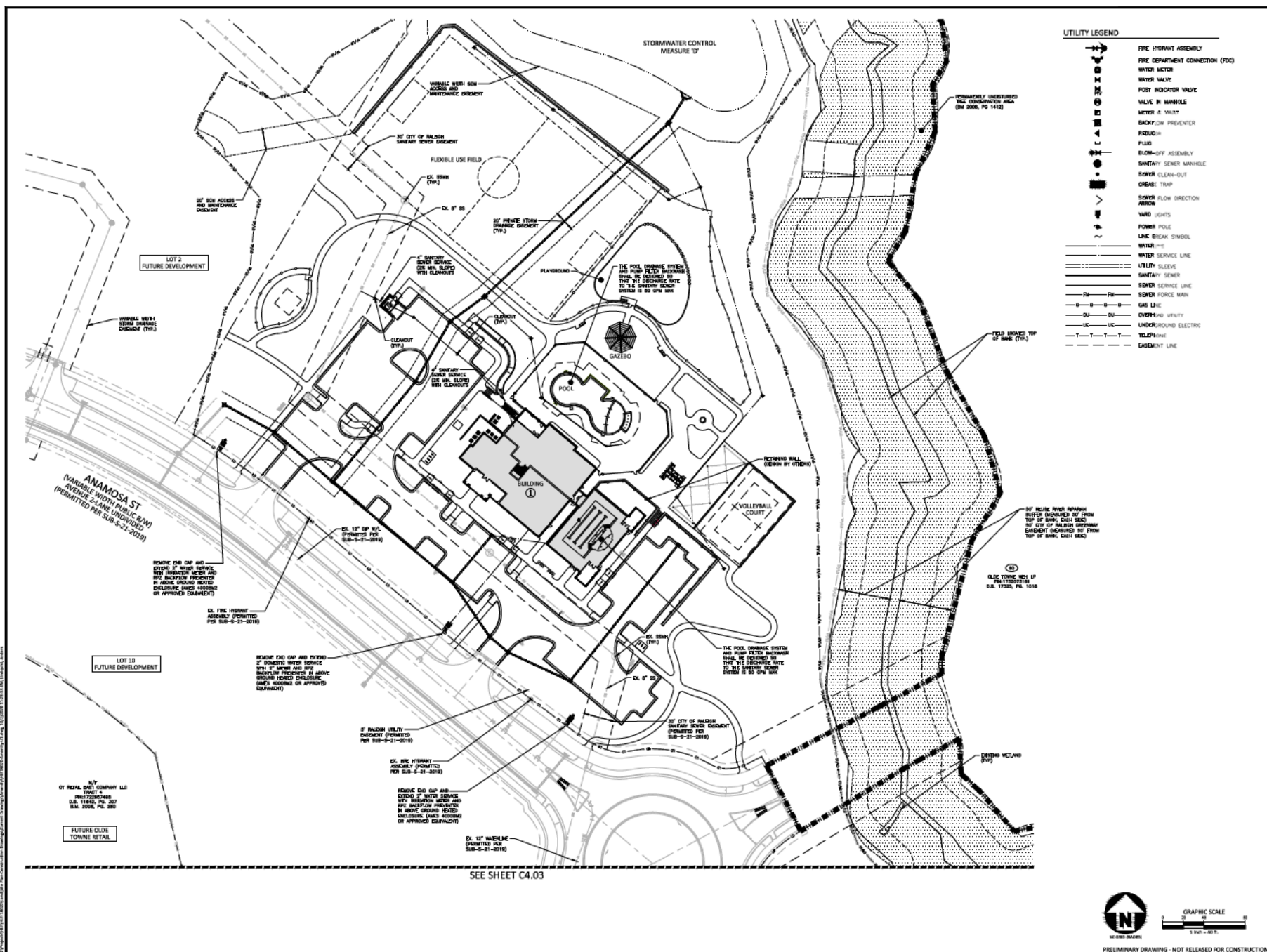
PLAN INFORMATION

PROJECT NO. HLE-18030
FILE NAME: HLE18030-Amenity-CAU1
CHECKED BY: SRD
DRAWN BY: JMS
SCALE: 1"=80'
DATE: 11.08.2019
SHEET

OVERALL UTILITY PLAN

C4.01

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



C4.02

SEE SHEET LS.01

SITE LEGEND

	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE RAMP
	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	PERMANENTLY UNDISTURBED TREE CONSERVATION AREA (DM 2006, PG 1412)
	WETLAND

GENERAL NOTES:

- SEE SHEET LS.01 FOR FULL PLANT SCHEDULES, LANDSCAPE INSTALLATION DETAILS, LANDSCAPE NOTES & CALCULATIONS.
- MINOR ADJUSTMENTS IN SPACING BETWEEN STREET TREES MAY BE MADE TO ACCOMMODATE DRIVEWAYS NOT PREVIOUSLY REQUIRED TO BE SHOWN ON THE SUBDIVISION PLAN.

PLANT SCHEDULE SOUTH

TREE	CODE	COMMON NAME	BOTANICAL NAME
	OIL	Overcup Oak	<i>Quercus lyrata</i>
	UAP	American Elm	<i>Ulmus americana 'Princess'</i>
	ICH	Chinese Japanese Holly	<i>Ilex crenata 'Chrysopoda'</i>
	LPRU	Ruby Lacepede	<i>Loropetalum chinense 'Ruby'</i>
	VCDM	Southern Arrowwood	<i>Viburnum dentatum 'Blue Maple'</i>
	VOSC	Chicago Larch Arrowwood Viburnum	<i>Viburnum dentatum 'Sprentwood' TM</i>



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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OLDE TOWNE - AMENITY ADMINISTRATIVE SITE PLAN RALEIGH, NORTH CAROLINA



REVISIONS

NO.	DATE	DESCRIPTION
1	04.02.2020	REV FOR CITY OF RALEIGH COMMENTS
2	05.33.2020	REV FOR CITY OF RALEIGH COMMENTS
3	06.18.2020	REV FOR CITY OF RALEIGH COMMENTS
4	10.02.2020	REV FOR CITY OF RALEIGH COMMENTS

PLAN INFORMATION

PROJECT NO.	HL-18030
FILE NAME	HL18030-Amenity-LS1
CHECKED BY	SRD
DRAWN BY	AMR
SCALE	1"=40'
DATE	11.08.2019

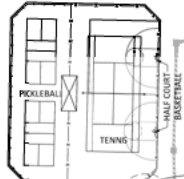
SHEET

LANDSCAPE PLAN -
SOUTH
L5.02

FUTURE OLDE TOWNE
RETAIL DEVELOPMENTLOT 10
FUTURE
DEVELOPMENT

ST. PETER'S CHURCH LLC
TRUST #
P&L 722047488
S.A. 1/18/2019, PG. 307
S.A. 3/28/2019, PG. 280

PROPOSEDLY SPLITTING
EXIST. LANDSCAPE
SEE PRELIMINARY
SUBDIVISION PLAN
CASE # 9-21-19

SMALL
DOG PARKPERMANENTLY UNDISTURBED
TREE CONSERVATION AREA
(DM 2006, PG 1412)LARGE
DOG PARK20' STREAM DRAINAGE
EASEMENT (TOP)

C1 YARD

(10) OIL

(10) UAP

(10) ICH

(10) LPRU

(10) VCDM

(10) VOSC

(10) OIL

(10) UAP

(10) ICH

(10) LPRU

(10) VCDM

(10) VOSC

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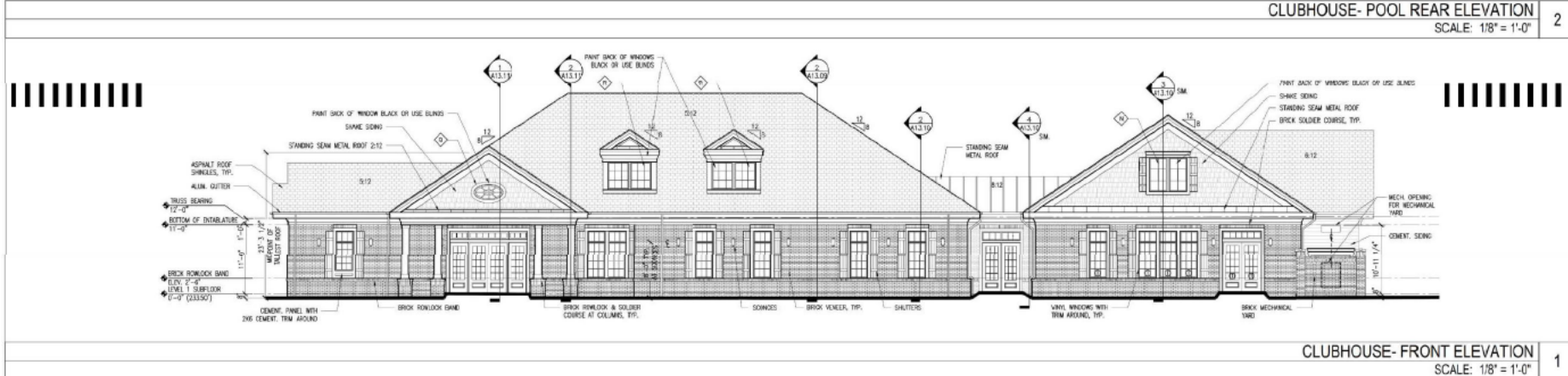
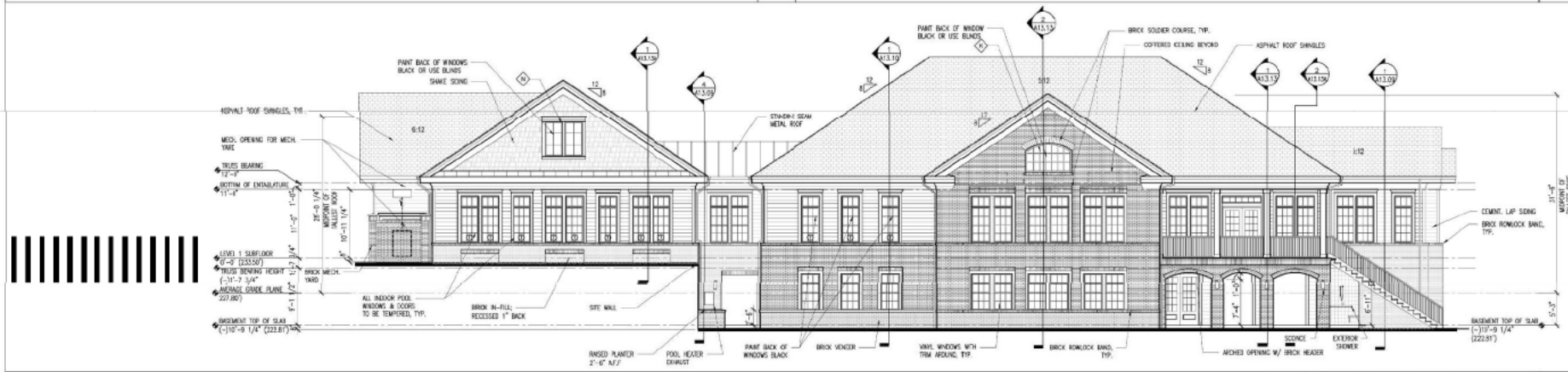
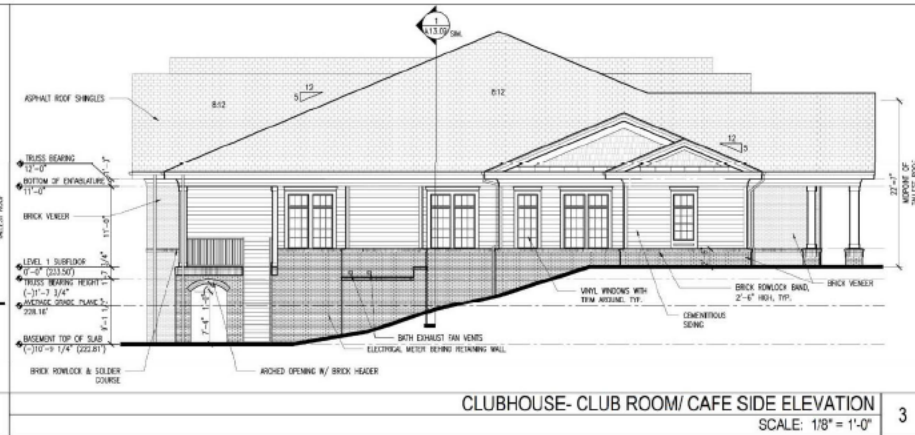
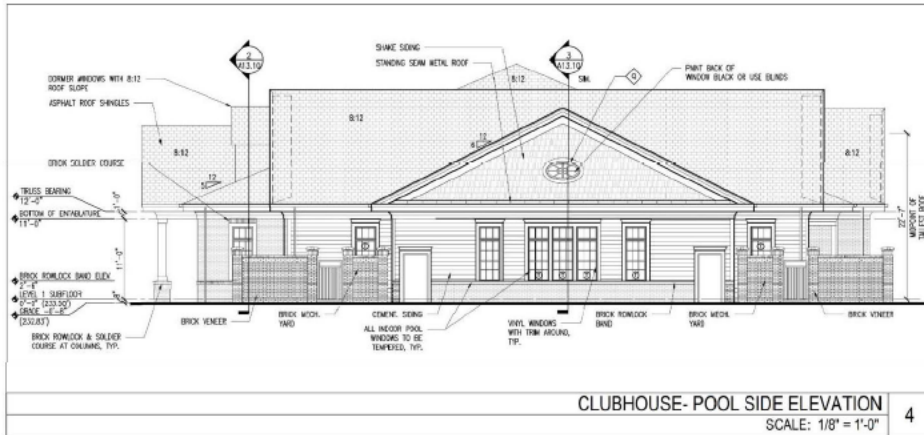
(10) LPRU

(10) VCDM

(10) VOSC

(10) OIL

(10) UAP



JDAVIS

Old Towne WEH, L.P.
Old Towne Community Clubhouse
Raleigh, North Carolina

PROJECT: 2004
DATE: 08/10/2005

ISSUE: 1

DESIGNER: JDAVIS

CHECKED BY: JDAVIS

CONTENT: CLUBHOUSE ELEVATIONS

A13.05