



Administrative Approval Action

Case File / Name: SUB-0007-2020
Olde Towne Lot 2 Subdivision

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

LOCATION: This 47.07 acre site zoned R-10 CU (Z-7-18) is located on the north side of Anamosa Street within the Old Towne Subdivision (S-21-19) which is east of S. New Hope Road.

REQUEST: A townhome subdivision consisting of 226 residential lots and 7 HOA /common lots, and associated infrastructure.

One Administrative Alternate has been approved by the Planning Director, one hardship variance, and one design adjustment have been approved by the Board of Adjustment for this project, noted below.

AAD-15-20, Relief from the Build To requirements in the form of a reduction in the build to percentage required, as well as the corner build to requirement

BOA-0033-2020, Relief from the required driveways being perpendicular to the right of way, and a 3.5' variance to the driveway setback requirement

A-18-20, Relief from the cross access requirements to the property to the west.

**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 November 4, 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:

Engineering

1. Demonstrate compliance with Raleigh Street Design Manual B-20.01. by providing Bike Rack Placement detail in an inset. Please review the following link for standard detail dimensions: <https://cityofraleigh0drupal.blob.core.usgovcloudapi.net/drupal-prod/COR16/B-20.01.p>

Public Utilities

2. A deed shall be recorded prior to concurrent approval for all necessary offsite City of Raleigh Sanitary Sewer Easements to accommodate future sewer line construction.



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Stormwater

3. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
4. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
5. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
6. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).

Urban Forestry

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

☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Utility Placement Easement Required
<input checked="" type="checkbox"/>	City Code Covenant Required

<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant Required
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☒ **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. Recordation of parent subdivision (S-21-2019) Olde Town Subdivision
2. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
3. 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



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4. 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.
5. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
6. A sight distance easement shall be shown on the recorded map as indicated on the approved site permitting review plans.
7. 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.

Public Utilities

8. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater

9. 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).
10. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).
11. 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).
12. 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).
13. 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).
14. 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).

Urban Forestry

15. A public infrastructure surety for street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).



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☒ **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:

Public Utilities

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

Urban Forestry

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 101 street trees along Caen Street, 17 street trees along Pufa Street, 39 street trees along Kota Street, 38 street trees along Tura Street, and 7 street trees along Oolite Street for a total of 202 street trees.

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

Engineering

1. All street lights and street signs required as part of the development approval are installed.
2. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

Stormwater

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: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: December 31, 2023
Record at least ½ of the land area approved.

5-Year Sunset Date: December 31, 2025
Record entire subdivision.



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I hereby certify this administrative decision.

Signed: *Alycia Bailey Taylor* Date: 12/31/2020
Development Services Dir/Designee
Staff Coordinator: Michael Walters

DATE: NOVEMBER 4, 2020

CITY OF RALEIGH CASE # SUB-0007-2020

PROJECT NUMBER: HLE-19010

DATE: NOVEMBER 4, 2020

SIGNATURE BLOCK	
<p>In filling this form (the property scenario), you are declaring you are firmly and lawfully the owner, manager, administrator, administrator, executor or owner of the property and lawfully to contract all the necessary documents of title all dedications as shown on this proposed development plan as approved by the City of Flagstaff.</p>	
<p>I hereby designate _____ as _____</p> <p>_____ to have as my agent regarding this application to receive and report to administrative concerns, to respond plans on my behalf, and to execute any public meeting regarding this application.</p> <p>I use known real, knowledgeable, and affirm that this project is conforming to all applicable requirements associated with the proposed development use. I acknowledge that this application is subject to the filing scenario and the public decision policy which states applications will appear after 180 days of readiness.</p> <p>Signature _____ Date <u>1/26/20</u></p> <p>Printed Name: Eric Nelson, Assistant Vice President</p> <p>Signature _____ Date _____</p>	

VICINITY MAP
1" = 1000'

OUTDOOR AMENITY AREA	
SITE AREA	67.1 AC
REQUIRED OUTDOOR AMENITY AREA	6.7 AC (10%)
PROPOSED OUTDOOR AMENITY AREA	6.8 AC (10.15%)

APPEARANCE COMMISSION:

1. BUILD TO REQUIREMENTS FOR YOUR PERMIT (BLOCK 11 WEST BLOCK, STREET & WEST BLOCK, STREET & EAST BLOCK)
2. COORDINATE WITH THE REQUIREMENTS 3. A.E. 10 TO 15 FEET UP TO THE CORNER OF ALL BLOCKS

APPEARANCE COMMISSION: WITHIN 10 FEET OF THE CORNER OF ALL BLOCKS - 10 FEET UP TO THE CORNER OF ALL BLOCKS

REQUIREMENTS FOR YOUR PERMIT (BLOCK 11 WEST BLOCK, STREET & WEST BLOCK, STREET & EAST BLOCK)

2. A.E. TO COORDINATE THE REQUIREMENTS 3. A.E. 10 TO 15 FEET UP TO THE CORNER OF ALL BLOCKS

REQUIREMENTS FOR YOUR PERMIT (BLOCK 11 WEST BLOCK, STREET & WEST BLOCK, STREET & EAST BLOCK)

[illegible]

ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer, and/or gas, as approved in these plans, is responsible for contacting the Water Department at (913) 595-2400 and the Public Utilities Department at (913) 595-6540 at least ten working hours prior to beginning any of their construction.

Failure to notify both City Departments in advance of beginning construction, or neglect to provide the minimum 10 working hours notification of any water or sewer facilities not inspected as a result of this notification failure, may result in:

Failure to call for inspection, install a Downstream Plug, have Permitted Work Done, or install a Baffle, or any other Violation of City or Federal Standards will result in a Fine and Possible Extension from Month into the City or Month.

SHEET INDEX	
C0.00	PROJECT NOTES
C1.00	EXISTING CONDITIONS
C1.01	DEMOLITION PLAN
C2.00	OVERALL SUBDIVISION PLAN
C2.01	OVERALL SITE PLAN
C2.02	SITE PLAN - AREA "A"
C2.03	SITE PLAN - AREA "B"
C2.04	SITE PLAN - AREA "C"
C2.05	SITE PLAN - AREA "D"
C2.06	LOT DIMENSION PLAN - AREA "A"
C2.07	LOT DIMENSION PLAN - AREA "B"
C2.08	LOT DIMENSION PLAN - AREA "C"
C2.09	LOT DIMENSION PLAN - AREA "D"
C2.10	TRANSPORTATION PLAN
C2.11	BLOCK PERIMETER PLAN
C3.00	OVERALL GRADING PLAN
C3.01	GRADING AND STORM DRAINAGE PLAN - AREA "A"
C3.02	GRADING AND STORM DRAINAGE PLAN - AREA "B"
C3.03	GRADING AND STORM DRAINAGE PLAN - AREA "C"
C3.04	GRADING AND STORM DRAINAGE PLAN - AREA "D"
C4.00	OVERALL UTILITY PLAN
C4.01	UTILITY PLAN - AREA "A"
C4.02	UTILITY PLAN - AREA "B"
C4.03	UTILITY PLAN - AREA "C"
C4.04	UTILITY PLAN - AREA "D"
C8.00	SITE DETAILS
C8.01	SITE DETAILS
C8.02	STORM DRAINAGE DETAILS
C8.03	WATER DETAILS
C8.04	SANITARY SEWER DETAILS
C9.00	STORMWATER CONTROL MEASURE "F-1" PLAN VIEW
L5.00	OVERALL LANDSCAPE PLAN
L5.01	LANDSCAPE PLAN - AREA "A"
L5.02	LANDSCAPE PLAN - AREA "B"
L5.03	LANDSCAPE PLAN - AREA "C"
L5.04	LANDSCAPE PLAN - AREA "D"
S1-59	TREE CONSERVATION PLAN

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

NO TEMPORARY OR PERMANENT ENCROACHMENTS (INCLUDING BUT NOT LIMITED TO CLEARING, GRADING, FENCING, AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES) ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.

SOLID WASTE COMPLIANCE STATEMENT:

1. THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
2. THE SOLID WASTE REMOVAL FOR THIS PROJECT WILL BE HANDLED BY THE CITY OF RALDGH.
3. INDIVIDUAL ROLL-OUT CARTS WILL BE PROVIDED.



McADAMS
The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713
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fax 919.361.2260
license number: C-0293, C-187
www.mcadamsco.com

CONTACT

JEREMY FINCH
JFINCH@MCAIDAMS.CO.COM
PHONE: 919.361.5000

CLIENT
HAILE BUILDING GROUP
36 WINTER STREET, SUITE 110
APEX, NORTH CAROLINA 27502
ERIC RUFIN
PHONE: 919.387.1885



Halle
BUILDING GROUP
PROJECT DIRECTORY

REVISIONS

NO.	DATE
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**PRELIMINARY
SUBDIVISION PLAN FOR:**
OLDE TOWNE - LOT 2
RALEIGH, NORTH CAROLINA
PROJECT NUMBER: HLE-19010

(46) **MILLER DEWON JR.**
P#17322463
D.B. 1946, P. 60
D.B. 1987, P. 353

(47) **THOMAS MARION, ETAL**
P#17322465
D.B. 1949, P. 583
D.B. 1989, P. 275

(48) **DEWALT WALT HENRI**
P#1732211380

(49) **ROBERT BROWN**
P#17322466
D.B. 1947, P. 603
D.B. 1981, P. 803

(50) **OLIE LITTLE**
P#17322467
D.B. 1989, P. 275

(51) **MURKETS CENNIO**
P#17322468
D.B. 1946, P. 583
D.B. 1986, P. 330

(52) **WARRIO RAY**
P#17322469
D.B. 1947, P. 603
D.B. 1987, P. 275

(53) **SCOTCHCROFT, JAMES**
P#17322470
D.B. 1947, P. 603
D.B. 1987, P. 603

(54) **TAMAR WALTON**
P#17322471
D.B. 1947, P. 603
D.B. 1989, P. 330

(55) **DEBBIE JACOB**
P#17322472
D.B. 1947, P. 603
D.B. 1989, P. 330

(56) **OLGIE TOME WED. UP**
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(83) **OLGIE TOME WED. UP**
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D.B. 1989, P. 330

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D.B. 1989, P. 330

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(87) **OLGIE TOME WED. UP**
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(88) **OLGIE TOME WED. UP**
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(89) **OLGIE TOME WED. UP**
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(92) **OLGIE TOME WED. UP**
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D.B. 1989, P. 330

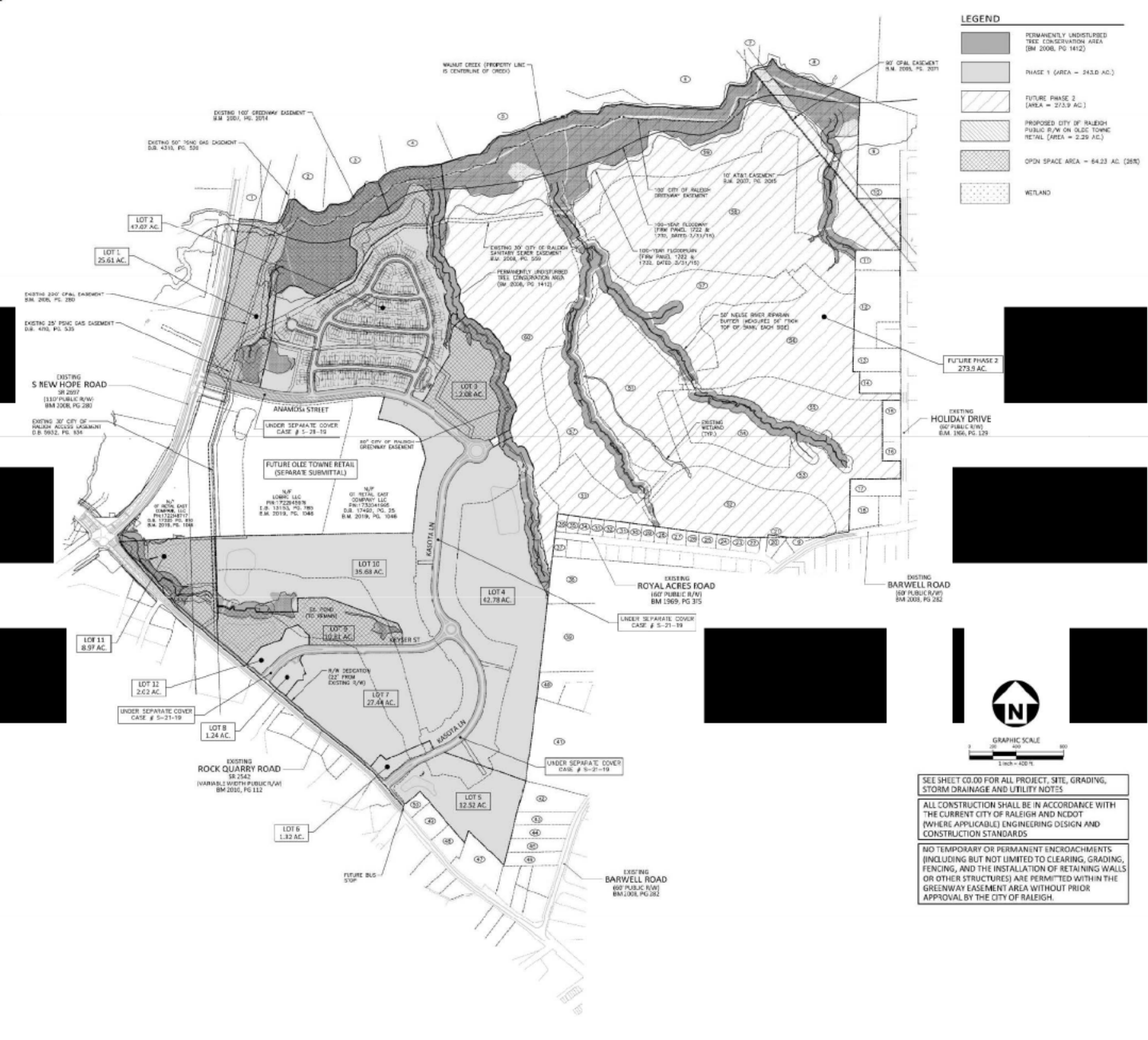
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D.B. 1989, P. 330

(104) **OLGIE TOME WED. UP**
P#17322521
D.B. 1947, P. 603
D.B. 1989, P. 330

(105) **OLGIE TOME**



OLDE TOWNE - LOT 2
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA

Nov 4 2020 5:27 PM

REVISIONS

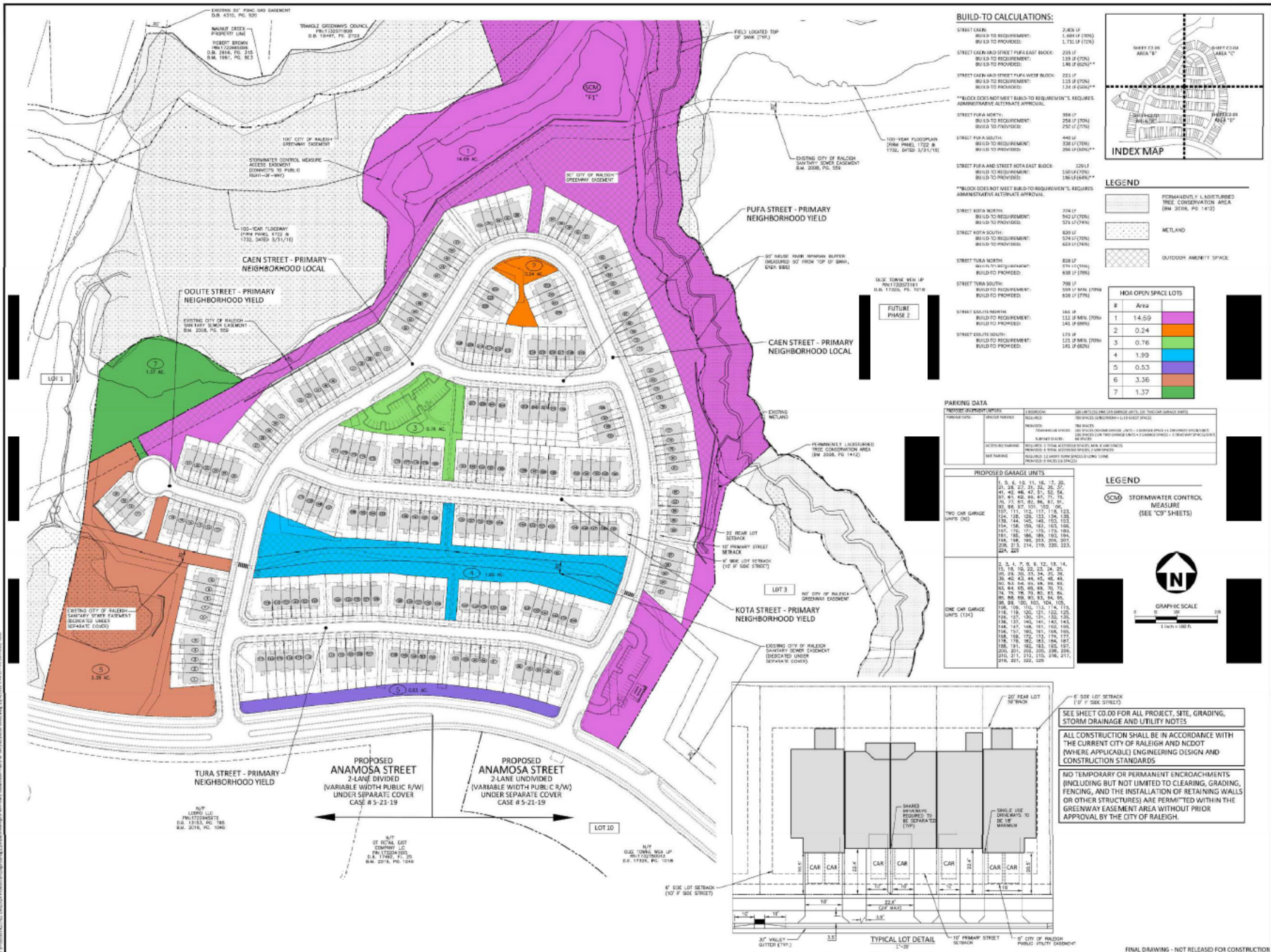
NO.	DATE
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PLAN INFORMATION

PROJECT NO.	HLE-19010
FILENAME	HLE19010-QAS1
CHECKED BY	JCM
DRAWN BY	RAD
SCALE	1"=400'
DATE	11-04-2020

SHEET

OVERALL SUBDIVISION
PLAN
C2.00



McADAMS
The John R. McAdams Company, Inc.
2903 Meridian Parkway
Durham, NC 27713
phone 919.361.3000
fax 919.361.2260
license number: C-0293, C-187
www.mcadamsco.com

CLIENT
Halle Building Group
56 Hunter Street, Suite 130
Apex, North Carolina 27502
ERIC R. HALL
PHONE: 919.387.1885

Halle
BUILDING GROUP

OLDE TOWNE - LOT 2
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA

Nov 4 2020 5:28 PM

REVISIONS

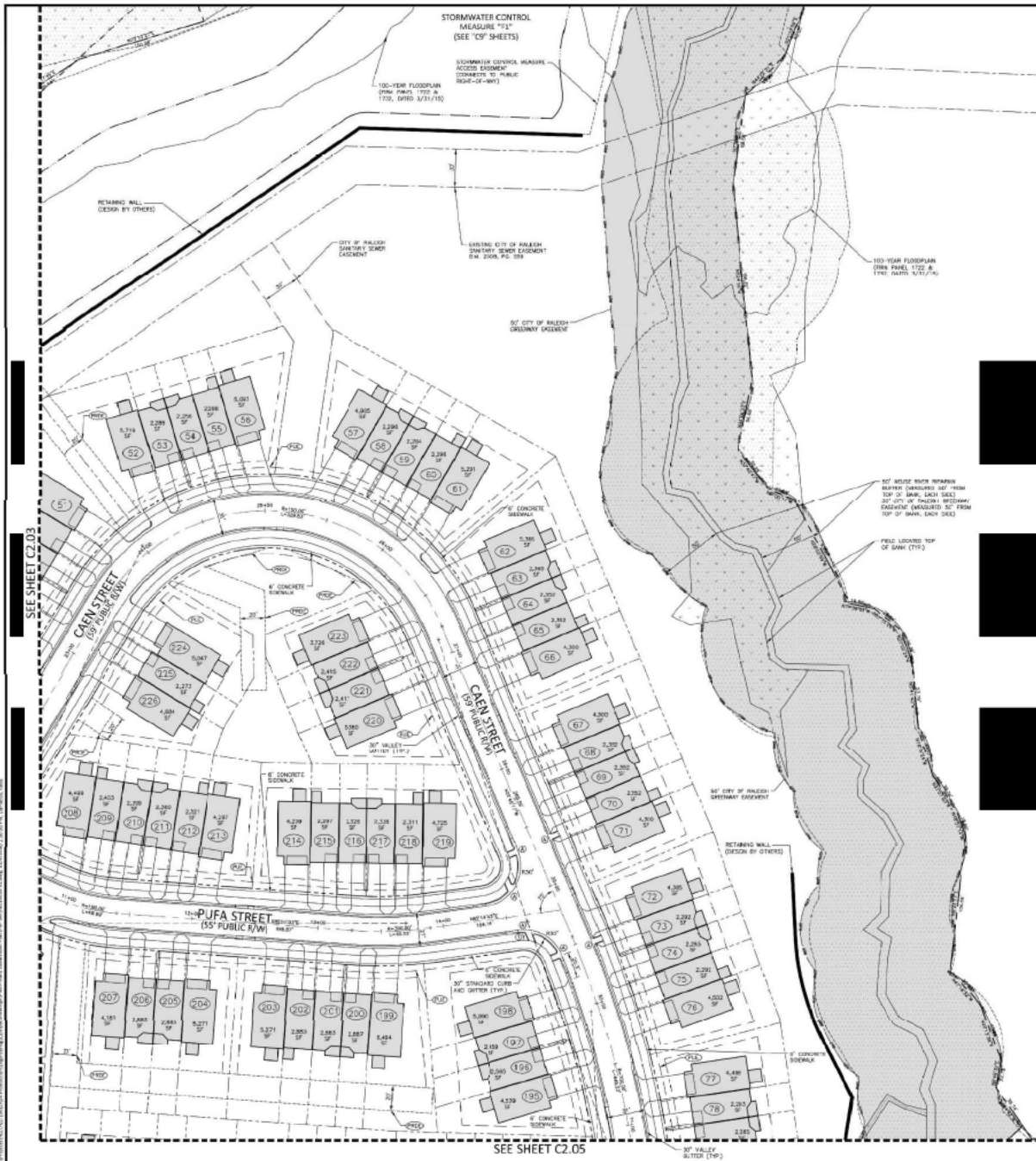
NO.	DATE
1	11.04.2020

PLAN INFORMATION

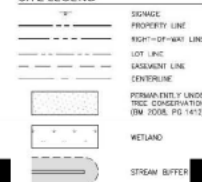
PROJECT NO.: HLE19010
FILENAME: HLE19010-DAS2
CHECKED BY: JCM
DRAWN BY: RAD
SCALE: 1"=100'
DATE: 11.04.2020

SHEET

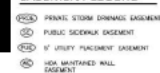
OVERALL SITE PLAN
C2.01



SITE LEGEND



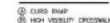
EASEMENT LEGEND



SIGNAGE LEGEND



KEY LEGEND



SIGHT DISTANCE TRIANGLE TABLE

SPEED LIMIT	SIGHT DISTANCE TRIANGLE TOPS	LEFT TURN	RIGHT TURN
35 MPH (2 LANE UNDIVIDED)	(SINGLE STAGE) (SIGHT DISTANCE TRIANGLE)	15' (400')	15' (400')



GRAPHIC SCALE
 1" = 100'

ALL STREETS ARE PRIMARY

SEE SHEET C2.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

CLIENT

HALLE BUILDING GROUP
 56 HUNTER STREET, SUITE 110
 APEX, NORTH CAROLINA 27502
 ERIC RIKEN
 PHONE: 919.387.1885



OLDE TOWNE - LOT 2 PRELIMINARY SUBDIVISION PLAN RALEIGH, NORTH CAROLINA

Nov 4 2010 5:29 PM

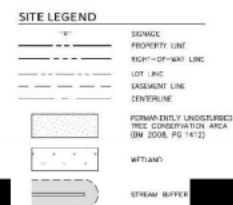
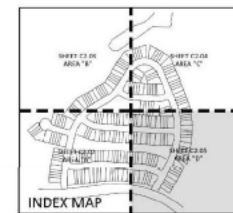
REVISIONS

PLAN INFORMATION

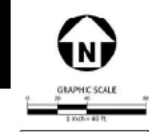
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 FILENAME: HLE19010-51
 CHECKED BY: JCM
 DRAWN BY: RAD
 SCALE: 1"=80'
 DATE: 11.04.2010

SHEET

SITE PLAN
C2.04



SIGHT DISTANCE TRIANGLE TABLE			
SPEED LIMIT	SIGHT DISTANCE TRIANGLE TYPE	LEFT TURN	RIGHT TURN
20 MPH (2 LANE UNDIVIDED)	SINGLE STAGE SIGHT DISTANCE TRIANGLE	15'x280'	15'x240'



SEE SHEET C2.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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CLIENT

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OLDE TOWNE - LOT 2
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA

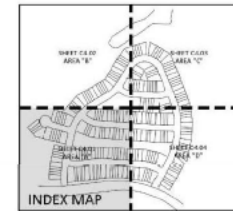
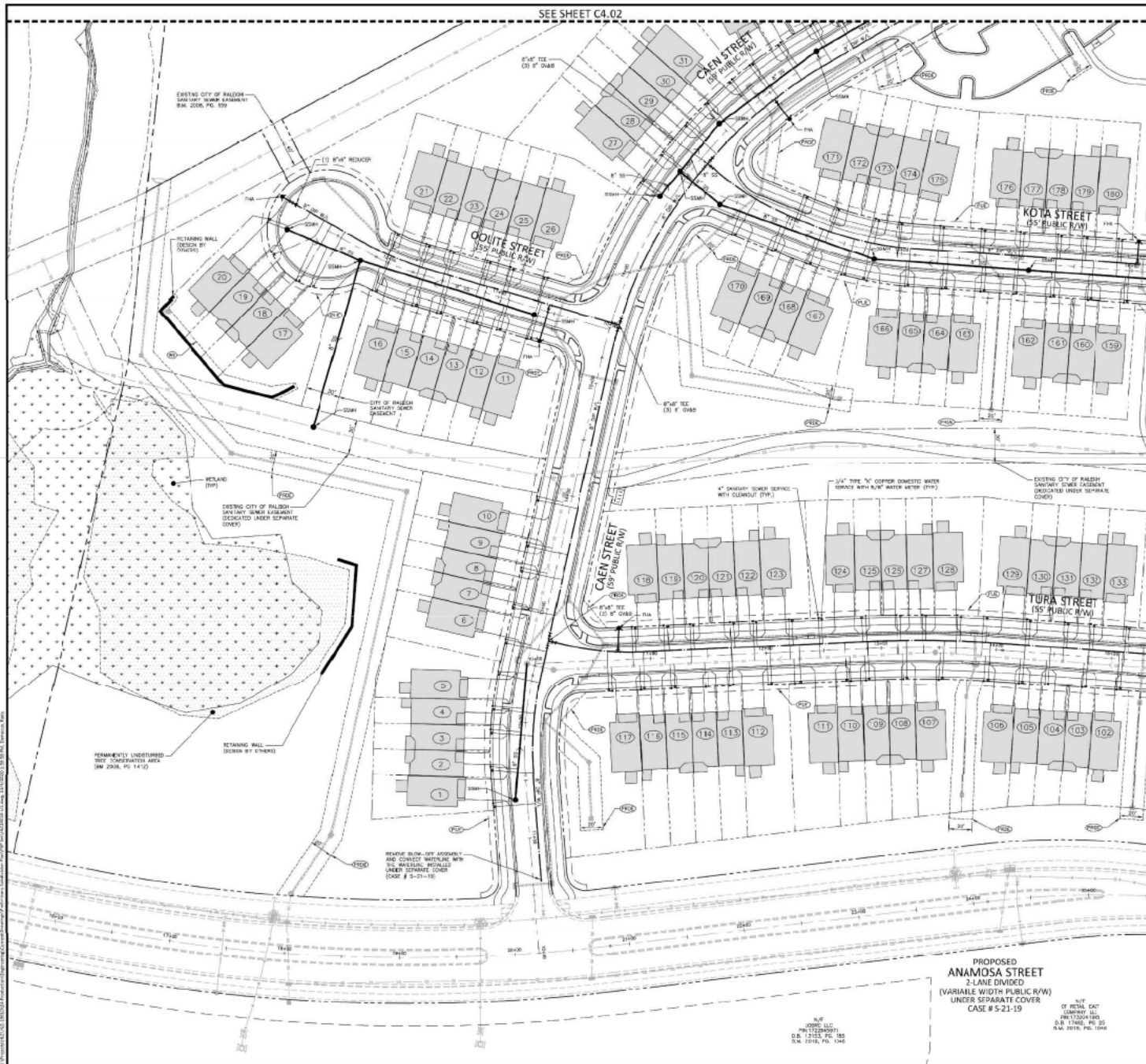
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REVISIONS

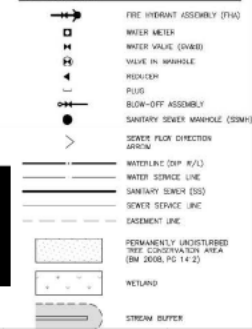
PLAN INFORMATION

PROJECT NO.: HLE19010
FILENAME: HLE19010-51
CHECKED BY: JCM
DRAWN BY: RAD
SCALE: 1"=40'
DATE: 11.04.2020
SHEET

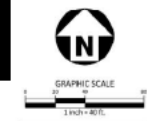
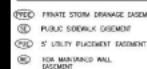
SITE PLAN
C2.05



UTILITY LEGEND



EASEMENT LEGEND



ALL STREETS ARE PRIMARY

SEE SHEET C4.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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PHONE: 919.387.1885



OLDE TOWNE - LOT 2 PRELIMINARY SUBDIVISION PLAN RALEIGH, NORTH CAROLINA

Nov 4 2020 3:34 PM

REVISIONS

PLAN INFORMATION

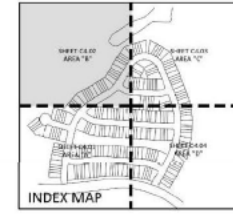
PROJECT NO.: HLE19010
FILENAME: HLE19010-01
CHECKED BY: JCM
DRAWN BY: RAD
SCALE: 1"=80'
DATE: 11.04.2020

SHEET

UTILITY PLAN

C4.01

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION



UTILITY LEGEND

	FIRE HYDRANT ASSEMBLY (FHA)
	WATER METER
	WATER VALVE (WV)
	VALVE IN MANHOLE
	MANHOLE
	PLUG
	BLOW-OFF ASSEMBLY
	SANITARY SEWER MANHOLE (SSMH)
	SEWER FLOW DIRECTION ARROW
	WATERLINE (20" R/L)
	WATER SERVICE LINE
	SANITARY SEWER (SS)
	SEWER SERVICE LINE
	EASEMENT LINE
	PERMANENTLY UNDISTURBED TREE CONSERVATION AREA (BM 2008, PG 14.2)
	WETLAND
	STREAM BUFFER

EASEMENT LEGEND

	PRIVATE STORM DRAINAGE EASEMENT
	PUBLIC SEWERAGE EASEMENT
	10' UTILITY PLACEMENT EASEMENT
	NON-MAINTAINED WALL EASEMENT

LEGEND

	STORMWATER CONTROL MEASURE (SEE "C9" SHEETS)
--	--



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OLDE TOWNE - LOT 2
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA

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REVISIONS

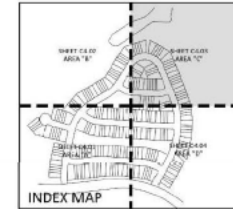
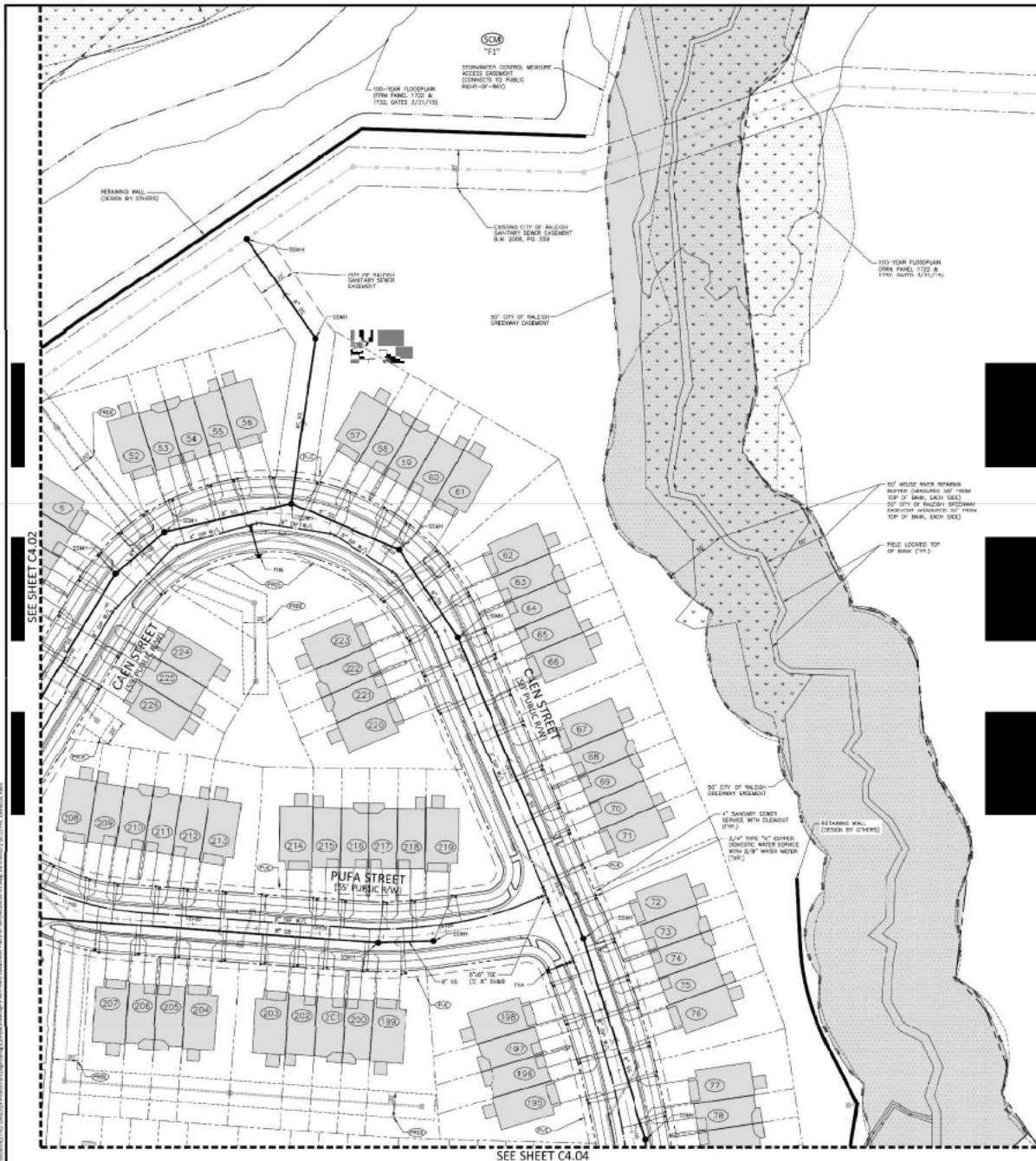
PLAN INFORMATION

PROJECT NO.	HLE19010
FILENAME	HLE19010-01
CHECKED BY	JCM
DRAWN BY	RAO
SCALE	1"=40'
DATE	11.04.2020

SHEET

UTILITY PLAN
C4.02

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION



UTILITY LEGEND	
	TYPE HYDRANT ASSEMBLY (THA)
	WATER METER
	WATER VALVE (WV)
	VALVE IN MANHOLE
	MANHOLE
	PLUG
	BLOW-OFF ASSEMBLY
	SANITARY SEWER MANHOLE (SSMH)
	SEWER FLOW DIRECTION ARROW
	WATERLINE (20" R/L)
	WATER SERVICE LINE
	SANITARY SEWER (SS)
	SEWER SERVICE LINE
	EASEMENT LINE
	PERMANENTLY GRADED/FLASHED/ WELL CONSERVATION AREA (BM 2008, PG 14.2)
	WETLAND
	STREAM BUFFER

EASEMENT LEGEND	
	PRIVATE STORM DRAINAGE EASEMENT
	PUBLIC STORM DRAINAGE EASEMENT
	4' UTILITY PLACEMENT EASEMENT
	HOA MAINTAINED WELL EASEMENT

LEGEND	
	STORMWATER CONTROL MEASURE (SEE "C0" SHEETS)



GRAPHIC SCALE
1" = 40 FT.

ALL STREETS ARE PRIMARY

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

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www.mcadamsco.com

CLIENT
Halle Building Group
56 Hunter Street, Suite 110
Apex, North Carolina 27502
Eric R. H. H.
Phone: 919.387.1885

Halle
BUILDING GROUP

OLDE TOWNE - LOT 2
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA

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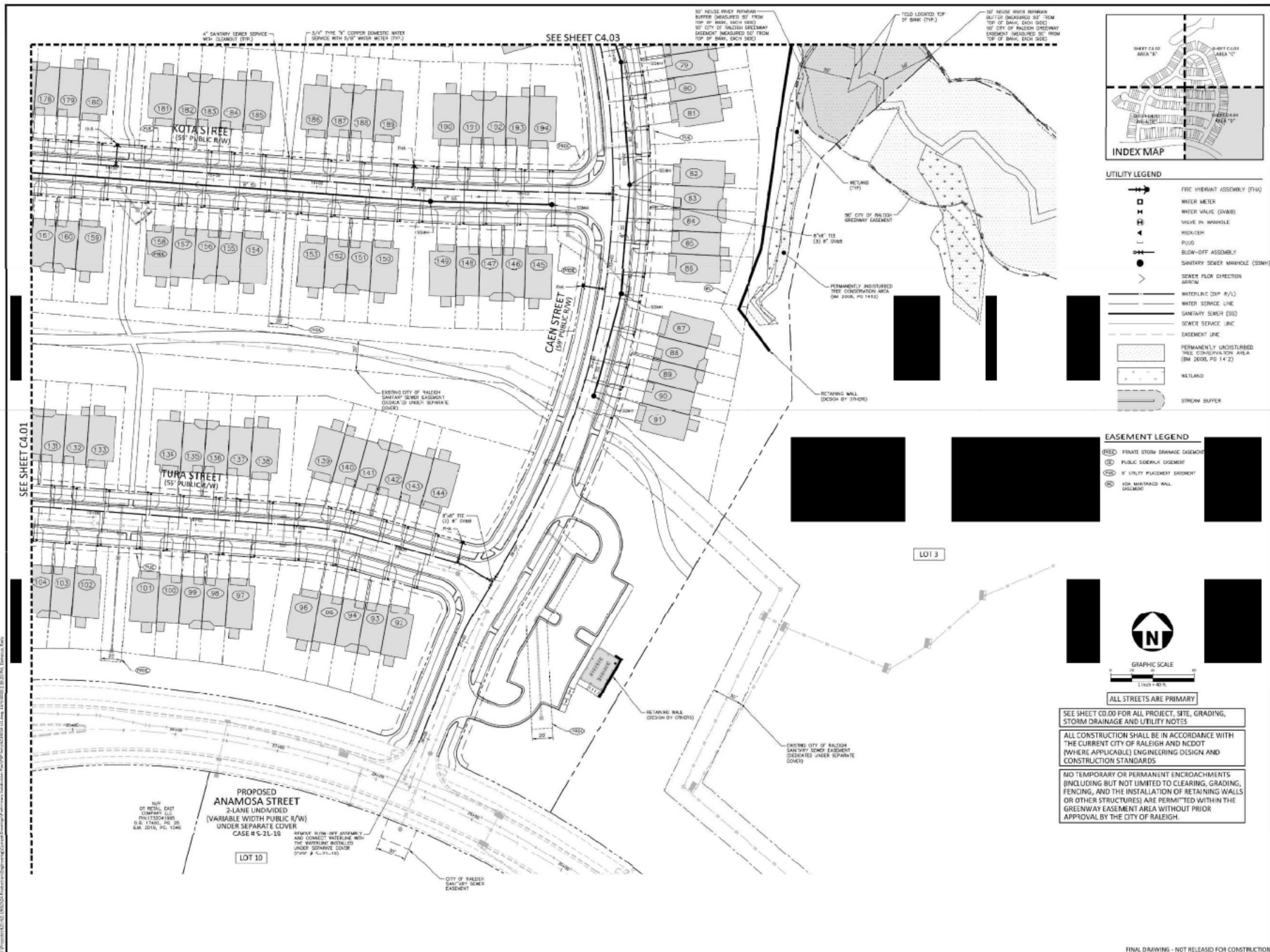
REVISIONS

PLAN INFORMATION

PROJECT NO.: HLE19010
FILENAME: HLE19010-03
CHECKED BY: JCM
DRAWN BY: RAD
SCALE: 1"=40'
DATE: 11.04.2010
SHEET

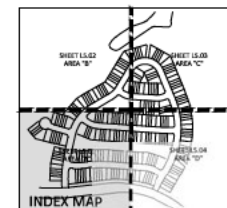
UTILITY PLAN
C4.03

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION












FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

SEE SHEET L5.02



PLANT SCHEDULE

TREES	CODE	<u>REFERENCE / COMMON NAME</u>
	ABR	<i>Abies balsamea</i> 'Aem' / Abies balsamea 'Aem'
	CBF	<i>Carpinus betulus</i> 'Fastigiata' / Pyramidal European Hornbeam
	WVI	<i>Wagnaria virginiana</i> / Sweet Bay
	PPS	<i>Parrotia persica</i> 'Streetwise' / Streetwise Plant Tree
	QUL	<i>Quercus lyrata</i> / Overcup Oak
	QMU	<i>Quercus muhlenbergii</i> / Muhlenberg Oak
	ZSV	<i>Zelkova serrata</i> 'Village Green' / Zelkova serrata
SHRUBS	CODE	<u>REFERENCE / COMMON NAME</u>
	ICSS	<i>Ilex crenata</i> 'Stedda' / Shrub Japanese Holly
	LCPD	<i>Lonicera japonica</i> 'Purple Diamond' / Shrub

SEE SHEET L5.04

PROPOSED
ANAMOSA STREET
2-LANE DIVIDED
(VARIABLE WIDTH PUBLIC R/W)
UNDER SEPARATE COVER
CASE # 5-21-19



GRAPHIC SCALE
0 10 20 30
1 inch = 40 feet

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

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OLDE TOWNE - LOT 2
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA

Michael
Nov

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. H16-19010
FILE NAME H1619010-01
CHECKED BY JCM
DRAWN BY RAD
SCALE 1"=40'
DATE 11.04.2020

SHEET

LANDSCAPE PLAN
- AREA "A"

L5.01

