

# Preliminary Subdivision Application

## Planning and Development

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



**INSTRUCTIONS:** This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to [SiteReview@raleighnc.gov](mailto:SiteReview@raleighnc.gov).


DEVELOPMENT TYPE (UDO Section 2.1.2)			
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development	<input type="checkbox"/> Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Scoping/sketch plan case number(s): <b>N/A</b>			
Development name (subject to approval): <b>Olde Towne Lots 4 and 5 Subdivision</b>			
Property Address(es): <b>5325 Rock Quarry Road; 0 S. New Hope Road</b>			
Recorded Deed PIN(s): <b>1732-05-4494; 1732-11-1958</b>			
What is your project type?	<input type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input checked="" type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses <input type="checkbox"/> Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
<b>NOTE: Please attach purchase agreement when submitting this form</b>	
Company: <b>Olde Towne WEH LP</b>	Owner/Developer Name and Title: <b>Eric Rifkin, Assistant VP</b>
Address: <b>56 Hunter Street, Suite 110, Apex, North Carolina 27502</b>	
Phone #: <b>919.387.1885</b>	Email: <b>erifkin@hallecompanies.com</b>
APPLICANT INFORMATION	
Company: <b>McAdams</b>	Contact Name and Title: <b>Nick Williamson</b>
Address: <b>2905 Meridian Parkway, Durham, NC 27713</b>	
Phone #: <b>919.361.5000</b>	Email: <b>williamson@mcadamsco.com</b>

Continue to page 2 >>

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 49.33 acres	
Zoning districts (if more than one, provide acreage of each): R-10 CU	
Overlay district: N/A	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z- 7-18	Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0 Square Feet: 0	Proposed Impervious Surface: Acres: 18.57 Square Feet: 809,096
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide the following:	
Alluvial soils: N/A	
Flood study: N/A	
FEMA Map Panel #:	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots: 305	Detached Attached 305
Total # of single-family lots: 0	
Proposed density for each zoning district (UDO 1.5.2.F): 305 units/49.16 acres = 6.2 DU/ac.	
Total # of open space and/or common area lots: 12	
Total # of requested lots: 317	

SIGNATURE BLOCK	
I hereby designate Nick Williamson to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.	
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after six consecutive months of inactivity.	
Signature: 	Date: 10/22/20
Printed Name: Eric Rifkin, Assistant Vice President	
Signature:	Date:
Printed Name:	

Please email your completed application to [SiteReview@raleighnc.gov](mailto:SiteReview@raleighnc.gov).

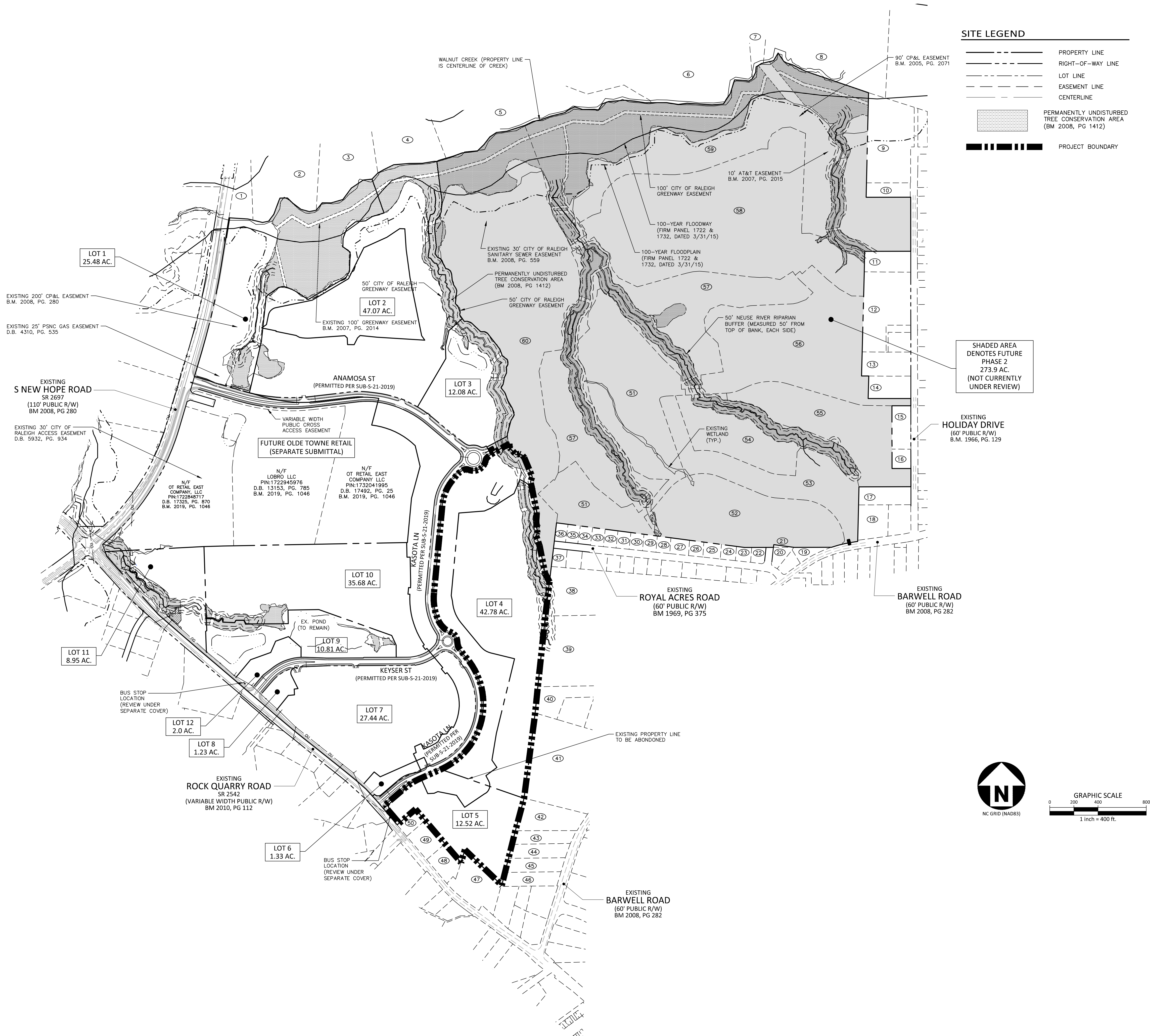






ADJOINING PROPERTIES

1 WILLIAM BROWN JR PIN:1722972480 D.B. 2066, PG. 313 B.M. 1981, PG. 803	24 THOMAS MORGAN, ETAL. PIN:1732343207 D.B. 1948, PG. 453 B.M. 1969, PG. 375	47 BRYANT WALL, HEIRS PIN:1732111585
2 ROBERT BROWN PIN:1722985086 D.B. 2966, PG. 315 B.M. 1981, PG. 803	25 OLLIE LITTLE PIN:1732341278 B.M. 1969, PG. 375	48 MERCEDES CEDENO PIN:1732019675 D.B. 13045, PG. 1300
3 TRIANGLE GREENWAYS COUNCIL PIN:1732071808 D.B. 15497, PG. 2723	26 MARINO DIAZ PIN:1732440340 D.B. 12066, PG. 83 B.M. 1969, PG. 375	49 SERACHLIGHT ENTERPRISES LLC PIN:1732017941 D.B. 15620, PG. 809
4 ROBERT BROWN PIN:1722985086 D.B. 2966, PG. 315 B.M. 1981, PG. 803	27 ODESSA JACOB PIN:1732249301 D.B. 14096, PG. 833 B.M. 1969, PG. 375	50 TAMMY WILFONG PIN:1732026074 D.B. 3125, PG. 534
5 TRIANGLE GREENWAYS COUNCIL PIN:1732154069 D.B. 15497, PG. 2723	28 ODESSA JACOB PIN:1732247383 D.B. 14096, PG. 833 B.M. 1969, PG. 375	51 OLDE TOWNE WEH LP PIN:1732254316 D.B. 17325, PG. 1018
6 TRIANGLE GREENWAYS COUNCIL PIN:1732289450 D.B. 15497, PG. 2723	29 ODESSA JACOB PIN:1732246354 D.B. 14096, PG. 819 B.M. 1969, PG. 375	52 OLDE TOWNE WEH LP PIN:1732344507 D.B. 17325, PG. 1018
7 CITY OF RALEIGH PIN:173285548 B.M. 1988, PG. 207	30 HUSTON DUNSTON PIN:1732245345 D.B. 8403, PG. 2675 B.M. 1969, PG. 375	53 OLDE TOWNE WEH LP PIN:1732346972 D.B. 17325, PG. 1018
8 CITY OF RALEIGH PIN:1732460863 B.M. 1989, PG. 1313	31 DOROTHY NICKSON PIN:1732244347 D.B. 10593, PG. 2604 B.M. 1969, PG. 375	54 OLDE TOWNE WEH LP PIN:1732355204 D.B. 17325, PG. 1018
9 STEPHEN JOHNSON, ETAL. PIN:1732476745 D.B. 8576, PG. 2228 B.M. 2010, PG. 224	32 WILLIAM NOWELL PIN:1732243338 D.B. 11494, PG. 1220 B.M. 1969, PG. 375	55 OLDE TOWNE WEH LP PIN:1732451381 D.B. 17325, PG. 1018
10 CHARLES CHAVIS, ETAL. PIN:1732476320 D.B. 6715, PG. 763	33 WINNIE CRUDUP PIN:1732242329 B.M. 1969, PG. 375	56 OLDE TOWNE WEH LP PIN:1732358949 D.B. 17325, PG. 1018
11 JAMES TURNER, ETAL. PIN:1732466608 D.B. 2791, PG. 482	34 KIMBERLY ADDISON PIN:1732241421 D.B. 10746, PG. 1585 B.M. 1969, PG. 375	57 OLDE TOWNE WEH LP PIN:1732268167 D.B. 17325, PG. 1018
12 EARLENE HICKS PIN:1732465394 B.M. 1996, PG. 1191	35 ALICE SCOTLAND PIN:1732240412 B.M. 1969, PG. 375	58 OLDE TOWNE WEH LP PIN:1732372031 D.B. 17325, PG. 1018
13 ISAAH GREEN PIN:1732456823 D.B. 3248, PG. 577	36 STEVE HARRIS PIN:1732149423 D.B. 3222, PG. 327 B.M. 1969, PG. 375	59 OLDE TOWNE WEH LP PIN:1732373509 D.B. 17325, PG. 1018
14 VERNELL JONES PIN:1732456634 D.B. 15960, PG. 2356	37 LISA ELLISON PIN:1732241421 D.B. 6184, PG. 500 B.M. 1969, PG. 375	60 OLDE TOWNE WEH LP PIN:1732073161 D.B. 17325, PG. 1018
15 WALLACE CHAPPELL, ETAL. PIN:1732457330 D.B. 10070, PG. 1366	38 BETTY GOODSON PIN:1732239902	
16 MICHAEL SLADE PIN:1732457035 D.B. 16582, PG. 2691	39 WILLIAM ADAMS PIN:1732236388	
17 LARRY STANFORD, ETAL. PIN:1732445794 D.B. 4424, PG. 571 B.M. 1988, PG. 1571	40 JUAN SIERRA PIN:1732139120 D.B. 15697, PG. 1621	
18 ANDREW LANIER, ETAL. PIN:1732445503 D.B. 7692, PG. 55 B.M. 1996, PG. 391	41 GAIL DURHAM PIN:1732220625 D.B. 11128, PG. 1916	
19 JOHNSIE HOLLOWAY PIN:1732349247 D.B. 4606, PG. 466	42 LUCY MCKINNON PIN:1732128027	
20 Xiomara FuentEs PIN:1732347225 D.B. 16984, PG. 2312 B.M. 1969, PG. 375	43 VILATIS DASEMA PIN:1732117961 D.B. 16880, PG. 1952 B.M. 1998, PG. 2378	
21 JAMES PATTERSON, ETAL. PIN:1732473302 D.B. 2252, PG. 626	44 KIMBERLY JONES PIN:1732117739 D.B. 13675, PG. 2129 B.M. 1998, PG. 2378	
22 MACK EVANS, ETAL. PIN:1732345245 D.B. 1048, PG. 600 B.M. 1969, PG. 375	45 JONATHAN MANLEY, ETAL. PIN:1732116698 D.B. 8554, PG. 2519 B.M. 1998, PG. 2378	
23 MARIA MEDRANO, ETAL. PIN:1732344235 D.B. 14355, PG. 839 B.M. 1969, PG. 375	46 MARY WIGGINS PIN:1732116586 D.B. 8646, PG. 160 B.M. 1998, PG. 2378	



**SITE LEGEND**

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- PERMANENTLY UNDISTURBED TREE CONSERVATION AREA (BM 2008, PG 1412)
- PROJECT BOUNDARY

SHADED AREA  
DENOTES FUTURE  
PHASE 2  
273.9 AC.  
(NOT CURRENTLY  
UNDER REVIEW)

EXISTING  
HOLIDAY DRIVE  
(60' PUBLIC R/W)  
B.M. 1966, PG. 129

EXISTING  
BARWELL ROAD  
(60' PUBLIC R/W)  
BM 2008, PG 282

NC GRID (NAD83)

GRAPHIC SCALE  
0 200 400 800  
1 inch = 400 ft.

**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**  
HALLE BUILDING GROUP  
56 HUNTER STREET, SUITE 110  
APEX, NORTH CAROLINA, 27502  
PHONE: 919. 387. 1885

**Halle**  
BUILDING GROUP

**OLDE TOWNE TOWNHOMES  
LOTS 4 AND 5  
PRELIMINARY SUBDIVISION PLAN**  
RALEIGH, NORTH CAROLINA, 27610

**REVISIONS**

NO.	DATE	DESCRIPTION
1	02. 19. 2021	PER CITY OF RALEIGH COMMENTS
2	05. 06. 2021	PER CITY OF RALEIGH COMMENTS
3	06. 29. 2021	PER CITY OF RALEIGH COMMENTS
4	07. 26. 2021	PER CITY OF RALEIGH COMMENTS

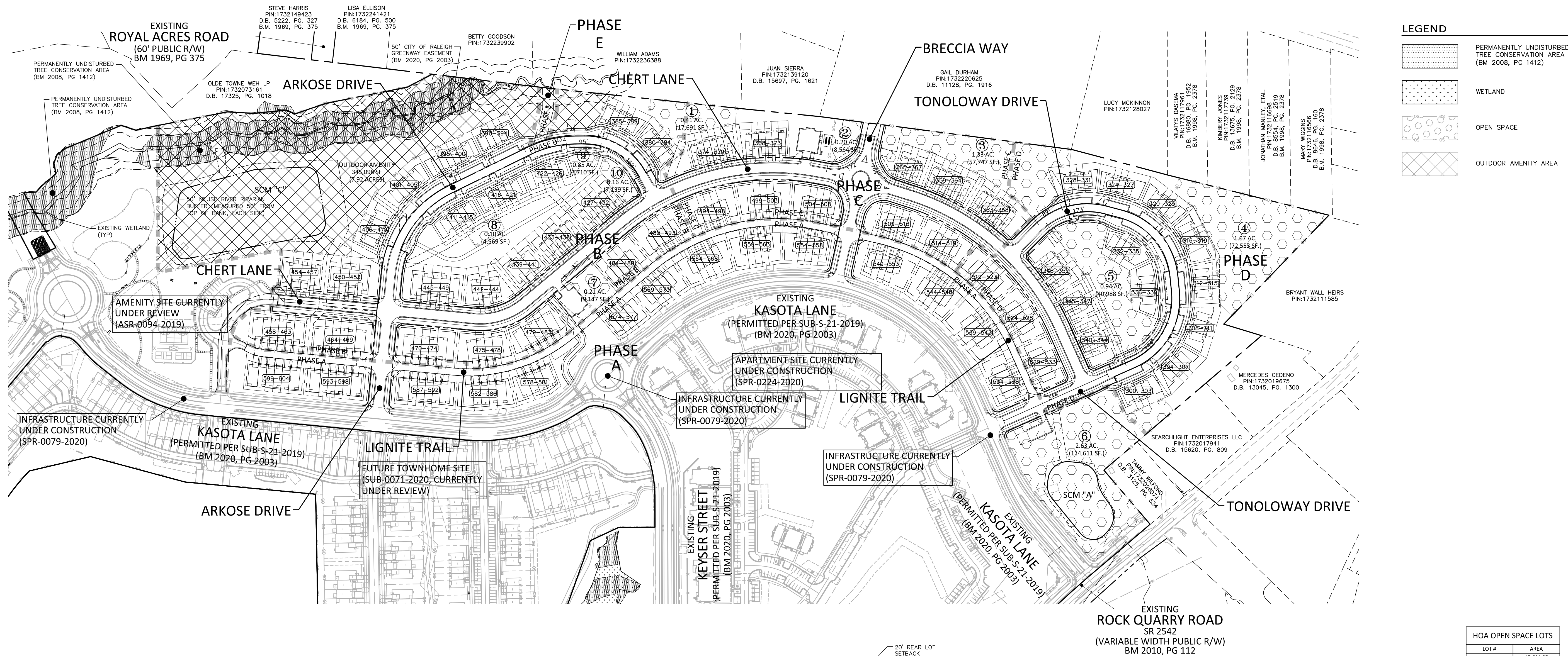
**PLAN INFORMATION**

PROJECT NO.	HLE-20020
FILENAME	HLE20020-PSP-OAS1
CHECKED BY	NDW
DRAWN BY	KWH
SCALE	1"=400'
DATE	10. 23. 2020

**SHEET**  
**OVERALL SUBDIVISION  
PLAN**  
**C2.00**



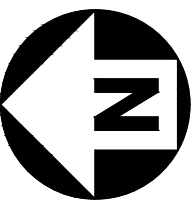
I:\Projects\Halle\20020\04-Production\Engineering\Site Plan - Construction Drawings\Current Drawings\HLE20020-PSP-OAS2.dwg, 7/30/2021 11:55:39 AM, Giesch, Max



LEGEND

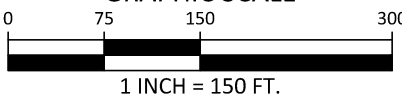
- PERMANENTLY UNDISTURBED TREE CONSERVATION AREA (BM 2008, PG 1412)
- WETLAND
- OPEN SPACE
- OUTDOOR AMENITY AREA

HOA OPEN SPACE LOTS	
LOT #	AREA
1	17,691 SF
2	8,564 SF
3	57,747 SF
4	72,553 SF
5	40,988 SF
6	114,611 SF
7	9,149 SF
8	4,569 SF
9	3,710 SF
10	7,139 SF
TOTAL	339,664 SF (7.80 AC.)



NC GRID (NAD83)

GRAPHIC SCALE

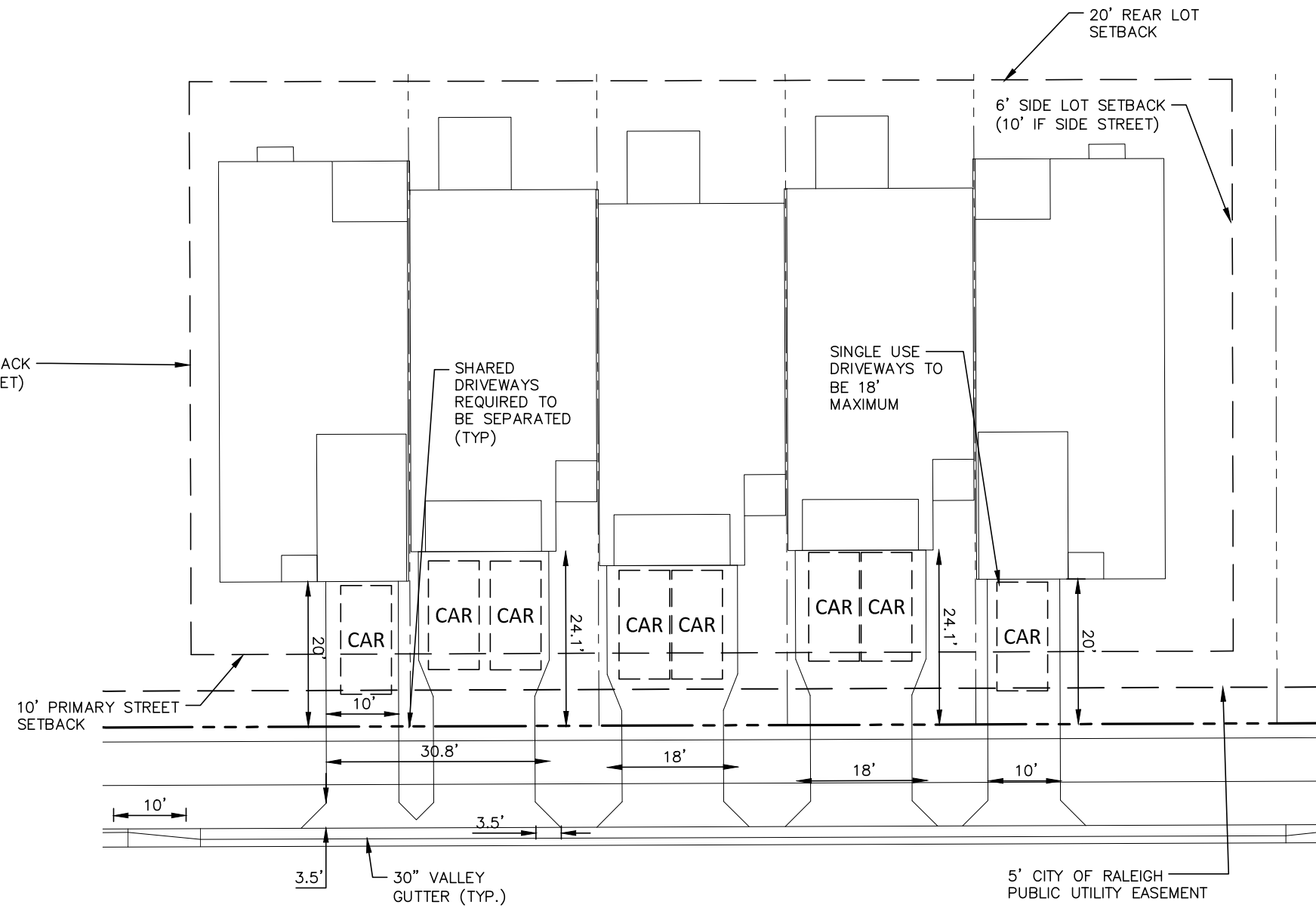


SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

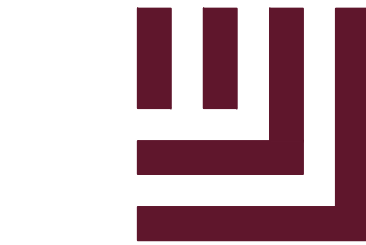
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

LEGEND

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



TYPICAL LOT DETAIL  
1"=20'



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

HALLE BUILDING GROUP  
56 HUNTER STREET, SUITE 110  
APEX, NORTH CAROLINA, 27502  
PHONE: 919. 387. 1885



OLDE TOWNE TOWNHOMES  
LOTS 4 AND 5  
PRELIMINARY SUBDIVISION PLAN  
RALEIGH, NORTH CAROLINA, 27610



REVISIONS

NO.	DATE	DESCRIPTION
1	02. 19. 2021	PER CITY OF RALEIGH COMMENTS
2	05. 06. 2021	PER CITY OF RALEIGH COMMENTS
3	06. 29. 2021	PER CITY OF RALEIGH COMMENTS
4	07. 26. 2021	PER CITY OF RALEIGH COMMENTS

PLAN INFORMATION

PROJECT NO.	HLE-20020
FILENAME	HLE20020-PSP-OAS2
CHECKED BY	NDW
DRAWN BY	KWH
SCALE	1"=150'
DATE	10. 23. 2020

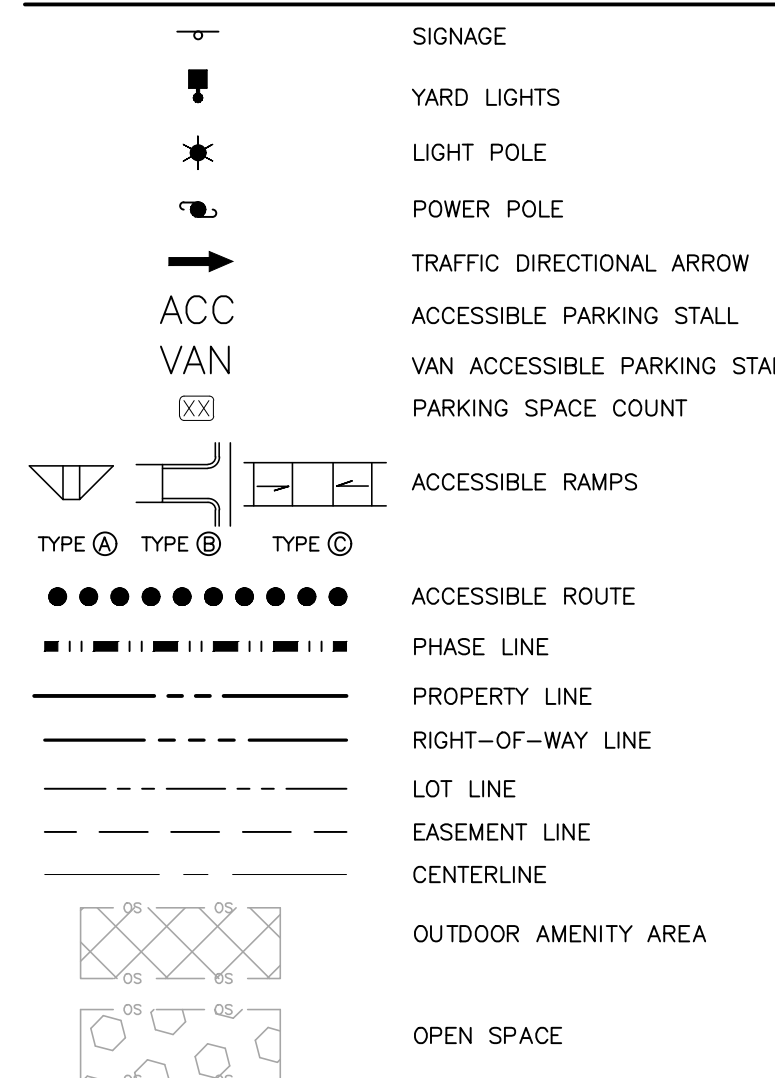
SHEET

OVERALL  
SITE PLAN

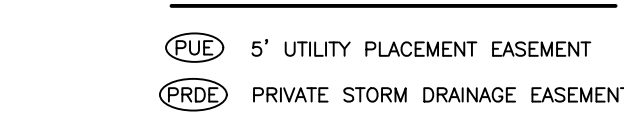
C2.01



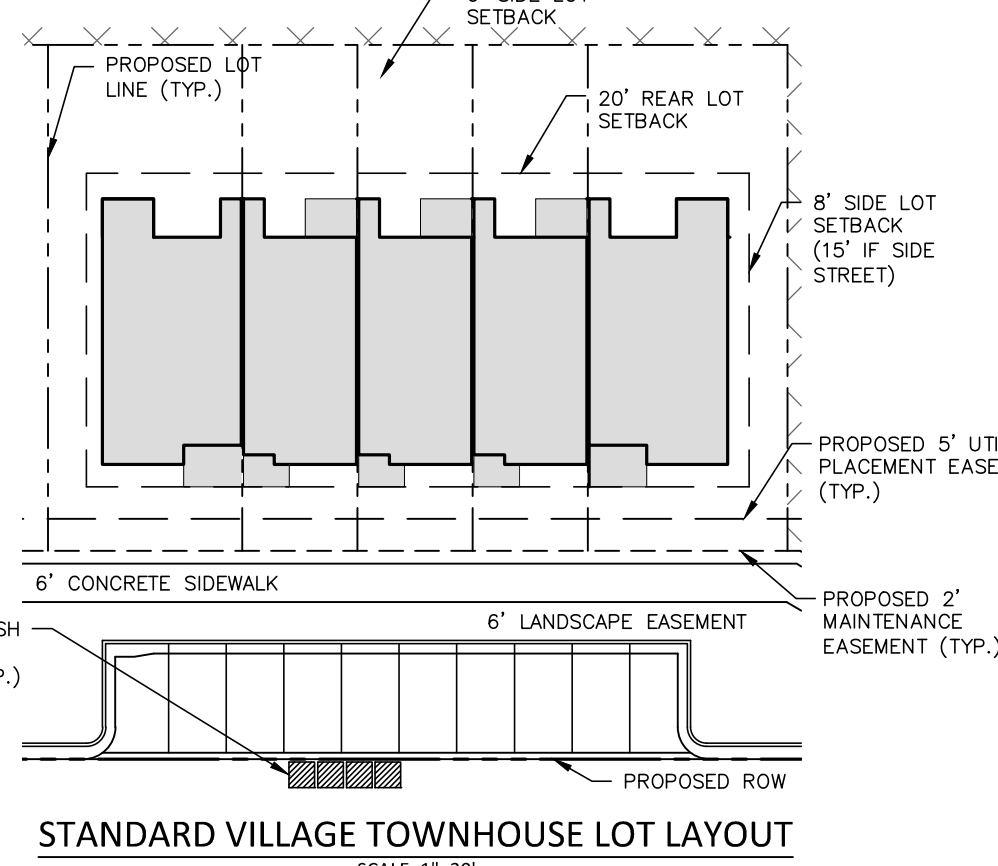
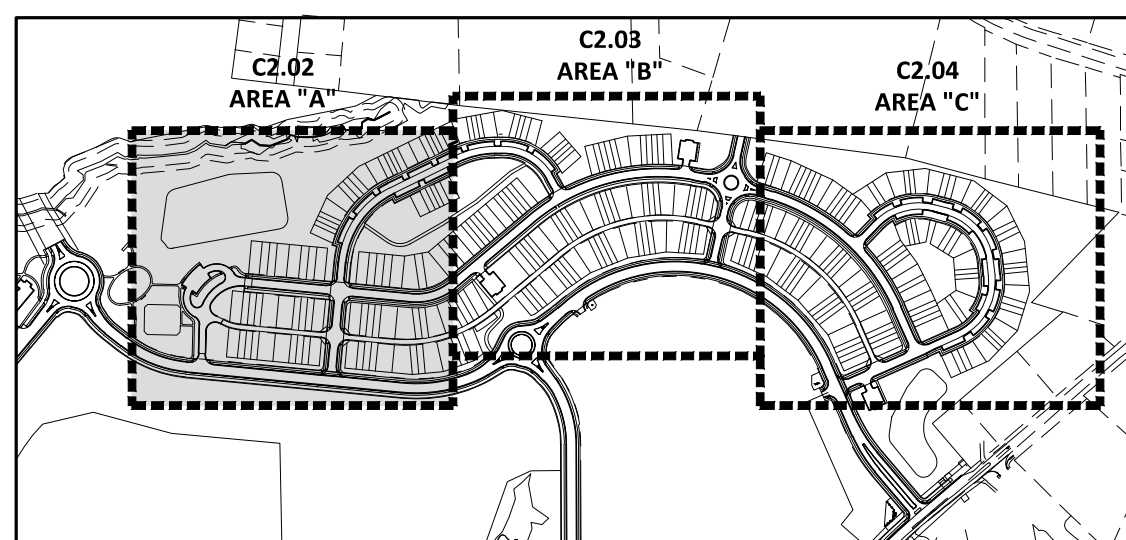
# SITE LEGEND



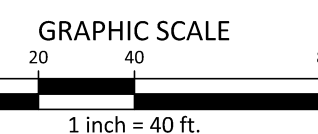
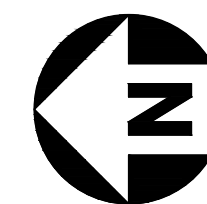
## EASEMENT LEGEND



## INDEX MAP - LOTS 4 & 5



SIGHT DISTANCE TRIANGLE TABLE			
SPEED LIMIT	SIGHT DISTANCE TRIANGLE TYPE	LEFT TURN	
		RIGHT TURN	RIGHT TURN
25 MPH (2 LANE UNDIVIDED)	SINGLE STAGE SIGHT DISTANCE TRIANGLE	15'x280'	15'x240'
20 MPH (ALLEY)	SINGLE STAGE SIGHT DISTANCE TRIANGLE	15'x230'	15'x200'



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



**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

HALLE BUILDING GROUP  
56 HUNTER STREET, SUITE 110  
APEX, NORTH CAROLINA, 27502  
PHONE: 919. 387. 1885



## OLDE TOWNE TOWNHOMES LOTS 4 AND 5 PRELIMINARY SUBDIVISION PLAN RALEIGH, NORTH CAROLINA, 27610

## REVISIONS

NO.	DATE	DESCRIPTION
1	02.19.2021	PER CITY OF RALEIGH COMMENTS
2	05.06.2021	PER CITY OF RALEIGH COMMENTS
3	06.29.2021	PER CITY OF RALEIGH COMMENTS
4	07.26.2021	PER CITY OF RALEIGH COMMENTS

## PLAN INFORMATION

PROJECT NO.	HLE-20020
FILENAME	HLE20020-PSP-S1
CHECKED BY	NDW
DRAWN BY	KWH
SCALE	1"=40'
DATE	10.23.2020

## SHEET

SITE PLAN  
AREA "A"

**C2.02**



**CLIENT**  
HALLE BUILDING GROUP  
56 HUNTER STREET, SUITE 110  
APEX, NORTH CAROLINA, 27502  
PHONE: 919. 387. 1885



**OLDE TOWNE TOWNHOMES  
LOTS 4 AND 5  
PRELIMINARY SUBDIVISION PLAN**  
RALEIGH, NORTH CAROLINA, 27610



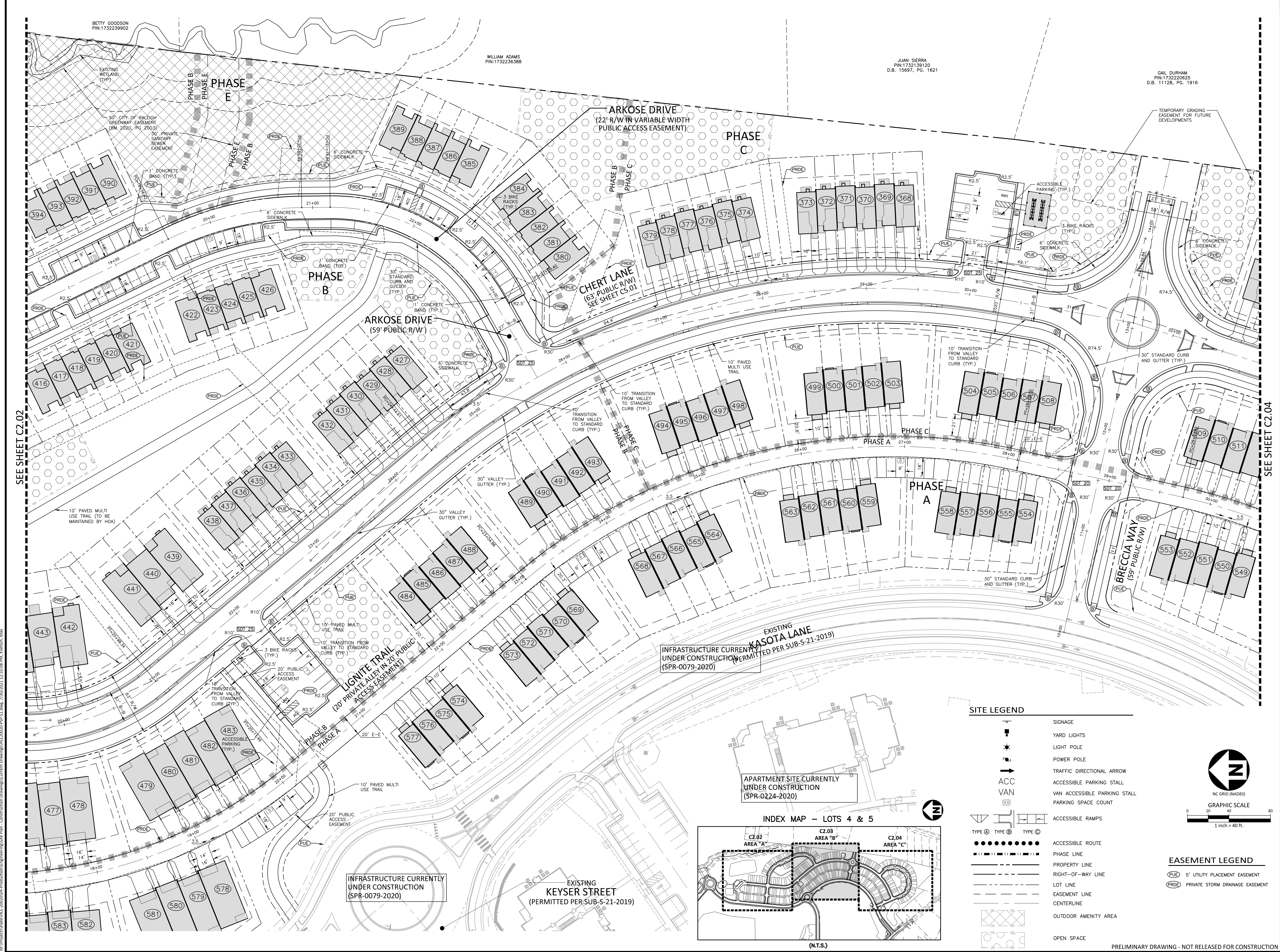
**REVISIONS**

NO.	DATE	DESCRIPTION
1	02.19.2021	PER CITY OF RALEIGH COMMENTS
2	05.06.2021	PER CITY OF RALEIGH COMMENTS
3	06.29.2021	PER CITY OF RALEIGH COMMENTS
4	07.26.2021	PER CITY OF RALEIGH COMMENTS

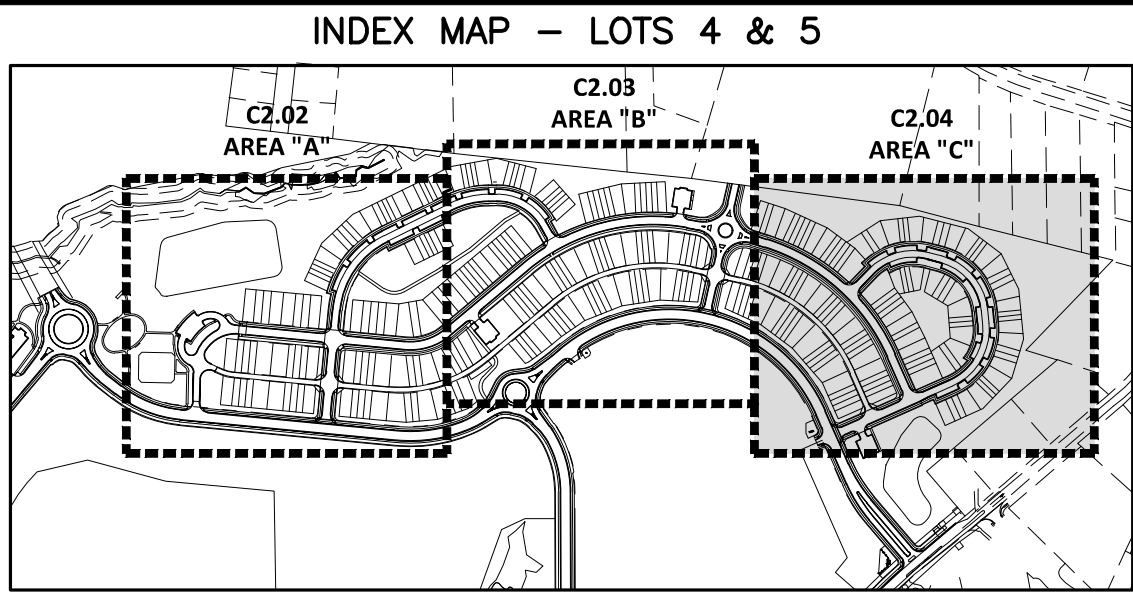
**PLAN INFORMATION**

PROJECT NO.	HLE-20020
FILENAME	HLE20020-PSP-S1
CHECKED BY	NDW
DRAWN BY	KWH
SCALE	1"=40'
DATE	10.23.2020

**SHEET**  
**SITE PLAN  
AREA "B"**  
**C2.03**







**OLDE TOWNE TOWNHOMES**  
**LOTS 4 AND 5**  
**PRELIMINARY SUBDIVISION PLAN**  
RALEIGH, NORTH CAROLINA, 27610



**REVISIONS**

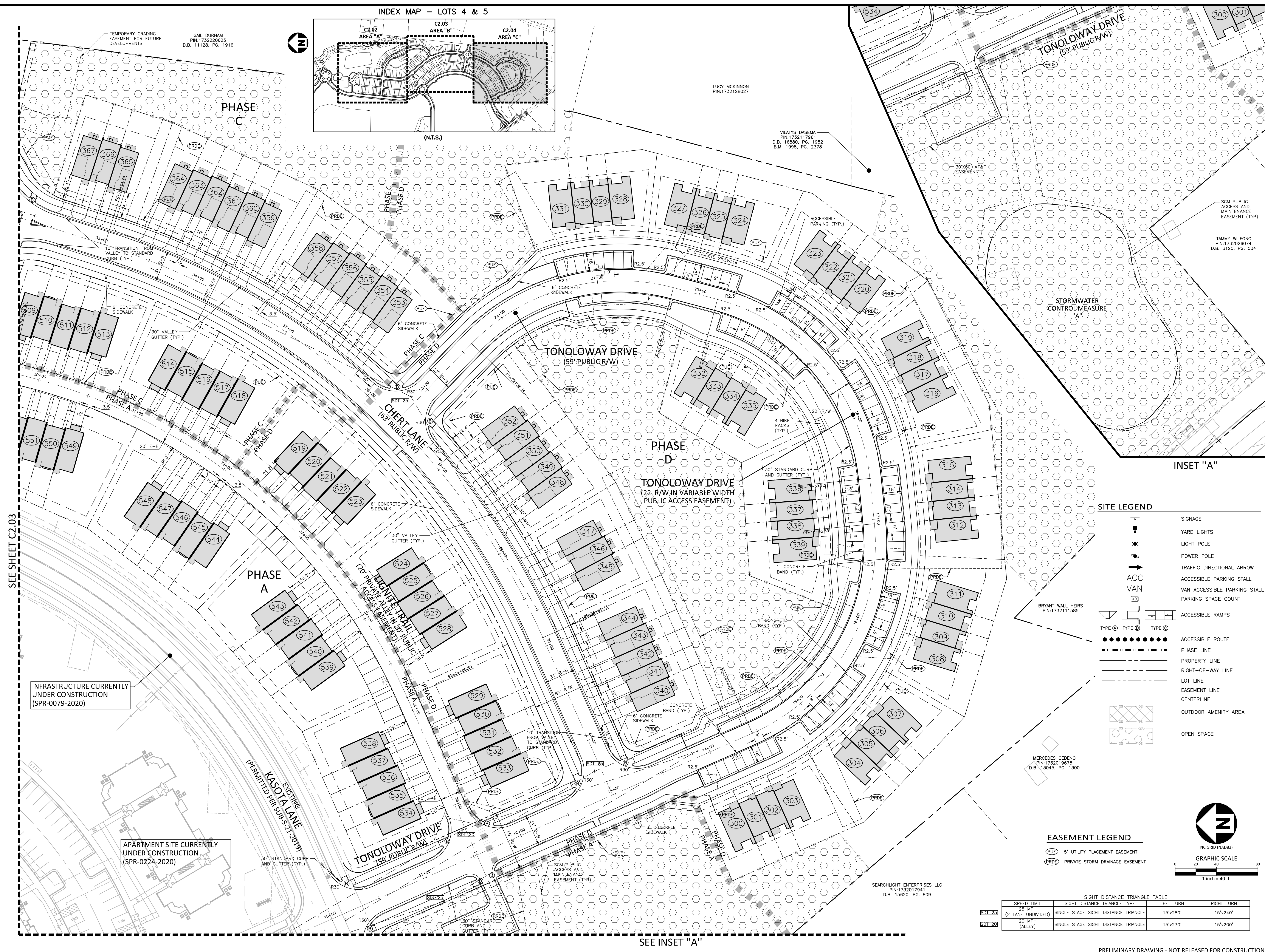
NO.	DATE	REVISION
1	02.19.2021	PER CITY OF RALEIGH COMMENTS
2	05.06.2021	PER CITY OF RALEIGH COMMENTS
3	06.29.2021	PER CITY OF RALEIGH COMMENTS
4	07.26.2021	PER CITY OF RALEIGH COMMENTS

**PLAN INFORMATION**

PROJECT NO.	HLE-20020
FILENAME	HLE20020-PSP-S1
CHECKED BY	NDW
DRAWN BY	KWH
SCALE	1"=40'
DATE	10.23.2020

**SHEET**

**SITE PLAN**  
**AREA "C"**  
**C2.04**



SEE SHEET C2.03

W:\Projects\Halle\HLE-20020\04-Production\Engineering\Site Plan - Construction Drawings\Current Drawings\HLE20020-PSP-S1.dwg, 7/30/2021 12:33:02 PM, Kitchin, Max

SEE INSET "A"

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION