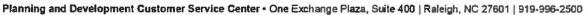
Preliminary Subdivision Application







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.

DEVELOPMENT TYPE (UDO Section 2.1.2)							
Х	Conventional Subdi	vision Com	pact Development	Conservation	on Developme	nt	Cottage Court
NOTE:	NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District						
		110	GENERAL INFORM	MATION			1.00
Scopin	Scoping/sketch plan case number(s): N/A						
Develo	pment name (subje	ct to approval): C	olde Towne Lots	4 and 5 Su	bdivision		
Proper	ty Address(es): 53	25 Rock	Quarry R	oad; 0 \$	3. New	Но	pe Road
Record	Recorded Deed PIN(s): 1732-05-4494; 1732-11-1958						
What is project		Single family Apartment	✓ Townhous Non-reside		Other:		Attached houses
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION NOTE: Please attach purchase agreement when submitting this form							
Company: Olde Towne WEH LP			Owner/Developer Name and Title: Eric Rifkin, Assistant VP				
Address: 56 Hunter Street, Suite 110, Apex, North Carolina 27502							
Phone #:919.387.1885			Email: erifkin@hallecompanies.com				
APPLICANT INFORMATION							
Compa	ny: McAd	dams	Contact Name and Title: Nick Williamson				
	A 1944 - A 1		Address: 2905 M	eridian Park	way, Durh	am, I	NC 27713
Phone	#:919.361.5000	Email: williamson@mcadamsco.com					

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? ✓ Yes No			
Conditional Use District (CUD) Case # Z- 7-18	Board of Adjustment (BOA) Case # A-			
	RINFORMATION			
Existing Impervious Surface: Acres: 0 Square Feet: 0	Proposed Impervious Surface: Acres: 18.57 Square Feet: 809,096			
Neuse River Buffer ✓ Yes No	Wetlands ☐ Yes ✓ No			
Is this a flood hazard area? Yes No If yes, please provide the following: Alluvial soils: N/A Flood study: N/A FEMA Map Panel #:				
NUMBER OF LO	TS 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				
SIGNATUR	REBLOCK			
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.

OLDE TOWNE - LOTS 4 AND 5

Preliminary Subdivision Application Planning and Development 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. X Conventional Subdivision | Compact Development | Conservation Development evelopment name (subject to approval): Olde Towne Lots 4 and 5 Subdivision roperty Address(es): 5325 Rock Quarry Road; 0 S. New Hope Road ecorded Deed PIN(s): 1732-05-4494; 1732-11-1958 NOTE: Please attach purchase agreement when submitting this form Company: Olde Towne WEH LP Owner/Developer Name and Title: Eric Rifkin, Assistant VP Contact Name and Title: Nick Williamsor Address: 2905 Meridian Parkway, Durham, NC 27713 Continue to page 2 > DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments) Gross site acreage: 49.33 acres Zoning districts (if more than one, provide acreage of each): R-10 CU Inside City limits? ✓ Yes No Flood study: N/ NUMBER OF LOTS AND DENSITY otal # of townhouse lots: 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

RALEIGH, NORTH CAROLINA, 27610 PRELIMINARY SUBDIVISION PLAN

CITY OF RALEIGH CASE # SUB-0070-2020 PROJECT NUMBER: HLE-20020

DATE: OCTOBER 23, 2020

regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, 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. SITE DATA Please email your completed application to SiteReview@raleighnc.gov

SPECIAL CONDITIONS OF SUBDIVISION APPROVAL ZONING CONDITIONS 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). 1. TOTAL NUMBER OF DWELLING UNITS SHALL NOT EXCEED 1,700 UNITS ON THE SUBJECT PROPERTY. THE APARTMENT BUILDING TYPE SHALL NOT 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

PROPOSED TOWNHO	DME:	3 BEDROOM: 305 UNITS (93 Z	ERO-CAR GARAGE UNITS; 156 ONE CAR GARAGE UNITS; 56 TWO CAR GARAGE UNITS)	
PARKING DATA:	VEHICLE PARKING	REQUIRED: PROVIDED: TOWNHOUSE SPACES: SURFACE SPACES:	2 SPACES/UNIT*305 UNITS= 610 SPACES 709 SPACES 418 SPACES (209 ONE GARAGE UNITS = 1 GARAGE SPACE + 1 DRIVEWAY SPACE/UNIT)= 2 SPACES/UNIT 36 SPACES (9 TWO GARAGE UNITS = 2 GARAGE SPACES + 2 DRIVEWAY SPACES/UNIT)= 4 SPACES/UNIT 255 SPACES	
	ACCESSIBLE PARKING	REQUIRED: 7 TOTAL ACCESSIB PROVIDED: 12 TOTAL ACCESSI	SLE SPACES; MIN. 2 VAN SPACES BLE SPACES; 7 VAN SPACES	
	BIKE PARKING	REQUIRED: 305*1 SPACE/20 UNITS = 16 SPACES SHORT-TERM ONLY PROVIDED: 7 RACKS (20 SPACES)		
	PARKING SETBACK	PRIMARY: SIDE STREET: SIDE LOT LINE: REAR LOT LINE: ALLEY, GARAGE ONLY	20' 10' 0' OR 3' 3' 4'	
BUILDING HEIGHT:		MAXIMUM ALLOWED:	3 STORIES (45')	

	Impervious Tracking by Lot				
	Allocated ROW Impervious Area* (sf)	Proposed Lot Impervious (sf)	Total Lot Impervious (sf)		
Lot 3	58,985	99,717	158,702		
Lot 4	78,080	625,126	703,206		
Lot 5	4,806	151,809	156,615		
Lot 10	0	0	0		

*Note: The Impervious Area allocated on the table above is for Right-of-Way improvements associated with the Subdivision Plan (Case#: SPR-0079-2020). Any future impervious area is subject to development regulations

TC-6-19, 8.3.A.1.B.II "THE RESULTING STREET CONNECTION, IF COMPLETED, WOULD NEITHER REDUCE THE PERIMETER OF THE OVERSIZED BLOCK BY AT LEAST 20 PERCENT NOR RESULT IN CONFORMING BLOCK

TC-6-19, 8.3.A.1.B.VI.D "THE CREATION (ON THE PROPERTY TO BE DEVELOPED) OR CONTINUATION (ON AN ADJACENT PROPERTY) OF ANY NEW STREET OR STREET STUB WOULD BE OBSTRUCTED BY ANY OF THE FOLLOWING: . . . D. PREVIOUSLY ESTABLISHED TREE CONSERVATION AREA, OPEN SPACE OR PUBLIC

a. THERE IS PREVIOUSLY RECORDED TREE CONSERVATION AREA AS NOTED ON SHEET C2.09 THAT WOULD PREVENT A STREET STUB ON THE NORTHERN END OF THIS DEVELOPMENT.

a. AS SHOWN ON SHEET C2.09 OF THIS PLAN SET, MANY OF THE LOTS ADJACENT TO THIS SITE ARE <2

TC-6-19, 8.3 A.1.B.IX "THE PROPERTY TO BE DEVELOPED OR THE ADJACENT PROPERTY TO WHICH ANY NEW STREET OR STUB STREET WOULD BE CONTINUED CONTAINS ONE OR MORE OF THE FOLLOWING LAND USES: ...ANY RESIDENTIAL USE IN AN ATTACHED OR DETACHED BUILDING TYPE ON LOTS NO LARGER THAN 2 ACRES."

1. BUILD-TO REQUIREMENTS NO LONGER NECESSARY TO BE MET PER TC-19-19 IN LIEU OF

PREVIOUSLY REQUIRED BUILD TO STANDARDS AND APPROVED APPEARANCE COMMISSION

. AS SHOWN ON SHEET C2.09 OF THIS PLAN SET, ADDITIONAL CONNECTIONS WOULD NOT BE ABLE TO REDUCE THE OVERSIZED BLOCK BY EVEN 20%

ROCK QUARRY JONES SAUSAGE	S NEW HOPE	PROJECT SITE

Page 2 of 2

	VICINITY MAP	
-	1" = 1000'	

SITE ADDRESS:	5325 ROCK QUARRY, RALEIGH NORTH CAROLINA, 27610			
PARCEL PIN NUMBER:	1732111958, 1732165428			
LOTS WITHIN OLDE TOWNE SUBDIVISION	LOT 4, LOT 5	LOT 4, LOT 5		
EXISTING ZONING:	R-10-CU (RESIDENTIAL - 10 -	CONDITIONAL USE)		
OVERLAY DISTRICT:	NONE APPLICABLE			
BLOCK PERIMETER:	MAX ALLOWABLE: PROPOSED: *(SEE BLOCK PERIMETER PL	3,750 LF 3,201 LF (ROW INTERNAL TO SITE ONLY, LARGEST BLOCK EXCLUDED PER BELOW)' ANS FOR DETAILS)		
WATERSHED:	WALNUT CREEK			
FLOODPLAIN/FIRM PANEL:	NONE APPLICABLE			
SITE AREA:	LOT 4 AREA: LOT 5 AREA: GROSS SITE AREA:	36.81 AC. OF 42.78 AC. 12.52 AC. 49.33 AC		
EXISTING USE:	VACANT			
PROPOSED USE:	TOWNHOUSE			
PROPOSED DWELLING UNITS:	305 UNITS			
R-10 DENSITY:	ALLOWABLE: PROPOSED:	10 DU/ AC. 305 DU/49.33 AC.= <u>6.2 DU/AC.</u>		
IMPERVIOUS AREA FOR LOTS 4,5	EXISTING IMPERVIOUS: PROPOSED IMPERVIOUS:	0.00 AC 19.74 AC (859,821 SF)		

NEAR THE INTERSECTION OF THE NEW HOPE ROAD AND WALNUT CREEK (THE "PARK LAND") FOR USE AS A PUBLIC OR PRIVATE PARK. THE

(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

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

(A) THE "RED ROUTE" FROM "NODE 1" AT SOUTH NEW HOPE ROAD HEADING EASTWARD ACROSS THE SUBJECT PROPERTY FOR AT LEAST 1500

(B) THE "GREEN ROUTE" FROM THE TERMINUS OF THE "RED ROUTE" TO "NODE 2" AT BARWELL ROAD WHEN A ROADWAY CONNECTION IS

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 OWNER SHALL ENSURE THE PARK LAND HAS ACCESS FROM A STREET INTERNAL TO THE PROJECT

LINEAR FEET PRIOR TO THE CERTIFICATE OF OCCUPANCY FOR THE CLUBHOUSE FACILITY:

CONSERVATION AREA. STORMWATER DEVICES AND OTHER OPEN SPACE.

ZONING CONDITION RESPONSES

3. GREENWAY TRAILS SHOWN ON PROPERTY PER THIS REQUIREMENT WITHIN S-21-19,

2. DEDICATION WILL OCCUR PRIOR TO THE 1ST CO, LOT 1 OF S-21-19 DEED OF

COMPLIANCE TABLE BELOW).

TRANSFER IS WITH THE CITY ATTORNEY'S OFFICE.

THIS SITE IS NOT SUBJECT TO GREENWAY STANDARDS.

4. THIS REQUIREMENT HAS BEEN EXCEEDED (SEE TABLE BELOW).

5. THIS REQUIREMENT DOES NOT APPLY TO THIS SITE, HAS BEEN MET PER

DWELLING UNITS:	MAXIMUM ALLOWABLE DWELLING UNITS:	1,700 UNITS
	TOTAL PROPOSED UNITS:	891 UNITS
	ASR-0095-2019 (APARTMENTS):	360 UNITS
	SUB-0007-2020 (LOT 2 TOWNHOUSE):	226 UNITS
	SUB-0070-2020 (LOT 4 & 5 TOWNHOUSE):	305 UNITS
OPEN SPACE:	GROSS SITE AREA PER SUBDIVISION CASE #S-21-19:	229.70 AC (LOTS 1-12)
	LESS RIGHT OF WAY DEDICATION:	0.00 AC
	NET SITE AREA:	229.70 AC
	TOTAL REQUIRED OPEN SPACE:	57.46 ACRES (25% NET SITE AREA)
	TOTAL OPEN SPACE PROPOSED:	70.46 AC
	LOT 1 OPEN SPACE:	33.98 AC (100% OF LOT SITE AREA)
	LOT 6,7,8,9,12 OPEN SPACE:	17.50 AC (39% OF PROJECT SITE AREA)
	LOT 4,5 OPEN SPACE:	7.80 AC (14% OF PROJECT SITE AREA)

OUTDOOR AMENITY AREA				
SITE AREA	49.33 AC			
REQUIRED OUTDOOR AMENITY AREA	4.9 AC (10%)			
PROVIDED OUTDOOR AMENITY AREA	7.92 AC (16.1%)			



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.

AAD-05-21 - 2201 & 2361 KASOTA LANE)

BLOCK PERIMETER: BLOCK PERIMETER STANDARDS (UDO 8.3.2.A).

BUILD-TO:

SOLID WASTE COMPLIANCE STATEMENT:

L5.02

L5.03

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

SHEET INDEX

SIILLI IIV	DLA
C0.00	PROJECT NOTES
C1.00	EXISTING CONDITIONS - STAGE 1 - OVERALL
C1.01	EXISTING CONDITIONS - STAGE 1 - AREA "A"
C1.02	EXISTING CONDITIONS - STAGE 1 - AREA "B"
C1.03	EXISTING CONDITIONS - STAGE 1 - AREA "C"
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	LOT DIMENSION PLAN - AREA "A"
C2.06	LOT DIMENSION PLAN - AREA "B"
C2.07	LOT DIMENSION PLAN - AREA "C"
C2.08	TRANSPORTATION PLAN
C2.09	BLOCK PERIMETER PLAN
C2.10	PHASING 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"
C4.00	OVERALL UTILITY PLAN
C4.01	UTILITY PLAN - AREA "A"
C4.02	UTILITY PLAN - AREA "B"
C4.03	UTILITY PLAN - AREA "C"
C8.00	SITE DETAILS
C8.01	SITE DETAILS
C8.02	STORM DRAINAGE DETAILS
C8.03	WATER DETAILS
C8.04	SANITARY SEWER DETAILS
L5.00	OVERALL LANDSCAPE PLAN
L5.01	LANDSCAPE PLAN - AREA "A"

LANDSCAPE PLAN - AREA "B"

LANDSCAPE PLAN - AREA "C"

SEE SHEET CO.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.

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.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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

CONTACT

NICK WILLIAMSON williamson@mcadamsco.com PHONE: 919. 361. 5000

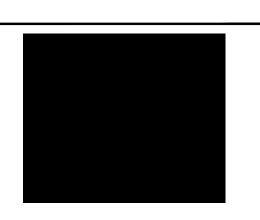
CLIENT

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



PROJECT DIRECTORY

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



REVISIONS

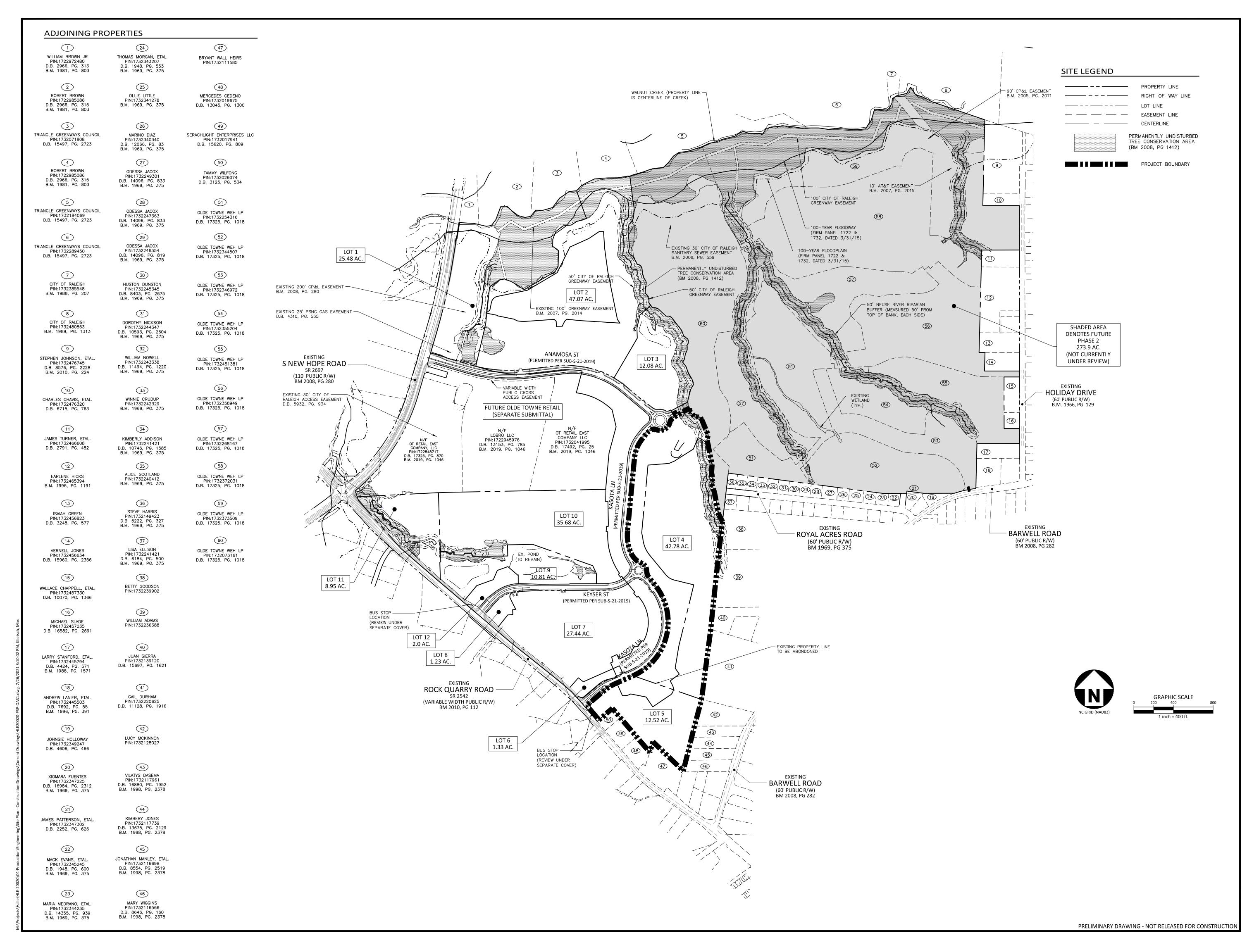
1 02. 19. 2021 PER CITY OF RALEIGH COMMENTS 2 05. 06. 2021 PER CITY OF RALEIGH COMMENTS

3 06. 29. 2021 PER CITY OF RALEIGH COMMENTS

3 07. 26. 2021 PER CITY OF RALEIGH COMMENTS

PRELIMINARY SUBDIVISION PLAN FOR:

OLDE TOWNE - LOTS 4 AND 5 RALEIGH, NORTH CAROLINA, 27610 PROJECT NUMBER: HLE-20020





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

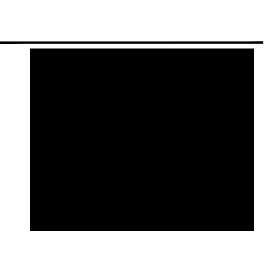
CLIENT

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



VHOMES 5 ON PLAN

OLDE TOWNE TOWNHOM
LOTS 4 AND 5
PRELIMINARY SUBDIVISION PLA
RALEIGH, NORTH CAROLINA, 27610



REVISIONS

NO. DATE

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

DATE SHEET

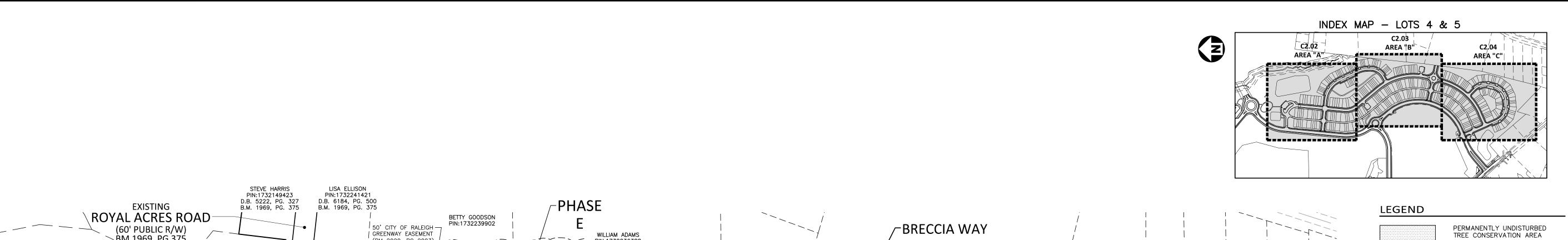
SCALE

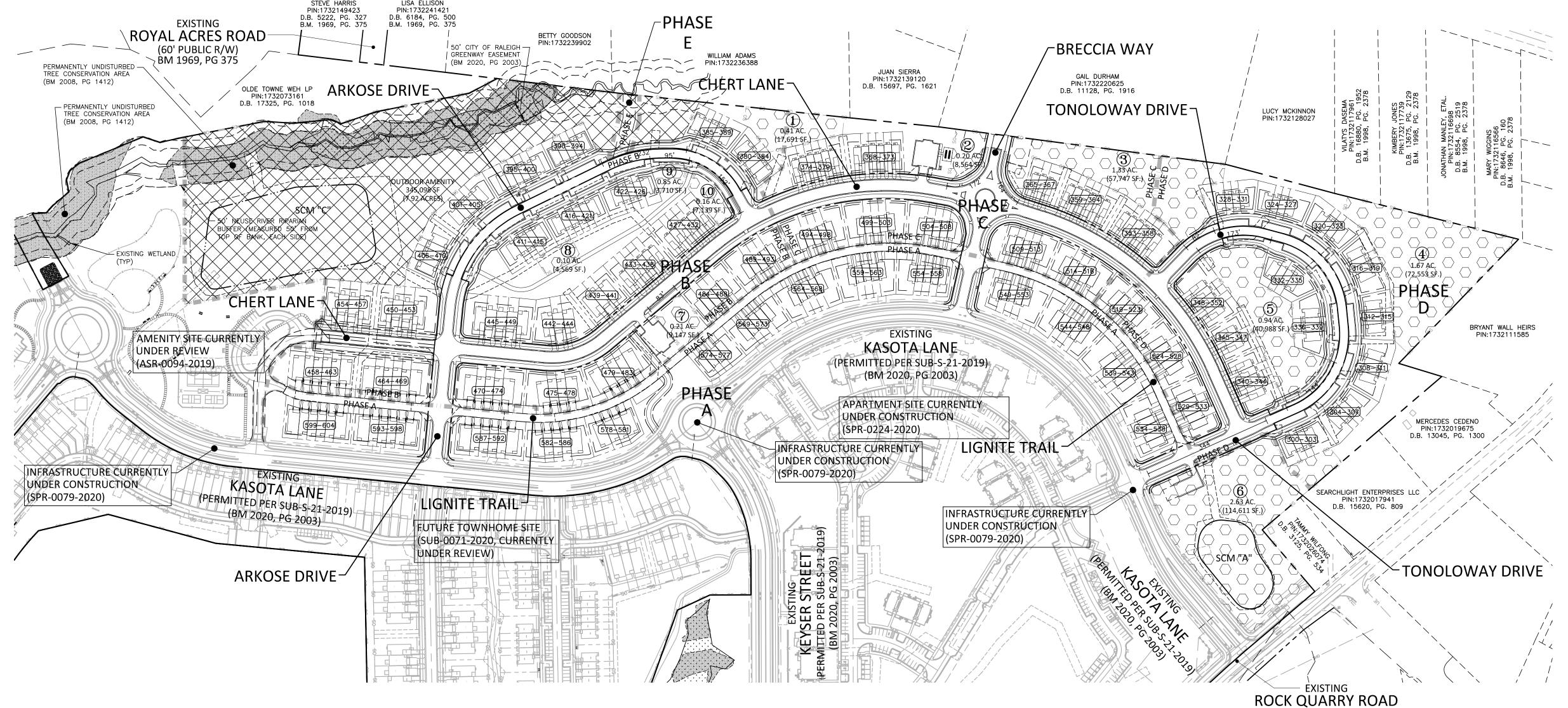
OVERALL SUBDIVISION

1"=400'

10. 23. 2020

C2.00





	20' REAR LOT SETBACK
	6' SIDE LOT SETBACK— (10' IF SIDE STREET)
	SINGLE USE DRIVEWAYS TO BE 18' MAXIMUM CAR CAR CAR 24 1 1 20 1 20 1 20 1 20 1 20 1 20 1 20 1 20 1 20 1 20 1 20 1 20 1 20 1 20 20
10' PRIMARY STREET 10' 30.8'	
3.5'	18' 10'
3.5' 30" VALLEY GUTTER (TYP.)	5' CITY OF RALEIGH PUBLIC UTILITY EASEMENT

TYPICAL LOT DETAIL
1"=20'

SEE SHEET CO.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

SR 2542 (VARIABLE WIDTH PUBLIC R/W) BM 2010, PG 112

SCM STORMWATER CONTROL MEASURE (SEE "C9" SHEETS)

AREA "C"	
	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

(BM 2008, PG 1412)

OUTDOOR AMENITY AREA

WETLAND

OPEN SPACE

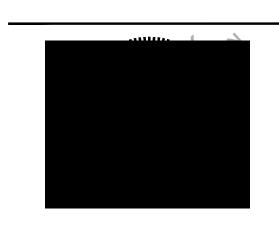
www.mcadamsco.com

CLIENT

HALLE BUILDING GROUP 56 HUNTER STREET, SUITE 110 APEX, NORTH CAROLINA, 27502

PHONE: 919. 387. 1885





OLDE

REVISIONS

NO. DATE

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 HLE20020-PSP-OAS2 FILENAME

CHECKED BY DRAWN BY SCALE 1"=150' DATE 10. 23. 2020

SHEET

OVERALL SITE PLAN

HOA OPEN SPACE LOTS

LOT # AREA 1 17,691 SF 1 17,691 SF 2 8,564 SF

3 57,747 SF 4 72,553 SF

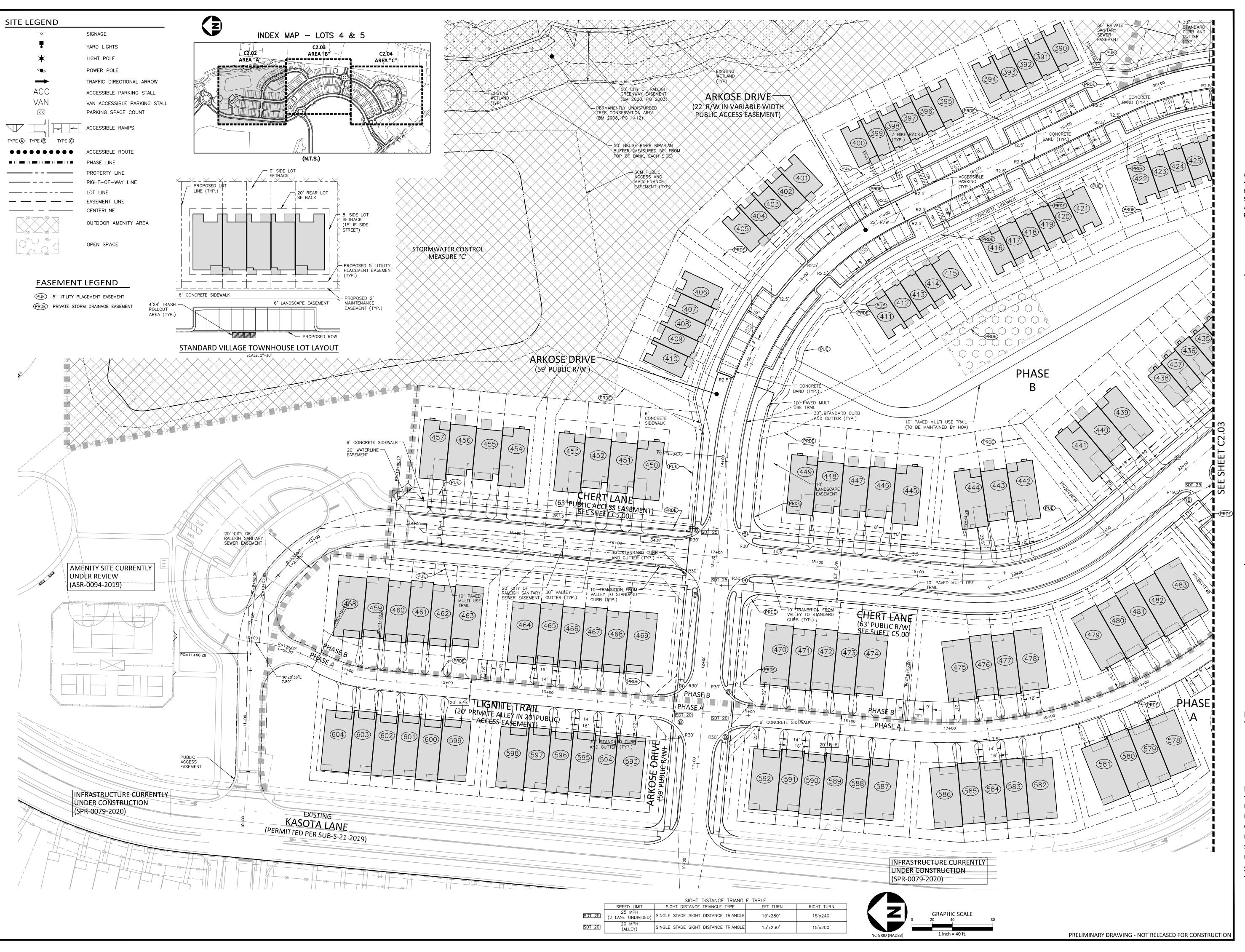
6 114,611 SF
7 9,149 SF
8 4,569 SF
9 3,710 SF
10 7,139 SF

339,664 SF (7.80 AC.)

GRAPHIC SCALE

1 INCH = 150 FT.

40,988 SF 114,611 SF





MCADAMS
The John R. McAdams Company, Inc.

2905 Meridian Parkway

Durham, NC 27713

phone 919. 361. 5000 fax 919. 361. 2269

www.mcadamsco.com

license number: C-0293, C-187

CLIENT

HALLE BUILDING GROUP 56 HUNTER STREET, SUITE 110



Hale BUILDING GROUP

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



REVISIONS

DATE

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

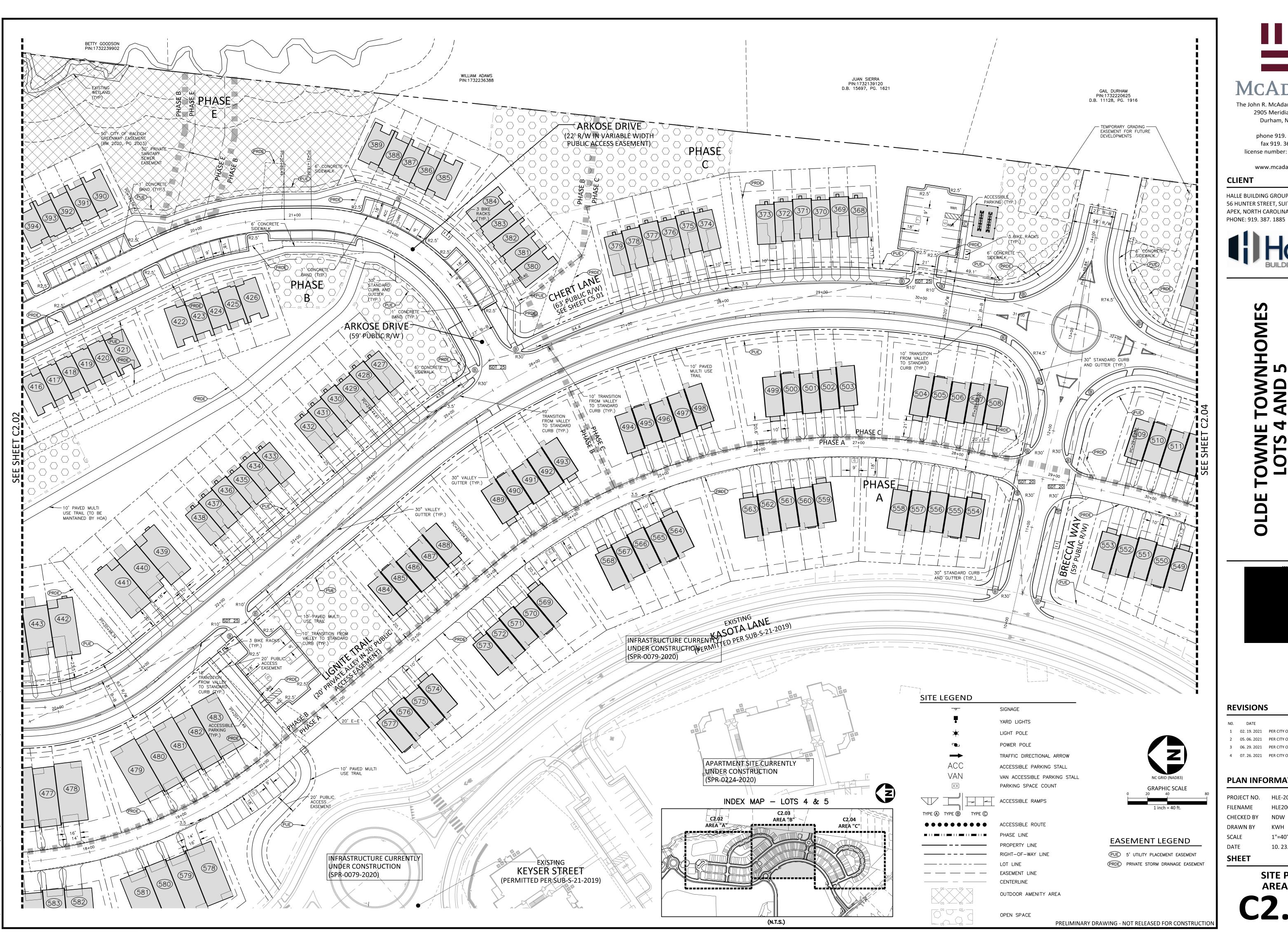
DRAWN BY KWH

SCALE 1"=40'

DATE 10. 23. 2020

SHEET SITE DI A

SITE PLAN AREA "A" C2.02





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

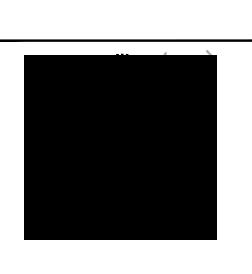
www.mcadamsco.com

CLIENT

HALLE BUILDING GROUP 56 HUNTER STREET, SUITE 110 APEX, NORTH CAROLINA, 27502



OLDE



REVISIONS

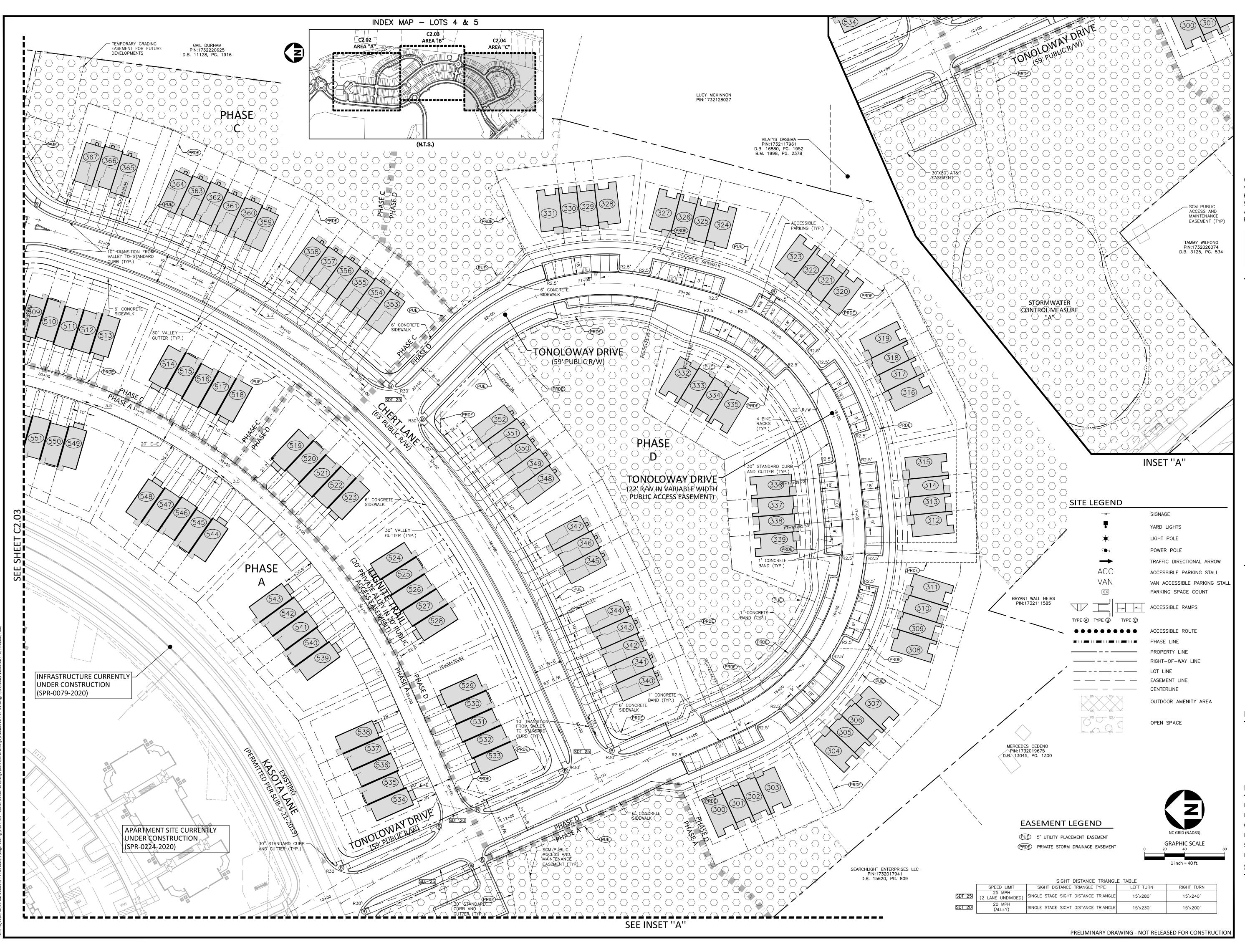
NO. DATE 1 02. 19. 2021 PER CITY OF RALEIGH COMMENTS 2 05. 06. 2021 PER CITY OF RALEIGH COMMENTS

4 07. 26. 2021 PER CITY OF RALEIGH COMMENTS

PLAN INFORMATION PROJECT NO. HLE-20020 HLE20020-PSP-S1 FILENAME

CHECKED BY DRAWN BY SCALE DATE 10. 23. 2020

SITE PLAN AREA "B"





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

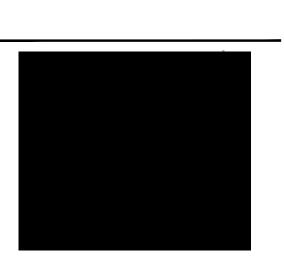
CLIENT

HALLE BUILDING GROUP 56 HUNTER STREET, SUITE 110 APEX, NORTH CAROLINA, 27502



MES

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



REVISIONS

NO. DATE

1 02. 19. 2021 PER CITY OF RALEIGH COMMENTS
2 05. 06. 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

DRAWN BY KWH

SCALE 1"=40'

DATE 10. 23. 2020

DATE SHEET

> SITE PLAN AREA "C"