Administrative Approval Action

Case File / Name: SUB-0070-2020
DSLC - Olde Towne Lots 4 and 5 Subdivision

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

LOCATION: This 49.33 acre site consisting of lots 4 and 5 of Olde Towne Subdivision, zoned R-10 CU (TCZ-4-2019) is located on the east side of Kasota Lane at 5325 Rock Quarry Road.

REQUEST: This is a 49.33 acre townhome development within the greater Olde Towne Subdivision. This multi-family townhome subdivision is zoned R-10 CU and consists of 305 dwelling units and multiple open lots to be owned in common as well as associated infrastructure. The plan shows several phases of development.

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 July 26, 2021 by McAdams Co.**

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. For clarification, provide order in which phases are to be recorded (on sheet C2.10), and add a description of proposed phase "E" as it is not clear as to what is being phased with phase "E".

2. All lots to be owned and maintained by a Home Owner Association should be numbered, labeled, and recorded in a chart on sheets (C2.01, and C2.05- C2.07). HOA lots are different from, but can include the 10 open space lots shown.

Public Utilities

3. A Water Model in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval prior to concurrent approval.

4. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval.

Stormwater

5. 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).

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

7. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

8. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

Urban Forestry

9. Tree protection fence protecting existing Permanently Undisturbed Tree Conservation Areas 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.

☑	Stormwater Maintenance Covenant Required
☑	Slope Easement Required
☑	Public Access Easement Required

☑	Utility Placement Easement Required
☑	Sidewalk Easement Required

☑ **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 tract (S-21-2019, Old Town Subdivision)

Engineering

2. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, 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 plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of this document is 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.

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4. 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.

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

6. A Public Access deed of easement be approved by City staff, 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 plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of this document is not provided, further recordings and building permit issuance will be withheld.

7. A Slope easement deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat 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 recording. If a recorded copy of the document is 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 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).

10. 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).

11. 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).

12. 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).

13. 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).

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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 148 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

☑ **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:

Public Utilities

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

Urban Forestry

2. Tree impact permits must be obtained for the approved streetscape tree installations in the rights of way. This development proposes 101 street trees along Chert Lane, 17 street trees along Arkose Drive, 16 street trees along Breccia Way, 14 street trees along Tonoloway Drive, and 70 street trees along Kasota Lane adjacent to this development, for a total of 218 street trees.

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

General

1. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

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: 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 15, 2024
Record at least ½ of the land area approved.

5-Year Sunset Date: December 15, 2026
Record entire subdivision.

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I hereby certify this administrative decision.

Signed: Alysia Bailey Taylor Date: 08/18/2021
Development Services Dir/Designee
Staff Coordinator: Michael Walters

OLDE TOWNE - LOTS 4 AND 5

RALEIGH, NORTH CAROLINA, 27610

PRELIMINARY SUBDIVISION PLAN

CITY OF RALEIGH CASE # SUB-0070-2020

PROJECT NUMBER: HLE-20020

DATE: OCTOBER 23, 2020

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

Raleigh

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)			
X Conventional Subdivision	Compact Development	Conservation Development	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): N/A	
Development name (subject to approval): Olde Towne Lots 4 and 5 Subdivision	
Property Address(es): 5325 Rock Quarry Road; 0 S. New Hope Road	
Recorded Deed PIN(s): 1732-05-4494; 1732-11-1958	
What is your project type?	☐ Single family ☐ Apartment ☑ Townhouse ☐ Non-residential ☐ 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	
Company: McAdams	Contact Name and Title: Nick Williamson
	Address: 2905 Meridian Parkway, Durham, NC 27713
Phone #: 919.361.5000	Email: williamson@mcadamsco.com

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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-

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0 Square Feet: 0	Proposed Impervious Surface: Acres: 19.74 Square Feet: 859,821
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 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: [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.

ZONING CONDITIONS

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

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

ZONING CONDITION RESPONSES

1. UNITS WITHIN THIS SUBDIVISION WILL STILL KEEP UNDER 1700 UNITS MAXIMUM (SEE COMPLIANCE TABLE BELOW).
2. DEDICATION WILL OCCUR PRIOR TO THE 1ST CO, LOT 1 OF S-21-19 DEED OF TRANSFER IS WITH THE CITY ATTORNEY'S OFFICE.
3. GREENWAY TRAILS SHOWN ON PROPERTY PER THIS REQUIREMENT WITHIN S-21-19, 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 ASR-0095-2019.

SPECIAL CONDITIONS OF SUBDIVISION APPROVAL

PARKING DATA

PROPOSED TOWNHOME:		3 BEDROOM: 305 UNITS (93 ZERO-CAR GARAGE UNITS; 156 ONE CAR GARAGE UNITS; 56 TWO CAR GARAGE UNITS)
PARKING DATA:	VEHICLE PARKING	REQUIRED: 2 SPACES/UNIT*305 UNITS= 610 SPACES PROVIDED: 709 SPACES TOWNHOUSE 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 SURFACE SPACES: 255 SPACES
	ACCESSIBLE PARKING	REQUIRED: 7 TOTAL ACCESSIBLE SPACES; MIN. 2 VAN SPACES PROVIDED: 12 TOTAL ACCESSIBLE 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: 20' SIDE STREET: 10' SIDE LOT LINE: 0' OR 3' REAR LOT LINE: 3' ALLEY, GARAGE ONLY 4'
BUILDING HEIGHT:		MAXIMUM ALLOWED: 3 STORIES (45') PROPOSED: 2 STORIES (30')

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*

SITE DATA

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

BLOCK PERIMETER:

BLOCK PERIMETER STANDARDS (UDO 8.3.2.A).

- 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 PERIMETERS."
  a. AS SHOWN ON SHEET C2.09 OF THIS PLAN SET, ADDITIONAL CONNECTIONS WOULD NOT BE ABLE TO REDUCE THE OVERSIZED BLOCK BY EVEN 20%
- 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 PARK"
  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.
- 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."
  a. AS SHOWN ON SHEET C2.09 OF THIS PLAN SET, MANY OF THE LOTS ADJACENT TO THIS SITE ARE <2 ACRES.

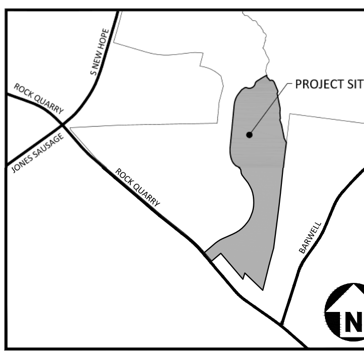
BUILD-TO:

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 CASE FOR THIS PROJECT (AAD-05-21 - 2201 & 2361 KASOTA LANE)

ZONING CONDITION COMPLIANCE TABLE

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%)



VICINITY MAP

1" = 1000'

Know what's below. Call before you dig.

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.

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 RALEIGH.
3. INDIVIDUAL ROLLOUT CARTS WILL BE PROVIDED.

SHEET INDEX

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"
L5.02	LANDSCAPE PLAN - AREA "B"
L5.03	LANDSCAPE PLAN - AREA "C"

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.

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

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

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

[redacted]

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
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

M:\Projects\Halle\HLE-20020\04-Production\Engineering\Site Plan - Construction Drawings\Current Drawings\HLE20020-PSP-CS1.dwg, 7/26/2021 3:47:59 PM, Klietsch, Max

SITE PLAN NOTES

1. NON-ALLEY LOADED DRIVEWAYS MAY INTERSECT A STREET NO CLOSER THAN 20 FEET FROM THE INTERSECTION OF TWO STREET RIGHT-OF-WAYS. THE MINIMUM CORNER CLEARANCE FROM CURB LINE OR EDGE OF PAVEMENT OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE RADIUS OF CURVATURE, OR 20 FEET FROM THE INTERSECTION OF RIGHT-OF-WAY LINES, WHICH EVER IS GREATER. THE RADIUS OF THE DRIVEWAY SHALL NOT ENCROACH ON THE MINIMUM CORNER CLEARANCE. REFER TO SECTION 6.5 OF THE LATEST VERSION OF THE RALEIGH STREET DESIGN MANUAL FOR ADDITIONAL DETAILS.
2. RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 50' OF ALL MINOR RESIDENTIAL, RESIDENTIAL, AND RESIDENTIAL COLLECTOR INTERSECTIONS. THE FULL LENGTH OF THE RIGHT-OF-WAY SHALL BE CLEARED AND GRADED ALONG ALL MAJOR, MINOR, & SENSITIVE AREA THOROUGHFARES.
3. WITHIN THE AREA DEFINED SIGHT TRIANGLES SHOWN ON THESE PLANS, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND 8 FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVEL WAY IF NO CURB LINE EXISTS. REFER TO SECTION 6.12 OF THE LATEST VERSION OF THE RALEIGH STREET DESIGN MANUAL FOR ADDITIONAL DETAILS.
4. MULTIWAY STOP CONTROL WILL NOT BE USED AT ANY PUBLIC STREET INTERSECTION WITHOUT AN ENGINEERING STUDY TO PROVIDE DATA TO CITY OF RALEIGH TRANSPORTATION DIVISION THAT THE MULTIWAY STOP INSTALLATION WARRANTS CAN BE MET AND ORDINANCED BY CITY COUNCIL APPROVAL.
5. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
6. ALL DIMENSIONS SHOWN ON SITE PLAN ARE MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE ENGINEER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE OWNER.
8. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER, BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
9. THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS MAY NOT SHOW EVERY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED. THE CONTRACTOR SHALL INSTALL SUCH STANDARD APPURTENANCES AS REQUIRED TO CLOSELY FOLLOW THE GRADES AND ALIGNMENTS DEPICTED ON THE PLANS.
10. 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.
11. CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATIONS (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
12. PRIOR TO BEGINNING CONSTRUCTION BEYOND EROSION CONTROL MEASURES, THE GENERAL CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT (919) 996-2409, AND A REPRESENTATIVE OF THE ENGINEER AND OWNER. THE PURPOSE OF THIS MEETING IS TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THE FACILITIES DURING CONSTRUCTION.
13. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION, FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
14. ACCESSIBLE RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE (UDO) DETAILS.
15. ALL SIDEWALKS THAT CONNECT TO THE PUBLIC RIGHT-OF-WAY MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
16. TYPICAL PAVEMENT SECTION DETAILS ARE SHOWN WITHIN THIS SET AND INTENDED TO BE A MINIMUM PAVEMENT SECTION REQUIREMENT. THE CURRENT GEOTECHNICAL REPORT SHALL OVER-RIDE ALL TYPICAL PAVEMENT SECTIONS SHOWN, IF THE GEOTECHNICAL ENGINEER DEEMS A HEAVIER SECTION IS REQUIRED.
17. EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO SUBSTITUTION OF ALTERNATE EQUIPMENT.
18. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO THE LATEST VERSION OF THE RALEIGH STREET DESIGN MANUAL AND CONTACT PUBLIC WORKS STAFF FOR FURTHER GUIDANCE.
19. ALL SIGNAGE ASSOCIATED WITH THE PUBLIC STREET SYSTEM SHALL ADHERE TO MUTCD STANDARDS AND SPECIFICATIONS.
20. ANY TRANSIT STOP LOCATIONS SHOWN ARE PRELIMINARY ONLY. FINAL LOCATION SHALL BE DETERMINED ONCE THE CITY OF RALEIGH TRANSIT ROUTE HAS BEEN FINALIZED. ALL TRANSIT STOPS SHALL HAVE A 10'x20'x6" (3000 PSI) CONCRETE PAD.

STORM DRAINAGE NOTES

1. ALL STORM DRAINAGE PIPES SHOWN SHALL BE REINFORCED CONCRETE (RCP) (MINIMUM CLASS III) UNLESS NOTED OTHERWISE. CONTRACTOR TO COORDINATE WITH THE GEOTECH TO VERIFY TYPE OF BEDDING REQUIRED BASED ON SOIL CONDITIONS. CONTRACTOR TO SELECT REQUIRED CLASS OF PIPE BASED ON DEPTH OF PIPE AND BEDDING PROVIDED PER THE AMERICAN CONCRETE PIPE ASSOCIATION GUIDELINES.
2. ALL STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARDS.
3. ALL CONCRETE SHALL MEET A MINIMUM 3000 PSI COMPRESSIVE STRENGTH.
4 ALL PIPE IN STORM DRAIN STRUCTURES SHALL BE STRUCK EVEN WITH INSIDE WALL.
5. ALL PIPE JOINTS SHALL BE MADE WITH PREFORMED JOINT SEALER, WHICH CONFORMS TO AASHTO SPECIFICATION M-198 FOR TYPE B FLEXIBLE PLASTIC GASKETS UNLESS OTHERWISE NOTED.
6. THE INTERIOR SURFACES OF ALL STORM DRAINAGE STRUCTURES SHALL BE POINTED UP AND SMOOTHED TO AN ACCEPTABLE STANDARD, USING MORTAR MIXED TO MANUFACTURER'S SPECIFICATIONS.
7. ALL BACKFILL SHALL BE NON-PLASTIC IN NATURE, FREE FROM ROOTS, VEGETATION MATTER, WASTE CONSTRUCTION MATERIAL OR OTHER OBJECTIONABLE MATERIAL. SAID MATERIAL SHALL BE CAPABLE OF BEING COMPACTED BY MECHANICAL MEANS AND SHALL HAVE NO TENDENCY TO FLOW OR BEHAVE IN A PLASTIC MANNER UNDER THE TAMPING BLOWS OR PROOF ROLLING.
8. MATERIALS DEEMED BY THE OWNER'S REPRESENTATIVE OR GEOTECH AS UNSUITABLE FOR BACKFILL PURPOSES SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.
9. BACKFILLING OF TRENCHES SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PIPE IS LAID. THE FILL AROUND THE PIPE SHALL BE THOROUGHLY COMPACTED TO 95 % OF THE MAXIMUM DRY DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST. THE TOP EIGHT (8) INCHES SHALL BE COMPACTED TO 100 PERCENT STANDARD PROCTOR.
10. UNDER NO CIRCUMSTANCES SHALL WATER BE ALLOWED TO RISE IN UNBACKFILLED TRENCHES AFTER PIPE HAS BEEN PLACED.
11. ALL CONCRETE PIPE AND PRECAST STORM STRUCTURES SHALL MEET NCDOT STANDARDS BY MANUFACTURER.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL PIPE AND STRUCTURES FOR CRACKS OR BREAKS, PRIOR TO INSTALLATION. ANY DAMAGED ITEMS SHALL NOT BE INSTALLED.
13. "KNOCK-OUT" BOXES OR HDPE PIPE SHALL NOT BE ALLOWED WITHIN PUBLIC RIGHT-OF-WAYS UNLESS APPROVED IN WRITING BY CITY OF RALEIGH STORMWATER DEPARTMENT.

CITY OF RALEIGH PUBLIC UTILITIES STANDARD UTILITY NOTES (AS APPLICABLE)

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
2. UTILITY SEPARATION REQUIREMENTS:
   a) A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
   b) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
   c) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
   d) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
   e) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49).
   f) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
6. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
7. INSTALL 3/4" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
8. INSTALL 4" SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. WHERE SANITARY SERVICES ARE SERVING A BUILDING INSTALLED ON A FLOOR WITH A FINISHED FLOOR ELEVATION BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER, SUCH FIXTURES SHALL BE PROTECTED BY A BACKWATER VALVE INSTALLED IN THE SERVICE LINE. SANITARY SERVICES SERVING A BUILDING WITH A FINISHED FLOOR ELEVATION ABOVE THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER SHALL NOT DISCHARGE THROUGH A BACKWATER VALVE.
10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
11. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
12. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT STEPHEN CALVERLEY AT (919) 296-2334 OR STEPHEN.CALVERLEY@RALEIGHNC.GOV FOR MORE INFORMATION.
13. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

RETAINING WALL NOTES

1. THE RETAINING WALL ALIGNMENT SHOWN ON THESE PLANS DEPICTS THE LOCATION OF THE FRONT FACE OF THE RETAINING WALL AT THE TOP OF THE WALL. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING RETAINING WALLS ARE NOT LOCATED IN ANY STREAM BUFFERS, AND THEIR CONSTRUCTION DOES NOT ENCROACH INTO ANY ADJACENT PROPERTIES DUE TO ANY BATTER INCORPORATED IN THE DESIGN OF THE WALLS.
2. RETAINING WALLS ARE TO BE DESIGN-BUILD PROJECTS BY THE CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN FINAL CONSTRUCTION DRAWINGS FROM A REGISTERED ENGINEER AND GAIN ALL REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE RETAINING WALLS.
3. RETAINING WALLS SHALL BE ASSUMED TO BE BACKFILLED WITH OFF-SITE BORROW MATERIAL OR PROCESSED FILL, UNLESS THE CONTRACTOR CAN PROVIDE TO THE OWNER WITH CONFIRMATION FROM THE GEOTECHNICAL ENGINEER AND THE RETAINING WALL DESIGNER, THAT READILY AVAILABLE ON-SITE SOILS CAN BE USED.
4. THE TOP AND BOTTOM OF WALL ELEVATIONS SHOWN ON THESE PLANS IDENTIFY FINISHED GRADE ELEVATIONS ONLY. THE EXTENT THAT THE RETAINING WALL WILL BE EXTENDED BELOW GRADE TO THE FOOTING OR ABOVE GRADE TO THE TOP OF THE CAP BLOCK COURSE SHALL BE IDENTIFIED ON THE RETAINING WALL CONSTRUCTION DRAWINGS.
5. ALL RETAINING WALLS OVER 30" HIGH SHALL HAVE A SAFETY FENCE (DESIGN BY OTHERS).
6. ANY PART OF ANY RETAINING WALL THAT EXTENDS INTO THE RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT AGREEMENT. ENCROACHMENT AGREEMENTS FOR RETAINING WALLS SHALL BE APPROVED PRIOR TO CONSTRUCTION DRAWING APPROVAL.
7. ANY TIEBACK SYSTEMS FOR THE RETAINING WALLS SHALL NOT BE ALLOWED WITHIN PUBLIC RIGHT-OF-WAY.
8. STORMWATER RUN-OFF SHALL BE DIRECTED AWAY FROM RETAINING WALLS. ANY RUN-OFF FLOWING TO AND OVER A RETAINING WALL SHALL BE KEPT TO AN ABSOLUTE MINIMUM AND BROUGHT TO THE ATTENTION OF THE WALL DESIGNER PRIOR TO THEIR DESIGN.

GRADING NOTES

1. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION, FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
2. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER, PROVIDED BY CONTRACTOR RESPONSIBLE FOR EXCAVATION.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
4. 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.
5. PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF RALEIGH STORMWATER AND EROSION CONTROL DEPARTMENT, THE ENGINEER AND A REPRESENTATIVE OF THE OWNER.
6. CONSTRUCTION, MAINTENANCE AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. TIMING OF REMOVAL SHALL BE COORDINATED WITH THE EROSION CONTROL INSPECTOR.
7. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
8. SOIL UNDER BUILDINGS, PAVED AREAS AND WITHIN SLOPES GREATER THAN 3:1 (H:V) SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.

TRAFFIC CONTROL NOTES

1. THE CONTRACTOR SHALL CONDUCT ALL WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
3. NO WORK ON, OR BLOCKAGE OF, EXISTING THROUGH TRAFFIC LANES SHALL OCCUR DURING THE PEAK TRAFFIC HOURS OF 7AM-9AM AND 4PM-6PM, MONDAY THROUGH FRIDAY. THE CONTRACTOR MUST OBTAIN A LANE CLOSURE PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE. PLEASE CONTACT THE CITY PUBLIC WORKS DEPARTMENT - TRANSPORTATION OPERATIONS DIVISION AT (919)-996-3030 FOR LANE CLOSURES AT LEAST 48 HOURS IN ADVANCE AND FOR STREET CLOSURES, AT LEAST 2 WEEKS IN ADVANCE. PROVIDE EXACT LOCATION, CROSS STREET, DATES FOR LANE CLOSURE, CONTACT PERSON AND FAX NUMBER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE INSPECTIONS DEPARTMENT TO OBTAIN A STREET CUT PERMIT. THE PERMIT FORM IS ON-LINE (RALEIGH.GOV) AND SHALL BE COMPLETED AND FAXED TO (919)-516-2685. THE PERMIT LASTS FOR 30 DAYS AND CAN BE EXTENDED AT NO COST IF REQUEST IS MADE PRIOR TO PERMITS EXPIRATION DATE. INQUIRIES SHALL BE MADE AT (919)-996-2430.
5. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
6. THE CONTRACTOR SHALL HAVE A COMPLETE SET OF CONTRACT DOCUMENTS AS WELL AS ALL PERMITS, APPROVALS AND EASEMENTS ON THE JOB SITE AT ALL TIMES.
7. THE CONTRACTOR SHALL REPAIR ALL DAMAGED DRIVEWAYS, DRIVEWAY PIPES, CURB AND GUTTER, SIDEWALKS AND STREETS TO EXISTING CONDITION OR BETTER.
8. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. EXISTING PEDESTRIAN ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

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

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\Halle\HLE-20020\04-Production\Engineering\Site Plan - Construction Drawings\Current Drawings\HLE20020-PSP-N1.dwg, 7/26/2021 12:50:08 PM, Klietsch, Max

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Halle BUILDING GROUP

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

[redacted]

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
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PLAN INFORMATION

PROJECT NO.	HLE-20020
FILENAME	HLE20020-ASR-N1
CHECKED BY	NDW
DRAWN BY	KWH
SCALE	N.T.S.
DATE	10. 23. 2020

SHEET

PROJECT NOTES

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ADJOINING PROPERTIES

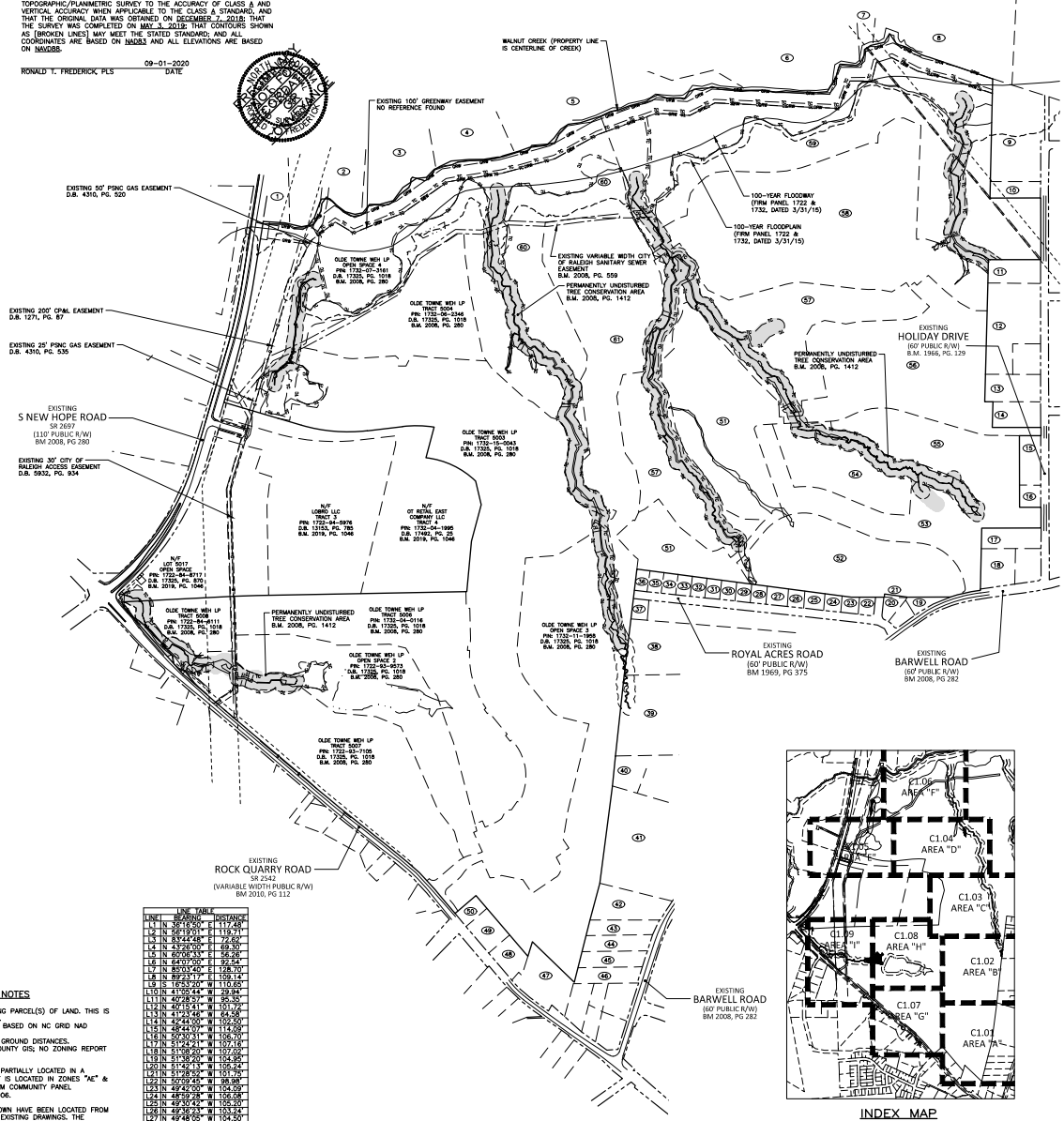
1 WILLIAM BROWN JR PIN: 1722-97-2480 D.B. 2966, PG. 313 B.M. 1981, PG. 803	24 THOMAS MCMORAN, ETAL. PIN: 1732-34-3207 D.B. 1948, PG. 563 B.M. 1969, PG. 375	47 BRYANT WALL HEIRS PIN: 1732-11-1585
2 ROBERT BROWN PIN: 1722-98-5086 D.B. 2966, PG. 315 B.M. 1981, PG. 803	25 OLLIE LITTLE PIN: 1732-34-1728 B.M. 1969, PG. 375	48 MERCEDES CEDENO PIN: 1732-01-6679 D.B. 13045, PG. 1300
3 TRIANGLE GREENWAYS COUNCIL PIN: 1732-07-1808 D.B. 15497, PG. 2723	26 MARINO DIAZ PIN: 1732-34-0340 D.B. 12066, PG. 83 B.M. 1969, PG. 375	49 SERACHLIGHT ENTERPRISES LLC PIN: 1732-01-7941 D.B. 15620, PG. 809
4 ROBERT BROWN PIN: 1722-98-5086 D.B. 2966, PG. 315 B.M. 1981, PG. 803	27 ODESSA JACOX PIN: 1732-24-9301 D.B. 14096, PG. 833 B.M. 1969, PG. 375	50 TAMMY WILFONG PIN: 1732-02-6074 D.B. 3125, PG. 534
5 TRIANGLE GREENWAYS COUNCIL PIN: 1732-18-4069 D.B. 15497, PG. 2723	28 ODESSA JACOX PIN: 1732-24-7363 D.B. 14096, PG. 833 B.M. 1969, PG. 375	51 OLDE TOWNE MGH LP PIN: 1732-25-4316 D.B. 17325, PG. 1018
6 TRIANGLE GREENWAYS COUNCIL PIN: 1732-28-9400 D.B. 15497, PG. 2723	29 ODESSA JACOX PIN: 1732-24-6354 D.B. 14096, PG. 819 B.M. 1969, PG. 375	52 OLDE TOWNE MGH LP PIN: 1732-34-4937 D.B. 17325, PG. 1018
7 CITY OF RALEIGH PIN: 1732-38-5548 B.M. 1968, PG. 207	30 HUSTON DUNSTON PIN: 1732-24-5345 D.B. 8403, PG. 2675 B.M. 1969, PG. 375	53 OLDE TOWNE MGH LP PIN: 1732-34-6972 D.B. 17325, PG. 1018
8 CITY OF RALEIGH PIN: 1732-48-0863 B.M. 1969, PG. 1313	31 DOROTHY NICKSON PIN: 1732-24-4347 D.B. 10593, PG. 2604 B.M. 1969, PG. 375	54 OLDE TOWNE MGH LP PIN: 1732-35-5204 D.B. 17325, PG. 1018
9 STEPHEN JOHNSON, ETAL. PIN: 1732-47-6745 D.B. 6576, PG. 2228 B.M. 2010, PG. 224	32 WILLIAM NOWELL PIN: 1732-24-3338 D.B. 11494, PG. 1220 B.M. 1969, PG. 375	55 OLDE TOWNE MGH LP PIN: 1732-45-1381 D.B. 17325, PG. 1018
10 CHARLES CHAVIS, ETAL. PIN: 1732-47-6320 D.B. 6715, PG. 763	33 WINNIE CRUDUP PIN: 1732-24-2329 B.M. 1969, PG. 375	56 OLDE TOWNE MGH LP PIN: 1732-55-8949 D.B. 17325, PG. 1018
11 JAMES TURNER, ETAL. PIN: 1732-46-6608 D.B. 2791, PG. 482	34 KIMBERLY ADDISON PIN: 1732-24-1421 D.B. 10746, PG. 1585 B.M. 1969, PG. 375	57 OLDE TOWNE MGH LP PIN: 1732-26-8167 D.B. 17325, PG. 1018
12 EARLENE HICKS PIN: 1732-46-5394 B.M. 1996, PG. 1191	35 ALICE SCOTLAND PIN: 1732-24-0412 B.M. 1969, PG. 375	58 OLDE TOWNE MGH LP PIN: 1732-37-2031 D.B. 17325, PG. 1018
13 ISAIAH GREEN PIN: 1732-45-6823 D.B. 3248, PG. 577	36 STEVE HARRIS PIN: 1732-14-9423 D.B. 5222, PG. 327 B.M. 1969, PG. 375	59 OLDE TOWNE MGH LP PIN: 1732-37-3509 D.B. 17325, PG. 1018
14 VERNELL JONES PIN: 1732-45-8634 D.B. 15960, PG. 2356	37 LISA ELLISON PIN: 1732-24-1421 D.B. 6184, PG. 500 B.M. 1969, PG. 375	60 OLDE TOWNE MGH LP PIN: 1732-07-3161 D.B. 17325, PG. 1018
15 WALLACE CHAPPELL, ETAL. PIN: 1732-46-7330 D.B. 10070, PG. 1366	38 BETTY GOODSON PIN: 1732-23-9902	61 OLDE TOWNE MGH LP PIN: 1732-15-0043 D.B. 17325, PG. 1018
16 MICHAEL SLADE PIN: 1732-45-7535 D.B. 16582, PG. 2691	39 WILLIAM ADAMS PIN: 1732-23-6388	
17 LARRY STANFORD, ETAL. PIN: 1732-44-5794 D.B. 4424, PG. 571 B.M. 1988, PG. 1571	40 JUAN SIERRA PIN: 1732-13-9120 D.B. 15697, PG. 1621	
18 ANDREW LANER, ETAL. PIN: 1732-44-5503 D.B. 7892, PG. 55 B.M. 1996, PG. 391	41 GAIL DURHAM PIN: 1732-22-0625 D.B. 11128, PG. 1916	
19 JOHNSIE HOLLOWAY PIN: 1732-34-9247 D.B. 4606, PG. 466	42 LUCY MCKINNON PIN: 1732-12-8027	
20 JOQUARA FUENTES PIN: 1732-34-7225 D.B. 16984, PG. 2312 B.M. 1969, PG. 375	43 VILATYS DASENA PIN: 1732-11-7961 D.B. 16893, PG. 1952 B.M. 1998, PG. 2378	
21 JAMES PATTERSON, ETAL. PIN: 1732-34-7302 D.B. 2252, PG. 626	44 KIMBERY JONES PIN: 1732-11-7739 D.B. 13675, PG. 2129 B.M. 1998, PG. 2378	
22 MACK EVANS, ETAL. PIN: 1732-34-9245 D.B. 1948, PG. 600 B.M. 1969, PG. 375	45 JONATHAN MANLEY, ETAL. PIN: 1732-11-6696 D.B. 8554, PG. 2519 B.M. 1998, PG. 2378	
23 MARIA MEDRANO, ETAL. PIN: 1732-34-4235 D.B. 14305, PG. 939 B.M. 1969, PG. 375	46 MARY WIGGINS PIN: 1732-11-6566 D.B. 9646, PG. 160 B.M. 1998, PG. 2378	

I, RONALD T. FREDERICK, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THIS GROUND (INSERT AS APPROPRIATE: GROUND, AIRBORNE OR SPACEBORNE) SURVEY WAS PERFORMED AT THE 95 PERCENT CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC/PLANIMETRIC SURVEY TO THE ACCURACY OF CLASS A AND VERTICAL ACCURACY WHEN APPLICABLE TO THE CLASS A STANDARD, AND THAT THE ORIGINAL DATA WAS OBTAINED ON DECEMBER 7, 2018; THAT THE SURVEY WAS COMPLETED ON MAY 9, 2019; THAT CONTOURS SHOWN AS [BROKEN LINES] MAY MEET THE STATED STANDARD; AND ALL COORDINATES ARE BASED ON NAD83 AND ALL ELEVATIONS ARE BASED ON NAVD88.

09-01-2020

RONALD T. FREDERICK, PLS — DATE

NORTH CAROLINA PROFESSIONAL SEAL L-4030 RONALD T. FREDERICK SURVEYOR



INDEX MAP
N.T.S.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 28°16'50" E	117.48'
L2	N 56°19'01" E	119.71'
L3	N 83°41'48" E	73.60'
L4	N 43°28'00" E	69.30'
L5	N 60°08'33" E	56.26'
L6	N 64°07'00" E	92.54'
L7	N 80°03'40" E	128.70'
L8	N 89°23'17" E	109.14'
L9	N 16°53'20" W	110.65'
L10	N 41°05'44" W	29.94'
L11	N 40°28'57" W	95.32'
L12	N 40°15'41" W	101.79'
L13	N 41°23'46" W	64.58'
L14	N 42°41'00" W	102.50'
L15	N 49°43'19" W	112.09'
L16	N 50°50'31" W	108.70'
L17	N 51°24'21" W	107.15'
L18	N 51°08'20" W	107.02'
L19	N 51°38'20" W	104.95'
L20	N 51°43'13" W	106.24'
L21	N 51°28'52" W	101.79'
L22	N 50°59'45" W	98.06'
L23	N 49°42'00" W	104.09'
L24	N 48°59'28" W	106.08'
L25	N 49°03'42" W	105.20'
L26	N 49°36'23" W	103.24'
L27	N 49°48'05" W	104.50'
L28	N 49°45'14" W	104.41'
L29	N 49°23'31" W	102.81'
L30	N 49°10'15" W	104.27'
L31	N 49°05'35" W	99.81'
L32	N 49°03'42" W	110.33'
L33	N 49°10'13" W	110.33'
L34	N 49°19'38" W	98.89'
L35	N 48°59'46" W	99.55'
L36	N 49°35'01" W	45.04'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	622.50'	408.27'	399.10'	N 64°44'43" W
C2	850.00'	223.69'	223.99'	N 86°06'54" W
C3	1200.00'	483.88'	480.61'	N 89°08'16" W
C4	5784.73'	732.44'	731.95'	N 12°46'25" E

GENERAL NOTES

1. THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS AN EXISTING CONDITIONS SURVEY.
2. BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD 83(2011).
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. ZONING: R-10-CU PER WAKE COUNTY GIS; NO ZONING REPORT PROVIDED
5. AREA BY COORDINATE GEOMETRY.
6. FLOOD NOTE: THIS PROPERTY IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONES "AE" & "X" AS DEFINED BY F.E.M.A F.I.R.M COMMUNITY PANEL #3720172200J DATED MAY 2, 2006.
8. UTILITY STATEMENT
   THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
9. ON SITE DETAILS AND TOPOGRAPHIC INFORMATION TAKEN FROM AERIAL SURVEY BY AVOIMAGE DATED 11/30/2018

LEGEND(UNLESS OTHERWISE NOTED)

- CALCULATED POINT
- CATCH BASIN
- CLEAN OUT
- DRAINAGE MANHOLE
- DROP INLET
- ELECTRIC BOX
- ELECTRIC METER
- EXISTING IRON PIPE
- FIBER OPTIC MARKER
- FIRE HYDRANT
- FLARED END STRUCTURE
- GAS MARKER
- GAS VALVE
- GUY WIRE
- LIGHT POLE
- SEWER MANHOLE
- SIGN
- SIGNAL POLE
- TELEPHONE BOX
- TRAFFIC SIGNAL BOX
- UTILITY POLE
- WATER BLOW OFF
- WATER METER
- WATER VALVE
- 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
- TREE CONSERVATION EASEMENT
- TREELINE
- UNDERGROUND TELEPHONE
- UTILITY EASEMENT
- WATER LINE

NAD GRID (NAD83)

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

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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

PLAN INFORMATION

PROJECT NO.	HLE-20020
FILENAME	HLE18020-XC1
CHECKED BY	RTF
DRAWN BY	TAM
SCALE	1"=400'
DATE	10. 23. 2020

SHEET

EXISTING CONDITIONS - STAGE 1 - OVERALL

C1.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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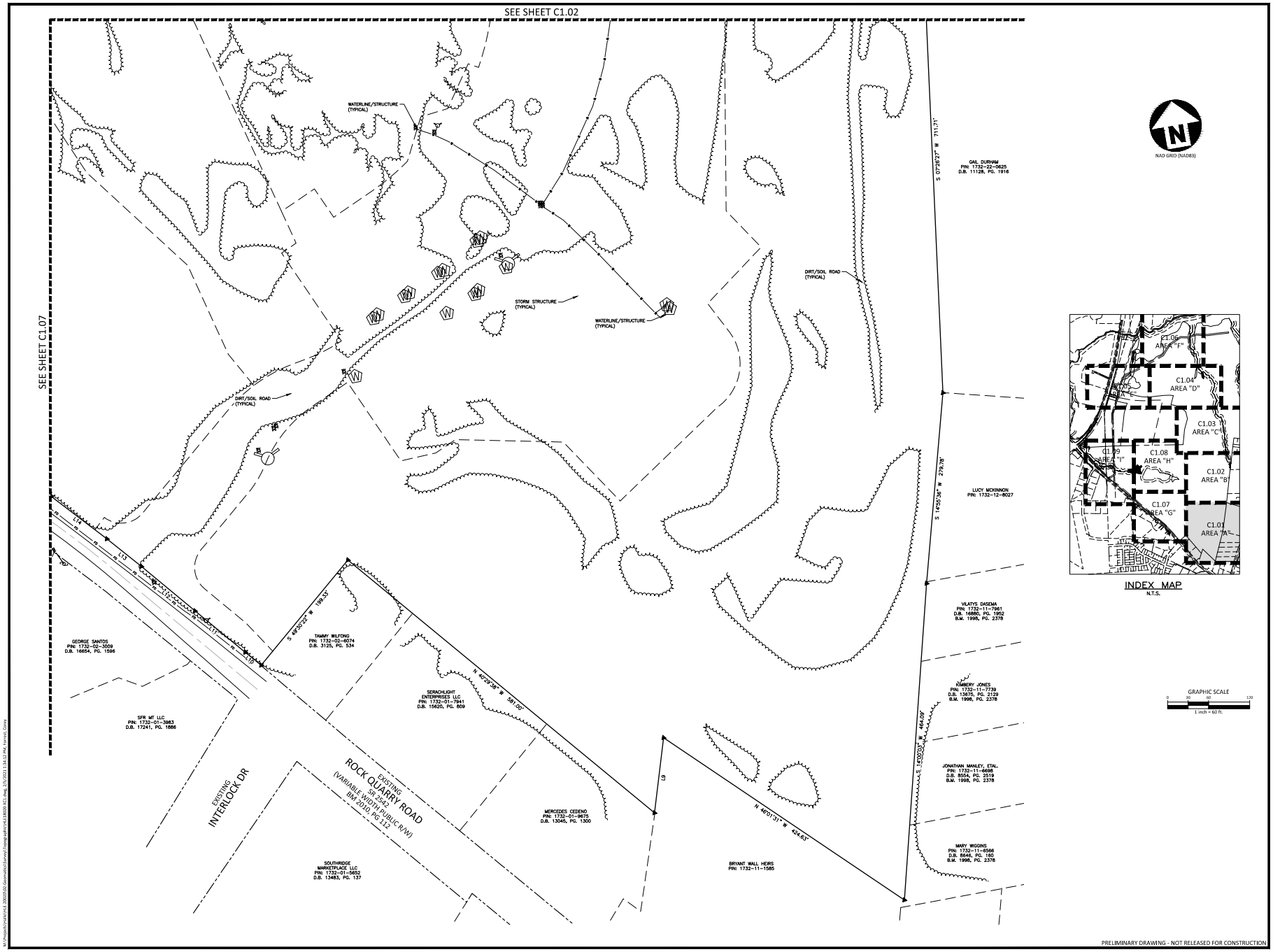

INDEX MAP
N.T.S.

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

[redacted]

REVISIONS

NO. DATE

PLAN INFORMATION

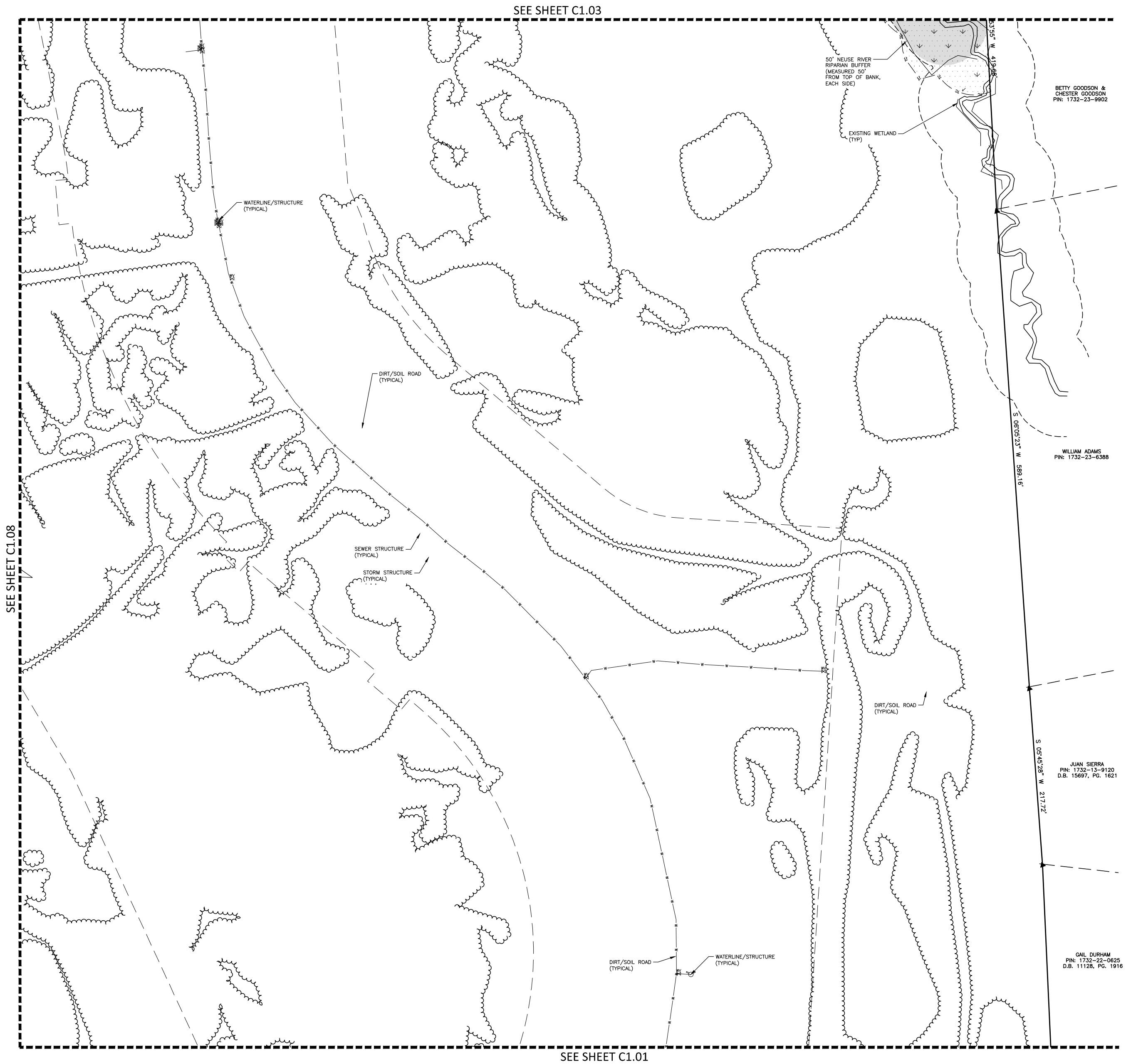
PROJECT NO.	HLE-20020
FILENAME	HLE18020-XC1
CHECKED BY	RTF
DRAWN BY	TAM
SCALE	1"=60'
DATE	10. 23. 2020

SHEET

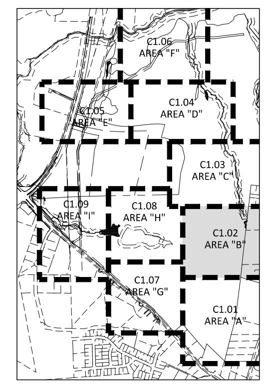
EXISTING CONDITIONS - STAGE 1 - AREA "A"

C1.01

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



NAD GRID (NAD83)



INDEX MAP
N.T.S.

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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

[redacted]

RE

NO. DATE

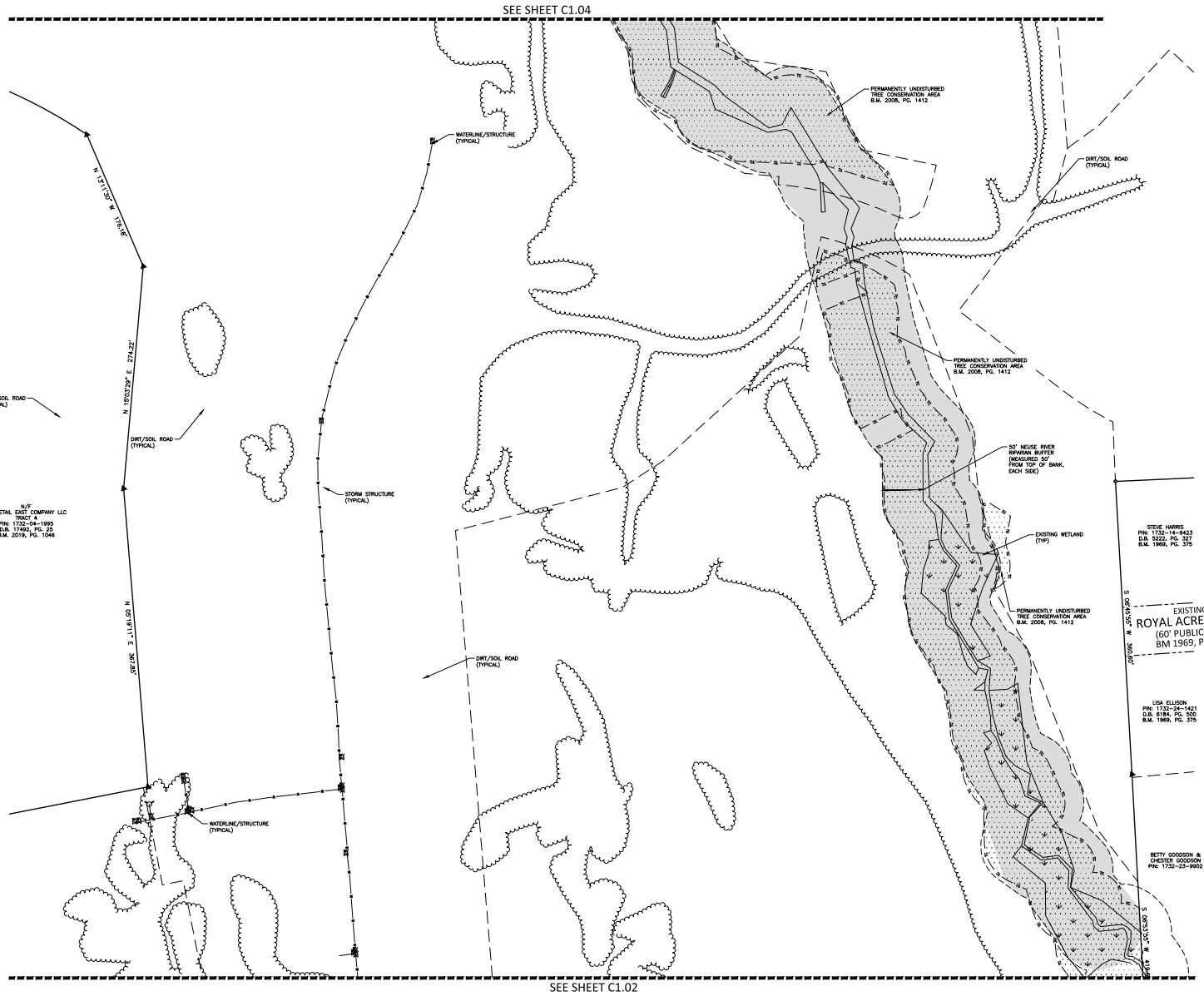
PLAN INFORMATION

PROJECT NO.	HLE-20020
FILENAME	HLE18020-XC1
CHECKED BY	RTF
DRAWN BY	TAM
SCALE	1"=60'
DATE	10. 23. 2020

SHEET

EXISTING CONDITIONS - STAGE 1 - AREA "B"

C1.02



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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Halle BUILDING GROUP

OLDE TOWNE TOWNHOMES LOTS 4 AND 5

PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA, 27610

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	HLE-20020
FILENAME	HLE18020-XC1
CHECKED BY	RTF
DRAWN BY	TAM
SCALE	1"=60'
DATE	10. 23. 2020

SHEET

EXISTING CONDITIONS - STAGE 1 - AREA "C"

C1.03

ADJOINING PROPERTIES

1. WILLIAM BROWN JR
PIN:1722972480
D.B. 2966, PG. 313
B.M. 1981, PG. 803

2. ROBERT BROWN
PIN:1722985086
D.B. 2966, PG. 315
B.M. 1981, PG. 803

3. TRIANGLE GREENWAYS COUNCIL
PIN:1732071808
D.B. 15497, PG. 2723

4. ROBERT BROWN
PIN:1722985086
D.B. 2966, PG. 315
B.M. 1981, PG. 803

5. TRIANGLE GREENWAYS COUNCIL
PIN:1732184069
D.B. 15497, PG. 2723

6. TRIANGLE GREENWAYS COUNCIL
PIN:1732289450
D.B. 15497, PG. 2723

7. CITY OF RALEIGH
PIN:1732385548
B.M. 1988, PG. 207

8. CITY OF RALEIGH
PIN:1732480863
B.M. 1989, PG. 1313

9. STEPHEN JOHNSON, ETAL.
PIN:1732476745
D.B. 8576, PG. 2228
B.M. 2010, PG. 224

10. CHARLES CHAVIS, ETAL.
PIN:1732476320
D.B. 6715, PG. 763

11. JAMES TURNER, ETAL.
PIN:1732466608
D.B. 2791, PG. 482

12. EARLENE HICKS
PIN:1732465394
B.M. 1996, PG. 1191

13. ISAIAH GREEN
PIN:1732456823
D.B. 3248, PG. 577

14. VERNELL JONES
PIN:1732456634
D.B. 15960, PG. 2356

15. WALLACE CHAPPELL, ETAL.
PIN:1732457330
D.B. 10070, PG. 1366

16. MICHAEL SLADE
PIN:1732457035
D.B. 16582, PG. 2691

17. LARRY STANFORD, ETAL.
PIN:1732445794
D.B. 4424, PG. 571
B.M. 1988, PG. 1571

18. ANDREW LANIER, ETAL.
PIN:1732445503
D.B. 7692, PG. 55
B.M. 1996, PG. 391

19. JOHNSIE HOLLOWAY
PIN:1732349247
D.B. 4606, PG. 466

20. XIOMARA FUENTES
PIN:1732347225
D.B. 16984, PG. 2312
B.M. 1969, PG. 375

21. JAMES PATTERSON, ETAL.
PIN:1732347302
D.B. 2252, PG. 626

22. MACK EVANS, ETAL.
PIN:1732345245
D.B. 1948, PG. 600
B.M. 1969, PG. 375

23. MARIA MEDRANO, ETAL.
PIN:1732344235
D.B. 14355, PG. 939
B.M. 1969, PG. 375

24. THOMAS MORGAN, ETAL.
PIN:1732343207
D.B. 1948, PG. 553
B.M. 1969, PG. 375

25. OLLIE LITTLE
PIN:1732341278
B.M. 1969, PG. 375

26. MARINO DIAZ
PIN:1732340340
D.B. 12066, PG. 83
B.M. 1969, PG. 375

27. ODESSA JACOX
PIN:1732249301
D.B. 14096, PG. 833
B.M. 1969, PG. 375

28. ODESSA JACOX
PIN:1732247363
D.B. 14096, PG. 833
B.M. 1969, PG. 375

29. ODESSA JACOX
PIN:1732246354
D.B. 14096, PG. 819
B.M. 1969, PG. 375

30. HUSTON DUNSTON
PIN:1732245345
D.B. 8403, PG. 2675
B.M. 1969, PG. 375

31. DOROTHY NICKSON
PIN:1732244347
D.B. 10593, PG. 2604
B.M. 1969, PG. 375

32. WILLIAM NOWELL
PIN:1732243338
D.B. 11494, PG. 1220
B.M. 1969, PG. 375

33. WINNIE CRUDUP
PIN:1732242329
B.M. 1969, PG. 375

34. KIMBERLY ADDISON
PIN:1732241421
D.B. 10746, PG. 1585
B.M. 1969, PG. 375

35. ALICE SCOTLAND
PIN:1732240412
B.M. 1969, PG. 375

36. STEVE HARRIS
PIN:1732149423
D.B. 5222, PG. 327
B.M. 1969, PG. 375

37. LISA ELLISON
PIN:1732241421
D.B. 6184, PG. 500
B.M. 1969, PG. 375

38. BETTY GOODSON
PIN:1732239902

39. WILLIAM ADAMS
PIN:1732236388

40. JUAN SIERRA
PIN:1732139120
D.B. 15697, PG. 1621

41. GAIL DURHAM
PIN:1732220625
D.B. 11128, PG. 1916

42. LUCY MCKINNON
PIN:1732128027

43. VILATYS DASEMA
PIN:1732117961
D.B. 16880, PG. 1952
B.M. 1998, PG. 2378

44. KIMBERY JONES
PIN:1732117739
D.B. 13675, PG. 2129
B.M. 1998, PG. 2378

45. JONATHAN MANLEY, ETAL.
PIN:1732116698
D.B. 8554, PG. 2519
B.M. 1998, PG. 2378

46. MARY WIGGINS
PIN:1732116566
D.B. 8646, PG. 160
B.M. 1998, PG. 2378

47. BRYANT WALL HEIRS
PIN:1732111585

48. MERCEDES CEDENO
PIN:1732019675
D.B. 13045, PG. 1300

49. SERACHLIGHT ENTERPRISES LLC
PIN:1732017941
D.B. 15620, PG. 809

50. TAMMY WILFONG
PIN:1732026074
D.B. 3125, PG. 534

51. OLDE TOWNE WEH LP
PIN:1732254316
D.B. 17325, PG. 1018

52. OLDE TOWNE WEH LP
PIN:1732344507
D.B. 17325, PG. 1018

53. OLDE TOWNE WEH LP
PIN:1732346972
D.B. 17325, PG. 1018

54. OLDE TOWNE WEH LP
PIN:1732355204
D.B. 17325, PG. 1018

55. OLDE TOWNE WEH LP
PIN:1732451381
D.B. 17325, PG. 1018

56. OLDE TOWNE WEH LP
PIN:1732358949
D.B. 17325, PG. 1018

57. OLDE TOWNE WEH LP
PIN:1732268167
D.B. 17325, PG. 1018

58. OLDE TOWNE WEH LP
PIN:1732372031
D.B. 17325, PG. 1018

59. OLDE TOWNE WEH LP
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D.B. 17325, PG. 1018

60. OLDE TOWNE WEH LP
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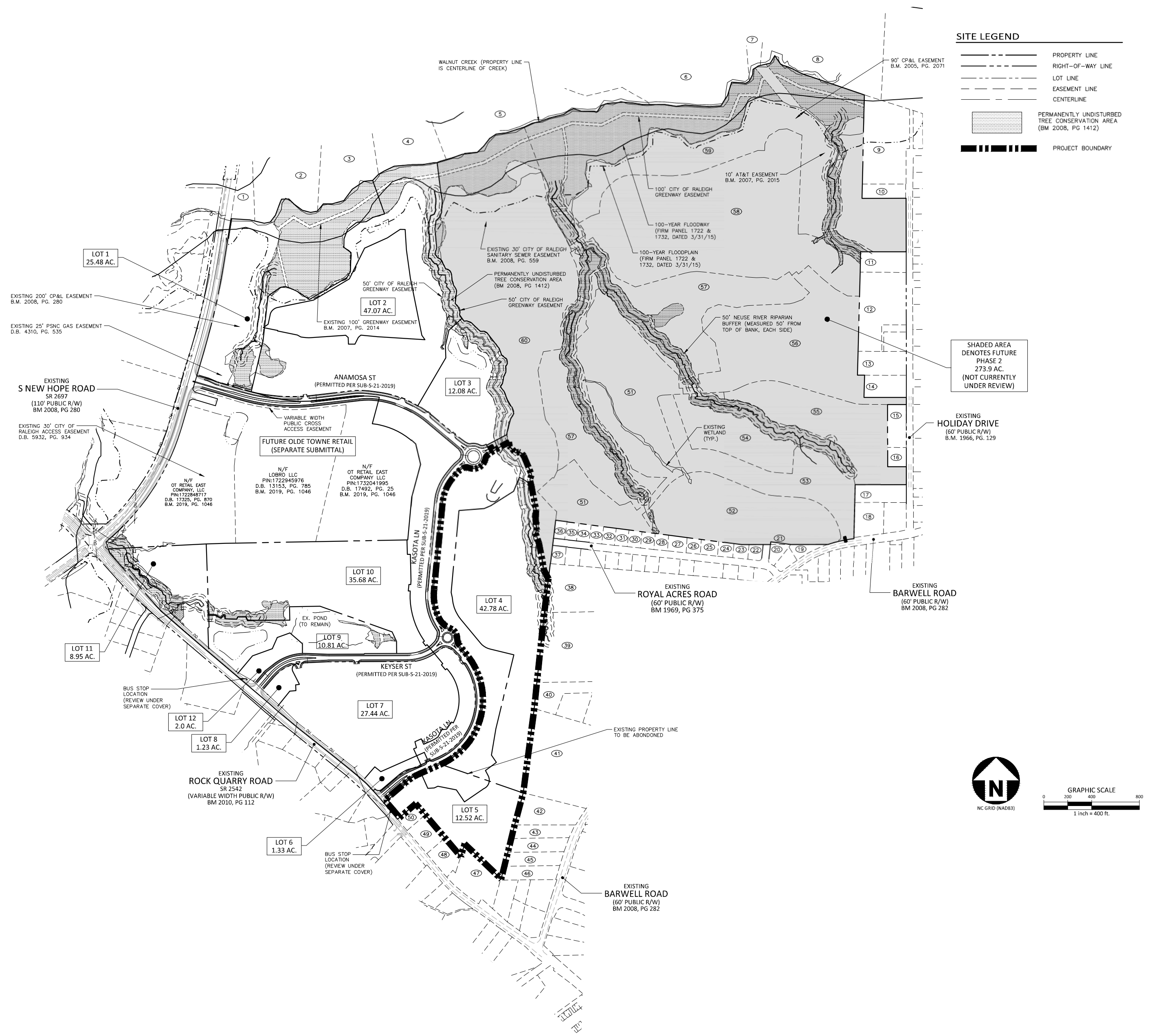
D.B. 17325, PG. 1018



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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CLIENT

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PHONE: 919. 387. 1885

OLDE TOWNE TOWNHOMES LOTS 4 AND 5

PRELIMINARY SUBDIVISION PLAN

RALEIGH, NORTH CAROLINA, 27610

[redacted]

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

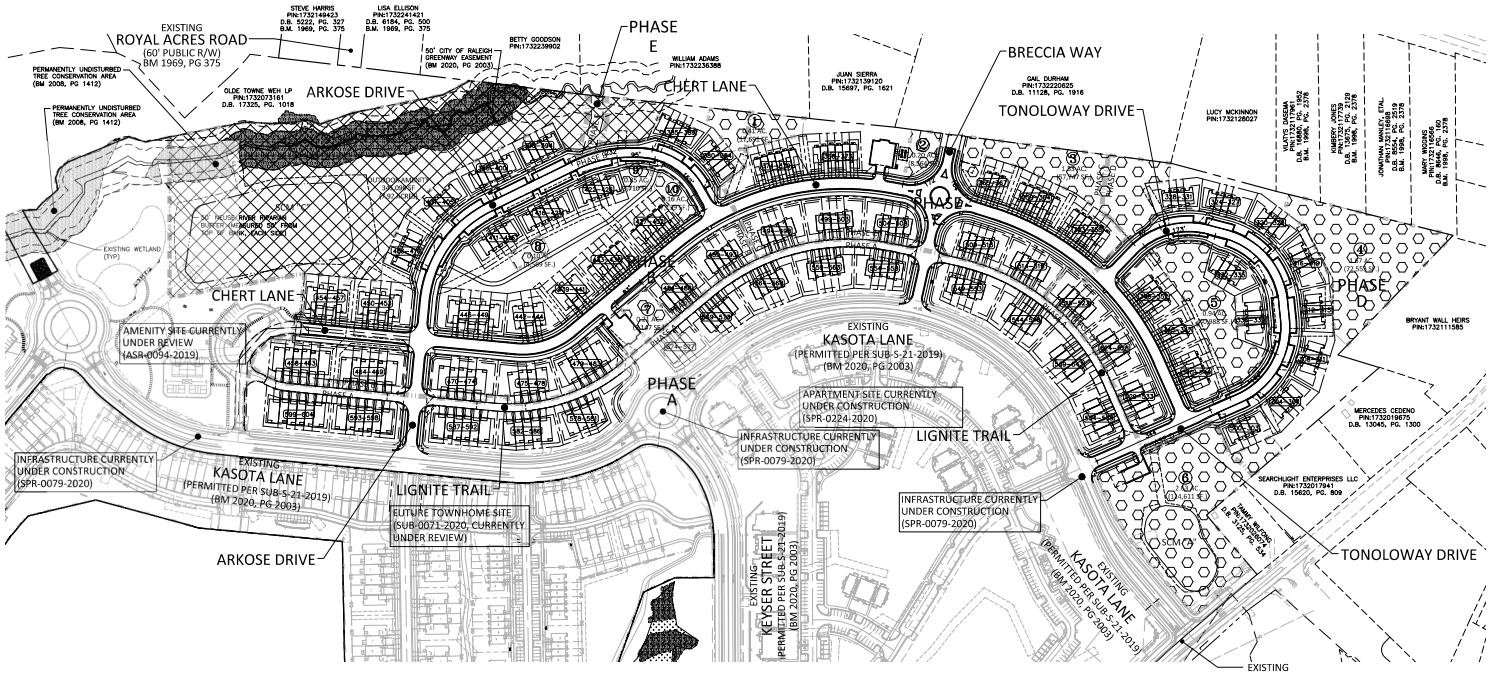
PLAN INFORMATION

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

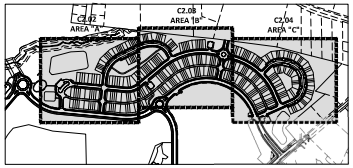
SHEET

OVERALL SUBDIVISION PLAN

C2.00

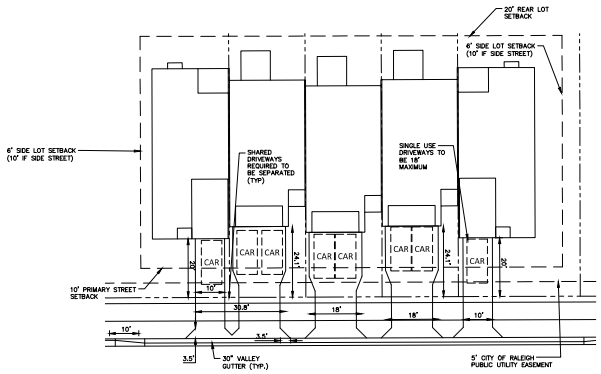


INDEX MAP – LOTS 4 & 5



LEGEND

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



TYPICAL LOT DETAIL
1"=20'

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.)

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

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LEGEND

SCM STORMWATER CONTROL MEASURE (SEE "C9" SHEETS)

NC GRID (NAD83)

GRAPHIC SCALE
0 75 150 300
1 INCH = 150 FT.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
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PHONE: 919. 387. 1885

Halle BUILDING GROUP

OLDE TOWNE TOWNHOMES LOTS 4 AND 5

PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA, 27610

[redacted]

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

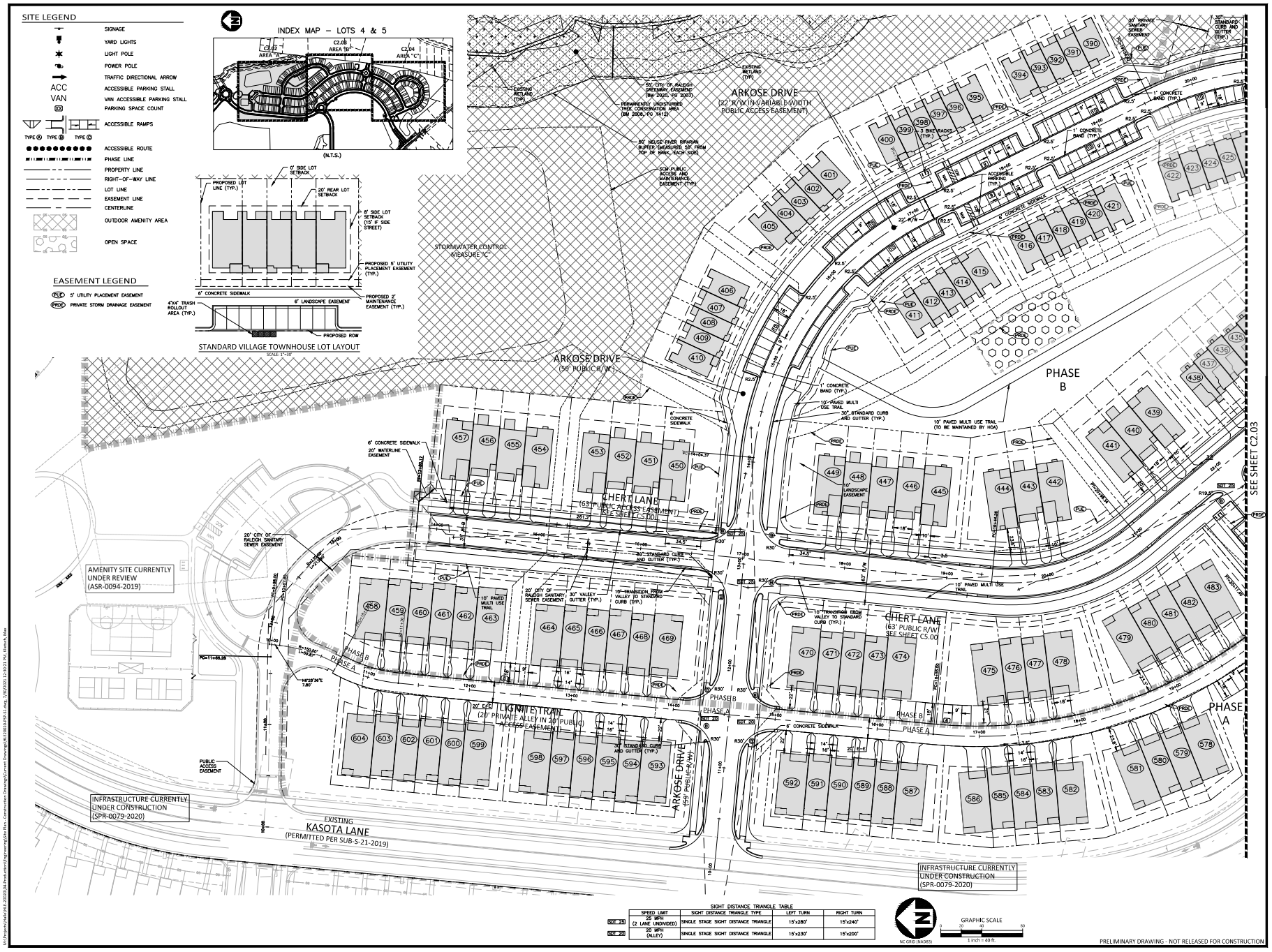
PROJECT NO.	HLE-20020
FILENAME	HLE20020-PSP-OAS2
CHECKED BY	NDW
DRAWN BY	KWH
SCALE	1"=150'
DATE	10. 23. 2020

SHEET

OVERALL SITE PLAN

C2.01

U:\Projects\HLE\HLE-20020\04-Precadd\Engineering\Site Plan - Construction Drawings\Current Drawings\HLE20020-PSP-OAS2.dwg, 7/30/2021 11:55:08 AM, Kwatch, 1:1



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LOTS 4 AND 5
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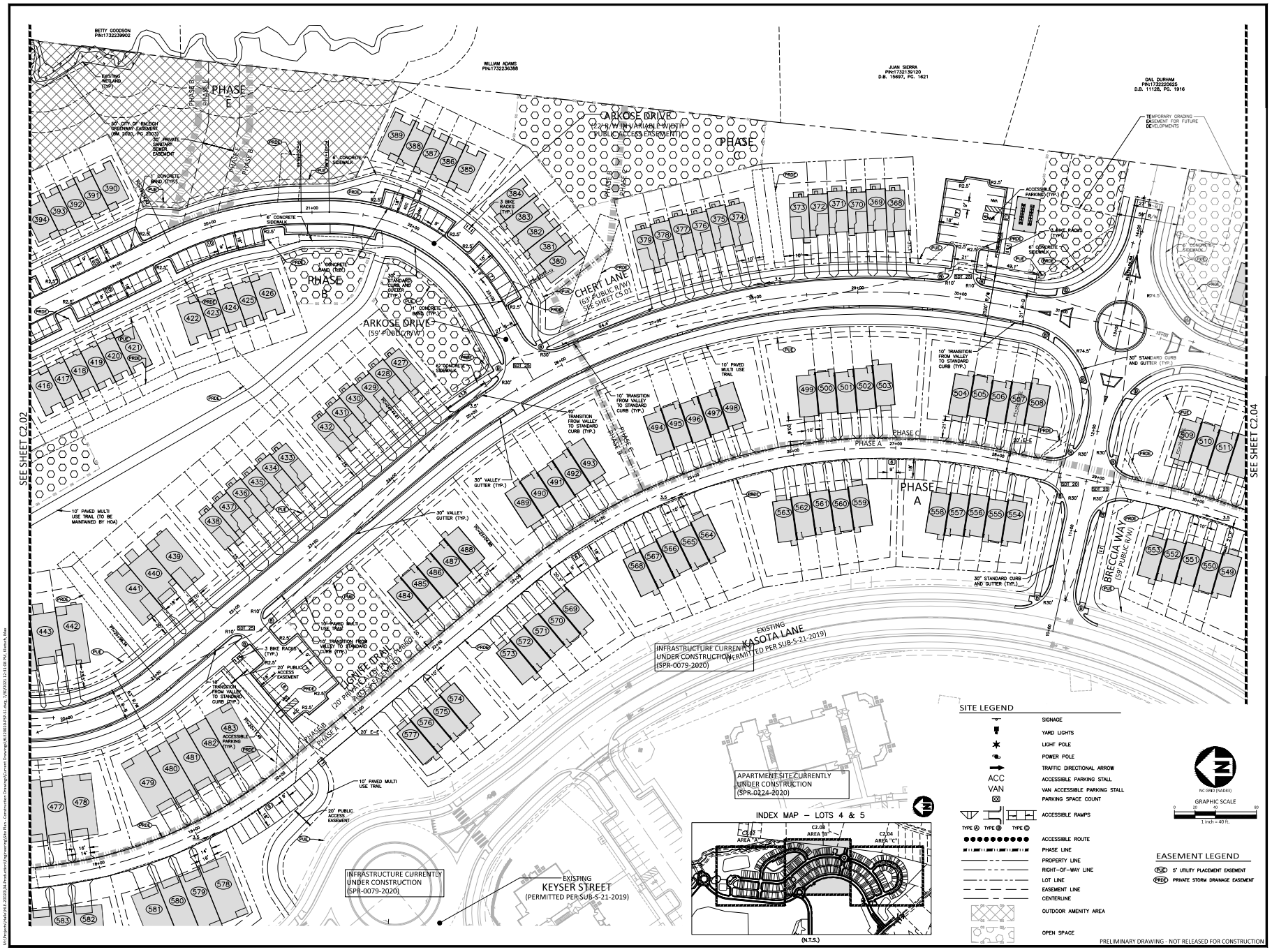
PLAN INFORMATION

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



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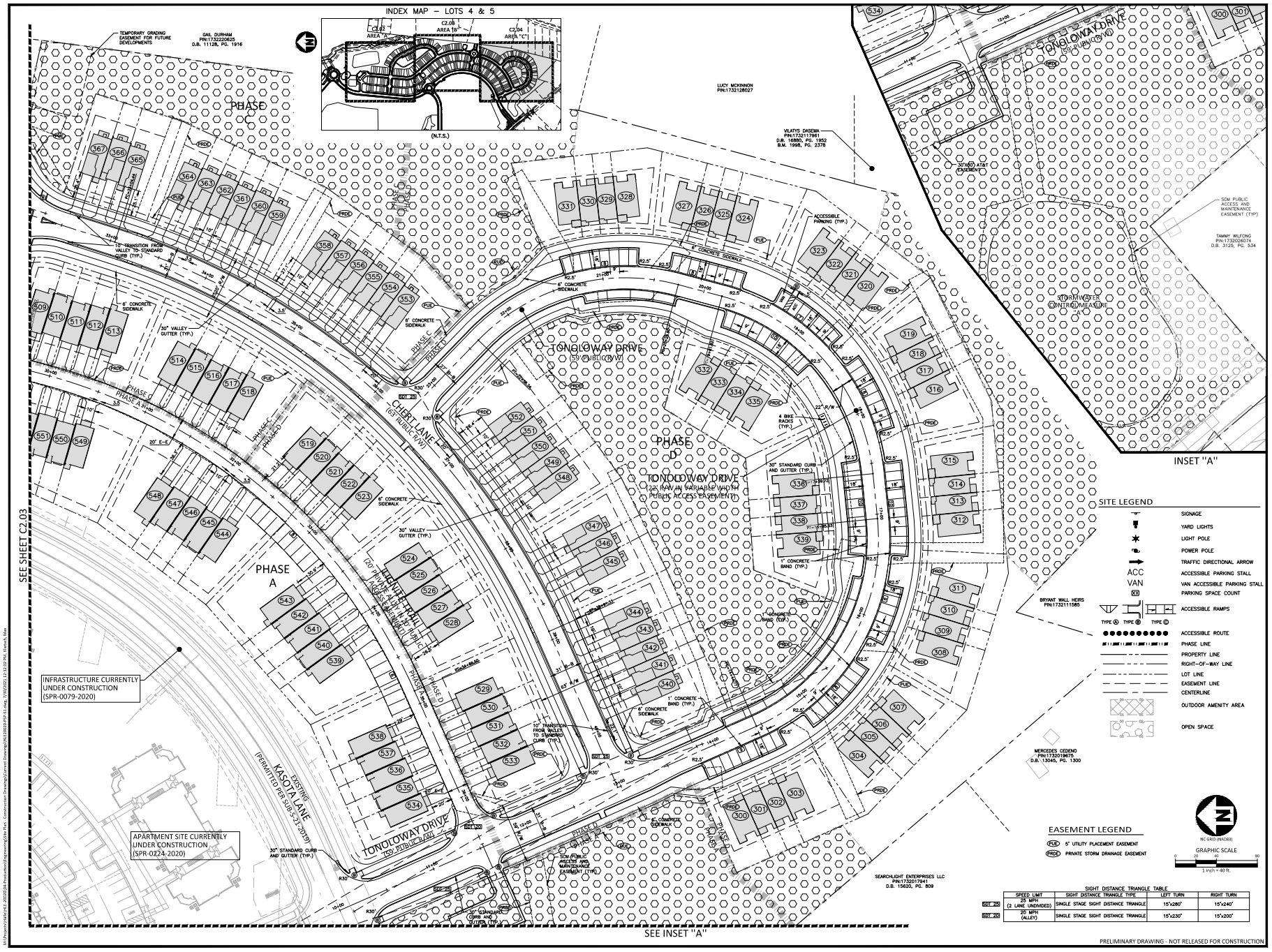
CHECKED BY	NDW
DRAWN BY	KWH
SCALE	1"=40'
DATE	10. 23. 2020

SHEET

SITE PLAN
AREA "B"

C2.03



SIGHT DISTANCE TRIANGLE TABLE				
	SPEED LIMIT	SIGHT DISTANCE TRIANGLE TYPE	LEFT TURN	RIGHT TURN
SDT_25	25 MPH (2 LANE UNDIVIDED)	SINGLE STAGE SIGHT DISTANCE TRIANGLE	15'x280'	15'x240'
SDT_20	20 MPH (ALLEY)	SINGLE STAGE SIGHT DISTANCE TRIANGLE	15'x230'	15'x200'

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CHECKED BY	NDW
DRAWN BY	KWH
SCALE	1"=40'
DATE	10. 23. 2020

SHEET

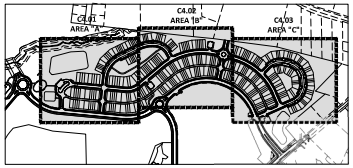
SITE PLAN
AREA "C"

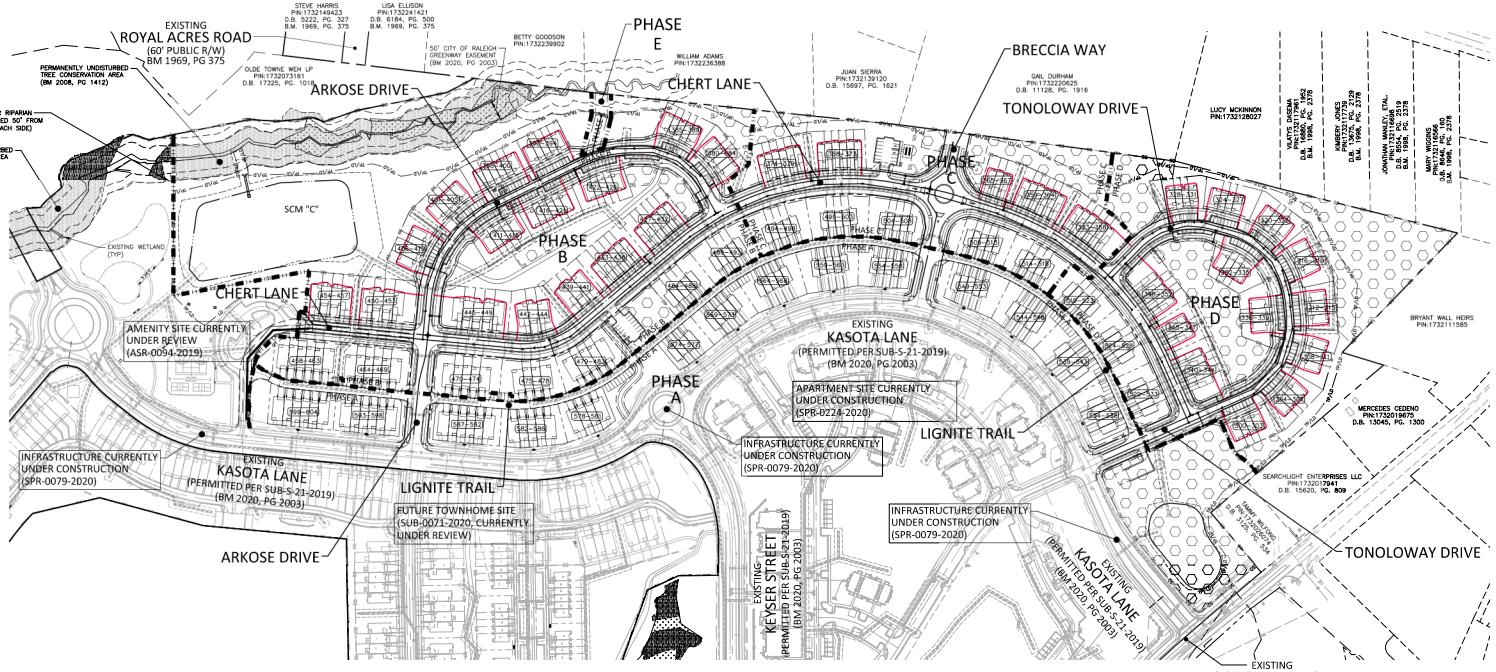
C2.04

LEGEND

- PERMANENTLY UNDISTURBED TREE CONSERVATION AREA (BM 2008, PG 1412)
- WETLAND
- OPEN SPACE
- OUTDOOR AMENITY AREA
- 150' HOSE PULL PATH

INDEX MAP – LOTS 4 & 5





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LEGEND

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

NC GRID (NAD83)

GRAPHIC SCALE
0 75 150 300
1 INCH = 150 FT.

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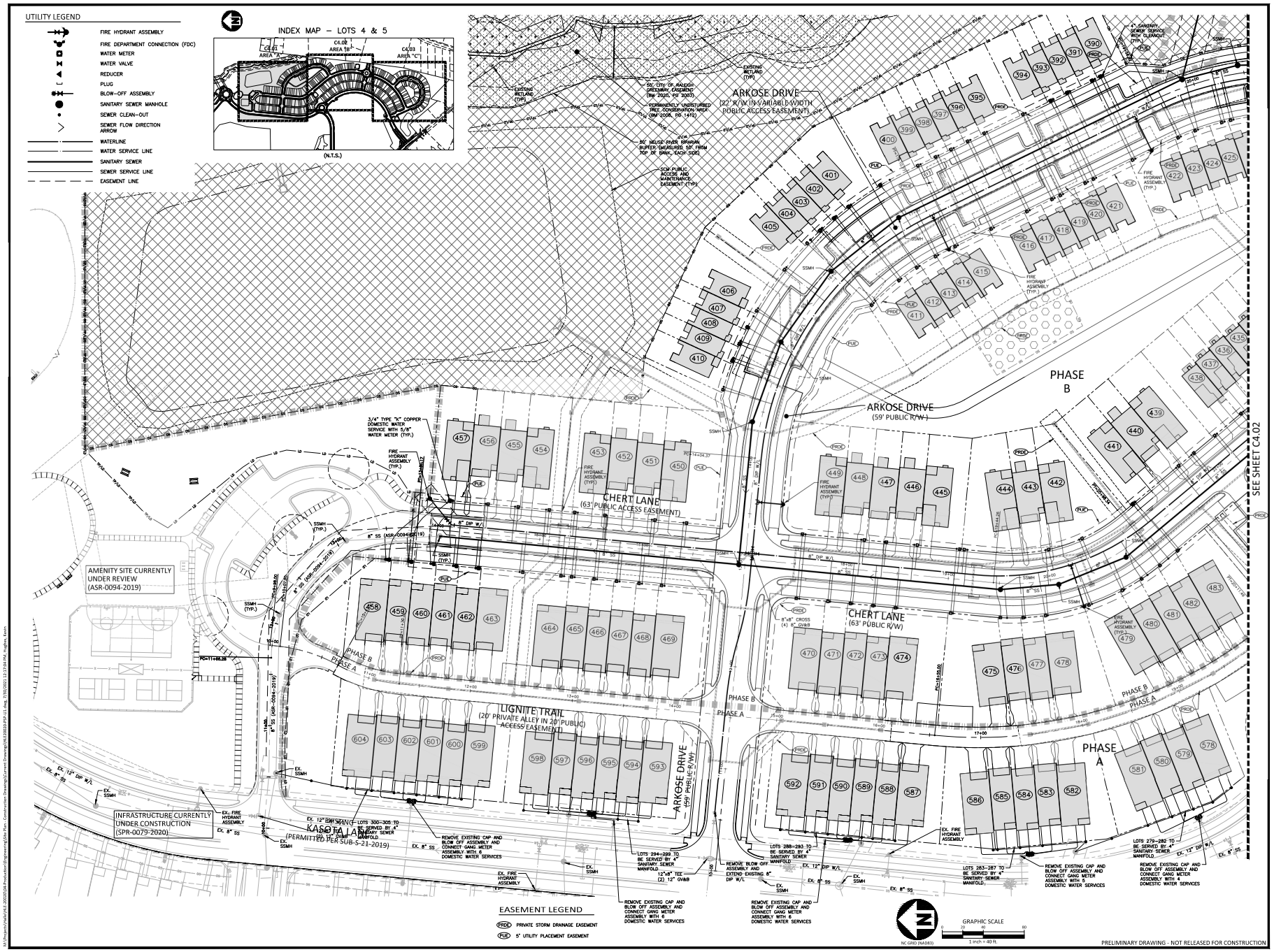
FILENAME	HLE20020-PSP-OAU1
CHECKED BY	NDW
DRAWN BY	KWH
SCALE	1"=150'
DATE	10. 23. 2020

SHEET

OVERALL UTILITY PLAN

C4.00

L:\Projects\HALE\HLE-20020\04-Precadd\Engineering\Site Plan - Construction Drawings\Current Drawings\HLE20020-PSP-OAU1.dwg, 7/30/2021 12:08:55 PM, Hughes, Kevin



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DRAWN BY	KWH
SCALE	1"=40'
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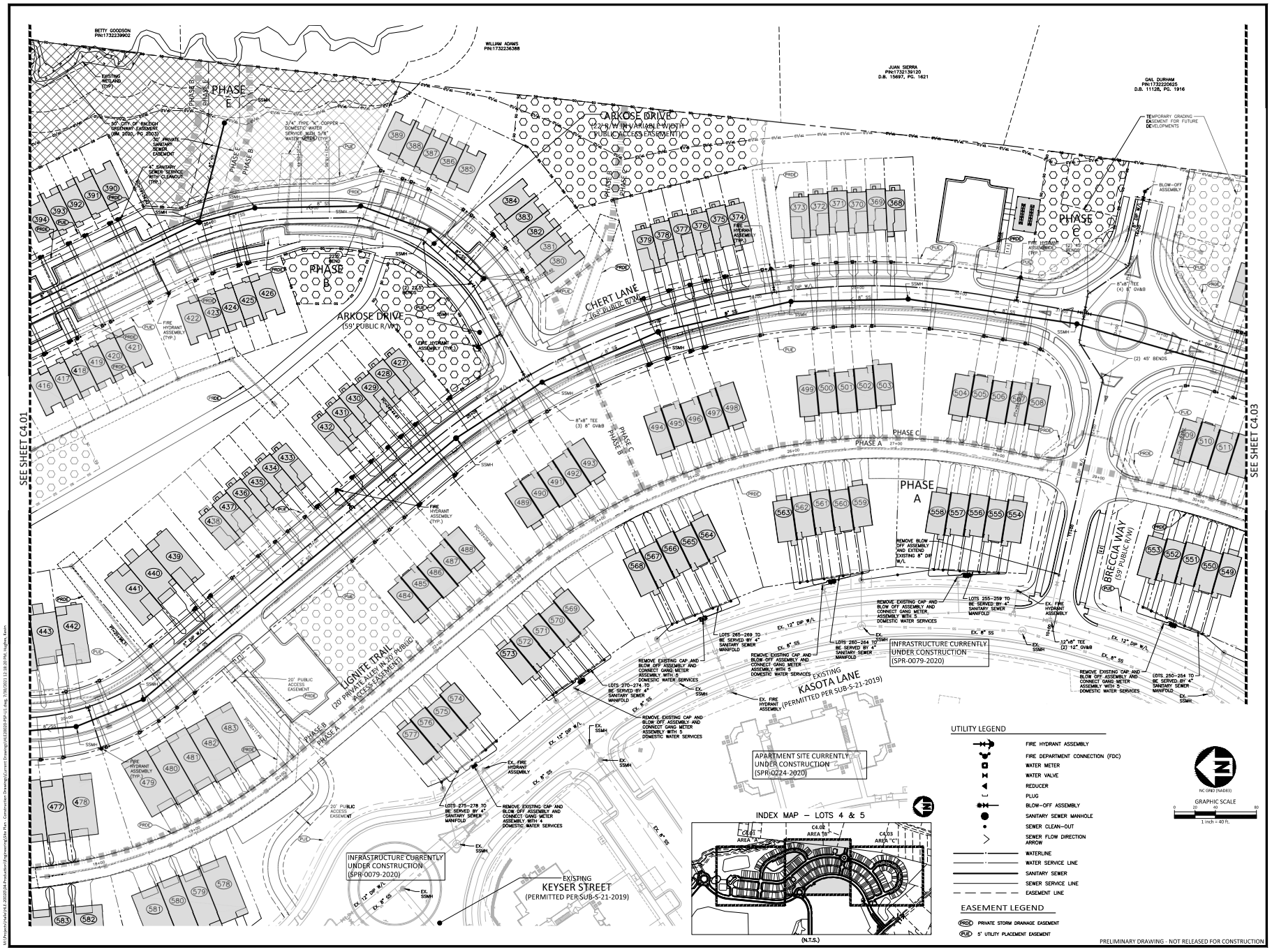
SHEET

UTILITY PLAN
AREA "A"

C4.01



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SHEET

UTILITY PLAN
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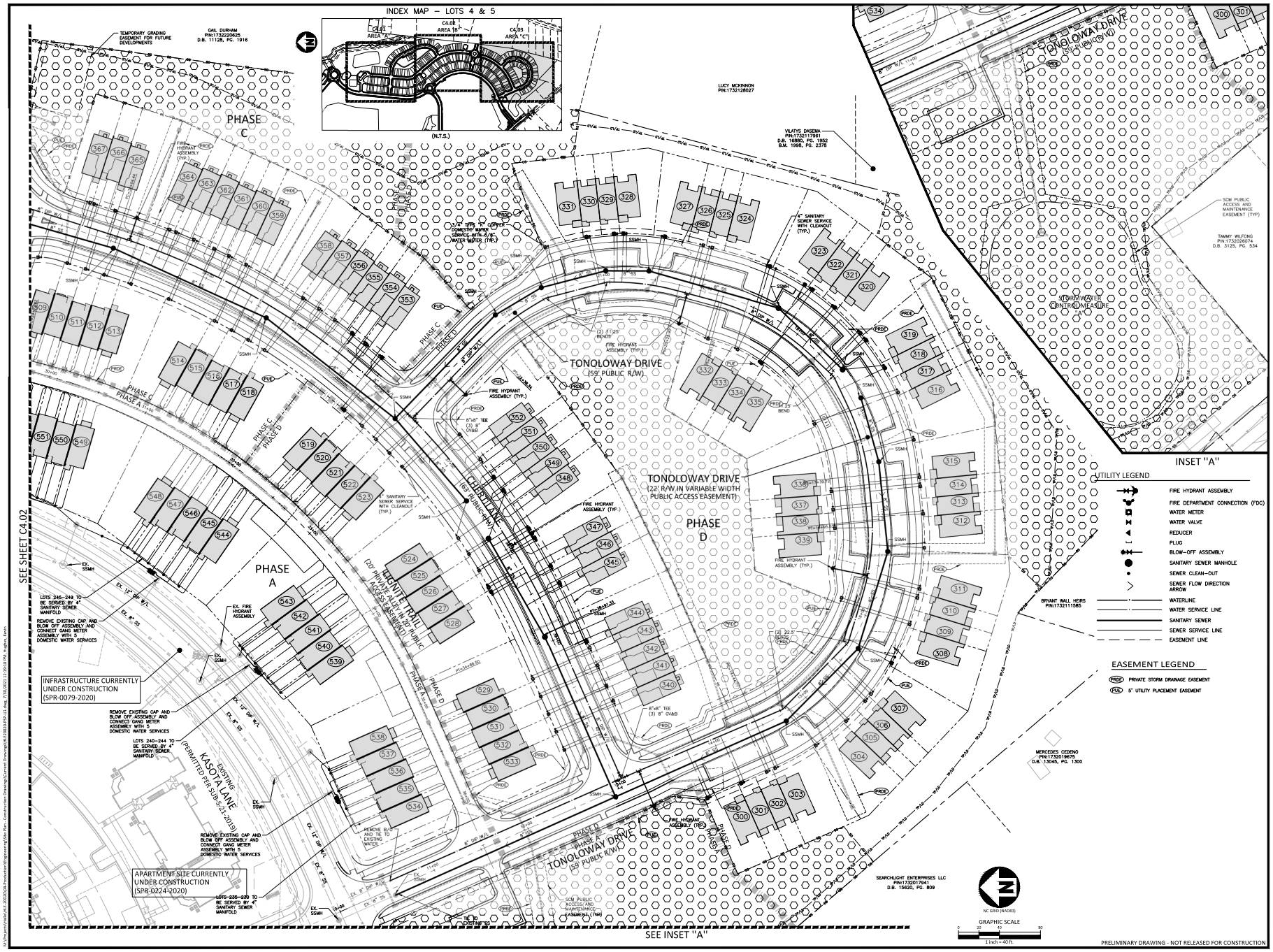
C4.02



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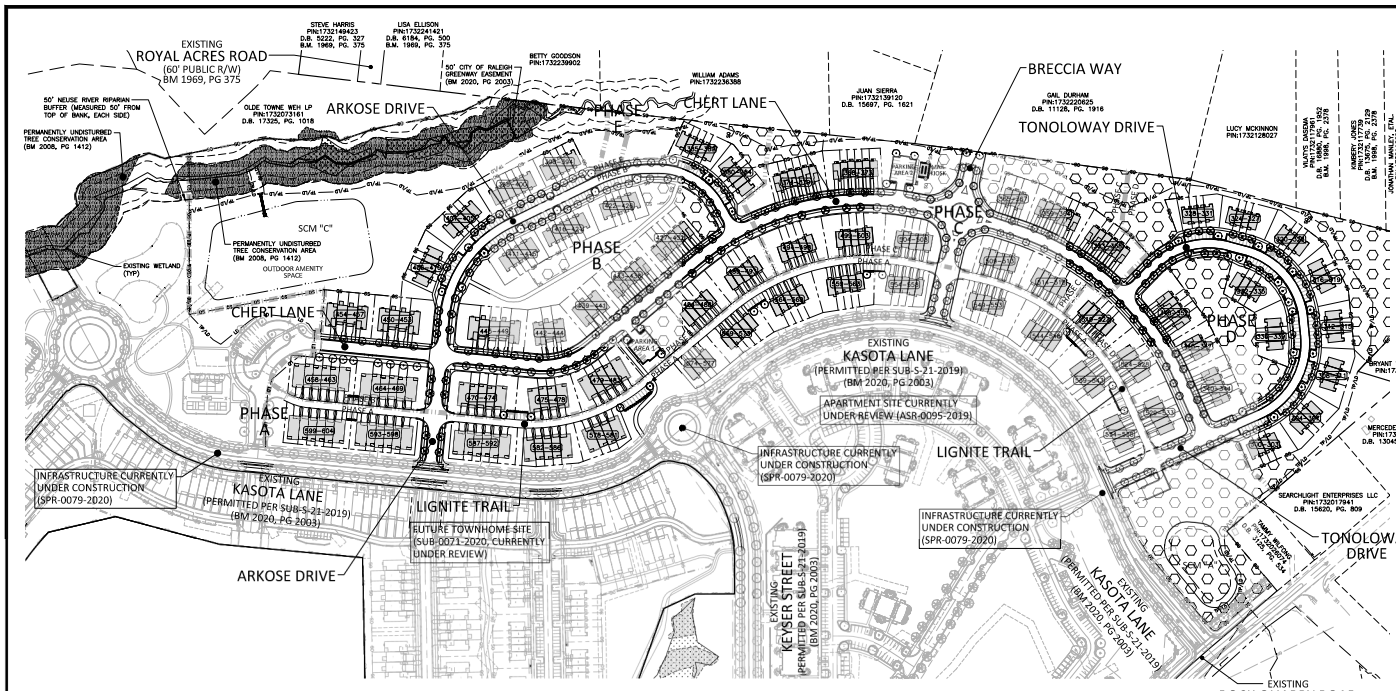
PLAN INFORMATION

PROJECT NO.	HLE-20020
FILENAME	HLE20020-PSP-U1
CHECKED BY	NDW
DRAWN BY	KWH
SCALE	1"=40'
DATE	10. 23. 2020

SHEET

UTILITY PLAN
AREA "C"

C4.03

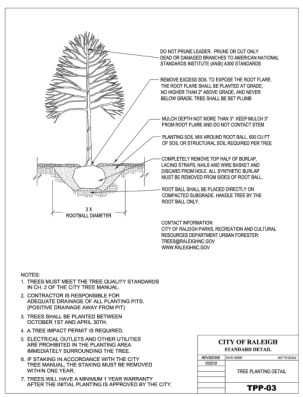


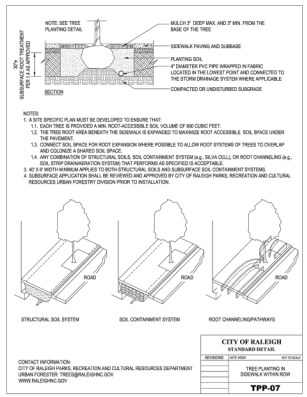
LANDSCAPE NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
3. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING DEMOLITION OR INSTALLATION.
4. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS FOR RESOLUTION PRIOR TO INSTALLATION.
5. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
6. THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING BUILDINGS, GRADING, WALLS, ETC., REFER TO ARCHITECTURAL SITE AND GRADING PLANS.
7. VERIFICATION OF TOTAL PLANT QUANTITIES AS SHOWN IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
8. CONTRACTOR TO ENSURE PROPER STABILIZATION AND SEEDING OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
9. LANDSCAPE MATERIAL SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM DAMAGE, INSECTS AND DISEASES. MATERIAL SHALL EQUAL OR SURPASS #1 QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
10. ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES AND/OR FOLIAGE OF THE PLANT. MISHANDLED PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
11. ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. DEFICIENT PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
12. ALL PLANTS TO BE A MINIMUM OF WHAT IS SPECIFIED IN THE PLANT SCHEDULE. ANY CHANGES OR SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND GOVERNING JURISDICTION PRIOR TO ANY HOLE BEING DUG.
13. CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULCH/SPRIG/SOD IF NOT SPECIFICALLY SHOWN ON PLANS.
14. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL PLANTING AREAS.
15. PROPOSED TREES TO BE PLANTED A MINIMUM 10 FEET FROM ANY LIGHT POLE AS MEASURED FROM TRUNK OF THE TREE TO THE POLE.
16. PROPOSED TREES TO BE PLANTED A MINIMUM 5 FEET FROM ANY FIRE HYDRANT AS MEASURED FROM TRUNK OF THE TREE TO THE HYDRANT.
17. CONTRACTOR SHALL COMPLETE SOIL TEST IN ALL PLANTING AREAS TO DETERMINE SOIL AMENDMENT REQUIREMENTS UNLESS WAIVED BY OWNER'S REPRESENTATIVE. CONTRACTOR SHALL ADJUST PH AND FERTILITY BASED UPON THE SOIL TEST RESULTS.
18. TOPSOIL SHALL BE FREE OF MATERIAL LARGER THAN 1.0 INCH IN DIAMETER OR LENGTH AND SHALL NOT CONTAIN SLAG, CINDERS, STONES, LUMPS OF SOIL, STICKS, ROOTS, TRASH, OR OTHER EXTRANEOUS MATERIAL.
19. LOOSEN SUBGRADE / SURFACE SOIL TO A MINIMUM DEPTH OF 6 INCHES. APPLY SOIL AMENDMENTS AND FERTILIZERS AS REQUIRED BY THE SOIL TEST RESULTS TO ACHIEVE A HEALTHY GROWING MEDIA AND MIX THOROUGHLY INTO TOP 4 INCHES OF SOIL. SPREAD PLANTING SOIL MIX TO A DEPTH OF 6 INCHES BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
20. IF IMPORTED TOPSOIL IS REQUIRED, THE SUBGRADE SHALL BE SCARIFIED OR TILLED TO A DEPTH OF AT LEAST 6 INCHES PRIOR TO INSTALLATION OF IMPORTED TOPSOIL. FOLLOWING INSTALLATION OF IMPORTED TOPSOIL, THE TOPSOIL SHALL BE TILLED TO INTEGRATE THE SOIL PROFILES.
21. PLANT MATERIALS ARE TO BE GUARANTEED FOR A PERIOD OF 12 MONTHS. PLANT MATERIALS WHICH REMAIN UNHEALTHY WILL BE REPLACED BY THE LANDSCAPE CONTRACTOR BEFORE THE EXPIRATION OF THE GUARANTEE PERIOD OR IMMEDIATELY IF SO DIRECTED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
22. ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3 INCHES, AND WITH A MINIMUM 3 FOOT RADIUS FROM BASE OF TREE OR TO DRIPLINE. MULCH SHALL BE FREE OF TRASH AND MAINTAINED WEED FREE. MULCH SHALL NOT COVER THE ROOT FLARE. CONFIRM MULCH SPECIFICATIONS WITH OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
23. DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, SWEATING, WARMING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF EXTERIOR PLANTS DURING DELIVERY. DO NOT DROP EXTERIOR PLANTS DURING DELIVERY AND HANDLING.
24. DELIVER EXTERIOR PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IMMEDIATELY AFTER UNLOADING, STAND THE TREES UP TO REDUCE THE RISK OF SUN SCALD. PROPERLY STAGED TREES ARE STANDING, UNTIED AND SPACED. UNLESS IMMEDIATELY INSTALLED, SET EXTERIOR PLANTS AND TREES IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
25. SEE LANDSCAPE DETAILS FOR TREE STAKING REQUIREMENTS.
26. CONTRACTOR SHALL REMOVE DEBRIS AND FINE GRADE ALL PLANTING AREAS PRIOR TO INSTALLATION.
27. REMOVE GUY WIRES AND STAKES AT END OF WARRANTY PERIOD OR ESTABLISHMENT.
28. FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISHED GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.
29. ALL TREES IN SIGHT DISTANCE TRIANGLES TO BE LIMBED UP TO 8' HEIGHT. LARGER CALIPER INSTALL SIZE MAY BE REQUIRED IN ORDER FOR TREES TO BE LIMBED ACCORDING TO NURSERY STANDARDS.

NOTES

1. MEDIUM, DECIDUOUS SHADE TREES ARE SHOWN IN FRONT OF TOWNHOME LOTS DUE TO LIMITED PLANTING SPACE, UTILITY CONFLICT MINIMIZATION, AND PROXIMITY TO DRIVEWAYS. LARGE, MATURING DECIDUOUS STREET TREES ARE SHOWN IN AREAS WHERE LIMITATIONS DO NOT EXIST.
2. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
3. STREET TREES BETWEEN DRIVEWAYS IN FRONT OF TOWNHOMES SHALL HAVE A MINIMUM OF 600 CUBIC FEET OF SOIL VOLUME AS DESCRIBED IN CHAPTER 2 OF THE CITY TREE MANUAL. SEE CITY OF RALEIGH DETAIL TPP-07, THIS SHEET FOR THE REQUIRED UNDERGROUND ROOT CHANNELS. COORDINATE WITH UTILITY INSTALLATION AND CITY OF RALEIGH URBAN FORESTRY INSPECTIONS.
4. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED. SEE LANDSCAPE DETAILS ON SHEET L5.05 FOR TYPICAL SCREENING REQUIREMENTS. ADDITIONAL PLANT MATERIAL WILL BE REQUIRED THAT IS NOT SHOWN ON THE PLANT SCHEDULE.
5. STREET TREES SHALL BE LOCATED NO CLOSER THAN 30' FROM STOP SIGNS, 10' ON EITHER SIDE OF UTILITY POLES, 10' FROM DRIVEWAY, 10' FROM A FIRE HYDRANT AND 20' FROM ANY LIGHT POLES. SEE CHAPTER 2 OF THE CITY TREE MANUAL FOR ADDITIONAL MINIMUM SEPARATIONS FROM SITE ELEMENTS TO STREET TREES.
6. CONTRACTOR SHALL REPLACE ANY EXISTING STREET TREE WHICH IS DAMAGED OR DESTROYED DURING CONSTRUCTION WITH AN EQUAL SPECIES AND SIZE TO BE APPROVED BY LANDSCAPE ARCHITECT AND/OR GOVERNING AGENCY.
7. ALL EXISTING STREET TREES AND THEIR CRITICAL ROOT ZONES SHALL BE PROTECTED TO THE MAXIMUM EXTENT POSSIBLE THROUGHOUT CONSTRUCTION.
8. ALL TREES LOCATED WITHIN SIGHT DISTANCE TRIANGLES SHALL BE LIMBED UP TO A MINIMUM 8' ABOVE FINISHED GRADE.
9. A TREE IMPACT PERMIT IS REQUIRED FOR TREES INSTALLED WITHIN THE PUBLIC RIGHTS-OF-WAY AND WILL BE ISSUED WITH BUILDING PERMITS.





PLANT_SCHEDULE

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL
	ASM	25	Streetwise Trident Maple	Acer buergerianum 'Streetwise' TM	3" min
	ARB	10	Red Maple	Acer rubrum	3" min
	ASGM	22	Sugar Maple	Acer saccharum	3" min
	CBF	29	Pyramidal European Hornbeam	Carpinus betulus 'Fastigiata'	3" min
	LTP	25	Tulip Poplar	Liriodendron tulipifera	3" min
	NSS	26	Sour Gum	Nyssa sylvatica	3" min
	QAW	18	White Oak	Quercus alba	3" min
	QCS	18	Scarlet Oak	Quercus coccinea	3" min
	QLO	20	Overcup Oak	Quercus lyrata	3" min
	QNN	23	Nuttall Oak	Quercus nuttallii	3" min
	QSS	15	Shumard Red Oak	Quercus shumardii	3" min
	UAP	30	American Elm	Ulmus americana 'Princeton'	3" min
	UPC	18	Chinese Elm	Ulmus parvifolia	3" min
	ZSG	19	Sawleaf Zelkova	Zelkova serrata 'Green Vase'	3" min

SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT
	AGRC	10	Rose Creek Abelia	Abelia x grandiflora 'Rose Creek'	18"
	ICCC	28	Carissa Holly	Ilex cornuta 'Carissa'	18"
	ICDB	6	Dwarf Burford Holly	Ilex cornuta 'Dwarf Burford'	18"
	ICSH	12	Steeds Japanese Holly	Ilex crenata 'Steeds'	36"
	IVND	29	Dwarf Yaupon	Ilex vomitoria 'Nana'	18''
	ILM	2	Oakland Red Holly	Ilex x 'Magland'	6'
	LCPD	18	Fringe Flower	Loropetalum chinense 'Purple Diamond'	18"
	OFSO	21	Sweet Olive	Osmanthus fragrans	18"
	RGFG	34	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	18"

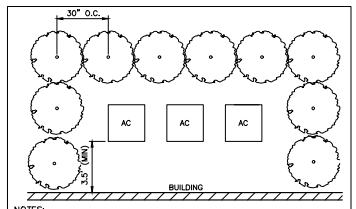
LANDSCAPE CALCULATIONS:

STREET TREES

CHERT LANE:	4414 LF
TREES REQUIRED (1/40LF):	110 TREES
TREES PROVIDED:	110
ARKOSE DRIVE:	2334 LF
TREES REQUIRED (1/40LF):	58 TREES
TREES PROVIDED:	61
BRECCIA:	507 LF
TREES REQUIRED (1/40LF):	12 TREES
TREES PROVIDED:	16
TONOLOWAY DRIVE:	2357 LF
TREES REQUIRED (1/40LF):	58 TREES
TREES PROVIDED:	63

VEHICULAR USE AREAS:

ARKOSE DRIVE PARKING AREAS:	14720 SF
CANOPY TREES REQUIRED:	8 CANOPY TREES (1/2,000 SF)
CANOPY TREES PROVIDED:	11 CANOPY TREES
TONOLOWAY DRIVE PARKING AREAS:	13600 SF
CANOPY TREES REQUIRED:	7 CANOPY TREES (1/2,000 SF)
CANOPY TREES PROVIDED:	11 CANOPY TREES
LIGNITE TRAIL PARKING AREA:	6560 SF
CANOPY TREES REQUIRED:	4 CANOPY TREES (1/2,000 SF)
CANOPY TREES PROVIDED:	12 CANOPY TREES
SHRUBS REQUIRED (C3 YARD ADJACENT TO ROW):	111 SHRUBS (30/100 LF)
SHRUBS PROVIDED:	120 SHRUBS
PARKING AREA 1:	3904 SF
CANOPY TREES REQUIRED:	2 CANOPY TREES (1/2,000 SF)
CANOPY TREES PROVIDED:	3 CANOPY TREES
SHRUBS REQUIRED (C3 YARD ADJACENT TO ROW):	10 SHRUBS (30/100 LF)
SHRUBS PROVIDED:	10 SHRUBS
PARKING AREA 2:	3904 SF
CANOPY TREES REQUIRED:	2 CANOPY TREES (1/2,000 SF)
CANOPY TREES PROVIDED:	4 CANOPY TREES
SHRUBS REQUIRED (C3 YARD ADJACENT TO ROW):	10 SHRUBS (30/100 LF)
SHRUBS PROVIDED:	10 SHRUBS



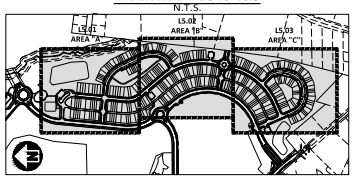
NOTES:

1. ALL GROUND MOUNTED HVAC SHALL BE SCREENED IN ACCORDANCE WITH THIS DETAIL AND SHALL CONFORM TO THE PAD-MOUNTED EQUIPMENT WORKING SPACE AND MISCELLANEOUS CLEARANCES DETAIL ON THIS SHEET.
2. ALLOWABLE PLANT SPECIES INSTALLED AT 30" HT: ILEX VOMITORIA 'NANA', ILEX CORNUTA 'STEEDS', LORAPETALUM 'PURPLE DIAMOND' OR OTHER APPROVED SPECIES BY PROJECT LANDSCAPE ARCHITECT.

TYPICAL HVAC PLANTING DETAIL

INDEX MAP - LOTS 4&5

N.T.S.



LEGEND

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

GENERAL NOTES:

- SEE SHEET L5.01, L5.02 AND L5.03 FOR ADDITIONAL LANDSCAPE NOTES, REQUIREMENTS AND LANDSCAPE INSTALLATION REQUIREMENTS.
- PLANT MATERIAL SHOWN IS FOR REGULATORY PURPOSES; ADDITIONAL PLANT MATERIAL MAY BE REQUIRED. COORDINATE WITH OWNER PRIOR TO ORDERING ANY PLANT MATERIAL.
- NO SINGLE SPECIES SHALL CONSTITUTE MORE THAN 20% OF THE OVERALL NUMBER OF PLANTS OF THE SAME TYPE.

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

NC GRID (NAD83)

GRAPHIC SCALE
0 75 150 300
1 INCH = 150 FT.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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Halle BUILDING GROUP

OLDE TOWNE TOWNHOMES LOTS 4 AND 5

PRELIMINARY SUBDIVISION PLAN

RALEIGH, NORTH CAROLINA, 27610

[redacted]

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-ASR-OAL51
CHECKED BY	SRD
DRAWN BY	CTM
SCALE	1"=150'
DATE	10. 23. 2020

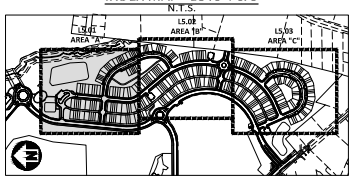
SHEET

OVERALL LANDSCAPE PLAN

L5.00

INDEX MAP - LOTS 4 & 5

N.T.S.



PLANT SCHEDULE AREA A

TREES	CODE	COMMON NAME	BOTANICAL NAME
	ASGM	Sugar Maple	Acer saccharum
	CBF	Pyramidal European Hornbeam	Carpinus betulus 'Fastigiata'
	LTP	Tulip Poplar	Liriodendron tulipifera
	NSS	Sour Gum	Nyssa sylvatica
	QNN	Nuttall Oak	Quercus nuttallii
	QPP	Pin Oak	Quercus palustris
	UAP	American Elm	Ulmus americana 'Princeton'
	UPC	Chinese Elm	Ulmus parvifolia

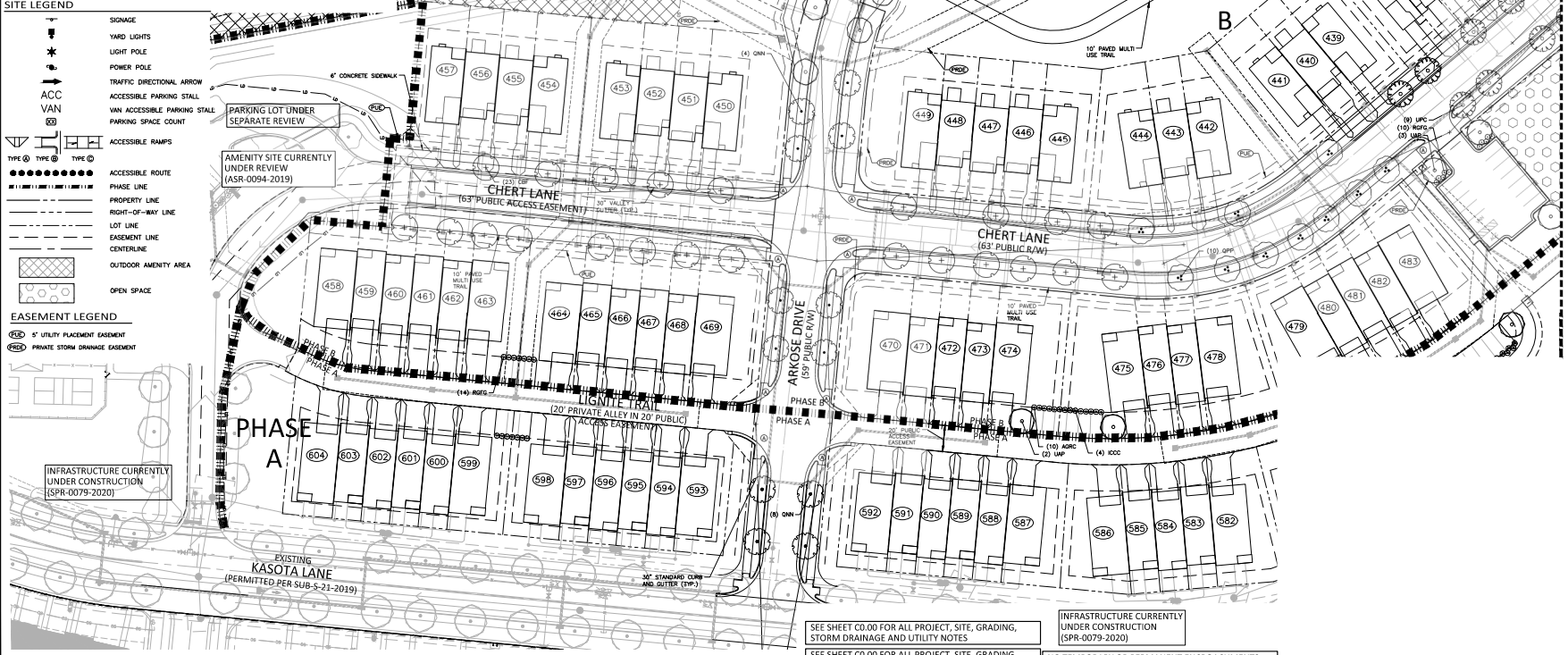
SHRUBS	CODE	COMMON NAME	BOTANICAL NAME
	AGRC	Rose Creek Abelia	Abelia x grandiflora 'Rose Creek'
	ICCC	Carissa Holly	Ilex cornuta 'Carissa'
	LCPD	Fringe Flower	Loropetalum chinense 'Purple Diamond'
	RGFG	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- XX — PARKING SPACE COUNT
- TYPE A, TYPE B, TYPE C — ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- OUTDOOR AMENITY AREA
- OPEN SPACE

EASEMENT LEGEND

- PUE — 5' UTILITY PLACEMENT EASEMENT
- PRDE — PRIVATE STORM DRAINAGE EASEMENT



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

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INFRASTRUCTURE CURRENTLY UNDER CONSTRUCTION (SPR-0079-2020)

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.

NC GRID (NAD83)

GRAPHIC SCALE
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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OLDE TOWNE TOWNHOMES LOTS 4 AND 5

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RALEIGH, NORTH CAROLINA, 27610

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PLAN INFORMATION

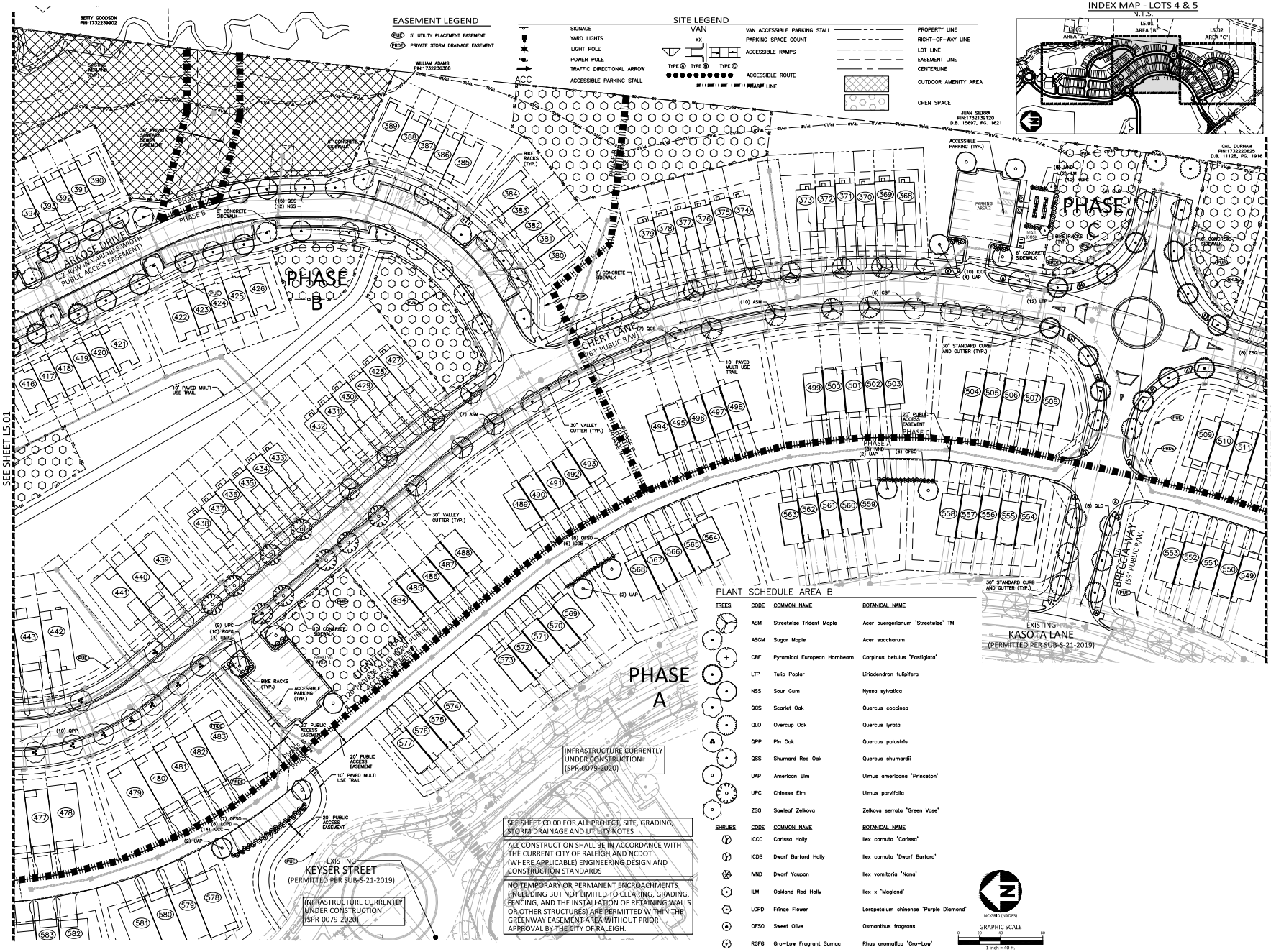
PROJECT NO.	HLE-20020
FILENAME	HLE20020-CD-LS1
CHECKED BY	SRD
DRAWN BY	CTM
SCALE	1"=40'
DATE	10. 23. 2020

SHEET

LANDSCAPE PLAN
AREA "A"

L5.01

A:\Projects\Halle\HLE-20020\04-Production\Engineering\Site Plan - Construction Drawings\Current Drawings\HLE20020-SPP-LS1.dwg, 7/30/2021 11:09:37 AM, Klimsch, Max



PLANT SCHEDULE AREA B

TREES	CODE	COMMON NAME	BOTANICAL NAME
	ASM	Streetwise Trident Maple	Acer buergerianum 'Streetwise' TM
	ASGM	Sugar Maple	Acer saccharum
	CBF	Pyramidal European Hornbeam	Carpinus betulus 'Fastigiata'
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	ILM	Oakland Red Holly	Ilex x 'Magland'
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	OFSO	Sweet Olive	Osmanthus fragrans
	RGFG	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'

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PLAN INFORMATION

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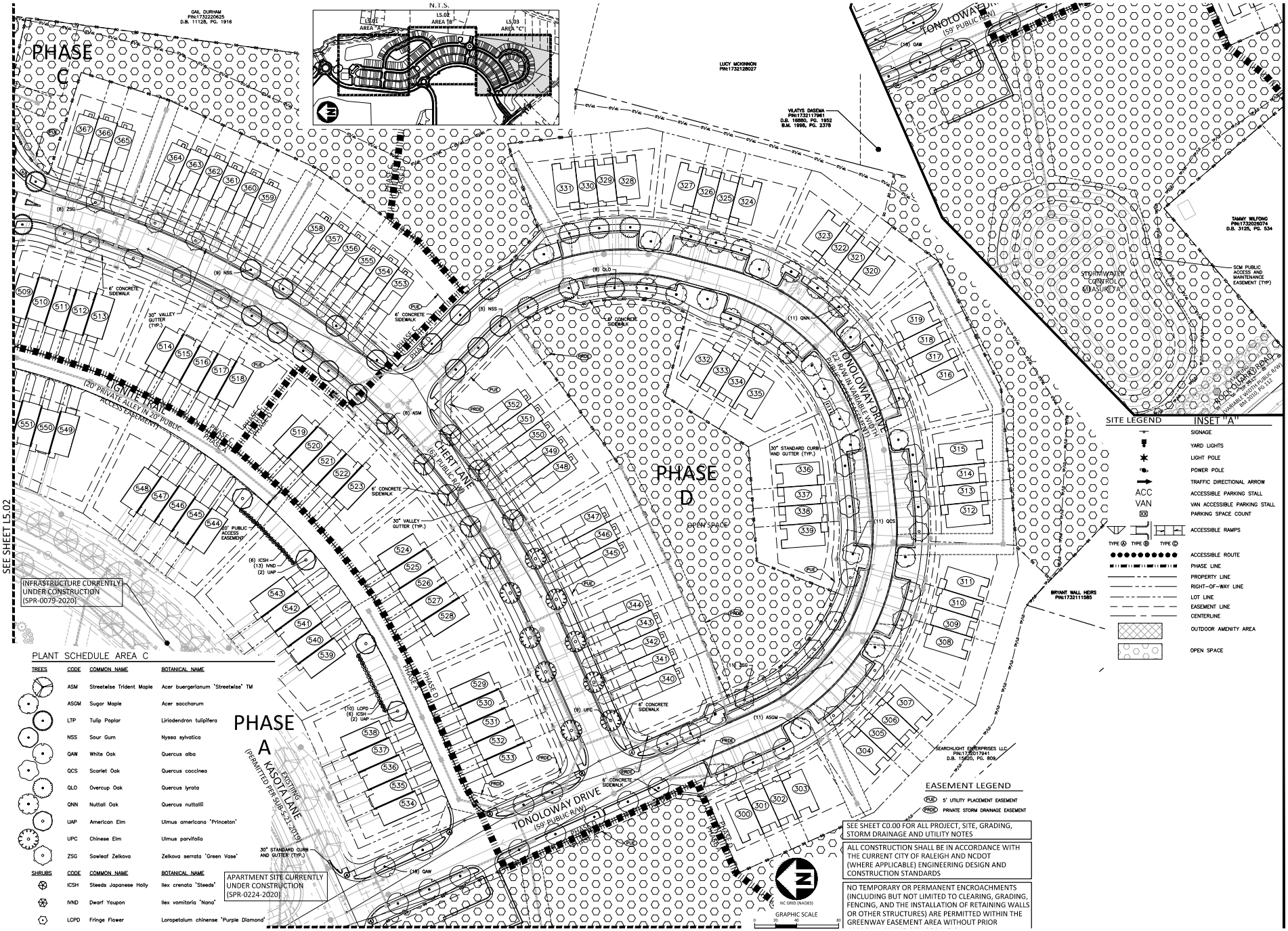
FILENAME	HLE20020-CD-LS1
CHECKED BY	SRD
DRAWN BY	CTM
SCALE	1"=40'
DATE	10. 23. 2020

SHEET

LANDSCAPE PLAN AREA "B"

L5.02

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



PLANT SCHEDULE AREA C

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	QCS	Scarlet Oak	Quercus coccinea
	QLO	Overcup Oak	Quercus lyrata
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EASEMENT LEGEND

- PUE — 5' UTILITY PLACEMENT EASEMENT
- PRDE — PRIVATE STORM DRAINAGE EASEMENT

SITE LEGEND

- SIGNAGE
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- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
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INSET "A"

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DRAWN BY	CTM
SCALE	1"=40'
DATE	10. 23. 2020

SHEET

LANDSCAPE AREA "C"

L5.03