

Preliminary Subdivision Application

Planning and Development

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



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

DEVELOPMENT TYPE (UDO Section 2.1.2)

☒ Conventional Subdivision	☐ Compact Development	☐ Conservation Development	☐ Cottage Court
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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 Lot 10**

Property Address(es): **5135 Rock Quarry Road; 2281 & 0 S. New Hope Road**

Recorded Deed PIN(s): 1722-93-9573; 1732-04-0116; 1732-05-4494

What is your project type?	☐ Single family	☒ Townhouse	☐ Attached houses
	☐ Apartment	☐ Non-residential	☐ Other: _____

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
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Address: **56 Hunter Street, Apex, North Carolina 27502**

Phone #: 919.387.1885	Email: erifkin@hallecompanies.com
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APPLICANT INFORMATION

Company: McAdams	Contact Name and Title: Chandler Turner
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Address: **1 Glenwood Ave., Raleigh, NC, 27603**

Phone #: 919.823.4300	Email: cturner@mcadamsco.com
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Continue to page 2 >>

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 35.68 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: 12.90 Square Feet: 561,937
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 #: N/A	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots: 206	Detached Attached 206
Total # of single-family lots: 0	
Proposed density for each zoning district (UDO 1.5.2.F): 206 units/35.68 acres = 5.8 DU/ac.	
Total # of open space and/or common area lots: 7	
Total # of requested lots: 213	

SIGNATURE BLOCK	
I hereby designate <u>Chandler Turner</u> 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: 11/12/20
Printed Name: Eric Rifkin, Assistant Vice President	
Signature:	Date:
Printed Name:	

Please email your completed application to SiteReview@raleighnc.gov.

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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, 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 #: 919.287.0730 x266	Email: williamson@mcadamsco.com

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DEVELOPMENT TYPE • SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 35.68 acres	
Zoning districts (if more than one, provide acreage of each): R-10 CU	
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Existing Impervious Surface: Acres: 0 Square Feet: 0	Proposed Impervious Surface: Acres: 12.90 Square Feet: 561,937
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 #: N/A	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots: 209	Detached 209
Total # of single-family lots: 0	
Proposed density for each zoning district (UDO 1.5.2.F): 209 units/35.68 acres = 5.86 DU/ac.	
Total # of open space and/or common area lots: 6	
Total # of requested lots: 216	

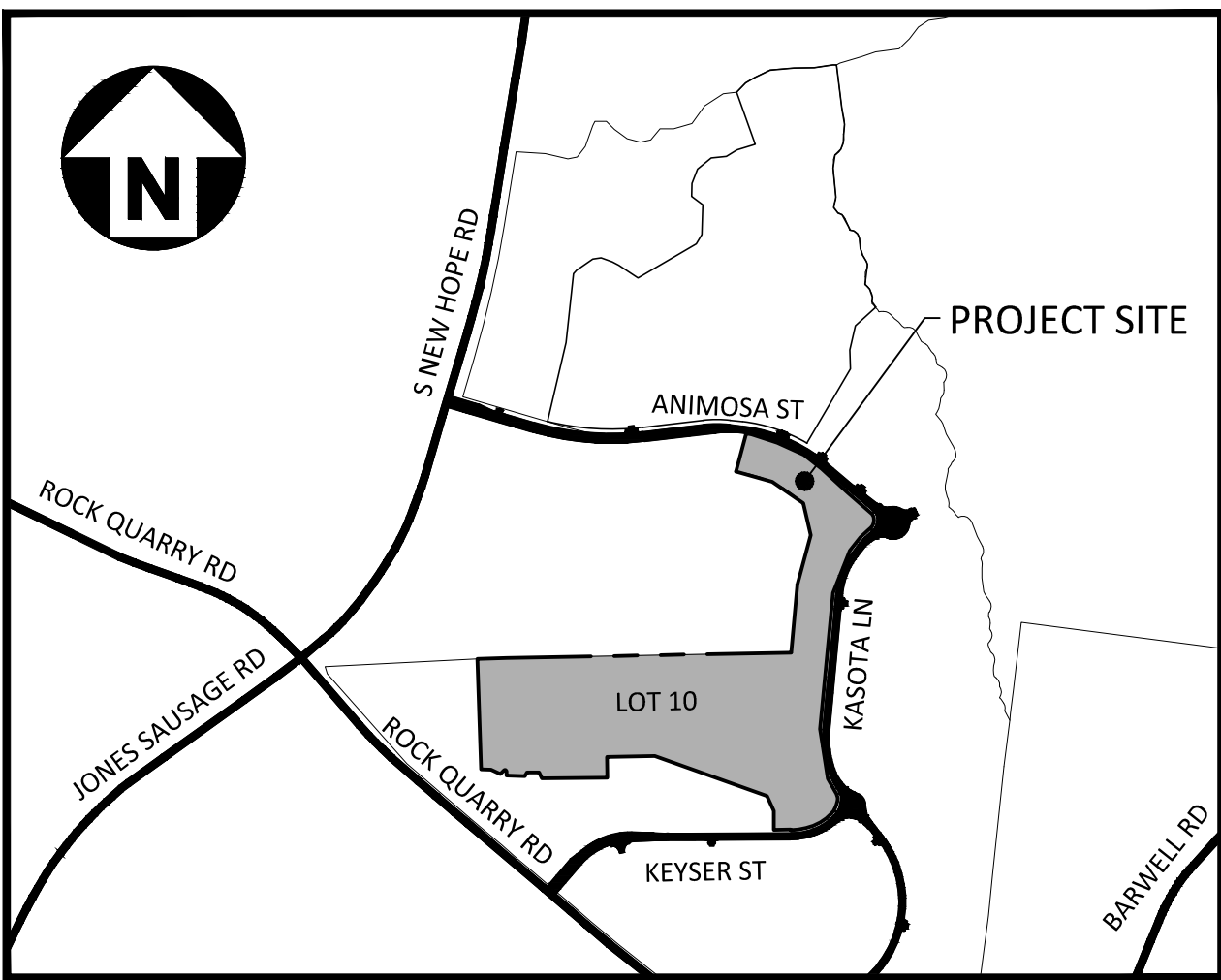
SIGNATURE BLOCK	
I hereby designate Nick Williamson to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.	
I/we have read, acknowledge, and affirm that this 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: 01/09/20
Printed Name: Eric Rifkin, Assistant Vice President	
Signature:	Date:
Printed Name:	

Please email your completed application to SiteReview@raleighnc.gov.

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REVISION 07.07.20

raleighnc.gov



VICINITY MAP

1" = 1000'

ZONING CONDITIONS

ORDINANCE 53-2C-789
EFFECTIVE 02/04/2020
2-7-18 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 REDZONED TO RESIDENTIAL-30 (CONDITIONAL USE (R-30-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 FIFTY (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.
1.1. UNITS WITHIN THIS SUBDIVISION WILL STILL KEEP UNDER 1,700 UNITS MAXIMUM (SEE COMPLIANCE TABLE BELOW).

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.
2.1. PARK WAS PERMITTED PER 5-21-19.

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 BARNWELL ROAD WHEN A ROADWAY CONNECTION IS MADE TO BARNWELL ROAD; AND
(C) THE "ORANGE ROUTE" FROM "NODE 2" TO "NODE 3" NEAR WALNUT CREEK PRIOR TO THE 1500' CERTIFICATE OF OCCUPANCY.
3.1. GREENWAY TRAILS SHOWN ON PROPERTY PER THIS REQUIREMENT WITHIN 5-21-19, THIS SITE IS NOT SUBJECT TO GREENWAY STANDARDS.

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

5. FOR PROPERTY DELINEATED BY WAKE COUNTY PIN 1722937105 AND IDENTIFIED AS LOT 5007 ON BOOK OF MAPS 2008, PAGE 380, 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.
5.1. THIS REQUIREMENT DOES NOT APPLY TO THIS SITE, HAS BEEN MET PER ASR-0095-2019.

PARKING DATA

PROPOSED TOWNHOME:		PHASE 1 - 3 BEDROOM: 18 UNITS (0 ZERO-CAR GARAGE UNITS; 0 ONE-CAR GARAGE UNITS; 18 TWO-CAR GARAGE UNITS)	PHASE 2 - 3 BEDROOM: 45 UNITS (0 ZERO-CAR GARAGE UNITS; 0 ONE-CAR GARAGE UNITS; 45 TWO-CAR GARAGE UNITS)	PHASE 3A - 3 BEDROOM: 83 UNITS (44 ZERO-CAR GARAGE UNITS; 21 ONE-CAR GARAGE UNITS; 18 TWO-CAR GARAGE UNITS)	PHASE 3B - 3 BEDROOM: 63 UNITS (24 ZERO-CAR GARAGE UNITS; 23 ONE-CAR GARAGE UNITS; 16 TWO-CAR GARAGE UNITS)
PARKING DATA:	PHASE 1:	VEHICLE PARKING	REQUIRED: 36 SPACES (2 SPACES/3 BED UNIT * 18 UNITS) PROVIDED: 79 SPACES TOWNHOUSE SPACES: 72 SPACES (18 TWO GARAGE UNITS * 4 SPACES/UNIT) SURFACE SPACES: 7 SPACES	REQUIRED: 1 TOTAL ACCESSIBLE SPACES; MIN. 1 VAN SPACES PROVIDED: 2 TOTAL ACCESSIBLE SPACES; 5 VAN SPACES	REQUIRED: 18 UNITS * 1 SPACE/20 UNITS + 1 SPACES SHORT-TERM ONLY PROVIDED: 1 RACKS (2 SPACES)
	PHASE 2:	VEHICLE PARKING	REQUIRED: 90 SPACES (2 SPACES/3 BED UNIT * 45 UNITS) PROVIDED: 206 SPACES TOWNHOUSE SPACES: 180 SPACES (45 TWO GARAGE UNITS * 4 SPACES/UNIT) SURFACE SPACES: 26 SPACES	REQUIRED: 1 TOTAL ACCESSIBLE SPACES; MIN. 0 VAN SPACES PROVIDED: 0 TOTAL ACCESSIBLE SPACES; 0 VAN SPACES	REQUIRED: 45 UNITS * 1 SPACE/20 UNITS + 5 SPACES SHORT-TERM ONLY PROVIDED: 2 RACKS (4 SPACES)
	PHASE 3A:	VEHICLE PARKING	REQUIRED: 166 SPACES (2 SPACES/3 BED UNIT * 83 UNITS) TOWNHOUSE SPACES: 114 SPACES (23 ONE GARAGE UNITS * 2 SPACES/UNIT) + (18 TWO GARAGE UNITS * 4 SPACES/UNIT) SURFACE SPACES: 116 SPACES	REQUIRED: 5 TOTAL ACCESSIBLE SPACES; MIN. 2 VAN SPACES PROVIDED: 5 TOTAL ACCESSIBLE SPACES; 2 VAN SPACES	REQUIRED: 83 UNITS * 1 SPACE/20 UNITS + 5 SPACES SHORT-TERM ONLY PROVIDED: 4 RACKS (8 SPACES)
	PHASE 3B:	VEHICLE PARKING	REQUIRED: 126 SPACES (2 SPACES/3 BED UNIT * 63 UNITS) PROVIDED: 183 SPACES TOWNHOUSE SPACES: 110 SPACES (23 ONE GARAGE UNITS * 2 SPACES/UNIT) + (16 TWO GARAGE UNITS * 4 SPACES/UNIT) SURFACE SPACES: 73 SPACES	REQUIRED: 4 TOTAL ACCESSIBLE SPACES; MIN. 1 VAN SPACES PROVIDED: 4 TOTAL ACCESSIBLE SPACES; 2 VAN SPACES	REQUIRED: 63 UNITS * 1 SPACE/20 UNITS + 4 SPACES SHORT-TERM ONLY PROVIDED: 3 RACKS (6 SPACES)
PARKING SETBACK:		PRIMARY: 20' SIDE STREET: 10' SIDE LOT LINE: 0' OR 3' REAR LOT LINE: 5' ALLEY, GARAGE ONLY: 4'			
BUILDING HEIGHT:		MAXIMUM ALLOWED: 3 STORIES (45') PROPOSED: 2 STORIES (30')			

SITE DATA

SITE ADDRESS:	5135 ROCK QUARRY RD, RALEIGH NORTH CAROLINA 27610
PARCEL PIN NUMBER:	1732041899, 1732040316, 1722939573, 1732054494
LOTS WITHIN OLDE TOWNE SUBDIVISION:	LOT 10
EXISTING ZONING:	R-10 CU (RESIDENTIAL - 10 - CONDITIONAL USE)
OVERLAY DISTRICT:	NONE APPLICABLE
BLOCK PERIMETER:	MAX ALLOWABLE: 2,500 LF PROPOSED: 2,895 LF (INCLUDES ROW INTERNAL TO LOT 11) "BLOCK PERIMETER STANDARDS SHALL NOT BE REQUIRED PER TC-19-2-1.1.B, WHERE THE BLOCK PERIMETER WOULD NOT BE REDUCED BY 20% OF THE OVERSIZED BLOCK AND A STREET CONNECTION OVER WALNUT CREEK, A CROWNED PARCEL, TO A DETACHED BUILDING TYPE, ZONED R-10 WOULD NOT REQUIRE BLOCK PERIMETER STANDARD CONFORMANCE."
WATERSHED:	WALNUT CREEK
FLOODPLAIN/FIRM PANEL:	NONE APPLICABLE
SITE AREA:	GROSS SITE AREA: 35.68 AC.
EXISTING USE:	VACANT
PROPOSED USE:	TOWNHOUSE
PROPOSED DWELLING UNITS:	PHASE 1 - 18 UNITS PHASE 2 - 45 UNITS PHASE 3A - 83 UNITS PHASE 3B - 63 UNITS
R-10 DENSITY:	ALLOWABLE: 470 DWELLING UNITS (10 UNITS/ACRE) PROPOSED: PHASE 1 - 18 DWELLING UNITS (5.4 UNITS/ACRE) PHASE 2 - 45 DWELLING UNITS (6.3 UNITS/ACRE) PHASE 3A - 83 DWELLING UNITS (17.0 UNITS/ACRE) PHASE 3B - 63 DWELLING UNITS (9.9 UNITS/ACRE)
IMPERVIOUS AREA FOR LOT 10	EXISTING IMPERVIOUS: 0.00 AC. PROPOSED IMPERVIOUS: 12.90 AC (561,937 SF)



Know what's below.
Call before you dig.

OLDE TOWNE - LOT 10

RALEIGH, NORTH CAROLINA PRELIMINARY SUBDIVISION PLAN

PROJECT NUMBER: HLE-20010
CITY OF RALEIGH CASE#: SUB-0071-2020

DATE: NOVEMBER 13, 2020

REVISED: MAY 7, 2021

REVISED: JUNE 29, 2021

REVISED: AUGUST 11, 2021

ZONING CONDITION COMPLIANCE TABLE

DWELLING UNITS:	MAXIMUM ALLOWABLE DWELLING UNITS: 1,700 UNITS TOTAL PROPOSED UNITS: 792 UNITS 408-0095-2019 (APARTMENTS): 360 UNITS SUB-0007-2020 (LOT 2 TOWNHOUSE): 236 UNITS SUB-0070-2020 (LOT 4 & 5 TOWNHOUSE): 395 UNITS SUB-0071-2020 (LOT 10 TOWNHOUSE): 209 UNITS
OPEN SPACE:	GROSS SITE AREA PER SUBDIVISION CASE #5-21-19: 210.70 AC (LOTS 1-12) LESS RIGHT-OF-WAY DEDICATION: 0.00 AC NET SITE AREA: 210.70 AC TOTAL REQUIRED OPEN SPACE: 57.46 ACRES (25% NET SITE AREA) TOTAL OPEN SPACE PROVIDED: 77.93 AC LOT 1 OPEN SPACE: 33.98 AC (100% OF LOT SITE AREA) LOT 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 OPEN SPACE: 17.56 AC (39% OF PROJECT SITE AREA) LOT 4, 5 OPEN SPACE: 18.98 AC (8% OF PROJECT SITE AREA) LOT 10 OPEN SPACE: 7.45 AC (21% OF PROJECT SITE AREA)

OUTDOOR AMENITY AREA		
PHASE 1	PHASE 1 AREA	3.36 AC
	REQUIRED OUTDOOR AMENITY AREA	0.34 AC (10%)
	PROVIDED OUTDOOR AMENITY AREA	0.68 AC (20.2%)
PHASE 2	PHASE 2 AREA	4.46 AC
	REQUIRED OUTDOOR AMENITY AREA	0.75 AC (10%)
	PROVIDED OUTDOOR AMENITY AREA	1.00 AC (22.4%)
PHASE 3A	PHASE 3A AREA	11.95 AC
	REQUIRED OUTDOOR AMENITY AREA	1.20 AC (10%)
	PROVIDED OUTDOOR AMENITY AREA	1.61 AC (13.5%)
PHASE 3B	PHASE 3B AREA	12.91 AC
	REQUIRED OUTDOOR AMENITY AREA	1.29 AC (10%)
	PROVIDED OUTDOOR AMENITY AREA	1.95 AC (15.1%)

BLOCK PERIMETER:

BLOCK PERIMETER STANDARDS (UDO 8.3.2.4):
- TC-6-19, 8.3.2.4.1.b.vi.4 "THE CREATION (ON THE PROPERTY TO BE DEVELOPED) OR CONTINUATION (ON AN ADJACENT PROPERTY OF ANY NEW STREET OR STREET SYM) WOULD BE OBSTRUCTED BY ANY OF THE FOLLOWING: ... D. PREVIOUSLY ESTABLISHED TREE CONSERVATION AREA, OPEN SPACE OR PUBLIC PARK."
- THERE IS PREVIOUSLY RECORDED TREE CONSERVATION AREA THAT WOULD OBSTRUCT CONTINUATION OF A NEW STREET OR STREET SYM.

BUILD-TO:

- BUILD-TO REQUIREMENTS NO LONGER NECESSARY TO BE MET PER TC-19-20 PIN LIEU OF PREVIOUSLY REQUIRED BUILD-TO STANDARDS AND APPROVED APPEAL COMMISSION CASE FOR THIS PROJECT (A40-6-21 - 3161 KEYSER STREET)

SOLID WASTE COMPLIANCE STATEMENT:

- 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.
- INDIVIDUAL ROLLOUT CARTS WILL BE PROVIDED.

SPECIAL CONDITIONS OF SUBDIVISION APPROVAL

SHEET INDEX

C0.00	PROJECT NOTES
C1.00	EXISTING CONDITIONS - OVERALL
C1.02	EXISTING CONDITIONS - AREA "B"
C1.03	EXISTING CONDITIONS - AREA "C"
C1.04	EXISTING CONDITIONS - AREA "D"
C1.08	EXISTING CONDITIONS - AREA "H"
C1.09	EXISTING CONDITIONS - AREA "I"
C2.00	OVERALL SUBDIVISION PLAN
C2.00A	BLOCK PERIMETER PLAN
C2.01	OVERALL SITE PLAN
C2.02	SITE PLAN - AREA "A"
C2.03	SITE PLAN - AREA "B"
C2.04	SITE PLAN - AREA "C"
C2.05	SITE PLAN - AREA "D"
C2.06	LOT DIMENSION PLAN - AREA "A"
C2.07	LOT DIMENSION PLAN - AREA "B"
C2.08	LOT DIMENSION PLAN - AREA "C"
C2.09	LOT DIMENSION PLAN - AREA "D"
C2.10	PAVEMENT MARKING AND SIGNAGE PLAN - AREA "A"
C2.11	PAVEMENT MARKING AND SIGNAGE PLAN - AREA "B"
C2.12	PAVEMENT MARKING AND SIGNAGE PLAN - AREA "C"
C2.13	PAVEMENT MARKING AND SIGNAGE PLAN - AREA "D"
C3.00	OVERALL GRADING PLAN
C3.01	GRADING AND STORM DRAINAGE PLAN - AREA "A"
C3.02	GRADING AND STORM DRAINAGE PLAN - AREA "B"
C3.03	GRADING AND STORM DRAINAGE PLAN - AREA "C"
C3.04	GRADING AND STORM DRAINAGE PLAN - AREA "D"
C4.00	OVERALL UTILITY PLAN
C4.01	UTILITY PLAN - AREA "A"
C4.02	UTILITY PLAN - AREA "B"
C4.03	UTILITY PLAN - AREA "C"
C4.04	UTILITY PLAN - AREA "D"
C4.05	FIRE ACCESS PLAN - AREA "A"
C4.06	FIRE ACCESS PLAN - AREA "B"
C4.07	FIRE ACCESS PLAN - AREA "C"
C4.08	FIRE ACCESS PLAN - AREA "D"
C8.00	SITE DETAILS
C8.01	SITE DETAILS
C8.02	SITE DETAILS
C8.03	STORM DRAINAGE DETAILS
C8.04	WATER DETAILS
C8.05	WATER DETAILS
C8.06	SANITARY SEWER DETAILS
C8.07	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"
L5.04	LANDSCAPE PLAN - AREA "D"
L5.05	LANDSCAPE NOTES AND DETAILS

DISTURBED AREA = 31.50 AC.

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.

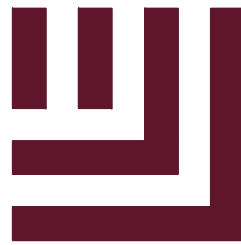
ATTENTION CONTRACTORS

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, PE
williamson@mcadamsco.com
PHONE: 919. 287. 0730 x266

CLIENT

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



PROJECT DIRECTORY

REVISIONS

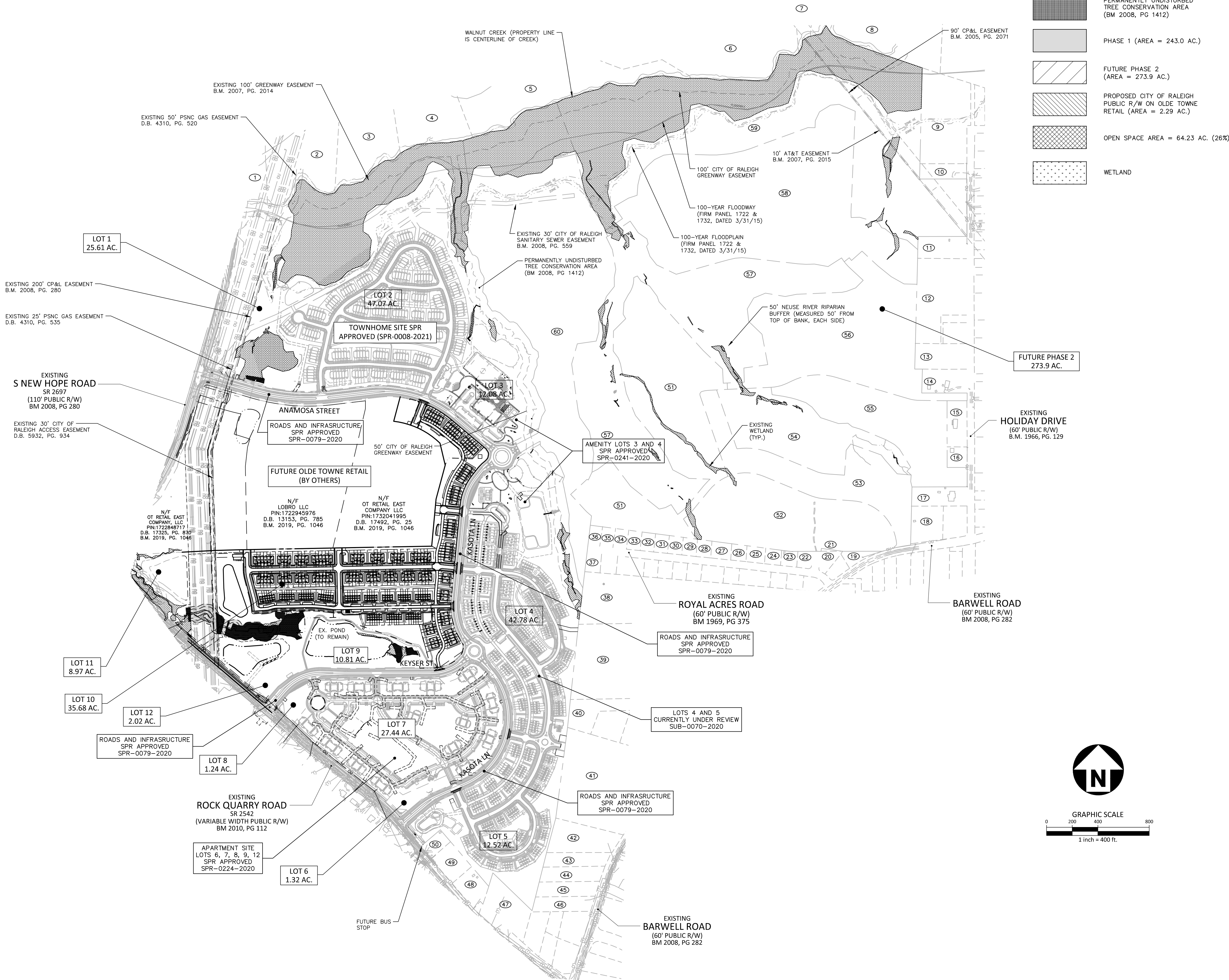
NO.	DATE	
1	02. 26. 2021	COR 1ST PSP REVIEW COMMENTS
2	06. 29. 2021	COR 2ND PSP REVIEW COMMENTS
3	08. 11. 2021	COR 3RD PSP REVIEW COMMENTS

PRELIMINARY SUBDIVISION PLAN FOR:

OLDE TOWNE - LOT 10
RALEIGH, NORTH CAROLINA
PROJECT NUMBER: HLE-20010

ADJOINING PROPERTIES

1 WILLIAM BROWN JR PIN:1722972480 D.B. 2066, PG. 313 B.M. 1981, PG. 803	24 THOMAS MORGAN, ETAL. PIN:1732343207 D.B. 1948, PG. 453 B.M. 1969, PG. 375	47 BRYANT WALL HEIRS PIN:1732111585
2 ROBERT BROWN PIN:1722985086 D.B. 2966, PG. 315 B.M. 1981, PG. 803	25 OLLIE LITTLE PIN:1732341278 B.M. 1969, PG. 375	48 MERCEDES CEDENO PIN:1732019675 D.B. 13045, PG. 1300
3 TRIANGLE GREENWAYS COUNCIL PIN:1732071808 D.B. 15497, PG. 2723	26 MARINO DIAZ PIN:1732340340 D.B. 12066, PG. 83 B.M. 1969, PG. 375	49 SERACHLIGHT ENTERPRISES LLC PIN:1732017941 D.B. 15620, PG. 809
4 ROBERT BROWN PIN:1722985086 D.B. 2966, PG. 315 B.M. 1981, PG. 803	27 ODESSA JACOX PIN:1732249301 D.B. 14096, PG. 833 B.M. 1969, PG. 375	50 TAMMY WILFONG PIN:1732026074 D.B. 3125, PG. 534
5 TRIANGLE GREENWAYS COUNCIL PIN:1732184069 D.B. 15497, PG. 2723	28 ODESSA JACOX PIN:1732247383 D.B. 14096, PG. 833 B.M. 1969, PG. 375	51 OLDE TOWNE WEH LP PIN:1732254316 D.B. 17325, PG. 1018
6 TRIANGLE GREENWAYS COUNCIL PIN:1732289450 D.B. 15497, PG. 2723	29 ODESSA JACOX PIN:1732246354 D.B. 14096, PG. 819 B.M. 1969, PG. 375	52 OLDE TOWNE WEH LP PIN:1732344507 D.B. 17325, PG. 1018
7 CITY OF RALEIGH PIN:173285548 B.M. 1988, PG. 207	30 HUSTON DUNSTON PIN:1732245345 D.B. 8403, PG. 2675 B.M. 1969, PG. 375	53 OLDE TOWNE WEH LP PIN:1732346972 D.B. 17325, PG. 1018
8 CITY OF RALEIGH PIN:1732460863 B.M. 1989, PG. 1313	31 DOROTHY NICKSON PIN:1732245447 D.B. 10593, PG. 2604 B.M. 1969, PG. 375	54 OLDE TOWNE WEH LP PIN:1732355204 D.B. 17325, PG. 1018
9 STEPHEN JOHNSON, ETAL. PIN:1732476745 D.B. 8576, PG. 2228 B.M. 2010, PG. 224	32 WILLIAM NOWELL PIN:1732433338 D.B. 11494, PG. 1220 B.M. 1969, PG. 375	55 OLDE TOWNE WEH LP PIN:1732451381 D.B. 17325, PG. 1018
10 CHARLES CHAVIS, ETAL. PIN:1732476320 D.B. 6715, PG. 763	33 WINNIE CRUDUP PIN:1732242329 B.M. 1969, PG. 375	56 OLDE TOWNE WEH LP PIN:1732358949 D.B. 17325, PG. 1018
11 JAMES TURNER, ETAL. PIN:1732466608 D.B. 2791, PG. 482	34 KIMBERLY ADDISON PIN:1732241421 D.B. 10746, PG. 1585 B.M. 1969, PG. 375	57 OLDE TOWNE WEH LP PIN:1732268167 D.B. 17325, PG. 1018
12 EARLENE HICKS PIN:1732465394 B.M. 1996, PG. 1191	35 ALICE SCOTLAND PIN:1732240412 B.M. 1969, PG. 375	58 OLDE TOWNE WEH LP PIN:1732372031 D.B. 17325, PG. 1018
13 ISAAHI GREEN PIN:1732456823 D.B. 3248, PG. 577	36 STEVE HARRIS PIN:1732149423 D.B. 3222, PG. 327 B.M. 1969, PG. 375	59 OLDE TOWNE WEH LP PIN:1732373509 D.B. 17325, PG. 1018
14 VERNELL JONES PIN:1732456634 D.B. 15960, PG. 2356	37 LISA ELLISON PIN:1732241421 D.B. 6184, PG. 500 B.M. 1969, PG. 375	60 OLDE TOWNE WEH LP PIN:1732073161 D.B. 17325, PG. 1018
15 WALLACE CHAPPELL, ETAL. PIN:1732457330 D.B. 10070, PG. 1366	38 BETTY GOODSON PIN:1732239902	
16 MICHAEL SLADE PIN:1732457035 D.B. 16582, PG. 2691	39 WILLIAM ADAMS PIN:1732236388	
17 LARRY STANFORD, ETAL. PIN:1732445794 D.B. 4424, PG. 571 B.M. 1988, PG. 1571	40 JUAN SIERRA PIN:1732139120 D.B. 15697, PG. 1621	
18 ANDREW LANIER, ETAL. PIN:1732445503 D.B. 7692, PG. 55 B.M. 1996, PG. 391	41 GAIL DURHAM PIN:1732220625 D.B. 11128, PG. 1916	
19 JOHNSIE HOLLOWAY PIN:1732349247 D.B. 4606, PG. 466	42 LUCY MCKINNON PIN:1732128027	
20 Xiomara FuentEs PIN:1732347225 D.B. 16984, PG. 2312 B.M. 1969, PG. 375	43 VILATYS DASEMA PIN:1732117961 D.B. 16880, PG. 1952 B.M. 1998, PG. 2378	
21 JAMES PATTERSON, ETAL. PIN:1732473302 D.B. 2252, PG. 626	44 KIMBERLY JONES PIN:1732117739 D.B. 13675, PG. 2129 B.M. 1998, PG. 2378	
22 MACK EVANS, ETAL. PIN:1732345245 D.B. 1048, PG. 600 B.M. 1969, PG. 375	45 JONATHAN MANLEY, ETAL. PIN:1732116698 D.B. 8554, PG. 2519 B.M. 1998, PG. 2378	
23 MARIA MEDRANO, ETAL. PIN:1732344235 D.B. 14355, PG. 839 B.M. 1969, PG. 375	46 MARY WIGGINS PIN:1732116586 D.B. 8646, PG. 160 B.M. 1998, PG. 2378	



ADOPTED TEXT CHANGE TC-6-19

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:

- a. existing improvements where the value of such improvements is more than the land value of the parcel on which the improvements are located;
- b. railroad, or controlled access highway;
- c. watercourse that has one (1) square mile of drainage area or more;
- or
- d. previously established tree conservation area, open space or public park.

The maximum block perimeter shall may be permitted to be extended by 50% where the block includes a pedestrian passage (see Sec. 8.4.8.) or an alley (Sec. 8.4.7.) that connects the two 2 streets on opposing block faces. Pedestrian including pedestrian passages and alleys may that connect dead-end streets.

BASE STANDARD LENGTH:	2500 LF
50% INCREASE WITH PRIVATE ALLEY (PER TEXT CHANGE TC-6-19 SEC. 2.B.3.)	1250 LF
BLOCK PERIMETER (MAX.):	3750 LF

Block #	Perimeter (LF)	Allowable (LF)
1	1812	2500
2	1993	2500
3	2216	3750
4	2644	3750
5	2471	3750
Average Length	2227.2	3250

*Private Alley "A" allowable 50% increase per Text Change TC-6-19

EXISTING
S NEW HOPE ROAD
SR 2697
(110' PUBLIC R/W)
BM 2008, PG 280

PERMANENTLY UNDISTURBED
TREE CONSERVATION AREA
PER BM 2008, PG 1412

EXISTING WETLANDS AND
PERMANENTLY UNDISTURBED
TREE CONSERVATION AREA
PER BM 2008, PG 1412
NO POSSIBLE CONNECTIONS

EXISTING
ROCK QUARRY ROAD
SR 2542
(VARIABLE WIDTH PUBLIC R/W)
BM 2010, PG 112

ANAMOSA STREET

LOT 2
47.07 AC.

LOT 3
12.08 AC.

PRIVATE ALLEY "A"

BLOCK 5
PERIMETER = 2,471
BASE STD LENGTH = 2,500 LF
ALLOWABLE 50% INCREASE (ALLEY) = 3,750 LF

BLOCK 4
PERIMETER = 2,644
BASE STD LENGTH = 2,500 LF
ALLOWABLE 50% INCREASE (ALLEY) = 3,750 LF

BLOCK 1
PERIMETER = 1,812
BASE STD LENGTH = 2,500 LF

BLOCK 2
PERIMETER = 1,993
BASE STD LENGTH = 2,500 LF

BLOCK 3
PERIMETER = 2,216
BASE STD LENGTH = 2,500 LF

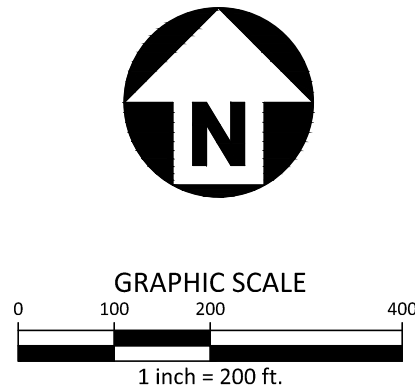
KASOTA ROAD

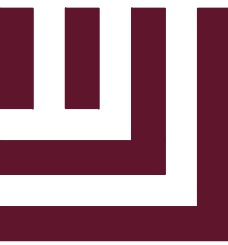
KEYSER ST

LOT 9
10.81 AC.

LOT 4
42.78 AC.

EXISTING
ROYAL ACRES ROAD
(60' PUBLIC R/W)
BM 1969, PG 375





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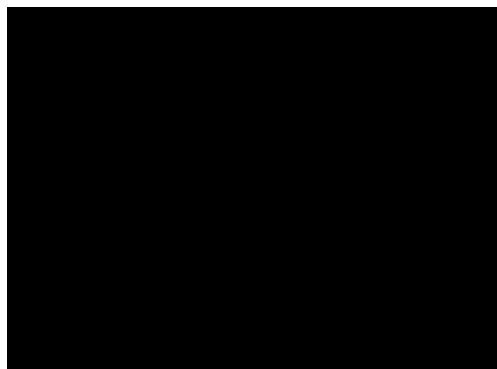
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ERIC RIFKIN
PHONE: 919. 387. 1885



OLDE TOWNE - LOT 10
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA



REVISIONS			
NO.	DATE		
1	02. 26. 2021	COR 1ST PSP REVIEW COMMENTS	
2	06. 28. 2021	COR 2ND PSP REVIEW COMMENTS	
3	08. 11. 2021	COR 3RD PSP REVIEW COMMENTS	

PLAN INFORMATION	
PROJECT NO.	HLE-20010
FILENAME	HLE20010-BP1
CHECKED BY	MDS
DRAWN BY	MDS
SCALE	1"=200'
DATE	05. 21. 2021

SHEET

**BLOCK PERIMETER
PLAN**

C2.00A



license number: C-0293, C-187

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RALEIGH, NORTH CAROLINA



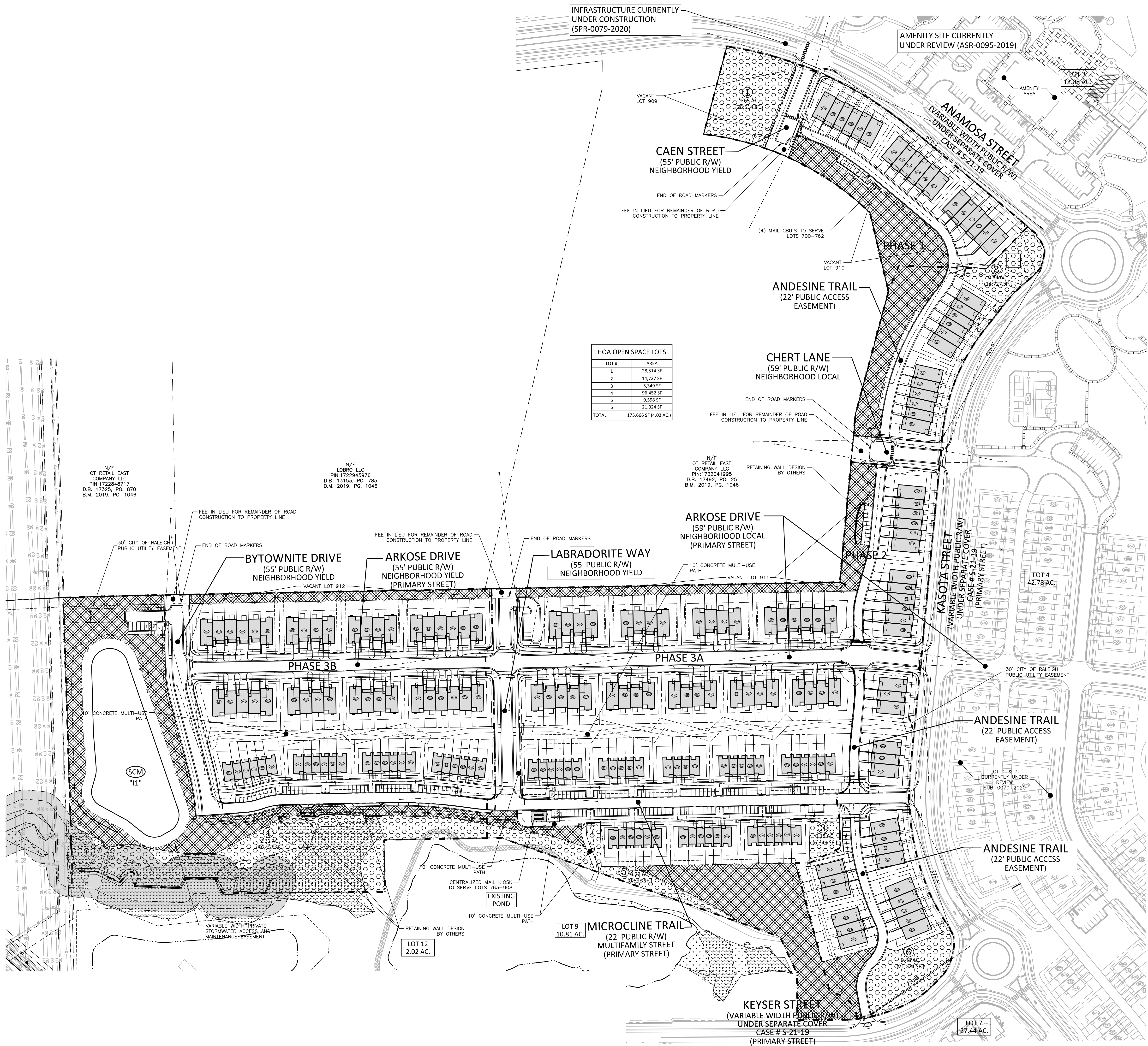
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DATE 05.21.2021

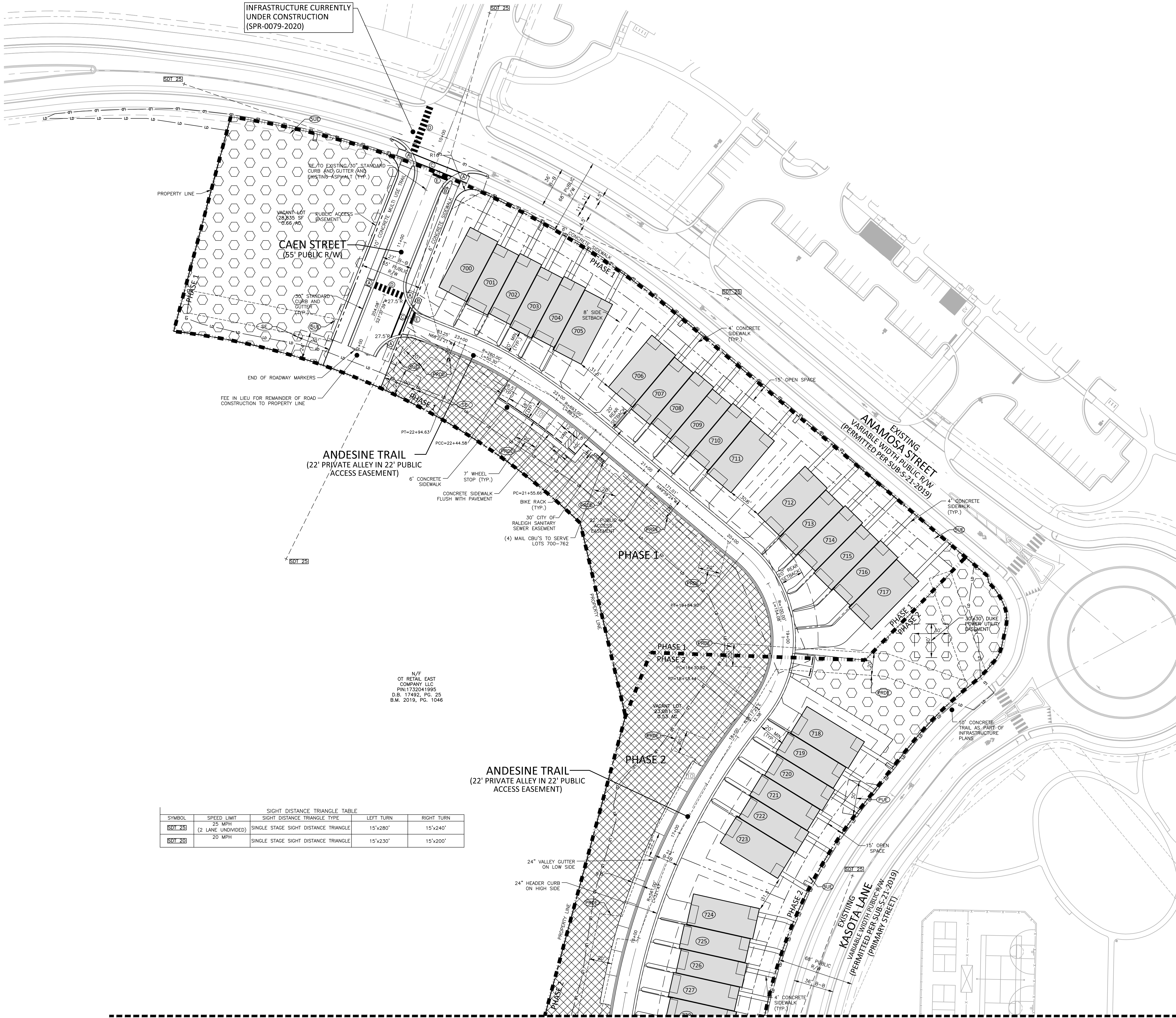
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OVERALL SITE PLAN

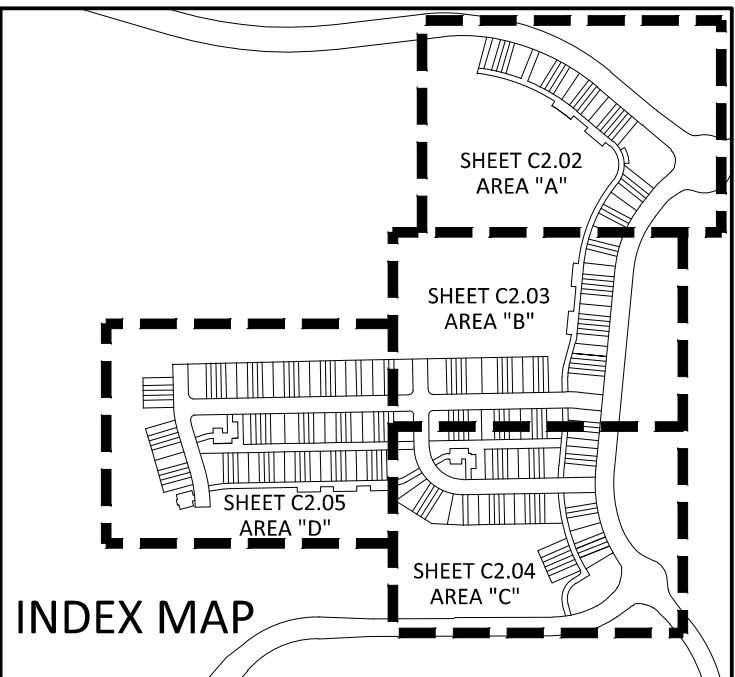
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SYMBOL	SPEED LIMIT	SIGHT DISTANCE TRIANGLE TABLE		
		SIGHT DISTANCE TRIANGLE TYPE	LEFT TURN	RIGHT TURN
SDT 25	25 MPH (2 LANE UNDIVIDED)	SINGLE STAGE SIGHT DISTANCE TRIANGLE	15'x280'	15'x240'
SDT 20	20 MPH	SINGLE STAGE SIGHT DISTANCE TRIANGLE	15'x230'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



SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- PERMANENTLY UNDISTURBED TREE CONSERVATION AREA (BM 2008, PG 1412)
- WETLAND
- STREAM BUFFER

EASEMENT LEGEND

- PRDE PRIVATE STORM DRAINAGE EASEMENT
- PUE CITY OF RALEIGH PUBLIC UTILITY EASEMENT
- CE PUBLIC STORM DRAINAGE EASEMENT
- SE SLOPE EASEMENT
- SUB 5' UTILITY PLACEMENT EASEMENT
- SDE SIGHT DISTANCE EASEMENT
- LSE 6' LANDSCAPE EASEMENT
- MDE 2' MAINTENANCE EASEMENT

KEY LEGEND

- A CURB RAMP
- B STOP SIGN
- C 6' STANDARD CROSSWALK
- D 6' HIGH VISIBILITY CROSSWALK
- E 24" STOP BAR
- F 10' STANDARD CROSSWALK

GRAPHIC SCALE

0 20 40 80
1 inch = 40 ft.

NOTE: ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED

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OLDE TOWNE - LOT 10
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA



REVISIONS

NO.	DATE	REVISION
1	02.26.2021	COR 1ST PSP REVIEW COMMENTS
2	06.28.2021	COR 2ND PSP REVIEW COMMENTS
3	08.11.2021	COR 3RD PSP REVIEW COMMENTS

PLAN INFORMATION

PROJECT NO.	HLE-20010
FILENAME	HLE20010-S1
CHECKED BY	MDS
DRAWN BY	MDS
SCALE	1"=40'
DATE	05.21.2021

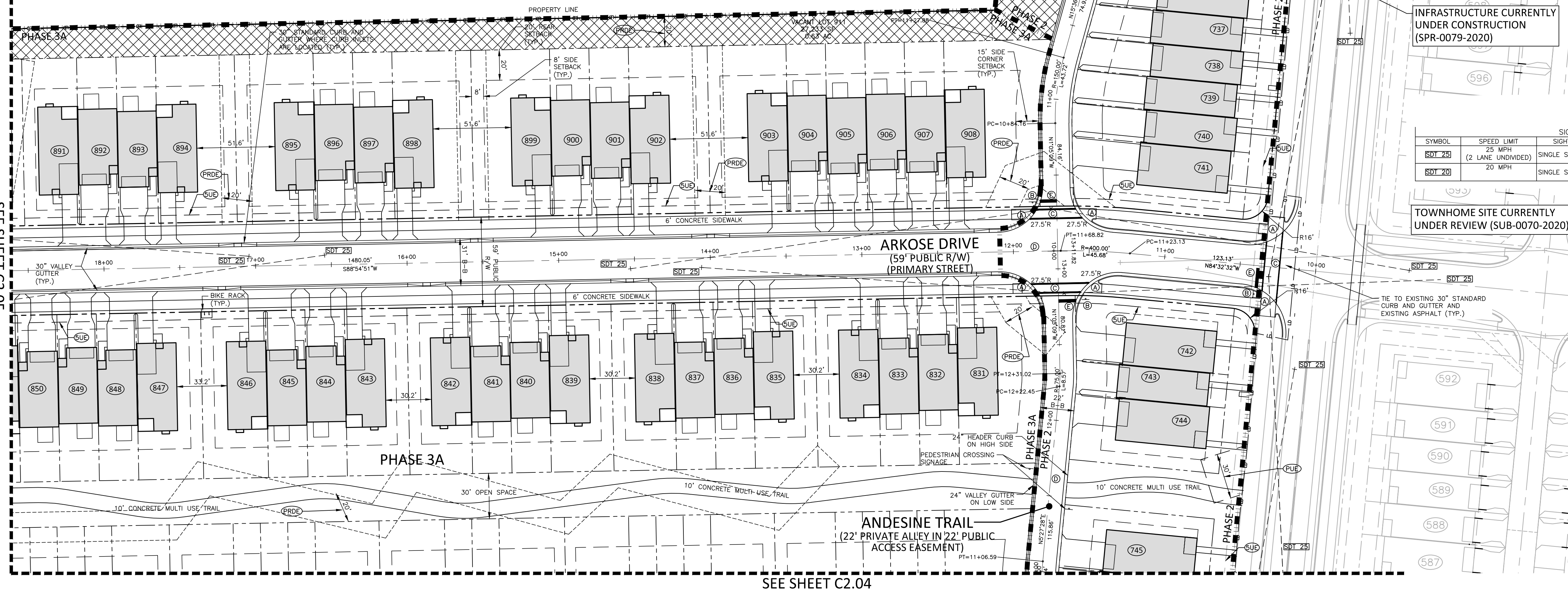
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SITE PLAN AREA 'A'

C2.02

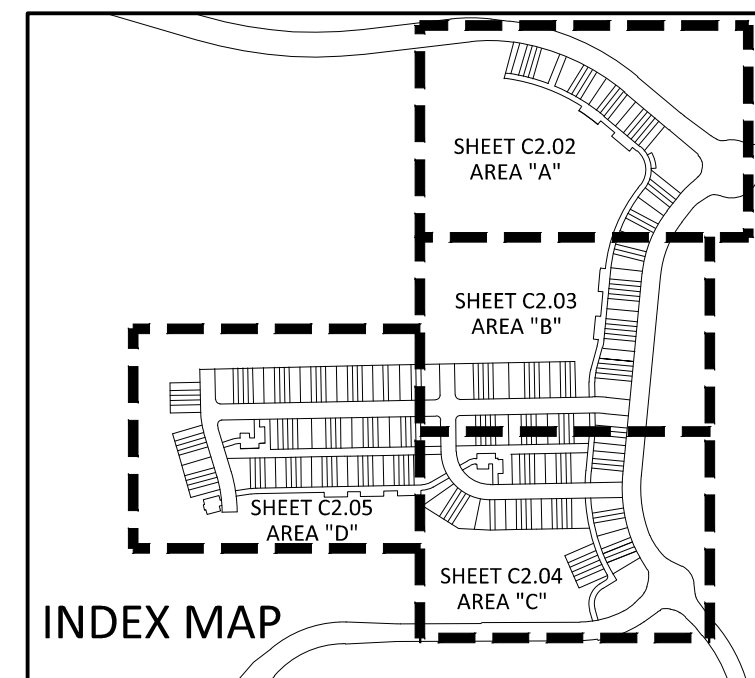
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SEE SHEET C2.05



SEE SHEET C2.04

SEE SHEET C2.02



SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
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- LOT LINE
- EASEMENT LINE
- CENTERLINE

- PERMANENTLY UNDISTURBED TREE CONSERVATION AREA (BM 2008, PG 1412)
- WETLAND
- STREAM BUFFER

EASEMENT LEGEND

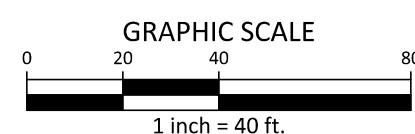
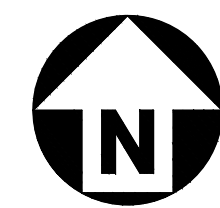
- PRDE PRIVATE STORM DRAINAGE EASEMENT
- PUE CITY OF RALEIGH PUBLIC UTILITY EASEMENT
- DE PUBLIC STORM DRAINAGE EASEMENT
- SE SLOPE EASEMENT
- SUB 5' UTILITY PLACEMENT EASEMENT
- SDE SIGHT DISTANCE EASEMENT
- LSE 6' LANDSCAPE EASEMENT
- MSE 2' MAINTENANCE EASEMENT

KEY LEGEND

- A CURB RAMP
- B STOP SIGN
- C 6' STANDARD CROSSWALK
- D 6' HIGH VISIBILITY CROSSWALK
- E 24" STOP BAR
- F 10' STANDARD CROSSWALK

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

NOTE: ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED



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OLDE TOWNE - LOT 10 PRELIMINARY SUBDIVISION PLAN RALEIGH, NORTH CAROLINA

REVISIONS

NO.	DATE	REVISION
1	02.26.2021	COR 1ST PSP REVIEW COMMENTS
2	06.28.2021	COR 2ND PSP REVIEW COMMENTS
3	08.11.2021	COR 3RD PSP REVIEW COMMENTS

PLAN INFORMATION

PROJECT NO. HLE-20010
FILENAME HLE20010-S1
CHECKED BY MDS
DRAWN BY MDS
SCALE 1"=40'
DATE 05.21.2021

SHEET

SITE PLAN AREA 'B'
C2.03



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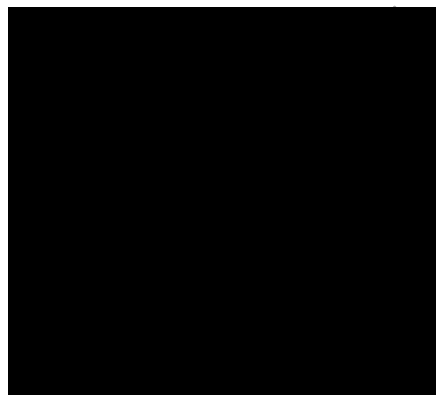
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OLDE TOWNE - LOT 10
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA



REVISIONS

NO.	DATE	
1	02.26.2021	COR 1ST PSP REVIEW COMMENTS
2	06.28.2021	COR 2ND PSP REVIEW COMMENTS
3	08.11.2021	COR 3RD PSP REVIEW COMMENTS

PLAN INFORMATION

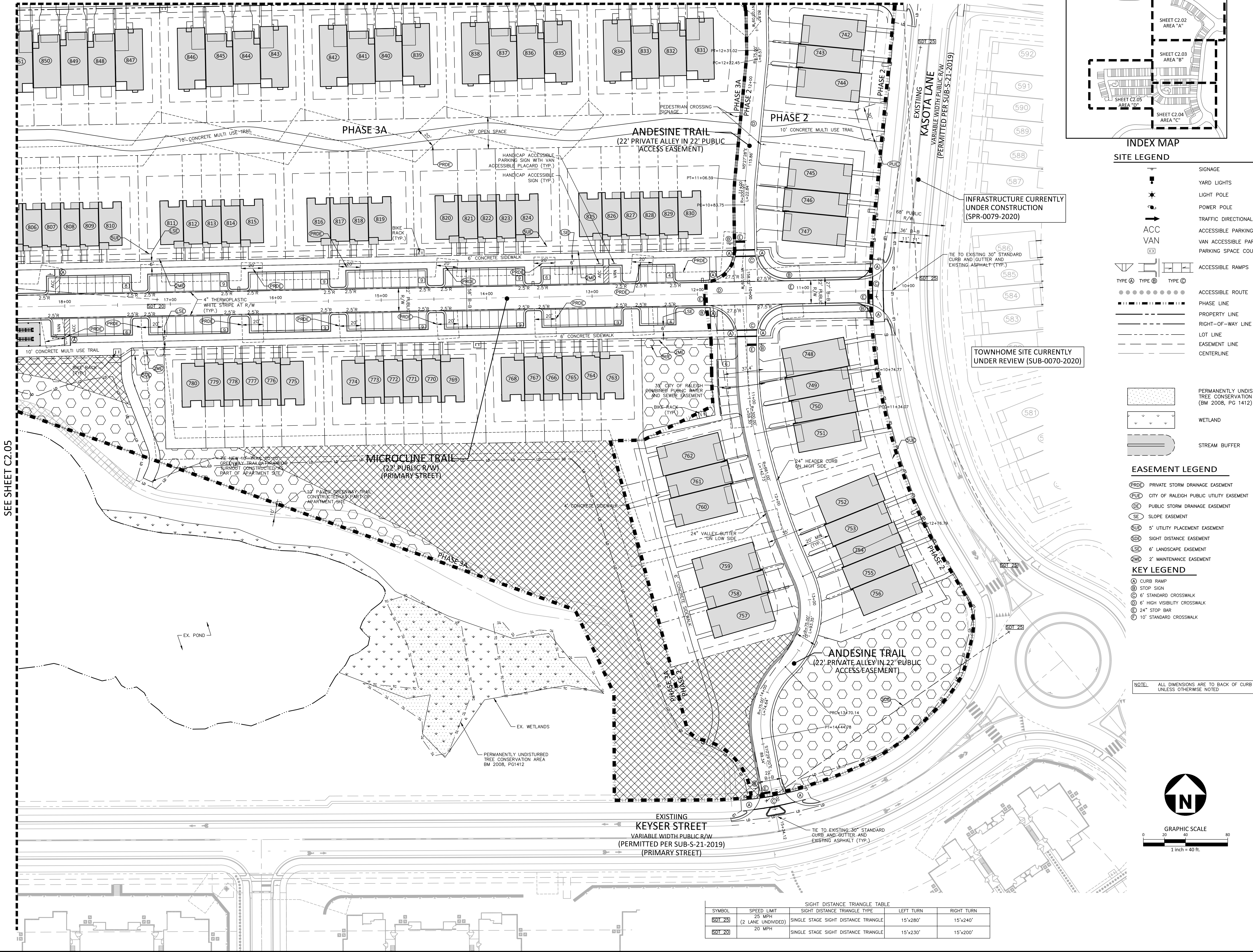
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FILENAME HLE20010-S1
CHECKED BY MDS
DRAWN BY MDS
SCALE 1"=40'
DATE 05.21.2021

SHEET

SITE PLAN AREA 'C'

C2.04

SEE SHEET C2.03



INDEX MAP

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMP
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
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- LOT LINE
- EASEMENT LINE
- CENTERLINE

- PERMANENTLY UNDISTURBED TREE CONSERVATION AREA (BM 2008, PG 1412)
- WETLAND
- STREAM BUFFER

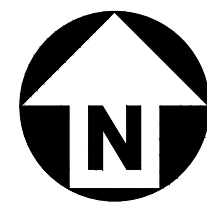
EASEMENT LEGEND

- PRDE PRIVATE STORM DRAINAGE EASEMENT
- PUE CITY OF RALEIGH PUBLIC UTILITY EASEMENT
- DE PUBLIC STORM DRAINAGE EASEMENT
- SE SLOPE EASEMENT
- SUB 5' UTILITY PLACEMENT EASEMENT
- SDR SIGHT DISTANCE EASEMENT
- LSE 6' LANDSCAPE EASEMENT
- ZME 2' MAINTENANCE EASEMENT

KEY LEGEND

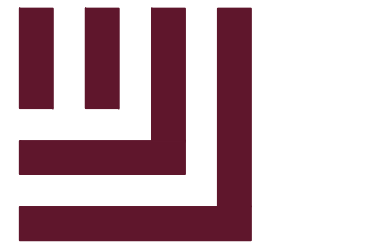
- A CURB RAMP
- B STOP SIGN
- C 6' STANDARD CROSSWALK
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- E 24" STOP BAR
- F 10' STANDARD CROSSWALK

NOTE: ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED



GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

SYMBOL	SPEED LIMIT	SIGHT DISTANCE TRIANGLE TABLE		
		SIGHT DISTANCE TRIANGLE TYPE	LEFT TURN	RIGHT TURN
SDT 25	25 MPH (2 LANE UNDIVIDED)	SINGLE STAGE SIGHT DISTANCE TRIANGLE	15'x280'	15'x240'
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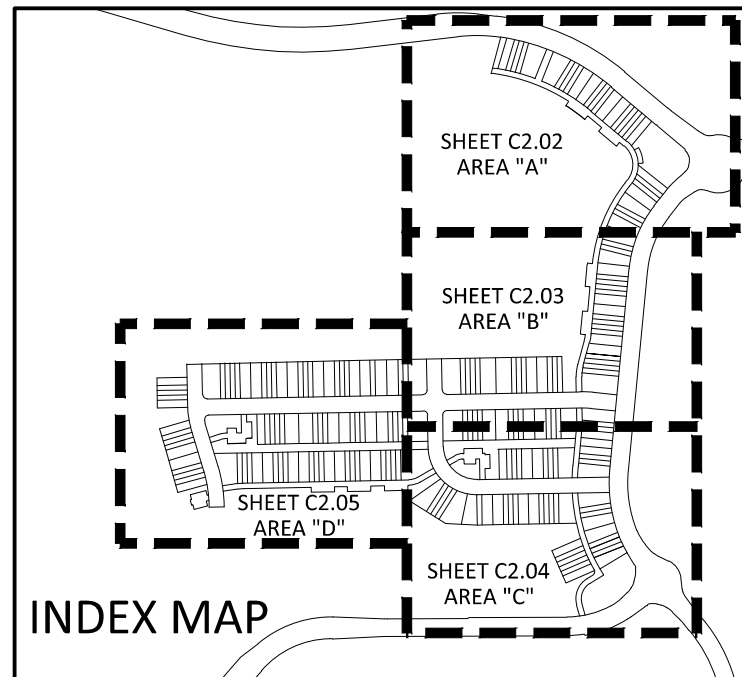
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OLDE TOWNE - LOT 10
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA



SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
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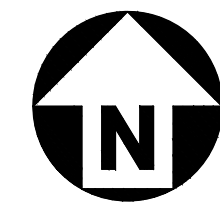
EASEMENT LEGEND

- PRDE PRIVATE STORM DRAINAGE EASEMENT
- FUE CITY OF RALEIGH PUBLIC UTILITY EASEMENT
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- SE SLOPE EASEMENT
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KEY LEGEND

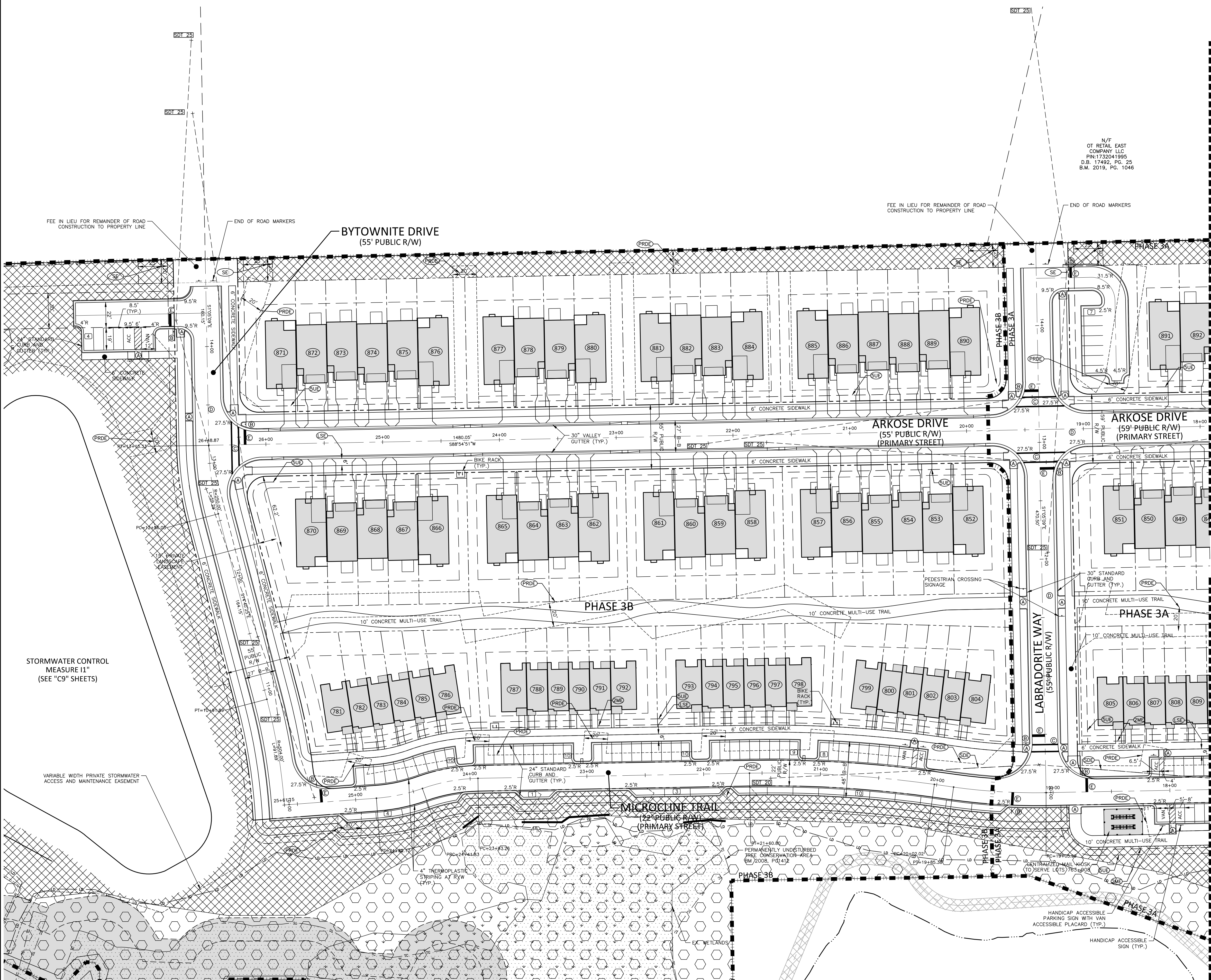
- A CURB RAMP
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- E 24" STOP BAR
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NOTE: ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED



GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

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