



Administrative Approval Action

Case File / Name: SUB-0088-2021
DSLC - Encore at Olde Towne Apartments

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

LOCATION: This site is located on the south side of Anamosa Street just east of the intersection of Anamosa Street and S. New Hope Road. Located at 5000 Anamosa Street.

REQUEST: This is a three lot subdivision of a 17.3 acre site zoned CX-5-CU (Z-21-19).

**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 March 28, 2022 by Graycliff Capital.

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. The owner of the adjacent parcel (PIN# 1722945976) is required to sign a revised preliminary subdivision application and submitted to the planner for the file.
2. A plat for review of the proposed recombination of lots that cannot be approved as excess right of way and the proposed right of way dedication along Anamosa Street be submitted for review to ensure early on these items key to concept approval are moving forward for the development.

Public Utilities

3. A plat shall be recorded for all necessary offsite right-of-way to accommodate public water and public sewer extension construction.

Stormwater

4. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
5. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
6. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).



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Urban Forestry

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

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

| | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Right of Way Deed of Easement Required |
| <input checked="" type="checkbox"/> | Slope Easement Deed of Easement Required |

| | |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | Utility Placement Deed of Easement Required |
| <input checked="" type="checkbox"/> | Sidewalk Deed of 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. Prior to or in conjunction with the recordation of the final subdivision map, areas shown as lot # 4 and lot #5 are to be recombined with the adjacent parcel (PIN# 1722945976) as noted on Sheet C2.00.
2. The area of property frontage shown from essentially New Hope Road, and along Anamosa Street approximately 1/4 mile in length and approximately 18' in width, to a point beyond the future fourth leg of Caen Street be dedicated as public right of way. Additionally, the proposed drainage structures shown in the noted portion of the parcel be included in an encroachment agreement. If it is shown that the development cannot dedicate the required right of way and obtain an encroachment agreement for the private drainage in the public right of way building permits cannot be issued and a revised subdivision would be required.

Engineering

3. A sidewalk deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)



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4. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
5. A sight distance easement shall be approved by the Transportation Department for recording in the Wake County Registry and shown on a plat approved for recordation.
6. A slope easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
7. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.
8. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

Public Utilities

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

Stormwater

10. 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).



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11. 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).
12. 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).
13. 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).
14. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

Urban Forestry

15. A public infrastructure surety for 87 street trees shall be provided to City of Raleigh Transportation Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.

☒ **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 22 street trees along Caen Street, 36 street trees along Chert Lane, and 29 street trees along Labradorite Way, for a total of 87 street trees.

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

General

1. Final inspection of right of way street trees by Urban Forestry Staff.
2. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.



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

Stormwater

5. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
6. 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: August 25, 2025
Record at least ½ of the land area approved.

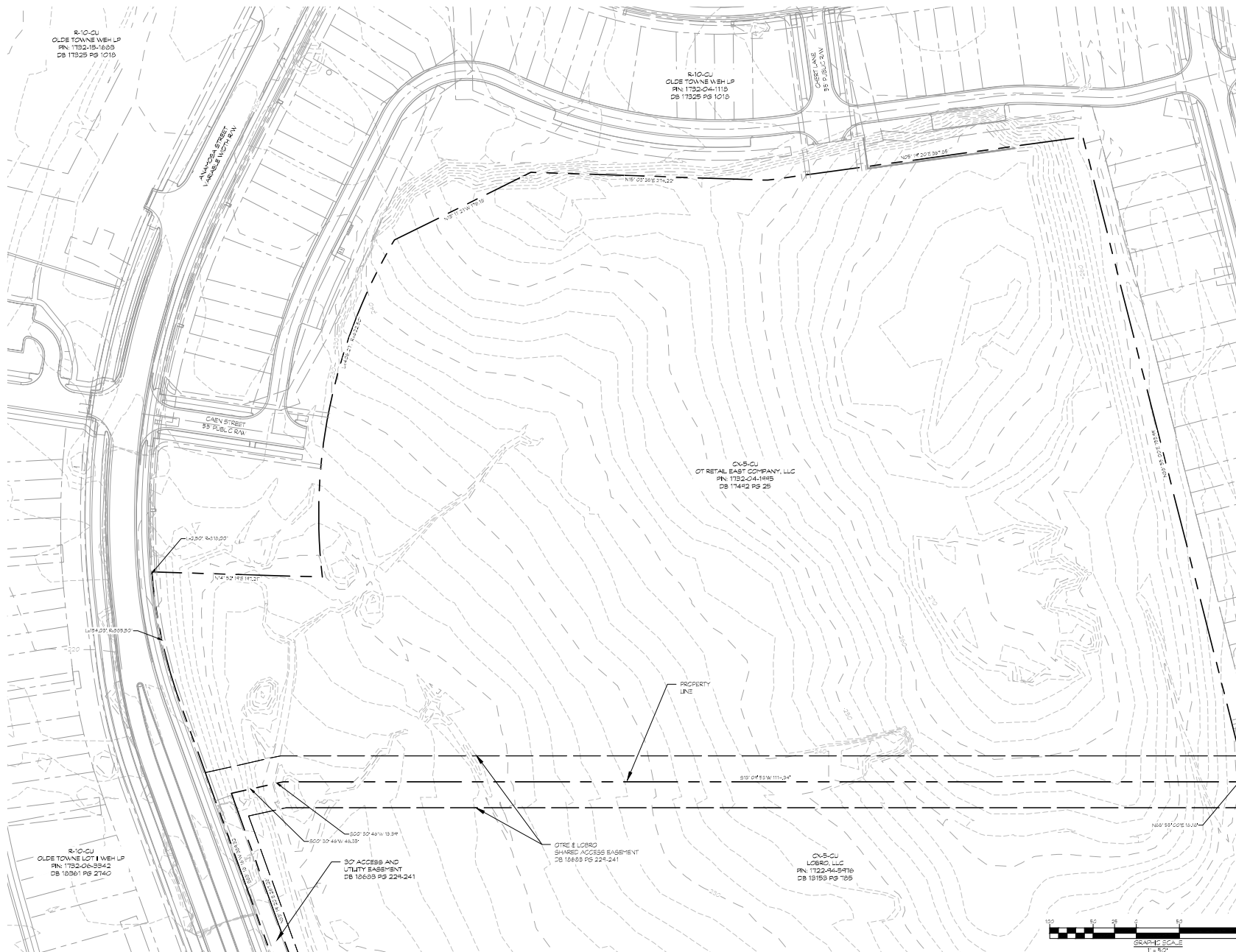
5-Year Sunset Date: August 25, 2027
Record entire subdivision.

I hereby certify this administrative decision.

Signed: *Daniel L. Stegall* Date: 04/28/2022
Development Services Dir/Designee
Staff Coordinator: Michael Walters

SUB-0088-2021
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NC

| | | | |
|---------------------------------|-----------------|------------|---------|
| REVISIONS: | SUBMITTAL DATE: | 12/10/2021 | SHEET # |
| - | | | |
| - | | | |
| - | | | |
| - | | | |
| RELEASED FOR CONSTRUCTION DATE: | | | C0.00 |



ZONING CONDITIONS

ORDINANCE NO. (2019) 35 ZC 186 EFFECTIVE 12/31/19
2-2114 - 2211 AND 2221 SOUTH NEW HOPE ROAD, BENS WAKE COUNTY (P.N. 1732041895, 1732045476, AND 1732046111)
APPROXIMATELY 50.65 ACRES LOCATED AT THE EASTERN CORNER OF THE INTERSECTION OF NEW HOPE ROAD AND ROCK QUARRY ROAD ARE REZONED TO C2-RES-1A, MIXED USE 5-STORIES-CONDO/ALSO USE (C2-5-CU).

CONDITIONS DATED: NOVEMBER 15, 2019

- THE FOLLOWING USES SHALL BE PROHIBITED IN THE C2 ZONING DISTRICT: OFFICE, MEDICAL, BOARDINGHOUSE, DOMESTIC, PLANTATION, SOCIETY, ADULT ESTABLISHMENT, OUTDOOR SPORTS OR ENTERTAINMENT FACILITY OF ANY SIZE, PASSENGER TERMINAL, VEHICULAR SALES, DETENTION CENTER, JAIL, PRISON, LIGHT MANUFACTURING, BED AND BREAKFAST, RESEARCH AND DEVELOPMENT, LIGHT INDUSTRIAL, GOLF COURSE, REST HOME, CEMETERY.
- RESIDENTIAL DEVELOPMENT SHALL BE LIMITED TO 450 UNITS AND LIMITED TO THE APARTMENT BUILDING TYPE. UNITS WILL HAVE NO MORE THAN 2 BEDROOMS UNIT.
- NON-RESIDENTIAL USES SHALL BE LIMITED TO 360,000 SQUARE FEET.
- THE TOTAL GROSS FLOOR AREA OF BUILDINGS CONTAINING EXCLUSIVELY NON-RESIDENTIAL USES SHALL BE NO GREATER THAN 205,000 SQUARE FEET ON 2221 SOUTH NEW HOPE RD (WAKE COUNTY P.N. 1732045476), NEW LOT 3 IN WAKE COUNTY REGISTRY BOOK OF MAPS 2014 PAGE 1046), ONCE A TOTAL OF 100,000 SQUARE FEET OF NON-RESIDENTIAL USES HAS BEEN CONSTRUCTED ON THE SAME LOT, NO OTHER NEW NON-RESIDENTIAL CONSTRUCTION WILL BE PERMITTED ON THE LOT UNTIL THE PROPERTY OWNER SUBMITS AND RECEIVES APPROVAL FOR A SITE PLAN THAT CONTAINS A GROCERY STORE ON THE LOT.
- THERE SHALL BE NO MORE THAN 4 BUILDINGS TOTALING NO MORE THAN 75,000 SF THAT EXCLUSIVELY CONTAIN RESTAURANT USES ON 2221 SOUTH NEW HOPE RD (WAKE COUNTY P.N. 1732045476), OPEN SPACE NEW LOT 3011 IN WAKE COUNTY REGISTRY BOOK OF MAPS 2014 PAGE 1046).
- ALLOWING FOR STEPPED BACKS, ANY PORTION OF A PERIMETER BUILDING HEIGHT SHALL BE LIMITED TO 4 STORIES WHEN IT IS LESS THAN 150 FT FROM A STRUCTURE ON TRACTS 1732031611, 1732150043, 1732040116, AND 1732046111. OTHERWISE, MAXIMUM HEIGHT WITHIN THE PROPOSAL SHALL BE 5 STORIES.
- ALL REQUIRED CANOPY TREES WITHIN THE PROPOSAL WILL BE PLANTED WITH A MINIMUM CALIBER OF 3.5."
- BUILDINGS THAT CONTAIN A BAR, NIGHTCLUB, TAVERN, LOUNGE AS THE PRIMARY USE SHALL BE LOCATED NO CLOSER THAN 100 FT FROM A RESIDENTIAL STRUCTURE ON TRACTS 1732031611 (OPEN SPACE AREA 4), 1732150043 (LOT 5003), 1732046111 (LOT 5003), AND 1732040116 (LOT 5006). BEING THE LOTS AS IDENTIFIED ABOVE IN WAKE COUNTY REGISTRY BOOK OF MAPS 2008 PAGE 200. IF THE EXISTING PEDESTRIAN TUNNEL CANNOT BE USED AS A PEDESTRIAN CONNECTION, THERE SHALL BE A MINIMUM 10-FOOT WIDE PATH DIRECTLY CONNECTED, AT GRADE, TO THE SIDEWALKS THAT WILL BE CONSTRUCTED AS PART OF THE MAIN PROJECT ENTRANCE EAST OF S. NEW HOPE ROAD.

SURVEY SYMBOL LEGEND

| | | | |
|--|--------------------|--|---------------------------|
| | ___ CABLE PEDESTAL | | ___ UNDERGROUND ELECTRIC |
| | ___ CABLE TV | | ___ UNDERGROUND POWER |
| | ___ CATCH BASIN | | ___ OVERHEAD POWER |
| | ___ CLEAN OUT | | ___ UNDERGROUND TELEPHONE |
| | ___ CURE INLET | | ___ UTILITY POLE |
| | ___ ELECTRIC BOX | | ___ WATER LINE |
| | ___ FIRE HYDRANT | | ___ WATER LINE MANHOLE |
| | ___ GAS VALVE | | ___ WATER METER |
| | ___ GRATED INLET | | ___ WATER VALVE |
| | ___ LIGHT POLE | | ___ TELEPHONE PEDESTAL |
| | ___ SEWER MANHOLE | | ___ TELEPHONE MANHOLE |
| | ___ STORM MANHOLE | | ___ TEMPORARY BENCHMARK |
| | ___ SWAMP | | ___ FBS OPTIC |
| | ___ YARD INLET | | ___ FLARED END SECTION |
| | ___ TREE | | ___ GAS |
| | ___ FENCE LINE | | |

GENERAL NOTES:

- THIS MAP IS FOR PRELIMINARY PURPOSES AND IS NOT INTENDED AS A FINAL DESIGN.
- SITE TOPOGRAPHIC INFORMATION IS TAKEN FROM WAKE COUNTY GIS.
- PLANE-METRIC AND TOPOGRAPHIC INFORMATION FOR AREAS OUTSIDE OF THE SITE ARE TAKEN FROM WAKE COUNTY GIS INFORMATION.
- ALL MATERIALS AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OF RALEIGH, NCDDOT, AND NCDDOT STANDARDS AND SPECIFICATIONS.
- THERE ARE NO FEMA DESIGNATED FLOOD ZONES ON THIS PROPERTY.
- EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITY FIELD LOCATION PRIOR TO ANY CONSTRUCTION.
- NO NEW BUFFER IMPACTS SHALL OCCUR PRIOR TO APPROVAL FROM NCDDOT.
- TREE CONSERVATION FOR THIS SITE WAS PROVIDED AS PART OF THE TREE CONSERVATION PLAN PREPARED BY THE OVERALL OLDE TOWNE MASTER SUBMITTAL PREPARED BY OLDE TOWNE WELP AND PREVIOUSLY APPROVED BY THE CITY OF RALEIGH.

ATTENTION CONTRACTORS

The CONTRACTOR SHALL BE RESPONSIBLE for the location of water, sewer, and/or gas, as reported by the City of Raleigh. The CONTRACTOR SHALL BE RESPONSIBLE for the location of water, sewer, and/or gas, as reported by the City of Raleigh. The CONTRACTOR SHALL BE RESPONSIBLE for the location of water, sewer, and/or gas, as reported by the City of Raleigh.

FAILURE to verify both CITY DEPARTMENT'S in advance of beginning construction, will result in the location of water, sewer, and/or gas, as reported by the City of Raleigh. The CONTRACTOR SHALL BE RESPONSIBLE for the location of water, sewer, and/or gas, as reported by the City of Raleigh.

FAILURE to call for inspection, INSTALLATION OF WATER MAIN, SEWER, AND/OR GAS, as reported by the City of Raleigh. The CONTRACTOR SHALL BE RESPONSIBLE for the location of water, sewer, and/or gas, as reported by the City of Raleigh.

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R-10-CU
OLDE TOWNE W/UP
PIN 11322-04-1119
DB 11325 PG 1019
BM 2021 PG 1219

SCM-H
VARIABLE WIDTH PRIVATE
DRAINAGE EASEMENT
BM 2020 PG 3009

PROPOSED PRIVATE
DRAINAGE EASEMENT

59,612 SF
1.37 AC
EX. LOT
SCM-H

R-10-CU
OLDE TOWNE W/UP
PIN 11322-04-1119
DB 11325 PG 1019

R-10-CU
OLDE TOWNE W/UP
PIN 11322-04-1119
DB 11325 PG 1019

30' ACCESS AND
UTILITY EASEMENT
DB 10603 PG 224-241

PROPOSED 30' CITY OF
RALEIGH SANITARY
SEWER EASEMENT

OTRE & LOBO
SHARED ACCESS AGREEMENT
DB 10603 PG 224-241

20' X 30' SLOPE AND
CONSTRUCTION
EASEMENT

20' SLOPE AND
CONSTRUCTION
EASEMENT

LOT 4
2,841 SF
0.01 AC

LOT 5
352 SF
0.01 AC

NOTE: LOTS 4 & 5 ARE TO BE RECOMBINED
INTO PIN 11322-04-1119

OT RETAIL EAST COMPANY, LLC
PIN 11322-04-1119
DB 11325 PG 010

OT RETAIL EAST COMPANY, LLC
PIN 11322-04-1119
DB 11325 PG 010

R-10-CU
OLDE TOWNE W/UP
PIN 11322-04-1119
DB 11325 PG 1019
BM 2021 PG 1219

SCM-H
VARIABLE WIDTH PRIVATE
DRAINAGE EASEMENT
BM 2020 PG 3009

PROPOSED PRIVATE
DRAINAGE EASEMENT

59,612 SF
1.37 AC
EX. LOT
SCM-H

R-10-CU
OLDE TOWNE W/UP
PIN 11322-04-1119
DB 11325 PG 1019

R-10-CU
OLDE TOWNE W/UP
PIN 11322-04-1119
DB 11325 PG 1019

30' ACCESS AND
UTILITY EASEMENT
DB 10603 PG 224-241

PROPOSED 30' CITY OF
RALEIGH SANITARY
SEWER EASEMENT

OTRE & LOBO
SHARED ACCESS AGREEMENT
DB 10603 PG 224-241

20' X 30' SLOPE AND
CONSTRUCTION
EASEMENT

20' SLOPE AND
CONSTRUCTION
EASEMENT

LOT 4
2,841 SF
0.01 AC

LOT 5
352 SF
0.01 AC

NOTE: LOTS 4 & 5 ARE TO BE RECOMBINED
INTO PIN 11322-04-1119

OT RETAIL EAST COMPANY, LLC
PIN 11322-04-1119
DB 11325 PG 010

OT RETAIL EAST COMPANY, LLC
PIN 11322-04-1119
DB 11325 PG 010

R-10-CU
OLDE TOWNE W/UP
PIN 11322-04-1119
DB 11325 PG 1019
BM 2021 PG 1219

SCM-H
VARIABLE WIDTH PRIVATE
DRAINAGE EASEMENT
BM 2020 PG 3009

PROPOSED PRIVATE
DRAINAGE EASEMENT

59,612 SF
1.37 AC
EX. LOT
SCM-H

R-10-CU
OLDE TOWNE W/UP
PIN 11322-04-1119
DB 11325 PG 1019

R-10-CU
OLDE TOWNE W/UP
PIN 11322-04-1119
DB 11325 PG 1019

30' ACCESS AND
UTILITY EASEMENT
DB 10603 PG 224-241

PROPOSED 30' CITY OF
RALEIGH SANITARY
SEWER EASEMENT

OTRE & LOBO
SHARED ACCESS AGREEMENT
DB 10603 PG 224-241

20' X 30' SLOPE AND
CONSTRUCTION
EASEMENT

20' SLOPE AND
CONSTRUCTION
EASEMENT

LOT 4
2,841 SF
0.01 AC

LOT 5
352 SF
0.01 AC

NOTE: LOTS 4 & 5 ARE TO BE RECOMBINED
INTO PIN 11322-04-1119

OT RETAIL EAST COMPANY, LLC
PIN 11322-04-1119
DB 11325 PG 010

OT RETAIL EAST COMPANY, LLC
PIN 11322-04-1119
DB 11325 PG 010

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PIN 11322-04-1119
DB 11325 PG 010

OT RETAIL EAST COMPANY, LLC
PIN 11322-04-1119
DB 11325 PG 010

SURVEY SYMBOL LEGEND

AG UNIT
BACK FLOW VALVE
BOLLARD
CABLE PEDESTAL
CABLE VAULT
CATCH BASIN
CLEAN OUT
COMPUTATION BOX
CUBS INLET
ELECTRIC BOX
ELECTRICAL VAULT
FIRE HYDRANT
FENCE LINE
FIBER OPTIC
FIBER OPTIC VAULT
FLARED END SECTION
GAS
GAS VALVE
GRADED INLET
GUY WIRE
IRIGATION VALVE
LIGHT POLE
OVERHANG
OVERHEAD ELECTRIC
REINFORCED CONCRETE
CONCRETE
SEWER MANHOLE
STORM MANHOLE
STORM LUNION BOX
SWAMP
TELEPHONE PEDESTAL
TELEPHONE MANHOLE
TEMPORARY BENCHMARK
TREE
UNDERGROUND ELECTRIC
UNDERGROUND POWER
UNDERGROUND TELEPHONE
UTILITY POLE
WATER LINE
WATER LINE POT-HOLE
WATER LINE MAN-HOLE
WATER METER
WATER VALVE
WELL
YARD INLET
PROPERTY CORNERS
CONC. MONUMENT SET
CONC. MONUMENT FOUND
PROP. CORNER FOUND
COMPUTED POINT
CONTROL CORNER
IRON PIPE SET
IRON PIPE FOUND
HATCH LEGEND
TRASH-DEBRIS
EXISTING REPAIR

SURVEY LINETYPES

PROPERTY LINE
P/L NOT SURVEYED
EASEMENT
ADJ. OWNER
FENCE LINE
KSS
NBT
STOREY SEWER
UPL
VPO
TS
XWL
UT
100' X 4' FLOOR PLAN
GUARD RAIL
UNDERGROUND POWER
FIBER OPTIC COMMUNICATION
TRAILING SIGNAL
WATERLINE
UNDERGROUND TELEPHONE
GUARD RAIL

GENERAL NOTES:

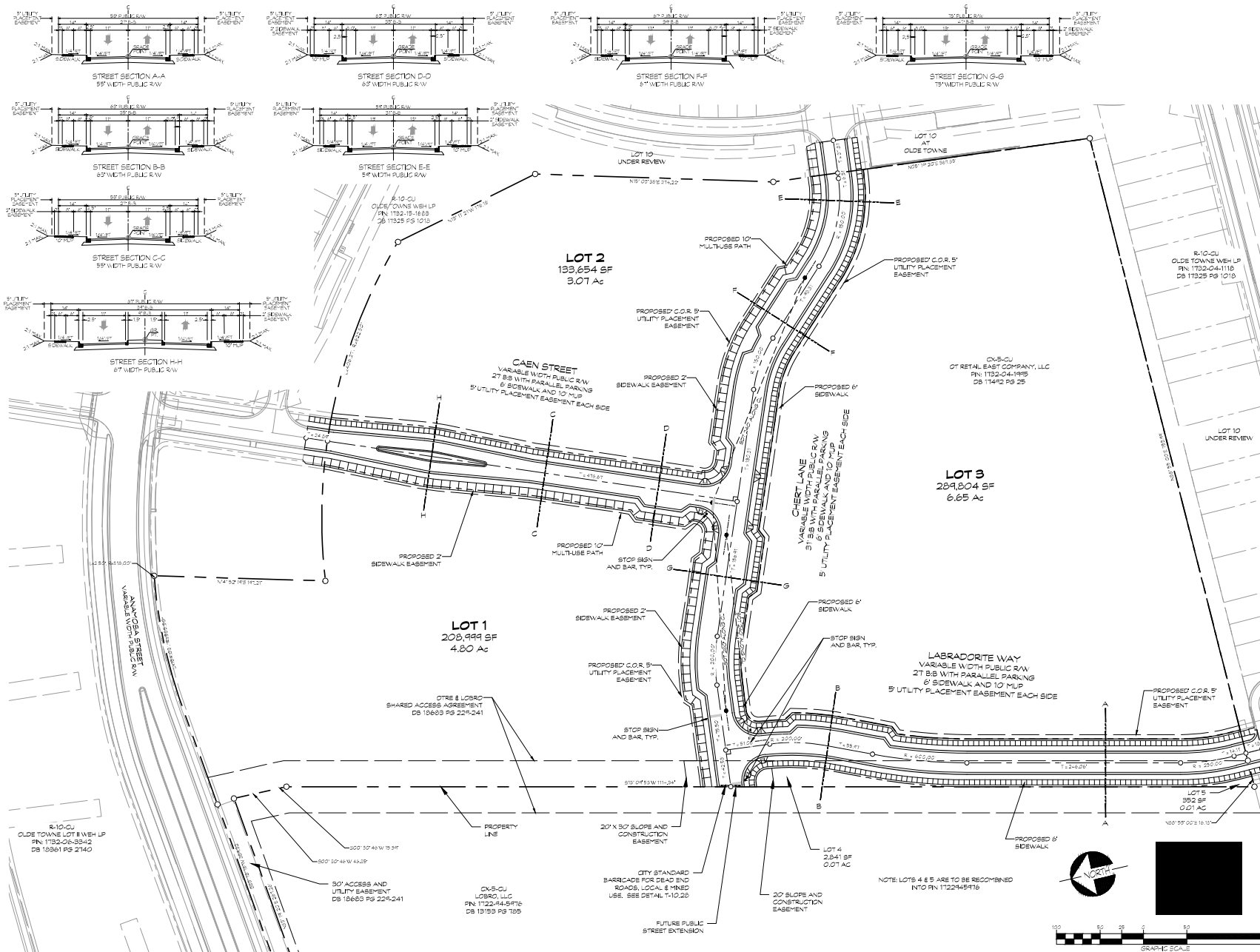
- THIS MAP IS FOR PRELIMINARY PURPOSES AND IS NOT INTENDED AS A FINAL DESIGN.
- BOUNDARY INFORMATION IS TAKEN FROM A 2020/19 PG 1046 AND A SURVEY BY THE OFFICE.
- SITE TOPOGRAPHIC INFORMATION IS TAKEN FROM WAKE COUNTY DB.
- PLANIMETRIC AND TOPOGRAPHIC INFORMATION FOR AREAS OUTSIDE OF THE SITE ARE TAKEN FROM WAKE COUNTY DB INFORMATION.
- ALL MATERIALS AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OF RALEIGH, NC DOT, AND NC DOT STANDARDS AND SPECIFICATIONS.
- THERE ARE NO FEMA DESIGNATED FLOOD ZONES ON PIN 11322-04-1119. THESE ARE FEMA DESIGNATED FLOOD ZONES ON PIN 11322-04-1119 AS INDICATED ON PIN 11322-04-1119 AND 11322-04-1119.
- EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITY FIELD LOCATION PRIOR TO ANY CONSTRUCTION.
- NO NEW BUFFER IMPACTS SHALL OCCUR PRIOR TO APPROVAL FROM NC DOT.
- TREE CONSERVATION FOR THE SITE WAS PROVIDED AS PART OF THE TREE CONSERVATION AGREEMENT FOR THE OVERALL OLD TOWNE MASTER SUBDIVISION PREPARED BY OLD TOWNE W/UP AND PREVIOUSLY APPROVED BY THE CITY OF RALEIGH.

PROPOSED IMPERVIOUS AREAS:

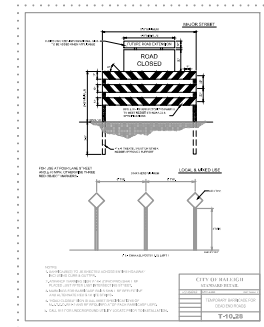
| LOT | TOTAL AREA | IMPERVIOUS AREA | IMPERVIOUS PERCENTAGE |
|----------------|------------|-----------------|-----------------------|
| 1 | 4.74 | 2.58 | 53% |
| 2 | 3.94 | 2.28 | 58% |
| 3 | 6.55 | 5.03 | 75% |
| 4 | 0.58 | 0.22 | 36% |
| 5 | 0.21 | 0.22 | 100% |
| PUBLIC STREETS | 2.55 | 2.28 | 89% |
| TOTALS | 17.02 | 11.40 | 66% |

NOTE: IMPERVIOUS AREAS ARE SUBJECT TO CHANGE WITH ADMINISTRATIVE SITE REVIEW (ASR) AND SITE PERMIT REVIEW (SPR).

CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING OF ANY CONSTRUCTION. EXISTING UTILITIES SHOWN



- GENERAL NOTES:**
1. THIS MAP IS FOR PRELIMINARY PURPOSES AND IS NOT INTENDED AS A FINAL DESIGN.
 2. BOUNDARY INFORMATION IS TAKEN FROM A 2021 PS 1046 AND A SURVEY BY THIS OFFICE.
 3. SITE TOPOGRAPHIC INFORMATION IS TAKEN FROM A FIELD SURVEY BY THIS OFFICE.
 4. PLANS, METRIC AND TOPOGRAPHIC INFORMATION FOR AREAS OUTSIDE OF THIS SITE ARE TAKEN FROM FIELD SURVEYS BY THIS OFFICE AND WAKE COUNTY GIS INFORMATION.
 5. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH, NC, AND WAKE COUNTY STANDARDS AND SPECIFICATIONS.
 6. THERE ARE NO FEMA DESIGNATED FLOOD ZONES ON R1113200AL.HRE. THERE ARE FEMA DESIGNATED FLOOD ZONES ON R112248-6315 AS INDICATED ON R11320172200U AND 3120173200U.
 7. NO INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL AND UTILITY PERMIT ISSUANCE BY THE CITY OF RALEIGH.
 8. HANDICAP ACCESS RAMP WILL BE PROVIDED IN ACCORDANCE WITH RALEIGH ENGINEERING STANDARD DRAWING STD-T-20(01) OR ANSI A117.1(6).
 9. ALL STREET DIMENSIONS SHOWN ON PLANS ARE FROM THE BACK OF CURB (BOC) UNLESS OTHERWISE NOTED.
 10. NO NEW BUFFER IMPACTS SHALL OCCUR PRIOR TO APPROVAL FROM NCDEM.
 11. PROPOSED GRADES SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL LAYOUT AND FINAL DESIGN.
 12. THESE PLANS AND ALL CALCULATIONS HEREIN ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL CONSTRUCTION PLAN DESIGN.
 13. TREE CONSERVATION FOR THIS SITE WAS PROVIDED AS PART OF THE TREE CONSERVATION COMPLIANCE FOR THE OVERALL OLD TOWNE MASTER SUBDIVISION PREPARED BY OLD TOWNE WELP AND PREVIOUSLY APPROVED BY THE CITY OF RALEIGH.



ATTENTION CONTRACTORS

The CONTRACTOR CONTRACTOR responsible for the construction of the project shall be responsible for the construction of the project. The CONTRACTOR shall be responsible for the construction of the project. The CONTRACTOR shall be responsible for the construction of the project.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL INFRASTRUCTURE PRIOR TO BEGINNING OF ANY EXCAVATION. THE UTILITIES SHOWN ON PLANS ARE APPROXIMATE AND ARE NOT SHOWN.

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDEM STANDARDS AND SPECIFICATIONS.

GENERAL NOTES:

1. THE MAP IS FOR PRELIMINARY PURPOSES AND IS NOT INTENDED AS A FINAL DESIGN.
2. BOUNDARY INFORMATION IS TAKEN FROM A BM2019 PG 1046 AND A SURVEY BY THIS OFFICE.
3. SITE TOPOGRAPHIC INFORMATION IS TAKEN FROM WAKE COUNTY GIS.
4. PLANIMETRIC AND TOPOGRAPHIC INFORMATION FOR AREAS OUTSIDE OF THIS SITE ARE TAKEN FROM WAKE COUNTY GIS INFORMATION.
5. ALL MATERIALS AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OF RALEIGH, NCSD, AND NCDES STANDARDS AND SPECIFICATIONS.
6. THERE ARE NO FEMA DESIGNATED FLOOD ZONES ON PIN 1132-04-1119. THERE ARE FEMA DESIGNATED FLOOD ZONES ON PIN 1122-46-6319 AS INDICATED ON FRM 51201122000 AND 51201132000.
7. EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITY FIELD LOCATION PRIOR TO ANY CONSTRUCTION.
8. NO NEW BUFFER IMPACTS SHALL OCCUR PRIOR TO APPROVAL FROM NCDES.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING OF ANY EXCAVATION. EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE AND ALL ARE NOT SHOWN.

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCSD STANDARDS AND SPECIFICATIONS.

CITY OF RALEIGH STANDARD UTILITY NOTES:

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE CORROD HANDBOOK, CURRENT EDITION).
2. UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWERS & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN UNPRESSURIZED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, PERCOLS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 20' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - WHEN INSTALLING WATER & OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10' IF THE SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS. THE VARIATION ALLOWED IN THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 10' ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DEPARTMENT. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR AN AT-TIE A SANITARY SEWER PASSES OVER A WATER MAIN, DP MATERIALS OR STEEL ENCASEMENT EXTENDING 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - 5' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWERS & STORM SEWER FACILITIES UNLESS DP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - MAINTAIN 10' MIN VERTICAL SEPARATION AT ALL WATER MAIN & STORM DRAIN CROSSINGS. MAINTAIN 4' MIN VERTICAL SEPARATION AT ALL SANITARY SEWER & STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, ACCEPT DP MATERIALS & A CONCRETE CROSSLAND HANDS 8' MIN. CLEARANCE PER CORROD DETAILS (W&E 5-14-10).
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 10' MIN VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN APPLICABLE PLAN BOOK 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 AND NECESSARY SERVICE INTERRUPTIONS SHALL BE PREVIOUSLY 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
5. 30" MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 42" MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
6. IT IS THE CONTRACTOR'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 EXISTENT PER CORROD HANDBOOK PROCEDURE.
7. INSTALL 30" COVER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2' WATERLINE EASEMENT WITHIN 10' ADJACENT. NOTE IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY BURY THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
8. INSTALL 4" PVC SEWER SERVICES @ 1/8" MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75' LINEAR FEET MINIMUM.
9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 60 PSI BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 10' ABOVE THE NEXT UPSTREAM MANHOLE.
10. REMEDIATION OF ANY EXISTING BUFFER IMPACTS TO THE PROJECT MUST BE OBTAINED FROM NCDES, LSCS & OR PERMITS FOR ANY BUFFER IMPACTS WITHIN 50' OF FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
11. NCSD / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK INCLUDING MAIN OVERPASS & SERVICE TIES WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
12. OPERATING & SERVICE TIES WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION. OPERATING & SERVICE TIES WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION. OPERATING & SERVICE TIES WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
13. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX 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 AS SET BY THE UNIVERSITY OF NORTH CAROLINA. IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICH IS MORE STRINGENT. CONTACT JOANNE HARTLEY AT (919) 986-5423 OR JAHARTLEY@RALEIGH-NC.GOV FOR MORE INFORMATION.

TREE CONSERVATION NOTE:

TREE CONSERVATION FOR THIS SITE WAS PROVIDED BY PART OF THE TREE CONSERVATION COMPLIANCE FOR THE OVERALL OLDE TOWNE MASTER SUBDIVISION PREPARED BY OLDE TOWNE WEST & PREVIOUSLY APPROVED BY THE CITY OF RALEIGH.

UTILITY SYMBOL LEGEND

- FLARED END SECTION
- HEADWALL
- NCSD CATCH BASIN
- OPEN THROAT CURB INLET
- STORM MANHOLE
- YARD INLET
- GRATE INLET
- FIRE HYDRANT
- GATE VALVE
- BLOW OFF & GATE VALVE
- WATER SERVICE
- WATER MAIN
- SEWER MANHOLE
- SEWER SERVICE
- SEWER MAIN
- STORMWATER EASEMENT AREA
- UTILITY EASEMENT LINE
- SWALE / DITCH
- STORM DRAINAGE PIPE
- ROAD - NORMAL POOL

ATTENTION CONTRACTORS

THE CONSTRUCTION CONTRACTOR (responsibility for the issuance of permit and/or other items, as required by these plans, is responsible for obtaining the PUBLIC UTILITIES DEPARTMENT at (919) 986-5423 or (919) 986-5423 for any BUFFER IMPACTS prior to beginning of any construction.

FAILURE TO notify both CITY DEPARTMENTS in advance of beginning construction, will result in the issuance of ROAD HART TIES, and require remediation of any water or sewer facilities as impacted as a result of this notification failure.

FAILURE TO call for INSPECTION, INSTALL A DOWNSTREAM PLE, have PERMITTED PLANS AND PERMITS, or any other UTILITY FIELD OF RALEIGH STANDARDS will result in ASSESSABLE DELAYED TO BEAR WITH THE CITY OF RALEIGH.

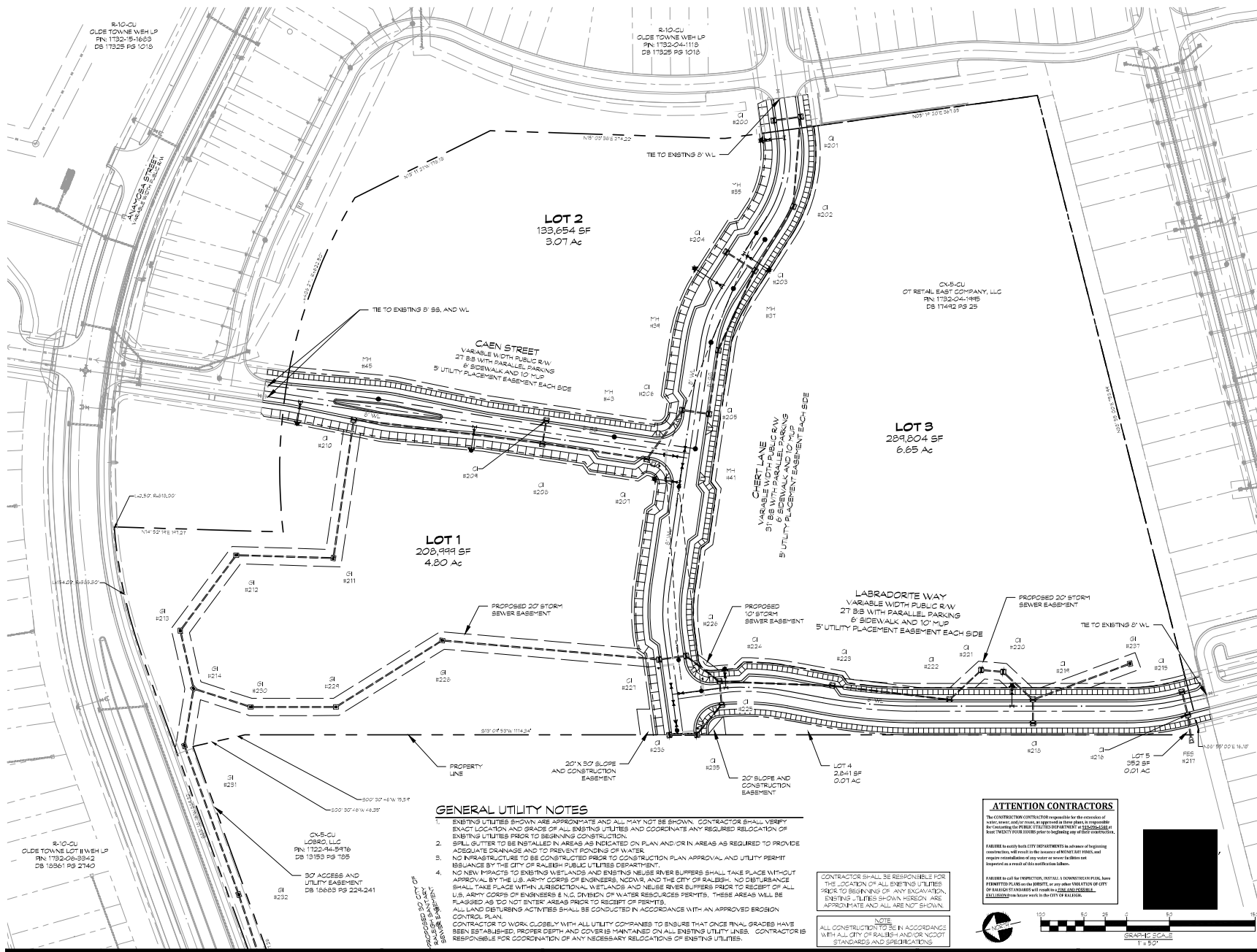
ENCORE AT OLDE TOWNE
AN APARTMENT MULTI-FAMILY COMMUNITY
WAKE CO. NORTH CAROLINA

SCALE: 1"=100'
DATE: MARCH 28, 2022
PROJECT NUMBER: 2021-009-001
CLIENT: CRAVEN
PLAN TYPE: PRELIMINARY SUBMITTAL PLAN

PRELIMINARY UTILITY PLAN

ENCLOSURE NO. 001, DATE: 03/28/2022

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS, PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803-B Computer Drive, Suite 104 Raleigh, NC 27609, Phone 919/781-6000, Fax 919/782-1280, Email PCAD@PriestCraven.com / Firm 8: C6488
SHEET # C3.00



CITY OF RALEIGH STANDARD UTILITY NOTES:

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS REFERENCE: CORPUS HANDBOOK, CURRENT EDITION.
- UTILITY SEPARATION REQUIREMENTS:
 - A) A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN UNPROTECTED RESERVOIR OR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, PROPOSED SANITARY SEWER PIPES SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 20' 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 THE 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 10' 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 POSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATER MAIN, DE MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - D) 5.0' MIN. MIN. HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS CP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - E) MAINTAIN 12" MIN. VERTICAL SEPARATION AT ALL WATER MAIN & 8" CP STORM DRAIN CROSSINGS. MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & 8" CP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY CP MATERIALS & A CONCRETE CRADLE HANDS 6" MIN. SEPARANCE PER CORPUS DETAILS 11.8 & 11.9.
 - F) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 12" MIN. VERTICAL SEPARATION REQUIRED.
- 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.
- 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.
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL SEWER MAINS.
- 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 CORPUS HANDBOOK PROCEDURES.
- INSTALL 3/4" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 20' 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.
- INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 10 LINEAR FEET MAXIMUM.
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI & BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 10' ABOVE THE NEXT UPSTREAM MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED PRIOR TO CONSTRUCTION. PERMITS FOR ANY RIPARIAN BUFFER, WETLAND & OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NOTIFY / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- GREASE INTERCEPTOR / OIL WATER SEPARATOR BEING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUS FOR PROGRAM COORDINATOR PRIOR TO BEGAINING OF A BUILDING PERMIT. CONTACT THE SEAS BY AT (919) 996-2234 OR TROY@SEASLEYRALEIGHNC.GOV FOR MORE INFORMATION.
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERS (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 MANUFACTURERS' INSTRUCTIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANNE HARTLEY AT (919) 996-3322 OR JOANNE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

TREE CONSERVATION NOTE:
TREE CONSERVATION FOR THIS SITE WAS PROVIDED IN PART OF THE TREE CONSERVATION COMPLIANCE FOR THE OVERALL OLDTOWNE NORTH SUBDIVISION PREPARED BY OLD TOWNE WEST LP AND PREVIOUSLY APPROVED BY THE CITY OF RALEIGH.

GENERAL UTILITY NOTES

- EXISTING UTILITIES SHOWN ARE APPROXIMATE AND ALL MAY NOT BE SHOWN. CONTRACTOR SHALL VERIFY EXISTING LOCATION AND GRADE OF ALL EXISTING UTILITIES AND COORDINATE ANY REQUIRED RELOCATION OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- SPLIT GUTTER TO BE INSTALLED IN AREAS AS INDICATED ON PLAN AND/OR IN AREAS AS REQUIRED TO PROVIDE ADEQUATE DRAINAGE AND TO PREVENT PONDING OF WATER.
- NO INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL, AND UTILITY PERMIT ISSUANCE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
- NO NEW IMPACTS TO EXISTING WETLANDS AND EXISTING NEIGUS RIVER BUFFERS SHALL TAKE PLACE WITHOUT APPROVAL BY THE U.S. ARMY CORPS OF ENGINEERS, NCDWR, AND THE CITY OF RALEIGH. NO DISTURBANCE SHALL TAKE PLACE WITHIN JURISDICTIONAL WETLANDS AND NEIGUS RIVER BUFFERS PRIOR TO RECEIPT OF ALL U.S. ARMY CORPS OF ENGINEERS & N.C. DIVISION OF WATER RESOURCES PERMITS. THESE AREAS WILL BE FLAGGED AS DO NOT ENTER AREAS PRIOR TO RECEIPT OF PERMITS. ALL LAND DISTURBANCE ACTIVITIES SHALL BE CONDUCTED IN ACCORDANCE WITH AN APPROVED EROSION CONTROL PLAN. CONTRACTOR TO WORK CLOSELY WITH ALL UTILITY COMPANIES TO ENSURE THAT ONCE FINAL GRADES HAVE BEEN ESTABLISHED, PROPER DEPTH AND COVER IS MAINTAINED ON ALL EXISTING UTILITY LINES. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ANY NECESSARY RELOCATIONS OF EXISTING UTILITIES.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING OF ANY EXCAVATION. EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE AND ALL ARE NOT SHOWN.

NOTE
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

ATTENTION CONTRACTORS

THE CONTRACTOR CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER, SEWER, GAS, OR OTHER UTILITIES TO THIS PLAN IS RESPONSIBLE FOR OBTAINING THE PUBLIC UTILITIES DEPARTMENT'S APPROVAL OF THE PLAN PRIOR TO CONSTRUCTION.

PAID TO SUELLY FOR CITY OF RALEIGH. THE ADVANCE OF THE PLANNING CONTRACTOR'S WILL BE PAID TO THE CONTRACTOR OF THE CITY OF RALEIGH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXTENSION OF ANY WATER OR SEWER TO THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXTENSION OF ANY WATER OR SEWER TO THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXTENSION OF ANY WATER OR SEWER TO THE SITE.

PERMITTED TO USE FOR THE PURPOSES OF THE CITY OF RALEIGH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXTENSION OF ANY WATER OR SEWER TO THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXTENSION OF ANY WATER OR SEWER TO THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXTENSION OF ANY WATER OR SEWER TO THE SITE.

NOTE
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

SCALE
1" = 50'



ENCORE AT OLDE TOWNE AN APARTMENT MULTI-FAMILY COMMUNITY

CITY OF RALEIGH, NORTH CAROLINA

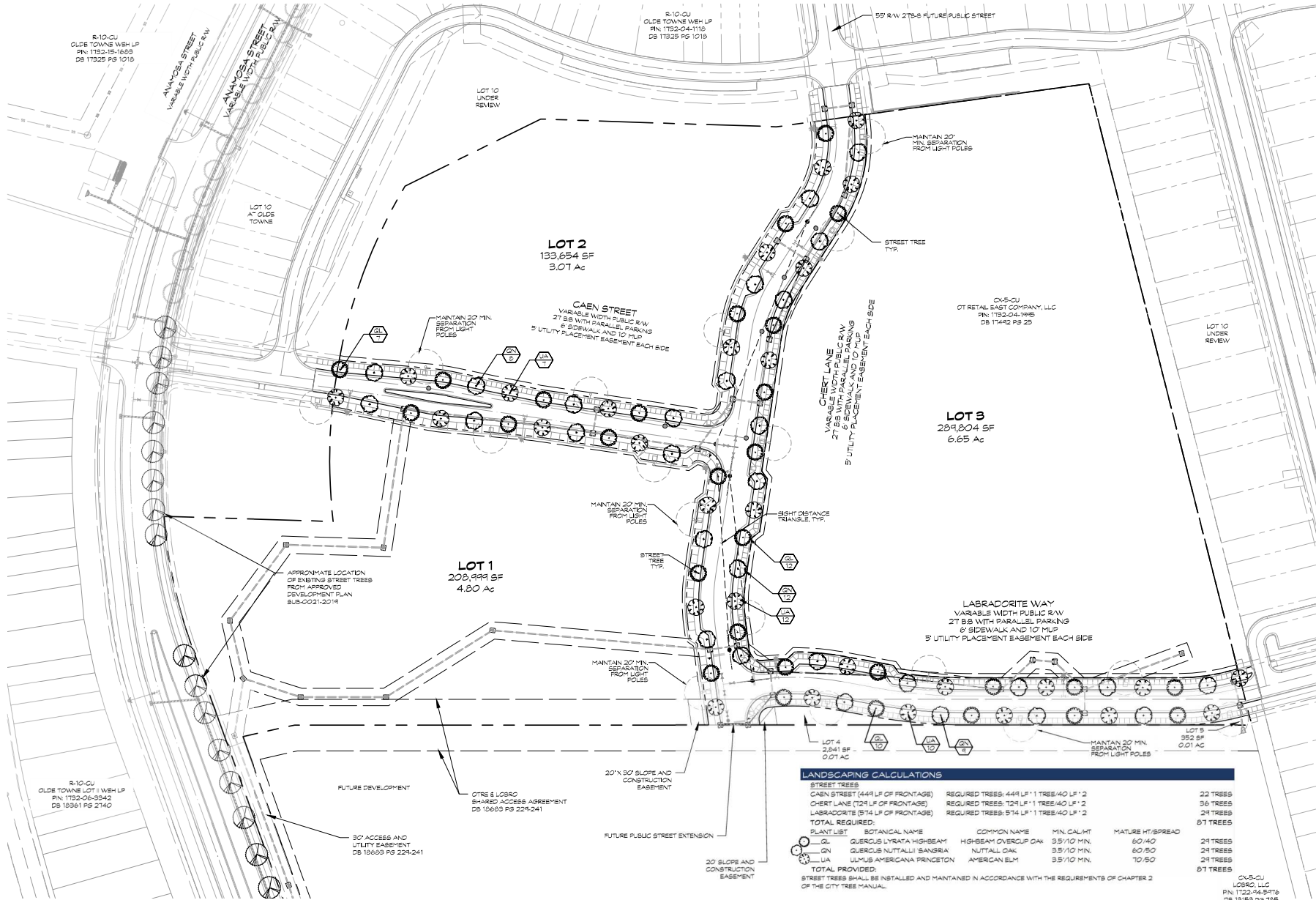
SCALE
DATE: MARCH 28, 2022
PROJECT NUMBER: 2021-009-001
CLIENT: BRATTON, P.F.
PLAN TYPE: PRELIMINARY SUBMITTAL PLAN

PRELIMINARY UTILITY PLAN

PREPARED FOR CONSULTATION, DATE: SEP 2022
DRAWN BY: J. HARTLEY
CHECKED BY: J. HARTLEY
DATE: SEP 2022

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS, PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3303-B Computer Drive, Suite 104 Raleigh, NC 27609, Phone 919/781-6300, Fax 919/782-1200, Email PCAD@PriestCraven.com / Firm #: CA488

SHEET #
C3.01



PLANT LEGEND:

- SHADE TREES
- EXISTING STREET TREES
- EXISTING STREET TREES TO BE REMOVED
- QL - QUERCUS LYRATA
- QN - QUERCUS NUTTALLI
- LA - LILYUS AMERICANA

TREE CONSERVATION NOTE:
TREE CONSERVATION FOR THIS SITE WAS PROVIDED AS PART OF THE TREE CONSERVATION COMPLIANCE FOR THE OVERALL OLDE TOWNE MASTER SUBDIVISION PREPARED BY OLDE TOWNE WEH LP AND PREVIOUSLY APPROVED BY THE CITY OF RALEIGH.

MAINTAIN 20' MIN. SEPARATION BETWEEN POLES OF LIGHTING FIXTURES TO TRUNKS OF TREES PER LDC 11.1.6.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL DEEPS UTILITIES PRIOR TO BEGINNING OF ANY EXCAVATION. EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE AND ALL ARE NOT SHOWN.

NOTE: ALL CONSTRUCTION TYPES IN ACCORDANCE WITH ALL CITY OF RALEIGH AND CRN/CDD STANDARDS AND SPECIFICATIONS.

LANDSCAPING CALCULATIONS

| | | | |
|--------------------------------------|--|----------------------|-------------------|
| STREET TREES | | | |
| CAEN STREET (449 LF OF FRONTAGE) | REQUIRED TREES: 449 LF ÷ 1 TREE/40 LF = 12 | 22 TREES | |
| CHERT LANE (129 LF OF FRONTAGE) | REQUIRED TREES: 129 LF ÷ 1 TREE/40 LF = 3 | 36 TREES | |
| LABRADORITE WAY (514 LF OF FRONTAGE) | REQUIRED TREES: 514 LF ÷ 1 TREE/40 LF = 13 | 24 TREES | |
| TOTAL REQUIRED: | | 81 TREES | |
| PLANT LIST | | | |
| QL | QUERCUS LYRATA HIGHBEAM | HIGHBEAM OVERCUP OAK | 3.5/10 MIN. 60/40 |
| QN | QUERCUS NUTTALLI BANGRIA | NUTTALL OAK | 3.5/10 MIN. 60/50 |
| LA | LILYUS AMERICANA PRINCETON | AMERICAN ELM | 3.5/10 MIN. 70/50 |
| TOTAL PROVIDED: | | | 81 TREES |

STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.

CV-S-CU
LODRG, LLC
PIN: 122-04-5919
DB 13/53 PG 705



ENCORE AT OLDE TOWNE

AN APARTMENT MULTI-FAMILY COMMUNITY

CITY OF RALEIGH WAKE COUNTY, NORTH CAROLINA

| | |
|----------------|----------------------------|
| SCALE | 1"=20' |
| DATE | MARCH 28, 2022 |
| PROJECT NUMBER | 2021-006-001 |
| CLIENT | PRINCETON |
| PLAN TYPE | PRELIMINARY SUBMITTAL PLAN |

LANDSCAPING PLAN

PREPARED FOR CONSTRUCTION DATE: SEE COVER

PRIEST, CRAVEN & ASSOCIATES, INC.

LAND USE CONSULTANTS / PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS

3801-B Computer Drive, Suite 104 Raleigh, NC 27609, Phone 919 / 791-6100, Fax 919 / 791-1200, Email PCA@PriestCraven.com / Firm #: CA488

SHEET #
LS1.00