LOCATION: This 243 acre site consisting of multiple parcels is located at the northeast corner of the intersection of S. New Hope Road and Rock Quarry Road.

REQUEST: Subdivision of a 243 acre site consisting of multiple parcels zoned R-10-CU (Z-7-18) into a twelve lot development with associated infrastructure.

One Design Adjustment has been approved by the Board of Adjustment for this project (A-135-2019) providing relief from the maximum block perimeter requirement (8.3).

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: ASR-0024-2020: DSLC - Administrative Site Review [ASR]/Administrative Site Review
SPR-0079-2020: DSLC - Site Permitting Review/Major [Signature Set]

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 January 10, 2020 by McAdams Company.

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:

Stormwater

1. 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).

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

3. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2). Stormwater quality - impervious surface allocation at this time results in no SWMF’s being required and quality can be addressed with a TN offset payment only.

Urban Forestry

4. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
5. Submit a final tree conservation plan that includes metes and bounds descriptions of all allowable disturbed tree conservation areas (UDO 9.1.6) and replacement tree conservation areas and tree protection fencing as required (UDO 9.1.5).

☑️ 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. The impervious surface area from the ROW improvements has been allocated to the lots and shall be recorded.

2. The proposed recombination of existing lots 60 and 61 shall be recorded in the Wake County Register of Deeds, and the book of maps and page number of the recombination for these two lots shall be noted on the final plat for this subdivision.

3. Compliance will all applicable conditions of Z-7-18.

4. A Type C2 Street Protective Yard is required for this project and a note shall be placed on the final plat stating this requirement.

5. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

6. The greenway easement as shown on the preliminary plan shall be dedicated prior to or in conjunction with the recording of a map in any phase affected by the greenway.

Engineering

7. A 5’ utility placement easement along Rock Quarry Road, S New Hope Road, Anamosa Street, Kasota Street, and Keyser Street 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.

8. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3) for construction / widening and all streetscape requirements associated with Rock Quarry Road, S New Hope Road, Anamosa Street, Kasota Street, and Keyser Street.
9. All slope easements and associated deeds 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.

10. The required right of way for proposed and existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

11. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3) for the new traffic signals and traffic signal modifications required by the Traffic Impact Analysis.

12. A fee-in-lieu for required improvements along S New Hope Road is paid to the City of Raleigh (UDO 8.1.10).

13. Sight Distance Easements for any sight distance triangles on private property shall be approved by City staff, and the location of the easement shall be shown on the map approved for recordation.

14. The required right of way abandonment for the existing paved drive south of the intersection of S New Hope Road and Anamosa Street must be completed and shown on the map approved for recordation.

15. The variable width public cross access easement identified on the plans shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.

16. A fee-in-lieu for required improvements along Rock Quarry Rd is paid to the City of Raleigh (UDO 8.1.10).

17. If agreed to by City Staff, the transit easement on private property near the east side of the site 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.

18. 10x10 Traffic Signal easements on private property shall be approved by City staff, and the location of the easement shall be shown on the map approved for recordation.

Stormwater

19. 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).
20. This subdivision is subject to stormwater and nitrogen reduction requirements of Article 9.2 of the Unified Development Ordinance. All proposed lots exceed one acre in size. Therefore, stormwater management measures will be required at the time of site plan submittal for each lot or at the time of further subdivision.

The impervious surface area from the ROW improvements has been allocated to the lots.

21. 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).

22. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

Urban Forestry

23. A tree conservation plat shall be recorded with metes and bounds showing the disturbed and replacement tree conservation areas (UDO 9.1). This development proposes 0.11 acres of replacement tree conservation area.

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

25. A fee-in-lieu for 23 street trees is paid to the City of Raleigh (UDO 8.1.10).

☑ 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:

Urban Forestry

1. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 33 street trees along S. New Hope Road, 74 street trees along Keyser Street, 156 street trees along Kasota Lane, and 107 street trees along Anamosa Street for a total of 370 street trees.

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: March 10, 2023
Record at least ½ of the land area approved.

5-Year Sunset Date: March 10, 2025
Record entire subdivision.
I hereby certify this administrative decision.

Signed: [Signature]  Date: 03/10/2020

Staff Coordinator: Michael Walters
EXISTING CONDITIONS - STAGE 1 - AREA "D"

SEE SHEET C1.05
SEE SHEET C1.06
OLDE TOWNE - PHASE 1 SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

EXISTING CONDITIONS - AREA "F"

SEE SHEET C1.04

SCALE: 1" = 60'

C1.06
OLDE TOWNE - PHASE 1 SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA

ADJOINING PROPERTIES

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

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

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

EXISTING
KEYSER ST

EXISTING
KASOTA LN

EXISTING
ANAMOSA ST

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

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

EXISTING
HOLIDAY DRIVE
(60' PUBLIC R/W)
BM 1966, PG 129

LOT 1
25.61 AC.

LOT 2
47.07 AC.

LOT 3
12.08 AC.

LOT 4
42.78 AC.

LOT 5
12.52 AC.

LOT 6
1.32 AC.

LOT 7
27.44 AC.

LOT 8
1.24 AC.

LOT 9
10.81 AC.

LOT 10
35.68 AC.

LOT 11
8.97 AC.

LOT 12
2.02 AC.

FUTURE PHASE 2
273.9 AC.

FUTURE OLDE TOWNE RETAIL
(SEPARATE SUBMITTAL)
OLDE TOWNE - PHASE 1 SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA

PLAN INFORMATION

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

THE JOHN R. MCADEMS COMPANY, INC.
2905 Meridian Parkway
Durham, NC 27713
PHONE 919. 361. 5000
FAX 919. 361. 2269
LICENSE NUMBER: C-0293
WWW.MCADAMS.COM

SUBDIVISION PLAN - AREA "B"

SHEET C2.03

SCALE 1" = 50'

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

NC GRID (NAD83)

SITE LEGEND

KEYSER ST
(VARIABLE WIDTH PUBLIC R/W)

SEE SHEET C2.04
SEE SHEET C2.02

C2.05

AREA "D"

C2.02

AREA "A"

C2.03

AREA "B"

C2.04

AREA "C"

C2.09

AREA "H"

C2.08

AREA "G"

C2.07

AREA "F"

C2.06

AREA "E"

LOT 7
LOT 9
LOT 10
ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE.

5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH.

WHEN INSTALLING WATER & SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES.

REVISED PER CITY COMMENTS

GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS

REVISED PER CITY COMMENTS

IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES.

INSTALL 3/4" COPPER* WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE.

WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC.

MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS;

ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR

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 1.0'.

BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.

PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.

SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT STEPHEN CALVERLEY AT (919) 296-2334 OR

&/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR

STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR

SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL

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

VERTICAL SEPARATION REQUIRED.

PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM

CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.

OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF

WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER

SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.

AREA "B"