Administrative Approval Action

Case File / Name: SUB-S-21-2019
OLDE TOWNE - STAGE 1 SUBDIVISION

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

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.

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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.

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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).

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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.

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I hereby certify this administrative decision.

Signed: _____ Date: 03/10/2020
Development Services Dir/Designee

Staff Coordinator: Michael Walters

OLDE TOWNE - PHASE 1 SUBDIVISION

RALEIGH, NORTH CAROLINA

PRELIMINARY SUBDIVISION PLAN

CITY OF RALEIGH TRANSACTION # 595787
CITY OF RALEIGH CASE # S-21-19
PROJECT NUMBER: HLE-18020
DATE: MAY 06, 2019
REVISED: JULY 09, 2019
REVISED: DECEMBER 05, 2019
REVISED: JANUARY 10, 2020

Preliminary Subdivision Plan Application

DEVELOPMENT SERVICES DEPARTMENT

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate review type and include the Plan Checklist document.

Office Use Only: Transaction #	Project Coordinator	Team Leader

PRELIMINARY APPROVALS

☒ Subdivision * ☐ Conventional Subdivision ☐ Compact Development ☐ Conservative Subdivision

*May require City Council approval if in a Metro Park Overlay or Historic Overlay District

If your project has been through the Due Diligence process, provide the transaction #: 583599

GENERAL INFORMATION

Development Name	Olde Towne Phase 1 Subdivision
Proposed Use	Infrastructure only for future residential
Property Address(es)	See attached

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: See attached

PIN Recorded Deed	PIN Recorded Deed	PIN Recorded Deed	PIN Recorded Deed
DB17329 PG 1018			

What is your project type?

☐ Single family ☐ Townhouse ☐ Subdivision in a non-residential zoning district

☒ Other (describe): Infrastructure and POD for future residential (No dwelling units proposed)

OWNER/DEVELOPER INFORMATION

Company Name	Olde Towne WEH LP	Owner/Developer Name	Eric Rifkin
Address	56 Hunter Street Apex, North Carolina 27502		
Phone	919.387.1885	Email	erifkin@hallecompanies.com
		Fax	919.387.1960

CONSULTANT/CONTACT PERSON FOR PLANS

Company Name	McAdams	Contact Name	Ryan Akers
Address	2905 Meridian Parkway Durham, North Carolina 27713		
Phone	919.361.5000	Email	akers@mcadamsco.com
		Fax	919.361.2269

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DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)

ZONING INFORMATION

Zoning District(s)	R-10 CU		
If more than one district, provide the acreage of each:			
Overlay District?	☐ Yes ☒ No		
Inside City Limits?	☒ Yes ☐ No		
CUD (Conditional Use District) Case #	Z-7-18		
COA (Certificate of Appropriateness) Case #	N/A		
BOA (Board of Adjustment) Case #	A- N/A		

STORMWATER INFORMATION

Existing Impervious Surface	0 acres/sf	Flood Hazard Area	☒ Yes ☐ No
Proposed Impervious Surface	9.76(4.14%) acres/sf	Neuse River Buffer	☒ Yes ☐ No
Infrastructure only		Wetlands	☒ Yes ☐ No

If in a Flood Hazard Area, provide the following:

Alluvial Soils X Flood Study FEMA Map Panel # 1722/1732

NUMBER OF LOTS AND DENSITY

Total # of Townhouse Lots:	Detached 0	Attached 0	
Total # of Single Family Lots	0	Total # of All Lots	12
Overall Unit(s)/Acre Densities Per Zoning Districts	N/A		
Total # of Open Space and/or Common Area Lots	0		

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate Ryan Akers 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.

Signature 4/30/19 Date

Assistant UP 4/30/19

Signature Date

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SPECIAL CONDITIONS OF SUBDIVISION APPROVAL

1. 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.

2. PRIOR TO THE RECORDATION OF S-21-19 THE LOTS SHOWN IN PHASE 2 (LOTS 60 & 61) SHALL BE RECOMBINED TO REFLECT THE LAYOUT SHOWN ON THIS DEVELOPMENT PLAN TO ELIMINATE NON-CONFORMING LOTS, AND TO MAKE THE FUTURE PHASE 2 LOTS ADHERE TO THE STANDARDS IN THE UDO.

3. ALL INFRASTRUCTURE SHOWN IN PHASE 1 SHALL BE INSTALLED PRIOR TO PHASE 2 SUBDIVISION RECORDATION.

4. PURSUANT SECTION 8.3.2. OF THE UDO, THE ENTIRE DEVELOPMENT IS SUBJECT TO BLOCK PERIMETER PROVISIONS. IT IS NOTED THAT THE SCALE AND SCOPE OF THE RESIDENTIAL SUBDIVISION MAKE THE BLOCK PERIMETER ADHERENCE DIFFICULT AT THIS POINT. AS SUCH, THE BOARD OF ADJUSTMENTS HAVE GRANTED A DESIGN ADJUSTMENT SEPTEMBER 9TH/, 2019 (CASE #A-134-19) TO ALLOW ADHERENCE TO BLOCK PERIMETER TO OCCUR AT EACH LOT DEVELOPMENT SUBSEQUENT TO THE LARGER SUBDIVISION CRATING THE DEVELOPMENT LOT (PODS). THIS DESIGN ADJUSTMENT WAS APPROVED ON 11/13/2019.

5. A FEE-IN-LIEU WILL APPLY TO ROCK QUARRY ROAD AND SOUTH NEW HOPE FOR INFRASTRUCTURE NOT CONSTRUCTED TO ONE-HALF OF THE ULTIMATE STREET SECTION SHOWN ON THE RALEIGH STREETS MAP. A TIA PHASING PLAN MAY SHOW OTHER IMPROVEMENTS NEEDED AS PROPOSED DEVELOPMENT OCCURS ON THIS SITE, AND THOSE IMPROVEMENTS MAY BE STAGED/PHASED TO ACCOMMODATE THE BUILD OUT OF THE PROJECT AS DETERMINED IS WARRANTED BY THE TIA PHASING ANALYSIS. HOWEVER, THE FRONTAGE IMPROVEMENTS SHALL BE MADE WHEN DEVELOPMENT OCCURS ALONG THE FRONTAGE, OR WHEN THE TIA REQUIRES IT, WHICHEVER COMES FIRST. THE FIL SURETY SHALL REMAIN EFFECTIVE UNTIL THESE IMPROVEMENTS ARE MADE.

6. A FEE-IN-LIEU WILL BE PROVIDED FOR 570 LF OF ANAMOSA STREET FRONTAGE FOR 14 STREET TREES (285 LF BOTH SIDES OF THE ROW). A FEE-IN-LIEU WILL BE PROVIDED FOR 9 CANOPY TREES ALONG ROCK QUARRY RD DUE TO THE CP&L EASEMENT

7. TREE CONSERVATION AREAS AND GREENWAY EASEMENT WILL BE SHOWN ON THE PLAT TO BE RECORDED.

8. STREET TREES AND PROTECTIVE YARDS SHOWN ALONG ROCK QUARRY RD AND S NEW HOPE RD MAY BE ADJUSTED IN ACCORDANCE WITH NCDOT AND CITY OF RALEIGH REQUIREMENTS AT TIME OF ADMINISTRATIVE SITE REVIEW OR SUBSEQUENT SUBDIVISIONS PLANS, OR AT THE TIME OF PUBLIC RIGHT-OF-WAY FRONTAGE IMPROVEMENT, WHICHEVER OCCURS FIRST FOR EACH LOT ABUTTING THE PUBLIC RIGHT-OF-WAY. STREET TREES AND PROTECTIVE YARDS SHOWN ARE SUBJECT TO CHANGE BASED UPON THE TRAFFIC IMPACT ANALYSIS AND FUTURE CONDITIONS.

BOARD OF ADJUSTMENT

A-134-19 (APPROVED ON 12/13/2019) WHEREAS OLDE TOWNE WEH CAPITAL, LP, PROPERTY OWNER, REQUESTS A 2,500' DESIGN ADJUSTMENT, A 9,500' DESIGN ADJUSTMENT AND 32,500' DESIGN ADJUSTMENT FROM THE 2,500' MAXIMUM BLOCK PERIMETER REQUIREMENTS SET FORTH IN SECTION 8.3.2.A. OF THE UNIFIED DEVELOPMENT ORDINANCE THAT RESULTS IN A BLOCK PERIMETERS OF 2,500', 9,500' AND 32,500' RESPECTIVELY IN ORDER TO PERMIT THE SUBDIVISION OF A 514-ACRE PROPERTY ZONED R-10-CU LOCATED AT 4901, 5125, 5135 & 5325 ROCK QUARRY ROAD AND 2201, 2281, 2055 & 2001 SOUTH NEW HOPE ROAD, AND 3320 & 3316 BARWELL ROAD, AND 2680, 2560, 2640, 2590, 2450, 2400 & 2620 HOLIDAY DRIVE.

ZONING CONDITIONS

ORDINANCE 871 ZC 768
EFFECTIVE 9/4/18
Z-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 REZONED TO RESIDENTIAL-10-CONDITIONAL USE (R-10-CU).
CONDITIONS DATED: JUNE 15, 2018

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 (300) DWELLING UNITS LOCATED WITHIN THE APARTMENT BUILDING TYPE SHALL BE PERMITTED WHERE (I) OCCUPANCY IS RESTRICTED TO THOSE AGE FIFTY-FIVE (55) AND OLDER IN ACCORDANCE WITH FEDERAL LAW AND (II) THE APARTMENT BUILDING TYPE IS LOCATED WITHIN TWO THOUSAND FIVE HUNDRED FEET (2500') OF THE RIGHT-OF-WAY FOR ROCK QUARRY ROAD.

2. AT THE TIME OF ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A DWELLING UNIT, THE PROPERTY OWNER SHALL CREATE AN AREA CONTAINING AT LEAST TWENTY-FIVE (25) ACRES OF LAND IDENTIFIED BY THE PROPERTY OWNER AND LOCATED ON THE SUBJECT PROPERTY NEAR THE INTERSECTION OF THE NEW HOPE ROAD AND WALNUT CREEK (THE "PARK LAND") FOR USE AS A PUBLIC OR PRIVATE PARK. THE PROPERTY OWNER SHALL ENSURE THE PARK LAND HAS ACCESS FROM A STREET INTERNAL TO THE PROJECT.

3. THE PROPERTY OWNER SHALL INSTALL GREENWAY TRAILS ON THE SUBJECT PROPERTY GENERALLY AS SHOWN ON THE ATTACHED EXHIBIT B, MEETING CITY OF RALEIGH GREEN WAY TRAIL SPECIFICATIONS, PRIOR TO THE ISSUANCE OF THE TWO HUNDREDTH (200TH) CERTIFICATE OF OCCUPANCY.

4. A MINIMUM OF TWENTY-FIVE PERCENT (25%) OF THE NET SITE AREA (SITE AREA EXCLUDING STREET RIGHT-OF-WAY) SHALL BE USED FOR PASSIVE AND ACTIVE OPEN SPACE, INCLUDING PUBLIC PARKS, PRIVATE PARKS, PUBLIC GREENWAYS, ENVIRONMENTALLY SENSITIVE AREAS, TREE CONSERVATION AREA, STORMWATER DEVICES AND OTHER OPEN SPACE.

5. FOR PROPERTY DELINEATED BY WAKE COUNTY PIN 1722937105 AND IDENTIFIED AS LOT 5007 ON BOOK OF MAPS 2008, PAGE 280, WAKE COUNTY REGISTRY (THE "PROPERTY"), UNLESS A MORE RESTRICTIVE PROVISION OF THE CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE APPLIES, ONE OR MORE BUILDINGS SHALL BE LOCATED WITHIN ONE HUNDRED FEET (100') OF ROCK QUARRY ROAD OR AT LEAST FIFTY PERCENT (50%) OF THE LENGTH OF THE PROPERTY ALONG ROCK QUARRY ROAD, EXCLUDING PUBLIC STREET RIGHT-OF-WAY FROM LENGTH OF THE PROPERTY.

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TIA RECOMMENDED IMPROVEMENTS

PHASE 1

TO BE COMPLETED WITH STREET TIE-IN TO ROCK QUARRY ROAD

1. ROCK QUARRY ROAD AND JONES SAUSAGE ROAD/NEW HOPE ROAD - INTERSECTION
   a. RESTRIPE THE WESTBOUND APPROACH TO PROVIDE A THROUGH AND THROUGH-RIGHT LANE. THE FRONTAGE WIDENING ALONG ROCK QUARRY ROAD SHOULD BE PROVIDED TO EXTEND THIS THROUGH-RIGHT LANE FROM 100' EAST OF KASOTA LANE AND EXTENDING THROUGH THE NEW HOPE ROAD INTERSECTION.
   b. RESTRIPE THE EASTBOUND APPROACH TO PROVIDE DUAL LEFT-TURN LANES WITH APPROXIMATELY 300 FEET OF STORAGE AND APPROPRIATE TAPER ON THE INSIDE LANE AND 475 FEET OF STORAGE AND APPROPRIATE TAPER ON THE EXISTING TURN LANE.
   c. RESTRIPE THE NORTHBOUND APPROACH TO PROVIDE A THROUGH AND THROUGH-RIGHT LANE.
   d. WIDEN NEW HOPE ROAD, NORTH OF THE INTERSECTION OF ROCK QUARRY ROAD AND JONES SAUSAGE ROAD / NEW HOPE ROAD TO EXTEND TO ANAMOSA STREET.
   e. PROVIDE SIGNAL TIMING AND PLAN MODIFICATIONS TO ACCOMMODATE GEOMETRIC IMPROVEMENTS AT THE INTERSECTION.

2. ROCK QUARRY ROAD AND KEYSER STREET
   a. CONSTRUCT AN EXCLUSIVE EASTBOUND LEFT-TURN LANE WITH MINIMUM OF 300 FEET OF STORAGE AND APPROPRIATE TAPER.
   b. CONSTRUCT AN ADDITIONAL WESTBOUND THROUGH LANE, BEGINNING A MINIMUM OF 100 FEET EAST OF KASOTA LANE AND EXTENDING THROUGH THE INTERSECTION WITH NEW HOPE ROAD.
   c. CONSTRUCT AN EXCLUSIVE WESTBOUND RIGHT-TURN LANE WITH A MINIMUM OF 100 FEET OF STORAGE AND APPROPRIATE TAPER.
   d. CONSTRUCT A SOUTHBOUND APPROACH WITH TWO (2) EGRESS LANES, ONE DEDICATED LEFT-TURN LANE WITH A MINIMUM OF 100 FEET OF STORAGE AND APPROPRIATE TAPER AND ONE DEDICATED RIGHT-TURN LANE WITH FULL LENGTH STORAGE.

3. ROCK QUARRY ROAD AND KASOTA LANE
   a. CONSTRUCT A STOP-CONTROLLED DRIVEWAY WITH ONE EGRESS LANE AND ONE INGRESS LANE TO BE RESTRICTED AS A RIGHT-IN/RIGHT-OUT DRIVEWAY.
   b. CONSTRUCT AN ADDITIONAL WESTBOUND THROUGH-RIGHT LANE WITH A MINIMUM OF 100 FEET OF STORAGE AND APPROPRIATE TAPER TO EXTEND WEST THROUGH THE INTERSECTION OF NEW HOPE ROAD / JONES SAUSAGE ROAD AND ROCK QUARRY ROAD.
   c. PROVIDE A MODIFIED RADIUS FOR THE WESTBOUND RIGHT-TURN MOVEMENTS ONTO KASOTA LANE TO ALLOW ROOM FOR DECELERATION.
   d. CONSTRUCT A 4' MONOLITHIC ISLAND ON ROCK QUARRY ROAD TO RESTRICT ACCESS TO RIGHT-IN/RIGHT-OUT ONLY MANEUVERS WHILE NOT BLOCKING ADJACENT RESIDENTIAL DRIVEWAYS.

TO BE COMPLETED WITH STREET TIE-IN TO NEW HOPE ROAD

1. NEW HOPE ROAD AND ANAMOSA STREET
   a. CONSTRUCT AN EXCLUSIVE SOUTHBOUND LEFT-TURN LANE WITH A MINIMUM OF 150 FEET OF STORAGE AND APPROPRIATE TAPER.
   b. CONSTRUCT A WESTBOUND APPROACH WITH TWO (2) EGRESS LANES, ONE DEDICATED LEFT-TURN LANE WITH FULL LENGTH STORAGE AND ONE DEDICATED RIGHT-TURN LANE WITH A MINIMUM OF 100 FEET OF STORAGE AND APPROPRIATE TAPER.
   c. PROVIDE ONE (1) INGRESS LANES FOR ANAMOSA STREET.
   d. CONSTRUCT A SECOND NORTHBOUND THROUGH LANE FROM THE INTERSECTION OF ROCK QUARRY ROAD AND JONES SAUSAGE ROAD / NEW HOPE ROAD TO TERMINATE AS AN EXCLUSIVE NORTHBOUND RIGHT-TURN LANE AT ANAMOSA STREET. PER COORDINATION WITH CITY STAFF, ADDITIONAL WIDENING WILL BE REQUIRED NORTH OF ANAMOSA STREET, ALONG THE PROJECT FRONTAGE.

PHASE 2 (FUTURE)

1. ROCK QUARRY ROAD AND JONES SAUSAGE ROAD / NEW HOPE ROAD
   a. THIS INTERSECTION WILL BE RE-EVALUATED PRIOR TO THE FIRST DEVELOPMENT PLAN WITHIN PHASE II OF THE PROPOSED DEVELOPMENT.

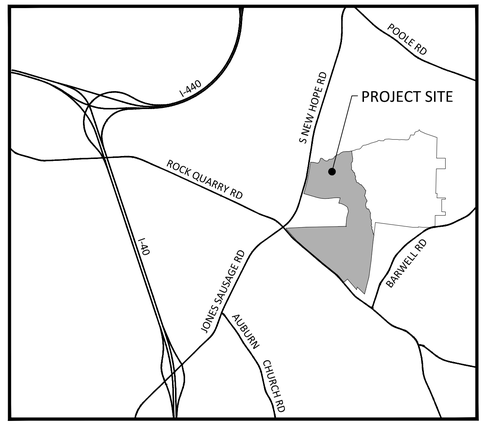
2. BARWELL ROAD AND SITE DRIVE #4
   a. CONSTRUCT A STOP-CONTROLLED DRIVEWAY WITH ONE EGRESS LAND AND ONE INGRESS LANE.
   b. CONSTRUCT A SOUTHBOUND RIGHT-TURN LANE WITH A MINIMUM OF 50 FEET OF STORAGE AND APPROPRIATE TAPER. THE NEED FOR THIS TURN-LANE WILL BE RE-EVALUATED PRIOR TO CONSTRUCTION.

3. NEW HOPE ROAD AND ANAMOSA STREET
   a. PERFORM A SIGNAL WARRANT ANALYSIS AT THIS INTERSECTION AT THE TIME OF THE FIRST DEVELOPMENT PLANS WITHIN PHASE II OF THE PROPOSED DEVELOPMENT AND, IF WARRANTED AND APPROVED BY NCDOT AND THE CITY, INSTALL A TRAFFIC SIGNAL AT THIS INTERSECTION.
   b. SHOULD THE CITY DECIDE TO REVIEW WARRANTS PRIOR TO THE TIME OF THE FIRST DEVELOPMENT PLANS WITHIN PHASE II OF THE PROPOSED DEVELOPMENT, AND SUFFICIENT WARRANTS ARE MET, THE DEVELOPER SHALL INSTALL A TRAFFIC SIGNAL AT THIS INTERSECTION.

4. ROCK QUARRY ROAD AND KEYSER STREET
   a. PERFORM A SIGNAL WARRANT ANALYSIS AT THIS INTERSECTION AT THE TIME OF THE FIRST DEVELOPMENT PLANS WITHIN PHASE II OF THE PROPOSED DEVELOPMENT AND, IF WARRANTED AND APPROVED BY NCDOT AND THE CITY, INSTALL A TRAFFIC SIGNAL AT THIS INTERSECTION.
   b. SHOULD THE CITY DECIDE TO REVIEW WARRANTS PRIOR TO THE TIME OF THE FIRST DEVELOPMENT PLANS WITHIN PHASE II OF THE PROPOSED DEVELOPMENT, AND SUFFICIENT WARRANTS ARE MET, THE DEVELOPER SHALL INSTALL A TRAFFIC SIGNAL AT THIS INTERSECTION.

IMPERVIOUS ALLOCATION BY LOT

LOT #	GROSS R/W AREA, SF	GROSS LOT AREA, SF	GROSS R/W + LOT AREA, SF	R/W IMPERVIOUS AREA, SF
LOT 1	72,801	1,141,708	1,214,509	44,783
LOT 2	139,053	2,050,362	2,189,415	90,738
LOT 3	76,652	526,010	602,662	58,985
LOT 4	97,373	1,863,374	1,960,747	78,080
LOT 5	9,094	545,449	554,543	4,806
LOT 6	7,664	57,642	65,306	5,104
LOT 7	345,066	1,201,107	1,546,173	261,491
LOT 8	8,514	55,753	64,267	5,373
LOT 9	16,510	471,686	488,196	10,506
LOT 10	0	1,555,570	1,555,570	0
LOT 11	169,267	392,184	561,451	62,637
LOT 12	7,559	88,211	95,770	4,788



VICINITY MAP
1" = 3000'

N

SITE DATA

DEVELOPER:	HALLE BUILDING GROUP 56 HUNTER STREET, SUITE 110 APEX, NORTH CAROLINA 27502
OWNERS:	OLDE TOWNE WEH LP 56 HUNTER STREET, SUITE 110 APEX, NORTH CAROLINA 27502
PIN NUMBERS:	1722846111, 1722937105, 1722939573, 1732040116, 1732062346, 1732073161, 1732111958, 1732150043, 1732254316, 1732268167, 1732344507, 1732346972, 1732356204, 1732358949, 1732372031, 1732373509, 1732451381
OLDE TOWNE TOTAL AREA:	516.9 AC.
PHASE 1 AREA:	243.0 AC.
PHASE 1 NCDOT R/W DEDICATION AREA:	1.4 AC.
PHASE 1 CITY OF RALEIGH R/W DEDICATION AREA:	14.0 AC.
PHASE 1 NET SITE AREA:	227.6 AC.
EXISTNG ZONING:	R-10-CU
OVERLAY DISTRICT:	N/A
CURRENT USE:	VACANT
PROPOSED USE:	INFRASTRUCTURE ONLY
OPEN SPACE REQUIRED:	56.9 AC. (25% OF 227.5 AC.)
OPEN SPACE PROVIDED:	49.3 AC. (21.7%) *NOTE: REMAINING REQUIRED OPEN SPACE TO BE MET WITH SUBSEQUENT SITE PLANS FOR LOTS 2,4-10,12
EXISTING LOTS (PHASE 1):	8
PROPOSED LOTS (PHASE 1):	12
INSIDE CITY LIMITS:	YES
FEMA FIRM PANEL:	1722 & 1732, DATED 3/31/2015
RIVER BASIN:	NEUSE RIVER
TREE CONSERVATION AREA:	RECORDED BM 2008, PG 1412

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.**

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

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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Durham, NC 27713

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CONTACT

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Akers@mcadamsco.com
PHONE: 919. 361. 5000

CLIENT

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

Halle BUILDING GROUP

PROJECT DIRECTORY

REVISIONS

NO.	DATE	
1	07. 09. 2019	REVISED PER CITY COMMENTS
2	12. 05. 2019	REVISED PER CITY COMMENTS
3	01. 10. 2020	REVISED PER CITY COMMENTS

PRELIMINARY SUBDIVISION PLAN FOR:

OLDE TOWNE - PHASE 1 SUBDIVISION
RALEIGH, NORTH CAROLINA
PROJECT NUMBER: HLE-18020

X:\Projects\HLE\HLE-18020\Land\Site Plan-Construction Drawings\Current Drawings\HLE18020-Prelim Subdivision-CS1.dwg, 1/10/2020 4:20:08 PM, Shuttl, Julia

ADJOINING PROPERTIES

1 — WILLIAM BROWN JR
PIN: 1722-97-2480
D.B. 2966, PG. 313
B.M. 1981, PG. 803

2 — ROBERT BROWN
PIN: 1722-98-5086
D.B. 2966, PG. 315
B.M. 1981, PG. 803

3 — TRIANGLE GREENWAYS COUNCIL
PIN: 1732-07-1808
D.B. 15497, PG. 2723

4 — ROBERT BROWN
PIN: 1722-98-5086
D.B. 2966, PG. 315
B.M. 1981, PG. 803

5 — TRIANGLE GREENWAYS COUNCIL
PIN: 1732-18-4069
D.B. 15497, PG. 2723

6 — TRIANGLE GREENWAYS COUNCIL
PIN: 1732-28-9450
D.B. 15497, PG. 2723

7 — CITY OF RALEIGH
PIN: 1732-38-5548
B.M. 1988, PG. 207

8 — CITY OF RALEIGH
PIN: 1732-48-0863
B.M. 1989, PG. 1313

9 — STEPHEN JOHNSON, ETAL.
PIN: 1732-47-6745
D.B. 8576, PG. 2228
B.M. 2010, PG. 224

10 — CHARLES CHAVIS, ETAL.
PIN: 1732-47-6320
D.B. 6715, PG. 783

11 — JAMES TURNER, ETAL.
PIN: 1732-46-6608
D.B. 2791, PG. 482

12 — EARLENE HICKS
PIN: 1732-46-5394
B.M. 1996, PG. 1191

13 — ISAIAH GREEN
PIN: 1732-45-6823
D.B. 3248, PG. 577

14 — VERNELL JONES
PIN: 1732-45-6634
D.B. 15960, PG. 2356

15 — WALLACE CHAPPELL, ETAL.
PIN: 1732-45-7330
D.B. 10070, PG. 1366

16 — MICHAEL SLADE
PIN: 1732-45-7035
D.B. 16582, PG. 2691

17 — LARRY STANFORD, ETAL.
PIN: 1732-44-5794
D.B. 4424, PG. 571
B.M. 1988, PG. 1571

18 — ANDREW LANIER, ETAL.
PIN: 1732-44-5503
D.B. 7692, PG. 55
B.M. 1996, PG. 391

19 — JOHNSIE HOLLOWAY
PIN: 1732-34-9247
D.B. 4606, PG. 466

20 — XIOMARA FUENTES
PIN: 1732-34-7225
D.B. 16984, PG. 2312
B.M. 1969, PG. 375

21 — JAMES PATTERSON, ETAL.
PIN: 1732-34-7302
D.B. 2252, PG. 626

22 — MACK EVANS, ETAL.
PIN: 1732-34-5245
D.B. 1948, PG. 600
B.M. 1969, PG. 375

23 — MARIA MEDRANO, ETAL.
PIN: 1732-34-4235
D.B. 14355, PG. 939
B.M. 1969, PG. 375

24 — THOMAS MORGAN, ETAL.
PIN: 1732-34-3207
D.B. 1948, PG. 553
B.M. 1969, PG. 375

25 — OLLIE LITTLE
PIN: 1732-34-1278
B.M. 1969, PG. 375

26 — MARINO DIAZ
PIN: 1732-34-0340
D.B. 12066, PG. 83
B.M. 1969, PG. 375

27 — ODESSA JACOX
PIN: 1732-24-9301
D.B. 14096, PG. 833
B.M. 1969, PG. 375

28 — ODESSA JACOX
PIN: 1732-24-7363
D.B. 14096, PG. 833
B.M. 1969, PG. 375

29 — ODESSA JACOX
PIN: 1732-24-6354
D.B. 14096, PG. 819
B.M. 1969, PG. 375

30 — HUSTON DUNSTON
PIN: 1732-24-5345
D.B. 8403, PG. 2675
B.M. 1969, PG. 375

31 — DOROTHY NICKSON
PIN: 1732-24-4347
D.B. 10593, PG. 2604
B.M. 1969, PG. 375

32 — WILLIAM NOWELL
PIN: 1732-24-3338
D.B. 11494, PG. 1220
B.M. 1969, PG. 375

33 — WINNIE CRUDUP
PIN: 1732-24-2329
B.M. 1969, PG. 375

34 — KIMBERLY ADDISON
PIN: 1732-24-1421
D.B. 10746, PG. 1585
B.M. 1969, PG. 375

35 — ALICE SCOTLAND
PIN: 1732-24-0412
B.M. 1969, PG. 375

36 — STEVE HARRIS
PIN: 1732-14-9423
D.B. 5222, PG. 327
B.M. 1969, PG. 375

37 — LISA ELLISON
PIN: 1732-24-1421
D.B. 6184, PG. 500
B.M. 1969, PG. 375

38 — BETTY GOODSON
PIN: 1732-23-9902

39 — WILLIAM ADAMS
PIN: 1732-23-6388

40 — JUAN SIERRA
PIN: 1732-13-9120
D.B. 15697, PG. 1621

41 — GAIL DURHAM
PIN: 1732-22-0625
D.B. 11128, PG. 1916

42 — LUCY MCKINNON
PIN: 1732-12-8027

43 — VILATYS DASEMA
PIN: 1732-11-7961
D.B. 16880, PG. 1952
B.M. 1998, PG. 2378

44 — KIMBERY JONES
PIN: 1732-11-7739
D.B. 13675, PG. 2129
B.M. 1998, PG. 2378

45 — JONATHAN MANLEY, ETAL.
PIN: 1732-11-6698
D.B. 8554, PG. 2519
B.M. 1998, PG. 2378

46 — MARY WIGGINS
PIN: 1732-11-6566
D.B. 8646, PG. 160
B.M. 1998, PG. 2378

47 — BRYANT WALL HEIRS
PIN: 1732-11-1585

48 — MERCEDES CEDENO
PIN: 1732-01-9675
D.B. 13045, PG. 1300

49 — SERACHLIGHT ENTERPRISES LLC
PIN: 1732-01-7941
D.B. 15620, PG. 809

50 — TAMMY WILFONG
PIN: 1732-02-6074
D.B. 3125, PG. 534

51 — OLDE TOWNE WEH LP
PIN: 1732-25-4316
D.B. 17325, PG. 1018

52 — OLDE TOWNE WEH LP
PIN: 1732-34-4507
D.B. 17325, PG. 1018

53 — OLDE TOWNE WEH LP
PIN: 1732-34-6972
D.B. 17325, PG. 1018

54 — OLDE TOWNE WEH LP
PIN: 1732-35-5204
D.B. 17325, PG. 1018

55 — OLDE TOWNE WEH LP
PIN: 1732-45-1381
D.B. 17325, PG. 1018

56 — OLDE TOWNE WEH LP
PIN: 1732-35-8949
D.B. 17325, PG. 1018

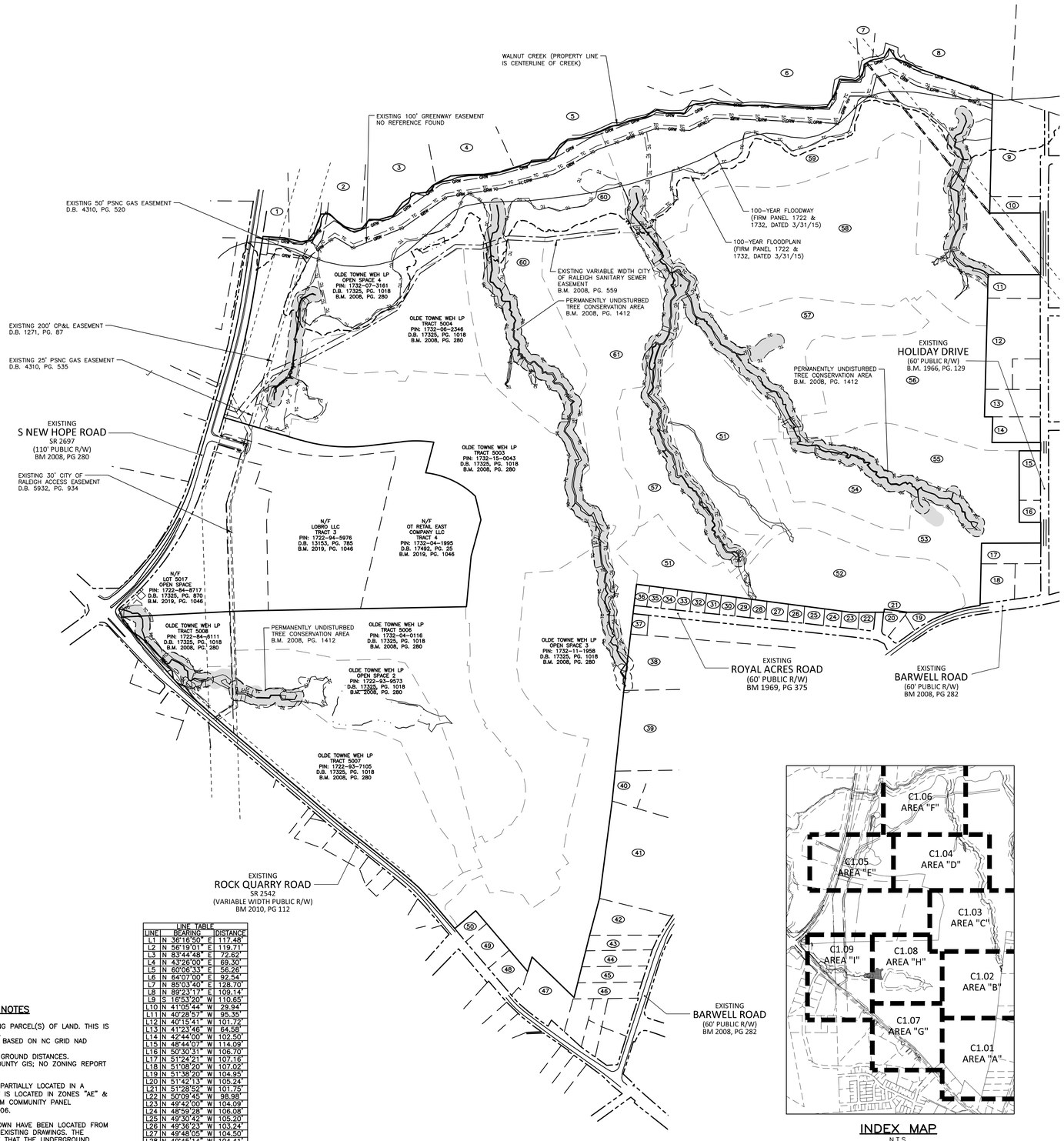
57 — OLDE TOWNE WEH LP
PIN: 1732-26-8167
D.B. 17325, PG. 1018

58 — OLDE TOWNE WEH LP
D.B. 17325, PG. 1018

59 — OLDE TOWNE WEH LP
PIN: 1732-37-3509
D.B. 17325, PG. 1018

60 — OLDE TOWNE WEH LP
PIN: 1732-07-3161
D.B. 17325, PG. 1018

61 — OLDE TOWNE WEH LP
PIN: 1732-15-0043
D.B. 17325, PG. 1018



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 36°16'50" E	117.48'
L2	N 56°19'01" E	119.71'
L3	N 83°44'48" E	72.62'
L4	N 43°26'00" E	69.30'
L5	N 60°06'33" E	56.26'
L6	N 64°07'00" E	92.54'
L7	N 85°03'40" E	128.70'
L8	N 89°23'17" E	109.14'
L9	S 16°53'20" W	110.65'
L10	N 41°05'44" W	29.94'
L11	N 40°28'57" W	95.35'
L12	N 40°15'41" W	101.72'
L13	N 41°23'46" W	64.58'
L14	N 42°44'00" W	102.50'
L15	N 48°44'07" W	114.09'
L16	N 50°30'31" W	106.70'
L17	N 51°24'21" W	107.16'
L18	N 51°08'20" W	107.02'
L19	N 51°38'20" W	104.95'
L20	N 51°42'13" W	105.24'
L21	N 51°28'52" W	101.75'
L22	N 50°09'45" W	98.98'
L23	N 49°42'00" W	104.09'
L24	N 48°59'28" W	106.08'
L25	N 49°30'42" W	105.20'
L26	N 49°36'23" W	103.24'
L27	N 49°48'05" W	104.50'
L28	N 49°45'14" W	104.41'
L29	N 49°24'31" W	102.81'
L30	N 49°40'15" W	104.27'
L31	N 49°50'23" W	99.81'
L32	N 49°03'39" W	112.33'
L33	N 49°10'13" W	110.23'
L34	N 49°19'38" W	98.89'
L35	N 48°59'46" W	99.55'
L36	N 49°35'01" W	45.04'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	622.50'	406.27'	399.10'	N 64°44'43" W
C2	850.00'	229.69'	228.99'	N 88°56'54" W
C3	1200.00'	483.88'	480.61'	N 85°08'15" W
C4	5784.73'	732.44'	731.95'	N 12°46'25" E

GENERAL NOTES

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

LEGEND(UNLESS OTHERWISE NOTED)

- CALCULATED POINT
- CATCH BASIN
- CLEAN OUT
- DRAINAGE MANHOLE
- DROP INLET
- ELECTRIC BOX
- ELECTRIC METER
- EXISTING IRON PIPE
- FIBER OPTIC MARKER
- FIRE HYDRANT
- FLARED END STRUCTURE
- GAS MARKER
- GAS VALVE
- GUY WIRE
- LIGHT POLE
- SEWER MANHOLE
- SIGN
- SIGNAL POLE
- TELEPHONE BOX
- TRAFFIC SIGNAL BOX
- UTILITY POLE
- WATER BLOW OFF
- WATER METER
- WATER VALVE
- ACCESS EASEMENT
- ADJOINER
- BOUNDARY LINE
- BOUNDARY LINE(NOT SURVEYED)
- BUFFER
- CONTOUR MAJOR
- CONTOUR MINOR
- DRAINAGE EASEMENT
- FENCE
- FIBER OPTIC LINE
- FLOODPLAIN
- FLOODWAY
- GAS LINE
- GREENWAY EASEMENT
- GUARD RAIL
- OVERHEAD UTILITY
- POWER EASEMENT
- RIGHT OF WAY
- SEWER EASEMENT
- SEWER LINE
- SLOPE EASEMENT
- STORM DRAINAGE LINE
- TEMPORARY CONSTRUCTION EASEMENT
- TREE CONSERVATION EASEMENT
- TREELINE
- UNDERGROUND TELEPHONE
- UTILITY EASEMENT
- WATER LINE

NAD GRID (NAD83)

INDEX MAP
N.T.S.

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

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www.mcadamsco.com

CLIENT

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

OLDE TOWNE - PHASE 1 SUBDIVISION

PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA

REVISIONS

NO.	DATE	
1	07. 09. 2019	REVISED PER CITY COMMENTS
2	12. 05. 2019	REVISED PER CITY COMMENTS

PLAN INFORMATION

PROJECT NO.	HLE-18020
FILENAME	HLE18020-XC1
CHECKED BY	JSA
DRAWN BY	TAM
SCALE	1"=400'
DATE	05. 06. 2019

SHEET

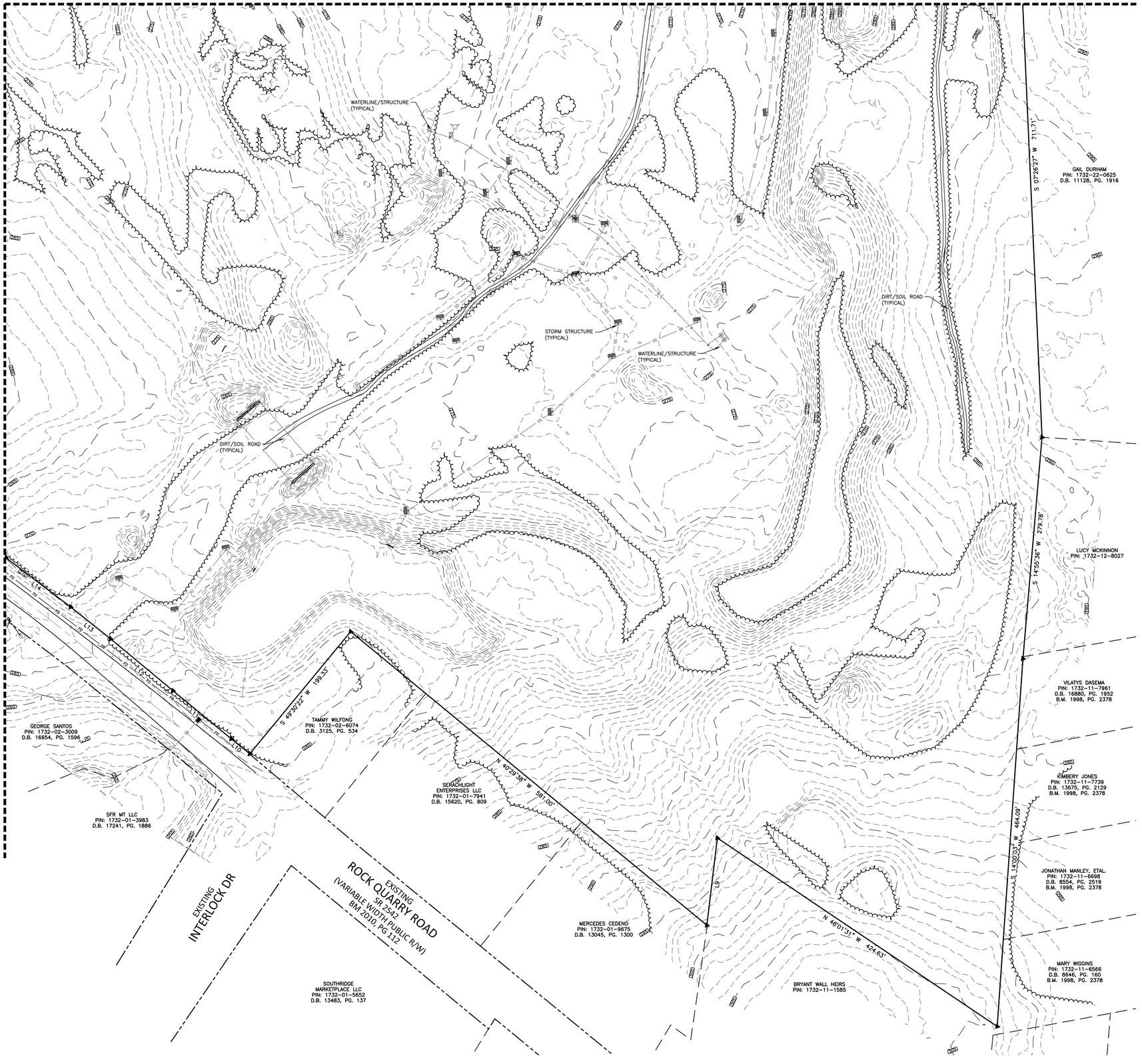
EXISTING CONDITIONS - STAGE 1 - OVERALL

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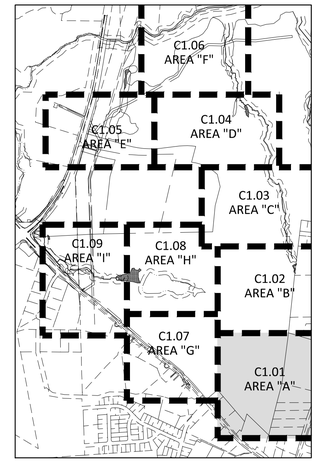
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SEE SHEET C1.02

SEE SHEET C1.07



NAD GRID (NAD83)



INDEX MAP
N.T.S.

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

X:\Projects\HLE\HLE-18020\Survey\Topographic\HLE18020-XC1.dwg, 12/4/2019 8:42:46 AM, Messinger, Timothy

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OLDE TOWNE - PHASE 1 SUBDIVISION

PRELIMINARY SUBDIVISION PLAN

RALEIGH, NORTH CAROLINA

REVISIONS

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2	12. 05. 2019	REVISED PER CITY COMMENTS

PLAN INFORMATION

PROJECT NO.	HLE-18020
FILENAME	HLE18020-XC1
CHECKED BY	JSA
DRAWN BY	TAM
SCALE	1"=60'
DATE	05. 06. 2019

SHEET

EXISTING CONDITIONS - STAGE 1 - AREA "A"

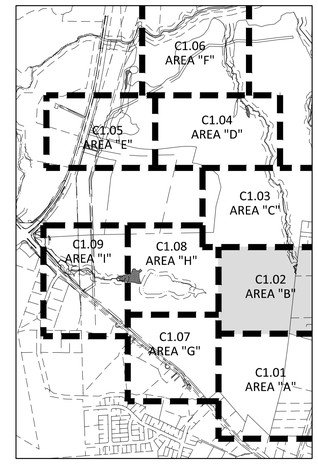
C1.01

SEE SHEET C1.03



SEE SHEET C1.08

SEE SHEET C1.01



INDEX MAP
N.T.S.

NAD GRID (NAD83)

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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OLDE TOWNE - PHASE 1 SUBDIVISION

PRELIMINARY SUBDIVISION PLAN

RALEIGH, NORTH CAROLINA

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PLAN INFORMATION

PROJECT NO.	HLE-18020
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CHECKED BY	JSA
DRAWN BY	TAM
SCALE	1"=60'
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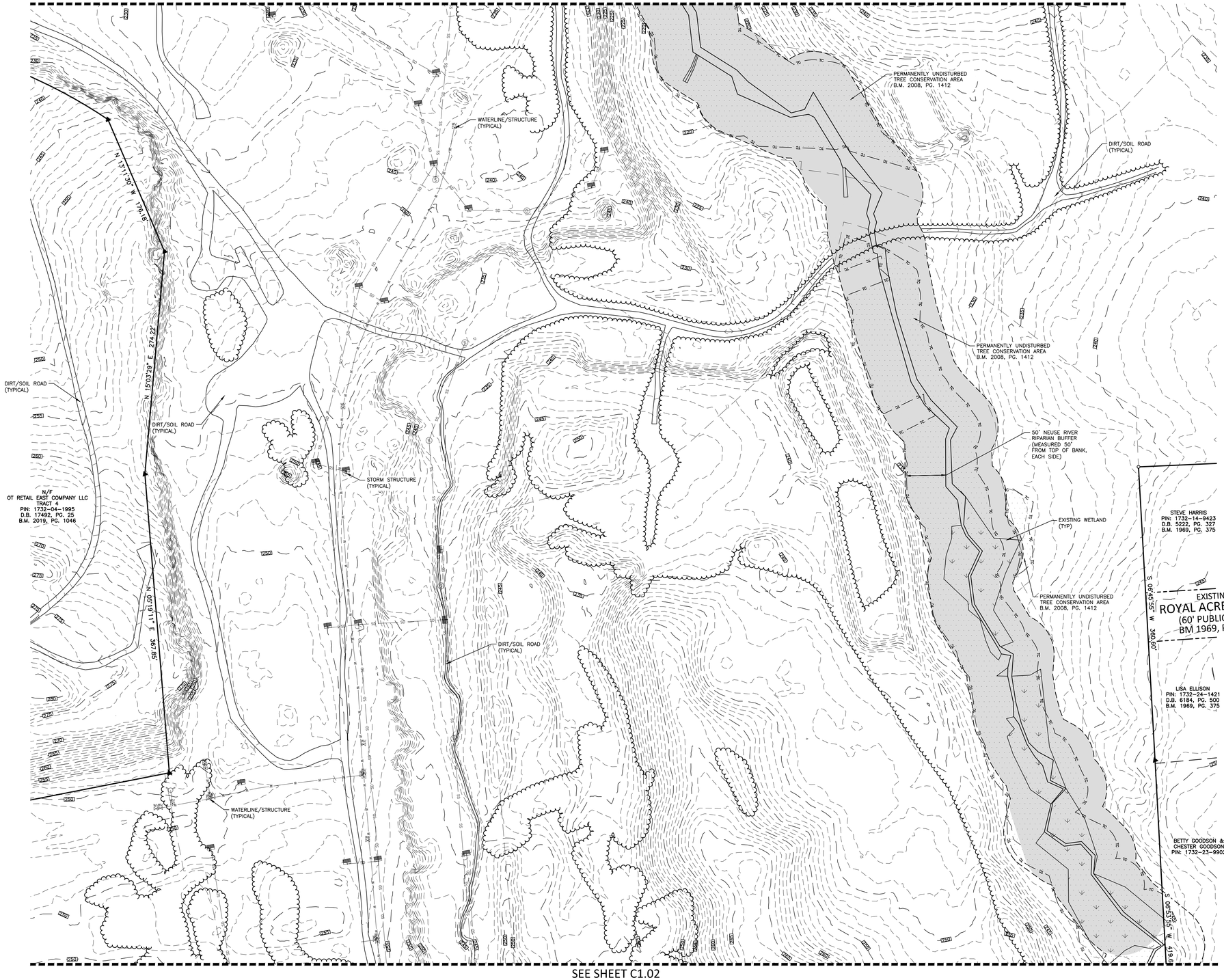
SHEET

EXISTING CONDITIONS - STAGE 1 - AREA "B"

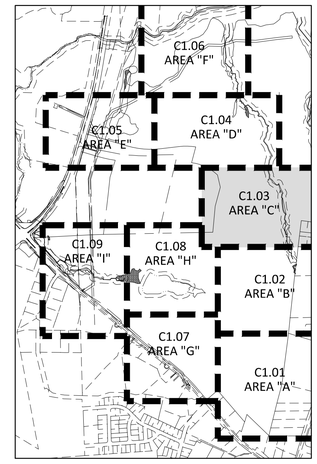
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SEE SHEET C1.04



SEE SHEET C1.02



INDEX MAP
N.T.S.

NAD GRID (NAD83)

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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

OLDE TOWNE - PHASE 1 SUBDIVISION

PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA

REVISIONS

NO.	DATE	
1	07. 09. 2019	REVISED PER CITY COMMENTS
2	12. 05. 2019	REVISED PER CITY COMMENTS

PLAN INFORMATION

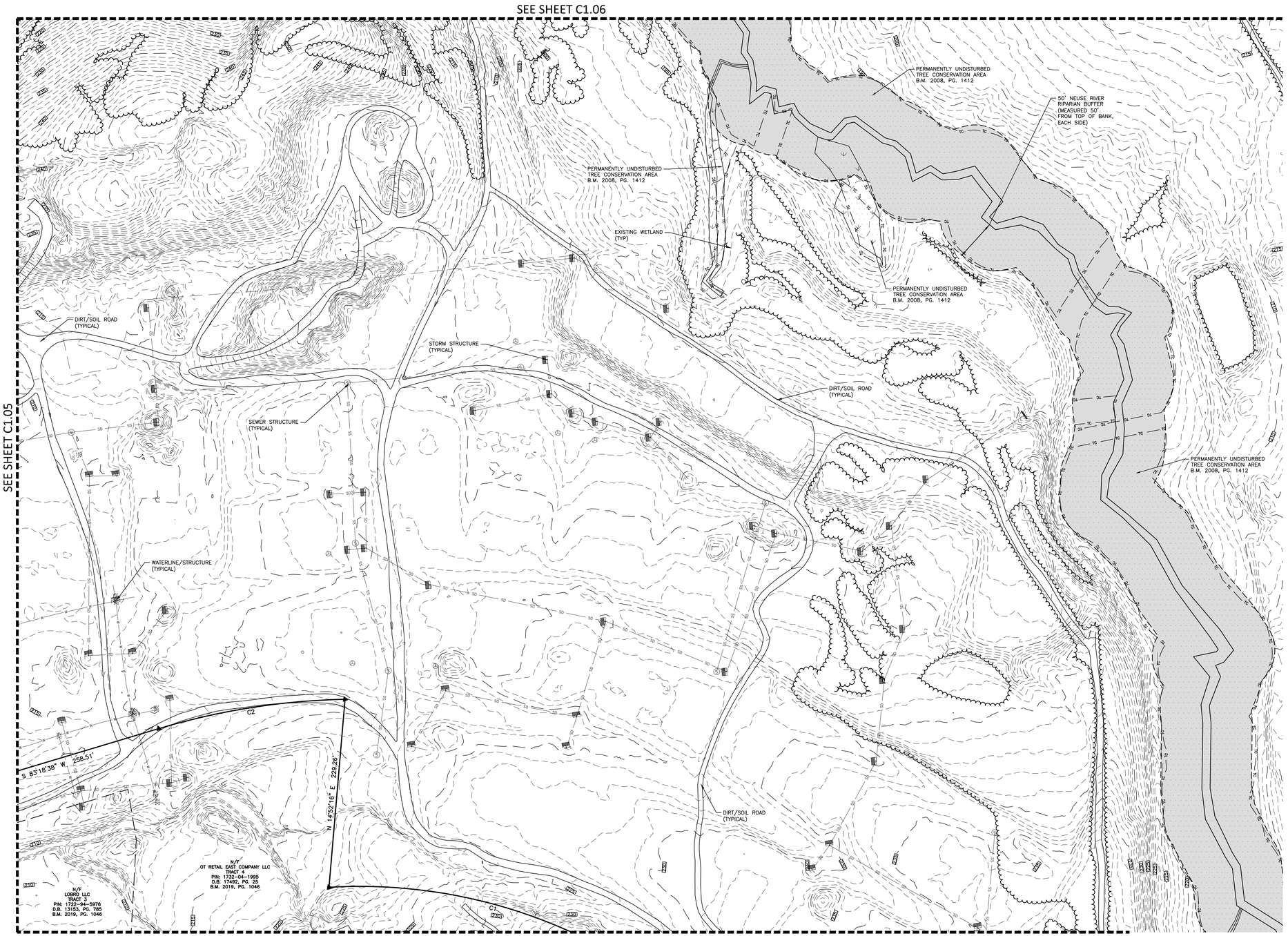
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DATE	05. 06. 2019

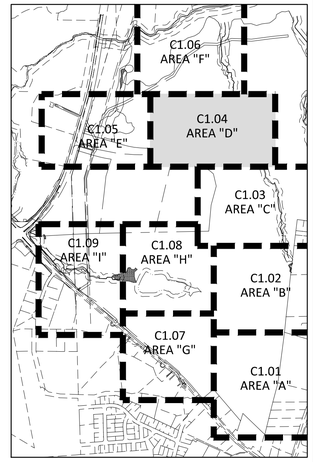
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EXISTING CONDITIONS - STAGE 1 - AREA "C"

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INDEX MAP
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NAD GRID (NAD83)

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA

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DATE	05. 06. 2019

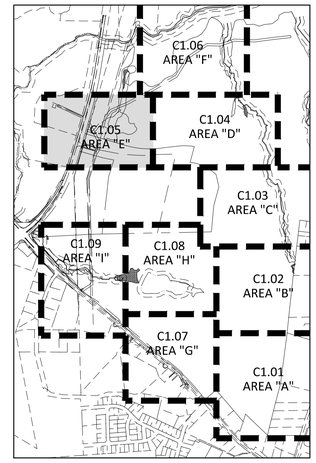
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N.T.S.

NAD GRID (NAD83)

GRAPHIC SCALE
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1 inch = 60 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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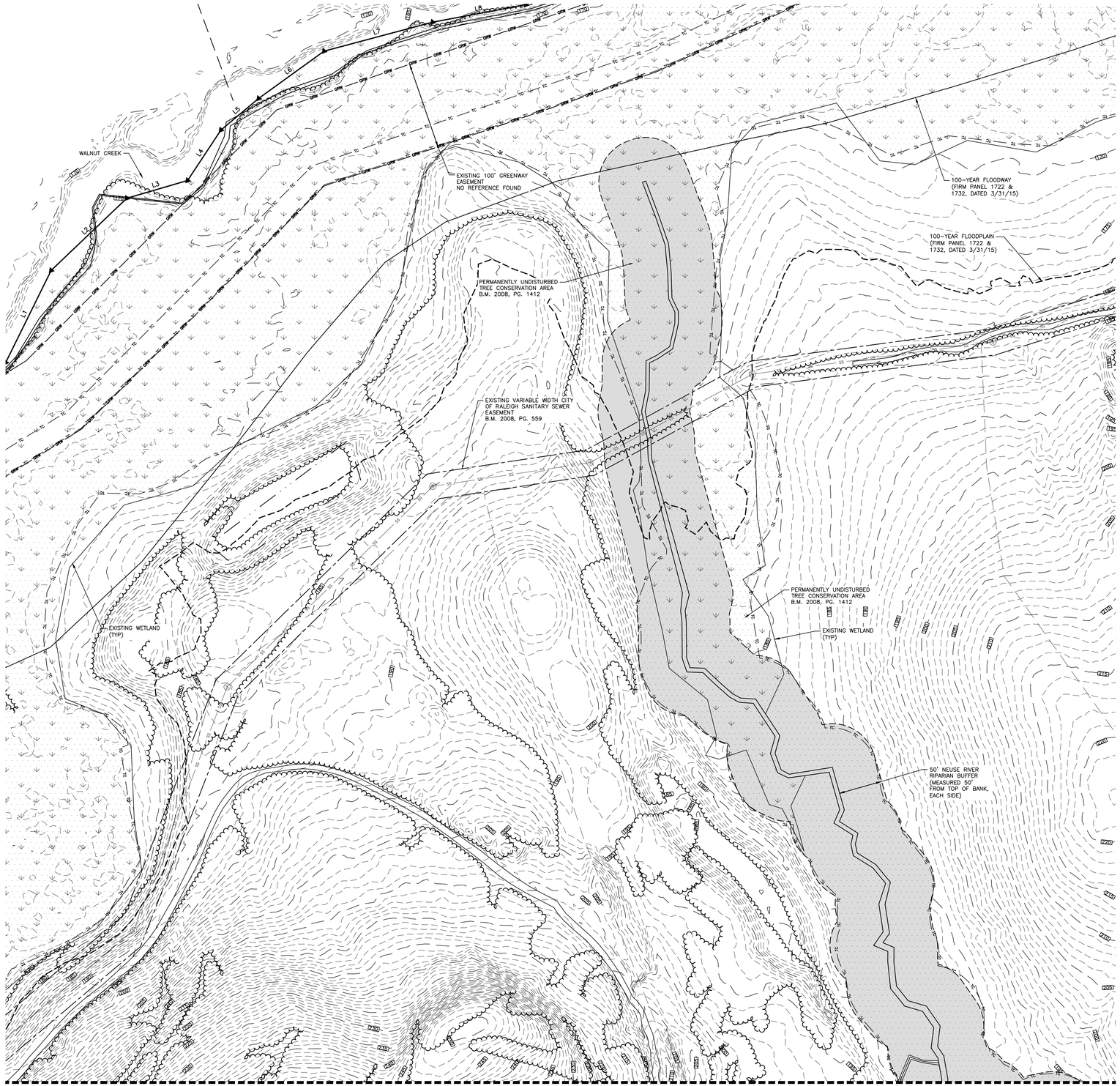
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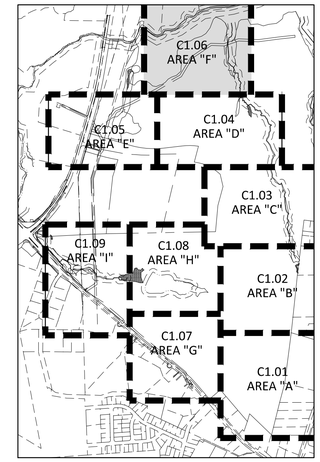
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SEE SHEET C1.04

NAD GRID (NAD83)



INDEX MAP
N.T.S.

GRAPHIC SCALE
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1 inch = 60 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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OLDE TOWNE - PHASE 1 SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
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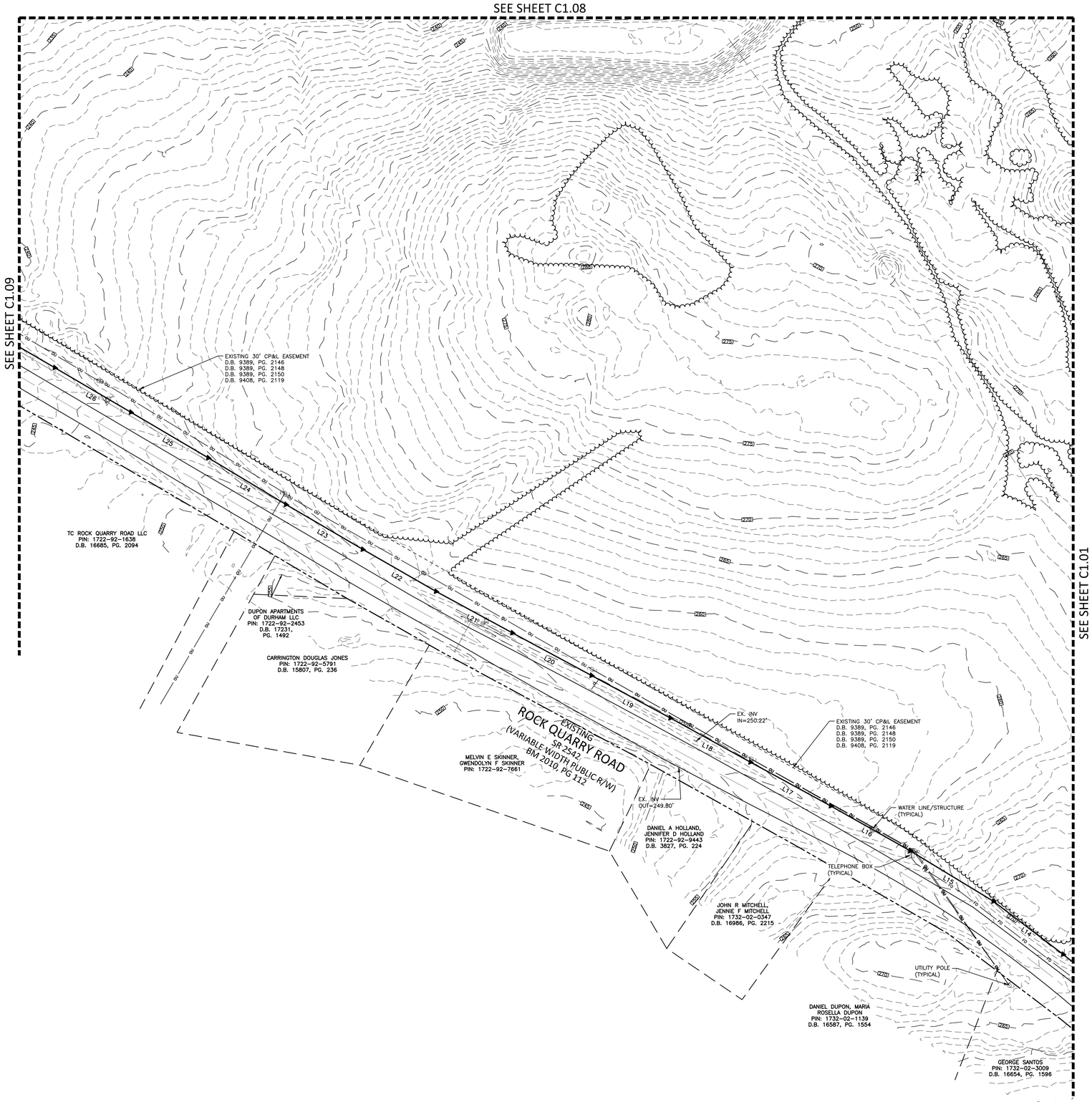
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CHECKED BY	JSA
DRAWN BY	TAM
SCALE	1"=60'
DATE	05. 06. 2019

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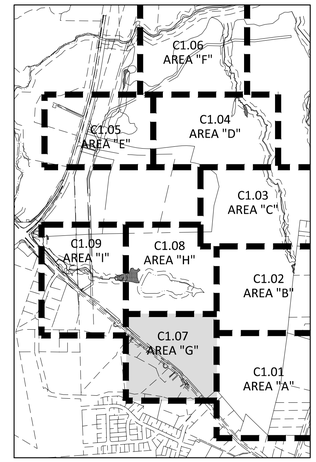
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NAD GRID (NAD83)



INDEX MAP
N.T.S.

GRAPHIC SCALE
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1 inch = 60 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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2	12. 05. 2019	REVISED PER CITY COMMENTS

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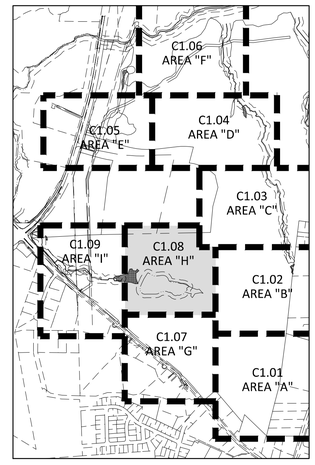
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CHECKED BY	JSA
DRAWN BY	TAM
SCALE	1"=60'
DATE	05. 06. 2019

SHEET

EXISTING CONDITIONS - STAGE 1 - AREA "G"

C1.07





INDEX MAP
N.T.S.

NAD GRID (NAD83)

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

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OLDE TOWNE - PHASE 1 SUBDIVISION
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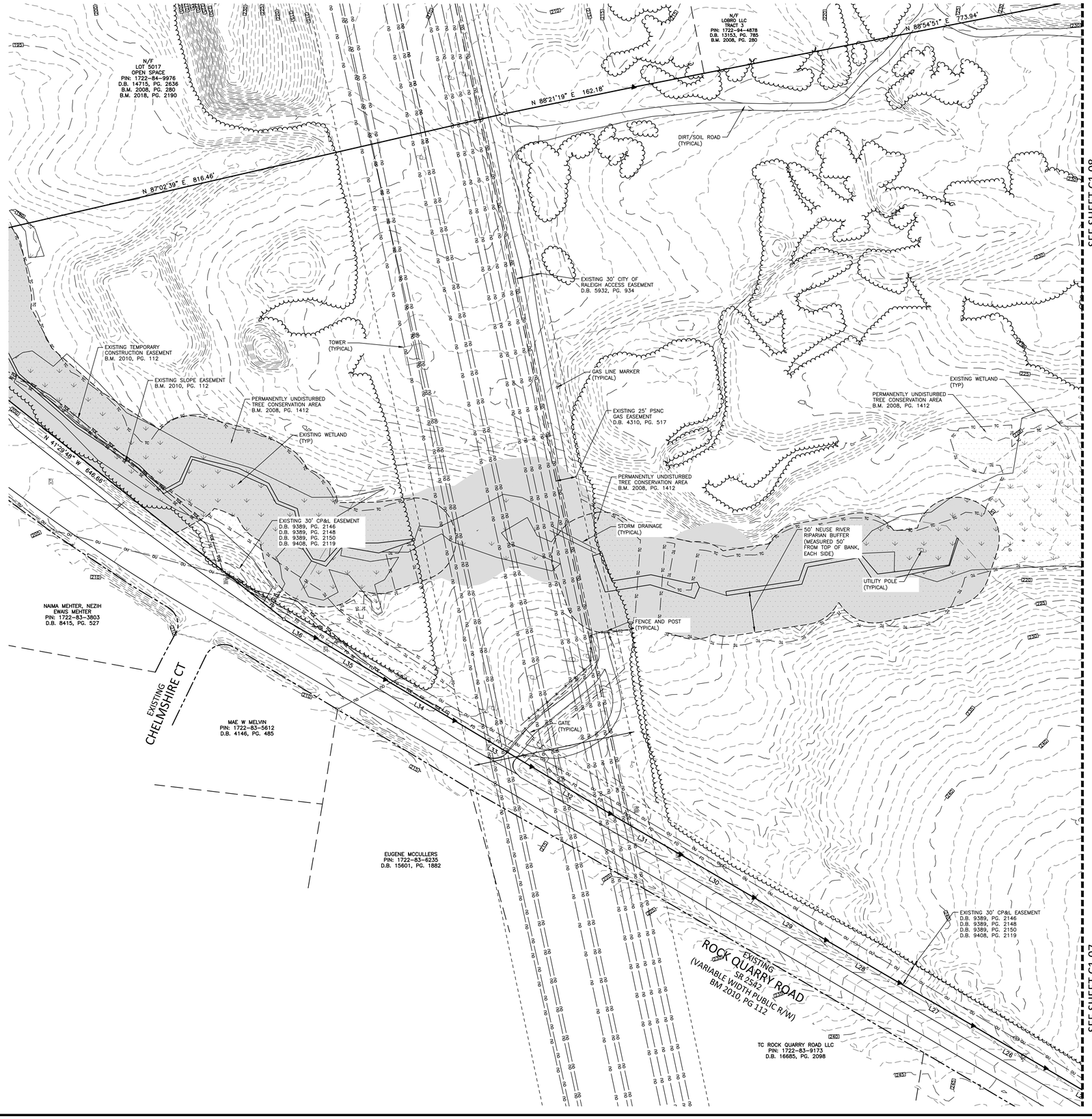
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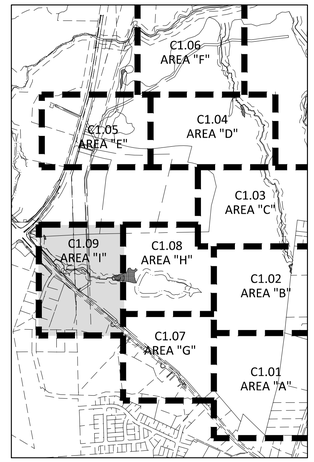
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NAD GRID (NAD83)



INDEX MAP
N.T.S.

GRAPHIC SCALE
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1 inch = 60 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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2	12. 05. 2019	REVISED PER CITY COMMENTS

PLAN INFORMATION

PROJECT NO.	HLE-18020
FILENAME	HLE18020-XC1
CHECKED BY	JSA
DRAWN BY	TAM
SCALE	1"=60'
DATE	05. 06. 2019

SHEET

EXISTING CONDITIONS - STAGE 1 - AREA "I"

C1.09

ADJOINING PROPERTIES

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

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

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

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

5 — TRIANGLE GREENWAYS COUNCIL
PIN:1732247363
D.B. 15497, PG. 2723

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

38 — BETTY GOODSON
PIN:1732239902

39 — WILLIAM ADAMS
PIN:1732236388

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

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

42 — LUCY MCKINNON
PIN:1732128027

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

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

45 — JONATHAN MANLEY, ETAL.
PIN:1732116698
D.B. 8054, PG. 2519
B.M. 1998, PG. 2378

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

47 — BRYANT WALL HEIRS
PIN:1732111585

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

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

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

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

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

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

54 — OLDE TOWNE WEH LP
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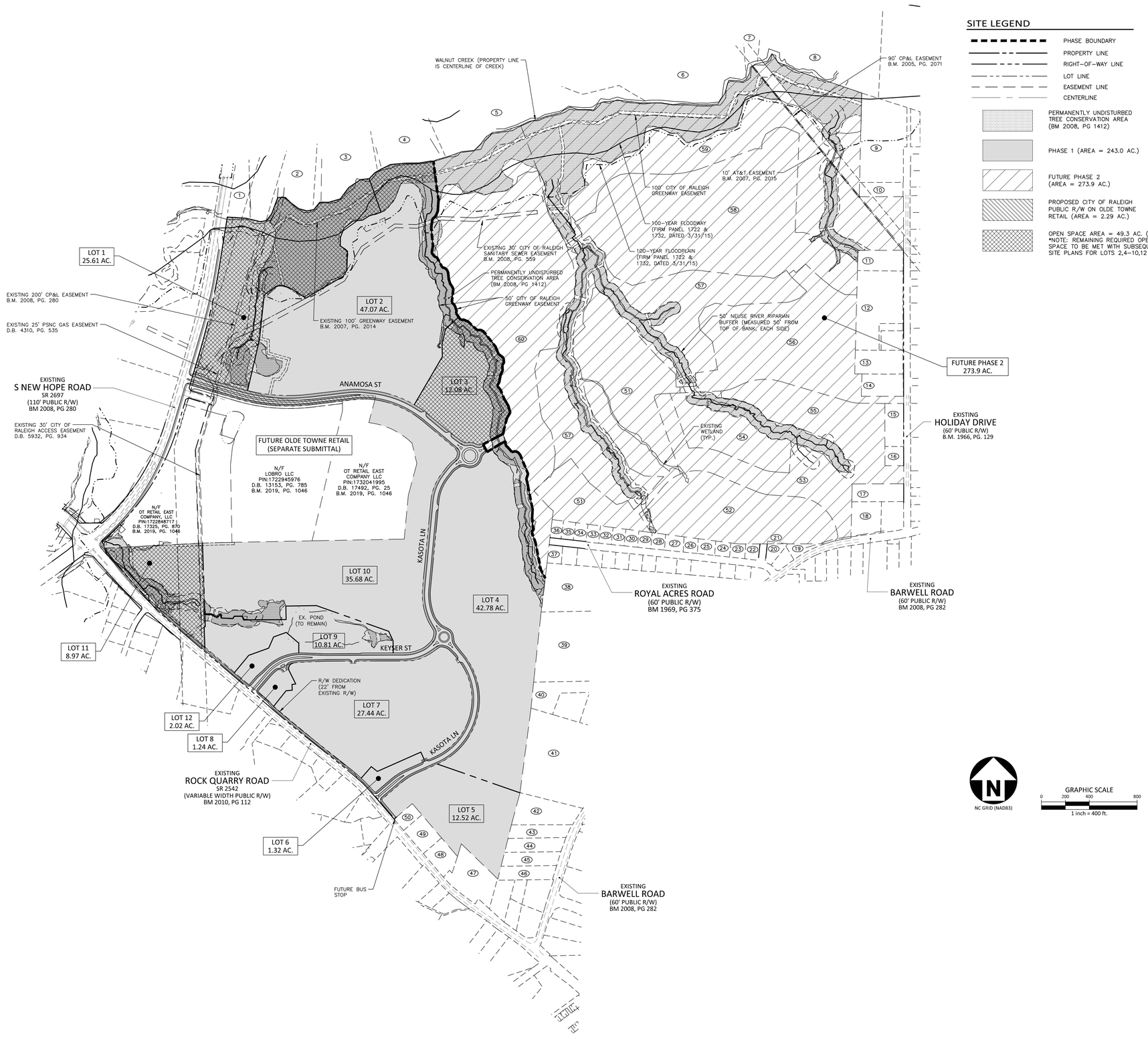
56 — OLDE TOWNE WEH LP
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57 — OLDE TOWNE WEH LP
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D.B. 17325, PG. 1018

58 — OLDE TOWNE WEH LP
D.B. 17325, PG. 1018

59 — OLDE TOWNE WEH LP
PIN:1732373509
D.B. 17325, PG. 1018

60 — OLDE TOWNE WEH LP
PIN:1732073161
D.B. 17325, PG. 1018



SITE LEGEND

- PHASE BOUNDARY
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- PERMANENTLY UNDISTURBED TREE CONSERVATION AREA (BM 2008, PG 1412)
- PHASE 1 (AREA = 243.0 AC.)
- FUTURE PHASE 2 (AREA = 273.9 AC.)
- PROPOSED CITY OF RALEIGH PUBLIC R/W ON OLDE TOWNE RETAIL (AREA = 2.29 AC.)
- OPEN SPACE AREA = 49.3 AC. (21.7%) *NOTE: REMAINING REQUIRED OPEN SPACE TO BE MET WITH SUBSEQUENT SITE PLANS FOR LOTS 2,4-10,12

NC GRID (NADB3)

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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

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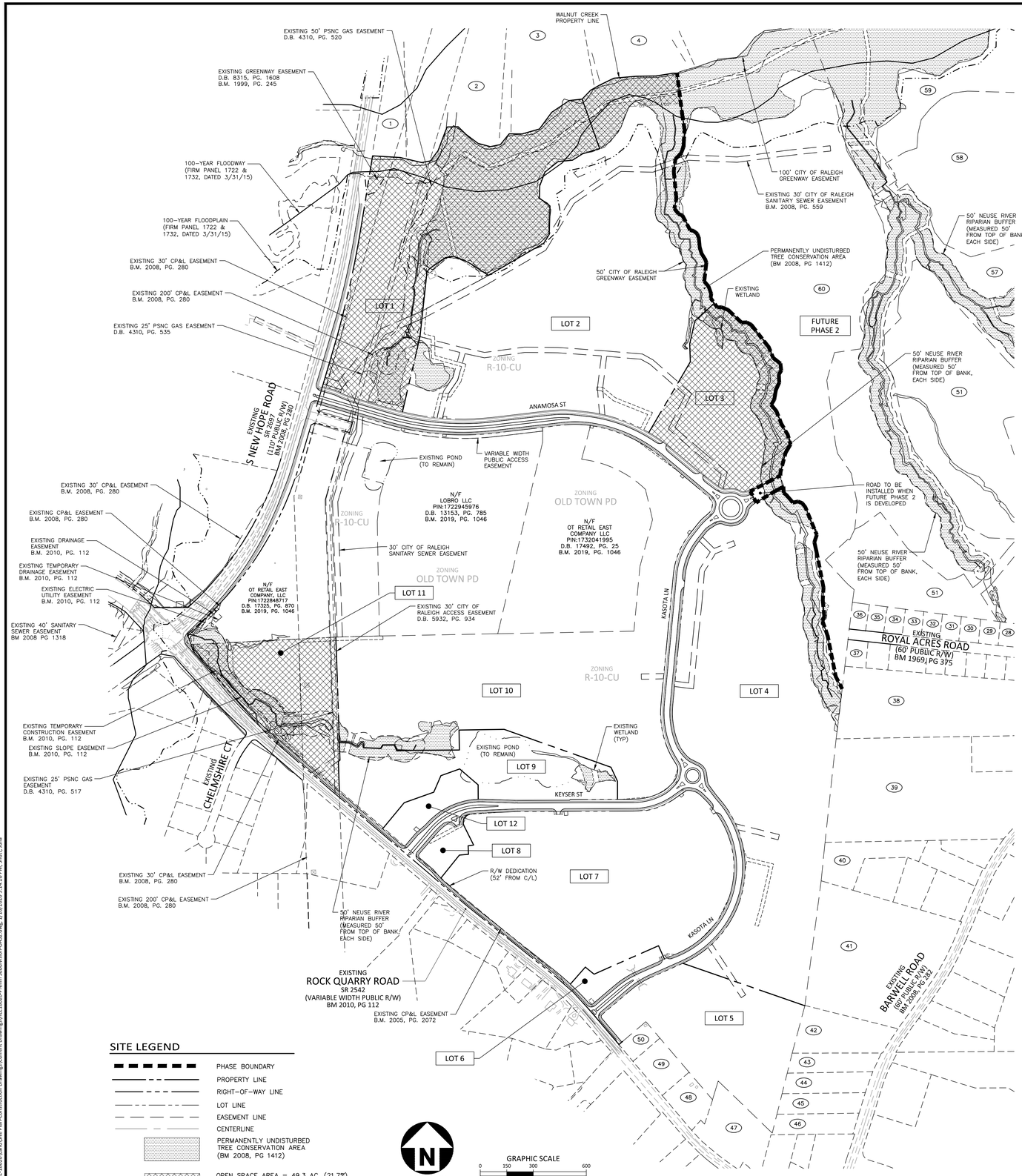
PLAN INFORMATION

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FILENAME	HLE18020-OAS1
CHECKED BY	RCA
DRAWN BY	JMS
SCALE	1"=400'
DATE	05. 06. 2019

SHEET

OVERALL SUBDIVISION PLAN

C2.00



SITE LEGEND

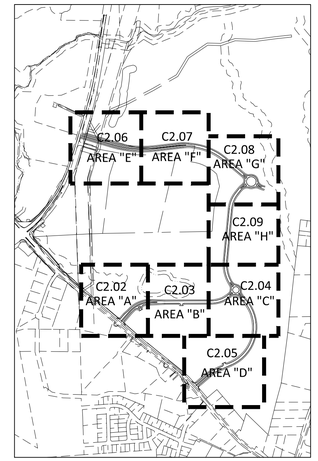
- PHASE BOUNDARY
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- PERMANENTLY UNDISTURBED TREE CONSERVATION AREA (BM 2008, PG 1412)
- OPEN SPACE AREA = 49.3 AC. (21.7%) *NOTE: REMAINING REQUIRED OPEN SPACE TO BE MET WITH SUBSEQUENT SITE PLANS FOR LOTS 2,4-10,12

SITE PLAN NOTES

1. NON-ALLEY LOADED DRIVEWAYS MAY INTERSECT A STREET NO CLOSER THAN 20 FEET FROM THE INTERSECTION OF TWO STREET RIGHT-OF-WAYS. THE MINIMUM CORNER CLEARANCE FROM CURB LINE OR EDGE OF PAVEMENT OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE RADIUS OF CURVATURE, OR 20 FEET FROM THE INTERSECTION OF RIGHT-OF-WAY LINES, WHICH EVER IS GREATER. THE RADIUS OF THE DRIVEWAY SHALL NOT ENCROACH ON THE MINIMUM CORNER CLEARANCE. REFER TO SECTION 6.5 OF THE LATEST VERSION OF THE RALEIGH STREET DESIGN MANUAL FOR ADDITIONAL DETAILS.
2. RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 50' OF ALL MINOR RESIDENTIAL, RESIDENTIAL, AND RESIDENTIAL COLLECTOR INTERSECTIONS. THE FULL LENGTH OF THE RIGHT-OF-WAY SHALL BE CLEARED AND GRADED ALONG ALL MAJOR, MINOR, & SENSITIVE AREA THOROUGHFARES.
3. WITHIN THE AREA DEFINED SIGHT TRIANGLES SHOWN ON THESE PLANS, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND 8 FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVEL WAY IF NO CURB LINE EXISTS. REFER TO SECTION 6.12 OF THE LATEST VERSION OF THE RALEIGH STREET DESIGN MANUAL FOR ADDITIONAL DETAILS.
4. MULTIWAY STOP CONTROL WILL NOT BE USED AT ANY PUBLIC STREET INTERSECTION WITHOUT AN ENGINEERING STUDY TO PROVIDE DATA TO CITY OF RALEIGH TRANSPORTATION DIVISION THAT THE MULTIWAY STOP INSTALLATION WARRANTS CAN BE MET AND ORDINANCED BY CITY COUNCIL APPROVAL.
5. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
6. ALL DIMENSIONS SHOWN ON SITE PLAN ARE MEASURED TO BACK OF CURB UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE ENGINEER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE OWNER.
8. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER, BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
9. THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS MAY NOT SHOW EVERY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED. THE CONTRACTOR SHALL INSTALL SUCH STANDARD APPURTENANCES AS REQUIRED TO CLOSELY FOLLOW THE GRADES AND ALIGNMENTS DEPICTED ON THE PLANS.
10. CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
11. CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATIONS (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
12. PRIOR TO BEGINNING CONSTRUCTION BEYOND EROSION CONTROL MEASURES, THE GENERAL CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT (919) 996-2409, AND A REPRESENTATIVE OF THE ENGINEER AND OWNER. THE PURPOSE OF THIS MEETING IS TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THE FACILITIES DURING CONSTRUCTION.
13. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION, FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
14. ACCESSIBLE RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE (UDO) DETAILS.
15. ALL SIDEWALKS THAT CONNECT TO THE PUBLIC RIGHT-OF-WAY MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
16. TYPICAL PAVEMENT SECTION DETAILS ARE SHOWN WITHIN THIS SET (SEE SHEET C8.00) AND INTENDED TO BE A MINIMUM PAVEMENT SECTION REQUIREMENT. THE CURRENT GEOTECHNICAL REPORT SHALL OVER-RIDE ALL TYPICAL PAVEMENT SECTIONS SHOWN, IF THE GEOTECHNICAL ENGINEER DEEMS A HEAVIER SECTION IS REQUIRED.
17. EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO SUBSTITUTION OF ALTERNATE EQUIPMENT.
18. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO THE LATEST VERSION OF THE RALEIGH STREET DESIGN MANUAL AND CONTACT PUBLIC WORKS STAFF FOR FURTHER GUIDANCE.
19. ALL SIGNAGE ASSOCIATED WITH THE PUBLIC STREET SYSTEM SHALL ADHERE TO MUTCD STANDARDS AND SPECIFICATIONS.
20. ANY TRANSIT STOP LOCATIONS SHOWN ARE PRELIMINARY ONLY. FINAL LOCATION SHALL BE DETERMINED ONCE THE CITY OF RALEIGH TRANSIT ROUTE HAS BEEN FINALIZED. ALL TRANSIT STOPS SHALL HAVE A 10'x20'x6" (3000 PSI) CONCRETE PAD.

ADJOINING PROPERTIES

1 WILLIAM BROWN JR PIN:1722972480 D.B. 2966, PG. 313 B.M. 1981, PG. 803	33 WINNIE CRUDUP PIN:1732242329 B.M. 1969, PG. 375	42 LUCY MCKINNON PIN:1732128027	51 OLDE TOWNE WEH LP PIN:1732254316 D.B. 17325, PG. 1018
2 ROBERT BROWN PIN:1722985086 D.B. 2966, PG. 315 B.M. 1981, PG. 803	34 KIMBERLY ADDISON PIN:1732241421 D.B. 10746, PG. 1585 B.M. 1969, PG. 375	43 VILATYS DASEMA PIN:1732117961 D.B. 16880, PG. 1952 B.M. 1998, PG. 2378	57 OLDE TOWNE WEH LP PIN:1732268167 D.B. 17325, PG. 1018
3 TRIANGLE GREENWAYS COUNCIL PIN:1732071808 D.B. 15497, PG. 2723	35 ALICE SCOTLAND PIN:1732240412 B.M. 1969, PG. 375	44 KIMBERY JONES PIN:1732117739 D.B. 13675, PG. 2129 B.M. 1998, PG. 2378	58 OLDE TOWNE WEH LP PIN:1732372031 D.B. 17325, PG. 1018
4 ROBERT BROWN PIN:1722985086 D.B. 2966, PG. 315 B.M. 1981, PG. 803	36 STEVE HARRIS PIN:1732149423 D.B. 5222, PG. 327 B.M. 1969, PG. 375	45 JONATHAN MANLEY, ETAL. PIN:1732116698 D.B. 8554, PG. 2519 B.M. 1998, PG. 2378	59 OLDE TOWNE WEH LP PIN:1732373509 D.B. 17325, PG. 1018
28 ODESSA JACOX PIN:1732247363 D.B. 14096, PG. 833 B.M. 1969, PG. 375	37 LISA ELLISON PIN:1732241421 D.B. 6184, PG. 500 B.M. 1969, PG. 375	46 MARY WIGGINS PIN:1732116566 D.B. 8646, PG. 160 B.M. 1998, PG. 2378	60 OLDE TOWNE WEH LP PIN:1732073161 D.B. 17325, PG. 1018
29 ODESSA JACOX PIN:1732246354 D.B. 14096, PG. 819 B.M. 1969, PG. 375	38 BETTY GOODSON & CHESTER GOODSON PIN:1732239902	47 BRYANT WALL HEIRS PIN:1732111585	
30 HUSTON DUNSTON PIN:1732245345 D.B. 8403, PG. 2675 B.M. 1969, PG. 375	39 WILLIAM ADAMS PIN:1732236388	48 MERCEDES CEDENO PIN:1732019675 D.B. 13045, PG. 1300	
31 DOROTHY NICKSON PIN:1732244347 D.B. 10593, PG. 2604 B.M. 1969, PG. 375	40 JUAN SIERRA PIN:1732139120 D.B. 15697, PG. 1621	49 SERACHLIGHT ENTERPRISES LLC PIN:1732017941 D.B. 15620, PG. 809	
32 WILLIAM NOWELL PIN:1732243338 D.B. 11494, PG. 1220 B.M. 1969, PG. 375	41 GAIL DURHAM PIN:1732220625 D.B. 11128, PG. 1916	50 TAMMY WILFONG PIN:1732026074 D.B. 3125, PG. 534	



INDEX MAP
N.T.S.

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Halle BUILDING GROUP

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

REVISIONS

NO.	DATE	
1	07. 09. 2019	REVISED PER CITY COMMENTS
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3	01. 10. 2020	REVISED PER CITY COMMENTS

PLAN INFORMATION

PROJECT NO.	HLE-18020
FILENAME	HLE18020-OAS2
CHECKED BY	RCA
DRAWN BY	JMS
SCALE	1"=300'
DATE	05. 06. 2019

SHEET

OVERALL PHASE 1 SUBDIVISION PLAN
C2.01

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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MATCH LINE 2-2, SEE SHEET C2.06

MATCH LINE 1-1, SEE THIS SHEET

SEE SHEET C2.03

MATCH LINE 1-1, SEE THIS SHEET

LOT 10

LOT 11

LOT 9

LOT 12

LOT 8

LOT 7

PERMANENTLY UNDISTURBED TREE CONSERVATION AREA (BM 2008, PG 1412)

50' NEUSE RIVER RIPARIAN BUFFER (MEASURED 50' FROM TOP OF BANK, EACH SIDE)

EXISTING WETLAND (TYP)

EXISTING POND (TO REMAIN)

EXISTING 30' CITY OF RALEIGH ACCESS EASEMENT D.B. 5932, PG. 934

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

30" STANDARD CURB AND GUTTER (TYP.)

6' CONCRETE SIDEWALK (TYP.)

EX. GUARDRAIL (TO BE RELOCATED)

EX. TRANSMISSION MAIN ENTRANCE W/ GATE

EX. POWER POLE (TO BE RELOCATED)

EXISTING 25' PSNC GAS EASEMENT D.B. 4310, PG. 517

EX. R/W

PROPOSED R/W

EX. SIGN (TO BE RELOCATED)

15'x600' LEFT TURN SIGHT DISTANCE TRIANGLE

EXISTING CP&L EASEMENT B.M. 2005, PG. 2072

EXISTING 200' CP&L EASEMENT B.M. 2008, PG. 280

EXISTING ℄

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

KEYSER ST (VARIABLE WIDTH PUBLIC R/W)

20' STORM DRAINAGE EASEMENT (TYP.)

18" MOUNTABLE MEDIAN CURB AND GUTTER (TYP.)

100' STORAGE

30' STORAGE

15'x430' RIGHT TURN SIGHT DISTANCE TRIANGLE

R=45.00' L=82.46'

R=175.00' L=230.73'

TC ROCK QUARRY ROAD LLC PIN:1722839173 D.B. 16685, PG. 2098

TC ROCK QUARRY ROAD LLC PIN:1722921638 D.B. 16685, PG. 2094

DUPON APARTMENTS OF DURHAM LLC PIN:1722922453 D.B. 17231, PG. 1492

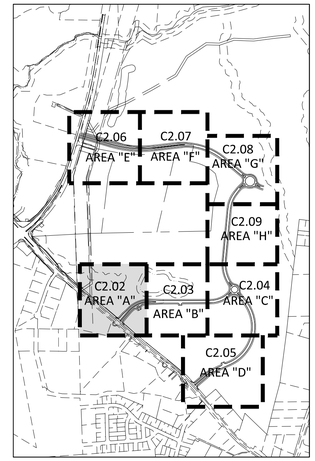
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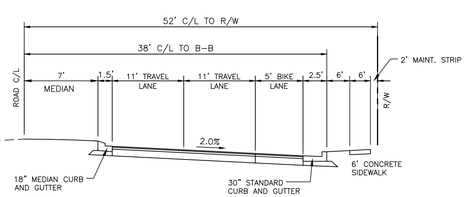
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SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE RAMPS (TYPE A, TYPE B, TYPE C)
- ACCESSIBLE ROUTE
- PHASE BOUNDARY
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- PERMANENTLY UNDISTURBED TREE CONSERVATION AREA (BM 2008, PG 1412)
- WETLAND



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N.T.S.



TYPICAL SECTION - OFFSITE IMPROVEMENTS
ROCK QUARRY ROAD
NTS

NC GRID (NAD83)

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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OLDE TOWNE - PHASE 1 SUBDIVISION

PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA

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PLAN INFORMATION

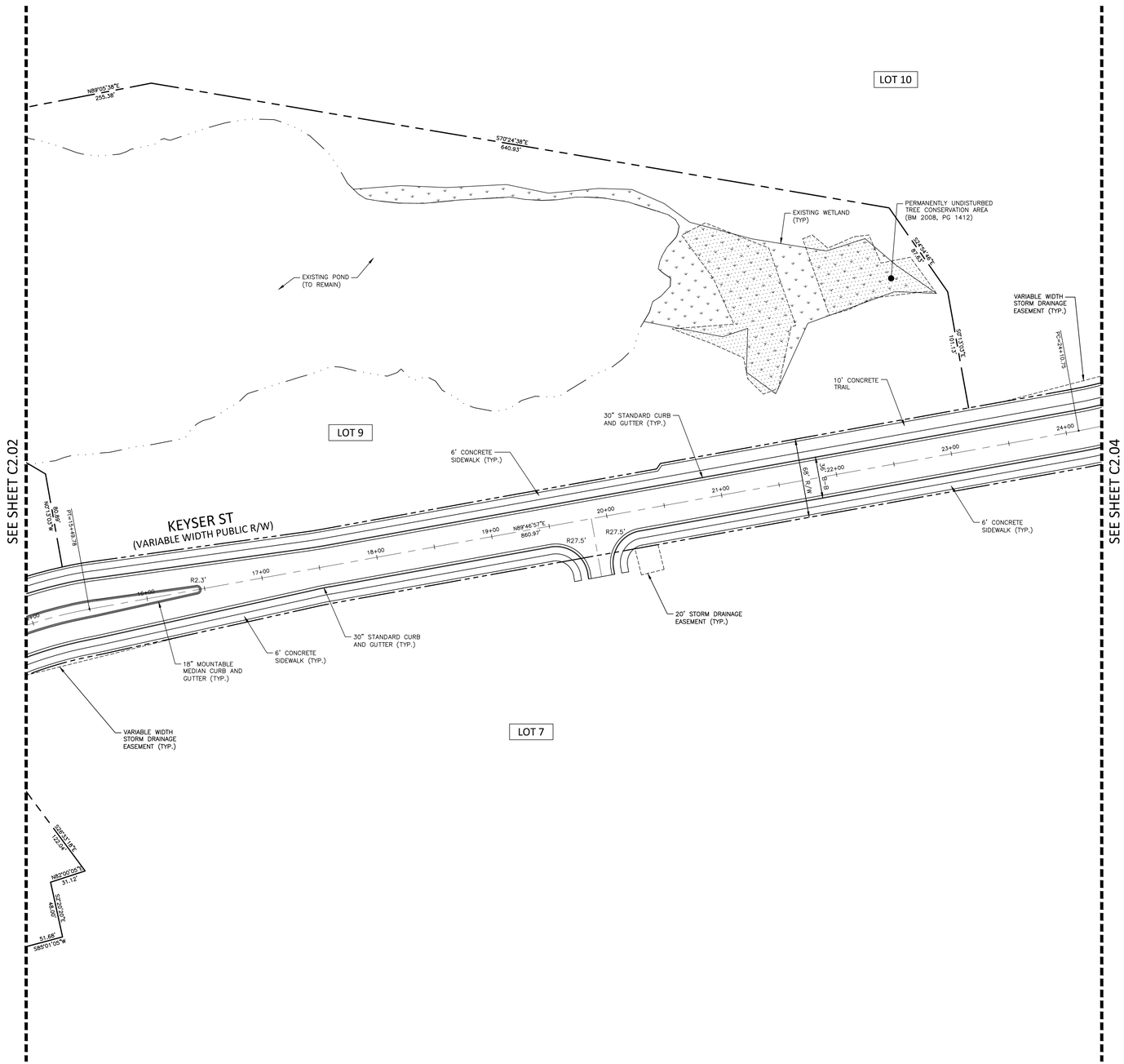
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FILENAME	HLE18020-S1
CHECKED BY	RCA
DRAWN BY	JMS
SCALE	1"=50'
DATE	05. 06. 2019

SHEET

SUBDIVISION PLAN - AREA "A"

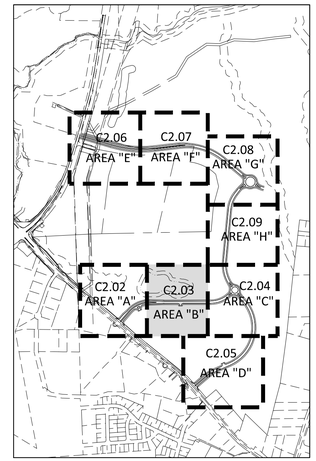
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SITE LEGEND

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- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
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NC GRID (NADB3)

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

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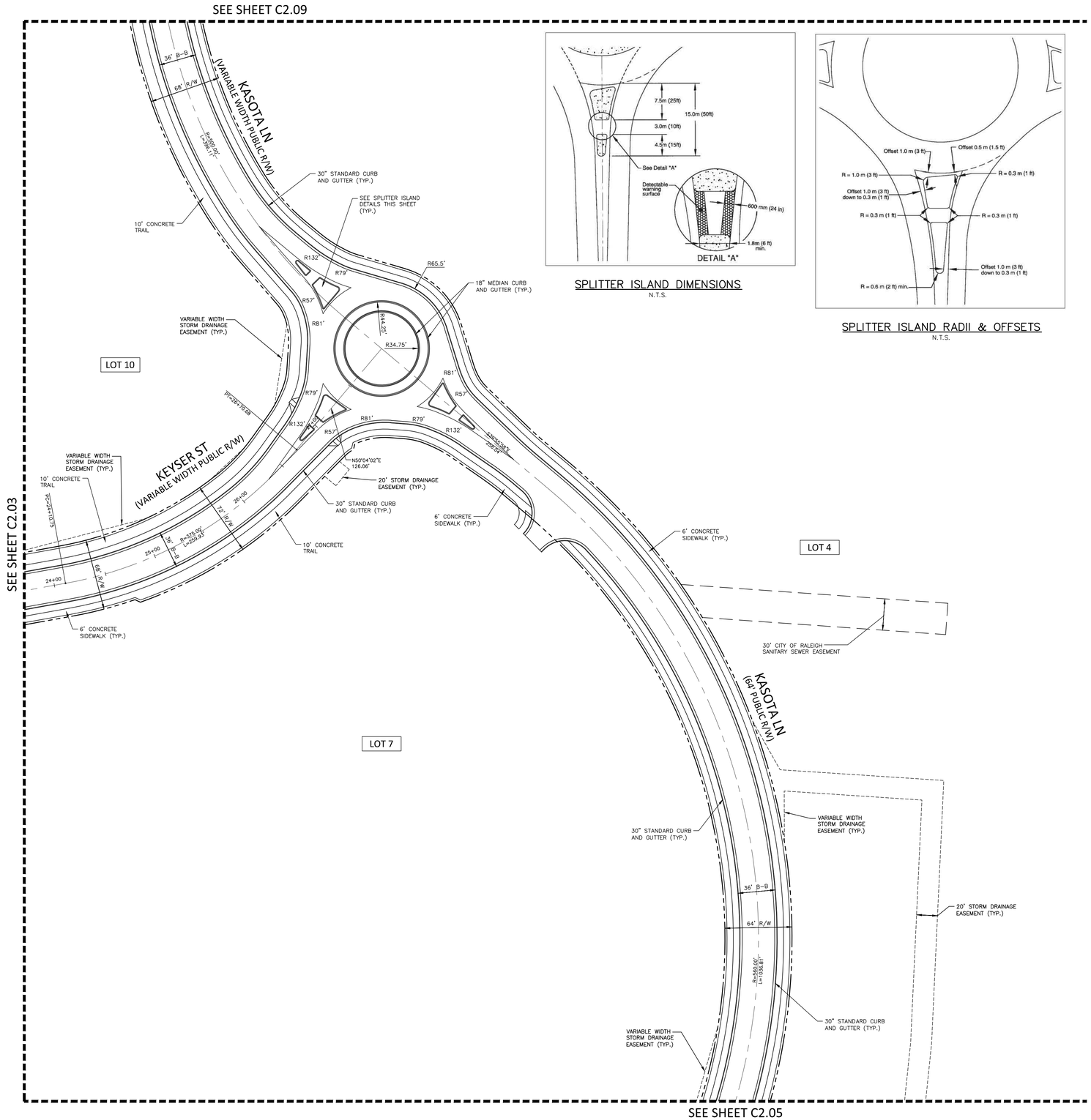
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DATE	05. 06. 2019

SHEET

SUBDIVISION PLAN - AREA "B"

C2.03

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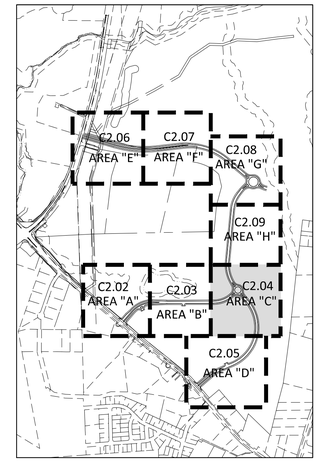


SPLITTER ISLAND DIMENSIONS
N.T.S.

SPLITTER ISLAND RADII & OFFSETS
N.T.S.

SITE LEGEND

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GRAPHIC SCALE
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1 inch = 50 ft.

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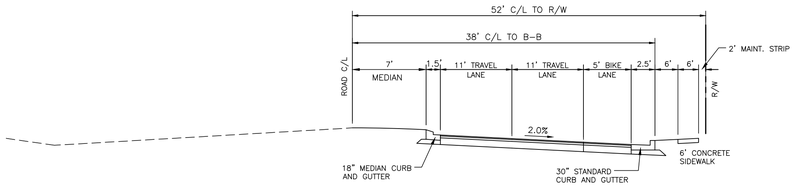
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DATE	05. 06. 2019

SHEET

SUBDIVISION PLAN - AREA "C"

C2.04

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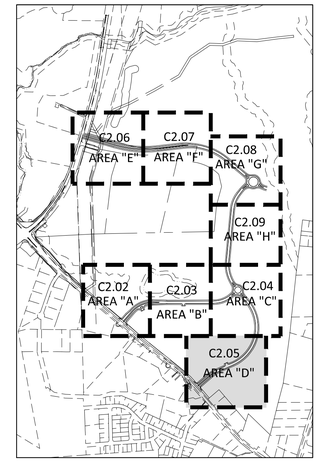
TYPICAL SECTION - OFFSITE IMPROVEMENTS

ROCK QUARRY ROAD

NTS

SITE LEGEND

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INDEX MAP

N.T.S.

NC GRID (NAD83)

GRAPHIC SCALE

0 25 50 100

1 inch = 50 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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OLDE TOWNE - PHASE 1 SUBDIVISION

PRELIMINARY SUBDIVISION PLAN

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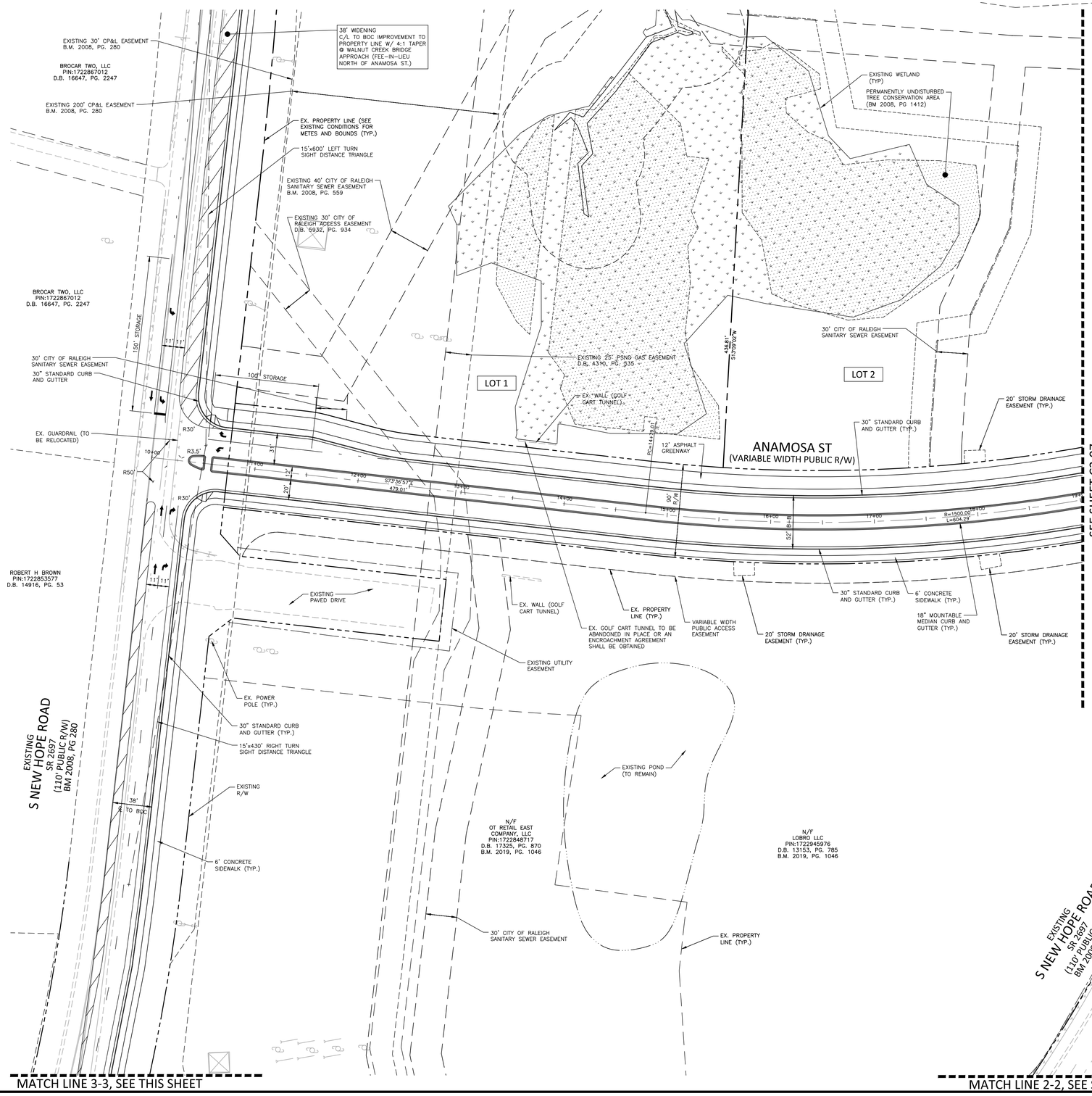
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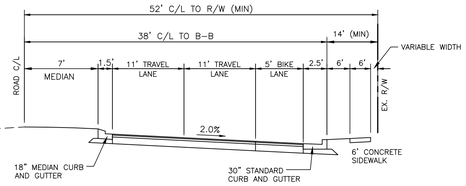
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SUBDIVISION PLAN - AREA "D"

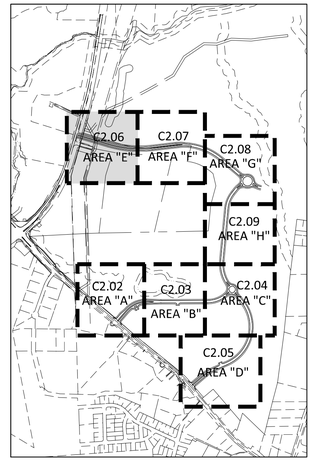
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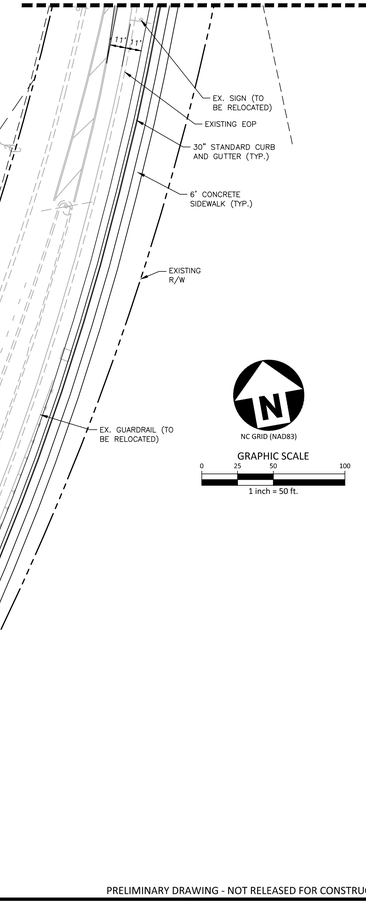
TYPICAL SECTION - OFFSITE IMPROVEMENTS
S NEW HOPE ROAD
NTS



INDEX MAP
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- PERMANENTLY UNDISTURBED TREE CONSERVATION AREA (BM 2008, PG 1412)
- WETLAND



MATCH LINE 3-3, SEE THIS SHEET

NC GRID (NAD83)

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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APEX, NORTH CAROLINA 27502
PHONE: 919. 387. 1885

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

REVISIONS

NO.	DATE	
1	07. 09. 2019	REVISED PER CITY COMMENTS
2	12. 05. 2019	REVISED PER CITY COMMENTS
3	01. 10. 2020	REVISED PER CITY COMMENTS

PLAN INFORMATION

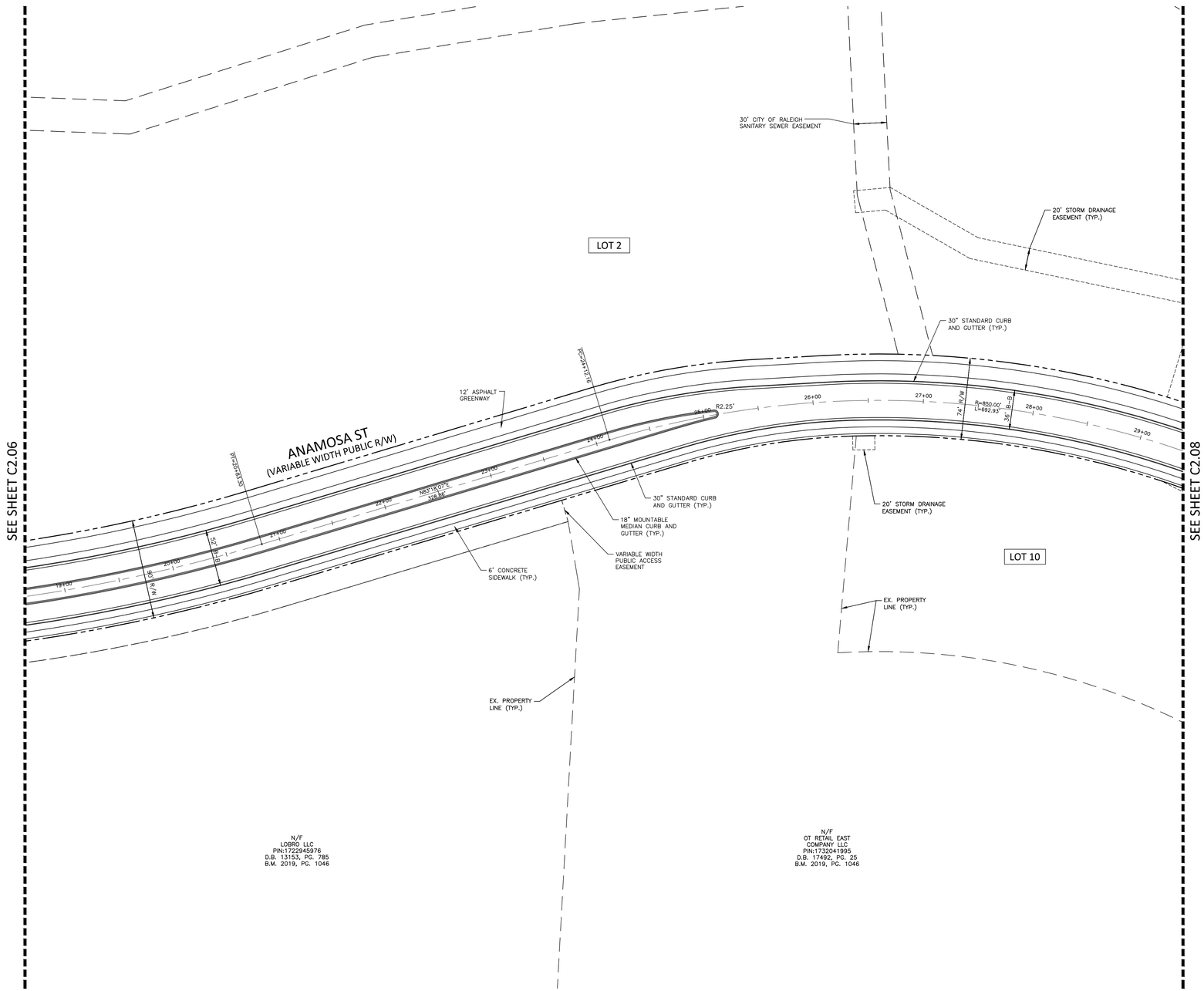
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SCALE	1"=50'
DATE	05. 06. 2019

SHEET

SUBDIVISION PLAN - AREA "E"

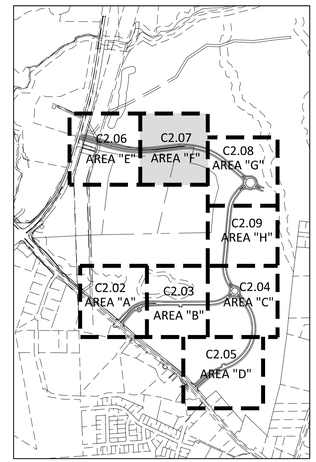
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SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE RAMPS (TYPE A, TYPE B, TYPE C)
- ACCESSIBLE ROUTE
- PHASE BOUNDARY
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- PERMANENTLY UNDISTURBED TREE CONSERVATION AREA (BM 2008, PG 1412)
- WETLAND



INDEX MAP
N.T.S.

NC GRID (NADB3)

GRAPHIC SCALE
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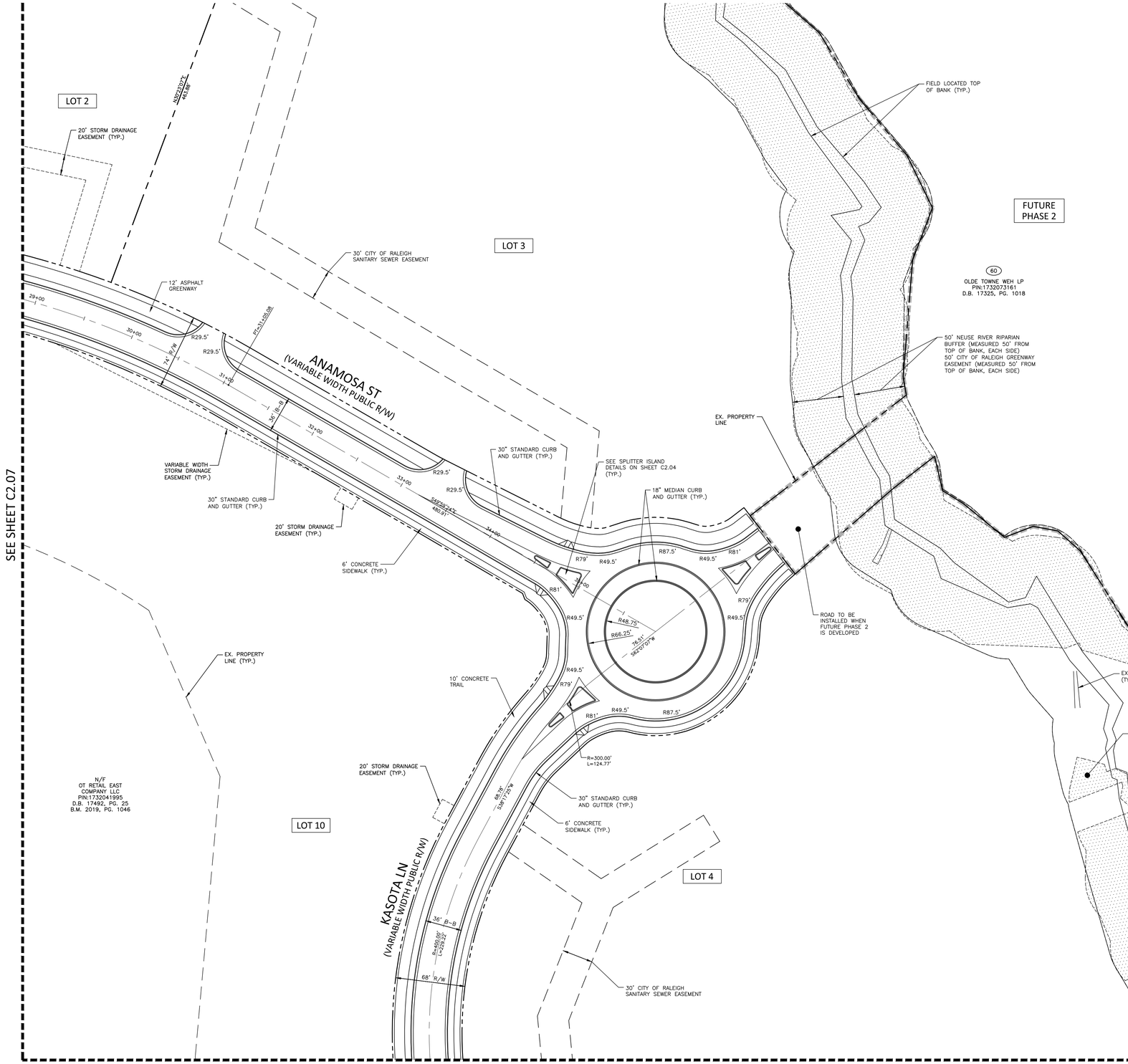
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SHEET

SUBDIVISION PLAN - AREA "F"

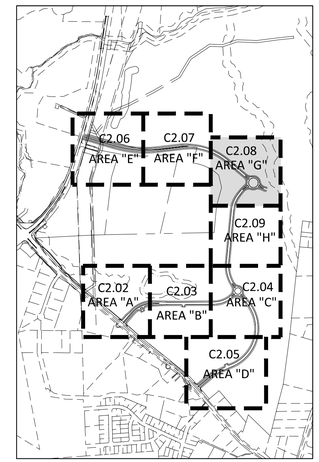
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SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE RAMPS (TYPE A, TYPE B, TYPE C)
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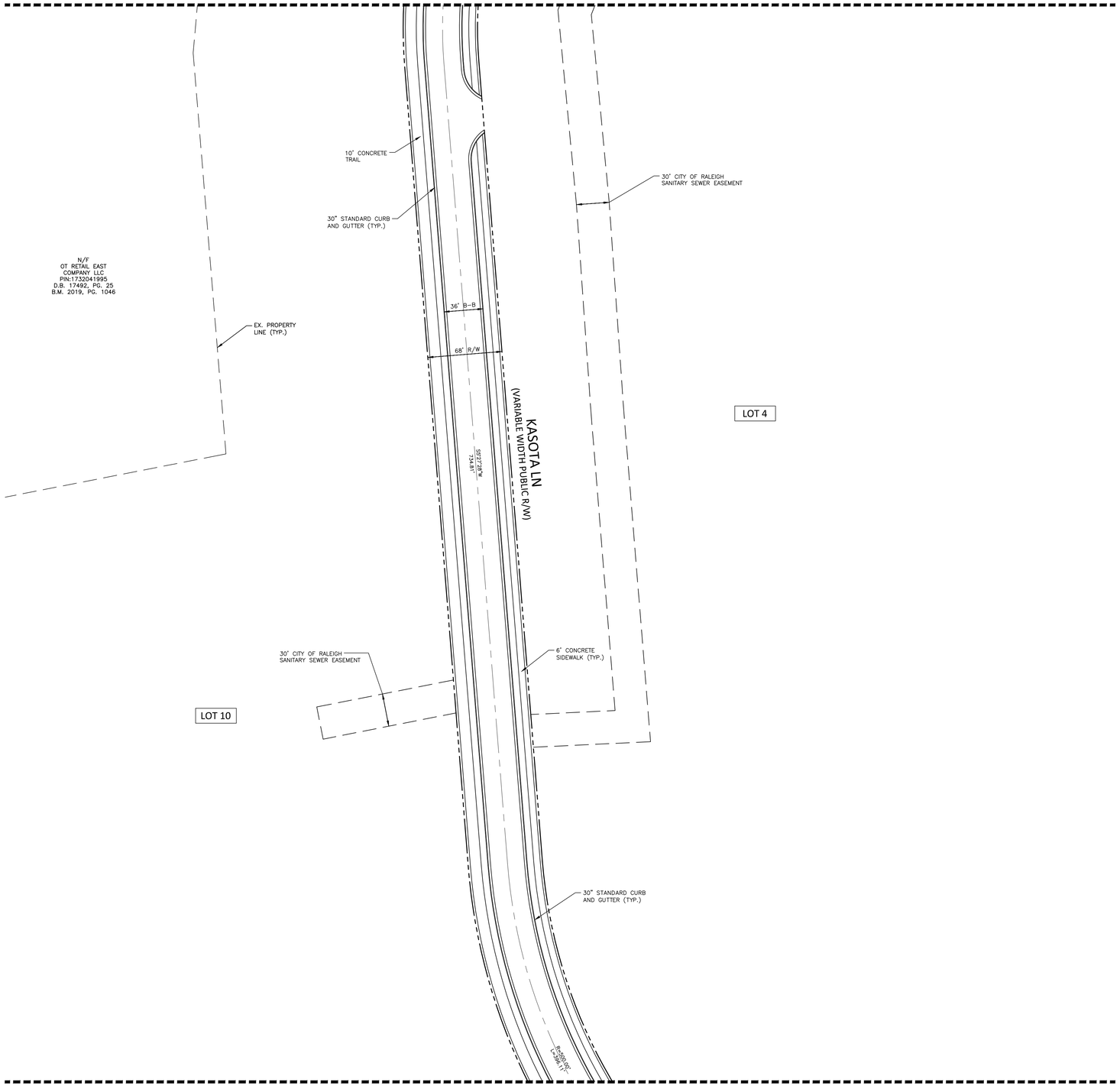
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SUBDIVISION PLAN - AREA "G"

C2.08

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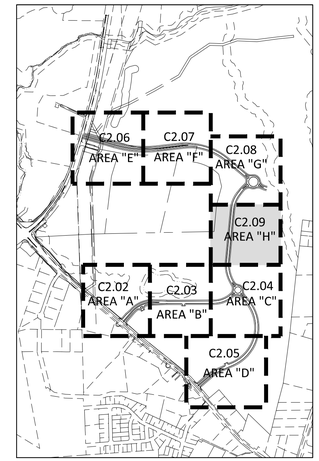
SEE SHEET C2.08



SEE SHEET C2.04

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE RAMPS (TYPE A, TYPE B, TYPE C)
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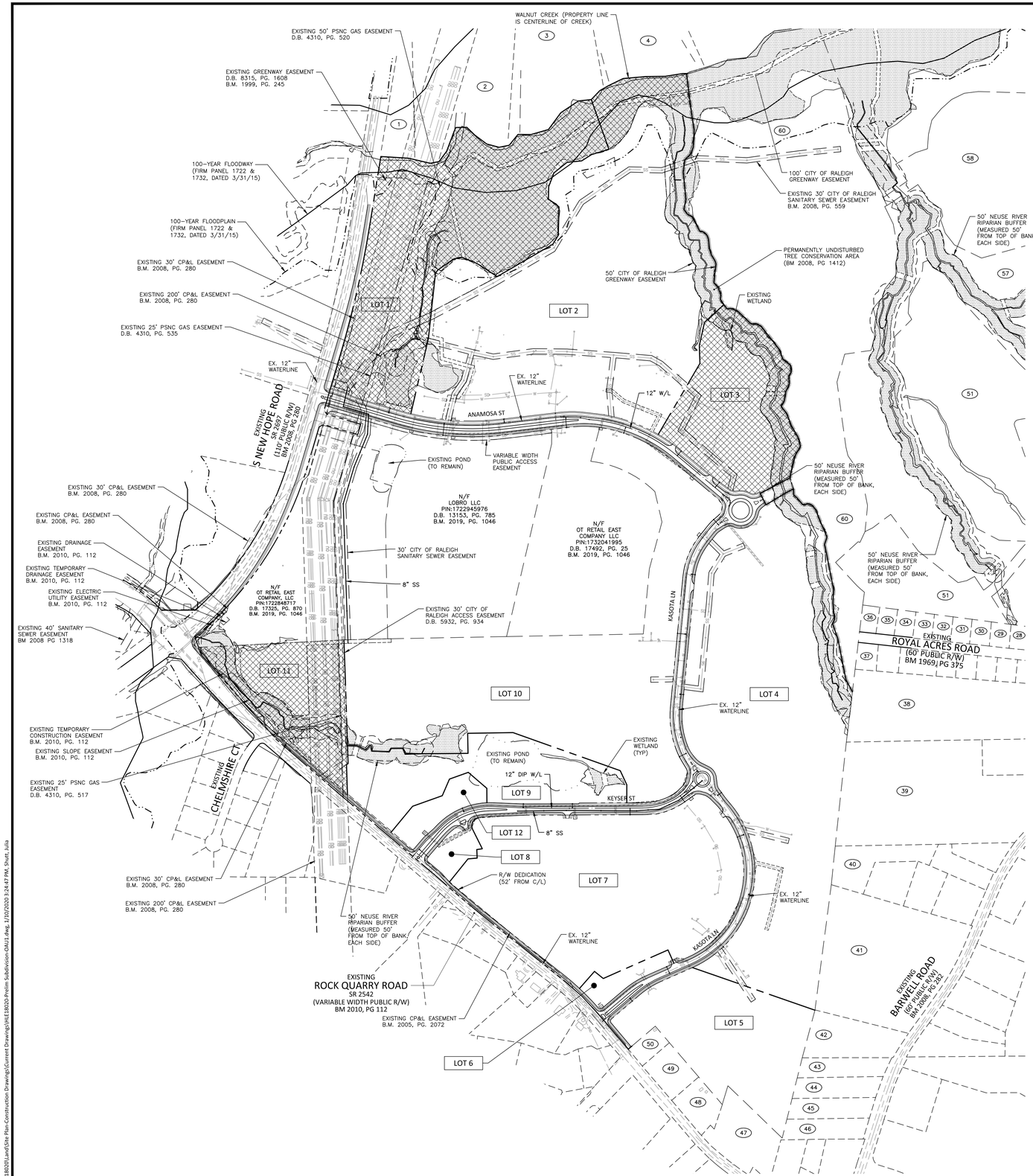
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DRAWN BY	JMS
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DATE	05. 06. 2019

SHEET

SUBDIVISION PLAN - AREA "H"

C2.09

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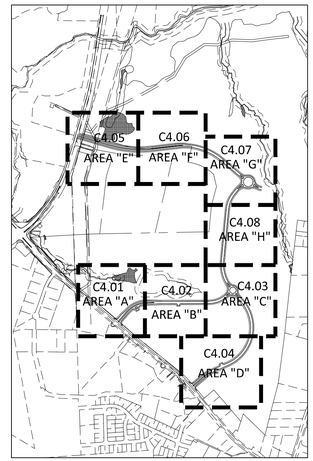


CITY OF RALEIGH PUBLIC UTILITIES STANDARD UTILITY NOTES (AS APPLICABLE)

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

UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE (PIV)
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- LINE BREAK SYMBOL
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- FM FM SEWER FORCE MAIN
- G G G G GAS LINE
- OU OU OVERHEAD UTILITY
- UE UE UNDERGROUND ELECTRIC
- T T T T TELEPHONE
- EASEMENT LINE



INDEX MAP
N.T.S.

NC GRID (NAD83)

GRAPHIC SCALE
0 150 300 600
1 inch = 300 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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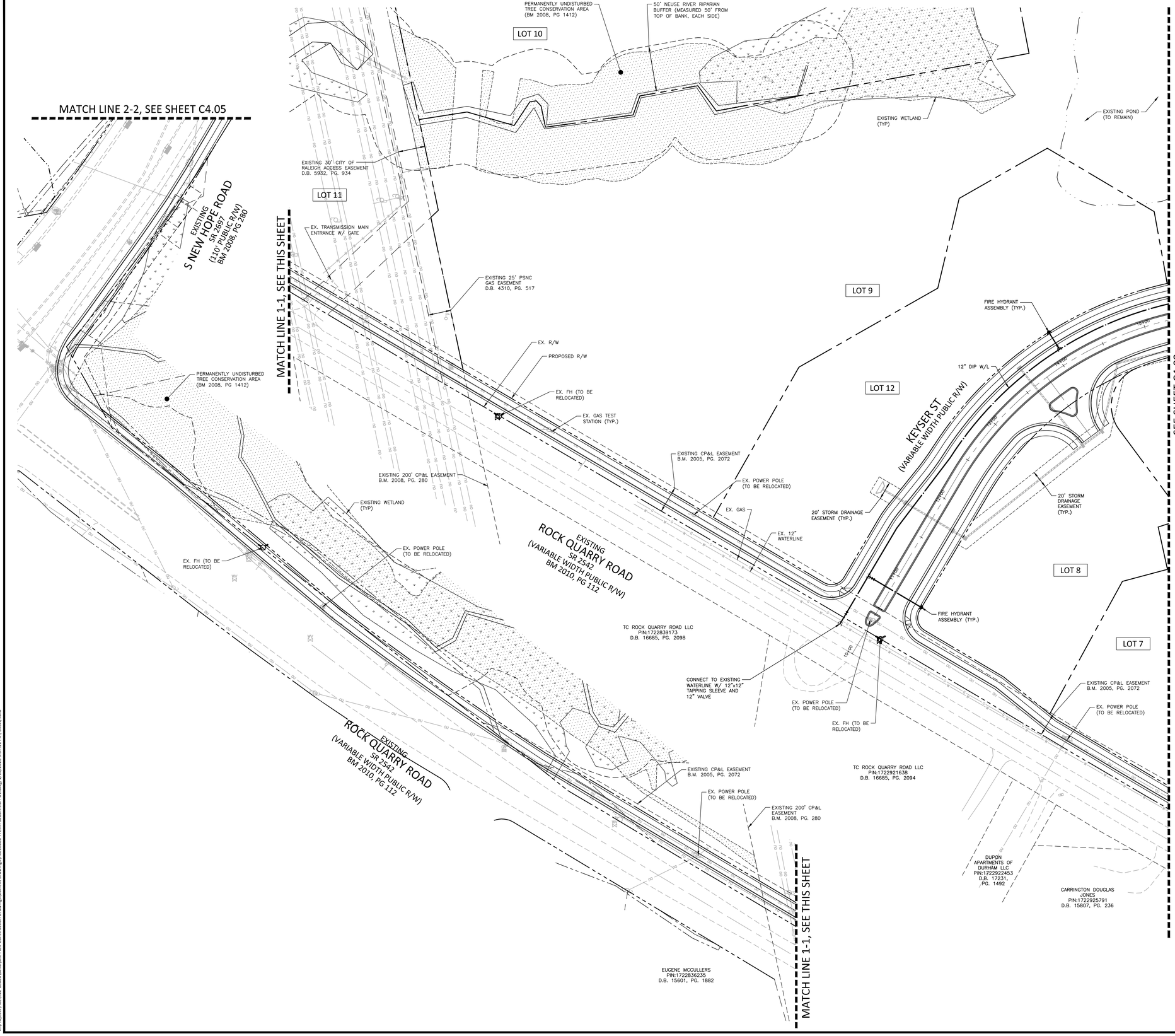
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SHEET

OVERALL UTILITY PLAN

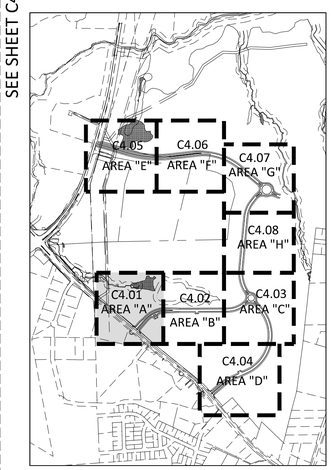
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UTILITY LEGEND

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- WATER METER
- WATER VALVE
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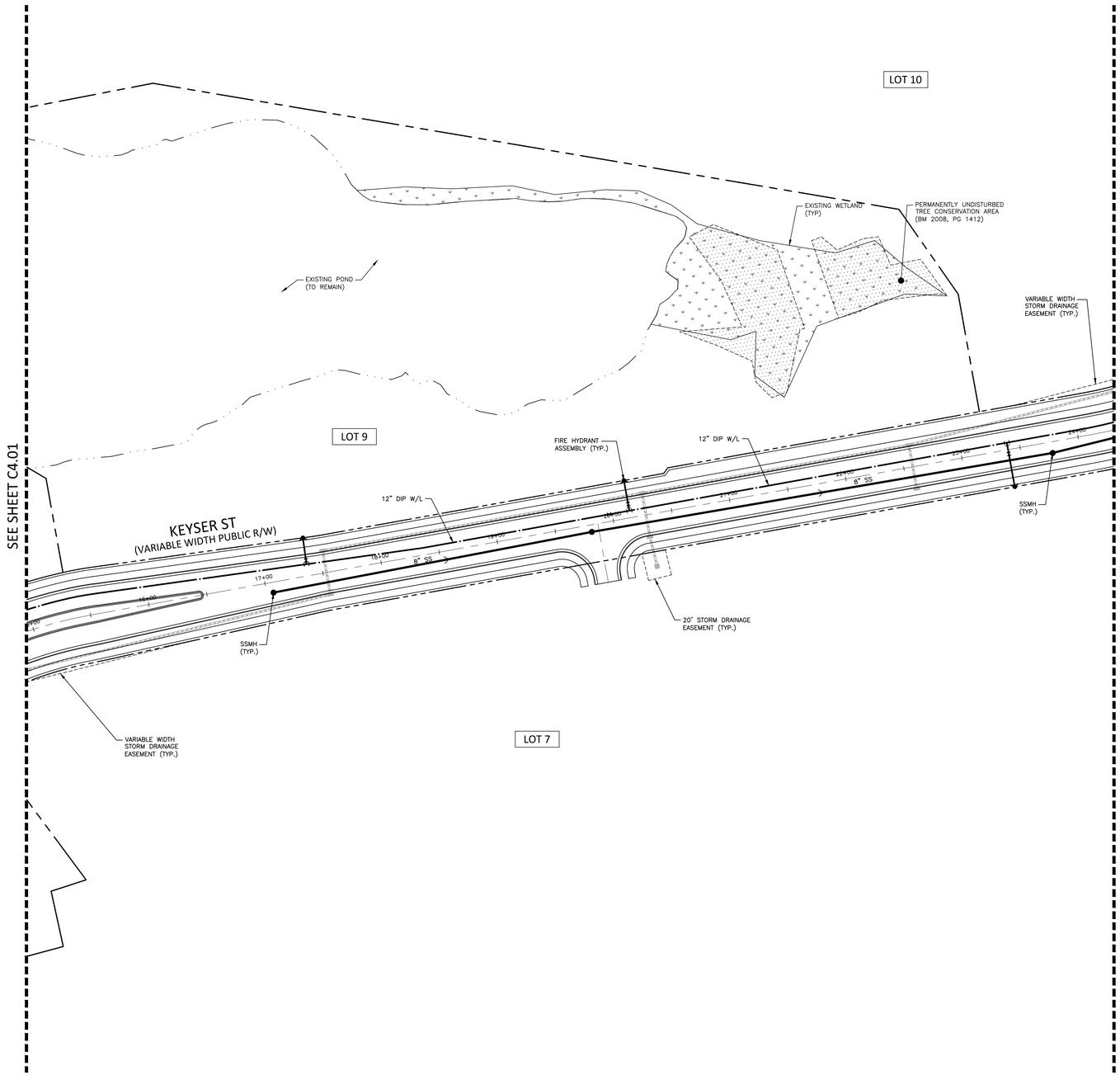
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UTILITY PLAN - AREA "A"

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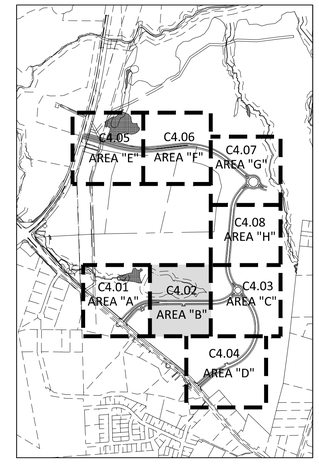
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UTILITY LEGEND

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- WATER METER
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NC GRID (NADB3)

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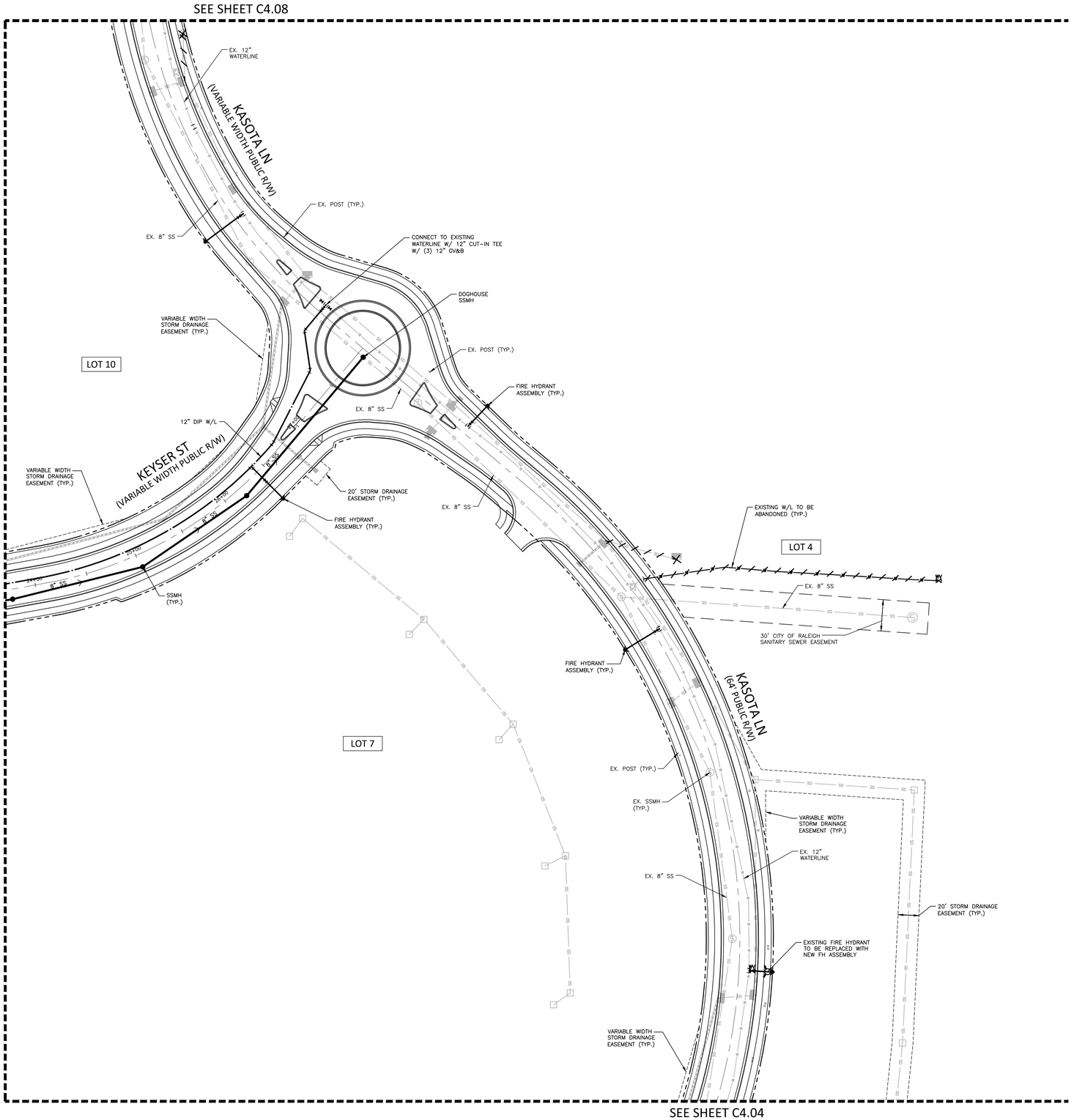
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SHEET

UTILITY PLAN - AREA "B"

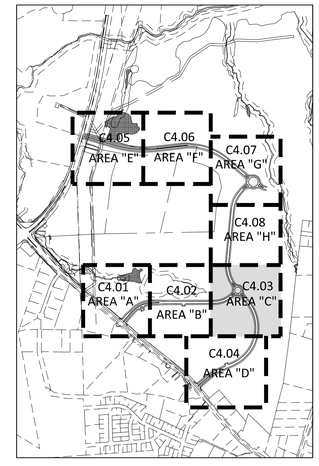
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UTILITY LEGEND

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- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
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- LIGHT POLE
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- EASEMENT LINE



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NC GRID (NAD83)

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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PHONE: 919. 387. 1885

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

REVISIONS

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2	12. 05. 2019	REVISED PER CITY COMMENTS
3	01. 10. 2020	REVISED PER CITY COMMENTS

PLAN INFORMATION

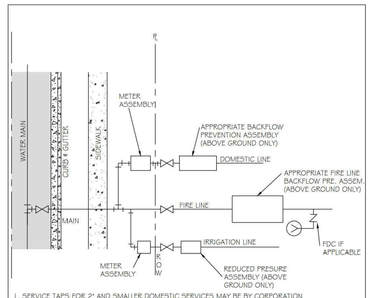
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FILENAME	HLE18020-U1
CHECKED BY	RCA
DRAWN BY	JMS
SCALE	1"=50'
DATE	05. 06. 2019

SHEET

UTILITY PLAN - AREA "C"

C4.03

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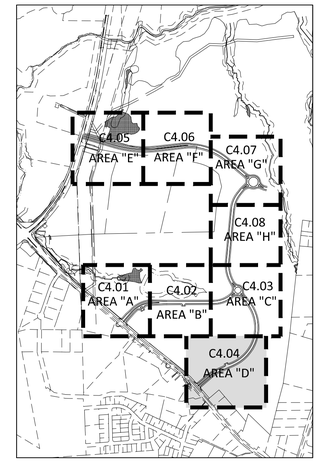
1. SERVICE TAPS FOR 2" AND SMALLER DOMESTIC SERVICES MAY BE BY CORPORATION COCKS. LARGER SERVICES WILL REQUIRE A TEE AND GATE VALVE OR TAPPING SLEEVE AND VALVE ASSEMBLY AND 90° BEND.
2. DOMESTIC SERVICE TAPS SHALL BE ALLOWED ONLY ON 6" OR LARGER FIRE LINES BEFORE THE BACKFLOW ASSEMBLY.
3. ONE DOMESTIC TAP PER FIRE LINE ON STREET SIDE OF BACKFLOW. 4. FIRE LINE SHALL HAVE A FIRE HYDRANT OR BLOW OFF ASSEMBLY AT ITS END TO FACILITATE FLUSHING WHEN NEEDED.
5. IRRIGATION METER SHALL BE LOCATED ON THE SIDE OF DOMESTIC METER WITH INCREASING ADDRESSES.
6. THE BACKFLOW SHALL BE INSTALLED NO MORE THAN 10 FROM THE METER IN A VISIBLE LOCATION.
7. DOMESTIC/IRRIGATION BACKFLOW RISER/STANDPIPE SHALL BE OF COPPER OR BRASS.
8. THE RP RELIEF VALVE SHALL BE A MINIMUM OF 12" ABOVE ANY MATERIAL (MULCH INCLUDED) OR GRADE.
9. A SERVICE VALVE IS REQUIRED AFTER THE METER BUT BEFORE THE BACKFLOW ASSEMBLY FOR MAINTENANCE AND REPLACEMENT PURPOSES.
10. THE INSTALLATION MUST ALSO MEET ALL CODE REQUIREMENTS PER THE NC PLUMBING CODE.

CITY OF RALEIGH				
DEPARTMENT OF PUBLIC UTILITIES				
FIRE, DOMESTIC & IRRIGATION OPTIONS SCHEMATIC				
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-34	D.W.G.		11-16-99	A.B.B.	7/10/04
	RRH	3-31-00	D.H.L.	6/16/05

SEE SHEET C4.03

UTILITY LEGEND

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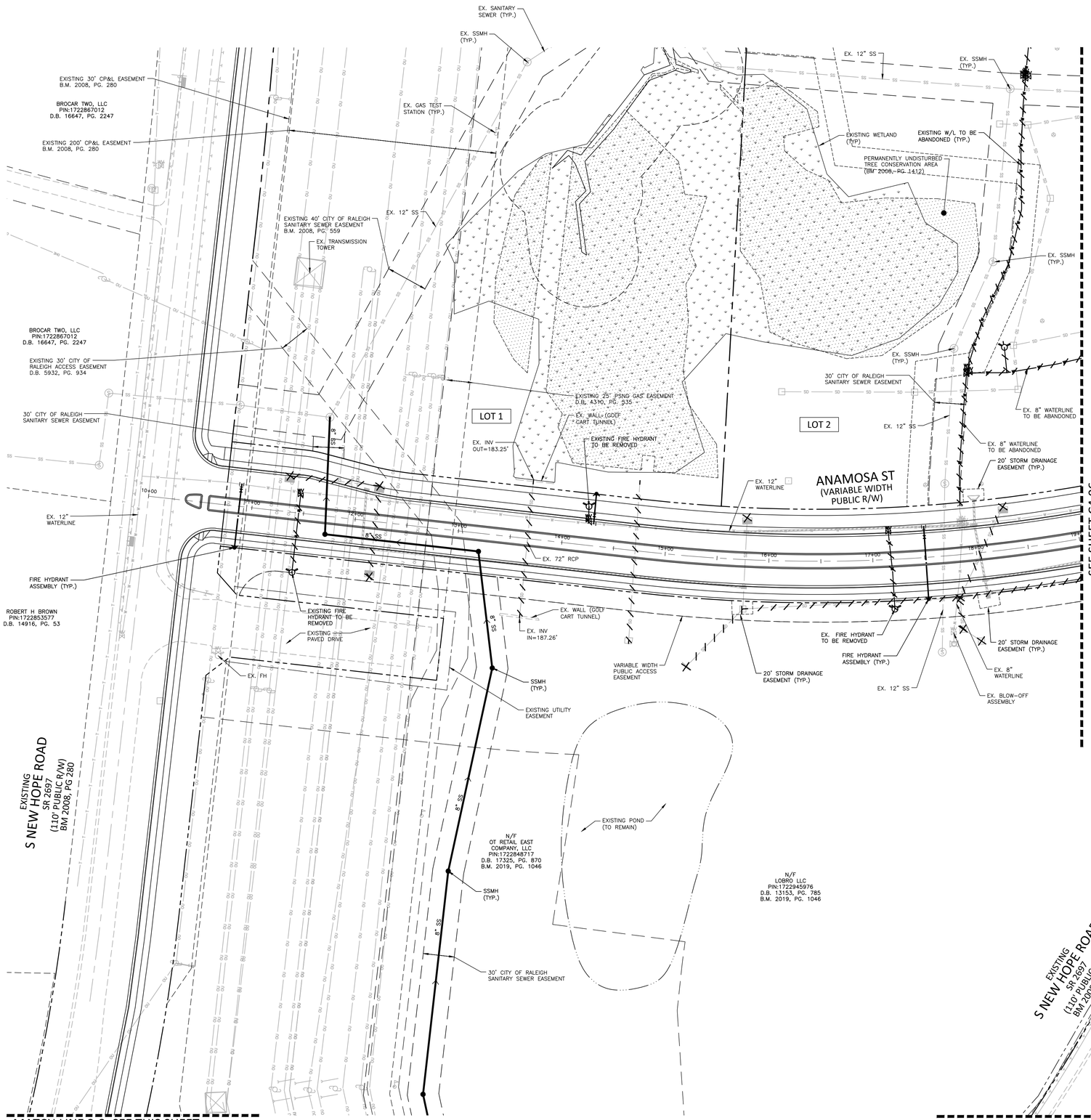
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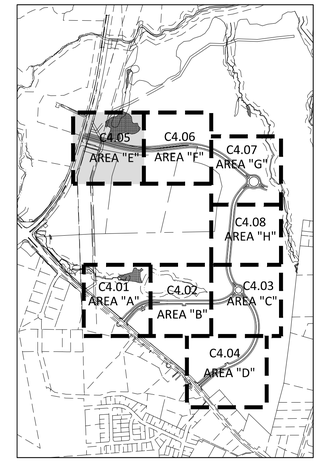
SHEET

UTILITY PLAN - AREA "D"

C4.04

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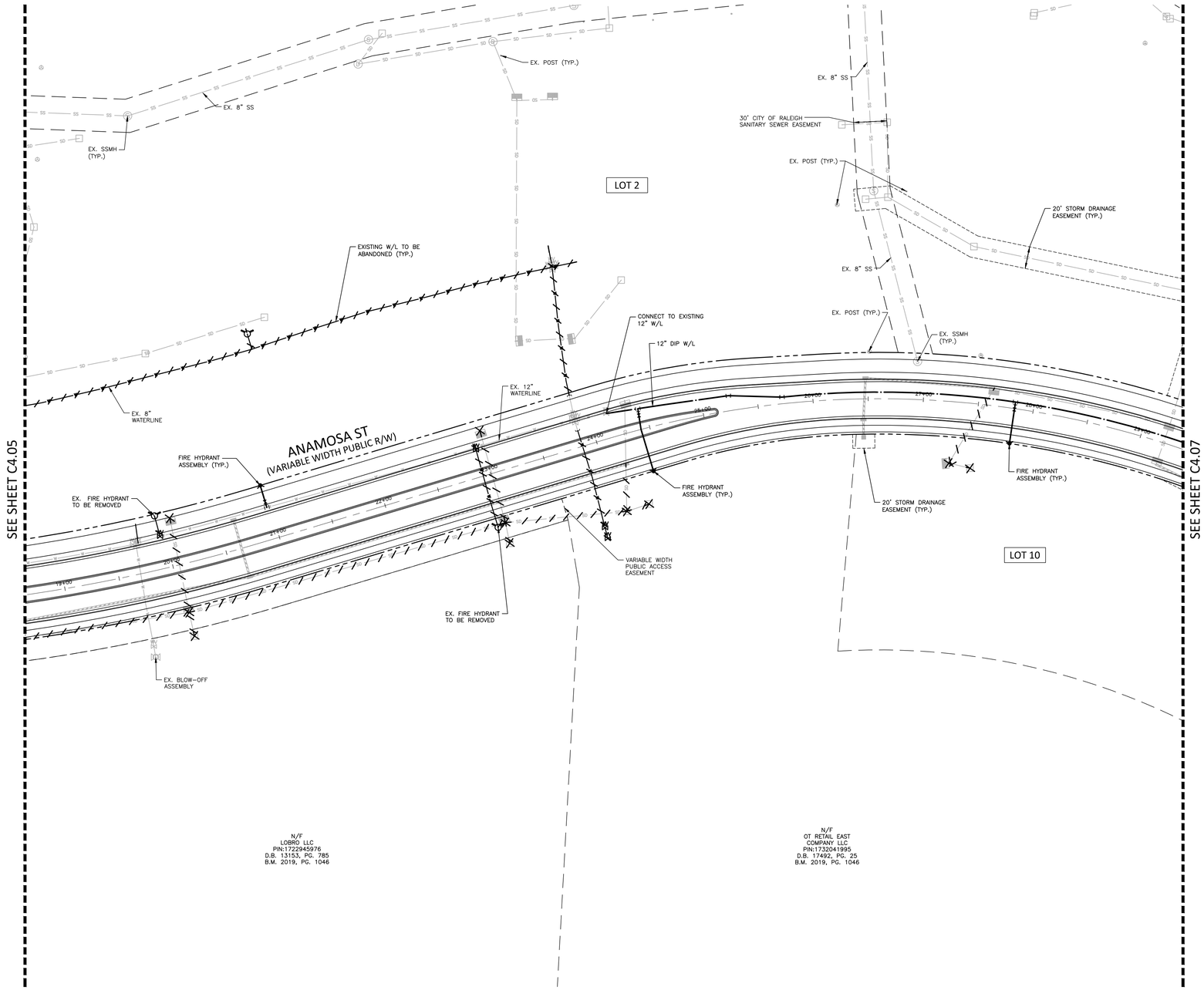
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UTILITY PLAN - AREA "E"

C4.05

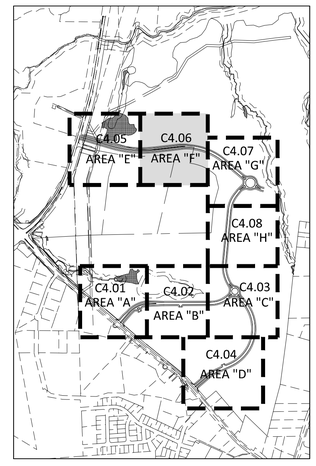
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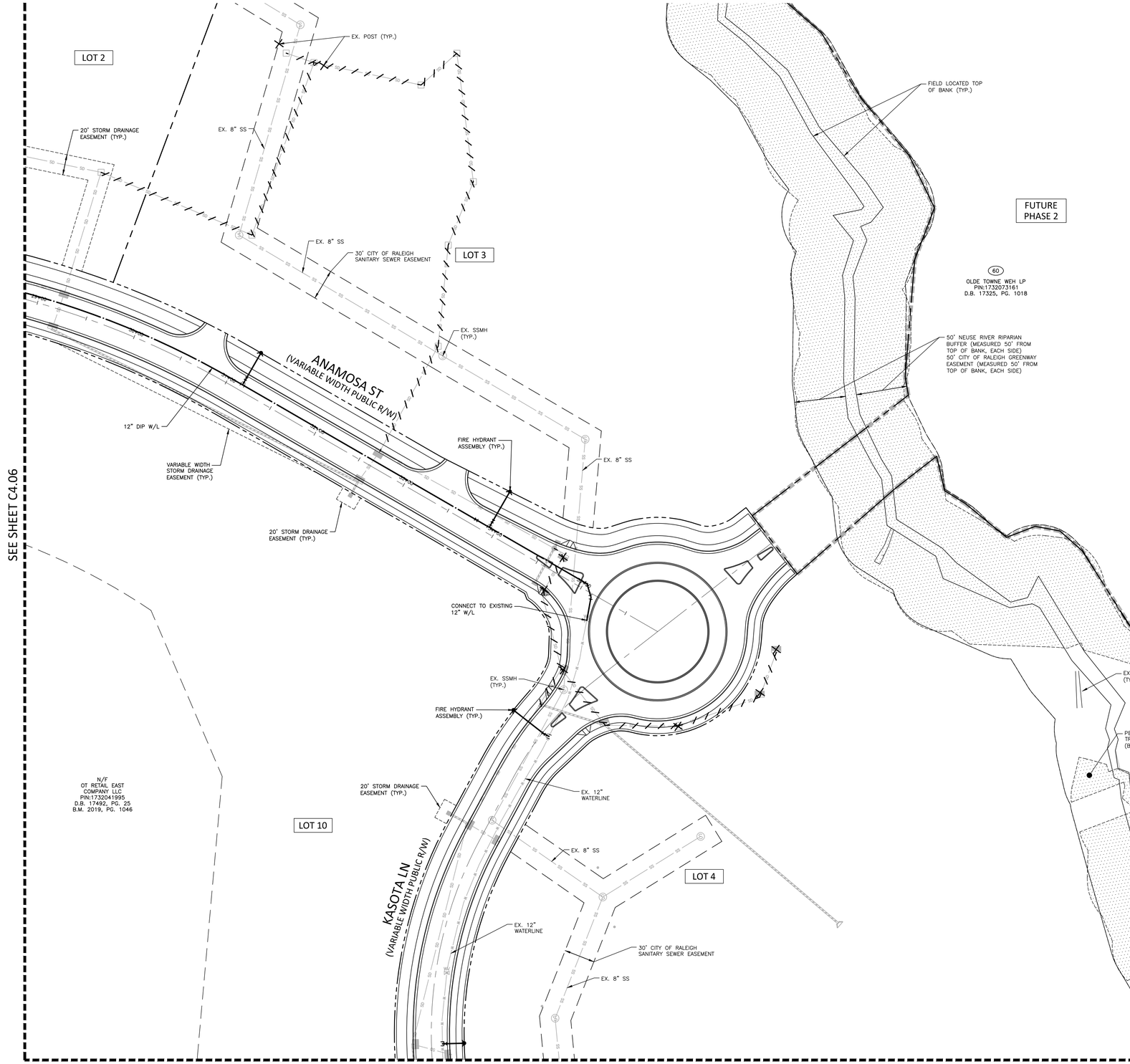
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UTILITY PLAN - AREA "F"

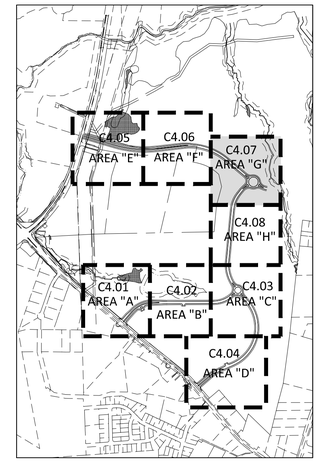
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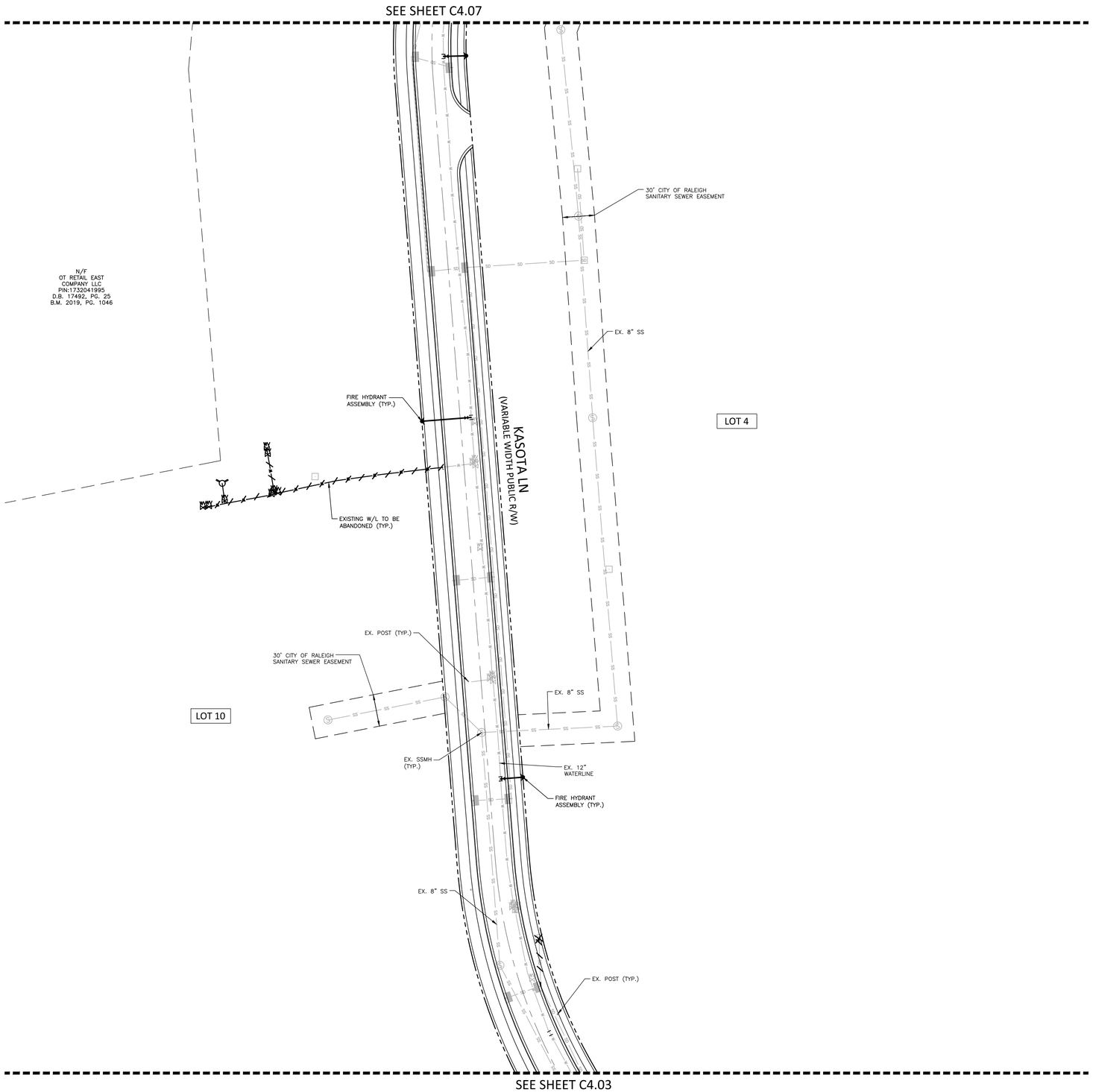
PROJECT NO.	HLE-18020
FILENAME	HLE18020-U1
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SCALE	1"=50'
DATE	05. 06. 2019

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UTILITY PLAN - AREA "G"

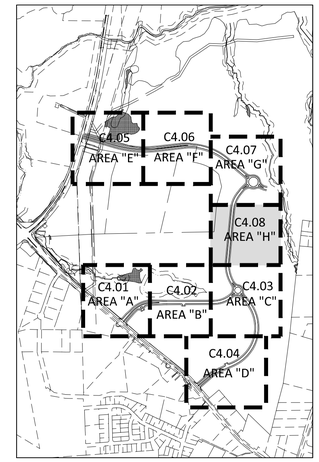
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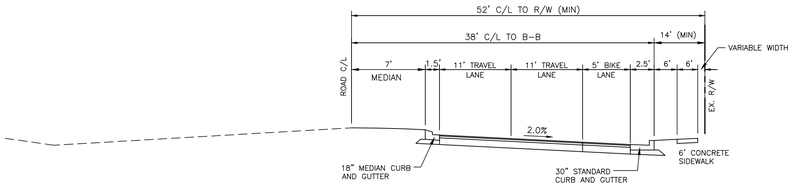
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UTILITY PLAN - AREA "H"

C4.08

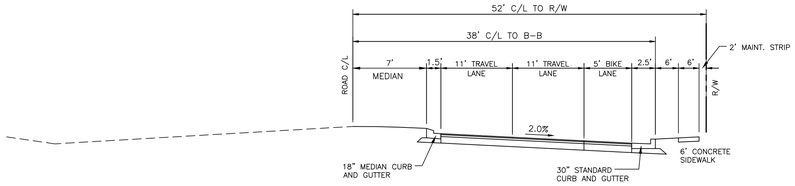
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TYPICAL SECTION - OFFSITE IMPROVEMENTS

S NEW HOPE ROAD

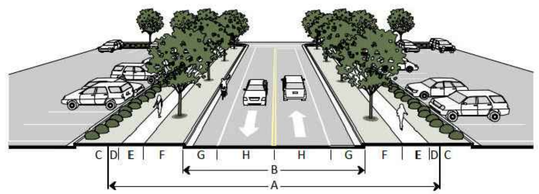
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TYPICAL SECTION - OFFSITE IMPROVEMENTS

ROCK QUARRY ROAD

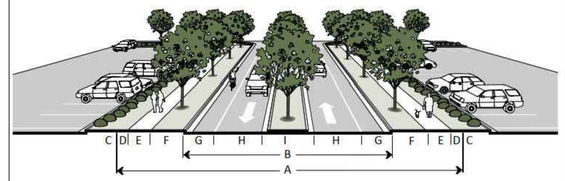
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Width		
A	Right-of-way width	64'
B	Back-of-curb to back-of-curb	36'
Streetscape		
C	Utility placement, easement (min)	5'
D	Maintenance strip (min)	2'
E	Sidewalk (min)	6'
F	Planting area (min)	6'
Travelway		
G	Bike lane	7'
H	Travel lane	11'
General		
	Walkway type	Sidewalk
	Planting type	Tree lawn
	Tree spacing	40' o.c. avg

AVENUE 2–LANE, UNDIVIDED

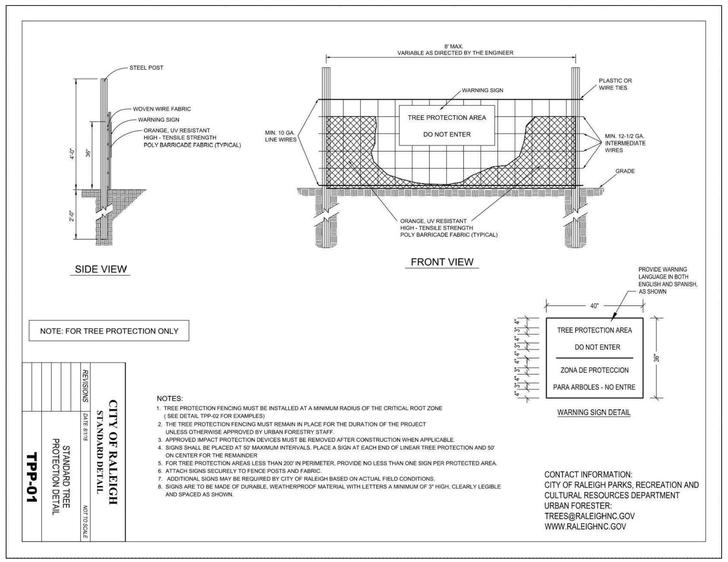
N.T.S.



Width		
A	Right-of-way width	
	With center turn lane	75'
	With median	79'
B	Back-of-curb to back-of-curb	
	With center turn lane	48'
	With median	52'
Streetscape		
C	Utility placement, easement (min)	5'
D	Maintenance strip (min)	2'
E	Sidewalk (min)	6'
F	Planting area (min)	6'
Travelway		
G	Bike lane	7'
H	Travel lane	11'
I	Center lane	
	Striped turn lane	11'
	Median	15'
General		
	Walkway type	Sidewalk
	Planting type	Tree lawn
	Tree spacing	40' o.c. avg

AVENUE 2–LANE, DIVIDED

N.T.S.





12' WIDE ASPHALT GREENWAY SECTION (ANAMOSA STREET)

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SCALE	AS NOTED
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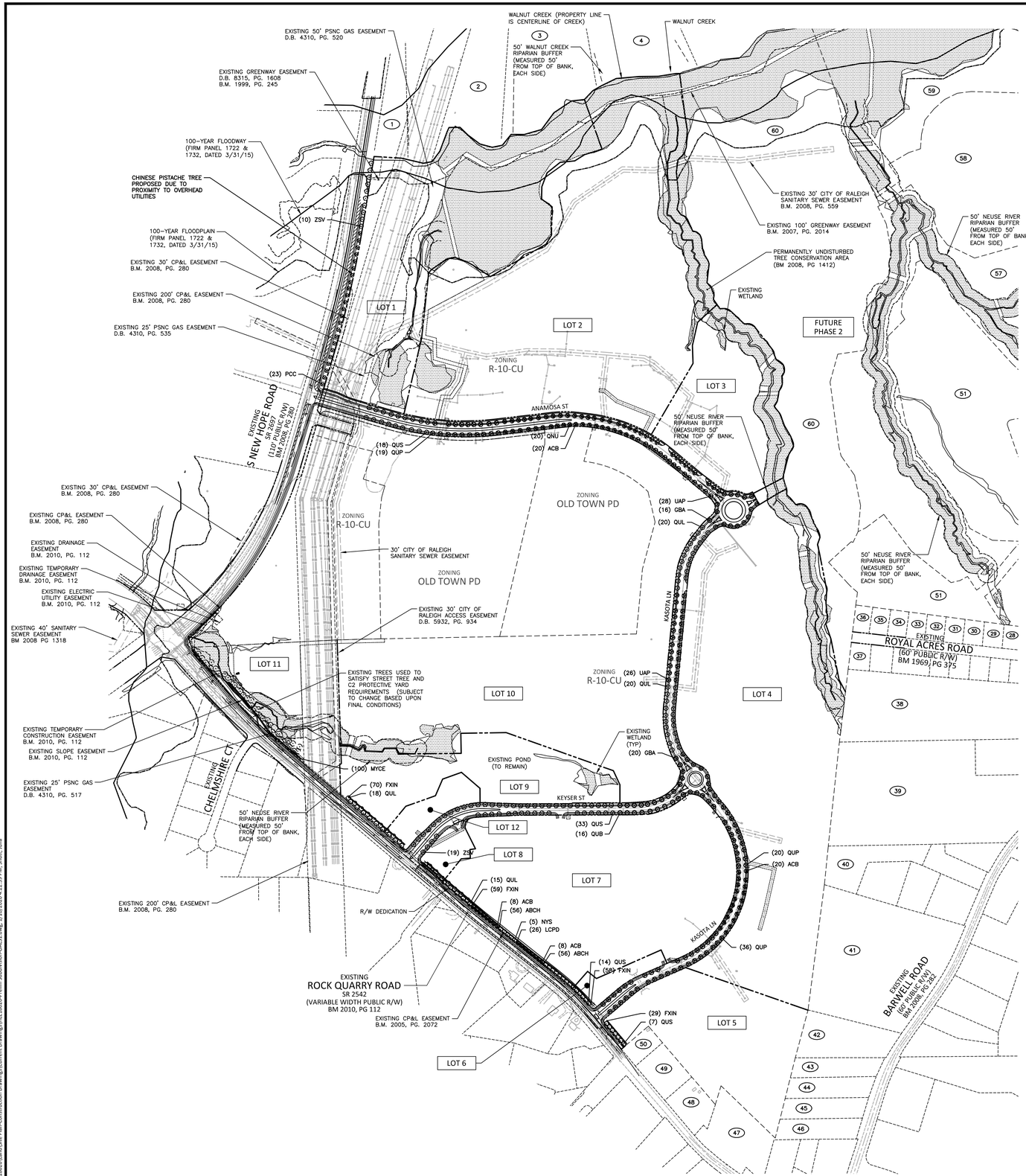
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STREET SECTIONS AND DETAILS

C8.00

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LANDSCAPE CALCULATIONS

STREET TREES

ROCK QUARRY RD: 3,105 LF
RIGHT-OF-WAY WITHIN CP&L EASEMENT: 342 LF
(9 CANOPY TREES TO BE FEE IN LIEU ALONG ROCK QUARRY RD DUE TO CP&L EASEMENT)
NET RIGHT-OF-WAY FRONTAGE: 2,763 LF

C2 YARD: 2,763 LF
TREES REQUIRED: 111 TREES (MIN. 4/ 100 LF)
TREES PROVIDED: 75 PROPOSED TREES, 36 EXISTING TREES = 111 TOTAL TREES

SHRUBS REQUIRED: 415 SHRUBS (MIN. 15/ 100 LF)
SHRUBS PROVIDED: 454 SHRUBS** (5' MIN. INSTALL HEIGHT)

C2 YARD REQUIRED DUE NCDOT PLANTING RESTRICTIONS.

S NEW HOPE RD: 1,348 LF
REQUIRED: 33 TREES
PROVIDED: 33 TREES**

**STREET TREES AND PROTECTIVE YARDS SHOWN ALONG ROCK QUARRY RD AND S NEW HOPE RD MAY BE ADJUSTED IN ACCORDANCE WITH NCDOT AND CITY OF RALEIGH REQUIREMENTS AT TIME OF ADMINISTRATIVE SITE REVIEW OR SUBSEQUENT SUBDIVISIONS PLANS, OR AT THE TIME OF PUBLIC RIGHT-OF-WAY FRONTAGE IMPROVEMENT, WHICHEVER OCCURS FIRST FOR EACH LOT ABUTTING THE PUBLIC RIGHT-OF-WAY. STREET TREES AND PROTECTIVE YARDS SHOWN ARE SUBJECT TO CHANGE BASED UPON THE TRAFFIC IMPACT ANALYSIS AND FUTURE CONDITIONS.

KEYSER ST: 2,971 LF
REQUIRED: 74 TREES
PROVIDED: 74 TREES

KASOTA LN: 6,333 LF
REQUIRED: 156 TREES
PROVIDED: 156 TREES

ANAMOSA ST: 4,338 LF
REQUIRED: 111 TREES
PROVIDED: 111 TREES*
*(14 CANOPY TREES TO BE FEE IN LIEU ALONG ANAMOSA ST DUE TO CP&L EASEMENT)

SITE LEGEND

- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- PERMANENTLY UNDISTURBED TREE CONSERVATION AREA (BM 2008, PG 1412)

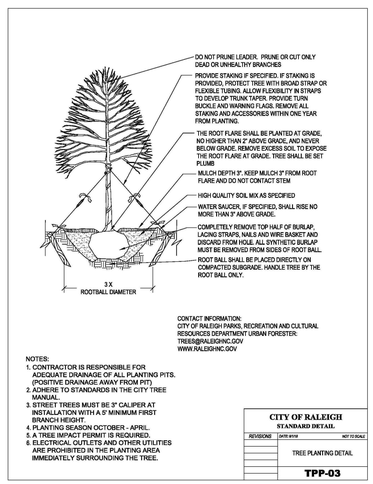
NOTES:

2. A FEE-IN-LIEU SHALL BE PAID FOR STREET TREES WHICH CANNOT BE INSTALLED DUE TO THE 200' DUKE ENERGY EASEMENT (14 STREET TREES).
3. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
4. STREET TREES SHALL BE LOCATED NO CLOSER THAN 30' FROM STOP SIGNS, 10' ON EITHER SIDE OF UTILITY PIPES, 10' FROM DRIVEWAY AND 20' FROM ANY LIGHT POLES. SEE RALEIGH CITY TREE MANUAL FOR ADDITIONAL MINIMUM SEPARATIONS FROM SIT ELEMENTS TO STREET TREES.

PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HEIGHT	REMARKS
	ACB	56	Southern Sugar Maple	Acer barbatum	3" min	10' min	
	GBA	36	Maidenhair Tree	Ginkgo biloba 'Autumn Gold' TM	3" min	10' min	Male fruitless.
	NYS	5	Sour Gum	Nyssa sylvatica 'Black Tupelo'	3" min	10' min	
	PCC	23	Chinese Pistache	Pistacia chinensis	3" min	10' min	
	QUB	16	Swamp White Oak	Quercus bicolor	3" min	10' min	
	QUL	73	Overcup Oak	Quercus lyrata	3" min	10' min	
	QNU	20	Nuttall Oak	Quercus nuttallii	3" min	10' min	
	QUP	75	Willow Oak	Quercus phellos	3" min	10' min	
	QUS	72	Shumard Red Oak	Quercus shumardii	3" min	10' min	
	UAP	54	American Elm	Ulmus americana 'Princeton'	3" min	10' min	
	ZSV	29	Sawleaf Zelkova	Zelkova serrata 'Village Green'	3" min	10' min	

SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT	SPACING	REMARKS
	ABCH	112	Chinese Abelia	Abelia chinensis	60" min		
	FXIN	216	Border Forsythia	Forsythia x intermedia	60" min		
	LCPD	26	Fringe Flower	Loropetalum chinense	60" min		
	MYCE	100	Wax Myrtle	Myrica Cerifera	60" min		



CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT, URBAN FORESTER:
TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

NOTES:
1. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
2. ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
3. STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
4. PLANTING SEASON OCTOBER - APRIL.
5. A TREE IMPACT PERMIT IS REQUIRED.
6. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

CITY OF RALEIGH
STANDARD DETAIL.
REVISIONS | DATE 8/1/18 | NOT TO SCALE
TREE PLANTING DETAIL
TPP-03

NC GRID (NAD83)

GRAPHIC SCALE
0 150 300 600
1 inch = 300 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
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CLIENT

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

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

REVISIONS

NO.	DATE	
1	07. 09. 2019	REVISED PER CITY COMMENTS
2	12. 05. 2019	REVISED PER CITY COMMENTS
3	01. 10. 2020	REVISED PER CITY COMMENTS

PLAN INFORMATION

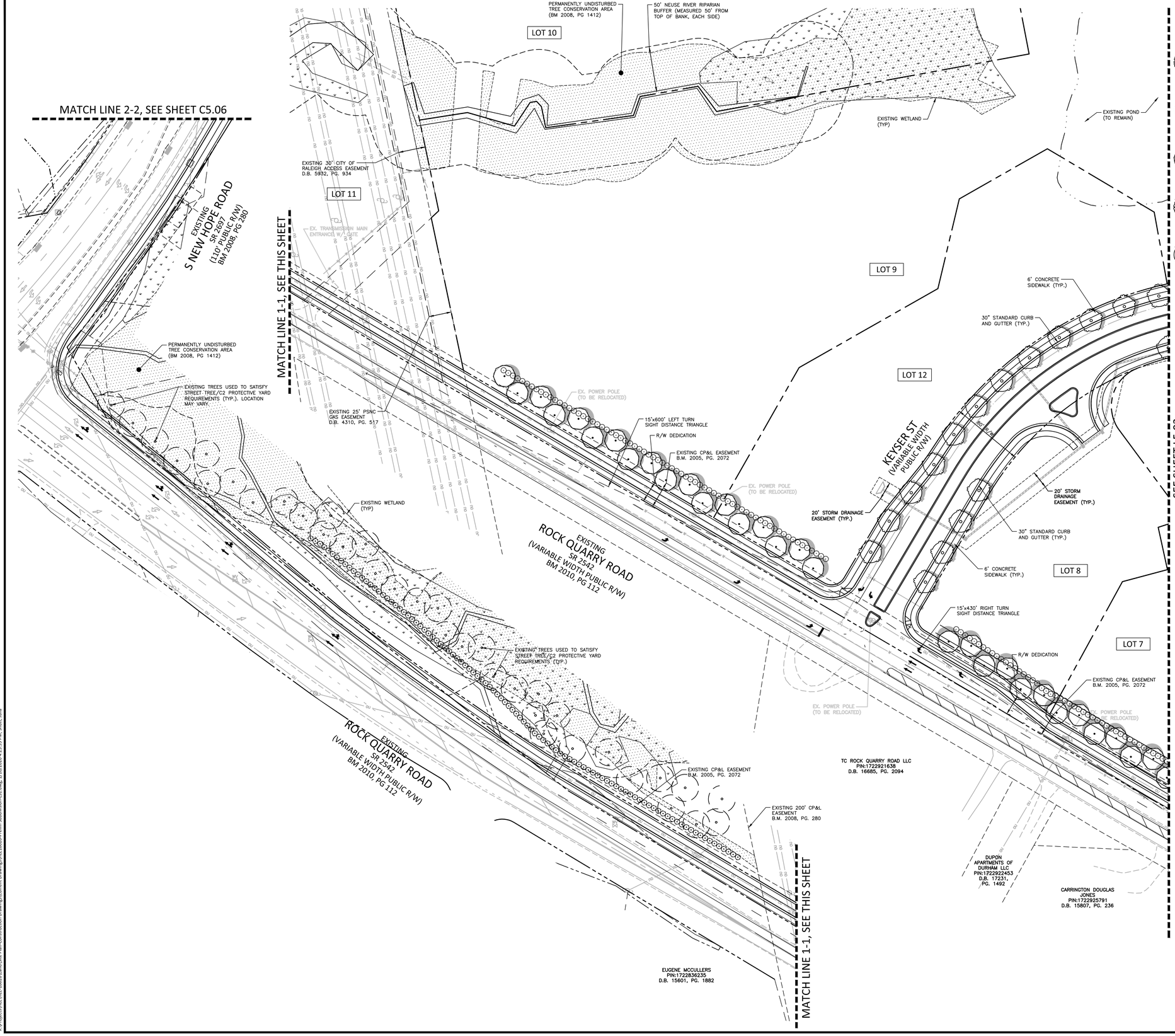
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DATE	05. 06. 2019

SHEET

OVERALL LANDSCAPE PLAN

L5.01

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PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	ACB	Acer barbatum Southern Sugar Maple
	GBA	Ginkgo biloba 'Autumn Gold' TM Maidenhair Tree
	NYS	Nyssa sylvatica 'Black Tupelo' Sour Gum
	PCC	Pistacia chinensis Chinese Pistache
	QUB	Quercus bicolor Swamp White Oak
	QUL	Quercus lyrata Overcup Oak
	QNU	Quercus nuttallii Nuttall Oak
	QUP	Quercus phellos Willow Oak
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SHRUBS	CODE	BOTANICAL / COMMON NAME
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	LCPD	Loropetalum chinense Fringe Flower
	MYCE	Myrica Cerifera Wax Myrtle

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PLAN INFORMATION

PROJECT NO.	HLE-18020
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CHECKED BY	SMD
DRAWN BY	CMV
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DATE	05. 06. 2019

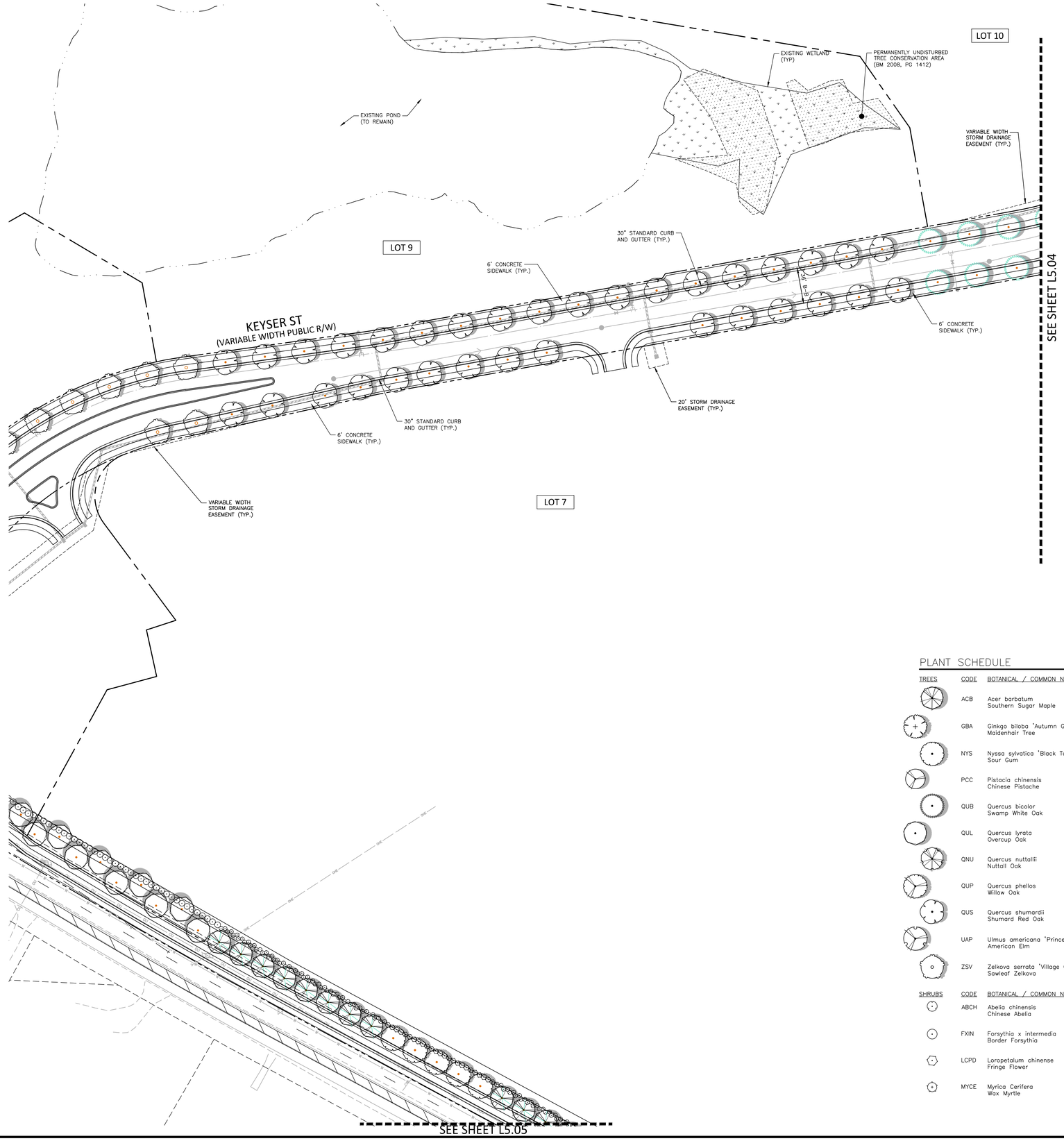
SHEET

LANDSCAPE PLAN - AREA "A"

L5.02

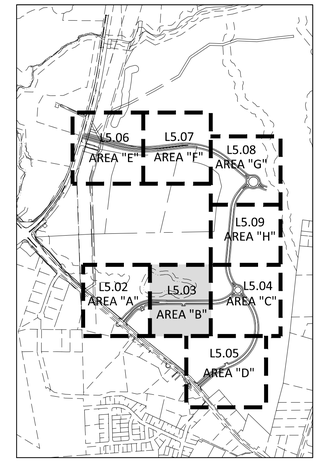
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SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE RAMPS (TYPE Ⓐ TYPE Ⓑ TYPE Ⓒ)
- ACCESSIBLE ROUTE
- PHASE LINE
- POD BOUNDARY
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- PERMANENTLY UNDISTURBED TREE CONSERVATION AREA (BM 2008, PG 1412)
- WETLAND



INDEX MAP
N.T.S.

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	MYCE	Myrica Cerifera Wax Myrtle

NC GRID (NAD83)

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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OLDE TOWNE - PHASE 1 SUBDIVISION

PRELIMINARY SUBDIVISION PLAN
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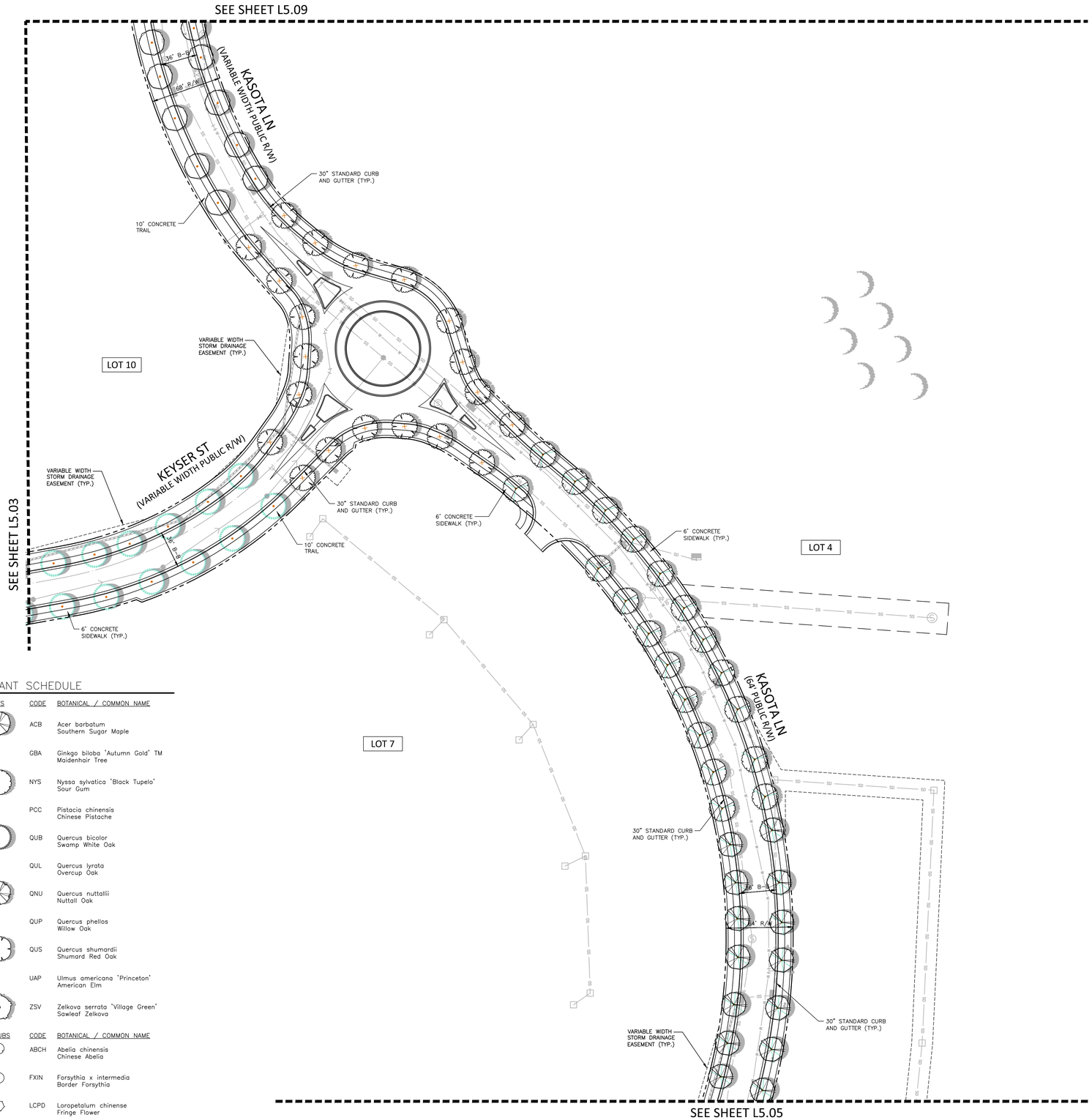
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CHECKED BY	SMD
DRAWN BY	CMV
SCALE	1"=50'
DATE	05. 06. 2019

SHEET

LANDSCAPE PLAN - AREA "B"

L5.03

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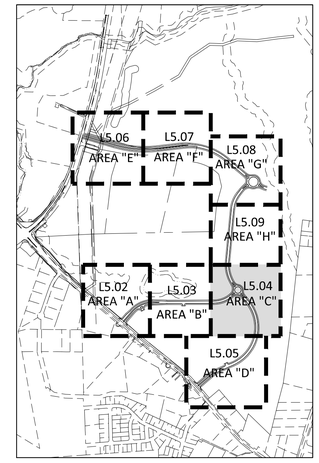
PLANT SCHEDULE

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SITE LEGEND

- SIGNAGE
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- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE RAMPS (TYPE A, TYPE B, TYPE C)
- ACCESSIBLE ROUTE
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- LOT LINE
- EASEMENT LINE
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- WETLAND



INDEX MAP
N.T.S.

NC GRID (NADB3)

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

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OLDE TOWNE - PHASE 1 SUBDIVISION
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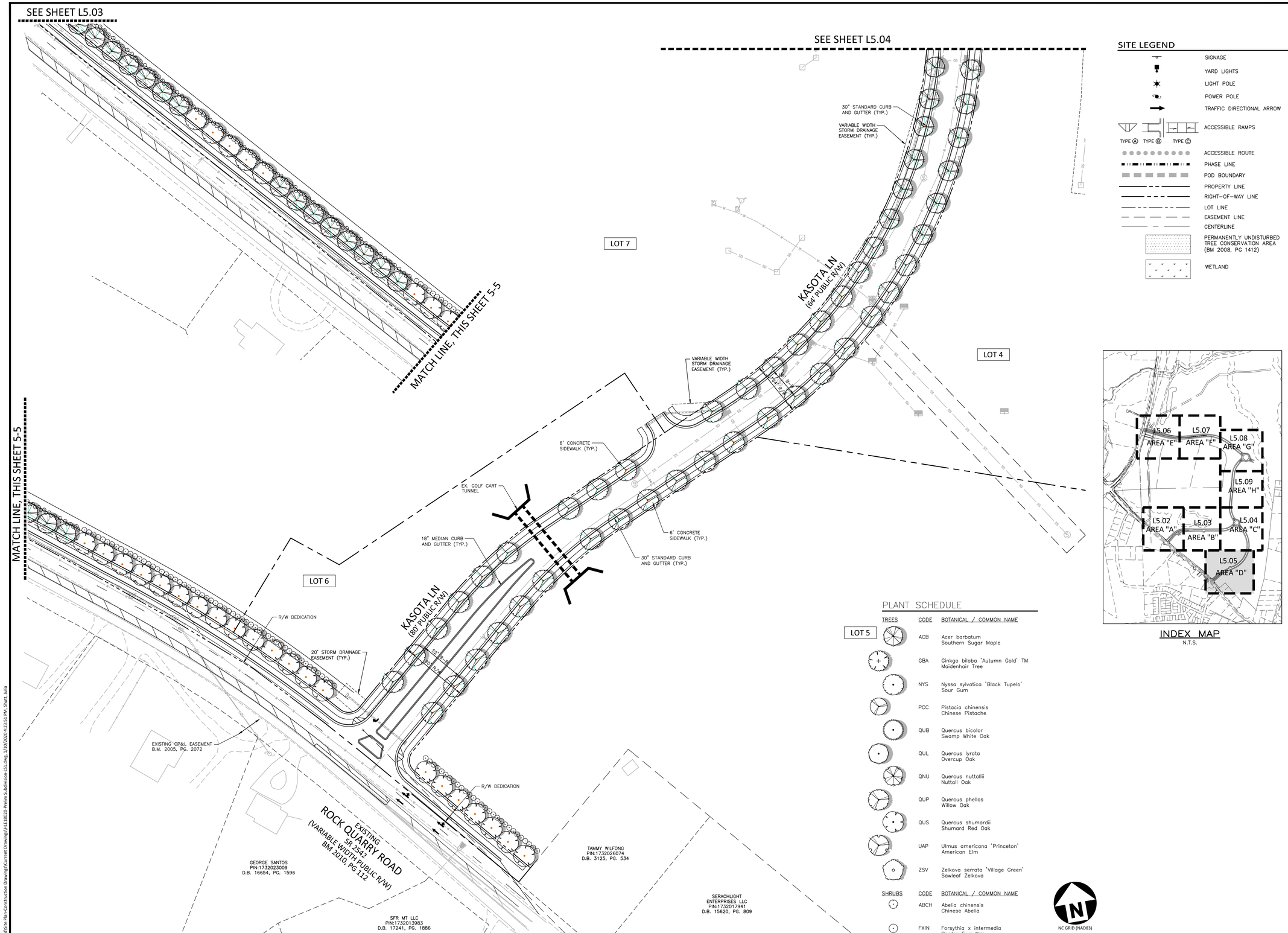
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FILENAME	HLE18020-LS1
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DRAWN BY	CMV
SCALE	1"=50'
DATE	05. 06. 2019

SHEET

LANDSCAPE PLAN - AREA "C"

L5.04

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SITE LEGEND

- SIGNAGE
- YARD LIGHTS
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- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE RAMPS (TYPE A, TYPE B, TYPE C)
- ACCESSIBLE ROUTE
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SHRUBS	CODE	BOTANICAL / COMMON NAME
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	MYCE	Myrica Cerifera Wax Myrtle

NC GRID (NAD83)

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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OLDE TOWNE - PHASE 1 SUBDIVISION

PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA

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PROJECT NO.	HLE-18020
FILENAME	HLE18020-LS1
CHECKED BY	SMD
DRAWN BY	CMV
SCALE	1"=50'
DATE	05. 06. 2019

SHEET

LANDSCAPE PLAN - AREA "D"

L5.05

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MATCH LINE 3-3, SEE THIS SHEET

EXISTING 30' CP&L EASEMENT B.M. 2008, PG. 280

BROCAR TWO, LLC PIN:1722867012 D.B. 16647, PG. 2247

EXISTING 200' CP&L EASEMENT B.M. 2008, PG. 280

EXISTING 40' CITY OF RALEIGH SANITARY SEWER EASEMENT B.M. 2008, PG. 559

EXISTING 30' CITY OF RALEIGH ACCESS EASEMENT D.B. 5932, PG. 934

BROCAR TWO, LLC PIN:1722867012 D.B. 16647, PG. 2247

30' CITY OF RALEIGH SANITARY SEWER EASEMENT

EXISTING 25' PSNG GAS EASEMENT D.B. 4310, PG. 535

EX. WALL (GOLF CART TUNNEL)

LOT 1

PERMANENTLY UNDISTURBED TREE CONSERVATION AREA (BM 2008, PG 1412)

EXISTING WETLAND (TYP)

30' CITY OF RALEIGH SANITARY SEWER EASEMENT

LOT 2

20' STORM DRAINAGE EASEMENT (TYP.)

ANAMOSA ST (VARIABLE WIDTH PUBLIC R/W)

12' ASPHALT GREENWAY

90' R/W

254' (B-B)

SEE SHEET L5.07

ROBERT H BROWN PIN:1722853577 D.B. 14916, PG. 53

EXISTING PAVED DRIVE

EX. WALL (GOLF CART TUNNEL)

6' CONCRETE SIDEWALK (TYP.)

VARIABLE WIDTH PUBLIC ACCESS EASEMENT

EX. WALL

20' STORM DRAINAGE EASEMENT (TYP.)

20' STORM DRAINAGE EASEMENT (TYP.)

EX. POWER POLE (TYP.)

EXISTING UTILITY EASEMENT

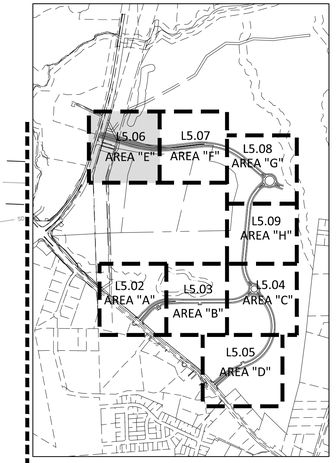
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EXISTING POND (TO REMAIN)

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N/F LOBRO LLC PIN:1722945976 D.B. 13153, PG. 785 B.M. 2019, PG. 1046

30' CITY OF RALEIGH SANITARY SEWER EASEMENT



INDEX MAP
N.T.S.

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	LCPD	Loropetalum chinense Fringe Flower
	MYCE	Myrica Cerifera Wax Myrtle

MATCH LINE 3-3, SEE THIS SHEET

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

NC GRID (NADB3)

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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Halle BUILDING GROUP

OLDE TOWNE - PHASE 1 SUBDIVISION

PRELIMINARY SUBDIVISION PLAN
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REVISIONS

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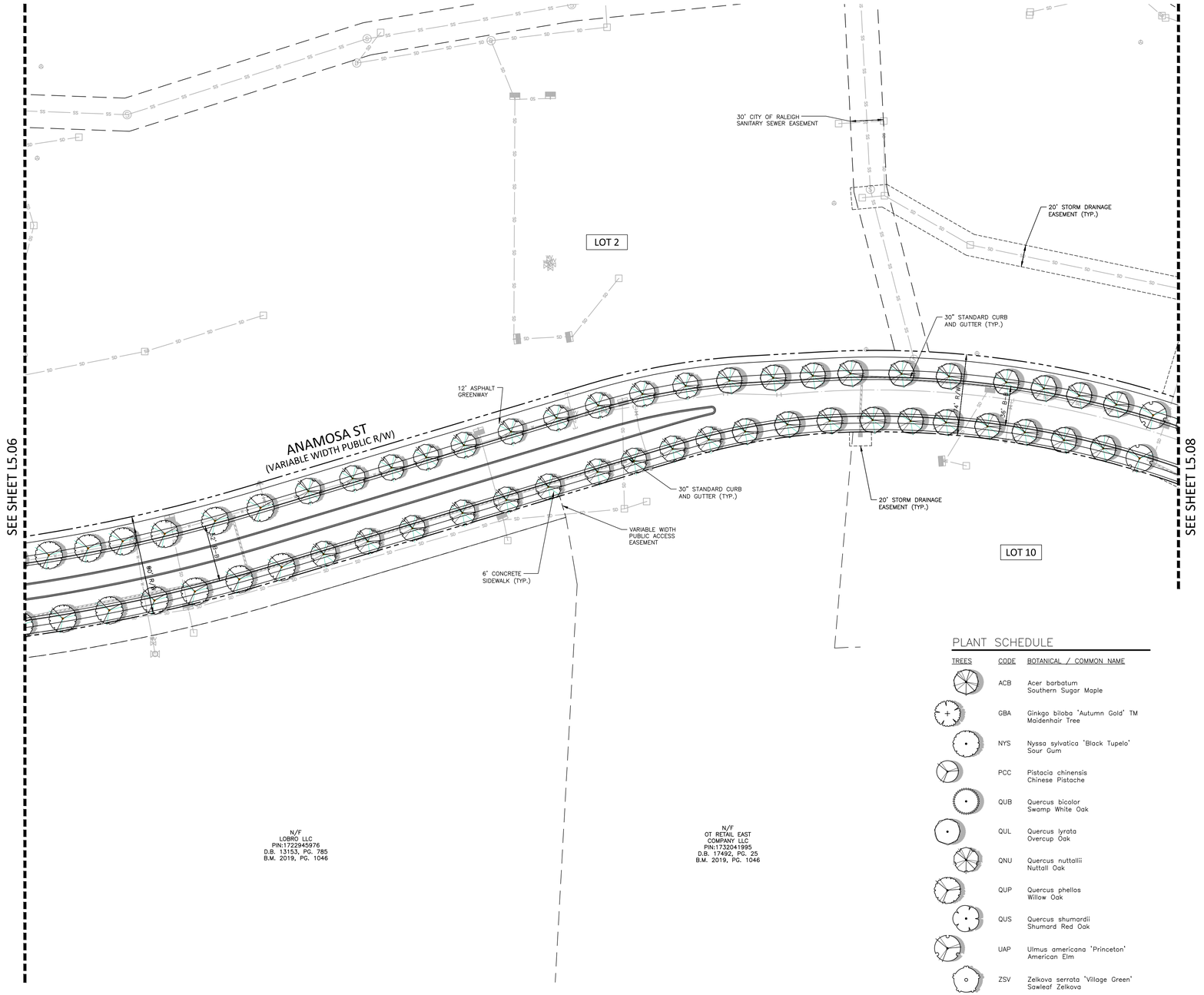
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FILENAME	HLE18020-LS1
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DRAWN BY	CMV
SCALE	1"=50'
DATE	05. 06. 2019

SHEET

LANDSCAPE PLAN - AREA "E"

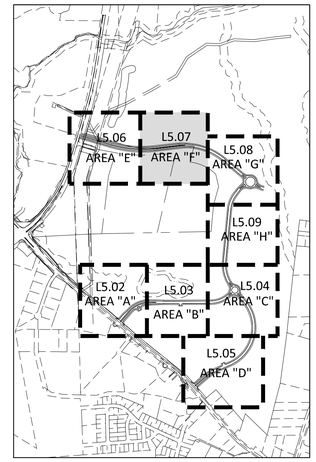
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SITE LEGEND

- SIGNAGE
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N.T.S.

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	PCC	Pistacia chinensis Chinese Pistache
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	QUL	Quercus lyrata Overcup Oak
	QNU	Quercus nuttallii Nuttall Oak
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SHRUBS	CODE	BOTANICAL / COMMON NAME
	ABCH	Abelia chinensis Chinese Abelia
	FXIN	Forsythia x intermedia Border Forsythia
	LCPD	Loropetalum chinense Fringe Flower
	MYCE	Myrica Cerifera Wax Myrtle

NC GRID (NAD83)

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

McADAMS
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PHONE: 919. 387. 1885

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

REVISIONS

NO.	DATE	
1	07. 09. 2019	REVISED PER CITY COMMENTS
2	12. 05. 2019	REVISED PER CITY COMMENTS
3	01. 10. 2020	REVISED PER CITY COMMENTS

PLAN INFORMATION

PROJECT NO.	HLE-18020
FILENAME	HLE18020-LS1
CHECKED BY	SMD
DRAWN BY	CMV
SCALE	1"=50'
DATE	05. 06. 2019

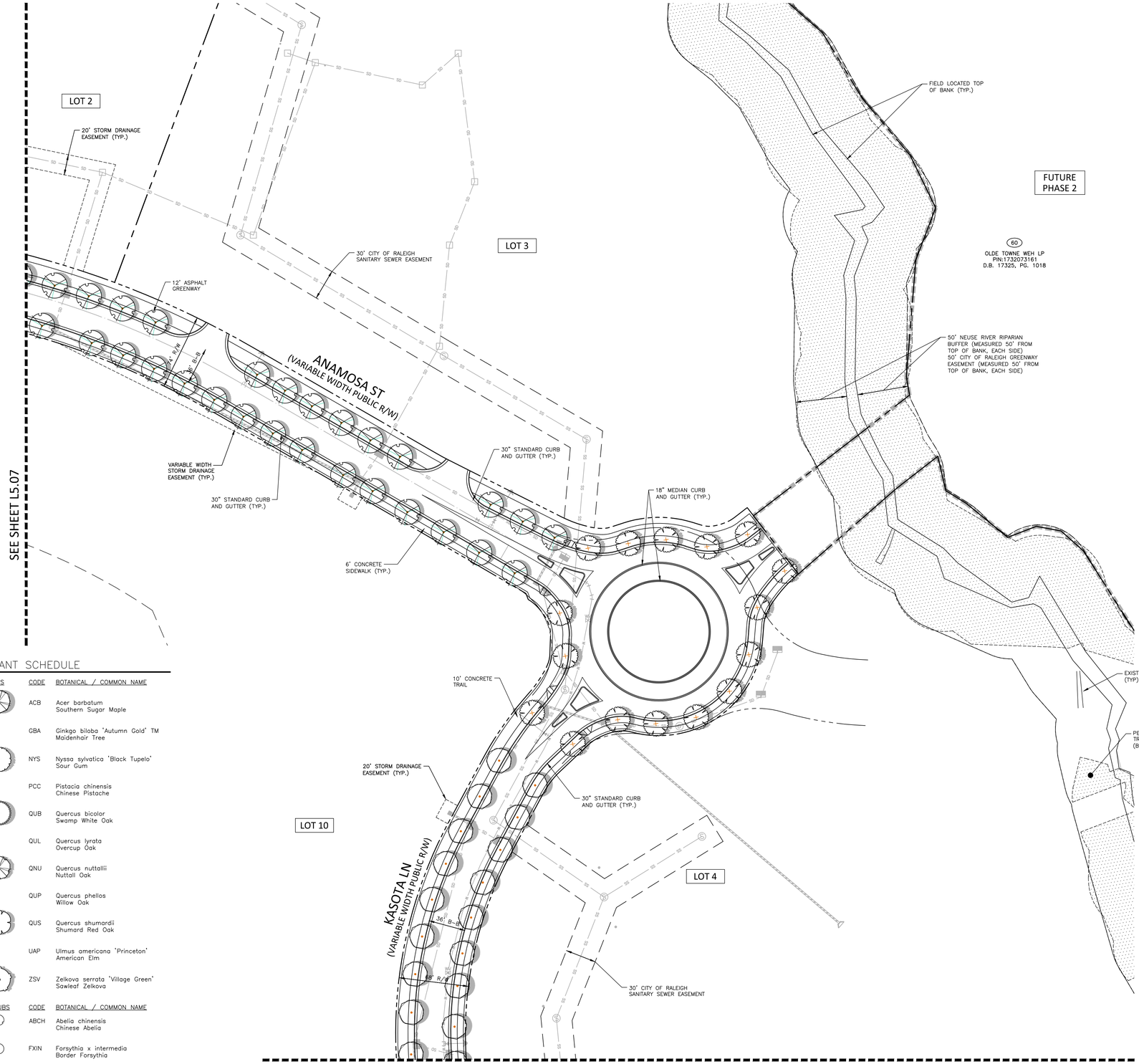
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LANDSCAPE PLAN - AREA "F"

L5.07

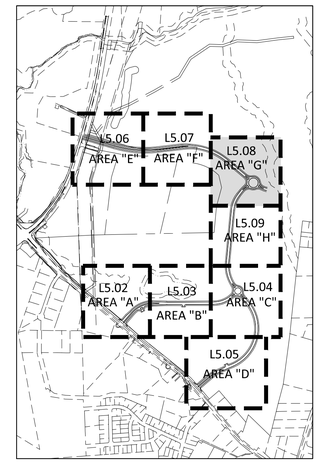
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SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE RAMPS (TYPE A, TYPE B, TYPE C)
- ACCESSIBLE ROUTE
- PHASE LINE
- POD BOUNDARY
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- PERMANENTLY UNDISTURBED TREE CONSERVATION AREA (BM 2008, PG 1412)
- WETLAND



INDEX MAP
N.T.S.

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
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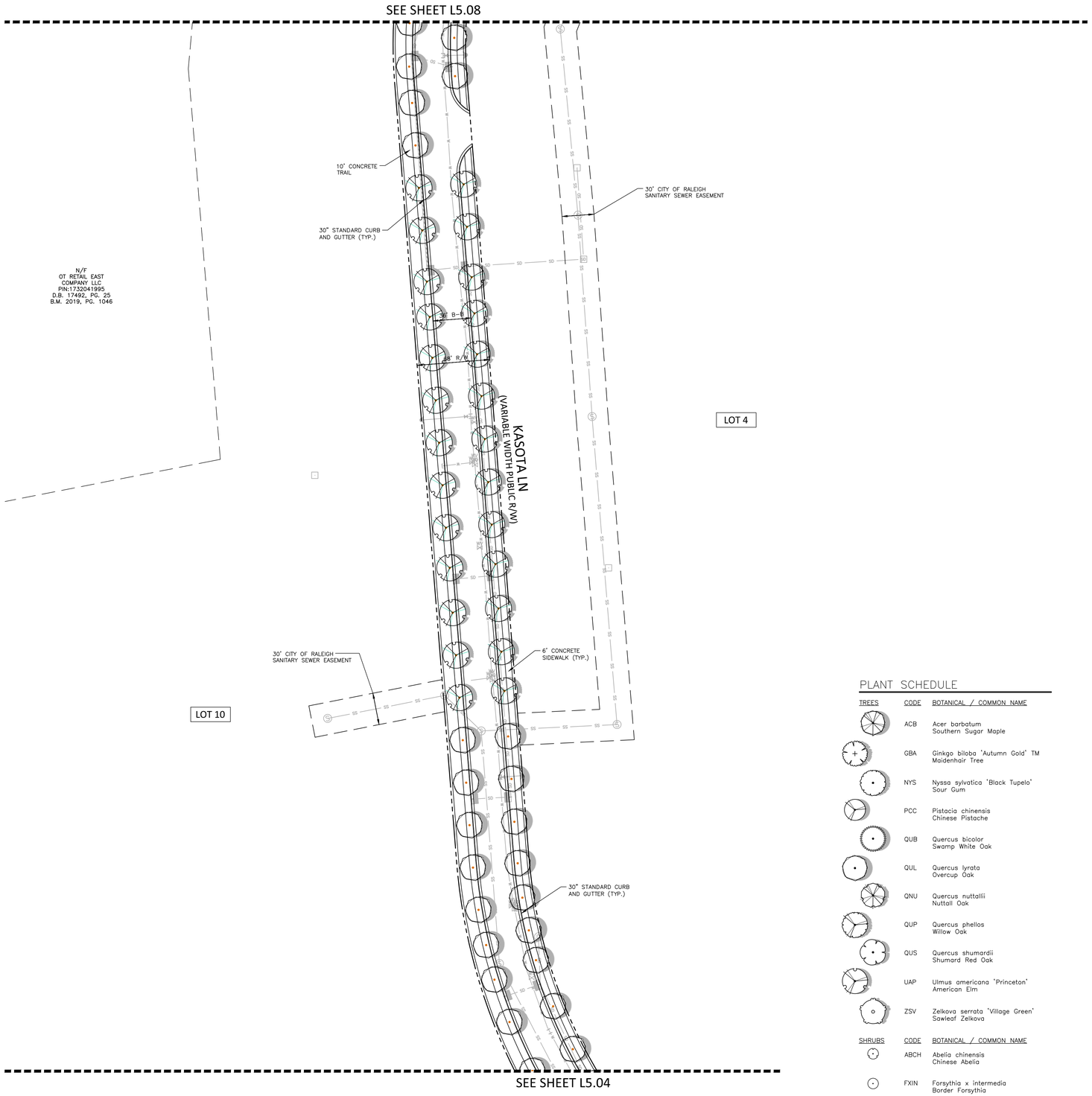
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CHECKED BY	SMD
DRAWN BY	CMV
SCALE	1"=50'
DATE	05. 06. 2019

SHEET

LANDSCAPE PLAN - AREA "G"

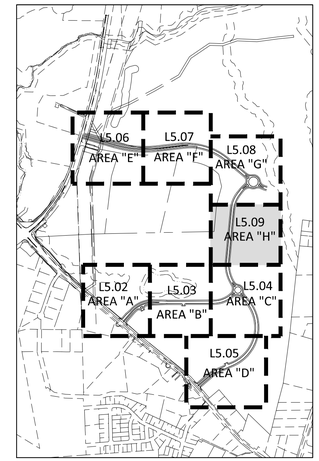
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SITE LEGEND

- SIGNAGE
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SHEET

LANDSCAPE PLAN - AREA "H"

L5.09

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