



Administrative Approval Action

Case File / Name: SUB-S-66-2018
OLD POOLE RD HABITAT SUBDIVISION

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

LOCATION: The 23.87 acre site is located on the north side of Old Poole Road, east of Bethel Road and west of Eva Mae Drive. It is zoned RX-3. The site address is 4419 Old Poole Road.

REQUEST: Development of a residential subdivision with 60 single family lots, 45 townhouse lots, and common area lots for tree conservation and amenity areas. Currently a detached house is on the site (to be demolished).

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** N/A

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated June 30, 2020 by Bass, Nixon and Kennedy, Inc..

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

General

1. The development plan shall be revised and must demonstrate compliance with UDO Section 8.3.3.A, where every lot shall have frontage on a public street. This includes all open and common area lots, particularly Open Lot 300 and those tree conservation areas which are to be on individual lots as currently depicted (TCA 500, TCA 501, and TCA 502). The revised plan shall include labels, dimensions and sizes of all lots and easements and a data table listing the number of lots with lot numbers, sizes, and type of lot (building lot or lot to be commonly owned by a homeowners association).

Engineering

2. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

Stormwater

3. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
4. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).



Administrative Approval Action

Case File / Name: SUB-S-66-2018
OLD POOLE RD HABITAT SUBDIVISION

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

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

Urban Forestry

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

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

<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant Required
<input checked="" type="checkbox"/>	Slope Easement Required
<input checked="" type="checkbox"/>	City Code Covenant Required

<input checked="" type="checkbox"/>	Sidewalk Easement Required
<input checked="" type="checkbox"/>	Utility Placement Easement Required

☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

General

1. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
2. The City Code Covenant shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document shall be provided to the City by the end of the next business day following the recordation of the final plat. Further recordings and building permits will be withheld if the recorded document is not provided to the City.

Engineering

3. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of this document is not provided, further recordings and building permit issuance will be withheld.



Administrative Approval Action

**Case File / Name: SUB-S-66-2018
OLD POOLE RD HABITAT SUBDIVISION**

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

4. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
5. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
6. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

General Condition

7. A demolition permit shall be issued and this building permit number shown on all maps for recording.

Public Utilities

8. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.
9. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.

Stormwater

10. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
11. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
12. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
13. The 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).
14. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).



Administrative Approval Action

Case File / Name: SUB-S-66-2018
OLD POOLE RD HABITAT SUBDIVISION

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

15. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

Urban Forestry

16. A public infrastructure surety for 170 street trees in the right-of-way is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

Public Utilities

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

Urban Forestry

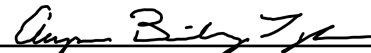
2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 77 street trees along Dedication Dr.; 46 street trees along Rock Ridge Rd.; 36 street trees along Donation Dr.; 11 street trees along Sponsors Dr.

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: September 23, 2023
Record at least ½ of the land area approved.

5-Year Sunset Date: September 23, 2025
Record entire subdivision.

I hereby certify this administrative decision.

Signed:  Date: 09/23/2020
Development Services Dir/Designee
Staff Coordinator: Daniel Stegall



Existing Boundary Line Table		
Line #	Length	Direction
L1	12.47'	N89°56'36.50"E
L2	294.33'	S89°35'46.62"W
L3	151.85'	S89°37'18.88"W
L4	497.04'	S89°36'43.80"E
L5	514.85'	S75°25'54"W
L6	296.55'	S46°49'31.13"W
L7	170.29'	S71°16'45.84"W
L8	215.78'	S73°48'42.36"W
L9	149.65'	N75°35'04.68"W
L10	269.70'	S73°47'17.65"W

Existing Boundary Line Table		
Line #	Length	Direction
L11	370.04'	S73°49'44.09"W
L12	51.84'	S39°37'18.52"W
L13	214.52'	N50°28'32.54"W
L14	258.68'	N35°27'35.60"E
L15	62.42'	N89°10'38.36"W
L16	380.53'	N175°27'37.33"E
L17	336.98'	N41°28'28.10"E

1. BUSH, MARY S
PIN: 1723-82-4243
REC: 0510616
DE: 0510614
ZONING: R-E
USE: SINGLE FAM
2. GARCIA, BRENDA G
PIN: 1723-82-2925
REC: 0510614
DE: 014865 P.O. 01565
ZONING: R-E
USE: SINGLE FAM
3. MOORE, ESTELLE MESSER
PIN: 1723-82-4243
REC: 0188340
DE: 0510614 P.O. 00087
ZONING: R-E
USE: COUNTRY
4. SPAD RALEIGH LLC
PIN: 1723-82-5807
REC: 0510614
DE: 015903 P.O. 02082
ZONING: R-E
USE: CLUB FHS
5. SPAD RALEIGH LLC
PIN: 1723-82-5811
REC: 0148650
DE: 015903 P.O. 02082
ZONING: R-E
USE: GOLF APT
6. PUBLIC SERVICE COMPANY
PIN: 1723-82-4246
REC: 0134802
DE: 0510614 P.O. 02035
ZONING: R-E
USE: RIGHT-OF-WAY
7. RALEIGH CITY OF
PIN: 1723-84-9089
REC: 0208600
DE: 013008 P.O. 02153
ZONING: R-E
USE: EXEMPT
8. RALEIGH CITY OF
PIN: 1723-84-8238
REC: 0208600
DE: 013008 P.O. 02153
ZONING: R-E
USE: EXEMPT
9. RALEIGH CITY OF
PIN: 1723-84-4140
REC: 0208600
DE: 013008 P.O. 02153
ZONING: R-E
USE: EXEMPT
10. TROTTER, CLAUDE R JR
PIN: 1723-82-3989
REC: 0062539
DE: 071703 P.O. 01407
ZONING: R-E
USE: VACANT

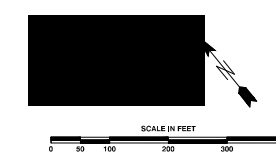
BNK EX TREE TYPE ABBREVIATIONS		
APPLE	AP	
ASH	AS	
BEECH	BE	
BLACK WALNUT	BW	
BURCHING OAK	BO	
BURROCK HOLLY	BH	
CEDAR	CE	
COTTONWOOD	CO	
CRABAPPLE	CA	
CHERRY	CH	
CYPRESS	CY	
DOGWOOD	DO	
ELM	EL	
GUM	GU	
HICKORY	HI	
HOLLY	HO	
IRONWOOD	IR	
LOCUST	LO	
MAGNOLIA	MA	
MAPLE	MA	
PEAR	PE	
PECAN	PE	
PERSEA	PE	
REDTIP	RT	
ROSE	RO	
RED OAK	RO	
REDWOOD	RW	
SOURWOOD	SW	
SWEETGUM	SG	
SYCAMORE	SY	
WHITE OAK	WO	
WHITE PINE	WP	
WILLOW	WI	
YELLOW	YA	

ANY EXISTING ON-SITE SEPTIC TANK SHALL BE ABANDONED PER WAKE COUNTY STANDARDS

NO WETLANDS EXIST ON-SITE

NO FLOODPLAINS EXIST ON-SITE

NOTE: ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH THE ACCEPTED POLICIES OF THE CITY OF RALEIGH AND NCDOT



BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
CERTIFICATION NUMBERS: NCELS (C-10), NCEBS (C-2087)

DATE	03-18-2018	PROGRESS	RAB	DRAWN BY	DATE	03-18-2018	COMMENTS	NO.	1	DESCRIPTION	NO.	1	REVISIONS
OVERALL EXISTING CONDITIONS PLAN													
SCALE: 1" = 100'													

SHEET C0.1
OLD POOLE ROAD HABITAT SUBDIVISION
4419 OLD POOLE ROAD
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

JOB NO.	DATE	DRAWN BY	
OVERALL LOT AND EASEMENT PLAN			
4	06-30-20	Corr COMMENTS	
3	05-07-20	Corr COMMENTS	
2	03-20-20	Corr COMMENTS	
1	06-26-19	Corr COMMENTS	
NO.	DATE	DESCRIPTION	
			REVISIONS

SCALE: 1" = 100'

CHK BY: MJB

SHEET
C1.0

BUSH, MARY S
PIN: 1723-83-8343
① REID: 0010616
DB: 2724 PG: 243
ZONING: R-6
USE: SINGLE FAM

GARCIA, BRENDA G
PIN: 1723-92-3925
② REID: 0016641
DB: 014865 PG: 01565
ZONING: R-6
USE: SINGLE FAM

MOORE, ESTELLE MESSER
 (3) PIN: 1723-93-6025
 REID: 0186340
 DB: 002331 PG: 00087
 ZONING: R-6

SP&D RALEIGH LLC
PIN: 1723-92-5807
REID: 0078114
DB: 015903 PG: 02082
ZONING: NX-3

SP&D RALEIGH LLC
PIN: 1723-92-8811
REID: 0438959
DIR: 015903 PG: 02082
ZONING: NX-3

USE: GRDN APT
PUBLIC SERVICE COMPANY
OF N C INC
PIN: 1733-03-0246
RDD: 0124602
DB: 003108 PG: 00205

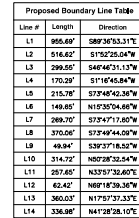
ZONING: CX-3
USE: RIGHT-OF-WAY
⑦ RALEIGH CITY OF
PIN: 1723-94-9089
REID: 0328900
DB: 013808 PG: 02153

ZONING: OX-3
 USE: EXEMPT
 ⑧ RALEIGH CITY OF
 PIN: 1723-94-8238
 REID: 0328901
 DB: 013808 PG: 02153

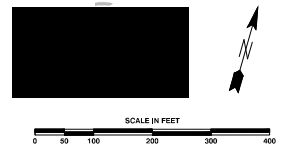
ZONING: OX-3
 USE: EXEMPT
 RALEIGH CITY OF
 PIN: 1723-94-4140
 REID: 0328905
 DB: 013808 PG: 02153

ZONING: OX-3
 USE: EXEMPT
 TROTTER, CLAUDE R JR
 PIN: 1723-83-7669
 REID: 0062539
 DB: 013103 DB: 01403

ZONING: R-8
USE: VACANT



SEE SHEET C1.2
SEE SHEET C1.3





Proposed Boundary Line Table		
Line #	Length	Direction
L1	955.69'	S89°36'53.31"W
L2	516.62'	S1°52'23.04"W
L3	299.55'	S46°46'31.15"W
L4	170.29'	S11°16'45.84"W
L5	215.78'	S73°48'42.36"W
L6	149.65'	N19°35'04.66"W
L7	269.70'	S73°47'17.60"W
L8	370.06'	S73°49'44.09"W
L9	40.94'	S39°37'18.52"W
L10	314.72'	N60°28'32.54"W
L11	257.65'	N33°57'32.60"E
L12	62.40'	N89°18'39.36"E
L13	260.03'	N17°57'37.35"E
L14	336.98'	N41°28'28.10"E

Line #	Length	Direction
L100	161.99'	S40°30'02"
L101	43.56'	S40°30'02"
L102	79.84'	S74°12'08"
L103	400.08'	S74°12'08"
L104	126.14'	S74°12'08"
L105	115.15'	S46°25'59"
L106	69.30'	S0°22'09"
L107	223.53'	S49°09'49"
L108	31.03'	N16°25'07"
L109	281.12'	N15°35'04"
L110	257.26'	N15°35'04"

Line #	Length	Direction
.111	231.62'	N40°50'10.63"
.112	35.65'	N40°50'10.63"
.113	156.29'	S50°28'32.54"
.114	119.83'	S50°28'32.54"
.115	221.50'	S39°31'27.46"
.116	335.73'	S74°12'06.38"
.117	81.64'	S15°47'51.62"
.118	132.85'	S34°49'09.81"

Curve #	Length	Radius
C101	96.93'	200.00'
C102	160.79'	200.00'
C103	129.68'	150.00'
C104	1.67'	229.50'
C105	211.84'	350.00'

SIGHT DISTANCE CALCULATIONS

Where: d =sight distance (ft)
 t_w =gap time (sec) $t_w=6.5$ sec
 $t_w=7.5$ sec
 v =design speed (mph)

Dedication Drive and Old Poole Road:
Right Turn (Looking Left):
Left Turn (Looking Right):

Dedication Drive and Ridge Rock Road:
Right Turn (Looking Left):
Left Turn (Looking Right):

Ridge Rock Road and Dedication Drives:
Right Turn (Looking Left):
Left Turn (Looking Right):

Donation Drive and Ridge Rock Road:
Right Turn (Looking Left):
Left Turn (Looking Right):

Donation Drive and Sponsors Drive:
Right Turn (Looking Left):

Left Turn (Looking Right):
Sponsors Drive and Dedication Drive:
Right Turn (Looking Left):
Left Turn (Looking Right):

4500 mob (Rated 45 mob)

$$d=1.47(50)(6.5)=478'$$
$$\begin{aligned} v &= 25 \text{ mph (Posted 25 mph)} \\ d &= 1.47(25)(6.5) = 239' \\ d &= 1.47(25)(7.5) = 276' \end{aligned}$$
$$d = 1.47(25)(6.5) = 239'$$
$$d = 1.47(25)(6.5) = 239'$$
$$v=25 \text{ mph (Posted 25 mph)}$$
$$d = 1.47(25)(6.5) = 239'$$
$$d = 1.47(25)(6.5) = 239'$$


SCALE IN FEET

60 90 120

Proposed Boundary Line Table	
------------------------------	--

$$d = 1.47(50)(6.5) = 478'$$

Proposed Boundary Line Table		
Line #	Length	Direction
L1	955.69'	S89°36'53.1"E
L2	516.62'	S152°25.04'W
L3	299.55'	S46°44'31.13"W
L4	170.29'	S1°16'45.84"W
L5	215.78'	S7°48'42.36"W
L6	148.65'	N15°35'04.66"W
L7	269.70'	S73°47'17.60"W
L8	37.006'	S7°49'44.09"W
L9	49.94'	S39°37'18.52"W
L10	314.72'	N60°28'32.54"W
L11	267.65'	N35°07'26.67"E
L12	62.42'	N69°18'39.36"E
L13	360.03'	N17°57'37.33"E
L14	336.98'	N41°28'28.10"E

Line #	Length	Direction
L100	181.29'	S40°30'02.47"
L101	43.56'	S40°30'02.47"
L102	79.84'	S74°12'08.38"
L103	400.08'	S74°12'08.38"
L104	126.14'	S74°12'08.38"
L105	115.15'	S48°25'59.94"
L106	69.30'	S02°20'09.95"
L107	223.53'	S48°09'49.37"
L108	31.03'	N16°25'47.55"
L109	281.12'	N15°35'04.66"
L110	257.26'	N15°35'04.66"

Road CL Line Table		
Line #	Length	Direction
L111	231.82'	N40°50'10.63"E
L112	35.65'	N40°50'10.63"E
L113	156.29'	S50°28'32.54"E
L114	119.83'	S50°28'32.54"E
L115	221.50'	S39°31'27.46"E
L116	335.73'	S74°12'08.38"E
L117	81.64'	S15°47'51.62"E
L118	132.85'	S34°49'09.81"E

Curve #	Length	Radius
C101	96.93'	200.00'
C102	160.79'	200.00'
C103	129.68'	150.00'
C104	1.67'	229.50'
C106	211.84'	360.00'

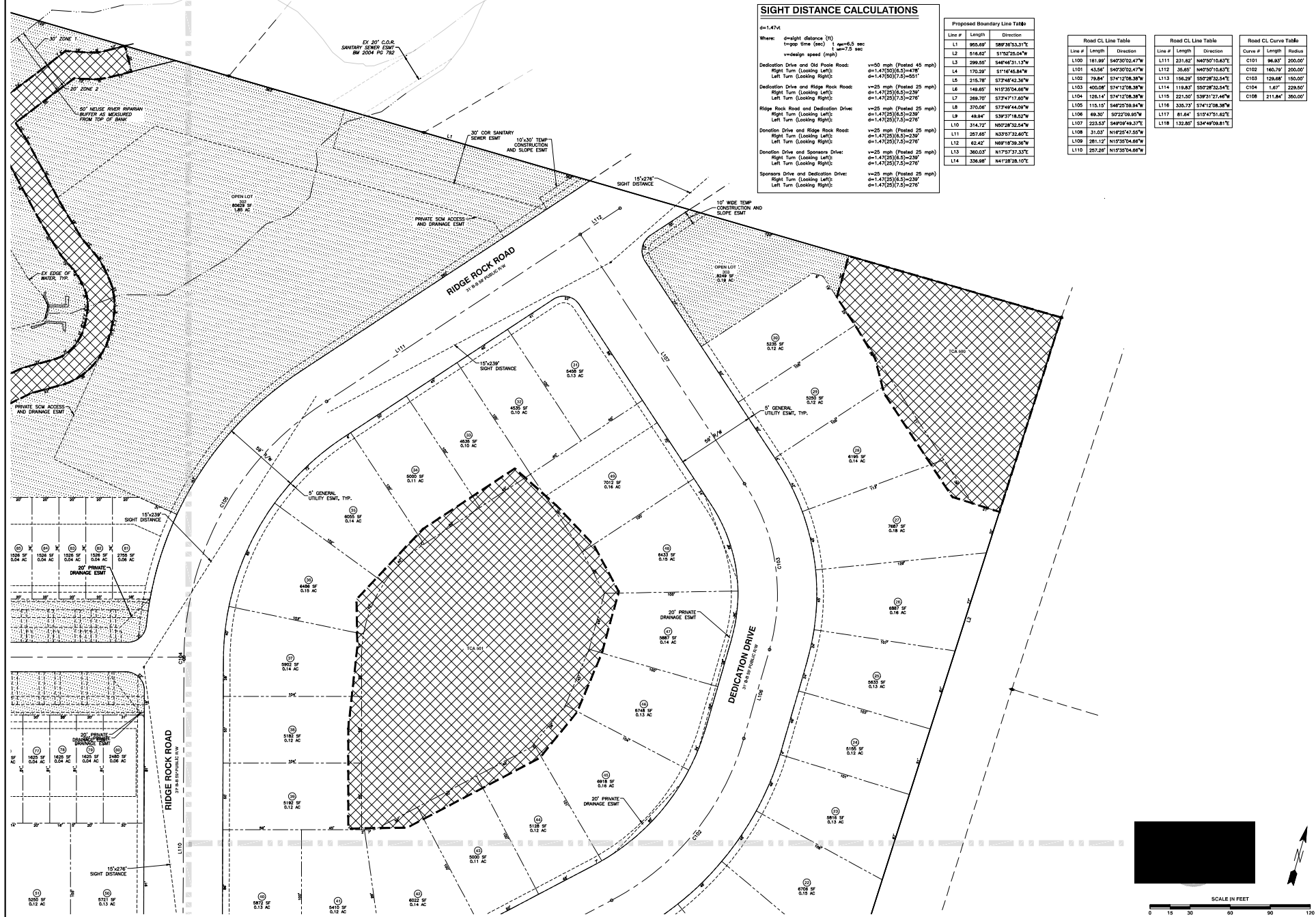
BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
TELEPHONE: (919)851-4422 FAX: (919)851-8968
CERTIFICATION NUMBERS: NCBELS (C-0110); NCBOLA (C-0267)

JOB NO.	DATE	DRAWN BY	CHK BY/ HDB
ENLARGED LOT - EASEMENT PLAN - NORTHEAST			
06-30-20			
3	06/30/20	COR COMMENTS	
RAB			
2	03-20-20	COR COMMENTS	
RAB			
1	06-24-19	COR COMMENTS	
RAB			
NO.	DATE	DESCRIPTION	BY
REVISIONS			

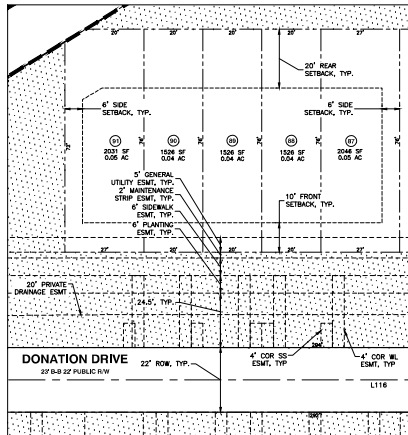
**OLD POOLE ROAD
HABITAT SUBDIVISION
4419 OLD POOLE ROAD
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA**

SHEET
C1.2

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION



CITY OF RALEIGH PROJECT NO. SUB-S-66-2018



SCALE: 1" = 20'

Curve #	Length	Radius
C101	96.93'	200.00'
C102	160.79'	200.00'
C103	129.68'	150.00'
C104	1.67'	229.50'
C108	211.84'	350.00'

 $d=1.47\mu$

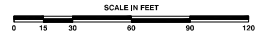
v=50 mph (Posted 45 mph)
d=1.47(50)(6.5)=478°
d=1.47(50)(7.5)=551°

v=25 mph (Posted 25 mph)
d=1.47(25)(6.5)=239°
d=1.47(25)(7.5)=276°

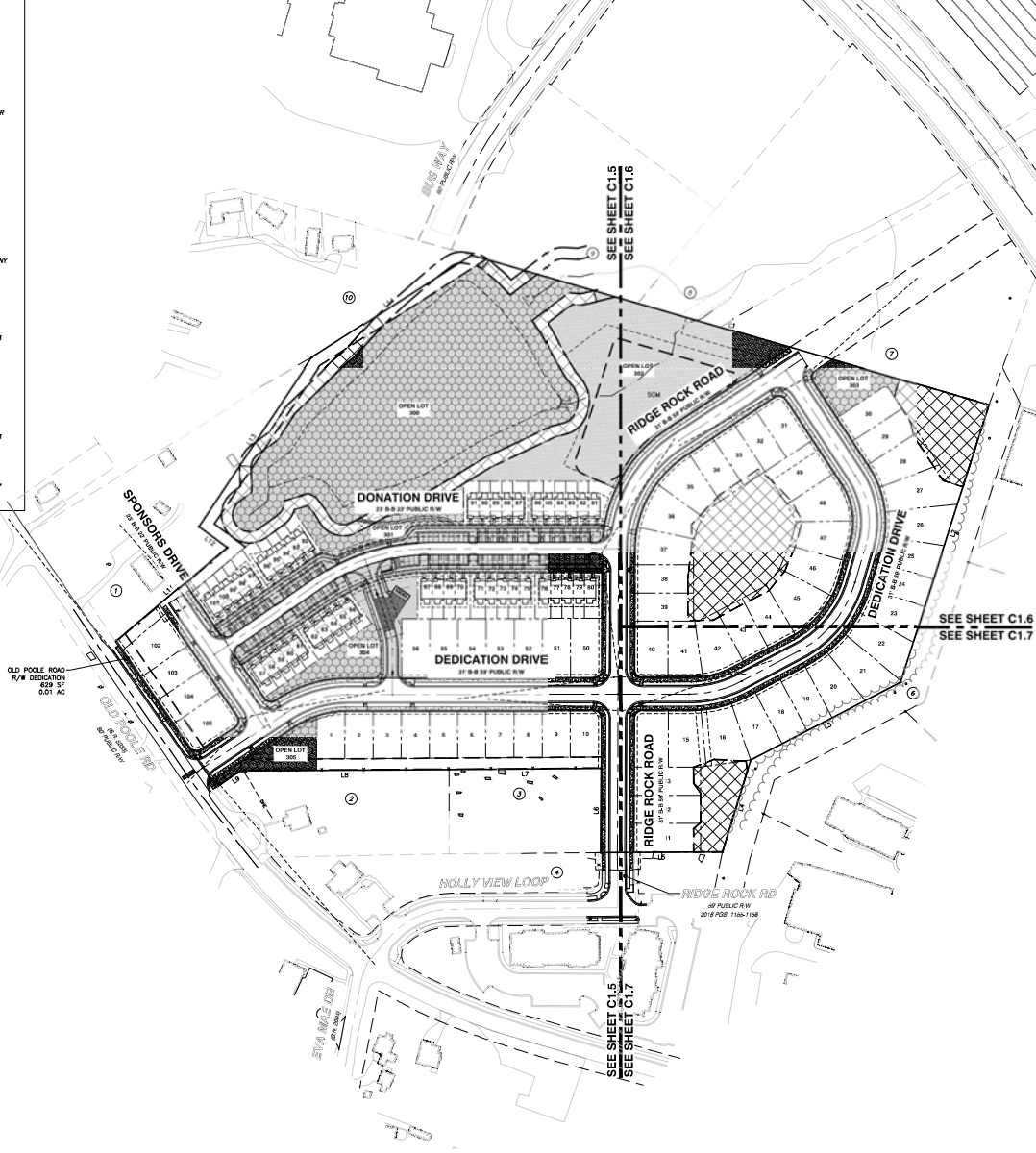
v=25 mph (Posted 25 mph)
d=1.47(25)(6.5)=239°
d=1.47(25)(7.5)=276°

v=25 mph (Posted 25 mph)
d=1.47(25)(6.5)=239°
d=1.47(25)(7.5)=276°

v=25 mph (Posted 25 mph)
d=1.47(25)(6.5)=239°
d=1.47(25)(7.5)=276°

**BNK**

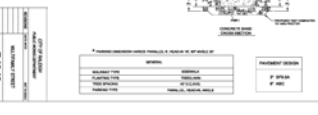
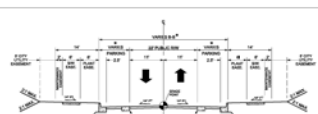
1. BUSH, MARY S
PIN: 1723-83-4343
REQ: 0210616
DB: 02749 PCD 245
ZONING: R-4
USE: SINGLE FAM
2. GARCIA, BRENDA G
PIN: 1723-83-4343
REQ: 0210616
DB: 02749 PCD 245
ZONING: R-4
USE: SINGLE FAM
3. MOORE, ESTELLE MESSER
PIN: 1723-83-4343
REQ: 0210616
DB: 02749 PCD 245
ZONING: R-4
USE: SINGLE FAM
4. SPAD RALEIGH LLC
PIN: 1723-83-4343
REQ: 0210616
DB: 02749 PCD 245
ZONING: R-4
USE: SINGLE FAM
5. SPAD RALEIGH LLC
PIN: 1723-83-4343
REQ: 0210616
DB: 02749 PCD 245
ZONING: R-4
USE: SINGLE FAM
6. PUBLIC SERVICE COMPANY OF N.C. INC.
PIN: 1723-83-4343
REQ: 0210616
DB: 02749 PCD 245
ZONING: R-4
USE: SINGLE FAM
7. RALEIGH CITY OF
PIN: 1723-83-4343
REQ: 0210616
DB: 02749 PCD 245
ZONING: R-4
USE: SINGLE FAM
8. RALEIGH CITY OF
PIN: 1723-83-4343
REQ: 0210616
DB: 02749 PCD 245
ZONING: R-4
USE: SINGLE FAM
9. RALEIGH CITY OF
PIN: 1723-83-4343
REQ: 0210616
DB: 02749 PCD 245
ZONING: R-4
USE: SINGLE FAM
10. TROTTER, CLAUDE R JR
PIN: 1723-83-4343
REQ: 0210616
DB: 02749 PCD 245
ZONING: R-4
USE: SINGLE FAM



Line #	Length	Direction
L1	950.60'	S89°35'53.31\"
L2	516.62'	S1°32'25.04\"W
L3	299.50'	S46°45'31.12\"W
L4	170.29'	S1°16'45.84\"W
L5	215.78'	S7°48'42.34\"W
L6	149.85'	N18°25'54.69\"W
L7	268.70'	S7°47'17.60\"W
L8	370.06'	S7°49'44.09\"W
L9	49.94'	S3°37'18.02\"W
L10	314.72'	N07°28'30.54\"W
L11	297.60'	N3°57'33.60\"E
L12	62.42'	N0°18'58.39\"W
L13	360.03'	N1°76'37.33\"E
L14	336.38'	N41°28'28.10\"E

AMENITY AREA CALCULATIONS
(FOR TOWNHOME UNITS ONLY)

NET SITE AREA (TOWNHOME AREA)	10.5 AC (457,400 SF)
AMENITY AREA REQUIRED (CODE)	1.00 AC (43,600 SF)
AMENITY AREA PROVIDED	4.33 AC (186,574 SF)
AMENITY AREA 1 = 0.28 AC (12,054 SF)	
AMENITY AREA 2 = 0.19 AC (8,249 SF)	
AMENITY AREA 3 = 0.22 AC (9,743 SF)	
AMENITY AREA 4 = 0.19 AC (8,487 SF)	
AMENITY AREA 5 = 3.45 AC (150,041 SF)	
TOTAL AREA = 4.33 AC (186,574 SF)	



GENERAL NOTES

1. ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH THE ACCEPTED POLICES OF THE CITY OF RALEIGH AND NCDC.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM MAP BY BASS, NIXON & KENNEDY, INC. DATED MARCH 15, 2019.
3. PROVIDE 30\"

SITE DATA

PROJECT NAME:	OLD POOLE ROAD HABITAT SUBDIVISION
PIN:	1723-83-4343
REAL ID NUMBER:	0048781
ADDRESS:	4419 OLD POOLE ROAD RALEIGH, NORTH CAROLINA
ZONING:	RX-3
USE:	SINGLE FAMILY EXISTING: SINGLE FAMILY AND RESIDENTIAL TOWNHOMES PROPOSED: SINGLE FAMILY AND RESIDENTIAL TOWNHOMES
SITE AREA (GROSS):	23.87 AC (1,039,800 SF)
DEDICATED R/W AREA: OLD POOLE ROAD	0.03 AC (1,314 SF)
SITE AREA (NET):	23.84 AC (1,038,486 SF)
DEDICATED R/W AREA: NET SITE AREA AFTER ROW DEDICATION	4.07 AC (177,463 SF) 19.77 AC (861,023 SF)
LOT AREA:	9.09 AC (396,211 SF)
TOWNHOME LOTS: (1.91 AC (83,266 SF))	
SINGLE FAMILY LOTS: (7.18 AC (312,945 SF))	
NUMBER OF LOTS:	45
TOWNHOME:	45
SINGLE-FAMILY:	100
TOTAL:	145

PARKING:	REQUIRED PER UDD SEC 7.1.2.0:	
UNITS: 45 - 3 BR UNITS @ 3 SPACES PER UNIT	135 SPACES	
VISITOR: 1 SPACE PER 10 UNITS = 4.5 SPACES	5 SPACES	
REQUIRED PARKING PER UDD SEC 7.1.2.2:	140 SPACES	
REQUIRED PER UDD SEC 7.1.4.8:		
UNITS: 45 UNITS @ 1 SPACE PER UNIT	45 SPACES	
VISITOR: 1 SPACE PER 10 UNITS = 4.5 SPACES	5 SPACES	
REQUIRED PARKING PER UDD SEC 7.1.4.8:	50 SPACES	
PROVIDED PARKING:	102 SPACES	

NOTE: MITIGATION MEASURES OUTLINED IN UDD SEC 7.1.2.0 ARE REQUIRED WHEN THE SURFACE PARKING PROVIDED TO SERVE A USE EXCEEDS 100% OF THE REQUIRED PARKING RATIO AS SPECIFIED IN SEC. 7.1.2.0. THE SITE PLAN DOES NOT MEET THE REQUIREMENT AND THEREFORE, MITIGATION MEASURES ARE NOT REQUIRED.

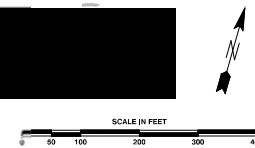
BI-CYCLE PARKING:	REQUIRED:	(1 SPACE PER 20 UNITS) 3 SPACES
PROVIDED:		(1 RACK = 2 SPACES; 2 RACKS PROVIDED) 4 SPACES

BUILD-TO CALCULATIONS
FOR FRONT BUILDING FACADE
FOR TOWNHOME UNITS ONLY
(MEASURED AS CHORD DISTANCES AT R.O.W.)

PRIMARY STREET NAME:	DONATION DRIVE
PRIMARY STREET FRONTAGE (NORTH SIDE)	703 LF
LESS OPEN SPACE/STREAM BUFFERS	237 LF
ADJUSTED STREET FRONTAGE	466 LF
BUILDING FACADE WITHIN BUILD-TO	420 LF
PERCENTAGE OF FACADE WITHIN BUILD-TO	90%
PRIMARY STREET FRONTAGE (SOUTH SIDE)	690 LF
BUILDING FACADE WITHIN BUILD-TO	480 LF
PERCENTAGE OF FACADE WITHIN BUILD-TO	70%

LEGEND

- OPEN LOT
- AMENITY AREA
- TREE CONSERVATION AREA (TCA)



BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 200, RALEIGH, NC 27607
(919) 876-1000 FAX (919) 876-1001
CERTIFICATION NUMBERS: NCEELS (C-110), NCESLS (C-2007)

NO.	DATE	DESCRIPTION	BY	REVISIONS
1	08-20-20	CON COMMENTS	RAB	
2	08-20-20	CON COMMENTS	RAB	
3	08-20-20	CON COMMENTS	RAB	
4	08-20-20	CON COMMENTS	RAB	

OVERALL SITE PLAN

SCALE: 1" = 100'

CWK BY: RAB

SHEET C1.4

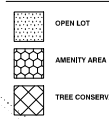
OLD POOLE ROAD
HABITAT SUBDIVISION
4419 OLD POOLE ROAD
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

BASS, NIXON & KENNEDY, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY OTHER PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF BASS, NIXON & KENNEDY, INC.

TRAFFIC CONTROL NOTES

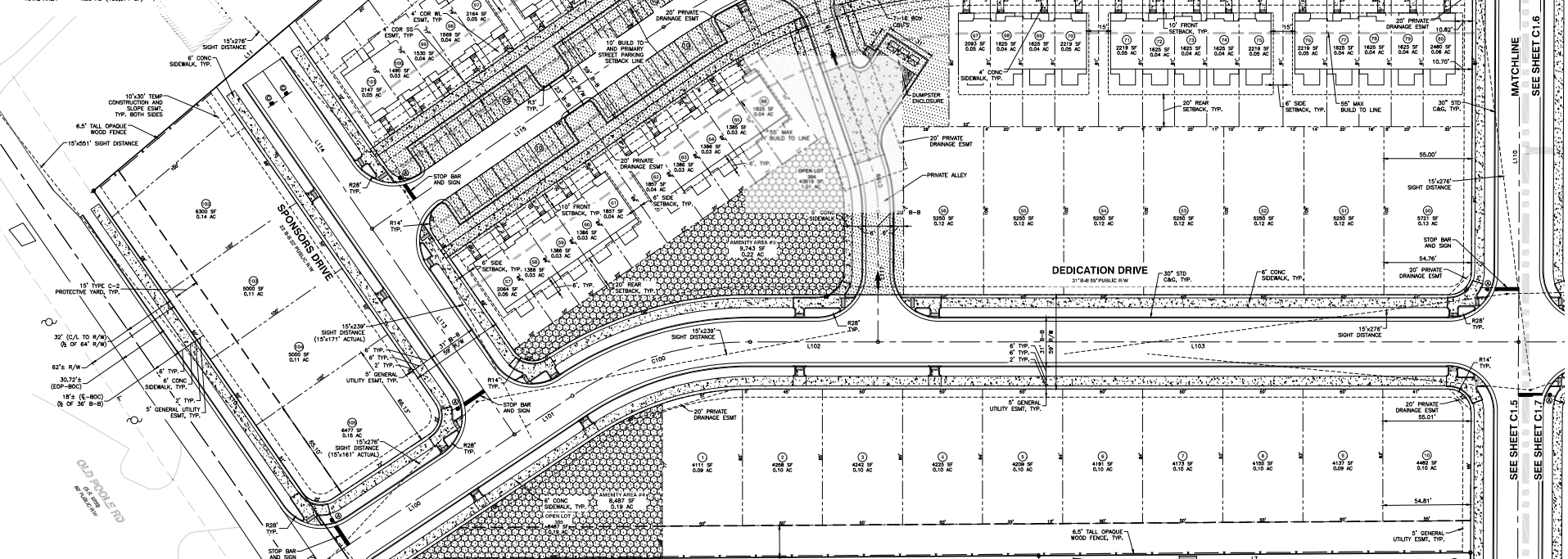
- ALL SITE SIGNAGE SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NC DOT STANDARDS.
- ALL SIGNS SHALL BE MOUNTED WITH 5'-FT MIN. VERTICAL CLEARANCE TO THE BOTTOM OF THE SIGN ON 2.0 GALVANIZED STEEL U-CORNER POST SET IN 3" DEEP x 12" DIA. CONCRETE FOOTING.
- ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MUTCD AND NC DOT STANDARDS AND THE SPECIFICATIONS.
- ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC TYPE EXCEPT FOR PARKING SPACE WHICH MAY BE THERMOPLASTIC OR AUTO-RESIN TYPE PAINT.

LEGEND



AMENITY AREA CALCULATIONS (FOR TOWNHOME UNITS ONLY)

NET SITE AREA (TOWNHOME AREA) 10.5 AC (457,400 SF)
AMENITY AREA REQUIRED (10%) 1.05 AC (45,740 SF)
AMENITY AREA PROVIDED 1.05 AC (45,740 SF)
AMENITY AREA 1 = 0.28 AC (12,094 SF)
AMENITY AREA 2 = 0.19 AC (8,249 SF)
AMENITY AREA 3 = 0.22 AC (9,743 SF)
AMENITY AREA 4 = 0.19 AC (8,249 SF)
AMENITY AREA 5 = 0.17 AC (7,381 SF)
TOTAL AREA = 4.05 AC (176,716 SF)



SITE DATA

PROJECT NAME: OLD POOLE ROAD HABITAT SUBDIVISION
PARCEL: 1723-93-6543
REAL ID NUMBER: 004781
ADDRESS: 4419 OLD POOLE ROAD, RALEIGH, NORTH CAROLINA
ZONING: RX-3
USE: EXISTING PROVIDED: SINGLE FAMILY AND RESIDENTIAL TOWNHOMES
DEDICATED R/W AREA: 23.87 AC (1,039,800 SF)
SITE AREA (GROSS): 0.03 AC (1,114 SF)
SITE AREA (NET): 23.84 AC (1,038,886 SF)
DEDICATED R/W AREA: 4.07 AC (177,463 SF)
NET SITE AREA AFTER ROW DEDICATION: 19.77 AC (861,233 SF)
LOT AREA: 420 SF
TOWNHOME LOTS: (1.91 AC (83,286 SF))
SINGLE FAMILY LOTS: (7.18 AC (312,445 SF))
NUMBER OF LOTS: 45
TOWNHOMES: 80
SINGLE-FAMILY: 100
TOTAL: 180

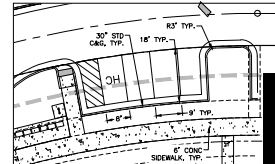
135 SPACES
5 SPACES
140 SPACES
45 SPACES
5 SPACES
50 SPACES
102 SPACES

REQUIRED PER LOT SEC. 7.1.2.C
UNITS 45 = 3 BR UNITS @ 3 SPACES PER UNIT
VISITOR: 1 SPACE PER 10 UNITS = 4.5 SPACES
REQUIRED PARKING PER LOT SEC. 7.1.2.C
REQUIRED PER LOT SEC. 7.1.4.B
UNITS 45 UNITS @ 1 SPACE PER UNIT
VISITOR: 1 SPACE PER 10 UNITS = 4.5 SPACES
REQUIRED PARKING PER LOT SEC. 7.1.4.B

PROVIDED PARKING:
NOTE: MITIGATION MEASURES OUTLINED IN UDD SEC. 7.1.2.D ARE REQUIRED "WHEN THE SURFACE PARKING PROVIDED TO SERVE A USE EXCEEDS 150% OF THE REQUIRED PARKING RATIO AS SPECIFIED IN SEC. 7.1.2.C. THE SITE PLAN DOES NOT MEET THE REQUIREMENT AND THEREFORE, MITIGATION MEASURES ARE NOT REQUIRED."

BICYCLE PARKING:
REQUIRED: (1 SPACE PER 20 UNITS) 3 SPACES
PROVIDED: (1 RACK = 2 SPACES; 2 RACKS PROVIDED) 4 SPACES

Line #	Length	Direction
L1	855.69'	S89°25'53.31"E
L2	514.62'	S1°27'25.04"W
L3	289.55'	S44°46'31.13"W
L4	170.29'	S11°16'45.84"W
L5	215.78'	S72°48'42.36"W
L6	149.85'	N10°30'54.66"W
L7	289.70'	S72°47'16.07"W
L8	370.08'	S72°48'44.09"W
L9	48.94'	S33°37'18.52"W
L10	314.22'	N02°28'32.54"W
L11	255.85'	N03°57'52.05"E
L12	82.42'	N68°12'36.35"E
L13	380.05'	N1°57'57.33"E
L14	336.98'	N41°28'26.10"E



TOWNHOME PARKING ENLARGEMENT

SCALE: 1" = 20'



Road CL Line Table	Road CL Line Table	Road CL Curve Table																																																																																	
<table><tr><th>Line #</th><th>Length</th><th>Direction</th></tr><tr><td>L101</td><td>161.89'</td><td>S40°30'02.47"W</td></tr><tr><td>L102</td><td>43.56'</td><td>S40°30'02.47"W</td></tr><tr><td>L103</td><td>78.84'</td><td>S74°12'08.36"W</td></tr><tr><td>L104</td><td>405.08'</td><td>S74°12'08.36"W</td></tr><tr><td>L105</td><td>126.14'</td><td>S74°12'08.36"W</td></tr><tr><td>L106</td><td>115.15'</td><td>S40°30'02.47"W</td></tr><tr><td>L107</td><td>69.20'</td><td>S02°28'32.54"W</td></tr><tr><td>L108</td><td>223.53'</td><td>S40°30'02.47"W</td></tr><tr><td>L109</td><td>31.03'</td><td>N16°22'47.36"W</td></tr><tr><td>L110</td><td>281.12'</td><td>N10°30'54.66"W</td></tr><tr><td>L111</td><td>537.26'</td><td>N10°30'54.66"W</td></tr></table>	Line #	Length	Direction	L101	161.89'	S40°30'02.47"W	L102	43.56'	S40°30'02.47"W	L103	78.84'	S74°12'08.36"W	L104	405.08'	S74°12'08.36"W	L105	126.14'	S74°12'08.36"W	L106	115.15'	S40°30'02.47"W	L107	69.20'	S02°28'32.54"W	L108	223.53'	S40°30'02.47"W	L109	31.03'	N16°22'47.36"W	L110	281.12'	N10°30'54.66"W	L111	537.26'	N10°30'54.66"W	<table><tr><th>Line #</th><th>Length</th><th>Direction</th></tr><tr><td>L111</td><td>231.62'</td><td>S40°30'02.47"W</td></tr><tr><td>L112</td><td>35.85'</td><td>S40°30'02.47"W</td></tr><tr><td>L113</td><td>156.28'</td><td>S02°28'32.54"W</td></tr><tr><td>L114</td><td>119.87'</td><td>S02°28'32.54"W</td></tr><tr><td>L115</td><td>221.55'</td><td>S02°28'32.54"W</td></tr><tr><td>L116</td><td>332.73'</td><td>S74°12'08.36"W</td></tr><tr><td>L117</td><td>81.64'</td><td>S10°30'54.66"W</td></tr><tr><td>L118</td><td>132.85'</td><td>S34°46'31.13"W</td></tr></table>	Line #	Length	Direction	L111	231.62'	S40°30'02.47"W	L112	35.85'	S40°30'02.47"W	L113	156.28'	S02°28'32.54"W	L114	119.87'	S02°28'32.54"W	L115	221.55'	S02°28'32.54"W	L116	332.73'	S74°12'08.36"W	L117	81.64'	S10°30'54.66"W	L118	132.85'	S34°46'31.13"W	<table><tr><th>Curve #</th><th>Length</th><th>Radius</th></tr><tr><td>C101</td><td>96.93'</td><td>200.00'</td></tr><tr><td>C102</td><td>186.79'</td><td>200.00'</td></tr><tr><td>C103</td><td>129.68'</td><td>150.00'</td></tr><tr><td>C104</td><td>1.67'</td><td>229.50'</td></tr><tr><td>C108</td><td>211.84'</td><td>350.00'</td></tr></table>	Curve #	Length	Radius	C101	96.93'	200.00'	C102	186.79'	200.00'	C103	129.68'	150.00'	C104	1.67'	229.50'	C108	211.84'	350.00'
Line #	Length	Direction																																																																																	
L101	161.89'	S40°30'02.47"W																																																																																	
L102	43.56'	S40°30'02.47"W																																																																																	
L103	78.84'	S74°12'08.36"W																																																																																	
L104	405.08'	S74°12'08.36"W																																																																																	
L105	126.14'	S74°12'08.36"W																																																																																	
L106	115.15'	S40°30'02.47"W																																																																																	
L107	69.20'	S02°28'32.54"W																																																																																	
L108	223.53'	S40°30'02.47"W																																																																																	
L109	31.03'	N16°22'47.36"W																																																																																	
L110	281.12'	N10°30'54.66"W																																																																																	
L111	537.26'	N10°30'54.66"W																																																																																	
Line #	Length	Direction																																																																																	
L111	231.62'	S40°30'02.47"W																																																																																	
L112	35.85'	S40°30'02.47"W																																																																																	
L113	156.28'	S02°28'32.54"W																																																																																	
L114	119.87'	S02°28'32.54"W																																																																																	
L115	221.55'	S02°28'32.54"W																																																																																	
L116	332.73'	S74°12'08.36"W																																																																																	
L117	81.64'	S10°30'54.66"W																																																																																	
L118	132.85'	S34°46'31.13"W																																																																																	
Curve #	Length	Radius																																																																																	
C101	96.93'	200.00'																																																																																	
C102	186.79'	200.00'																																																																																	
C103	129.68'	150.00'																																																																																	
C104	1.67'	229.50'																																																																																	
C108	211.84'	350.00'																																																																																	

BUILD-TO CALCULATIONS FOR FRONT BUILDING FACADE FOR TOWNHOME UNITS ONLY (MEASURED AS CHORD DISTANCES AT R.O.W.)

PRIMARY STREET FRONTAGE (NORTH SIDE) 703 LF
LESS OPEN SPACE/STREAM BUFFERS 237 LF
ADJUSTED STREET FRONTAGE 466 LF
BUILDING FACADE WITHIN BUILD-TO 420 LF
PERCENTAGE OF FACADE WITHIN BUILD-TO 90%
PRIMARY STREET FRONTAGE (SOUTH SIDE) 690 LF
BUILDING FACADE WITHIN BUILD-TO 480 LF
PERCENTAGE OF FACADE WITHIN BUILD-TO 70%

BANK

BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 200, RALEIGH, NC 27607
CERTIFICATION NUMBER: NCES-101-10000 (C-2087)

DATE	PROGRESS	DATE	PROGRESS
03-18-21	PROGRESS	03-18-21	PROGRESS
03-18-21	PROGRESS	03-18-21	PROGRESS

NO.	DATE	DESCRIPTION	BY
1	03-18-21	CONTRACT COMMENTS	RAH
2	03-18-21	CONTRACT COMMENTS	RAH
3	03-18-21	CONTRACT COMMENTS	RAH
4	03-18-21	CONTRACT COMMENTS	RAH

NO.	DATE	DESCRIPTION	BY
1	03-18-21	CONTRACT COMMENTS	RAH
2	03-18-21	CONTRACT COMMENTS	RAH
3	03-18-21	CONTRACT COMMENTS	RAH
4	03-18-21	CONTRACT COMMENTS	RAH

NO.	DATE	DESCRIPTION	BY
1	03-18-21	CONTRACT COMMENTS	RAH
2	03-18-21	CONTRACT COMMENTS	RAH
3	03-18-21	CONTRACT COMMENTS	RAH
4	03-18-21	CONTRACT COMMENTS	RAH

NO.	DATE	DESCRIPTION	BY
1	03-18-21	CONTRACT COMMENTS	RAH
2	03-18-21	CONTRACT COMMENTS	RAH
3	03-18-21	CONTRACT COMMENTS	RAH
4	03-18-21	CONTRACT COMMENTS	RAH

NO.	DATE	DESCRIPTION	BY
1	03-18-21	CONTRACT COMMENTS	RAH
2	03-18-21	CONTRACT COMMENTS	RAH
3	03-18-21	CONTRACT COMMENTS	RAH
4	03-18-21	CONTRACT COMMENTS	RAH

NO.	DATE	DESCRIPTION	BY
1	03-18-21	CONTRACT COMMENTS	RAH
2	03-18-21	CONTRACT COMMENTS	RAH
3	03-18-21	CONTRACT COMMENTS	RAH
4	03-18-21	CONTRACT COMMENTS	RAH

NO.	DATE	DESCRIPTION	BY
1	03-18-21	CONTRACT COMMENTS	RAH
2	03-18-21	CONTRACT COMMENTS	RAH
3	03-18-21	CONTRACT COMMENTS	RAH
4	03-18-21	CONTRACT COMMENTS	RAH

NO.	DATE	DESCRIPTION	BY
1	03-18-21	CONTRACT COMMENTS	RAH
2	03-18-21	CONTRACT COMMENTS	RAH
3	03-18-21	CONTRACT COMMENTS	RAH
4	03-18-21	CONTRACT COMMENTS	RAH

NO.	DATE	DESCRIPTION	BY
1	03-18-21	CONTRACT COMMENTS	RAH
2	03-18-21	CONTRACT COMMENTS	RAH
3	03-18-21	CONTRACT COMMENTS	RAH
4	03-18-21	CONTRACT COMMENTS	RAH

NO.	DATE	DESCRIPTION	BY
1	03-18-21	CONTRACT COMMENTS	RAH
2	03-18-21	CONTRACT COMMENTS	RAH
3	03-18-21	CONTRACT COMMENTS	RAH
4	03-18-21	CONTRACT COMMENTS	RAH

NO.	DATE	DESCRIPTION	BY
1	03-18-21	CONTRACT COMMENTS	RAH
2	03-18-21	CONTRACT COMMENTS	RAH
3	03-18-21	CONTRACT COMMENTS	RAH
4	03-18-21	CONTRACT COMMENTS	RAH

NO.	DATE	DESCRIPTION	BY
1	03-18-21	CONTRACT COMMENTS	RAH
2	03-18-21	CONTRACT COMMENTS	RAH
3	03-18-21	CONTRACT COMMENTS	RAH
4	03-18-21	CONTRACT COMMENTS	RAH

NO.	DATE	DESCRIPTION	BY
1	03-18-21	CONTRACT COMMENTS	RAH
2	03-18-21	CONTRACT COMMENTS	RAH
3	03-18-21	CONTRACT COMMENTS	RAH
4	03-18-21	CONTRACT COMMENTS	RAH

NO.	DATE	DESCRIPTION	BY
1	03-18-21	CONTRACT COMMENTS	RAH
2	03-18-21	CONTRACT COMMENTS	RAH
3	03-18-21	CONTRACT COMMENTS	RAH
4	03-18-21	CONTRACT COMMENTS	RAH

NO.	DATE	DESCRIPTION	BY
1	03-18-21	CONTRACT COMMENTS	RAH
2	03-18-21	CONTRACT COMMENTS	RAH
3	03-18-21	CONTRACT COMMENTS	RAH
4	03-18-21	CONTRACT COMMENTS	RAH

NO.	DATE	DESCRIPTION	BY
1	03-18-21	CONTRACT COMMENTS	RAH
2	03-18-21	CONTRACT COMMENTS	RAH
3	03-18-21	CONTRACT COMMENTS	RAH
4	03-18-21	CONTRACT COMMENTS	RAH

NO.	DATE	DESCRIPTION	BY
1	03-18-21	CONTRACT COMMENTS	RAH
2	03-18-21	CONTRACT COMMENTS	RAH
3	03-18-21	CONTRACT COMMENTS	RAH
4	03-18-21	CONTRACT COMMENTS	RAH

NO.	DATE	DESCRIPTION	BY
1	03-18-21	CONTRACT COMMENTS	RAH
2	03-18-21	CONTRACT COMMENTS	RAH
3	03-18-21	CONTRACT COMMENTS	RAH
4	03-18-21	CONTRACT COMMENTS	RAH

NO.	DATE	DESCRIPTION	BY
1	03-18-21	CONTRACT COMMENTS	RAH
2	03-18-21	CONTRACT COMMENTS	RAH
3	03-18-21	CONTRACT COMMENTS	RAH
4	03-18-21	CONTRACT COMMENTS	RAH

NO.	DATE	DESCRIPTION	BY
1	03-18-21	CONTRACT COMMENTS	RAH
2	03-18-21	CONTRACT COMMENTS	RAH
3	03-18-21	CONTRACT COMMENTS	RAH
4	03-18-21	CONTRACT COMMENTS	RAH

NO.	DATE	DESCRIPTION	BY
1	03-18-21	CONTRACT COMMENTS	RAH
2	03-18-21	CONTRACT COMMENTS	RAH
3	03-18-21	CONTRACT COMMENTS	RAH
4	03-18-21	CONTRACT COMMENTS	RAH

NO.	DATE	DESCRIPTION	BY
1	03-18-21	CONTRACT COMMENTS	RAH
2	03-18-21	CONTRACT COMMENTS	RAH
3	03-18-21	CONTRACT COMMENTS	RAH
4	03-18-21	CONTRACT COMMENTS	RAH

NO.	DATE	DESCRIPTION	BY
1	03-18-21	CONTRACT COMMENTS	RAH
2	03-18-21	CONTRACT COMMENTS	RAH
3	03-18-21	CONTRACT COMMENTS	RAH
4	03-18-21	CONTRACT COMMENTS	RAH

NO.	DATE	DESCRIPTION	BY
1	03-18-21	CONTRACT COMMENTS	RAH
2	03-18-21	CONTRACT COMMENTS	RAH
3	03-18-21	CONTRACT COMMENTS	RAH
4	03-18-21	CONTRACT COMMENTS	RAH

NO.	DATE	DESCRIPTION	BY
1	03-18-21	CONTRACT COMMENTS	RAH
2	03-18-21	CONTRACT COMMENTS	RAH
3	03-18-21	CONTRACT COMMENTS	RAH
4	03-18-21	CONTRACT COMMENTS	RAH

NO.	DATE	DESCRIPTION	BY
1	03-18-21	CONTRACT COMMENTS	RAH
2	03-18-21	CONTRACT COMMENTS	RAH
3	03-18-21	CONTRACT COMMENTS	RAH
4	03-18-21	CONTRACT COMMENTS	RAH

NO.	DATE	DESCRIPTION	BY
1	03-18-21	CONTRACT COMMENTS	RAH
2	03-18-21	CONTRACT COMMENTS	RAH
3	03-18-21	CONTRACT COMMENTS	RAH
4	03-18-21	CONTRACT COMMENTS	RAH

NO.	DATE	DESCRIPTION	BY
1	03-18-21	CONTRACT COMMENTS	RAH
2	03-18-21	CONTRACT COMMENTS	RAH
3	03-18-21	CONTRACT COMMENTS	RAH
4	03-18-21	CONTRACT COMMENTS	RAH

NO.	DATE	DESCRIPTION	BY
1	03-18-21	CONTRACT COMMENTS	RAH
2	03-18-21	CONTRACT COMMENTS	RAH
3	03-18-21	CONTRACT COMMENTS	RAH
4	03-18-21	CONTRACT COMMENTS	RAH

NO.	DATE	DESCRIPTION	BY
1	03-18-21	CONTRACT COMMENTS	RAH
2	03-18-21	CONTRACT COMMENTS	RAH
3	03-18-21	CONTRACT COMMENTS	RAH
4	03-18-21	CONTRACT COMMENTS	RAH

NO.	DATE	DESCRIPTION	BY
1	03-18-21	CONTRACT COMMENTS	RAH
2	03-18-21	CONTRACT COMMENTS	RAH
3	03-18-21	CONTRACT COMMENTS	RAH
4	03-18-21	CONTRACT COMMENTS	RAH

NO.	DATE	DESCRIPTION	BY
1	03-18-21	CONTRACT COMMENTS	RAH
2	03-18-21	CONTRACT COMMENTS	RAH
3	03-18-21	CONTRACT COMMENTS	RAH
4	03-18-21	CONTRACT COMMENTS	RAH

NO.	DATE	DESCRIPTION	BY
1	03-18-21	CONTRACT COMMENTS	RAH
2	03-18-21	CONTRACT COMMENTS	RAH
3	03-18-21	CONTRACT COMMENTS	RAH
4	03-18-21	CONTRACT COMMENTS	RAH

NO.	DATE	DESCRIPTION	BY
1	03-18-21	CONTRACT COMMENTS	RAH
2	03-18-21	CONTRACT COMMENTS	RAH
3	03-18-21	CONTRACT COMMENTS	RAH
4	03-18-21	CONTRACT COMMENTS	RAH

NO.	DATE	DESCRIPTION	BY
1	03-18-21	CONTRACT COMMENTS	RAH
2	03-18-21	CONTRACT COMMENTS	RAH
3	03-18-21	CONTRACT COMMENTS	RAH
4	03-18-21	CONTRACT COMMENTS	RAH

NO.	DATE	DESCRIPTION	BY
1	03-18-21	CONTRACT COMMENTS	RAH
2	03-18-21	CONTRACT COMMENTS	RAH
3	03-18-21	CONTRACT COMMENTS	RAH
4	03-18-21	CONTRACT COMMENTS	RAH

NO.	DATE	DESCRIPTION	BY
1	03-18-21	CONTRACT COMMENTS	RAH
2	03-18-21	CONTRACT COMMENTS	RAH
3	03-18-21	CONTRACT COMMENTS	RAH
4	03-18-21	CONTRACT COMMENTS	RAH

NO.	DATE	DESCRIPTION	BY
1	03-18-21	CONTRACT COMMENTS	RAH
2	03-18-21	CONTRACT COMMENTS	RAH
3	03-18-21	CONTRACT COMMENTS	RAH
4	03-18-21	CONTRACT COMMENTS	RAH

NO.	DATE	DESCRIPTION	BY
1	03-18-21	CONTRACT COMMENTS	RAH
2	03-18-21	CONTRACT COMMENTS	RAH
3	03-18-21	CONTRACT COMMENTS	RAH
4	03-18-21	CONTRACT COMMENTS	RAH

NO.	DATE	DESCRIPTION	BY
1	03-18-21	CONTRACT COMMENTS	RAH
2	03-18-21	CONTRACT COMMENTS	RAH
3	03-18-21	CONTRACT COMMENTS	RAH
4	03-18-21	CONTRACT COMMENTS	RAH

NO.	DATE	DESCRIPTION	BY
1	03-18-21	CONTRACT COMMENTS	RAH
2	03-18-21	CONTRACT COMMENTS	RAH
3	03-18-21	CONTRACT COMMENTS	RAH
4	03-18-21	CONTRACT COMMENTS	RAH

NO.	DATE	DESCRIPTION	BY
1	03-18-21	CONTRACT COMMENTS	RAH
2	03-18-21	CONTRACT COMMENTS	RAH
3	03-18-21	CONTRACT COMMENTS	RAH
4	03-18-21	CONTRACT COMMENTS	RAH

NO.	DATE	DESCRIPTION	BY
1	03-18-21	CONTRACT COMMENTS	RAH
2	03-18-21	CONTRACT COMMENTS	RAH
3	03-18-21	CONTRACT COMMENTS	RAH
4	03-18-21	CONTRACT COMMENTS	RAH

NO.	DATE	DESCRIPTION	BY
1	03-18-21	CONTRACT COMMENTS	RAH
2	03-18-21	CONTRACT COMMENTS	RAH
3	03-18-21	CONTRACT COMMENTS	RAH
4	03-18-21	CONTRACT COMMENTS	RAH

NO.	DATE	DESCRIPTION	BY
1	03-18-21	CONTRACT COMMENTS	RAH
2	03-18-21	CONTRACT COMMENTS	RAH

Road CL Line Table		
Line #	Length	Direction
L100	161.99'	S40°30'02.47"W
L101	43.56'	S40°30'02.47"W
L102	79.84'	S74°12'08.38"W
L103	400.06'	S74°12'08.38"W
L104	128.14'	S74°12'08.38"W
L105	115.15'	S46°25'59.94"W
L106	69.30'	S02°22'09.95"W
L107	223.53'	S49°09'49.37"E
L108	31.03'	N16°25'47.55"W
L109	281.12'	N15°35'04.66"W
L110	257.26'	N15°35'04.66"W

Line #	Length	Direction
L111	231.62'	N40°50'10.63"E
L112	35.66'	N40°50'10.63"E
L113	156.29'	S50°28'32.54"E
L114	119.83'	S50°28'32.54"E
L115	221.50'	S39°31'27.46"W
L116	335.73'	S74°12'08.38"W
L117	81.84'	S15°07'51.62"E
L118	132.85'	S34°49'09.81"E

Road CL Curve Table		
Curve #	Length	Radius
C101	96.93'	200.00'
C102	160.79'	200.00'
C103	129.68'	150.00'
C104	1.67'	229.50'
C108	211.84'	350.00'

Proposed Boundary Line Table		
Line #	Length	Direction
L1	955.69'	S89°36'53.1"E
L2	516.62'	N15°25'25.04"E
L3	299.55'	S45°46'31.1"E
L4	170.29'	N1°16'45.84"E
L5	215.78'	S73°46'42.36"E
L6	149.85'	N15°30'04.66"E
L7	269.70'	S73°47'11.6"E
L8	370.06'	S73°49'44.05"E
L9	49.94'	S39°35'18.52"E
L10	314.72'	N50°28'32.54"E
L11	257.85'	N35°57'32.62"E
L12	62.42'	N69°18'39.36"E
L13	360.03'	N15°75'37.33"E
L14	336.98'	N41°28'26.1"E

- | ALL SITE SIGNAGE SHALL BE ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NCODOT STANDARDS. | | | | | |
|--|-------------|--|-------|--|--|
| | MUTCD | SIZE | | | |
| ① STOP | R-1 | 24"x24" | | | |
| ② ACCESSIBLE PARKING TEMPORARY BARRIERS | R-7A(VO) | REFER TO DETAIL SEE DETAIL T10.28 (SHEET C5) | | | |
| ALL SIGNS SHALL BE MOUNTED WITH 5'-0" MIN. VERTICAL CLEARANCE TO THE SIGN OR THE SIGN ON A 5'-0" MIN. STEEL U-CCHANNEL POST SET IN 3' NIP DEEP x 12IN DIA. CONCRETE FOOTING. | | | | | |
| ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MUTCD AND NCOT STANDARDS AND THE PROJECT SPECIFICATIONS. | | | | | |
| MARKING | NCODOT STD. | SIZE | COLOR | | |
| PARKING LINES | 105.08 | STD. | WHITE | | |
| DIRECTIONAL ARROWS | 105.08 | STD. | WHITE | | |
| "ONE WAY" ARROW LANE | 105.09 | STD. | WHITE | | |
| HIGH-VISIBILITY CROSSWALK | 105.07 | STD. | WHITE | | |
| STREET NAME CROSSWALK | 105.07 | STD. | WHITE | | |
| STOP BAR | 105.01 | STD. | WHITE | | |
| EDGE LINE | 105.01 | 4IN | WHITE | | |
| LANE DIVIDER | 105.01 | 4IN | WHITE | | |
| PAVEMENT MARKINGS SHALL BE THERMOPLASTIC TYPE EXCEPT FOR PARKING SPACE WHICH MAY BE THERMOPLASTIC OR ALKYLID-NET RESIN | | | | | |

SITE DATA

PROJECT NAME: OLD POOLE ROAD HABITAT SUBDIVISION

PIN: 1723-83-6543

REAL ID NUMBER: 0046781

ADDRESS: 4419 OLD POOLE ROAD
RALEIGH, NORTH CAROLINA

ZONING: R-X-3

USE: SINGLE FAMILY
COSTING: SINGLE FAMILY AND RESIDENTIAL TOWNHOMES
PROPOSED: SINGLE FAMILY AND RESIDENTIAL TOWNHOMES

SITE AREA (A/ROSS): 2.87 AC (1,230,800 SF)

DEDICATED R/W POOLE ROAD 0.03 AC (1,114 SF)

SITE AREA (A/NET): 2.84 AC (1,238,686 SF)

NET SITE AREA W/OUT ROW DEDICATION: 2.87 AC (1,278,996 SF)

10.77 AC (461,163 SF)

LOT AREA: 0.09 AC (398,211 SF)

TOWNHOME LOTS (1.81 AC @ 83,256 SF)

545 LOTS (1.18 AC @ 133,945 SF)

NUMBER OF LOTS: 545

TOWNHOMES: 46

SINGLE-FAMILY: 66

TOTAL: 105

PARKING: REQUIRED PER SUDS CHAP. 7.1.2.0:

UNITS = 4 3 BR UNITS & 3 SPACES PER UNIT 130 SPACES

UNITS = 45 SINGLE UNITS & 1 SPACE PER UNIT 45 SPACES

VEHICLE = 100 VEHICLES PER 10 UNITS = 4.5 SPACES PER UNIT 450 SPACES

REQUIRED PER SUDS CHAP. 7.1.4.0:

UNITS = 45 SINGLE UNITS & 1 SPACE PER UNIT 45 SPACES

VEHICLE = 1 SPACE PER 10 UNITS = 4.5 SPACES PER UNIT 45 SPACES

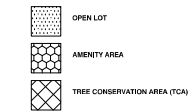
UNITS = 45 SINGLE UNITS & 1 SPACE PER UNIT 45 SPACES

PROVIDED PARKING: 102 SPACES

NOTE: MITIGATION MEASURES OUTLINED IN SUDS CHAP. 7.1.2.0 ARE REQUIRED WHEN THE SURFACE PARKING PROVIDED TO SERVE A USE EXCEEDS THE TOTAL OF THE REQUIRED PARKING RATIO AS SPECIFIED IN SUDS CHAP. 7.1.2.0. THE SITE PLAN DOES NOT MEET THE REQUIREMENTS AND THEREFORE, MITIGATION MEASURES ARE NOT REQUIRED.

BICYCLE PARKING: REQUIRED: 1 (BACK = 3 SPACES) 1 (SPACE PER 20 UNITS) 3 SPACES

LEGEND

**AMENITY AREA CALCULATIONS
(FOR TOWNHOME UNITS ONLY)**

NET SITE AREA (TOWNHOME AREA)
AMENITY AREA REQUIRED (10%)
AMENITY AREA PROVIDED

AMENITY AREA 1	= 0.26 AC	(12,054 SF)
AMENITY AREA 2	= 0.19 AC	(8,249 SF)
AMENITY AREA 3	= 0.22 AC	(9,743 SF)
AMENITY AREA 4	= 0.19 AC	(8,487 SF)
AMENITY AREA 5	= 3.44 AC	(150,041 SF)
<u>TOTAL AREA</u>	<u>= 4.33 AC</u>	<u>(188,574 SF)</u>

**BUILD-TO CALCULATIONS
FOR FRONT BUILDING FACADE
FOR TOWNHOME UNITS ONLY**
(MEASURED AS CHORD DISTANCES AT R.O.W.)

PRIMARY STREET NAME	DONATION DRIVE
PRIMARY STREET FRONTAGE (NORTH SIDE)	703 LF
LESS OPEN SPACE/STREAM BUFFERS	237 LF
ADJUSTED STREET FRONTAGE	466 LF
BUILDING FACADE WITHIN BUILD-TO	420 LF
PERCENTAGE OF FACADE WITHIN BUILD-TO	90%
PRIMARY STREET FRONTAGE (SOUTH SIDE)	690 LF
BUILDING FACADE WITHIN BUILD-TO	480 LF
PERCENTAGE OF FACADE WITHIN BUILD-TO	70%

ASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
3310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
TELEPHONE: (919)851-4422 FAX: (919)851-8968
IDENTIFICATION NUMBERS: NCBELS (C-0110); NCBOLA (C-0267)

02-10601	PROGRESS	RAB
JOB NO.	DATE	DRAWN BY
ENLARGED SITE		
PLAN - NORTHEAST		
4	06-30-20	Cor COMMENTS
3	06-07-20	Cor COMMENTS
2	03-30-20	Cor COMMENTS
1	06-07-19	Cor COMMENTS
NO.	DATE	DESCRIPTION
CHK BY: MD8		
SCALE: 1" = 30'		

**OLD POOLE ROAD
HABITAT SUBDIVISION
4419 OLD POOLE ROAD
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA**

SHEET
C1.6

COMMENTS	RAB
COMMENTS	RAB
COMMENTS	RAB
COMMENTS	RAB
DESCRIPTION	BY

03-18081	PROGRESS	RAB
JOB NO.	DATE	DRAWN BY

**ENLARGED UTILITY
PLAN - WEST**

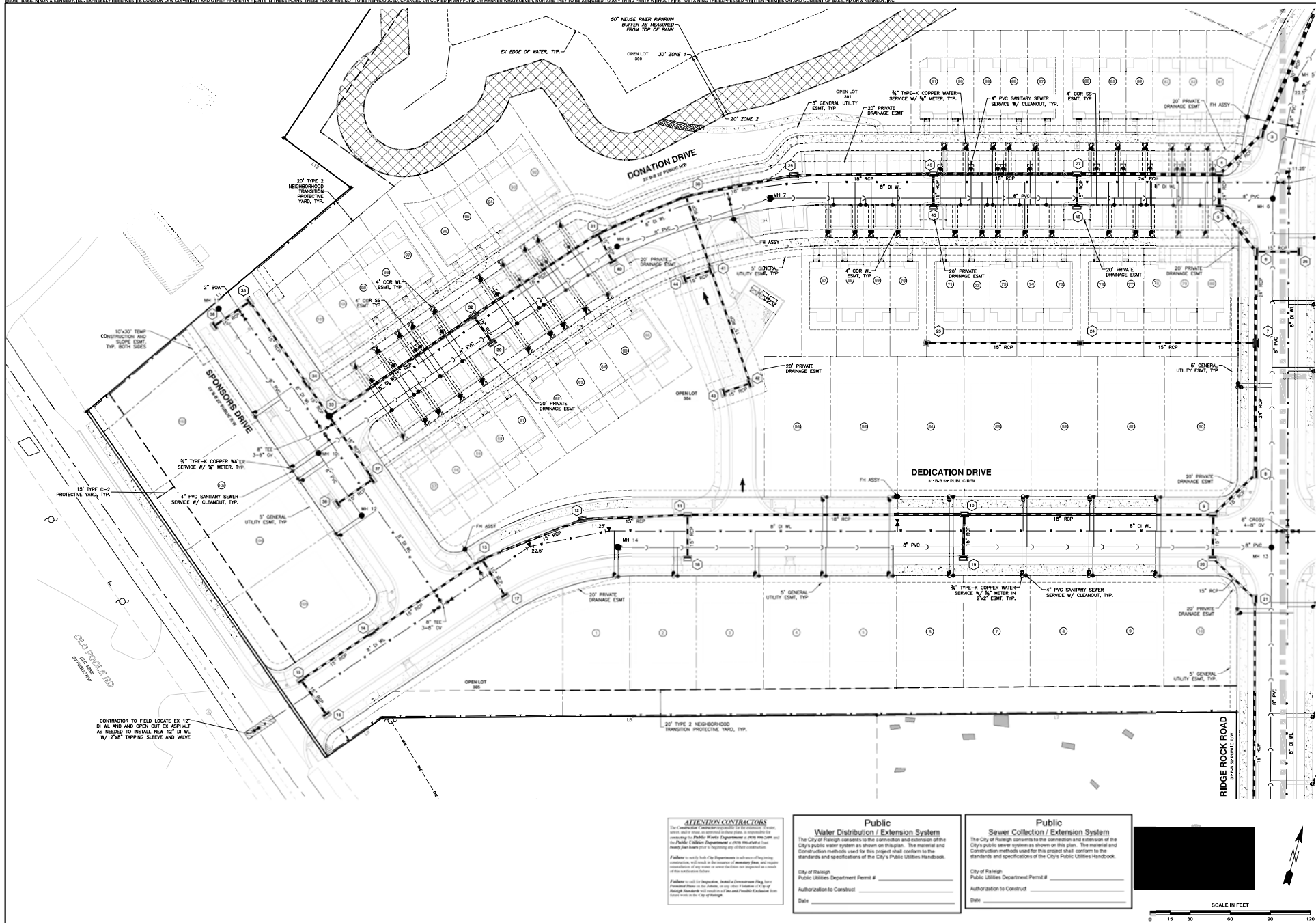
SCALE: 1" = 30'

POOLE ROAD
AT SUBDIVISION
OLD POOLE ROAD
WAKE COUNTY, NORTH CAROLINA

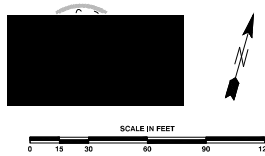
OL
HAB
441
CITY OF RA

SHEIN C2:

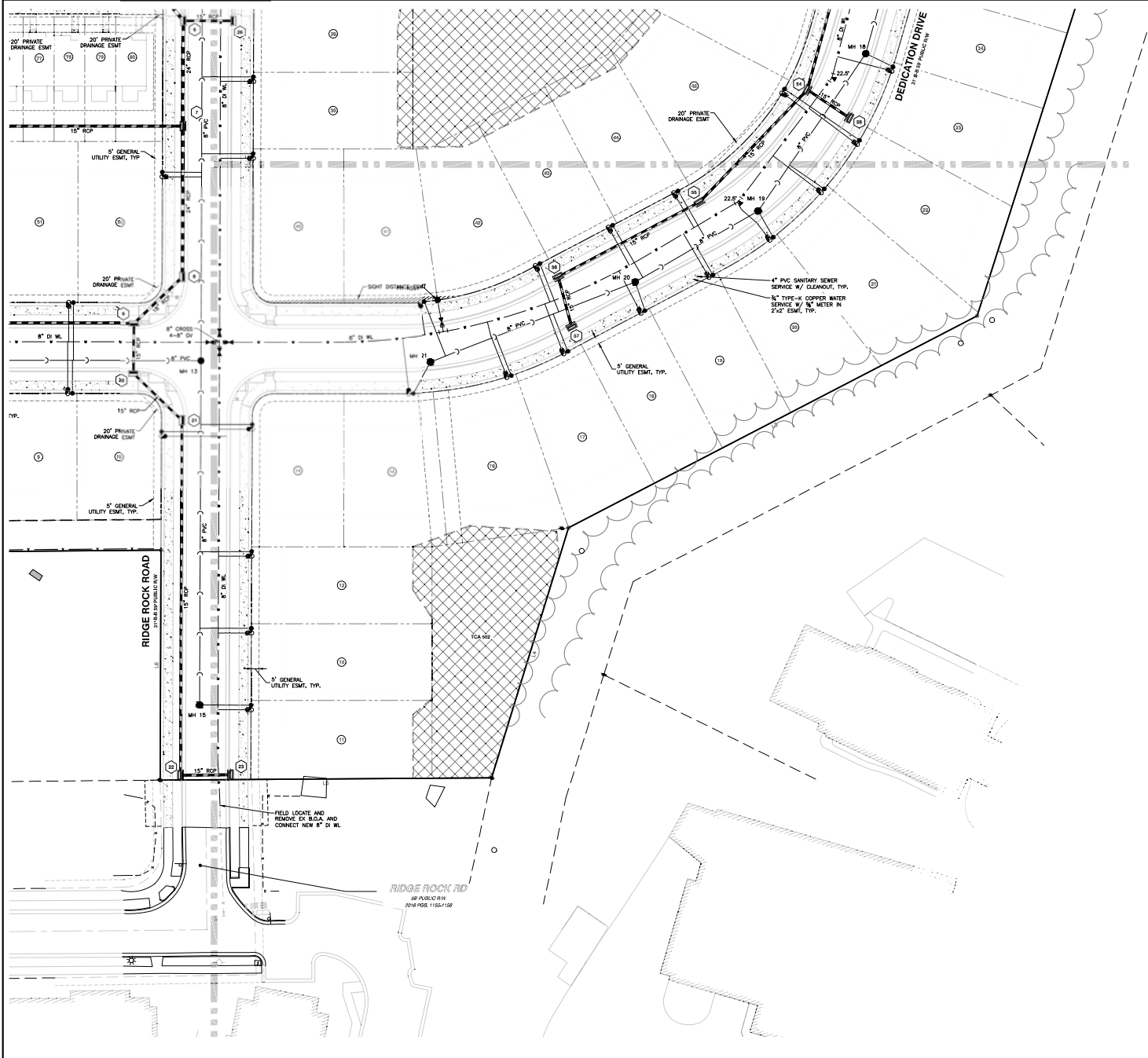
08 [REDACTED] CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA



CITY OF RALEIGH PROJECT NO. SUB-S-66-2018

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

2018 BASS, NIXON & KENNEDY, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF BASS, NIXON & KENNEDY, INC.



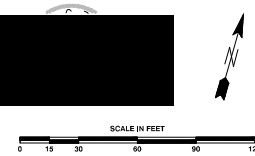
ATTENTION CONTRACTORS
The City of Raleigh has approved these plans for construction. It is the responsibility of the contractor to verify the accuracy of the information shown on these plans. The contractor shall be responsible for obtaining all necessary permits and for obtaining all necessary approvals from the City of Raleigh. The contractor shall be responsible for obtaining all necessary approvals from the City of Raleigh. The contractor shall be responsible for obtaining all necessary approvals from the City of Raleigh.

Public Water Distribution / Extension System
The City of Raleigh consents to the connection and extension of the City's public water system as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.

City of Raleigh
Public Utilities Department Permit # _____
Authorization to Construct _____
Date _____

Public Sewer Collection / Extension System
The City of Raleigh consents to the connection and extension of the City's public sewer system as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.

City of Raleigh
Public Utilities Department Permit # _____
Authorization to Construct _____
Date _____



BNK

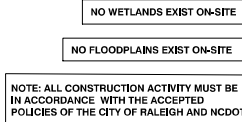
BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
919.886.1234 FAX 919.886.1235
CERTIFICATION NUMBERS: NCEBS (C-110), NCESBS (C-2087)

NO.	DATE	DESCRIPTION	BY
1	06-26-18	PLAN - SOUTHEAST	CRK BY: BMB
2	06-26-18	PLAN - SOUTHEAST	CRK BY: BMB
3	06-26-18	PLAN - SOUTHEAST	CRK BY: BMB
4	06-26-18	PLAN - SOUTHEAST	CRK BY: BMB


OLD POOLE ROAD
HABITAT SUBDIVISION
4419 OLD POOLE ROAD
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

SHEET C2.3

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

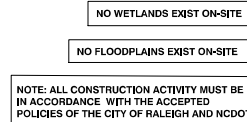


SCALE IN FEET



0 25 50 100 150 200

3 NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION



NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

