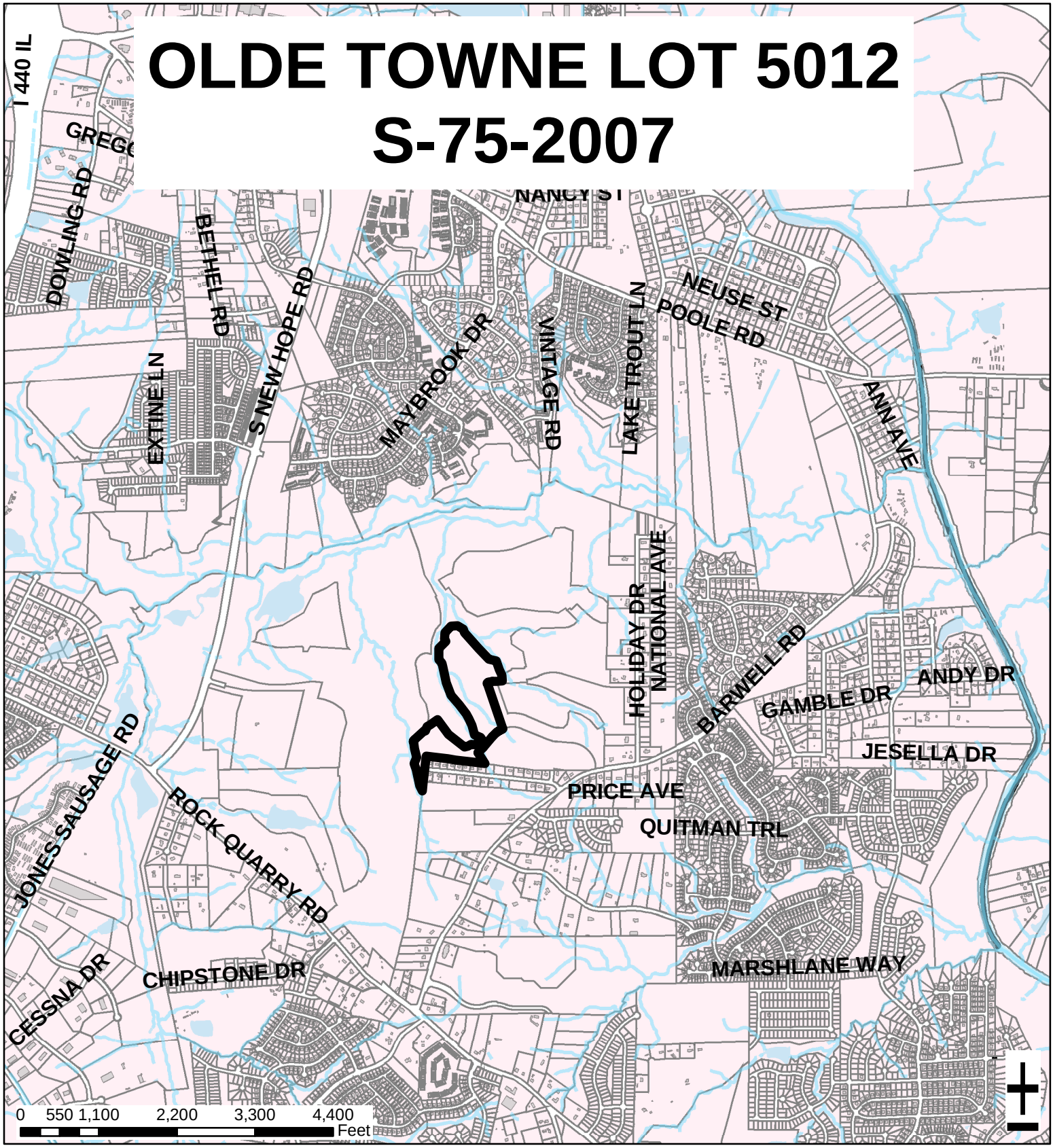
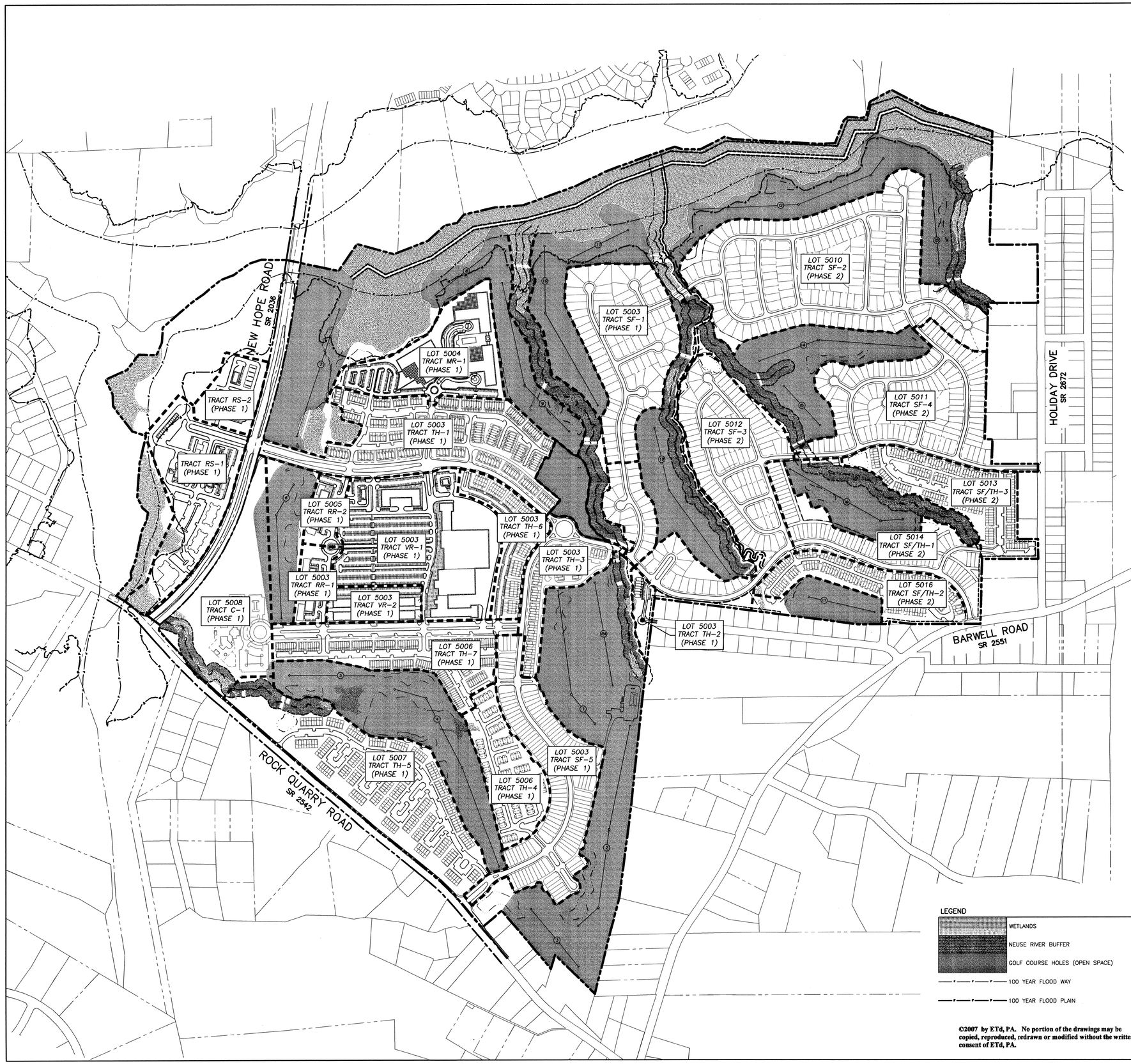
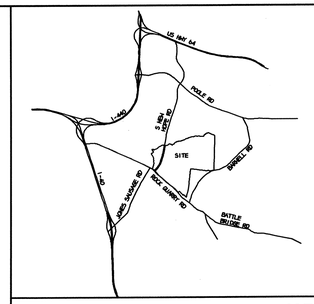
OLDE TOWNE LOT 5012
S-75-2007



Zoning:	**R-6 CUD, PDD**	Acres:	**27.21**
Planning		Number of Lots:	**120**
District:	**Southeast**	Planner:	**Jacque Baker**
CAC:	**Southeast**	Phone:	**(919) 516-2630**
Drainage		Applicant Contact:	**Elam Todd d'Ambrosi**
Basin:	**Walnut Creek**	Phone:	**(919) 481-2021**





VICINITY MAP N.T.S.

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ELAM, TODD, d'AMBROSI

URBAN PLANNING _ LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING • LAND USE CONSULTING

ROBBINS & ASSOCIATES INTERNATIONAL

GOLF COURSE DESIGN • MASTER PLANNING • CONSTRUCTION MANAGEMENT
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MORRISVILLE, NORTH CAROLINA 27560
USA
OFFICE 919.481.2021
FAX 919.481.2773
EMAIL etd@etdpa.com

PRELIMINARY NOT FOR CONSTRUCTION

OLDE TOWNE

OVERALL SUBDIVISION PLAN

CLIENT

OLDE TOWNE COMPANY, LLC
5810 CAMEO GLASS WAY
RALEIGH, NC 27612
(330) 590-8014
CONTACT: ROCKY KEIM
EMAIL: Rkeim59@adelphia.net

LANDSCAPE/ENGINEER

ELAM TODD d'AMBROSI
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TRAFFIC ENGINEER

KIMLEY HORN
3001 WESTON PARKWAY
CARY, NC 27513
(919) 677-2062
CONTACT: TODD EDWARDS
EMAIL: Todd.edwards@kimleyhorn.com

GENERAL NOTES:

1. BOUNDARY SURVEY INFORMATION WAS PROVIDED BY STALLINGS SURVEYING ON 4-8-2005.
2. TOPOGRAPHIC SURVEY INFORMATION WAS TAKEN FROM DIGITAL FILES PROVIDED BY KENNETH CLOSE SURVEYING ON 4-18-2006.
3. GOLF COURSE HOLES AND CART PATH TO BE SUBMITTED AS PART OF A SEPARATE APPROVAL PROCESS.
4. WETLAND AND NEUSE RIVER IMPACTS HAVE BEEN APPROVED BY DWQ ON JULY, 5 2006, PROJECT # 06-0447.

OPEN SPACE AREA

TREE SAVE AREA:	83.7 AC	13.9%
GOLF COURSE CORRIDOR:	148.6 AC	24.7%
TOTAL:	232.2 AC	38.6%

OPEN SPACE NOTES:

1. AS PER THE APPROVED PDD (MP-01-2003), THE MINIMUM REQUIRED OPEN SPACE SHALL BE NO LESS THAN 16%.
2. ADDITIONAL OPEN SPACE MAY BE DEDICATED ON A PER TRACT BASIS

SITE SUMMARY	
PROPERTY OWNER:	OLDE TOWNE COMPANY, LLC
TOTAL ACRES:	620.9 AC
CURRENT ZONING:	R-6 CUD, MP-1-03

LEGEND

WETLANDS
NEUSE RIVER BUFFER
GOLF COURSE HOLES (OPEN SPACE)
100 YEAR FLOOD WAY
100 YEAR FLOOD PLAIN

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0 350 700 1050
SCALE: HORIZONTAL 1" = 350'

Drawn By: BMH PP: PM
Checked By: AH PM: BN
Date: 9-20-07 SM: AH
Proj#: 2609014

Revisions

SHEET
C-01

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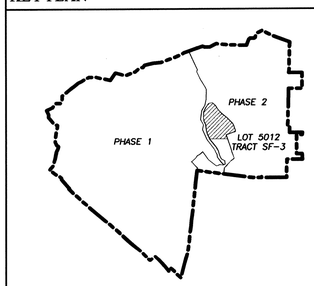
KEY PLAN



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4. SEE SHEET CD-01 FOR TYPICAL ROADWAY SECTIONS.
5. ALL MATERIALS AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OF RALEIGH, NCDOT, U.S. ARMY CORPS OF ENGINEERS, AND NCDENR STANDARDS AND SPECIFICATIONS.

SITE DATA TABLE

PROPERTY OWNER:	OLDE TOWNE COMPANY, LLC
PROPERTY ADDRESS:	2680 HOLIDAY DRIVE
	RALEIGH NC, 27610
PROPERTY LOT NUMBER	5012
LOT PIN NUMBER:	1732.09-25-3288
CURRENT ZONING:	CUD R-6, MP-1-03
A. GROSS ACRES	27.21 AC
B. PROPOSED USE	SINGLE FAMILY RESIDENTIAL
C. TOTAL UNITS	120 UNITS
D. AVERAGE LOT SIZE	5,689 SF
E. MINIMUM LOT SIZE	4,000 SF
F. AVERAGE LOT WIDTH	41 FEET
G. BUILDING SETBACKS:	
FRONT YARD SETBACK	18 FEET
REAR YARD SETBACK	5 FEET
SIDE YARD SETBACK	5 FEET
CORNER SIDE YARD SETBACK	10 FEET
H. LINEAR FOOTAGE OF PUBLIC STREETS	5,814 LF

LEGEND

- TREE SAVE AREA
- ENCROACHMENT OF SIGHT DISTANCE TRIANGLE OUT OF THE RIGHT OF WAY
- TRACT LINE
- 10' GREENWAY
- GOLF CART PATH

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0 50 100 150
SCALE: HORIZONTAL 1" = 50'

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PRELIMINARY NOT FOR CONSTRUCTION

OLDE TOWNE
LOT 5012
(SF-3)

SITE LAYOUT

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CONTACT: ROCKY KEIM
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EMAIL: Todd.edwards@kimleyhorn.com

Drawn By: BMH PP: PM
Checked By: AH PM: BN
Date: 9-20-07 SM: AH
Proj#: 2609014

Revisions

SHEET
C-03

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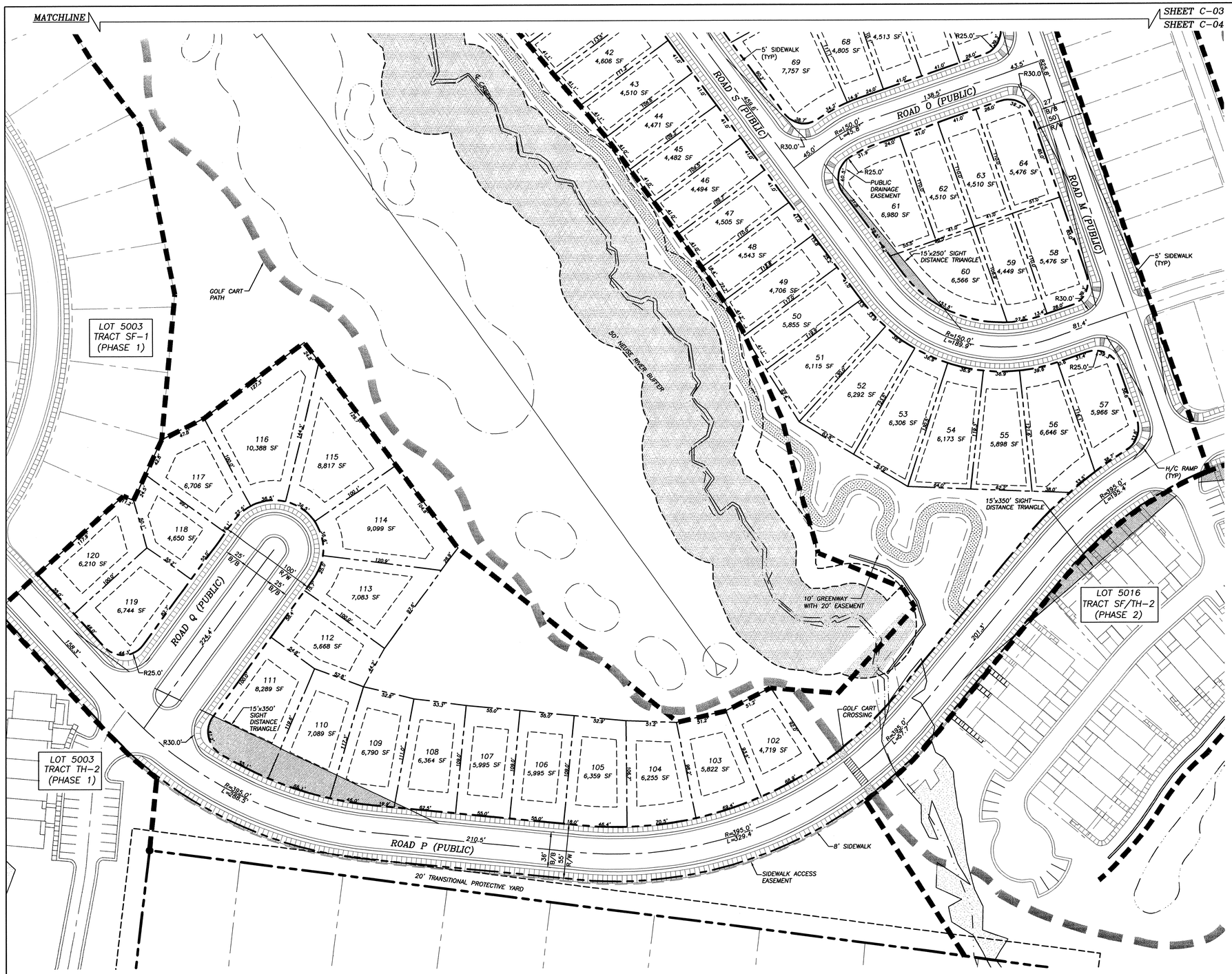
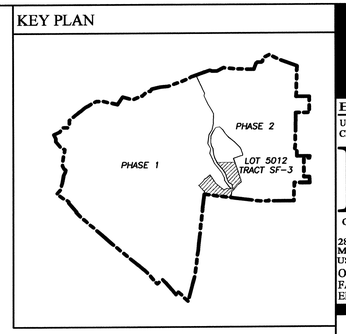


KEY PLAN



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SITE LAYOUT

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Revisions

SHEET
C-04

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