

S-08-17



Planning, Development & Inspections

TEL (PLANNING) 919 856 6310
TEL (INSPECTIONS) 919 856 6222

A Division of Community Services
P.O. Box 550 • Raleigh, NC 27602
www.wakegov.com

PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

Name of Subdivision Rutledge Landing Cluster Subdivision Phases 3 & 4

(X) cluster subdivision ( ) lot-by-lot subdivision ( ) open space
Has a preliminary plan previously been approved for subdivision of this site? (X) Yes ( ) No
If yes, when and under what name? Rutledge Landing Cluster Subdivision

Property

Parcel Identification Number: 1752-99-3872
Address: Rutledge Landing Drive
Location: North side of Rutledge Landing Drive, at/between
(north, east, south, west) (street) and (street)

Total site area in square feet and acres: 2,260,764 square feet 51.90 acres
Zoning District(s) and Overlay Districts (if any) and land area within each: CU-R-10

Conditions of any Conditional Use Zoning Districts: As shown on the title sheet of
subdivision preliminary plan

Present land use(s): Vacant, partially developed as previously approved subdivision

Property Owner (Contact information is needed for reviews to proceed- Please provide fax or email)

Name: Rutledge Landing Development Co., LLC
Address: 12900 Billingsgate Lane
City: Raleigh State: NC Zip Code: 27614
E-mail Address: chRIS@advisorywms.com FAX:
Telephone Number: (973) 801-9501

Consultant (i.e. surveyor or engineer; person to whom all correspondence will be sent)

Name: Harold A. Yelle II, PE, PLS
Address: 3755 Benson Drive
City: Raleigh State: NC Zip Code: 27609
E-mail Address: ayes@raleigh.twcabc.com FAX:
Telephone Number: (919) 877-9992 Relationship to Owner: Consultant

Proposal

Max. allowable lot density standard\* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan): 4.356 DU/AC

Max. # of lots allowable\*: 51.9 x 4.356 = 226 Proposed # of lots\*: 155
Min. allowable lot area\*: 3,000 sf Proposed min. lot area\*: 3,000 sf
Average lot area\*: 7,008 sf
Min. allowable lot width\*: 40 ft Proposed min. lot width\*: 40 ft

\* If applicable, show for each zoning district

Min. open space standard (see Sec. 3.4.3(E)(1)): (X) 10 % ( ) 25 % ( ) 30% ( ) 40% of site area  
 Min. open space area: 12.89 acres  
 Proposed open space area [by parcel]: 15.16 acres  
 Proposed open space use(s) [by parcel]: Permanent Common Open Space non recreational  
 Proposed future development site area [by site]: 51.9 acres  
 Proposed impervious surfaces area: 678,229 sf  
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 29.65 %  
 Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): 4.8 acres  
 within floodway: 7.1 acres

**Vehicular Access**

Names of access street(s) and number of access points along each:

Name of access or adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Roadway design capacity <sup>1</sup>	Traffic volume (ADT) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
Woods Run	60	21	2	Y			
North Bend	60	21	2	Y			

<sup>1</sup> See NCDOT Highway Capacity Manual or Wake County Thoroughfare Plan Appendix

<sup>2</sup> See CAMPO web site (www.raleigh-nc.org/campo) or contact NCDOT Traffic Survey Unit

<sup>3</sup> Base on Institute of Transportation Engineers ratios - ratio used for estimate (e.g., x trips per y sf) \_\_\_\_\_

Estimated traffic generated by heavy vehicles (vehicles other than automobiles and light trucks):

Type of vehicle: Residential traffic only ADT: \_\_\_\_\_

Type of vehicle: \_\_\_\_\_ ADT: \_\_\_\_\_

**Utilities and Services**

Water supply provided by: ( ) municipal system ( \_\_\_\_\_ )

(X) community system ( Utilities, Inc. ) ( ) individual well(s)

Estimated total water demand: 62,000 gpd

Wastewater collection/treatment provided by: ( ) municipal system ( \_\_\_\_\_ )

(X) community system – specify type( Waste water treatment plant ) ( ) individual on-site system

Estimated total wastewater discharge: 44,175 gpd

Electrical service provided by: Duke - Progress Energy Underground (X) yes ( ) no

Natural gas service provided by: Public Service Company of NC

Telephone service provided by: unknown Underground (X) yes ( ) no

Cable television service provided by: unknown Underground (X) yes ( ) no

Fire protection provided by: Wake County

**Miscellaneous**

Generalized slope of site: Gentle slope

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: None found

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: None

**Land Use Plan Classifications**

General Classification (note associated municipality and/or watershed):

( ) Short-Range Urban Services Area/Water Supply Watershed \_\_\_\_\_

( ) Short-Range Urban Services Area \_\_\_\_\_

( ) Long-Range Urban Services Area/Water Supply Watershed \_\_\_\_\_

( ) Long-Range Urban Services Area \_\_\_\_\_

( ) Non-Urban Area/Water Supply Watershed \_\_\_\_\_

( ) Non-Urban Area \_\_\_\_\_

Land Use Classification(s) (Note Area Land Use Plan, if applicable):

\_\_\_\_\_

**Other information** (additional relevant information about the site or proposal you wish to note or cite)

\_\_\_\_\_  
This site was previously approved and partially  
constructed and is being resubmitted for approval  
proposed changes to the approved plan.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**All property owners must sign this application** unless one or more individuals are specifically authorized to act as an agent on behalf of the collective interest of some or all of the owners (provide a copy of such authorization).

The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto). The filing of this application authorizes the Wake County staff to enter upon the site to conduct relevant site inspections as deemed necessary to process the application.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: Robert D. Johnson (managing member) Date: 3/6/17

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

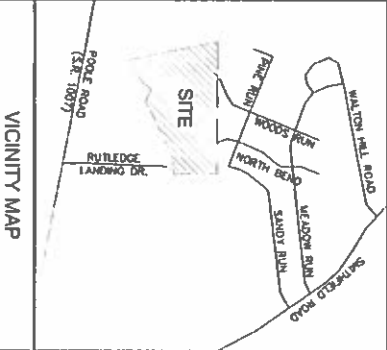
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Notes: All documents and maps submitted as required become the property of Wake County.  
The Wake County Unified Development Ordinance is on the web at <http://www.wakegov.com/>  
All application fees are non-refundable.

# RUTLEDGE LANDING

## PHASE 3 & 4

WAKE COUNTY, NORTH CAROLINA

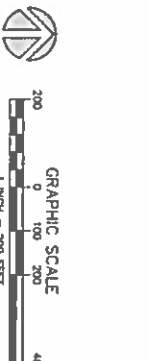


### GENERAL NOTES:

1. PEDESTRIAN ACCESS SHALL BE PROVIDED AT REGULAR INTERVALS THAT WILL BE SHOWN ON ACTUAL CONSTRUCTION DRAWINGS TO REFLECT THE LOCATION OF THE CURB CUTS AND THE LOCATION OF THE SIDEWALKS.
2. FIRE HYDRANT STUBS TO BE INSTALLED AT THE CORNER OF CONSTRUCTION. FIRE HYDRANTS TO BE INSTALLED WHEN TOWN OF KNOXVILLE WATER HAS BEEN INSTALLED.
3. THE USE FOR PERMANENT COMMON OPEN SPACE SHALL BE NATURE CONSERVATION. THE USE FOR PERMANENT COMMON OPEN SPACE SHALL BE NATURE CONSERVATION. THE USE FOR PERMANENT COMMON OPEN SPACE SHALL BE NATURE CONSERVATION.
4. ALL PUBLIC ROADS WITHIN THE SUBDIVISION SHALL COMPLY WITH NC DOT STANDARDS.
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6. UTILITY WATER AND SEWER SYSTEM TO BE SERVED BY CAROLINA WATER SYSTEMS, INC. AND SHALL BE APPROVED BY NC DOT PRIOR TO CONSTRUCTION.
7. CONSTRUCTION PLANS FOR ALL IMPROVEMENTS SHALL BE SUBMITTED TO KNOXVILLE AND WAKE COUNTY FOR APPROVAL, INCLUDING SCHEMATIC AND EROSION CONTROL PLANS PRIOR TO THE COMMENCEMENT OF DEVELOPMENT.
8. ALL UTILITY SOIL LOCATION DERIVED FOR WAKE COUNTY SOILS INFORMATION, INCLUDING SOIL LOCATION DERIVED FOR WAKE COUNTY SOILS INFORMATION, SHALL BE APPROVED BY WAKE COUNTY PRIOR TO CONSTRUCTION.
9. APPROVAL FROM OWN IS REQUIRED ON ALL ACTIVITIES IN THESE IMPROVEMENTS.
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21. APPROVAL FROM OWN IS REQUIRED ON ALL ACTIVITIES IN THESE IMPROVEMENTS.

ROUTE/SECTION	AREA	PER LOT	TOTAL	PER AREA	TOTAL
RUTLEDGE LANDING PHASE 1	5,117	171	30,439	5.92	8,839
RUTLEDGE LANDING PHASE 2	3,314	108	13,888	4.19	13,490
RUTLEDGE LANDING PHASE 3	2,282	74	2,800	1.23	8,839
RUTLEDGE LANDING PHASE 4	22,821	742	11,114	0.48	8,839
TOTAL	128,211	4,397	28,241	0.22	28,241

NOTE: MAXIMUM IMPERVIOUS AREA SQUARE PERCENTAGE ENFORCED WITH NO EXCEPTIONS INTO IMPERVIOUS SURFACE OF 2,800 SF PER LOT.



### SHEET INDEX

- C-1.0 COVER SHEET
- C-2.0 EXISTING CONDITIONS
- C-3.0 OVERALL SITE PLAN
- C-3.1 SITE PLAN - PHASE 3
- C-3.2 SITE PLAN - PHASE 4 NORTH
- C-3.3 SITE PLAN - PHASE 4 SOUTH
- C-3.4 CLUSTER MAILBOX DETAILS
- C-4.0 OVERALL GRADING & STORM DRAINAGE PLAN
- C-4.1 GRADING & STORM DRAINAGE PLAN - PHASE 3
- C-4.2 GRADING & STORM DRAINAGE PLAN - PHASE 4 NORTH
- C-4.3 GRADING & STORM DRAINAGE PLAN - PHASE 4 SOUTH
- C-4.4 SMITHFIELD ROAD IMPROVEMENTS
- C-4.5 BRIDGE PLAN
- C-5.0 OVERALL UTILITY PLAN
- C-5.1 UTILITY PLAN - PHASE 3
- C-5.2 UTILITY PLAN - PHASE 4 NORTH
- C-5.3 UTILITY PLAN - PHASE 4 SOUTH
- C-5.4 UTILITY PLAN & PROFILE - ROAD 'X'
- C-5.5 UTILITY PLAN & PROFILE - ROAD 'Y'
- C-5.6 UTILITY PLAN & PROFILE - ROAD 'Z'
- C-5.7 UTILITY PLAN & PROFILE - ROAD 'AA'
- C-5.8 UTILITY PLAN & PROFILE - ROAD 'BB'
- C-5.9 UTILITY PLAN & PROFILE - ROAD 'CC'
- C-5.10 UTILITY PLAN & PROFILE - ROAD 'DD'
- C-6.0 SITE DETAILS & SPECIFICATIONS
- C-6.1 SITE DETAILS & SPECIFICATIONS
- C-6.2 SITE DETAILS & SPECIFICATIONS
- C-6.3 SITE DETAILS & SPECIFICATIONS
- SHEET 28 BMP 1 & DRAINAGE DETAILS
- SHEET 28-1 SAND FILTER DETAILS
- SHEET 28-2 FLOOD SECTIONS & FFE ELEVATIONS - PHASE 3
- SHEET 28-3 FLOOD SECTIONS & FFE ELEVATIONS - PHASE 4
- SHEET 29 SITE SEDIMENTATION & EROSION CONTROL PLAN - PHASE 3
- SHEET 30 SITE SEDIMENTATION & EROSION CONTROL PLAN - PHASE 4
- SHEET 31 SITE SEDIMENTATION & EROSION CONTROL PLAN - PHASE 4
- SHEET 32 SITE SEDIMENTATION & EROSION CONTROL PLAN - PHASE 4

### CONTACT INFORMATION

**OWNER/DEVELOPER:**  
RUTLEDGE LANDING DEVELOPMENT CO., LLC  
CONTACT: HAROLD A. YELLE II, P.E., P.S.  
ADDRESS: AMEN & YELLE ASSOCIATES, PA  
3755 BENSON DRIVE  
RALEIGH, NC 27605  
PHONE: (919) 971-8185

**CONSULTING ENGINEER & LANDSCAPE ARCHITECT:**  
URBAN DESIGN PARTNERS  
CONTACT: BRIAN D. SMITH, PE  
ADDRESS: 3116-03 CENTRAL AVENUE  
CHARLOTTE, NC 28205  
PHONE: 704-334-3300 FAX: 704-334-3305

**CO-ENGINEER:**  
AMEN & YELLE ASSOCIATES, PA  
CONTACT: HAROLD A. YELLE II, P.E., P.S.  
ADDRESS: 3755 BENSON DRIVE  
RALEIGH, NC 27605  
PHONE: (919) 971-8185

I CERTIFY THAT THE PLAT SHOWN HEREON COMPLES WITH ALL APPLICABLE REQUIREMENTS AND WITH THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF KNOXVILLE.

PLANNING DIRECTOR AND REVIEW OFFICER OF WAKE COUNTY, CERTIFY THAT THIS PLAT CREATES A SUBDIVISION OF LAND IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF KNOXVILLE.

PLANNING DIRECTOR/REVIEW OFFICER

I CERTIFY THAT I AM AN AGENT OF THE OWNER(S) OF THE PLAT AND THAT I AM A RESIDENT OF WAKE COUNTY, NORTH CAROLINA. I AM NOT A MEMBER OF THE TOWN OF KNOXVILLE AND THAT I HAVE NOT BEEN AUTHORIZED TO ACCEPT THIS PLAT WITH MY (OUR) FEEBEE CONSENT.

PLANNING DIRECTOR/REVIEW OFFICER

NO.	DATE	BY	REVISIONS
1	12.18.15	ucp	PER WAKE COUNTY COMMENTS
2	03.15.16	ucp	ADD HCDOT DETAILS
3	04.05.16	ucp	PER UTILITIES, INC. & HCDOT COMMENTS
4	04.25.16	ucp	PER UTILITIES, INC. & HCDOT COMMENTS
5	06.07.16	ucp	PER UTILITIES, INC. COMMENTS
6	06.31.16	ucp	PER WAKE COUNTY COMMENTS
7	02.27.17	ucp	PER WAKE COUNTY COMMENTS

## Rutledge Landing

Regular Subdivision

### Cover Sheet

9009 Poole Rd. Wake County, NC

Rutledge Landing  
Development Co., LLC

12900 Billingsgate Lane  
Raleigh, NC 27614

**URBAN DESIGN PARTNERS**

2118-04 CENTRAL AVE # 104-104  
CHARLOTTE, NC 28205  
PHONE: 704-334-3300  
WWW.URBANDSIGNPARTNERS.COM

02.28.16

C-1.0

PHASE	LOT #	AREA	PER LOT	TOTAL	MP AREA	MP AREA	TOTAL
PHASE 1	1-12	43.17	43.17	43.17	1.00	1.00	43.17
PHASE 2	13-24	33.34	33.34	33.34	1.00	1.00	33.34
PHASE 3	25-36	28.08	28.08	28.08	1.00	1.00	28.08
PHASE 4	37-48	22.82	22.82	22.82	1.00	1.00	22.82
TOTAL		128.41	128.41	128.41	4.00	4.00	128.41

PHASE	LOT #	AREA	PER LOT	TOTAL	MP AREA	MP AREA	TOTAL
PHASE 1	49-60	18.18	18.18	18.18	1.00	1.00	18.18
PHASE 2	61-72	13.64	13.64	13.64	1.00	1.00	13.64
PHASE 3	73-84	8.10	8.10	8.10	1.00	1.00	8.10
PHASE 4	85-96	2.70	2.70	2.70	1.00	1.00	2.70
TOTAL		42.62	42.62	42.62	4.00	4.00	42.62

PHASE	LOT #	AREA	PER LOT	TOTAL	MP AREA	MP AREA	TOTAL
PHASE 1	97-108	11.14	11.14	11.14	1.00	1.00	11.14
PHASE 2	109-120	7.01	7.01	7.01	1.00	1.00	7.01
PHASE 3	121-132	4.06	4.06	4.06	1.00	1.00	4.06
PHASE 4	133-144	1.88	1.88	1.88	1.00	1.00	1.88
TOTAL		24.09	24.09	24.09	4.00	4.00	24.09

PHASE	LOT #	AREA	PER LOT	TOTAL	MP AREA	MP AREA	TOTAL
PHASE 1	145-156	5.98	5.98	5.98	1.00	1.00	5.98
PHASE 2	157-168	3.92	3.92	3.92	1.00	1.00	3.92
PHASE 3	169-180	2.70	2.70	2.70	1.00	1.00	2.70
PHASE 4	181-192	1.44	1.44	1.44	1.00	1.00	1.44
TOTAL		13.04	13.04	13.04	4.00	4.00	13.04

**DEVELOPMENT SUMMARY - PHASE 3 & 4**

WAKE COUNTY PLAN # 1752 09-3872 (CONSENT)

WAKE COUNTY TRAC # 1752 09-3872 (CONSENT)

WV 180 SUPPLEMENTAL TRAILHEAD

EXISTING ZONING: CU-1B-1D

CURRENT USE: RESIDENTIAL DEVELOPMENT

PROPOSED USE: SINGLE-FAMILY RESIDENTIAL

PROPOSED CITY MAP: NO

RESIDE CITY MAP: YES

RESIDE FLOOD HAZARD AREA: YES

RESIDE WETLANDS HAZARD AREA: YES

PROPOSED DISTRICT: 34.17 AC

TOTAL SITE AREA: 198.16 AC (PHASES)

AREA IN COORDINATION WITH LOTS 1-48: 23.34 AC

AREA IN COORDINATION WITH LOTS 49-96: 21.86 AC

AREA IN COORDINATION WITH OPEN SPACE: 14.78 AC

AREA RESERVED BY OWNER: 21.13 AC

AREA RESERVED BY OTHERS: 128.41 AC (LOT 808 & 809)

**PROPOSED UNITS & DENSITY**

TOTAL SITE AREA: 198.16 AC

MAX. ALLOWED DENSITY: 62 UNITS PER ACRE

MAX. ALLOWED UNITS: 12,286 UNITS

PHASE 3 & 4 SUMMARY:

PROPOSED DEVELOPMENT UNITS: 428 UNITS (PHASE 3) + 501 UNITS (PHASE 4) = 929 UNITS

PROPOSED DENSITY: 4.73 UNITS PER ACRE

TOTAL LOT AREA: 154,500 SQ. FT.

PROPOSED OPEN SPACE: 15,500 SQ. FT.

PROPOSED DISTRICT: 34.17 AC

TOTAL SITE AREA: 198.16 AC

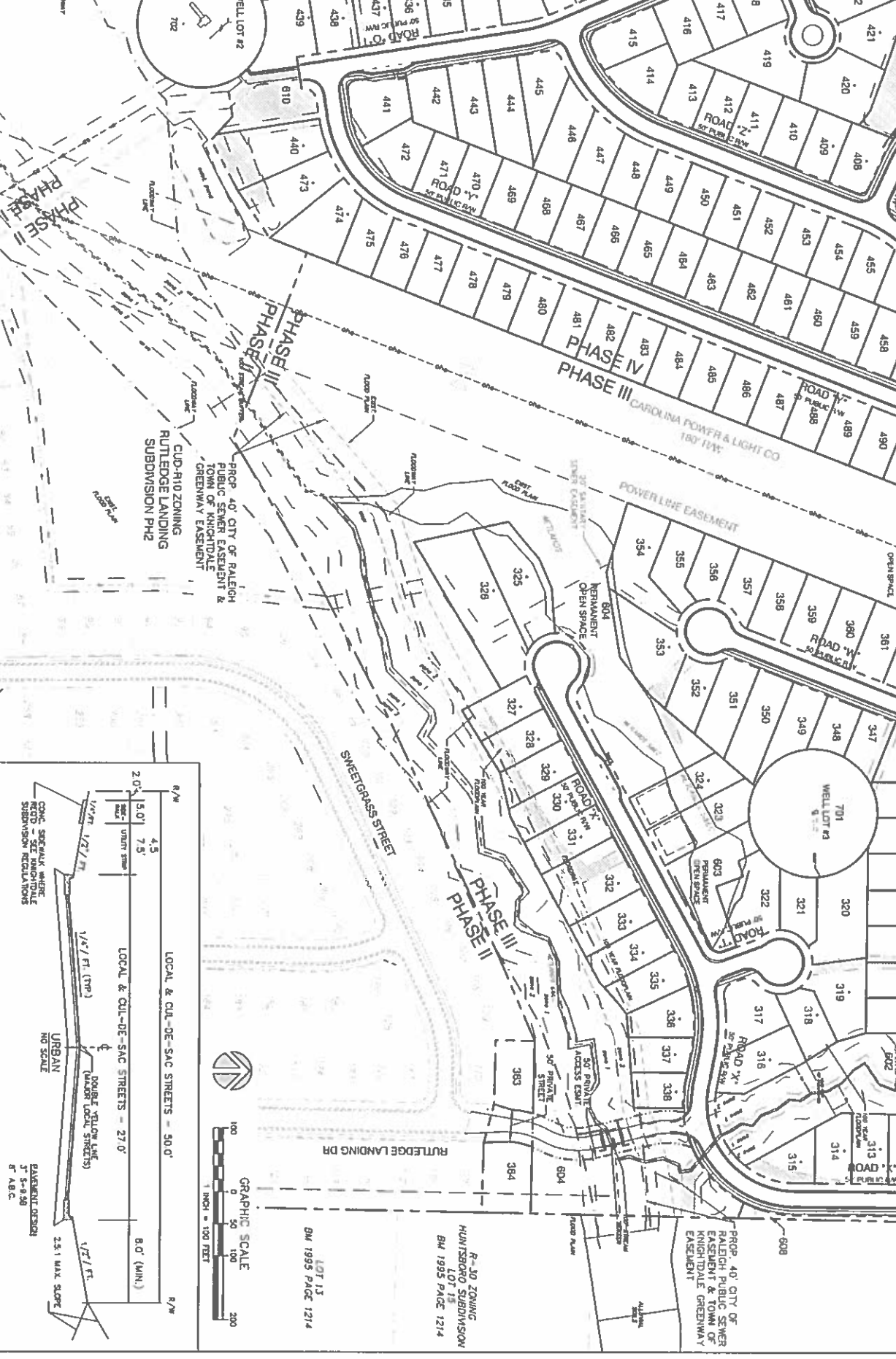
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**OPEN SPACE SUMMARY**

RESERVATION COMMON OPEN SPACE REQUIRED: 19,911.104 + 12.88

LOT OPEN SPACE: 19,924.008

RESERVATION COMMON OPEN SPACE PROVIDED: 28,177 AC

PHASE 1 & 2: 15,500 SQ. FT. (0.35 AC)

PHASE 3 & 4: 15,500 SQ. FT. (0.35 AC)

TOTAL: 31,000 SQ. FT. (0.70 AC)

AREA IN EXCESS WITH OPEN SPACE: 41,276 AC

PHASE 3 & 4: 21.8 AC

PHASE 1 & 2: 1.91 AC

AREA RESERVED BY OWNER FOR RECOMBINATION TO PRESERVE TRACTS: 21.8 AC

WELL LOT AREA (SPECIALTY WATER SERVICES, INC.): 21.17 AC

PHASE 3 & 4: 4.07 AC

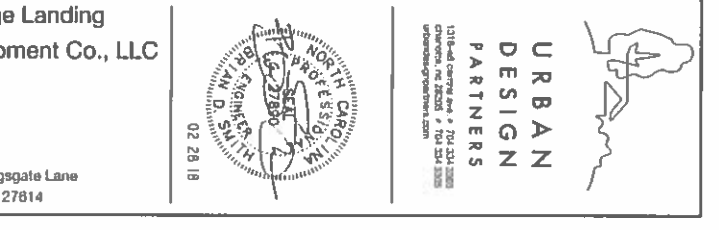
PHASE 1 & 2: 1.87 AC

PHASE 3 & 4: 1.81 AC

PHASE 1 & 2: 1.81 AC

**ZONING CONDITIONS:**

- THE INFRASTRUCTURE INCLUDING UTILITIES AND STREET IMPROVEMENT SHALL COMPLY TO THE SUBDIVISION REGULATIONS.
- ALL LOTS TO BE DEVELOPED IN THE COMMUNITY WATER AND SEWER SERVICES AND MAY HAVE RUTLEDGE LANDING SUBDIVISION ONLY SINGLE-FAMILY DETACHED HOMES WITH BE DETACHED IN THE SUBDIVISION.



Project No: 15-050

Date: 08.21.15

Designed by: ucp

Drawn by: lbt

Scale: 1" = 100'

Sheet No: C-3.0

NO.	DATE	BY	REVISIONS
1	12.18.15	ucp	PER WAKE COUNTY COMMENTS
3	04.05.16	ucp	PER UTILITIES INC & HCDOT COMMENTS
4	04.25.16	ucp	PER UTILITIES INC & HCDOT COMMENTS
6	08.31.16	ucp	PER WAKE COUNTY COMMENTS
7	02.28.17	ucp	PER WAKE COUNTY COMMENTS

**Rutledge Landing**

Regular Subdivision

**Overall Site Plan**

Phase 3 & 4

9009 Poole Rd, Wake County, NC

Rutledge Landing Development Co., LLC

12900 Billingsgate Lane

Raleigh, NC 27814

URBAN DESIGN PARTNERS

12166 CENTER DR # 202, SUITE 200

GREENSBORO, NC 27409

02.28.18

SCALE: 1" = 100'



BEFORE YOU DIG  
CALL 1-800-633-4848  
NC ONE-CALL CENTER  
IT'S THE LAW!

NOTE OF CONVEYANCE  
TO BE PREPARED BY  
TOWN AND COUNTY  
OF WAKE COUNTY  
ON 2730 PAGE 1214  
BY 1752 09-3872

PROPOSED DISTRICT: 34.17 AC

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AREA IN COORDINATION WITH LOTS 49-96: 21.86 AC

AREA IN COORDINATION WITH OPEN SPACE: 14.78 AC

AREA RESERVED BY OWNER: 21.13 AC

AREA RESERVED BY OTHERS: 128.41 AC (LOT 808 & 809)

PROPOSED DISTRICT: 34.17 AC

TOTAL SITE AREA: 198.16 AC

AREA IN COORDINATION WITH LOTS 1-48: 23.34 AC

AREA IN COORDINATION WITH LOTS 49-96: 21.86 AC

AREA IN COORDINATION WITH OPEN SPACE: 14.78 AC

AREA RESERVED BY OWNER: 21.13 AC

AREA RESERVED BY OTHERS: 128.41 AC (LOT 808 & 809)

PROPOSED DISTRICT: 34.17 AC

TOTAL SITE AREA: 198.16 AC

AREA IN COORDINATION WITH LOTS 1-48: 23.34 AC

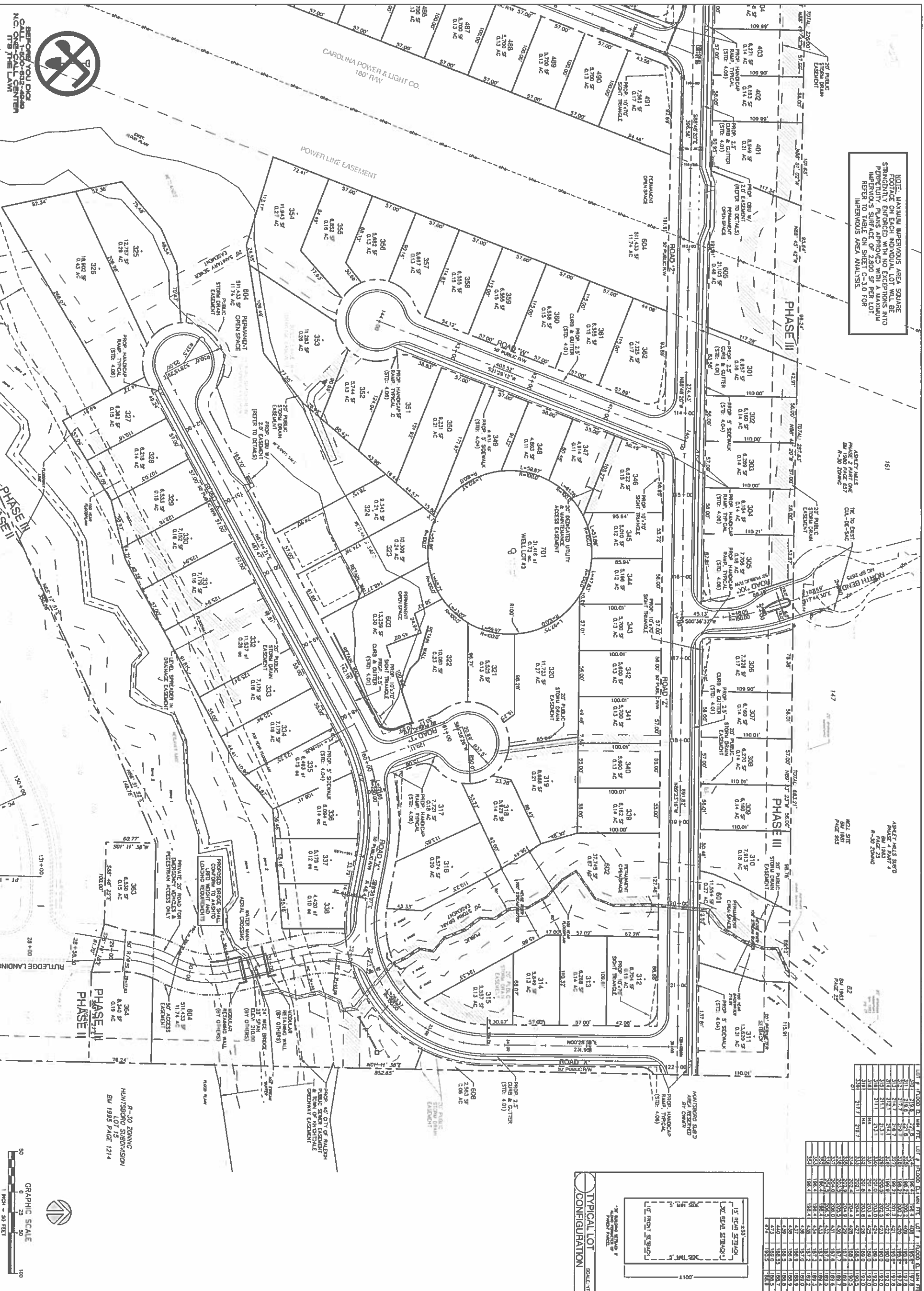
AREA IN COORDINATION WITH LOTS 49-96: 21.86 AC

AREA IN COORDINATION WITH OPEN SPACE: 14.78 AC

AREA RESERVED BY OWNER: 21.13 AC

AREA RESERVED BY OTHERS: 128.41 AC (LOT 808 & 809)



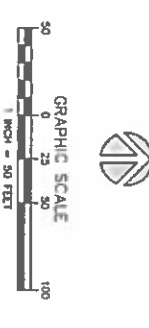
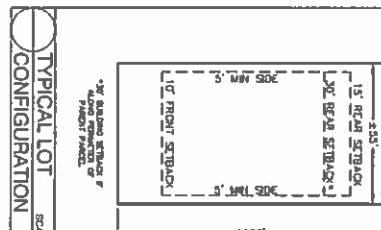


NOTE: MAXIMUM IMPERVIOUS AREA SQUARE FOOTAGE ON EACH INDIVIDUAL LOT WILL BE PERCENTAGE PLANS APPROVED WITH NO EXCEPTIONS INTO IMPERVIOUS SURFACE OF 2800 SF PER LOT REFER TO TABLE ON SHEET C-3.10 FOR IMPERVIOUS AREA ANALYSIS.

ASSET HELLS SUBD  
Phase 4 Part 4  
Plan 23  
R-30 ZONING

ASSET HELLS SUBD  
Phase 4 Part 4  
Plan 23  
R-30 ZONING

LOT #	170000 EL. UN. FFE	170000 EL. UN. FFE	170000 EL. UN. FFE
301	215.8	221.5	197.8
302	215.8	221.5	197.8
303	215.8	221.5	197.8
304	215.8	221.5	197.8
305	215.8	221.5	197.8
306	215.8	221.5	197.8
307	215.8	221.5	197.8
308	215.8	221.5	197.8
309	215.8	221.5	197.8
310	215.8	221.5	197.8
311	215.8	221.5	197.8
312	215.8	221.5	197.8
313	215.8	221.5	197.8
314	215.8	221.5	197.8
315	215.8	221.5	197.8
316	215.8	221.5	197.8
317	215.8	221.5	197.8
318	215.8	221.5	197.8
319	215.8	221.5	197.8
320	215.8	221.5	197.8
321	215.8	221.5	197.8
322	215.8	221.5	197.8
323	215.8	221.5	197.8
324	215.8	221.5	197.8
325	215.8	221.5	197.8
326	215.8	221.5	197.8
327	215.8	221.5	197.8
328	215.8	221.5	197.8
329	215.8	221.5	197.8
330	215.8	221.5	197.8
331	215.8	221.5	197.8
332	215.8	221.5	197.8
333	215.8	221.5	197.8
334	215.8	221.5	197.8
335	215.8	221.5	197.8
336	215.8	221.5	197.8
337	215.8	221.5	197.8
338	215.8	221.5	197.8
339	215.8	221.5	197.8
340	215.8	221.5	197.8
341	215.8	221.5	197.8
342	215.8	221.5	197.8
343	215.8	221.5	197.8
344	215.8	221.5	197.8
345	215.8	221.5	197.8
346	215.8	221.5	197.8
347	215.8	221.5	197.8
348	215.8	221.5	197.8
349	215.8	221.5	197.8
350	215.8	221.5	197.8
351	215.8	221.5	197.8
352	215.8	221.5	197.8
353	215.8	221.5	197.8
354	215.8	221.5	197.8



Project No: 15-050  
Date: 08.21.15  
Designed by: ucp  
Drawn By: lbt  
Scale: 1" = 50'  
Sheet No.

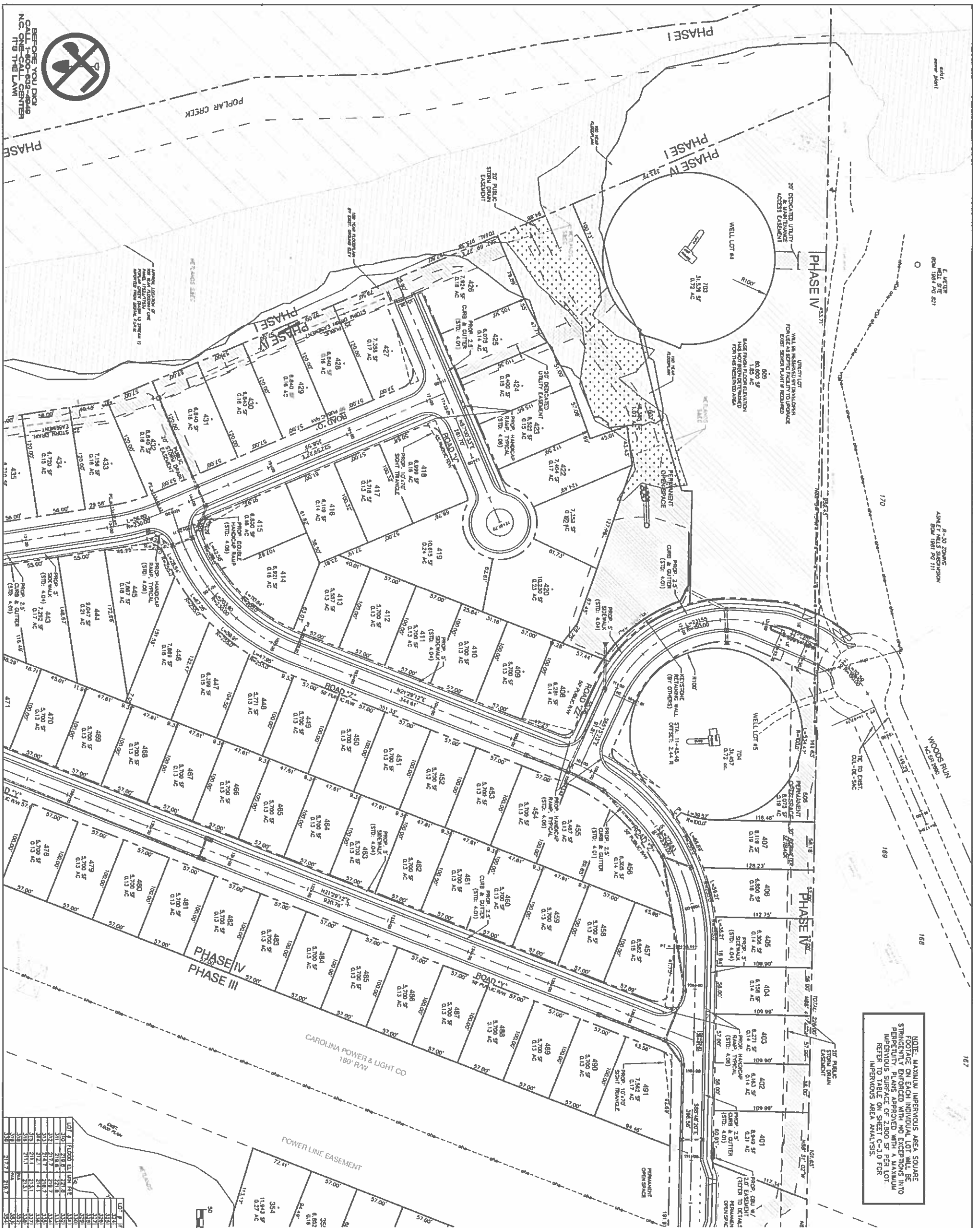
NO.	DATE	BY	REVISIONS:
1	12.18.15	ucp	PER WAKE COUNTY COMMENTS
3	04.05.16	ucp	PER UTILITIES INC & NCDOT COMMENTS
4	04.25.16	ucp	PER UTILITIES INC & NCDOT COMMENTS
6	08.31.16	ucp	PER WAKE COUNTY COMMENTS
7	02.28.17	ucp	PER WAKE COUNTY COMMENTS

**Rutledge Landing**  
Regular Subdivision  
Site Plan  
Phase 3  
9009 Poole Rd. Wake County, NC

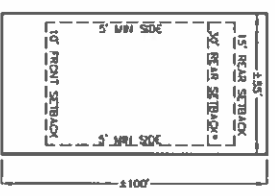
Rutledge Landing  
Development Co., LLC  
12900 Billingsgate Lane  
Raleigh, NC 27814

URBAN DESIGN PARTNERS  
13714 GARDNER RD # 200, RALEIGH, NC 27615  
(919) 873-3300  
www.urbandesignpartners.com

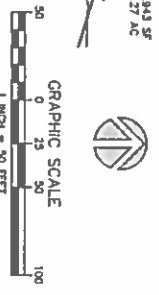
**C-3.1**



NOTE: MANHOLE IMPERVIOUS AREA SQUARE FOOTAGE ON EACH INDIVIDUAL LOT SHALL BE PERMANENTLY ENFORCED WITH NO EXCEPTIONS INTO IMPERVIOUS SURFACE OF 2,000 SF PER LOT REFER TO TABLE ON SHEET C-3.0 FOR IMPERVIOUS AREA ANALYSIS.



TYPICAL LOT CONFIGURATION



LOT #	AREA (SQ FT)	AREA (AC)
401	1,878	0.043
402	1,878	0.043
403	1,878	0.043
404	1,878	0.043
405	1,878	0.043
406	1,878	0.043
407	1,878	0.043
408	1,878	0.043
409	1,878	0.043
410	1,878	0.043
411	1,878	0.043
412	1,878	0.043
413	1,878	0.043
414	1,878	0.043
415	1,878	0.043
416	1,878	0.043
417	1,878	0.043
418	1,878	0.043
419	1,878	0.043
420	1,878	0.043
421	1,878	0.043
422	1,878	0.043
423	1,878	0.043
424	1,878	0.043
425	1,878	0.043
426	1,878	0.043
427	1,878	0.043
428	1,878	0.043
429	1,878	0.043
430	1,878	0.043
431	1,878	0.043
432	1,878	0.043
433	1,878	0.043
434	1,878	0.043
435	1,878	0.043
436	1,878	0.043
437	1,878	0.043
438	1,878	0.043
439	1,878	0.043
440	1,878	0.043
441	1,878	0.043
442	1,878	0.043
443	1,878	0.043
444	1,878	0.043
445	1,878	0.043
446	1,878	0.043
447	1,878	0.043
448	1,878	0.043
449	1,878	0.043
450	1,878	0.043
451	1,878	0.043
452	1,878	0.043
453	1,878	0.043
454	1,878	0.043
455	1,878	0.043
456	1,878	0.043
457	1,878	0.043
458	1,878	0.043
459	1,878	0.043
460	1,878	0.043
461	1,878	0.043
462	1,878	0.043
463	1,878	0.043
464	1,878	0.043
465	1,878	0.043
466	1,878	0.043
467	1,878	0.043
468	1,878	0.043
469	1,878	0.043
470	1,878	0.043
471	1,878	0.043
472	1,878	0.043
473	1,878	0.043
474	1,878	0.043
475	1,878	0.043
476	1,878	0.043
477	1,878	0.043
478	1,878	0.043
479	1,878	0.043
480	1,878	0.043
481	1,878	0.043
482	1,878	0.043
483	1,878	0.043
484	1,878	0.043
485	1,878	0.043
486	1,878	0.043
487	1,878	0.043
488	1,878	0.043
489	1,878	0.043
490	1,878	0.043
491	1,878	0.043
492	1,878	0.043
493	1,878	0.043
494	1,878	0.043
495	1,878	0.043
496	1,878	0.043
497	1,878	0.043
498	1,878	0.043
499	1,878	0.043
500	1,878	0.043



Project No: 15-050  
 Date: 08.21.15  
 Drawn By: lbt  
 Scale: 1" = 50'  
 Sheet No: C-3.2

NO.	DATE:	BY:	REVISIONS:
1	12.16.15	udp	PER WAKE COUNTY COMMENTS
2	04.05.16	udp	PER UTILITIES ETC & HCDOT COMMENTS
3	04.25.16	udp	PER UTILITIES ETC & HCDOT COMMENTS
4	06.31.16	udp	PER WAKE COUNTY COMMENTS
5	02.28.17	udp	PER WAKE COUNTY COMMENTS

**Rutledge Landing**  
 Regular Subdivision  
 Site Plan  
 Phase 4 - North  
 9009 Poole Rd. Wake County, NC

Rutledge Landing  
 Development Co., LLC  
 12900 Billingsgate Lane  
 Raleigh, NC 27614



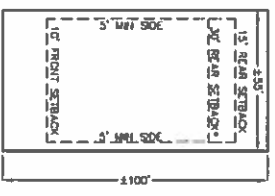
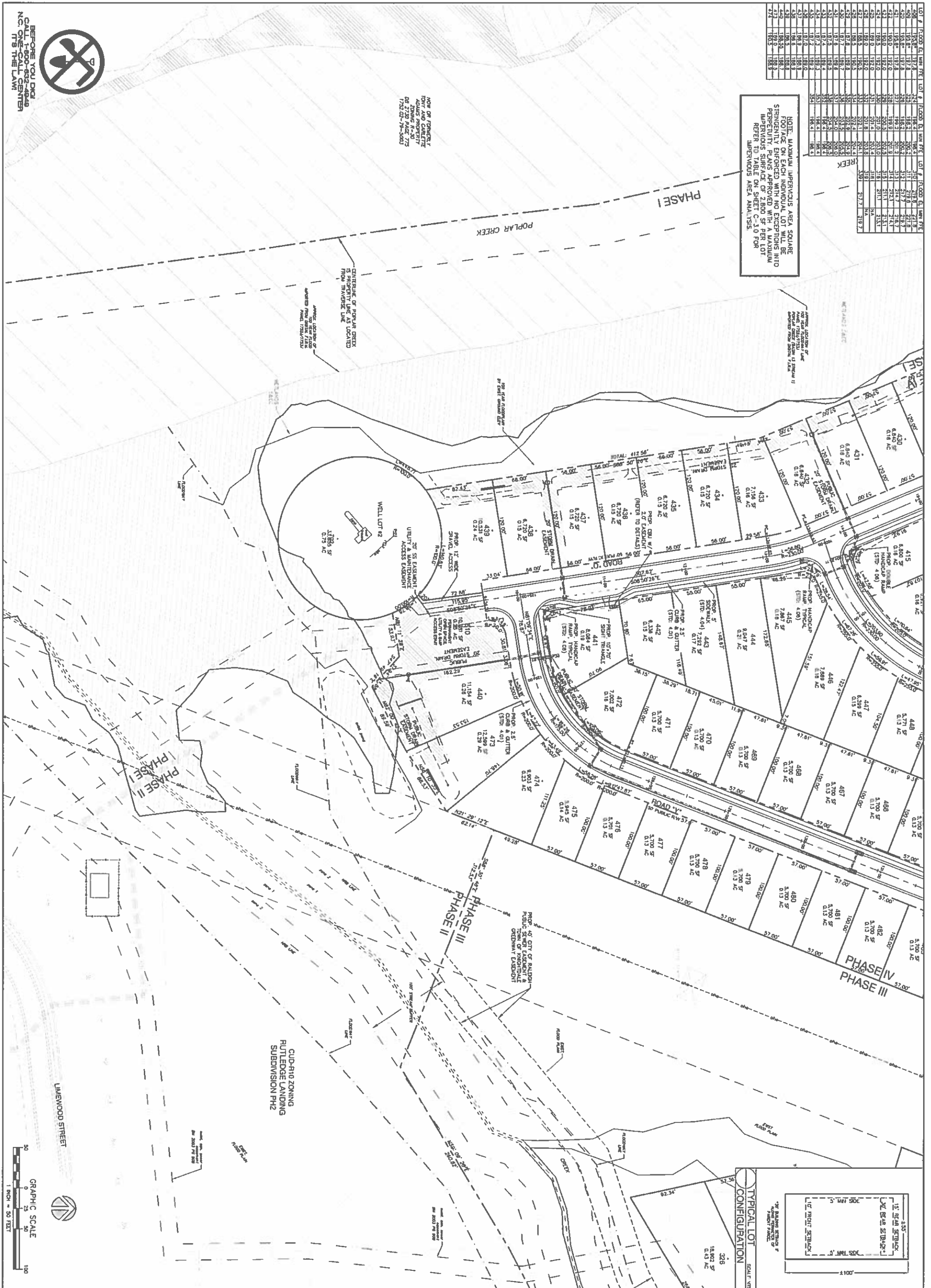
**URBAN DESIGN PARTNERS**  
 12900 Billingsgate Lane  
 Raleigh, NC 27614

LOT #	FLOOD ELEVATION	LOT #	FLOOD ELEVATION
406	187.8	411	187.8
407	187.8	412	187.8
408	187.8	413	187.8
409	187.8	414	187.8
410	187.8	415	187.8
416	187.8	421	187.8
417	187.8	422	187.8
418	187.8	423	187.8
419	187.8	424	187.8
420	187.8	425	187.8
426	187.8	431	187.8
427	187.8	432	187.8
428	187.8	433	187.8
429	187.8	434	187.8
430	187.8	435	187.8
436	187.8	441	187.8
437	187.8	442	187.8
438	187.8	443	187.8
439	187.8	444	187.8
440	187.8	445	187.8
446	187.8	451	187.8
447	187.8	452	187.8
448	187.8	453	187.8
449	187.8	454	187.8
450	187.8	455	187.8
456	187.8	461	187.8
457	187.8	462	187.8
458	187.8	463	187.8
459	187.8	464	187.8
460	187.8	465	187.8
466	187.8	471	187.8
467	187.8	472	187.8
468	187.8	473	187.8
469	187.8	474	187.8
470	187.8	475	187.8
476	187.8	481	187.8
477	187.8	482	187.8
478	187.8	483	187.8
479	187.8	484	187.8
480	187.8	485	187.8
486	187.8	491	187.8
487	187.8	492	187.8
488	187.8	493	187.8
489	187.8	494	187.8
490	187.8	495	187.8
496	187.8	501	187.8
497	187.8	502	187.8
498	187.8	503	187.8
499	187.8	504	187.8
500	187.8	505	187.8

NOTE: MAXIMUM IMPERVIOUS AREA SQUARE FOOTAGE ON EACH INDIVIDUAL LOT WILL BE PERMITTED, BASED UPON THE PERCENTAGE INTO IMPERVIOUS SURFACE OF 2,800 SF PER LOT. REFER TO TABLE ON SHEET C-3.0 FOR IMPERVIOUS AREA ANALYSIS.

NOTE: PROPERTY BOUNDARIES AND CORNER POINTS ARE SHOWN AS LOCATED BY SURVEY. SEE SHEET C-3.0 FOR SURVEY DATA.

BEFORE YOU DIG, CALL 1-800-833-4848 NC ONE-CALL CENTER IT'S THE LAW!



TYPICAL LOT CONFIGURATION



Project No: 15-050  
Date: 08.21.15  
Designed by: udp  
Drawn by: lbt  
Scale: 1" = 50'  
Sheet No: C-3.3

NO.	DATE	BY	REVISIONS
1	12.16.13	udp	PER WAKE COUNTY COMMENTS
3	04.05.16	udp	PER UTILITIES INC & NCDOT COMMENTS
4	04.25.16	udp	PER UTILITIES INC & NCDOT COMMENTS
8	08.31.16	udp	PER WAKE COUNTY COMMENTS
7	02.26.17	udp	PER WAKE COUNTY COMMENTS

**Rutledge Landing**  
Regular Subdivision  
Site Plan  
Phase 4 - South  
9009 Poole Rd. Wake County, NC

Rutledge Landing  
Development Co., LLC  
12900 Biltmore Lane  
Raleigh, NC 27814



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