

Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Case #: _____ Planner (print): _____

Please review UDO Section 10.2.8. as amended by text change case [TC-14-19](#) to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan		Tier Three Site Plan	
Building Type		Site Transaction History	
Detached	General	Subdivision case #: _____	
Attached	Mixed use	Scoping/sketch plan case #: _____	
Apartment	Open lot	Certificate of Appropriateness #: _____	
Townhouse	Civic	Board of Adjustment #: _____	
		Zoning Case #: _____	
		Administrative Alternate #: _____	
GENERAL INFORMATION			
Development name: _____			
Inside City limits? Yes No			
Property address(es): _____			
Site P.I.N.(s): _____			
Please describe the scope of work. Include any additions, expansions, and change of use. 			
Current Property Owner/Developer Contact Name: NOTE: please attach purchase agreement when submitting this form.			
Company: _____		Title: _____	
Address: _____			
Phone #: _____		Email: _____	
Applicant Name: _____			
Company: _____		Address: _____	
Phone #: _____		Email: _____	

DEVELOPMENT TYPE + SITE DATE TABLE

(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): PD w/UWPOD	Existing gross floor area (not to be demolished):
	Existing gross floor area to be demolished: 0 Acres
Gross site acreage: 20.20 Acres	New gross floor area: 80,181 SF / 1.84 AC
# of parking spaces required:	Total sf gross (to remain and new): 125,035 SF / 2.87 AC
# of parking spaces proposed:	Proposed # of buildings: 68
Overlay District (if applicable): UWPOD	Proposed # of stories for each: 4
Existing use (UDO 6.1.4): Townhomes	
Proposed use (UDO 6.1.4): Multi-unit living (Condo)	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 7.56 Square Feet: 329,313.63	Proposed Impervious Surface: Acres: 2.97 Square Feet: 129,450.49
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: _____	
Alluvial soils: _____	
Flood study: _____	
FEMA Map Panel #: 3720172900J, 3720172800J	
Neuse River Buffer Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Wetlands Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

RESIDENTIAL DEVELOPMENTS

Total # of dwelling units: 136	Total # of hotel units: 0
# of bedroom units: 1br 2br 3br 136 4br or more	
# of lots: 2	Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

SIGNATURE BLOCK

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

I, Charles Townsend, PE will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) 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. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

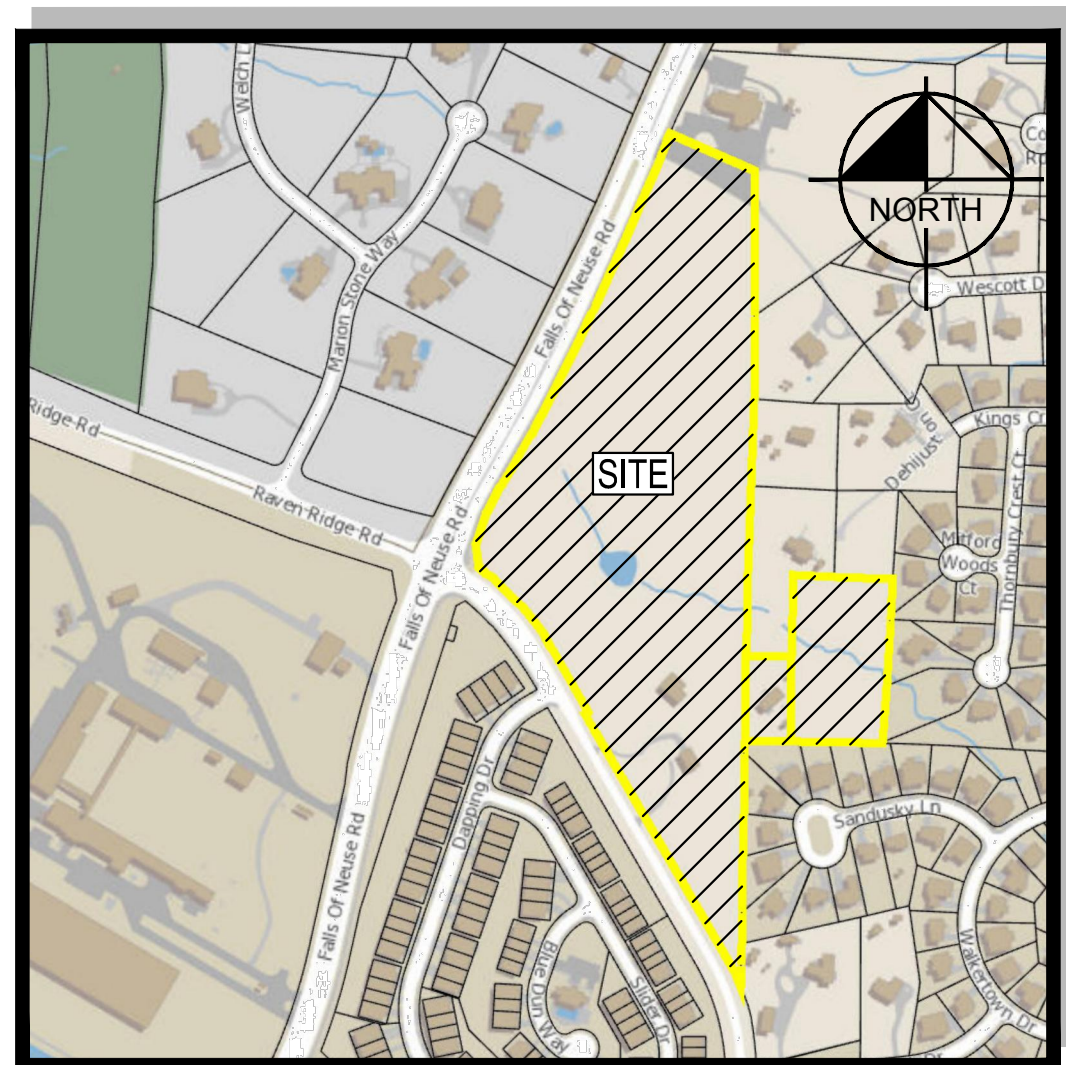
Signature: <u>Charles Townsend</u>	Date: <u>1/15/22</u>
Printed Name: <u>Charles Townsend</u>	

ADMINISTRATIVE SITE REVIEW

THE POINTE AT RAVEN RIDGE

11258 RAVEN RIDGE ROAD
RALEIGH, NORTH CAROLINA 27607

ASR-0002-2022

SITE LOCATION MAP
SCALE: 1" = 500'

Administrative Site Review Application

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Office Use Only: Case #: Planner (print):

Please review UDO Section 10.2.8, as amended by text change case TC-14-19 and TC-11-21 to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan <input type="checkbox"/> Tier Three Site Plan <input type="checkbox"/>	
Building Type	
<input type="checkbox"/> Detached	<input type="checkbox"/> General
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use
<input checked="" type="checkbox"/> Apartment	<input type="checkbox"/> Open lot
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic
Site Transaction History	
Subdivision case #: SUB-0042-2021	
Scoping/sketch plan case #: Scope 0054-2021	
Certificate of Appropriateness #: BQA-0078-2021	
Board of Adjustment #: Z-15-16	
Zoning Case #: Z-15-16	
Administrative Alternate #:	

GENERAL INFORMATION

Development name: The Pointe at Raven Ridge - Condos

Inside City limits? Yes ☐ No ☒

Property address(es): 11258 Raven Ridge Rd, Raleigh, NC

Site P.I.N.(s): 1728086952

Please describe the scope of work. Include any additions, expansions, and change of use.

136 condo style townhomes and associated infrastructure

Current Property Owner/Developer Contact Name:

NOTE: please attach purchase agreement when submitting this form.

Company: Stanley Martin Homes, Brian Ketchem Title: Director of Land

Address: 4020 Westchase Boulevard, Suite 470

Phone #: 919-977-8760 Email: KetchemBK@stanleymartin.com

Applicant Name: Debbi Felm, PE

Company: BGE Inc. Address: 5440 Wade Park Blvd, Suite 102, Raleigh, NC 27607

Phone #: 919-337-2837 Email: dfelm@bgeinc.com

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REVISION 06.02.22

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DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): PD w/ UWPOD	Existing gross floor area (not to be demolished): 0 ac
Gross site acreage: 17.38	Existing gross floor area to be demolished: 0 ac
Maximum # of parking spaces: N/A per TC-11-21	New gross floor area: 64,240 sf
# of parking spaces proposed: 0	Total sf gross (to remain and new): 176,576 sf
Overlay District (if applicable): UWPOD	Proposed # of buildings: 12
Existing use (UDO 6.1.4): Townhomes	Proposed # of stories for each: 4
Proposed use (UDO 6.1.4): Townhomes & Condos	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 3.54 Square Feet: 154,202	Proposed Impervious Surface: Acres: 7.76 Square Feet: 338,029
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: Alluvial soils: FEMA Map Panel #: 3720172900J, 3720172900J	
Flood study: Neuse River Buffer Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetlands Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: 136	Total # of hotel units: 0
# of bedroom units: 1br 2br 3br 4br or more	
# of lots: 1	Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

SIGNATURE BLOCK

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

I, Debra Felm, will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.

I have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Signature: Debra Felm Date: 8-10-22

Printed Name: Debra Felm

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REVISION 06.02.22

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GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NC DOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S), PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
- IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.
- FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
- ALL SURVEY INFORMATION PROVIDED BY BASS, NIXON AND KENNEDY INC., RALEIGH, NORTH CAROLINA OFFICE IN DIGITAL FORMAT IN MARCH 2021, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN JUNE, 2021.
- ALL PROPOSED CURB AND GUTTER WITHIN PUBLIC RIGHT OF WAY SHOWN ON PLANS TO BE 30" CITY OF RALEIGH STANDARD CONCRETE CURB AND GUTTER, AND ALL OTHER PROPOSED CURB AND GUTTER TO BE 24" CONCRETE CURB AND GUTTER UNLESS OTHERWISE STATED ON PLANS.
- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT / TRANSPORTATION FIELD SERVICES STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919.996.2409 TO SET UP THE MEETING.
- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE STATED ON PLANS.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 6 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
- UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 25' MINIMUM.
- ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
- CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
- PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
- ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE. NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY ENCROACHMENT.
- THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 30 FEET FROM THE POINT OF TANGENCY OF THE CURB FOR MIXED-USE/COMMERCIAL DRIVEWAY. NO DRIVEWAYS SHALL ENCR OACH ON THIS MINIMUM CORNER CLEARANCE.
- WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS.
- ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.
- ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE, HOTBOX, ETC.) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
- ALL SIDEWALKS 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).
- IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT / TRANSPORTATION FIELD SERVICES STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919.996.2409 TO SET UP THE MEETING.
- ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV. COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
- SEE SUB-0042-2021 FOR ROAD IMPROVEMENTS.
- RESIDENTIAL DRIVEWAY LOCATIONS AND WIDTHS WILL BE SUBJECT TO APPROVAL AT TIME OF SITE PERMITTING REVIEW. IF THE SUBDIVISION DOES NOT REQUIRE SITE PERMITTING REVIEW, THEN THE REVIEW WILL TAKE PLACE AT THE TIME OF BUILDING PERMIT. WHEN DESIGNING THE SITE, THE DESIGNER SHOULD KEEP IN MIND THE CITY OF RALEIGH RESIDENTIAL DRIVEWAY STANDARD DETAILS AND REGULATIONS AS FOUND IN RALEIGH STREET DESIGN MANUAL ARTICLE 9.5 AND SECTION 4.6.1.

CONSULTANT INFORMATION

DEVELOPER:

STANLEY MARTIN
4020 WESTCHASE BLVD
RALEIGH, NC, 27607
(919) 977-8760

CONTACT: BRIAN KETCHEM, P.E.

ENGINEER:

BGE, INC
5440 WADE PARK BLVD, SUITE 102
RALEIGH, NC 27607
(919) 276-0111

CONTACT: DEBBI FERM, P.E.

SURVEYOR:

BASS, NIXON & KENNEDY INC.
6310 CHAPEL HILL ROAD, SUITE 250
RALEIGH, NC 27607
(919) 851-4422

CONTACT: DAN GREGORY, P.L.S.

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C0-0	COVER SHEET
C0-1	GENERAL NOTES
C1-1	EXISTING CONDITIONS PLAN
C2-0	SITE PLAN (OVERALL)
C2-1	SITE PLAN (SOUTH)
C2-2	SITE PLAN (NORTH)
C3-0	GRADING PLAN (OVERALL)
C3-1	GRADING PLAN (SOUTH)
C3-2	GRADING PLAN (NORTH)
C3-3	STORM DRAINAGE PIPE AND STRUCTURE TABLES
C5-0	UTILITY PLAN (OVERALL)
C5-1	UTILITY PLAN (SOUTH)
C5-2	UTILITY PLAN (NORTH)
C9-0	SITE DETAILS
L1-1	LANDSCAPE PLAN
L1-2	LANDSCAPE DETAILS
EL 1-0	LIGHTING PLAN
EL 1-1	LIGHTING PLAN - NO GRID

SOLID WASTE INSPECTION STATEMENT

- SOLID WASTE SERVICES ARE TO BE PROVIDED BY CITY OF RALEIGH FOR ALL UNITS.
- THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.
- CARTS THAT ARE NOT STORED WITHIN THE GARAGE BEFORE AND AFTER SCHEDULED COLLECTION MAY BE ISSUED A NOTICE OF VIOLATION FOR THE FIRST OFFENSE AND A \$100 ADMINISTRATION FEE FOR SUBSEQUENT VIOLATIONS WITHIN A TWELVE MONTH PERIOD.
- ROLL OUT CARTS TO BE LOCATED ON DRIVEWAY APRON WHEN POSITIONED FOR THE COLLECTION.

FIRE DEPARTMENT NOTES

- THE APPARATUS ROAD SURFACE IS REQUIRED TO BE WITHIN 150 FEET (NFPA 13R).
- FIRE HYDRANT SHALL BE LOCATED WITHIN 300' AS MEASURED ALONG THE PATH OF APPARATUS ACCESS ROAD (NCFD 507.5.1).
- FIRE FLOW ANALYSIS MUST BE PROVIDED AT TIME OF BUILDING PERMITS PER THE 2012 NCFD, SECTION 507.3.
- ALL PROPOSED PUBLIC FIRE HYDRANTS WILL BE IN ACCORDANCE TO CITY OF RALEIGH STANDARD DETAIL W-5. DETAIL WILL BE PROVIDED IN SPR REVIEW PLANS.

Private

Water Distribution / Extension System

The City of Raleigh consents to the connection to its public water system and extension of the private water distribution 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 _____

Private

Sewer Collection / Extension System

The City of Raleigh consents to the connection to its public sewer system and extension of the private sewer collection 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 _____

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.

DESIGNED BY:	DF
DRAWN BY:	DF/CD
REVIEWED BY:	JDJ
DATE	
REV	
DESCRIPTION	

©2022

BCE

5440 WADE PARK BLVD, SUITE 102

RALEIGH NC 27607

WWW.BGEINC.COM

NC LICENSE #C-4397

STANLEY MARTIN

HOMES

4020 WESTCHASE BLVD, SUITE 4710

RALEIGH / NORTH CAROLINA / 27607

THE POINTE AT

RAVEN RIDGE

ADMINISTRATIVE SITE REVIEW PLAN

11258 RAVEN RIDGE ROAD

RALEIGH / NORTH CAROLINA / 27607

COVER SHEET

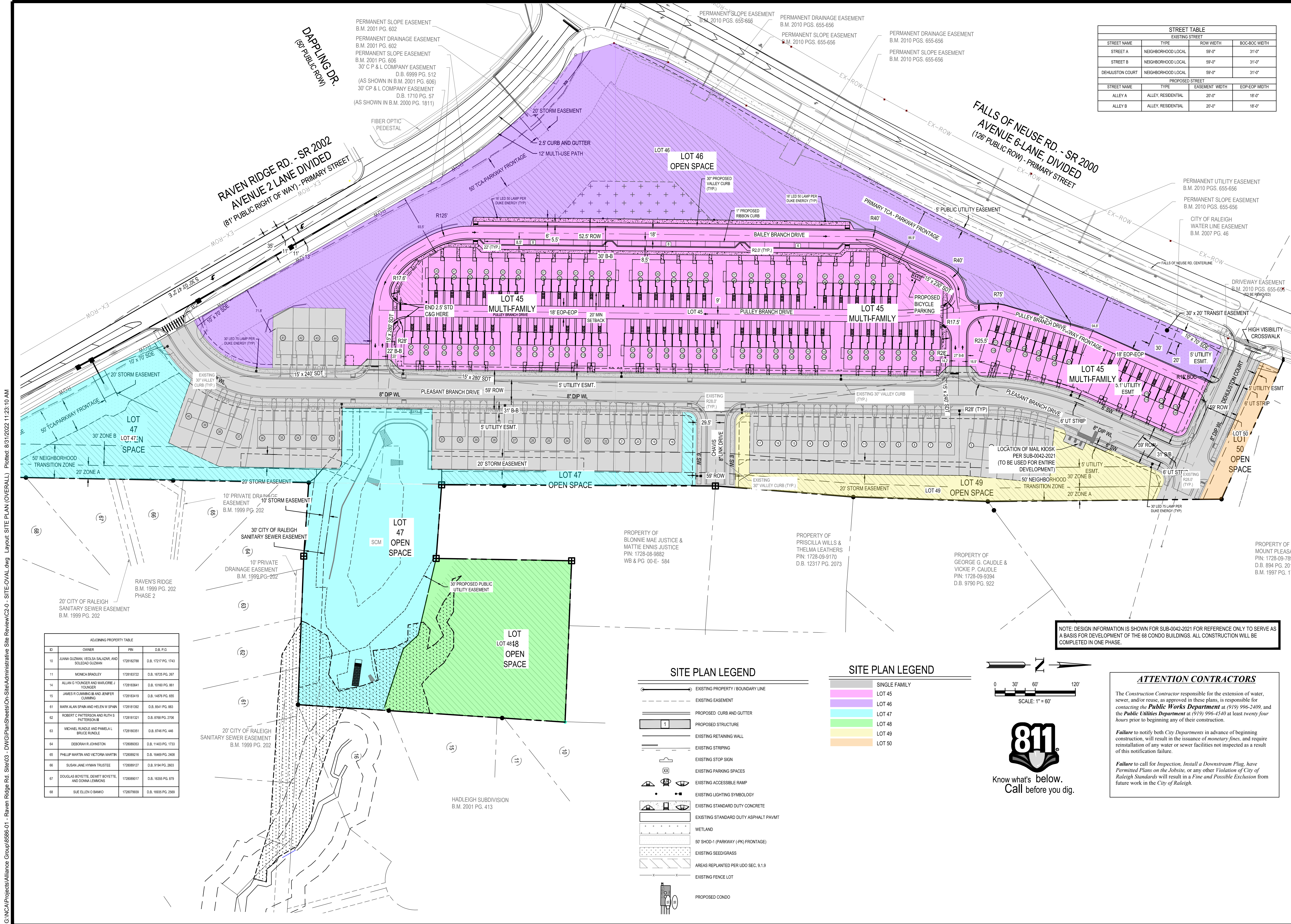
CONSTRUCTION

FILE NUMBER:

8586-01

DATE: 8/30/2022

C0-0



DESIGNED BY: DF

DRAWN BY: DF/CD

REVIEWED BY: JDJ

5440 WADE PARK BLVD, SUITE 102

RALEIGH NC 27607

WWW.BCEINC.COM

NC LICENSE #C-4397

STANLEY MARTIN HOMES

4020 WESTCHASE BLVD, SUITE 4710

RALEIGH / NORTH CAROLINA / 27607

THE POINTE AT RAVEN RIDGE

ADMINISTRATIVE SITE REVIEW PLAN

1258 RAVEN RIDGE ROAD

RALEIGH / NORTH CAROLINA / 27607

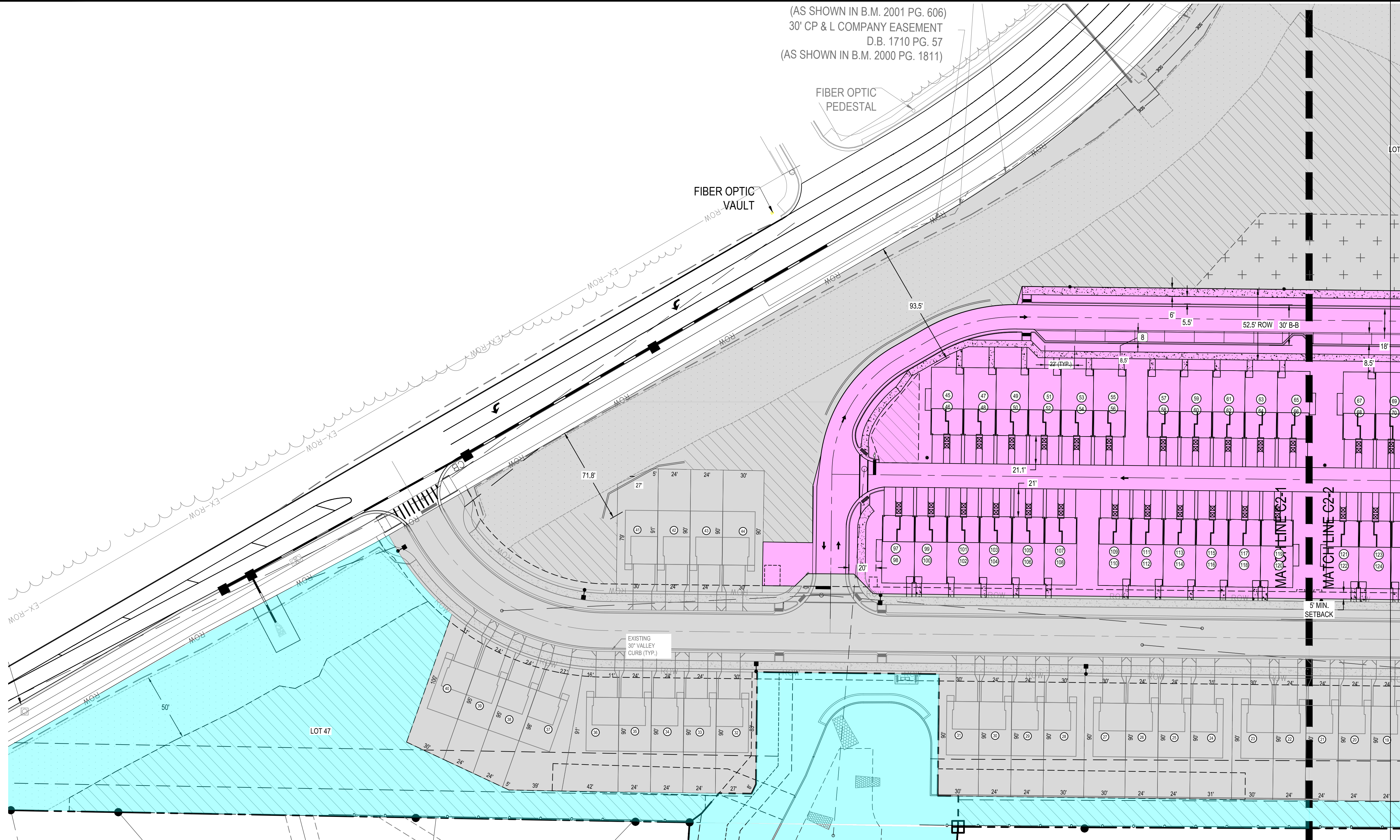
SITE PLAN (OVERALL)

CONSTRUCTION

FILE NUMBER: 8586-01

DATE: 8/30/2022

C2-0



(AS SHOWN IN B.M. 2001 PG. 606)
30' CP & L COMPANY EASEMENT
D.B. 1710 PG. 57
(AS SHOWN IN B.M. 2000 PG. 1811)

FIBER OPTIC
PEDESTAL

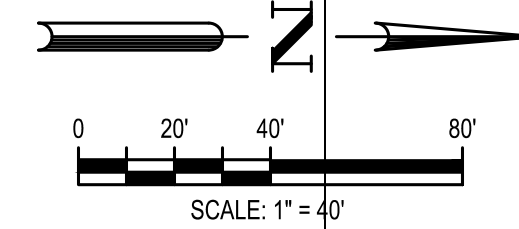
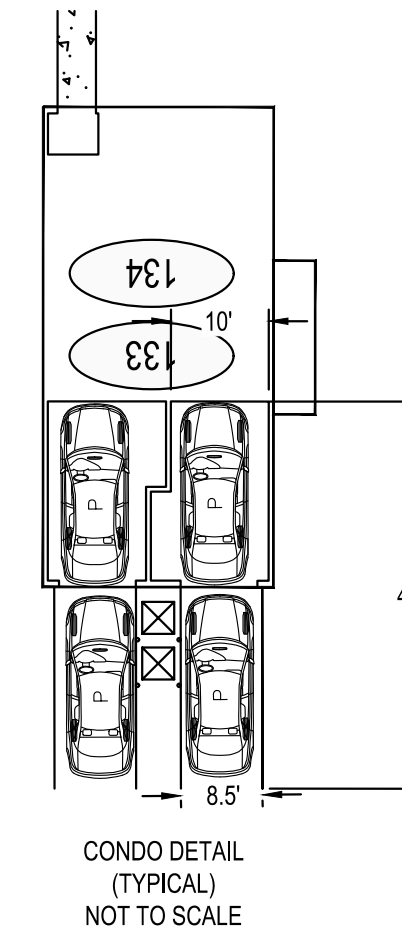
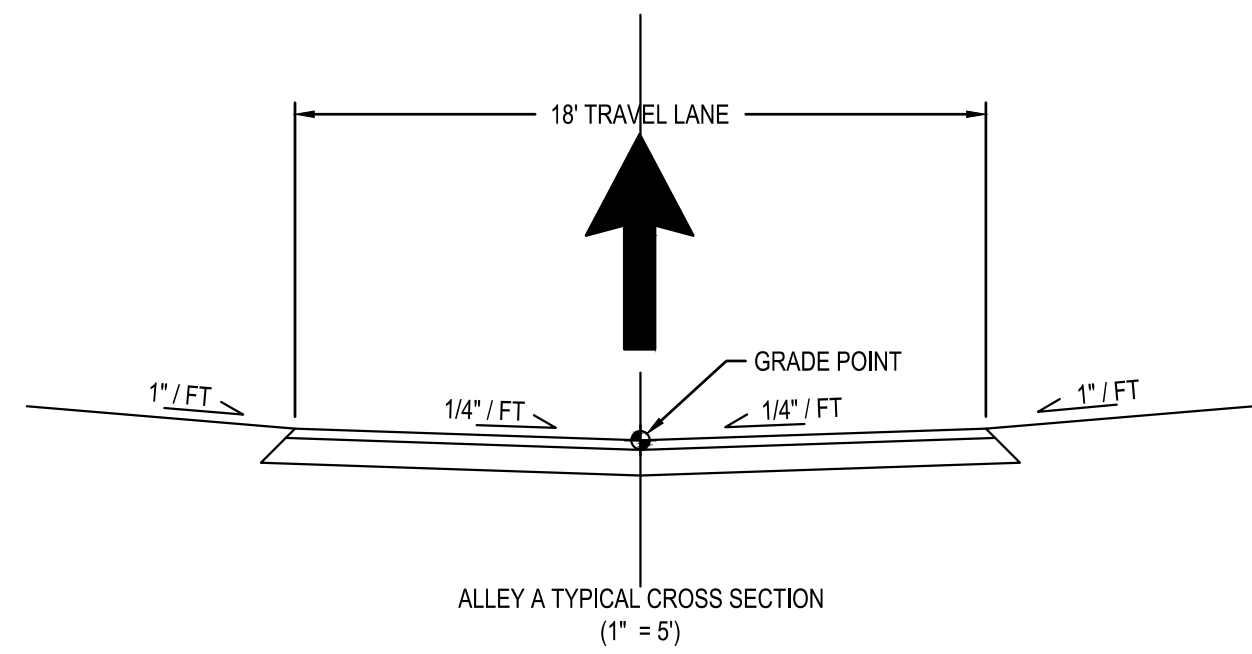
FIBER OPTIC
VAULT

EXISTING
30' VALLEY
CURB (TYP.)

NOTE: DESIGN INFORMATION IS SHOWN FOR SUB-0042-2021 FOR REFERENCE ONLY TO SERVE AS
A BASIS FOR DEVELOPMENT OF THE 68 CONDO BUILDINGS. ALL CONSTRUCTION WILL BE
COMPLETED IN ONE PHASE.

SITE PLAN LEGEND

- EXISTING PROPERTY / BOUNDARY LINE
- EXISTING EASEMENT
- PROPOSED CURB AND GUTTER
- PROPOSED STRUCTURE
- EXISTING RETAINING WALL
- EXISTING STRIPING
- EXISTING STOP SIGN
- EXISTING PARKING SPACES
- EXISTING ACCESSIBLE RAMP
- EXISTING LIGHTING SYMBOLLOGY
- EXISTING STANDARD DUTY CONCRETE
- EXISTING STANDARD DUTY ASPHALT PAVT
- WETLAND
- 50' SHOD-1 (PARKWAY (PK) FRONTAGE)
- EXISTING SEED/GRASS
- AREAS REPLANTED PER UDO SEC. 9.1.9
- EXISTING FENCE LOT
- PROPOSED CONDO






ATTENTION CONTRACTORS

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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*.

				
DESIGNED BY:		DF		
DRAWN BY:		DF/CD		
REVIEWED BY:		JDJ		
		5440 WADE PARK BLVD. SUITE 102 RALEIGH NC 27607 WWW.BGECINC.COM NC LICENSE #C-4387		©2022
STANLEY MARTIN HOMES		4020 WESTCHASE BLVD. SUITE 4710 RALEIGH / NORTH CAROLINA / 27607		
THE POINTE AT RAVEN RIDGE		ADMINISTRATIVE SITE REVIEW PLAN 11258 RAVEN RIDGE ROAD RALEIGH / NORTH CAROLINA / 27607		
SITE PLAN (SOUTH)				
				
CONSTRUCTION				
FILE NUMBER:		8586-01		
DATE:		8/30/2022		
C2-1				

[illegible]



Section	Transparency	Upper Story	Ground Story
LL	69.8%	69.8%	49.9%
KK	38.0%	49.0%	38.0%
HH	38.0%	49.0%	38.0%
GG	49.9%	49.0%	49.9%
JJ	49.9%	49.0%	49.9%
EE	49.9%	69.8%	49.9%

A
 1/8" = 1'-0"
 SCALE 1/8" = 1'-0"
 FRONT ELEVATION - BUILDING #1

<u>GROSS BUILDING AREA</u>	
FIRST FLOOR:	7002 SF
SECOND FLOOR:	7086 SF
THIRD FLOOR:	7086 SF
FOURTH FLOOR:	7086 SF
TERRACE LEVEL:	3762 SF
TOTAL:	32022 SF



B REAR ELEVATION - BUILDING #1
4:00 SCALE 1/8" = 1'-0"

Johnson & Leahy Design Corp.
ARCHITECTURE • PLANNING • CONSULTING • BROCHURES • MARKET ANALYSIS
1150 FAIRFAX BLVD., SUITE 402, FAIRFAX, VA 22030
(703) 218-3400
WWW.PDC-HOME.COM

RAVEN RIDGE - BUILDING #1

Client: ***STANLEY MARTIN - REGION #3***

Project: ***001761 - TESSA & 001762 - JULIANNE***

We warrant that the information contained herein was prepared by us or on our behalf, and that we shall remain the property of Johnson & Leaty Design Corp., it shall not be modified or reproduced in any manner without our written consent.

[illegible]

SHEET No. 400

This drawings is an instrument of service and shall remain the property of Johnson & Leehy Design Corp., it shall not be modified or reproduced in any manner without written permission of Johnson & Leehy Design Corp.

[illegible]

This drawings is an instrument of service and shall remain the property of Johnson & Leahy Design Corp., it shall not be modified or reproduced in any manner without written permission of Johnson & Leahy Design Corp.



GG
TRANSPARENCY:
UPPER STORIES: 49.0%
GROUND STORY: 49.9%

HH
TRANSPARENCY:
UPPER STORIES: 49.0%
GROUND STORY: 38.0%

KK
TRANSPARENCY:
UPPER STORIES: 49.0%
GROUND STORY: 38.0%

JJ
TRANSPARENCY:
UPPER STORIES: 49.0%
GROUND STORY: 49.9%

HH
TRANSPARENCY:
UPPER STORIES: 49.0%
GROUND STORY: 38.0%

GG
TRANSPARENCY:
UPPER STORIES: 49.0%
GROUND STORY: 49.9%

GROSS BUILDING AREA
FIRST FLOOR: 7002 SF
SECOND FLOOR: 7086 SF
THIRD FLOOR: 7086 SF
FOURTH FLOOR: 7086 SF
TERRACE LEVEL: 3762 SF
TOTAL: 32022 SF

A
41.00
SCALE 1/8" = 1'-0"
FRONT ELEVATION - BUILDING #2



B
41.00
SCALE 1/8" = 1'-0"
REAR ELEVATION - BUILDING #2

Johnson & Leahy Design Corp.
ARCHITECTURE • PLANNING • CONSULTING • BROCHURES • MARKET ANALYSIS
11150 FAIRFAX BLVD. SUITE 402, FAIRFAX, VA 22030
(703) 218-3400
www.jldc-home.com

Drawing Title:
RAVEN RIDGE - BUILDING #2
Client:
STANLEY MARTIN - REGION #3
Project:
001761 - TESSA & 001762 - JULIANNE

DRAWN BY:
SBJ / DEW
05/09/2022
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RAVEN RIDGE - BUILDING #2

Client: **STANLEY MARTIN - REGION #3**

Project: **001761 - TESSA & 001762 - JULIANNE**

DRAWN BY:	
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LL
TRANSPARENCY:
UPPER STORIES: 69.8%
GROUND STORY: 49.9%

KK
TRANSPARENCY:
UPPER STORIES: 49.0%
GROUND STORY: 38.0%

HH
TRANSPARENCY:
UPPER STORIES: 49.0%
GROUND STORY: 38.0%

GG
TRANSPARENCY:
UPPER STORIES: 49.0%
GROUND STORY: 49.9%

TRANSPARENCY:
UPPER STORIES: 49.0%
GROUND STORY: 49.9%

LL
TRANSPARENCY:
UPPER STORIES: 69.8%
GROUND STORY: 49.9%

GROSS BUILDING AREA

FIRST FLOOR:	7002 SF
SECOND FLOOR:	7086 SF
THIRD FLOOR:	7086 SF
FOURTH FLOOR:	<u>7086 SF</u>
TOTAL:	28260 SF

4 FRONT ELEVATION - BUILDING #3
A3.00 SCALE 1/8" = 1'-0"



REAR ELEVATION - BUILDING #3
SCALE 1/8" = 1'-0"

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Drawing Title:
RAVEN RIDGE - BUILDING #3

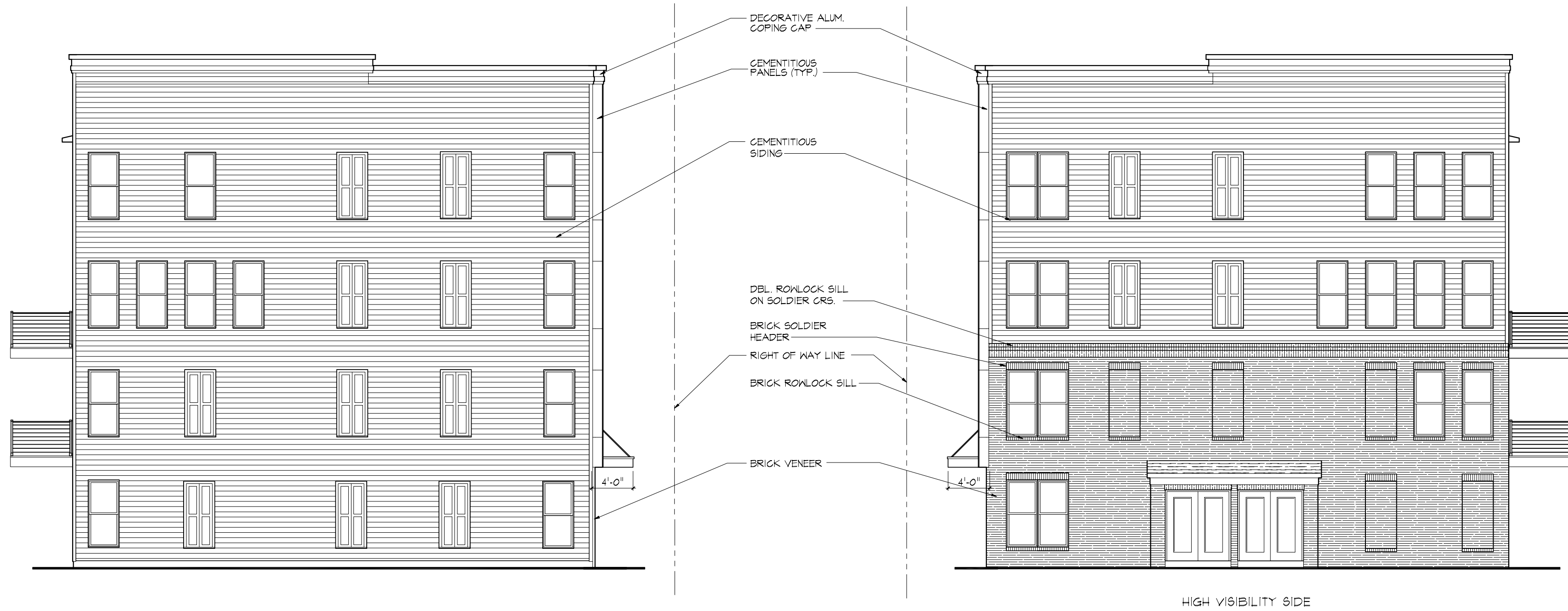
Client: **STANLEY MARTIN - REGION #3**

Project: **0001761 - TESSA & 0001762 - JULIANNE**

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D LEFT SIDE ELEVATION - BUILDING #3
A3.01 SCALE 1/8" = 1'-0"

C RIGHT SIDE ELEVATION - BUILDING #3
A3.01 SCALE 1/8" = 1'-0"

Drawing Title:

RAVEN RIDGE - BUILDING #3

Client:

STANLEY MARTIN - REGION #3

Project:

001761 - TESSA & 001762 - JULIANNE

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GG
TRANSPARENCY:
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GROUND STORY: 49.9%

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TRANSPARENCY:
UPPER STORIES: 49.0%
GROUND STORY: 38.0%

KK
TRANSPARENCY:
UPPER STORIES: 49.0%
GROUND STORY: 38.0%

JJ
TRANSPARENCY:
UPPER STORIES: 49.0%
GROUND STORY: 49.9%

HH
TRANSPARENCY:
UPPER STORIES: 49.0%
GROUND STORY: 38.0%

GG
TRANSPARENCY:
UPPER STORIES: 49.0%
GROUND STORY: 49.9%

GROSS BUILDING AREA
FIRST FLOOR: 1002 SF
SECOND FLOOR: 1086 SF
THIRD FLOOR: 1086 SF
FOURTH FLOOR: 1086 SF
TERRACE LEVEL: 3762 SF
TOTAL: 32022 SF

A FRONT ELEVATION - BUILDING #4
SCALE 1/8" = 1'-0"



B REAR ELEVATION - BUILDING #4
SCALE 1/8" = 1'-0"

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Drawing Title: RAVEN RIDGE - BUILDING #4

Client: STANLEY MARTIN - REGION #3
Project: 001761 - TESSA & 001762 - JULIANNE

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Drawing Title:
RAVEN RIDGE - BUILDING #4

Client:
STANLEY MARTIN - REGION #3

Project:
001761 - TESSA & 001762 - JULIANNE

[illegible]

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A FRONT ELEVATION - BUILDING #5 SCALE 1/8" = 1'-0"											

GROSS BUILDING AREA	
FIRST FLOOR:	1002 SF
SECOND FLOOR:	1086 SF
THIRD FLOOR:	1086 SF
FOURTH FLOOR:	1086 SF
TERRACE LEVEL:	3762 SF
TOTAL:	32022 SF



B REAR ELEVATION - BUILDING #5
SCALE 1/8" = 1'-0"

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Drawing Title:
RAVEN RIDGE - BUILDING #5

Client:
STANLEY MARTIN - REGION #3
Project:
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Drawing Title: RAVEN RIDGE - BUILDING #5

Client: **STANLEY MARTIN - REGION #3**

Project: **001761 - TESSA & 001762 - JULIANNE**

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GG
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UPPER STORIES: 49.0%
GROUND STORY: 49.9%

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UPPER STORIES: 49.0%
GROUND STORY: 38.0%

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TRANSPARENCY:
UPPER STORIES: 49.0%
GROUND STORY: 38.0%

JJ
TRANSPARENCY:
UPPER STORIES: 49.0%
GROUND STORY: 49.9%

HH
TRANSPARENCY:
UPPER STORIES: 49.0%
GROUND STORY: 38.0%

GG
TRANSPARENCY:
UPPER STORIES: 49.0%
GROUND STORY: 49.9%

GROSS BUILDING AREA
FIRST FLOOR: 7002 SF
SECOND FLOOR: 7086 SF
THIRD FLOOR: 7086 SF
FOURTH FLOOR: 7086 SF
TOTAL: 28260 SF

A FRONT ELEVATION - BUILDING #6
SCALE 1/8" = 1'-0"



B REAR ELEVATION - BUILDING #6
SCALE 1/8" = 1'-0"

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Drawing Title: RAVEN RIDGE - BUILDING #6

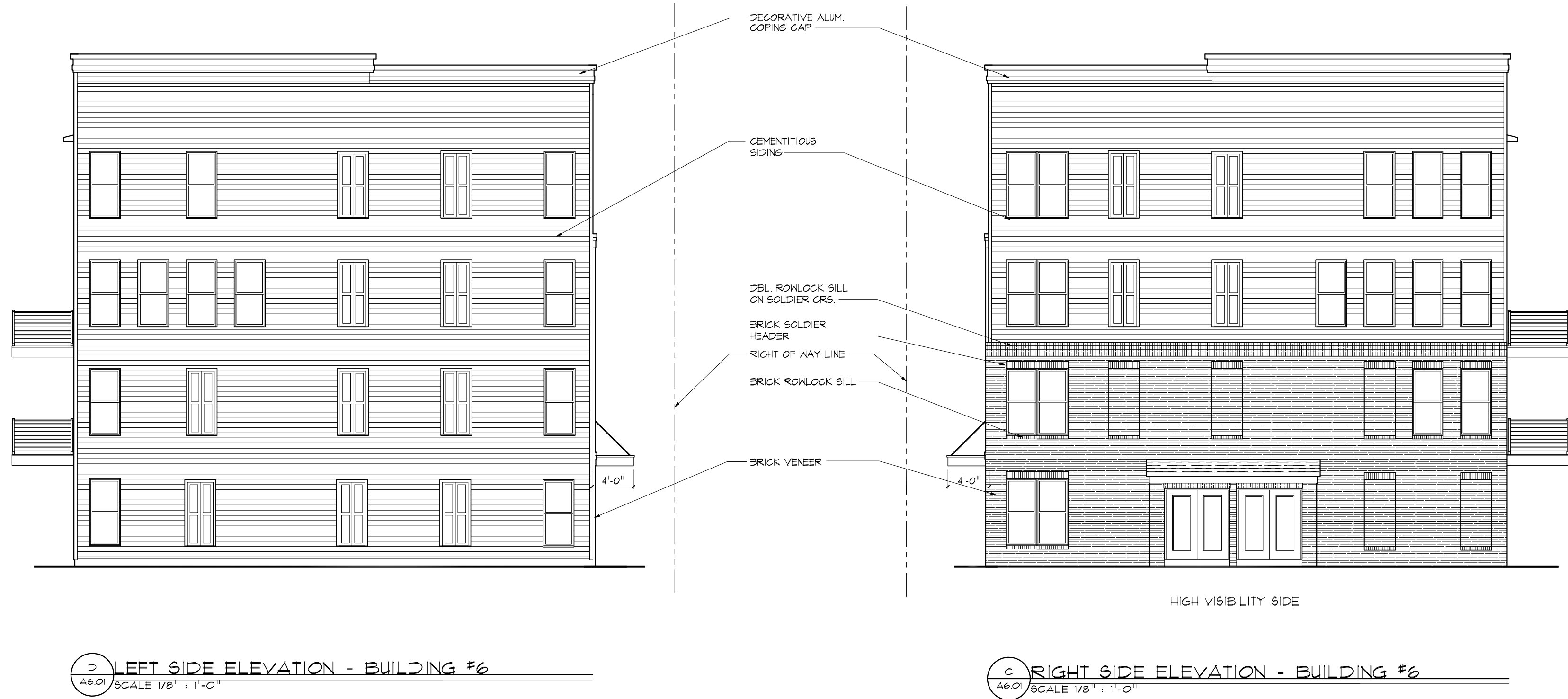
Client: STANLEY MARTIN - REGION #3
Project: 001761 - TESSA & 001762 - JULIANNE

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A6.00

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LL	KK	HH
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UPPER STORIES: 69.2%	UPPER STORIES: 49.0%	UPPER STORIES: 49.0%
GROUND STORY: 49.9%	GROUND STORY: 38.0%	GROUND STORY: 38.0%

GG	JJ
TRANSPARENCY:	TRANSPARENCY:
UPPER STORIES: 49.0%	UPPER STORIES: 49.0%
GROUND STORY: 49.9%	GROUND STORY: 49.9%

LL
TRANSPARENCY:
UPPER STORIES: 69.8%
GROUND STORY: 49.9%

GROSS BUILDING AREA

FIRST FLOOR:	1002 SF
SECOND FLOOR:	1086 SF
THIRD FLOOR:	1086 SF
FOURTH FLOOR:	<u>1086 SF</u>
TOTAL:	28260 SF

4 FRONT ELEVATION - BUILDING #7
AT.00 SCALE 1/8" = 1'-0"






B REAR ELEVATION - BUILDING #7
 AT.00 SCALE 1/8" = 1'-0"

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RAVEN RIDGE - BUILDING #7

Client: **STANLEY MARTIN - REGION #3**

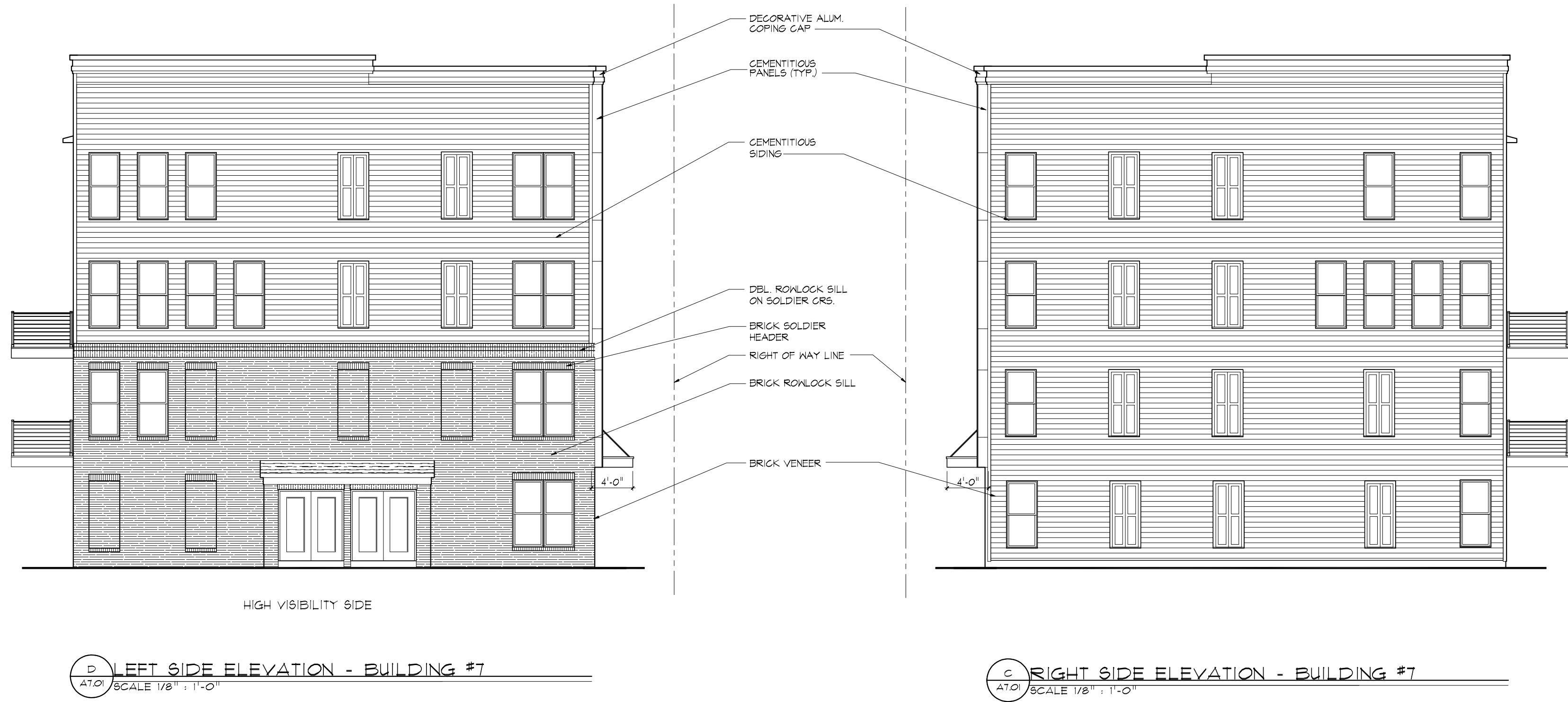
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SAJ / DEW

Project:

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Client:

STANLEY MARTIN - REGION #3

Drawing Title:

RAVEN RIDGE - BUILDING #7

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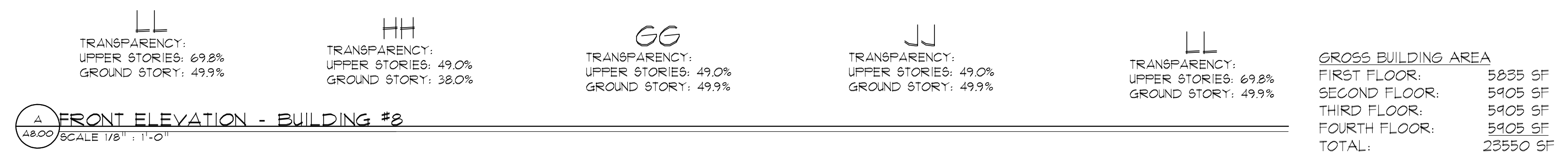
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RAVEN RIDGE - BUILDING #8

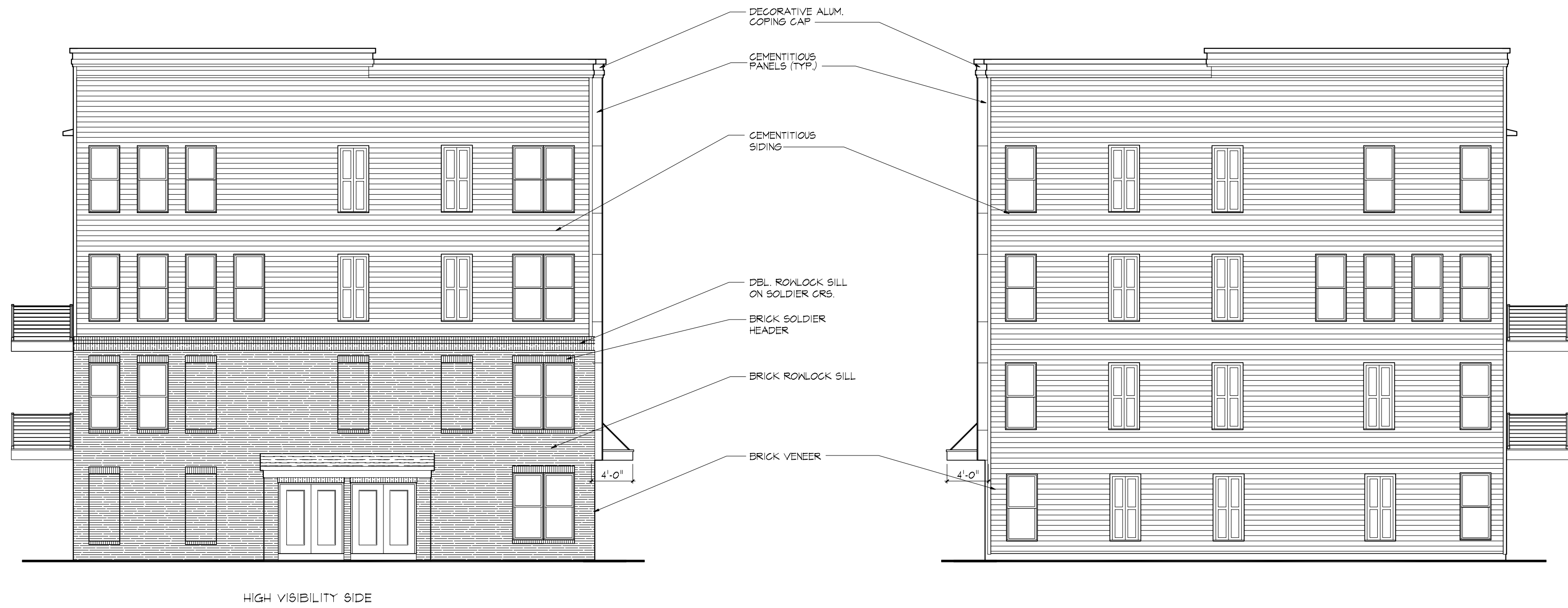
Client: **STANLEY MARTIN - REGION #3**

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D LEFT SIDE ELEVATION - BUILDING #8
AS.01 SCALE 1/8" = 1'-0"

C RIGHT SIDE ELEVATION - BUILDING #8
AS.01 SCALE 1/8" = 1'-0"

Drawing Title:

RAVEN RIDGE - BUILDING #8

Client:

STANLEY MARTIN - REGION #3

Project:

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FRONT ELEVATION
SCALE 1/8" = 1'-0"



B REAR ELEVATION - BUILDING #9
A9.00 SCALE 1/8" = 1'-0"

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RAVEN RIDGE - BUILDING #9

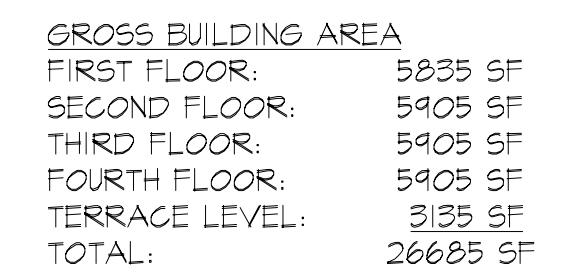
Client: ***STANLEY MARTIN - REGION #3***

Project: ***001761 - TESSA & 001762 - JULIANNE***

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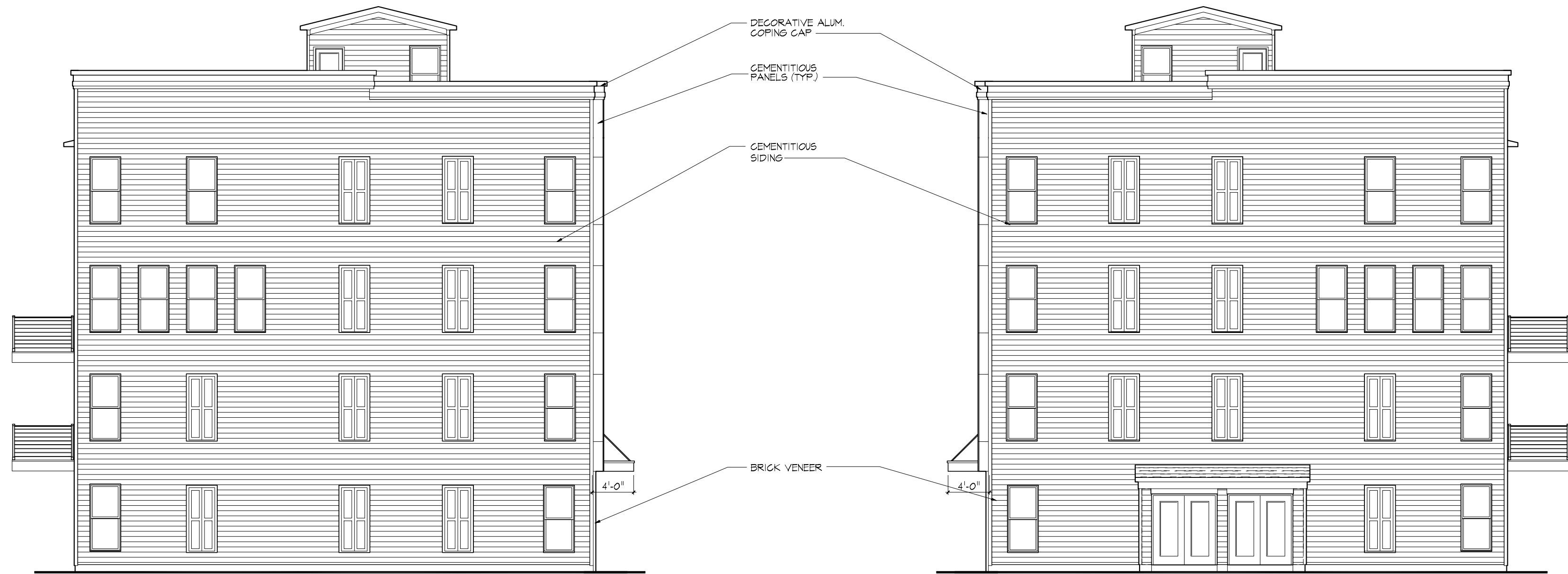


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SHEET No.

A10.00

[0](#) [1](#) [2](#) [3](#) [4](#) [5](#) [6](#) [7](#) [8](#) [9](#) [A](#) [B](#) [C](#) [D](#) [E](#) [F](#) [G](#) [H](#) [I](#) [J](#) [K](#) [L](#) [M](#) [N](#) [O](#) [P](#) [Q](#) [R](#) [S](#) [T](#) [U](#) [V](#) [W](#) [X](#) [Y](#) [Z](#)



D LEFT SIDE ELEVATION - BUILDING #10
A10.01 SCALE 1/8" = 1'-0"

C RIGHT SIDE ELEVATION - BUILDING #10
A10.01 SCALE 1/8" = 1'-0"

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Drawing Title:
RAVEN RIDGE - BUILDING #10

Client:
STANLEY MARTIN - REGION #3
Project:
001761 - TESSA & 001762 - JULIANNE

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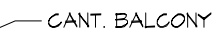
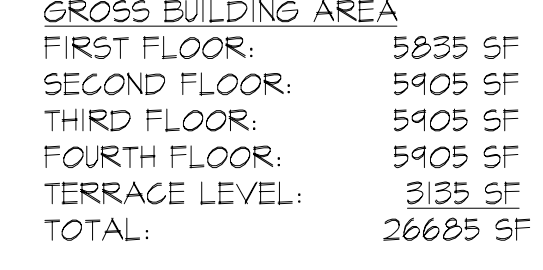
05/09/2022

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SHEET No.

A10.01

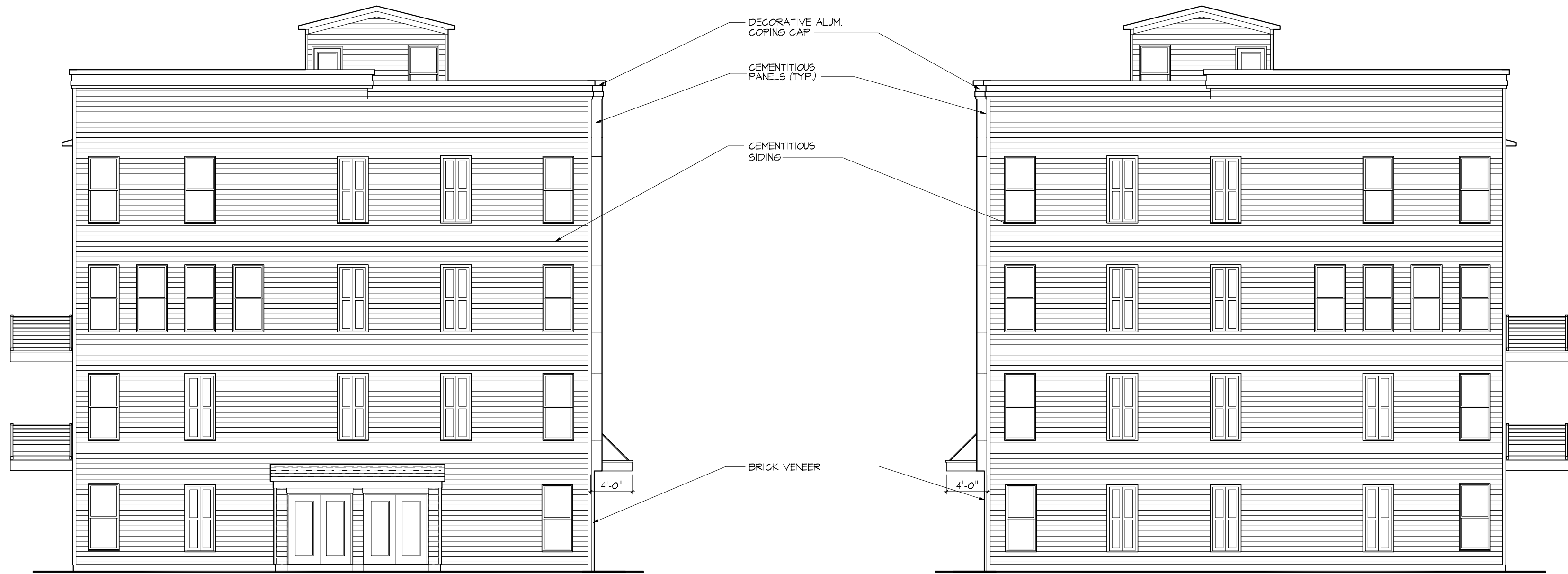
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Ε

Αλλα

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D LEFT SIDE ELEVATION - BUILDING #10
A11.01 SCALE 1/8" = 1'-0"

C RIGHT SIDE ELEVATION - BUILDING #10
A11.01 SCALE 1/8" = 1'-0"

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Drawing Title:
RAVEN RIDGE - BUILDING #11

Client:
STANLEY MARTIN - REGION #3

Project:
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											FIRST FLOOR:	1002 SF	
											SECOND FLOOR:	1086 SF	
											THIRD FLOOR:	1086 SF	
											FOURTH FLOOR:	1086 SF	
											TOTAL:	28260 SF	

A

1200

FRONT ELEVATION - BUILDING #12

SCALE 1/8" = 1'-0"



B
4/2000
REAR ELEVATION - BUILDING #12
SCALE 1/8" = 1'-0"

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Drawing Title:
RAVEN RIDGE - BUILDING #12

Client:
STANLEY MARTIN - REGION #3
Project:
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