



Administrative Approval Action

Case File / Name: ASR-0002-2022
DSLCL - Raven Ridge Place (ASR)

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

- LOCATION:** This 16.96 acre site zoned PD and within a UWPOD Overlay (Z-15-16) is located on the northeast corner of the intersection of Falls of Neuse and Raven Ridge Road.
- REQUEST:** This plan consists of 136 condo style townhome units and associated infrastructure. There will be 12 multifamily buildings on proposed lot 45 of approved subdivision case SUB-0042-2021. This ASR is for condos only.
- A variance was granted for the location of plantings and total gross land area set aside for forested areas. (see BOA-0078-2021)
- DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** SUB-0042-2021: DSLCL - Preliminary Subdivision/Preliminary Subdivision
- 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 April 4, 2023 by BGE.

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:

Engineering

1. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to the City of Raleigh Transportation Department – Mobility Strategy and Infrastructure Division prior to Site Permit review approval.
2. A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.

Public Utilities

3. RCMP-0117-2023 must be recorded
4. incorporate all PU recommendations remaining on ASR review into SPR design

Stormwater

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).



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6. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B). This payment should be made by Subdivision SPR (associated with SUB-0042-2021) since this project is relying on a shared stormwater solution to permitted prior to this project's permitting.

Urban Forestry

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"/> | Transit Deed of Easement Required |
| <input checked="" type="checkbox"/> | Slope Easement Deed of Easement Required |
| <input checked="" type="checkbox"/> | Public Access Deed of Easement Required |

| | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Right of Way Deed of Easement Required |
| <input checked="" type="checkbox"/> | Utility Placement Deed of 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:

Engineering

1. A fee-in-lieu for the transit stop along Falls of Neuse Road is paid to the City of Raleigh (UDO 8.1.10).
2. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
3. A sight distance easement shall be approved by the Transportation Department for recording in the Wake County Registry and shown on a plat approved for recordation.



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4. A slope easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
5. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.
6. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
7. A fee-in-lieu for multiuse path along Falls of Neuse Road less than 12' in width along the entire frontage of the street is paid to the City of Raleigh (UDO 8.1.10).
8. Slope easements along Falls of the Neuse Road shall be dedicated in the same footprint of the 5' utility placement easements in those locations where it creates additional slope easement. No slope easement shall be reduced and this condition is to increase slope easement width where not currently shown on the plan.
9. A public access deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

Public Utilities

10. 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.

Stormwater



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11. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

Transportation

12. A transit deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

☒ **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:

General

1. Recordation of SUB-0042-2021 (The Pointe at Raven Ridge). All conditions of the subdivision approval shall be met and the subdivision for this development shall be recorded.
2. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

Public Utilities

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

Urban Forestry

4. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 36 street trees along Pleasant Branch Drive.
5. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

The following are required prior to issuance of building occupancy permit:

General



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1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
2. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff
3. All street lights and street signs required as part of the development approval are installed.
4. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: May 10, 2026

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

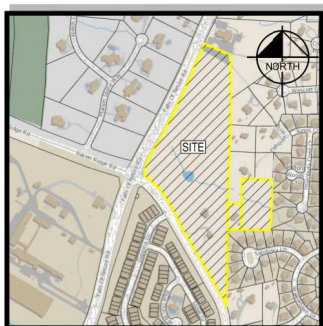
Signed: *Daniel L. Stegall* Date: 05/10/2023
Development Services Dir/Designee

Staff Coordinator: Michael Walters

RAVEN RIDGE PLACE - ASR

11258 RAVEN RIDGE ROAD
EIGH. NORTH CAROLINA 27607

INITIAL SUBMTITAL: 01/05/2022
5TH SUBMTITAL: 04/04/2023



SITE LOCATION MAP
SCALE: 1" = 500'



Addendum Site Review Application

Planning and Development Services Center • One Edwards Park • Raleigh, NC 27601 • 919.996.2000

The form is completed when submitting site plans as illustrated in Raleigh Development Bureau (RDB) Section 10.2. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Case # _____

Plan Type: ☐ Site Plan ☐ Plan Three (Site Plan) _____

Planner: (print) _____

Please review RDB Section 10.2.8 as amended by text change cases [TC-14-10](#) and [TC-11-21](#) to determine the site type. If assistance determining a Site Type is needed, please contact a Site Plan Task Verification specialist who can be submitted online via the [Formal and Development Review](#) Portal. Please Note: This is a fee for verification service.

Site Plan Type: ☐ Site Plan ☐ Plan Three (Site Plan) _____

Building Type

| | |
|-------------------------------------|-----------|
| <input type="checkbox"/> | Detached |
| <input type="checkbox"/> | Attached |
| <input type="checkbox"/> | Apartment |
| <input checked="" type="checkbox"/> | Townhouse |

Site Transaction History

| | |
|--------------------------|---|
| <input type="checkbox"/> | General case # SDA-0042-2021 |
| <input type="checkbox"/> | Subdivision case # SDA-0054-2021 |
| <input type="checkbox"/> | Sequencing plan case # SDA-0054-2021 |
| <input type="checkbox"/> | Certificate of Appropriateness # _____ |
| <input type="checkbox"/> | Board of Administration # SDA-0187-2021 |
| <input type="checkbox"/> | Zoning Case # Z-15-11 |
| <input type="checkbox"/> | Administrative Appeal # _____ |

GENERAL INFORMATION

Development name: The Pointe at Raven Ridge - Condos

Inside City limits? ☒ Yes ☐ No

Property address: _____

11258 Raven Ridge Rd, Raleigh, NC

Site P/N: 11220806952

Describe the scope of work. Include any additions, expansions, and change if site.

130 condo style townhomes and associated infrastructure

Current Property Owner/Developer Contact Name: _____

NOTE: Please attach purchase agreement when [submitting this form](#).

Current Stanley Martin Homes, Brian Ketchum [View this form](#).

Address: 4002 Westchase Boulevard, Suite 470

Phone # 919 877 0786

Email KetchumB@stanleymartin.com

Appoint Name: Heidi Forman, PE

Company: BGE Inc.

Address: 5440 Wade Park Blvd, Suite 102, Raleigh, NC 27607

Phone # 919 337-2837

Email dmsl@bge.com

Page 1 of 2

| DEVELOPMENT TYPE - SITE DATA TABLE (Applicable to all developments) | | | |
|---|--|--|--|
| SITE DATA | BUILDING DATA | | |
| Zoning district (if more than one, please provide the PD or LWPOD) _____ Gross area (square feet) _____ Maximum office hours (7-3) _____ Minimum # of parking spaces: N/A per T-1-21-1 _____ # of parking spaces proposed _____ Overlay District of application (LWPOD) _____ Existing use: UDCO 1.4-1.7 Commercial _____ Proposed use: UDCO 1.4-1.7 Commercial _____ | Existing gross floor area (to be demolished): _____ Existing gross floor area (to be maintained): _____ 0 AC _____ Total gross floor area: 64,242 sq. ft. _____ Total # of gross floors (remain and new): 178/57 of _____ Proposed # of floors: 12 _____ Proposed # of stories for retail: 4 _____ | | |
| STORMWATER INFORMATION | | | |
| Existing Impervious Surface: _____ Acres: 3.00 _____ Square Feet: 12,630 _____ Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> _____ If yes, please provide: _____ Above what level: _____ Flood study: _____ FEMA Map: Flood # 2207-2990A/1-21-2014/2014 _____ New or Reuse Buffer: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> _____ Violations: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> _____ | Projected Impervious Surface: _____ Acres: 2.76 _____ Square Feet: 33800 _____ | | |
| RESIDENTIAL DEVELOPMENTS | | | |
| Total # of dwelling units: 158 # of bedroom units: _____ 2+ _____ # of kids: 1 _____ | | Total # of total units: 0 40+ or more _____ Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> _____ | |
| SIGNATURE BLOCK | | | |
| The undersigned individuals that the property owner 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 approved herein, and is acknowledged and authorized by the undersigned on behalf of the City of Raleigh Urban Planning and Development Department. | | | |
| I, Debra Farris as the duly authorized representative, request that the undersigned approve and authorize incorporation, and will approve the project as a public meeting regarding this application. | | | |
| Use have read, understood, and affirms that the project is conforming to all application requirements approved by the Planning Department and that the undersigned is authorized to submit this application to the City of Raleigh and authorized project, which states application will expire after 180 days of maturity. | | | |
| Signature: _____ Date: _____ | | Signature: _____ Date: 04-22-2022 | |

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| SHEET LIST TABLE | |
|------------------|--------------------------|
| SHEET NUMBER | SHEET TITLE |
| C-0 | COVER SHEET |
| C-1 | GENERAL NOTES |
| C-1-1 | EXISTING CONDITIONS PLAN |
| C-2 | SITE PLAN (OVERALL) |
| C-2-1 | SITE PLAN (SOUTH) |
| C-2-2 | SITE PLAN (NORTH) |
| C-3 | GRADING PLAN (OVERALL) |
| C-3-1 | GRADING PLAN (SOUTH) |
| C-3-2 | GRADING PLAN (NORTH) |
| C-5 | UTILITY PLAN (OVERALL) |
| C-5-1 | UTILITY PLAN (SOUTH) |
| C-5-2 | UTILITY PLAN (NORTH) |
| C-9 | SITE DETAILS |
| L-1-1 | LANDSCAPE PLAN |
| L-1-2 | LANDSCAPE DETAILS |
| EL-10 | LIGHTING PLAN |
| EL-1-1 | LIGHTING PLAN - NO GRD |

| ARCHITECTURAL SHEET'S AT BACK | |
|-------------------------------|-----------------------------------|
| SHEET NUMBER | SHEET TITLE |
| C1.00 | COVERSHEET |
| C1.01 | SITE KEY DIAGRAM & BUILDING COLOR |
| C1.02 | FLOOR PLANS |
| A1.00 | BUILDING 1 ELEVATIONS |
| A1.01 | BUILDING 1 SIDE ELEVATIONS |
| A2.00 | BUILDING 2 ELEVATIONS |
| A2.01 | BUILDING 2 SIDE ELEVATIONS |
| A3.00 | BUILDING 3 ELEVATIONS |
| A3.01 | BUILDING 3 SIDE ELEVATIONS |
| A4.00 | BUILDING 4 ELEVATIONS |
| A4.01 | BUILDING 4 SIDE ELEVATIONS |
| A5.00 | BUILDING 5 ELEVATIONS |
| A5.01 | BUILDING 5 SIDE ELEVATIONS |
| A6.00 | BUILDING 6 ELEVATIONS |
| A6.01 | BUILDING 6 SIDE ELEVATIONS |
| A7.00 | BUILDING 7 SIDE ELEVATIONS |
| A7.01 | BUILDING 7 ELEVATIONS |
| A8.00 | BUILDING 8 SIDE ELEVATIONS |
| A8.01 | BUILDING 8 ELEVATIONS |
| A9.00 | BUILDING 9 SIDE ELEVATIONS |
| A9.01 | BUILDING 9 ELEVATIONS |
| A10.00 | BUILDING 10 ELEVATIONS |
| A10.01 | BUILDING 10 SIDE ELEVATIONS |
| A11.00 | BUILDING 11 SIDE ELEVATIONS |
| A11.01 | BUILDING 11 ELEVATIONS |
| A12.00 | BUILDING 12 ELEVATIONS |
| A12.01 | BUILDING 12 SIDE ELEVATIONS |

| SOLID WASTE INSPECTION STATEMENT | |
|----------------------------------|---|
| 1. | SOLID WASTE MATERIALS ARE TO BE PROVIDED BY THE CITY OF ALBUQUERQUE FOR ALL UNITS. |
| 2. | THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL. |
| 3. | CARTS THAT ARE NOT USED WITHIN THE GAVAS MUST BE REMOVED AFTER SCHEDULED COLLECTION MAY BE SUBJECT TO A NOTICE OF VIOLATION FOR THE FIRST OFFENSE AND A \$100 ADMINISTRATION FEE FOR SUBSEQUENT VIOLATIONS WITHIN A TWELVE MONTH PERIOD. |
| 4. | ROLL OFF CARTS TO BE LOCATED ON DRIVEWAYS, AREAS WHEN POSTPONED FOR THE COLLECTION. |
| FIRE DEPARTMENT NOTES | |
| 1. | THE APPROPRIATE ROAD SURFACE IS REQUIRED TO BE WITHIN 15' FEET (15'FPA) (DR). |
| 2. | THE APPROVED PUMP SHALL BE LOCATED WITHIN 300' MEASURED ALONG THE PATH OF APPROPRIATE ACCESS ROAD (CROSS STREET) 50'. |
| 3. | THE FLOW AND PRESSURE MUST BE PROVIDED AT THE LOCATION OF THE FIRE PUMPERS FOR THE 1.5" C.I.P. SECTION 50'. |
| 4. | IF HYDRO-PUMP IS LOCATED WITHIN 300' MEASURED ALONG THE PATH OF APPROPRIATE ACCESS ROAD 50' FPA, THE PUMP WILL BE PROVIDED IN THE APPROVED PUMP. IF THE PUMP IS NOT LOCATED WITHIN 300' MEASURED ALONG THE PATH OF APPROPRIATE ACCESS ROAD 50' FPA, THE PUMP WILL BE PROVIDED IN THE APPROVED PUMP. |

| | |
|--|--|
| <p align="center">Private <u>Water Distribution / Extension System</u></p> <p>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.</p> <p>City of Raleigh Public Utilities Department Permit # _____</p> <p>Authorization to Construct _____</p> <p>Date _____</p> | <p align="center">Private <u>Sewer Collection / Extension System</u></p> <p>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.</p> <p>City of Raleigh Public Utilities Department Permit # _____</p> <p>Authorization to Construct _____</p> <p>Date _____</p> |
|--|--|

811.

[illegible]

| CONSULTANT INFORMATION | | |
|---|--|---|
| DEVELOPER: | ENGINEER: | SURVEYOR: |
| STANLEY MARTIN: 4000 WESTCHASE BLVD RALEIGH, NC 27607 (919) 877-8760 | S&B, INC. 5400 WADE PARK BLVD, SUITE 102 RALEIGH, NC 27607 (919) 276-0111 | BASS, WILSON & KENNEDY, INC. 8319 CHAPEL HILL ROAD, SUITE 250 RALEIGH, NC 27607 (919) 851-4422 |
| CONTACT: BRIAN KETCHUM, P.E. | CONTACT: DEBBI FERM, P.E. | CONTACT: DAN GREGORY, P.L.S. |

| | | | |
|--|--|---|----------------|
| EXISTING ADDRESSES | | 11258 Raven Ridge Road, Raleigh, North Carolina 27607 | |
| P/N/YS | | 172806952 | |
| ZONINGS | | Planned Development (PD) | |
| OVERLAY DISTRICT | | Urban Watershed Protection (UWPDP) | |
| SITE CROSS-SECTION | | 20.09 | AC PER SUBJECT |
| LOT 1-44: TOWNHOMES | | 2.46 | AC |
| LOT 45: MULTI-FAMILY | | 5.22 | AC |
| LOT 46: OPEN SPACE | | 4.08 | AC |
| LOT 47: STORMWATER | | 1.74 | AC |
| LOT 48: OPEN SPACE | | 1.27 | AC |
| LOT 49: OPEN SPACE | | 0.98 | AC |
| LOT 50: OPEN SPACE | | 0.15 | AC |
| LOT 51: OPEN SPACE | | 1.13 | AC |
| LOT 52: OPEN SPACE | | 0.23 | AC |
| PROPOSED LOW DECK/DRIVE (ON-SITE - OFFSITE) | | 1.13 | AC |
| TOTAL SITE ACREAGE | | 16.96 | AC |
| EXISTING USE | | Single Family Residential | |
| PROPOSED PRINCIPAL USE | | Townhouse and Multi-Family Development | |
| UNITS PROPOSED WITH THIS PLAN | | 44 | |
| LOT 1-44: TOWNHOMES (138 SQD 242) | | 44 | |
| LOT 45: MULTI-FAMILY (MAX) | | 136 | |
| TOTAL UNITS | | 180 | |
| EXISTING IMPERVIOUS AREA | | 1.14 AC | |
| PROPOSED ON-SITE IMPERVIOUS AREA | | (PER SPR 6647-2022) | |
| PAVEMENT (PHASE I) | | 1.57 AC | |
| SCORILLA (PHASE II) | | 0.83 AC | |
| LOT 78-144: TOWNHOMES | | 1.57 AC | |
| LOT 45: MULTI-FAMILY (MAX) | | 4.23 AC | |
| LOT 46: OPEN SPACE | | 0.00 AC | |
| LOT 47: STORMWATER | | 0.00 AC | |
| LOT 48: OPEN SPACE | | 0.00 AC | |
| LOT 49: OPEN SPACE | | 0.00 AC | |
| LOT 50: OPEN SPACE | | 0.00 AC | |
| LOT 51: OPEN SPACE | | 0.00 AC | |
| LOT 52: OPEN SPACE | | 0.00 AC | |
| TOTAL ON-SITE IMPERVIOUS AREA: | | 7.25 AC | |
| PERCENT IMPROVED ON SITE IMPROVEMENTS: | | 43.04 % | |
| MAX DENSITY PER ORDINANCE NO. (2020) SS 2C 29: | | 180 UNITS | |
| PROPOSED DENSITY: | | 8.91 UNITS/AC | |
| UDO Sec 8.1.4 BANDING TYPE | | | |
| BANDING TYPE | | Apartment and Open Lot | |
| UDO Sec 8.3.3 TOWNHOUSE (BN) | | | |
| A SITE (DIMENSIONS) | | 16.90 x 30% = 5.06 AC | |
| A3 OUTDOOR AMENITY AREA | | NET AREA = 5.06% | |
| B LOT DIMENSIONS | | | |
| B1 AREA (MIN) | | n/a SF | |
| B2 WIDTH (MIN) | | 30 FT | |
| C BUILDING/STRUCTURE SETBACKS | | | |
| C1 FROM PRIMARY STREET (MIN) | | 5 FT | |
| C2 FROM SIDE STREET (MIN) | | 5 FT | |
| C3 FROM SIDE LOT LINE (MIN) | | 5 or 6 FT | |
| C4 FROM REAR LOT LINE (MIN) | | 20 FT | |
| C5 FROM ALLEY (MIN) | | 4 or 5 FT | |
| D PARKING SETBACKS | | | |
| D1 FROM PRIMARY STREET (MIN) | | 20 FT | |
| D2 FROM SIDE STREET (MIN) | | 20 FT | |
| D3 FROM SIDE LOT LINE (MIN) | | 5 or 6 FT | |
| D4 FROM REAR LOT LINE (MIN) | | 3 FT | |
| D5 FROM ALLEY (MIN) | | 4 FT | |
| E ENVIRONMENTAL | | | |
| UDO Sec 8.3.3 TREE CONSERVATION REQUIRED | | | |
| FORESTATION REQUIREMENT | | 16.90 x 20% = 3.38 AC | |
| NET AREA | | 5.06% | |
| UDO Sec 8.3.9 WATERSHED PROTECT OVERLAY DISTRICT | | | |
| FORESTATION REQUIREMENT | | 15.21 x 40% = 6.08 AC | |
| NET AREA EXCLUDING STORMWATER LOT) | | 5.06% | |
| MAX HEIGHT | | | |
| RESIDENTIAL USE - TOWNHOUSE AREA 1 PER ORDINANCE NO. (2020) SS 2C 31 | | 60 FT | |
| BUILDING HEIGHT (MAX FEET) | | 60 FT | |
| FLOOD PROTECTION (MAX FEET) (2020) (MAF 5) | | 50% OF STORY IMMEDIATELY BELOW | |
| RESIDENTIAL USE - TOWNHOUSE AREA 2 PER ORDINANCE NO. (2020) SS 2C 31 | | 45 FT | |
| BUILDING HEIGHT (MAX FEET) | | 45 FT | |
| UDO Sec 7.2 REQUIRED PARKING | | N/A PER CC-21-21 | |
| VEHICLE PARKING (MIN) | | | |
| RESIDENTIAL (TOWNHOUSE LIVING) | | | |
| LOT 2: Multi-family | | 272 SF | |
| 3 BDR/20M2 (SPACE PER UNIT) | | 272 / 1 (DRIVEWAY, 1 GARAGE) | |
| TOTAL VEHICLE PARKING | | 272 SF | |
| SHORT-TERM BICYCLE PARKING | | 254 SF | |
| LOT 1: RESIDENTIAL (TOWNHOUSE LIVING) | | | |
| 1 SPACE PER 20 UNITS, MK 4 | | 7 SF | |

| | | | |
|--------------|-------|------------|------------------|
| DESIGNED BY: | DF | 04/04/2023 | PER COR COMMENTS |
| DRAWN BY: | DF/CI | 10/10/2022 | PER COR COMMENTS |
| REVIEWED BY: | ID | 08/10/2022 | PER COR COMMENTS |
| | | 06/17/2022 | PER COR COMMENTS |

BGE
MADE PARK BLVD, SUITE 102
RALEIGH NC 27607
WWW.BGEINC.COM

**STANLEY MARTIN
HOMES**
20 WESTCHASE BLVD, SUITE 4710
ALEIGH / NORTH CAROLINA / 27607

RAVEN RIDGE
PLACE - ASR

COVER SHEET

FILE NUMBER:
8586-01

DATE: 01/05/202

C0-0

ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY AND STATE REGULATIONS AND CODES AND O.S.H.A. STANDARDS.

EXISTING STRUCTURES WITHIN THE CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.

SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY BASS, NIXON, AND KENNEDY INC. ALL INFORMATION IS TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.

CONTRACTOR AGREES TO REPAIR ANY DAMAGE TO THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH

THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN THE ACTUAL FIELD CONDITIONS AND THE CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING.

CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

IN ROLLING OR HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS.

THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE CONTRACTOR.

THE CONTRACTOR IS RESPONSIBLE FOR HORIZONTALLY AND VERTICALLY LOCATING AND PROTECTING ALL PUBLIC OR PRIVATE UTILITIES (SHOWN OR NOT SHOWN) WHICH LIE IN OR ADJACENT TO THE CONSTRUCTION SITE. AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL CONTACT NORTH CAROLINA 811 (NC811) AT 811 OR (800)632-4949 TO COORDINATE FOR THE IDENTIFICATION OF EXISTING UTILITIES WITHIN THE SITE.

CONTRACTOR SHALL COORDINATE ANY INTERRUPTION OF UTILITY SERVICE WITH OWNER AND RESPECTIVE UTILITY COMPANY REPRESENTATIVE.

ANY PLANNED INTERRUPTION OF UTILITY SERVICE SHALL BE GIVEN A 48 HOUR NOTICE TO THE UTILITY COMPANY AND THE OWNER.

ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE PER DUKE ENERGY STANDARDS.

ALL UTILITIES ARE TO BE UNDERGROUND.

COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.

SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.

APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.

SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE CITY INSPECTOR.

HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY THE CITY'S INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.

ANY CONSTRUCTION OR USE WITHIN THE FUTURE CONDITIONS FLOOD FRINGE LINE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE CITY OF RALEIGH.

SEALED SHOP DRAWINGS BY A PROFESSIONAL ENGINEER FOR RETAINING WALL (BY OTHERS) MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.

CERTIFICATION AND STREET CUT PERMITS ARE REQUIRED FOR UTILITY CUTS ON CITY STREETS. ALLOW 7 DAYS PROCESSING FOR PERMIT. FOR INFORMATION CONTACT RALEIGH DEPARTMENT OF TRANSPORTATION

SIDEWALK WITHIN THE CITY'S R/W THAT REQUIRE REPLACEMENT AS PART OF THE DEVELOPMENT AND/OR STREET IMPROVEMENTS SHOULD BE PHASED IN SUCH A WAY AS TO MINIMIZE THE DURATION OF THE SIDEWALK CLOSURE TO THE EXTENT FEASIBLE. THE DEVELOPER SHOULD MAKE EVERY

ANY WORK WITHIN THE R/W THAT REQUIRES CLOSURE OF THE SIDEWALK OR TRAVEL LANE MUST BE APPROVED BY NCDOT AND WILL REQUIRE A R/W USE PERMIT OR R/W LEASE DEPENDING UPON THE PROPOSED DURATION OF CLOSURE. THE APPROVALS ARE IN ADDITION TO SITE APPROVALS AND ENVIRONMENTAL APPROVALS. ANY WORK WITHIN THE R/W MUST BE IN ACCORDANCE WITH THE R/W USE PERMIT OR R/W LEASE.

RIGHT OF WAY CLOSURES LONGER THAN 30 DAYS REQUIRE A R/W LEASE AGREEMENT WHICH WILL INCLUDE THE SUBMITTAL OF A TRAFFIC CONTROL PLAN. TRAFFIC CONTROL PLANS REQUIRED THROUGH A LEASE AGREEMENT MAY BE DIFFERENT FROM THE ONE REQUIRED DURING THE LAND DEVELOPMENT PLAN REVIEW AND ARE SUBJECT TO REVISIONS. THE REVISED TRAFFIC CONTROL PLANS MUST BE SUBMITTED AS PART OF THE LEASE AGREEMENT PROCESS FOR APPROVAL PRIOR TO START OF R/W CLOSURES. CONTRACTOR SHALL CONTACT NCDOT AT (919) 707-620.

DEVELOPER TO CONTACT NCDOT DURING SITE PLAN PREPARATION TO DISCUSS STREET LIGHTING REQUIREMENTS, IF ANY, FOR THIS PROJECT. COORDINATE WITH DUKE ENERGY AND NCDOT AS NECESSARY TO DETERMINE LIGHTING LEVELS, LIGHTING LAYOUT AND REQUIREMENTS FOR INSTALLATION.

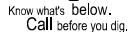
1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTIONAL RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR NCDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.

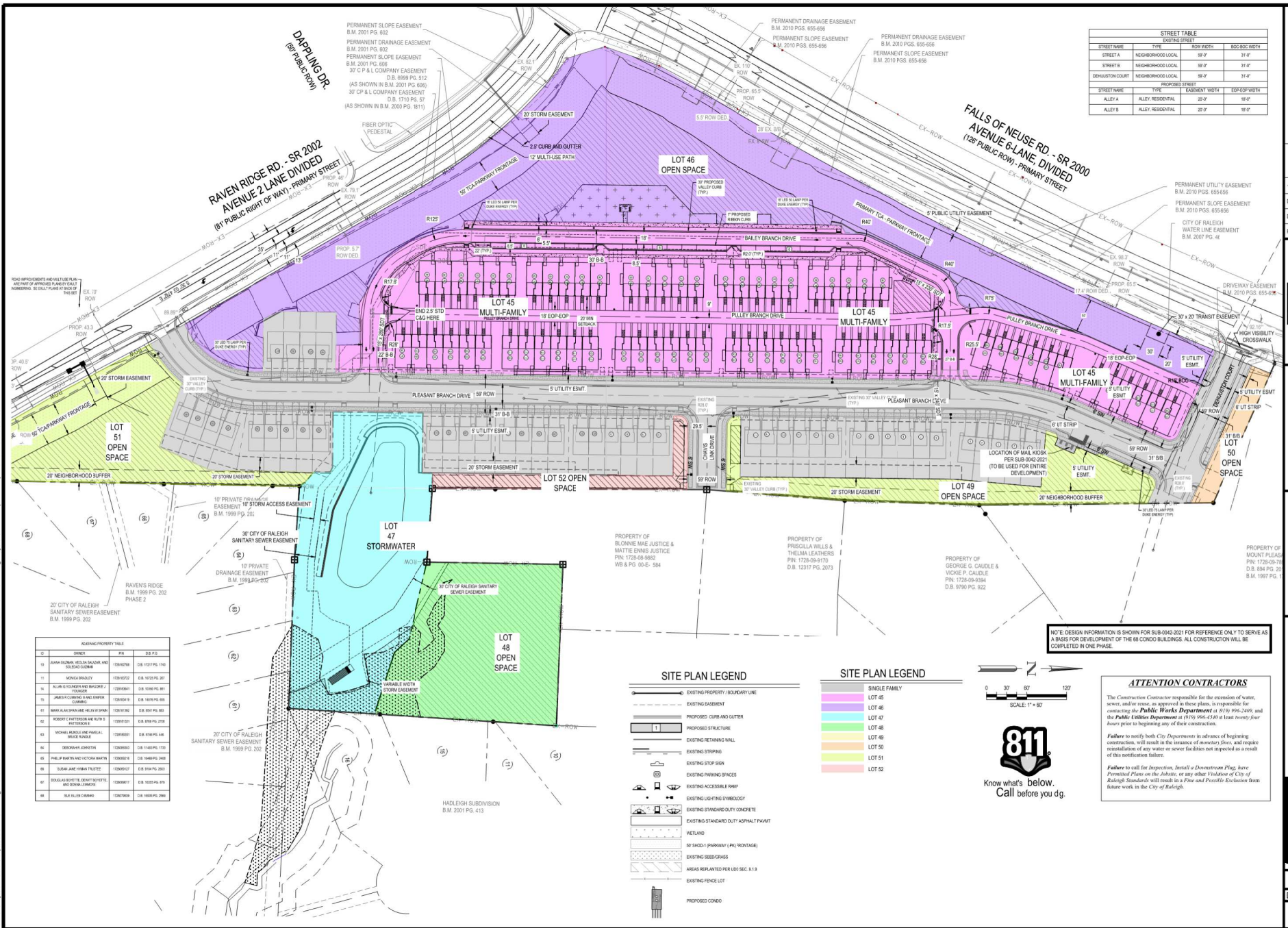
2. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.

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.





STANLEY MARTIN HOMES
4000 WESTCHASE BLVD. SUITE 4710
RALEIGH, NC 27607
RALEIGH, NORTH CAROLINA 27607

RAVEN RIDGE RAVEN - ASR
ADMINISTRATIVE SITE REVIEW PLAN
11250 RAVEN RIDGE ROAD
RALEIGH, NORTH CAROLINA 27607

SITE PLAN (OVERALL)

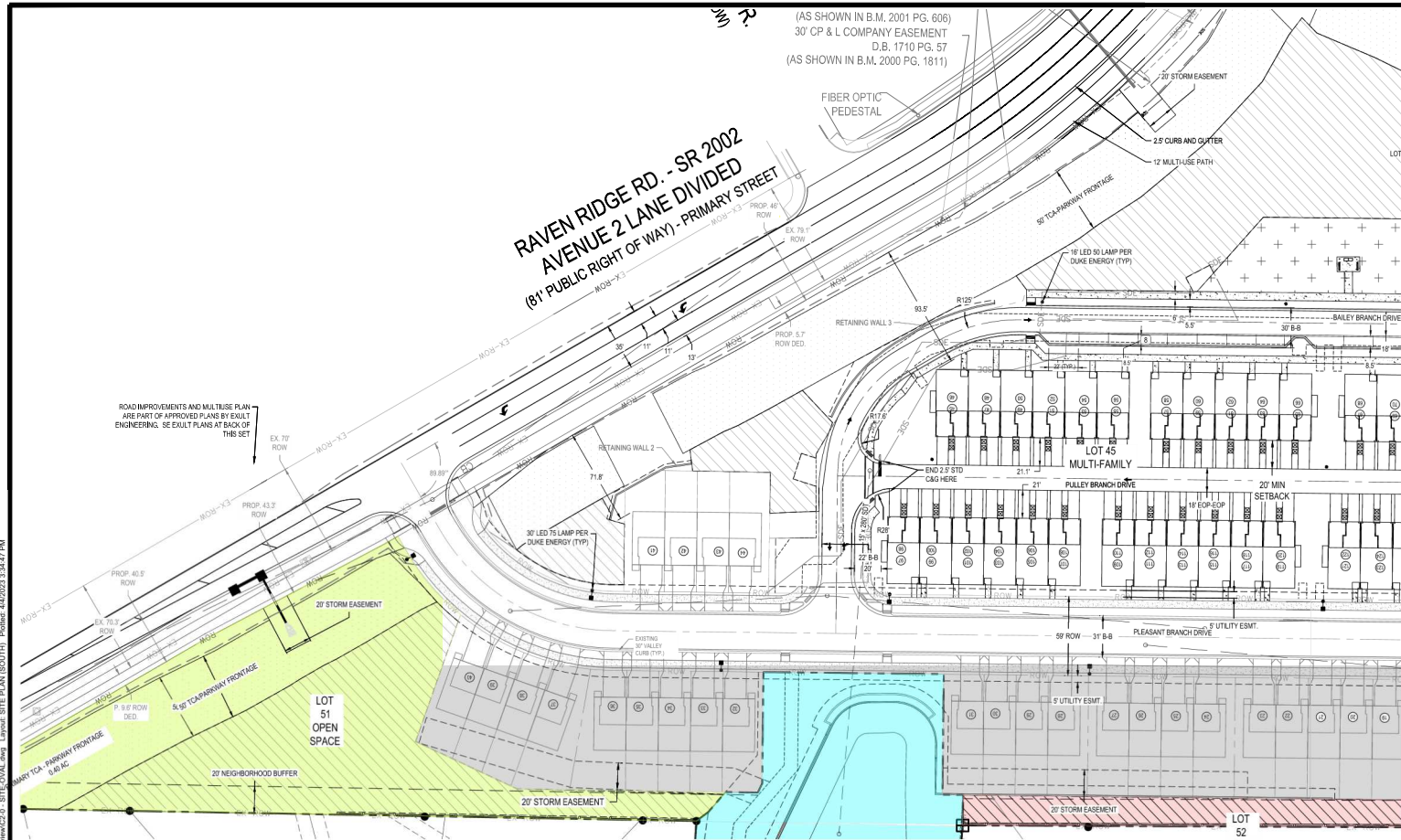
CONSTRUCTION
FILE NUMBER: 8586-01
DATE: 01/05/2022
C2-0

DESIGNED BY: DF
DRAWN BY: DF/CD
REVIEWED BY: JDU

PER CON COMMENTS
01/05/2022 PER CON COMMENTS
01/05/2022 PER CON COMMENTS
01/05/2022 PER CON COMMENTS

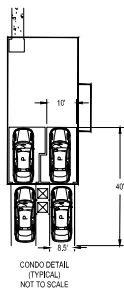
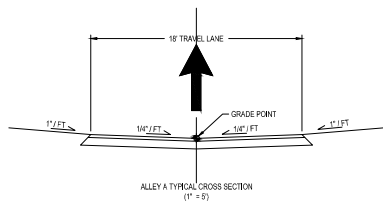
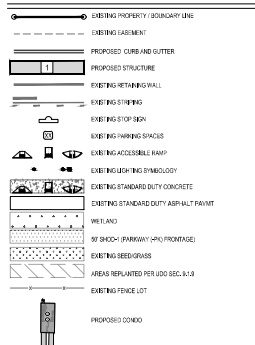
DATE
REV

DESCRIPTION



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



Know what's below.
Call before you dig.

ATTENTION CONTRACTORS

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| △ | 04/04/2023 | PER COR COMMENTS |
| △ | 10/10/2022 | PER COR COMMENTS |
| △ | 09/10/2022 | PER COR COMMENTS |
| △ | 06/17/2022 | PER COR COMMENTS |
| REV | DATE | DESCRIPTION |

| | |
|--------------|-------|
| DESIGNED BY: | DF |
| DRAWN BY: | DF/CD |
| REVIEWED BY: | JDJ |



5440 WADE PARK BLVD, SUITE 102
RALEIGH NC 27607
WWW.BGEINC.COM
NC LICENSE #C-4397

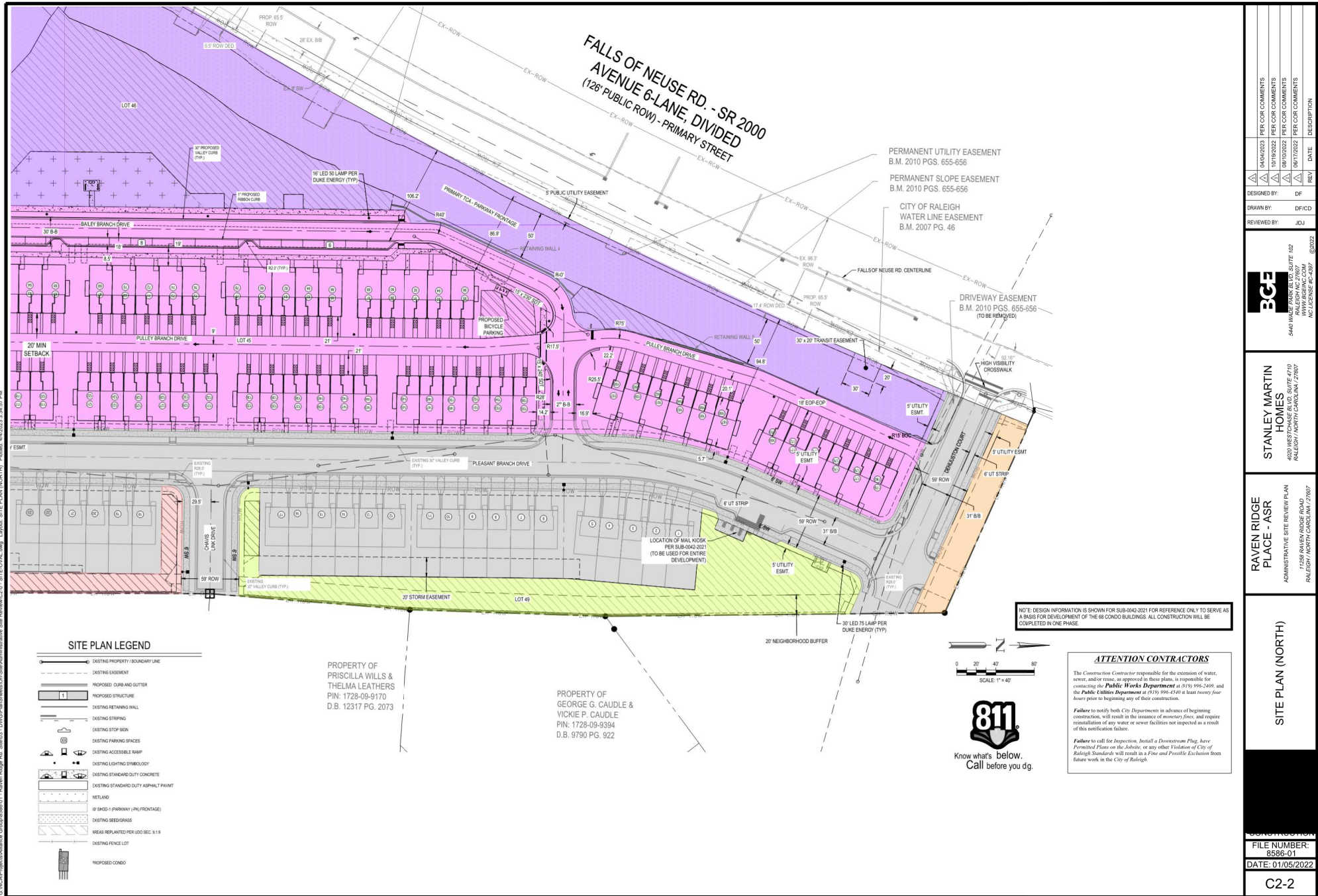
**STANLEY MARTIN
HOMES**
4020 WESTCHASE BLVD, SUITE 4710
RALEIGH / NORTH CAROLINA / 27607

RAVEN RIDGE
PLACE - ASR

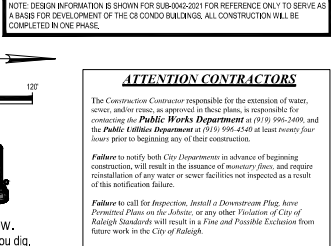
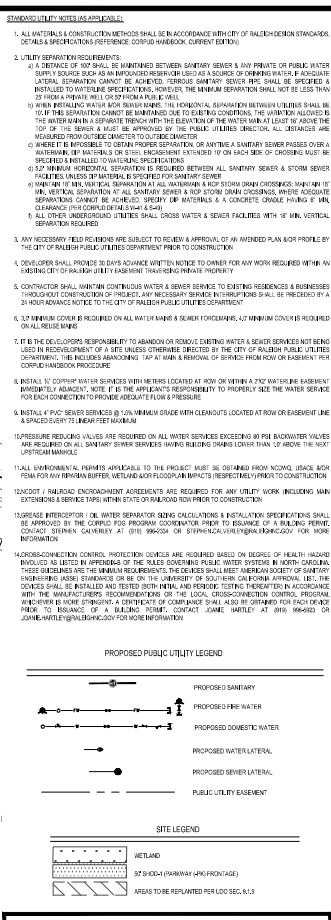
SITE PLAN (SOUTH)

| |
|------------------|
| FILE NUMBER: |
| 8586-01 |
| DATE: 01/05/2022 |

C2-1

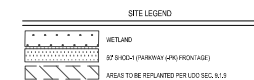
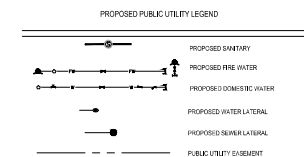


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|---|--|---|--|---|--|------------------|--|
| SITE PLAN (NORTH) | | RAVEN RIDGE PLACE - ASR | | STANLEY MARTIN HOMES | | BGE | |
| ADMINISTRATIVE SITE REVIEW PLAN | | 4020 WESTCHASE BLVD., SUITE 4710 RALEIGH, NC 27607 | | 5440 WAVER PARK BLVD, SUITE 012 RALEIGH, NC 27607 WWW.BGECNC.COM NC LICENSE #C-43097 | | DESIGNED BY: DF | |
| 15500 RAVEN RIDGE ROAD RALEIGH, NORTH CAROLINA 27607 | | 4020 WESTCHASE BLVD., SUITE 4710 RALEIGH, NC 27607 | | 5440 WAVER PARK BLVD, SUITE 012 RALEIGH, NC 27607 WWW.BGECNC.COM NC LICENSE #C-43097 | | DRAWN BY: DF/CD | |
| FILE NUMBER: 8586-01 | | DATE: 01/05/2022 | | C2-2 | | REVIEWED BY: JDJ | |
| PER COR COMMENTS | | PER COR COMMENTS | | PER COR COMMENTS | | PER COR COMMENTS | |
| PER COR COMMENTS | | PER COR COMMENTS | | PER COR COMMENTS | | PER COR COMMENTS | |
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| REVIEW DATE | | REVIEW DATE | | REVIEW DATE | | REVIEW DATE | |
| DESCRIPTION | | DESCRIPTION | | DESCRIPTION | | DESCRIPTION | |

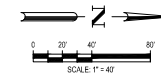


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|--|-----------------------------------|--|--|---|--|-----------------------------|
| <div> <div>FILE NUMBER: 8586-01</div> <div>DATE: 01/05/2022</div> </div> | <div>UTILITY PLAN (OVERALL)</div> | <div> <div>RAVEN RIDGE PLACE - ASR</div> <div>ADMINISTRATIVE SITE REVIEW PLAN</div> <div>17250 RAVEN RIDGE ROAD RALEIGH, NORTH CAROLINA 27607</div> </div> | <div> <div>STANLEY MARTIN HOMES</div> <div>4030 WESTCOTE BLVD, SUITE 4710 RALEIGH, NORTH CAROLINA 27607</div> <div>WWW.BGCE.COM</div> </div> | <div> <div>  <div> <div>6400 MAIZE PARK RD, SUITE 102 RALEIGH, NORTH CAROLINA 27607</div> <div>WWW.BGCE.COM</div> <div>NC LICENSE #C-4397</div> </div> </div> </div> | <div>DESIGNED BY:</div> <div>DF</div> | <div>PER CDR COMMENTS</div> |
| | | | | | <div>DRAWN BY:</div> <div>DF/CD</div> | <div>PER CDR COMMENTS</div> |
| | | | | | <div>REVIEWED BY:</div> <div>JDJ</div> | <div>PER CDR COMMENTS</div> |
| | | | | | <div>DATE</div> | <div>PER CDR COMMENTS</div> |
| | | | | | <div>REV:</div> | <div>DESCRIPTION</div> |

DRIVEWAY EASEMENT
B.M. 2010 PGS. 655-656



NOTE: DESIGN INFORMATION IS SHOWN FOR SUB-0042-2021 FOR REFERENCE ONLY TO SERVE AS A BASIS FOR DEVELOPMENT OF THE C8 CONDO BUILDINGS. ALL CONSTRUCTION WILL BE COMPLETED IN ONE PHASE.



Know what's below.
Call before you dig.

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.

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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.

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|------------|------------------|
| 04/04/2023 | PER COR COMMENTS |
| 10/10/2022 | PER COR COMMENTS |
| 09/10/2022 | PER COR COMMENTS |
| 06/17/2022 | PER COR COMMENTS |

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| DESIGNED BY: | DF |
| DRAWN BY: | DF/C |
| REVIEWED BY: | JDJ |



5440 WAF

STANLEY MARTIN
HOMES

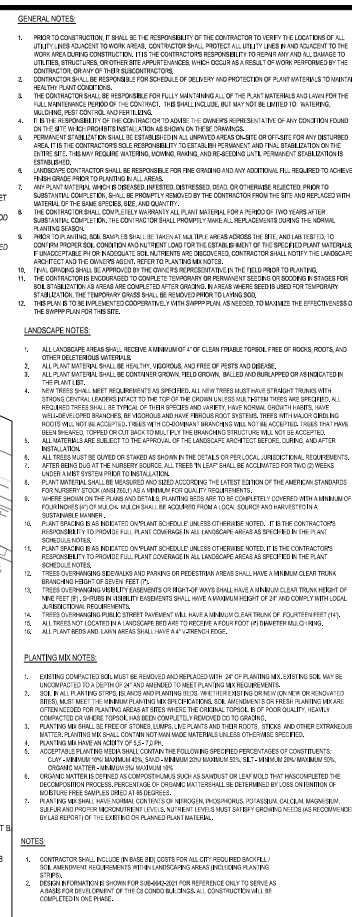
RAVEN RIDGE
PLACE - ASR

UTILITY PLAN (NORTH)

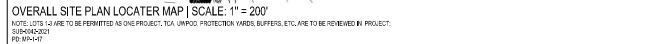
FILE NUMBER:
8586-01

DATE: 01/05/202

C5-2



NOTE:
 • ALL TURF AREAS TO BE SOODED.
 • ALL LANDSCAPE BEDS AND NEWLY PLANTED TREES SHALL BE MULCHED.
 • SEE SHEET 1504 FOR REQUIRED LANDSCAPING DETAILS.
 • SEE ORDINANCE NO. 2020-05-02 FOR HAVENBERRY ROAD PLANNED DEVELOPMENT LANDSCAPING STANDARDS.



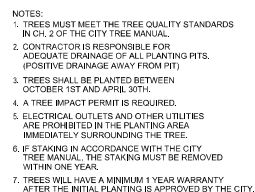
ATTENTION CONTRACTORS

*The Construction Contractor responsible for the extension of water, sewer, and/or cess, as approved in these plans, is responsible for contacting the **Public Works Department** at (919) 996-2409, and the **Public Utilities Department** at (919) 996-4500 at least twenty four hours prior to beginning any of their construction.*

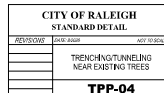
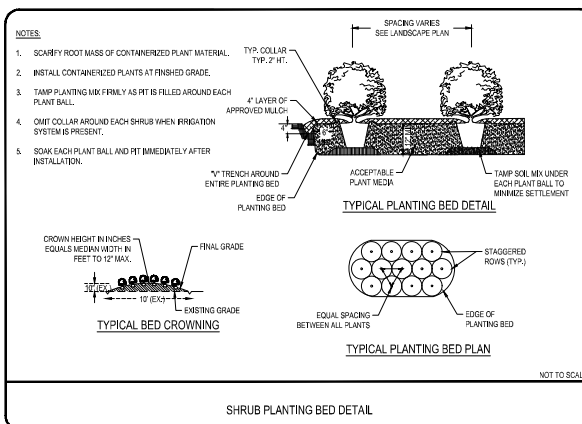
***Failure** to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.*

***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.*

[illegible]



| CITY OF RALEIGH | | |
|-----------------|----------------------|--------------|
| STANDARD DETAIL | | |
| REVISIONS | DATE: 2000 | NOT TO SCALE |
| NO. 2019 | | |
| | TREE PLANTING DETAIL | |
| | TPP-03 | |



ATTENTION CONTRACTORS

The *Construction Contractor* responsible for the extension of water, sewer, and/or gas, as approved in the permit, is responsible for **completing 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 installation 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 Plots 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.



[illegible]

MODELS
001761 - TESSA &
001762 - JULIANNE
@ RAVEN RIDGE

FINAL SET
10/31/2022

| | | | |
|---|------|------------|--|
| SHEET No. | | C1.00 | |
| DRAWN BY: SB / DEW | | 09/19/2022 | |
| REV | DATE | | |
| Drawing Title: COVER SHEET Client: STANLEY MARTIN - REGION #3 Project: 001761 - TESSA & 001762 - JULIANNE | | | |
| Johnson & Leady Design Corp. ARCHITECTURE * PLANNING * CONSULTING * INTERIORS * MARKET ANALYSIS 1180 FAIRFAX BLVD., SUITE 402, FAIRFAX, VA, 22030 (703) 298-5400 1180 FAIRFAX BLVD., SUITE 402, FAIRFAX, VA, 22030 LICENSE NO. 55520 | | | |

| | |
|-------------|----------------------------------|
| ELEVATION A | |
| | SIDING: SLATE GRAY |
| | BRICK: PAINTED ALABASTER SK TOOB |
| | |
| | FRONT DOOR: SK TOB4 IRON ORE |

MISC.
WINDOWS:
METAL ROOF:
GUTTERS:
DOWNSPOUTS:
GARAGE DOOR:
BLACK (FRONT)
BLACK
BLACK
GRAY

| | |
|-------------|----------------------------------|
| ELEVATION B | |
| | SIDING: SLATE GRAY |
| | BRICK: PAINTED ALABASTER SK TOOB |
| | |
| | BAY WINDOW: IRON GRAY |
| | FRONT DOOR: SK TOB4 IRON ORE |

MISC.
WINDOWS:
METAL ROOF:
GUTTERS:
DOWNSPOUTS:
GARAGE DOOR:
BLACK (FRONT)
BLACK
BLACK
GRAY

| | |
|-------------|----------------------------------|
| ELEVATION C | |
| | SIDING: SLATE GRAY |
| | BRICK: PAINTED ALABASTER SK TOOB |
| | |
| | BAY WINDOW: LIGHT MIST |
| | FRONT DOOR: SK TOB4 IRON ORE |

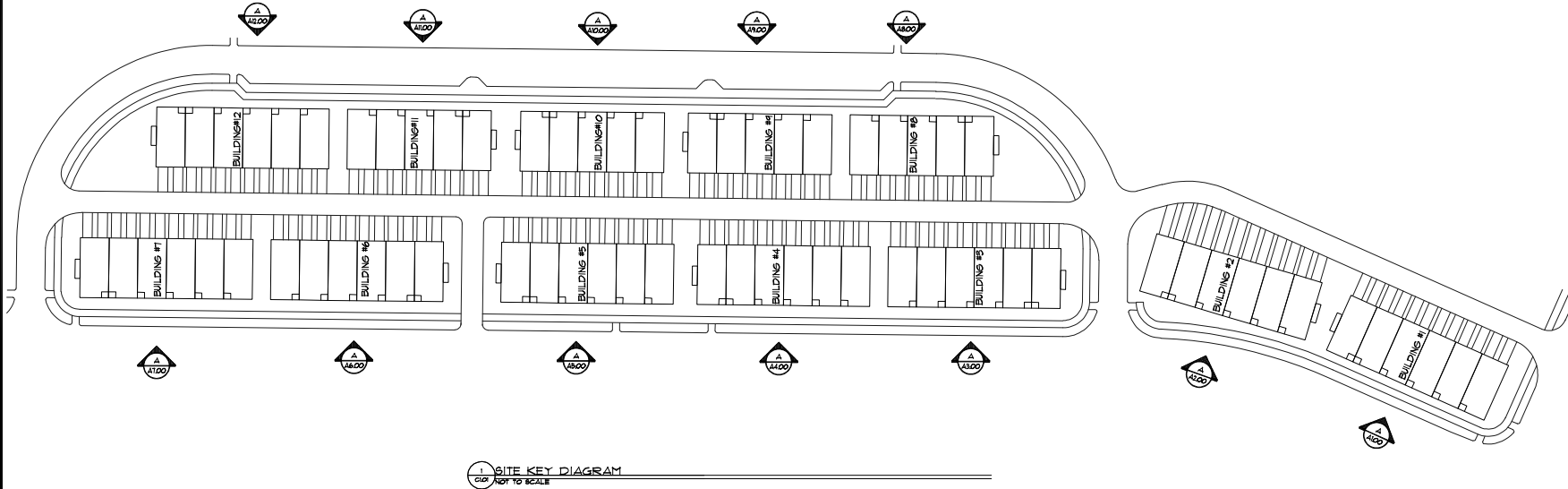
MISC.
WINDOWS:
METAL ROOF:
GUTTERS:
DOWNSPOUTS:
GARAGE DOOR:
BLACK (FRONT)
BLACK
BLACK
GRAY

| | |
|-------------|----------------------------------|
| ELEVATION D | |
| | SIDING: SLATE GRAY |
| | BRICK: PAINTED ALABASTER SK TOOB |
| | |
| | BAY WINDOW: PEARL GRAY |
| | FRONT DOOR: SK TOB4 IRON ORE |

MISC.
WINDOWS:
METAL ROOF:
GUTTERS:
DOWNSPOUTS:
GARAGE DOOR:
BLACK (FRONT)
BLACK
BLACK
GRAY

| | |
|-------------|----------------------------------|
| ELEVATION E | |
| | SIDING: SLATE GRAY |
| | BRICK: PAINTED ALABASTER SK TOOB |
| | |
| | BAY WINDOW: NIGHT GRAY |
| | FRONT DOOR: SK TOB4 IRON ORE |

MISC.
WINDOWS:
METAL ROOF:
GUTTERS:
DOWNSPOUTS:
GARAGE DOOR:
BLACK (FRONT)
BLACK
BLACK
GRAY



Johnson & Leedy Design Corp.

ARCHITECTURE • PLANNING • CONSULTING • PROJECT MANAGEMENT
 1150 PARKWAY BLVD., SUITE 200, FARMAN, VA 22020
 (800) 315-5440
www.jl-dc.com
 LICENSE NO. 95300

Drawing Title:
SITE KEY DIAGRAM & BUILDING COLORS

Client:
STANLEY MARTIN - REGION #3

Project:
001761 - TESSA & 001763 - JULIANNE

DRAWN BY:
 BRJ/DEW

10/31/2022

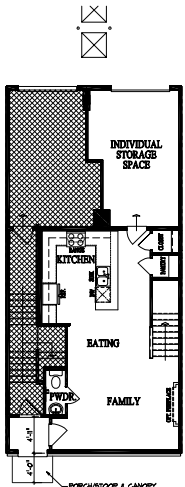
REV. NO. DATE

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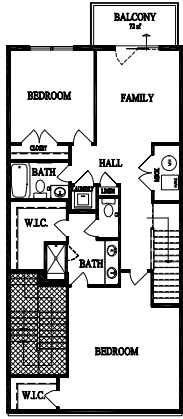
01

SHEET No.
01.01

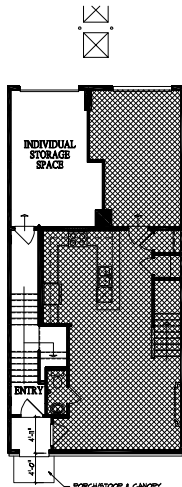
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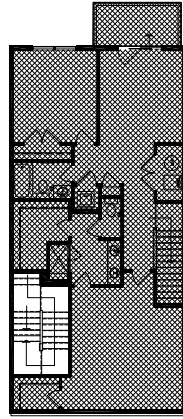
FIRST FLOOR PLAN - 001761 - TESSA
823/9/17 791 SF



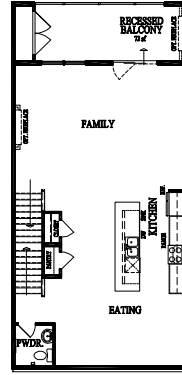
SECOND FLOOR PLAN - 001761 - TESSA
823/9/17 1078 SF



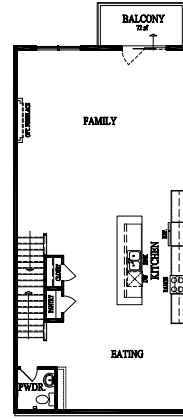
FIRST FLOOR PLAN - 001762 - JULIANNE
823/9/17 788 SF



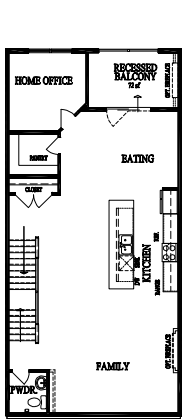
SECOND FLOOR PLAN - 001762 - JULIANNE
823/9/17 1025 SF



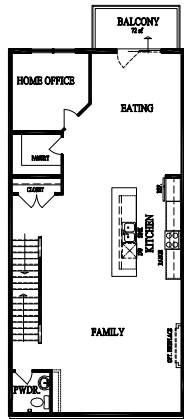
THIRD FLOOR PLAN - 001762 - JULIANNE
823/9/17 1071 SF



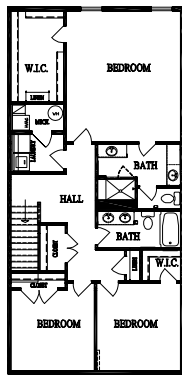
ALT. THIRD FLOOR PLAN - 001762 - JULIANNE
823/9/17 1078 SF



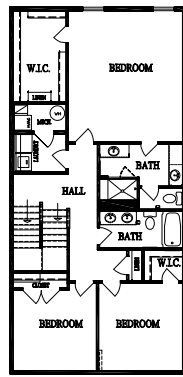
ALT. THIRD FLOOR PLAN #2 - 001762 - JULIANNE
823/9/17 104 SF



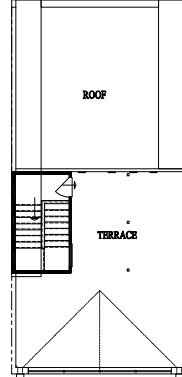
ALT. THIRD FLOOR PLAN #3 - 001762 - JULIANNE
823/9/17 101 SF



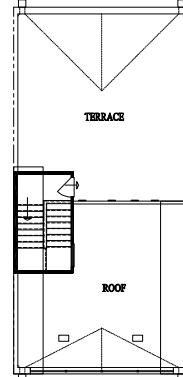
FOURTH FLOOR PLAN - 001762 - JULIANNE
823/9/17 104 SF



OPT. FOURTH FLOOR PLAN - 001762 - JULIANNE
823/9/17 # OPT. TERRACE 104 SF



OPT. TERRACE PLAN - 001762 - JULIANNE
823/9/17 OPT. FRONT TERRACE 421 SF



OPT. TERRACE PLAN - 001762 - JULIANNE
823/9/17 OPT. REAR TERRACE 406 SF

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Drawing Title:
SITE KEY DIAGRAM & BUILDING COLORS
Client:
STANLEY MARTIN - REGION #3
Project:
001761 - TESSA & 001762 - JULIANNE

| REV | DATE |
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SHEET No.
C1.01

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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%

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

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

GROSS BUILDING AREA
FIRST FLOOR: 1002 SF
SECOND FLOOR: 1006 SF
THIRD FLOOR: 1006 SF
FOURTH FLOOR: 1006 SF
TERRACE LEVEL: 3162 SF
TOTAL: 52022 SF

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



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

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Drawing Title: RAVEN RIDGE - BUILDING #1
Client: STANLEY MARTIN - REGION #3
Project: 001761 - TESSA & 001763 - JULIANNE

DRAWN BY: BRJ/DEW
10/31/2022
REV. NO. DATE
SHEET NO. 41.00

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| Drawing Title: RAVEN RIDGE - BUILDING #1 | | Client: STANLEY MARTIN - REGION #3 | | Project: 001761 - TESSA & 001762 - JULLIANNE | |
| Drawn By: SJU / DEW | | Date: 08/05/2002 | | Revision: 1 | |
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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: 1002 SF
SECOND FLOOR: 1086 SF
THIRD FLOOR: 1086 SF
FOURTH FLOOR: 1086 SF
TERRACE LEVEL: 3162 SF
TOTAL: 52022 SF

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



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

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Drawing Title: RAVEN RIDGE - BUILDING #2

Client: STANLEY MARTIN - REGION #3
Project: 001761 - TESSA & 001763 - JULIANNE

DRAWN BY:
BSJ/DEW
10/31/2022

REV. No. DATE

SHEET No.

42.00

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|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|-----------------------|
| LL | KK | HH | GG | JJ | LL | GROSS BUILDING AREA |
| TRANSPARENCY: | TRANSPARENCY: | TRANSPARENCY: | TRANSPARENCY: | TRANSPARENCY: | TRANSPARENCY: | FIRST FLOOR: 1002 SF |
| UPPER STORIES: 69.8% | UPPER STORIES: 49.0% | UPPER STORIES: 49.0% | UPPER STORIES: 49.0% | UPPER STORIES: 49.0% | UPPER STORIES: 69.8% | SECOND FLOOR: 1006 SF |
| GROUND STORY: 49.9% | GROUND STORY: 38.0% | GROUND STORY: 38.0% | GROUND STORY: 49.9% | GROUND STORY: 49.9% | GROUND STORY: 49.9% | THIRD FLOOR: 1006 SF |
| | | | | | | FOURTH FLOOR: 1006 SF |
| | | | | | | TOTAL: 28260 SF |

A FRONT ELEVATION - BUILDING #3
ASD SCALE 1/8" = 1'-0"



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

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Drawing Title: RAVEN RIDGE - BUILDING #3
Client: STANLEY MARTIN - REGION #3
Project: 001761 - TESSA & 001763 - JULIANNE

Drawn By: SBU/DEW
10/31/2022
REV No. DATE

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Drawing Title: RAVEN RIDGE - BUILDING #4
Client: STANLEY MARTIN - REGION #3
Project: 001761 - TESSA & 001763 - JULIANNE

DRAWN BY: BRJ/DEW
10/31/2022
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| <p>LL</p> <p>TRANSPARENCY:</p> <p>UPPER STORIES: 69.9%</p> <p>GROUND STORY: 49.9%</p> | <p>KK</p> <p>TRANSPARENCY:</p> <p>UPPER STORIES: 49.0%</p> <p>GROUND STORY: 38.0%</p> | <p>HH</p> <p>TRANSPARENCY:</p> <p>UPPER STORIES: 49.0%</p> <p>GROUND STORY: 38.0%</p> | <p>GG</p> <p>TRANSPARENCY:</p> <p>UPPER STORIES: 49.0%</p> <p>GROUND STORY: 49.9%</p> | <p>JJ</p> <p>TRANSPARENCY:</p> <p>UPPER STORIES: 49.0%</p> <p>GROUND STORY: 49.9%</p> | <p>LL</p> <p>TRANSPARENCY:</p> <p>UPPER STORIES: 69.9%</p> <p>GROUND STORY: 49.9%</p> | <p>GROSS BUILDING AREA</p> <p>FIRST FLOOR: 1002 SF</p> <p>SECOND FLOOR: 1006 SF</p> <p>THIRD FLOOR: 1006 SF</p> <p>FOURTH FLOOR: 1006 SF</p> <p>TERRACE LEVEL: 2162 SF</p> <p>TOTAL: 52022 SF</p> |
|---|---|---|---|---|---|---|

A FRONT ELEVATION - BUILDING #5
 1/8\"/>



B REAR ELEVATION - BUILDING #5
 1/8\"/>

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 Project: 001761 - TESSA & 001763 - JULIANNE
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| <p>99</p> <p>10/31/2022</p> | <p>99</p> <p>10/31/2022</p> |
| <p>100</p> <p>10/31/2022</p> | <p>100</p> <p>10/31/2022</p> |

SHEET No. 45.00



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|-----------|----------|-------------------|--|--------------------------|--|---|--|
| SHEET No. | 45 OF 51 | REV No. DATE | | DRAWN BY: CHK'D BY: | | DRAWING TITLE RAVEN RIDGE - BUILDING #5 STANLEY MARTIN - REGION #3 Client: Project: 001761 - TESSA & 001762 - JULLIANNE Project: Website: www.hoodpole-homes.com LICENSE NO. 59300 | Johnson & Leedy Design Corp. ARCHITECTURE • PLANNING • CONSULTING • INTERIORS • LANDSCAPE ARCHITECTURE 11850 FAIRFAX BLVD., SUITE 400 • FAIRFAX, VA 22030 703.291.1100 • www.johnson-leedy.com |
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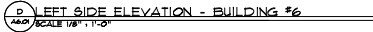
Johnson & Leahy Design Corp.
ARCHITECTURE PLANNING CONSULTING PROJECT MANAGEMENT
1150 PARKWAY BLVD., SUITE 200
DALLAS, TEXAS 75201
972.354.1000
www.jldc.com
LICENSE NO. 95300

Drawing Title: RAVEN RIDGE - BUILDING #6
Client: STANLEY MARTIN - REGION #3
Project: 001761 - TESSA & 001763 - JULIANNE

DRAWN BY: BRJ/DEW
10/31/2022
REV. NO. **DATE**

SHEET No. 46.00

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Drawing Title: RAVEN RIDGE - BUILDING #6

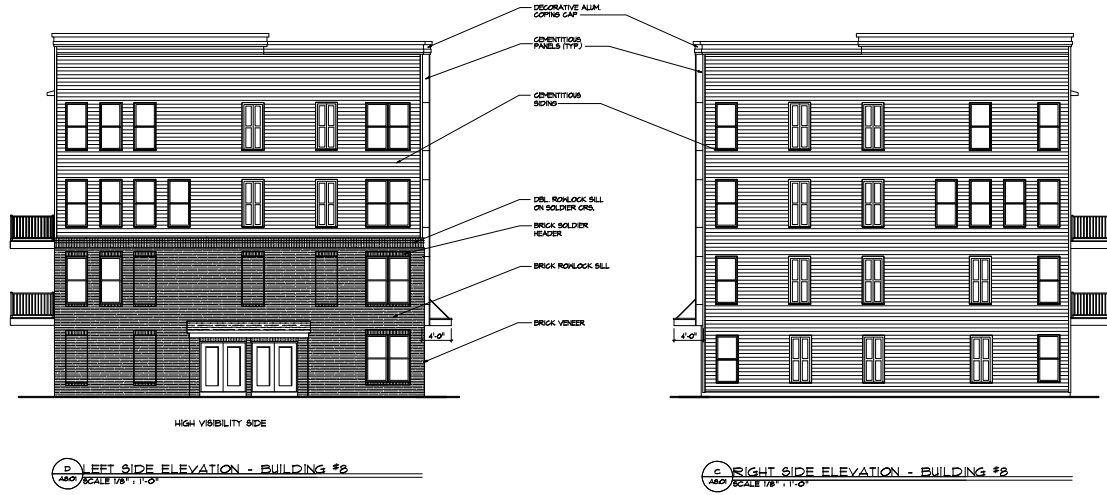
Client: STANLEY MARTIN - REGION #3

Project: 001761 - TESSA & 001762 - JULIANNE

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| DRAWN BY: SBJ / DEW | |
| 10/8/2022 | |
| REV No. | DATE |
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| | |
| SHEET No. | |

A6.01



Drawing Title:

RAVEN RIDGE - BUILDING #8

Client:

STANLEY MARTIN - REGION #3

Project:

001761 - TESSA & 001763 - JULIANNE

Drawn By:

BSJ/DEW

10/31/2022

REV No.

DATE

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SHEET No.

ASD

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ARCHITECTURE PLANNING CONSULTING ENGINEERING INTERIORS

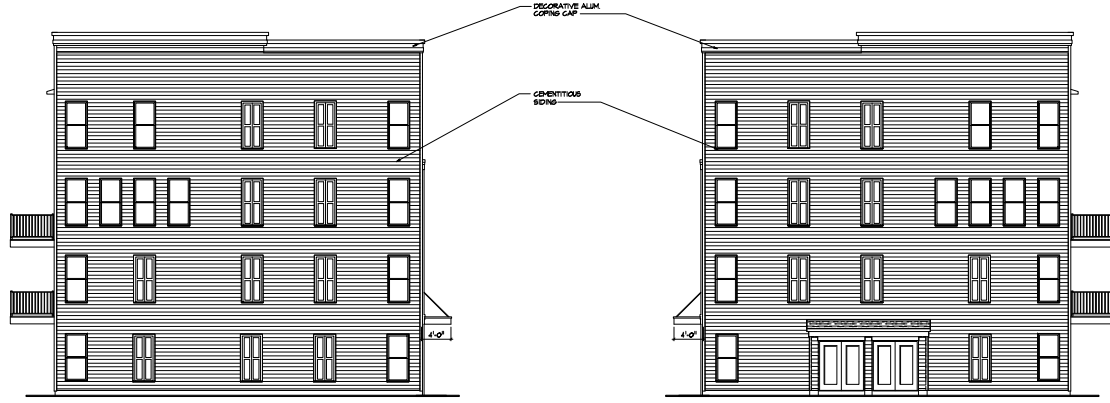
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A LEFT SIDE ELEVATION - BUILDING #9
SCALE 1/8" = 1'-0"

B RIGHT SIDE ELEVATION - BUILDING #9
SCALE 1/8" = 1'-0"

Drawing Title:

RAVEN RIDGE - BUILDING #9

Client:

STANLEY MARTIN - REGION #3

Project:

001761 - TESSA & 001763 - JULIANNE

DRAWN BY:

BSJ / DEW

10/31/2022

REV No. DATE

SHEET No.

49.01

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|----|--|----|--|----|--|----|--|----|--|--|--|
| LL | TRANSPARENCY: UPPER STORIES: 69.8% GROUND STORY: 49.9% | HH | TRANSPARENCY: UPPER STORIES: 49.0% GROUND STORY: 38.0% | GG | TRANSPARENCY: UPPER STORIES: 49.0% GROUND STORY: 49.9% | JJ | TRANSPARENCY: UPPER STORIES: 49.0% GROUND STORY: 49.9% | LL | TRANSPARENCY: UPPER STORIES: 69.8% GROUND STORY: 49.9% | | GROSS BUILDING AREA FIRST FLOOR: 5835 SF SECOND FLOOR: 5405 SF THIRD FLOOR: 5405 SF FOURTH FLOOR: 5405 SF TERRACE LEVEL: 2125 SF TOTAL: 26680 SF |
|----|--|----|--|----|--|----|--|----|--|--|--|

A FRONT ELEVATION - BUILDING #10
AS NOTED SCALE 1/8" = 1'-0"



B REAR ELEVATION - BUILDING #10
AS NOTED SCALE 1/8" = 1'-0"

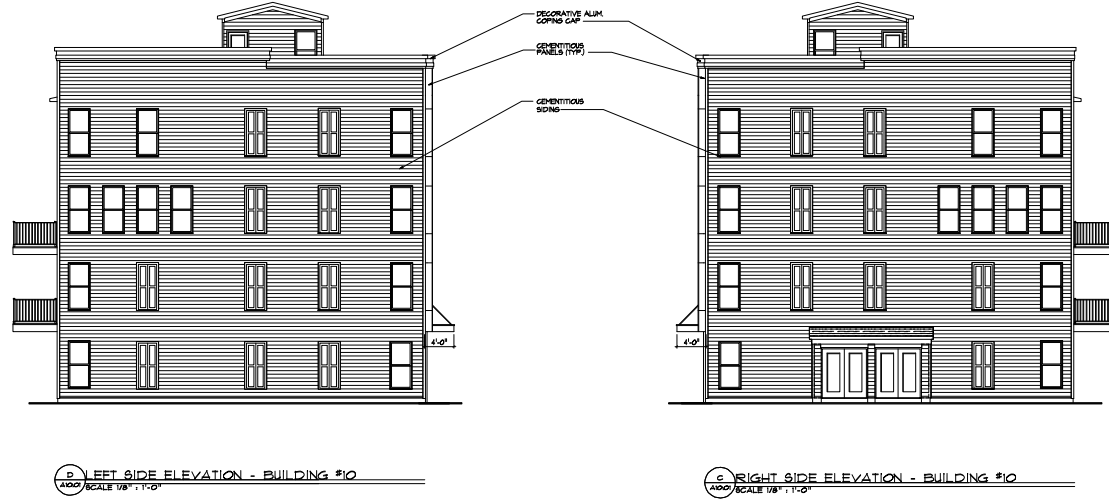
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DUBLIN, VA 22026
703.281.5440
www.jl-design.com
LICENSE NO. 95300

Drawing Title: RAVEN RIDGE - BUILDING #10
Client: STANLEY MARTIN - REGION #3
Project: 001761 - TESSA & 001763 - JULIANE

DRAWN BY: BRJ/DEW
10/31/2022
REV. NO. **DATE**

SHEET No. 4/10.00

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|----------------|--|-------------------------------------|--|
| Drawing Title: | | RAVEN RIDGE - BUILDING #10 | |
| Client: | | STANLEY MARTIN - REGION #3 | |
| Project: | | 001761 - TESSA & 001762 - JULLIANNE | |
| Drawn By: | | SJS / JDM | |
| Rev/No. | | 1001/0002 | |
| Date: | | | |
| Sheet No. | | 410-01 | |



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

HH
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: 5895 SF
SECOND FLOOR: 5405 SF
THIRD FLOOR: 5405 SF
FOURTH FLOOR: 5405 SF
TERRACE LEVEL: 2155 SF
TOTAL: 26665 SF

A FRONT ELEVATION - BUILDING #11
SCALE 1/8" = 1'-0"



B REAR ELEVATION - BUILDING #11
SCALE 1/8" = 1'-0"

Johnson & Leedy Design Corp.
ARCHITECTURAL PLANNING & DESIGN
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LICENSE NO. 95300

Drawing Title: RAVEN RIDGE - BUILDING #11

Client: STANLEY MARTIN - REGION #3
Project: 001761 - TESSA & 001763 - JULIANNE

DRAWN BY:
BSJ/DEW
10/31/2022

REV. NO. DATE

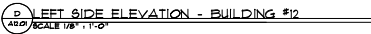
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|-----------|--------------|--|------------------------|------------|---|---|--|
| SHEET No. | REV No. DATE | | DRAWN BY: SLL/12/01 | 12/09/2002 | Drawing Title: RAVEN RIDGE - BUILDING #12 STANLEY MARTIN - REGION #3 Client: 001761 - TESSA & 001762 - JULLIANNE Project: 001761 - TESSA & 001762 - JULLIANNE | Drawing Title: RAVEN RIDGE - BUILDING #12 STANLEY MARTIN - REGION #3 Client: 001761 - TESSA & 001762 - JULLIANNE Project: 001761 - TESSA & 001762 - JULLIANNE | Johnson & Leedy Design Corp. ARCHITECTURE PLANNING & CONSULTING SERVICES • 11401 N. 110TH AVE., SUITE 407, FARGO, ND 58103 701.281.1100 • FAX 701.281.1101 www.jl-design.com LICENSE NO. 35300 |
| | A/2.01 | | | | | | |