

# Preliminary Subdivision Application

## Planning and Development

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



**INSTRUCTIONS:** This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to [SiteReview@raleighnc.gov](mailto:SiteReview@raleighnc.gov).

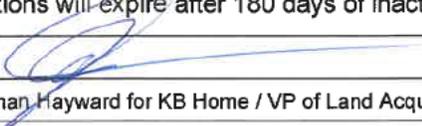
DEVELOPMENT TYPE (UDO Section 2.1.2)			
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development	<input type="checkbox"/> Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Scoping/sketch plan case number(s): <b>SUB-0002-2020</b>			
Development name (subject to approval): Richland Reserve Subdivision			
Property Address(es): 10807, 10809, 10813, 10815 Ponderosa Service Rd. - Wake Forest, NC 27587			
Recorded Deed PIN(s): 1739476541, 1739374565, 1739576641, 1739378667			
What is your project type?	<input type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input checked="" type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses <input type="checkbox"/> Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
<b>NOTE: Please attach purchase agreement when submitting this form</b>	
Company: KB Home Carolinas	Owner/Developer Name and Title: Jonathan Hayward / VP of Land Acquisition
Address: 4506 South Miami Blvd., Suite 100 - Durham, NC 27703	
Phone #: 919-768-7979	Email: <a href="mailto:jhayward@kbhome.com">jhayward@kbhome.com</a>
APPLICANT INFORMATION	
Company: WithersRavenel	Contact Name and Title: Wade J Pudwill / Project Manager
Address: 137 S. Wilmington St., Suite 200 - Raleigh, NC 27601	
Phone #: 919-238-0308	Email: <a href="mailto:wpudwill@withersravenel.com">wpudwill@withersravenel.com</a>

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<b>DEVELOPMENT TYPE + SITE DATE TABLE</b> (Applicable to all developments)	
<b>ZONING INFORMATION</b>	
Gross site acreage: 17.39	
Zoning districts (if more than one, provide acreage of each): R-10-CU / 5.58 units/acre	
Overlay district: UWPOD	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z- Z-18-19	Board of Adjustment (BOA) Case # A-

<b>STORMWATER INFORMATION</b>	
Existing Impervious Surface: Acres: <u>0.32</u> Square Feet: <u>13,939</u>	Proposed Impervious Surface: Acres: <u>5.24</u> Square Feet: <u>228,127</u>
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a flood hazard area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, please provide the following: Alluvial soils: <u>YES</u>	
Flood study: <u>N/A</u>	
FEMA Map Panel #: <u>3720173900J</u>	
<b>NUMBER OF LOTS AND DENSITY</b>	
Total # of townhouse lots:	Detached <u>0</u> Attached <u>96</u>
Total # of single-family lots: <u>N/A</u>	
Proposed density for each zoning district (UDO 1.5.2.F): <b>R-10 / 5.58 units/acre</b>	
Total # of open space and/or common area lots: <u>12</u>	
Total # of requested lots: <u>108</u>	

<b>SIGNATURE BLOCK</b>	
<p>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.</p> <p>I, <u>Wade J Pudwill</u> 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.</p> <p>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.</p>	
Signature: 	Date: 04.30.2021
Printed Name: Jonathan Hayward for KB Home / VP of Land Acquisition	
Signature:	Date:
Printed Name:	

Please email your completed application to [SiteReview@raleighnc.gov](mailto:SiteReview@raleighnc.gov).

SUB-0002-2020

# PRELIMINARY SUBDIVISION PLANS FOR RICHLAND RESERVE

## 10807, 10809, 10813, 10815 PONDEROSA SERVICE ROAD, RALEIGH, NC 2

1st Submittal: JANUARY 23, 2020

2nd Submittal: AUGUST 14, 2020

3rd Submittal: DECEMBER 04, 2020

4th Submittal: MARCH 04, 2021

5th Submittal: MAY 06, 2021

6th Submittal: JUNE 3, 2021

PER WAKE COUNTY DEEDS, GIS PARCEL ADDRESSES 10813 AND 10815 ARE IDENTIFIED AS ONE PARCEL BY DEED BK 013194 PG 01801;

PER WAKE COUNTY DEEDS, GIS PARCEL ADDRESSES 10807 AND 10809 ARE IDENTIFIED AS ONE PARCEL BY DEED BK 8609 PG 02070

### Preliminary Subdivision Application Planning and Development



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DEVELOPMENT TYPE (UDO Section 2.1.2)			
<input type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development	<input type="checkbox"/> Cottage Court

NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District

GENERAL INFORMATION	
Scoping/sketch plan case number(s)	SUB-0002-2020
Development name (subject to approval)	Richland Reserve Subdivision
Property Address(es)	10807, 10809, 10813, 10815 Ponderosa Service Rd. - Wake Forest, NC 27587
Recorded Deed PIN(s)	1739476541, 1739374565, 1739576841, 1739378667

What is your project type?	<input type="checkbox"/> Single family Apartment	<input checked="" type="checkbox"/> Townhouse Non-residential	<input type="checkbox"/> Other:	<input type="checkbox"/> Attached houses
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CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
Company:	KB Home Carolinas
Address:	4506 South Miami Blvd., Suite 100 - Durham, NC 27703
Phone #:	919-768-7979
Contact Name and Title:	Jonathan Hayward / VP of Land Acquisition
Address:	137 S. Wilmington St., Suite 200 - Raleigh, NC 27601
Phone #:	919-238-0308

APPLICANT INFORMATION	
Contact Name and Title:	Wade J. Pudwill / Project Manager
Address:	137 S. Wilmington St., Suite 200 - Raleigh, NC 27601
Phone #:	919-238-0308

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### DEVELOPMENT TYPE + SITE DATE TABLE

(Applicable to all developments)

ZONING INFORMATION	
Gross site acreage:	17.39
Zoning districts (if more than one, provide acreage of each):	R-10-CU / 5.58 units/acre

Overlay district:	UP000	Inside City limits?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case #:	Z-18-19	Board of Adjustment (BOA) Case #:	A-

STORMWATER INFORMATION			
Existing Impervious Surface:	Acres: 9.22	Proposed Impervious Surface:	Acres: 6.04
Neuse River Buffer:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a flood hazard area?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

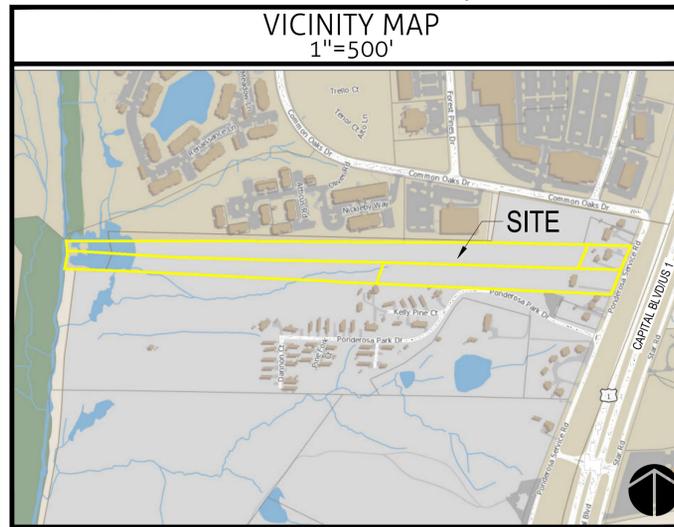
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached 0 Attached 16
Total # of single-family lots:	N/A
Proposed density for each zoning district (UDO 1.5.2.F):	R-10 / 5.52 units/acre

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, <u>Jonathan Hayward</u>	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.
Signature:	Date: 04/30/2021
Printed Name: <u>Jonathan Hayward for KB Home / VP of Land Acquisition</u>	Date:
Signature:	Date:
Printed Name:	Date:

Please email your completed application to [SiteReview@raleighnc.gov](mailto:SiteReview@raleighnc.gov).

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### DEVELOPER

KB HOMES CAROLINAS  
4506 S. MIAMI BLVD, SUITE 100  
DURHAM, NC 27703  
CONTACT: JONATHAN HAYWARD  
PHONE: (919) 768-7979  
EMAIL: JHAYWARD@KBHOME.COM

### OWNERS

SHARON & THOMAS YANCEY  
7204 FONTANA PL RALEIGH, NC 27615  
  
JAMES ADAMS  
818 S WHITE ST WAKE FOREST, NC 27587

### PREPARED BY



**WithersRavenel**  
Engineers | Planners

137 S. Wilmington Street | Suite 200 | Raleigh, NC 27601 | t: 919.469.3340 | license #: C-0832  
[www.withersravenel.com](http://www.withersravenel.com)

### LANDSCAPE ARCHITECT:

DANIEL WHATLEY, PLA  
DWHATLEY@WITHERSRAVENEL.COM

### CIVIL ENGINEER:

RYAN FISHER, PE  
RFISHER@WITHERSRAVENEL.COM

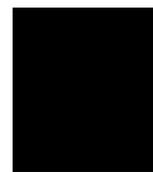
### SURVEYOR:

MATTHEW GREZEBIEN, PLS  
MGREZEBIEN@WITHERSRAVENEL.COM

### LEGEND

DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED
MINOR CONTOUR	---	---	WATER MANHOLE	⊙	N/A
MAJOR CONTOUR	---	---	GUY ANCHOR	+	N/A
PROPERTY LINE	---	---	POWER POLE	⊖	N/A
ROADWAY CENTERLINE	---	---	LIGHT POLE	⊖	N/A
RIGHT-OF-WAY LIMITS	---	---	PROPERTY IRON	⊖	N/A
EASEMENT LINE	---	---	CURB INLET	⊖	N/A
CURB & GUTTER	---	---	STORM DRAIN JUNCTION BOX	⊖	N/A
EDGE OF PAVEMENT	---	---	YARD INLET	⊖	N/A
SANITARY SEWER FACILITIES	---	---	WATER METER	⊖	N/A
STORM SEWER FACILITIES	---	---	CONCRETE MONUMENT	⊖	N/A
WATERLINE	---	---	TELEPHONE PEDESTAL	⊖	N/A
FIRE HYDRANT ASSEMBLY	---	---	MAIL BOX	⊖	N/A
FORCE MAIN	---	---	WATER VALVE	⊖	N/A
ELECTRIC	---	---	GAS VALVE	⊖	N/A
OVERHEAD ELECTRIC	---	---	UTILITY MANHOLE	⊖	N/A
GAS MAIN	---	---	ELECTRICAL PEDESTAL	⊖	N/A
TELEPHONE	---	---	SIGN	⊖	N/A
BUILDINGS/STRUCTURES	---	---	FIBER OPTIC MARKER	⊖	N/A
FENCING STRUCTURE	---	---	TELEVISION PEDESTAL	⊖	N/A
WATERWAYS	---	---	TELEPHONE MANHOLE	⊖	N/A
WOODS LINE	---	---	FLARED END SECTION	⊖	N/A
BUFFER	---	---	SANITARY SEWER MANHOLE	⊖	N/A

### SEAL/SIGNATURE



### 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 TO WITHERSRAVENEL, RALEIGH, NORTH CAROLINA OFFICE BY CARY, NORTH CAROLINA OFFICE IN DIGITAL FORMAT AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS.
- ALL PROPOSED CURB AND GUTTER WITHIN PUBLIC RIGHT OF WAY SHOWN ON PLANS TO BE 30" CITY OF RALEIGH STANDARD CONCRETE CURB AND GUTTER, 30" CITY OF RALEIGH STANDARD VALLEY CURB, AND ALL OTHER PROPOSED CURB AND GUTTER TO BE 24" CONCRETE CURB AND GUTTER UNLESS OTHERWISE STATED ON PLANS.
- 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 8 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.
- ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
- TRASH AND CARDBOARD DUMPSTERS ENCLOSURE SHALL COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
- 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 CALL FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- HANDICAP PARKING SPACES AND HC ACCESSIBLES SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION 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 50 FEET FROM THE POINT OF TANGENCY OF THE CURB FOR MIXED-USE/COMMERCIAL DRIVEWAY. NO DRIVEWAYS SHALL ENDOACH ON THIS MINIMUM CORNER CLEARANCE.
- WHEELCHAIR ACCESS RAMP SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAG 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 DEVELOPMENT SERVICES DEPARTMENT FOR FURTHER GUIDANCE.
- BROOKSIDE RESERVE ROAD AND ZELDA STREET ARE DESIGNATED AS THE PRIMARY STREETS.
- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF DEVELOPMENT SERVICES DEPARTMENT / LAND DEVELOPMENT DIVISION 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.
- THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
- 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.
- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
- A RECOMBINATION AND DEMOLITION PERMIT WILL BE REQUIRED AND CONDITIONED AS PART OF THE APPROVAL OF THE SUBDIVISION PLAN.
- EACH TOWNHOME LOT IS ALLOCATED 1,400 SF OF IMPERVIOUS AREA FOR A TOTAL OF 135,800 SF (3.12 AC.). OVERALL IMPERVIOUS AMOUNT IS 228,290 SF (5.24 AC.).

### 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

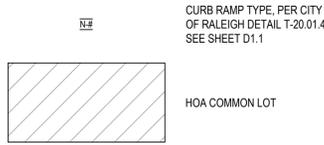
- THE APPARATUS ROAD SURFACE IS REQUIRED TO BE WITHIN 150 FEET (NFP 13R). NO SPRINKLING SYSTEM PROPOSED.
- FIRE HYDRANT SHALL BE LOCATED WITHIN 300' AS MEASURED ALONG THE PATH OF APPARATUS ACCESS ROAD (NCF 507.5.1).
- FIRE FLOW ANALYSIS MUST BE PROVIDED AT TIME OF BUILDING PERMITS PER THE 2012 NCF, SECTION 507.3.
- ALL PROPOSED PUBLIC FIRE HYDRANTS WILL BE IN ACCORDANCE TO CITY OF RALEIGH STANDARD DETAIL W-5. DETAIL WILL BE PROVIDED IN CONCURRENT REVIEW PLANS.

### ZONING C

- SITE LIGHTING, ADDITIONALLY THE MAXIMUM THE PROPERTY LINE WILL NOT EXCEED 1.0 FOOT OF A STREET.
- THE PROPOSED LIGHTING PLAN MEETS THIS REQUIREMENT.
- THE FOLLOWING USES SHALL BE PROHIBITED: TOWNHOMES, WHICH SHALL BE ALLOWED; BREAKFAST; HOSPITALITY HOUSE.
- THE PROJECT IS PROPOSING TOWNHOMES, V. THE SUBJECT PROPERTIES SHALL NOT HAVE TO REQUIREMENTS IN THE RALEIGH UDO SECTION 8.3.2 REQUIREMENTS DO NOT APPLY.
- NO DEVELOPMENT IMPROVEMENTS, WITH EXISTING STORMWATER CONVEYANCES, GREENWAY, T SHALL BE LOCATED WITHIN ONE THOUSAND FEET SUBJECT PROPERTY'S ASSEMBLAGE. PROPERTY



**LEGEND**



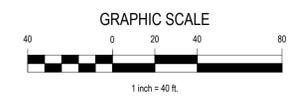
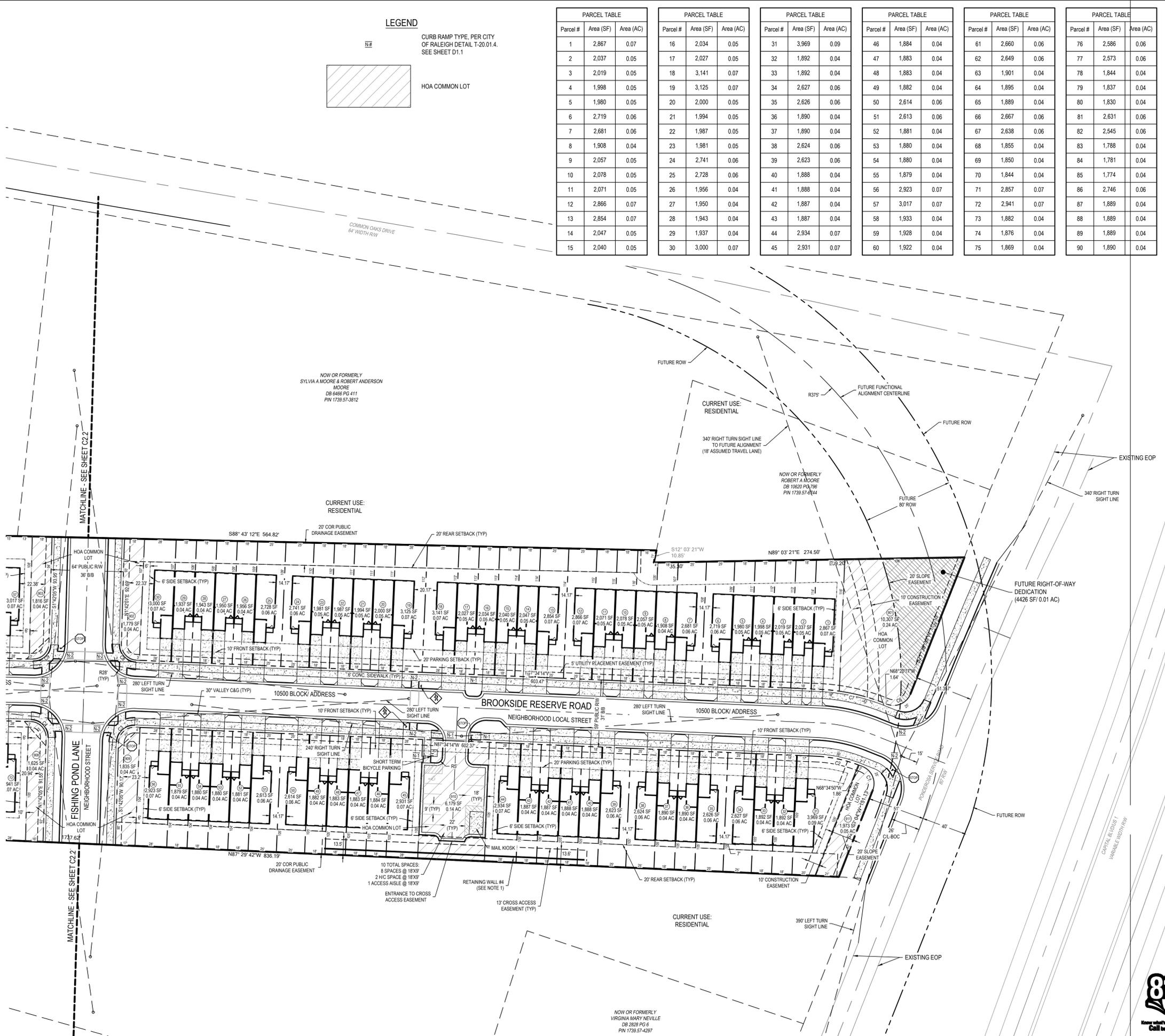
PARCEL TABLE																							
Parcel #	Area (SF)	Area (AC)	Parcel #	Area (SF)	Area (AC)	Parcel #	Area (SF)	Area (AC)	Parcel #	Area (SF)	Area (AC)	Parcel #	Area (SF)	Area (AC)	Parcel #	Area (SF)	Area (AC)	Parcel #	Area (SF)	Area (AC)			
1	2,867	0.07	16	2,034	0.05	31	3,969	0.09	46	1,884	0.04	61	2,660	0.06	76	2,586	0.06	91	2,819	0.06	909	1,835	0.04
2	2,037	0.05	17	2,027	0.05	32	1,892	0.04	47	1,883	0.04	62	2,649	0.06	77	2,573	0.06	92	2,761	0.06	910	6,179	0.14
3	2,019	0.05	18	3,141	0.07	33	1,892	0.04	48	1,883	0.04	63	1,901	0.04	78	1,844	0.04	93	1,888	0.04	911	1,973	0.05
4	1,998	0.05	19	3,125	0.07	34	2,627	0.06	49	1,882	0.04	64	1,895	0.04	79	1,837	0.04	94	1,889	0.04			
5	1,980	0.05	20	2,000	0.05	35	2,626	0.06	50	2,614	0.06	65	1,889	0.04	80	1,830	0.04	95	1,889	0.04			
6	2,719	0.06	21	1,994	0.05	36	1,890	0.04	51	2,613	0.06	66	2,667	0.06	81	2,631	0.06	96	1,889	0.04			
7	2,681	0.06	22	1,987	0.05	37	1,890	0.04	52	1,881	0.04	67	2,638	0.06	82	2,545	0.06	900	411,230	9.44			
8	1,908	0.04	23	1,981	0.05	38	2,624	0.06	53	1,880	0.04	68	1,855	0.04	83	1,788	0.04	901	10,307	0.24			
9	2,057	0.05	24	2,741	0.06	39	2,623	0.06	54	1,880	0.04	69	1,850	0.04	84	1,781	0.04	902	1,779	0.04			
10	2,078	0.05	25	2,728	0.06	40	1,888	0.04	55	1,879	0.04	70	1,844	0.04	85	1,774	0.04	903	1,816	0.04			
11	2,071	0.05	26	1,966	0.04	41	1,888	0.04	56	2,923	0.07	71	2,857	0.07	86	2,746	0.06	904	4,109	0.09			
12	2,866	0.07	27	1,950	0.04	42	1,887	0.04	57	3,017	0.07	72	2,941	0.07	87	1,889	0.04	905	1,686	0.04			
13	2,854	0.07	28	1,943	0.04	43	1,887	0.04	58	1,933	0.04	73	1,882	0.04	88	1,889	0.04	906	1,641	0.04			
14	2,047	0.05	29	1,937	0.04	44	2,934	0.07	59	1,928	0.04	74	1,876	0.04	89	1,889	0.04	907	3,971	0.09			
15	2,040	0.05	30	3,000	0.07	45	2,931	0.07	60	1,922	0.04	75	1,869	0.04	908	1,625	0.04						

- NOTES:**
- LOTS 900 - 911 ARE HOA COMMON AREA LOTS.
  - LOTS 904, 907 AND 910 ARE PARKING.

Proposed Internal Right-of-way Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	25.14'	16.00'	090.02	22.63'	N23°34'23"W
C2	40.45'	120.50'	019.23	40.26'	N77°57'16"W
C3	22.17'	14.00'	090.73	19.92'	S47°03'56"W
C4	21.71'	14.00'	088.87	19.60'	N42°43'54"W
C5	21.96'	14.00'	089.87	19.78'	S46°25'33"W
C6	25.14'	16.00'	090.02	22.63'	S66°39'07"W
C7	60.25'	179.50'	019.23	59.97'	N77°57'15"W
C8	21.81'	14.00'	089.27	19.67'	N42°56'04"W
C9	21.92'	14.00'	089.69	19.75'	S46°32'48"W
C10	22.00'	14.00'	090.03	19.80'	N43°37'33"W
C11	6.79'	8.50'	045.79	6.61'	N21°24'14"W
C12	73.53'	46.00'	091.59	65.95'	N01°29'35"E
C13	6.79'	8.50'	045.79	6.61'	N24°23'23"E

- NOTE:**
- RETAINING WALLS IN EXCESS OF 100' IN LENGTH SHALL INCORPORATE BREAKS THROUGH THE USE OF COLUMNS, LANDSCAPE AREA, TRANSPARENT SECTION, OR CHANGE OF MATERIAL



**PRELIMINARY SUBDIVISION PLANS FOR RICHLAND RESERVE**

**SUBDIVISION PLAN**

Job No. 09190028.00 Drawn By WR  
Date 01/23/2020 Designer WR

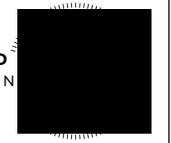


Revisions

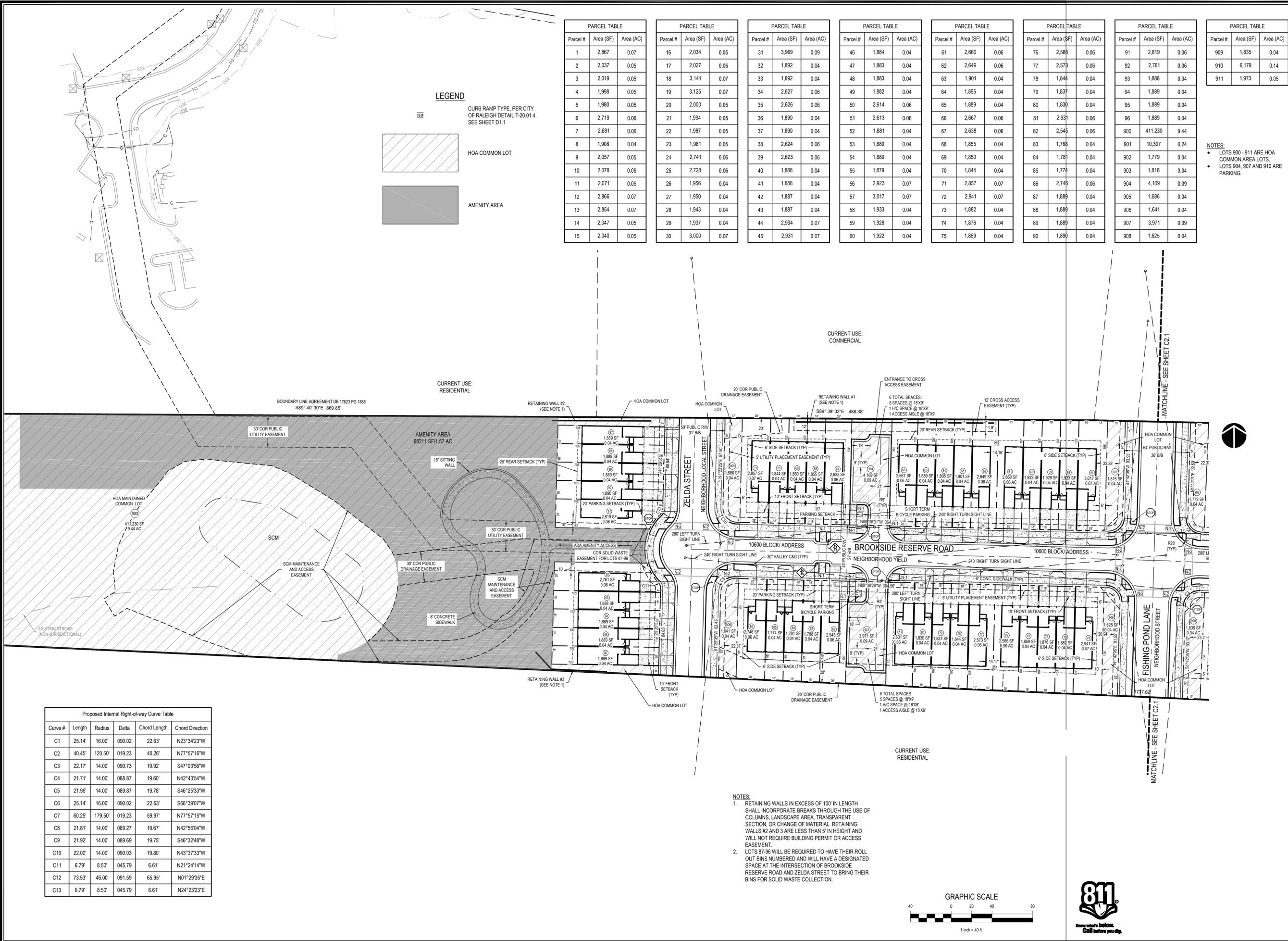
1	PER COR COMMENTS	07/21/20
2	PER COR COMMENTS	08/14/20
3	PER COR COMMENTS	12/07/20
4	PER COR COMMENTS	04/17/21
5	PER COR COMMENTS	05/06/21
6	PER COR COMMENT	06/03/21



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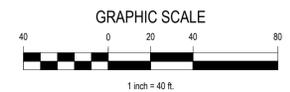
Revisions		
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PARCEL TABLE																				
Parcel #	Area (SF)	Area (AC)	Parcel #	Area (SF)	Area (AC)	Parcel #	Area (SF)	Area (AC)	Parcel #	Area (SF)	Area (AC)	Parcel #	Area (SF)	Area (AC)	Parcel #	Area (SF)	Area (AC)	Parcel #	Area (SF)	Area (AC)
1	2,867	0.07	16	2,034	0.05	31	3,969	0.09	46	1,884	0.04	61	2,660	0.06	76	2,585	0.06	91	2,819	0.06
2	2,037	0.05	17	2,027	0.05	32	1,892	0.04	47	1,883	0.04	62	2,649	0.06	77	2,573	0.06	92	2,761	0.06
3	2,019	0.05	18	3,141	0.07	33	1,892	0.04	48	1,883	0.04	63	1,901	0.04	78	1,844	0.04	93	1,888	0.04
4	1,998	0.05	19	3,125	0.07	34	2,627	0.06	49	1,882	0.04	64	1,895	0.04	79	1,837	0.04	94	1,889	0.04
5	1,980	0.05	20	2,000	0.05	35	2,626	0.06	50	2,614	0.06	65	1,889	0.04	80	1,830	0.04	95	1,889	0.04
6	2,719	0.06	21	1,994	0.05	36	1,890	0.04	51	2,613	0.06	66	2,667	0.06	81	2,631	0.06	96	1,889	0.04
7	2,681	0.06	22	1,987	0.05	37	1,890	0.04	52	1,881	0.04	67	2,638	0.06	82	2,545	0.06	900	411,230	9.44
8	1,908	0.04	23	1,981	0.05	38	2,624	0.06	53	1,880	0.04	68	1,855	0.04	83	1,788	0.04	901	10,307	0.24
9	2,057	0.05	24	2,741	0.06	39	2,623	0.06	54	1,880	0.04	69	1,850	0.04	84	1,781	0.04	902	1,779	0.04
10	2,078	0.05	25	2,728	0.06	40	1,888	0.04	55	1,879	0.04	70	1,844	0.04	85	1,774	0.04	903	1,816	0.04
11	2,071	0.05	26	1,956	0.04	41	1,888	0.04	56	2,923	0.07	71	2,857	0.07	86	2,745	0.06	904	4,109	0.09
12	2,866	0.07	27	1,950	0.04	42	1,887	0.04	57	3,017	0.07	72	2,941	0.07	87	1,889	0.04	905	1,686	0.04
13	2,854	0.07	28	1,943	0.04	43	1,887	0.04	58	1,933	0.04	73	1,882	0.04	88	1,889	0.04	906	1,641	0.04
14	2,047	0.05	29	1,937	0.04	44	2,934	0.07	59	1,928	0.04	74	1,876	0.04	89	1,889	0.04	907	3,971	0.09
15	2,040	0.05	30	3,000	0.07	45	2,931	0.07	60	1,922	0.04	75	1,869	0.04	90	1,890	0.04	908	1,625	0.04

NOTES:  
• LOTS 900 - 911 ARE HOA COMMON AREA LOTS.  
• LOTS 904, 907 AND 910 ARE PARKING.

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	25.14'	16.00'	090.02	22.63'	N23°34'23"W
C2	40.45'	120.50'	019.23	40.26'	N77°57'16"W
C3	22.17'	14.00'	090.73	19.92'	S47°03'56"W
C4	21.71'	14.00'	088.87	19.60'	N42°43'54"W
C5	21.96'	14.00'	089.87	19.78'	S46°25'33"W
C6	25.14'	16.00'	090.02	22.63'	S66°39'07"W
C7	60.25'	179.50'	019.23	59.97'	N77°57'15"W
C8	21.81'	14.00'	089.27	19.67'	N42°56'04"W
C9	21.92'	14.00'	089.69	19.75'	S46°32'48"W
C10	22.00'	14.00'	090.03	19.80'	N43°37'33"W
C11	6.79'	8.50'	045.79	6.61'	N21°24'14"W
C12	73.53'	46.00'	091.59	65.95'	N01°29'35"E
C13	6.79'	8.50'	045.79	6.61'	N24°23'23"E



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