



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.

DEVELOPMENT TYPE (UDO Section 2.1.2)			
Conventional Subdivision	Compact Development	Conservation Development	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): SCOPE-0001-2021			
Development name (subject to approval): River Towne			
Property Address(es): 8317 Buffalo Road, 8301 Buffalo Road, 2521 Robertson Grove Road, 2509 Robertson Grove Road			
Recorded Deed PIN(s): 1756309588, 1756421236, 1756421190, 1756421190, 1756410428			
What is your project type?	☒ Single family ☐ Apartment	☒ Townhouse ☐ Non-residential	☒ Attached houses ☐ Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: RWC Buffalo, LLC.	Owner/Developer Name and Title: Scott Coblentz, SSP Southeast Land Management, LLC as Administrative Manager, Authorized Person
Address: 2820 Selwyn Avenue, Suite 500 Charlotte, NC 28209-1791	
Phone #: 704-334-3212	Email: scoblentz@southstreetpartners.com
APPLICANT INFORMATION	
Company: Landeavor Acquisitions, LLC.	Contact Name and Title: David Mason, Vice President
	Address: 367 West Center Street, Holly Springs, NC 27540
Phone #: 919-369-1357	Email: mason@landeavor.com

Continue to page 2 >>

DEVELOPMENT TYPE + SITE DATE TABLE**(Applicable to all developments)****ZONING INFORMATION**

Gross site acreage: 307.22 AC

Zoning districts (if more than one, provide acreage of each): R-4-CU (279.87 AC)
CX-3-CU (27.35 AC)

Overlay district: CU

Inside City limits? ☒ Yes ☐ No

Conditional Use District (CUD) Case # Z- 45-2006

Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION

Existing Impervious Surface:

Acres: ⁰ Square Feet: ⁰

Proposed Impervious Surface:

Acres: ¹²¹ Square Feet: _____Neuse River Buffer ☒ Yes ☐ NoWetlands ☒ Yes ☐ NoIs this a flood hazard area? ☒ Yes ☐ No

If yes, please provide the following:

Alluvial soils: ^{Wy, Wo,} _____

Flood study: _____

FEMA Map Panel #: 1755 J and 1756J

NUMBER OF LOTS AND DENSITY

Total # of townhouse lots: Detached Attached 380

Total # of single-family lots: 510

Proposed density for each zoning district (UDO 1.5.2.F): 3.45DU/AC for R-4-CU, no lot development to occur within CX-3-CU

Total # of open space and/or common area lots: 16

Total # of requested lots: 982

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, ^{WithersRavenel, Inc. - Arnaldo Echevarria} 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: *David Mason*

Date: 5/19/2022

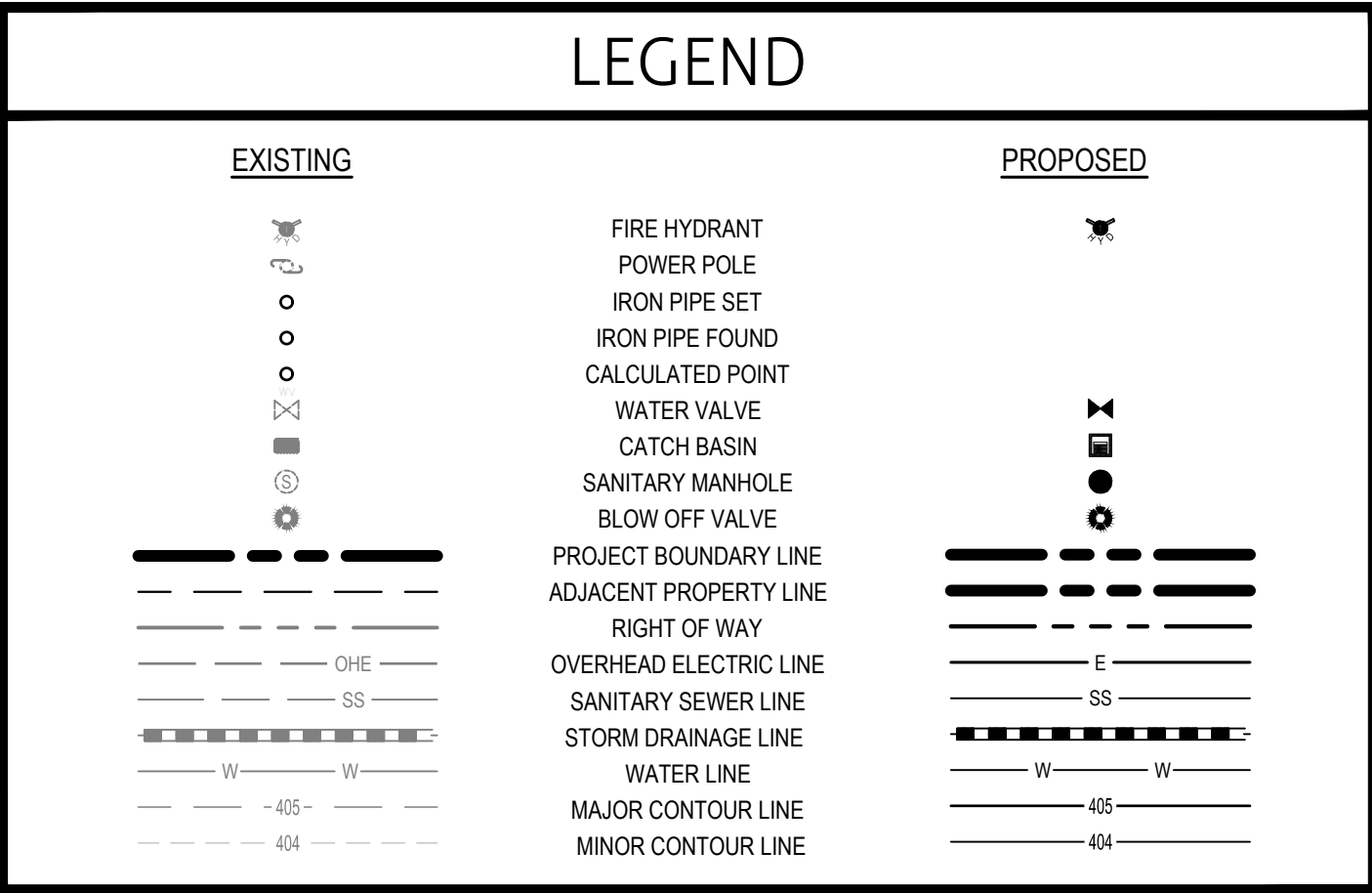
Printed Name: David Mason

Signature: *Arnaldo Echevarria*

Date: 5/27/2022

Printed Name: Arnaldo Echevarria, P.E.

Please email your completed application to SiteReview@raleighnc.gov.



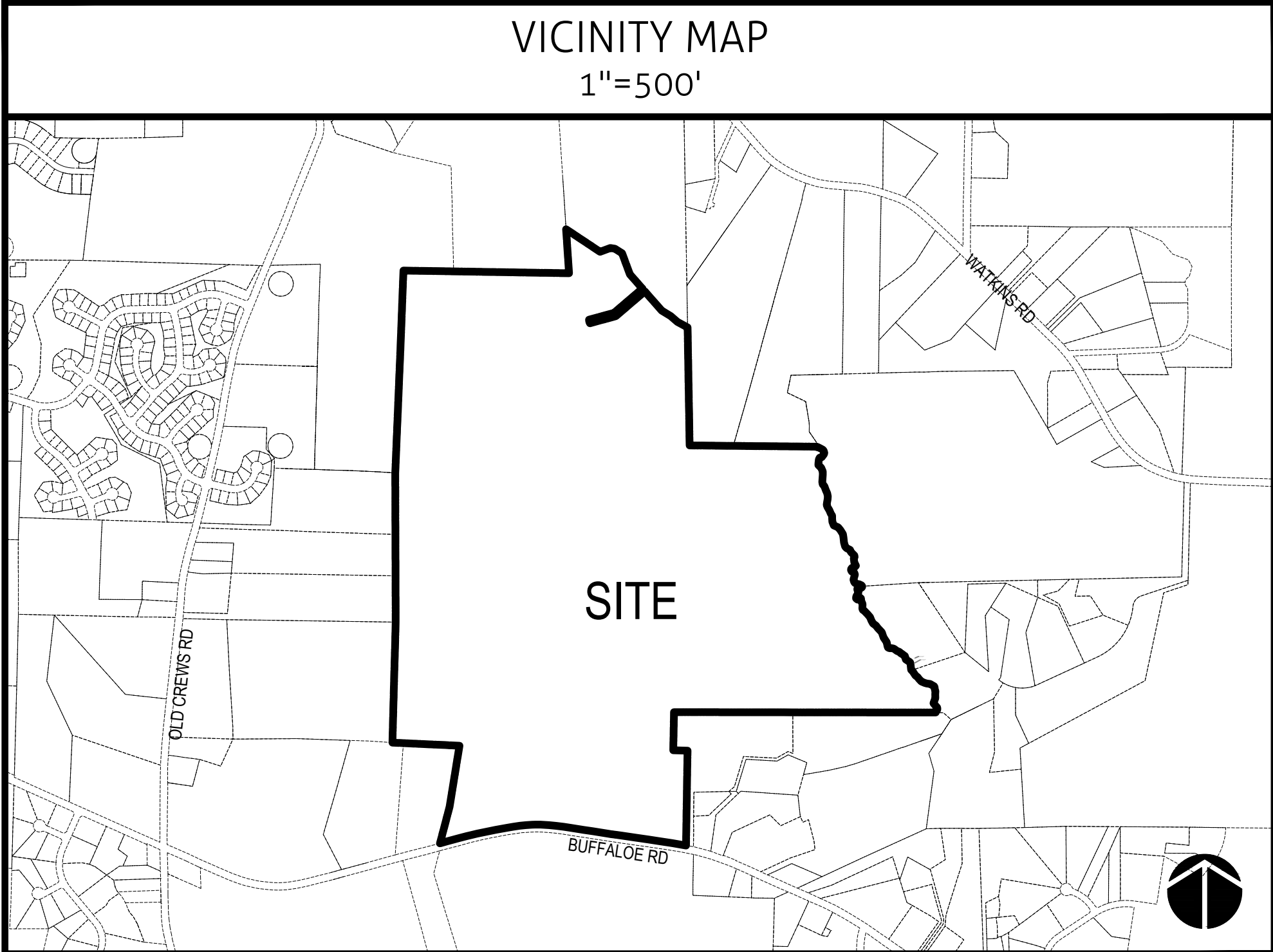
SUB-0041-2022

PRELIMINARY SUBDIVISION PLAN

RIVER TOWNE

CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

1ST SUBMITTAL: MAY 27, 2022 2ND SUBMITTAL: AUGUST 2, 2022



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Preliminary Subdivision Application
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Page 1 of 2

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Overlay district: CU	Inside City limits? ☒ Yes ☐ No
Conditional Use District (CUD) Case # Z- 45-2006	Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION	
Existing Impervious Surface:	Proposed Impervious Surface:
Acre: 0	Acre: 0
Square Feet: 0	Square Feet: 0
Nause River Buffer ☒ Yes ☐ No	Wetlands ☒ Yes ☐ No
Is this a flood hazard area? ☒ Yes ☐ No	
If yes, please provide the following:	
Aluvial soils: 25.7%	
Flood study:	
FEMA Map Panel #: 1750-A and 1750-B	

NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached Attached 390
Total # of single-family lots:	910
Proposed density for each zoning district (UDO 1.5.2.F):	3.45 DU/AC for R-4-CU, no lot development to occur within CX-3-CU
Total # of open space and/or common area lots:	16
Total # of requested lots:	982

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Signature: <u>David Mason</u>	Date: 5/19/2022
Printed Name: David Mason	
Signature:	Date:
Printed Name:	

Please email your completed application to SiteReview@raleighnc.gov.

Page 2 of 2

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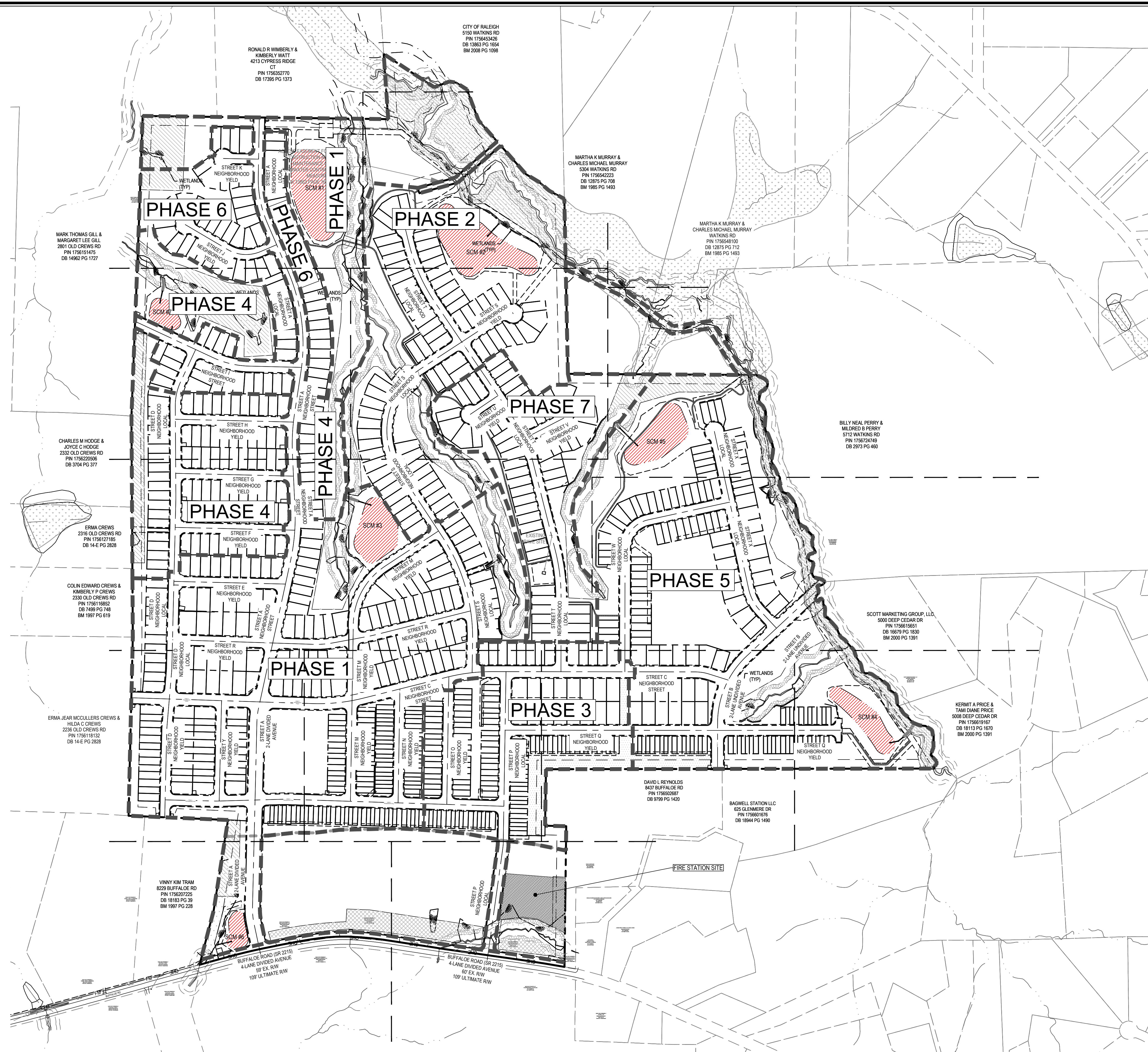
- GENERAL NOTES**
- GENERAL NOTES:
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
 - THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S), PARKING SPACE, OR SIDEWALK 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 PLAN FOR THIS DEVELOPMENT.
 - FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
 - EXISTING INFORMATION PROVIDED BY WITHERSRAVENEL, CARY, NORTH CAROLINA IN DIGITAL FORMAT, BASED ON FIELD SURVEY DATED FEBRUARY 2019, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN JANUARY 2018.
 - ALL CURB AND GUTTER SHOWN ON SITE IS EITHER 30" STANDARD CURB AND GUTTER, OR 30" VALLEY GUTTER, PER PLAN.
 - ALL PAVEMENT DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE STATED.
 - WITHIN THE SIGHT DISTANCE TRIANGLES / EASEMENTS SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 7 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.
 - UNLESS NOTED OTHERWISE, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
 - TRASH AND CARDBOARD DUMPSITE(S) ENCLOSURE SHALL BE 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 AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
 - HANDICAP PARKING SPACE(S) AND HANDICAP ACCESS (SIDEWALK) 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. ALL RETAINING WALLS TO BE DESIGNED AND PERMITTED BY OTHERS, IF APPLICABLE.
 - THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB FOR RESIDENTIAL DRIVEWAY. NO DRIVEWAYS SHALL ENCRUCH ON THIS MINIMUM CORNER CLEARANCE.
 - WHEEL CHAIR ACCESS RAMPS SHALL 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.
 - 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).
 - PRIOR TO START OF CONSTRUCTION, ALL SIGNAGE AND TRAFFIC CONTROL DEVICES SHALL BE IN PLACE, AS APPLICABLE.
 - 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 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.
 - ALL PERMANENT OPEN SPACES WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - CONDITION OF APPROVAL, ROW AND/OR EASEMENT DEDICATION PLAT IS REQUIRED FOR THIS PROJECT (PRIOR TO CITY ACCEPTANCE OF UTILITIES).
 - EACH TOWNHOUSE INCLUDES 2 GARAGE PARKING SPACES AND 1 ON THE DRIVEWAY.
 - USACE AND NCDWR PERMITS FOR WETLAND AND BUFFER IMPACTS WILL BE REQUIRED.
 - NO TEMPORARY OR PERMANENT ENCROACHMENTS INCLUDING BUT NOT LIMITED TO CLEARING, GRADING, FENCING, AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.
 - THIS DEVELOPMENT SHALL BE COMPLETED IN MULTIPLE PHASES CONSISTING OF OFF-SITE UTILITY EXTENSIONS, OFF-SITE ROAD IMPROVEMENTS, AND SEVEN (7) INTERNAL DEVELOPMENT PHASES. EACH PHASE IS CONTEMPLATED TO BE RECORDED SEPARATELY.

- SOLID WASTE INSPECTION STATEMENT**
- SOLID WASTE SERVICES ARE TO BE PROVIDED BY CITY OF RALEIGH.
 - THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.
 - THIS PROJECT PROPOSES TO USE ROLL-OUT CARTS FOR SOLID WASTE AND SINGLE-STREAM RECYCLING.
 - EACH RESIDENTIAL LOT SHALL PROVIDE A DESIGNATED LOCATION FOR STORAGE OF ROLL-OUT CARTS.

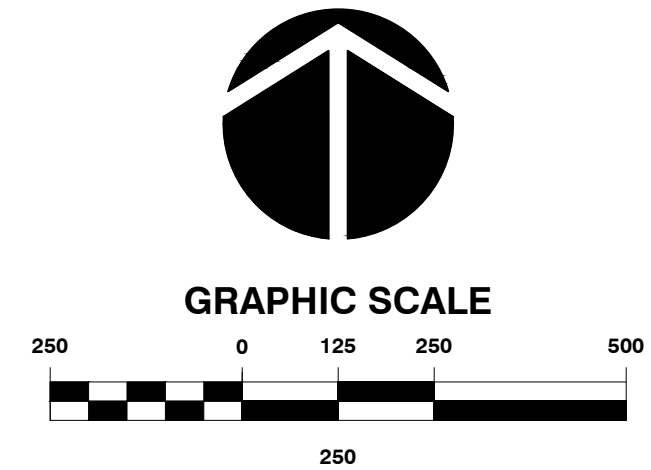
- FIRE DEPARTMENT NOTES**
- FIRE DEPARTMENT ACCESS LANES MUST ALLOW FIRE APPARATUS TO DRIVE WITHIN 150' OF ALL PORTIONS OF THE FIRST FLOOR EXTERIOR WALL (IFC 503.1.1)
 - APPARATUS ACCESS ROADS (DEAD END) GREATER THAN 150' REQUIRE APPROVED AREA TO TURN APPARATUS AROUND (HAMMER HEAD, WYE, OR 90' CUL-DE-SAC)
 - MINIMUM APPARATUS ACCESS WIDTH 20', INSIDE TURN RADIUS 28' (UNLESS OTHERWISE SPECIFIED)
 - ALL NEW FIRE HYDRANTS SHALL BE EQUIPPED WITH NST THREADS AND WITH A 5 INCH STORZ CONNECTION
 - FIRE FLOW ANALYSIS MUST BE PROVED AT TIME OF BUILDING PERMITS PER THE 2012 NFCC, SECTION 507.3

DEVELOPER	OWNER
LANDEAVOR ACQUISITIONS, LLC. 367 WEST CENTER STREET HOLLY SPRINGS, NC 27540 CONTACT: DAVID MASON PHONE: 919-369-1357 EMAIL: MASON@LANDEAVOR.COM	RWC BUFFALO, LLC. 2820 SELWYN AVE, STE 500 CHARLOTTE, NC 28209
PREPARED BY:	
WithersRavenel Engineers Planners Surveyors 115 MacKenan Drive Cary, NC 27511 t: 919.469.3340 license #: F-1479 www.withersravenel.com	
LANDSCAPE ARCHITECT: DANIEL WHATLEY, PLA DWHATLEY@WITHERSRAVENEL.COM	CIVIL ENGINEER: ARNALDO ECHEVARRIA, PE AECHEVARRIA@WITHERSRAVENEL.COM
SURVEYOR: BURB MULLINS, PLS BDAYTON@WITHERSRAVENEL.COM	

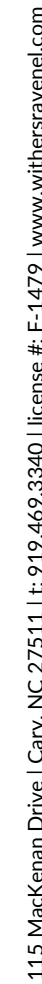




Street Name	Street Type
Street A (South of Street C)	2-Lane Divided Avenue
Street A (North of Street C)	Neighborhood Street
Street A (North of Street I)	Neighborhood Local
Street B	2-Lane Undivided Avenue
Street C	Neighborhood Street
Street D (South of Street C)	Neighborhood Yield
Street D (North of Street C)	Neighborhood Local
Street E	Neighborhood Yield
Street F	Neighborhood Yield
Street G	Neighborhood Yield
Street H	Neighborhood Yield
Street I	Neighborhood Street
Street J	Neighborhood Yield
Street K	Neighborhood Yield
Street L	Neighborhood Local
Street M	Neighborhood Yield
Street N	Neighborhood Yield
Street O	Neighborhood Yield
Street P	Neighborhood Local
Street Q	Neighborhood Yield
Street R	Neighborhood Yield
Street S (West of Street T)	Neighborhood Local
Street S (East of Street T)	Neighborhood Yield
Street T	Neighborhood Local
Street U	Neighborhood Yield
Street V	Neighborhood Yield
Street Y	Neighborhood Yield
Street X	Neighborhood Local



 WithersRavenel Engineers Planners Surveyors	115 Maskman Drive Cary, NC 27511 919.469.3340 license #: F-1479 www.withersravenel.com															
RIVER TOWNE	CITY OF RALEIGH, WAKE COUNTY, NC															
OVERALL SUBDIVISION PLAN																
Job No. 02201399 Date 05/27/2022	Drawn By JPB Designer JPB															
 PRELIMINARY NOT APPROVED FOR CONSTRUCTION RALDO ECHEVERRI																
Revisions <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center; border-bottom: 1px solid black;">1</td> <td style="width: 85%; border-bottom: 1px solid black;">COR COMMENTS</td> <td style="width: 10%; text-align: center; border-bottom: 1px solid black;">08/02/22</td> </tr> <tr><td style="border-bottom: 1px solid black;"></td><td style="border-bottom: 1px solid black;"></td><td style="border-bottom: 1px solid black;"></td></tr> <tr><td style="border-bottom: 1px solid black;"></td><td style="border-bottom: 1px solid black;"></td><td style="border-bottom: 1px solid black;"></td></tr> <tr><td style="border-bottom: 1px solid black;"></td><td style="border-bottom: 1px solid black;"></td><td style="border-bottom: 1px solid black;"></td></tr> <tr><td style="border-bottom: 1px solid black;"></td><td style="border-bottom: 1px solid black;"></td><td style="border-bottom: 1px solid black;"></td></tr> </table>		1	COR COMMENTS	08/02/22												
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Sheet No. C2.0																



RIVER TOWNE

CITY OF RALEIGH, WAKE COUNTY, NC

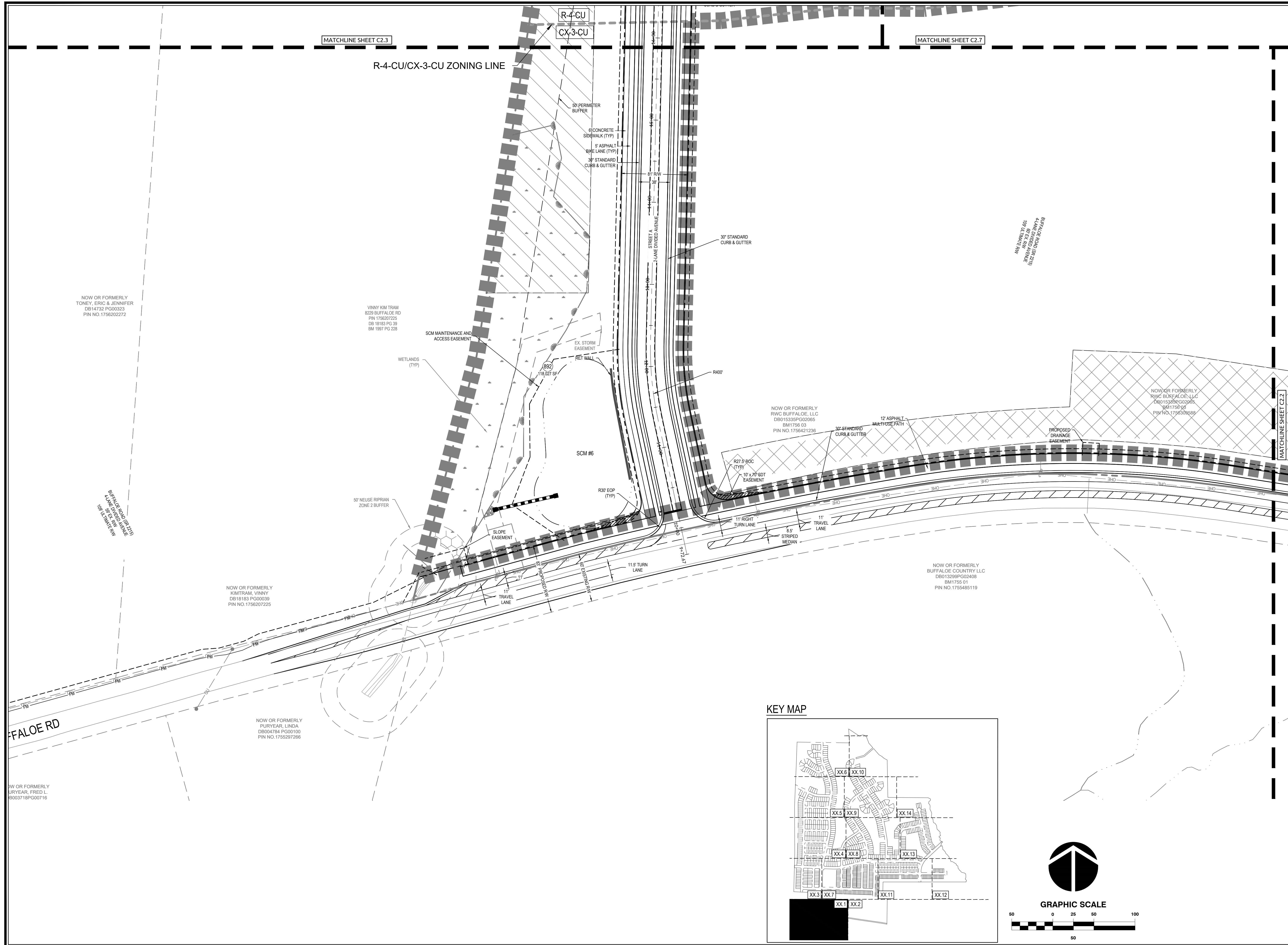
SUBDIVISION PLAN

Job No.	02201399	Drawn By	JP
Date	05/27/2022	Designer	JP

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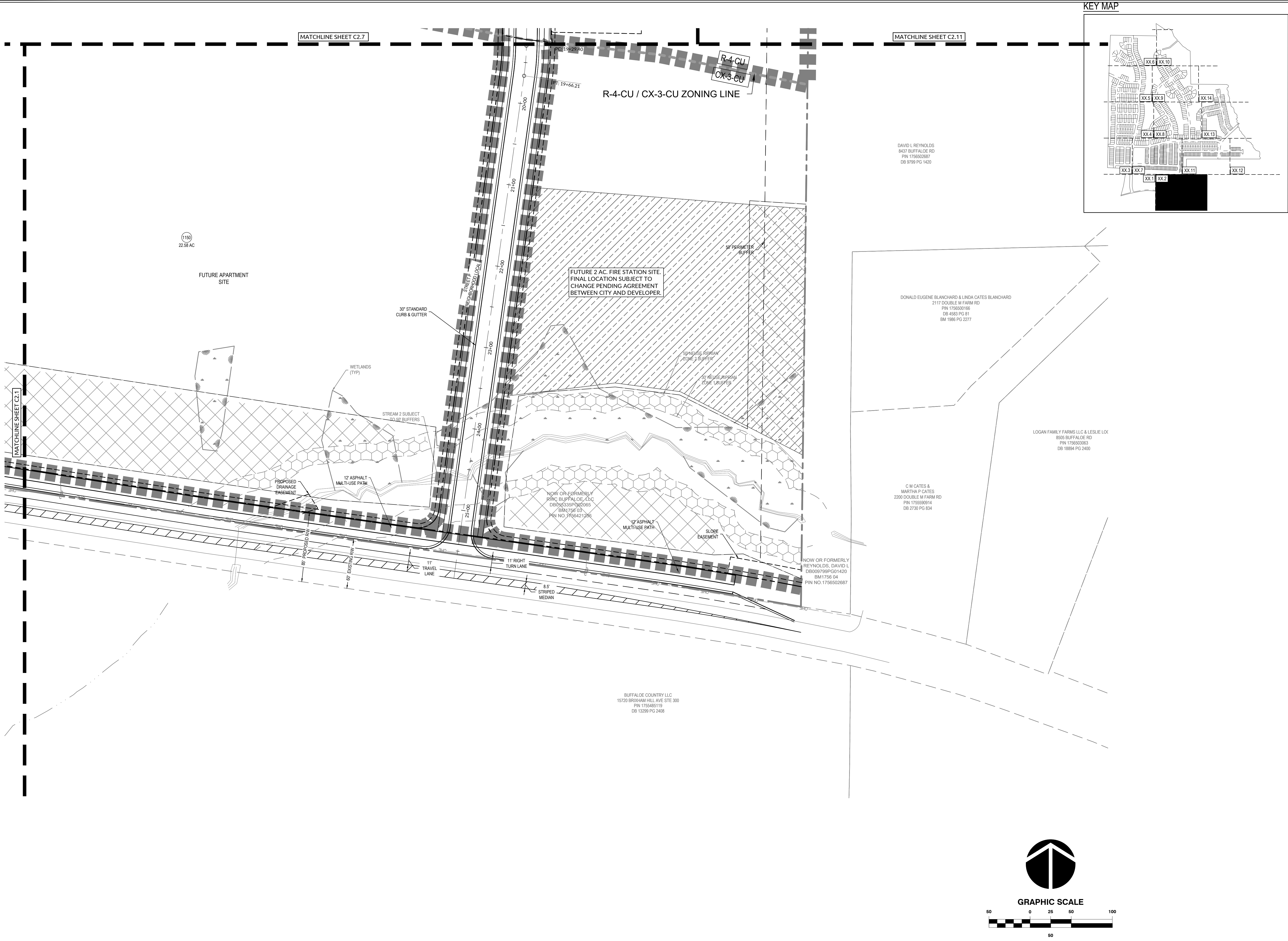
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C2.1



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WithersRavenel

Engineers | Planners | Surveyors

115 Mackinnon Drive | Cary, NC 27511 | P: 919.469.3340 | License # F-1479 | www.withersravenel.com

RIVER TOWNE

CITY OF RALEIGH, WAKE COUNTY, NC

SUBDIVISION PLAN

Job No. 02201399
Date 05/27/2022

Drawn By JPB
Designer JPB

NORTH CAROLINA

REGISTERED

PRELIMINARY

NOT APPROVED FOR

CONSTRUCTION

ENGINEER

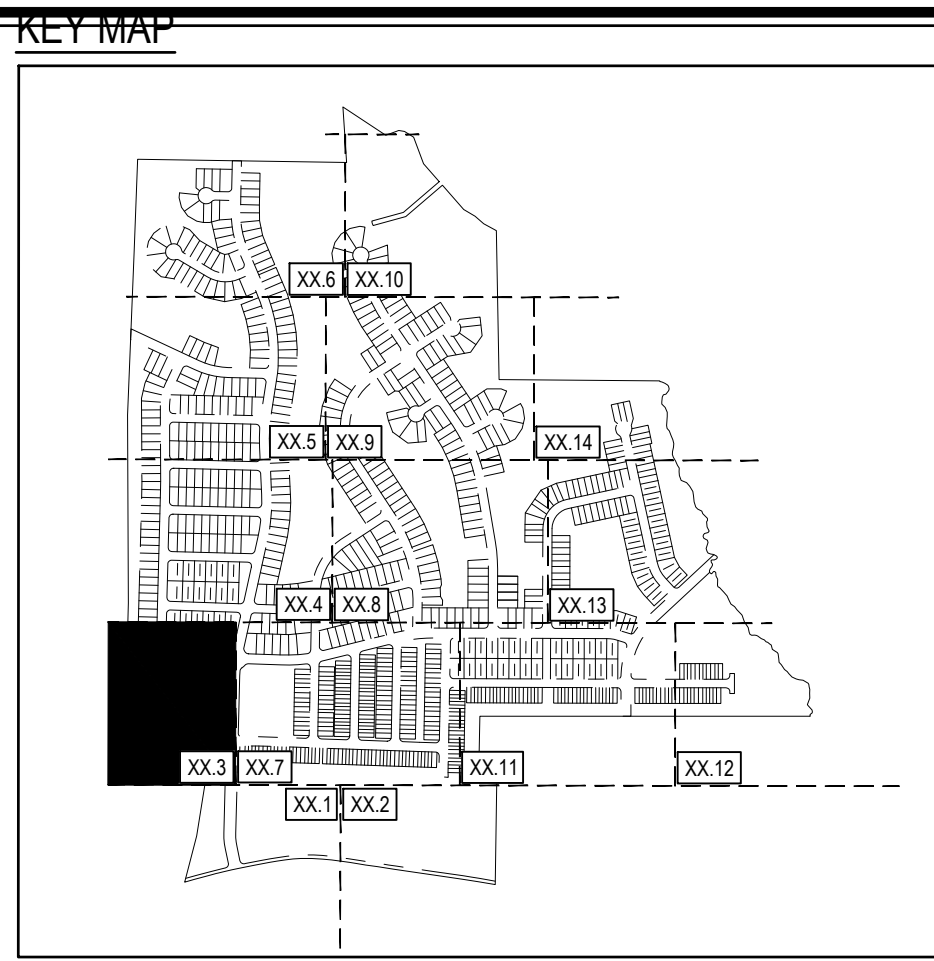
WILLIAM O. ECHEVERRIA

Revisions

1 COR COMMENTS 08/02/22

Sheet No.

C2.2



WithersRavenel
Engineers | Planners | Surveyors

CITY OF RALEIGH, WAKE COUNTY, NC

SUBDIVISION PLAN

Job No.	02201399	Drawn By	JPE
Date	05/27/2022	Designer	JPE

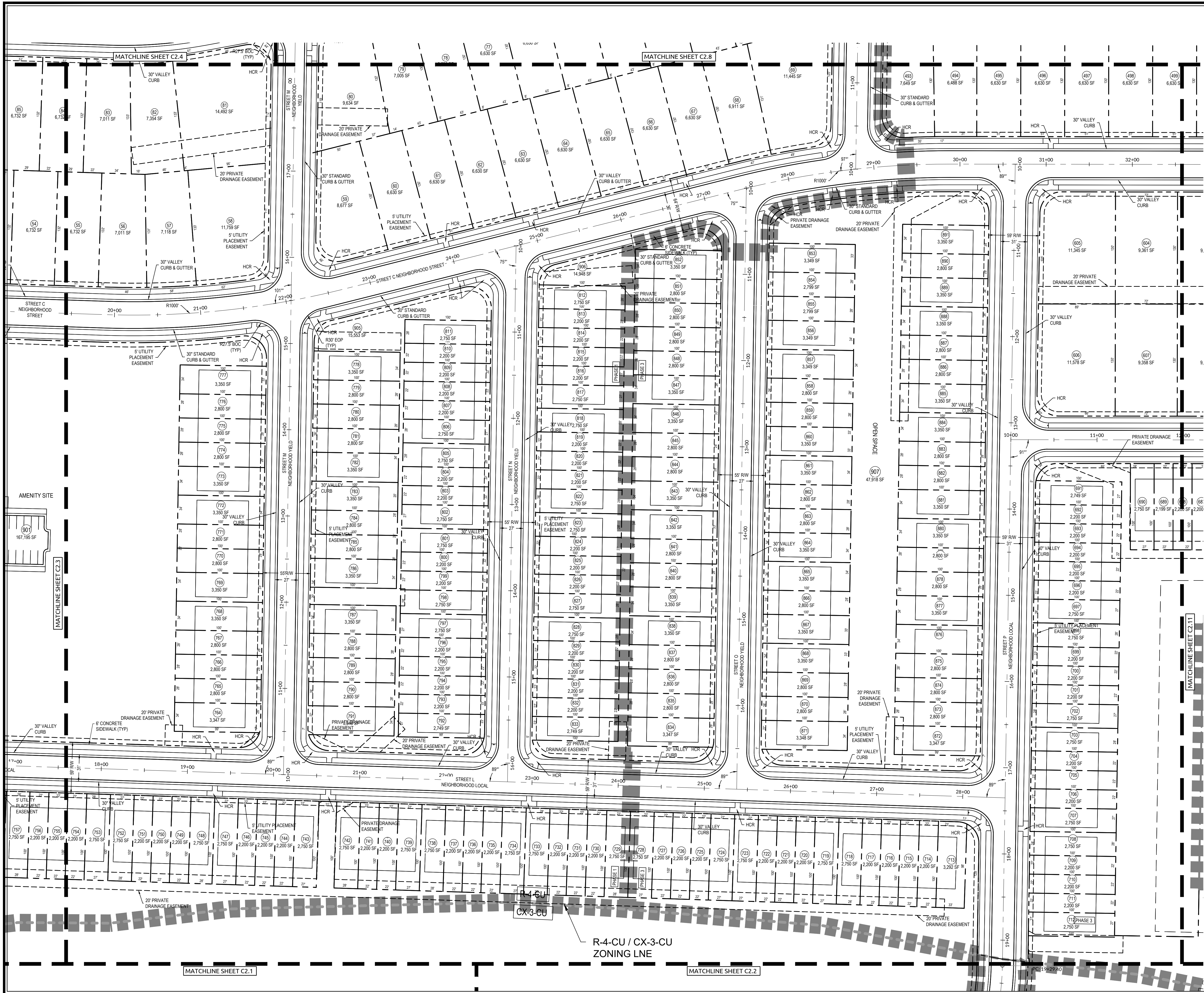


Revisions		
1	COR COMMENTS	08/02/22

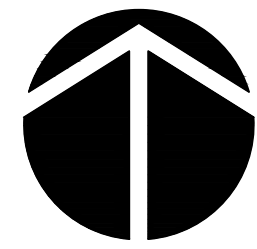
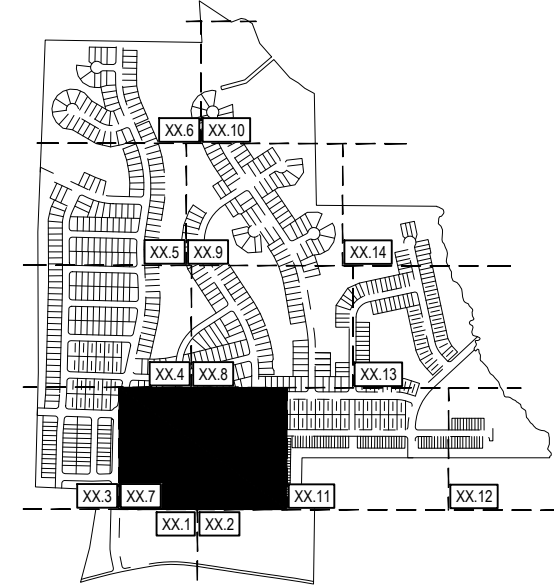
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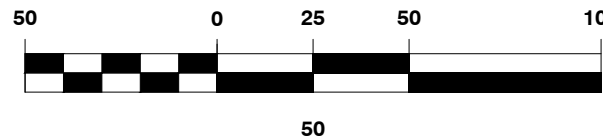
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KEY MAP



GRAPHIC SCALE



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RIVER TOWNE

CITY OF RALEIGH, WAKE COUNTY, NC

SUBDIVISION PLAN

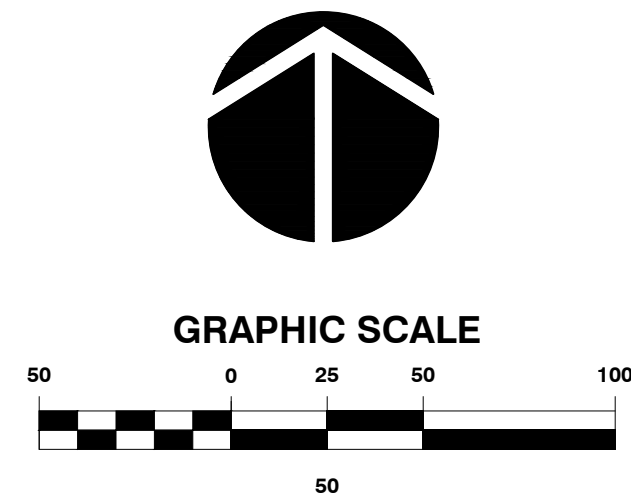
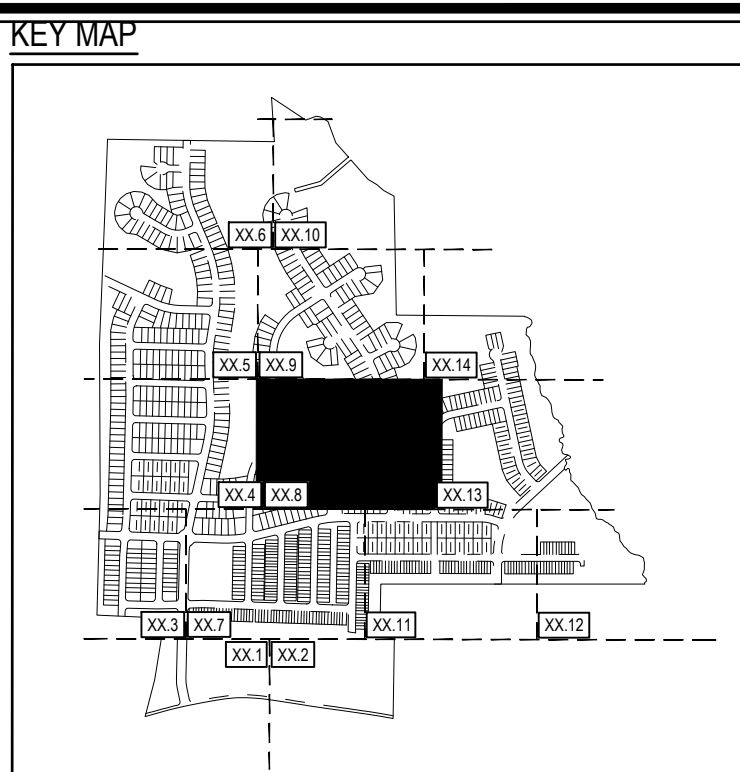
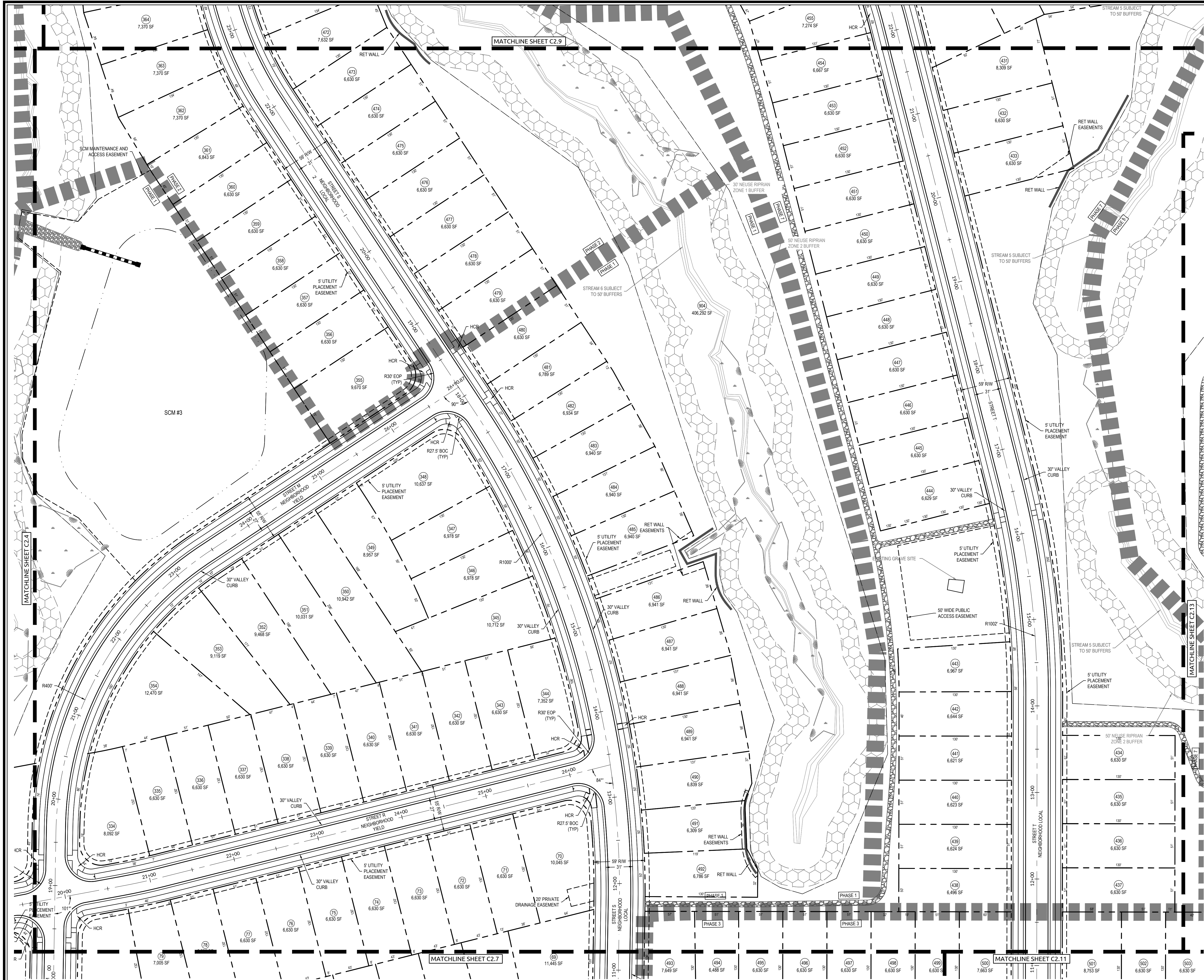
Job No. 02201392 Drawn By JPB
Date 05/27/2022 Designer JPB

PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION
NORTH CAROLINA
REGISTERED ENGINEER
JAMES H. ECHAVARRIA

Revisions
1 COR COMMENTS 08/02/22

Sheet No.
C2.7

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SUBDIVISION PLAN

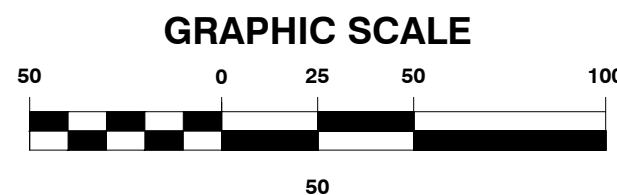
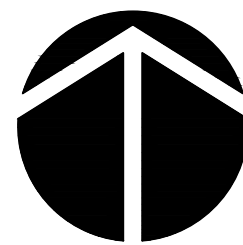
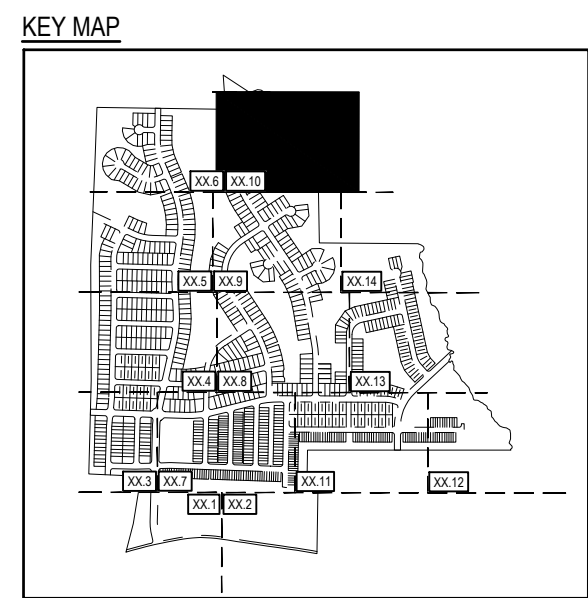
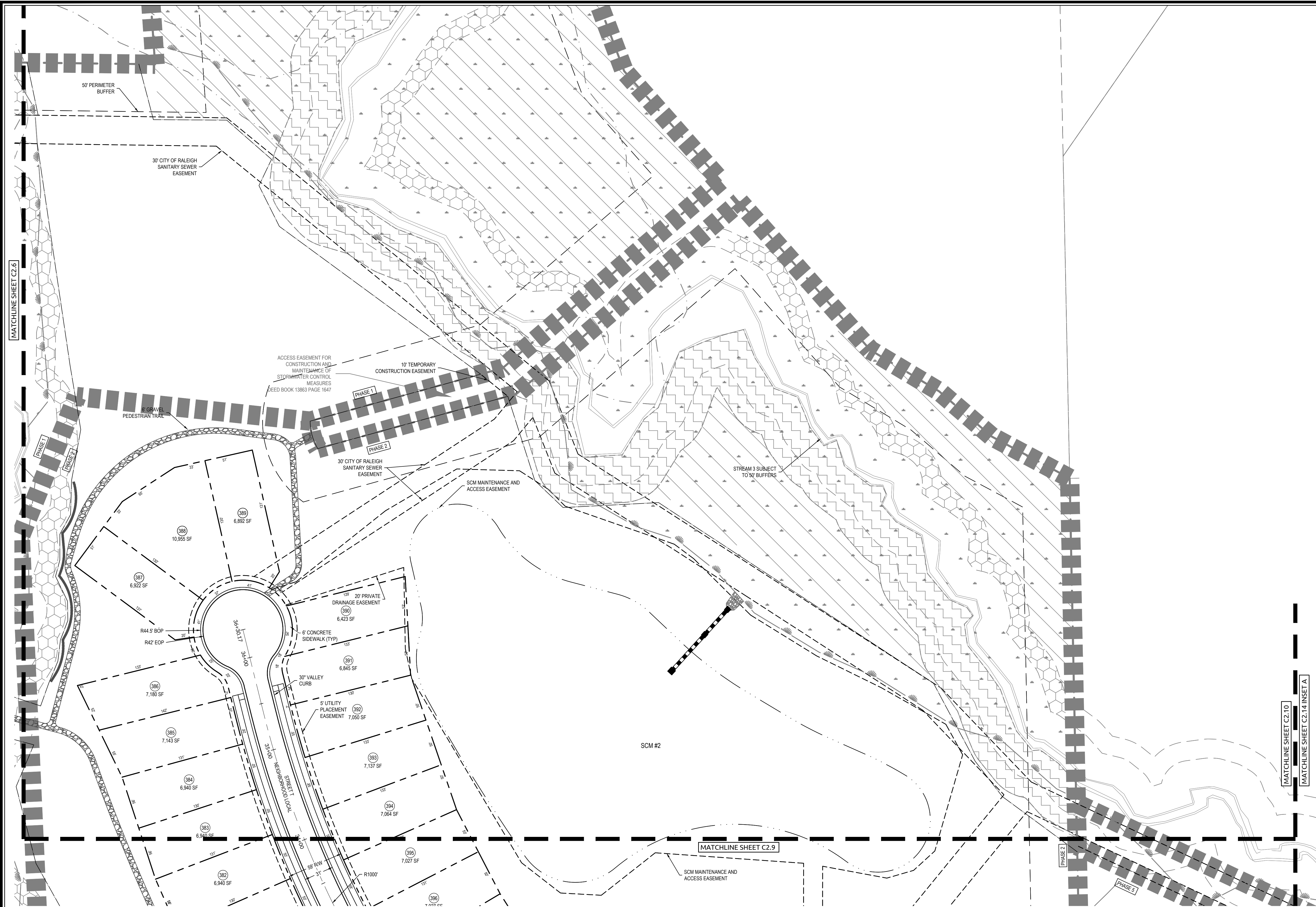
Job No.	02201399	Drawn By	JPB
Date	05/27/2022	Designer	JPB

PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION

Revisions		
1	COR COMMENTS	08/02/22

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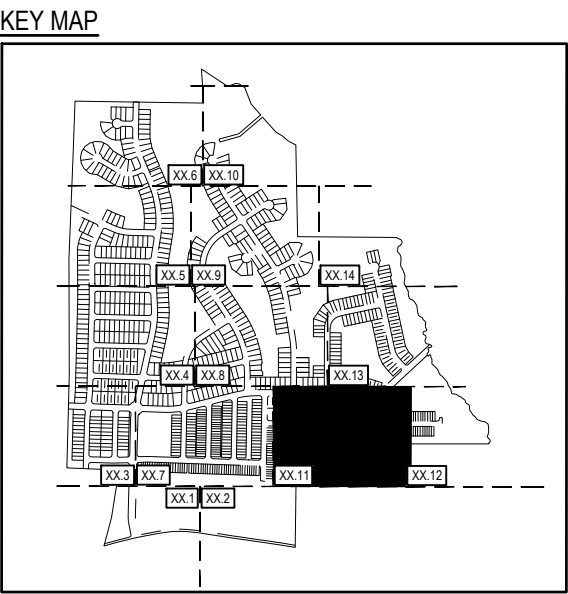
RIVER TOWNE
CITY OF RALEIGH, WAKE COUNTY, NC

SUBDIVISION PLAN

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Date	05/27/2022	Designer	JPB



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SUBDIVISION PLAN

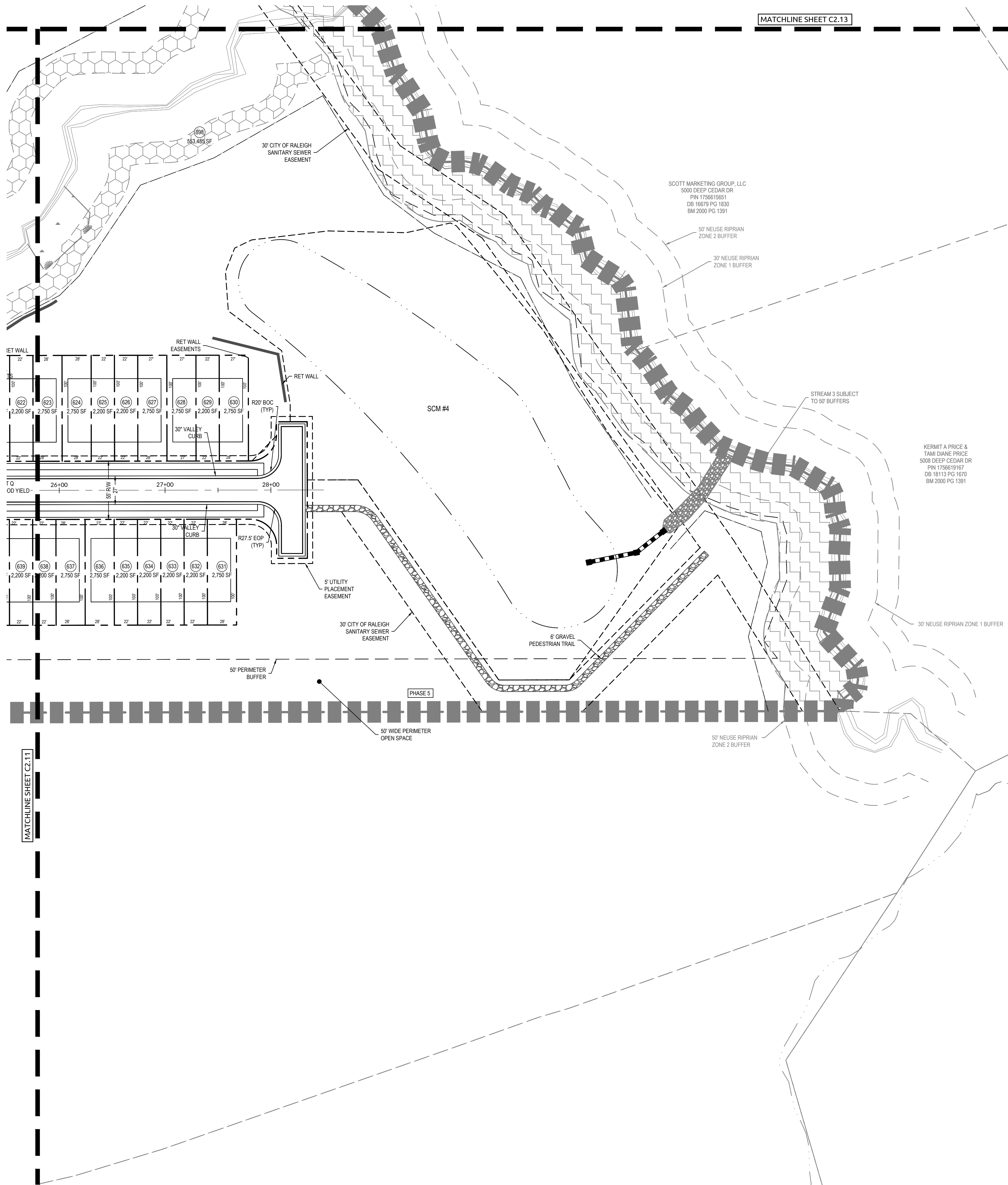
Job No.	02201399	Drawn By	JP
Date	05/27/2022	Designer	JP



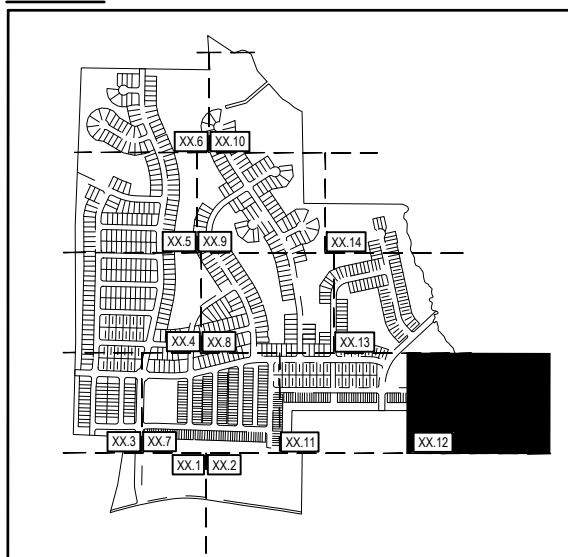
Revisions		
1	COR COMMENTS	08/02/20

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KEY MAP



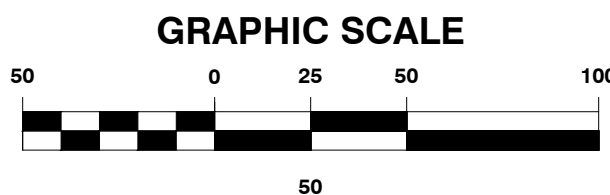
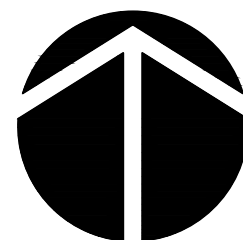
RIVER TOWNE
CITY OF RALEIGH, WAKE COUNTY, NC

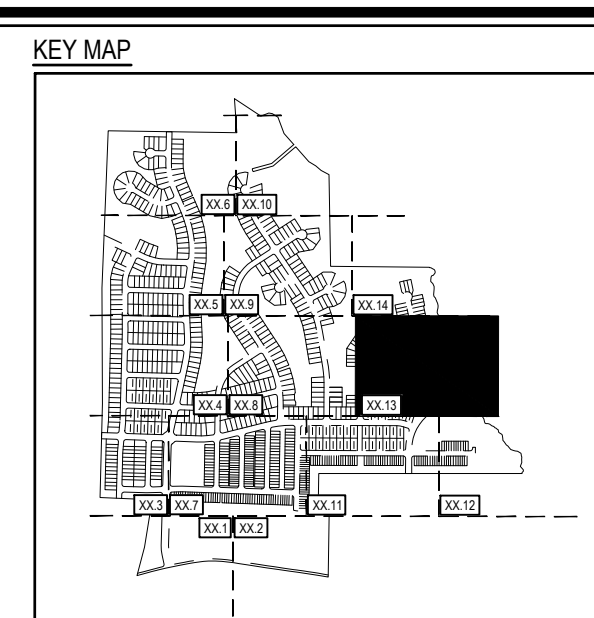
SUBDIVISION PLAN

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Date	05/27/2022	Designer	JPB



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