



Administrative Approval Action

Case File / Name: SUB-0041-2022
DSLCL - River Towne

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

- LOCATION:** This 307 acre site zoned R-4 CU and CX-3-CU (Z-91-21 and Z-15-07) is located on the north side of Buffalo Road east of the intersection of Buffalo Road and Old Crews Road at 8317 and 8301 Buffalo Road.
- REQUEST:** This development plan for the 307 acre site includes a phased Conservation Subdivision of 279.78 acres consisting of 982 residential lots (single family, attached, and townhomes) and 35 HOA/Open space lots. An additional two lots are being created outside the Conservation Subdivision. One is a lot for a civic use site to be dedicated to the city and the other is a lot zoned CX-3-CU for future development.
- DESIGN ADJUSTMENT(S)/ALTERNATES, ETC:** N/A
- 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 December 6, 2022 by Landeavor Acquisitions.

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:

General

1. The greenway connection(s), located at 8312 Buffalo Road, will be provided from the sidewalk/ROW on site to the greenway easement area to facilitate future trail construction and access. The connection(s) will be built to COR Greenway Trail Standards, and final alignment is contingent upon approval by PRCR Staff. All proposed public greenway connections and pedestrian trails should be located within 20' wide Bike & Pedestrian Access Easements.
2. That the phased improvements from the TIA are shown on the SPR plan and implemented when required.
3. The site data table and the cover sheet of the plans shall be revised to include all lots in the development (those inside and outside the conservation subdivision) and the plan sheets shall show lot numbers and sizes for all lots. The open space plan shall include a list of all open space lots and their size.

Engineering



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4. 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 concurrent review approval.

Public Utilities

5. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval.
6. A Water Model in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval prior to concurrent approval.
7. If applicable, a deed shall be recorded prior to concurrent approval for all necessary offsite City of Raleigh Waterline or Sanitary Sewer Easements to accommodate future sewer line construction.
8. Prior to SPR (construction drawing) approval for the subdivision, the SPR plans must include public sanitary sewer extensions to all adjacent, upstream properties.

Stormwater

9. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).
10. A 100-year floodplain analysis shall be submitted and approved by the Engineering Services Department prior to the issuance of any grading or site permit (UDO 9.3).
11. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
12. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
13. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

Urban Forestry

14. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).
15. 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.



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<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant Required
<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required

<input checked="" type="checkbox"/>	Slope Easement 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:

General

1. The greenway easement(s), as shown on the preliminary plan, shall be dedicated prior to, or in conjunction with the recording of a map in any phase affected by the greenway(s).
2. A separate surety prepared by the Engineer for the entire Street P including crossings of wetlands and buffers at Buffalo Road is put forth in phase 1.
3. Street P right-of-way and any other required easements to Buffalo Road and connection to Street L, and fire station site is recorded with phase 1. Slope easements are dedicated to support the construction and tie ins along the entirety of Road P to Street L. The street will be built with either phase 3, fire station site construction, or development plan for the adjoining lots to either side of Road P.
4. To comply with zoning condition C of case Z-91-21 and condition E of case Z-15-07, the property owner shall provide written documentation of agreement with the City of Raleigh to dedicate to the City a site as indicated on plan for a fire/public safety station.
5. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
6. Provide documentation indicating a Property Owner's Association has been established for the Conservation Development.

Engineering

7. 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)



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8. 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)
9. 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.
10. A fee-in-lieu for curb and gutter not installed with the alternate cross section on the major road is paid to the City of Raleigh (UDO 8.1.10).
11. A fee-in-lieu for any infrastructure not installed after the SPR review is completed, is paid to the City of Raleigh (UDO 8.1.10).
12. 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)

Public Utilities

13. 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

14. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
15. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
16. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)



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17. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).
18. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).
19. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).
20. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
21. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).

Urban Forestry

22. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 30.93 acres of tree conservation area.
23. A public infrastructure surety for the 1558 required street trees 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.

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. To comply with zoning condition C of case Z-91-21 and condition E of case Z-15-07, the property owner shall dedicate to the City of Raleigh a site as indicated on the plan for a fire/public safety station.

Public Utilities

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

Urban Forestry

SUB-0041-2022

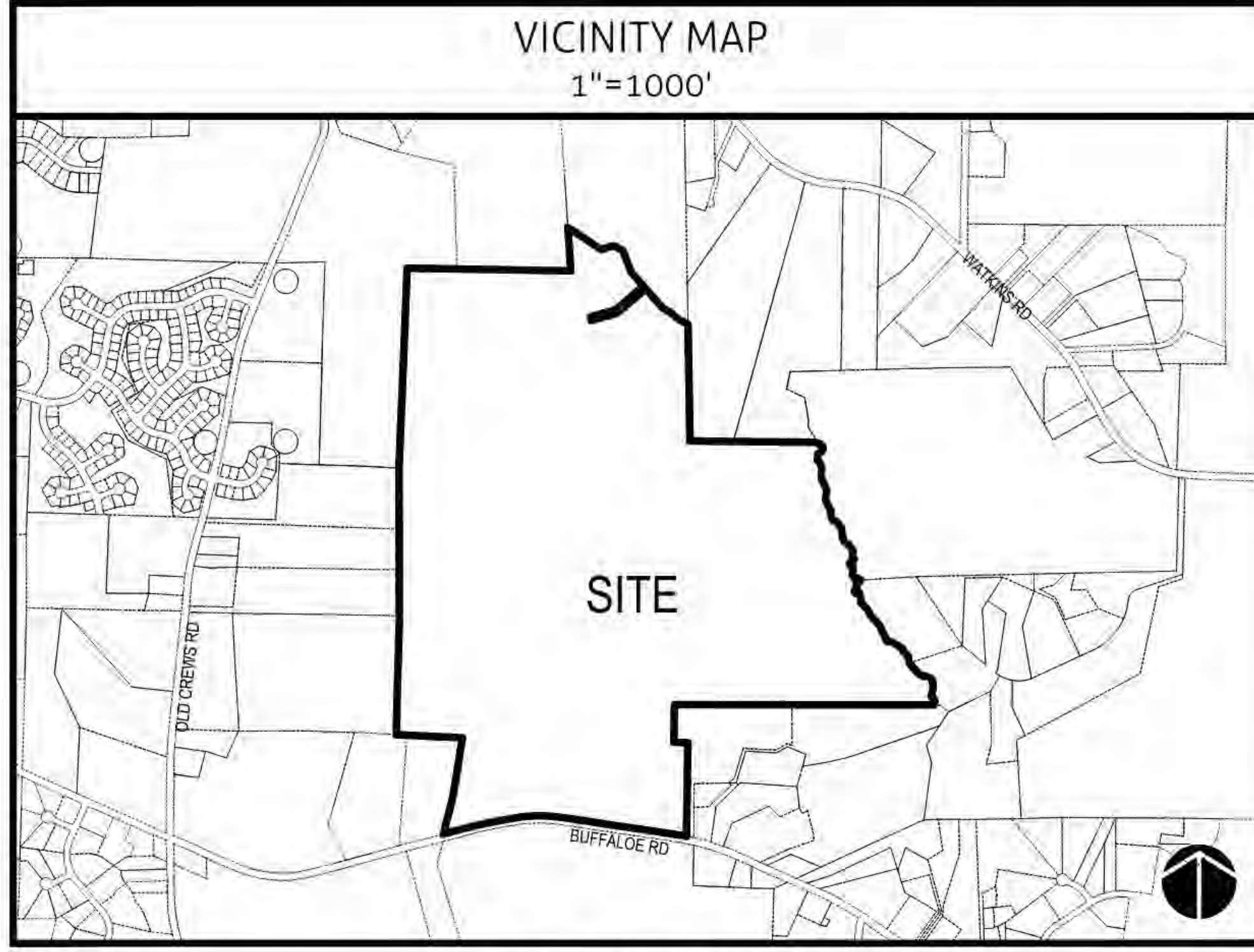
PRELIMINARY SUBDIVISION PLAN RIVER TOWNE

CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

1ST SUBMITTAL: MAY 27, 2022 2ND SUBMITTAL: AUGUST 2, 2022 3RD SUBMITTAL: SEPTEMBER 12, 2022

4TH SUBMITTAL: OCTOBER 25, 2022 5TH SUBMITTAL: DECEMBER 6, 2022

LEGEND	
EXISTING	PROPOSED



Preliminary Subdivision Application

Planning and Development Department
 Planning and Development Customer Center • 701 S. Hargett Street, Suite 400 | Raleigh, NC 27601 | 919-996-2200

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 SubDiv@raleighnc.gov.

DEVELOPMENT TYPE (UDO Section 2.1.2)
 Conventional Subdivision Compact Development Conservation Development Cottage Court

GENERAL INFORMATION
 Development name (subject to approval): River Towne
 Property Address(es): 6317 Buffalo Road, 6091 Buffalo Road, 2321 Robertson Grove Road, 2509 Robertson Grove Road
 Recorded Deed PIN(s): 17563009588, 1756421236, 1756421190, 1756410428

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION
 Company: RWC Buffalo, LLC
 Address: 2820 Selwyn Avenue, Suite 500 Charlotte, NC 28209-1791
 Phone #: 704-334-3212
 Email: ecoblenz@southwestpartners.com

APPLICANT INFORMATION
 Company: Landsever 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@landsever.com

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)

STORMWATER INFORMATION
 Existing Impervious Surface: Acres: 15 Square Feet: 1,350,000
 Proposed Impervious Surface: Acres: 15 Square Feet: 1,350,000
 Newse River Buffer: Yes No Wetlands: Yes No
 Is this a flood hazard area? Yes No
 If yes, please provide the following:
 Flood study: _____
 FEMA Map Panel #: 199-1-0-1700

NUMBER OF LOTS AND DENSITY
 Total # of townhouse lots: 545 Detached Attached
 Total # of single family lots: 437
 Proposed density for each zoning district (UDO 1.5.2.F): 3.5125/AC for R-4-CU, no lot development to occur within CX-3-CU
 Total # of open space and/or common area lots: 36
 Total # of requested lots: 1017

SIGNATURE BLOCK
 I, David Mason, 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, David Mason, do hereby certify that the information provided in this application is true and correct to the best of my knowledge and belief, and I acknowledge that this application is subject to the final selection and approval of the City of Raleigh.
 Signature: David Mason Date: 5/19/2022
 Printed Name: David Mason
 Signature: _____ Date: _____
 Printed Name: _____

Sheet Number	Sheet Title
C0.0	COVER
C0.1	GENERAL NOTES AND ZONING CONDITIONS
C1.0	EXISTING CONDITIONS
C1.1	DEMO PLAN
C2.0	OVERALL SUBDIVISION PLAN
C2.1 - C2.14	SUBDIVISION PLAN
C2.15 - C2.26	LOT & EASEMENT PLAN
C2.27 - C2.33	FIRE ACCESS PLAN
C2.34 - C2.47	TRANSPORTATION PLAN
C2.48	OVERALL GREENWAY PLAN
C2.49	OVERALL PHASING PLAN
C2.50	OVERALL OPEN SPACE PLAN
C3.0	OVERALL GRADING AND DRAINAGE PLAN
C3.1 - C3.14	GRADING AND DRAINAGE PLAN
C3.15 - C3.21	BUILDING & CURB GRADES PLAN
C4.0	OVERALL UTILITY PLAN
C4.1 - C4.14	UTILITY PLAN
C6.1	OVERALL WATER MAIN PLAN
C6.2 - C6.3	WATER MAIN PLAN
C6.4	OVERALL FORCE MAIN PLAN
C6.5 - C6.7	FORCE MAIN PLAN
C7.0	SITE DETAILS
C7.1	SITE DETAILS
C7.2	SEWER DETAILS
C7.3	WATER DETAILS
C7.4	STORM DETAILS
L1.0	OVERALL LANDSCAPE PLAN
L1.1 - L1.14	LANDSCAPE PLAN
L2.0	TREE CONSERVATION PLAN
L3.0-L3.1	LANDSCAPE DETAILS
SL1.0	OVERALL LIGHTING PLAN
SL1.1	LIGHTING PLAN
SL2.0	LIGHTING DETAILS

GENERAL NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.

2. 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.

3. 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.

4. FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.

5. EXISTING INFORMATION PROVIDED BY WITHERSRAVENEL, CARY, NORTH CAROLINA IN DIGITAL FORMAT, BASED ON FIELD SURVEY DATED FEBRUARY 2015, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN JANUARY 2016.

6. ALL CURBS AND GUTTER SHOWN ON SITE IS EITHER 30" STANDARD CURB AND GUTTER, OR 30" VALLEY GUTTER PER PLAN.

7. ALL PAVEMENT DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE STATED.

8. WITHIN THE SIGHT DISTANCE TRIANGLES, EASEMENTS SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 1' FEET AND 2' FEET IN HEIGHT ABOVE THE CURB LINE SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BARRIER, FENCE, WALL, SIGN OR PARKED VEHICLE.

9. UNLESS NOTED OTHERWISE, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 25 MINIMUM.

10. TRASH AND CARBOARD DUMPSTER(S) ENCLOSURE SHALL BE COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.

11. ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.

12. CONTRACTOR TO RELOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NO ONE AT 919 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.

13. HANDICAP PARKING SPACES(S) AND HANDICAP ACCESSIBLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) OF TOTAL IN ANY DIRECTIONS AS PER ADA STANDARDS.

14. PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.

15. 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.

16. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 30 FEET FROM THE POINT OF TANGENCY OF THE CURBS FOR RESIDENTIAL DRIVEWAY. NO DRIVEWAY SHALL ENCROACH ON THIS MINIMUM CORNER CLEARANCE.

17. WHEEL CHAIR ACCESS RAMPS SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROVA STANDARDS AND ADAAS SPECIFICATIONS.

18. ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ADA STANDARDS.

19. ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE, PERMITS ELECTRICAL, TRANSFORMERS, BACKFLOW DEVICE, HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.

20. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION, AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROVAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

21. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO CITY OF RALEIGH STREET DESIGN MANUAL AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.

22. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A FIRE 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 INSPECTORS AT 919-996-2209 TO SET UP THE MEETING.

23. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.

24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).

25. PRIOR TO START OF CONSTRUCTION, ALL SIGNAGE AND TRAFFIC CONTROL DEVICES SHALL BE IN PLACE, AS APPLICABLE.

26. 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 (EVEN REVIEW WILL TAKE PLACE AT THE TIME OF BUILDING PERMIT). WHEN DESIGNING THIS SITE, THE OWNER SHALL KEEP IN MIND THE CITY OF RALEIGH RESIDENTIAL DRIVEWAY STANDARD DETAILS AND REGULATIONS AS FOUND IN RALEIGH STREET DESIGN MANUAL, ARTICLES 9.5 AND SECTION 4.6.3.

27. ALL PERMANENT OPEN SPACES WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

28. CONDITION OF APPROVAL, ROW AND/OR EASEMENT DEDICATION IS REQUIRED FOR THIS PROJECT (PRIOR TO CITY ACCEPTANCE OF UTILITIES).

29. EACH TOWNHOUSE INCLUDES GARAGE PARKING SPACES AND 1 ON THE DRIVEWAY.

30. USAGE AND NCDOT PERMITS FOR WETLAND AND BUFFER IMPACTS WILL BE REQUIRED.

31. 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.

32. 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.

33. THE DEVELOPMENT WILL UTILIZE PUBLIC SEWER PROVIDED WITHIN THE BROD DEVELOPMENT. SHOULD THE BROD DEVELOPMENT NOT MATERIALIZE, THE RIVER TOWNE DEVELOPMENT WOULD BE RESPONSIBLE FOR PROVIDING PUBLIC SEWER ACCESS TO THE LOTS THAT WOULD HAVE BEEN SERVED VIA BROD EXTENSION. AN EXTENSION OF THE RIVER TOWNE SEWER SYSTEM ALONG STREETS A AND B WOULD BE NECESSARY TO SERVE THESE LOTS. BUILDING PERMITS WILL NOT BE ISSUED FOR THESE LOTS UNTIL THE SEWER BY OTHERS HAS BEEN ACCEPTED BY THE CITY.

34. THE RIVER TOWNE DEVELOPMENT WILL CONSIST OF 437 SINGLE-FAMILY AND 540 TOWNHOUSE LOTS, AN AMENITY SITE, A MUNICIPAL LOT DEDICATED FOR A FUTURE CITY OF RALEIGH FIRE STATION, AND A FUTURE COMMERCIAL DEVELOPMENT ALONG THE BUFFALO ROAD FRONTAGE WHICH WILL BE COVERED UNDER SEPARATE PERMIT NUMBER.

SOLID WASTE INSPECTION STATEMENT

1. SOLID WASTE SERVICES ARE TO BE PROVIDED BY CITY OF RALEIGH.

2. THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.

3. THIS PROJECT PROPOSES TO USE ROLL-OUT CARTS FOR SOLID WASTE AND SINGLE-STREAM RECYCLING.

4. EACH RESIDENTIAL LOT SHALL PROVIDE A DESIGNATED LOCATION FOR STORAGE OF ROLL-OUT CARTS.

FIRE DEPARTMENT NOTES

1. FIRE DEPARTMENT ACCESS LANES MUST ALLOW FIRE APPARATUS TO DRIVE WITHIN 150' OF ALL PORTIONS OF THE FIRST FLOOR EXTERIOR WALL (FC 503.1.1).

2. APPARATUS ACCESS ROADS (DEAD END) GREATER THAN 150' REQUIRE APPROVED AREA TO TURN APPARATUS AROUND (HAMMER HEAD, WYE, OR 90' CUL-DE-SAC).

3. MINIMUM APPARATUS ACCESS WIDTH 20', INSIDE TURN RADIUS 28' (UNLESS OTHERWISE SPECIFIED).

4. ALL NEW FIRE HYDRANTS SHALL BE EQUIPPED WITH 1 1/2" THREADS AND WITH A 5 INCH STONZ CONNECTION.

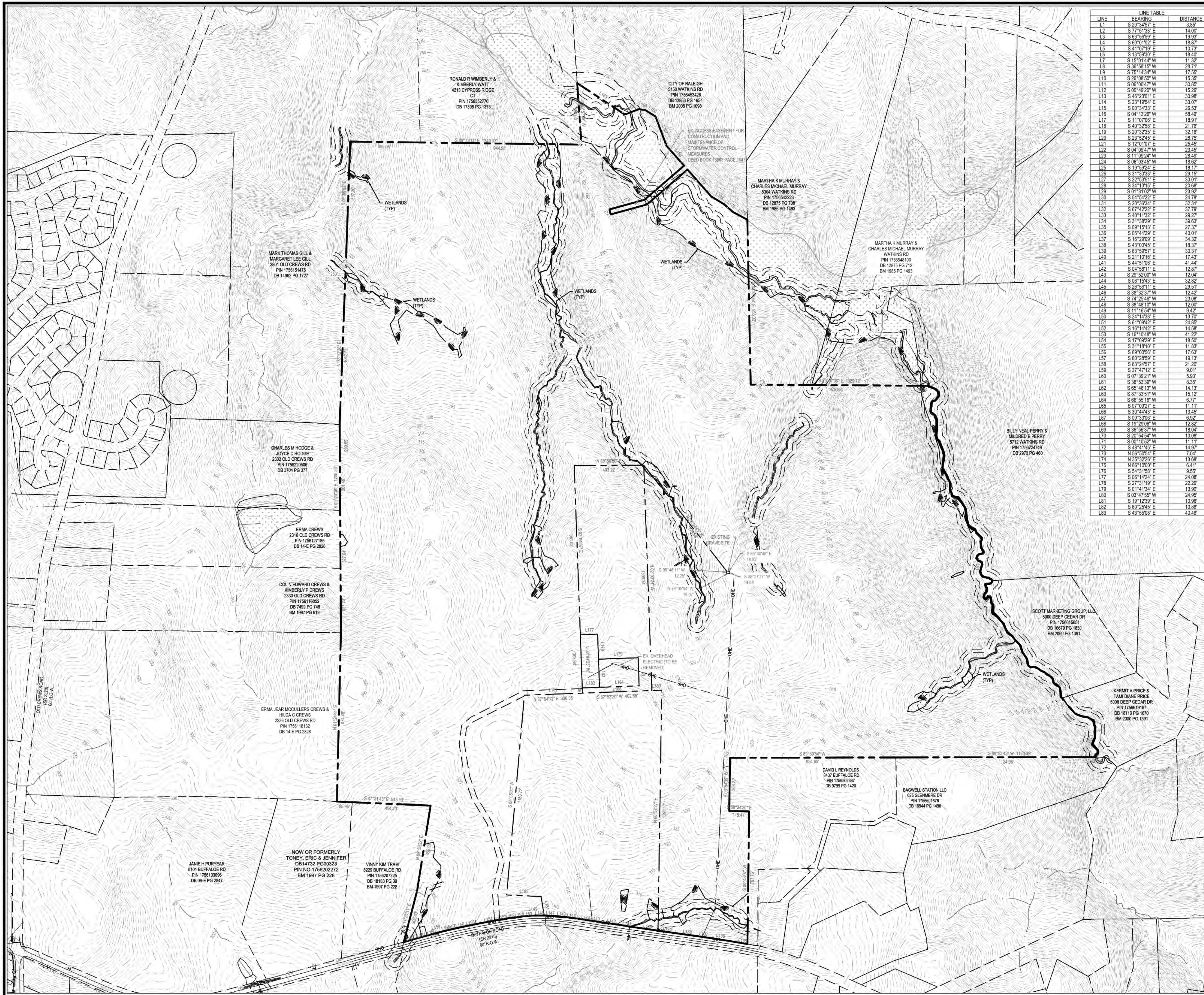
5. FIRE FLOW ANALYSIS MUST BE PROVIDED AT TIME OF BUILDING PERMITS PER THE 2012 NCF, SECTION 507.3.

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: JAYSON BUFFKIN, PE JBUFFKIN@WITHERSRAVENEL.COM
SURVEYOR: BURB MULLINS, PLS BDAYTON@WITHERSRAVENEL.COM	

NOT APPROVED FOR CONSTRUCTION

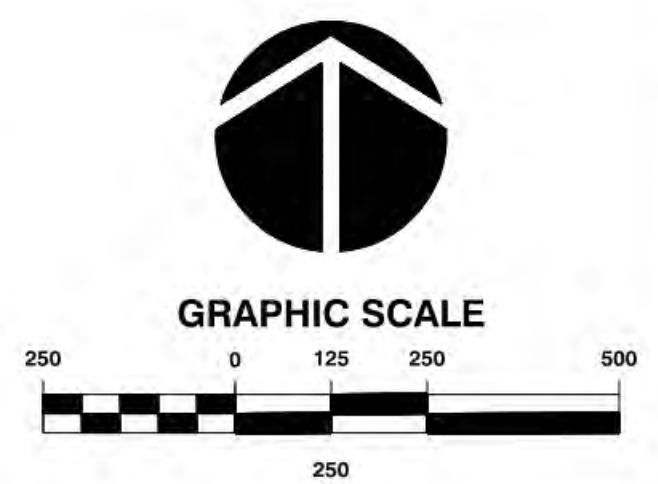


1/23/2024 10:39:20 AM: River Towne_CADD.dwg, Surveyor: Allen, Date: 12/23/2023 11:58 AM, ALLEN, DEARD



LINE	BEARING	DISTANCE
L1	S 20°34'57" E	3.85
L2	S 77°51'36" E	14.00
L3	S 63°56'00" E	15.93
L4	S 60°01'02" E	18.87
L5	S 41°07'19" E	10.73
L6	S 13°59'20" E	18.40
L7	S 16°31'44" W	11.32
L8	S 36°58'15" W	28.71
L9	S 75°14'34" W	17.55
L10	S 26°38'50" W	15.35
L11	S 08°32'47" W	30.85
L12	S 00°49'20" W	15.26
L13	S 46°23'01" E	30.98
L14	S 23°19'54" E	33.07
L15	S 00°34'32" E	28.53
L16	S 04°15'26" W	58.49
L17	S 11°07'06" E	18.91
L18	S 40°32'56" E	21.78
L19	S 20°32'45" E	32.16
L20	S 23°52'45" E	28.75
L21	S 12°01'07" E	25.45
L22	S 04°59'47" W	23.45
L23	S 11°09'24" W	28.49
L24	S 06°03'45" W	18.62
L25	S 19°59'24" E	18.17
L26	S 31°30'32" E	29.15
L27	S 22°53'51" E	30.01
L28	S 34°13'15" E	20.68
L29	S 01°31'02" W	23.92
L30	S 04°24'52" E	24.75
L31	S 20°36'34" E	32.31
L32	S 67°42'22" E	37.79
L33	S 40°11'36" E	28.27
L34	S 31°38'36" E	39.63
L35	S 09°15'15" E	27.37
L36	S 05°44'29" E	40.01
L37	S 07°29'09" E	34.32
L38	S 43°30'45" E	18.37
L39	S 63°59'57" E	30.31
L40	S 21°10'16" E	17.43
L41	S 44°51'02" E	41.44
L42	S 04°58'11" E	12.87
L43	S 29°52'00" W	12.04
L44	S 06°15'45" E	32.82
L45	S 26°56'11" E	29.51
L46	S 38°32'37" W	12.42
L47	S 74°25'46" W	23.08
L48	S 38°48'10" W	12.00
L49	S 11°15'54" W	9.42
L50	S 24°14'38" E	13.70
L51	S 61°09'42" E	24.85
L52	S 16°14'42" E	14.58
L53	S 16°10'48" E	41.22
L54	S 17°09'29" E	18.50
L55	S 31°18'10" E	11.83
L56	S 69°30'26" E	17.53
L57	S 80°28'59" E	19.13
L58	S 63°24'57" E	21.20
L59	S 37°47'12" E	9.01
L60	S 07°39'21" W	6.92
L61	S 38°53'39" W	8.35
L62	S 65°46'13" W	14.13
L63	S 87°33'51" W	15.12
L64	S 66°35'10" W	6.72
L65	S 07°09'27" E	11.11
L66	S 30°44'43" E	13.45
L67	S 09°33'06" E	6.92
L68	S 10°20'06" W	12.82
L69	S 36°56'37" W	18.04
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L71	S 00°10'52" W	11.11
L72	S 48°41'45" E	14.97
L73	N 56°50'54" E	7.04
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L75	N 86°10'00" E	6.41
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L77	S 06°14'24" E	24.08
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L83	S 43°55'08" E	40.48

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L88	S 37°25'22" E	25.89
L89	S 43°55'09" E	43.19
L90	S 27°01'47" E	9.83
L91	S 17°57'41" E	14.28
L92	S 18°49'11" W	25.88
L93	S 44°39'25" E	6.73
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L123	S 06°06'42" E	15.97
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L140	N 81°57'54" W	134.58
L141	N 81°04'43" W	105.29
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L150	S 85°52'40" W	49.50
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L152	S 81°29'37" W	50.10
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L172	N 49°17'46" E	309.45
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L181	S 87°55'05" W	229.88
L182	S 87°46'17" W	100.05
L183	N 02°04'23" W	150.00
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L185	S 87°11'35" E	200.07
L186	N 01°51'01" W	32.76
L187	N 87°54'12" E	336.35
L188	N 87°53'20" E	402.58
L189	N 87°56'46" E	57.08



WithersRavenel
Engineers | Planners | Surveyors

RIVER TOWNE

EXISTING CONDITIONS

Job No. 02201992 Drawn By JPB
Date 05/27/2022 Designer JPB

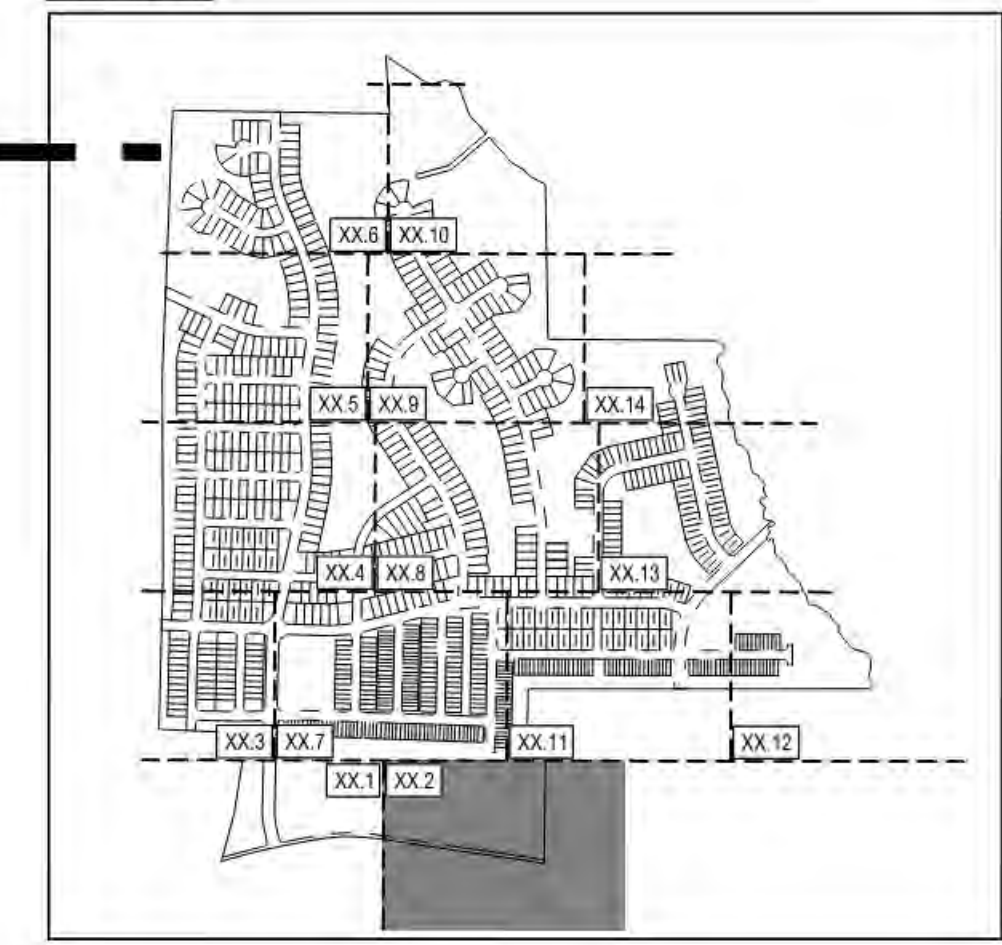
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2	COR COMMENTS	09/12/22
3	COR COMMENTS	10/25/22
4	COR COMMENTS	12/6/22

Sheet No.
C1.0

115 MacKenzie Drive | Cary, NC 27511 | 919.449.3300 | License # F-1477 | www.withersravenel.com

CITY OF RALEIGH, WAKE COUNTY, NC

KEY MAP



MATCHLINE SHEET C2.7

MATCHLINE SHEET C2.11

R-4-CU / CX-3-CU ZONING LINE

FUTURE 2 AC. FIRE STATION SITE. FINAL LOCATION SUBJECT TO CHANGE PENDING FINAL APPROVAL BY CITY OF RALEIGH. FURTHER COORDINATION REQUIRED FOR LOCATION OF MEDIAN BREAK AND DRIVEWAY FOR FIRE STATION PRIOR TO SPR APPROVAL FOR THIS PHASE.

1000
713,771 SF

FUTURE APARTMENT SITE

DONALD BUGBE BLANCHARD & LINDA GATES BLANCHARD
2117 DOUBLE M FARM RD.
PIN 175050986
DB 480 PGS 81
BM 0986 PGS 1277

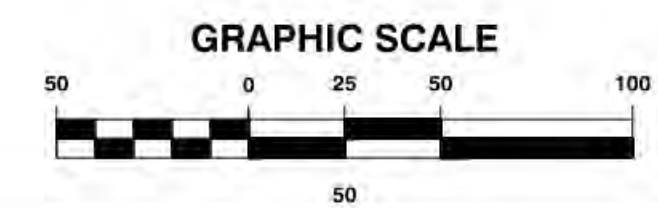
LOGAN FAMILY FARMS LLC & LESLIE COV
1810 DOUBLE M FARM RD
PIN 175050986
DB 480 PGS 81
BM 0986 PGS 1277

C M GATES & MARTHA B GATES
1810 DOUBLE M FARM RD
PIN 175050986
DB 480 PGS 81
BM 0986 PGS 1277

NOW OR FORMERLY
REYNOLDS DAVID L
1810 DOUBLE M FARM RD
PIN NO. 1750502687

BRITANNIC CONCRETE LLC
1810 DOUBLE M FARM RD
PIN 175050986
DB 480 PGS 81
BM 0986 PGS 1277

BRIO DEVELOPMENT
TOWN OF KNIGHTDALE JURISDICTION (BY OTHERS)



RIVER TOWNE

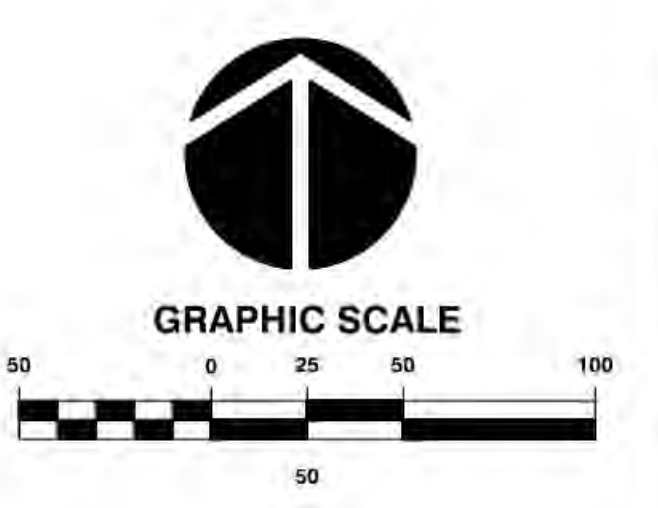
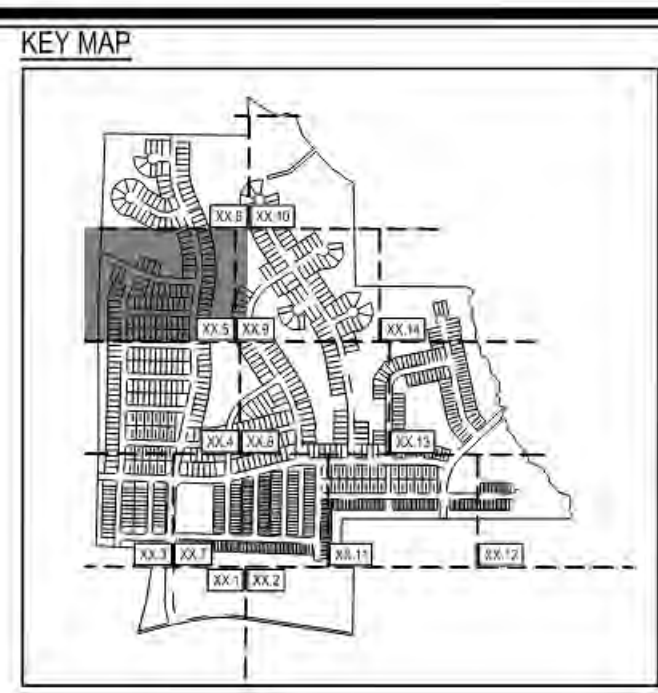
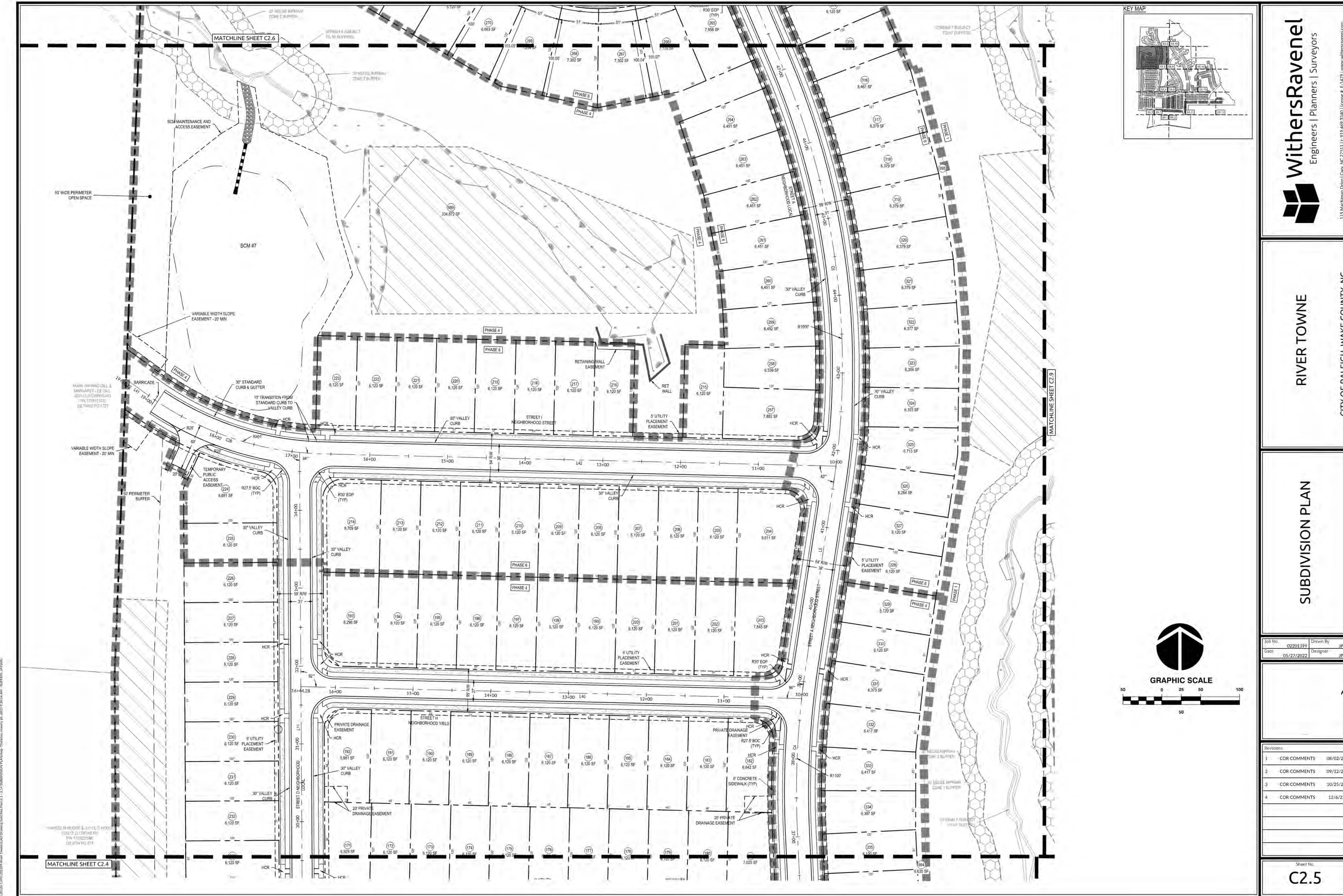
CITY OF RALEIGH, WAKE COUNTY, NC

SUBDIVISION PLAN

Job No.	02201929	Drawn By	JPB
Date	05/27/2022	Designer	JPB

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2	COR COMMENTS	09/12/22
3	COR COMMENTS	10/25/22
4	COR COMMENTS	12/6/22

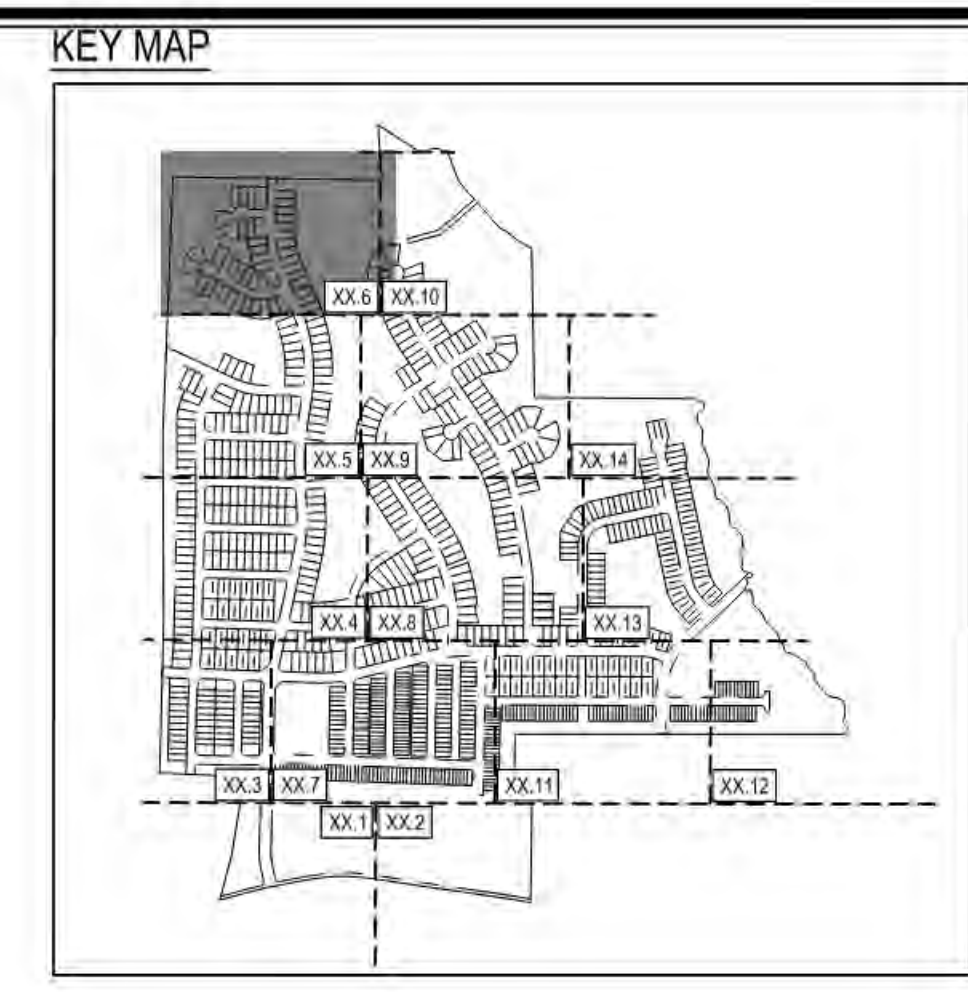
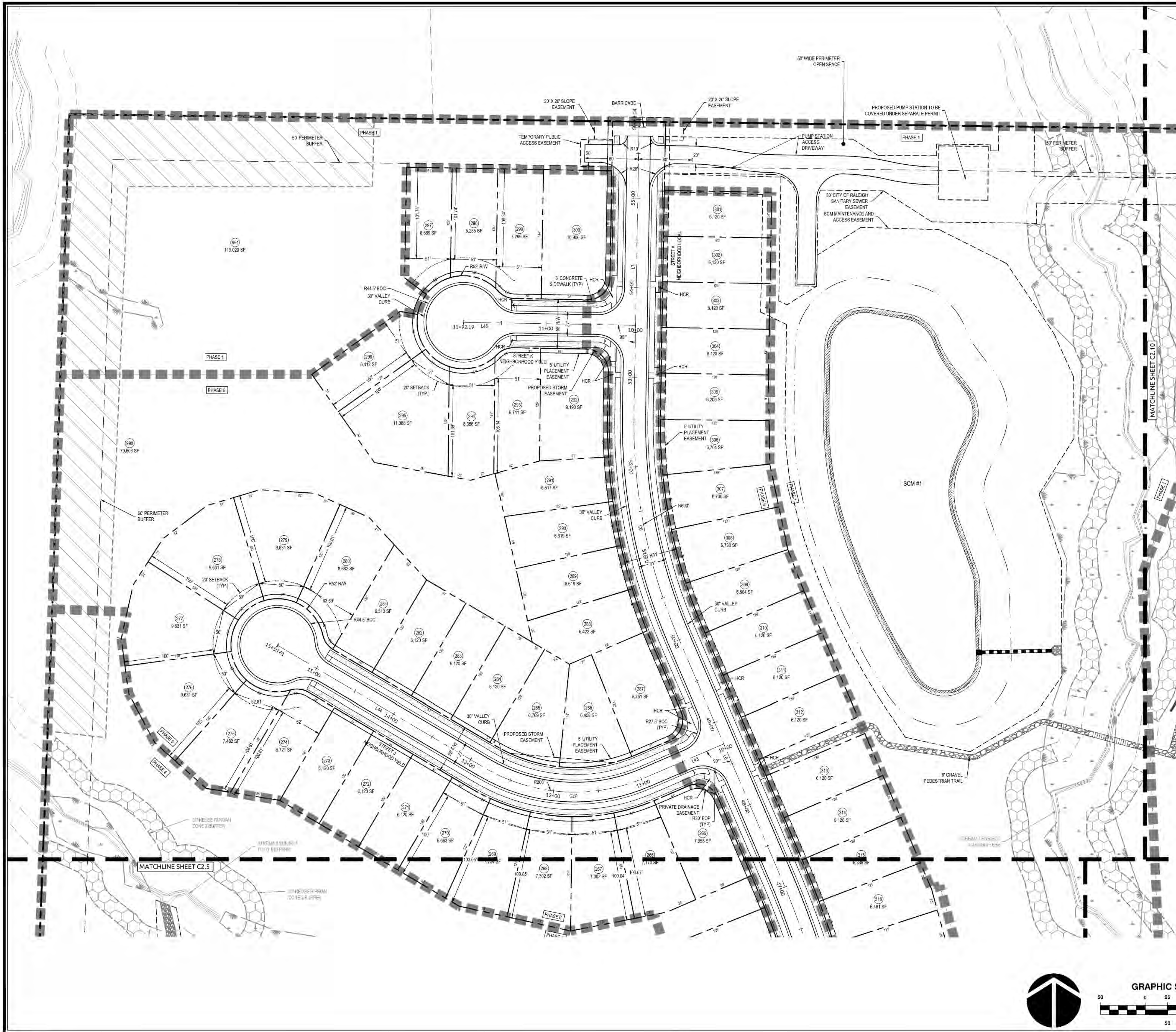
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Job No.	02201392	Drawn By	JPB
Date	05/27/2022	Designer	JPB

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COR COMMENTS	09/12/22			
COR COMMENTS	10/25/22			
COR COMMENTS	12/6/22			

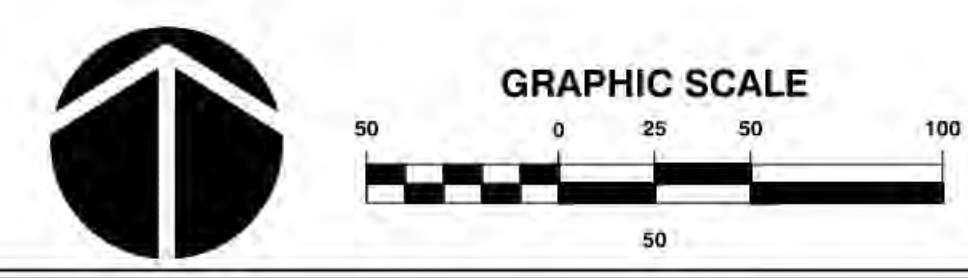
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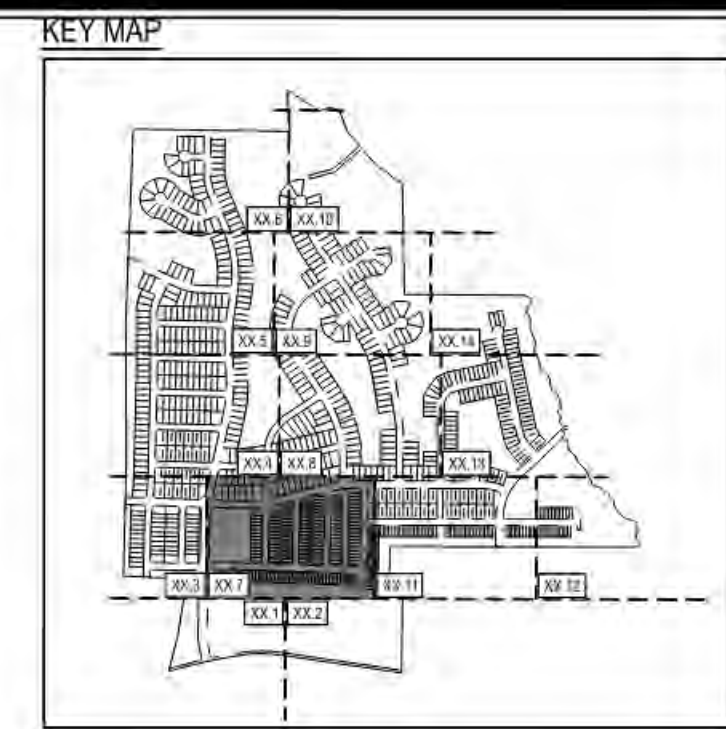
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Date	05/27/2022	Designer	JPB

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3	COR COMMENTS	10/25/22
4	COR COMMENTS	12/6/22

Sheet No.	C2.6
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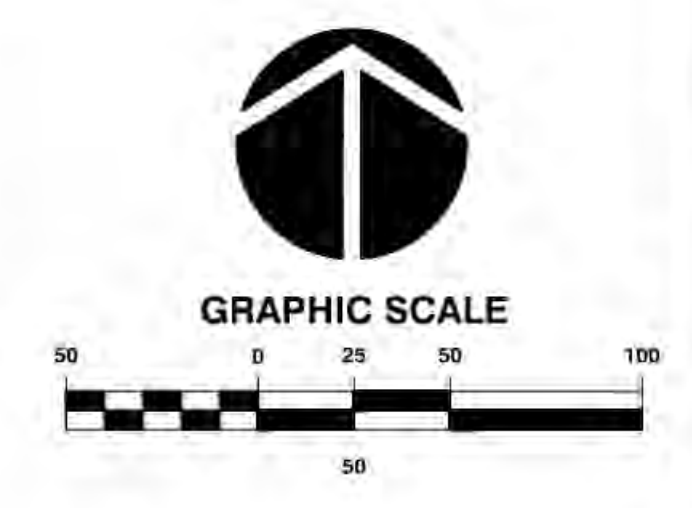
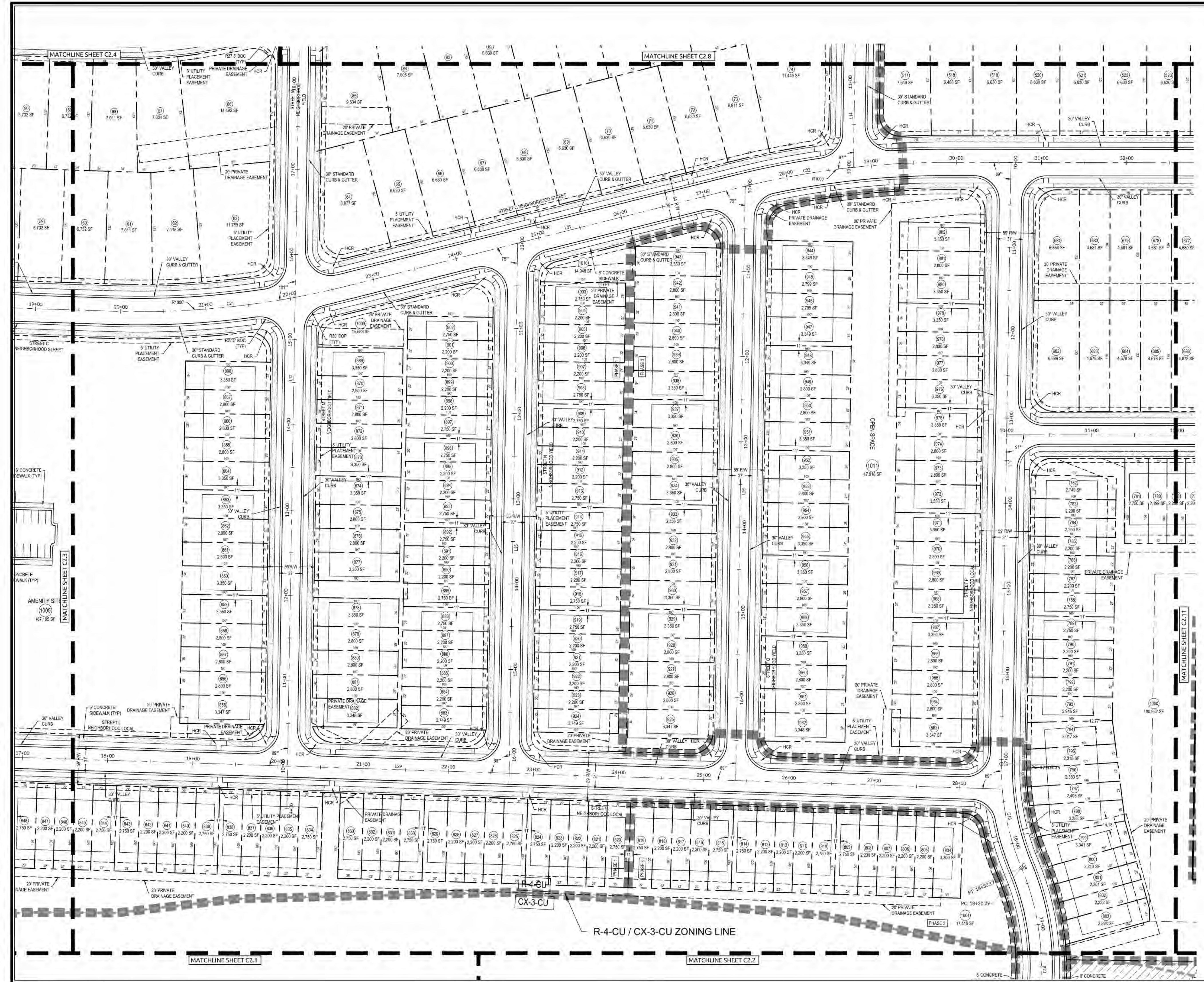


RIVER TOWNE

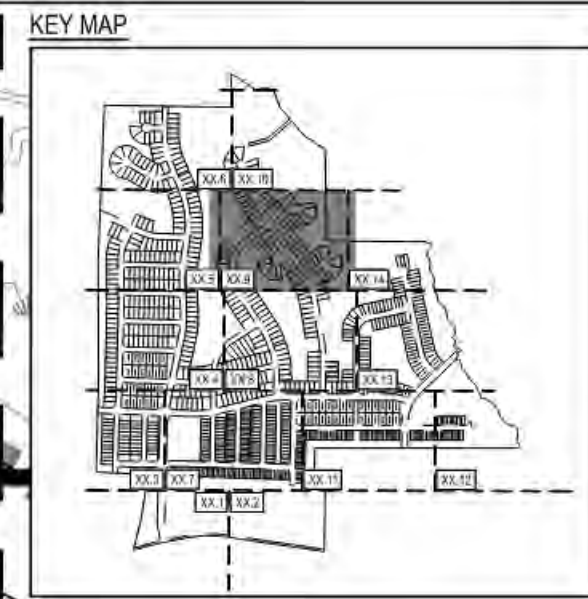
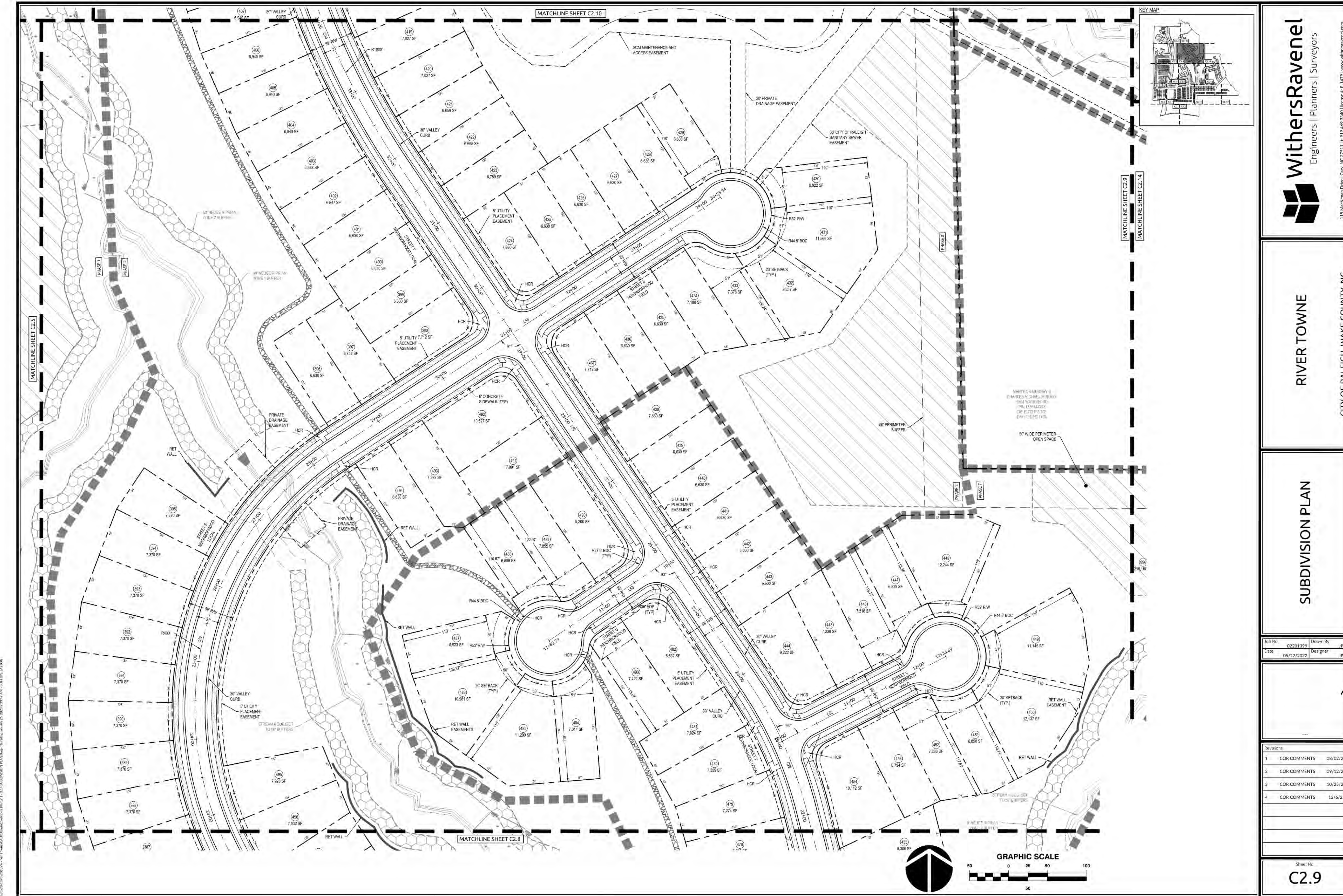
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Job No.	02201392	Drawn By	JPB
Date	05/27/2022	Designer	JPB

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RIVER TOWNE

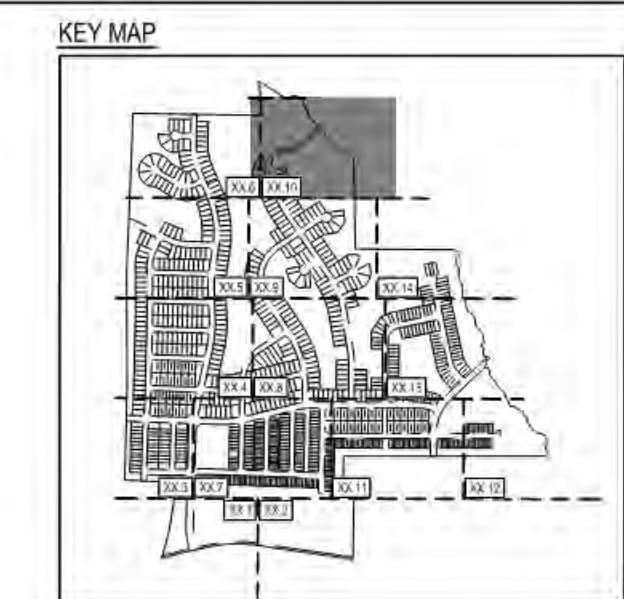
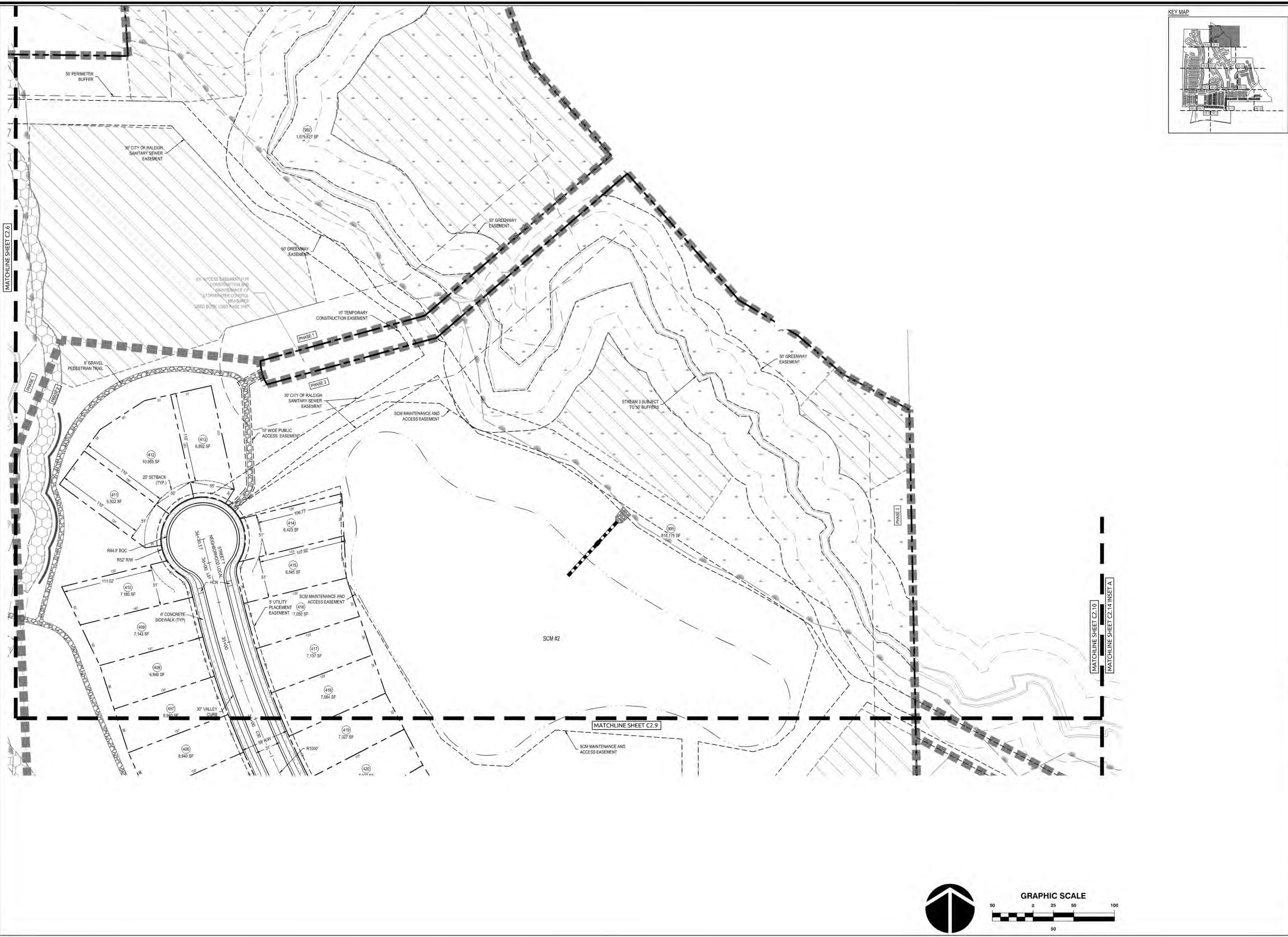
CITY OF RALEIGH, WAKE COUNTY, NC

SUBDIVISION PLAN

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

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2	COR COMMENTS	09/12/22
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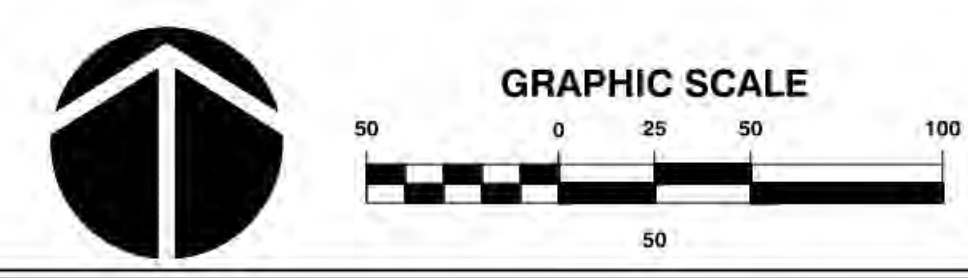
CITY OF RALEIGH, WAKE COUNTY, NC

SUBDIVISION PLAN

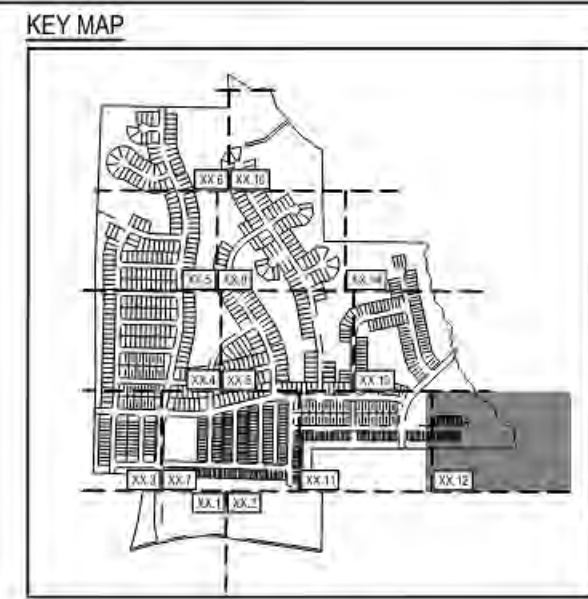
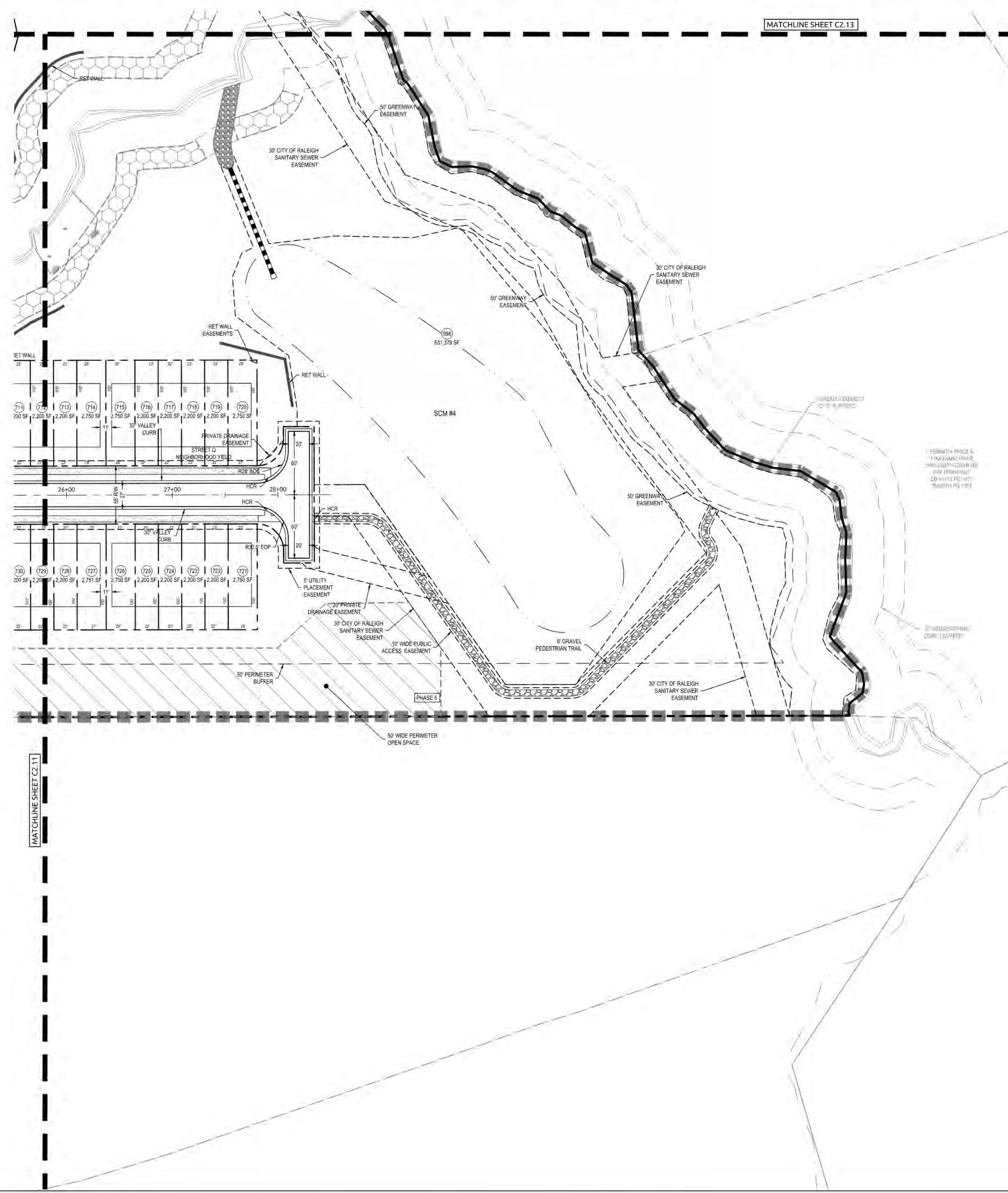
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Date	05/27/2022	Designer	JPB

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Sheet No.	C2.10
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RIVER TOWNE

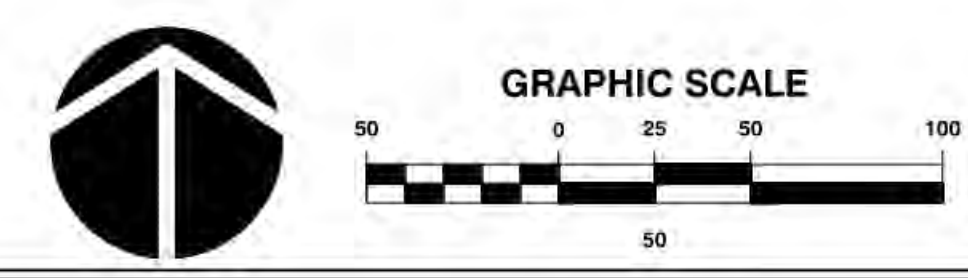
CITY OF RALEIGH, WAKE COUNTY, NC

SUBDIVISION PLAN

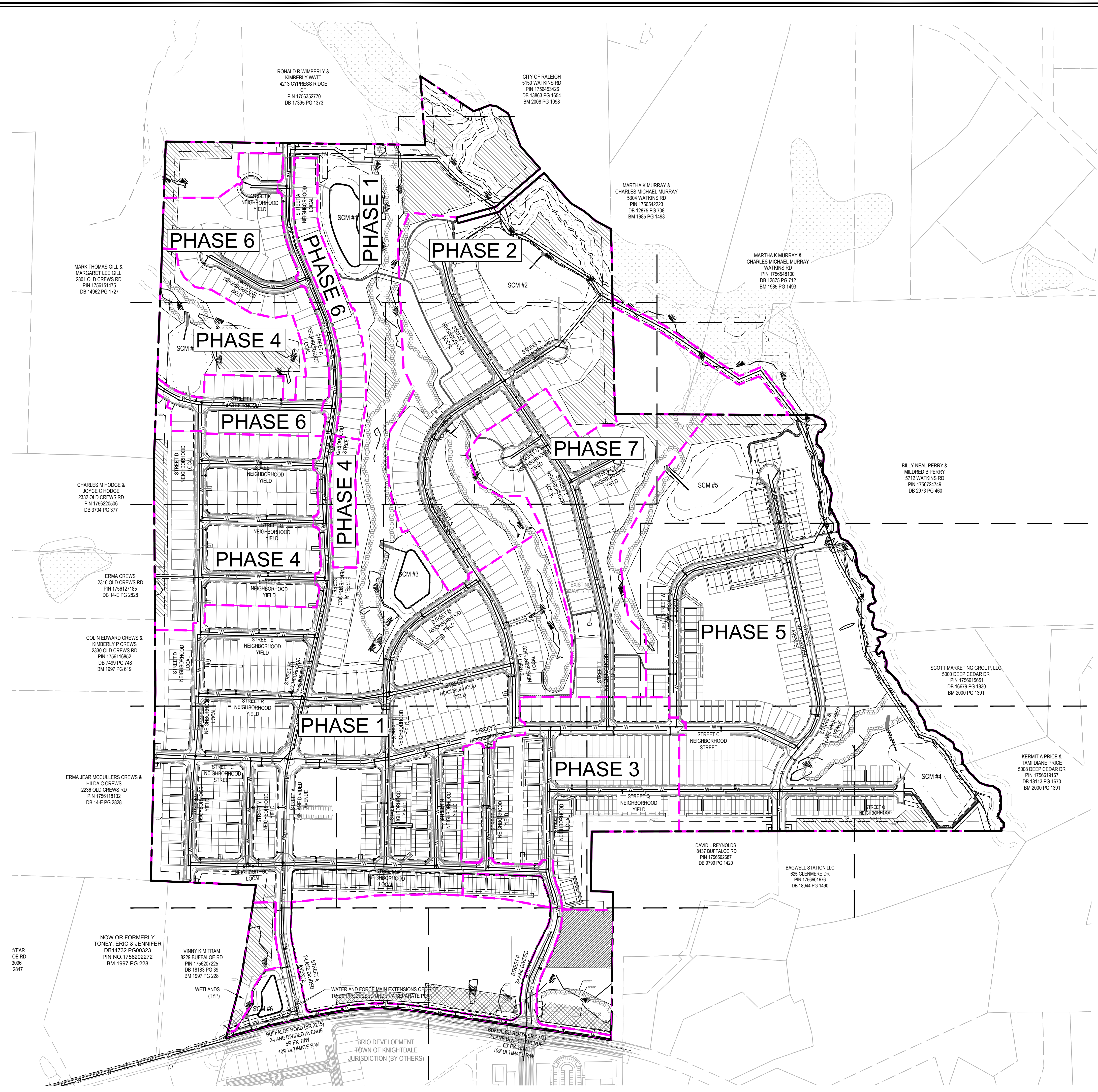
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Date	05/27/2022	Designer	JPB

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4	COR COMMENTS	12/6/22

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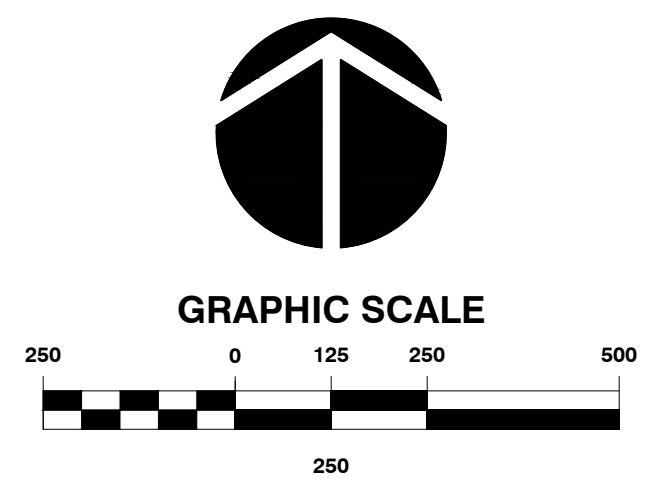
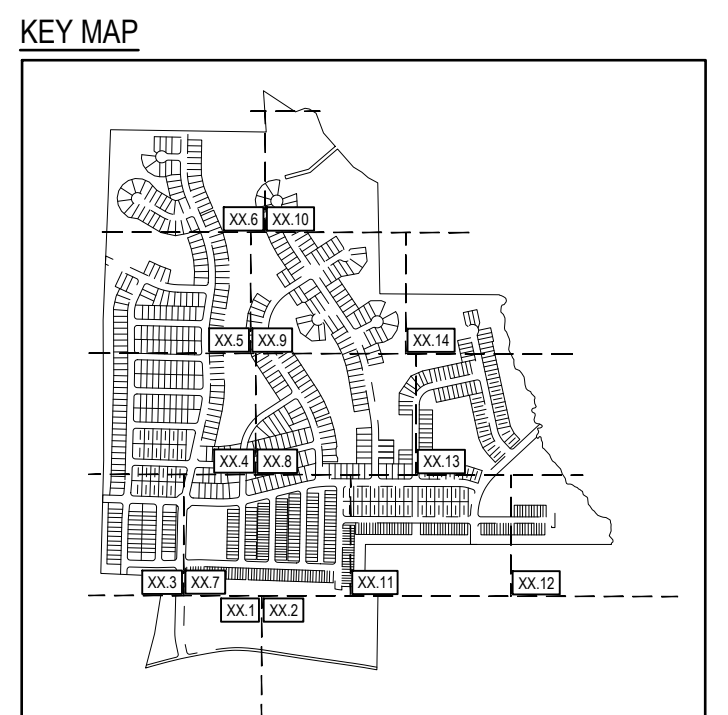


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GENERAL NOTES:

1. THIS DEVELOPMENT WILL UTILIZE PUBLIC SEWER PROPOSED WITHIN THE BRIO DEVELOPMENT. SHOULD THE BRIO DEVELOPMENT NOT MATERIALIZE, THE RIVER TOWNE DEVELOPMENT WOULD BE RESPONSIBLE FOR PROVIDING PUBLIC SEWER ACCESS THE LOTS THAT WOULD HAVE BEEN SERVED VIA BRIO EXTENSION, AN EXTENSION OF THE RIVER TOWNE SEWER SYSTEM ALONG STREETS A AND P. WOULD BE NECESSARY TO SERVE THESE LOTS. BUILDING PERMITS WILL NOT BE ISSUED FOR THESE LOTS UNTIL THE SEWER "BY OTHERS" HAS BEEN ACCEPTED BY THE CITY.

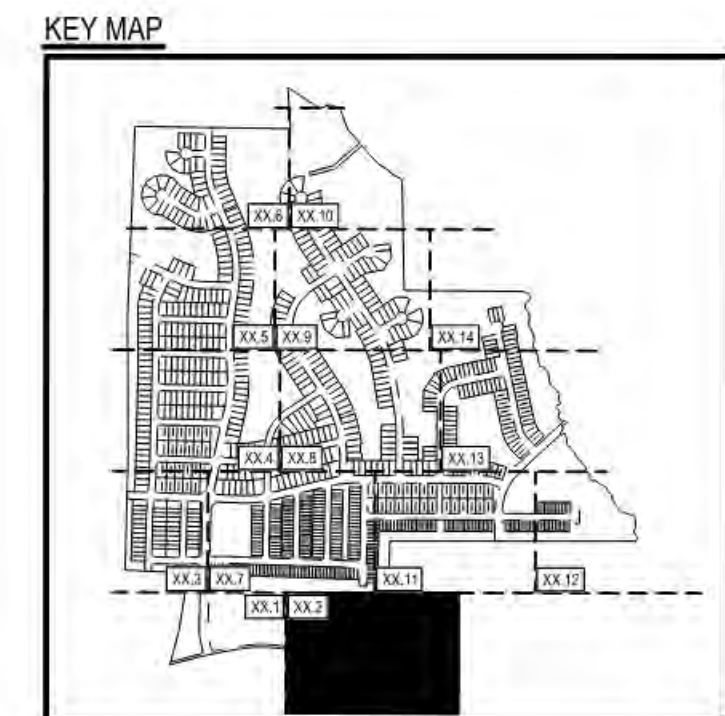
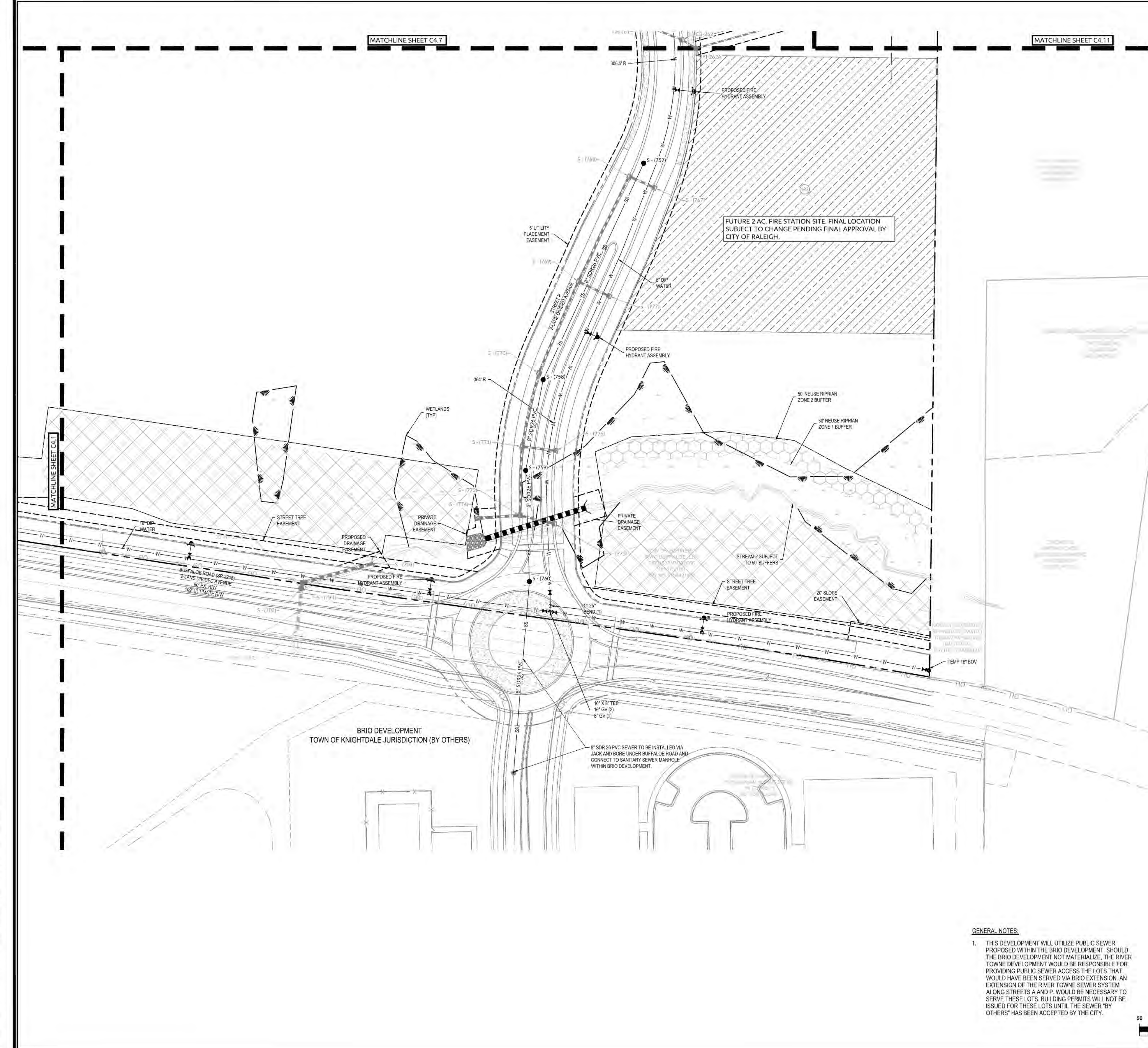


Job No.	02201392	Drawn By	JPB
Date	05/27/2022	Designer	JPB



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3	COR COMMENTS	10/25/22
4	COR COMMENTS	12/6/22

CITY OF RALEIGH, WAKE COUNTY, NC



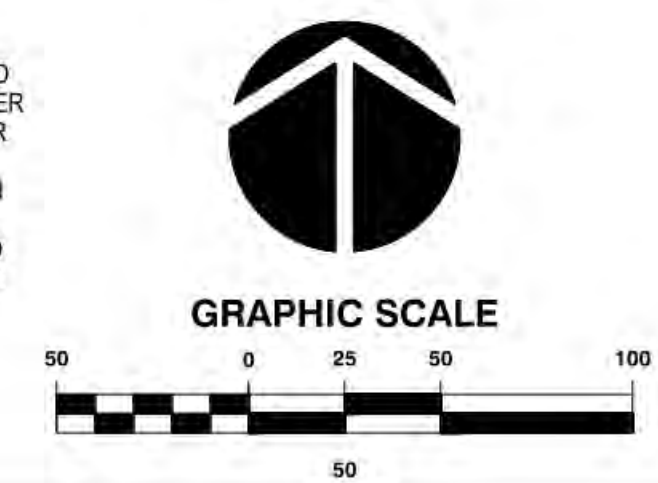
FUTURE 2 AC. FIRE STATION SITE. FINAL LOCATION SUBJECT TO CHANGE PENDING FINAL APPROVAL BY CITY OF RALEIGH.

BRIO DEVELOPMENT
TOWN OF KNIGHTDALE JURISDICTION (BY OTHERS)

8" SDR 26 PVC SEWER TO BE INSTALLED VIA JACK AND BORE UNDER BUFFALO ROAD AND CONNECT TO SANITARY SEWER MANHOLE WITHIN BRIO DEVELOPMENT.

GENERAL NOTES:

- THIS DEVELOPMENT WILL UTILIZE PUBLIC SEWER PROPOSED WITHIN THE BRIO DEVELOPMENT. SHOULD THE BRIO DEVELOPMENT NOT MATERIALIZE, THE RIVER TOWNE DEVELOPMENT WOULD BE RESPONSIBLE FOR PROVIDING PUBLIC SEWER ACCESS THE LOTS THAT WOULD HAVE BEEN SERVED VIA BRIO EXTENSION. AN EXTENSION OF THE RIVER TOWNE SEWER SYSTEM ALONG STREETS A AND P, WOULD BE NECESSARY TO SERVE THESE LOTS. BUILDING PERMITS WILL NOT BE ISSUED FOR THESE LOTS UNTIL THE SEWER "BY OTHERS" HAS BEEN ACCEPTED BY THE CITY.



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

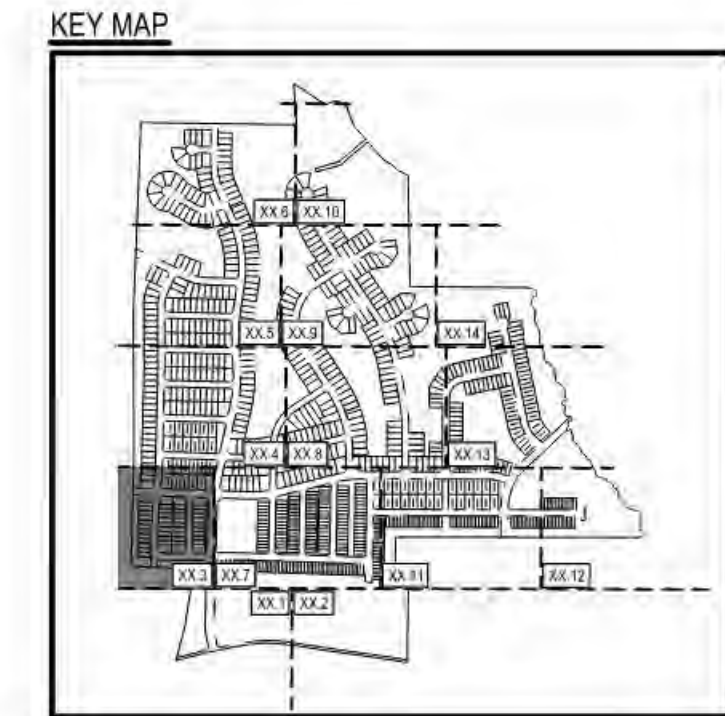
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MATCHLINE SHEET C4.4

MATCHLINE SHEET C4.1

MATCHLINE SHEET C4.7



RIVER TOWNE

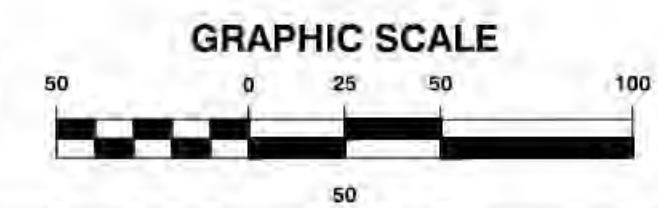
UTILITY PLAN

CITY OF RALEIGH, WAKE COUNTY, NC

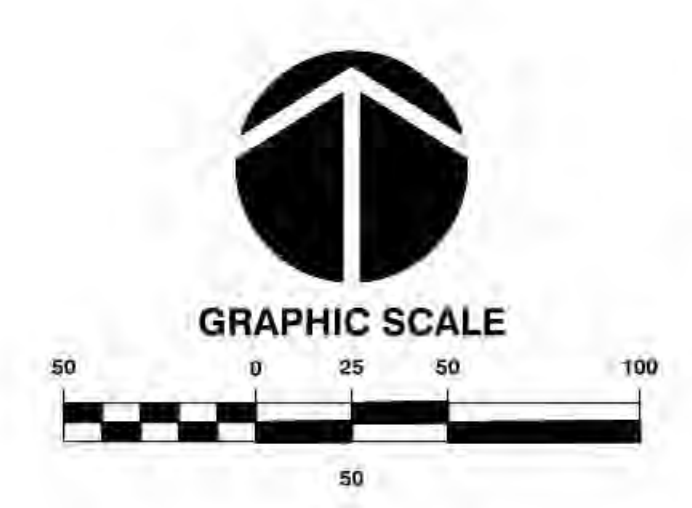
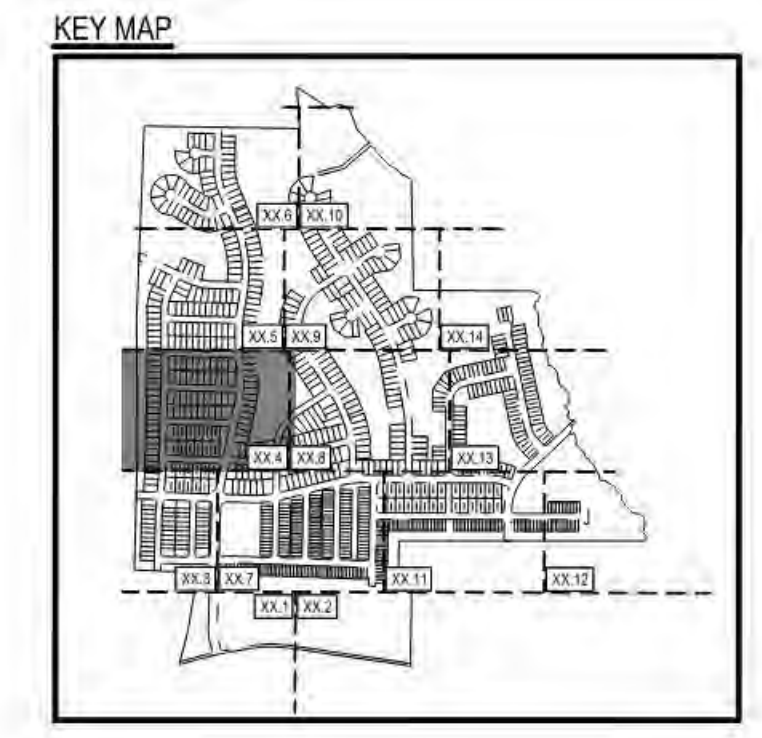
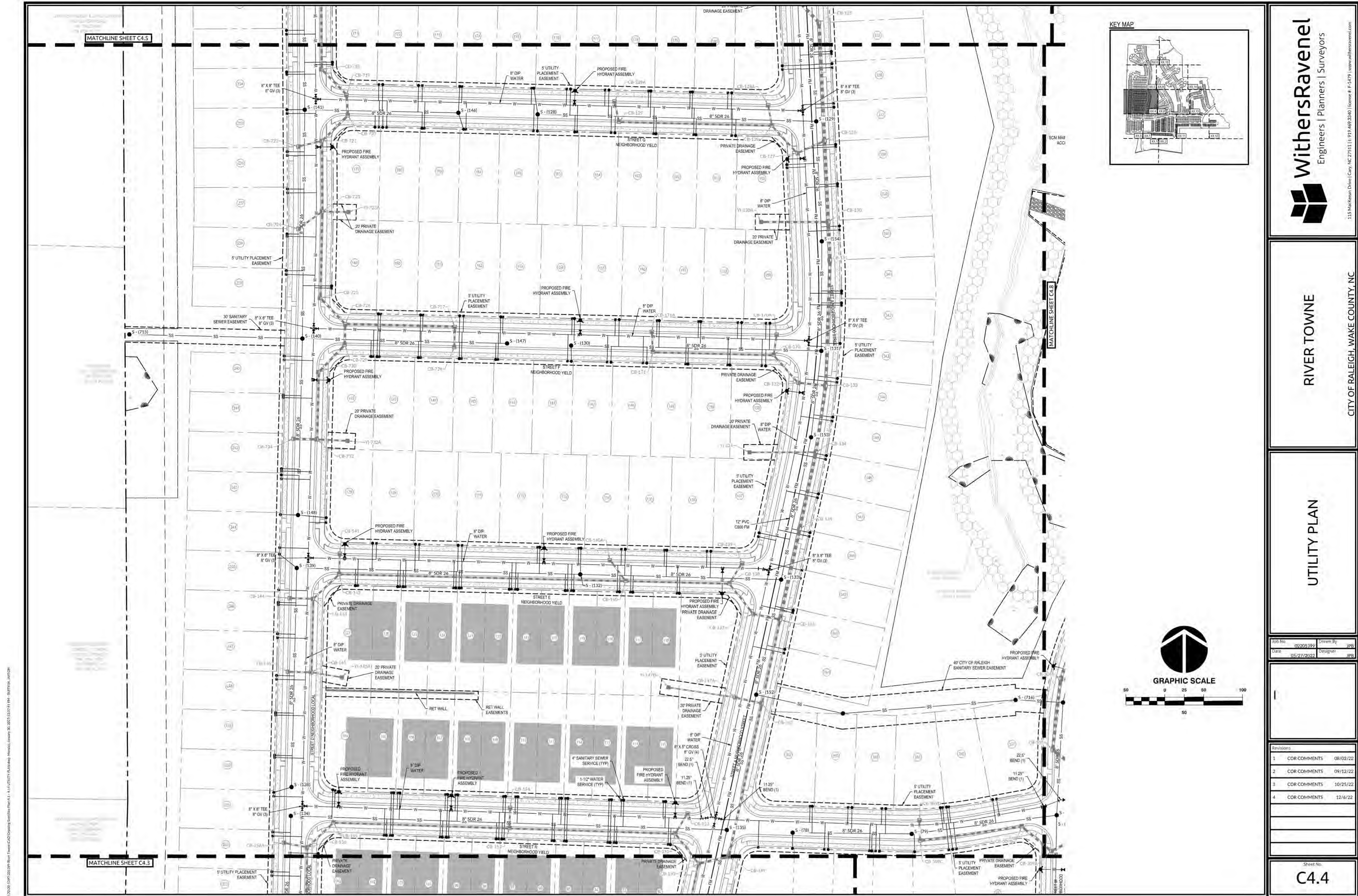
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4	COR COMMENTS	12/6/22	

Sheet No.
C4.3

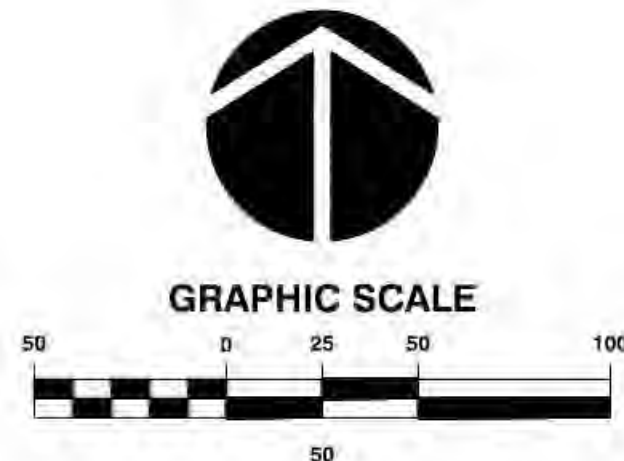
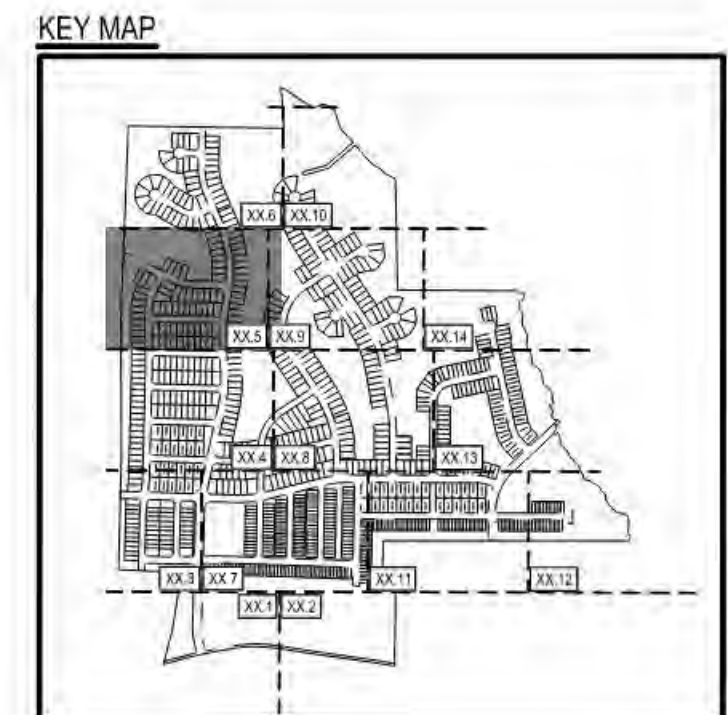
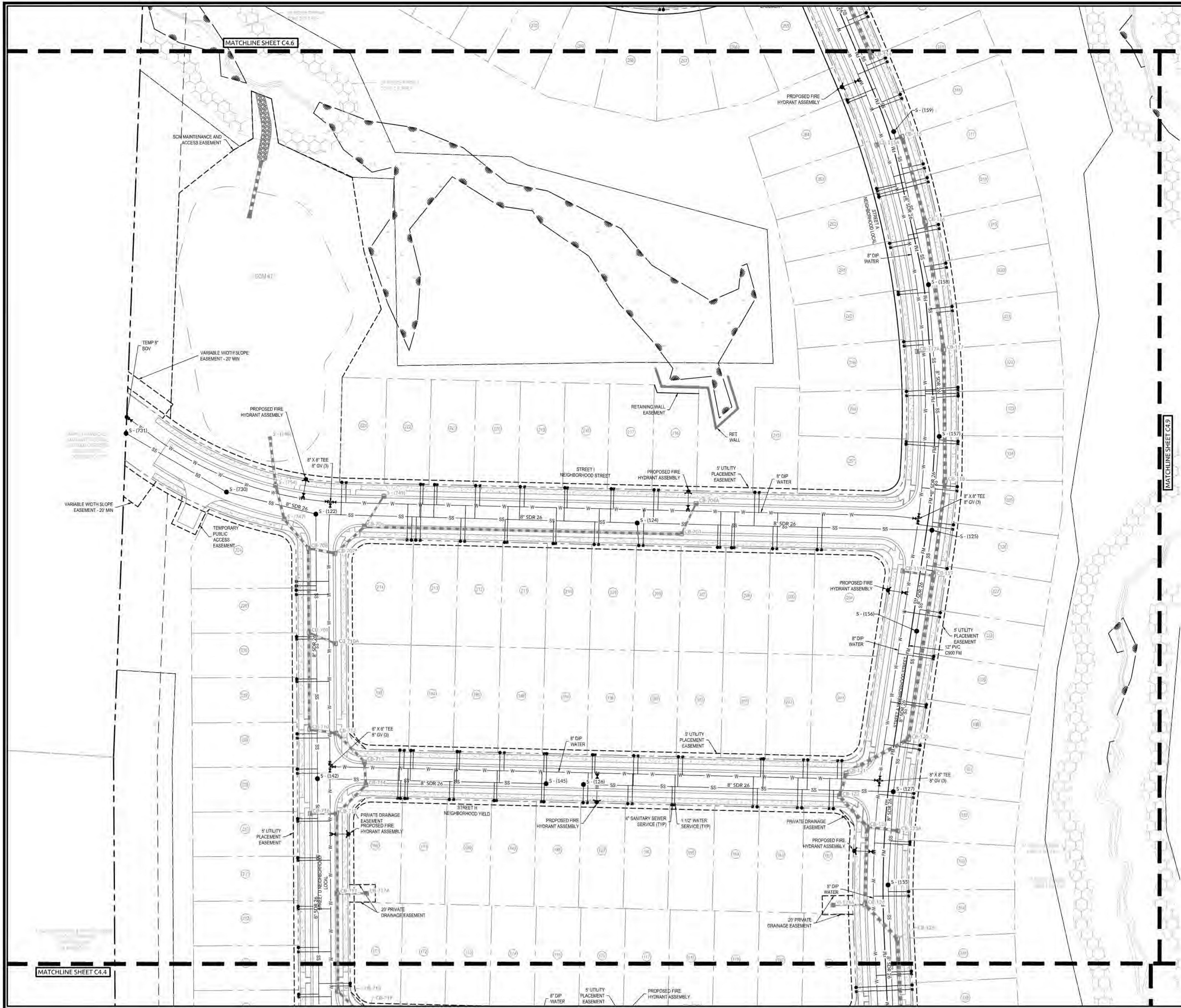


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Job No.	02201392	Drawn By	JPB
Date	05/27/2022	Design	JPB

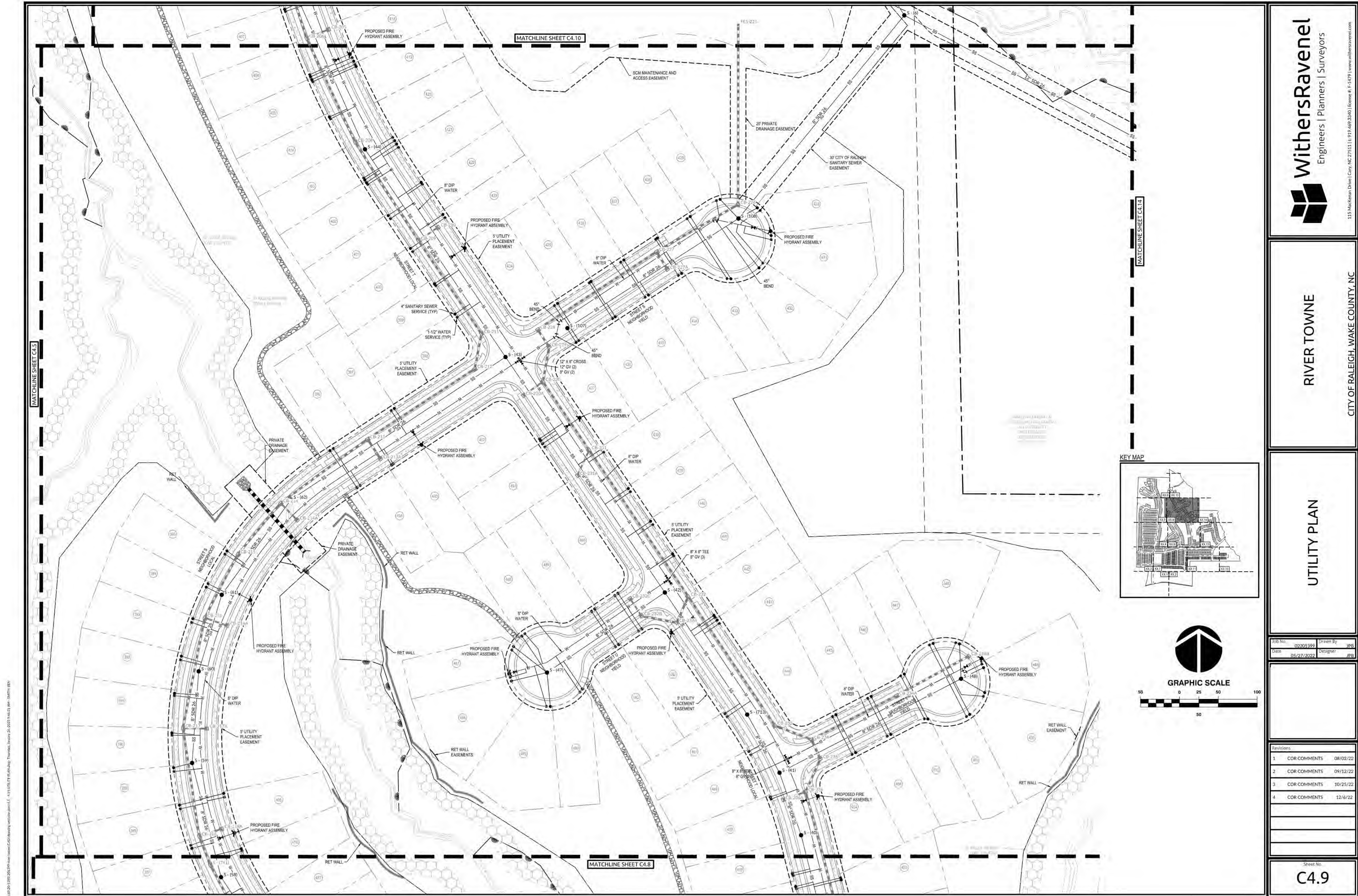
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2	COR COMMENTS	09/12/22
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4	COR COMMENTS	12/6/22



Job No.	07201970	Drawn By	JPB
Date	05/27/2022	Designer	JPB

Revisions		
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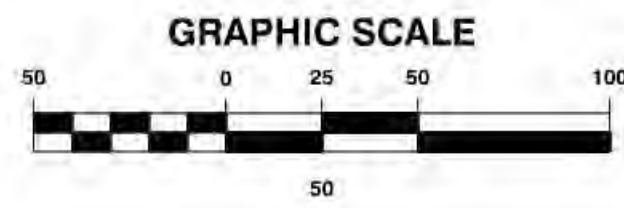
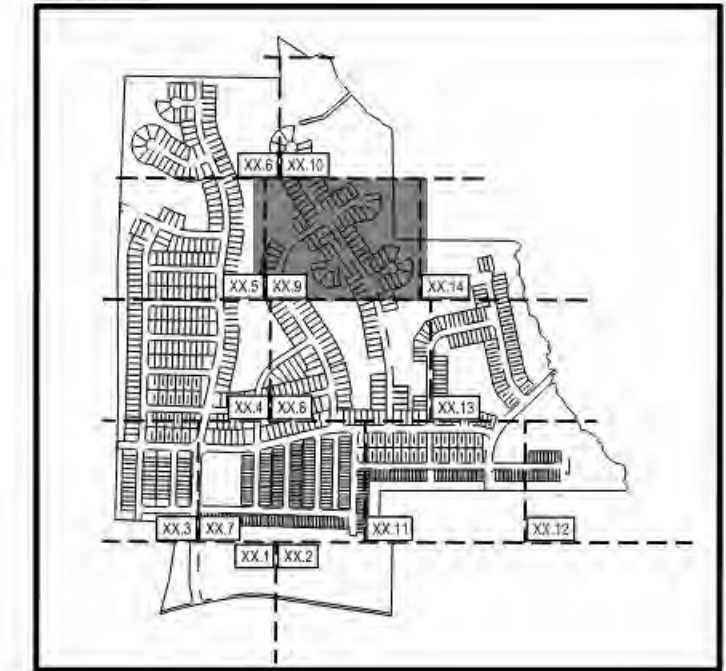
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MATCHLINE SHEET C4.10

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MATCHLINE SHEET C4.8

KEY MAP



Job No. 07201920 Drawn By JPB
 Date 05/27/2022 Designer JPB

Revisions		
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2	COR COMMENTS	09/12/22
3	COR COMMENTS	10/25/22
4	COR COMMENTS	12/6/22

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RIVER TOWNE

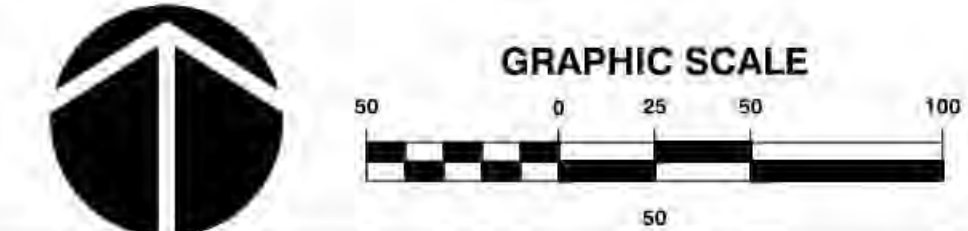
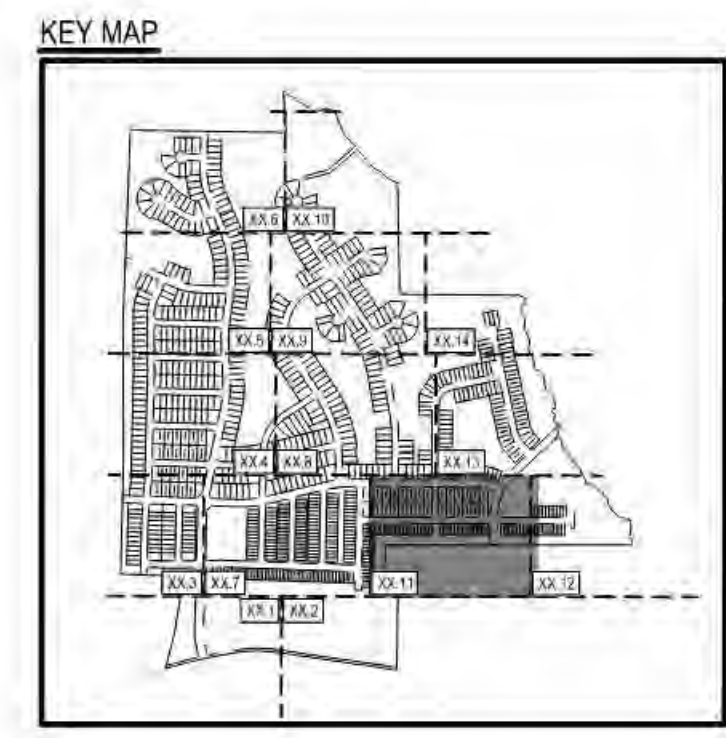
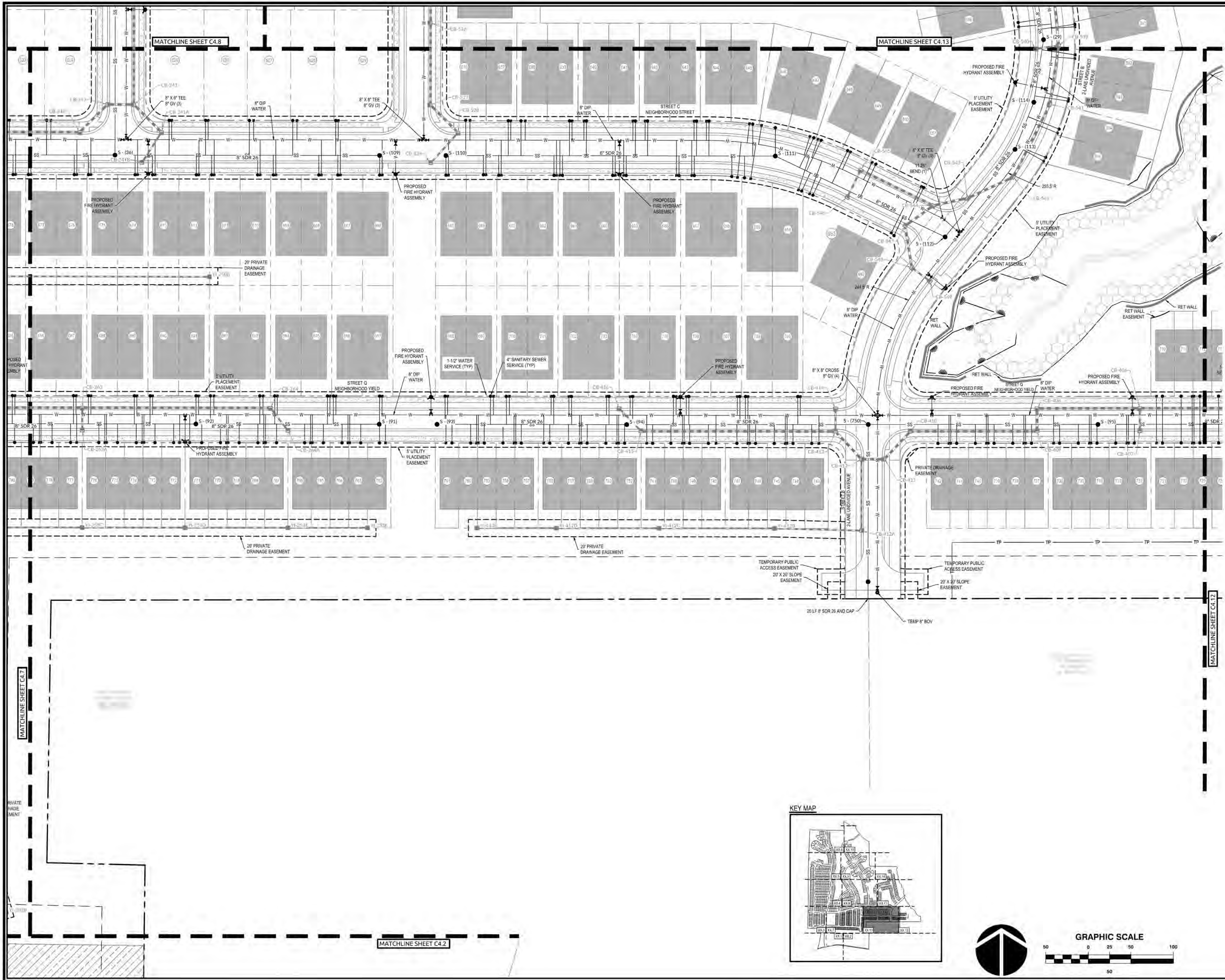
CITY OF RALEIGH, WAKE COUNTY, NC

UTILITY PLAN

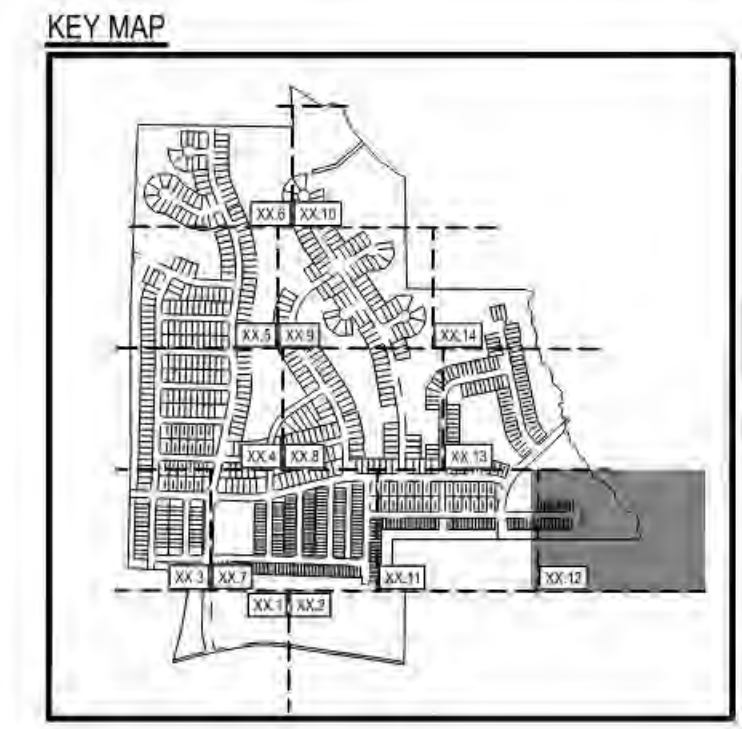
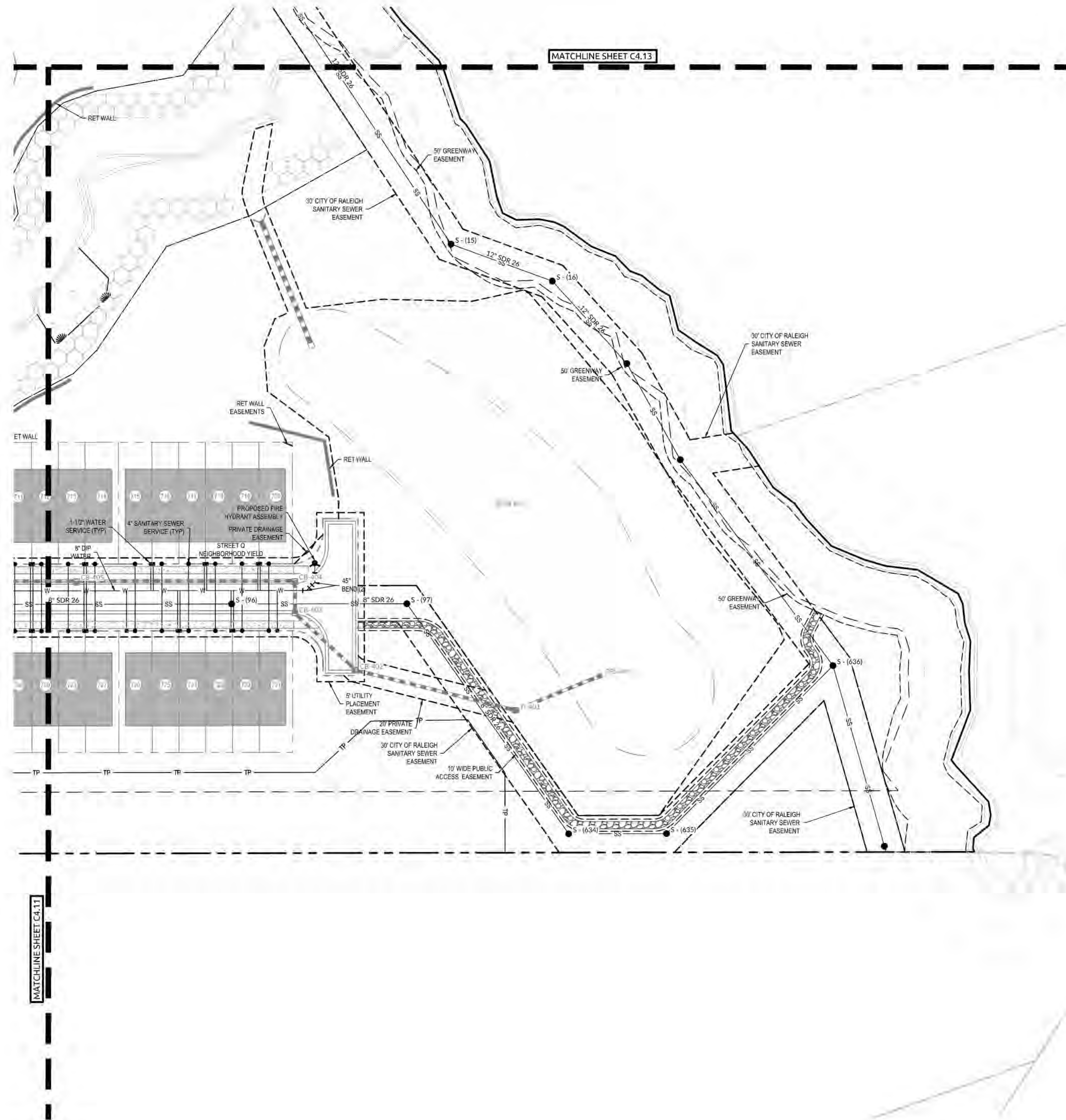
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Date	05/27/2022	Design	JPB

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3	COR COMMENTS	10/25/22	
4	COR COMMENTS	12/6/22	

Sheet No.
C4.11



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RIVER TOWNE

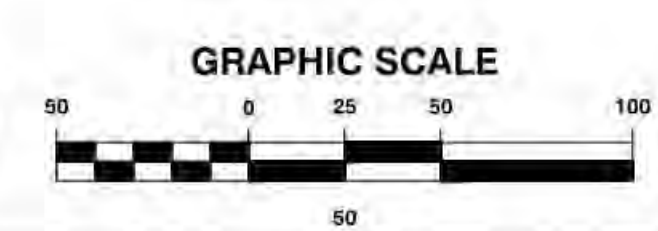
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UTILITY PLAN

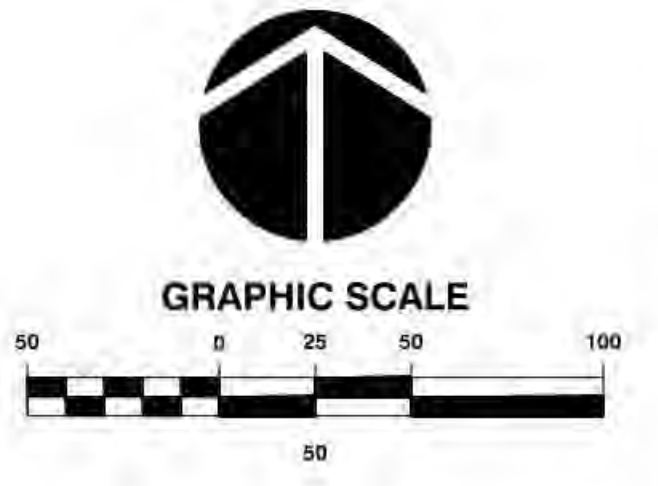
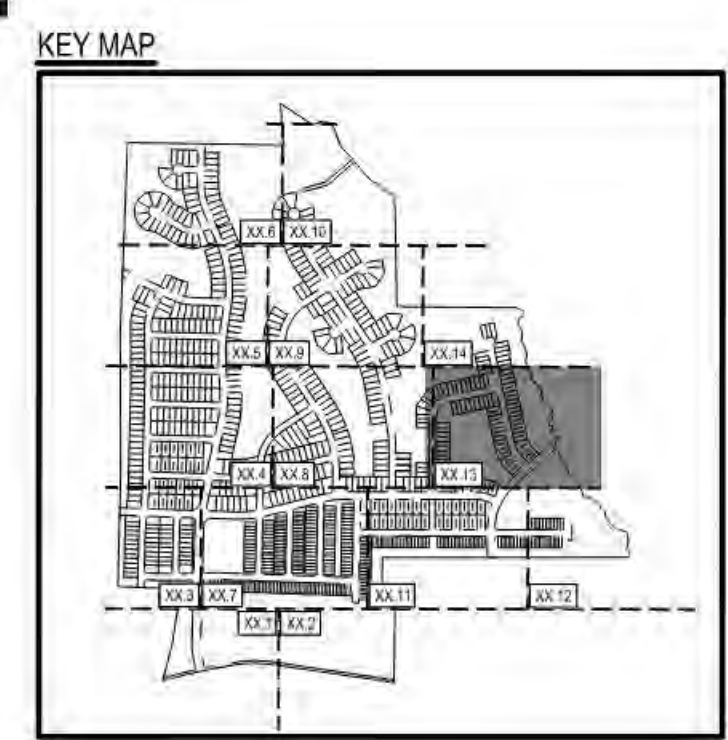
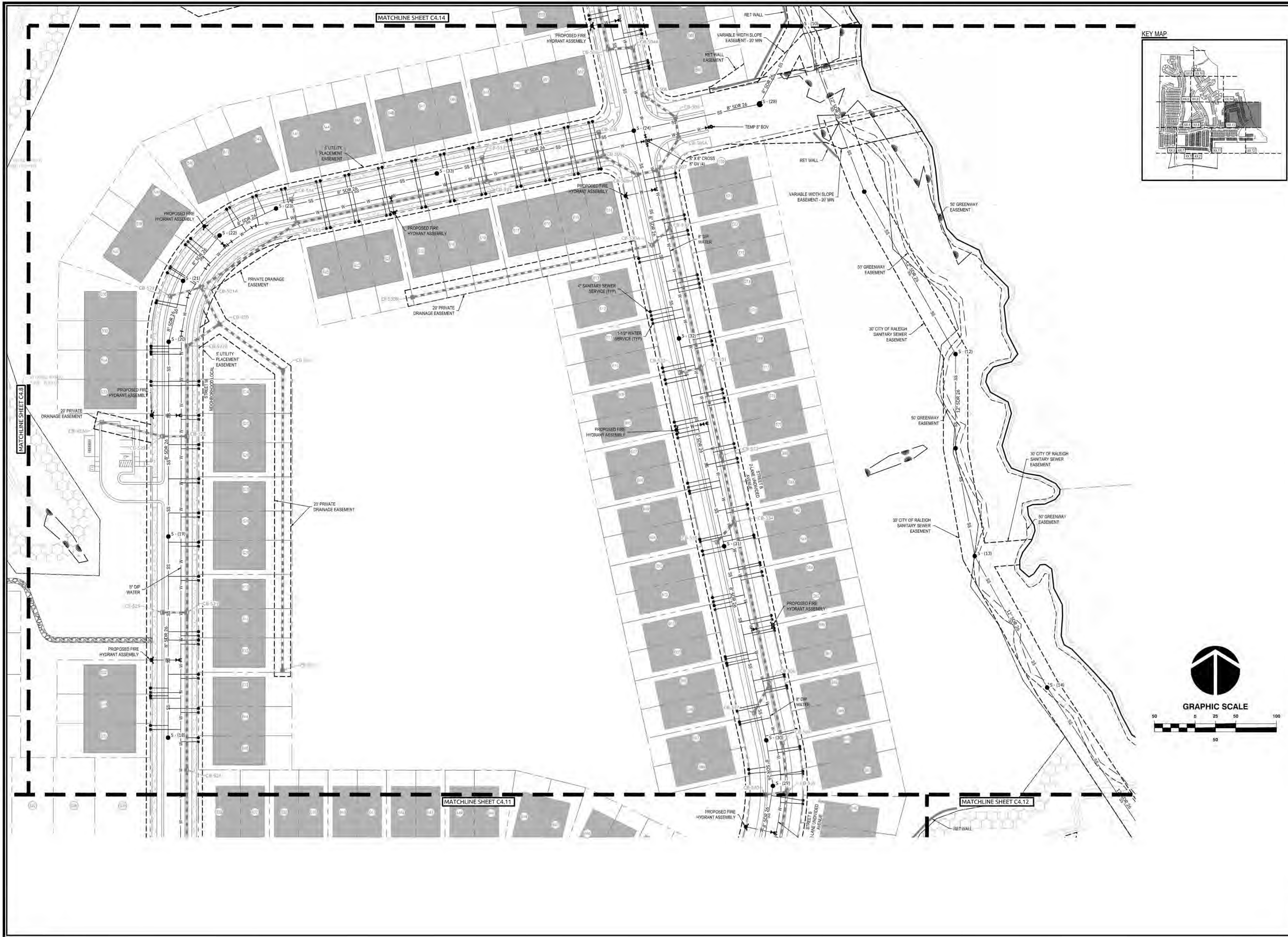
Job No.	07201820	Drawn By	JPB
Date	05/27/2022	Design	JPB

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3	COR COMMENTS	10/25/22
4	COR COMMENTS	12/6/22



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Date	05/27/2022	Design	JPB

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Sheet No.	C4.13
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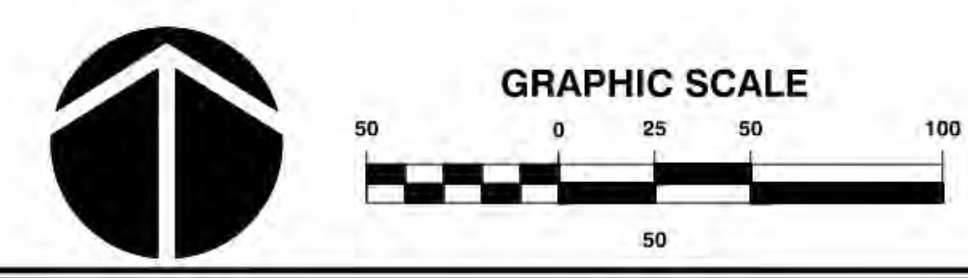
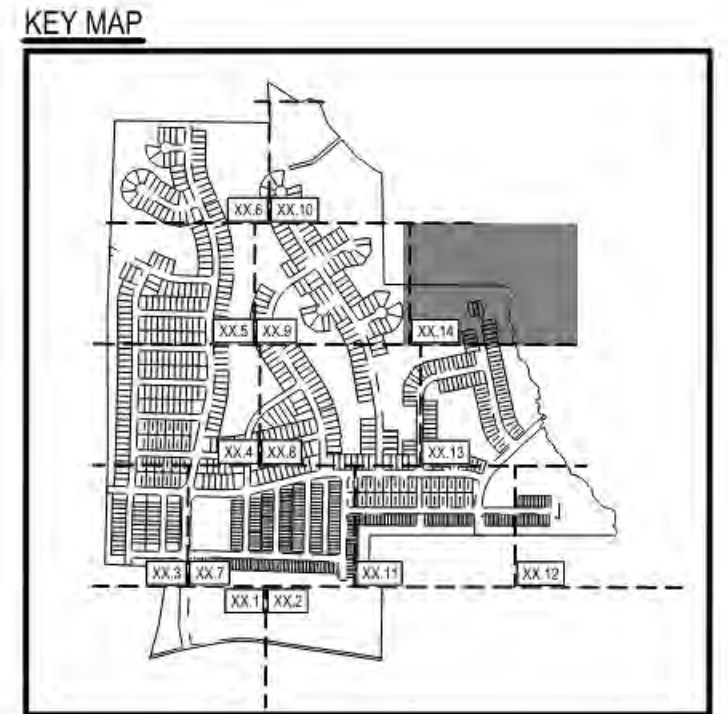
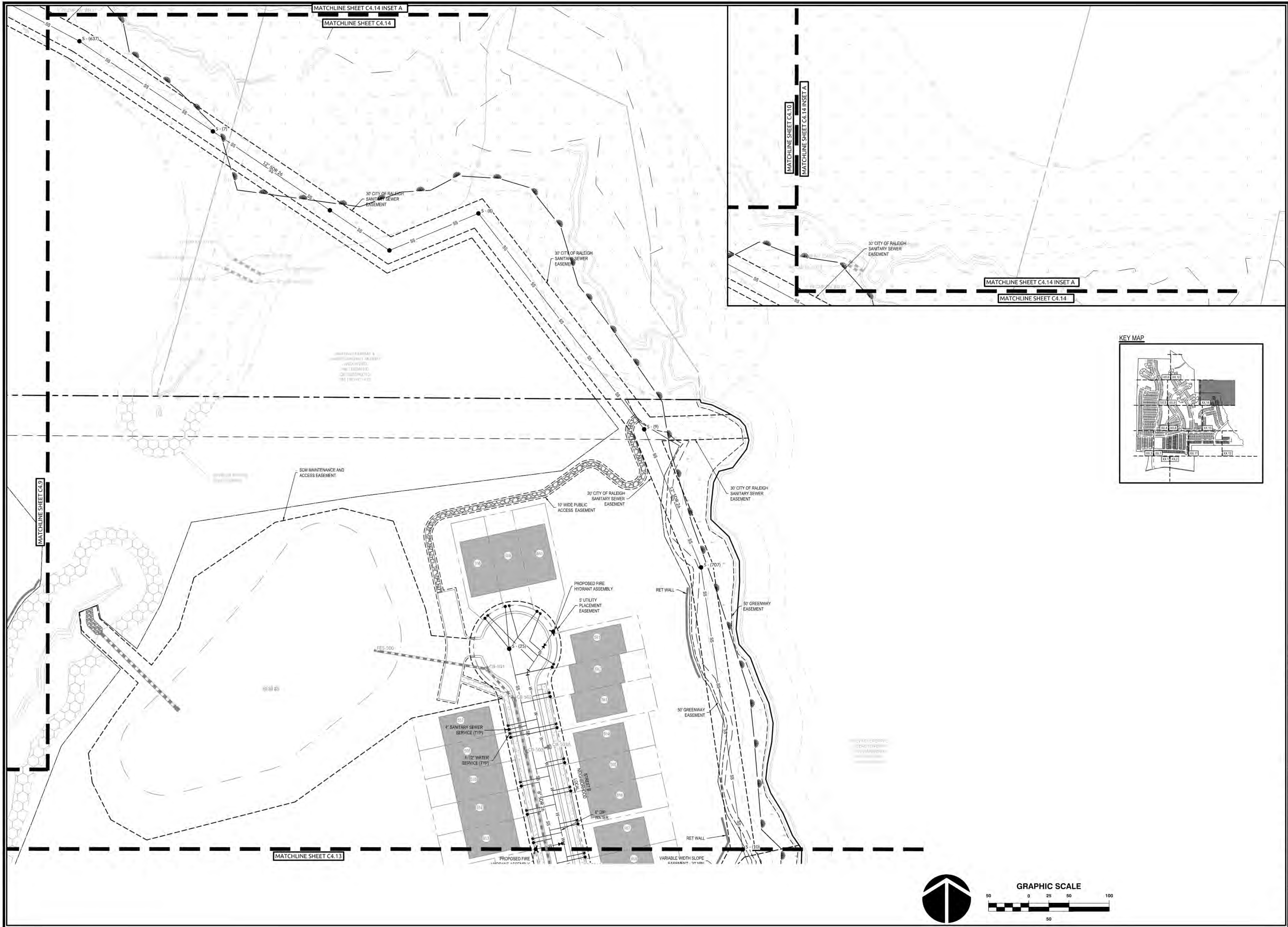
RIVER TOWNE

CITY OF RALEIGH, WAKE COUNTY, NC

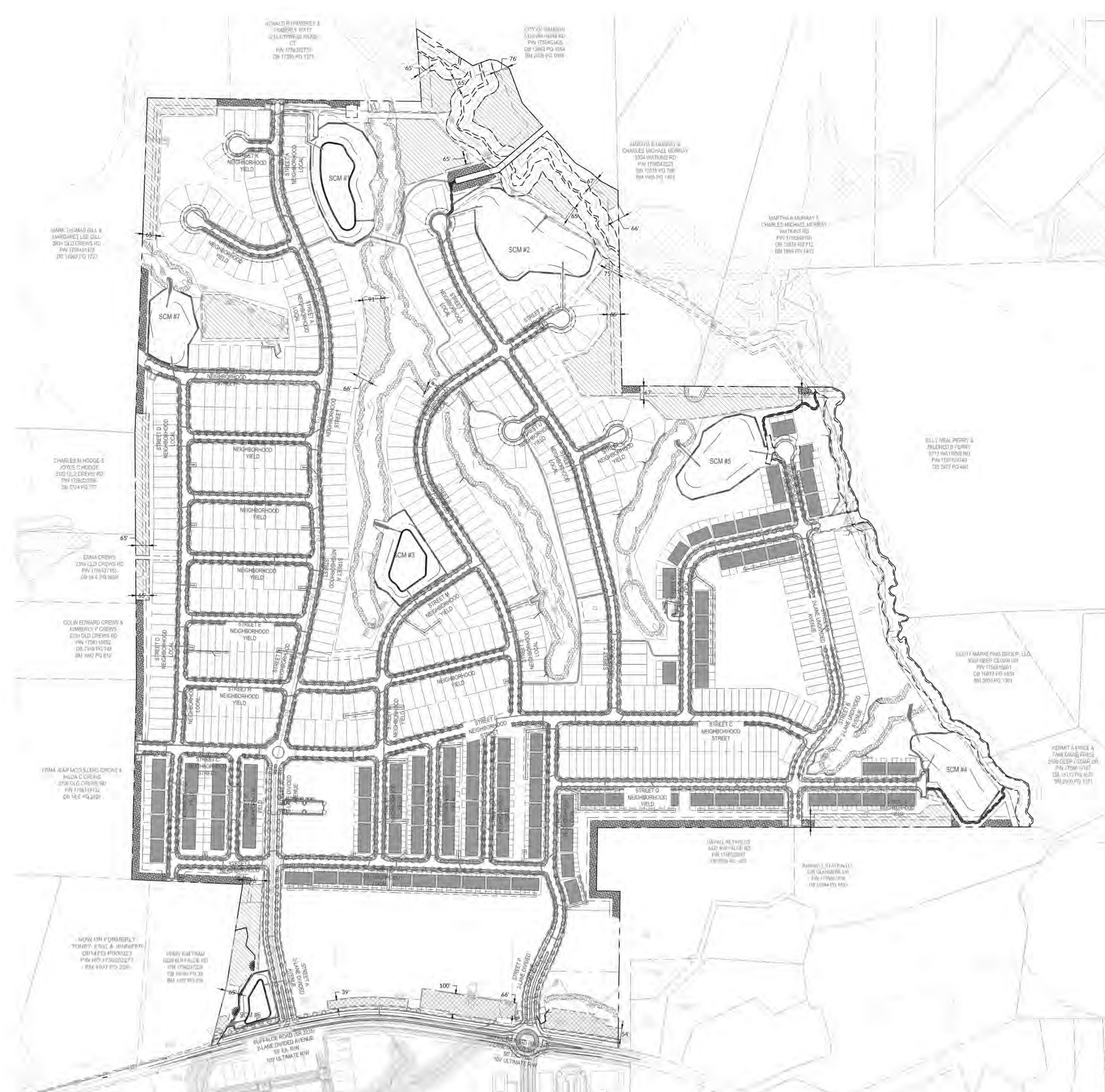
UTILITY PLAN

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

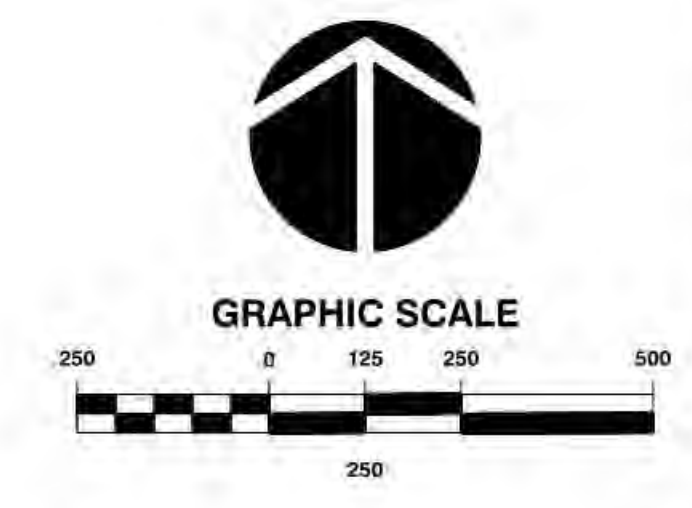
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4	COR COMMENTS	12/6/22



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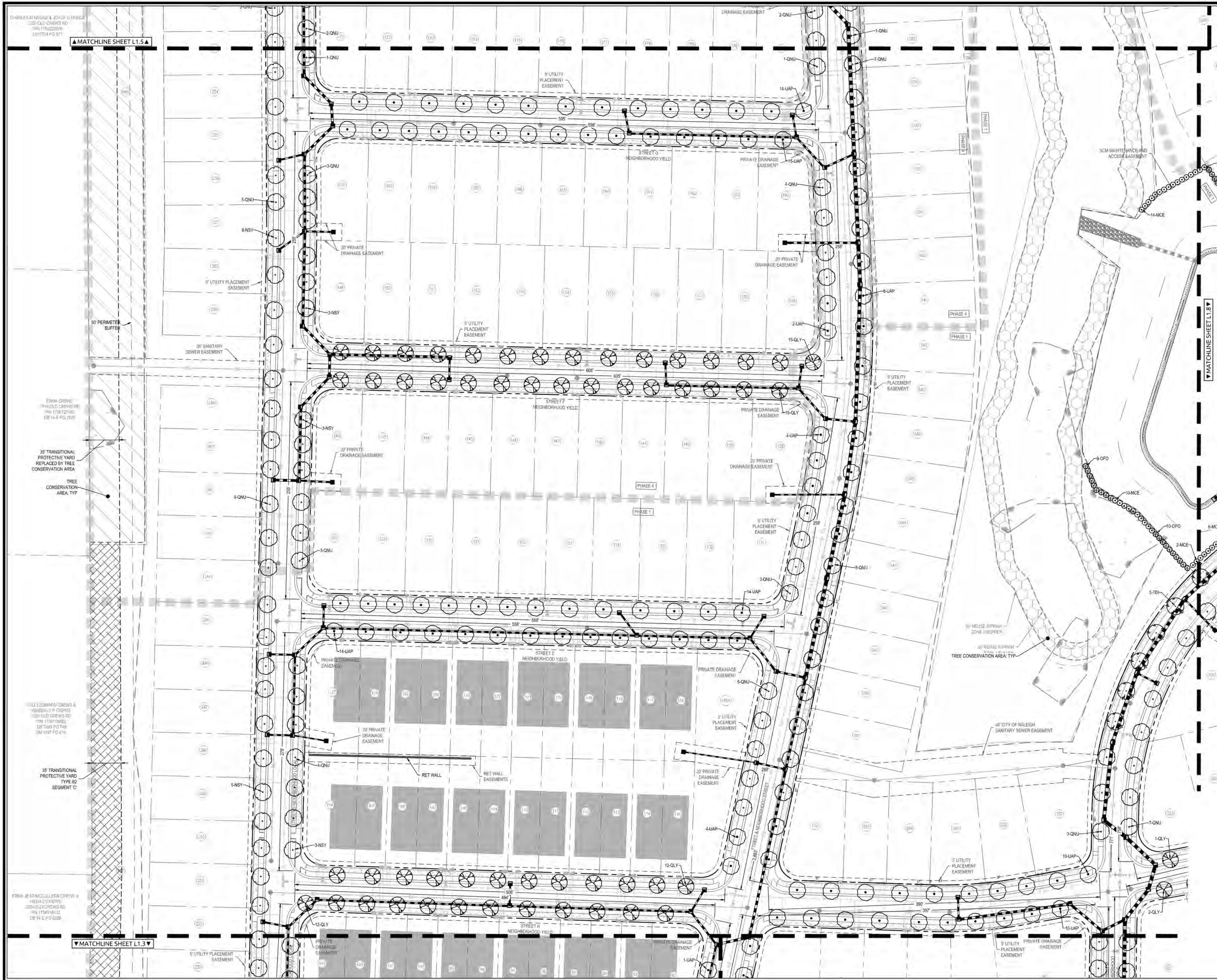
- CITY OF RALEIGH LANDSCAPE NOTES:**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS & SPECIFICATIONS.
 2. NO PERMIT FOR THE CONSTRUCTION, RECONSTRUCTION, EXTENSION, REPAIR OR ALTERATION OF ANY BUILDING, STRUCTURE OR USE OF LAND AND NO BUILDING OR LAND OR ANY PART OF ANY BUILDING OR LAND, MAY BE OCCUPIED OR USED UNTIL LANDSCAPING HAS BEEN PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE UDD.
 3. THE DEVELOPMENT SERVICES DIRECTOR CANNOT ISSUE A CERTIFICATE OF COMPLIANCE UNTIL ALL LANDSCAPING HAS BEEN INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE UDD.
 4. A TEMPORARY CERTIFICATE OF COMPLIANCE MAY BE ISSUED WHEN THE DEVELOPMENT SERVICES DIRECTOR DETERMINES THAT DUE TO THE UNAVAILABILITY OF PLANT MATERIAL OR WEATHER CONCERNS, PLANTING LANDSCAPING WOULD JEOPARDIZE THE HEALTH OF PLANT MATERIALS FOR A PERIOD OF UP TO 1 YEAR FOLLOWING THE DATE OF APPLICATION FOR A CERTIFICATE OF COMPLIANCE.
 5. STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH TPP-03 CITY DETAIL BETWEEN OCTOBER 1 AND APRIL 30. A LANDSCAPE AGREEMENT IS NEEDED IF CO IS REQUIRED OUTSIDE OF THE PLANTING WINDOW. CONTACT URBAN FORESTRY INSPECTOR WITH QUESTIONS.
 6. TREE AND SHRUB PLANTINGS SHOULD NOT INTERFERE WITH THE SAFE VEHICULAR AND PEDESTRIAN CIRCULATION ON THE SITE.
 7. LANDSCAPING SHALL NOT OBSTRUCT THE VIEWS OF MOTORISTS USING ANY STREET, DRIVEWAY, PARKING ASLES OR THE APPROACH TO ANY STREET INTERSECTION.
 8. ALL LANDSCAPING INSTALLATIONS MUST COMPLY WITH THE SIGHT TRIANGLE REQUIREMENTS OF THE RALEIGH STREET DESIGN MANUAL.
 9. TREES CANNOT BE PLANTED WITHIN A TREE CONSERVATION AREA OR THE CRITICAL ROOT ZONE OF AN EXISTING TREE.
 10. NO REQUIRED LANDSCAPING OR SCREENING SHALL BE PLANTED INSIDE UTILITY AND DRAINAGE EASEMENTS, EXCLUDING OVERHEAD EASEMENTS, WITHOUT THE CONSENT OF THE CITY AND THE EASEMENT HOLDER.
 11. THE OWNER OR TENANT IS RESPONSIBLE FOR MAINTAINING ALL REQUIRED LANDSCAPING IN GOOD HEALTH. ANY DEAD, UNHEALTHY OR MISSING LANDSCAPING MUST BE REPLACED WITH LANDSCAPING THAT CONFORMS TO THE UDD WITHIN 30 DAYS OR WITHIN 180 DAYS WHERE WEATHER CONCERNS WOULD JEOPARDIZE THE HEALTH OF PLANT MATERIALS. IN THE EVENT THAT REQUIRED LANDSCAPE IS SEVERELY DAMAGED DUE TO AN UNUSUAL WEATHER OCCURRENCE OR OTHER ACT OF NATURE, THE OWNER OR TENANT MAY HAVE 2 YEARS TO REPLACE THE REQUIRED LANDSCAPING.
 12. ALL PLANTING AREAS MUST BE STABILIZED FROM SOIL EROSION IMMEDIATELY UPON PLANTING AND MUST BE MAINTAINED FOR THE DURATION OF THE USE.
 13. ALL REQUIRED LANDSCAPING SHALL BE ALLOWED TO REACH ITS REQUIRED SIZE AND SHALL BE MAINTAINED AT THAT REQUIRED SIZE.
 14. STREET TREES ARE TO BE PROTECTED AND MAINTAINED PER REQUIREMENTS OUTLINED IN CHAPTER 2 OF THE CITY TREE MANUAL.



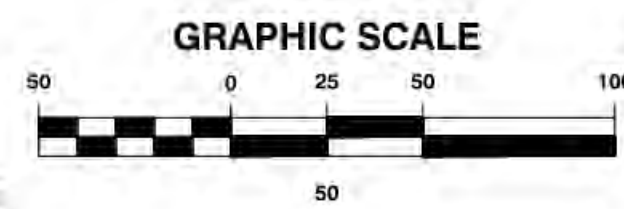
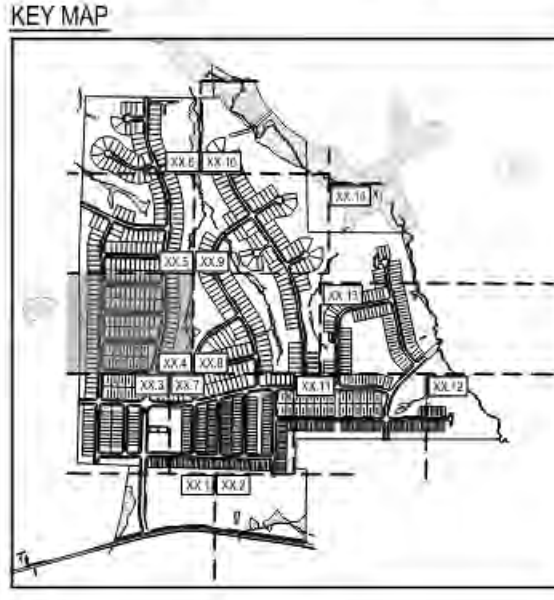
Job No.	02201999	Drawn By	JPB
Date	05/27/2022	Designer	JPB

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3	COR COMMENTS	10/25/22
4	COR COMMENTS	12/6/22

Sheet No.	L1.0
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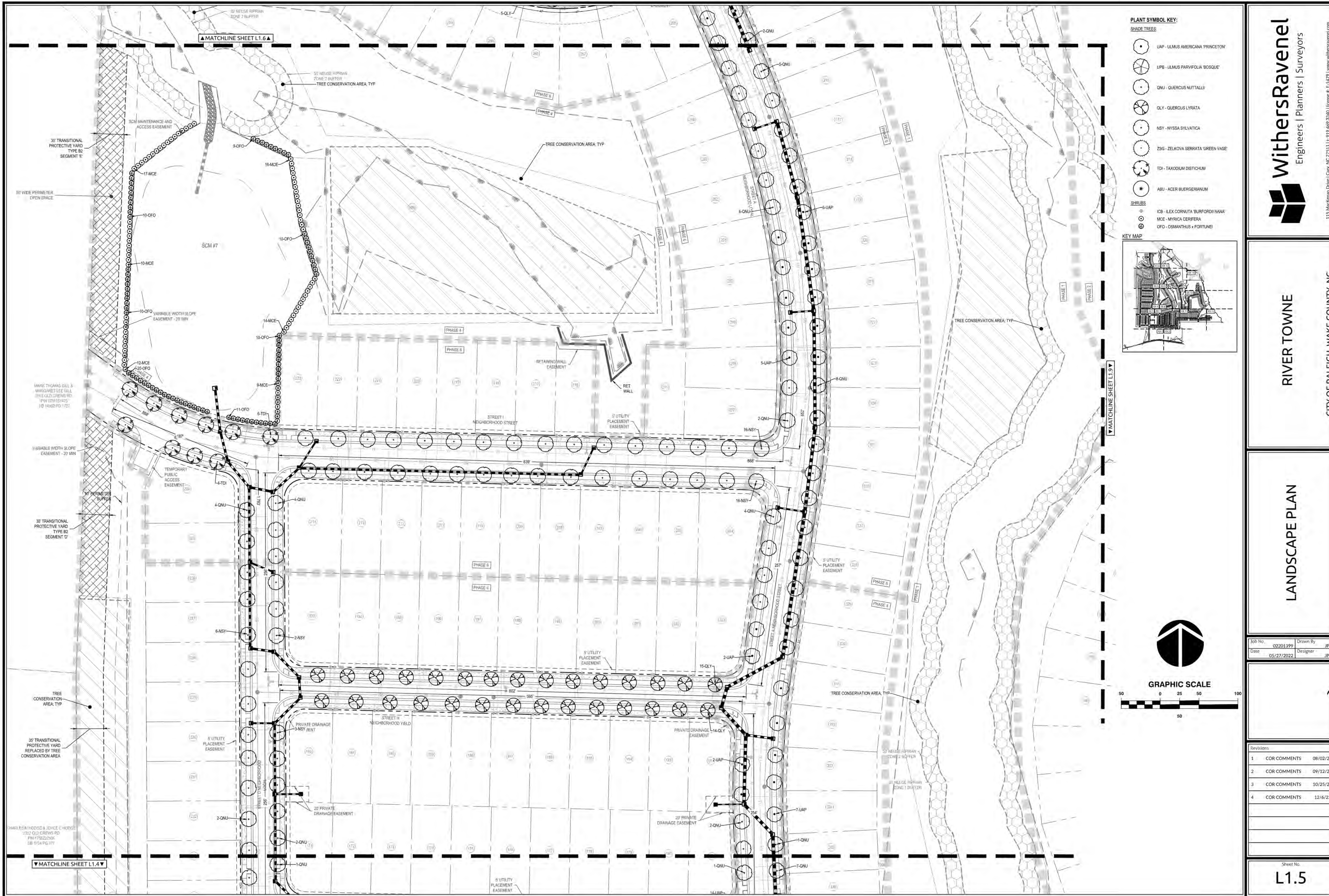
- PLANT SYMBOL KEY:**
- SHADE TREES:**
- UAP - ULMUS AMERICANA 'PRINCETON'
 - UPB - ULMUS PARVIFOLIA 'BOISQUE'
 - QNU - QUERCUS NUTTALLI
 - QLY - QUERCUS LYRATA
 - NSY - NYSSA SYLVATICA
 - ZSG - ZELKOVA SERRATA 'GREEN VASE'
 - TDI - TAXODIUM DISTICHUM
 - ABU - ACER BURGERIANUM
- SHRUBS:**
- ICB - ILEX CORNUTA 'BURFORDII NANA'
 - MCE - MYRTICA CERIFERA
 - OFO - OSMANTHUS V. FORTUNEI



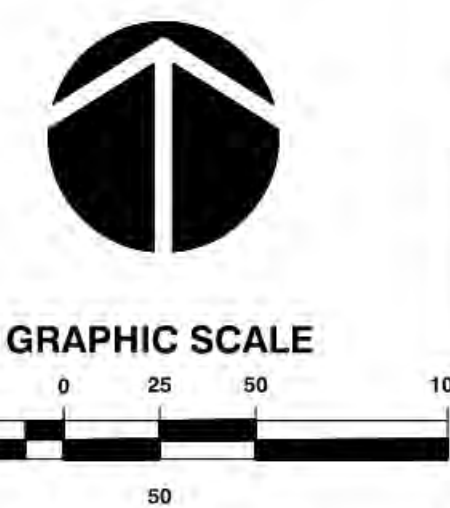
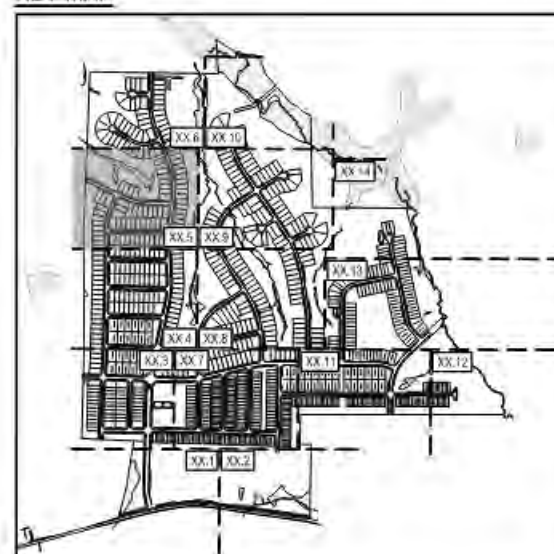
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Date	05/27/2022	Designer	JPB

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4	COR COMMENTS	12/6/22

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- PLANT SYMBOL KEY:**
- SHADE TREES:**
- UAP - ULMUS AMERICANA 'PRINCETON'
 - UPB - ULMUS PARVIFOLIA 'BOSQUE'
 - QNU - QUERCUS NUTTALLI
 - QLY - QUERCUS LYRATA
 - NSY - NYSSA SYLVATICA
 - ZSG - ZELKOVA SERRATA 'GREEN VASE'
 - TDI - TAXODIUM DISTICHUM
 - ABU - ACER BUERGERIANUM
- SHRUBS:**
- ICB - ILEX CORNUTA 'BURFORDII NANA'
 - MCE - MYRTICA CERIFERA
 - OFO - OSMANTHUS x FORTUNEI



Job No.	02201979	Drawn By	JPB
Date	05/27/2022	Designer	JPB

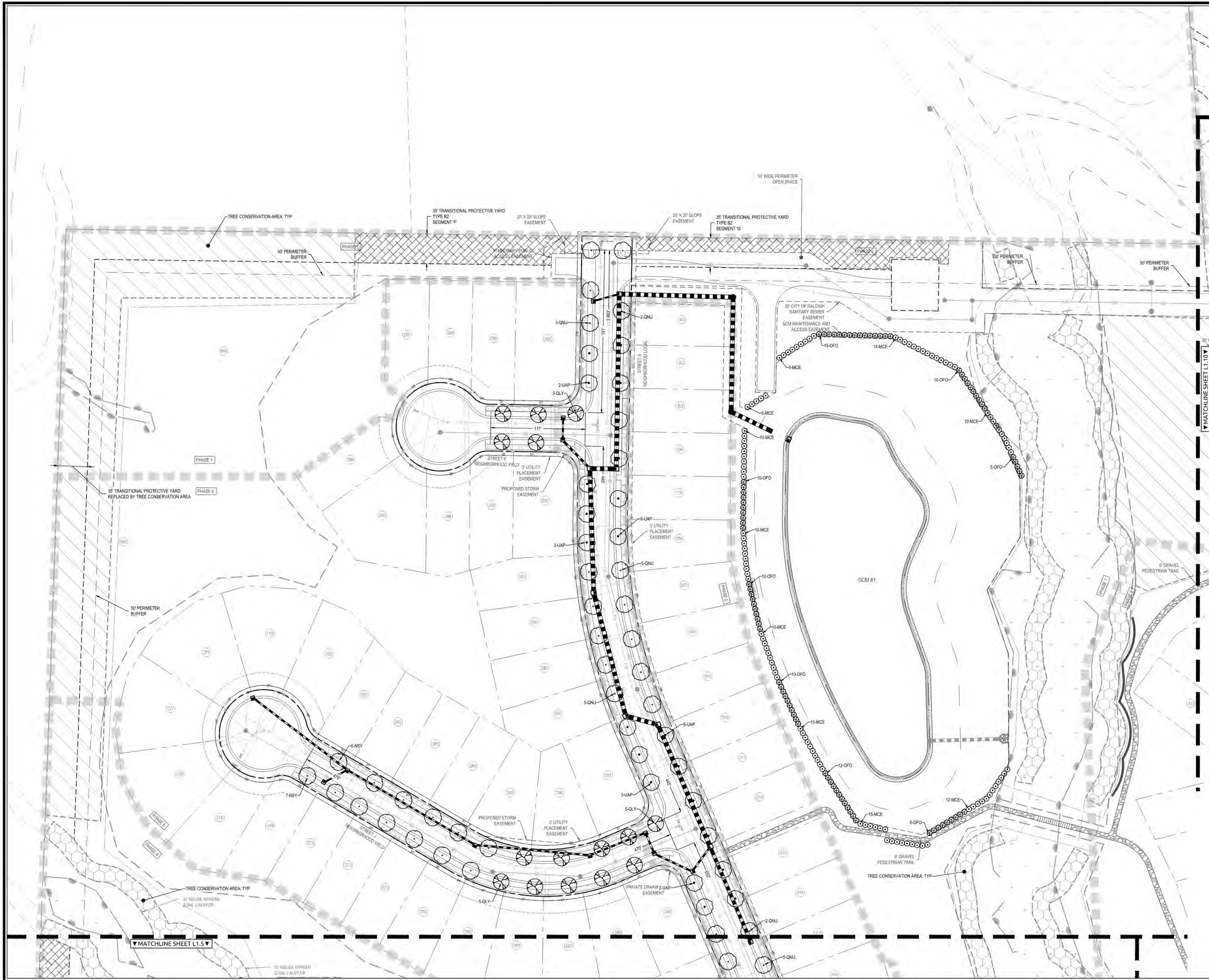
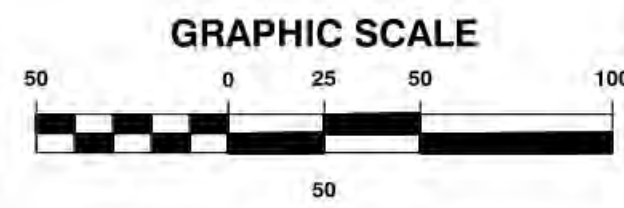
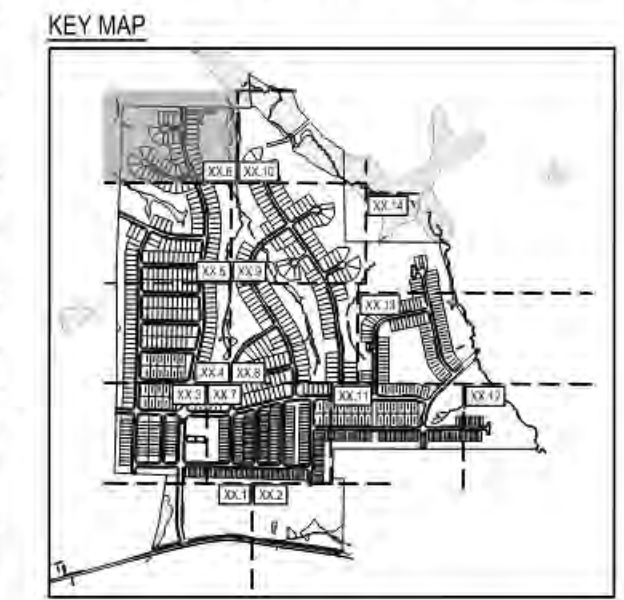
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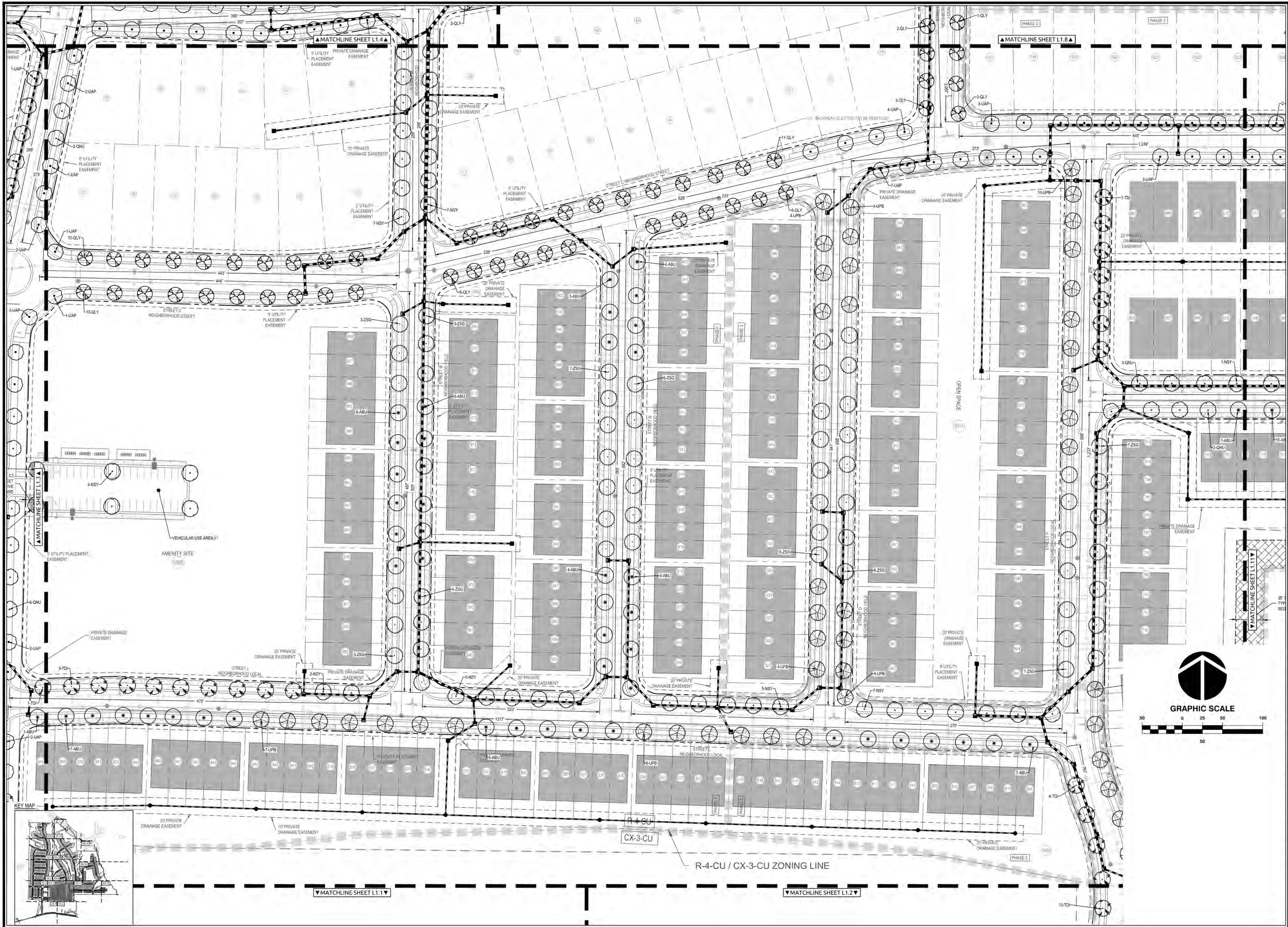
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Date	05/27/2022	Designer	JPB

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- PLANT SYMBOL KEY:**
- SHADE TREES:**
- UAP - ULMUS AMERICANA 'PRINCETON'
 - UPB - ULMUS PARVIFOLIA 'BOISQUE'
 - ONU - QUERCUS NUTTALLI
 - QLY - QUERCUS LYRATA
 - NSY - NYSSA SYLVATICA
 - ZSG - ZELKOVA SERRATA 'GREEN VASE'
 - TDI - TAXODIUM DISTICHUM
 - ABU - ACER BUERGERIANUM
- SHRUBS:**
- ICB - ILEX CORNUTA 'BURFORDII NANA'
 - MCE - MYRTICA CERIFERA
 - OFO - OSMANTHUS x FORTUNEI



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RIVER TOWNE

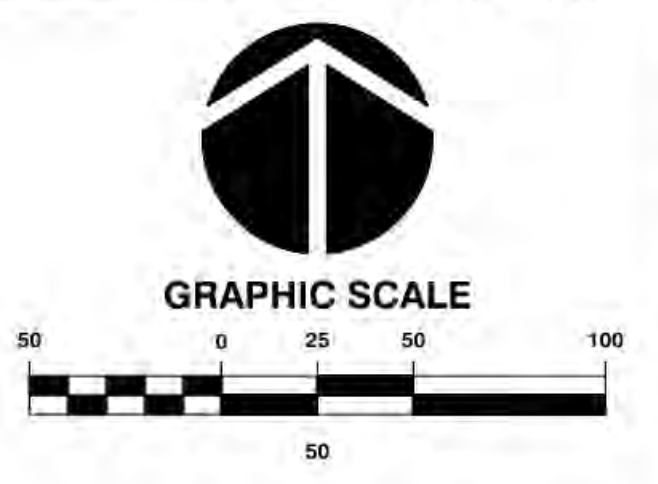
CITY OF RALEIGH, WAKE COUNTY, NC

LANDSCAPE PLAN

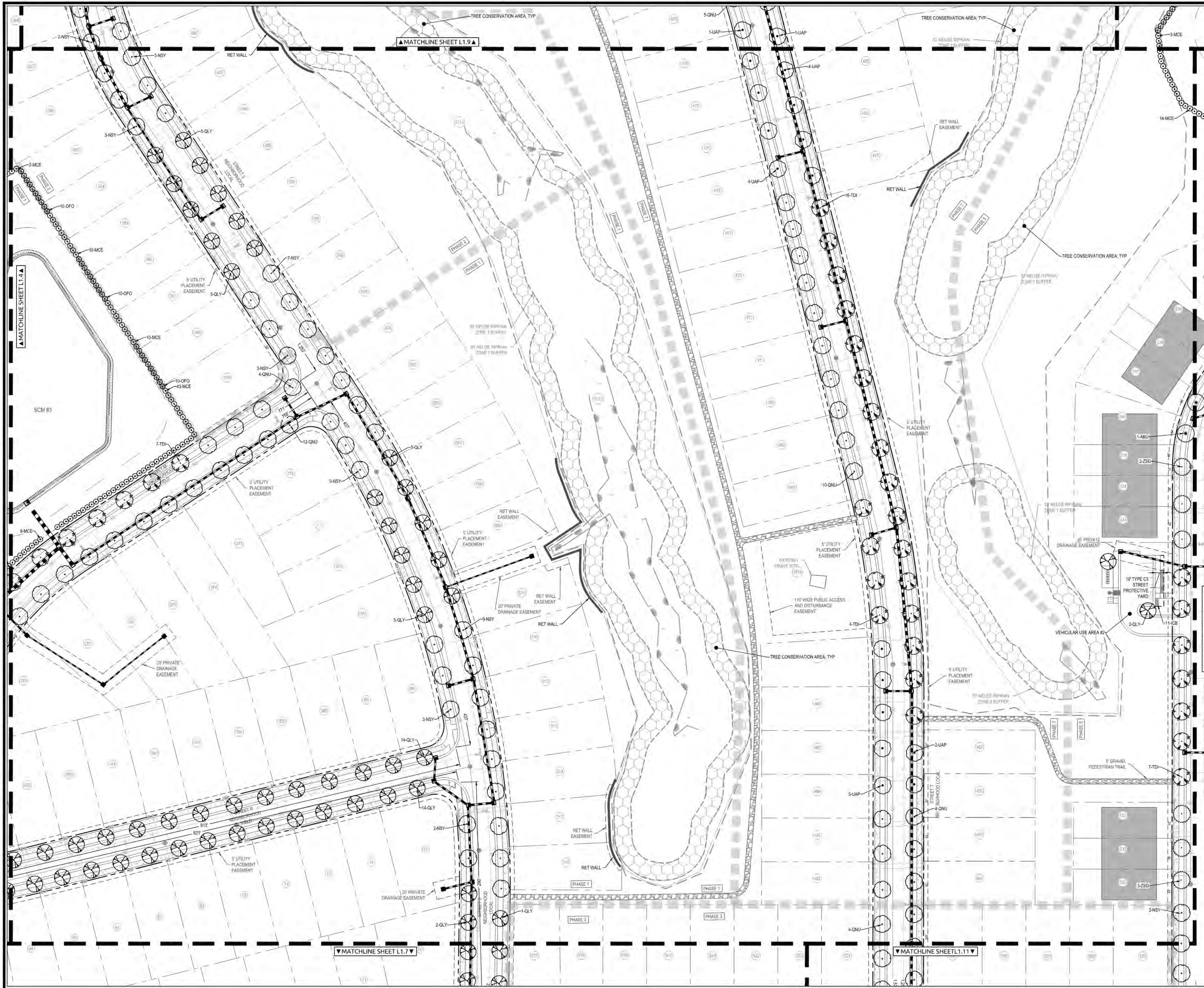
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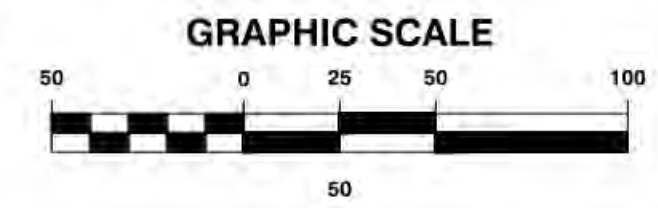
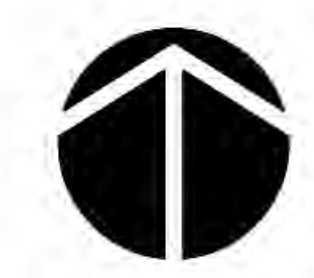
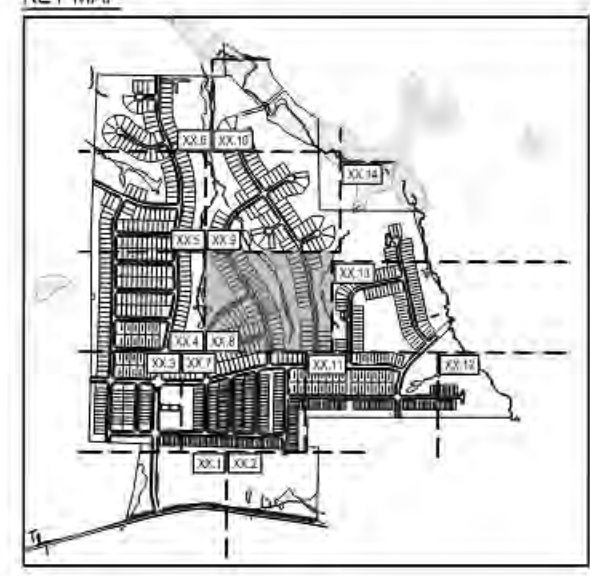
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- PLANT SYMBOL KEY:**
- SHADE TREES:**
- UAP - ULMUS AMERICANA 'PRINCETON'
 - UPB - ULMUS PARVIFOLIA 'BOSQUE'
 - QNU - QUERCUS NUTTALLII
 - QLY - QUERCUS LYRATA
 - NSY - NYSSA SYLVATICA
 - ZSG - ZELKOVA SERRATA 'GREEN VASE'
 - TDI - TAXODIUM DISTICHUM
 - ABU - ACER BUERGERIANUM
- SHRUBS:**
- ICB - ILEX CORNUTA 'BURFORDII NANA'
 - MCE - MYRICA CERIFERA
 - OFO - OSMANTHUS 'FORTUNEI'



RIVER TOWNE

CITY OF RALEIGH, WAKE COUNTY, NC

LANDSCAPE PLAN

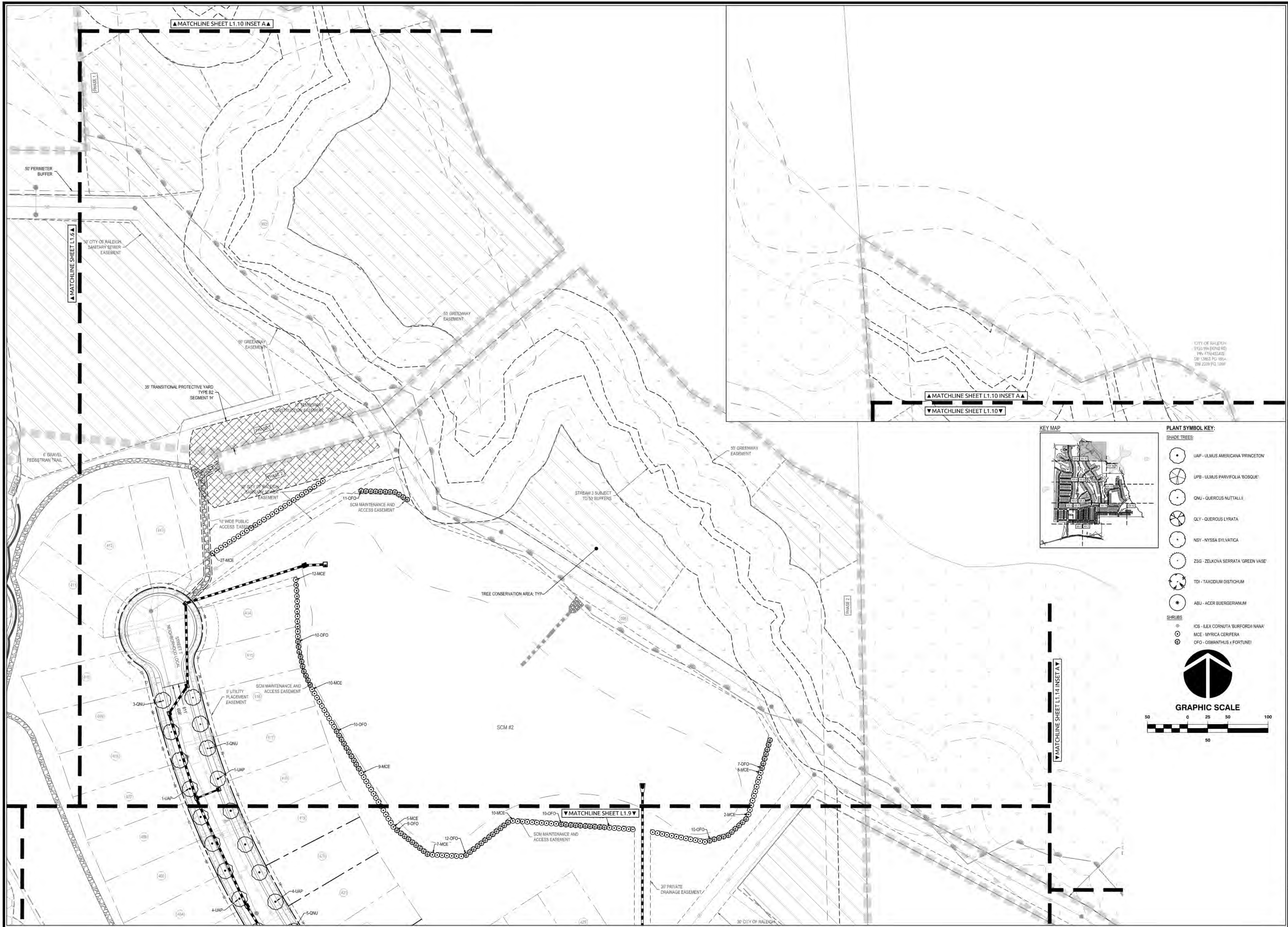
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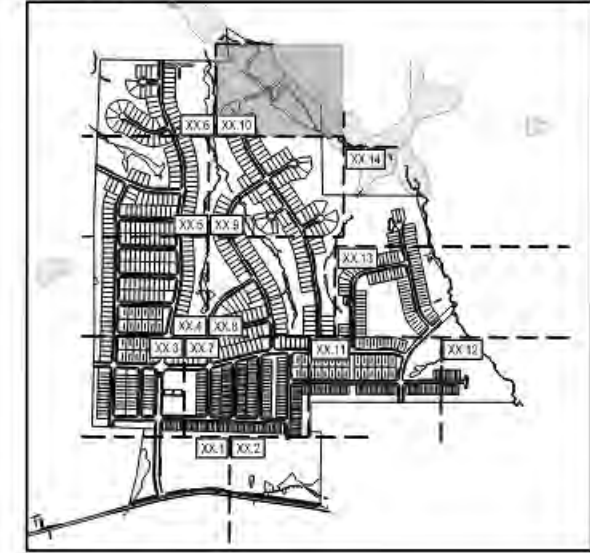
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Job No.	02201999	Drawn By	JPB
Date	05/27/2022	Designer	JPB

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KEY MAP

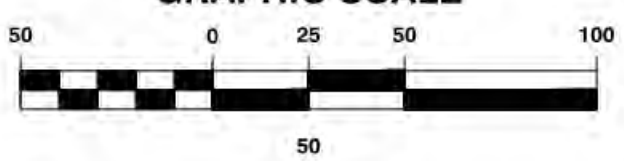


PLANT SYMBOL KEY:

- SHADE TREES:
- UAP - ULMUS AMERICANA PRINCETON
 - UPB - ULMUS PARVIFOLIA BOSQUE
 - QNU - QUERCUS NUTTALLII
 - QLY - QUERCUS LYRATA
 - NSY - NYSSA SYLVATICA
 - ZSG - ZELKOVA SERRATA GREEN VASE
 - TDI - TAXODIUM DISTICHUM
 - ABU - ACER BUERGERIANUM
- SHRUBS:
- ICS - ILEX CORNUTA 'BURFORDII NANA'
 - MCE - MYRICA CERIFERA
 - OFO - OSMANTHUS x FORTUNEI



GRAPHIC SCALE



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