

# 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): Scope 0054-2021			
Development name (subject to approval): The Pointe at Raven Ridge			
Property Address(es): 11258 Raven Ridge Road, Raleigh, NC 27607			
Recorded Deed PIN(s): 1728086952, 1728089520, and 1728180598			
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	
NOTE: Please attach purchase agreement when submitting this form	
Company: Stanley Martin Homes	Owner/Developer Name and Title: Brian Ketchem, PE
Address: 4020 Westchase Boulevard, Suite 470	
Phone #: 919-977-8760	Email: KetchemBK@stanleymartin.com
APPLICANT INFORMATION	
Company: BGE, Inc.	Contact Name and Title: Shayne Leathers, PE, Project Manager
Address: 5400 Wade Park Boulevard Unit 102, Raleigh, North Carolina 27607	
Phone #: 984-275-2684	Email: sleathers@bgeinc.com

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Phone #: 919-977-8760	Email: KetchemBK@stanleymartin.com
APPLICANT INFORMATION	
Company: BGE, Inc.	Contact Name and Title: Debbi Ferm, PE, Senior Project Engineer
Address: 5440 Wade Park Blvd, Suite 102, Raleigh, NC 27607	
Phone #: 984-275-2685	Email: dferm@bgeinc.com

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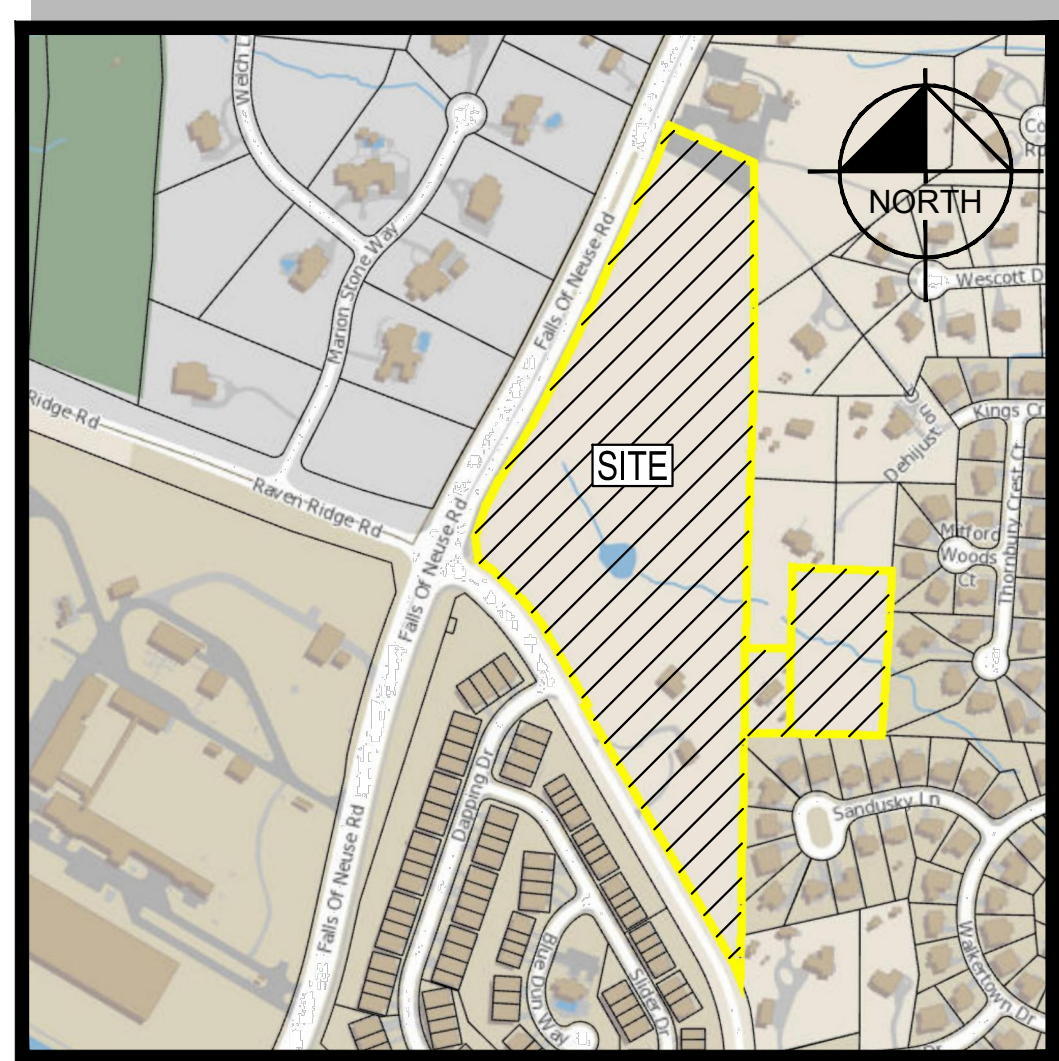
# PRELIMINARY SUBDIVISION PLANS

# THE POINTE AT RAVEN RIDGE

11258 RAVEN RIDGE ROAD  
RALEIGH, NORTH CAROLINA 27607

5TH SUBMITTAL: 09-09-2022

SUB-0042-2021  
PD: MP-1-17  
ZONING CASE NO: Z-15-16



SITE LOCATION MAP  
SCALE: 1" = 500'

DATE: 1/5/2022	
EXISTING ADDRESS(ES)	11258 Raven Ridge Road, Raleigh, North Carolina 27607
PIN(S)	1728086952
ZONING(S)	Planned Development (PD)
OVERLAY DISTRICT	Urban Watershed Protection (UWPOD)
SITE GROSS ACREAGE	20.09 AC PER SURVEY
LOTS 1-44 - TOWNHOMES	2.46 AC
LOT 45 - MULTI-FAMILY	5.17 AC
LOT 46 - OPEN SPACE	4.10 AC
LOT 47 - STORMWATER	1.74 AC
LOT 48 - OPEN SPACE	1.27 AC
LOT 49 - OPEN SPACE	0.68 AC
LOT 50 - OPEN SPACE	0.15 AC
LOT 51 - OPEN SPACE	1.13 AC
LOT 52 - OPEN SPACE	0.23 AC
PROPOSED R/W DEDICATION (ONSITE + OFFSITE)	3.19 AC INCL. 0.58 AC OFFSITE ROW DEDICATION
SITE NET ACREAGE	16.93 AC
EXISTING USE	Single Family Residential
PROPOSED/PRINCIPAL USE	Townhome and Multi-Family Development
UNITS PROPOSED WITH THIS PLAN:	
LOT 1 - 44 - TOWNHOMES (SUB-0042-21)	44
LOT 45 - MULTI-FAMILY (ASR)	136
TOTAL UNITS	180
EXISTING IMPERVIOUS AREA:	0.37 AC
PROPOSED ONSITE IMPERVIOUS AREA:	
PAVEMENT (PHASE 1)	1.48 AC
SIDEWALK (PHASE 1)	0.49 AC
LOTS 1-44 - TOWNHOMES	1.57 AC
LOT 45 - MULTI-FAMILY (MAX.)	4.22 AC
LOT 46 - OPEN SPACE	0.00 AC
LOT 47 - STORMWATER	0.00 AC
LOT 48 - OPEN SPACE	0.00 AC
LOT 49 - OPEN SPACE	0.00 AC
LOT 50 - OPEN SPACE	0.09 AC
LOT 51 - OPEN SPACE	0.00 AC
LOT 52 - OPEN SPACE	0.00 AC
TOTAL ONSITE IMPERVIOUS AREA:	7.85 AC 3.63 AC FOR SUB-0042-2021
PERCENT PROPOSED ON SITE IMPERVIOUS:	38.86 %
MAX DENSITY PER ORDINANCE NO. (2020) 55 ZC 791:	180 UNITS
PROPOSED DENSITY:	8.91 DU/AC
UDO Sect. 1.4 BUILDING TYPE	
BUILDING TYPE	Townhouse
UDO Sect. 3.3.3 TOWNHOUSE (RX)	
A SITE DIMENSIONS	
A3 OUTDOOR AMENITY AREA	16.60 x 10% = 1.66 AC 6.8 AC
NET AREA x 10%	
B LOT DIMENSIONS	
B1 AREA (MIN)	n/a SF 975 SF
B2 WIDTH (MIN)	16 FT 24 FT
C BUILDING/STRUCTURE SETBACKS	
C1 FROM PRIMARY STREET (MIN)	5 FT 5 FT
C2 FROM SIDE STREET (MIN)	5 FT 5 FT
C3 FROM SIDE LOT LINE (MIN)	0 or 5 FT 0 or 6 FT
C4 FROM REAR LOT LINE (MIN)	20 FT 20 FT
C5 FROM ALLEY (MIN)	4 or 20 FT 20 FT
D PARKING SETBACKS	
D1 FROM PRIMARY STREET (MIN)	20 FT 20 FT
D2 FROM SIDE STREET (MIN)	10 FT 10 FT
D3 FROM SIDE LOT LINE (MIN)	0 or 3 FT 0 or 3 FT
D4 FROM REAR LOT LINE (MIN)	3 FT 3 FT
D5 FROM ALLEY (MIN)	4 FT 20 FT
ENVIRONMENTAL	
UDO Sect. 9.1.3 TREE CONSERVATION REQUIRED	
FORESTATION REQUIREMENT	16.60 x 10% = 1.66 AC 2.37 AC
NET AREA x 40%	
UDO Sect. 9.1.9 WATERSHED PROTECT OVERLAY DISTRICT	
FORESTATION REQUIREMENT	15.19 x 40% = 6.08 AC 6.8 AC
(NET AREA EXCLUDING STORMWATER LOT)	AREA x 40%
MAX HEIGHT	
RESIDENTIAL USE - TOWNHOUSE AREA 1 PER ORDINANCE NO. (2020) 55 ZC 791	
BUILDING HEIGHT (MAX FEET)	60 FT 60 FT
FLOOR AREA AFTER FOURTH STORY (MAX SF)	50% OF STORY IMMEDIATELY BELOW 50% OF STORY IMMEDIATELY BELOW
RESIDENTIAL USE - TOWNHOUSE AREA 2 PER ORDINANCE NO. (2020) 55 ZC 791	
BUILDING HEIGHT (MAX FEET)	45 FT 45 FT
UDO Sect. 7.1.2 REQUIRED PARKING	N/A PER TC-11-21
VEHICLE PARKING (MIN)	
RESIDENTIAL (TOWNHOUSE LIVING)	
3 BEDROOM (2 SPACE PER UNIT)	2 X 44 = 88 SP 176 (2 DRIVEWAY/2 GARAGE)
TOTAL VEHICLE PARKING	91 SP 176 SP (INCL. 3 KIOSK SPACES)
SHORT-TERM BICYCLE PARKING	
LOT 1 - RESIDENTIAL (TOWNHOUSE LIVING)	
1 SPACE PER 20 UNITS, MIN 4	44 / 20 = 2 SP 7 SP
TOTAL BICYCLE PARKING REQUIRED (MIN = 4)	4 SP 7 SP

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

**ZONING INFORMATION**

Gross site acreage: 20.09 acres  
Zoning districts (if more than one, provide acreage of each): PD w/UWPOD

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

**STORMWATER INFORMATION**

Existing Impervious Surface: Acres: 0.37 Square Feet: 19644.14  
Proposed Impervious Surface: Acres: 3.63 Square Feet: 15,823

Neuse River Buffer  Yes  No Wetlands  Yes  No

Is this a flood hazard area?  Yes  No  
If yes, please provide the following:  
Alluvial soils: \_\_\_\_\_  
Flood study: \_\_\_\_\_  
FEMA Map Panel #: \_\_\_\_\_

**NUMBER OF LOTS AND DENSITY**

Total # of townhouse lots: Detached Attached 44  
Total # of single-family lots: 0  
Proposed density for each zoning district (UDO 1.5.2.F): **Max. 180 Allowed**  
Total # of open space and/or common area lots: 0  
Total # of requested lots: 52

**SIGNATURE BLOCK**

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

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

I 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: [Signature] Date: 09/09/2022  
Printed Name: Debra Felm, PE  
Signature: [Signature] Date: 9/12/2022 1 6:34 AM PDT  
Printed Name: Brian Ketchem

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

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BOA - 0078 - 02021

WHEREAS RAVEN RIDGE DEVELOPMENT, LLC, PROPERTY OWNER REQUESTS A VARIANCE TO UNIFIED DEVELOPMENT ORDINANCE SECTION 8.1.5.A.1, WHICH REQUIRES THAT TREES MUST BE EITHER PRESERVED OR PLANTED AS 1 CONTIGUOUS AREA OR SCATTERED AREAS THROUGHOUT THE LOT, BUT NO REQUIRED TREE AREA MAY BE LESS THAN 1/5 OF THE TOTAL GROSS LAND AREA REQUIRED TO BE SET ASIDE FOR TREES, IN ORDER TO DESIGNATE FORESTATION AREAS THAT ARE LESS THAN 1/5 (OR 1.23 ACRES) OF THE REQUIRED 6.16 ACRES FOR FORESTATION, IN ASSOCIATION WITH THE CONSTRUCTION OF TOWNHOMES ON A 20.2 ACRE ASSEMBLAGE OF LAND ZONED PD AND URBAN WATERSHED PROTECTION OVERLAY DISTRICT LOCATED AT 11258 RAVEN RIDGE ROAD, 10608 DEHUJUSTON COURT, AND 10604 DEHUJUSTON COURT.

NOTE: THE PRELIMINARY SUBDIVISION IS FOR TOWNHOMES ONLY. ADMINISTRATIVE SITE REVIEW WILL BE SUBMITTED FOR MULTI-FAMILY HOMES. ALL CONSTRUCTION WILL BE COMPLETED IN ONE PHASE.

- ### GENERAL NOTES
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT 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 PLAN FOR THIS DEVELOPMENT.
  - FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
  - ALL SURVEY INFORMATION PROVIDED BY BASS, NIXON AND KENNEDY INC., RALEIGH, NORTH CAROLINA OFFICE IN DIGITAL FORMAT IN MARCH, 2021, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN JUNE, 2021.
  - ALL PROPOSED CURB AND GUTTER WITHIN PUBLIC RIGHT OF WAY SHOWN ON PLANS TO BE 30" CITY OF RALEIGH STANDARD CONCRETE CURB AND GUTTER, AND ALL OTHER PROPOSED CURB AND GUTTER TO BE 24" CONCRETE CURB AND GUTTER UNLESS OTHERWISE STATED ON PLANS.
  - 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.
  - UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
  - ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
  - CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NO ONE AT 911 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
  - HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
  - PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
  - ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE. NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY ENCROACHMENT.
  - THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 50 FEET FROM THE POINT OF TANGENCY OF THE CURB FOR MIXED-USE/COMMERCIAL DRIVEWAY. NO DRIVEWAYS SHALL ENCRUCH ON THIS MINIMUM CORNER CLEARANCE.
  - WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS
  - ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.
  - ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC.) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
  - ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
  - IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO 'CITY OF RALEIGH STREET DESIGN MANUAL' AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
  - PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT / TRANSPORTATION FIELD SERVICES STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919-996-2409 TO SET UP THE MEETING.
  - THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH MINIMAL IMPACT 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. COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
  - PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
  - DEVELOPER IS PROPOSING GRADING, ROW, AND EASEMENT IMPROVEMENTS ALONG FALLS OF THE NEUSE ROAD, P/L FOR PAVEMENT IMPROVEMENTS FOR FALLS OF THE NEUSE ROAD IS PROPOSED.
  - 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 4.8.1.
  - ALL CONSTRUCTION SHALL BE PER CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.

### CONSULTANT INFORMATION

DEVELOPER: STANLEY MARTIN 4020 WESTCHASE BLVD RALEIGH, NC 27607 (919) 977-8760 CONTACT: BRIAN KETCHEM, P.E.	ENGINEER: BGE, INC 5440 WADE PARK BLVD, SUITE 102 RALEIGH, NC 27607 (919) 276-0111 CONTACT: DEBRA FELM, PE	SURVEYOR: BASS, NIXON & KENNEDY INC. 6310 CHAPEL HILL ROAD, SUITE 250 RALEIGH, NC 27607 (919) 851-4422 CONTACT: DAN GREGORY, P.L.S.
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### 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 (NPPA 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.S. DETAIL WILL BE PROVIDED IN SPR REVIEW PLANS.

### PERMITS REQUIRED

- 401/404 PERMITS FOR WETLANDS IMPACT
- NCDOT UTILITY ENCROACHMENT
- NCDOT DRIVEWAY PERMIT

### ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the **Public Works Department** at (919) 996-2409, and the **Public Utilities Department** at (919) 996-4540 at least twenty-four hours prior to beginning any of their construction.

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

**Failure** to call for inspection, install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.



9/9/2022 PER 4TH COR COMMENTS  
8/4/2022 PER 3RD COR COMMENTS  
6/10/2022 PER 2ND COR COMMENTS  
11/4/2022 PER 1ST COR COMMENTS  
10/28/2021 ORIGINAL SUBMITTAL

DESIGNED BY: KH/CT  
DRAWN BY: KH  
REVIEWED BY: CT

DATE REV DESCRIPTION

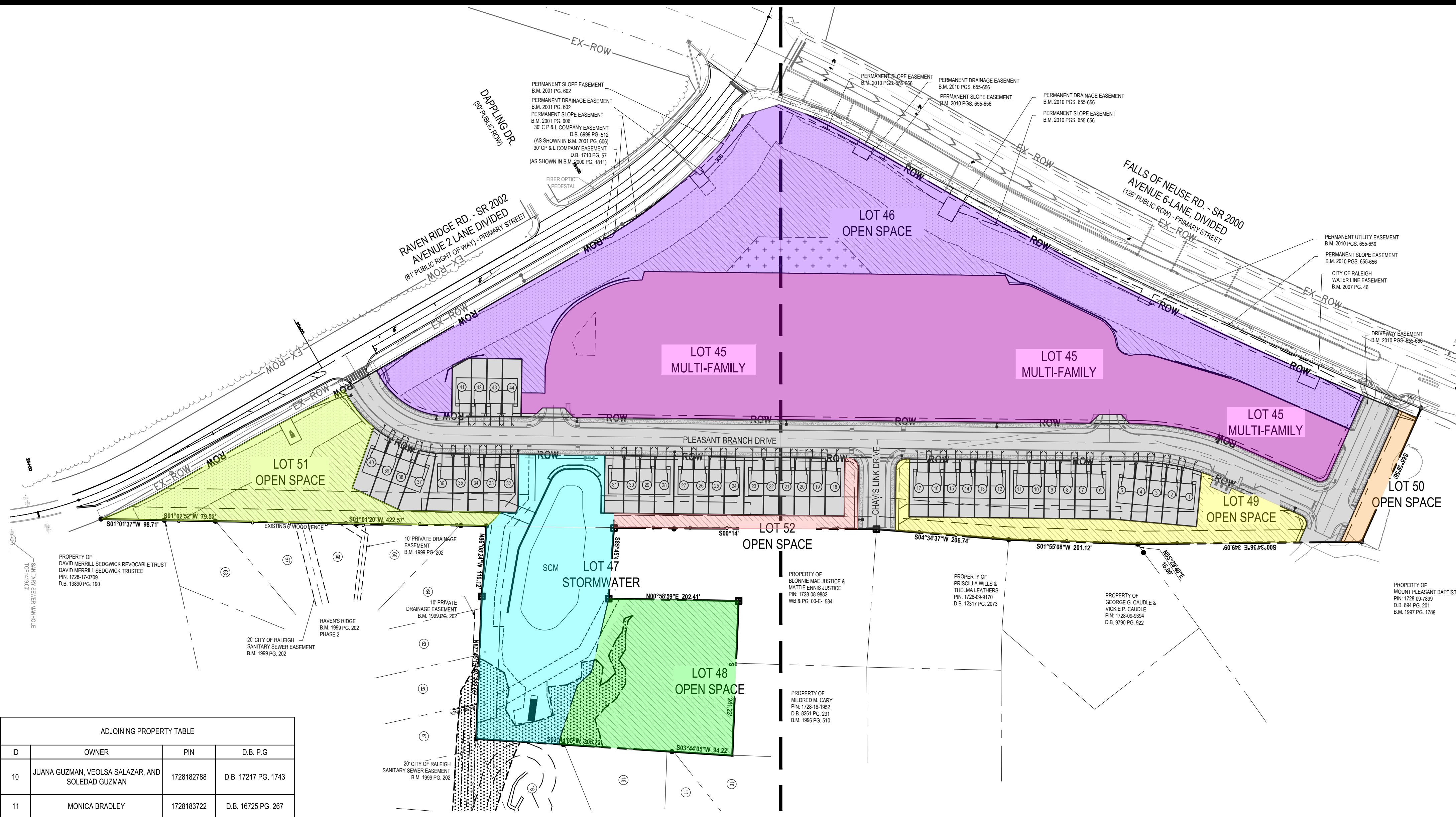
5440 WADE PARK BLVD, SUITE 102  
WWW.BGEINC.COM  
RALEIGH NC 27607  
NC LICENSE #C-4387

STANLEY MARTIN HOMES  
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PRELIMINARY SUBDIVISION PLAN  
THE POINTE AT RAVEN RIDGE  
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COVER SHEET

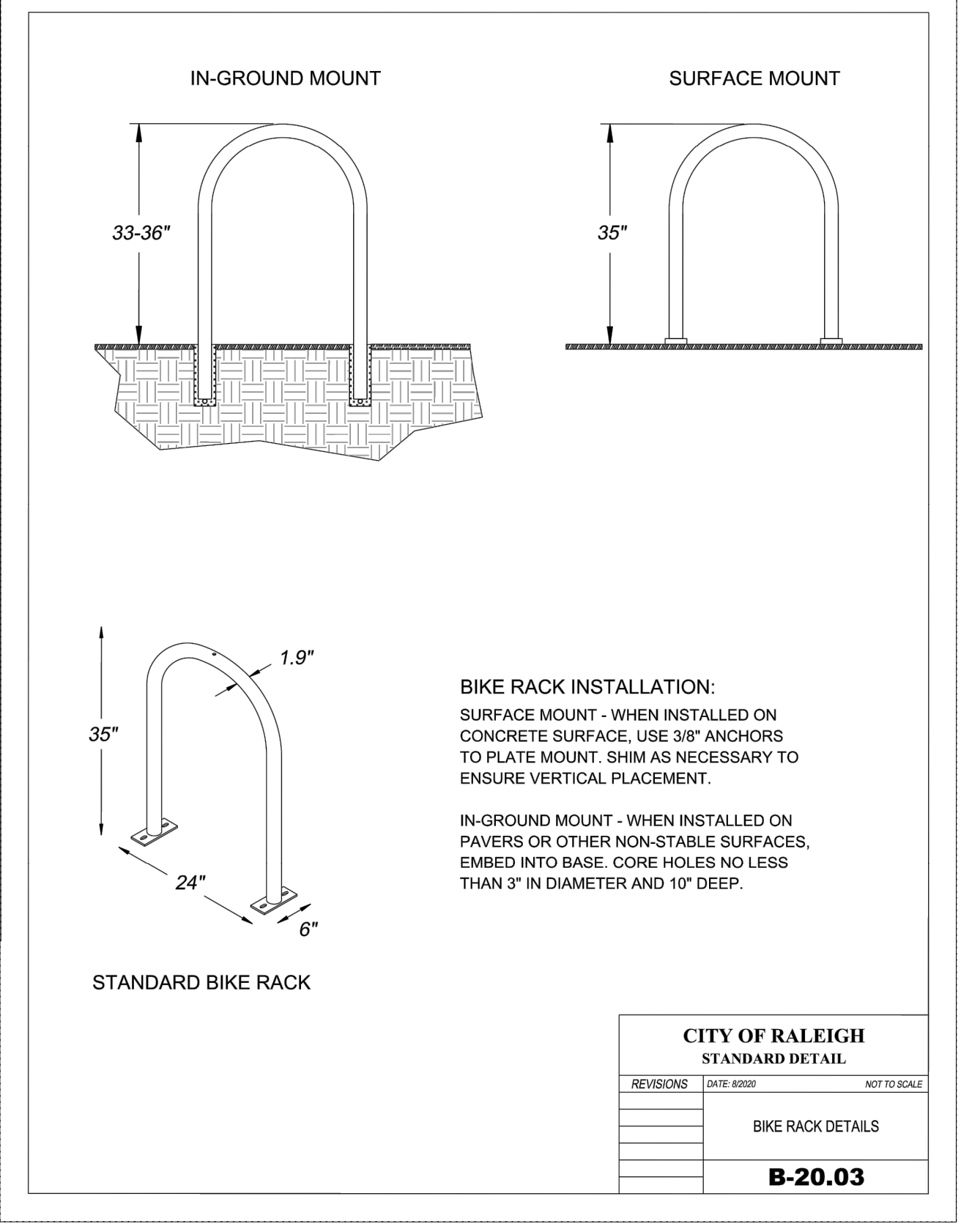
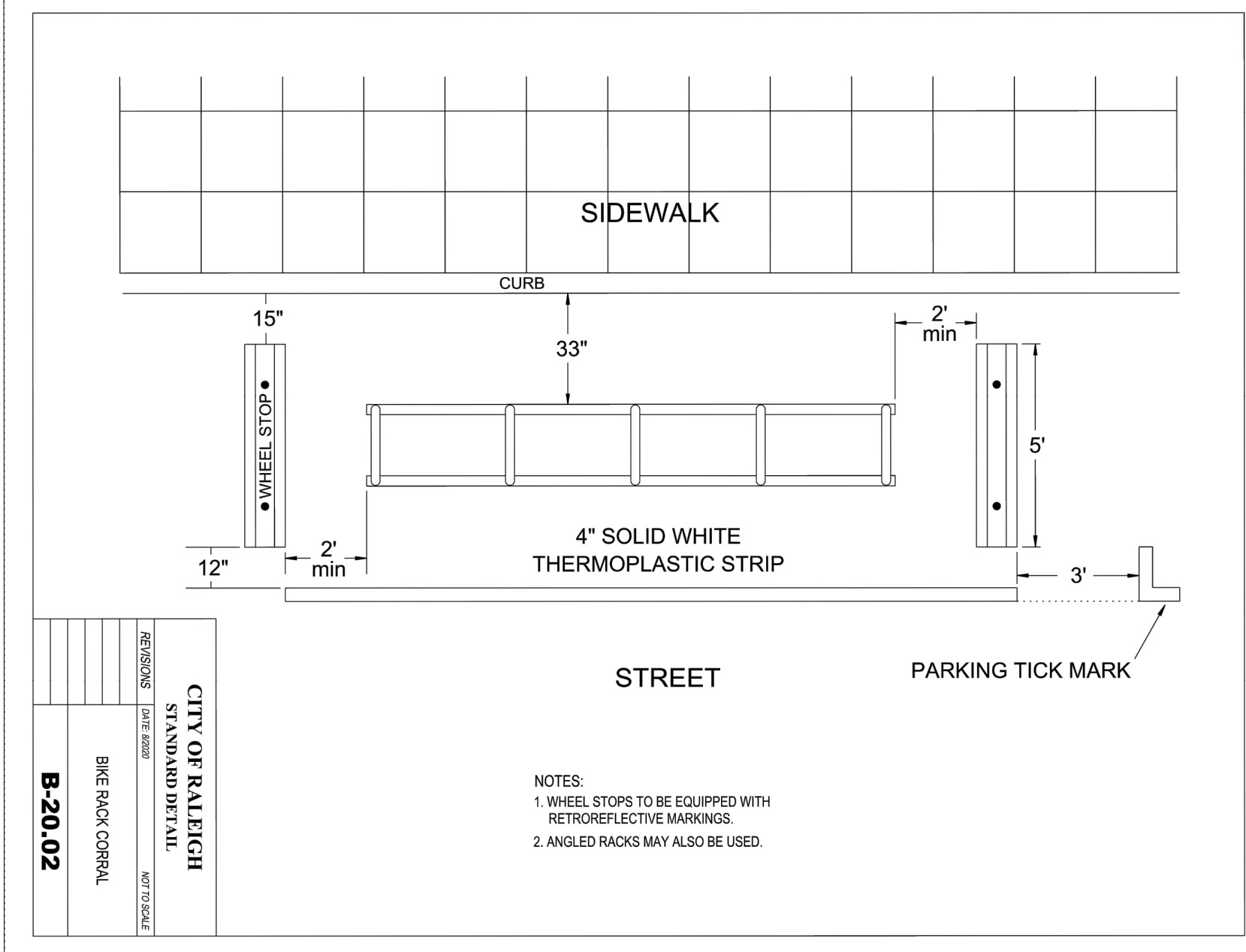
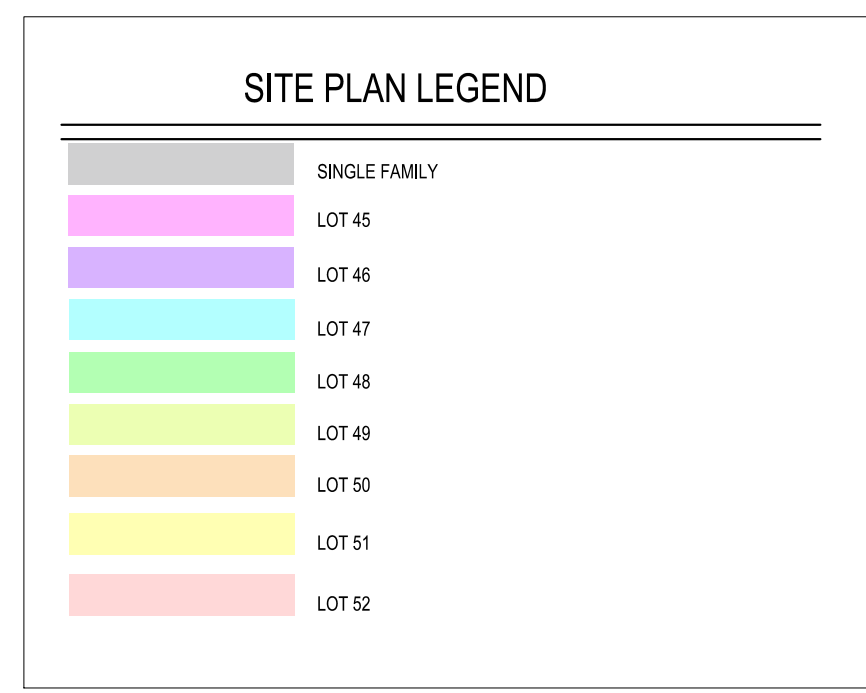
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DATE: 6/30/2021  
C0-0



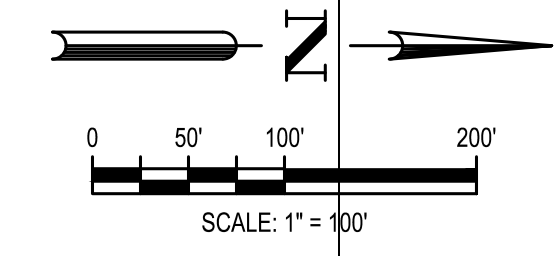
Parcel #	Area
1	2726.23
2	2202.28
3	2237.61
4	2232.81
5	3271.83
6	2190.00
7	2160.00
8	2160.00
9	2160.00
10	2160.00
11	2700.00
12	2722.50
13	2160.00
14	2160.00
15	2160.00
16	2160.00
17	2700.00
18	2714.84
19	2160.00
20	2160.00
21	2160.00
22	2160.00
23	2745.00
24	2775.15
25	2160.00
26	2160.00
27	2745.00
28	2700.00
29	2160.00
30	2160.00
31	2700.00
32	2687.67
33	2156.51
34	2154.36
35	2152.20
36	3072.88
37	3346.68
38	2299.75
39	2269.78
40	2916.07
41	2574.45
42	2170.40
43	2166.42
44	2710.25

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  - 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 RECORDINGS 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 BGE, RALEIGH NORTH CAROLINA OFFICE BY B/W IN DIGITAL FORMAT IN MARCH, 2021, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN JUNE, 2021.
  - ALL PROPOSED CURB AND GUTTER WITHIN PUBLIC RIGHT OF WAY SHOWN ON PLANS TO BE 30" CITY OF RALEIGH STANDARD CONCRETE CURB AND GUTTER, AND ALL OTHER PROPOSED CURB AND GUTTER TO BE 24" CONCRETE CURB AND GUTTER UNLESS OTHERWISE STATED ON PLANS.
  - 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.
  - UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
  - ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
  - CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
  - HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
  - PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
  - ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE. NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY ENCROACHMENT.
  - THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB FOR RESIDENTIAL DRIVEWAYS. NO DRIVEWAYS SHALL ENCRUSH ON THIS MINIMUM CORNER CLEARANCE.
  - WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROVAG 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 (PROVAG), 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 START TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919.996.2499 TO SET UP THE MEETING.
  - THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH MINIMAL IMPACT 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. COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
  - PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.

ID	OWNER	FIN	D.B. P.G
10	JUANA GUZMAN, VEOLSA SALAZAR, AND SOLEDAD GUZMAN	1728182788	D.B. 17217 PG. 1743
11	MONICA BRADLEY	1728183722	D.B. 15725 PG. 267
14	ALLAN G YOUNGER AND MARJORIE J YOUNGER	1728183641	D.B. 10160 PG. 861
15	JAMES R CUMMING III AND JENIFER CUMMING	1728183419	D.B. 14876 PG. 655
61	MARK ALAN SPAIN AND HELEN W SPAIN	1728181392	D.B. 8541 PG. 883
62	ROBERT C PATTERSON AND RUTH S PATTERSON III	1728181321	D.B. 8768 PG. 2706
63	MICHAEL RUNDLE AND PAMELA L BRUCE RUNDLE	1728180351	D.B. 8746 PG. 446
64	DEBORAH R JOHNSTON	1728089353	D.B. 11403 PG. 1733
65	PHILLIP MARTIN AND VICTORIA MARTIN	1728089216	D.B. 16469 PG. 2408
66	SUSAN JANE HYMAN TRUSTEE	1728089127	D.B. 9194 PG. 2603
67	DOUGLAS BOYETTE, DEWITT BOYETTE, AND DONNA LEMMONS	1728089017	D.B. 16355 PG. 879
68	SUE ELLEN O BANKO	1728079539	D.B. 16935 PG. 2569



**NOTE:**  
 1. THE PRELIMINARY SUBDIVISION IS FOR TOWNHOMES ONLY; ADMINISTRATIVE SITE REVIEW WILL BE SUBMITTED FOR MULTIFAMILY HOMES. ALL CONSTRUCTION WILL BE COMPLETED IN ONE PHASE.  
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**ATTENTION CONTRACTORS**

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PER 4TH COR COMMENTS	PER 3RD COR COMMENTS	PER 2ND COR COMMENTS	PER 1ST COR COMMENTS	ORIGINAL SUBMITTAL	DESCRIPTION
9/9/2022	8/4/2022	6/10/2022	11/4/2022	10/28/2021	REV
DESIGNED BY:	KH/CT				
DRAWN BY:	KH				
REVIEWED BY:	CT				

**BCE**  
 5440 WIDE PARK BLVD, SUITE 102  
 RALEIGH NC 27607  
 WWW.BCEINC.COM  
 NC LICENSE #C-4387

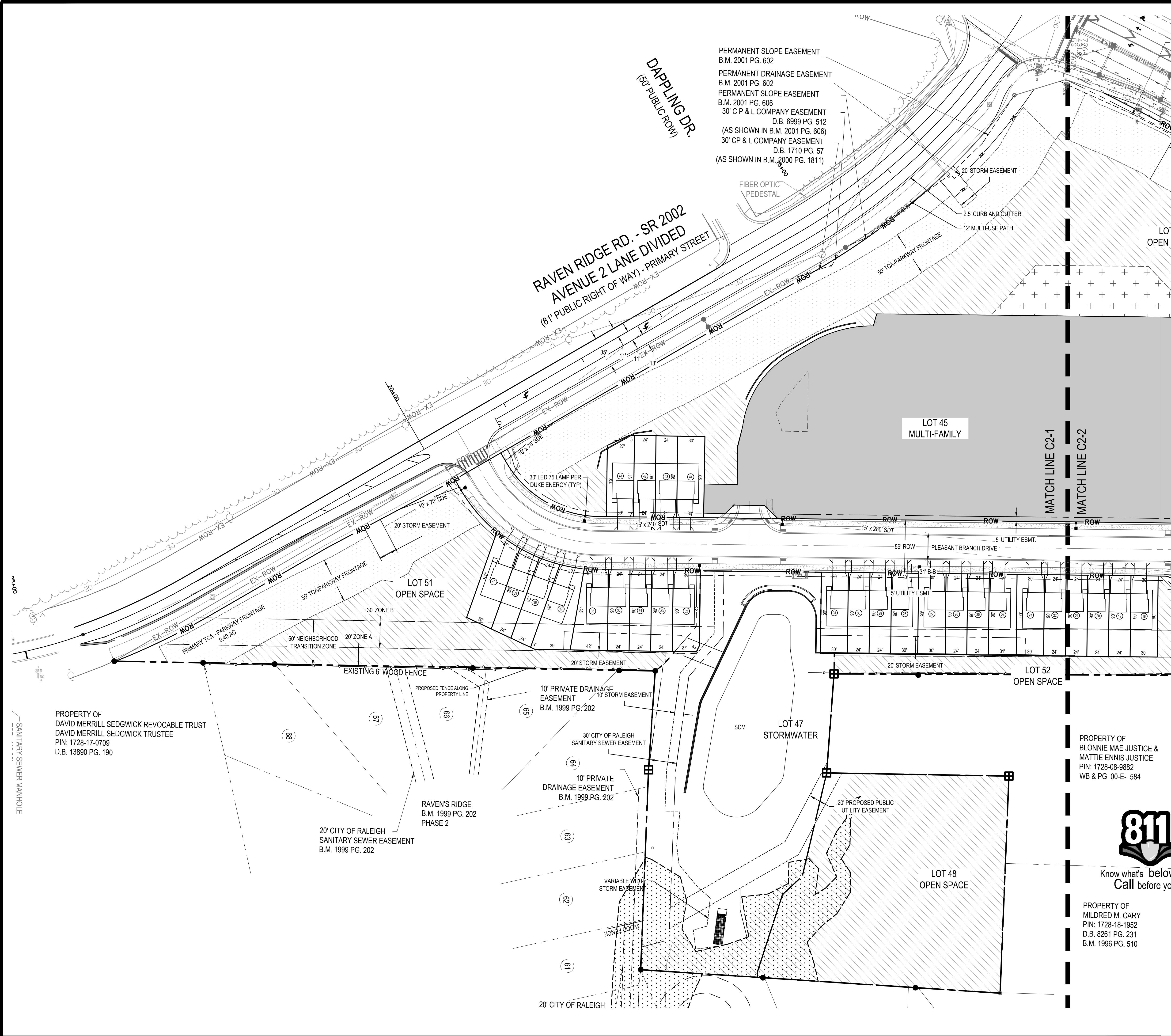
**STANLEY MARTIN HOMES**  
 4020 WESTCHASE BLVD, SUITE 4710  
 RALEIGH / NORTH CAROLINA / 27607

**THE POINTE AT RAVEN RIDGE**  
 PRELIMINARY SUBDIVISION PLAN  
 17288 RAVEN RIDGE ROAD  
 RALEIGH / NORTH CAROLINA / 27607

**OVERALL SITE PLAN**

**CONSTRUCTION**  
 FILE NUMBER: 8586-01  
 DATE: 6/30/2021  
 C2-0

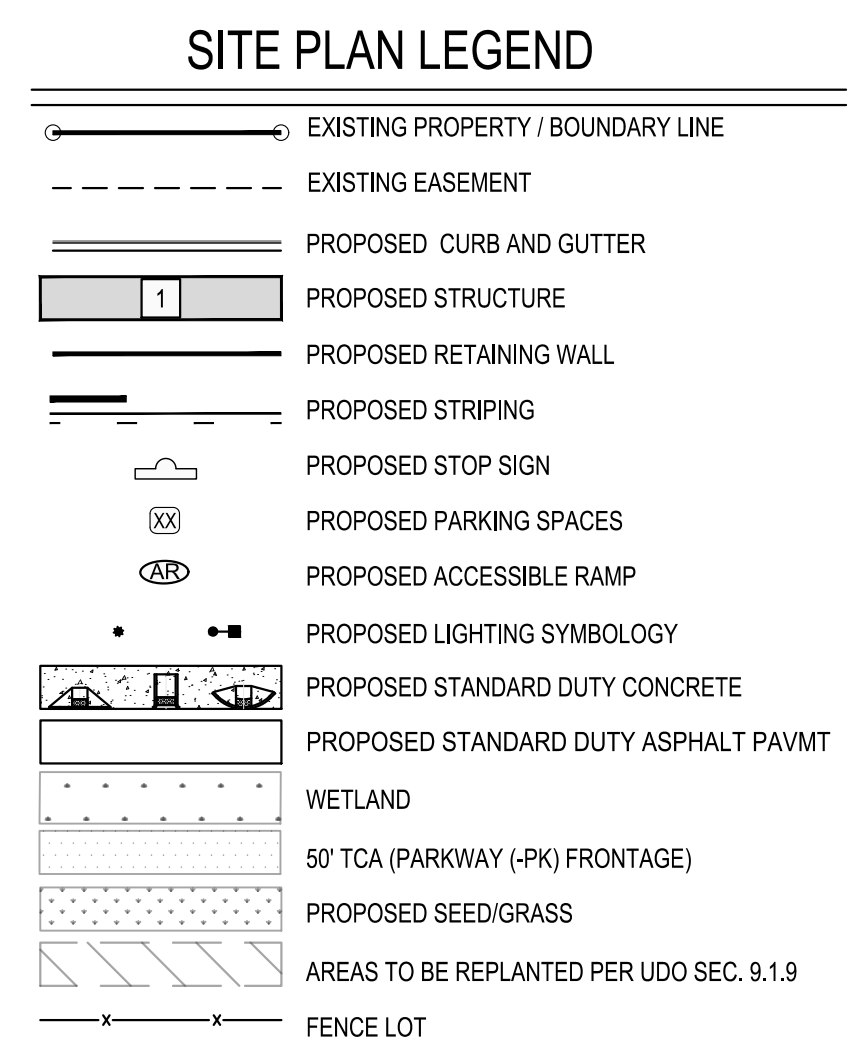
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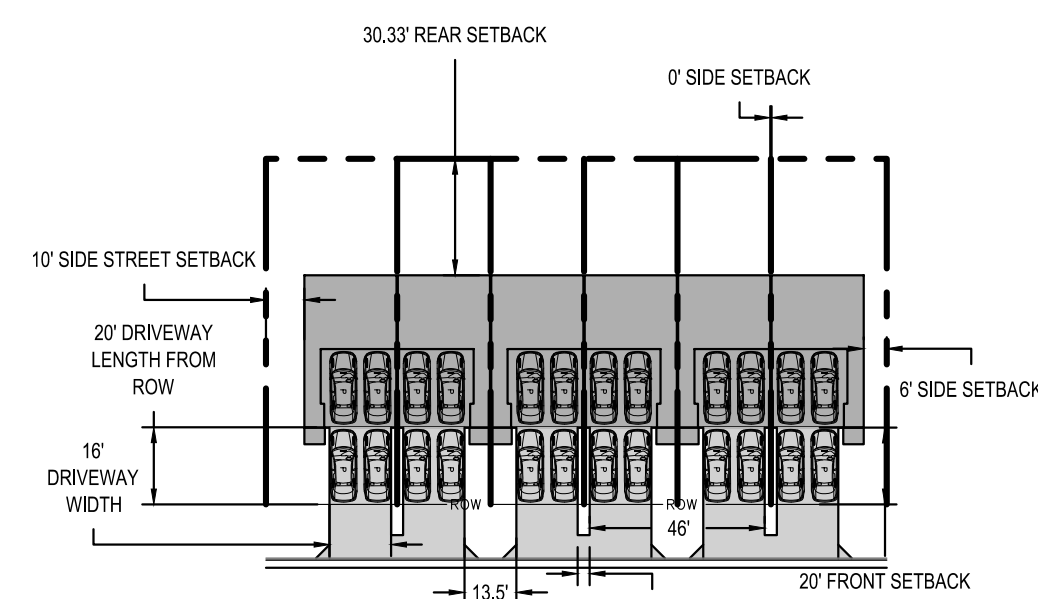
PERMANENT SLOPE EASEMENT  
B.M. 2001 PG. 602  
PERMANENT DRAINAGE EASEMENT  
B.M. 2001 PG. 602  
PERMANENT SLOPE EASEMENT  
B.M. 2001 PG. 606  
30' C P & L COMPANY EASEMENT  
D.B. 6999 PG. 512  
(AS SHOWN IN B.M. 2001 PG. 606)  
30' CP & L COMPANY EASEMENT  
D.B. 1710 PG. 57  
(AS SHOWN IN B.M. 2000 PG. 1811)

DAPLING DR.  
(50' PUBLIC ROW)

RAVEN RIDGE RD. - SR 2002  
AVENUE 2 LANE DIVIDED  
(81' PUBLIC RIGHT OF WAY) - PRIMARY STREET

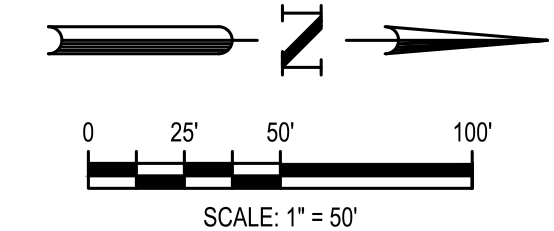


STREET TABLE			
STREET NAME	TYPE	ROW WIDTH	BOC-BOC WIDTH
STREET A	NEIGHBORHOOD LOCAL	59'-0"	31'-0"
STREET C	NEIGHBORHOOD LOCAL	59'-0"	31'-0"
DEHJUSTON COURT	NEIGHBORHOOD LOCAL	59'-0"	31'-0"



TOWNHOME DETAIL  
(TYPICAL)  
NOT TO SCALE

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Know what's below.  
Call before you dig.

PROPERTY OF  
MILDRED M. CARY  
PIN: 1728-18-1952  
D.B. 8261 PG. 231  
B.M. 1996 PG. 510

PROPERTY OF  
BLONNIE MAE JUSTICE &  
MATTIE ENNIS JUSTICE  
PIN: 1728-08-9882  
WB & PG 00-E- 584

PROPERTY OF  
DAVID MERRILL SEDGWICK REVOCABLE TRUST  
DAVID MERRILL SEDGWICK TRUSTEE  
PIN: 1728-17-0709  
D.B. 13890 PG. 190

20' CITY OF RALEIGH  
SANITARY SEWER EASEMENT  
B.M. 1999 PG. 202

10' PRIVATE DRAINAGE  
EASEMENT  
B.M. 1999 PG. 202

10' PRIVATE  
DRAINAGE EASEMENT  
B.M. 1999 PG. 202

PER 4TH COR COMMENTS	PER 3RD COR COMMENTS	PER 2ND COR COMMENTS	PER 1ST COR COMMENTS	ORIGINAL SUBMITTAL	DESCRIPTION
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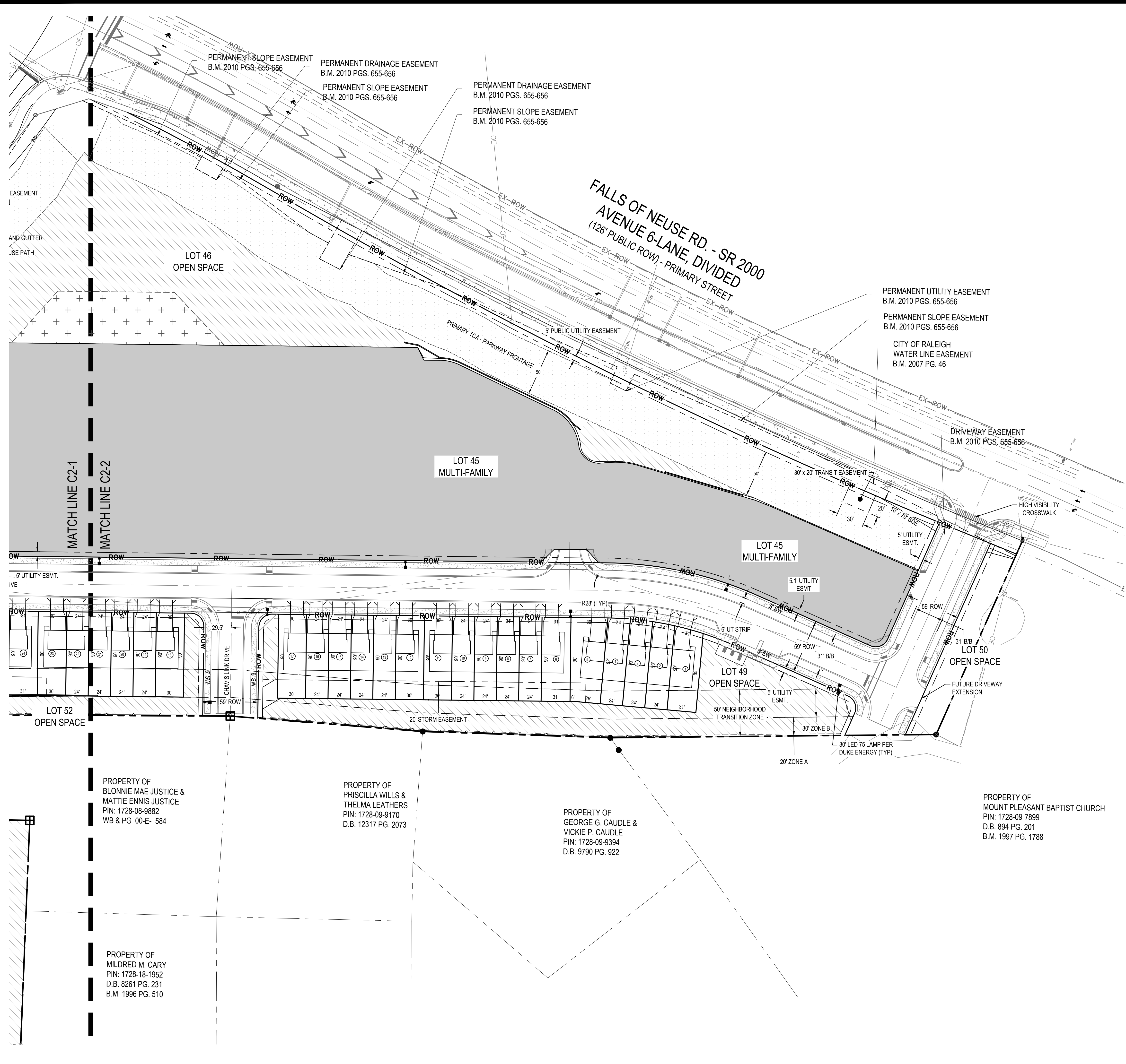
**SITE PLAN (1 OF 2)**

FILE NUMBER:  
8586-01

DATE: 6/30/2021

C2-1

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**SITE PLAN LEGEND**

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

TOWNHOME DETAIL (TYPICAL) NOT TO SCALE

**NOTE:**

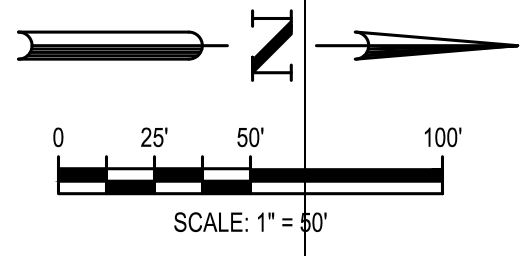
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8/4/2022	2	PER 3RD COR COMMENTS
6/10/2022	3	PER 2ND COR COMMENTS
11/4/2022	4	PER 1ST COR COMMENTS
10/28/2021	5	ORIGINAL SUBMITTAL

DESIGNED BY: KH/CT  
 DRAWN BY: KH  
 REVIEWED BY: CT

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**SITE PLAN (2 OF 2)**

FILE NUMBER: 8586-01  
 DATE: 6/30/2021  
 C2-2