



Administrative Approval Action

Case File / Name: SUB-0042-2021
DSLC - RAVEN RIDGE SUBDIVISION PD

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

LOCATION: This 20.09 acre site zoned PD (Z-15-16) and within a UWPOD overlay district is located on the northeast corner of the intersection of Falls of the Neuse and Raven Ridge Roads. The site is located at 11258 Raven Ridge Road. It is outside the city limits.

REQUEST: This is a subdivision to create a total of 52 parcels. The majority of the site is for a town home development consisting of 44 townhouse (Residential) lots and 7 HOA/Community/Open Space lots. Additionally one parcel of 5.17 acres size for future multifamily development is being created.

One Variance was granted for this development (BOA-0078-2021)
- (UDO 9.1.9 A 1) a variance to Unified Development Ordinance Section 9.1.9.A.1., which requires that trees must be 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 tree forestation

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** ASR-0002-2022: DSLC - Administrative Site Review [ASR]/Administrative Site Review

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 September 9, 2022 by BGE, Inc..

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. Show and label (on the site plan) the required Community Gathering areas as per (MP-1-17, #7 F) demonstrating compliance
2. Driveways are not reviewed at preliminary subdivision and the driveways will be reviewed in more detail at SPR and subsequently at building permit.

Engineering



Administrative Approval Action

Case File / Name: SUB-0042-2021
DSLCL - RAVEN RIDGE SUBDIVISION PD

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

3. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to the City of Raleigh Transportation Department – Mobility Strategy and Infrastructure Division prior to Site Permit review approval.

Public Utilities

4. 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.

Stormwater

5. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
6. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
7. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

Urban Forestry

8. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
9. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and SWPOD forested areas and tree protection fencing as required (UDO 9.1).

☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

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

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

☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

Engineering

1. A fee-in-lieu for multiuse path along Falls of Neuse Road less than 12' in width along the entire frontage of the street is paid to the City of Raleigh (UDO 8.1.10).



Administrative Approval Action

Case File / Name: SUB-0042-2021
DSLCL - RAVEN RIDGE SUBDIVISION PD

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

2. 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.
3. A sight distance easement shall be approved by the Transportation Department for recording in the Wake County Registry and shown on a plat approved for recordation.
4. 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)
5. 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)
6. 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)
7. A fee-in-lieu for the transit stop along Falls of Neuse Road is paid to the City of Raleigh (UDO 8.1.10).
8. Slope easements along Falls of the Neuse Road shall be dedicated in the same footprint of the 5' utility placement easements in those locations where it creates additional slope easement. No slope easement shall be reduced and this condition is to increase slope easement width where not currently shown on the plan.

Public Utilities

9. Infrastructure Construction Plans (SPR submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.



Administrative Approval Action

Case File / Name: SUB-0042-2021
DSLCL - RAVEN RIDGE SUBDIVISION PD

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

10. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.

Stormwater

11. 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).
12. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
13. 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).
14. 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).
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).

Urban Forestry

16. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation and SWPOD wooded areas (UDO 9.1). This development proposes 2.3 acres of tree conservation area and 4.2 acres of SWPOD wooded areas.
17. A public infrastructure surety for 31 street trees along Falls of Neuse Rd (NCDOT), 35 street trees along Raven Ridge Rd (NCDOT), 74 street trees along Pleasant Branch Dr., 11 street trees along Dehijuston Ct, 6 street trees along Chavis Link Dr. 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. Buildings must meet standards of (MP-1-17 10 a-f.) and (MP-1-17 6 B)

Public Utilities



Administrative Approval Action

Case File / Name: SUB-0042-2021
DSLCL - RAVEN RIDGE SUBDIVISION PD

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

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

Urban Forestry

3. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 31 street trees along Falls of Neuse Rd, 35 street trees along Raven Ridge Rd, 74 street trees along Pleasant Branch Dr, 11 street trees along Dehijuston Ct, 6 street trees along Chavis Link Dr.
4. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation and SWPOD areas (UDO 9.1).

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

General

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

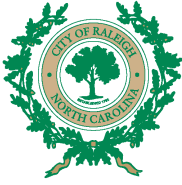
Stormwater

5. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
6. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: November 9, 2025
Record at least ½ of the land area approved.

5-Year Sunset Date: November 9, 2027
Record entire subdivision.



Administrative Approval Action

Case File / Name: SUB-0042-2021
DSLC - RAVEN RIDGE SUBDIVISON PD

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

I hereby certify this administrative decision.

Signed: *Daniel L. Stegall* Date: 11/09/2022
Development Services Dir/Designee
Staff Coordinator: Michael Walters



LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N22°42'25"E	43.74
L2	N69°54'54"E	8.91
L3	N17°01'20"W	69.76










LEGEND	
W	WATER-RESISTANT PLYWOOD
1/2"	1/2" (12.7mm) THICKNESS OF ALL SHEET MATERIALS
1/4"	1/4" (6.35mm) THICKNESS OF ALL
1/8"	1/8" (3.18mm) THICKNESS OF ALL
1/16"	1/16" (1.59mm) THICKNESS OF ALL
1/32"	1/32" (0.79mm) THICKNESS OF ALL
1/64"	1/64" (0.39mm) THICKNESS OF ALL
1/128"	1/128" (0.19mm) THICKNESS OF ALL
1/256"	1/256" (0.09mm) THICKNESS OF ALL
1/512"	1/512" (0.045mm) THICKNESS OF ALL
1/1024"	1/1024" (0.0225mm) THICKNESS OF ALL
1/2048"	1/2048" (0.01125mm) THICKNESS OF ALL
1/4096"	1/4096" (0.005625mm) THICKNESS OF ALL
1/8192"	1/8192" (0.0028125mm) THICKNESS OF ALL
1/16384"	1/16384" (0.00140625mm) THICKNESS OF ALL
1/32768"	1/32768" (0.000703125mm) THICKNESS OF ALL
1/65536"	1/65536" (0.0003515625mm) THICKNESS OF ALL
1/131072"	1/131072" (0.00017578125mm) THICKNESS OF ALL
1/262144"	1/262144" (0.000087890625mm) THICKNESS OF ALL
1/524288"	1/524288" (0.0000439453125mm) THICKNESS OF ALL
1/1048576"	1/1048576" (0.00002197265625mm) THICKNESS OF ALL
1/2097152"	1/2097152" (0.000010986328125mm) THICKNESS OF ALL
1/4194304"	1/4194304" (0.0000054931640625mm) THICKNESS OF ALL
1/8388608"	1/8388608" (0.00000274658203125mm) THICKNESS OF ALL
1/16777216"	1/16777216" (0.000001373291015625mm) THICKNESS OF ALL
1/33554432"	1/33554432" (0.0000006866455078125mm) THICKNESS OF ALL
1/67108864"	1/67108864" (0.00000034332275390625mm) THICKNESS OF ALL
1/134217728"	1/134217728" (0.000000171661376953125mm) THICKNESS OF ALL
1/268435456"	1/268435456" (0.0000000858306884765625mm) THICKNESS OF ALL
1/536870912"	1/536870912" (0.00000004291534423828125mm) THICKNESS OF ALL
1/1073741824"	1/1073741824" (0.000000021457672119140625mm) THICKNESS OF ALL
1/2147483648"	1/2147483648" (0.0000000107288360595703125mm) THICKNESS OF ALL
1/4294967296"	1/4294967296" (0.00000000536441802978515625mm) THICKNESS OF ALL
1/8589934592"	1/8589934592" (0.000000002682209014892578125mm) THICKNESS OF ALL
1/17179869184"	1/17179869184" (0.0000000013411045074462890625mm) THICKNESS OF ALL
1/34359738368"	1/34359738368" (0.00000000067055225372314453125mm) THICKNESS OF ALL
1/68719476736"	1/68719476736" (0.000000000335276126861572265625mm) THICKNESS OF ALL
1/137438953472"	1/137438953472" (0.0000000001676380634307861328125mm) THICKNESS OF ALL
1/274877906944"	1/274877906944" (0.00000000008381903171539306640625mm) THICKNESS OF ALL
1/549755813888"	1/549755813888" (0.000000000041909515857696533203125mm) THICKNESS OF ALL
1/1099511627776"	1/1099511627776" (0.0000000000209547579288482666015625mm) THICKNESS OF ALL
1/2199023255552"	1/2199023255552" (0.00000000001047737896442413330078125mm) THICKNESS OF ALL
1/4398046511104"	1/4398046511104" (0.000000000005238689482212066650390625mm) THICKNESS OF ALL
1/8796093022208"	1/8796093022208" (0.0000000000026193447411060333251953125mm) THICKNESS OF ALL
1/17592186044416"	1/17592186044416" (0.00000000000130967237055301666259765625mm) THICKNESS OF ALL
1/35184372088832"	1/35184372088832" (0.000000000000654836185276508331298828125mm) THICKNESS OF ALL
1/70368744177664"	1/70368744177664" (0.0000000000003274180926382541656494140625mm) THICKNESS OF ALL
1/140737488355328"	1/140737488355328" (0.00000000000016370904631912708282470703125mm) THICKNESS OF ALL
1/281474976710656"	1/281474976710656" (0.000000000000081854523159563541412353515625mm) THICKNESS OF ALL
1/562949953421312"	1/562949953421312" (0.0000000000000409272615797817707061767578125mm) THICKNESS OF ALL
1/1125899906842624"	1/1125899906842624" (0.00000000000002046363078989088535308837890625mm) THICKNESS OF ALL
1/2251799813685248"	1/2251799813685248" (0.000000000000010231815394945442676544189453125mm) THICKNESS OF ALL
1/4503599627370496"	1/4503599627370496" (0.0000000000000051159076974727213382722447265625mm) THICKNESS OF ALL
1/9007199254740992"	1/9007199254740992" (0.00000000000000255795384873636066913612236328125mm) THICKNESS OF ALL
1/18014398509481984"	1/18014398509481984" (0.000000000000001278976924368180334568061181640625mm) THICKNESS OF ALL
1/36028797018963968"	1/36028797018963968" (0.0

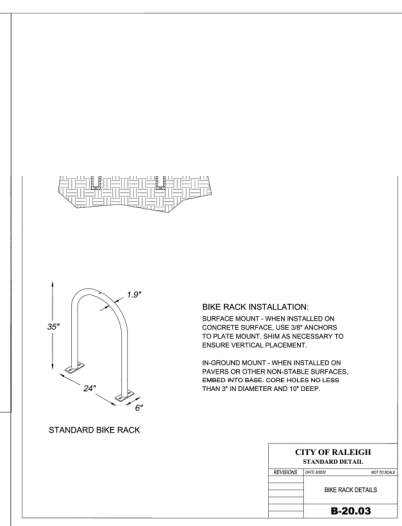
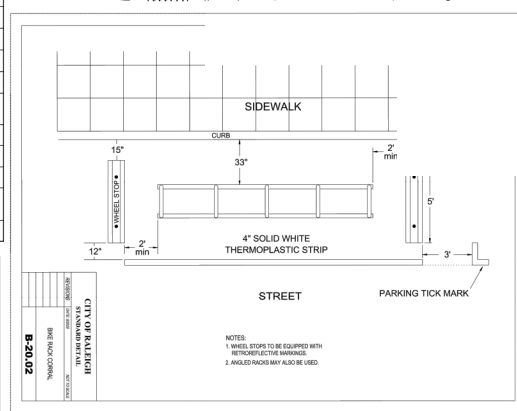
100118	01-04-21	PM						
JOB NO.	DATE	DRAWN BY	C	03 10 21	UPDATED PER ATTORNEY COMMENTS	PM		
			2	03-10-21	UPDATED PER ATTORNEY COMMENTS	PM		
			1	03-10-21	REMOVED PER ATTORNEY COMMENTS	PM		
			NO.	DATE	DESCRIPTION	BY		
SCALE: 1"=100'	CHECK:	DG			APPROVALS			

ALTA / NSPS LAND TITLE SURVEY
FOR
STANLEY MARTIN HOMES, LLC
ASS P WAYNE COUNTY NORTH

C1-0

SITE PLAN LEGEND

	SINGLE FAMILY
	LOT 46
	LOT 46
	LOT 47
	LOT 48
	LOT 49
	LOT 50
	LOT 51
	LOT 52

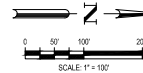


Parcel #	Area
1	2728.23
2	2202.28
3	2237.61
4	2232.81
5	3271.83
6	2760.00
7	2160.00
8	2160.00
9	2160.00
10	2700.00
12	2722.50
13	2160.00
14	2160.00
15	2160.00
16	2160.00
17	2700.00
18	2714.84
19	2160.00
20	2160.00
21	2160.00
22	2160.00
23	2745.00
24	2775.15
25	2160.00
26	2160.00
27	2745.00
28	2700.00
29	2160.00
30	2160.00
31	2700.00
32	2687.67
33	2156.51
34	2154.36
35	2152.20
36	3072.98
37	3346.68
38	2269.75
39	2269.78
40	2916.07
41	2574.45
42	2170.40
43	2186.42
44	2710.25

1.	ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF PALM BEACH AND LOCAL STANDARDS AND SPECIFICATIONS IF APPLICABLE.
2.	THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE, AND SHALL MAINTAIN THE RIGHT-OF-WAY BEHIND THE CLOSURE AT LEAST TO THE NEAREST ADJACENT PROPERTY.
3.	IF CONSTRUCTION REQUIRES THE USE OF A STREET OR TRAVEL LANE ON THE PUBLIC HIGHWAY, THE REQUEST SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO BEGINNING OF PERMITS OR RECORDING OF ANY PLAN FOR THE DEVELOPMENT.
4.	FIELD ACCESSORIES TO THE PROJECT SHALL BE OF CITY OF PALM BEACH SPECIFICATIONS NEEDED DURING CONSTRUCTION.
5.	ALL SURVEY INFORMATION PROVIDED TO THE CITY OF PALM BEACH - NORTH CAROLINA COUNTY OF HENDERSON, PROJECT INVOICES AND ALL OTHER INFORMATION AND RECORDS SHALL BE MAINTAINED BY THE CONTRACTOR AND BE AVAILABLE FOR INSPECTION BY THE CITY OF PALM BEACH.
6.	ALL PROPOSED CURBS AND GUTTERS SHALL INCLUDE BUILT UP JOINTS AT EVERY JOINT AND PLACES TO BE JOINT OF CONCRETE CURBS AND GUTTERS, AND ALL OTHER PROPOSED CURBS AND GUTTERS TO BE JOINT OF CONCRETE CURBS AND GUTTERS. EXCEPT FOR JOINTS OF CONCRETE CURBS AND GUTTERS.
7.	ALL TRENCHES SHALL BE TO BACK OF CURBS AND GUTTERS 24" MINIMUM SIDEWALKS ON CURBS.
8.	IF ANY OF THE BEST MANAGEMENTS ON THE PLAN HAS AN OBSTRUCTION IN PLACE, THE CONTRACTOR SHALL REMOVE IT AND SET IT IN PLACE AS SHOWN ON THE PLAN. IF ANY OBSTRUCTION IS NOT IN PLACE, THE CONTRACTOR SHALL REMOVE IT AND SET IT IN PLACE AS SHOWN ON THE PLAN. IF ANY OBSTRUCTION IS NOT IN PLACE, THE CONTRACTOR SHALL REMOVE IT AND SET IT IN PLACE AS SHOWN ON THE PLAN.
9.	UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN ADEQUATE TURNING RADIUS OF 20 FEET MINIMUM.
10.	ALL ROADWAYS SHALL BE SLOTTED FROM 6" TO 8" DEPTH TO THE RIGHT OF WAY.
11.	CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION ACTIVITIES. CONTRACTOR TO BE AT THE FIELD LOCATION OF UNDERGROUND UTILITIES.
12.	HANDICAP PARKING SPACES AND ALL ACCESSIBLE SPACES SHALL BE CONCRETE WITH TWO PERCENT (2%) SLOPE. IF ANY OTHER TYPE OF SURFACE IS USED, IT SHALL BE APPROVED BY THE CITY OF PALM BEACH.
13.	PROTECT EXISTING AND DISTURBANCE OF HANDICAP SPACES SHALL BE IN ACCORDANCE WITH CITY OF PALM BEACH STANDARDS.
14.	ALL RETAINING WALLS STRONGER THAN 6" IN HEIGHT TO PROVIDE SAFETY RAIL OR FENCE. NO RETAINING WALLS ARE REQUIRED IF THE WALL IS NOT STRONGER THAN 6" IN HEIGHT TO PROVIDE SAFETY RAIL OR FENCE.
15.	THE CONTRACTOR SHALL GUARANTEE THE PROTECTION OF ALL EXISTING UTILITIES AND SHALL BE AT LEAST 10 FEET FROM THE PERIMETER OF THE PROJECT. THE CONTRACTOR SHALL GUARANTEE THE PROTECTION OF ALL EXISTING UTILITIES AND SHALL BE AT LEAST 10 FEET FROM THE PERIMETER OF THE PROJECT.
16.	ALL ACCESSIBLE SPACES SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF PALM BEACH PUBLIC WORKS DEPARTMENT STANDARDS, SPECIFICATIONS AND LOCAL ORDINANCES.
17.	ALL RUMBLE GRATES SHALL BE IN ACCORDANCE WITH LOCAL STANDARDS.
18.	ALL ABOVE GROUND UTILITY DEVICES TO BE COVERED BUT NOT LIMITED TO TELEPHONE AND CABLE POSTS, ELECTRICAL TRANSFORMERS, BOLLARD, OR OTHER DEVICES. ALL SHALL BE SLOTTED FROM 6" TO 8" DEPTH WITH 1" SPACING.
19.	ALL SIGNAGE SHALL BE IN ACCORDANCE TO PERSONS WHO ARE BLENDED WITH LOW VISION. ALL SIGNAGE SHALL BE MAINTAINED THROUGHOUT THE PROJECT. ALL SIGNAGE SHALL BE MAINTAINED THROUGHOUT THE PROJECT. ALL SIGNAGE SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
20.	IF UNDERGROUND CABLES OR WIRING OF UTILITIES CONFLICTS WITH THE CITY OF PALM BEACH ELECTRICAL DEPARTMENT STANDARDS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ANY NECESSARY REPAIRS OR REPLACEMENTS.
21.	PROTECT ALL EXISTING UTILITIES. THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF PALM BEACH PUBLIC WORKS DEPARTMENT AND THE CITY OF PALM BEACH ELECTRICAL DEPARTMENT TO DISCUSS THE SPECIFIC CONDITIONS OF THE PLAN AND OPERATIONS OF THESE FACILITIES DURING CONSTRUCTION. CONTRACTOR TO MAINTAIN RECORDS OF ALL UTILITIES AND TO MAINTAIN RECORDS OF ALL UTILITIES AND TO MAINTAIN RECORDS OF ALL UTILITIES.
22.	THE CONTRACTOR SHALL PROTECT THE WORK IN A SAFE MANNER AND WITH MINIMAL IMPACT TO TRAFFIC.
23.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL COMPLY TO THE PROVISIONS OF THE MATCH MOBILE CIRCULAR LETTER.
24.	ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 5 BUSINESS DAYS PRIOR TO THE START OF WORK. SEE "NON-PAVED CLOSURES ON UNPAVED ROADS" AND "PAVED CLOSURES ON PAVED ROADS" FOR MORE INFORMATION.
25.	PERMIT TO CONSTRUCTION BEING MAINTAINED, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.

STREET TABLE			
STREET NAME	TYPE	FOOT WIDTH	BICARBIC WIDTH
STREET A	NEIGHBORHOOD LOCAL	56'-0"	31'-0"
STREET C	NEIGHBORHOOD LOCAL	56'-0"	31'-0"
DELAUNOY COURT	NEIGHBORHOOD LOCAL	56'-0"	31'-0"


1. 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.
2. ALL CONSTRUCTION SHALL BE PER CITY OF RALEIGH AND NCDOT STANDARD SPECIFICATIONS.



Know what's below
Call before you dig

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.

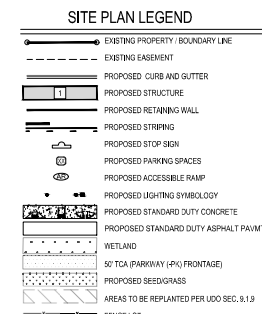
STANLEY MARTIN HOMES 4000 WESTCHASE BLVD, SUITE 4700 FOLLYBURY, NORTH CAROLINA 27607  5400 WALDE PARK BLVD, SUITE 102 FOLLYBURY, NORTH CAROLINA 27607 WWW.BCEINC.COM NC LICENSE #C-4397	DESIGNED BY:	△	8/9/2022	PER 1TH COR COMMENTS
	DRAWN BY:	△	8/4/2022	PER 3RD COR COMMENTS
	REVIEWED BY:	△	6/10/2022	PER 2ND COR COMMENTS
		△	11/4/2022	PER 1ST COR COMMENTS
		△	10/29/2021	ORIGINAL SUBMITTAL
	REV:	△		DATE

**THE POINTE AT
RAVEN RIDGE**
PRELIMINARY SUBDIVISION PLAN
11258 RAVEN RIDGE ROAD
LEIGH / NORTH CAROLINA / 27607

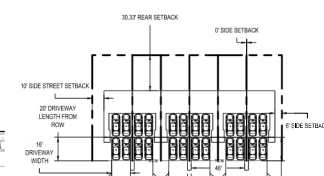
OVERALL SITE PLAN

FILE NUMBER:
8586-01

C2-0

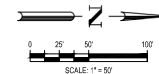


STREET TABLE			
STREET NAME	TYPE	ROW WIDTH	BOC-BOC WIDTH
STREET A	NHG-BORHOOD LOCAL	32'-0"	31'-0"
STREET C	NHG-BORHOOD LOCAL	32'-0"	31'-0"
DEHJOSTON COURT	NHG-BORHOOD LOCAL	32'-0"	31'-0"



TOWNHOME DETAIL
(TYPICAL)

- NOTE:**
1. 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.
 2. ALL CONSTRUCTION SHALL BE PER CITY OF RALEIGH AND NCCDOT STANDARD SPECIFICATIONS.



Know what's below.
Call before you dig.

ATTENTION CONTRACTORS

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

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.

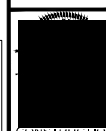


5440 WAD. RA. 6M.

**STANLEY MARTIN
HOMES**
1020 WESTCHASE BLVD, SUITE 4710
RALEIGH / NORTH CAROLINA / 27607

**THE POINTE AT
RAVEN RIDGE**

SITE PLAN (1 OF 2)



FILE NUMBER:
8586-01

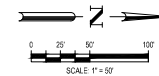
C2-1

[illegible]



-
- 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 PAVEMENT
- WETLAND
- 50 TCA (PARKWAY) (4% FRONTAGE)
- PROPOSED SEEDGRASS
- AREAS TO BE REPLANTED PER UDC SEC. 8.1.9
- FENCE LOT

- TOWNHOME DETAIL
(TYPICAL)
NOT TO SCALE
- NOTE:
1. 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.
 2. ALL CONSTRUCTION SHALL BE PER CITY OF RALEIGH AND NCDOT STANDARD SPECIFICATIONS.



Know what's below.
Call before you dig.

ATTENTION CONTRACTORS

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

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

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

[illegible]



ADJOINING PROPERTY TABLE				
ID	OWNER	FIN	D.S.	D.S.P.
10	JUNNA GUZMAN, VIOLETA SALAZAR, AND MOLEDA GUZMAN	172181728	D.B.	1727/PQ, 1743
11	AMANDA BRADLEY	172818372	D.B.	18725/PQ, 287
12	ALAN E YOUNGER AND MARLORE J YOUNGER	172818641	D.B.	10160/PQ, 861
13	ARLES C CLIMBING AND JENFER CLIMBING	172818618	D.B.	14870/PQ, 855
14	BARRY ALAN SPAIN AND HELEN W SPAIN	172818182	D.B.	18541/PQ, 883
15	ROBERT C PRATTISDON AND KATHA M PRATTISDON	172818131	D.B.	8169/PQ, 2706
16	MICHAEL RUNDLE AND PAMELA L DEBRUKE	172818031	D.B.	8748/PQ, 468
17	GERARD R JOHNSTON	172808630	D.B.	14610/PQ, 1733
18	PHILIP MARTIN AND VICTORIA MARTIN	1728089216	D.B.	14489/PQ, 2450
19	DONALD ARN HYMAN TRISTE	172808122	D.B.	1594/PQ, 823
20	SUSAN BOYETTE, DENNIS BOYETTE, AND DONNA LEVONS	1728089017	D.B.	15355/PQ, 879
21	SUE ELLEN O'BANION	172807909	D.B.	18933/PQ, 289

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



Know what's below.
Call before you dig.

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.

DESIGNED BY:	8/9/2022	PER 4TH COR COMMENTS
DRAWN BY:	8/4/2022	PER 3RD COR COMMENTS
REVIEWED BY:	6/10/2022	PER 2ND COR COMMENTS
	6/14/2022	PER 1ST COR COMMENTS
	10/28/2021	ORIGINAL SUBMITTAL
	REV	DATE
		DESCRIPTION



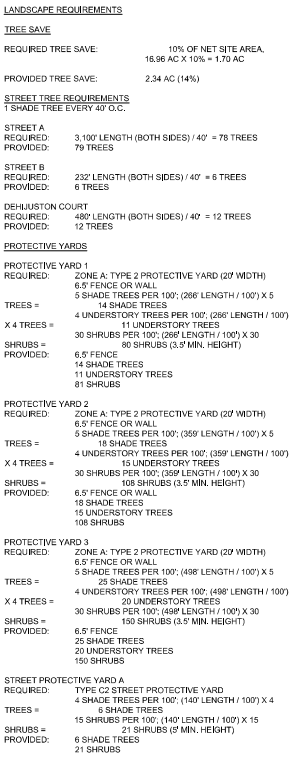
**STANLEY MARTIN
HOMES**
4020 WESTCHASE BLVD, SUITE 4710
RALEIGH / NORTH CAROLINA / 27607

**THE POINTE AT
RAVEN RIDGE**
PRELIMINARY SUBDIVISION PLAN
11258 RAVEN RIDGE ROAD
RALEIGH / NORTH CAROLINA / 27607

UTILITY PLAN (1 of 2)

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

C5-1



1. PRIOR TO CONSTRUCTION IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF ALL UTILITY LINE ADJACENT TO WORK AREAS. CONTRACTOR SHALL PROTECT ALL UTILITY LINES AND ADJACENT TO THE WORK AREA DURING CONSTRUCTION. IT IS THE CONTRACTORS RESPONSIBILITY TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, OR OTHER SITE APPURTENANCES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT UTILITY LINES.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULE OF DELIVERY AND PROTECTION OF PLANT MATERIALS TO MAINTAIN HEALTHY PLANT CONDITIONS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PLANT MATERIALS AND THE MAINTENANCE REQUIRED OF THE CONTRACT. THIS SHALL INCLUDE, BUT MAY NOT BE LIMITED TO, WEEDING, MULCHING, PEST CONTROLS, AND FERTILIZING.

4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNERS REPRESENTATIVE OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.

5. PERMANENT STABILIZATION SHALL BE ESTABLISHED ON ALL UNPAVED AREAS (ON-OR OFF-SITE FOR ANY OTHER PAVED AREA). IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO ESTABLISH PERMANENT AND FINAL STABILIZATION ON THE ENTIRE SITE. THIS MAY REQUIRE WATERING, MOWING, RAKING, AND RE-SEEDING UNTIL PERMANENT STABILIZATION IS ESTABLISHED.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING AND ANY ADDITIONAL FILL TO ACHIEVE GRADE PRIOR TO LAYING IN AND SEEDING ANY PLANT MATERIAL. ANY FILL (INCLUDING BUT NOT LIMITED TO) SHALL BE PROTECTED FROM EROSION PRIOR TO LAYING IN AND SEEDING ANY PLANT MATERIAL (WHICH IS CREATED, IMPORTED, DISTRESSED, DEAD, OR OTHERWISE REQUIRED) PRIOR TO SUBSTANTIAL COMPLETION. SHALL BE PROVIDED BY THE CONTRACTOR FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, SIZE, AND QUANTITY.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PLANT MATERIALS AND THE MAINTENANCE REQUIRED OF THE CONTRACT DURING THE CONSTRUCTION PERIOD. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PLANT MATERIALS AND THE MAINTENANCE REQUIRED OF THE CONTRACT DURING THE CONSTRUCTION PERIOD.

8. PRIOR TO PLANTING, SOIL SAMPLES SHALL BE TAKEN AT MULTIPLE AREAS ACROSS THE SITE, AND LAB TESTED, TO DETERMINE SOIL CONDITION AND NUTRIENT LOAD FOR THE ESTABLISHMENT OF THE SPECIFIED PLANT MATERIAL. IF UNACCEPTABLE SOIL OR INADEQUATE SOIL NUTRIENTS ARE DISCOVERED, CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND THE OWNERS AGENT. REFER TO THE SPECIFICATIONS FOR FURTHER INFORMATION.

9. FINAL GRASSING SHALL BE COMPLETED BY THE OWNERS REPRESENTATIVE IN THE FIELD PRIOR TO PLANTING.

10. THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SOCCING IN SECTIONS FOR USE AS SEEDING AREAS WHERE SEEDS ARE REQUIRED TO MAXIMIZE THE EFFECTIVENESS OF THE SEEDING PLAN FOR THIS SITE.

11. THE PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SUPPLY PLANS, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SEEDING PLAN FOR THIS SITE.

2. ALL LANDSCAPE AREAS SHALL RECEIVE A MINIMUM OF (7) OF CLEAN FIBER TOPSOIL, FREE OF ROCKS, ROOTS, AND OTHER DELETERIOUS MATERIALS.
3. ALL PLANT MATERIAL SHALL BE "HEALTHY, VIGOROUS, AND FREE OF SPICES AND DISEASE."
4. ALL PLANT MATERIAL SHALL BE CONTAINER GROWN, WELL GROWN, BALLED AND BURLAPPED OR AS INDICATED IN THE PLANT LIST.
5. ALL NEW TREES SHALL MEET REQUIREMENTS AS SPECIFIED. ALL NEW TREES MUST HAVE STRAIGHT TRUNKS WITH STRONG CENTRAL LEADERS IN TACT TO THE TOP OF THE CROWN UNLESS MULTISTEM TREES ARE SPECIFICALLY REQUIRED. TREES SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY. HAVE VIGORAL GROWTH HABITS, HAVE WELL-DEVELOPED BRANCHES, BE VIGOROUS AND BE LOCATED IN LANDSCAPE SITES. TREES WITH SIGNIFICANT DEFECTS, SUCH AS CRACKS, WOUNDS, OR DEFECTS, TREES WITH CO-DOMINANT BRANCHING WILL NOT BE ACCEPTED. TREES THAT HAVE BEEN SHEARED, TOPPED OR CUT BACK TO HALF THE BRANCHING STRUCTURE WILL NOT BE ACCEPTED.
6. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE DURING, AND AFTER INSTALLATION.
7. TREES SHALL BE QUANTIFIED AND SPECIFIED AS SHOWN IN THE DETAILS OF THE LANDSCAPE JUDGMENT.
8. AFTER BEING DUG OUT AT THE NURSERY SOURCE, ALL TREES IN "LEAP" SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A SIMILAR SYSTEM FOR INSTALLATION.
9. PLANT MATERIAL SHALL BE MEASURED AND SIZES ACCORDING TO THE LATEST EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI 2012) AS A MINIMUM FOR QUALITY.
10. WHERE SHOWN ON THE PLAN, EACH PLANT AND EACH PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH A MINIMUM OF FOUR INCHES (4") OF MULCH. MULCH SHALL BE ACQUIRED FROM A LOCAL SUPPLIER AND BE OF A TYPE AND COLOR SPECIFIED BY THE ARCHITECT.
11. PLANT SPACING IS AS INDICATED ON PLANT SCHEDULE UNLESS OTHERWISE NOTED. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE FULL PLANT COVERAGE IN ALL LANDSCAPE AREAS AS SPECIFIED IN THE PLANT SCHEDULE NOTES.
12. ALL LANDSCAPE AREAS SHALL BE FULLY COVERED UNLESS OTHERWISE NOTED. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE FULL PLANT COVERAGE IN ALL LANDSCAPE AREAS AS SPECIFIED IN THE PLANT SCHEDULE NOTES.
13. TREES OVERHANGING SIDEWALKS AND PARKING OR PEDESTRIAN TRAVEL AREAS SHALL HAVE A MINIMUM CLEAR TRUNK BRANCHING HEIGHT OF SEVEN FEET (7').
14. TREES OVERHANGING SIDEWALKS AND PARKING OR PEDESTRIAN TRAVEL AREAS SHALL HAVE A MINIMUM CLEAR TRUNK BRANCHING OF NINE FEET (9'), SHRUBS IN VERTICAL FACINGS SHALL HAVE A MAXIMUM HEIGHT OF 8' AND COMPLY WITH LOCAL JURISDICTIONAL REQUIREMENTS.
15. TREES OVERHANGING PUBLIC STREET PAVEMENT SHALL HAVE A MINIMUM CLEAR FOOT OF FOURTEEN FEET (14').
16. TREES NOT LOCATED IN A LANDSCAPE BED ARE TO RECEIVE A FOUR FOOT (4') DIAMETER MULCH CIRCLE.
17. ALL PLANT BEDS AND LAWN AREAS SHALL HAVE A V-TRENCH EDGE.

[illegible]

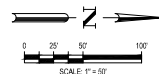
Know what's below.
Call before you dig.

NOTE:
CONTRACTOR SHALL INCLUDE (IN BASE BID) COSTS FOR ALL CITY REQUIRED BACKFILL / SOIL AMENDMENT REQUIREMENTS WITHIN LANDSCAPING AREAS (INCLUDING PLANTING STRIPS).

NOTE: THE PRELIMINARY SUBMISSION IS FOR TOWNHOMES ONLY. ADMINISTRATIVE SITE REVIEW WILL BE SUBMITTED FOR MULTIFAMILY HOMES. ALL CONSTRUCTION WILL BE COMPLETED IN ONE PHASE.

<div> <div> <div>FILE NUMBER: 8586-01</div> <div>DATE: 6/30/2021</div> </div> <div>L1-0</div> </div>	<div> <div>OVERALL LANDSCAPE PLAN</div> <div> <div>THE POINTE AT RAVEN RIDGE</div> <div> <div>PRELIMINARY SUBDIVISION PLAN</div> <div>11258 RAVEN RIDGE ROAD RALEIGH, NORTH CAROLINA, 27607</div> </div> </div> </div>	<div> <div>STANLEY MARTIN HOMES</div> <div> <div>4031 MISTCREEK BLVD., SUITE 210 RALEIGH, NORTH CAROLINA, 27607</div> <div>WWW.SMHC.COM</div> </div> </div>	<div> <div> <div>BGE</div> <div>5440 WALKER RD., SUITE 102 RALEIGH, NORTH CAROLINA, 27607 WWW.BGECOM.COM NC LICENSE #C-4387</div> </div> <div>©2022</div> </div>	<div>DESIGNED BY: KH/CT</div> <div>DRAWN BY: KH</div> <div>REVIEWED BY: CT</div>	<div> <div> <div>9/9/2022</div> <div>PER ITH COR COMMENTS</div> </div> <div> <div>8/4/2022</div> <div>PER ITH COR COMMENTS</div> </div> <div> <div>6/10/2022</div> <div>PER ITH COR COMMENTS</div> </div> <div> <div>11/14/2022</div> <div>PER ITH COR COMMENTS</div> </div> <div> <div>1/29/2021</div> <div>ORIGINAL SUBMITTAL</div> </div> <div> <div>REV</div> <div>DATE</div> <div>DESCRIPTION</div> </div> </div>
--	--	---	--	--	--

DAPPLING DR.
(50' PUBLIC ROW)



NOTE: THE PRELIMINARY SUBMISSION IS FOR TOWNHOMES ONLY. ADMINISTRATIVE SITE REVIEW WILL BE SUBMITTED FOR MULTIFAMILY HOMES. ALL CONSTRUCTION WILL BE COMPLETED IN ONE PHASE.



Know what's below.
Call before you dig.

