

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

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:

☑ <u>SITE PERMITTING REVIEW</u> - 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



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

 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.

V	Right of Way Deed of Easement Required
V	Utility Placement Deed of Easement Required

	Ī	Transit Deed of Easement Required
	V	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).



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

- 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.



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

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.

☑ <u>BUILDING PERMITS</u> - 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



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

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 $\frac{1}{2}$ of the land area approved.

5-Year Sunset Date: November 9, 2027

Record entire subdivision.



I hereby certify this administrative decision.

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

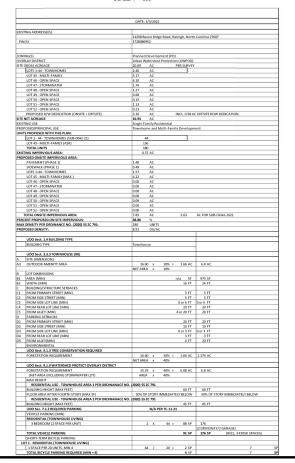
Signed: _	Daniel L Stegall	_ Date:	11/09/2022					
	Development Services Dir/Designee	_						
Staff Coordinator: Michael Walters								

THE POINTE AT RAVEN RIDGE

11258 RAVEN RIDGE ROAD RALEIGH, NORTH CAROLINA 27607

5TH SUBMITTAL: 09-09-2022





sullign Envelope ID: 7C6D03AB-36F7-4BAB-6D75-	7152C86A2688		Doculiign Envelope ID: 7CSD03AB-36F7-48AB-801	70-7152C98A266B				
Preliminary Subdivi		DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)						
Planning and Development		Raleigh		ZONING IN	FORMATION			
Manning and Development Customer Service Co	enter • One Exchange Plaza, Suite 400 Raleigh, NC 27601 919-996-2000		Gross site acreage: 20.09 scres					
	en submitting a Preliminary Subdivision (UDO Section 10.2.5		Zoning districts (if more than one, p	provide acreage of ea	ech): PD w/UWPo	OD		
ppropriate review type and include the ubdivision plans to SiteReview@raleig	plan checklist document. Please email all documents and yo	ur preliminary	Overlay district: UWPOD		Inside City limits	7 Yes	□No	
additional plans to granter exceptioned	ERRORE.	Conditional Use District (CUD) Cas	10 # Z-	Board of Adjusts	nent (BOA) Ca	90 # A-		
D	EVELOPMENT TYPE (UDO Section 2.1.2)	J.						
Conventional Subdivision	Compact Development Conservation Development	Cottage Court		STORMWATE	R INFORMATION			
NOTE: Subdivisions may require City	Council approval if in a Metro Park Overlay or Historic Overla	y District	Existing Impervious Surface: Acres: 437 Square	Feet: 1804.14	Proposed Imp Acres: 3.63	ervious Surface	e Feet: 183	477
	GENERAL INFORMATION	7	Neuse River Buffer ✓ Yes	□ No	Wetlands	✓ Yes	o reec_	
Scoping/sketch plan case number(s):	Scope 0054-2021		Is this a flood hazard area?	Yes No	rresans	E 100		
Development name (subject to approv	call: The Prints at Raven Ridge		Alluvial soils:					
		953.0	Flood study:					
11258 Ra	aven Ridge Road, Raleigh, NC 276	07	FEMA Map Panel #:					
Recorded Deed PIN(s): 1728086952				NUMBER OF LO	OTS AND DENSIT	Υ		
THE THE PROPERTY OF THE PROPER	t, 1720000020 and 1720100000		Total # of townhouse lots:	Detached	Attached 44			
			Total # of single-family lots: 0					
What is your Single fan		Attached houses	Proposed density for each zoning district (UDO 1.5.2.F): Max. 180 Allowed					
	Continue Cont.		Total # of open space and/or comm	non area lots: 8				
CURRENT	PROPERTY OWNER/DEVELOPER INFORMATION		Total # of requested lots: 52					
NOTE: Please a	attach purchase agreement when submitting this form			CIONATU	IRE BLOCK			
Company: Stanley Martin Homes	Owner/Developer Name and Title: Brian Ketchem, PE.							
Address: 4020 Westchase Blvd. Suite 47	70. Raleigh, NC 27607		The undersigned indicates that the p					
Phone #: 919-977-8760	Email: KetchemBK@stanleymartin.com		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.				ent Ordinance.	
	APPLICANT INFORMATION	-	p Debra Ferri, PE		serve as the egent		and and an in-	
Company: BGE, Inc.	Contact Name and Title: Debbi Ferm, PE, Senior Projec	d Ferinae	and respond to administrative comm	ents, resubmit plans a				
company. uos. no.	Address: 5440 Wade Park Blvd, Suite 102, Raleigh, NC		owner(s) in any public meeting regar	rding this application.				
man construction and the same		27607	Uwe have read, acknowledge, and at	firm that this project is	s conforming to all a	application requi	rements ap	oplicable with
Phone #: 984-275-2685	Email: dferm@bgeinc.com		the proposed development use. I aci which states applications will expire a	knowledge that this ap after 180 days of inac	oplication is subject	to the filing cale	ndar and s	ubmittal policy,
ontinue to page 2 >>			Signature: YOc 1.72	mark (berin)		Date:	09/09/2022	
			Printed Name: Debra Ferm, PE	- Bookson				
			Signature:	Parine belder		Date:	9/12/2023	2 6:34 AM POT
			Printed Name: Brian Ketches	Dame actions		-		
ge 1 of 2		MV904013531	Please email	your completed app	lication to SiteRevi	ewiltraleighos.	gov-	NEWSON ELIS.25
-		200400000000000000000000000000000000000						TO 8 10 10 10 10 10 10 10 10 10 10 10 10 10
		raleighnc.gov						raleighnc.gov

	GE	NERA	L NOTES
1.	ALL CONSTRUCTION AND MATERIALS SHALL SE IN ACCORDANCE WITH CITY OF RALEIGH MED INCOT STANDARDS AND SECURIATIONS IF APPLIABLE. THE CONTRACTOR SHALL SHEARINA SHARDON AND PRIMIT FOR JAW WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANGES, PRIMITS SHALE, OR SIDERWALK PROMISENTATION AND PRIMITS AND SHALE OF SHARD SHALE OF THE CONTRACTOR SHALL SHARD AND SHALE OF SHARD SHALE OF SHARD SHALL SHARD SHALL SHARD SHALL SHARD SHALL SHARD SHALL SHARD SHARD SHALL SHARD SHAR	17.	WORRS CEPARTMENT STANDARDS, PROVING STANDARDS AND ADMAG SPECIFICATIONS ALL RAWS AND HADRALS SHALL SE CONCIONED ON ONE STANDARDS. ALL ASPACE GOODS OUTLIFF CENSOR SO FOLICLUSES BY THE OUTLIFEET OF THE EPHONE AND CAULE PROSTALS A DESTRUCTION OF THE PROPERTY OF THE OUTLINES OUTLINES.
3. 4.	F COMSTRUCTION PLANS FOR A FILLY AND PRIVATE STRICTS ON UTILITIES SHOWN ON THE PLAN AND REQUIRED THEY MADE FROM POOR POT THE PLAN WAS BEIGHT ON THE SERVING FOR PRODUCTION SHOWN OF THE STRICTS CORRECTIONS FOR THE SERVING FOR PRODUCTION SHOWN OF THE STRICTS OF THE SERVING FOR PRODUCTION OF THE STRICTS OF THE SERVING FOR THE SERVING FO	19.	ALL SDEVALES MUST BE ACCESSIBLE TO PERSONS WHO ARE IS IND, HAVE LOW YIELDN AND FLORE WITH AREA IY DEBULT TES. PECESTIVAL DESTING ACCESSION AND ALTERNATE PECESTION AND CORRECT CONTROL OF WILL BE RECOUND TO BE ALTERNATE AND ALTE
5.	ALL SUYVEY PORTAL CHAIR PROLITION. ALL SUYVEY PORTAL THOSE PROJECT BY BASS, ADDON AND KENNEDY INC., RALEISH, NORTH CAROLINA OFFICE IN DIGITAL FORWAT IN WARCH, 2811, AND SUPPLEMENTAL INFORMATION MAIS ORTAINED FROM WAKE COUNTY GIS IN LUNE, 2821.	20.	F UNFORESEEN CONCITIONS DEVELOP DURING CONSTRUCTION, REFER TO 101Y OF RALEIGH STREET DESIGN MANUAL* AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
6.	ALL PROPOSED CURB AND GUTTER MITTHN PUBLIC MIGHT OF WAY SHOWN ON PLANS TO BE SYCIAT OF RALEDH STRANDAD CONDSETE CURB AND GUTTER, AND ALL OTHER PROPOSED GUT AND GUTTER TO BE 21" CONDRETTE CURB AND GUTTER UNLESS OTHERWISE STATED ON PLANS.	21.	PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE CITY OF RALIBBH PRUID WORKS DEPARTMENT OF TRANSPORTATION PIED SERVICES START FOR REMOTE THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES BURNOL CONSTRUCTION, CONTRACT INCLUSIONS SERVICIONS AT 1999 WAR 17 SERVICE TO THE MEMBERS.
7. 8.	ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE STATED ON PLANS. WITHIN THE SIGHT TRIMINGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURBURYE ELEVATION SHALL, BE LOCATED IN WHOLE OR	22.	THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH MINIMAL IMPACT TO TRAFFIC.
	PART: OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SKIN, OR PARKED YEMCLE.	23.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCO (MOST CURRENT ECITION).
9. 10.	UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE ANIMSIDE TURNING RADIUS OF 29 MINIMUM. ALL HIVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.	24.	ANY TEMPORARY STREET CLOSURE MUST SE SUBMITTED A VIDINUM OF 2 WEEKS PRICE TO THE START OF WORK, SEE "RIGHT-OF-WAY" CLOSURES" ON WWW.YAALHGHING.GOV, COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSEN/PESSIFINGES-PHOGOV.
11,	CONTRACTOR TO PILL LOCATE AND YERFY ALL EXISTING UTLITES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT NO ONE AT \$11 POR FIELD LOCATION OF INDERSOUND UTLITIES.		PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
12.	UNCHAGROUND UTLITIES. HANDERP PARKING SPACE(S) AND HC ACCESS ABLE(S) SMALL BE NO GREATER THAN TWO PERCENT (2%) HTICH IN ANY DEECTION(S) AS PER ADA STANDARDS.	26.	DEVELOPER IS PROPOSING GRACING, ROW, AND EASEMENT IMPROVEMENTS ALONG FALLS OF THE NEUSE ROAD, PL. FOR PAVEMENT IMPROVEMENTS FOR FALLS OF THE NEUSE ROAD IS PROPOSED.
13.	PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.	27.	RESIDENTIAL DRIVEWAY LOCATIONS AND WIDTHS WILL BE SUBJECT TO APPROVAL AT TIME OF SITE PERMITTING REVIEW IF THE SUBDIVISION DOES NOT REQUIRE SITE PERMITTING
14.	ALL RETAINING WALLS GREATER THAN 50° IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE. NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY ENCROACHMENT.		REVIEW THEN REMEW WILL TIME PLACE AT THE TIME OF BUILDING PERMIT. WHEN DESIGNING THE SITE, THE DESIGNER SHOULD KEEP IMMIND THE CITY OF RALEIGH RESIDENTIAL DRIVENAY STANDARD DETAILS AND REQUILATIONS AS FOUND IN RALEIGH
15.	THE MINIOUN CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST SHIFET FROM THE POINT OF TANCENCY OF THE CURB FOR INDERLUSECOMMERCIAL CRIVENAY. NO DRIVEWAYS SHALL ENCROACH ON THIS MINIOUN CORNER CLEARANCE.	28.	STREET DESIGN MANUAL ARTICLE 9.5 AND SECTION 4.0.1. ALL CONSTRUCTION SHALL BE PER CITY OF RALEIGH AND MODOT STANDARDS AND SPECIFICATIONS.

CONSULTANT INFORMATION								
DEVELOPER:	ENGINEER:	SURVEYOR:						
STANLEY MARTIN 4020 WESTCHASE BLVD RALEIGH, N.C., 27607 (919) 977-9760	BGE, INC S40 WADE PARK BLVD, SUITE 102 RALEIGH, NC 27607 (919) 276-0111	BASS, NIXON & KENNEDY INC. 8310 CHAPEL HILL ROAD, SUITE 250 RALEIGH, NC 27607 (919) 851-4422						
CONTACT: BRIAN KETCHEM, P.E.	CONTACT: DEBRA FERM, PE	CONTACT: DAN GREGORY, P.L.S.						

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

SHEET LIST TABLE					
SHEET NUMBER	R SHEET TITLE				
C0-0	COVER SHEET				
C0-1	GENERAL NOTES				
C1-0	EXISTING CONDITIONS				
C1-2	DEMOLITION PLAN OVERAL				
C2-0	OVERALL SITE PLAN				
C2-1	SITE PLAN (1 OF 2)				
C2-2	SITE PLAN (2 OF 2)				
C2-3	OPEN SPACE PLAN				
C3-0	OVERALL GRADING PLAN				
C3-1	GRADING PLAN (1 OF 2)				
C3-2	GRADING PLAN (2 OF 2)				
C3-4	RETAINING WALL DETAILS				
C5-0	OVERALL UTILITY PLAN				
C5-1	UTILITY PLAN (1 of 2)				
C5-2	UTILITY PLAN (2 of 2)				
C7-0	STORMWATER BMP				
C9-0	SITE DETAILS				
L1-0	OVERALL LANDSCAPE PLAT				
L1-1	LANDSCAPE PLAN (SOUTH)				
L1-2	LANDSCAPE PLAN (NORTH)				
L2-0	LANDSCAPE DETAILS				
TCA PLAN					
L101 TC	TCA EXHIBIT (1 OF 2) TCA EXHIBIT (2 OF 2)				
L102 TC					
L 340 LIGHTING PLAN					
L3-1 III	LIGHTING PLAN - NO GRID				

BOA - 0078 - 02021

WHEREAS RANGEMENT FOR EXPLOYMENT, LLC, PROPERTY OWNER REQUESTS A VARIANCE TO UNIFIED DEPLOYMENT ORTHANGE SECTION 1.1.1.4.1, WHICH REQUIRES THAT TREES MUST BE EITHER PROSPRING OF PLAYING AS OF LONDINGLOUS AREA, OR SCATTERED AREAS THROUGHOUTH THE LOT, AND THE DEPLOYMENT OF LOSS THAN DEPLOYMENT O

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.

SOLID WASTE INSPECTION STATEMENT

- CARTS THAT ARE NOT STORED WITHIN THE GARAGE BEFORE AND AFTER SCHEDULED COLLECTION MAY BE ISSUED A NOTICE OF VIOLATION FOR THE AND A \$100 ADMINISTRATION FEE FOR SUBSEQUENT VIOLATIONS WITHIN A TWILLIE MONTH PERIOD.

FIRE DEPARTMENT NOTES

- THE APPARATUS ROAD SURFACE IS REQUIRED TO BE WITHIN 150 FEET (NFPA 15R); NO SPRINKLING SYSTI
- FIRE HYDRANT SHALL BE LOCATED WITHIN 2007 AS MEASURED ALONG THE PATH OF APPARATUS ACCESS BOAD INCEC. NO. 5 (1) FIRE FLOW ANALYSIS MUST BE PROVIDED AT TIME OF BUILDING PERMITS PER THE 2012 NOFC, SECTION 5073.

- 401/404 PERMITS FOR WETLANDS IMPACT
- NODOT DEMENSAY DEDMIT



Know what's below.

Call before you dig.

ATTENTION CONTRACTORS

The Construction Commuteer 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) 596-2409, and the Public Williams Department at (919) 596-2404 at least nearly four hours prior to beginning any of their construction.

Failure to call for Inspection, Install a Domistream Plag, have Permitted Plans on the Johnic, 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.



4444 DESIGNED BY: DRAWN BY REVIEWED BY CT

STANLEY MARTIN HOMES 4020 WESTCHASE BLVD. SUITE 47:10 RALEIGH , MORTH CAROLIMA / 27:007

THE POINTE AT RAVEN RIDGE



C0-0



LEGAL DESCRIPTION PER TITLE COMMITMENT No. 3371NOF-FE Revision No.: 1 COMMITMENT DATE: 02-04-2021

PARCEL 1
Beginning at a 34° existing from pilot located in the eastern
ingredivary final of Falls of Neuse Road (SR 2000), a public
right of way of variable width, and nonlape tracing NO Gdd
Coordinates of N=728,358,84° and E=2,120,214,22° (NAB) dignot was yet weather with the curry age would get Code (SCOV2), must be seen that the curry and the curry and the curry and the first asserting the curry and the first asserting the clean given of consent and distinct in 15 Merc 19 of dignose of Fot Exec (SCO) before the old the curry and distinct in 15 Merc 19 of dignose of Fot Exec (SCO) before the old the curry and the cu southern the disaster temps of course and disastes of the disaster to the disaster two courses and disastes of the disastes of recorded in Book 9790, page 922. South 01 decrees 63-33 West 201.11 feet to an aster one there along and with the western Ine of P. Willis and T. Jealines, row or formerly, as described in dead recorded in Book 12917, Jags 2073, South Of degrees 22147 Wood 20842 feet to an along sentence. manument our theree given and with the western line of B. M. morament for through leg and with the content from 6 fb. M. Jack of all, on one former, and decided and one of an extraordinary and section of an extraordinary and with the extraordinary and an extraordinary and an extraordinary and with the extraordinary and an extraordinary and a

SAVING AND EXCEPTING approximately 6000 square feet of the northernmost portion of this property, to be donated by Seller to Mount Pleasant Baptist Church at the time of

PARCEL 2. Segmining at an existing into pipo marting the aceditives the correct of the structure of Learna Jacobia as described in the Segmining at an existing as described in the Sec. 2014 Segment of Learna Jacobia as described in the Sec. 2014 Segment

PARCEL 3.

Englanding at an inconstable in the acuthwest corner of the Samual lastice Exists properly, miss thereoe North 82 degrees of minutes West 106 etc on airm sakes, thereoe North 52 degrees 20 minutes 1641 to 1640 to air form sakes, themos Sawth 28 degrees 400 minutes 1641 to 1640 to air form sakes, themos Sawth 28 degrees 400 minutes 1641 to 1641 to air form sakes, themos Sawth 54 degrees 400 minutes 1641 to 1641 to air form sakes, themos Sawth 54 degrees 100 minutes 1641 to 1641 to air form sakes, themos Sawth 54 degrees 200 minutes 1441 to 364 to air form sakes themos Sawth 54 degrees 200 minutes 1441 to 364 to air form sakes of the 1641 to 164 according to survey or "Property or Elenza Justice" by Arthur Cenning, Land Surveyor, dated June 18, 1968. See survey by C.W. Russum dated June 23, 1989. See also map of "Property of Ralph Justice" by R.I. O'Daniel dated November 13, 1965.

- ACTE TO THE PROPERTY CONTROL TO THE PER CONTROL OF THE PER CONTROL OF
- POSITION AND COURT HANDSON VARIOUS ACCURATE TO SENSE SEALURABLE AND COURT TO SENSE SEALURABLE AND COURT TO SENSE AND COURT TO S THE 17 - SUMPTION FROM
 SERVICES
 SERVICES
 THE PROPERTY OF T

- BROUNDE DESTREASEMENT DE CONTRA PROPRIE DE SON DISTINACIÓN TRESE.

 TO PROPELLE DE ENTREMENT DE CONTRA PROPRIETA LABOR DESTREASEMENT DE PROPERTIE DE LA PROPESSO DE LA CAPACILLE DE ENTREMENT DE CONTRA PROPRIETA LABOR DE PROPESSO DE LA CAPACILLE DE ENTREMENT DE LA CAPACILLE DE LA CAPACILL

HERE

IL CONTROL OF WINDSHIPPER BANKET FOR A PRODUCT PRICE OF

BASE CONTROL OF THE BANKET OF CONTROL OF THE BANKET OF THE BANKET

EXCEPTIONS PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT No.: 3371NCF-FE Revision No.: 2 COMMITMENT DATE: 02-04-2021

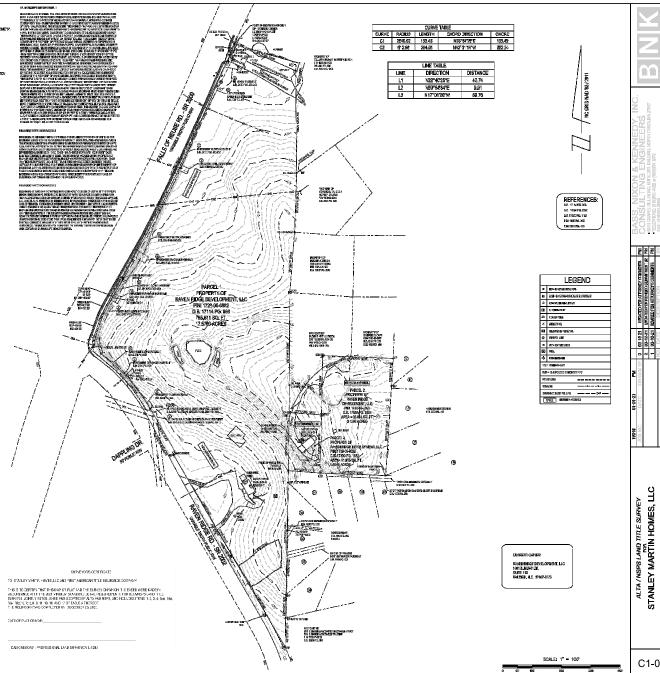
- CLEARANCE PERMITS TO SOUTHERN SE., TELEPHONE'S TELEGRAPHICO, RECORDET NI SCON BOT, PACE 63 AND BOOK 138, PAGE 116, IMPECTS PARCEL 1) SOTH CRESS ARE REMNET EXCENSITY FOR CHEARLY SEPPLICE AND MEMORIANCE WITH NO DESCRIPTIONS AND ARE WIRLCTTABLE DUE TO 90 DESCRIPTIONS.
- © 3 GHT(5) OF WAYTO CAROLINA POWER AND LIGHT COMPANY RECORDED IN BOOK 1701, PAGE 272 BOOK 1807 PAGE 136; BOOK 1805, PAGE 286 BOOK 1802, PAGE 286 BOOK 1803, PAGE 287 BOOK 1803, PAGE 287 BOOK 1803, PAGE 287 BOOK 1804, PAGE 287 B
- TITLE TO ANY PORTION OF THE LANDILYING WITHIN THE RIGHT OF WAY OF NORTH CAROLINA SECONDARY ROADING, 2002 AND FALLS ROAD (STATE ROADING, 2000). (AFFECTS FARCEL 1)
- 4. RIGHT-CF-WAY AGREEMENT (RAVENIR DGE ROAD) WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 8262, PAGE 110, WAKE COUNTY RESIS NY JAPPECTS PARCEL 1) AGREEMSA'I IS GAPLOY ARCE.
- (E) VEYOGANO, M. OF ACTION RECORDED IN BOOK REBS. PAGE 1233, WAKE COUNTY REGISTRY ACE FAIR, LOCKHEN RECORDED IN BOOK TEAH, PAGE 136 KAME COUNTY REGISTRY IN HITH CERTING PROMEHENING PATION RED BOOKY? LE CHOOKY SEY, WAKE COUNTY CLERKIS CEPTER FOR THE WITEINING OF FALLS OF HOUSE ROX. (CEET FLY "ECORDED" IN BOOK OF FAIRS OCH PAGES ROX, COS 10.6 WAKE COUNTY REGISTRY). EASEMENTS PLOTTED ON SURVEY
- (EVENORABLE VOR ACTION RECORDED IN BOOK (280), PAGE 1198 WAKE COUNTY
 RESISTRY AND FINAL LIGHTENT RECORDED IN BOOK 1982, PAGE 657 "WAKE
 COUNTY RESISTRY IN THAT CERTAIN CONDENVATION ACTION FILED IN COUNTY
 OF 353, WAXE COUNTY CLERKS G-HOE FOR A WAYER IN BE SAME YET ALONG

 10 YES \$53, WAXE COUNTY CLERKS G-HOE FOR A WAYER IN BE SAME YET ALONG

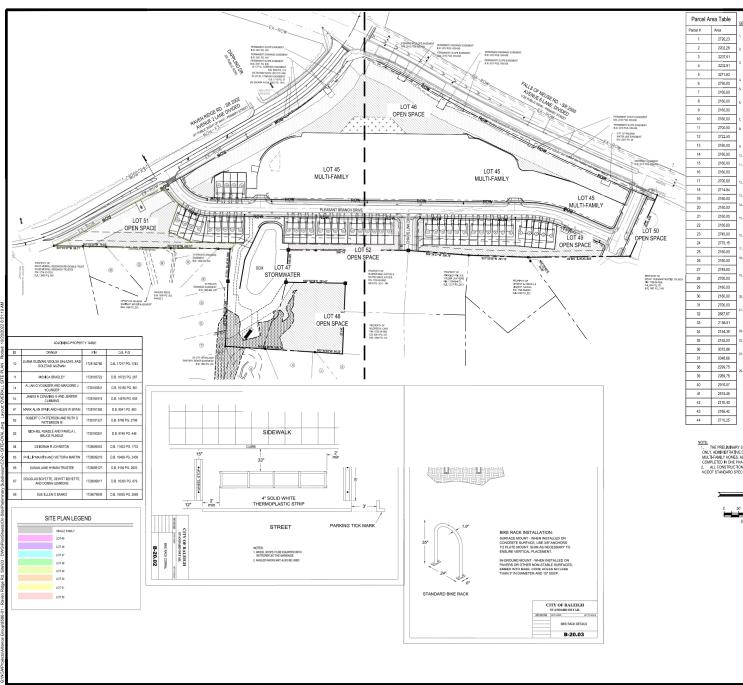
 10 YES \$10.00 YES.

 10 YES THE SAME YES THE SAME YES THE SAME YET ALONG

 10 YES THE SAME YES THE YES THE SAME YES THE YES THE SAME YES THE SAME YES THE SAME YES THE YES FALLS OF NEUSE ROAD (SEE PLAT RECORDED IN BOOK OF MAPS 2007 PAGE 46, WAKE COUNTY REGISTRY). (AFFECTS PARCEL 1). PLOTTED ON SURVIEW.
- GTHE FOLLOWING MATTERS DISCLOSED BY SUPPLEY ENTER POWER BLOSE DISCLOSED HILLOW BY ARRYLL SOOT TO ATOLANDLA SAYL FERN'S, SOME EASTEADTH, TERM CRAINING EASTEACHT, OTHER CRAINING EASTEACHT, OTHER CRAINING EASTEACHT, CRAINING TO ATTERN CRAINING SANCERS EASTEACHT, MENABETH ACTUAL CRAINING TO ATTERN CRA
 - WAKE COUNTY REGISTRY (IS OUTCOME OF ANY ENGROACHMENT INTO LOT 63 *RAVEN'S RIDGE*, (AFFECTS PARCEL 2), AGREEMENT IS NOT PLOTTABLE.
- 11 ANY ENCROACHMENT OR OVERLAP INTO LOTINAL RAVEVS RIDGE SURDIVISION (AFFECTS PARCELS 2 AND 3) NO ENCRONCHMENT OR OVERLAP OBSERVED DURING FIELD SURVEY.
- 12. RIGHTUSI DE MAY TO CAROL NA FOMER AND LIGHT COMPANY RECORDED INDOCK 1031, PAGE 301; EDOKY FAR PMEE 484; AND BOOK 1401, PAGE 555, IAFFECT'S FARCEL SI, ALL DEEDS ARE BLANKET SASSIBENTS FOR GENERAL SERVICE AND MAINTENINES WITH NO DESIGNATIONS AND AMEDIAN LOTTAGE.
- 12. POSSIBLE RIGHTS OF THE COVICES OF THE ADJACENT PARCEL (PIN 1728036882) TO USE OF THE PORTION OF THE ACCESS BASEMENT TRAVERSING PARCEL 2.
- IS WHITE'S DOCKNOT PRELINIARY AS "A THERE SERVICE" SEES INDOMATIVELY CORRUM CHARGE IN HERE ASSOCIATION CHARGE. IN THE ASSOCIATION CHARGE IN HERE ASSOCIATION CHARGE. IN THE ASSOCIATION CHARGE IN THE AS
- (\$) POSSIBLE EFFECT OF RIGHT OF MAY TO CAROL NA POWER AND LIGHT COMPANY RECORDED IN BOOKERS, PAGE 812, EASEMANT IS PLOTTED ON THE SURVEY PER 8 XX 803 PG 68 440 PER BOUNDARY SURVEY BY 8 L. SCOTTLAND SURVEYIVE, DATED 5444 (\$440 APPECTS SUBJECT PROPERTY.



C1-0



ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEISH AND NODOT STANDARDS AND SEPTEMATING IS ASSULTANT.

THE CONTRACTOR SHALL DOTAIN A RICHT-OF WAY PERMIT FOR MAY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANES! PARKING SPACE, OR SIDEWALK FROM REHT-OF WAY SERVICES AT LEAST 46 HOURS IN ADVANCE.

FIELD AQUISTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS MEEDED DURING CONSTRUCTION.

ALL SURVEY INFORMATION PROVIDED TO BGE, RALEIGH, NORTH CARCLINA OFFICE BY BIK! IN DIGITAL FORMAT IN MARCH, 2021, AND SUPPLEMENTAL INFORMATION WAS GREAKED FROM MAKE COUNTY GIS IN JUNE; 2021.

ALL DIMENSIONS SHOWN ARE TO BACK OF CURB. UNLESS OTHERWISE STATED ON PLANS.

UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 26' MINIMUM. ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.

MITRACTOR TO HELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY COMERNACIES TO LANGUAGE ARCHITECT PRIOR TO MAY CONSTRUCTED ACTIVITIES, CONTACTING ONE AT SIT FOR HELD CAUSING FUNDERSPOLVING UTILITIES.

HANGICAP PAYKING SPACE(S) AND HC ACCESS AISLES) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTIONS AS PIR AGA STANDARDS.

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

ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLIDE SAFETY RAIL OR FENCE. NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY LYLLESS APPROVED BY ENCRONCHMENT.

THE MINIOUN CORNER CLEARANCE FROM THE CURBILINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TAXODINCY OF THE CURB FOR RESIDENTIAL DRIVEWAYS. NO DRIVEWAYS SHALL ENDROUGH ON THIS INNINUM. ORDERED CLEARANCE.

WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROMING STANDARDS AND ADAIGS PECIFICATIONS

ALL RAMPS AND HANDRALS SHALL BE CONFORM TO ANSI STANDARDS

ALL ABOVE GROUND UTLITY DENGES ITO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS. ELECTRICAL TRANSPRINGES, BUCKELOW DENGE HOTBLIK, ETC), SHALL BY SIZEBHED FROM OPF-SITE VIEW BY EVENOPEDS SHRUBS, FINAL CRIVILL.

IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEISH STREET DESIGN MANUAL" AND CONTACT PUBLIC WORKS DEPARTMENT FOR PURTHER CUIDANCE.

PRIOR TO START OF CONSTRUCTION, THE CONTINUTOR SHALL SCHEDULE A PREJIONSTRUCTION MEETING WITH THE CITY OF RALEGO FRALED INCRES DEPARTMENT TRANSPORTATION FILED SERVICES STAFF TO REVIEW THE SPECIAL COMPONENTS OF THE FRALE AND CRETATION OF THESE PACILITIES DURING CONSTRUCTION, CONTINUT ENCINEERING INSPECTIONS AT \$55,900,000 FOR THE PRESENCE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ACHERE TO THE PROVISIONS OF THE MUTCO (MOST CURRENT EDITION).

ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE " RIGHT-FRANY CLOSURES" ON IMMURALESPING.50V. COMPLETE AND SEND THE RIGHT-OF-MAY DISTRICTION PERMIT TO RIGHT-FRANKSHICKS

PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE

STREET TABLE							
STREET NAME	ROW WIDTH	BOC-BOC VIDTH					
STREET A	NEISHBORHOOD LOCAL	5940*	31-0"				
STREET C	NEICHBORHOOD LOCAL	5940*	31-0*				
CENTUSTON COURT	NEIGHBORHOOD LOCAL	5810"	31-0*				

NOTE

THE PRELIMINARY SUBDIVISION IS FOR TOWNHOMES
ONLY JAMANISTRATIVE SITE RENEW WILL BE SUBMITTED FOR
MAILTHAM, I HOMES ALL CONSTRUCTION WILL BE
OFFICE TO THE PASSE.
2. ALL CONSTRUCTION SHALL BE FOR CITY OF FALEIGH AND
CACCOT SHARMORD SCEPERATIONS.



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) 596-2409, and the Public Willies Department of (919) 596-4500 at least twenty four knows prior to beginning any of their construction.

Failure to call for Inspection, Install a Demostream Plug, have Permitted Plans on the Johnste, or any other Violation of City of Ladleigh Standards will result in a Fine and Possible Exclusion from inture work in the City of Raleigh.

44444 DESIGNED BY:

RAWN BY KH REVIEWED BY: CT

g g

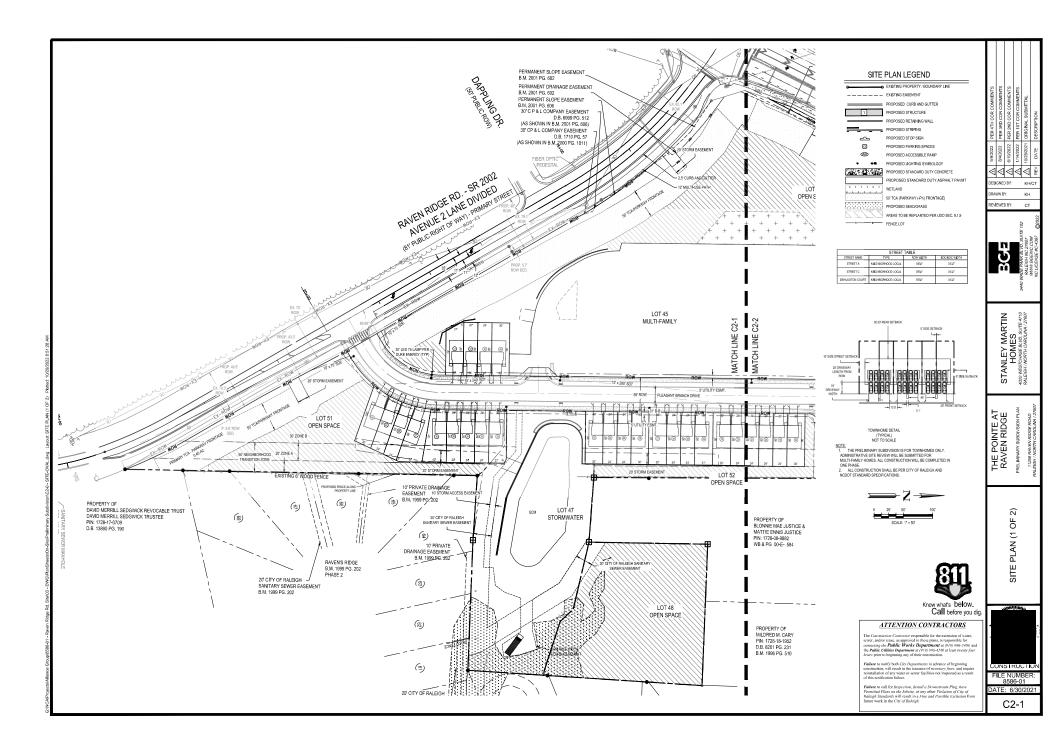
STANLEY MARTIN HOMES 4020 WESTCHASE BLVD. SUITE 47:10 RALEIGH , MORTH CAROLIMA / 27:007

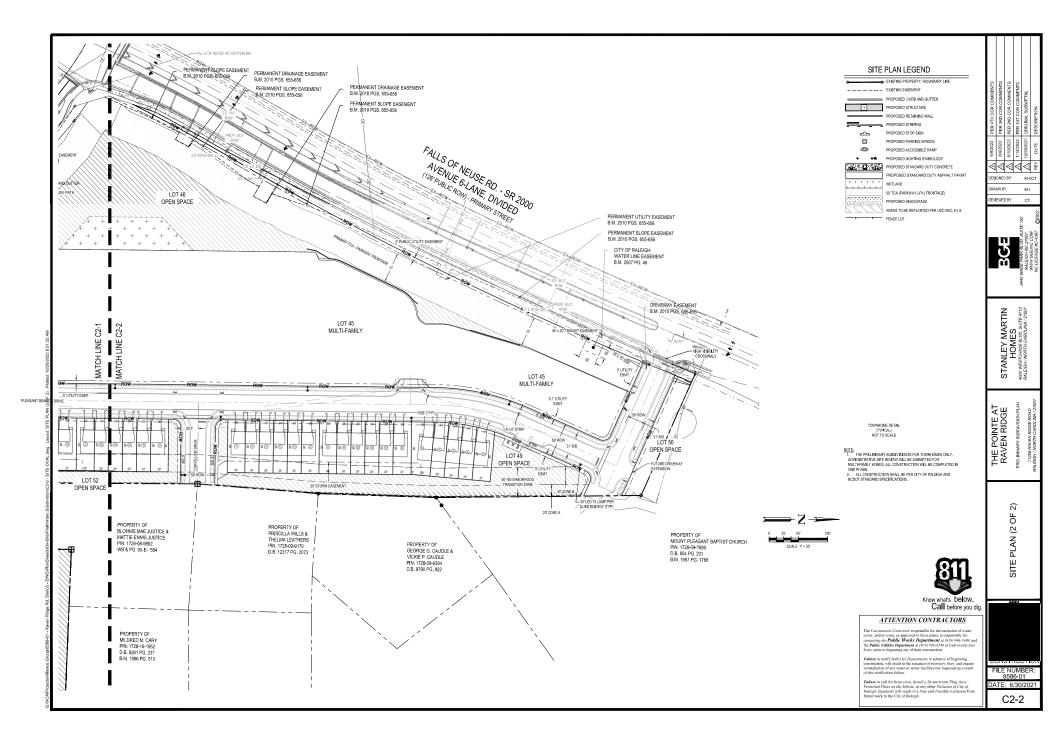
THE POINTE AT RAVEN RIDGE

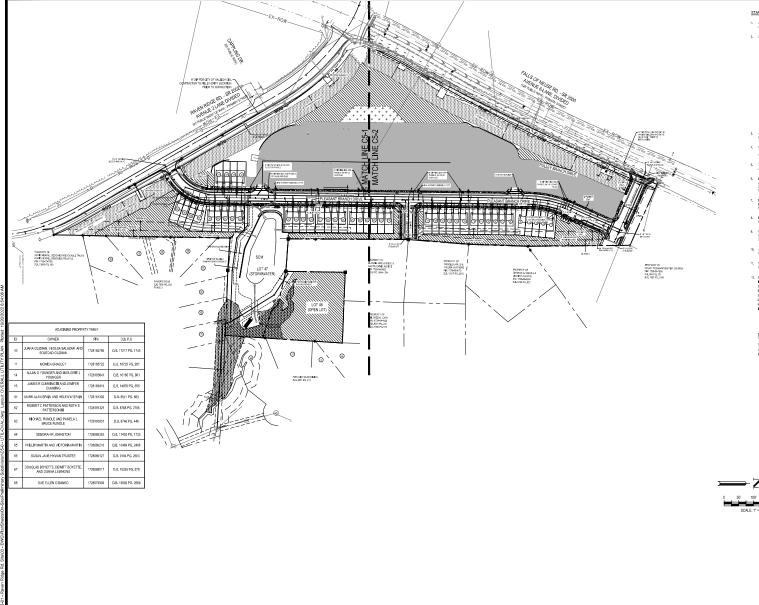
SITE PLAN OVERALL

FILE NUMBE 8586-01

DATE: 6/30/20 C2-0







STANDARD UTILITY NOTES (AS APPLICABLE):

ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETALS & SPECIFICATIONS (REFERENCE CORPOR HARDSOCK, CORRECT EDITION)

GILLAS SE MODILAS DE REFERENCIA COMPANIMACIÓN, CARREST ESTADA PRIMATO DE PALE A MATERIA DE LA CALLA PARTICIO DE LA CALLA PARTICIPA DE LA CALLA PARTICIO DE LA CALLA PARTICIPA DE LA C () ALL OTHER UNDERGONDO DETALS W-11 8 S-10)

() ALL OTHER UNDERGONDO OTLITIES SHALL CROSS WATER & SEVER FACILITIES WITH MF MPL VERTICAL SEPARATION REQUIRED.

ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN SIOR PROFILE BY THE CITY OF RALEISH PUBLIC UTILITIES DEPARTMENT PRICE TO CONSTRUCTION

CONTRACTOR SHALL MINITARY CONTINUOUS WATER & SEMER SERVICE TO EXISTING RESIDENCES & BUSINESSES
THROUGHOUT CONSTRUCTION OF PROJECT, ANY INCOSSARY SERVICE INTERPREPTIONS SHALL BE PRESEDED BY A 24-HOUR POWNER OFFICE TO THE CITY OF PAULIFIED PUBLIC UTILITIES DEPARTMENT.

INSTALL IN COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 222" WATERLINE EASEMENT IMMEDIATELY ADMISSION OF THE WATER SERVICE FOR EACH COMMERCIAN TO PROTIED ADMISSION FOR A PRESSURE.

INSTALL 4" PVC SEMER SERVICES (§ 1.0%, MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE 8 SPACED EVERY 75 UNEAR FEET MODIUM

PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING BURST BACKWATER VALVES ARE
REQUIRED ON ALL SANTIARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.4" ABOVE THE MEXT
RECORDAN MALAUM E.

ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NODWO, USAGE JUOR FEMA FOR ANY RIPARIAN BUFFER, WETLAND MOR FLOCOPIUM: NEWCOTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.

NODOT / RALPOND ENCRONGAMENT AGREEMENTS ARE REQUIRED FOR MAY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RALPOAD ROW PRIOR TO CONSTRUCTION

1. GOSS-CONNECTION CONTROL, PROTECTION CRIVES AND REQUIRED BASED ON CROSSE OF HEALT-HANDO INVOLVED A LITTLE INVERFIGURE OF THE RALES OWNERNOR TALE WITHER POSSIBLE IN HOST OF GORDAN. THE DESIGN AND REPORT OF THE RALES OWNERNOR THE REPORT OF THE RALE OF THE

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

STELEGEND

METLAND AREAS TO BE REPLANTED PER UDO SEC. 9.19



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 (1919 596-2409), and the Public William Department at (1919 596-450) at least twenty four lower 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 Domistream Plug, have Permitted Plans on the Johsic, or any other Violation of City of Radlejfs Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.

4444

DESIGNED BY: RAWN BY KH

REVIEWED BY: CT

ဒ္ဌ

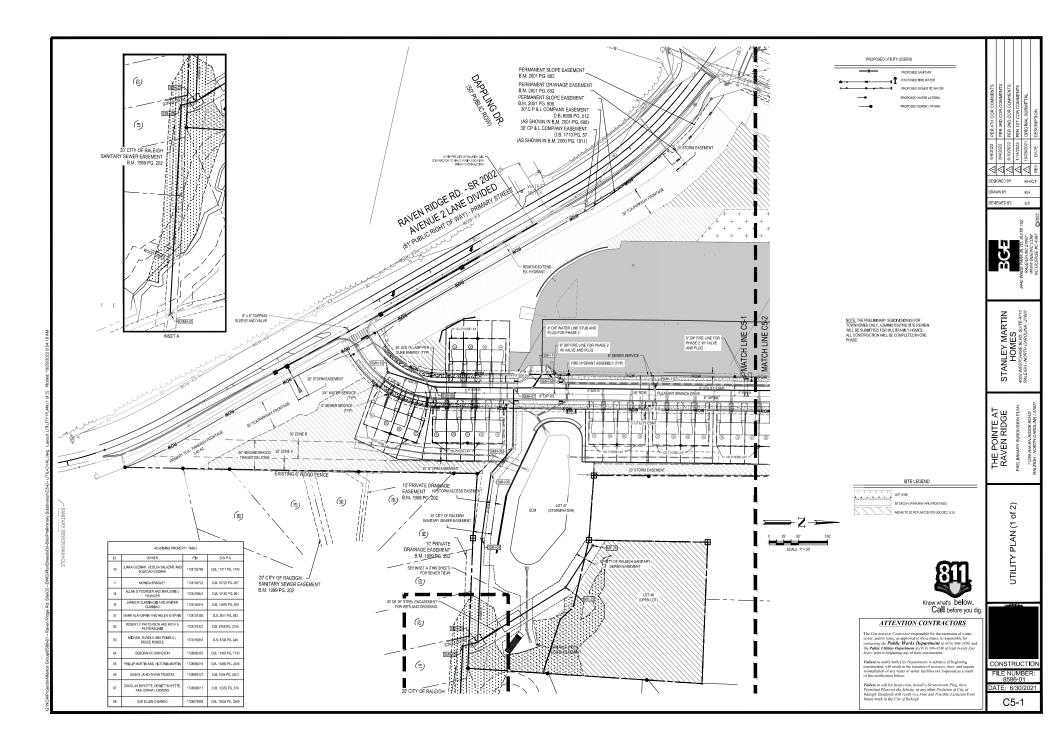
STANLEY MARTIN HOMES 4020 WESTCHASE BLVD, SUITE 4710 RALEIGH / MORTH CAROLIMA / 27807

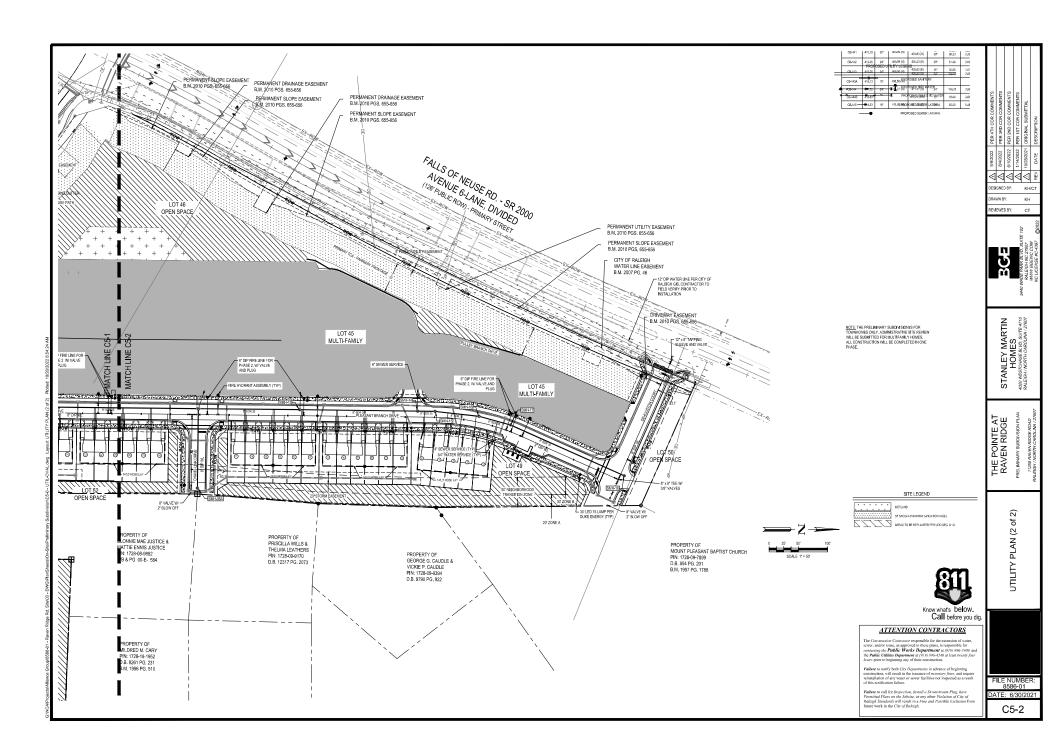
THE POINTE AT RAVEN RIDGE

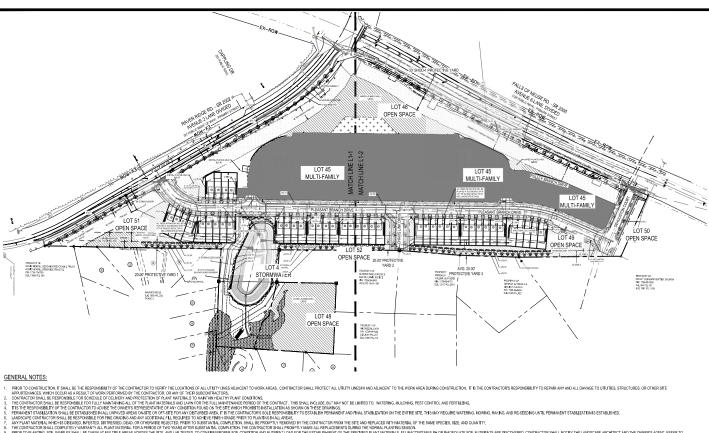
PLAN OVERALL UTILITY

CONSTRUCTION FILE NUMBER 8586-01

DATE: 6/30/202 C5-0







PLANT SCHEDULE LARGE MATURING TREES CODE

- PRIOR TO PLANTING SOL SAMPLES SHALL BE TAKEN AT MILLTIRE AREAS ACROSS THE SITE AND LAB TESTED. TO CONFRIN PROPER SOL CONDITION AND INTRIBUT LOAD FOR THE ESTABLISHMENT OF THE SPECIFIED PLANT INTERIORS. IF UNICCEPTABLE PH OR INACCEPTABLE PH OR
- PRIAN IO THANKING JAMAN SERVICES THE CONTROL OF THE PROPRIED TO THANKING.

 THANKING JAMAN SERVICES AND THANKING SHALL BE REPRESENTATIVE IN THE FIELD PRIDE TO THANKING.

 THANKING JAMAN SERVICES AND THANKING SHALL BE REPRESENTATIVE IN THE FIELD PRIDE TO THANKING SHALL BE REPRESENTED FOR THE PROPRIED BY THE PROPRIED BY

LANDSCAPE NOTES

- ALL LANGEAGE AREAS SHALL RECEIVE A MINIMUM OF OF CLEAN PRINCE FORCIL, FREE OF BOOKS, BOOTS, AND OTHER DELETERACIS MATERIALS.
 ALL PLANT MATERIAL SHALL BE REALTH YOURGAS, AND THERE OF RESTS AND DESCRIPTION OF THE PLANT LIST.
 ALL PLANT MATERIALS SHALL BE REALTH YOURGAS, AND THE OF PRINCE PRINCES.
 BOOKS AND THE PLANT LIST.
 WHITE SHALL BE RECEIVED AND THE SECREP ALL RECEIVED AND THE PLANT LIST.
 WHITE SHALL BE RECEIVED AND THE SECREP ALL RECEIVED AND THE PRINCES AND THE PLANT LIST.
 WHITE SHALL BE READ SHOT OFFICE THE SHALL BE REPORT. OF THE PRINCES AND WASETY, WHITE NORWALL GROWN HAIRST SHALL BE REALD PRINCES AND THE PLANT LIST.
 WHITE SHALL BE REPORTED AND THE SHALL BE REPORT. BE RECEIVED AND WASETY, WHITE NORWALL GROWN HAIRST SHALL BE REALD PRINCES AND THE PLANT LIST.
 WHITE SHALL BE READ SHALL BE REALD SHALL BE REALD SHALL BE REALD THE SHALL BE RECEIVED AND THE ACCOUNT.
 WHITE SHALL BE AND THE OFFICE OF SHALL BE SHALL BE RECEIVED AND THE SHALL BE READ SHALL BE REALD SHALL BE REALD SHALL BE RECEIVED AND THE REALD SHALL BE REALD SHALL BE REALD SHALL BE REALD SHALL BE RECEIVED AND THE REALD SHALL BE READ SHALL BE REALD SHALL BE READ SHALL BE REALD SHALL BE REALD SHALL BE REALD SHALL BE REALD SHALL BE READ SHALL BE READ SHALL BE REALD SHALL BE READ SHALL BE REALD SHALL BE READ SHA

- AS SPECIFIED IN THE PLANT SCHEDULE NOTES.
 PLANT SPACING IS AS INDICATED ON IPLANT SCHEDULE UNLESS OTHERMISE NOTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL PLANT COVERAGE IN ALL LANDSCAPE AREAS
- AS SECTION IN SECURITY OF ANY SOCIETY AND THE SECURITY OF ANY SECURITY OF ANY

PLANTING MIX NOTES:

- EXISTING COMPACTED SOIL MUST BE REMOVED AND REPLACED WITH 24° OF PLANTING MIX. EXISTING SOIL MAY BE UNCOMPACTED TO A DEPTH OF 24° AND AMENDED TO MEET PLANTING MIX.
- EAST TO LOW THE COMMENT AND AN ADMINISTRATION OF THE PROPERTY OF THE PROPERTY

- ANS BEST LOWERS.

 WHITE AND REPORT OF STONES, LIVENS, LIVES, LIVE

				TODA T OF EAST	DINOCERONON TOCH II CON	10-10	3 CALLMEN	WELL MATCHED SPECIMENS, FULL CROW
AS	MEDIUM MATURING TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT	CALIPER	NOTES
UM	\odot	MV	30	SWEETBAY MAGNOLIA	MAGNOLJA VIRGINJANA	10'-16'	3" CAL. MIN.	STREET TREE, SHADE TREE WELL MATCHED SPECIMENS, FULL CROW
	SMALL MATURING TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT	CALPER	MOTES
	0	PC	46	CHINESE PISTACHE	PISTACHIA CHINENSIS	8-12	2" CAL. MJN.	ZONE A - TYPE 2 PROTECTIVE YARD UNDERSTORY T WELL MATCHED SPECIMENS, FULL CROWN
	ō	TO	33	EMERALD ARBORVITAE	THUJA OCCIDENTALIS 'SMARAGD'	5-8'	2" CAL, MIN.	STORM DETENTION SCREENING, UNDERSTORY TRE WELL MATCHED SPECIMENS
	SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT	CONTAINER	NOTES
	0	IC	268	DWARF BUFORD HOLLY	ILEX CORNUTA BURFORDINANA	30° MIN.	3 GAL	WALL PLANE SHRUB WELL WATCHED SPECIMENS, FULL BUSHY CONTAIN
×		IV	18	YAUPON HOLLY	ILEX VOMTORIA	30° MIN.	3 GAL	STREET PROTECTIVE YARD SHRUB WELL MATCHED SPECIMENS, FULL BUSHY CONTAIN
	0	PL	339	ENGLISH LAUREL	PRUNUS LAUROCERASUS	30° MIN.	3 GAL	ZONE A - TYPE 2 PROTECTIVE YARD SHRUB WELL MATCHED SPECIMENS, FULL BUSHY CONTAIN
.	•	LC	65	LOROPETALUM	LOROPETALUM CHINENSE	30° MIN.	3 GAL	STORN DETENTION SCREENING SHRUB WELL MATCHED SPECIMENS, FULL BUSHY CONTAIN
	0	VR	36	LEATHERLEAF VIBURNUM	VIBURNUM RHYTIDOPHYLLUM	48" MIN.	5 GAL	STORM DETENTION SCREENING SHRUB WELL MATCHED SPECIMENS, FULL BUSHY CONTAIN
	PLANTING SYMBOL	_ (6) xx			NOTE TO CONTRACTOR: IF GRAPHIC REPRESENTATION OF PLANTINGS REPRESENTATION OF PLANTINGS ON PLANS			CH QUANTITIES IN PLANT LIST, GRAPHIC

QTY COMMON NAME

SOUTHERN SUGAR MAPLE

BALD CYPRESS

57

51

BOTANICAL NAME

ACER FLORIDANUM

TAXODIUM DISTICHUM

LIRKODENDRON TULIPIEERA

HEIGHT CALIPER NOTES

8'-12'

107-18

8-12' 3" CAL MIN. ZONE A - TYPE 2 PROTECTIVE YARD SHADE TREE
WELL MATCHED SPECIMENS, FULL CROWN

3" CAL. MIN. STREET PROTECTIVE YARD SHADE TREE WELL MATCHED SPECIMENS, FULL CROWN

3" CAL. MIN. STREET TREE, SHADE TREE WELL MATCHED SPECIMENS, FULL CROWN

3 GAL WALL PLANE SHRUB
WELL WATCHED SPECIMENS, FULL BUSHY CONTAINER
STREET PROTECTIVE YARD SHRUB

WELL MATCHED SPECIMENS, FULL BUSHY CONTAINER
ZONE A - TYPE 2 PROTECTIVE YARD SHRUB WELL WATCHED SPECIMENS, PILL BUSIN COMTAINER STORN DETENTION SCREENING SHRUB WELL MATCHED SPECIMENS, PILL BUSIN CONTAINER STORN DETENTION SCREENING SHRUB STORN DETENTION SCREENING SHRUB



TREE SAVE

10% OF NET SITE AREA, 16.96 AC X 10% = 1.70 AC

PROVIDED TREE SAVE: 2,34 AC (14%)

STREET TREE REQUIREMENTS 1 SHADE TREE EVERY 40' O.C.

3,100' LENGTH (BOTH SIDES) / 40' = 78 TREES 79 TREES

STREET B REQUIRED: PROVIDED: 232' LENGTH (BOTH SIDES) / 40' = 6 TREES

DEHLIUSTON COURT

REQUIRED: PROVIDED: 480 LENGTH (BOTH SIDES) / 40 = 12 TREES 12 TREES

PROTECTIVE YARDS

PROTECTIVE YARD 1 REQUIRED: ZON

TREES = X 4 TREES =

ABD 1

ZONE A: TYPE 2 PROTECTIVE YABD (20' MIDTH)

6.5° FENCE OR WALL

5.5° FENCE OR WALL

5.5° FENCE OR WALL

4. WIDERSTORY (TREES PER 100', (286' LENGTH / 100') X.5

4. WIDERSTORY (TREES PER 100', (286' LENGTH / 100')

4. WIDERSTORY (TREES PER 100', (286' LENGTH / 100') X.5

5.5° FENCE

5.5° FENCE

5.5° FENCE

4. WIDERSTORY (TREES AND MIN, HEIGHT)

6.5° FENCE

4. WIDERSTORY (TREES AND MIN, HEIGHT)

11 UNDERSTORY TREES 81 SHRUBS

108 SHRUBS (3.5' MÍN. HEIGHT 6.5' FENCE OR WALL SHRUBS = PROVIDED:

PROTECTIVE YARD 3 REQUIRED: ZON ZONE A: TYPE 2 PROTECTIVE YARD (20' WIDTH)

ZONE A: 1978 2 PROLIECTIVE YARD (20 WIDTH)
6.5 FENCE OR WALL
5 SHADE TREES PER 100; (498 LENGTH / 100') X 5
25 SHADE TREES
4 UNDERSTORY TREES
30 SHRUBS PER 100; (498 LENGTH / 100') X 30
30 SHRUBS PER 100; (498 LENGTH / 100') X 30
55 EENCE
50 SHRUBS (38 MIN, HEIGHT) TREES = X 4 TREES =

6.5' EENCE 5 SHADE TREES 20 UNDERSTORY TREES 150 SHRUBS

| STREET PROTECTIVE YARD A | REQUIRED: | TYPE C2 STREET PROTECTIVE YARD | 4 SHADE TREES PER 100°; (140° LENGTH / 100°) X 4 TREES =

6 SHADE TREES 15 SHRUBS PER 100'; (140' LENGTH / 100') X 15 21 SHRUBS (5' MIN. HEIGHT) 6 SHADE TREES 14 SHRUBS SHRUBS = PROVIDED:

1 AS INDICATED ON PLANS PROVIDE ADDITIONAL TREE PLANTING INCHES TALL PLANTED PER 100 SQUARE FEET (10 X 10 FEET CENTERS) OR ONE 2-INCH CALIPER TREE PLANTED PER 200 SQUARE FEET.

2. AS SHOWN ON PLANS, AN ADDITIONAL 650 BARE-ROOT SEEDLINGS ARE REQUIRED TO MEET THE ABOVE REQUIREMENTS.





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

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



FILE NUMBE 8586-01 DATE: 6/30/20 L1-0

44444

REVIEWED BY: CT

KH

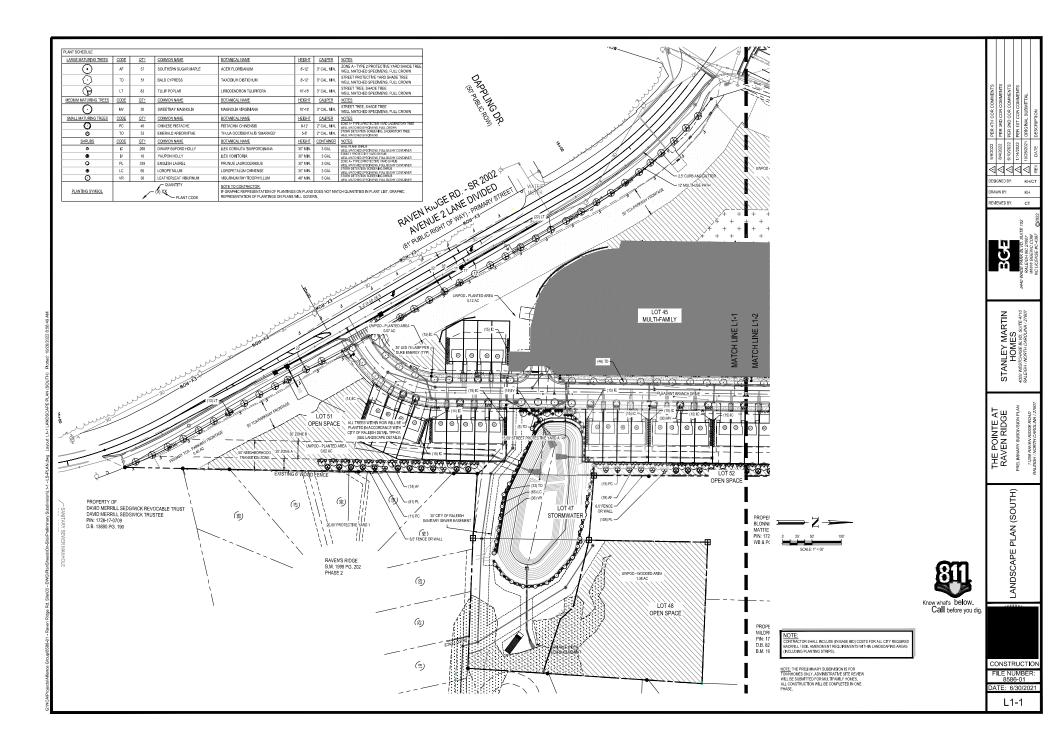
DESIGNED BY:

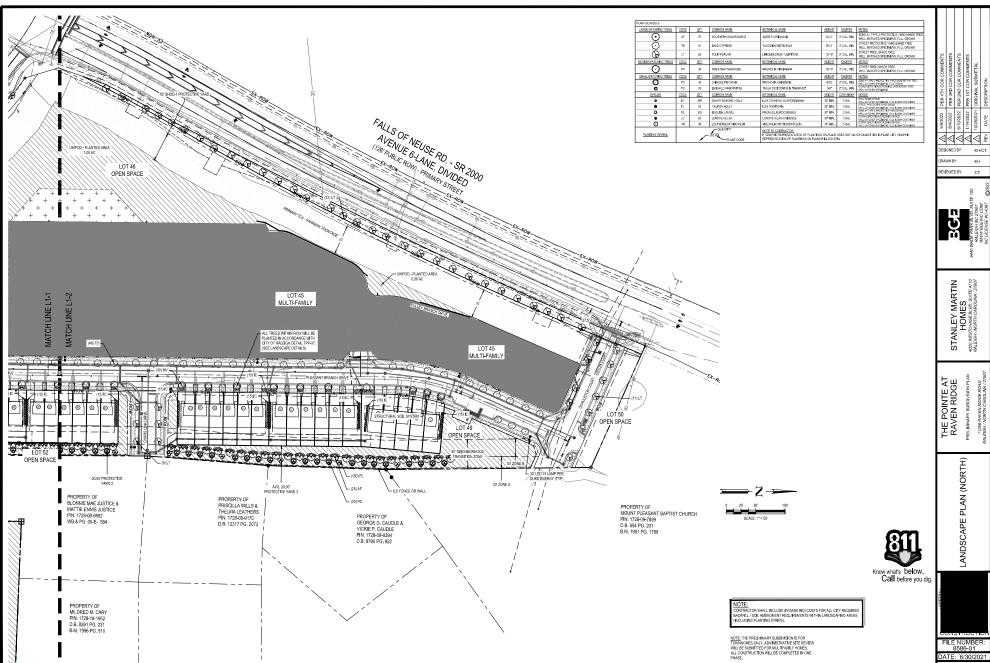
RAWN BY

STANLEY MARTIN HOMES 4020 WESTCHASE BLVD. SUITE 4710 PALEIGH / MORTH CAROLINA / 27807

THE POINTE AT RAVEN RIDGE

굽 LANDSCAPE OVERALL





L1-2