

# Preliminary Subdivision Application

## Site Review

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



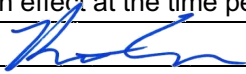
**INSTRUCTIONS:** This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to [SiteReview@raleighnc.gov](mailto:SiteReview@raleighnc.gov).

DEVELOPMENT OPTIONS (UDO Chapter 2)				
<input type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development		
<input type="checkbox"/> Cottage Court	<input type="checkbox"/> Flag lot	<input type="checkbox"/> Frequent Transit Development Option		
<i>NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District</i>				
GENERAL INFORMATION				
Scoping/sketch plan case number(s):				
Development name (subject to approval):				
Property Address(es):				
Recorded Deed PIN(s):				
<b>Building type(s):</b>	<input type="checkbox"/> Detached House	<input type="checkbox"/> Attached House	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Apartment
<input type="checkbox"/> General Building	<input type="checkbox"/> Mixed Use Building	<input type="checkbox"/> Civic Building	<input type="checkbox"/> Open Lot	<input type="checkbox"/> Tiny House

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION	
<b>Current Property Owner(s) Names:</b>	
Company:	Title:
Address:	
Phone #:	Email:
<b>Applicant Name (If different from owner. See "who can apply" in instructions):</b>	
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company:	Address:
Phone #:	Email:
<b>NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.</b>	
<b>Developer Contact Names:</b>	
Company:	Title:
Address:	
Phone #:	Email:

DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION			
Gross site acreage:			
Zoning districts (if more than one, provide acreage of each):			
Overlay district(s):	Inside City Limits?	Yes      No	Historic District/Landmark:      N/A
Conditional Use District (CUD) Case # Z-	Board of Adjustment Case # BOA-	Design Alternate Case # DA-	

STORMWATER INFORMATION			
Imperious Area on Parcel(s): Existing (sf) _____ Proposed total (sf) _____		Impervious Area for Compliance (includes right-of-way): Existing (sf) _____ Proposed total (sf) _____	
NUMBER OF LOTS AND DENSITY			
# of Detached House Lots:	# of Attached House Lots:	# of Townhouse Lots:	
# of Tiny House Lots:	# of Open Lots:	# of Other Lots (Apartment, General, Mixed Use, Civic):	
Total # of Lots:	Total # Dwelling Units:		
Proposed density for each zoning district (UDO 1.5.2.F):			

SIGNATURE BLOCK	
<p>Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.</p> <p>By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).</p> <p>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.</p> <p>The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.</p>	
Signature: 	Date:
Printed Name:	
Signature:	Date:
Printed Name:	



PRELIMINARY SUBDIVISION PLANS

# BUDLEIGH EAST COTTAGE COURT

## SUB-XXXX-2023

VICINITY MAP



SITE DATA TABLE

SITE ADDRESS:	2513 BICTON PLACE, RALEIGH, NC
PARCEL PIN NO.:	1705-20-5466
DEED BOOK AND PAGE:	BK 019373 PG 00027
ZONING DISTRICT:	R-10
ZONING CONDITION:	N/A
OVERLAY DISTRICT(S):	N/A
GROSS SITE ACREAGE:	1.50 AC (65,524 SF)
NET ACREAGE:	1.50 AC (65,524 SF)
EXISTING USE:	VACANT
PROPOSED USE:	COTTAGE COURT
<b>BUILDING INFORMATION:</b>	
PROPOSED BUILDINGS:	13 (WITH DETACHED GARAGES)
GROSS BUILDING SF:	COTTAGES: 1,800 SF MAX. EACH
	DETACHED GARAGES: 450 SF MAX. EACH
<b>PARKING:</b>	
REQUIRED:	NO MAXIMUM
PROVIDED:	26 SPACES
<b>BICYCLE PARKING:</b>	
REQUIRED LONG-TERM:	NO REQUIREMENT
REQUIRED SHORT-TERM:	NO REQUIREMENT
PROVIDED LONG-TERM:	NONE
PROVIDED SHORT-TERM:	NONE

### SOLID WASTE INSPECTION STATEMENT

- SOLID WASTE SERVICES ARE TO BE PROVIDED BY THE 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 COLLECTION.

### FIRE DEPARTMENT NOTES

- THE APPARATUS ROAD SURFACE IS REQUIRED TO BE WITHIN 150 FEET; NO SPRINKLING SYSTEM PROPOSED.
- FIRE HYDRANT SHALL BE LOCATED WITHIN 400' AS MEASURED ALONG THE PATH OF APPARATUS ACCESS ROAD (NCF 507.5.1).
- FIRE FLOW ANALYSIS MUST BE PROVED 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-5. DETAIL WILL BE PROVIDED IN CONCURRENT REVIEW PLANS.

2513 BICTON PLACE | RALEIGH, NC 27608 | WAKE COUNTY

1ST SUBMITTAL: AUGUST 3, 2023

#### Preliminary Subdivision Application

##### Site Review

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DEVELOPMENT OPTIONS (UDO Chapter 2)	
<input type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development
<input checked="" type="checkbox"/> Cottage Court	<input type="checkbox"/> Flag lot
<input type="checkbox"/> Conservation Development	<input type="checkbox"/> Frequent Transit Development Option
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): N/A	
Development name (subject to approval): Budleigh East Cottage Court	
Property Address(es): 2513 Bicton Place	
Recorded Deed PIN(s): 1705-20-5466	
<b>Building type(s):</b> <input checked="" type="checkbox"/> Detached House <input type="checkbox"/> Attached House <input type="checkbox"/> Townhouse <input type="checkbox"/> Apartment	
<input type="checkbox"/> General Building <input type="checkbox"/> Mixed Use Building <input type="checkbox"/> Civic Building <input type="checkbox"/> Open Lot <input type="checkbox"/> Tiny House	

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION	
<b>Current Property Owner(s) Names:</b> WRBCO COTTAGE COURT LLC	
Company: Williams Realty & Building Company, Inc. Title: Developer	
Address: 3111 Glenwood Avenue Raleigh, NC 27612	
Phone #: 919-881-1463	Email: Brandon.Watson@wrbcoc.com
<b>Applicant Name (If different from owner. See "who can apply" in instructions):</b>	
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input checked="" type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company: WithersRavenel	Address: 137 S. Wilmington Street, Suite 200 Raleigh, NC 27601
Phone #: 919-469-3340	Email: rcaudle@withersravenel.com
<b>NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.</b>	
<b>Developer Contact Names:</b> Brandon Watson	
Company: Williams Building and Realty Co	Title: Project Manager
Address: 3111 Glenwood Avenue Raleigh, NC 27612	
Phone #: 919-881-1463	Email: Brandon.Watson@wrbcoc.com

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REVISION 10.10.22  
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DEVELOPMENT TYPE + SITE DATE TABLE - ZONING INFORMATION	
Gross site acreage: 1.50 AC (65,524 SF)	
Zoning districts (if more than one, provide acreage of each):	
R-10	
Overlay district(s): N/A	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Historic District/Landmark: N/A	
Conditional Use District (CUD) Case # Z-	Board of Adjustment Case # BOA-
Design Alternate Case # DA-	
STORMWATER INFORMATION	
Imperious Area on Parcel(s): Existing (sf) 0.0	Proposed total (sf) 34,000
Impervious Area for Compliance (includes right-of-way): Existing (sf) 11,175	Proposed total (sf) 45,200
NUMBER OF LOTS AND DENSITY	
# of Detached House Lots: 13	# of Attached House Lots:
# of Tiny House Lots:	# of Open Lots: 1
# of Other Lots (Apartment, General, Mixed Use, Civic):	
Total # of Lots: 14	Total # Dwelling Units:
Proposed density for each zoning district (UDO 1.5.2.F): 8.67 DU/AC	

SIGNATURE BLOCK	
Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.	
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Signature:	Date: 08/03/2023
Printed Name: Robert Caudle	
Signature:	Date:
Printed Name:	

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C2.0	PARCEL PLAN
C2.1	SUBDIVISION PLAN
C3.0	GRADING AND DRAINAGE PLAN
C4.0	UTILITY PLAN
C5.0	FIRE ACCESS PLAN
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L-2	PLANTING PLAN DETAILS & NOTES
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A2-02	ASR EXTERIOR ELEVATIONS
A2-03	ASR EXTERIOR ELEVATIONS
A2-04	ASR EXTERIOR ELEVATIONS
A2-05	ASR EXTERIOR ELEVATIONS
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A2-07	ASR EXTERIOR ELEVATIONS

BUDLEIGH EAST COTTAGE COURT COMPLIANCE TABLE			
UDO SECTION 2.6.1 - COTTAGE COURT DIMENSIONAL REQUIREMENTS (NOTE: REQUIREMENTS LISTED ARE FOR R-10 ZONING)			
D. SITE AND LOT DIMENSIONS			
	Requirement	Min./Max. Allowed	Provided
D1	Net site area (min)	13,000 SF	65,524 SF
D2	Site width (min)	90'	240'
D3	Site depth (min)	90'	287'
D4	Site area per non-tiny house dwelling unit over four (min)	2,650 SF	varies per unit (refer to sheet C2.0)
D5	Site area per tiny house dwelling unit over four (min)	2,900 SF	N/A
D6	Dwelling units per site (max)	30	13
D7	Dwelling unit gross area (max)	1,800 SF	1800 SF
D8	Detached accessory structure footprint (max)	450 SF	450 SF
D9	Individual lot area (min)	N/A	N/A
E. INTERNAL COURTYARD			
	Requirement	Min./Max. Allowed	Provided
E1	Area (min.)	2,100 SF	8,616 SF
E2	Width as measured parallel to primary street for first 15' of site depth (min)	30'	30'
E3	Courtyard area per non-tiny house unit over four (min)	550 SF	8,616 SF (total courtyard area for 13 units)
E4	Courtyard area per tiny house unit over four (min)	225 SF	N/A
E5	Setback from primary street (max)	0'	0'
I. COURTYARD REQUIREMENTS AND RESTRICTIONS			
	Requirement	Requirement Met?	
1	At least 60% of the courtyard must be one contiguous open space.	MET	
2	Courtyard may not be parked or driven upon.	MET	
3	One common building (detached house building type) not to exceed 3,000 square feet in gross floor area may be permitted in the courtyard under the following: a. The common building may not be used as a dwelling. b. Uses within the common building must be accessory to the cottage court development. c. The common building shall not count towards the maximum number of dwelling units per site (Sec. 2.6.1.E.1). d. Notwithstanding the foregoing, the common building must comply with all other requirements of Section 2.6.1.	N/A	
4	Inclusive of the common building, up to 20% of the minimum internal courtyard area (Sec. 2.6.1.E.1) may be covered, however only 10% of the minimum internal courtyard area (Sec. 2.6.1.E.1) may be enclosed.	N/A	
5	Stormwater detention wet ponds and dry ponds shall not count towards the minimum internal courtyard area (Sec. 2.6.1.E.1). Green Stormwater Infrastructure (GSI) practices may be used to meet up to 50% of the minimum internal courtyard area (Sec. 2.6.1.E.1).	N/A	
6	Tree Conservation Areas shall not be included as part of the minimum internal courtyard area (Sec. 2.6.1.E.1).	N/A	
7	Retaining walls within the courtyard may be no taller than 4' in height. Retaining walls that are 2' or less in height may be spaced as close as 10' apart. All other retaining walls must be spaced a minimum of 20' apart.	N/A	
8	Pedestrian Access meeting the requirements of Section 8.3.5 shall be provided from each dwelling unit to the courtyard and any other common areas.	MET	

CONTACT LIST:

CIVIL ENGINEER Rob Caudle WithersRavenel 137 S Wilmington Street, Suite 200 Raleigh, NC 27601 919-535-5200 rcaudle@withersravenel.com	DEVELOPER Brandon Watson Williams Realty & Building Co., Inc. 3111 Glenwood Ave. Raleigh, NC 27612 919-881-1463 Brandon.Watson@wrbcoc.com	ARCHITECT Audrey Krenitsky Cline Design Associates 125 N. Harrington St. Raleigh, NC 27603 919-833-6413 AudreyK@clinedesignassoc.com	LANDSCAPE ARCHITECT Frank Liggett Liggett Design Group 725 Pershing Rd. Raleigh, NC 27608 919-833-0303 fl@liggettdesigngroup.com
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PRELIMINARY  
NOT APPROVED  
FOR CONSTRUCTION



WithersRavenel  
137 S Wilmington Street | Suite 200 | Raleigh, NC 27601  
License #: F-1479 | t: 919.469.3340 | www.withersravenel.com

PREPARED BY:

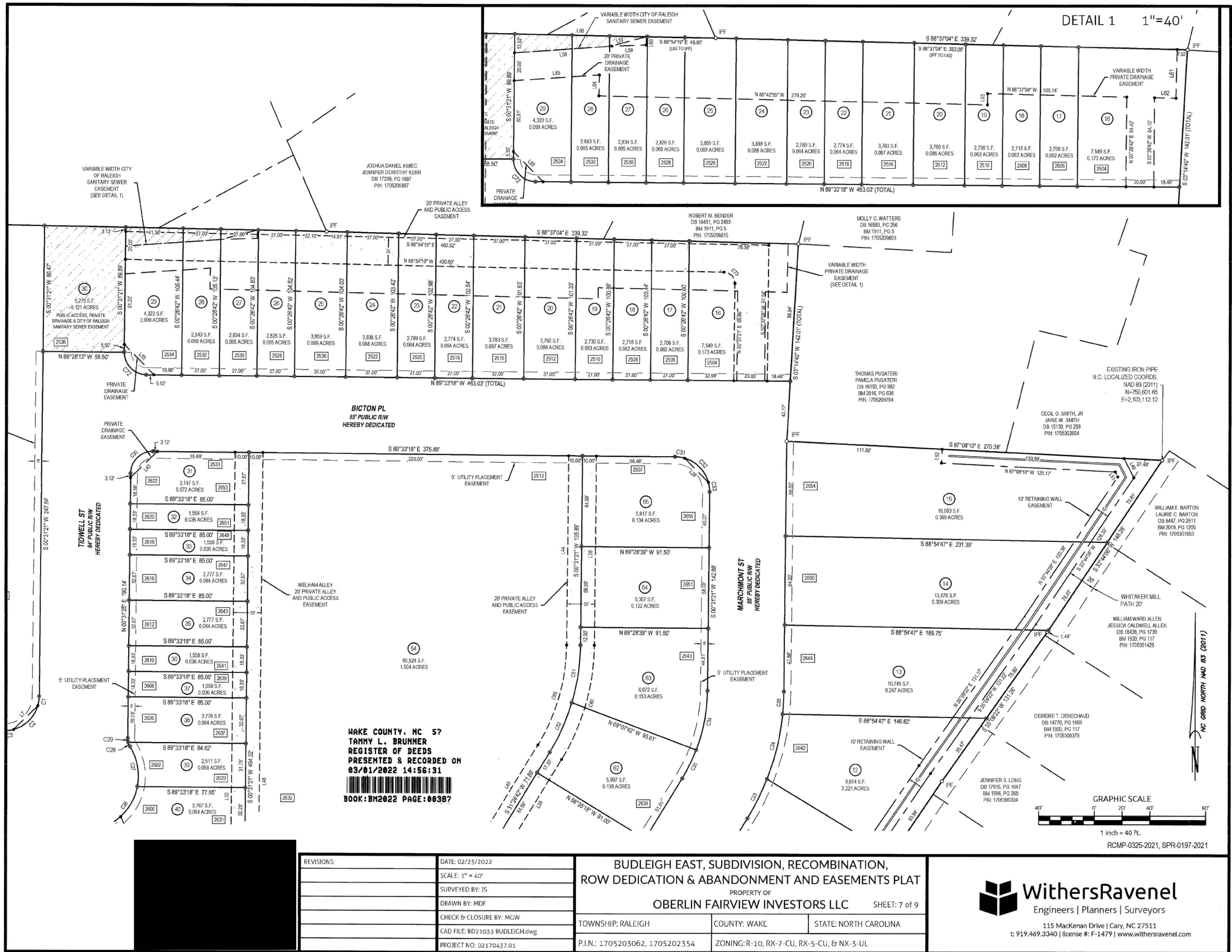
DEVELOPER:  
WILLIAMS REALTY &  
BUILDING CO., INC

3111 GLENWOOD AVENUE  
RALEIGH, NC 27612  
PHONE #: 919-781-7107  
ATTENTION: BRANDON WATSON

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WR PROJECT NO. ####  
MUNI PROJ NO. ####



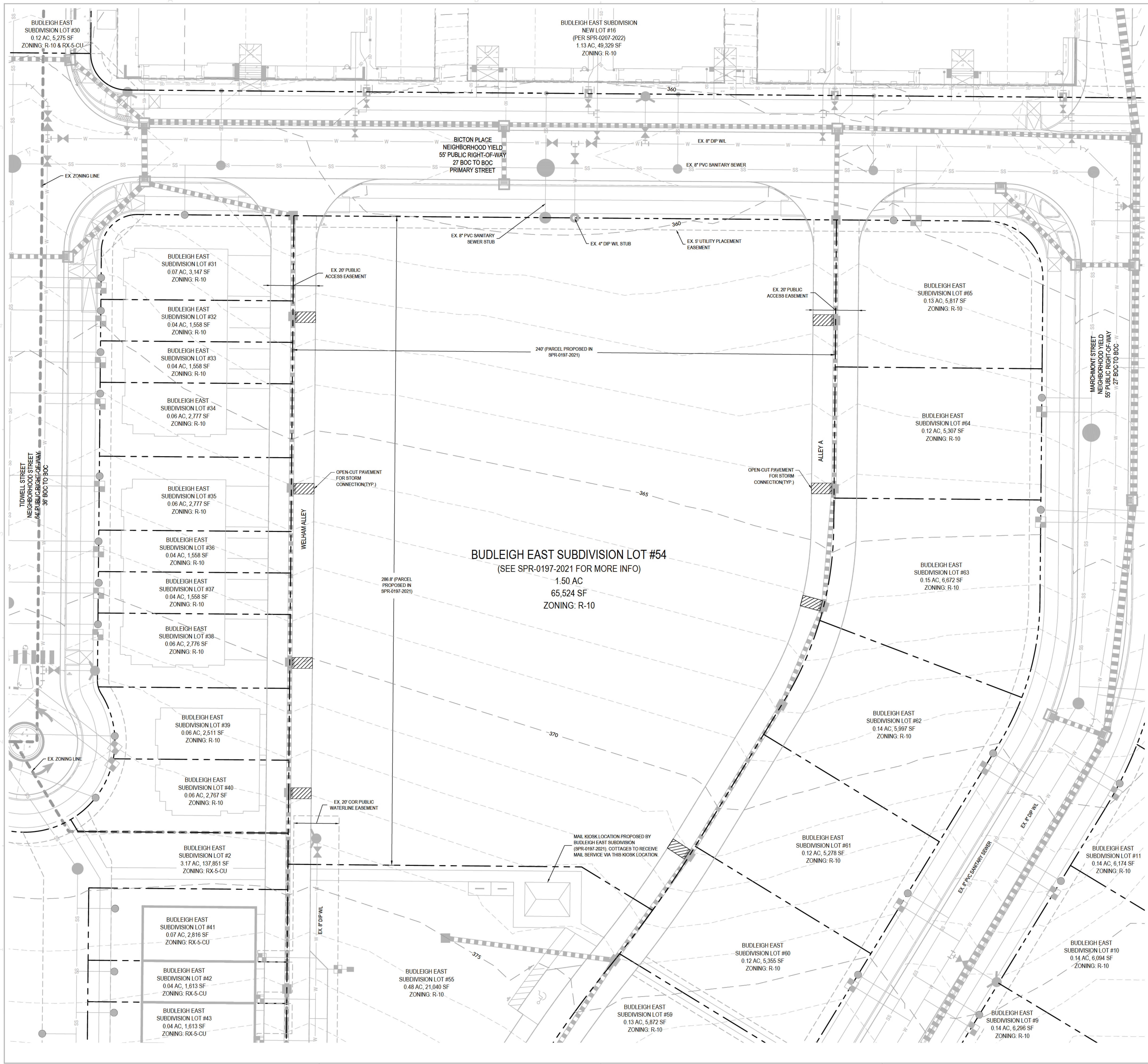
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K:\1717-48301-16407-Country Club Homes MP\GIS\GIS\BUDLEIGH\BUDLEIGH.dwg, Thursday, February 24, 2022 1:19:57 PM - FINETTE, NIKK



K:\1717-0000\174027-05-budleigh-east-cottage-when CAD drawing not in plan C:\1.0 EXISTING CONDITIONS AND DEMOLITION PLAN.dwg Thursday, August 1, 2023 6:01:53 PM - LINDSEAN



- EXISTING CONDITIONS AND DEMOLITION NOTES:**
- ALL WORK SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
  - THE CONTRACTOR SHALL COORDINATE ALL REMOVAL EFFORTS WITH THE OWNER AND GENERAL CONTRACTOR PRIOR TO COMMENCING WORK.
  - SPECIAL CARE SHALL BE TAKEN TO PROTECT AND MAINTAIN ALL EXISTING FEATURES, INCLUDING BELOW GROUND, NOT MARKED FOR REMOVAL. IN THE EVENT OF ANY IMPACT TO SUCH FEATURES, THE CONTRACTOR SHALL PERFORM REPAIR AND/OR RESTORE TO ORIGINAL CONDITION AS OF START OF WORK.
  - TRAFFIC CONTROL IS CONTRACTOR'S RESPONSIBILITY.
  - SITE DEMOLITION SEQUENCE TO BE PROVIDED BY THE CONTRACTOR.
  - THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S) AND/OR SIDEWALK FROM THE TRANSPORTATION OPERATION DIVISION/PUBLIC WORKS DEPARTMENT.
  - 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 (PPOWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
  - IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
  - PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT / TRANSPORTATION FIELD SERVICES STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919.996.2409 TO SET UP THE MEETING.
  - THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
  - 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](http://WWW.RALEIGHNC.GOV). COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO [RIGHTOFWAYSERVICES@RALEIGHNC.GOV](mailto:RIGHTOFWAYSERVICES@RALEIGHNC.GOV).
  - PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
  - CONTRACTOR IS EXPLICITLY ADVISED TO FIELD LOCATE AND VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON PLANS IS APPROXIMATE BASED ON BEST AVAILABLE INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE.
  - CONTRACTOR TO REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT/CIVIL ENGINEER PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.

NOTE: ALL LOT LINES, SITE IMPROVEMENTS, GRADING, AND UTILITIES SHOWN IN GRAY ARE PROPOSED PER PLAN SPR-0197-2021 AND WILL BE EXISTING AT THE TIME OF CONSTRUCTION.

**PRELIMINARY SUBDIVISION PLANS**

**BUDLEIGH EAST COTTAGE COURT SUB-XXXX-2023**

2513 BICTON PLACE | RALEIGH, NC 27608 | WAKE COUNTY

**PRELIMINARY**

NOT APPROVED FOR CONSTRUCTION

0 10 20  
SCALE: 1"=40' - 20'

INITIAL PLAN DATE: 08/03/2023  
REVISIONS:

WR JOB NUMBER: 02170437.05  
DRN: WR DGN: WR CKD: WR

**EXISTING CONDITIONS AND DEMOLITION PLAN**

**C1.0**

**WithersRavenel**

115 MacKenzie Drive | Cary, NC 27511  
License #: F-1479 | t: 919.459.3340 | www.withersravenel.com

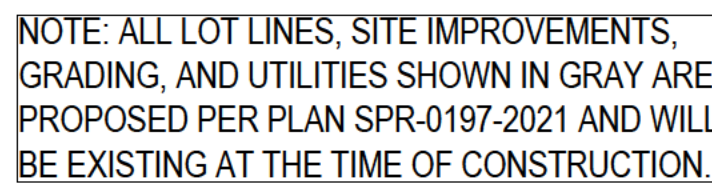
**Williams Realty & Building Co., Inc.**

3111 Glenwood Avenue  
RALEIGH, NC 27612

our people • your success

EST 1963







MULTIFAMILY BUILDINGS ARE  
PROPOSED PER PLAN ASR-0027-2022  
AND ARE NOT A PART OF THIS PROJECT

REFER TO SPR-0197-2021 FOR  
ROW DEDICATION AND  
STREETSCAPE IMPROVEMENTS

LOT PROPOSED PER  
SPR-0197-2021. REFER TO  
SHEET C1.0 FOR EXISTING  
LOT INFORMATION

LOTS LINES AND TOWNHOMES  
ARE PROPOSED PER PLAN  
SPR-0197-2021 AND ARE NOT A  
PART OF THIS PROJECT

LOTS LINES ARE PROPOSED PER  
PLAN SPR-0197-2021 AND ARE  
NOT A PART OF THIS PROJECT

**GENERAL NOTES:**

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.
2. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY CLOSURE PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE, PARKING SPACE OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
3. IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE REVIEWED BY THE CITY OF RALEIGH WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.
4. FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY THE CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
5. ALL SURVEY INFORMATION PROVIDED TO WITHERSRAVEL, RALEIGH, NORTH CAROLINA OFFICE BY WITHERSRAVEL, CARY, NORTH CAROLINA OFFICE IN DIGITAL FORMAT IN MARCH 2019, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WADE COUNTY GIS.
6. ALL EXISTING 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.
7. ALL EXISTING MONUMENT MARKERS ARE TO FACE OF CURB UNLESS OTHERWISE STATED ON PLANS.
8. 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 BERN, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
9. UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
10. TRASH AND CARDBOARD DUMPSTERS) ENCLOSURE SHALL COMPATIBLE WITH MATERIAL AND/OR COLOR OF EXISTING CONCERNING PUBLIC RIGHT-OF-WAY.
11. ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
12. CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES.
13. ALL HANDICAP COMPLIANT ONE WAY AND TWO WAY TRAVEL LOCATIONS OF SURROUNDING UTILITIES, HANDICAP PARKING SPACES) AND HC ACCESS AISLES SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTIONS) AS PER ADA STANDARDS.
14. PAVEMENT GRADAGE AND STRIPPING OF HANDICAP SPACES AS PER ADA STANDARDS.
15. ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE, NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY ENCROACHMENT.
16. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE CORNER POINT OF INTERSECTION.
17. NO DRIVEWAYS SHALL ENCRACH ON THIS MINIMUM CORNER CLEARANCE.
18. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADA STANDARDS.
19. ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.
20. ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEADESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE, HOTBOX, ETC) SHALL BE SCREENED FROM VIEW BY EXISTING OR NEW FENCING, WALLS, ETC.
21. 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 MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
22. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET CLOSURE MANUAL" AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
23. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT / TRANSPORTATION FIELD SERVICES DIVISION TO REVIEW THE PROJECT AND COMBINE WITH THE CITY OF RALEIGH OFFICE OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919.996.2409 TO SET UP THE MEETING.
24. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
26. ALL TEMPORARY STREET CLOSURE MUST BE FOR A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE "RIGHT-OF-WAY CLOSURES" ON [WWW.RALEIGH.GOV](http://WWW.RALEIGH.GOV). COMPLETE AND SEND THE "RIGHT-OF-WAY OBSTRUCTION PERMIT TO [RIGHTOFWAYSERVICES@RALEIGH.GOV](mailto:RIGHTOFWAYSERVICES@RALEIGH.GOV).
27. PRIOR TO CONSTRUCTION, ALL SIGNAGE SHALL BE SECURED IN PLACE.
28. ALL WALLS WITH HEIGHTS IN EXCESS OF 28" REQUIRE A SAFETY FENCE TO BE INSTALLED ALONG THE TOP OF WALL.
29. ALL HANDICAP RAMPS AND STAIRS REQUIRE A HANDRAIL TO BE INSTALLED ALONG THE LENGTH OF IT.
30. FIRE-SLOTTED WASTE TRUCK ROUTE TO BE PAVED WITH HEAVY DUTY ASPHALT. PAVEMENT DETAILS WILL BE PROVIDED ON SPRK PLANS.

**SITE CALCULATIONS:**

**TOTAL LOT SIZE: 1.50 AC (65,524 SF)**

**TOTAL UNIT COUNT: 13 UNITS**

**USE CATEGORY: COTTAGE COURT (SINGLE-UNIT LIVING)**

**SITE AREA**

REQUIRED: 13,000 SF + 2,650 SF PER UNIT OVER FOUR (PER UDO SEC. 2.6.1.D)  
13,000 SF + 9 ADDITIONAL UNITS x 2,650 SF = **36,850 SF (0.84 AC)**  
PROVIDED: **65,524 SF (1.50 AC)** TOTAL

**COURTYARD AREA**

REQUIRED: 2,100 SF + 550 SF PER UNIT OVER FOUR (PER UDO SEC. 2.6.1.E)  
2,100 SF + 9 ADDITIONAL UNITS x 550 SF = **7,050 SF (0.16 AC)**  
PROVIDED: **8,616 SF (0.20 AC)** TOTAL

**PARKING CALCULATIONS**

REQUIRED: NO MAXIMUM (PER UDO SEC. 7.1.2.C):  
PROVIDED: **25 SPACES** (2 GARAGE SPACES FOR ALL COTTAGES, EXCEPT FOR COTTAGE #12, WHICH HAS ONE GARAGE SPACE)

**BICYCLE PARKING CALCULATIONS**

REQUIRED: SINGLE-UNIT LIVING / COTTAGE COURT (PER UDO SEC. 7.1.2.C):  
• LONG TERM: NONE  
• SHORT TERM: NONE  
PROVIDED: **NONE**

NOTE: ALL LOT LINES, SITE IMPROVEMENTS, GRADING, AND UTILITIES SHOWN IN GRAY ARE PROPOSED PER PLAN SPR-0197-2021 AND WILL BE EXISTING AT THE TIME OF CONSTRUCTION.

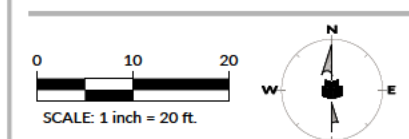
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PRELIMINARY SUBDIVISION PLANS  
**BUDLEIGH EAST  
COTTAGE COURT  
SUB-XXXX-2023**

2513 BICTON PLACE | RALEIGH, NC 27608 | WAKE COUNTY

**PRELIMINARY**  
NOT APPROVED  
FOR CONSTRUCTION



INITIAL PLAN DATE: 08/03/2023  
REVISIONS:

WR JOB NUMBER	02170437.05
DRN: WR	DGN: WR CKD: WR

## SUBDIVISION PLAN

## C2.1

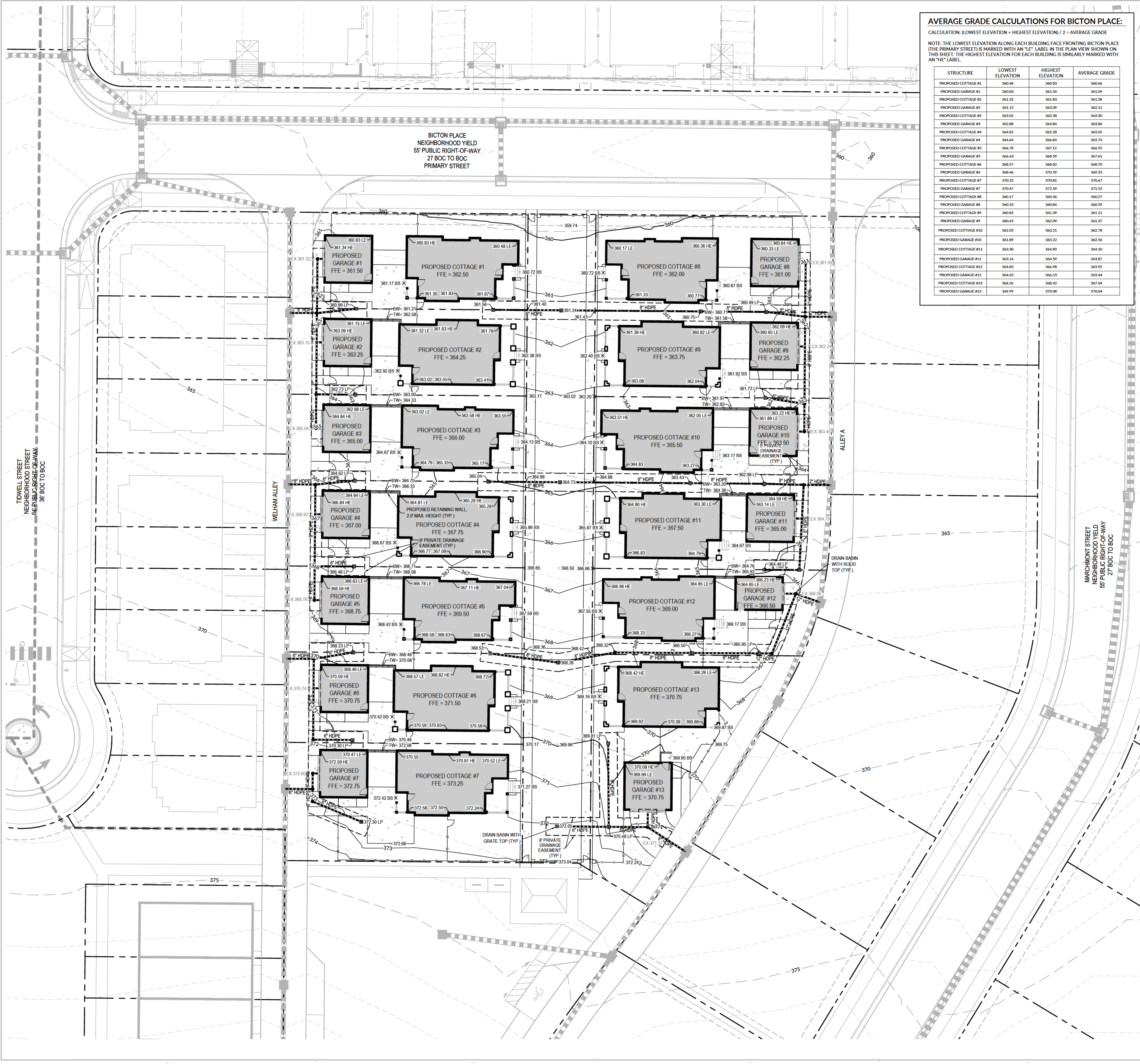


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\\na17\17-0430\170437.05-budleigh east cottages - wrbco\CAD\drawing sets\site plan\C2.0 SITE PLAN.dwg- Thursday, August 3, 2023 6:02:54 PM - LENGLAND



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**AVERAGE GRADE CALCULATIONS FOR BICTON PLACE:**

CALCULATION: (LOWEST ELEVATION + HIGHEST ELEVATION) / 2 = AVERAGE GRADE

NOTE: THE LOWEST ELEVATION ALONG EACH BUILDING FACE FRONTING BICTON PLACE (THE PRIMARY STREET) IS MARKED WITH AN "LE" LABEL IN THE PLAN VIEW SHOWN ON THIS SHEET. THE HIGHEST ELEVATION FOR EACH BUILDING IS SIMILARLY MARKED WITH AN "HE" LABEL.

STRUCTURE	LOWEST ELEVATION	HIGHEST ELEVATION	AVERAGE GRADE
PROPOSED GARAGE #1	360.48	360.83	360.66
PROPOSED GARAGE #1	360.83	361.34	361.09
PROPOSED GARAGE #2	361.32	361.83	361.58
PROPOSED GARAGE #2	361.15	363.09	362.12
PROPOSED GARAGE #3	363.02	363.38	363.30
PROPOSED GARAGE #3	362.88	364.84	363.86
PROPOSED GARAGE #4	364.81	365.28	365.05
PROPOSED GARAGE #4	364.64	366.84	365.74
PROPOSED GARAGE #5	366.78	367.11	366.95
PROPOSED GARAGE #5	366.63	368.59	367.61
PROPOSED GARAGE #6	368.57	368.82	368.70
PROPOSED GARAGE #6	368.46	370.39	369.53
PROPOSED GARAGE #7	370.52	370.81	370.67
PROPOSED GARAGE #7	370.47	372.59	371.53
PROPOSED GARAGE #8	360.17	360.36	360.27
PROPOSED GARAGE #8	360.33	360.84	360.59
PROPOSED GARAGE #9	360.82	361.39	361.11
PROPOSED GARAGE #9	360.65	362.09	361.37
PROPOSED GARAGE #10	362.05	363.51	362.78
PROPOSED GARAGE #10	361.89	363.22	362.54
PROPOSED GARAGE #11	363.30	364.90	364.30
PROPOSED GARAGE #11	363.14	364.59	363.87
PROPOSED GARAGE #12	364.65	366.98	365.82
PROPOSED GARAGE #12	364.26	368.42	367.34
PROPOSED GARAGE #13	369.99	370.08	370.04

**CONSTRUCTION NOTES:**

1. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITHIN A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION) AND ALL CONDITIONS OF THE APPROVED DRIVEWAY PERMIT AND/OR ENCROACHMENT AGREEMENT.
3. NO WORK ON OR BLOCKAGE OF EXISTING THROUGH TRAFFIC LANES SHALL OCCUR DURING THE PEAK TRAFFIC HOURS OF 7AM-9AM AND 4PM-6PM, MONDAY THROUGH FRIDAY. THE CONTRACTOR MUST OBTAIN A LANE CLOSURE PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE. PLEASE CONTACT THE CITY PUBLIC WORKS DEPT.-TRANSPORTATION OPERATIONS DIVISION AT (919)996-3030 FOR LANE CLOSURES AT LEAST 48 HOURS IN ADVANCE AND FOR STREET CLOSURES, AT LEAST 2 WEEKS IN ADVANCE. PROVIDE EXACT LOCATION, CROSS STREET, DATES FOR LANE CLOSURE, CONTACT PERSON AND FAX NUMBER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE INSPECTIONS DEPARTMENT AT 919-516-2495 TO OBTAIN A STREET CUT PERMIT.
5. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
6. THE CONTRACTOR SHALL HAVE A COMPLETE SET OF CONTRACT DOCUMENTS AS WELL AS ALL APPROVALS AND EASEMENTS ON THE JOB SITE AT ALL TIMES.
7. THE CONTRACTOR SHALL REPAIR ALL DRIVEWAYS, DRIVEWAY PIPES, CURB & GUTTER, SIDEWALKS & STREET TO EXISTING CONDITION OR BETTER.
8. IF THE EXISTING ROADWAY WIDTH IS REDUCED TO LESS THAN 20 FEET OF TRAVELWAY AT ANY TIME, A LANE CLOSURE WILL BE REQUIRED PER THE MUTCD OR THE NCDOT STANDARD DRAWINGS 1101.02 (SHEET 1), 1101.04 & 1101.11.
9. ALL WALLS WITH HEIGHTS IN EXCESS OF 28" REQUIRE A SAFETY FENCE TO BE INSTALLED ALONG THE TOP OF WALL.
10. ALL HANDICAP RAMPS AND STAIRS REQUIRE A HANDRAIL TO BE INSTALLED ALONG THE LENGTH OF IT.

**STORM DRAINAGE NOTES:**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF RALEIGH STANDARD SPECIFICATIONS & DETAILS.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS IS BASED ON THE BEST AVAILABLE INFORMATION, BUT CAN BE CONSIDERED ONLY AS APPROXIMATE.
3. ALL STORM DRAINAGE PIPE SHALL HAVE A MINIMUM COVER OF 2 FEET TO THE PIPE CROWN IN TRAFFIC, UNLESS APPROVED BY THE CITY OF RALEIGH.
4. ALL STORM DRAINAGE PIPE SHALL HAVE A MINIMUM COVER OF 1 FOOT TO THE PIPE CROWN IN NON-TRAFFIC AREAS.
5. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS. MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER COR PUD DETAILS W-41 & S-49).
6. MAINTAIN 12" VERTICAL SEPARATION AT ALL RCP STORM AND RCP STORM CROSSING.
7. STORM SEWER SHALL BE REINFORCED CONCRETE PIPE (RCP) CONFORMING TO ASTM C76, TABLE III OR TABLE IV. JOINTS SHALL BE SEALED WITH A PLASTIC CEMENT PUTTY MEETING FEDERAL SPECIFICATIONS SS-5-00210, SUCH AS RAM-NEK OR BUTYL RUBBER SEALANT.
8. STORM SEWER PIPE ENDS SHALL BE FURNISHED WITH REINFORCED CONCRETE HEAD WALLS UNLESS OTHERWISE SPECIFIED ON PLANS.
9. EACH DRAINAGE STRUCTURE SHALL HAVE A SHAPED INVERT CONSTRUCTED FROM CONCRETE, AND A BENCH WITH A MAXIMUM 5:1 SLOPE. THE BENCH SHALL BEGIN AT A HEIGHT OF ONE-HALF THE PIPE DIAMETER FOR 12 TO 24 INCH PIPE, ONE-THIRD THE PIPE DIAMETER FOR 30 - 48 INCH PIPE, AND ONE-FOURTH THE DIAMETER FOR PIPE GREATER THAN 48 INCHES.
10. ENERGY DISSIPATORS SHALL BE INSTALLED AT ALL STORM SEWER DISCHARGE POINTS. A FABRIC OR WASHED STONE BARRIER SHALL BE INSTALLED BETWEEN THE DISSIPATION PAD AND THE NATURAL GROUND.
11. ALL STORM DRAINAGE EASEMENTS SHALL BE "PRIVATE" UNLESS OTHERWISE SPECIFIED.
12. THE CONTRACTOR SHALL NOTIFY THE CITY OF RALEIGH ENGINEERING DEPARTMENT AT 890-3430 TO SCHEDULE CONSTRUCTION INSPECTIONS.
13. STORM PIPE TRENCH EXCAVATION AND BACKFILLING SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD SPECIFICATIONS AND DETAILS.

**GRADING AND STORM GENERAL NOTES:**

1. TOP OF WALL SPOT ELEVATIONS SHOWN ON THIS SHEET REFER TO THE FINISHED GRADE AT THE FACE OF WALL ONLY. REFER TO ARCHITECTURAL SHEETS FOR ADDITIONAL WALL HEIGHT ABOVE AND BELOW THE FINISHED GRADE.
2. REFER TO ARCHITECTURAL SHEETS FOR STEP DOWN FROM EACH DOOR TO THE ASSOCIATED LANDING FOR ALL COTTAGES AND GARAGES.

**GRADING AND STORM GENERAL LEGEND:**

SYMBOL	DESCRIPTION
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	EXISTING CATCH BASIN
	EXISTING STORM DROP INLET WITH GRATE
	EXISTING STORM MANHOLE
	EXISTING STORM PIPE
	PROPOSED STORM DRAIN BASIN WITH GRATE TOP
	PROPOSED STORM DRAIN BASIN WITH SOLID TOP
	PROPOSED STORM PIPE

**SPOT ELEVATION ABBREVIATIONS:**

ABBREVIATION	DESCRIPTION
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL (SEE GENERAL NOTE 1, THIS SHEET)
FFE	FINISHED FLOOR ELEVATION
HE	HIGHEST ELEVATION ALONG BUILDING FACE (SEE AVERAGE GRADE CALCULATIONS, THIS SHEET)
LE	LOWEST ELEVATION ALONG BUILDING FACE (SEE LE AVERAGE GRADE CALCULATIONS, THIS SHEET)
LP	LOW POINT
TS	TOP OF STEP
TW	TOP OF WALL (SEE GENERAL NOTE 1, THIS SHEET)

NOTE: ALL LOT LINES, SITE IMPROVEMENTS, GRADING, AND UTILITIES SHOWN IN GRAY ARE PROPOSED PER PLAN SPR-0197-2021 AND WILL BE EXISTING AT THE TIME OF CONSTRUCTION.

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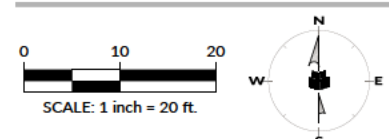


**WILLIAMS REALTY & BUILDING CO., INC**  
3111 GLENWOOD AVENUE  
RALEIGH, NC 27612

PRELIMINARY SUBDIVISION PLANS  
**BUDLEIGH EAST COTTAGE COURT**  
SUB-XXXX-2023

2513 BICTON PLACE | RALEIGH, NC 27608 | WAKE COUNTY

**PRELIMINARY**  
NOT APPROVED  
FOR CONSTRUCTION



INITIAL PLAN DATE: 08/03/2023  
REVISIONS:

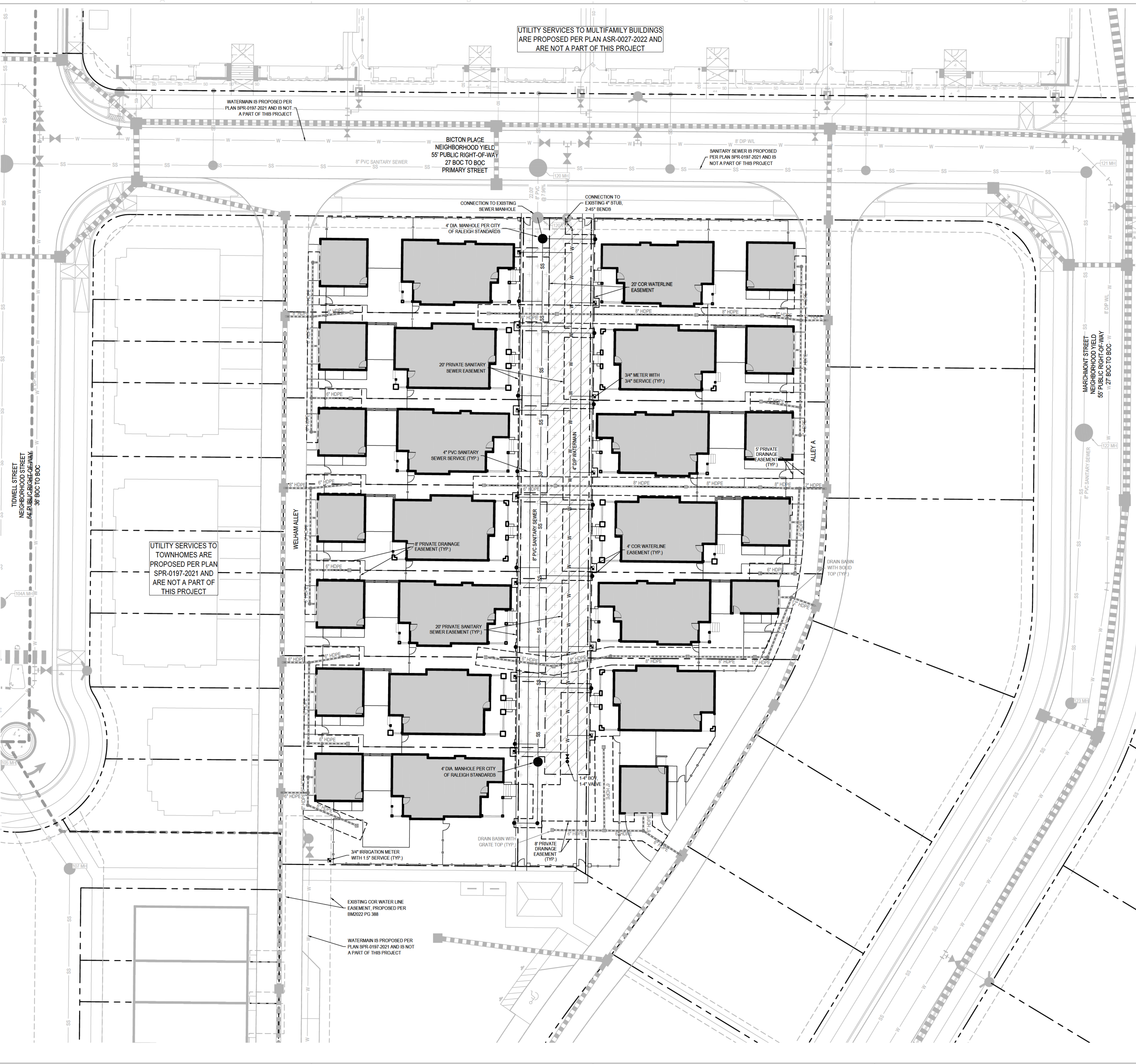
WR JOB NUMBER 02170437.05  
DRN: WR DGN: WR CKD: WR

**GRADING AND DRAINAGE PLAN**

**C3.0**



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- COR APPENDIX D STANDARD UTILITY NOTES:**
- ALL STANDARD MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARD, DETAILS, & SPECIFICATIONS (REFERENCE CORPUD HANDBOOK, CURRENT EDITION)
  - UTILITY SEPARATION REQUIREMENTS:
    - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL
    - WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER
    - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS
    - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER
    - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED. SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49)
    - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED
  - ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION
  - CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UT LITIES DEPARTMENT
  - 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS
  - IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE
  - INSTALL 3/4" DIP WATER SERVICE WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE
  - INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM
  - PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE
  - ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION
  - NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION
  - GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION
  - CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

SYMBOL	DESCRIPTION
	PROPOSED WATER VALVE
	PROPOSED WATER METER
	PROPOSED WATER LINE
	PROPOSED SANITARY CLEAN OUT
	PROPOSED SANITARY SEWER/ STORM MANHOLE
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER EASEMENT
	PROPOSED SEWER EASEMENT

NOTE: ALL LOT LINES, SITE IMPROVEMENTS, GRADING, AND UTILITIES SHOWN IN GRAY ARE PROPOSED PER PLAN SPR-0197-2021 AND WILL BE EXISTING AT THE TIME OF CONSTRUCTION.

PRELIMINARY SUBDIVISION PLANS

**BUDLEIGH EAST COTTAGE COURT**

**SUB-XXXX-2023**

PRELIMINARY  
NOT APPROVED  
FOR CONSTRUCTION

0 10 20  
SCALE: 1"= 20'

INITIAL PLAN DATE: 08/03/2023  
REVISIONS:

WR JOB NUMBER 02170437.05  
DRN: WR DGN: WR CKD: WR

UTILITY PLAN

**C4.0**

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- FIRE ACCESS NOTES:**

  1. NO SPRINKLERS ARE PROPOSED FOR COTTAGES.
  2. MAXIMUM FIRE TRUCK HOSE LAY FOR ALL COTTAGES IS 150'. MAXIMUM FIRE HYDRANT HOSE LAY FRO ALL COTTAGES IS 400'.
  3. ALL PUBLIC ROADS AND ALLEYS PROPOSED WITH SPR-0197-2022 ARE FIRE TRUCK ACCESSIBLE AND WILL BE UTILIZED FOR FIRE ACCESS FOR THE SITE. REFER TO APPROVED SPR-0197-2022 PLANS FOR ADDITIONAL INFORMATION.
- FIRE ACCESS LEGEND:**

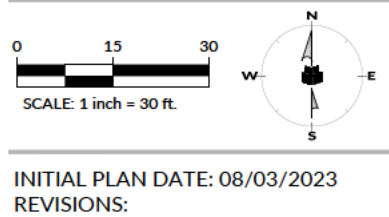
SYMBOL	DESCRIPTION
	FIRE HYDRANT HOSE LAY
	TYPICAL FIRE TRUCK HOSE LAY
	EXISTING FIRE TRUCK ROUTE THROUGH SITE

NOTE: ALL LOT LINES, SITE IMPROVEMENTS, GRADING, AND UTILITIES SHOWN IN GRAY ARE PROPOSED PER PLAN SPR-0197-2021 AND WILL BE EXISTING AT THE TIME OF CONSTRUCTION.

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PRELIMINARY SUBDIVISION PLANS  
**BUDLEIGH EAST  
COTTAGE COURT  
SUB-XXXX-2023**

**PRELIMINARY**  
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INITIAL PLAN DATE: 08/03/2023  
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WR JOB NUMBER 02170437.05  
DRN: WR DGN: WR CKD: WR

**FIRE ACCESS PLAN**

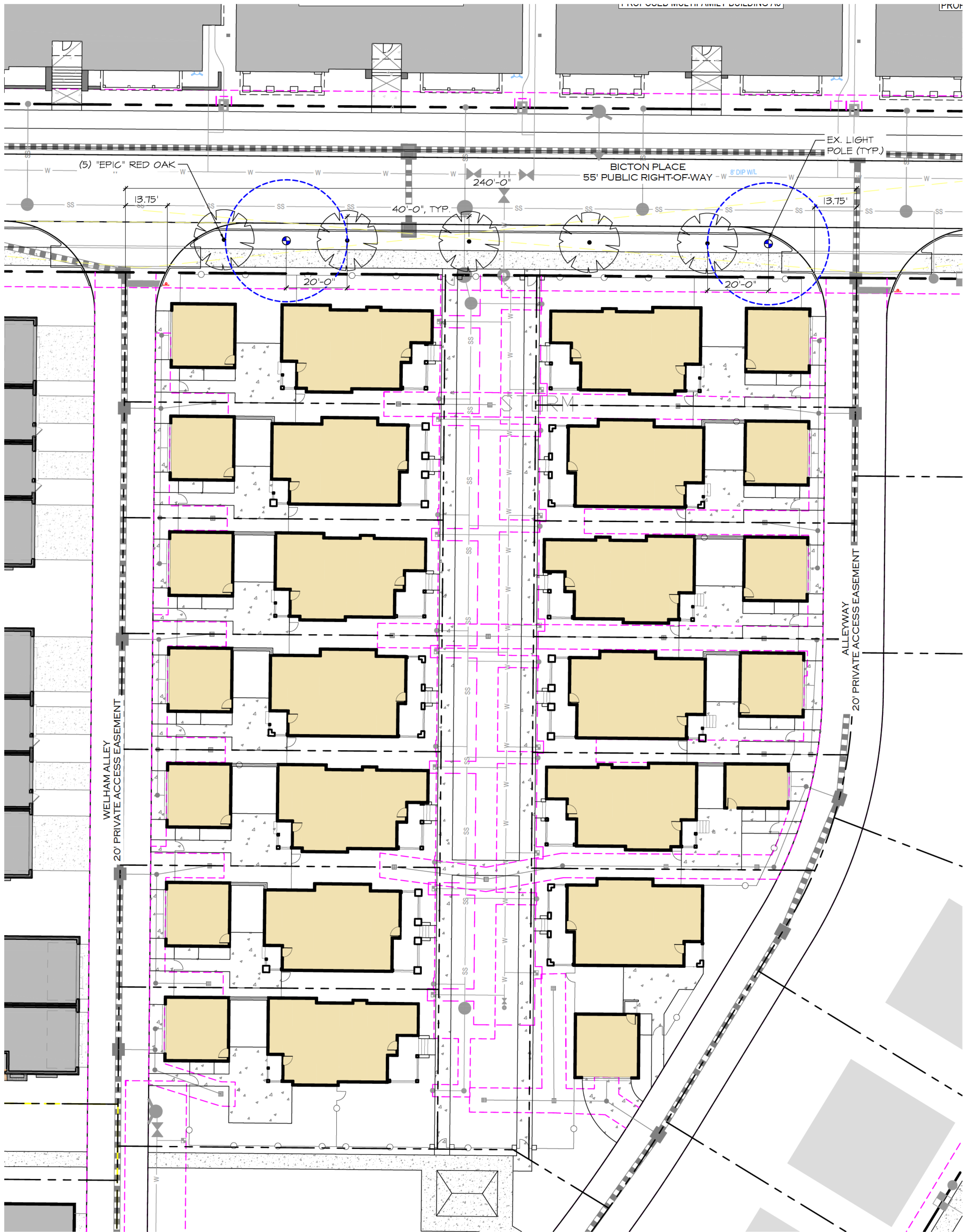
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CODE REQUIRED PLANT SCHEDULE			
QUAN.	BOTANICAL NAME	COMMON NAME	NOTES
TREES AND LARGE EVERGREENS			
3 QUERUS X 'EPIC'	EPIC RED OAK	3" CAL., 10' TALL	FULL MATCHING STREET TREES

STREET TREE CALCULATIONS

BICTON PLACE STREET TREES

240.0 LF

1 LARGE TREE/40 LF

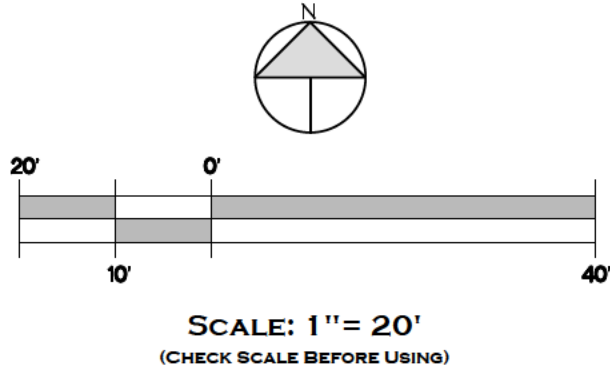
240.0 ÷ 27.5 (ALLEYWAYS) = 212.5 LF

212.5/40 = 5.31 TREE REQUIRED

5 TREES PROVIDED

INSTALL 3" CALIPER, 10' TALL

NOTE:  
1. STREET TREES SHALL BE  
INSTALLED AND MAINTAINED  
IN ACCORDANCE WITH THE  
REQUIREMENTS OF CHAPTER  
2 OF THE CITY TREE MANUAL.



CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Plans for the proposed use have been reviewed for general compliance with applicable codes. This limited review, and authorization for construction is not to be considered to represent total compliance with all legal requirements for development and construction. The property owner, design consultants, and contractors are each responsible for compliance with all applicable City, State and Federal laws. This specific authorization below is not a permit, nor shall it be construed to permit any violation of City, State or Federal Law. All construction must be in accordance with all Local, State, and Federal Rules and Regulations. This approval of this electronic document is only valid if the document has not been modified and the digital signature below is valid:

CITY OF RALEIGH DEVELOPMENT APPROVAL \_\_\_\_\_



LANDSCAPE ARCHITECTURE  
SITE PLANNING & DESIGN

725A PERKINS ROAD, RALEIGH, NC 27608  
PHONE 919.833.0303 FAX 919.833.1118  
MAIL@LIGGETTDESIGNGROUP.COM

SURVEYOR:  
WITHERS & RAVENEL  
115 MCKENNA DRIVE, CARY, NC 27511  
(919) 851-2344

CONSULTANTS  
WRBCO  
RALEIGH, NORTH CAROLINA  
(919) 781-7107

CLIENT

BUDLEIGH EAST  
COTTAGE COURT  
OBERLIN ROAD & FAIRVIEW ROAD  
RALEIGH, NORTH CAROLINA

ISSUED FOR: REVIEW		
ISSUED DATE: 7/31/2023		
REVISIONS:		
NO.	ITEM	DATE

DRAWING TITLE:  
CODE COMPLIANT  
LANDSCAPE PLAN

DRAWN BY: AS/RW/WAB  
CHECKED BY: FL  
SCALE: 1"= 20'  
SHEET NUMBER:

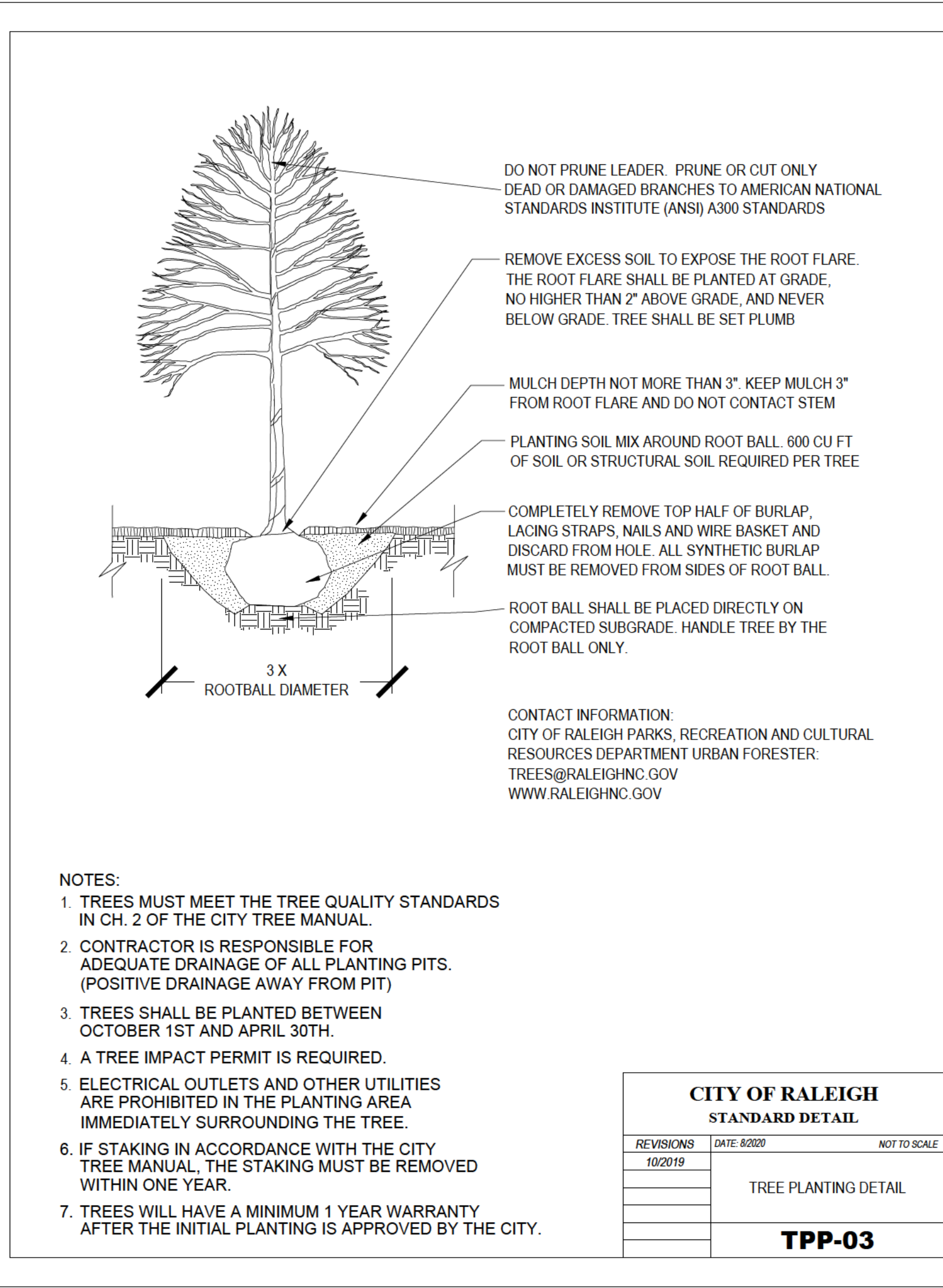


1. Prior to the start of any excavation for the project, the contractor shall notify NC One Call or equivalent to locate all existing utilities.
2. Contractor shall maintain or provide positive drainage away from all building foundations, structures and within planting beds.
3. Contractor shall supply all plant materials in quantities sufficient to complete all plantings shown on this drawing. Clarify any discrepancies with the Landscape Architect prior to ordering plant material.
4. All plants shall meet or exceed the minimum standards set by the U.S.D.A. for Nursery Stock, sponsored by the American Association of Nurserymen, Inc., Washington, D.C.
5. All plants shall bear the same relationship to finished grade as to the original grades before digging. The Contractor shall revise grades at a minimum of +/- 1/2% to ensure smooth transitions between planting beds and lawn areas.
6. Mulch - install 3" of shredded pine bark mulch in plant beds around buildings, patio, etc., and 3" of clean pine straw in all other natural areas with new planting and on slopes, unless otherwise noted on plans.
7. All plant materials are subject to the approval of the Landscape Architect at the nursery and at the job site.
8. Contractor is encouraged to provide the Landscape Architect with concerns and/or suggestions regarding proposed plant materials, prior to placing a purchase order for plants.
9. Contractor is responsible for verifying all quantities. Drawings symbols shall rule over plant lists if there are discrepancies between the two.
10. All trees located adjacent to walks and drives shall have 6' of clearance height to first branching.
11. All trees shall be placed a minimum of 3' from sidewalks, curbs and hardscape, and a minimum of 6' from fire hydrants and other utilities, unless otherwise noted on plans.
12. All plants shall be installed as per generally accepted planting standards.
13. All dead and/or diseased plants shall be replaced within warranty period at no charge to Owner/Client.
14. All plants and stakes shall be set plumb unless otherwise specified.
15. Refer to Existing Conditions Plan, Demo Plan and/or Planting Plan for trees/shrubs to be either removed or to remain undisturbed.
16. Landscape Architect shall select and layout all the perennial beds.
17. All planting bed edges shall be smooth flowing arcs, unless otherwise specified. Bed edges shall be smooth, consistent, hand trenched 3 to 4 inches deep, and "V" shaped. All excavated material shall be removed from the bed edge and planting bed.
18. If the landscape contractor observes any deficiencies in the site conditions or which could negatively affect plant establishment, survival, or guarantee, notify the Owner and Landscape Architect prior to procurement and/or installation.
19. Any disturbed areas that are not planted or grassed as part of the landscape plan shall be restored to their previous existing condition (including raking uneven areas, seeding grassed areas and for natural areas spreading minimum 3" depth of pine straw, leaf litter or pine bark mulch per direction of Landscape Architect).

The Owners of the Property and their Agents, Hires or Assigns shall be responsible for the installation, preservation and maintenance of all plantings and physical features shown on this plan. The Owners shall be responsible for annual maintenance of the vegetation to include but not limited to:

1. a. Fertilization: Zeon Zoyisa lawns: Fertilize lawns twice per year (March 30 - May 15), and again (June 30 - July 31) according to soil test. Tiffway 419 Bermuda lawns: fertilize lawns twice per year (March 30 - May 15), and again (June 15 - August 15) according to soil test.
1. b. Fertilization: Deciduous trees, evergreen trees and evergreen shrubs: Fertilize trees and shrubs per soil test. A deep root fertilizer shall be used for deciduous trees, evergreen trees and evergreen shrubs and applied once per year (Feb. 28 - March 30). Fertilizer shall be watered in.
1. c. Fertilization: Shrubs, groundcover and seasonal plants not listed in a (2)-Fertilize shrubs, groundcover and seasonal plants per soil test. A complete controlled release fertilizer shall be used for shrubs, groundcover and seasonal plants and applied (Feb. 28 - March 30), and again in (June 15 - July 31). Fertilizer shall be spread evenly under all plants (where applicable) and watered in. ("Planting areas with trees, shrubs, groundcover and seasonal plants may receive fertilization 2x/year due to the planting "arrangement", however, over-fertilization shall not be acceptable.
2. Pruning: Removal of dead or diseased wood, or removal of tree branches for sight distance/safety reasons; the Shigo standards shall be adhered to. The pruning of shrubs shall be limited to the pruning necessary to maintain the natural shape of the plant except for sheared hedges and sheared upright evergreen trees.
3. Pest control: Pre-emergent weed control for lawns to be applied in Sept. - November. Tree, shrub and groundcover bed pre-emergent control to be applied in February. Chemical treatment for insect infestation and disease may be applied and shall be specific to the problem.
4. Mulching: Mulching shall be maintained at a depth of 2 - 3" in plant beds and tree saucers. As a minimum, mulch shall be reapplied at least every year during the months of February and March.
5. Mowing: Zoyisa lawns shall be maintained at a height of 2" - 2½" and shall be mowed approximately 60 times per year. Tiffway 419 Bermuda lawns shall be maintained at a height of 2" - 2½" and shall be mowed approximately 72 times per year. Grasses used for stabilization and ornamental use shall not be mowed.
6. Plant protection: Avoid excess intrusion into the root zone area of established plantings including equipment, vehicular and pedestrian traffic, construction activities and materials.
7. Watering: If an irrigation system is utilized, the system shall be regulated to provide approximately 1" of rainfall per week during the growing season.
8. Warranty: Remove/replace all dead and or diseased plant material at each maintenance visit.

1. Provide soil pH testing, adjust the pH range of soils that are unacceptable per local cooperative extension service standards. Incorporate agricultural lime, fertilizer, and superphosphate uniformly at the rate specified per soil pH testing results.
2. Site to be fine graded before permanent planting and seeding or sodding is installed.
3. Soil shall be loosened to a depth of 4 - 6 inches by diskking, raking, rototilling or other acceptable means. Continue tillage until a well-pulverized, firm, reasonably uniform seedbed is prepared 4 to 6 inches deep. Chisel compacted areas and spread topsoil 3 inches deep over adverse soil conditions.
4. Rake and remove all loose rock (over 1" diameter), roots, and other obstructions leaving surface reasonably smooth. Contractor shall incorporate/till-in 50/50 soil amendment in all plant beds.
5. All sod and installation techniques shall adhere to turfgrass producers international guideline specifications, current edition.
6. Sod areas to be sodded with workable size rolls that are not broken or stretched. Sod shall be free of thatch. Sod shall be installed within 24 hours of arrival at the site.
7. Water 1 inch minimum within the first hour of sod or seed installation. Begin irrigate on system during the following 3 days keeping the sodded or seeded area moist.
8. Sod shall be laid parallel to the contours and shall have staggered joints on slopes greater than 3:1 or in drainage swales sod shall be stacked.
9. Apply starter fertilizer at time of sodding at rate recommended by manufacturer. Contractor is responsible for the initial watering.
10. Inspect all sodded areas and make necessary repairs or resod within the planting season, if possible. If grass stand should be over 60% damaged, Contractor shall consult with a conservator or inspector on maintenance treatment and fertilization to determine the best type of treatment necessary in order to establish and maintain an acceptable stand of grass.
11. Contractor shall water and maintain all planting and NEWLY SOD areas until a maintenance contractor has been selected.
12. Once an acceptable stand of grass has been established (of 95% or better), the Contractor shall repair all damaged areas and monitor the NEWLY SOD areas until the grass reaches a height of 4 inches tall.



1. Mulch shall be 3" th ck.
2. Backfill shall consist of native broken-up topsoil. Total volume of backfill shall be amended with up to 1/3 pine bark mulch. Pine bark mulch pieces should be no larger than what passes through a 1" screen. If additional soil is required for backfill due to detrimental sub-soil, use soil similar to existing native soil. additional soil to be approved by grounds management.
3. Contractor shall incorporate "PermaTill" in clay and other poorly drained soils in all planting beds. Contractor shall spread 2" thick of "PermaTill" over entire planting area and till into soil to a depth of 6-8".

This diagram illustrates the cross-section of a root ball preparation. It shows a central root ball with a 3x's widest dimension. The root ball rests on existing or recompacted soil. A 3" mulch layer is applied to the top, with a finished grade indicated. The slope sides of the loosened soil are amended with native soil. An earth saucer, 4" high x 8" wide and round, is topped and placed above the root ball surface. The saucer begins at the root ball periphery. The diagram also shows the root ball's position relative to the existing soil and the mulch layer.

Labels and instructions include:

- Shrub
- 3" mulch - Refer to planting notes #1
- Finished grade.
- Slope sides of loosened soil.
- Amended native soil - Refer to planting notes #2
- Loosened soil. Dig and turn the soil to reduce the compaction to the area and depth shown.
- Root ball rests on existing or recompacted soil.
- Root ball
- Earth Saucer - 4" high x 8" wide round - topped saucer above root ball surface shall be constructed around the root ball. Saucer shall begin at root ball periphery.
- Prior to mulching, lightly tamp soil around the root ball in 6" lifts to brace shrub. Do not over compact.
- When the planting hole has been backfilled, pour water around the root ball to settle the soil.
- Existing soil.
- 3x's widest dimension of root ball.

**SECTION VIEW**

**NOT TO SCALE**

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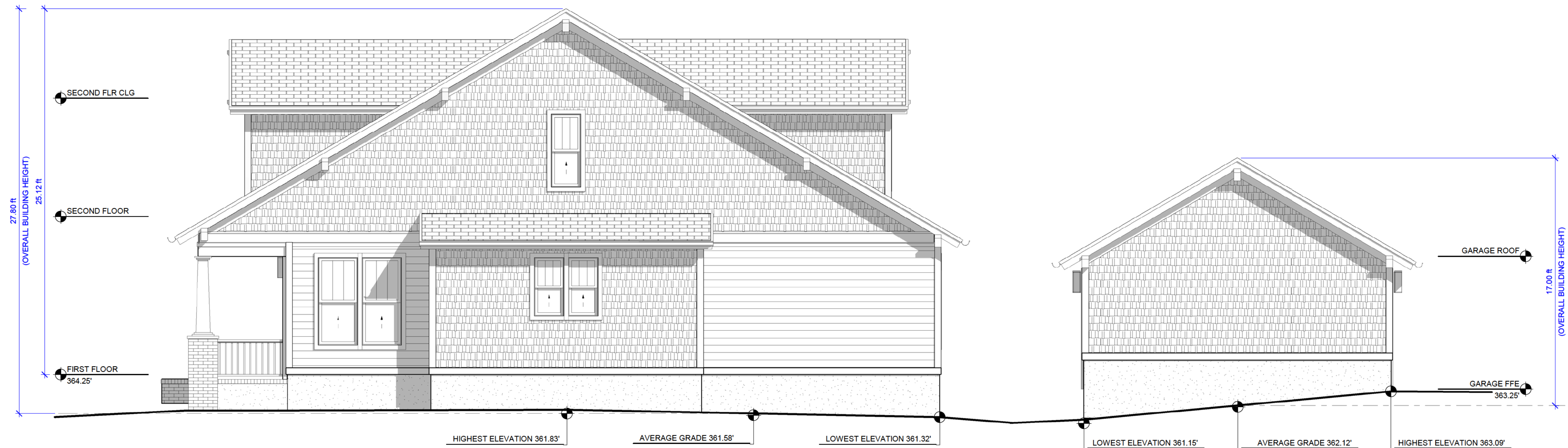
CITY OF RALEIGH DEVELOPMENT APPROVAL \_\_\_\_\_



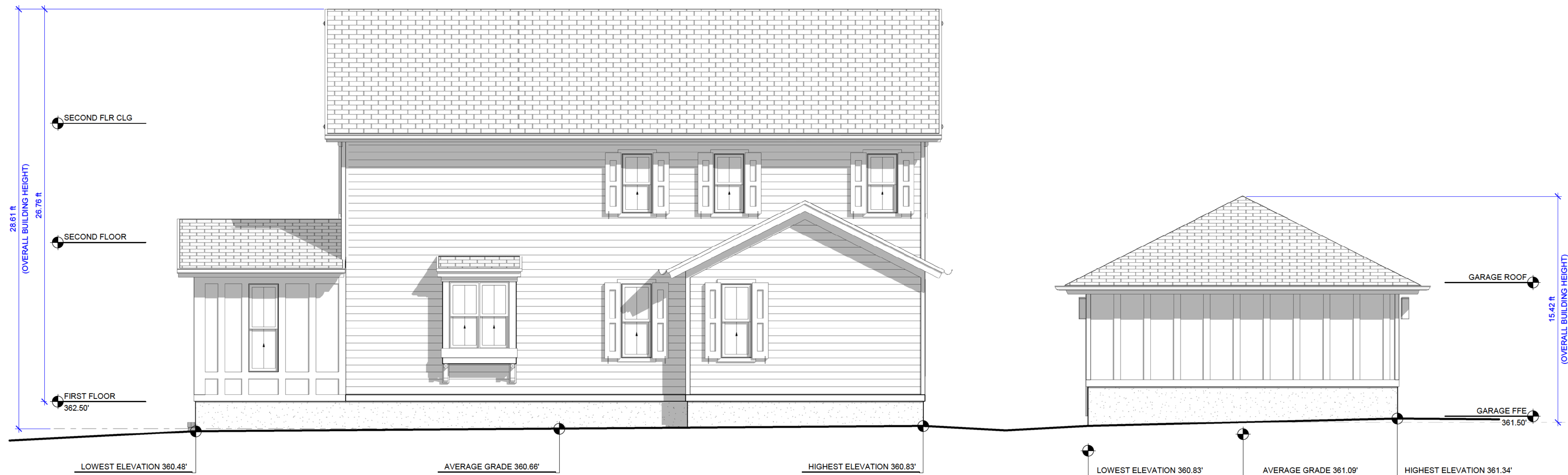
SHEET NUMBER

L-2  
OF 2





COTTAGE #2 (A) - NORTH ELEVATION 2  
1/4" = 1'-0"



COTTAGE #1 (B) - NORTH ELEVATION 1  
1/4" = 1'-0"

PROJECT: 021004	
DATE: 7/13/23	
REVISIONS:	DATE

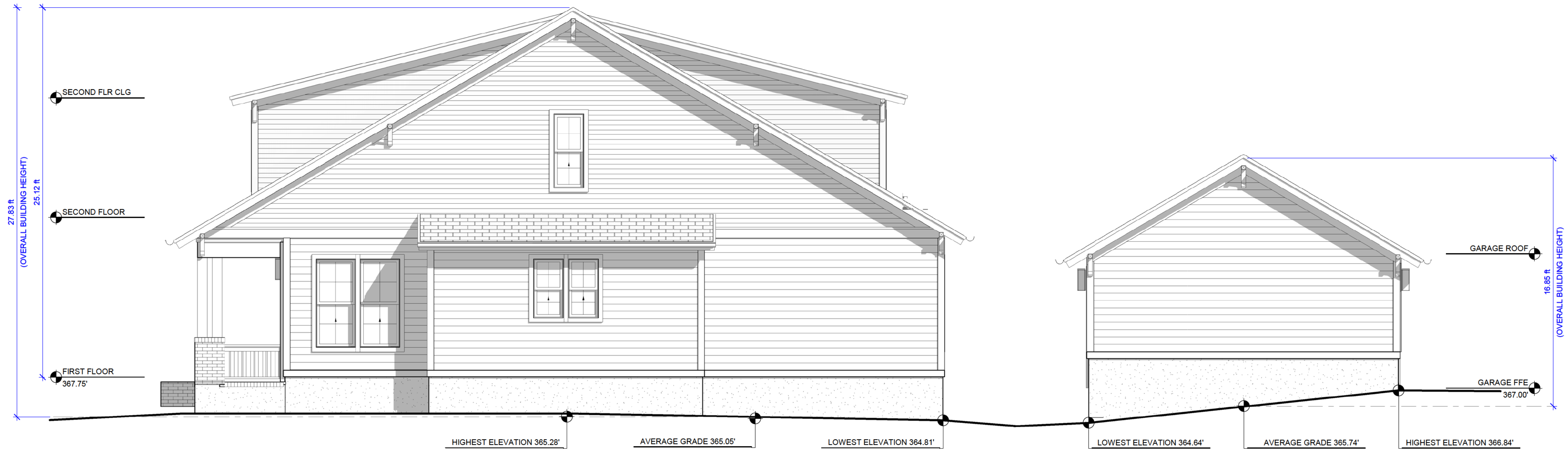
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DATE: 7/13/23	
REVISIONS:	DATE

DRAWN BY:	AM
CHECKED BY:	CJ

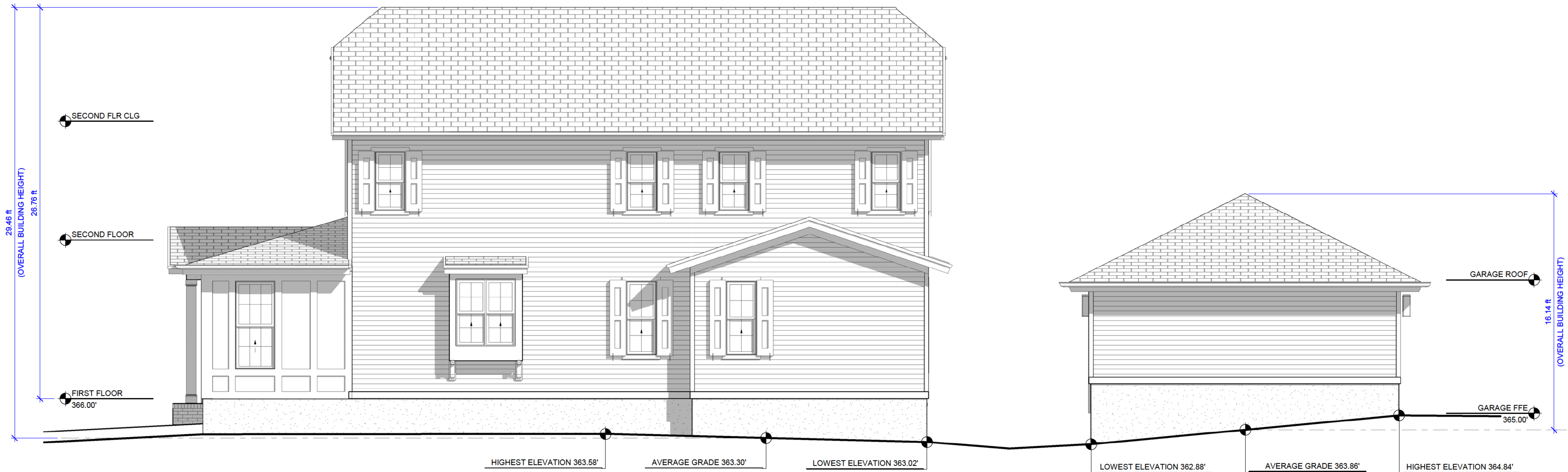
ASR EXTERIOR ELEVATIONS	
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COTTAGE #4 (AA) - NORTH ELEVATION 2  
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COTTAGE #3 (BB) - NORTH ELEVATION 1  
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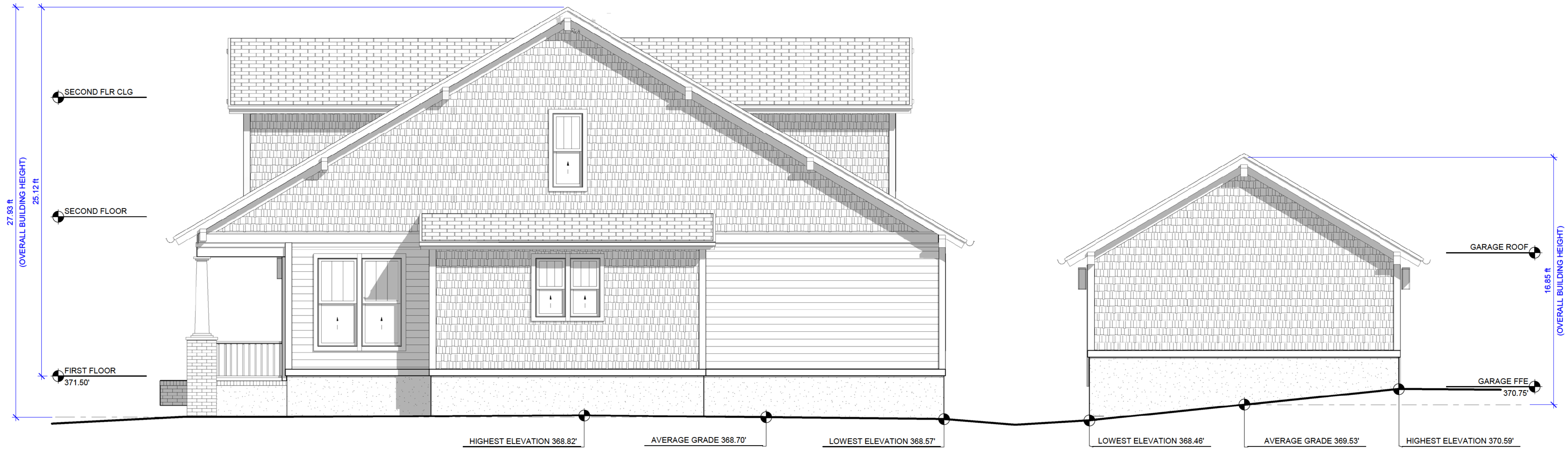

PROJECT:	021004
DATE:	7/13/23
REVISIONS:	DATE

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CHECKED BY: CJ

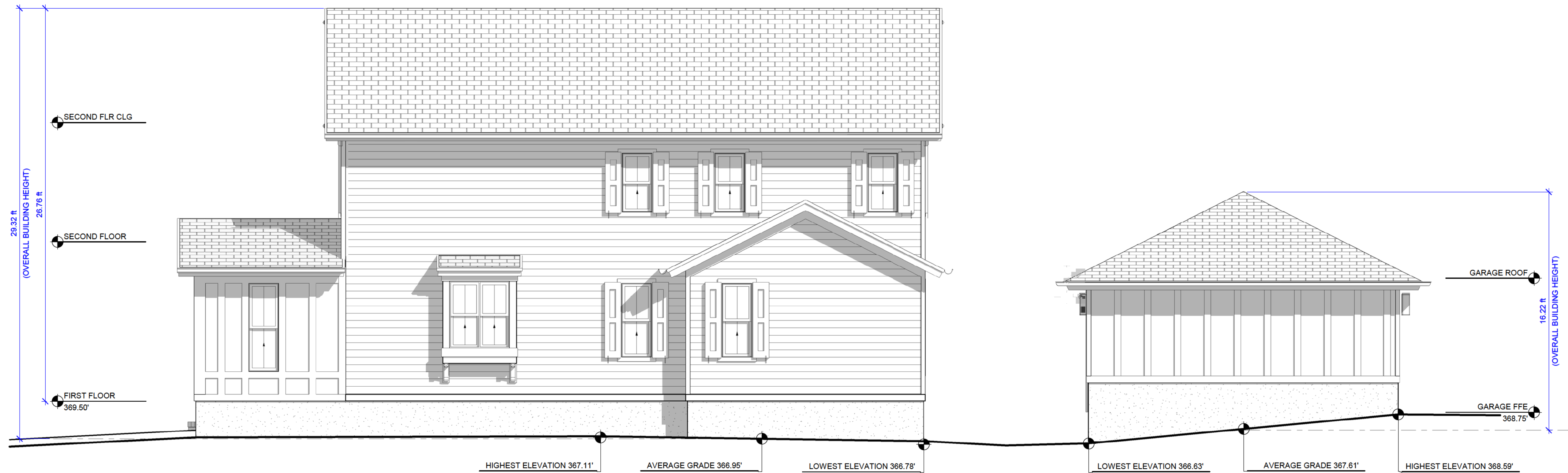
ASR EXTERIOR  
ELEVATIONS



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COTTAGE #6 (A) - NORTH ELEVATION 2  
1/4" = 1'-0"



COTTAGE #5 (B) - NORTH ELEVATION 1  
1/4" = 1'-0"



125 N. Harrington St.  
Raleigh, NC 27603  
919/833-6413  
919/836-1280 FAX  
ClineDesignAssoc.com

Williams Realty & Building Co. Inc.  
**BUDLEIGH COTTAGES**  
RALEIGH, NC



PROJECT:	021004
DATE:	7/13/23
REVISIONS:	DATE

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ASR EXTERIOR  
ELEVATIONS

A2-03



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COTTAGE #8 (BB) - NORTH ELEVATION

1/4" = 1'-0"

2



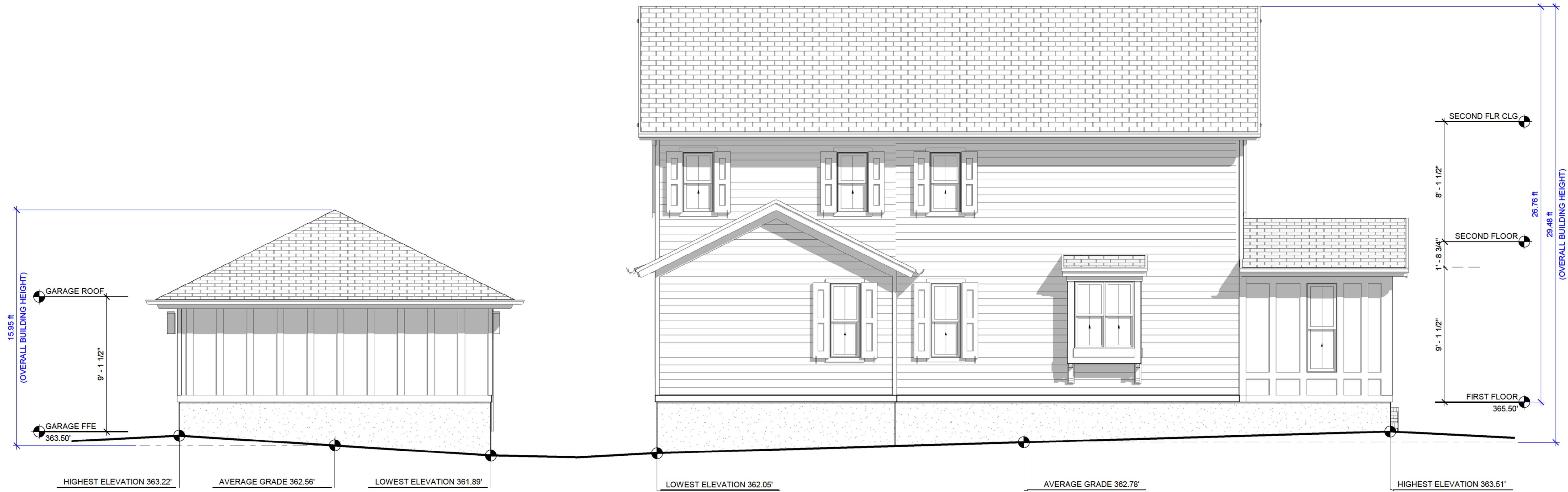
COTTAGE #7 (BB) - NORTH ELEVATION

1/4" = 1'-0"

1



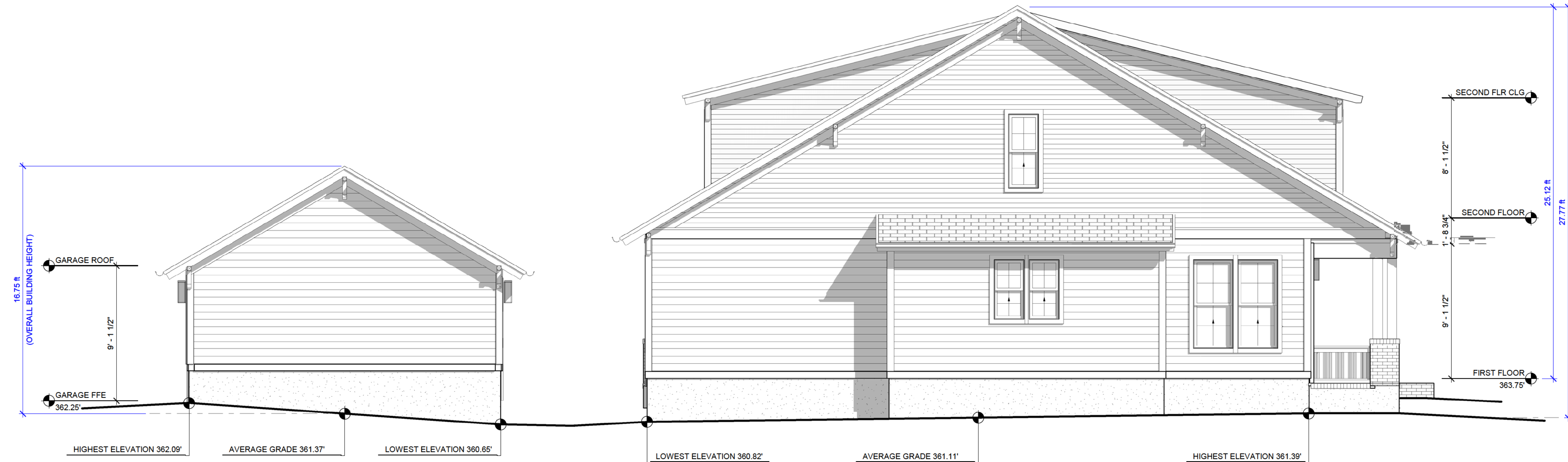
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COTTAGE #10 (B) - NORTH ELEVATION

1/4" = 1'-0"

2



COTTAGE #9 (AA) - NORTH ELEVATION

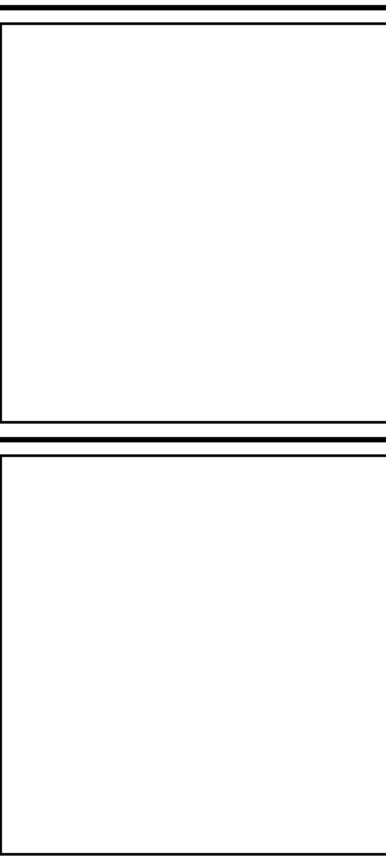
1/4" = 1'-0"

1



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REVISIONS: DATE

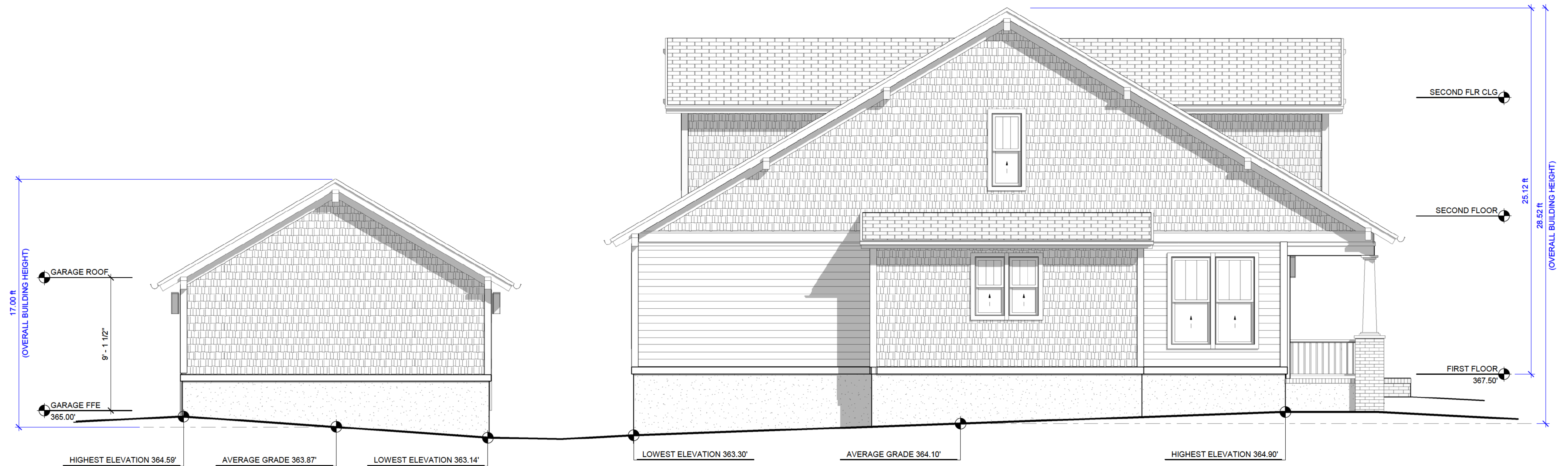
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ASR EXTERIOR ELEVATIONS

A2-05





COTTAGE #12 (BB) - NORTH ELEVATION 2  
1/4" = 1'-0"



COTTAGE #11 (A) - NORTH ELEVATION Copy 1 1  
1/4" = 1'-0"

PROJECT: 021004	
DATE: 7/13/23	
REVISIONS:	DATE

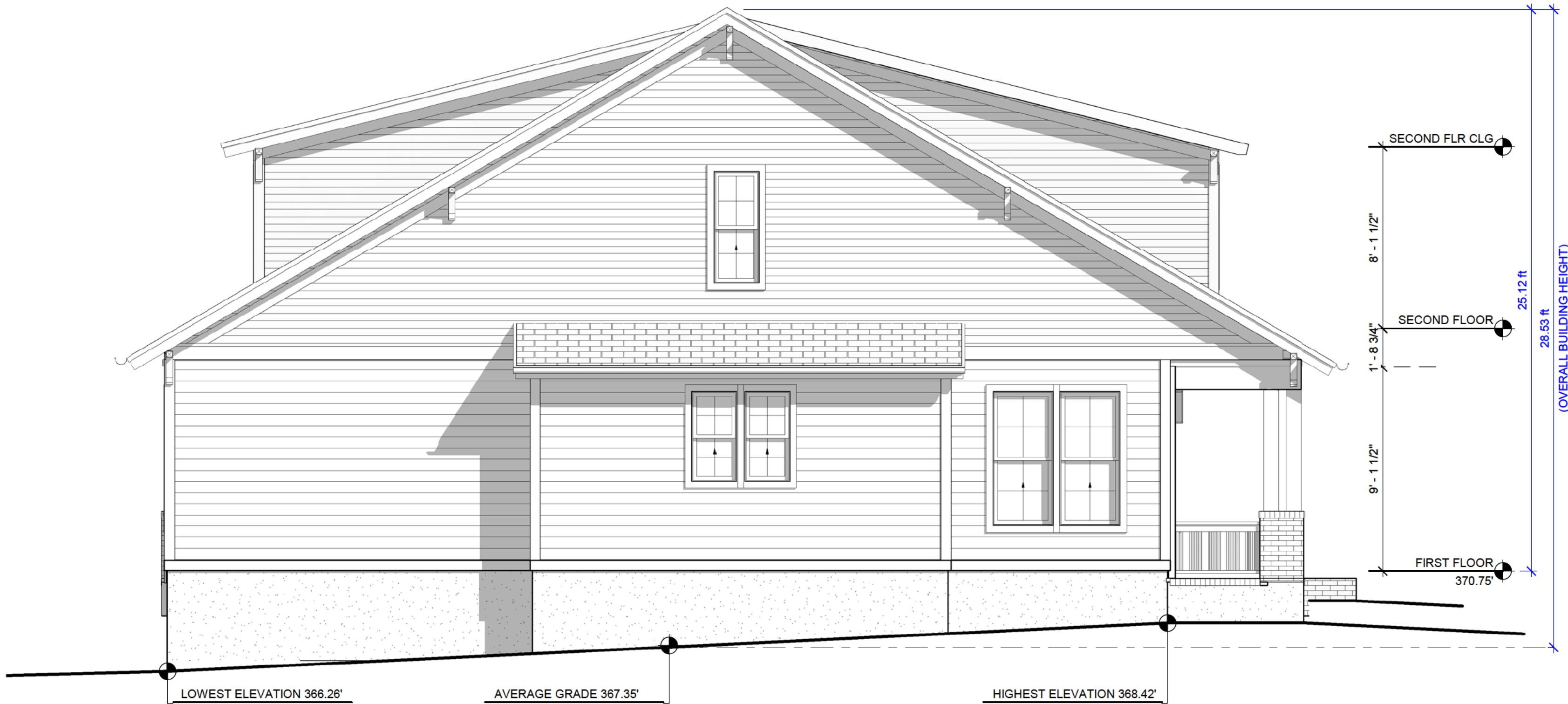
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REVISIONS:	DATE

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ASR EXTERIOR ELEVATIONS	
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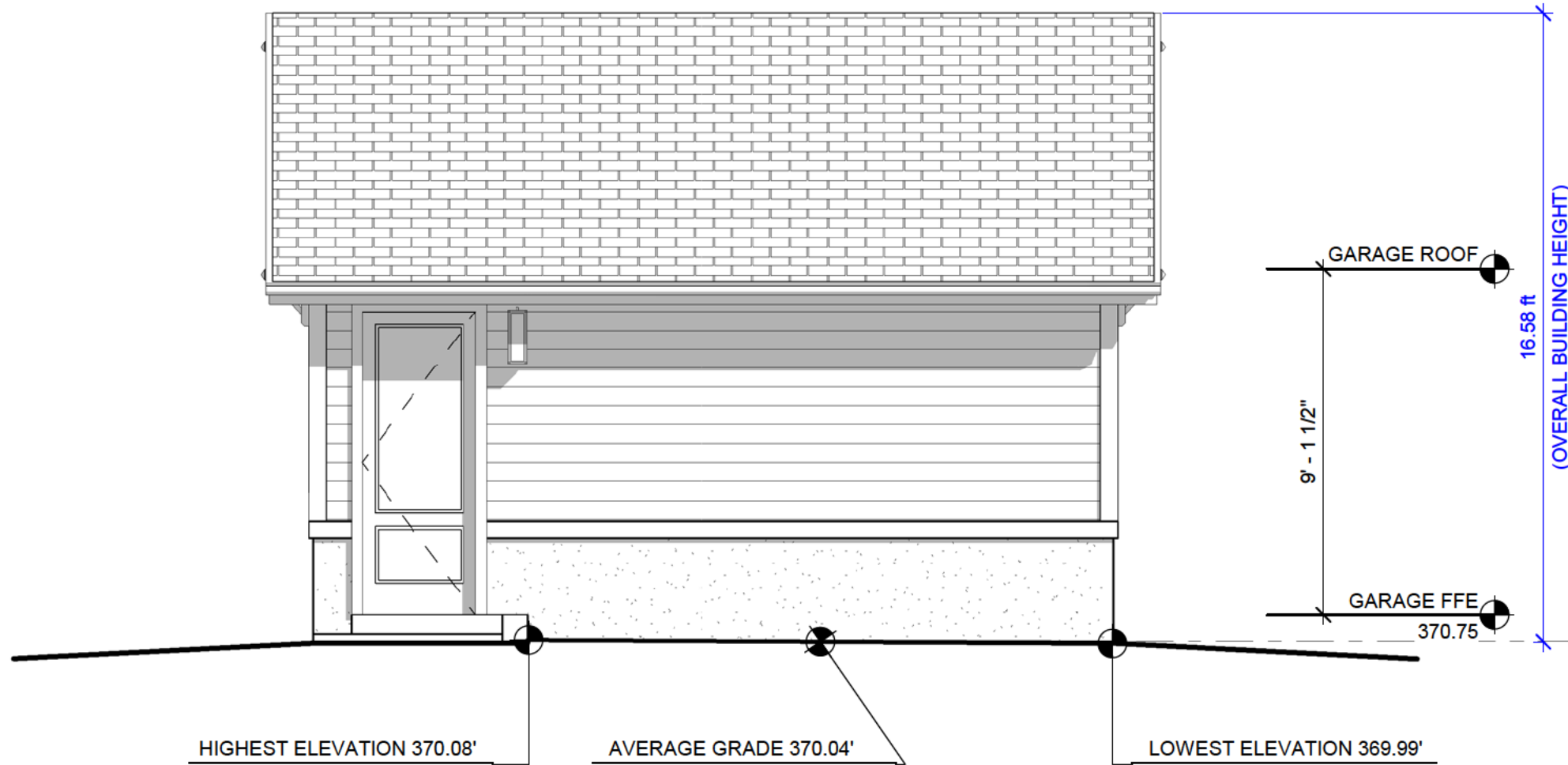
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COTTAGE #13 (AA) - NORTH ELEVATION

1

1/4" = 1'-0"



LOT #13 GARAGE (AA) - NORTH ELEVATION

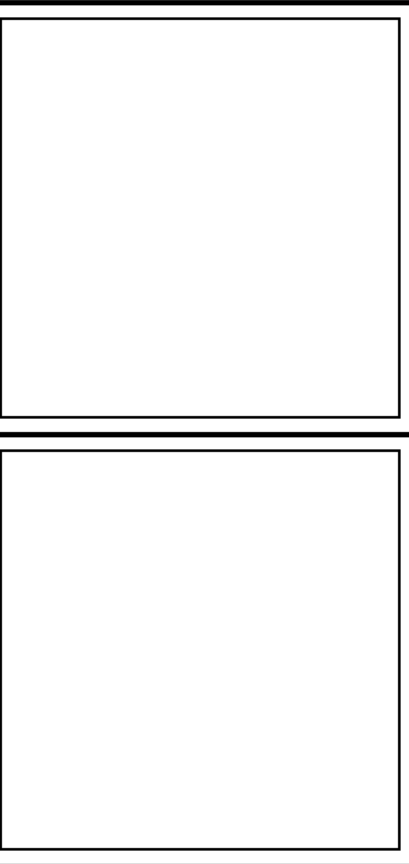
2

1/4" = 1'-0"



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DATE:	7/13/23
REVISIONS:	DATE

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ASR EXTERIOR  
ELEVATIONS

A2-07