

Public Meeting #1: Summary for Property Owners

Why is the City doing a project in my neighborhood?

Feedback from property owners has made the City aware of flooding concerns along Braceridge Road near its intersection with Batiste Road.

The recent Hare Snipe Watershed Study helped the City identify the source of this flooding: a bioretention cell (a type of stormwater control measure) that discharges its collected runoff directly into the backyard of 4001 Batiste Road.

This water flows through the backyards of 4001-4013 Batiste Road before discharging onto Braceridge Road, resulting in both road & yard flooding and leaving sizable debris in the roadway.

What is the City doing to address this problem?

The City brought in an engineering consultant, Gradient, to analyze the area's existing stormwater infrastructure and drainage patterns in order to develop two (2) potential design solutions.

What are these potential design solutions?

Gradient determined that the most feasible solution would be to install a system of stormwater pipes to collect the water discharging from the bioretention cell and convey it to the existing stormwater system. Gradient presented the City with the two (2) most feasible paths this new pipe system could take.

The attached figures show the two (2) different proposed paths as well as a comparison between current and proposed flood extents for the 25-year storm. The attached engineering drawings show the preliminary detailed plans for each path as well as the potential construction conflicts associated with each.

A summary and comparison table for both proposed paths is provided below.

The 25-year storm is a storm that has a 4% chance of occurring in any given year. It is the City's design storm for this area, meaning a pipe system cannot be designed to overflow during this storm.

	Path (Alignment) #1	Path (Alignment) #2
Pipe Route	Through backyard of 4005 Batiste, between 4005 & 4009 Batiste, and west down Batiste to connect to existing system	Through backyards of 4005-4013 Batiste and south down Braceridge to connect to existing system
Stream Work	Shifts stream centerline away from structures at 8909 & 8913 Braceridge and regrades banks to be shallower	No work is proposed within the stream
Yard Conflicts	Construction activity estimated on ten (10) properties – 9,105 ft ² on private property + 12,775 ft ² on HOA property	Construction activity estimated on ten (10) properties – 8,005 ft ² on private property + 4,080 ft ² on HOA property
Easements	5 Permanent + 10 Temporary	4 Permanent + 10 Temporary
Road Conflicts	285 ft of roadway & curb reconstruction including 2 driveways	420 ft of roadway & curb reconstruction including 2 driveways

What happens next?

1. The City will solicit feedback from public meeting attendees and potentially impacted property owners.
 - a. If you provided your email on the sign-in sheet and/or if you are considered a potentially impacted property owner, Caroline will reach out and provide a survey you can fill out.
2. The City will select a design based on property owner feedback and Gradient's engineering recommendation.
3. Gradient will begin the detailed design process.

See below for a tentative schedule for the remaining project milestones.

Task	Date
Complete 60% Design	Fall 2026
Complete 90% Design	Spring 2027
Begin Real Estate Process	Spring 2027
Public Meeting #2	Spring 2027
Complete 100% Design & Bid Project	Summer 2027
Begin Construction	Winter 2028

If you have any additional questions or concerns, please feel free to reach out to the City Project Manager, Caroline Althizer, at caroline.althizer@raleighnc.gov.

Space for Homeowner Notes:



- Junctions
- ▲ Outfalls
- Bioretention Cell
- Orifices
- Open Channel
- Existing Pipes
- - - Proposed Pipes
- Contours - 5ft
- ▭ Parcels
- ▭ Existing Conditions Flood Extents
- ▭ Proposed Conditions Flood Depth (ft)

Value

	5.5
	0

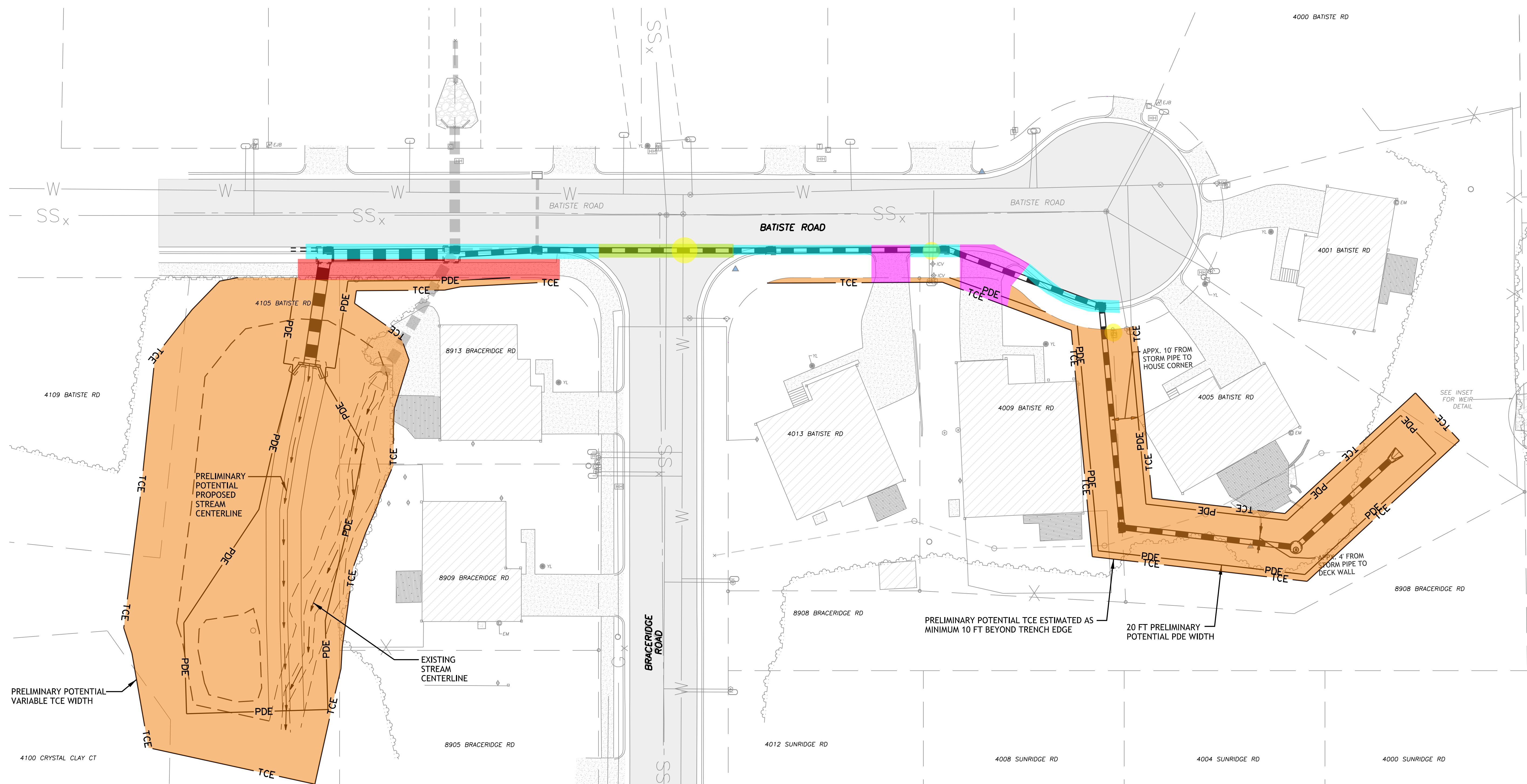


Gradient shall not be held liable for any errors in the data. This includes errors of omission, commission, errors concerning the content of the data, and relative and positional accuracy of the data. The data cannot be construed to be a legal document. Primary sources from which the data have been compiled must be consulted for verification of the information contained in this data.

**Braceridge Road
Drainage Improvement Project (RAL.1001)
Alternative 2 (Model PR3)
25year, 24hour Storm**



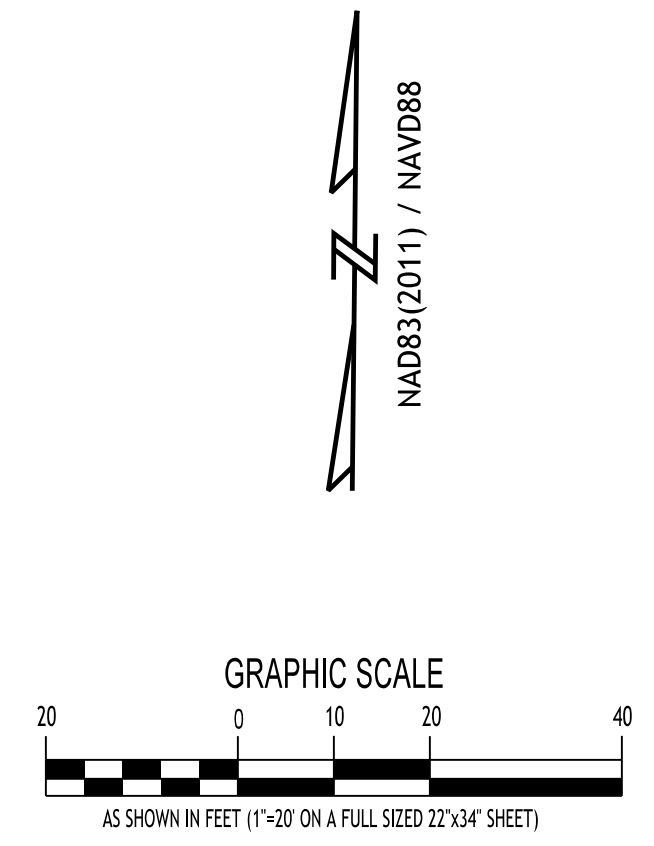
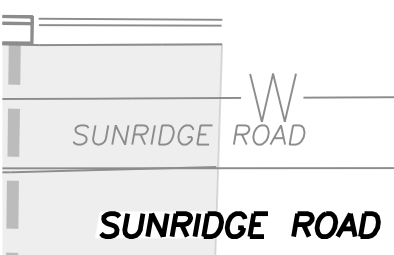
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PRELIMINARY POTENTIAL CONFLICTS LEGEND

- SIDEWALK RECONSTRUCTION
- CURB & GUTTER RECONSTRUCTION
- STREET ASPHALT PAVEMENT RECONSTRUCTION
- YARD IMPACTS
- RESIDENTIAL DRIVEWAY RECONSTRUCTION
- UTILITY IMPACTS
- PDE PRELIMINARY POTENTIAL PERMANENT DRAINAGE EASEMENT
- TCE PRELIMINARY POTENTIAL TEMPORARY CONSTRUCTION EASEMENT

	PRELIMINARY POTENTIAL PERMANENT DRAINAGE EASEMENT	PRELIMINARY POTENTIAL TEMPORARY CONSTRUCTION EASEMENT
NUMBER OF PARCELS IMPACTED	5	10
ADDRESSES IMPACTED (SF OF PROPERTY IMPACTED)	4005 BATISTE RD (3,183 S.F.) 4009 BATISTE RD (1,125 S.F.) 8913 BRACERIDGE RD (100 S.F.) 8909 BRACERIDGE RD (156 S.F.) 4105 BATISTE RD (5,750 S.F.)	4001 BATISTE RD (136 S.F.) 4005 BATISTE RD (4,098 S.F.) 4009 BATISTE RD (1,535 S.F.) 4013 BATISTE RD (106 S.F.) 4105 BATISTE RD (12,775 S.F.) 8913 BRACERIDGE RD (1,662 S.F.) 8909 BRACERIDGE RD (611 S.F.) 8905 BRACERIDGE RD (19 S.F.) 4109 BATISTE RD (861 S.F.) 4100 CRYSTAL CLAY CT (75 S.F.)



CITY OF RALEIGH
BRACERIDGE DRAINAGE IMPROVEMENTS

PRELIMINARY POTENTIAL CONFLICTS EXHIBIT FOR EVALUATED ALIGNMENT 1

C2.0

PREPARED FOR:
City of Raleigh
Engineering Services Department
Stormwater Management
127 West Hargett Street - Suite 800
Raleigh, NC 27601
PO Box 590 Raleigh, 27602

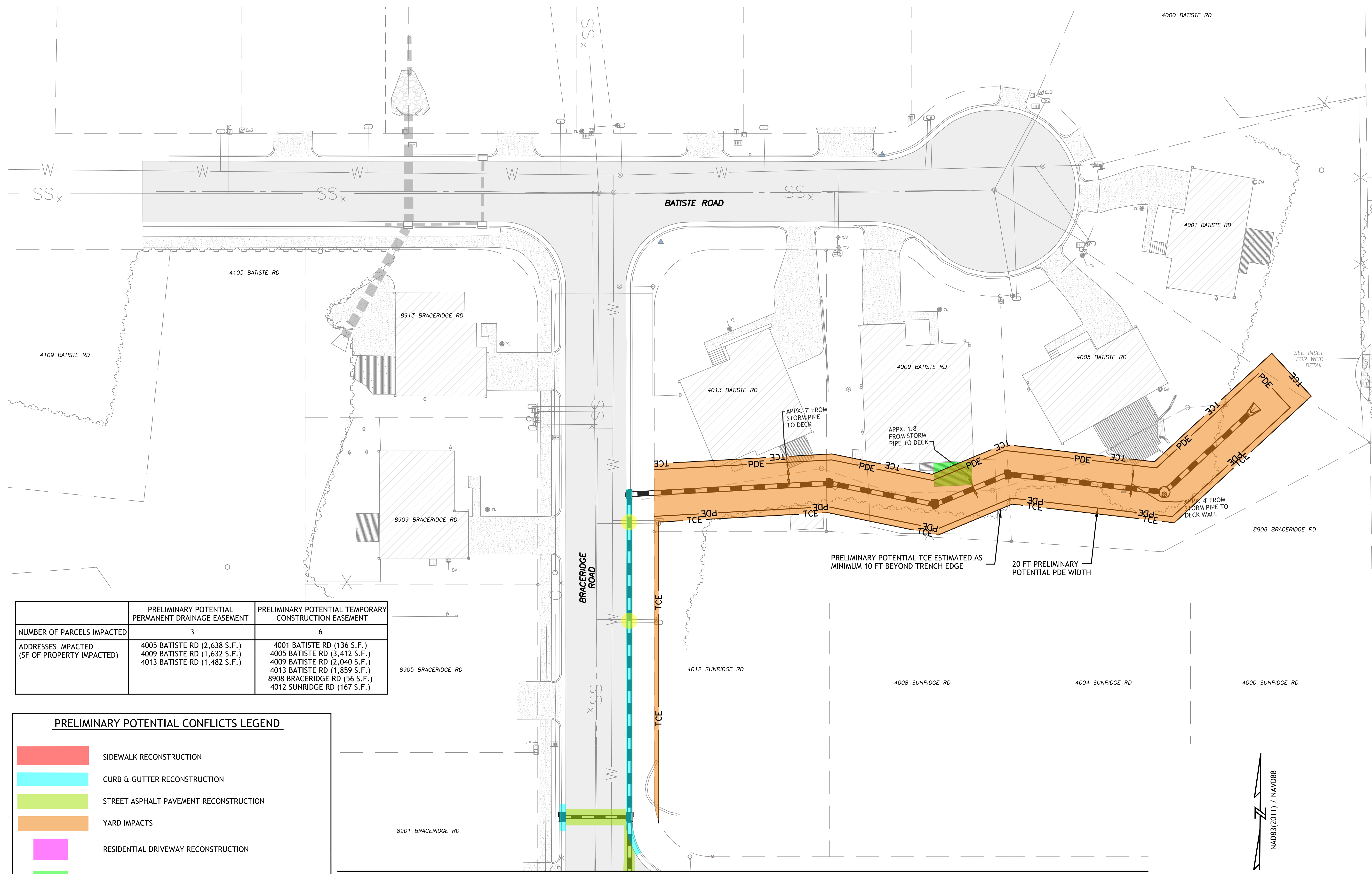
GRADIENT
LAND WATER INNOVATION
1513 WALNUT STREET, SUITE 230
CARY, NC 27511
PHONE: 910.824.7731
NC FIRM LICENSE NO. P-1875

REVISIONS:	DATE:
No.	DESCRIPTION:

PROJECT ENG.:
SAE
DESIGNED BY:
CHW / JBR
DRAWN BY:
JBR / KSR
CHECKED BY:
CHW / SAE
APPROVED BY:
SAE

DATE: APRIL 23, 2026
PROJECT NO.: RAL1001
SHEET SIZE: ANSI D - 22x34
STATUS: PRELIMINARY CONCEPT PLANS (NOT FOR CONSTRUCTION)

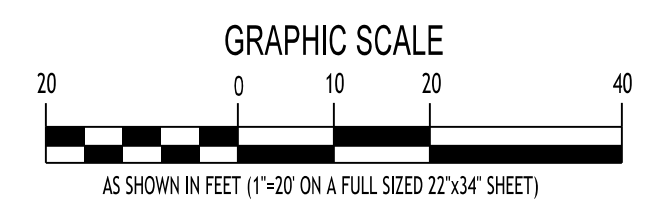
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NUMBER OF PARCELS IMPACTED	3	6
ADDRESSES IMPACTED (SF OF PROPERTY IMPACTED)	4005 BATISTE RD (2,638 S.F.) 4009 BATISTE RD (1,632 S.F.) 4013 BATISTE RD (1,482 S.F.)	4001 BATISTE RD (136 S.F.) 4005 BATISTE RD (3,412 S.F.) 4009 BATISTE RD (2,040 S.F.) 4013 BATISTE RD (1,859 S.F.) 8908 BRACERIDGE RD (56 S.F.) 4012 SUNRIDGE RD (167 S.F.)

PRELIMINARY POTENTIAL CONFLICTS LEGEND

- SIDEWALK RECONSTRUCTION
- CURB & GUTTER RECONSTRUCTION
- STREET ASPHALT PAVEMENT RECONSTRUCTION
- YARD IMPACTS
- RESIDENTIAL DRIVEWAY RECONSTRUCTION
- RESIDENTIAL DECK OR PATIO
- UTILITY IMPACTS
- PDE PRELIMINARY POTENTIAL PERMANENT DRAINAGE EASEMENT
- TCE PRELIMINARY POTENTIAL TEMPORARY CONSTRUCTION EASEMENT



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DRAWN BY: JBR / KSR
CHECKED BY: CHW / SAE
APPROVED BY: SAE

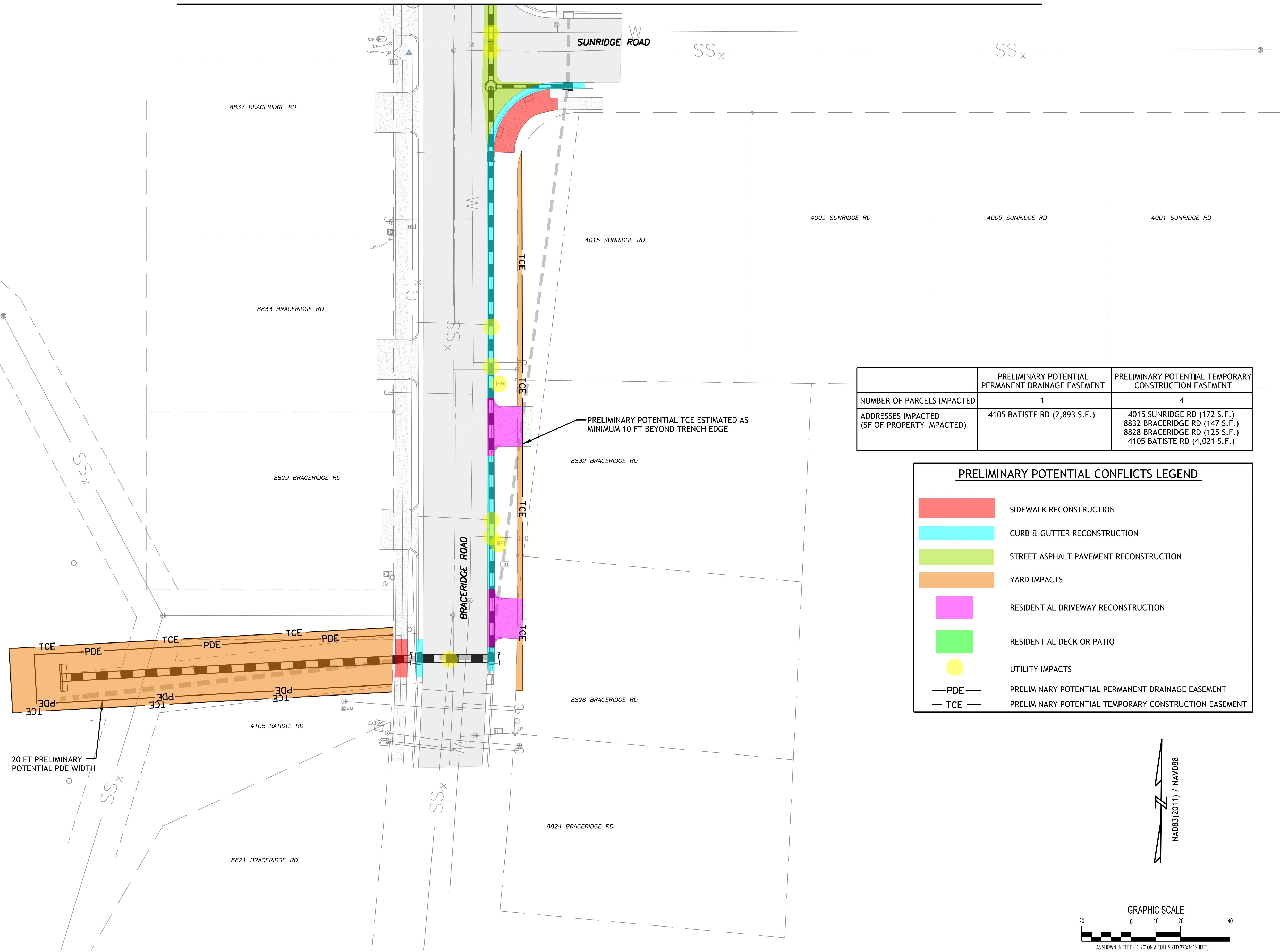
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**CITY OF RALEIGH
BRACERIDGE DRAINAGE IMPROVEMENTS**

**PRELIMINARY POTENTIAL CONFLICTS EXHIBIT
FOR EVALUATED ALIGNMENT 2**

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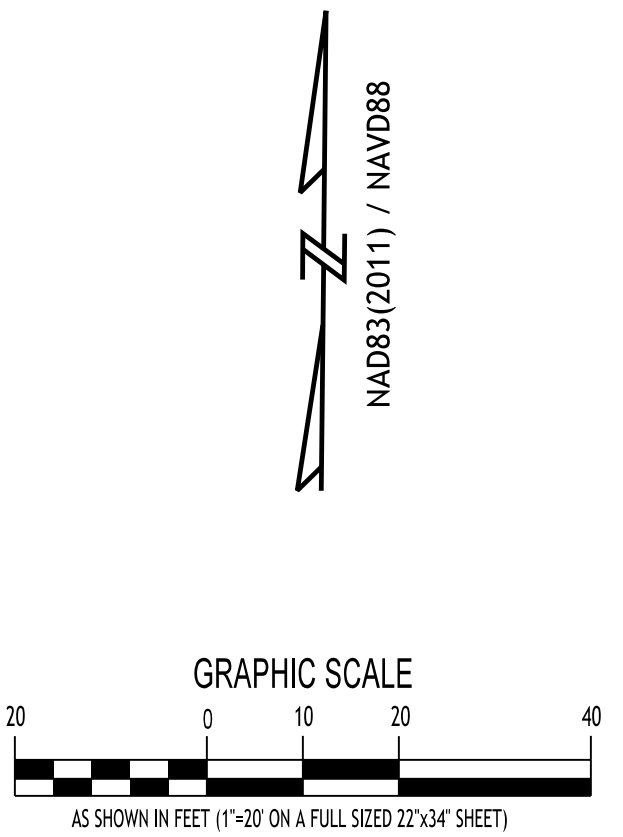
MATCHLINE SHEET C2.1



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NUMBER OF PARCELS IMPACTED	1	4
ADDRESSES IMPACTED (SF OF PROPERTY IMPACTED)	4105 BATISTE RD (2,893 S.F.)	4015 SUNRIDGE RD (172 S.F.) 8832 BRACERIDGE RD (147 S.F.) 8828 BRACERIDGE RD (125 S.F.) 4105 BATISTE RD (4,021 S.F.)

PRELIMINARY POTENTIAL CONFLICTS LEGEND

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- CURB & GUTTER RECONSTRUCTION
- STREET ASPHALT PAVEMENT RECONSTRUCTION
- YARD IMPACTS
- RESIDENTIAL DRIVEWAY RECONSTRUCTION
- RESIDENTIAL DECK OR PATIO
- UTILITY IMPACTS
- PRELIMINARY POTENTIAL PERMANENT DRAINAGE EASEMENT
- PRELIMINARY POTENTIAL TEMPORARY CONSTRUCTION EASEMENT



**CITY OF RALEIGH
BRACERIDGE DRAINAGE IMPROVEMENTS**

**PRELIMINARY POTENTIAL CONFLICTS EXHIBIT
FOR EVALUATED ALIGNMENT 2**

C2.2

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