

Administrative Site Review Application

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



This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Case #: _____ Planner (print): _____

Please review UDO Section 10.2.8. as amended by text change case [TC-14-19](#) to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan <input type="checkbox"/> Tier Three Site Plan <input checked="" type="checkbox"/>	
Building Type	
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic
Site Transaction History	
Subdivision case #: SUB-0075-2021	
Scoping/sketch plan case #: _____	
Certificate of Appropriateness #: _____	
Board of Adjustment #: _____	
Zoning Case #: _____	
Administrative Alternate #: _____	
GENERAL INFORMATION	
Development name: Buffaloe Bend	
Inside City limits? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Property address(es): 5100 Forestville Road	
Site P.I.N.(s): 1746322355	
Please describe the scope of work. Include any additions, expansions, and change of use. Construction of 4 general buildings comprising of approximately 72,740 sf, associated parking and infrastructure.	
Current Property Owner/Developer Contact Name: NOTE: please attach purchase agreement when submitting this form.	
Company: Buffaloe Road LLC	Title: _____
Address: 4201 Congress Street, Suite 174	
Phone #: _____	Email: _____
Applicant Name: Gray Harrell	
Company: McAdams	Address: One Glenwood Ave, Suite 201, Raleigh, NC 27603
Phone #: 919-823-4300	Email: harrell@mcadamsco.com

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): CX-3-CU	Existing gross floor area (not to be demolished): 0
	Existing gross floor area to be demolished: 0
Gross site acreage: 24.13	New gross floor area: 72,740 sf
# of parking spaces required: See Cover Sheet	Total sf gross (to remain and new): 72,740 sf
# of parking spaces proposed: 405	Proposed # of buildings: 4
Overlay District (if applicable): SHOD-1	Proposed # of stories for each: 1
Existing use (UDO 6.1.4): Vacant	
Proposed use (UDO 6.1.4): General Building	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.00 Square Feet: 0.00	Proposed Impervious Surface: Acres: See Site Data Table Square Feet: See Site Data Table
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: _____	
Alluvial soils: _____	
Flood study: _____	
FEMA Map Panel #: _____	
Neuse River Buffer Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Wetlands Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: 0	Total # of hotel units: N/A
# of bedroom units: 1br N/A 2br N/A 3br N/A 4br or more N/A	
# of lots: N/A	Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

SIGNATURE BLOCK	
<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>I, <u>Gray Harrell (McAdams)</u> will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.</p> <p>I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.</p>	
Signature: <u>Chris Dunbar, mgr</u>	Date: <u>2/17/22</u>
Printed Name: <u>CHRIS DUNBAR, MANAGER</u>	

Administrative Site Review Application

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



This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Case #: _____ Planner (print): _____

Please review UDO Section 10.2.8, as amended by text change case [TC-14-19](#) to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier:	Tier Two Site Plan <input type="checkbox"/>	Tier Three Site Plan <input checked="" type="checkbox"/>
Building Type		
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General	Subdivision case #: SUB-0075-2021
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Scoping/sketch plan case #: _____
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #: _____
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #: _____
Zoning Case #: _____		
Administrative Alternate #: _____		
GENERAL INFORMATION		
Development name: Buffaloe Bend		
Inside City limits? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Property address(es): 5100 Forestville Road		
Site P.I.N.(s): 1746322355		
Please describe the scope of work. Include any additions, expansions, and change of use. Construction of 4 general buildings comprising of approximately 72,740 sf, associated parking and infrastructure.		
Current Property Owner/Developer Contact Name: Karla Kassebaum		
NOTE: please attach purchase agreement when submitting this form.		
Company: Buffaloe Road LLC		Title: Partner
Address: 4201 Congress Street, Suite 174		
Phone #: 919-410-6002	Email: karla@hdevp.com	
Applicant Name: Gray Harrell		
Company: McAdams	Address: One Glenwood Ave, Suite 201, Raleigh, NC 27603	
Phone #: 919-823-4300	Email: harrell@mcadamsco.com	

Page 1 of 2

REVISION 02.19.21

raleighnc.gov

DEVELOPMENT TYPE + SITE DATA TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): CX-3-CU	Existing gross floor area (not to be demolished): 0
Gross site acreage: 24.13	Existing gross floor area to be demolished: 0
# of parking spaces required: See Cover Sheet	New gross floor area: 72,740 sf
# of parking spaces proposed: 405	Total sf gross (to remain and new): 72,740 sf
Overlay District (if applicable): SHOD-1	Proposed # of buildings: 4
Existing use (UDO 6.1.4): Vacant	Proposed # of stories for each: 1
Proposed use (UDO 6.1.4): General Building	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.00 Square Feet: 0.00	Proposed Impervious Surface: Acres: <u>See Site Data Table</u> Square Feet: <u>See Site Data Table</u>
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: _____	
Neuse River Buffer Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Wetlands Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: 0	Total # of hotel units: N/A
# of bedroom units: 1br N/A 2br N/A 3br N/A 4br or more N/A	
# of lots: N/A	Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

SIGNATURE BLOCK	
The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.	
I, Gray Harrell (McAdams) will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.	
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.	
Signature: Chris Dunbar, mgr	Date: 2/17/22
Printed Name: CHRIS DUNBAR, MANAGER	

Page 2 of 2

REVISION 02.19.21

raleighnc.gov

BUFFALOE BEND

5100 FORESTVILLE ROAD

RALEIGH, NORTH CAROLINA, 27604

ADMINISTRATIVE SITE REVIEW PLANS

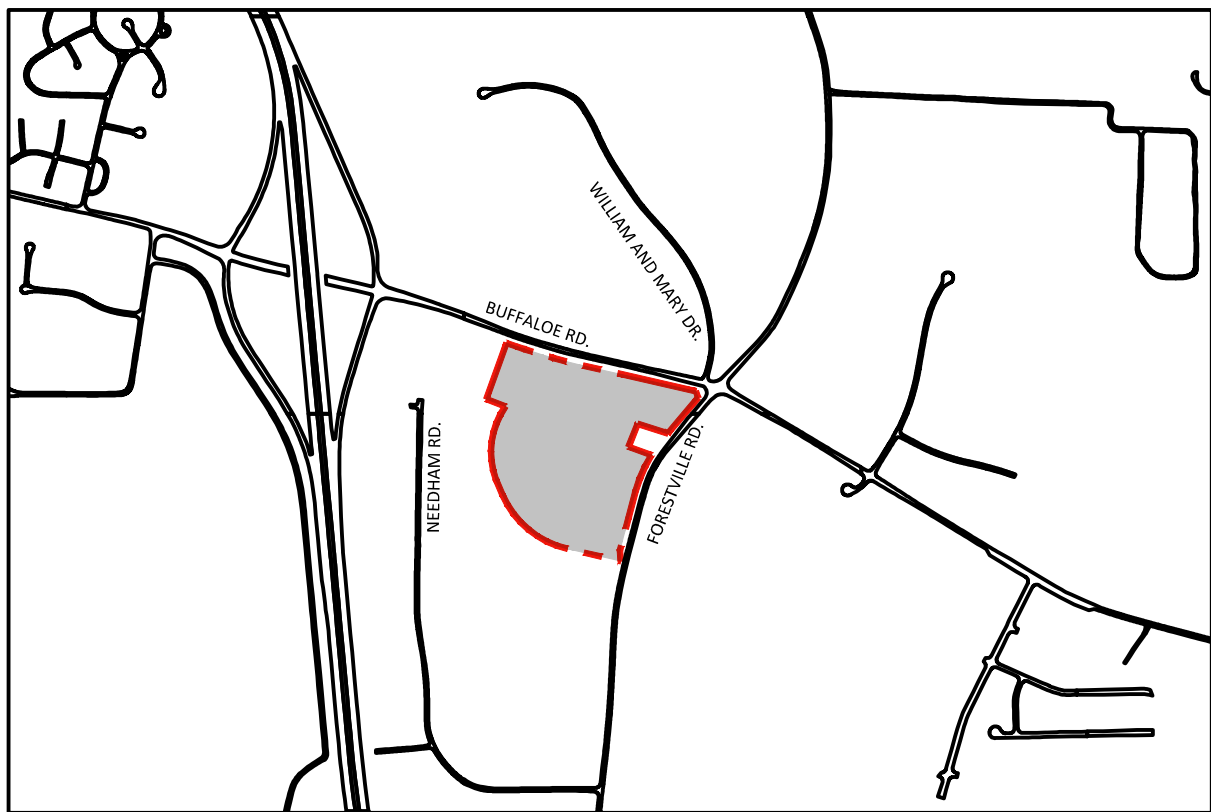
CITY OF RALEIGH CASE NUMBER: ASR-XXXX-2022

PROJECT NUMBER: 2020110379

DATE: MARCH 16, 2022

SITE DATA

SITE ADDRESS:	5100 FORESTVILLE ROAD, RALEIGH NORTH CAROLINA 27604
PARCEL PIN NUMBER:	1746322355
EXISTING ZONING:	CX-3-CU
OVERLAY DISTRICT:	SHOD-1
BLOCK PERIMETER:	A BLOCK PERIMETER EXHIBIT HAS BEEN PROVIDED - SEE SHEET C2.04.
WATERSHED:	CRABTREE CREEK
FLOODPLAIN/FIRM PANEL:	NONE
SITE AREA:	GROSS SITE AREA: 24.13 ACRES RIGHT-OF-WAY DEDICATION: 3.44 ACRES NET SITE AREA: 20.69 ACRES
TREE CONSERVATION	REQUIRED: 2.07 ACRES (10%) PROVIDED: 2.12 ACRES (10.2%)
VEHICLE PARKING:	LOT 2 MAXIMUM PER TC11-21: 24 STALLS (2,400 SF/100 SF OF GROSS FLOOR AREA) PROVIDED: 16 STALLS ACCESSIBLE PARKING: 2 STALLS LOT 5 MAXIMUM PER TC11-21: 467 STALLS SHOPPING CENTER: 236 STALLS (47,240 SF/200 SF OF GROSS FLOOR AREA) RESTAURANT/BAR: 231 STALLS (23,100 SF/100 SF OF GROSS FLOOR AREA) PROVIDED: 391 STALLS ACCESSIBLE PARKING: 17
BICYCLE PARKING:	LOT 2 REQUIRED: 4 SHORT TERM/4 LONG TERM PROVIDED: 4 SHORT TERM/4 LONG TERM LOT 5 REQUIRED: SHOPPING CENTER SHORT TERM: 10 (47,240 SF/5,000 SF OF GROSS FLOOR AREA) SHOPPING CENTER LONG TERM: NONE RESTAURANT/BAR: SHORT TERM: 4 STALLS RESTAURANT/BAR: LONG TERM: 4 STALLS PROVIDED: 16 SHORT TERM/4 LONG TERM
BUILDING/STRUCTURE SETBACKS:	PRIMARY STREET (MIN.) 5' SIDE STREET (MIN.) 5' SIDE LOT LINE (MIN.) 0' OR 6' REAR LOT LINE (MIN.) 0' OR 6'
PARKING SETBACKS:	PRIMARY STREET (MIN.) 10' SIDE STREET (MIN.) 10' SIDE LOT LINE (MIN.) 0' OR 3' REAR LOT LINE (MIN.) 0' OR 3'
AMENITY AREA:	LOT 2 REQUIRED: 2,900 SF (.07 AC.) (10% OF 29,002 SF/0.67 AC.) PROVIDED: 3,419 SF (.08 AC.) LOT 5 REQUIRED: 63,511 SF (1.46 AC.) (10% OF 635,105 SF/14.58 AC.) PROVIDED: 64,418 SF (1.48 AC.)



VICINITY MAP

N.T.S.

IMPERVIOUS AREA TRACKING TABLE* - EDIT

	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5
ACREAGE	2.12 AC.	0.67 AC.	1.30 AC.	2.02 AC.	14.58 AC.
MAX. IMPERVIOUS AREA	2.01 AC.	0.64 AC.	1.24 AC.	1.92 AC.	13.85 AC.

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES.

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.

RIGHT-OF-WAY OBSTRUCTION NOTES

- STREET, LANE, AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY OR CLOSING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES.
- A PERMIT REQUEST WITH A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN SHALL BE SUBMITTED TO rightofwayservices@raleighnc.gov AT www.raleighnc.gov KEYWORD "RIGHT-OF-WAY SERVICES."
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
- THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.
- ALL TRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NCDOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES", NCDOT "ROADWAY STANDARD DRAWING MANUAL", AND THE NCDOT SUPPLEMENT TO THE MUTCD.
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

ZONING CONDITIONS

Z3(B)-92 BUFFALO ROAD, PART B, REZONED TO CITY OF RALEIGH OFFICE AND INSTITUTION-1 CONDITIONAL USE AND SHOPPING CENTER CONDITIONAL USE.

CONDITIONS:

- ACCESS TO BUFFALOE AND FORESTVILLE ROADS WILL BE IN ACCORDANCE WITH NCDOT AND THE CITY OF RALEIGH REGULATIONS AND STANDARDS.

RESPONSE: ACCESS TO BUFFALOE AND FORESTVILLE ROADS ARE IN ACCORDANCE WITH NCDOT AND CITY OF RALEIGH REGULATIONS.
- THE PETITIONER WILL UTILIZE THE STANDARDS OF THE CITY SHOD-1 OVERLAY DISTRICT REQUIREMENTS WITHIN 1,250 FEET FROM THE PROPOSED RIGHT-OF-WAY BOUNDARY OF THE NORTHERN WAKE EXPRESSWAY.

RESPONSE: SHOT-1 OVERLAY DISTRICT REQUIREMENTS ARE MET WITHIN 1,250' OF THE NORTHERN WAKE EXPRESSWAY RIGHT-OF-WAY.
- IF A PACKAGE TREATMENT PLANT IS USED, THE DEVELOPER AGREES TO DISCONTINUE THE PACKAGE TREATMENT PLANT AT THE TIME PUBLIC SEWER IS AVAILABLE AND UTILIZE THE PUBLIC SEWER SYSTEM.

RESPONSE: PACKAGE TREATMENT PLANT NOT USED. THE PROPOSED SITE WILL TIE INTO THE PUBLIC SEWER SYSTEM.
- THE PETITIONER WILL RESERVE THE NECESSARY RIGHT-OF-WAY ALONG THE SUBJECT PROPERTY FRONTAGE FOR THE RELOCATION OF BUFFALOE ROAD NEAR THE NORTHERN WAKE EXPRESSWAY. ALL RESERVATIONS SHALL BE IN ACCORDANCE WITH THE OFFICIAL NORTHERN WAKE EXPRESSWAY CORRIDOR PLAN.

RESPONSE: APPROPRIATE ROW DEDICATION HAS BEEN PROVIDED ALONG THE PROJECT FRONTAGE.
- THE PETITIONER WILL RESERVE AN ADDITIONAL 15 FEET OF RIGHT-OF-WAY ALONG BUFFALOE AND FORESTVILLE ROADS FOR THE FUTURE CITY OF RALEIGH THOROUGHFARE IMPROVEMENTS.

RESPONSE: APPROPRIATE ROW DEDICATIONS HAVE BEEN PROVIDED ALONG THE PROJECT FRONTAGE.
- THE PETITIONER WILL RESERVE THE NECESSARY RIGHT-OF-WAY FOR THE REALIGNMENT AND EXTENSION OF NEEDHAM ROAD TO CONNECT TO BUFFALOE ROAD. ALL RESERVATIONS SHALL BE IN ACCORDANCE WITH THE OFFICIAL NORTHERN WAKE EXPRESSWAY CORRIDOR PLAN.

RESPONSE: APPROPRIATE ROW DEDICATION HAS BEEN PROVIDED ALONG THE PROJECT FRONTAGE.

ATTENTION CONTRACTORS

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

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

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

SOLID WASTE INSPECTION STATEMENT:

- THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
- THE SOLID WASTE REMOVAL FOR THIS PROJECT WILL BE HANDLED BY PRIVATE SERVICES. THE CITY OF RALEIGH SOLID WASTE SERVICES (SWS) WILL NOT SERVICE THIS DESIGN.

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

SHEET INDEX

1-2	ALTA/NSPS LAND TITLE SURVEY
2-2	ALTA/NSPS LAND TITLE SURVEY
C0.01	PROJECT NOTES
C1.01	DEMOLITION PLAN
C2.00	OVERALL SUBDIVISION PLAN
C2.01	SUBDIVISION PLAN - AREA "A"
C2.02	SUBDIVISION PLAN - AREA "B"
C2.03	SUBDIVISION PLAN - AREA "C"
C2.04	BLOCK PERIMETER EXHIBIT
C3.00	OVERALL GRADING AND STORM DRAINAGE PLAN
C3.01	GRADING AND STORM DRAINAGE PLAN - AREA "A"
C3.02	GRADING AND STORM DRAINAGE PLAN - AREA "B"
C3.03	GRADING AND STORM DRAINAGE PLAN - AREA "C"
C4.00	OVERALL UTILITY PLAN
C4.01	UTILITY PLAN - AREA "A"
C4.02	UTILITY PLAN - AREA "B"
C4.03	UTILITY PLAN - AREA "C"
C4.04	UTILITY PLAN - AREA "D"
C8.00	SITE DETAILS
C8.01	SITE DETAILS
C8.02	STORM DRAINAGE DETAILS
C8.03	STORM DRAINAGE DETAILS
C8.04	SANITARY SEWER DETAILS
C8.05	WATER DETAILS
C8.06	PUBUX DETAILS
C9.01	STORMWATER CONTROL MEASURE "A" DETAILS
C9.02	STORMWATER FACILITY "B" PLAN VIEW
C9.03	STORMWATER FACILITY "B" DETAILS
L5.00	OVERALL LANDSCAPE PLAN
L5.01	CODE LANDSCAPE PLAN - AREA "A"
L5.02	CODE LANDSCAPE PLAN - AREA "A"
L5.03	CODE LANDSCAPE PLAN - AREA "A"
L8.00	TREE CONSERVATION PLAN (SUBMITTED UNDER SUB-0075-2021)
L8.01	TREE CONSERVATION CALCULATIONS

ARCHITECTURAL SHEETS

EL-01	ARCHITECTURAL ELEVATIONS
EL-02	ARCHITECTURAL ELEVATIONS
EL-03	ARCHITECTURAL ELEVATIONS

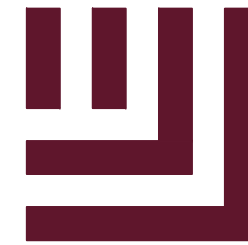
BUFFALOE ROAD AND FORESTVILLE ROAD OFFSITE PLANS (SUBMITTED TO DOT UNDER SEPARATE COVER)

	COVER SHEET
1-2	ALTA/NSPS LAND TITLE SURVEY
2-2	ALTA/NSPS LAND TITLE SURVEY
C0.01	PROJECT NOTES
C1.01	DEMOLITION PLAN
C7.00	OVERALL ROAD IMPROVEMENTS PLAN
C7.01	BUFFALOE ROAD IMPROVEMENTS PLAN
C7.02	BUFFALOE ROAD IMPROVEMENTS PLAN
C7.03	BUFFALOE ROAD IMPROVEMENTS PLAN
C7.04	FORESTVILLE ROAD IMPROVEMENTS PLAN
C7.05	FORESTVILLE ROAD IMPROVEMENTS PLAN
C7.06	FORESTVILLE ROAD IMPROVEMENTS PLAN
C7.07	BUFFALOE ROAD PLAN AND PROFILE
C7.08	BUFFALOE ROAD PLAN AND PROFILE
C7.09	BUFFALOE ROAD PLAN AND PROFILE
C7.10	FORESTVILLE ROAD PLAN AND PROFILE
C7.11	FORESTVILLE ROAD PLAN AND PROFILE
C7.12	FORESTVILLE ROAD PLAN AND PROFILE
C7.13	SEWER OUTFALL SS 'A' PLAN AND PROFILE
C7.30	ROADWAY & DRAINAGE DETAILS
C7.31	ROADWAY & DRAINAGE DETAILS
C7.32	ROADWAY & DRAINAGE DETAILS
C7.33	ROADWAY & DRAINAGE DETAILS
C7.34	PAVEMENT MARKING DETAILS
C7.35	EROSION CONTROL DETAILS
C7.36	EROSION CONTROL DETAILS
C7.51	BUFFALOE ROAD FULL BUILD PLAN
C7.52	BUFFALOE ROAD FULL BUILD PLAN
C7.53	BUFFALOE ROAD FULL BUILD PLAN
L5.00	LANDSCAPE PLAN

NCDOT PERMIT NUMBERS:

D051-092-22-00XXX
E051-092-22-0XXXX
E051-092-22-0XXXX

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



McADAMS

The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603
phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CONTACT

Gray Harrell
harrell@mcadamsco.com
PHONE: 919. 287. 0728

CLIENT

HALVORSEN DEVELOPMENT CORP.
851 SOUTH FEDERAL HIGHWAY,
SUITE 201
BOCA RATON, FLORIDA 33432

PROJECT DIRECTORY

DEVELOPER
HALVORSEN DEVELOPMENT CORP.
851 SOUTH FEDERAL HIGHWAY,
SUITE 201
BOCA RATON, FLORIDA 33432

REVISIONS

NO. DATE

ADMINISTRATIVE SITE REVIEW PLANS FOR:

BUFFALOE ROAD RETAIL
RALEIGH, NORTH CAROLINA, 27604
PROJECT NUMBER: 2020110379



phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C

CLIENT

BUFFALOE BEND
ADMINISTRATIVE SITE REVIEW
5100 FORESTVILLE ROAD
RALEIGH, NORTH CAROLINA



PLAN INFORMATION

OVERALL SITE PLAN

C2.00

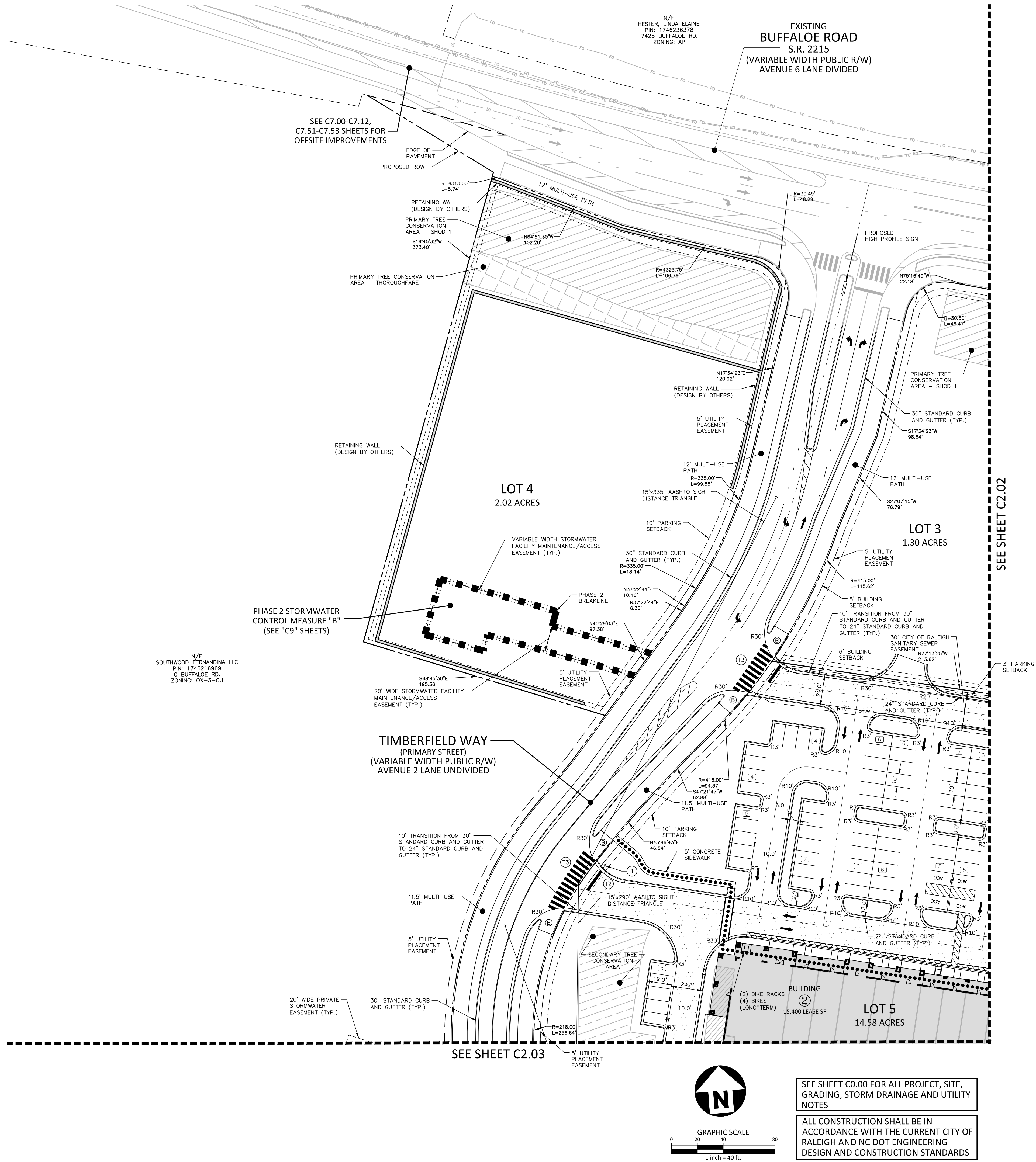


ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST
VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS
SPECIFICATIONS AND DETAILS.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\HVP\2020110379\04-Production\Engineering\Current Drawings\Drawings\2020110379-ASR-QAS1.dwg, 3/16/2022 3:38:59 PM, Davis Robinson

I:\Projects\WVD\202110379\04-Production\Engineering\Construction Drawings\Current Drawings\202110379-ASR-S1.dwg, 3/16/2022 3:29:14 PM, Duke Robinson



SITE LEGEND

	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	HEAVY DUTY ASPHALT PAVEMENT
	PRIMARY TREE CONSERVATION AREA - SHOD 1
	PRIMARY TREE CONSERVATION AREA - THOROUGHFARE
	SECONDARY TREE CONSERVATION AREA

PAVEMENT MARKING LEGEND

LANE LINES/MARKINGS

T2	24" WHITE STOPBAR
T3	24" WHITE CROSSWALK LINE (HIGH VISIBILITY)
T9	4" YELLOW MINISKIP (2' - 6' SP.)
TD	4" WHITE MINISKIP (3' - 9' SP.)
TE	4" WHITE SOLID LANE LINE
TI	4" YELLOW DOUBLE CENTER
UJ	BICYCLE SYMBOL
UK	BICYCLE STRAIGHT ARROW
TQ	8" WHITE CROSSWALK LINE

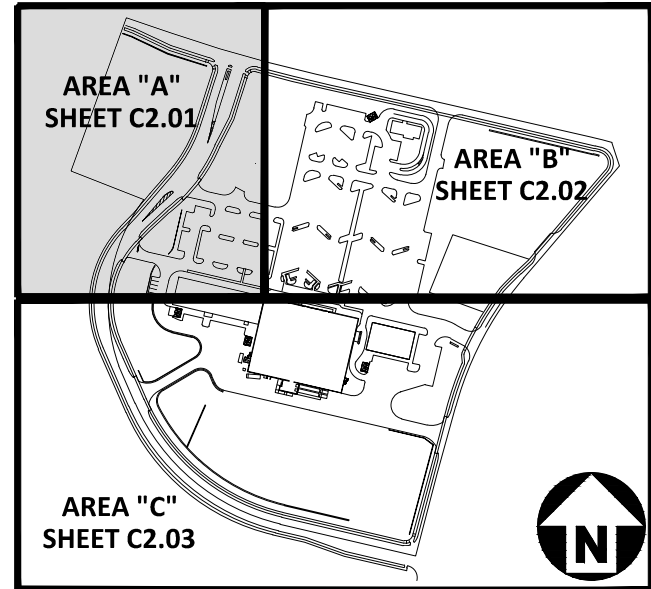
ARROWS/CHARACTERS

UA	LEFT TURN ARROW
UB	RIGHT TURN ARROW

NOTE:
ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND ARE TO BE PLACED PER NCDOT STANDARDS (REFERENCE NCDOT DETAILS 1205.01-1205.12)

SIGNAGE LEGEND

	MUTCD R1-1 30"x30"
	MUTCD R7-8A
	MUTCD R7-8



KEY MAP
N.T.S.

SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH AND NC DOT ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

McADAMS
The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

HALVORSEN DEVELOPMENT CORP.
851 SOUTH FEDERAL HIGHWAY,
SUITE 201
BOCA RATON, FLORIDA 33432

BUFFALOE BEND
ADMINISTRATIVE SITE REVIEW
5100 FORESTVILLE ROAD
RALEIGH, NORTH CAROLINA

REVISIONS

NO.	DATE
-----	------

PLAN INFORMATION

PROJECT NO.	2020110379
FILENAME	2020110379-ASR-S1
CHECKED BY	CGH
DRAWN BY	CDR
SCALE	1"=40'
DATE	03.16.2022

SHEET
SITE PLAN - AREA "A"

C2.01

CLIENT
HALVORSEN DEVELOPMENT CORP.
851 SOUTH FEDERAL HIGHWAY,
SUITE 201
BOCA RATON, FLORIDA 33432

BUFFALO BEND
ADMINISTRATIVE SITE REVIEW
5100 FORESTVILLE ROAD
RALEIGH, NORTH CAROLINA



REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. 2020110379
FILENAME 2020110379-ASR-S1
CHECKED BY CGH
DRAWN BY CDR
SCALE 1"=40'
DATE 03.16.2022

SHEET

SITE PLAN - AREA "B"

C2.02

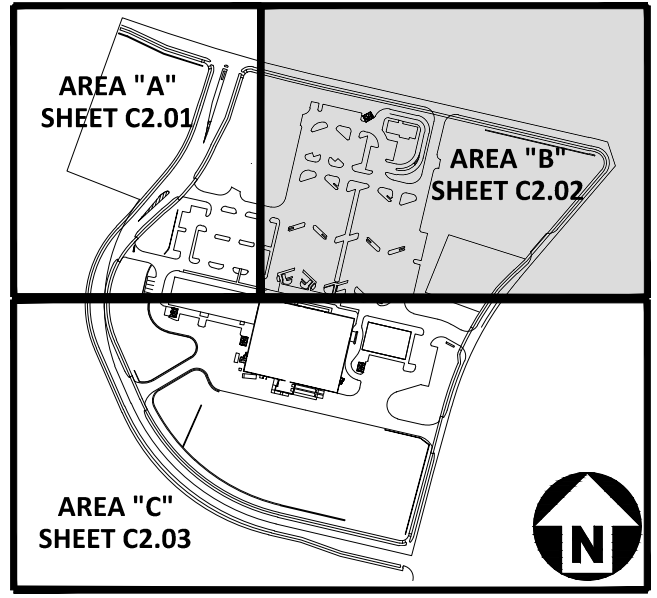
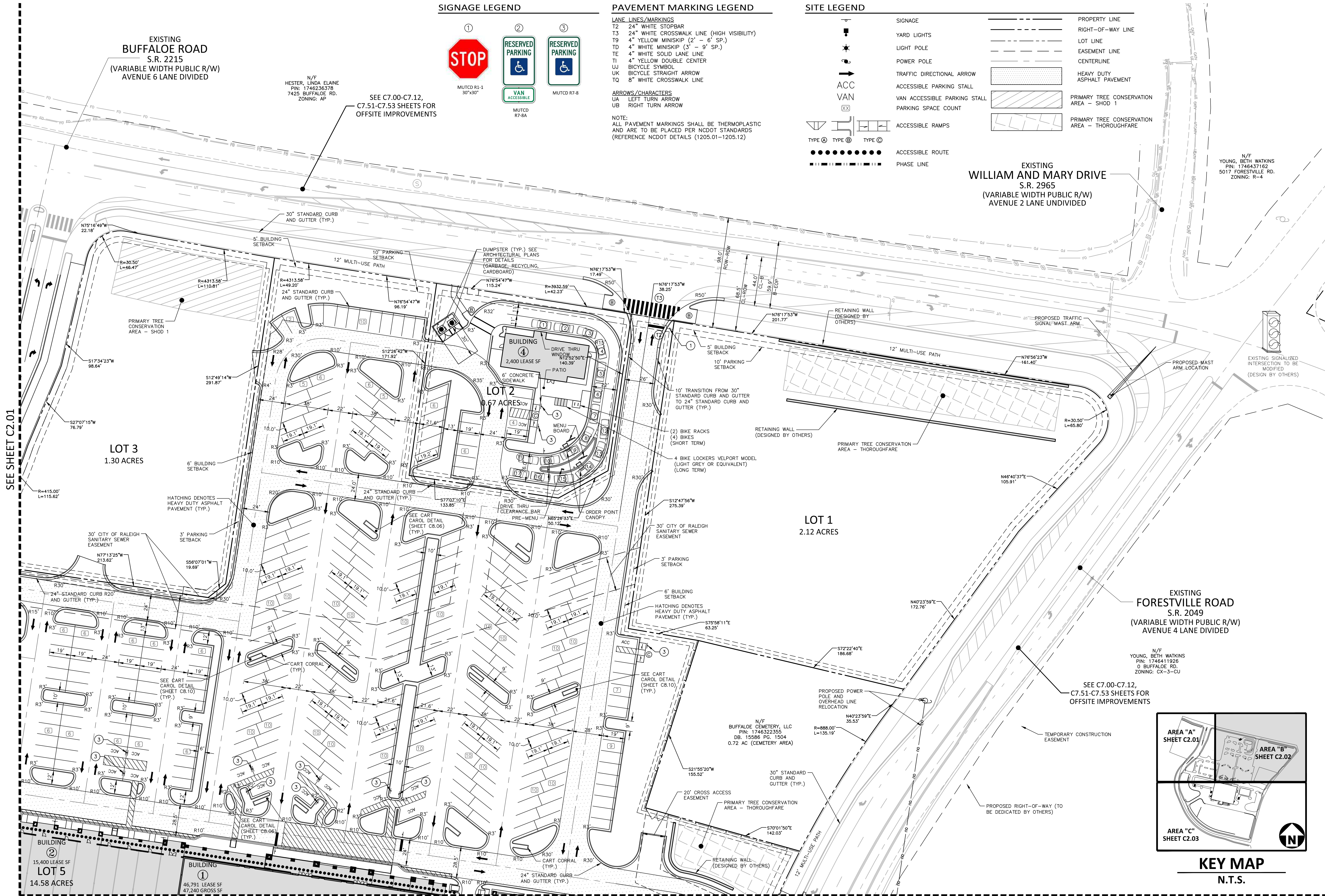
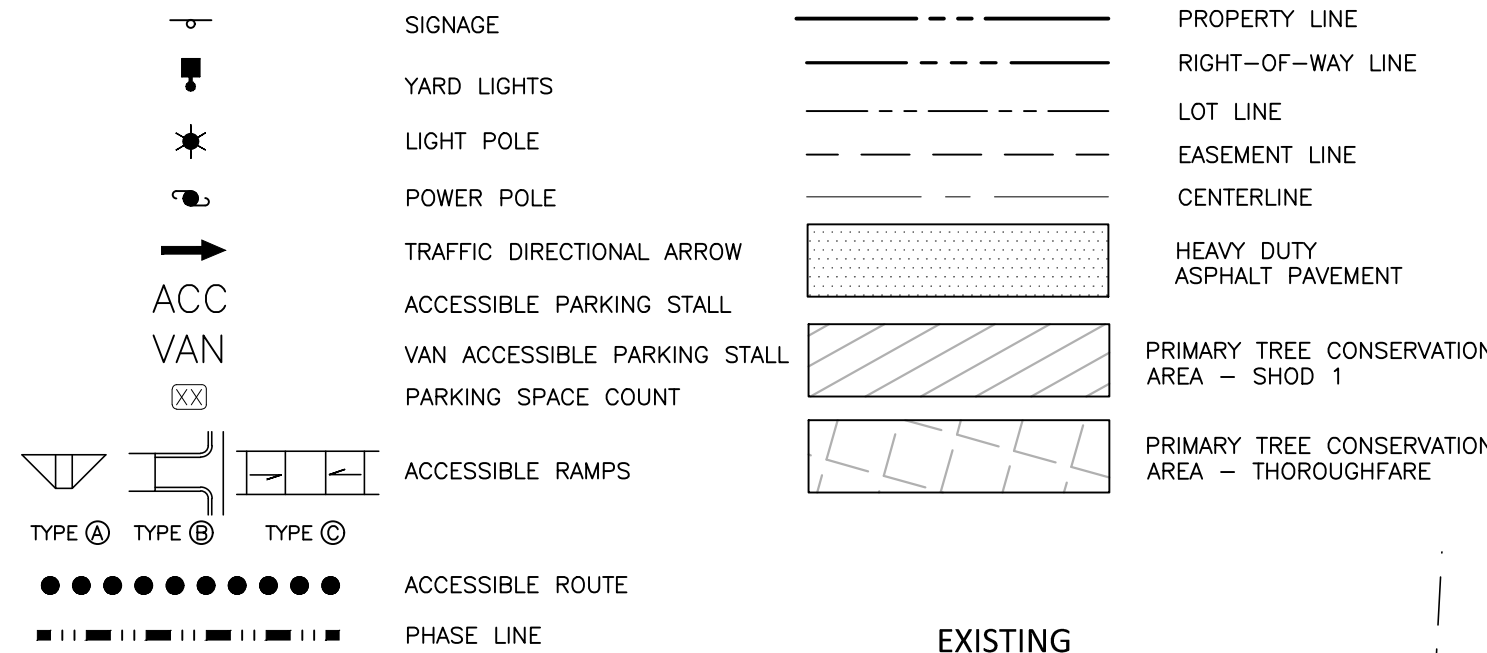
SIGNAGE LEGEND



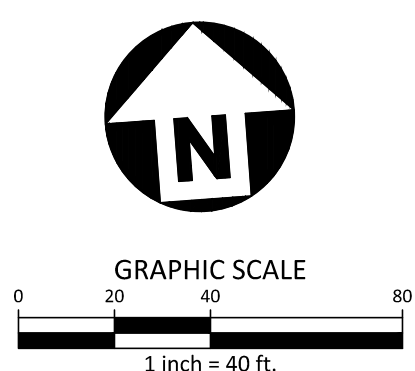
PAVEMENT MARKING LEGEND

LANE LINES/MARKINGS
T2 24" WHITE STOPBAR
T3 24" WHITE CROSSWALK LINE (HIGH VISIBILITY)
T9 4" YELLOW MINISKIP (2' - 6' SP.)
TD 4" WHITE MINISKIP (3' - 9' SP.)
TE 4" WHITE SOLID LANE LINE
TI 4" YELLOW DOUBLE CENTER
UJ BICYCLE SYMBOL
UK BICYCLE STRAIGHT ARROW
TQ 8" WHITE CROSSWALK LINE
ARROWS/CHARACTERS
UA LEFT TURN ARROW
UB RIGHT TURN ARROW
NOTE:
ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC
AND ARE TO BE PLACED PER NCDOT STANDARDS
(REFERENCE NCDOT DETAILS (1205.01-1205.12)

SITE LEGEND



KEY MAP
N.T.S.



SEE SHEET C0.00 FOR ALL PROJECT, SITE,
GRADING, STORM DRAINAGE AND UTILITY
NOTES
**ALL CONSTRUCTION SHALL BE IN
ACCORDANCE WITH THE CURRENT CITY OF
RALEIGH AND NC DOT ENGINEERING
DESIGN AND CONSTRUCTION STANDARDS**

CLIENT
HALVORSEN DEVELOPMENT CORP.
851 SOUTH FEDERAL HIGHWAY,
SUITE 201
BOCA RATON, FLORIDA 33432

BUFFALOE BEND
ADMINISTRATIVE SITE REVIEW
5100 FORESTVILLE ROAD
RALEIGH, NORTH CAROLINA



REVISIONS

NO.	DATE
-----	------

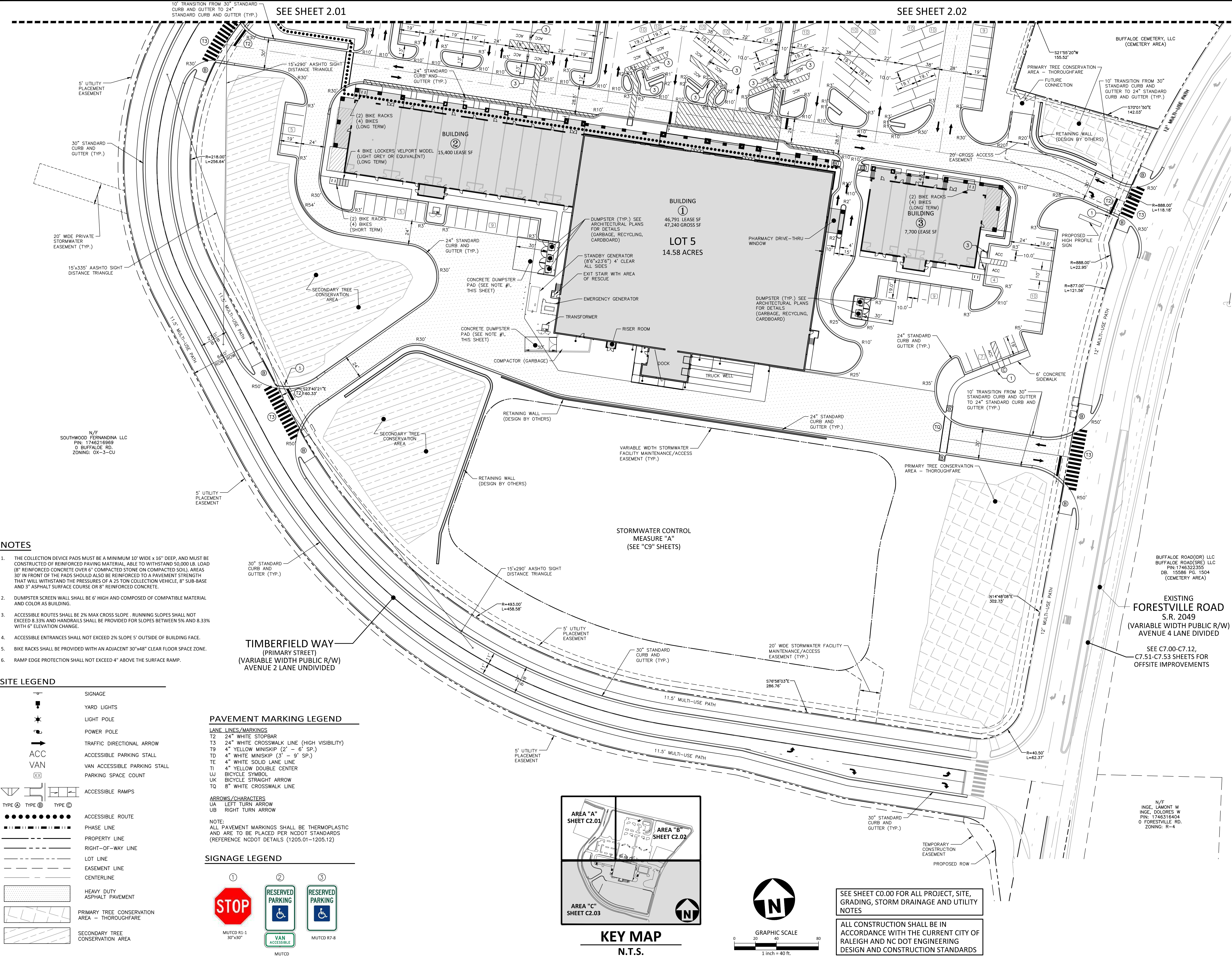
PLAN INFORMATION

PROJECT NO.	2020110379
FILENAME	2020110379-ASR-51
CHECKED BY	CGH
DRAWN BY	CDR
SCALE	1"=40'
DATE	03.16.2022

SHEET

SITE PLAN - AREA "C"

C2.03





NUMBER	20038	PROJECT
	AS NOTED	
DATE		
DATE	2.01.22	
BY	RW	SHEET
BY	RW	
NE	ARCHITECTURE	
PE	ELEVATIONS	
	EL-01	

DR
CH
DIS
PLA
SH
NU



7
1A
1A
3A
1A

A B

8F
4A
5F
4A
9.2

7
1A
1A
3A
1A

C C.3

6F
4A
5F
4A
9.2

71
1C

2A
9.2
9.2

7
5D
4A

1A
13
9.1
9.2
9.1

8.1

1A
13
8.1
9.2
9.1

5H
9.1
9.2
9.1

5D
4A
21A

22'-0"

3'-4"

70'-0" BUILDING LENGTH
GLAZING PERCENTAGE 36%

3

RETAIL 'B' RIGHT SIDE ELEVATION

SCALE 1/8" = 1'-0"

© 2022 MWA ARCHITECTURE, LLC	JOB NUMBER	20038	PROJECT
	SCALE	AS NOTED	
	PROJECT DATE		
	ISSUE DATE	2.01.22	
	BID DATE		
	DRAWN BY	RW	SHEET
	CHECKED BY	RW	
	DISCIPLINE	ARCHITECTURE	
	PLAN TYPE	ELEVATIONS	
	SHEET NUMBER	EL-02	

JOB NUMBER	20038
SCALE	AS NOTED
PROJECT DATE	
ISSUE DATE	2.01.22
BID DATE	
DRAWN BY	RW
CHECKED BY	RW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	ELEVATIONS
SHEET NUMBER	EL-03