



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. 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 Tier Three Site Plan

Building and Development Type (Check all that apply)		Site Transaction History
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Townhouse <input type="checkbox"/> Apartment <input type="checkbox"/> Tiny house <input type="checkbox"/> Open lot	<input checked="" type="checkbox"/> General <input type="checkbox"/> Mixed use <input type="checkbox"/> Civic <input type="checkbox"/> Cottage Court <input type="checkbox"/> Frequent Transit Development Option	Subdivision case #: <u>SUB-0034-2023</u> Scoping/sketch plan case #: _____ Certificate of Appropriateness #: _____ Board of Adjustment #: _____ Zoning Case #: <u>TCZ-28-22</u> Design Alternate #: _____

GENERAL INFORMATION

Development name: Yardly Buffalo Village - Heartland Dental

Inside City limits? Yes No

Property address(es): 5101 Forestville Rd

Site P.I.N.(s): 1746422158

Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4).

Construction of Heartland Dental building and associated utilities and site infrastructure.

Current Property Owner(s): Evan Conder

Company: VSI Raleigh LLC Title: Partner

Address: 106 E 8th Avenue, Rome, GA 30161

Phone #: 502-558-8698 Email: e.conder@vsouth.com

Applicant Name (if different from owner. See "who can apply" in instructions):

Relationship to owner: Lessee or contract purchaser Owner's authorized agent Easement holder

Company: VSI Raleigh LLC Address:

Phone #:	Email:
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact: Evan Conder	
Company: VSI Raleigh LLC	Title: Partner
Address: 120 West Trinity Place, Suite 400, Decatur, GA 30030	
Phone #: 502-558-8698	Email: e.conder@vsouth.com
Applicant Name: Katie Witt	
Company: Kimley-Horn	Address: 300 S Main Street, Suite 212, Holly Springs, NC 27540
Phone #: 984 275 3559	Email: katie.witt@Kimley-horn.com

DEVELOPMENT TYPE + SITE DATE TABLE
(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each): CX-3-CU (+/-1.07 AC)	Existing gross floor area (not to be demolished): 0 SF
Gross site acreage: +/-1.07 AC	Existing gross floor area to be demolished: 0 SF
# of parking spaces proposed: 45 Standard, 2 ADA	New gross floor area: 4,340 SF
Max # parking permitted (7.1.2.C): No maximum	Total sf gross (to remain and new): 4,340 SF
Overlay District (if applicable): N/A	Proposed # of buildings: 1
Existing use (UDO 6.1.4): Vacant	Proposed # of stories for each: 1
Proposed use (UDO 6.1.4): Dental Care	Proposed # of basement levels (UDO 1.5.7.A.6) 0

STORMWATER INFORMATION

Imperious Area on Parcel(s): Existing (sf) <u>5,799</u> Proposed total (sf) <u>31,517</u>	Impervious Area for Compliance (includes ROW): Existing (sf) <u>5,799</u> Proposed total (sf) <u>31,517</u>
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RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS

Total # of dwelling units: N/A	Total # of hotel bedrooms: N/A
# of bedroom units: 1br _____ 2br _____ 3br _____ 4br or more _____	
# of lots:	Is your project a cottage court? <input type="radio"/> Yes <input type="radio"/> No
	A frequent transit development? <input type="radio"/> Yes <input type="radio"/> No

Continue to Applicant Signature Block on Page Three.

APPLICANT 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.

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 developments 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).

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.

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.

Signature:



Date: 09.26.23

Printed Name: Evan Conder

ADMINISTRATIVE SITE REVIEW FOR

YARDLY BUFFALO VILLAGE - HEARTLAND DENTAL

ASR-XXXX-XXXX

BUFFALO ROAD

RALEIGH, WAKE COUNTY, NORTH CAROLINA

Administrative Site Review Application
 Planning and Development Customer Service Center • One Exchange Place, Suite 400 • Raleigh, NC 27601 • (919) 996-2000

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 (initials) _____

Please review UDO Section 10.2.8, 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 [Tier and Development Party](#). (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan Tier Three Site Plan

Building and Development Type (Check all that apply)	Site Transaction History
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Townhouse <input type="checkbox"/> Apartment <input type="checkbox"/> Tray house <input type="checkbox"/> Open lot	<input checked="" type="checkbox"/> General <input type="checkbox"/> Mixed use <input type="checkbox"/> Civic <input type="checkbox"/> College Court <input type="checkbox"/> Request Transit Development Option
<input type="checkbox"/> Subdivision case # _____ <input type="checkbox"/> Replat/lot split plan case # _____ <input type="checkbox"/> Certificate of Appropriateness # _____ <input type="checkbox"/> Board of Adjustment # _____ <input type="checkbox"/> Zoning Case # _____ <input type="checkbox"/> Design Alternate # _____	Subdivision case # SLB-0034-2023 Replat/lot split plan case # _____ Certificate of Appropriateness # _____ Board of Adjustment # _____ Zoning Case # 102-28-22 Design Alternate # _____

GENERAL INFORMATION

Development name: Yardly Buffalo Village - Heartland Dental
 Inside City limits? Yes No

Property address(es): 5101 Forestville Rd
 Site P.I.N. (s): 174642158
 Please describe the scope of work, include any additions, expansions, and uses (UDO 6.1.4).
 Construction of Heartland Dental building and associated utilities and site infrastructure.

Current Property Owner(s): Evan Conder
 Company: VSI Raleigh LLC Title: Partner
 Address: 106 E 8th Avenue, Rome, GA 30161
 Phone #: 502-558-8898 Email: e.conder@vsouth.com
 Applicant Name (if different from owner. See "who can apply" in Introduction):
 Relationship to owner: Lessee or contract purchaser Owner's authorized agent Easement holder
 Company: VSI Raleigh LLC Address: _____

Page 1 of 3

Phone #: _____ Email: _____
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.

Developer Contact: Evan Conder
 Company: VSI Raleigh LLC Title: Partner
 Address: 106 West Trinity Place, Suite 400, Decatur, GA 30030
 Phone #: 502-558-8898 Email: e.conder@vsouth.com
 Applicant Name: Katie Witt
 Company: Kimley-Horn Address: 300 S Main Street, Suite 212, Holly Springs, NC 27540
 Phone #: 984-275-3559 Email: katie.witt@kimley-horn.com

DEVELOPMENT TYPE - SITE DATE TABLE
 (Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each): Cx-3-CU (4.11-37 AC)	Existing gross floor area (not to be demolished): 0 SF
Gross site acreage: 4.11 AC	Existing gross floor area to be demolished: 0 SF
# of parking spaces proposed: 45 Standard, 2 ADA	New gross floor area: 4,340 SF
Max # parking permitted (7.1.2.C): No maximum	Total of gross (to remain and new): 4,340 SF
Chemical/liquid or explosive: N/A	Proposed # of basements: 1
Existing use (UDO 6.1.4): Vacant	Proposed # of stories for each: 1
Proposed use (UDO 6.1.4): Dental Care	Proposed # of basement levels (UDO 1.5.7.A.6) 0

STORMWATER INFORMATION

Impervious Area on Parcel(s)	Impervious Area for Compliance (includes ROW)
Existing (sf): 5,799 Proposed total (sf): 21,517	Existing (sf): 5,799 Proposed total (sf): 21,517

RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS

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

Continue to Applicant Signature Block on Page Three.

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APPLICANT SIGNATURE BLOCK

Pursuant to state law (N.C. Gen. Stat. § 160D-40(b)), 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 applicant holder may also apply for development approval for such development as is authorized by the easement.

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-40(b)) 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-40(c).

The undersigned indicates that the property owner(s) in means of the application and that the proposed project described in the application will be maintained in all respects in accordance with the rules and regulations of the City of Raleigh Unified Development Ordinance.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-753(1)), if this permit application is based 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 approval (if that at the time permit processing is resumed shall apply to the new application.

Signature: _____ Date: 09-26-23
 Printed Name: Evan Conder

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SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C001	COVER SHEET
C002	ZONING CONDITIONS
C003	APPROVAL LETTERS
C100	EXISTING CONDITIONS
C101	DEMOLITION PLAN
C200	SITE PLAN
C300	GRADING AND DRAINAGE PLAN
C400	UTILITY PLAN
L100	LANDSCAPE PLAN
A111	FLOOR PLAN
A201-A202	EXTERIOR ELEVATIONS

SITE DATA TABLE

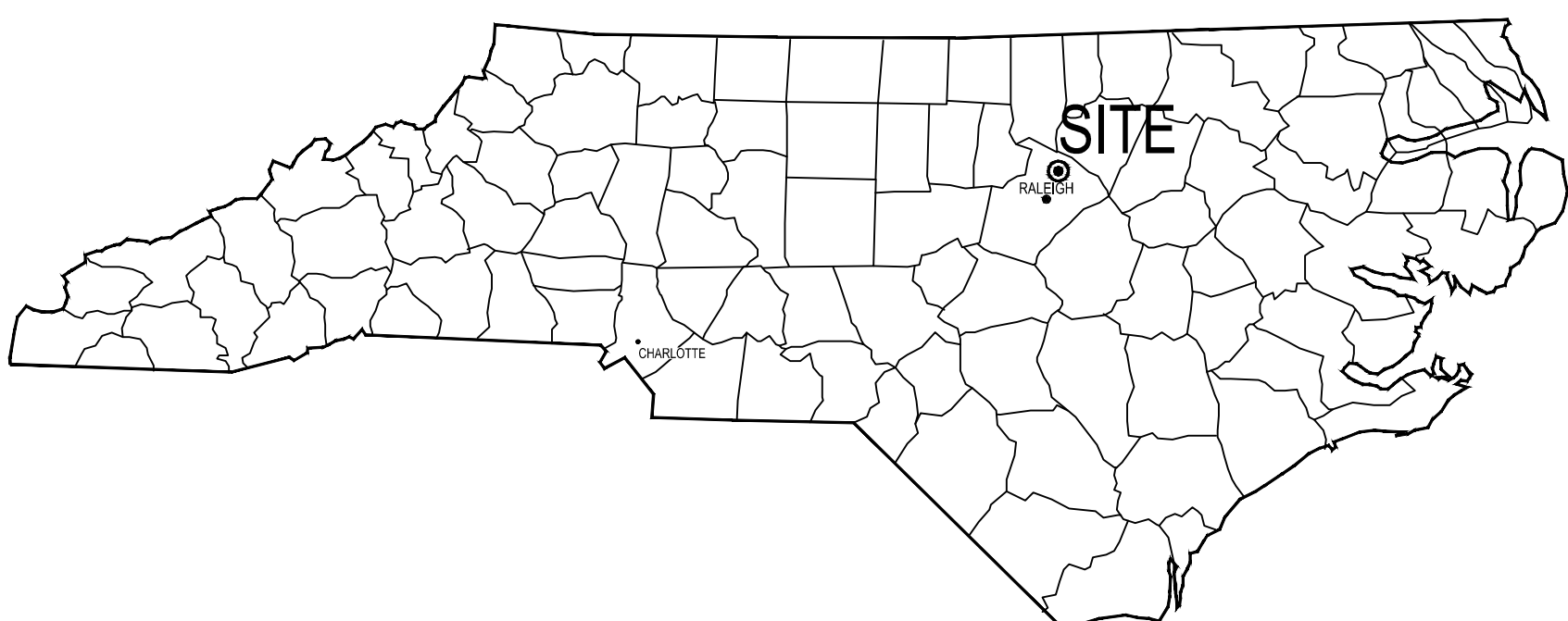
PROPERTY INFORMATION	YARDLY BUFFALO VILLAGE - HEARTLAND DENTAL
CURRENT OWNER(S):	VSI RALEIGH LLC
JURISDICTION:	CITY OF RALEIGH
FINES:	1746-42-2158
STREET ADDRESS:	5101 FORESTVILLE ROAD
SITE SIZE & COVERAGE	
EXISTING ACREAGE:	1.07 AC
GROSS BUILDING SQUARE FOOTAGE (PROJECT LIMITS):	4,340 SF
MAXIMUM BUILDING HEIGHT:	3 STORES / 50' MAX
ZONING	
EXISTING ZONING:	CX-3-CU
PROPOSED ZONING:	CX-3-CU
EXISTING USE (WITHIN PROJECT LIMITS):	VACANT LOT
PROPOSED USE (WITHIN PROJECT LIMITS):	COMMERCIAL
FRONTAGE REQUIREMENTS:	N/A
BUILDING / STRUCTURE SETBACK REQUIREMENTS	
PRIMARY STREET (BUFFALO RD):	10' MINIMUM
SIDE STREET:	N/A
SIDE / REAR PROPERTY LINE:	10' MINIMUM
PARKING SETBACK REQUIREMENTS	
PRIMARY STREET (BUFFALO RD, FORESTVILLE RD):	0' MINIMUM
SIDE STREET:	N/A
SIDE / REAR PROPERTY LINE:	0' MINIMUM
OFF-STREET PARKING	
PARKING MAXIMUM (CX-3-CU):	NO MAXIMUM
PROVIDED PARKING:	45 SPACES
PROVIDED HANDICAP PARKING:	2 SPACES
PROVIDED BICYCLE PARKING:	0 SPACES

NOTES:

- LIGHTING PLAN TO BE PROVIDED WITH SITE PERMIT REVIEW.
- TREE CONSERVATION PLANS PROPOSED WITH COR CASE #SUB-0034-2023.

ADDRESS TABLE

ADDRESS	PIN	PARCEL ID/REID	COUNTY
5101 FORESTVILLE ROAD	#1746-42-2158	#0404462	WAKE



PROJECT OWNER AND CONSULTANT INFORMATION

DEVELOPER: VSI RALEIGH, LLC 120 WEST TRINITY PLACE SUITE 400 DECATUR, GEORGIA 30030 PHONE (502) 558-8898 CONTACT: EVAN CONDER	ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC. 300 SOUTH MAIN STREET SUITE 212 HOLLY SPRINGS, NORTH CAROLINA 27540 (984) 275-3559 TEL CONTACT: KATIE WITT, P.E.	SURVEYOR: ALLIED ASSOCIATES, P.A. 4720 KESTER MILL ROAD WINSTON-SALEM, NC 27103 PHONE (336) 765-2377 FAX (336) 760-8886 CONTACT: DAVID K. ALLEY, P.L.S.
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NOT FOR CONSTRUCTION

GEOMETRIC CONTROL
 HORIZONTAL DATUM:
 NAD 83 (2011)
 VERTICAL DATUM:
 NAVD 88
 DRAWING UNITS:
 U.S. SURVEY FEET



Kimley-Horn
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.
 300 SOUTH MAIN ST., SUITE 212, HOLLY SPRINGS, NC 27540
 WWW.KIMLEY-HORN.COM
 NC LICENSE #P-102

PRELIMINARY
 NOT FOR CONSTRUCTION

KH PROJECT	017270019
DATE	09/27/2023
SCALE	AS SHOWN
DESIGNED BY	JMC
DRAWN BY	JMC
CHECKED BY	KLW

COVER SHEET

HEARTLAND DENTAL
 PREPARED FOR
 VENTURE SOUTH
 INVESTMENTS LLC

RALEIGH NC

SHEET NUMBER
C001

ZONING CONDITIONS:

TCZ-28-22 - 0 BUFFALOE ROAD, LOCATED AT THE SOUTHEAST CORNER OF ITS INTERSECTION WITH FORESTVILLE ROAD, BEING WAKE COUNTY PIN 1746411926. APPROXIMATELY 22.93 ACRES REZONED TO COMMERCIAL MIXED USE-3 STORIES-CONDITIONAL USE (CX-3-CU) [MODIFIED CONDITIONS].

AMENDED CONDITIONS DATED: APRIL 13, 2022

- A. THERE SHALL BE A MINIMUM FIFTY-FOOT (50') PRINCIPAL BUILDING SETBACK FROM THE SHARED BOUNDARY LINE WITH THOSE ADJACENT PROPERTIES WITH PROPERTY IDENTIFICATION NUMBERS (PINS) 1746-42-7078 (DEED BOOK 16105, PAGE 1542, WAKE COUNTY REGISTRY) AND 1746-41-6877 (DEED BOOK 9050, PAGE 759, WAKE COUNTY REGISTRY), ANY TREES WITHIN THE SETBACK SHALL REMAIN, EXPECT FOR THOSE TREES DETERMINED TO BE UNHEALTHY, DEAD OR HAZARDOUS.
- B. PROHIBITED USES: THE FOLLOWING USES SHALL BE PROHIBITED UPON THE PROPERTY:
 - i. DORMITORY, FRATERNITY, SORORITY;
 - ii. ADULT ESTABLISHMENTS;
 - iii. BAR, NIGHTCLUB, TAVERN, LOUNGE (EXCEPT AS ASSOCIATED WITH A HOTEL IN THE SAME BUILDING);
 - iv. FUNERAL HOME;
 - v. ANIMAL CARE (INDOOR);
 - vi. VETERINARY CLINIC/HOSPITAL;
 - vii. DETENTION CENTER, JAIL, PRISON;
 - viii. MOVIE THEATRE - EITHER INDOOR OR OUTDOOR;
 - ix. EMERGENCY SHELTER - TYPE B;
 - x. BOWLING ALLEY;
 - xi. MINI-WAREHOUSE STORAGE FACILITY.
- C. THE VEHICLE FUEL SALES USE SHALL COMPLY WITH THE REGULATIONS SET FORTH IN UDO SECTION 6.4.11.C.3. UDO SECTIONS 6.4.11.C.3.A.I - IX SHALL NOT APPLY IF THE PROPERTY ON WHICH ANY VEHICLE FUELS SALES USE SITS IS FARTHER THAN 200' FROM A RESIDENTIAL DISTRICT.
- D. THE VEHICLE SALES/RENTAL AND VEHICLE REPAIR (MINOR) USE SHALL BE SUBJECT TO THE NEIGHBORHOOD MIXED USE REGULATIONS LISTED IN UDO SECTIONS 6.4.13.B.5. AND 6.5.6.C.2.F., RESPECTIVELY.
- E. NO SINGLE RETAIL ESTABLISHMENT DEVELOPED ON THE SUBJECT PROPERTY AFTER ADOPTION OF THIS REZONING ORDINANCE SHALL EXCEED 65,000 SQUARE FEET, FLOOR AREA GROSS. AGGREGATE RETAIL SQUARE FOOTAGE DEVELOPED ON THE ENTIRE SUBJECT PROPERTY SHALL NOT EXCEED 130,000 SQUARE FEET, FLOOR AREA GROSS. PRIOR TO RECORDING ANY PLAT OR DEED DIVIDING THE REZONED PROPERTY INTO TWO OR MORE PARCELS, A RESTRICTIVE COVENANT ALLOCATING RETAIL FLOOR AREA GROSS SQUARE FOOTAGE TO THE LOTS WITHIN THE REZONED PROPERTY SHALL BE RECORDED WITH THE WAKE COUNTY REGISTRY. NO COVENANT ALLOCATING RETAIL SQUARE FOOTAGE SHALL BE RECORDED AMENDED OR TERMINATED WITHOUT THE PRIOR WRITTEN CONSENT OF THE RALEIGH CITY ATTORNEY OR HIS/HER DEPUTY WHICH SHALL BE EVIDENCED BY HIS/HER SIGNATURE ON THE DOCUMENT.
- F. OFFICE AND INSTITUTIONAL USES DEVELOPED ON THE SUBJECT PROPERTY AFTER ADOPTION OF THIS REZONING ORDINANCE SHALL NOT EXCEED 20,000 SQUARE FEET, FLOOR AREA GROSS.
- G. RESIDENTIAL DENSITY DEVELOPED ON THE SUBJECT PROPERTY AFTER ADOPTION OF THIS REZONING ORDINANCE SHALL NOT EXCEED TEN (10) DWELLING UNITS PER ACRE.
- H. NO BUILDING CONSTRUCTED ON THE PROPERTY AFTER ADOPTION OF THIS ZONING ORDINANCE SHALL EXCEED A HEIGHT OF FORTY-FOUR (44) FEET, MEASURED IN ACCORDANCE WITH UDO SECTION 1.5.7, AND NO SUCH BUILDING SHALL EXCEED THREE (3) OCCUPIED STORIES.
- I. POLES FOR FREE STANDING LIGHTING SHALL NOT EXCEED THIRTY-FIVE (35) FEET IN HEIGHT, AND ALL POLE MOUNTED LIGHT FIXTURES SHALL BE FULL CUTOFF TYPE, REGARDLESS OF WATTAGE. NOTWITHSTANDING THE FOREGOING, IN BUFFER AREAS AND PROTECTIVE YARDS, POLES FOR FREE STANDING LIGHTING SHALL NOT EXCEED TWELVE (12) FEET IN HEIGHT.
- J. PRIOR TO LOT RECORDATION OR THE ISSUANCE OF ANY BUILDING PERMIT, WHICHEVER SHALL FIRST OCCUR, THE OWNER OF THE PROPERTY SHALL DEED TO THE CITY THE TRANSIT EASEMENT MEASURING TWENTY (20) FEET LONG BY FIFTEEN (15) FEET WIDE ADJACENT TO THE PUBLIC RIGHT OF WAY TO SUPPORT A BUS STOP FOR FUTURE TRANSIT SERVICES IN THE AREA. THE LOCATION OF THE TRANSIT EASEMENT SHALL BE TIMELY REVIEWED AND APPROVED BY THE TRANSIT DIVISION OF THE CITY, AND THE CITY ATTORNEY OR HIS/HER DESIGNEE SHALL APPROVE THE TRANSIT EASEMENT DEED PRIOR TO RECORDATION IN THE WAKE COUNTY REGISTRY.
- K. UNTIL THE THREE LANES ON THE BUFFALOE ROAD BRIDGE OVER I-540 ARE INCREASED BY AT LEAST ONE EASTBOUND LANE THROUGH REPLACEMENT, EXPANSION OR RE-STRIPING OF SAID BRIDGE, DEVELOPMENT OF THE ENTIRE SUBJECT PROPERTY SHALL BE CAPPED AS FOLLOWS: (I) ONE-STORY RETAIL USES SHALL NOT EXCEED TWENTY THOUSAND (20,000) SQUARE FEET, FLOOR AREA GROSS, AND RETAIL USES WITHIN VERTICAL MIXED USE BUILDINGS SHALL NOT EXCEED A TOTAL OF FORTY THOUSAND (40,000) SQUARE FEET FLOOR AREA GROSS, AND (II) OFFICE AND INSTITUTIONAL USES AS LIMITED BY CONDITION E), AND (III) RESIDENTIAL USES SHALL NOT EXCEED FORTY (40) DWELLING UNITS.
- L. DEVELOPMENT OCCURRING ON THE PROPERTY AFTER THE ADOPTION OF THIS REZONING ORDINANCE SHALL BE CONSISTENT WITH THE FOLLOWING-GUIDELINES.
 - 1. PARKING SHALL NOT OCCUPY MORE THAN ONE-THIRD OF THE FRONTAGE OF THE PROPERTY ALONG BUFFALOE ROAD IF PARKING IS LOCATED TO THE SIDE(S) OF THE BUILDINGS ALONG BUFFALOE ROAD.
 - 2. ANY PARKING SPACES LOCATED WITHIN TWENTY-FIVE (25') OF THE RIGHT-OF-WAY OF EITHER BUFFALOE ROAD OR FORESTVILLE ROAD SHALL BE VISUALLY SCREENED BY EVERGREEN SHRUBS SPACED NO MORE THAN FOUR FEET (4') ON CENTER AND EXPECTED TO REACH A HEIGHT OF AT LEAST THIRTY INCHES (30") WITHIN THREE (3) YEARS OF PLANTING WITH A MINIMUM INSTALL HEIGHT OF 18 INCHES.
 - 3. INTERNAL STREETS WILL BE DESIGNED TO BE PEDESTRIAN ORIENTED AND A NETWORK OF INTERNAL AND PUBLIC SIDEWALKS, WALKWAYS TO BUILDING ENTRANCES AND CROSSWALKS WILL CONNECT BUILDINGS, PARKING, BIKE RACKS, SIDEWALKS AND A TRANSIT STOP.
 - 4. PEDESTRIAN CONNECTIONS BETWEEN THE TRANSIT STOP AND BUILDING ENTRANCES SHALL BE PROVIDED VIA PUBLIC SIDEWALKS AND/OR INTERNAL SIDEWALKS.
 - 5. SIDEWALKS INTERNAL TO THE SITE SHALL BE A MINIMUM OF SIX (6) FEET WIDE.
- M. AN APARTMENT BUILDING TYPE MAY NOT INCLUDE DWELLING UNITS THAT ARE SEPARATED BY A HORIZONTAL PARTY WALL, MEANING THAT DWELLING UNITS IN THE SAME BUILDING MUST BE SEPARATED BY A VERTICAL PARTY WALL. THIS SHALL NOT PROHIBIT A DWELLING UNIT FROM HAVING MULTIPLE STORIES.

Z-27-22 - 5221 AND 5225 FORESTVILLE ROAD, ON ITS EAST SIDE, LOCATED ONE THIRD OF A MILE SOUTH OF ITS INTERSECTION WITH BUFFALOE ROAD, BEING WAKE COUNTY PINS 1746308877 & 1746410189. APPROXIMATELY 14.6 ACRES REZONED TO RESIDENTIAL MIXED USE-3 STORIES- CONDITIONAL USE (RX-3-CU).

CONDITIONS DATED: OCTOBER 10, 2022

- 1. RESIDENTIAL DENSITY SHALL BE LIMITED TO 204 UNITS.
- 2. AN APARTMENT BUILDING TYPE MAY NOT INCLUDE DWELLING UNITS THAT ARE SEPARATED BY A HORIZONTAL PARTY WALL, MEANING THAT DWELLING UNITS IN THE SAME BUILDING MUST BE SEPARATED BY A VERTICAL PARTY WALL. THIS SHALL NOT PROHIBIT A DWELLING UNIT FROM HAVING MULTIPLE STORIES.
- 3. THE FOLLOWING PRINCIPAL USES AS LISTED IN UDO SECTION 6.1.4. THAT ARE PERMITTED, LIMITED OR SPECIAL USES IN THE RX- DISTRICT SHALL BE PROHIBITED:
 - (I) CEMETERY;
 - (II) SCHOOL, PUBLIC OR PRIVATE (K-12);
 - (III) DAY CARE CENTER; (IV) HEALTH CLUB;
 - (V) MEDICAL; OFFICE;
 - (VI) OUTDOOR SPORTS OR ENTERTAINMENT FACILITY (250 SEATS);
 - (VII) BED AND BREAKFAST;
 - (IX) HOSPITALITY HOUSE;
 - (X) PARKING FACILITY;
 - (XI) COPY CENTER;
 - (XII) OPTOMETRIST;
 - (XIII) EATING ESTABLISHMENT;
 - (XIV) RETAIL SALES.



KH PROJECT	017270019
DATE	09/27/2023
SCALE	AS SHOWN
DESIGNED BY	JMC
DRAWN BY	JMC
CHECKED BY	KLW

ZONING CONDITIONS

HEARTLAND DENTAL
 PREPARED FOR
VENTURE SOUTH
INVESTMENTS LLC
 RALEIGH, NC



Know what's below.
 Call before you dig.

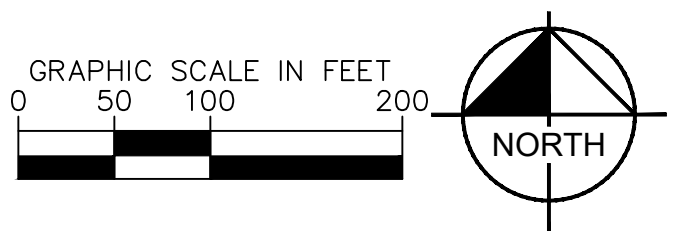
SHEET NUMBER
C002

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

LEGEND

EXISTING IRON PIN	○ EIP
EXISTING REBAR	○ EIR
NO POINT SET	● NPS
IRON REBAR SET	● IRS
CABLE PEDESTAL	⊕
TELEPHONE MANHOLE	⊕
TELEPHONE PEDESTAL	⊕
FLOOD LIGHT	⊕
GUY WIRE	⊕
LIGHT POLE	⊕
ELECTRIC MANHOLE	⊕
ELECTRIC METER	⊕
ELECTRIC TRANSFORMER	⊕
UTILITY POLE	⊕
BOLLARD	⊕
GAS METER	⊕
GAS VALVE	⊕
SEWER CLEAN OUT	⊕
SEWER MANHOLE	⊕
SIEN	⊕
CATCH BASIN	⊕
CURB INLET	⊕
DROP \ YARD INLET	⊕
FLARED END SECTION	⊕
STORM MANHOLE	⊕
HANDICAP	⊕
FIRE HYDRANT	⊕
WATER MANHOLE	⊕
WATER METER	⊕
WATER VALVE	⊕
WELL	⊕
MANHOLE	⊕
PRESSURE INDICATOR VALVE	⊕
PIV	⊕
TREE	⊕
RIGHT-OF-WAY	⊕
CONCRETE MONUMENT	⊕
CHORD	⊕
SIGHT EASEMENT	⊕
DEED BOOK	⊕
PLAT BOOK	⊕
CURB AND GUTTER	⊕
REINFORCED CONIC PIPE	⊕
CORRUGATED METAL PIPE	⊕
CORRUGATED PLASTIC PIPE	⊕
BOUNDARY LINE	⊕
RIGHT-OF-WAY LINE	⊕
UNSURVEYED PROPERTY LINE	⊕
SANITARY SEWER LINE	⊕
UNDERGROUND ELECTRIC LINE	⊕
ELECTRIC LINE	⊕
TREE LINE	⊕
WATER LINE	⊕
FENCE LINE	⊕
EDGE OF GRAVEL	⊕
EDGE OF PAVEMENT	⊕
TELEPHONE LINE	⊕
UNDERGROUND TELEPHONE LINE	⊕
OVERHEAD UTILITY EASEMENT	⊕
UNDERGROUND FIBER OPTICS	⊕

LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	764.47	S59°07'26.29"E	L23	100.00	N22°56'33.71"E
L2	30.74	S23°04'05.37"W	L24	100.00	N31°35'33.71"E
L3	633.07	S23°04'05.37"W	L25	100.00	N37°54'33.71"E
L4	22.92	S5°35'15.40"W	L26	314.09	N40°02'33.71"E
L5	829.16	S3°44'26.30"W	L27	148.75	N41°36'33.71"E
L6	441.17	S82°07'45.05"W	L28	7.50	N42°21'03.71"E
L7	317.26	S82°07'45.05"W	L29	315.05	S60°29'33.00"E
L8	145.02	N1°30'57.28"W	L30	50.00	S32°43'57.00"W
L9	267.29	N78°28'48.79"W	L31	66.00	S57°16'03.00"E
L10	24.61	N78°28'48.79"W	L32	326.73	N32°43'57.00"E
L11	61.24	N0°06'44.21"W	L33	214.52	S57°09'15.00"E
L12	316.88	N0°03'25.12"W	L34	52.29	S30°51'36.00"W
L13	53.29	N89°11'38.92"E	L35	66.00	S59°08'24.00"E
L14	347.80	S76°36'46.72"E	L36	50.00	N30°51'36.00"E
L15	177.16	N1°40'30.84"W	L37	60.37	S57°09'15.00"E
L16	137.39	N88°33'19.34"W	L38	190.71	S30°51'36.00"W
L17	223.42	N7°20'34.02"E	L39	171.81	S1°40'31.00"E
L18	151.91	N84°13'36.96"W	L40	216.19	S87°47'15.59"W
L19	240.47	N14°49'18.12"E	L41	216.19	S87°47'15.59"W
L20	100.00	N15°07'33.71"E	L42	256.75	S0°42'03.96"E
L21	100.00	N16°52'33.71"E	L43	496.49	N88°33'19.34"W
L22	100.00	N22°56'33.71"E			



NO.	REVISIONS	DATE	BY

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KH PROJECT		DATE		SCALE		AS SHOWN	
017270019	09/27/2023	DATE	09/27/2023	SCALE	AS SHOWN	DESIGNED BY	JMC
		DRAWN BY	KLW	CHECKED BY	KLW		

HEARTLAND DENTAL
 PREPARED FOR
VENTURE SOUTH INVESTMENTS LLC

SHEET NUMBER
C100

RALEIGH NC

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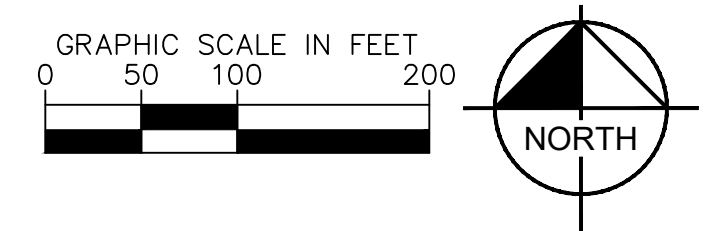
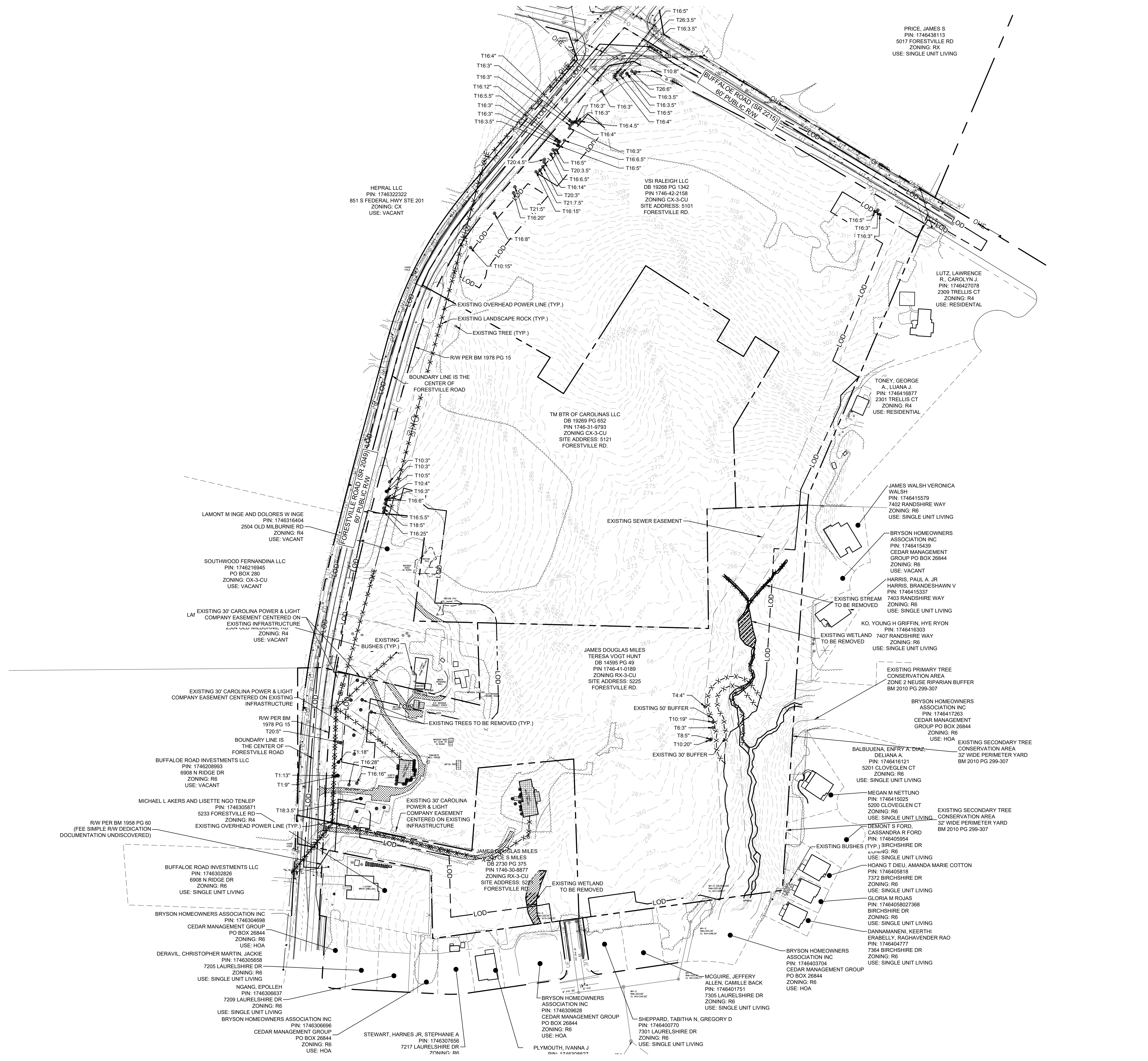
DEMOLITION LEGEND

---	EXISTING PROPERTY LINE
-X-X-X-X-X-X-	EXISTING LINEAR ITEM TO BE REMOVED
---	TREE PROTECTION FENCE
---	LIMITS OF DISTURBANCE (LOD)
⊗	EXISTING ITEM TO BE REMOVED

NOTES:
1. ALL SEPTIC TANKS/WELLS TO BE ABANDONED ACCORDING TO WAKE COUNTY STANDARDS.

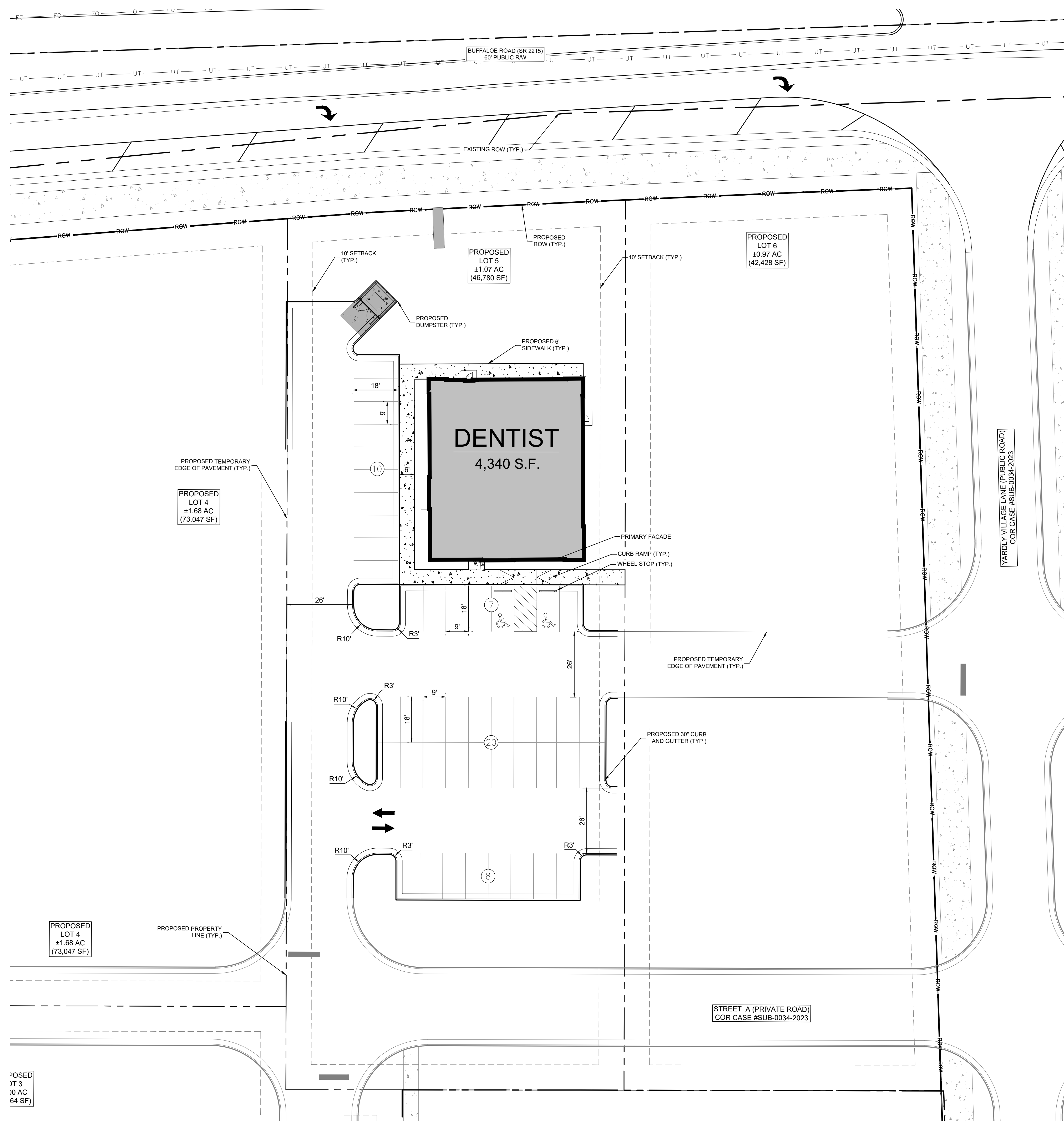
TREE LEGEND

LABEL	COMMON NAME
T1	RED MAPLE
T2	SILVER MAPLE
T3	AMERICAN HORNBEAM
T4	PIGNOT HICKORY
T5	PECAN
T6	MOCKERNUT HICKORY
T7	FLOWERING DOGWOOD
T8	AMERICAN HOLLY
T9	EASTERN RED CEDAR
T10	SWEETGUM
T11	TULIP POPLAR
T12	RED MULBERRY
T13	BLACK GUM
T14	SOURWOOD
T15	SHORTLEAF PINE
T16	LOBLOLLY PINE
T17	AMERICAN SYCAMORE
T18	BLACK CHERRY
T19	WHITE OAK
T20	SOUTHERN RED OAK
T21	BLACKJACK OAK
T22	WATER OAK
T23	WILLOW OAK
T24	NORTHERN RED OAK
T25	POST OAK
T26	WINGED ELM
T27	AMERICAN ELM



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Plotted By: Larson, Sydney Sheet Set: Heartland Dental ASR Layout: C200 SITE PLAN September 27, 2023 01:05:09pm K:\CHL_PRJ017270 Taylor Morrison\019 Raleigh-Buffer\02 - DWG\PlanSheet\Heartland Dental ASR Plansheets\C200 - SITE PLAN.dwg



PROPOSED IMPROVEMENTS LEGEND

---	EXISTING PROPERTY BOUNDARY	---	ROW	---	RIGHT-OF-WAY
- - -	PROPOSED PROPERTY BOUNDARY	---	TOP OF BANK	---	50' NEUSE RIVER BUFFER
---	20' NEUSE RIVER BUFFER	---	WETLAND	---	PRIMARY TREE CONSERVATION AREA
---	10' BUILDING SETBACK	---	WETLAND	---	SECONDARY TREE CONSERVATION AREA
---	CURB AND GUTTER	---	WETLAND	---	NEUSE RIVER BUFFER CONSERVATION AREA
↑ ↓	TRAFFIC ARROWS	---	WETLAND	---	CONCRETE SIDEWALK
↑ ↓	STOP BAR, "STOP" MARKING & SIGN	---	WETLAND	---	HEAVY DUTY CONCRETE
↑ ↓	SIGN - SINGLE / DOUBLE	---	WETLAND	---	
↑ ↓	SIGN - MONUMENT / PYLON	---	WETLAND	---	
○ ○ ○ ○	SITE LIGHTING	---	WETLAND	---	

SITE DATA TABLE

PROPERTY INFORMATION	
PROJECT NAME:	YARDLY BUFFALO VILLAGE - HEARTLAND DENTAL
CURRENT OWNER(S):	VSI RALEIGH LLC
JURISDICTION:	CITY OF RALEIGH
PIN #S:	1746-42-2158
STREET ADDRESS:	5101 FORESTVILLE ROAD
SITE SIZE & COVERAGE	
EXISTING ACREAGE:	1.07 AC
GROSS BUILDING SQUARE FOOTAGE (PROJECT LIMITS):	4,340 SF
MAXIMUM BUILDING HEIGHT:	3 STORIES / 50' MAX
ZONING	
EXISTING ZONING:	CX-3-CU
PROPOSED ZONING:	CX-3-CU
EXISTING USE (WITHIN PROJECT LIMITS):	VACANT LOT
PROPOSED USE (WITHIN PROJECT LIMITS):	COMMERCIAL
FRONTAGE REQUIREMENTS:	N/A
BUILDING / STRUCTURE SETBACK REQUIREMENTS	
PRIMARY STREET (BUFFALO RD)	10' MINIMUM
SIDE STREET	N/A
SIDE / REAR PROPERTY LINE	10' MINIMUM
PARKING SETBACK REQUIREMENTS	
PRIMARY STREET (BUFFALO RD, FORESTVILLE RD)	0' MINIMUM
SIDE STREET	N/A
SIDE / REAR PROPERTY LINE	0' MINIMUM
OFF-STREET PARKING	
PARKING MAXIMUM (CX-3-CU)	NO MAXIMUM
PROVIDED PARKING:	45 SPACES
PROVIDED HANDICAP PARKING:	2 SPACES
PROVIDED BICYCLE PARKING:	0 SPACES

No.	REVISIONS	DATE	BY

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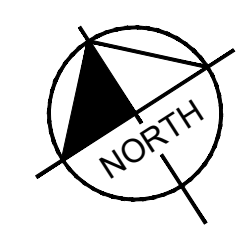
KH PROJECT	017270019	DATE	09/27/2023	SCALE	AS SHOWN	DESIGNED BY	JMC	DRAWN BY	JMC	CHECKED BY	KLW
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SITE PLAN

HEARTLAND DENTAL
 PREPARED FOR
VENTURE SOUTH INVESTMENTS LLC

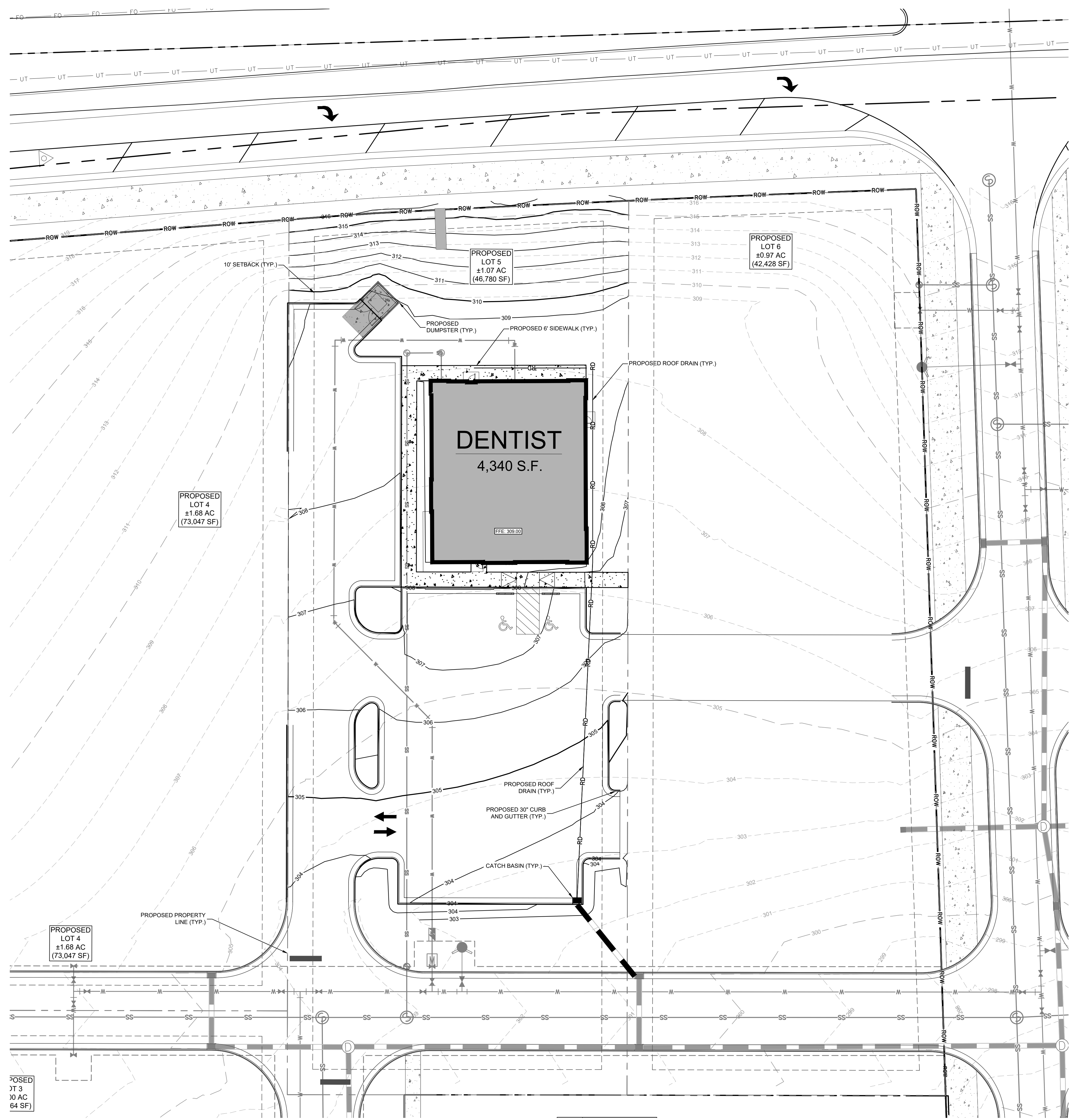
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Plotted By: C:\Users\jessica\OneDrive\Desktop\ASR_Layout\C300 GRADING AND DRAINAGE PLAN September 26, 2023 01:38:07pm K:\CHL_P\J01727019 taylor morrison\019 raleigh\burfile\02 - DWG\plan\sheet\heartland dental asr plansheets\C300 - GRADING AND DRAINAGE PLAN.dwg



GRADING AND DRAINAGE LEGEND			
	PROPERTY BOUNDARY		ROW - RIGHT-OF-WAY
	CURB AND GUTTER		STORM DRAIN
	PROPOSED MAJOR CONTOUR		EXISTING MAJOR CONTOUR
	PROPOSED MINOR CONTOUR		EXISTING MINOR CONTOUR
	SPOT ELEVATION		LIMITS OF DISTURBANCE
	CATCH BASIN (CB)		PRIMARY TREE CONSERVATION AREA
	MANHOLE (SDMH)		SECONDARY TREE CONSERVATION AREA

PROPOSED LOT 3
10 AC.
64 SF

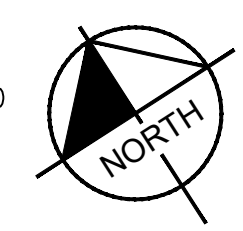
PROPOSED LOT 4
±1.68 AC
(73,047 SF)

PROPOSED LOT 4
±1.68 AC
(73,047 SF)

PROPOSED LOT 5
±1.07 AC
(46,780 SF)

PROPOSED LOT 6
±0.97 AC
(42,428 SF)

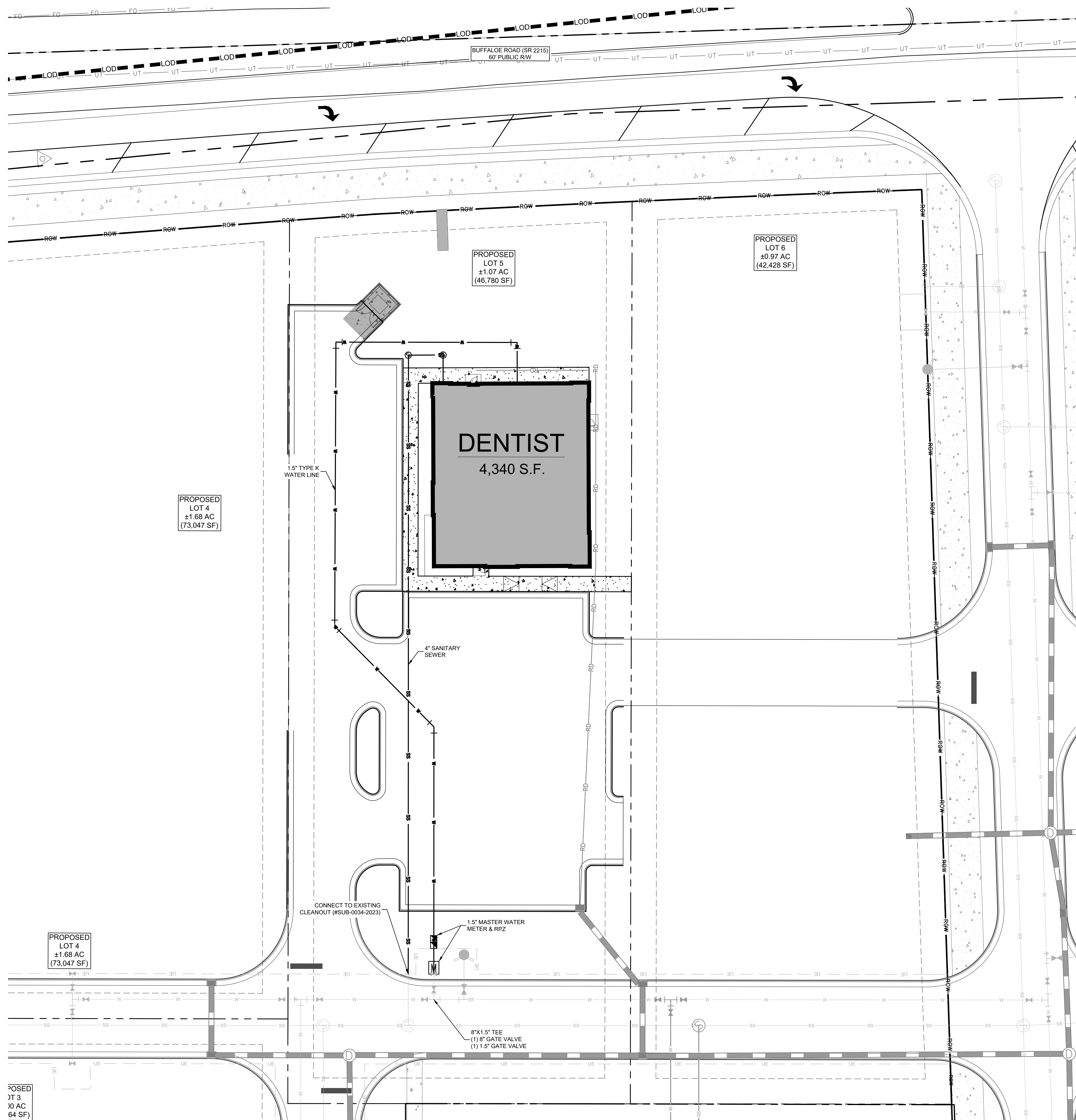
DENTIST
4,340 S.F.



<h2 style="margin: 0;">GRADING AND DRAINAGE PLAN</h2>	<p style="margin: 0;">HEARTLAND DENTAL PREPARED FOR VENTURE SOUTH INVESTMENTS LLC</p>															
<p style="margin: 0;">KH PROJECT: 017270019 DATE: 09/27/2023 SCALE: AS SHOWN DESIGNED BY: JMC DRAWN BY: JMC CHECKED BY: K/LW</p>	<p style="margin: 0;">REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">NO.</th> <th style="width: 80%;">DATE</th> <th style="width: 15%;">BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	BY												
NO.	DATE	BY														
<p style="margin: 0;">SHEET NUMBER C300</p>																
<p style="margin: 0;">RALEIGH, NC</p>																
<p style="margin: 0; font-size: small;">© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 300 SOUTH MAIN ST., SUITE 212, HOLLY SPRINGS, NC 27540 PHONE: 919-275-3559 WWW.KIMLEY-HORN.COM NC LICENSE #P-9162</p>																

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UTILITY LEGEND					
---	PROPERTY BOUNDARY	---	ROW	---	RIGHT-OF-WAY
W	WATER LINE	SS	SANITARY SEWER LINE		
M	WATER METER	UE	UTILITY EASEMENT		
⊥	POINT OF CONNECTION	⊥	GATE VALVE		
⊥	PIPE TEEBENDS	⊥	BACKFLOW PREVENTOR		
⊥	FIRE HYDRANT (FH)	⊥	SANITARY SEWER CLEANOUT (SSCO)		
⊥	FIRE DEPARTMENT CONNECTION (FDC)	⊥	SANITARY SEWER MANHOLE (SSMH)		

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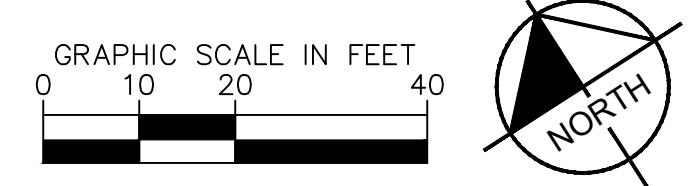
KH PROJECT	017270019
DATE	09/27/2023
SCALE	AS SHOWN
DESIGNED BY	JMC
DRAWN BY	MTH
CHECKED BY	KLW

UTILITY PLAN

HEARTLAND DENTAL
PREPARED FOR
VENTURE SOUTH
INVESTMENTS LLC

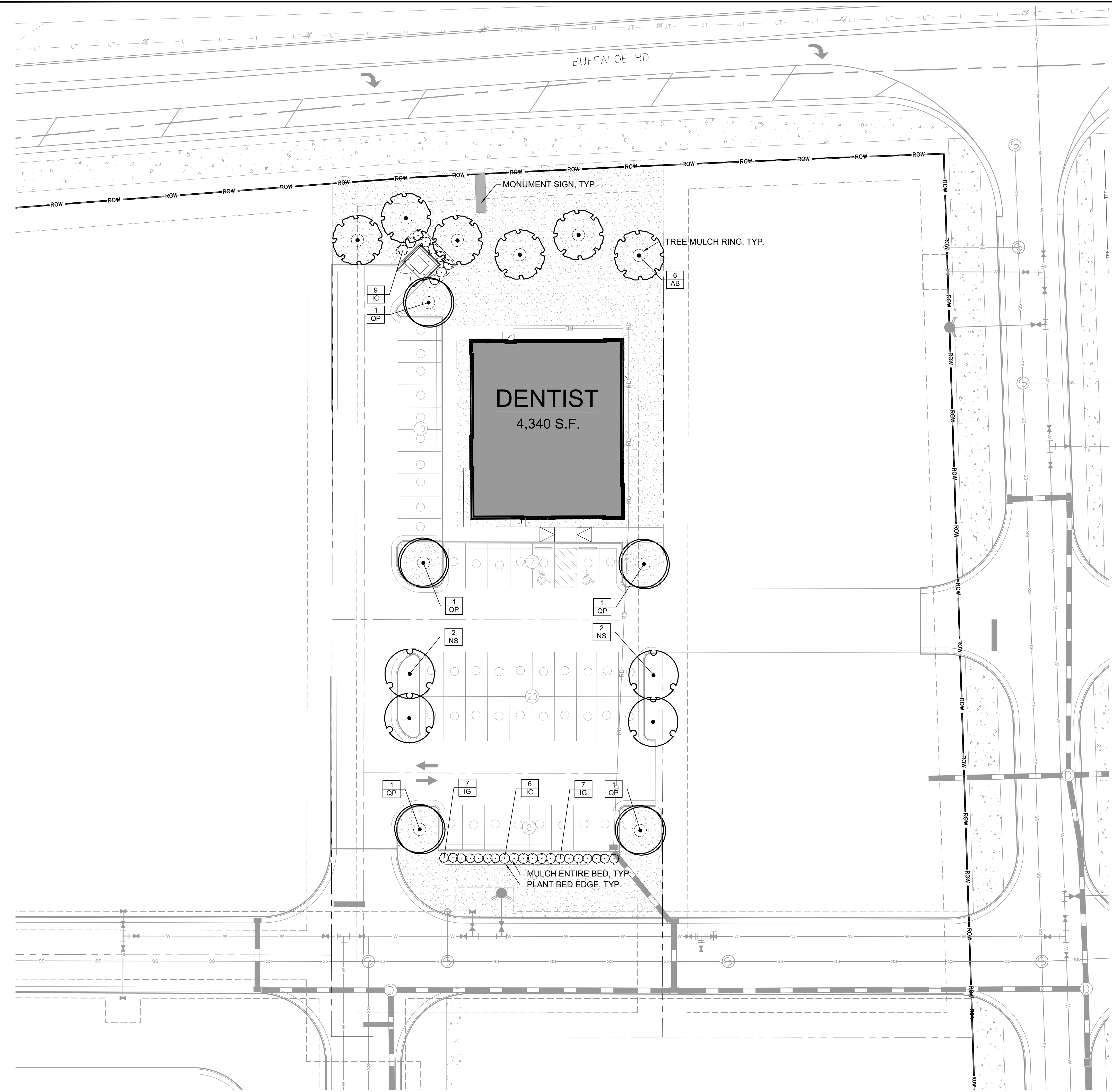
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Plotted By: Scott, Justin. Sheet Set: Heartland Dental ASR. Layout: L100 LANDSCAPE PLAN. September 27, 2023 03:38:14pm. \\kimley-horn.com\CL\HSP\CHL_PRA\012720_Taylor Morrison\018_Raleigh_Buffaloe\02 - DWG\Plan\SheetSet\Heartland Dental ASR Plansheets\L100 - LANDSCAPE PLAN.dwg



GROUND COVER NOTES:

1. ESTABLISH SOG IN ALL DISTURBED AREAS. SEE SPECIFICATIONS FOR MORE INFORMATION.
2. ALL AREAS WITH PROPOSED LANDSCAPE MATERIAL SHALL RECEIVE A MINIMUM THREE (3) INCHES OF SHREDDED HARDWOOD MULCH. SEE LANDSCAPE PLAN FOR MULCH BOUNDARY LINES. SEE LANDSCAPE DETAILS FOR TYPICAL MULCH AREA DIMENSIONS.

GENERAL NOTES:

1. LANDSCAPE PLAN IS FOR PLANT STAKING PURPOSES ONLY. FOR SITE IMPROVEMENTS, SEE CIVIL SHEETS.
2. ALL TREES LOCATED WITHIN A SIGHT TRIANGLE SHALL BE LIMBED UP AND MAINTAINED 8' MINIMUM ABOVE FINISHED GRADE TO PROVIDE CLEAR SIGHT LINES.
3. ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL, TPP-03.
4. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CHAPTER 2 OF THE CITY TREE MANUAL.
5. UTILITY LOCATIONS ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND INSTALLATION.

PARKING LOT LANDSCAPING- UDO 7.1.7F

Parking Spaces Provided	45
Required Shade Trees (1 per 2000 SF of Required)	3.65
1 Tree Per End Terminal and Island	9.00
Provided Deciduous Trees	9

PROTECTIVE YARDS- UDO 7.2.4B

Location	Width (LF)	Type	LF	Required	Provided
West Property Line (Forestville Rd) 10' Min Setback: 4 Shade Trees/100 LF	10 Min	A2	133	5.3 Large Tree	6 Large Trees

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	PLANTING HEIGHT
AB	6	Acer buergerianum	Trident Maple	B & B	3" CAL.	10' HT. MIN.
NS	4	Nyssa sylvatica 'JFS-red'	Firestarter® Tupelo	B & B	3" CAL.	10' HT. MIN.
QP	5	Quercus phellos 'QPSTA'	Hightower® Willow Oak	B & B	3" CAL.	10' HT. MIN.

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT
IC	15	Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly	CONT.	18" HT. MIN.
IG	14	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	CONT.	18" HT. MIN.

No.	REVISIONS	DATE	BY

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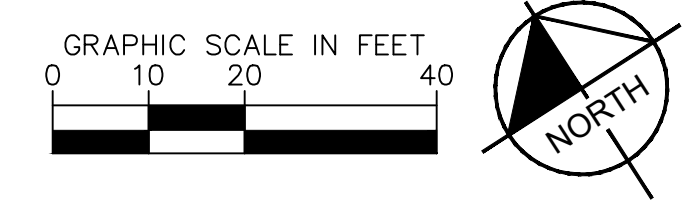
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KH PROJECT	017270019
DATE	09/27/2023
SCALE	AS SHOWN
DESIGNED BY	JMC
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CHECKED BY	KLW

LANDSCAPE PLAN

HEARTLAND DENTAL
 PREPARED FOR
VENTURE SOUTH INVESTMENTS LLC

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PROJECT: **HEARTLAND DENTAL SHELL BUILDING**
 BUFFALO ROAD AND FORESTVILLE ROAD
 FAYETTEVILLE, NC

DRAWING: **EXTERIOR ELEVATIONS**

Revisions	
REVISION DATE	

PROJECT DATE
 9/25/2023

Drawn By
 MTP

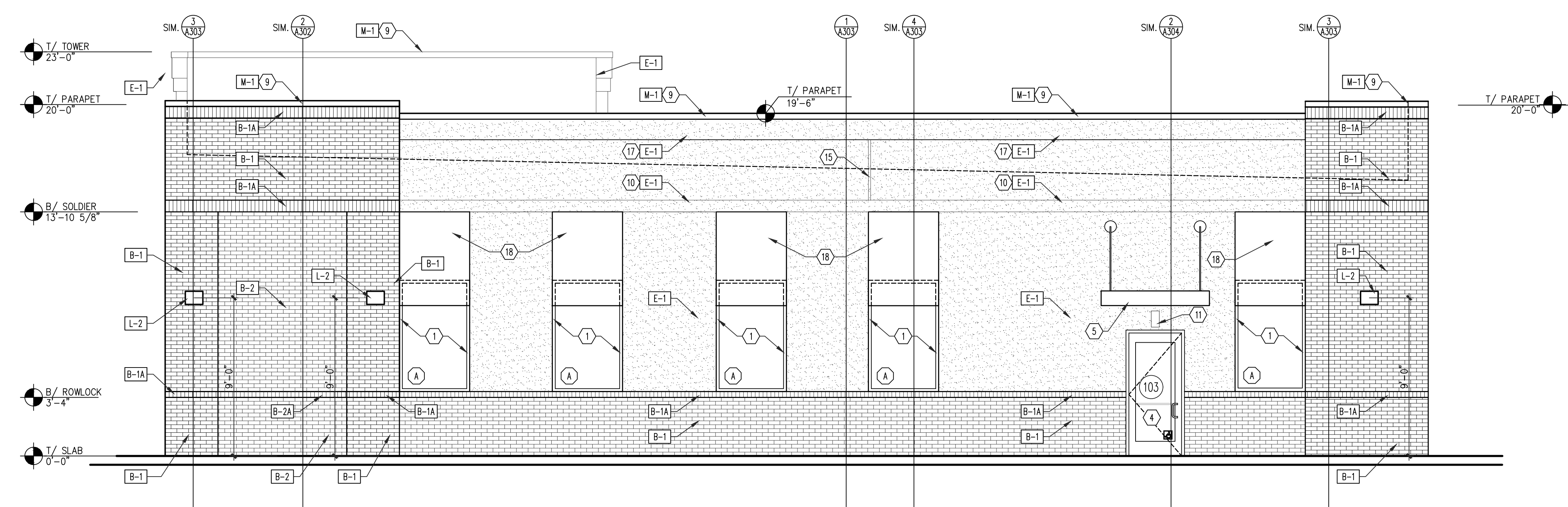
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A202

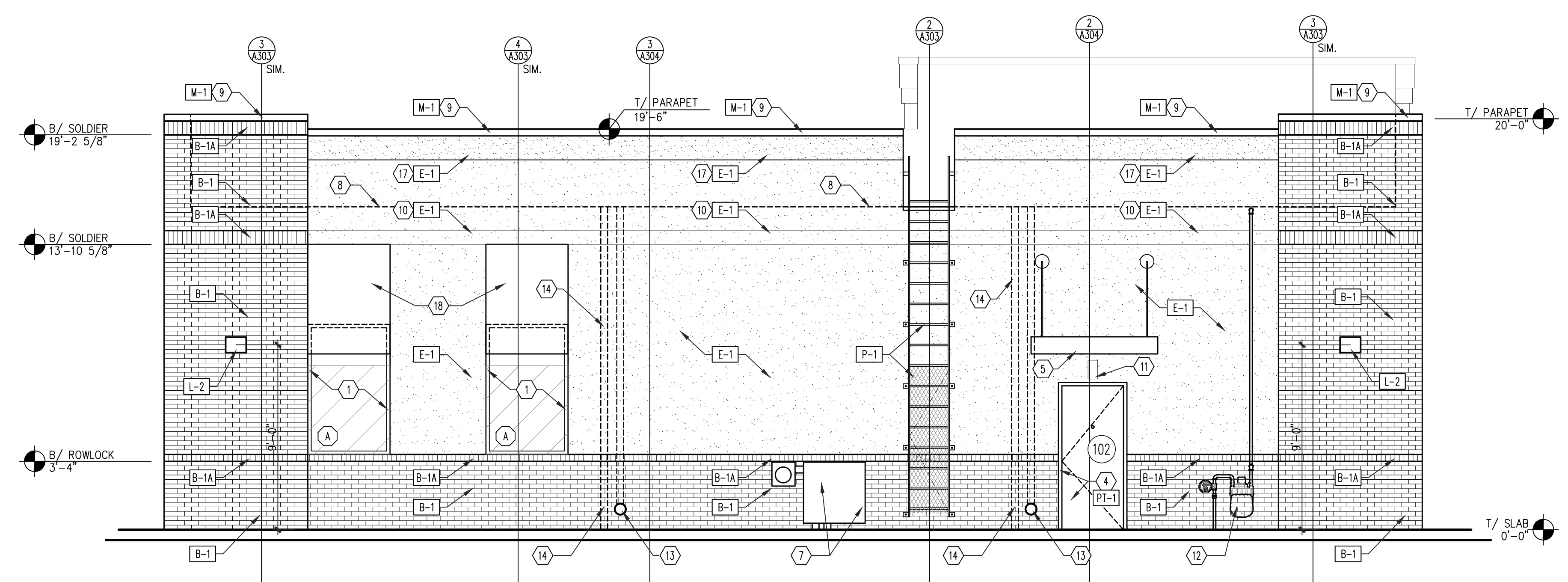
EXTERIOR MATERIAL:	
MASONRY	
B-1	TYPE: TRAD. BRICK W/ 3/8" JOINT COLOR: TRIANGLE BRICK FULL COLOR ANTIQUE TO MATCH SHOPPING CENTER GROUT: LAFARGE- BURNT ORANGE OR EQUAL
B-1A	TYPE: SOLDER OR ROWLOCK BRICK COLOR: TRIANGLE BRICK FULL COLOR ANTIQUE TO MATCH SHOPPING CENTER GROUT: LAFARGE- BURNT ORANGE OR EQUAL
B-2	TYPE: TRAD. BRICK W/ 3/8" JOINT COLOR: LIGHT GRAY TO MATCH SHOPPING CENTER GROUT: LIGHT GRAY
B-2A	TYPE: ROWLOCK BRICK COLOR: LIGHT GRAY TO MATCH SHOPPING CENTER GROUT: LIGHT GRAY
EXTERIOR INSULATION & FINISH SYSTEMS (EIFS)	
E-1	TYPE: E.I.F.S. MANUFACTURER: SENERGY OR EQUAL COLOR: SADDLESOAP #3097 TO MATCH SHOPPING CENTER EIFS FINISH: SANDED
PAINT	
P-1	TYPE: PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: TO MATCH E-1 LOCATION: METAL
METAL	
M-1	TYPE: 2-PIECE SNAP-ON COMPRESSION EDGING COLOR: PAC-CLAD-COPPER PENNY OR EQUAL TO MATCH SHOPPING CENTER
LIGHTING	
L-1	EXTERIOR LIGHTING TYPE: DECORATIVE CYLINDER SEE ELECTRICAL DRAWINGS FOR FURTHER INFORMATION
L-2	EXTERIOR LIGHTING TYPE: HALF ROUND SEE ELECTRICAL DRAWINGS FOR FURTHER INFORMATION

- ELEVATION NOTES:**
- DARK BRONZE STOREFRONT WINDOW SYSTEM SEE DOOR & WINDOW SCHEDULE FOR MORE INFORMATION.
 - EXTERIOR WALL SIGNAGE UNDER SEPARATE PERMIT AND TO BE PROVIDED BY TENANT'S SIGN VENDOR. EC TO COORDINATE WITH SIGN VENDOR AND PROVIDE EMPTY J-BOX AND BLOCKING AT SIGN LOCATIONS AS REQUIRED. SEE ELEC DWGS.
 - CORNER COLUMN WRAPPED IN BREAK METAL TO MATCH STOREFRONT.
 - EXTERIOR DOOR PER SCHEDULE
 - BLACK METAL CANOPY TO MATCH SHOPPING CENTER PROVIDE & INSTALLED BY GENERAL CONTRACTOR - UNDER GENERAL CONTRACTOR CONTRACT AND PERMIT. G.C. TO PROVIDE BLOCKING AS REQUIRED.
 - "KNOX BOX" PER LOCAL AUTHORITY REQUIREMENTS.
 - NEW ELECTRICAL EQUIPMENT. REFER TO ELECTRICAL DRAWINGS.
 - LINE OF ROOF BEYOND
 - METAL SNAP ON COMPRESSION EDGE PROVIDED GENERAL CONTRACTOR. COLOR CHARCOAL GRAY 24 GAUGE- REFER TO DETAILS ON DRAWING A501.
 - E.I.F.S. PROJECTED BAND - REFER TO DETAIL 14/A501
 - EMERGENCY LIGHT FIXTURE - REFER TO ELECTRICAL DRAWINGS.
 - GAS METERS - REFER TO PLUMBING DRAWINGS.
 - METAL OVERFLOW DECORATIVE FLANGE - SEE DETAIL 8/A502.
 - ROOF DRAIN TO TIE TO STORM DRAIN - SEE CIVIL DRAWINGS BY OTHERS.
 - E.I.F.S. "V" GROOVE - REFER TO DETAIL 6/A502.
 - PROJECTED E.I.F.S. CORNICE - REFER TO DETAIL 8/501.
 - PROJECTED E.I.F.S. CORNICE - REFER TO DETAIL 3/502.
 - BLACK FABRIC AWNING TO MATCH SHOPPING CENTER PROVIDE & INSTALLED BY GENERAL CONTRACTOR - UNDER GENERAL CONTRACTOR CONTRACT AND PERMIT. G.C. TO PROVIDE BLOCKING AS REQUIRED.

- GENERAL NOTES:**
- SIGNAGE BY OWNER NATIONAL VENDOR- TO BE FILED UNDER SEPARATE PERMIT - TYPICAL.
 - SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL.
 - COORD. WITH CIVIL DRAWINGS FOR GENERAL GRADING AND FINAL SURFACE ELEVATIONS.



1 RIGHT ELEVATION FACES ADJACENT BUILDING
 A202 SCALE: 1/4" = 1'-0"



2 REAR ELEVATION FACES BUFFALO ROAD
 A202 SCALE: 1/4" = 1'-0"

TRANSPARENCY CALCULATIONS

GROUND FLOOR FACADE MINIMUM TRANSPARENCY REQUIRED PER UDO BETWEEN 0'-0" AND 12'-0"	
TOTAL FACADE AREA BETWEEN 0'-0" TO 12'-0"	735 SQ. FT.
TOTAL TRANSPARENCY AREA BETWEEN 0'-0" TO 12'-0"	50 SQ. FT.
TOTAL TRANSPARENCY AREA BETWEEN 3'-0" TO 8'-0"	34 SQ. FT.