



# Administrative Approval Action

Case File / Name: ASR-0060-2023  
DSLCL - Yardly Buffaloe Village

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2492  
currentplanning@raleighnc.gov  
www.raleighnc.gov

- LOCATION:** This .90 acre site zoned CX-3-CU is located on the southwest corner of Buffaloe Road and Yardley Village Lane at 5101 Forestville Road. (SUB-0046 -2024 Lot 6).
- REQUEST:** This is a 3,961 square ft. medical office with associated parking and infrastructure
- DESIGN ADJUSTMENT(S)/ALTERNATES, ETC:** SUB-0034-2023: DSLCL - Preliminary Subdivision/Preliminary Subdivision
- FINDINGS:** City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated August 16, 2024 by Kimley-Horn.

## CONDITIONS OF APPROVAL and NEXT STEPS:

*This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:*

**SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

**The following items are required prior to approval of Site Permitting Review plans:**

### General

1. Lighting plan required (if applicable) demonstrating compliance to 7.1.7 G, 7.4.4 and 7.4.5.
2. A plan shall be submitted showing full compliance with transparency and blank wall requirements for all public street facing facades.

### Stormwater

3. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

**RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

**The following items must be approved prior to recording the plat:**

### Public Utilities

1. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.



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2. A Water and/or Sewer Assessment fee shall be paid to the Assessment Specialist in the City of Raleigh Engineering Services Department.

## Urban Forestry

3. A public infrastructure surety for street trees associated with SUB-0034-2023 shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.
4. A tree conservation plat for SUB-0046-2024 shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 3.01 acres of tree conservation area.

**BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

***The following items must be approved prior to the issuance of building permits:***

## General

1. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
2. A subdivision map (SUB-0046-2024) shall be approved and a plat recorded to create the lot for this development. See SUB-0046-2024.
3. Comply with all conditions of TCZ-28-22

## Public Utilities

4. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

## Urban Forestry

5. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).
6. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 3 street trees along Buffaloe Rd and 3 street trees along Yardly Village Lane.

***The following are required prior to issuance of building occupancy permit:***



# ADMINISTRATIVE SITE REVIEW FOR YARDLY BUFFALO VILLAGE - WAKEMED

## ASR-0060-2023 5101 FORESTVILLE ROAD RALEIGH, WAKE COUNTY, NORTH CAROLINA

### Administrative Site Review Application

Planning and Development Services Section • 1000 Capital Park, Suite 400 • Raleigh, NC 27601 • 1-919-996-2000

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 12.2. Please check the appropriate building type and indicate the plan checked document when submitting.

**Office Use Only Case #:** \_\_\_\_\_ **Printer (print):** \_\_\_\_\_

Please review UDO Section 12.2.6 to determine the site plan fee. If assistance determining a Site Plan Fee is needed a Site Plan Fee Verification request can be submitted online via the [Zoning and Development Portal](#). (Note: There is a fee for this verification service.)

**Site Plan Fee:** Tier Two Site Plan  Tier Three Site Plan

**Building and Development Type (Check all that apply):**

<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General	Subdivision case # _____
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed Use	Specialty plan case # SC0PE-0019-2023
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Clinic	Certificate of Appropriateness # _____
<input type="checkbox"/> Apartment	<input type="checkbox"/> College Court	Board of Adjustment # _____
<input type="checkbox"/> Tiny house	<input type="checkbox"/> Frequent Transit Development Option	Zoning Case # Z08-23-22
<input type="checkbox"/> Open lot	<input type="checkbox"/> Design Alternative # _____	

**GENERAL INFORMATION**

Development name: Wakemed  
 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 Wakemed, 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, list "who can apply" in handwritten):  
 Relationship to owner:  Lessee or contract purchaser  Owner's authorized agent  Easement holder  
 Company: VSI Raleigh LLC Address: \_\_\_\_\_

Page 1 of 3 REVISED 1/23/23  
raleighnc.gov

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 DATA TABLE (Applicable to all developments)**

SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each) (COC/CDU for C/ROAC): _____	Existing gross floor area (not to be demolished): 0 SF
Gross site acreage: 0.90 AC	Existing gross floor area to be demolished: 0 SF
# of parking spaces proposed: 28 Total, 2 ADA	New gross floor area: 3,961 SF
Max # parking permitted (7.1.2.C): No maximum	Total of gross to remain and new: 3,961 SF
Change 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): Medical Care	Proposed # of basement levels (UDO 1.5.7.A.6) G

**STORMWATER INFORMATION**

Impervious Area on Parcel(s):	Impervious Area for Compliance (includes ROW):
Existing (sf): 4,725 Proposed total (sf): 21,156	Existing (sf): 4,725 Proposed total (sf): 21,156

**RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS**

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

Continue to Applicant Signature Block on Page Three.

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raleighnc.gov

**APPLICANT SIGNATURE BLOCK**

Pursuant to state law (N.C. Gen. Stat. § 160C-403a), 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 above-named. An easement holder may also apply for development approval for such development as is authorized by the easement.

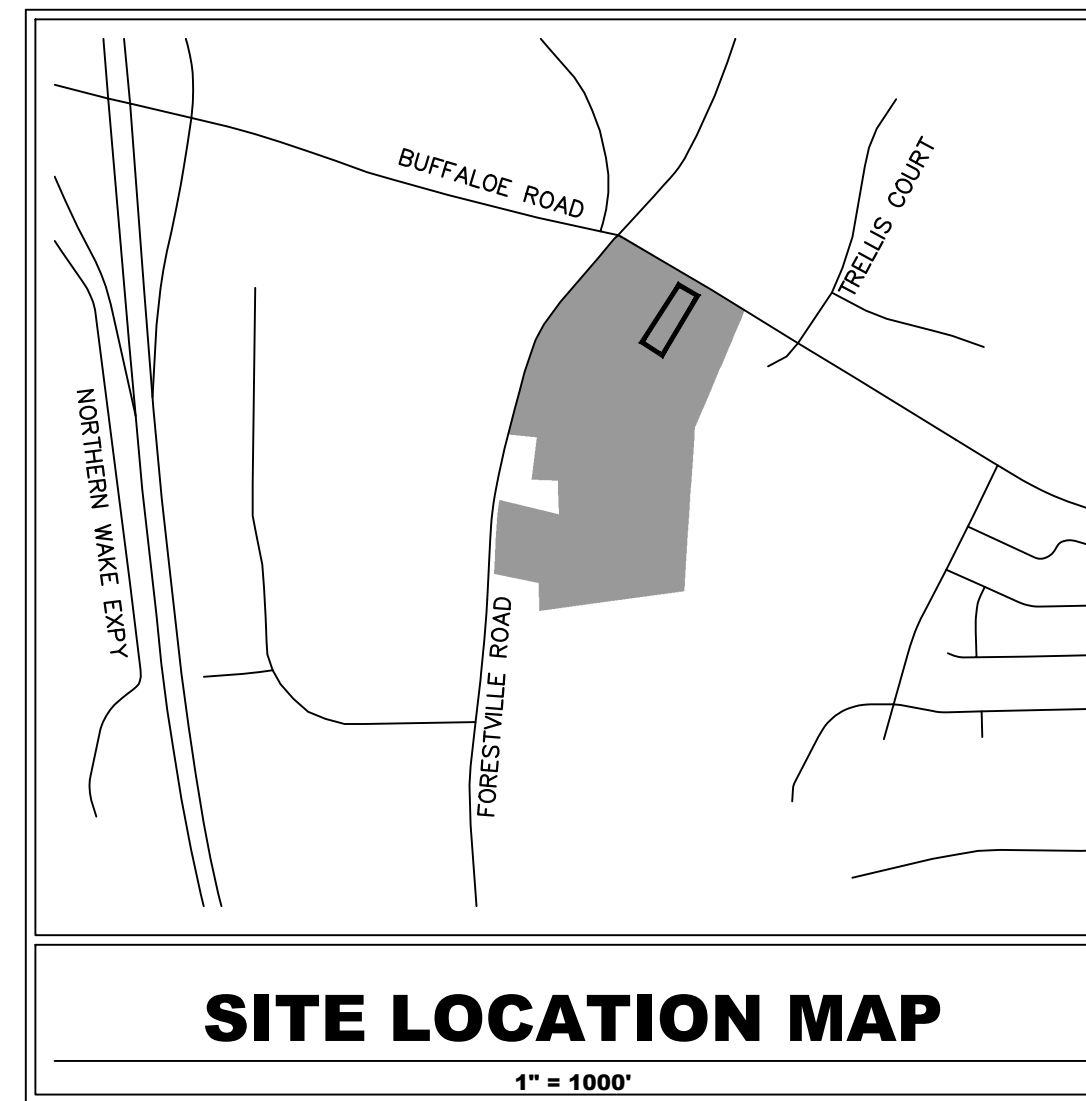
By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160C-403a) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to reconsideration for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160C-403(b).

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. 143-750(b)), 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, in a period of six consecutive months or more, then the application shall be considered null and the application is required to proceed and the development requirements of the time permit processing is resumed shall apply to the new application.

Signature: \_\_\_\_\_ Date: 08.28.23  
 Printed Name: Evan Conder

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raleighnc.gov

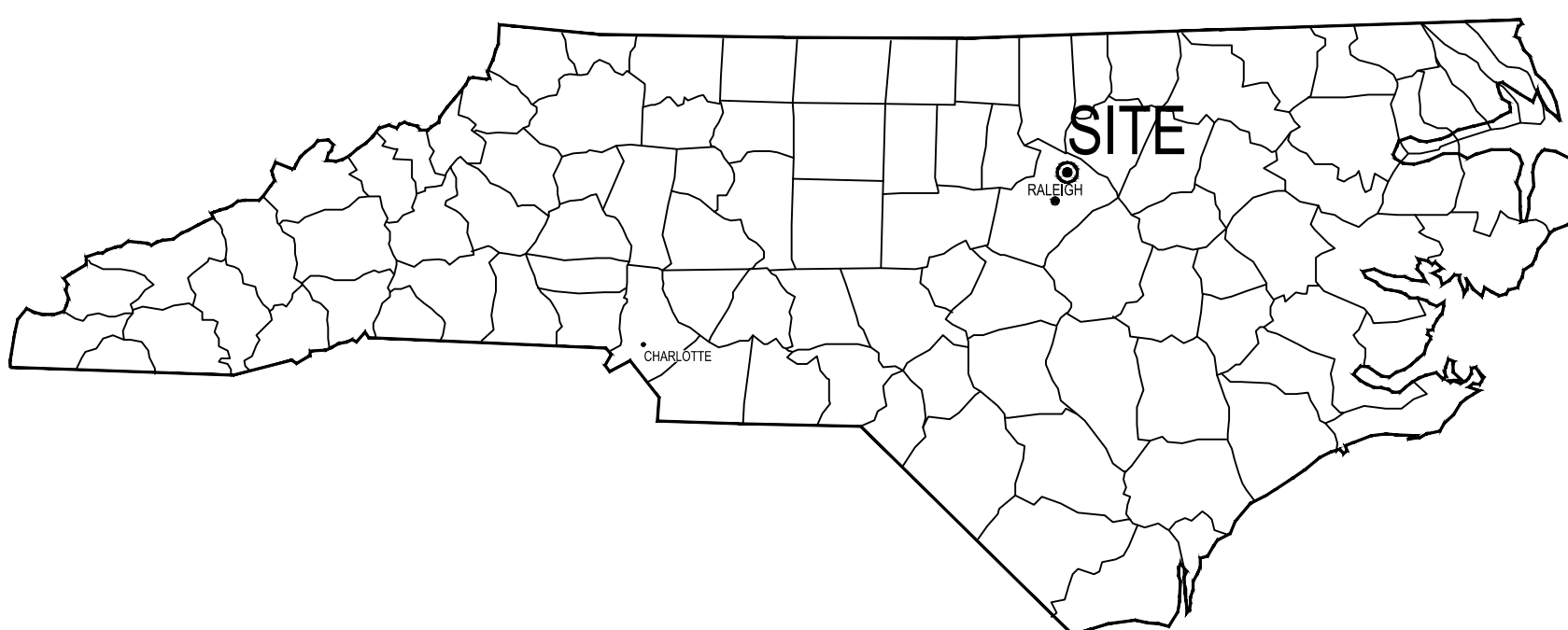


SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C001	COVER SHEET
C002	ZONING CONDITIONS
C003	APPROVAL LETTERS
C100	EXISTING CONDITIONS
C101	DEMOLITION PLAN
C200	SITE PLAN
C300	GRADING AND DRAINAGE PLAN
C400	UTILITY PLAN
C401	TRUCK TURN PLAN
L100	LANDSCAPE PLAN
L000	OVERALL TREE CONSERVATION PLAN
A111	FLOOR PLAN
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
AS501	DUMPSTER ENCLOSURE PLAN

SITE DATA TABLE		
<b>PROPERTY INFORMATION</b>		
PROJECT NAME:	YARDLY BUFFALO VILLAGE - WAKEMED	
CURRENT OWNER:	VSI RALEIGH LLC	
JURISDICTION:	CITY OF RALEIGH	
PN #:	1746422158	
STREET ADDRESS:	5101 FORESTVILLE ROAD	
<b>SITE SIZE &amp; COVERAGE</b>		
EXISTING ACREAGE:	0.90 AC (39,252 SF)	
GROSS BUILDING SQUARE FOOTAGE (PROJECT LIMITS):	0.08 AC (3,961 SF)	
<b>ZONING</b>		
EXISTING ZONING:	CX-3-CU	
EXISTING USE (WITHIN PROJECT LIMITS):	VACANT LOT	
PROPOSED USE (WITHIN PROJECT LIMITS):	MEDICAL	
<b>SITE DESIGN</b>		
<b>LOT DIMENSIONS</b>		
AREA (MIN):	REQUIRED	PROVIDED
AREA (MAX):	N/A	N/A
WIDTH (MIN):	N/A	N/A
OUTDOOR AMENITY AREA (MIN):	10% (0.09 AC)	11% (0.10 AC)
<b>BUILDING/STRUCTURE SETBACKS</b>		
FROM PRIMARY STREET (MIN):	5'	5'
FROM SIDE STREET (MIN):	5'	5'
FROM SIDE LOT LINE (MIN):	0' OR 6'	6'
FROM REAR LOT LINE (MIN):	0' OR 6'	6'
FROM ALLEY:	5'	5'
<b>PARKING SETBACKS</b>		
FROM PRIMARY STREET (MIN):	10'	10'
FROM SIDE STREET (MIN):	10'	10'
FROM SIDE LOT LINE (MIN):	0' OR 3'	0'
FROM REAR LOT LINE (MIN):	0' OR 3'	0'
FROM ALLEY:	5'	5'
<b>HEIGHT</b>		
PRINCIPAL BUILDING (MAX):	SET BY DISTRICT	23' - 6"
ACCESSORY STRUCTURE (MAX):	26'	N/A
<b>FLOOR HEIGHTS</b>		
GROUND STORY HEIGHT, FLOOR TO FLOOR (MIN):	11'	21'
UPPER STORY HEIGHT, FLOOR TO FLOOR (MIN):	9'	N/A
<b>OFF-STREET PARKING</b>		
PARKING MAXIMUM:	NO MAXIMUM	28 SPACES
HANDICAP PARKING:	2 SPACES	2 SPACES
SHORT TERM BICYCLE PARKING:	4 SPACES	4 SPACES
LONG TERM BICYCLE PARKING:	1 SPACE	8 SPACES

- NOTES:**
- LIGHTING PLAN TO BE PROVIDED WITH SITE PERMIT REVIEW.
  - TREE CONSERVATION PLANS PROPOSED WITH COR CASE #SUB-0034-2023.
  - PLANS HAVE BEEN REVIEWED BY SOLID WASTE SERVICES AND ARE COMPLIANT WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

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



PROJECT OWNER AND CONSULTANT INFORMATION		
<b>DEVELOPER:</b> VSI RALEIGH, LLC 120 WEST TRINITY PLACE SUITE 400 DECATUR, GEORGIA 30030 PHONE (502) 558-8698 CONTACT: EVAN CONDER	<b>ENGINEER:</b> 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.	<b>SURVEYOR:</b> ALLIED ASSOCIATES, P.A. 4720 KESTER MILL ROAD WINSTON-SALEM, NC 27103 PHONE (336) 765-2377 FAX (336) 760-8886 CONTACT: DAVID K. ALLEY, PLS



NOT FOR CONSTRUCTION

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



NO.	DATE	BY
1	08/16/24	SML
2	04/25/24	SML
3	01/29/24	RLJ

**Kimley-Horn**

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 NC LICENSE #P-762

PRELIMINARY  
NOT FOR CONSTRUCTION

KH PROJECT	017270019
DATE	08/16/2024
SCALE	AS SHOWN
DESIGNED BY	JMC
DRAWN BY	JMC
CHECKED BY	KLW

COVER SHEET

WAKEMED  
 LOT 6  
 PREPARED FOR  
 VENTURE SOUTH  
 INVESTMENTS LLC

RALEIGH  
 SHEET NUMBER  
**C001**

Plotted By: Gupion, D\Main\_Sheet\_Sett\Wakemed ASR\_Layout\C001\_COVER SHEET August 19, 2024 08:39:02pm K:\CHL\_PRA\1017270 Taylor Morrison\019 Raleigh\Buffaloe\02 - DWG\Plans\Sheets\Wakemed ASR Plansheets\C001 - COVER SHEET.dwg





Plotted By: Supton, D\Jon Sheet Set: WakeMed ASR Layout: C003 APPROVAL LETTERS August 19, 2024 05:38:14pm K:\CHL\_FRA\017270\_Taylor\_Morrison\019\_Raleigh-Burfolco\02 - DWG\PlanSheets\WakeMed ASR PlanSheets\C004 - APPROVAL LETTERS.dwg



February 20, 2024

To Whom it May Concern,

This letter represents that Waste Management is working with Kimley Horn and will service "5101 Forestville Road Lot 6, Raleigh, NC 27616, upon completion of the build out. Our intent is to service containers at this site for their waste and recycling needs. Please let me know if you have any questions.

**Amber Abercrombie**  
Senior Account Executive  
South Atlantic Region  
[aabercro@wm.com](mailto:aabercro@wm.com)  
919-452-1057



No.	REVISIONS	DATE	BY
1	CITY COMMENTS	08/16/24	SML
2	CITY COMMENTS	04/25/24	SML
3	CITY COMMENTS	01/29/24	RJL

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300 SOUTH MAIN ST, SUITE 212, HOLLY SPRINGS, NC 27540  
PHONE: 984-275-3559  
WWW.KIMLEY-HORN.COM  
NC LICENSE #P-9162

**PRELIMINARY**  
NOT FOR CONSTRUCTION

KH PROJECT	017270019
DATE	08/16/2024
SCALE	AS SHOWN
DESIGNED BY	JMC
DRAWN BY	JMC
CHECKED BY	KLW

# APPROVAL LETTERS

WAKEMED  
LOT 6  
PREPARED FOR  
VENTURE SOUTH  
INVESTMENTS LLC

RALEIGH NC

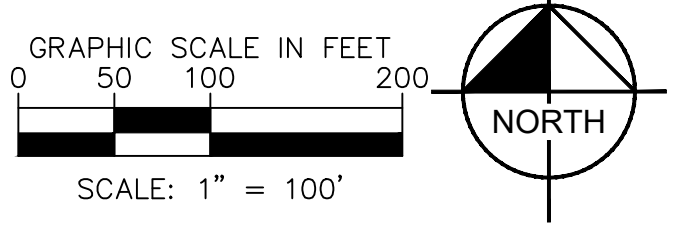
SHEET NUMBER  
**C003**



**LEGEND**

- EXISTING IRON PIN
- EXISTING REBAR
- NO POINT SET
- IRON REBAR SET
- 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
- SIGN
- 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
- 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			



**Kimley** **Horn**

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 NC LICENSE #P-9162

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

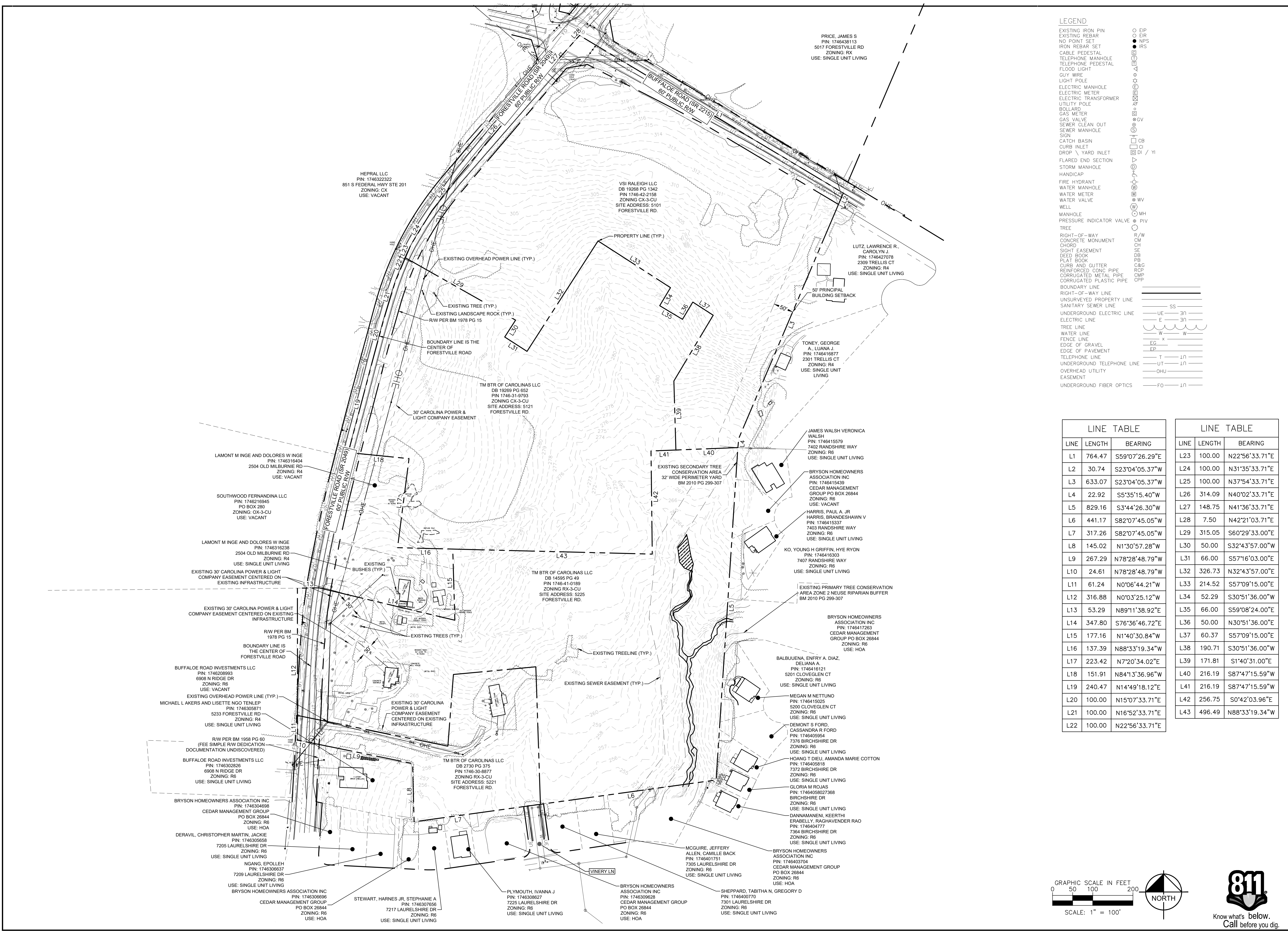
KH PROJECT	017270019
DATE	08/16/2024
SCALE	AS SHOWN
DESIGNED BY	JMC
DRAWN BY	KLW
CHECKED BY	KLW

**EXISTING CONDITIONS**

**WAKEMED LOT 6**  
 PREPARED FOR  
 VENTURE SOUTH INVESTMENTS LLC

**811**  
 Know what's below.  
 Call before you dig.

SHEET NUMBER  
**C100**



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.



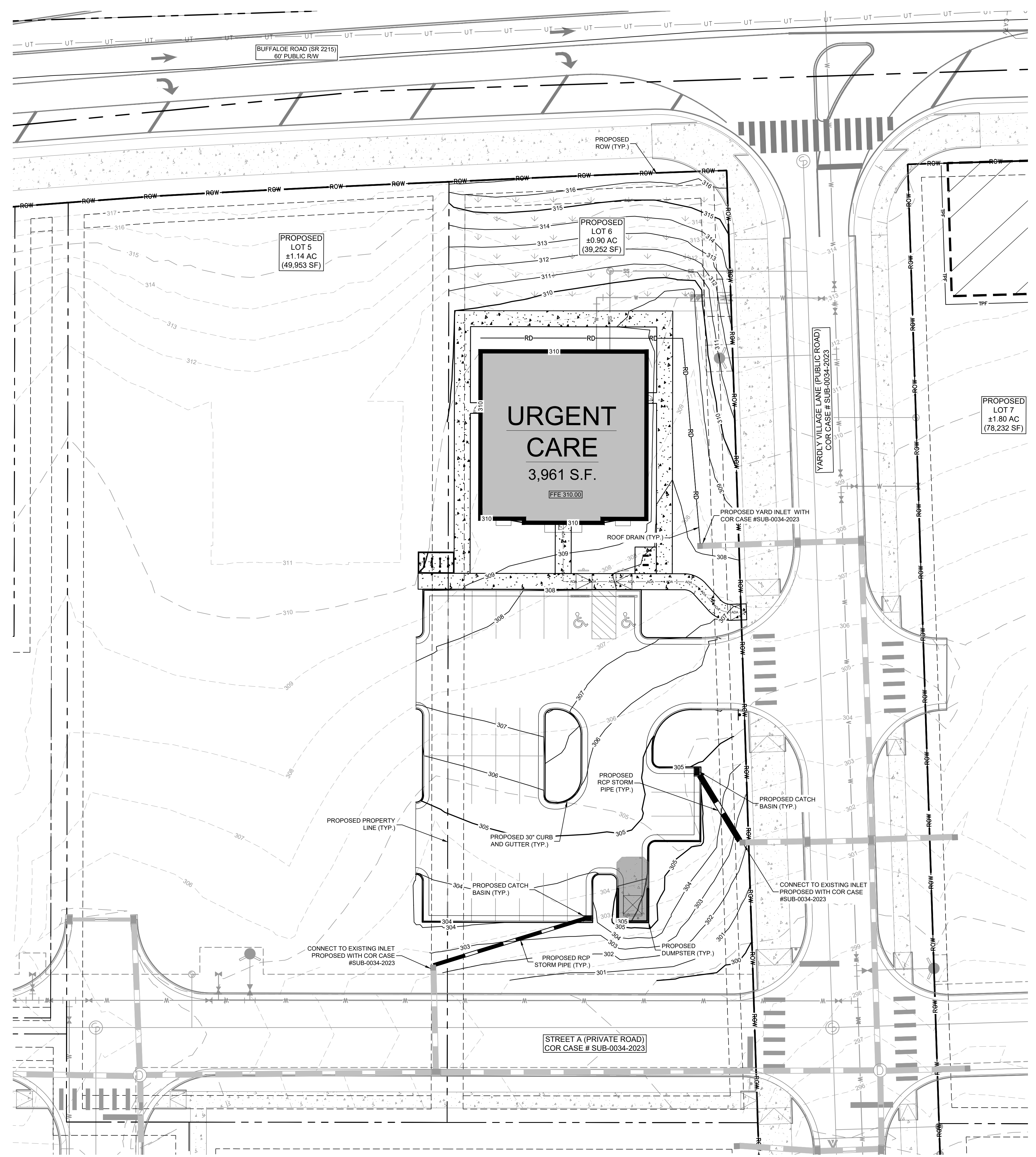








Plotted By: Gupion, Dylan Sheet Set: WakenMed ASR Layout: C300 GRADING AND DRAINAGE PLAN August 19, 2024 05:42:07pm K:\CHL\_P\01727019\_Raligh-Buffalo02 - DWG\PlanSheets\WakenMed ASR Plansheets\C300 - GRADING AND DRAINAGE PLAN.dwg



GRADING AND DRAINAGE LEGEND			
---	PROPERTY BOUNDARY	---	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
---	RETAINING WALL	---	AMENITY AREA

NO.	REVISIONS	DATE	BY
1		08/16/24	SML
2		04/25/24	SML
3		01/29/24	RLJ

**Kimley** **Horn**

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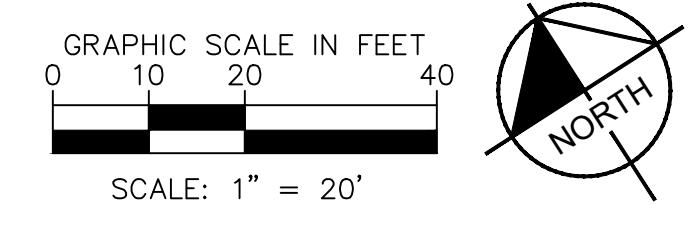
# GRADING AND DRAINAGE PLAN

**WAKEMED**  
**LOT 6**  
 PREPARED FOR  
**VENTURE SOUTH**  
**INVESTMENTS LLC**

RALEIGH NC

**811**  
Know what's below.  
Call before you dig.

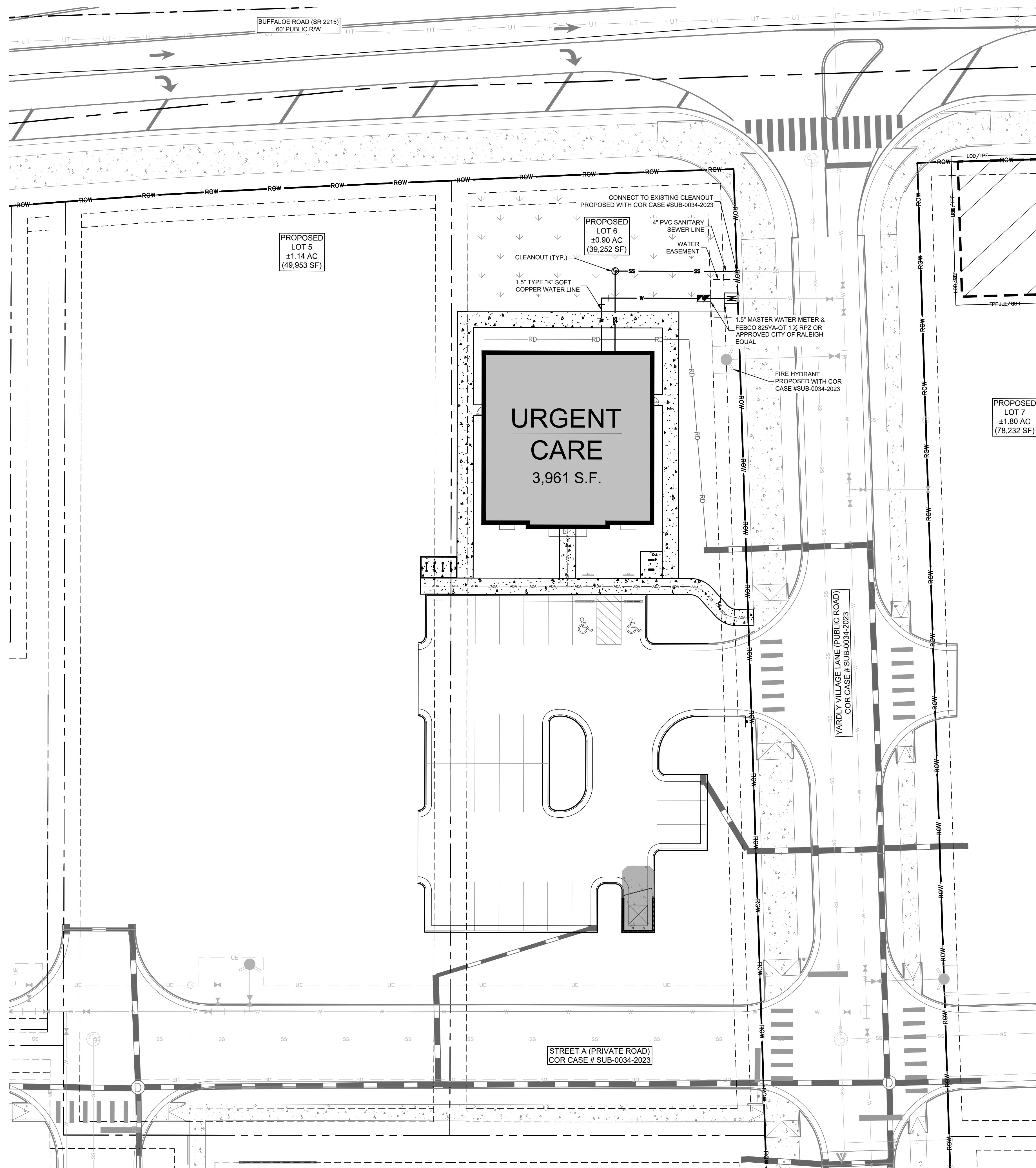
SHEET NUMBER  
**C300**



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Plotted By: Gupiton, Dylan Sheet Set: WakenMed ASR Layout: C400 UTILITY PLAN August 19, 2024 05:42:29pm K:\CHL\_P\17017270\_Taylor\_Morrison\019\_Raleigh-Buffalo02 - DWG\PlanSheets\WakenMed ASR Plansheets\C400 - UTILITY PLAN.dwg



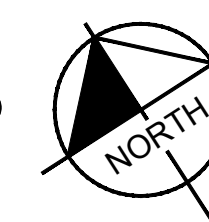
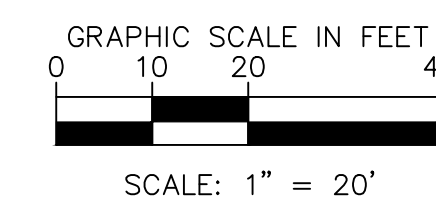
UTILITY LEGEND					
---	PROPERTY BOUNDARY	---	ROW	---	RIGHT-OF-WAY
W	WATER LINE	SS	SANITARY SEWER LINE		
RD	ROOF DRAIN	UE	UTILITY EASEMENT		
M	WATER METER				
□	POINT OF CONNECTION	⊗	GATE VALVE		
⊕	PIPE TEEBENDS	⊗	BACKFLOW PREVENTOR		
⊕	FIRE HYDRANT (FH)	⊗	SANITARY SEWER CLEANOUT (SSCO)		
⊕	FIRE DEPARTMENT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

**CITY OF RALEIGH STANDARD UTILITY NOTES (AS APPLICABLE):**

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
- UTILITY SEPARATION REQUIREMENTS:
  - A) 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.
  - B) 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.
  - C) 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.
  - D) 5' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
  - E) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS. MAINTAIN 18" 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 W41 & S-49).
  - F) 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.
- DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY.
- 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 UTILITIES DEPARTMENT.
- 3' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4' 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" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2X2' 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.
- 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' 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 RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 996-4516 OR FOG@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.
- THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS AND BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST.
- THE DEVICE AND INSTALLATION SHALL MEET THE GUIDELINES OF APPENDIX A - GUIDELINES AND REQUIREMENTS FOR THE CROSS CONNECTION PROGRAM IN RALEIGH'S SERVICE AREA.
- THE DEVICE 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 CROSS.CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION.
- NOTICE FOR PROJECTS WITH REPLACED OR OVERSIZED MAINS: IF THE CITY'S REIMBURSEMENT FOR AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT PROJECT IS \$250,000 OR GREATER, THE PROJECT MUST BE PUBLICLY BID.

**ADDITIONAL UTILITY NOTES:**

- FIRE DEPARTMENT VEHICLE ACCESS LANE MUST BE CAPABLE OF SUPPORTING THE LOAD OF FIRE APPARATUS WEIGHING AT LEAST 90,000 LBS. AND SHALL BE SURFACED TO PROVIDE ALL WEATHER DRIVING CAPABILITIES (NCF 503.2.3).
- ANTICIPATED AVERAGE DAILY FLOW (SEWER) FOR THE PROJECT IS 792 GPD.



Know what's below.  
Call before you dig.

NO.	REVISIONS	DATE	BY
1		08/16/24	SML
2		04/25/24	SML
3		01/29/24	RLJ

**Kimley** **Horn**

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300 SOUTH MAIN ST. SUITE 212, HOLLY SPRINGS, NC 27540  
PHONE: 919-275-3659  
WWW.KIMLEY-HORN.COM  
NC LICENSE #P-9162

**PRELIMINARY**  
NOT FOR CONSTRUCTION

KH PROJECT	017270019
DATE	08/16/2024
SCALE	AS SHOWN
DESIGNED BY	JMC
DRAWN BY	MTH
CHECKED BY	KLW

**UTILITY PLAN**

**WAKEMED**  
**LOT 6**  
PREPARED FOR  
**VENTURE SOUTH**  
**INVESTMENTS LLC**

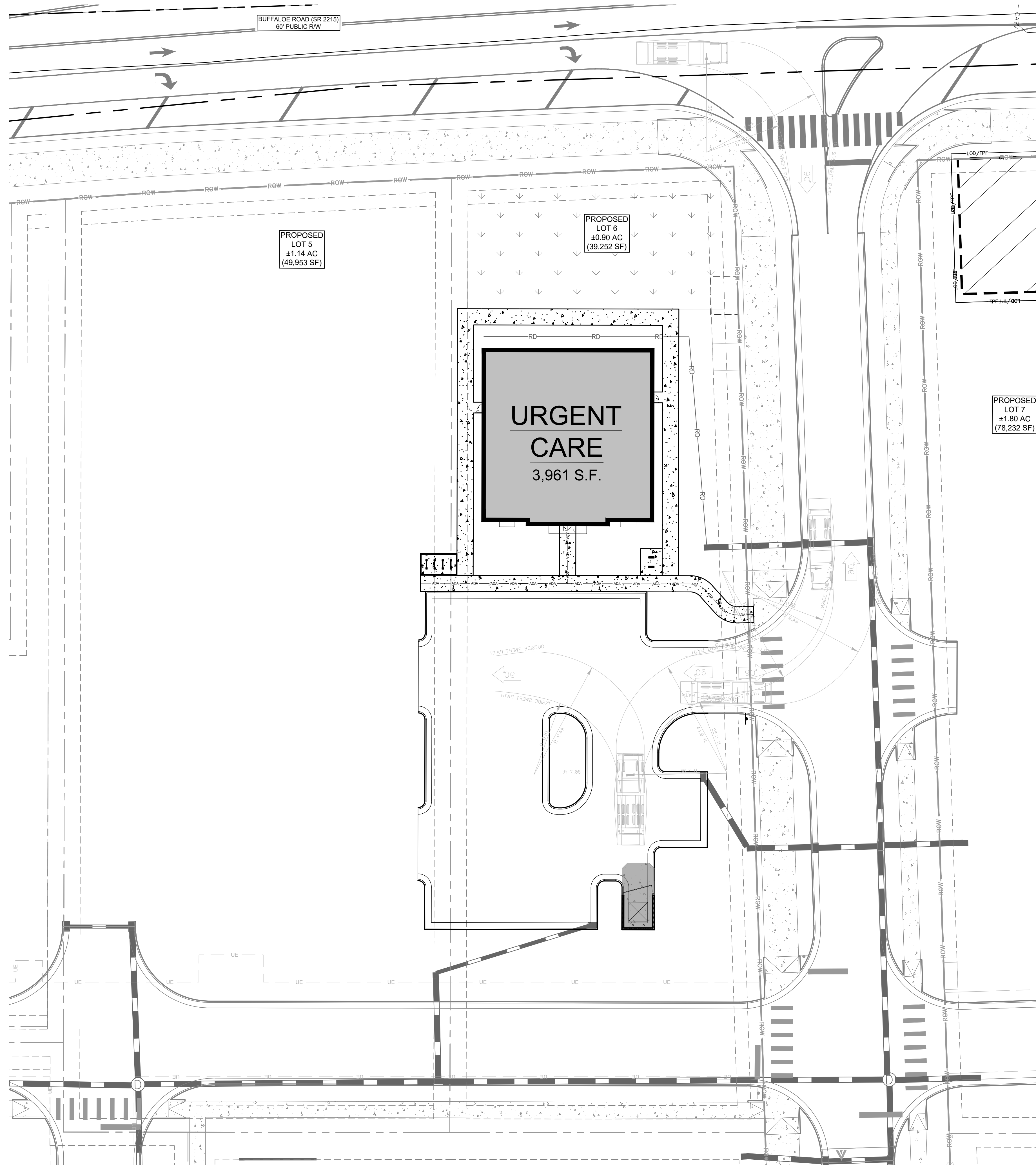
RALEIGH NC

SHEET NUMBER  
**C400**

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Plotted By: Guplion, Dylan Sheet Set: WakeMed ASR Layout: C401 TRUCK TURN PLAN August 19, 2024 05:42:39pm K:\CHL\_P\0617270\_Taylor Morrison\019\_Raleigh-Bufferboro2 - DWG\PlanSheets\WakeMed ASR Plansheets\C400 - UTILITY PLAN.dwg



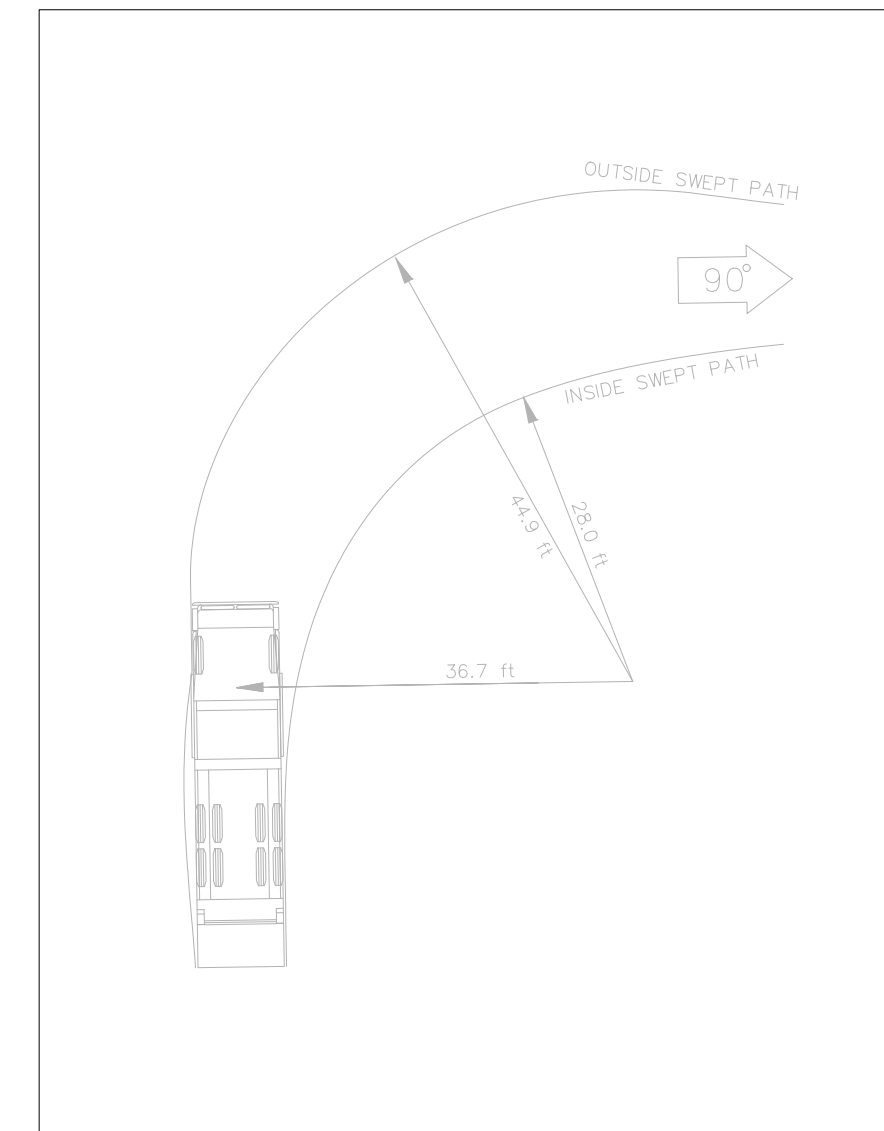
PROPOSED LOT 5  
±1.14 AC  
(49,953 SF)

PROPOSED LOT 6  
±0.90 AC  
(39,252 SF)

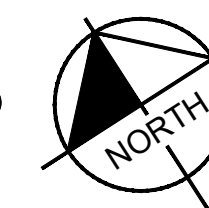
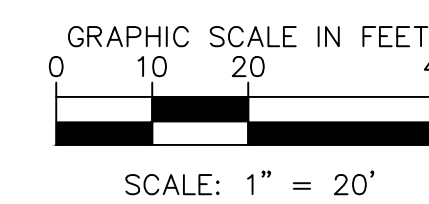
**URGENT CARE**  
3,961 S.F.

PROPOSED LOT 7  
±1.80 AC  
(78,232 SF)

BUFFALO ROAD (SR 2215)  
60' PUBLIC ROW



TRUCK DETAIL



WAKEMED  
LOT 6  
PREPARED FOR  
VENTURE SOUTH  
INVESTMENTS LLC

RALEIGH NC

SHEET NUMBER  
**C401**

KH PROJECT	017270019
DATE	08/16/2024
SCALE	AS SHOWN
DESIGNED BY	JMC
DRAWN BY	MTH
CHECKED BY	KLW

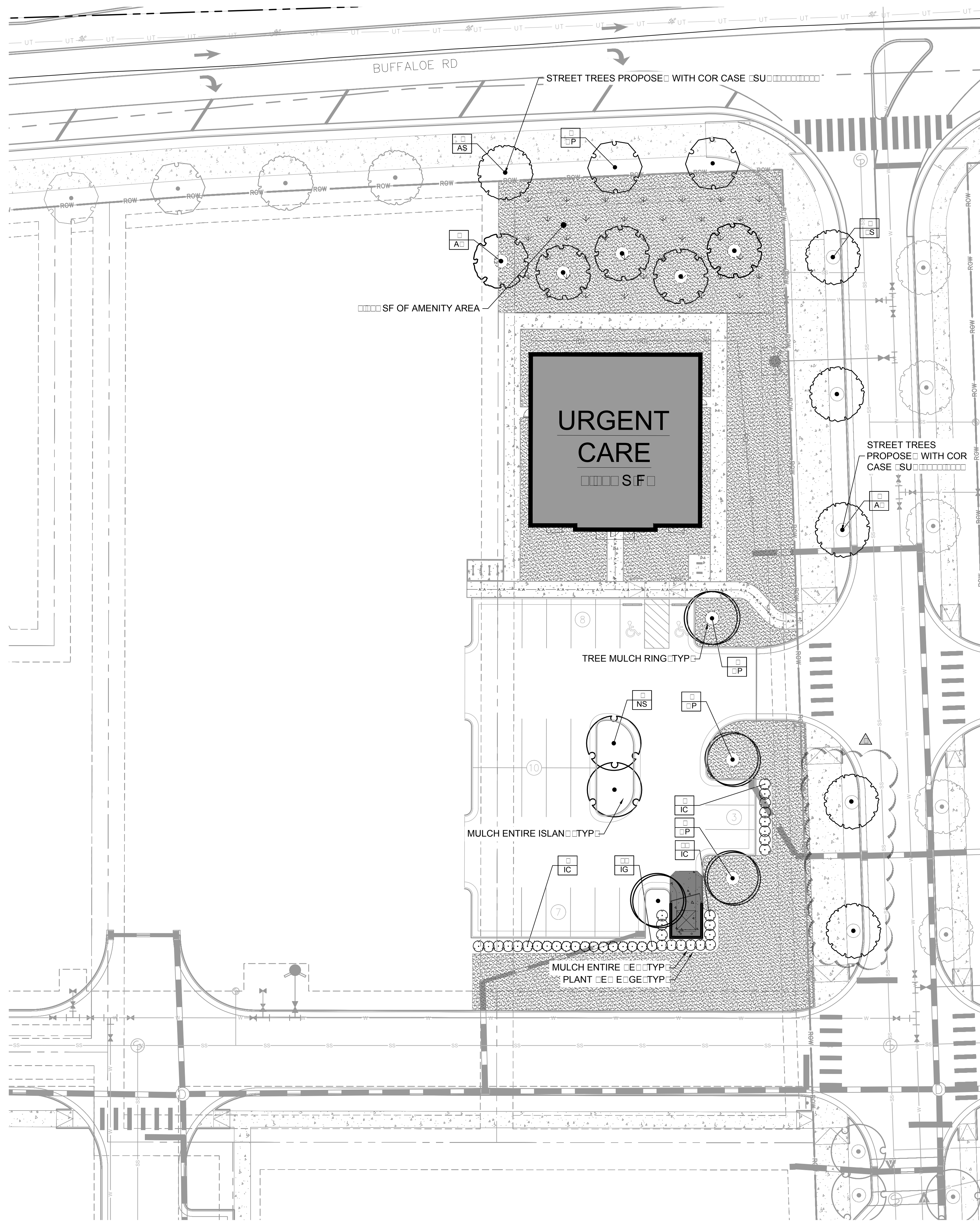
**PRELIMINARY**  
NOT FOR CONSTRUCTION

**Kimley**  **Horn**  
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NC LICENSE #P-9162

No.	REVISIONS	DATE	BY
1	CITY COMMENTS	08/16/24	SML
2	CITY COMMENTS	04/25/24	SML
3	CITY COMMENTS	01/29/24	RLJ



Plotted By: Larson, Sydney Sheet Set: WakeMed ASR Layout: L100 LANDSCAPE PLAN August 20, 2024 03:12:06pm K:\CHL\_PEL\017270 Taylor Morrison\019 Raleigh-Buffer\02 - DWG\PlanSheets\WakeMed ASR Planting\L100 - LANDSCAPE PLAN.dwg



**PARKING LOT LANDSCAPING- UDO 7.1.7F**

Parking Spaces Provided	28
Required Shade Trees (1 per 2000 SF of Required)	2.27
1 Tree Per End Terminal and Island	6.00
Provided Deciduous Trees	6

**PROTECTIVE YARDS- UDO 7.2.4B**

Location	Width (LF)	Type	LF	Required	Provided
North Property Line (Buffalo Rd)	10 Min	C2	105	4.2 Large Trees	5 Large Trees

10' Min Setback: 4 Shade Trees/100 LF

**PLANT SCHEDULE**

TREES	TY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	PLANTING HEIGHT
AS	A	...	...	...	...	...
NS	N	...	...	...	...	...
P	P	...	...	...	...	...
AS	A	...	...	...	...	...
S	S	...	...	...	...	...

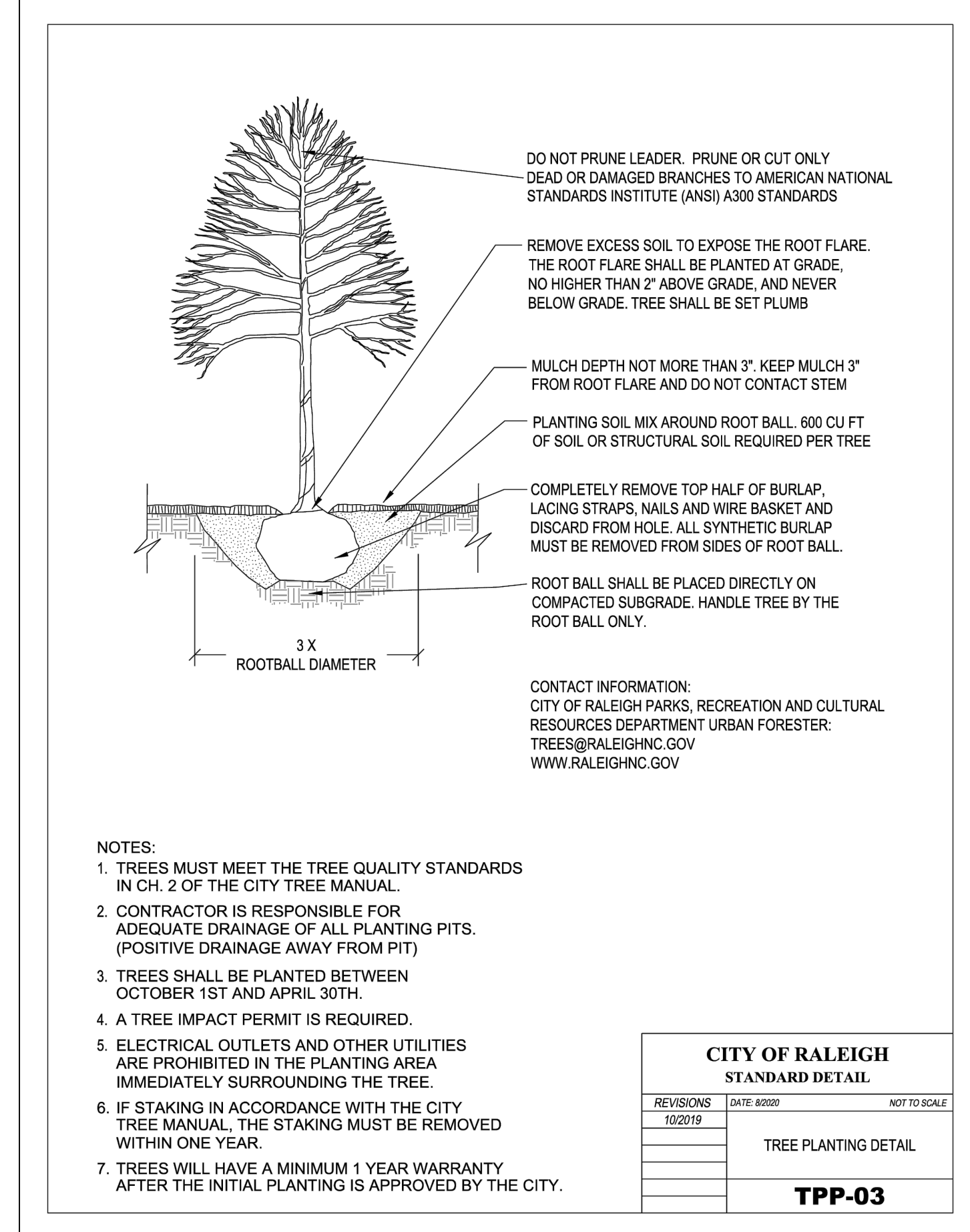
SHRUBS	TY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT
IC	I	...	...	...	...
IG	I	...	...	...	...

**GROUND COVER NOTES:**

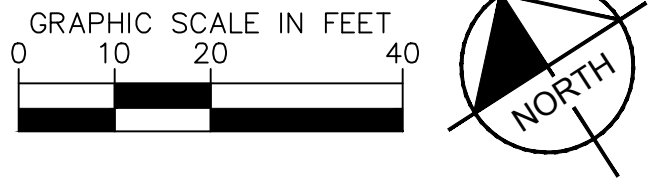
- ESTABLISH SOIL IN ALL DISTURBED AREAS. SEE SPECIFICATIONS FOR MORE INFORMATION.
- ALL AREAS WITH PROPOSED LANDSCAPE MATERIAL SHALL RECEIVE A MINIMUM THREE (3) INCHES OF SHREDDED HARDWOOD MULCH. SEE LANDSCAPE PLAN FOR MULCH BOUNDARY LINES. SEE LANDSCAPE DETAILS FOR TYPICAL MULCH AREA DIMENSIONS.

**GENERAL NOTES:**

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



**TYPICAL TREE PLANTING**  
SCALE: N=1'S  
DETAIL



NO.	DATE	REVISIONS	CITY COMMENTS	DATE

**Kimley-Horn**  
KIMLEY-HORN AND ASSOCIATES, INC.  
SOUTH MAIN STREET SUITE 100 HOLLY SPRINGS, NC  
WWW.KIMLEY-HORN.COM  
NC LICENSE # 00000000

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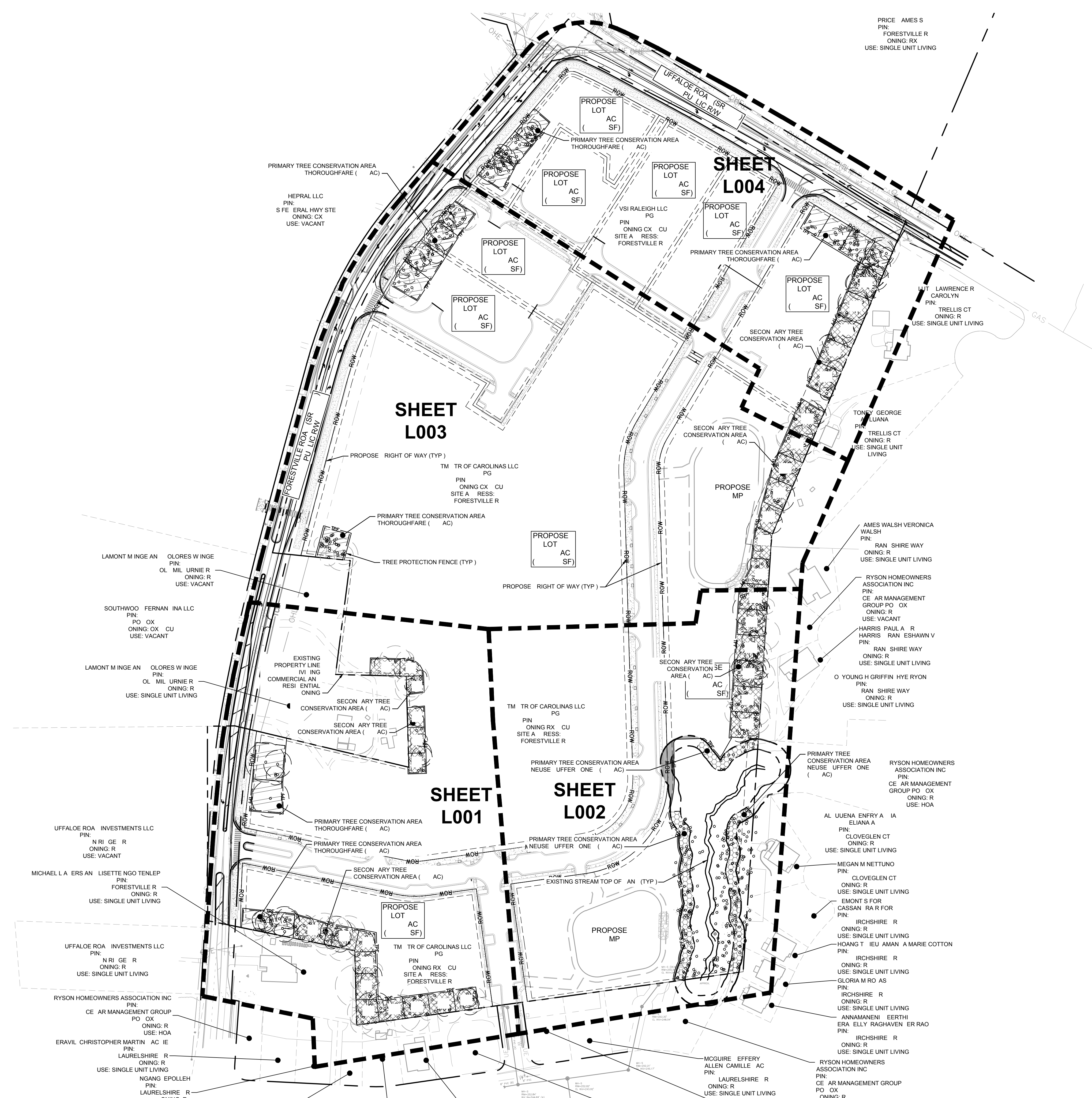
PROJECT	DATE
SCALE	AS SHOWN
DESIGNED BY	JMC
DRAWN BY	MTH
CHECKED BY	RLW

**LANDSCAPE PLAN**

WAKEME  
LOT  
PREPARED FOR  
VENTURE SOUTH  
INVESTMENTS LLC

RALEIGH  
SHEET NUMBER  
L





Tree Conservation Plan Data			
Net Project Area - 29.99 AC (after ROW dedication)			
29.99 Total Acres (10% = 2.99 AC Required for TCA)			
Primary Tree Conservation Areas	Primary Tree Conservation Area - Thoroughfare	0.95 Acres	3.17% Percentage of Tract
	Primary Tree Conservation Area - Neuse River Zone 2	0.38 Acres	1.27% Percentage of Tract
	<b>Total Primary Tree Conservation Area</b>	<b>1.33 Acres</b>	<b>4.44% Percentage of Tract</b>
Secondary Tree Conservation Areas	1.68 Acres	5.60% Percentage of Tract	
<b>Total Tree Conservation Area</b>	<b>3.01 Acres</b>	<b>10.04% Percentage of Tract</b>	

THOROUGHFARE TCA CALCULATION			
Location	Requirement	Calculation*	Provided
BUFFALO ROAD	50' AVERAGE WIDTH PRIMARY TREE CONSERVATION AREA	175 LF x 50' = 0.20 ACRES	0.20 ACRES (CONSISTENT 50' WIDTH)
FORESTVILLE ROAD	50' AVERAGE WIDTH PRIMARY TREE CONSERVATION AREA	645 LF x 50' = 0.74 ACRES	0.74 ACRES (WIDTH VARIES FROM 38.6' TO 100')

\*LINEAR FOOTAGE OF REQUIRED TREE CONSERVATION AREA EXCLUDES AREAS WITHOUT EXISTING VEGETATION AND PROPOSED DRIVEWAY WIDTHS

TREE SURVEY LEGEND	
Label	Common Name
T1	red maple
T2	silver maple
T3	American hornbeam
T4	pignut 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

**LEGEND**

- PRIMARY TREE CONSERVATION AREA THOROUGHFARE
- PRIMARY TREE CONSERVATION AREA NEUSE RIVER ONE
- SECONDARY TREE CONSERVATION AREA
- TREE PROTECTION FENCE (TYP)
- LIMITS OF DISTURANCE
- CRITICAL ROOT ONE
- CRITICAL ROOT ONE EXCLUDE FROM ASAL CALCULATION (DISTURANCE)
- EXISTING TREE

**TREE CONSERVATION NOTES:**

A TREE CONSERVATION PERMIT IS REQUIRED TO ESTABLISH TREE CONSERVATION AREAS IN THE FIELD. A TREE CONSERVATION PERMIT IS REQUIRED PRIOR TO OBTAINING A UTILIZATION PERMIT. THE FOLLOWING WILL BE REQUIRED WITH THE WORK COUNTY REGISTER OF DEEDS:

A) TREE CONSERVATION AREA MUST BE RECORDED PRIOR TO OBTAINING A UTILIZATION PERMIT PER UO 0 A.

NEW PLANTINGS SHALL NOT BE INSTALLED WITHIN THE CRITICAL ROOT ONE OF ANY EXISTING TREE LOCATED WITHIN A TREE CONSERVATION AREA. TREE PROTECTION FENCE SHALL BE INSTALLED ON THE OUTER PERIMETER OF THE CRITICAL ROOT ONE. TREES OVER 12 INCHES IN DBH OR MORE OF THEIR CRIMPACT OR DEVELOPMENT OR LOCATED OUTSIDE TREE CONSERVATION AREAS WILL NOT BE COUNTED TOWARD ASAL AREA CALCULATIONS. TREES LISTED ON THE CITY OF RALEIGH INVASIVE SPECIES LIST WILL NOT BE COUNTED TOWARD ASAL AREA CALCULATIONS. SEE TREE COVER REPORT FOR ASAL AREA CALCULATIONS. TREE LOCATIONS ON THIS PLAN HAVE BEEN TAKEN FROM TREE SURVEYS PERFORMED BY KIMLEY HORN & ASSOCIATES, INC. DATE MAY 2018.

ALL DISTANCES SHOWN ARE HORIZONTAL DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE STATED. ALL ELEVATIONS ARE BASED ON THE NORTH CAROLINA STATE PLANE SYSTEM (NAD 83).

**Kimley & Horn**  
 KIMLEY HORN & ASSOCIATES, INC.  
 100 SOUTH MAIN STREET, SUITE 200  
 RALEIGH, NC 27601  
 PHONE: 919.876.1000  
 WWW.KIMLEYHORN.COM  
 NC LICENSE # 00000000

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

**OVERALL TREE CONSERVATION PLAN**

YARLY UFFALO VILLAGE  
 PREPARED FOR YARLY & TAYLOR MORRISON TR / VSI RALEIGH LLC  
 RALEIGH, NC

**811**  
 Know what's below.  
 Call before you dig.

**GRAPHIC SCALE IN FEET**  
 0 50 100 200

**LEGEND**

**REVISIONS**

NO.	DATE	DESCRIPTION

**SHEET NUMBER**



Revisions	
REVISION DATE	
1/12/24	PLANNING COMMENTS

### WALL TYPE LEGEND

2x6 WOOD STUDS EXTERIOR WALL - REFER TO WALL SECTIONS AND STRUCTURAL DRAWINGS

### DIMENSION NOTES:

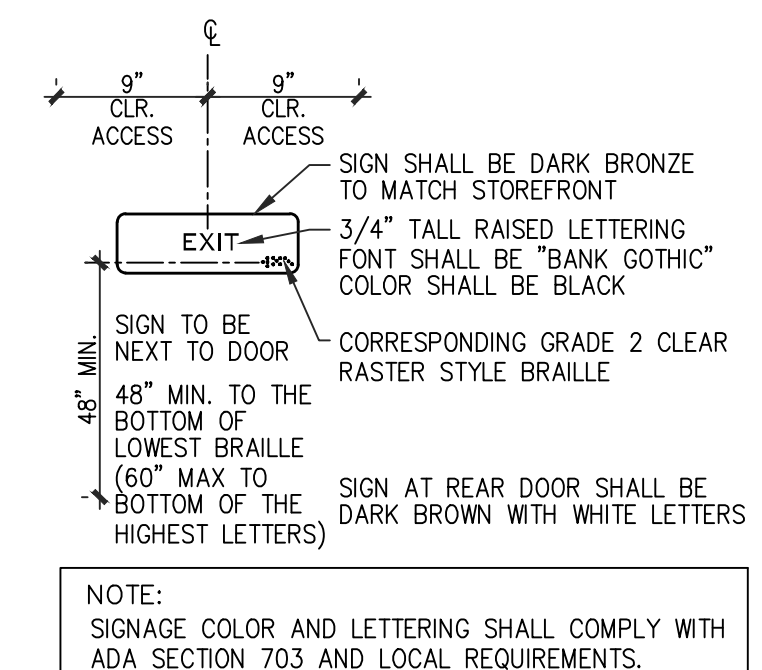
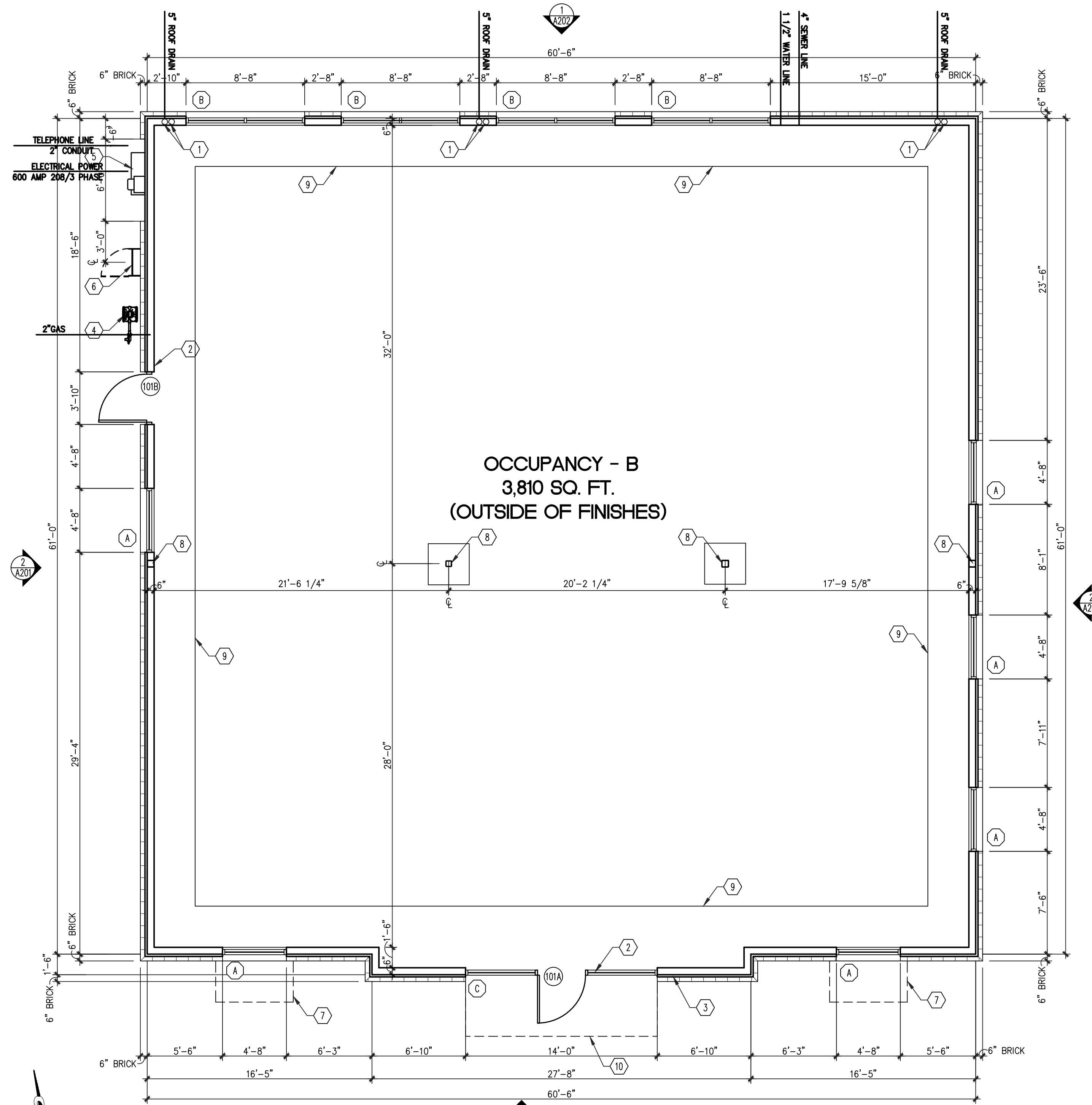
- 3'-0" TO FACE OF STUD
- 3'-0" MIN. MINIMUM DIMENSION ALLOWED (MAY BE MORE)
- 3'-0" MAX. MAXIMUM DIMENSION ALLOWED (MAY BE LESS)
- 3'-0" CLR. EXACT DISTANCE BETWEEN FINAL FINISHED SURFACES (ALL DIMENSIONS ARE TO FACE OF FRAMING UNLESS OTHERWISE NOTED)
- 3'-0" VERIFY TARGET DIMENSION WHICH MAY NOT BE ACHIEVED IN FIELD - BE AWARE OF POSSIBLE CHANGE
- ALIGN ALIGN THESE FINISH SURFACES

### GENERAL NOTES

1. FOR DOOR & WINDOW SCHEDULE SEE DRAWING A601.
2. ALL INTERIOR WALLS ARE NON-BEARING.
3. NO CEILING IN SHELL - FOR TEMPORARY LIGHTING SEE ELECTRICAL DRAWINGS.

### CONSTRUCTION NOTES

1. EXTERIOR ROOF DRAIN - REFER TO ROOF PLAN, DETAIL 3/A301, CIVIL DRAWINGS AND PLUMBING DRAWINGS.
2. TACTILE EXIT SIGN - REFER TO DETAIL 2/A111.
3. KNOX BOX SERIES 3200 RECESSED WITH LIFT-OFF DOOR TO BE MOUNTED 4'-0" A.F.F. TO BOTTOM OF MOUNTING BOX. VERIFY REQUIREMENTS WITH LOCAL FIRE MARSHAL. (COORDINATE WITH ALL FUTURE TENANTS)
4. GAS METERS- REFER TO PLUMBING SHEETS FOR EXACT LOCATION.
5. ELECTRICAL METER AND PANELS- REFER TO ELECTRICAL SHEETS FOR EXACT LOCATION.
6. EXTERIOR ROOF ACCESS LADDER WITH SECURITY LOCK - REFER TO DETAIL 3/A301.
7. PRE-FAB METAL AWNING PROVIDED AND INSTALLED BY TENANT. G.C. TO PROVIDE ALL REQUIRED BLOCKING - SEE DETAIL 13/A501.
8. STRUCTURAL COLUMN - REFER TO STRUCTURAL DRAWINGS.
9. EDGE OF SLAB - RE: STRUCTURAL DRAWINGS.
10. PRE-FAB METAL CANOPY PROVIDED AND INSTALLED BY TENANT. G.C. TO PROVIDE ALL REQUIRED BLOCKING.



**2 EXIT SIGNAGE DETAIL**  
 SCALE: N.T.S.

**1 FLOOR PLAN**  
 SCALE: 3/16" = 1'-0"





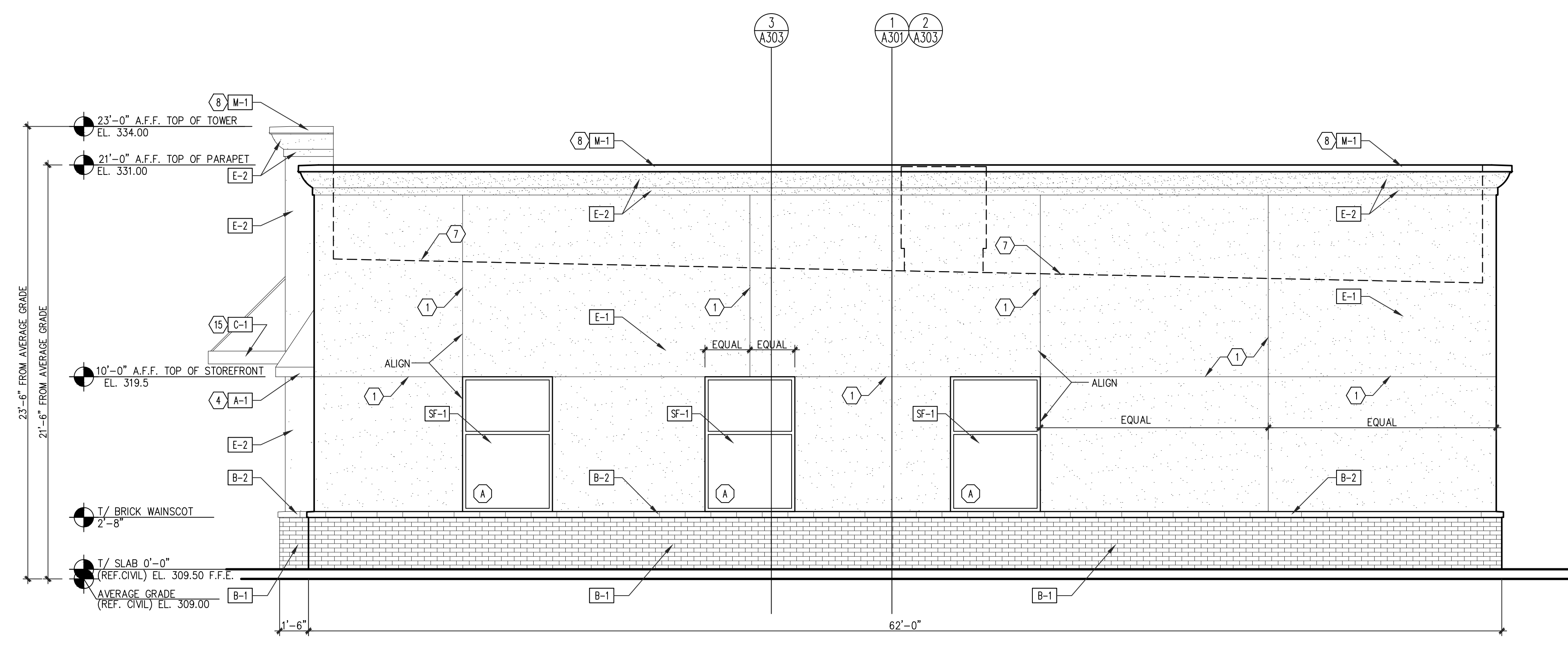
Revisions	
REVISION DATE	
PLANNING UPDATES	3/27/2024

PROJECT DATE	02/30/2024
Drawn By	MTP
Checked By	CW
Sheet No.	<b>A202</b>

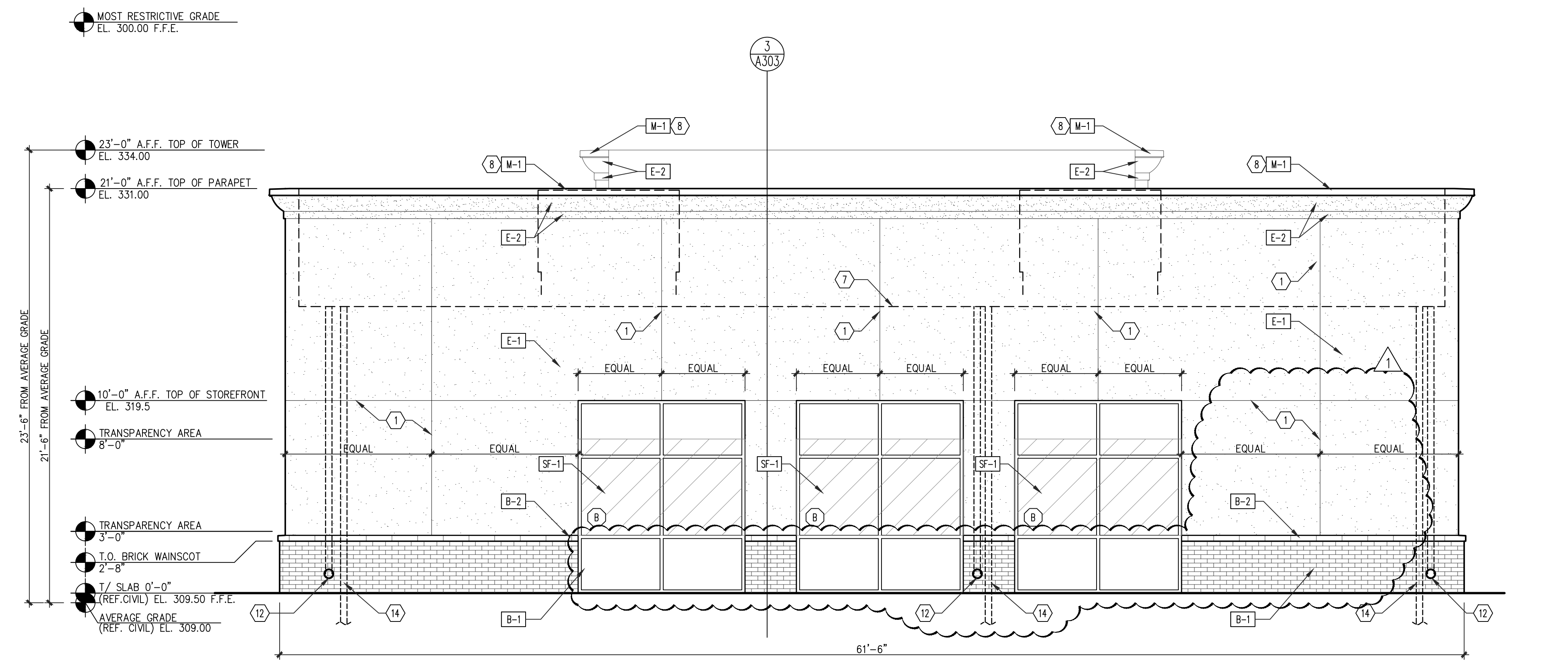
EXTERIOR MATERIAL:	
<b>EXTERIOR INSULATION &amp; FINISH SYSTEMS (EIFS)</b>	
<b>E-1</b>	TYPE: EIFS MANUFACTURER: DRYVIT COLOR: 102 BRIGHT WHITE FINISH: SANDPABLE FINE STYLE: OUTSULATION LCMD-3
<b>E-2</b>	TYPE: EIFS MANUFACTURER: DRYVIT COLOR: 472 - CAPTAIN FINISH: SANDPABLE FINE STYLE: OUTSULATION LCMD-3
<b>MASONRY</b>	
<b>B-1</b>	TYPE: TRAD. BRICK W/ 3/8" JOINT MANUFACTURER: PALMETTO BRICK COLOR: FLASHED WIRECUT  ALTERNATE: MANUFACTURER: CHEROKEE BRICK COLOR: HERITAGE A/B ORIGINAL / IVORY
<b>B-2</b>	TYPE: BRICK ROWLOCK SILL MANUFACTURER: PALMETTO BRICK COLOR: FLASHED WIRECUT  ALTERNATE: MANUFACTURER: CHEROKEE BRICK COLOR: HERITAGE A/B ORIGINAL / IVORY
<b>METAL</b>	
<b>M-1</b>	TYPE: 2-PIECE SNAP-ON COMPRESSION EDGING MANUFACTURER: EXCEPTIONAL METALS COLOR: BLACK
<b>AWNINGS / CANOPIES</b>	
<b>A-1</b>	TYPE: METAL AWNING (TENANT SUPPLIED) DESCRIPTION: SUNBRELLA FABRIC AWNING COLOR: BLACK
<b>C-1</b>	TYPE: METAL CANOPY (TENANT SUPPLIED) DESCRIPTION: 8' TALL METAL CANOPY COLOR: BLACK
<b>LIGHTING</b>	
<b>L-1</b>	EXTERIOR LIGHTING TYPE: 24" TALL LED WALL SCONCE PROGRESS LIGHTING Z-1080 LED WITH BLACK FINISH SEE ELECTRICAL DRAWINGS FOR FURTHER INFORMATION
<b>L-2</b>	EXTERIOR LIGHTING TYPE: EMERGENCY FIXTURE SEE ELECTRICAL DRAWINGS FOR FURTHER INFORMATION
<b>PAINT</b>	
<b>P-1</b>	TYPE: PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: TO MATCH E-1 (102 BRIGHT WHITE)
<b>STOREFRONT</b>	
<b>SF-1</b>	TYPE: THERMALLY BROKEN ALUMINUM FRAME WITH INSULATED GLAZING MANUFACTURER: KANWEER COLOR: #14 CLEAR AA-M10C21A41

ELEVATION NOTES:	
1	E.I.F.S. "V" GROOVE JOINT- REFER TO DETAIL 3/A501.
2	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 ELECT DWGS. PROVIDE 5/8" EXTERIOR GRADE PLYWOOD AT SIGNAGE LOCATIONS.
3	EXTERIOR DOOR PER SCHEDULE
4	METAL AWNING PROVIDE & INSTALLED BY TENANT - UNDER SEPARATE PERMIT. G.C. TO PROVIDE BLOCKING AS REQUIRED.
5	HOLLOW METAL DOOR & FRAME, PAINT DOOR AND FRAME- PAINTED AS SHOWN.
6	ELECTRICAL EQUIPMENT. REFER TO ELECTRICAL DRAWINGS.
7	LINE OF ROOF BEYOND
8	METAL SNAP ON COMPRESSION EDGE PROVIDED GENERAL CONTRACTOR. 24 GAUGE- REFER TO DETAILS ON DRAWING A501.
9	"KNOX BOX" PER LOCAL AUTHORITY REQUIREMENTS.
10	EMERGENCY LIGHT FIXTURE - REFER TO ELECTRICAL DRAWINGS.
11	DECORATIVE EXTERIOR LIGHTS - REFER TO ELECTRICAL DRAWINGS.
12	METAL OVERFLOW DECORATIVE FLANGE - REFER DETAIL 3/A301.
13	GAS METERS - REFER TO PLUMBING DRAWINGS.
14	ROOF DRAIN TO TIE TO STORM DRAIN - REFER CIVIL DRAWINGS BY OTHERS. REFER TO DETAIL 3/A301.
15	METAL CANOPY PROVIDE & INSTALLED BY TENANT - UNDER SEPARATE PERMIT. G.C. TO PROVIDE BLOCKING AS REQUIRED.
16	EXTERIOR ROOF LADDER WITH HINGED LOCKABLE GATE - PAINTED P-1.

GENERAL NOTES:	
1	NEW SIGNAGE BY TENANT - TO BE FILED UNDER SEPARATE PERMIT - TYPICAL.
2	SUBMIT CANOPY SHOP DRAWINGS TO ARCHITECT FOR APPROVAL.
3	COORD. WITH CIVIL DRAWINGS FOR GENERAL GRADING AND FINAL SURFACE ELEVATIONS.



**2 RIGHT ELEVATION** FACES PRIVATE STREET  
 SCALE: 1/4" = 1'-0"



**1 REAR ELEVATION** FACES BUFFALO ROAD PRIMARY FACADE  
 SCALE: 1/4" = 1'-0"

NOTE: ALL GLASS ON THIS ELEVATION COMPLIES WITH UDO SECTION 1.5.9.B.4. GLASS SHALL BE CONSIDERED TRANSPARENT WHERE IT HAS A TRANSPARENCY HIGHER THAN 80% AND EXTERNAL REFLECTANCE OF LESS THAN 15%.

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"	730 SQ. FT.
33% TOTAL TRANSPARENCY REQUIRED ON ELEVATION	241 SQ. FT.
TOTAL TRANSPARENCY AREA BETWEEN 0'-0" TO 12'-0"	288 SQ. FT.
50% OF THE 33% TRANSPARENCY REQUIRED BETWEEN 3'-0" TO 8'-0"	121 SQ. FT.
TOTAL TRANSPARENCY AREA BETWEEN 3'-0" TO 8'-0"	129 SQ. FT.

