

Administrative Approval Action

Case File / Name: ASR-0067-2023
DSLCL - Yardly Buffalo Village

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

LOCATION: The 22.18 Acre site is located on the southeast corner of Buffalo Road and Forestville Road. The site can be specifically located at 5101, 5121, 5225, 5221 Forestville Rd (PIN# 1746-42-2158, 1746-31-9793, 1746-41-0189, 1746-30-8877) The proposed development is to be on proposed lots 8, 9, and 10 of subdivision case SUB-0046-2024 which has not been recorded at the time of this site plan approval.

REQUEST: The northern properties are zoned CX-3-CU while the southern properties are zoned RX-3-CU. This is a proposed residential multi-unit living development of 222 units utilizing the townhome building type with a gross building size of 296,532 square feet. The development will cover three proposed lots (8, 9, and 10) of SUB-0046-2024.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: Design alternates (DA-3-2025) approved related to residential driveway dimensions and locations.

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 May 15, 2025 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 meeting all UDO requirements of UDO 7.4 shall be submitted and approved prior to SPR approval.
2. Slope easements are needed where public improvements terminate at property lines and in addition there appears to be the need to further extend sidewalk to property lines at the stub road. This would also result in the extension of potential easements. These items to be addressed prior to Site Permitting Review approval.
3. The design alternate decision document for case DA-3-2025 shall be included in the SPR plan set and the SPR plans shall demonstrate compliance with the design alternates, and if applicable, associated conditions of approval.

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- Clearly mark and label all amenity areas including total area and dimensions.
- Provide elevations for all proposed buildings.

Engineering

- Required NCDOT encroachment and/or driveway permits must be approved and copies provided to the City of Raleigh Transportation Department – Mobility Strategy and Infrastructure Division prior to Site Permit review approval.

Stormwater

- The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).
- A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

Urban Forestry

- Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

☒	Right of Way Deed of Easement Required
☒	Sidewalk Deed of Easement Required

☒	Slope Easement Deed of Easement Required
☒	Utility Placement Deed of Easement Required

☒ **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:

General

- The final subdivision plat to create the lots and street rights-of-way for this development, case SUB-0046-2024, shall be submitted to the City for final approval and recorded with Wake County.

Engineering

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2. A sidewalk deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
3. A fee-in-lieu for any improvements stopping short of the property lines as determined by Transportation Staff is paid to the City of Raleigh (UDO 8.1.10).
4. A slope easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
5. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
6. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
7. A public infrastructure surety 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.

Stormwater

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8. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).
9. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

☒ **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. The final subdivision plat to create the lots and street rights-of-way for this development, case SUB-0046-2024, shall be submitted to the City for final approval and recorded with Wake County prior to building permit issuance.
3. Transparency shall be shown to meet UDO 3.2.3.F1 and F2 prior to issuance of building permit.
4. Under the development proposal, only the townhomes that have been filed and are depicted in ASR-0067-2023 shall be reviewed and built.
5. The applicant shall provide proof of compliance with remote parking standards by submitting a signed agreement or lease indicating that required off-street parking shall be provided as long as the principal use continues and the principal use shall be discontinued should the required off-street parking no longer be provided on these off-site parcels (UDO 7.1.5).

Stormwater

6. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
7. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

Urban Forestry

8. Tree impact permits must be obtained for the approved streetscape tree installations in the rights-of-way. This development proposes 32 street trees along Forestville Road, 80 street trees along Yardly Village Lane, and 8 street trees along Vinery Lane.
9. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

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

General

1. Final inspections of all tree conservation areas and rights-of-way street trees by Urban Forestry Staff.
2. All street lights and street signs required as part of the development approval are installed.
3. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

Stormwater

4. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
5. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: September 29, 2028

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed: Keegan.McDonald@raleighnc.gov

Digitally signed by Keegan.McDonald@raleighnc.gov
DN: E=Keegan.McDonald@raleighnc.gov, CN=Keegan.McDonald@raleighnc.gov
Reason: I am approving this document
Date: 2025.09.29 09:22:18-04'00'

Date: 09/29/2025

Development Services Dir/Designee

Staff Coordinator: Jeff Caines

TCZ-28-22 - 0 BUFFALO E 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]

A. CONDITION: 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.

- i. DORMITORY, FRATERNITY, SORORITY;
- ii. ADULT ESTABLISHMENTS;
- iii. BAR, NIGHTCLUB, TAVERN, LOUNGE (EXCEPT AS A);
- 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.

Know what's below.
Call before you dig.



February 20, 2024

To Whom it May Concern,

This letter represents that Waste Management is working with Kimley Horn and will service 5221, 5225, and 5221 Forestville Road, 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
919-452-1057



Know what's below.
Call before you dig.

**YARDLY BUFFALO
VILLAGE**
PREPARED FOR
TAYLOR MORRISON BTR, LLC
GH

SHEET NUMBER
C003

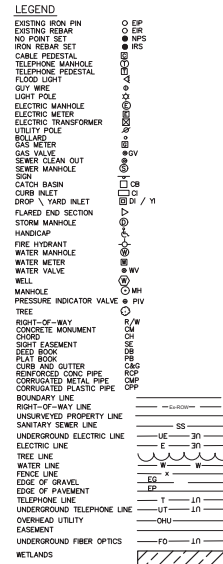
APPROVAL LETTERS

KH PROJECT	DATE	SCALE	AS SHOWN
017270019	10/23/2024	DESIGNED BY	JMC
		DRAWN BY	JMC
		CHECKED BY	KLW

PRELIMINARY
NOT FOR CONSTRUCTION

Kimley»Horn
© 2024 KIMLEY HORN AND ASSOCIATES, INC.
300 SOUTH MAIN ST. SUITE 212 HOLLY SPRINGS, NC 27540
PHONE: 919-877-2000
WWW.KIMLEYHORN.COM
NC LICENSE #F-0162

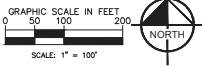
No.	Revisions	Date	By
1	QTY COMMENTS	05/15/2025	KMP
2	QTY COMMENTS	05/15/2025	KMP
3	QTY COMMENTS	10/23/2024	SML
4	QTY COMMENTS	07/12/2024	SML



LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	764.47	S59°07'26.26"E	L23	100.00	N22°56'33.71"E
L2	30.74	S23°04'05.37"W	L24	100.00	N1°35'33.71"E
L3	633.07	S23°04'05.37"W	L25	100.00	N3°54'33.71"E
L4	22.92	S3°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	75.06	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"E	L30	50.00	S32°45'57.00"E
L9	267.29	N7°82'48.79"E	L31	66.00	S57°57'03.00"E
L10	24.61	N7°82'48.79"E	L32	32.73	N32°45'57.00"E
L11	61.24	N0°56'44.21"W	L33	214.52	S57°09'15.00"E
L12	316.88	N0°50'25.12"E	L34	52.29	S30°51'36.00"W
L13	53.29	N89°11'36.92"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°40'30.78"E	L37	60.37	S57°09'15.00"E
L16	137.39	N88°31'34.04"E	L38	190.71	S30°51'36.00"W
L17	223.42	N72°04'34.32"W	L39	171.81	N1°40'31.00"E
L18	151.91	N84°13'36.96"W	L40	216.19	S87°41'15.59"W
L19	240.47	N1°49'18.12"E	L41	216.19	S87°49'15.59"W
L20	100.00	N10°07'33.71"E	L42	256.75	S02'43'09.96"E
L21	100.00	N16°52'33.71"E	L43	496.49	N68°33'19.34"W
L22	100.00	N22°56'33.71"E			

NOTES:

1. ENVIRONMENTAL INFORMATION TAKEN FROM SURVEY PROVIDED ON 06/15/2023 BY ESP ASSOCIATES, INC. 2200 GATEWAY CENTRE BLVD. SUITE 216, MORRISVILLE, NC 27560, (919) 678-1070.
2. SURVEY INFORMATION TAKEN FROM SURVEY PROVIDED ON 07/10/2023 BY ALLIED ASSOCIATES, P.A. 4720 KESTER MILL RD, WINSTON SALEM, NC 27103, (336) 971-1154.



Know what's below.
Call before you dig.

[illegible]

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
300 SOUTH MAIN ST. SUITE 212, HOLLY SPRINGS, NC 27540
PHONE: 919-677-2000
WWW.KIMLEY-HORN.COM
NC LICENSE #F-0102

PRELIMINARY
NOT FOR CONSTRUCTION

KH PROJECT	017270019	DATE	10/23/2024	SCALE	AS SHOWN
				DESIGNED BY	JAC
				DRAWN BY	
				CHECKED BY	KLW

EXISTING CONDITIONS

YARDLY BUFFALO
VILLAGE
PREPARED FOR
TAYLOR MORRISON BTR, LLC
LEIGH

SHEET NUMBER
C100

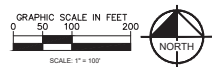


DEMOLITION LEGEND	
	EXISTING PROPERTY LINE
	EXISTING LINEAR ITEM TO BE REMOVED
	TREE PROTECTION FENCE
	LIMITS OF DISTURBANCE (LOD)
	EXISTING ITEM TO BE REMOVED

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

TREE LEGEND

LABEL	COMMON NAME
T1	RED MAPLE
T2	SILVER MAPLE
T3	AMERICAN HORNBEEAM
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	LOBLOLY 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



DATE	BY	REVISIONS
09/18/2025	JAC	CITY COMMENTS
09/18/2025	JAC	CITY COMMENTS
09/22/2024	JAC	CITY COMMENTS
07/12/2024	JAC	CITY COMMENTS

Kimley-Horn
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303 SOUTH MAIN STREET, SUITE 212, HOLLY SPRING, NC 27540
WWW.KIMLEY-HORN.COM
NC LICENSE #E-002

PRELIMINARY
NOT FOR CONSTRUCTION

INT. PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	IN CHARGE
07/18/2024	10/23/2024	A3 SHOWN	JAC	JAC	JAC	NW

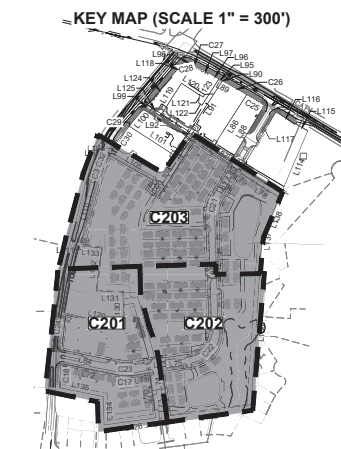
OVERALL
DEMOLITION PLAN

YARDLY BUFFALOEE
VILLAGE
PREPARED FOR
TAYLOR MORRISON BTR, LLC
RALEIGH, NC

SHEET NUMBER
C101

This document, together with the concepts and designs presented herein, are an instrument of service, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Release of and 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.

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L70	230.98	N7°56'09.57"W	L50	3.06	N61°17'21.21"W	L110	348.72	N4°48°18.12"E
L71	83.06	S82°04'50.43"W	L91	312.14	S32°05'45.00"W	L111	24.88	N48°19'09.00"E
L72	306.09	N78°28'48.79"W	L92	33.04	S32°05'45.00"W	L112	34.16	N30°51'36.10"E
L73	115.49	N7°56'09.57"W	L93	46.06	S57°12'41.15"E	L114	370.62	S32°03'50.43"E
L74	115.49	N7°56'09.57"W	L94	96.88	S57°12'41.15"E	L115	65.92	S58°33'57.53"E
L75	147.86	N82°04'50.43"W	L95	20.06	N61°17'21.21"W	L116	124.37	S58°47°09.57"E
L76	596.38	N10°30'84.8"W	L96	44.83	N61°17'21.21"W	L117	326.15	N30°51'36.10"E
L77	177.66	N30°51'36.10"E	L97	67.64	N61°19'00.52"W	L118	105.54	N47°18'41.79"W
L78	181.30	N57°09'09.79"W	L98	4.01	N65°57'35.98"W	L119	86.54	N32°50'45.00"E
L79	39.57	N57°10'44.08"W	L99	17.84	S41°38'44.82"E	L120	108.15	S57°09'40.37"E
L80	54.98	S30°51'36.10"W	L100	119.13	S41°38'44.82"E	L121	43.08	S2°50'45.00"E
L81	123.82	S30°51'36.10"W	L101	323.97	S57°16'02.81"E	L122	19.46	S57°09'44.60"E
L82	596.38	S14°07'40.84"E	L102	108.94	S32°43'57.00"E	L123	161.33	N32°50'45.00"E
L83	399.62	S82°04'50.43"W	L103	53.00	S28°36°18.68"W	L124	168.17	S47°18'41.79"W
L84	315.64	N78°28'48.79"W	L104	5.56	S24°16'54.23"W	L125	87.19	S57°09'44.61"E
L85	34.56	N45°17'42.41"E	L105	258.76	N90°29'32.89"E	L126	266.68	S82°08'07.32"E
L86	353.11	S32°05'45.00"W	L106	49.99	S32°443.00"W	L127	68.00	S82°06°17.74"W
L87	116.64	S57°12'39.51"E	L107	66.00	S57°16'03.00"E	L128	423.75	N82°07°59.09"E
L88	357.69	S32°05'45.00"W	L108	217.79	S82°43'57.00"E	L129	304.08	S76°38°06.30"E
L89	30.56	N61°18'42.50"E	L109	24.87	S84°19'09.00"E	L130	177.16	N1°40'30.38"E



SITE DEVELOPMENT PLAN NOTES

1. SEE "EXISTING CONDITIONS" FOR COMPLETE BOUNDARY DESCRIPTION, ADJOINING PROPERTIES, ZONING AND USE.
2. ALL DIMENSIONS SHOWN ARE MEASURED FROM THE FACE OF CURB TO FACE OF CURB, UNLESS OTHERWISE NOTED. DIMENSIONS LABELED "EOP" ARE MEASURED FROM LIP OF GUTTER TO LIP OF GUTTER.
3. DIMENSIONS TO THE BUILDING ARE MEASURED TO THE EXTERIOR OF THE FOUNDATION WALL UNLESS OTHERWISE SHOWN.
4. BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE. REFER TO RECORDED PLATS AND SURVEYS FOR ADDITIONAL PROPERTY INFORMATION.
5. CONTROLS FOR SHALL REFLECT THE AREA UTILIZATION PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIST PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

SITE DATA TABLE	
PROPERTY INFORMATION	
PROJECT NAME:	YARDLY BUFFALO VILLAGE RESIDENTIAL (LOTS 8 & 9) AND
CURRENT OWNER(S):	T.M.B.R. OF CAROLINAS, LLC
CITY:	CITY OF BURLINGHAM
PARCEL:	1746-31-0703, 1746-31-0186, 1746-30-8857
STREET ADDRESS:	5121, 5225, 5221 FORESTVILLE ROAD
SITE SIZE & COVERAGE	
LOT 8 ACREAGE	13.31 AC
LOT 9 ACREAGE	6.84 AC
LOT 10 ACREAGE	2.03 AC
TOTAL EXISTING ACREAGE	22.18 AC
GRAND TOTAL BUILDING SQUARE FOOTAGE (PROJECT LIMITS)	296,532 SF
TOTAL NUMBER OF UNITS	196 UNITS
LOT 8 NUMBER OF UNITS	44 UNITS
LOT 9 NUMBER OF UNITS	202 UNITS
LOT 10 NUMBER OF UNITS	222 UNITS

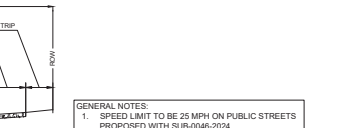
HEIGHT REQUIREMENTS	
PRINCIPLE BUILDING (MAX):	SET BY DISTRICT
ACCESSORY STRUCTURE (MAX):	26'
RESIDENTIAL INFILL RULES MAY APPLY (SEE SEC. 2.2.7)	NO

TRANSPARENCY REQUIREMENTS	
GROUND STORY (MIN):	20%
UPPER STORY (MIN):	15%
BLANK WALL AREA (MAX):	35%

BUILDING / STRUCTURE SETBACK REQUIREMENTS	
PRIMARY STREET (BUFFALO RD)	10' MINIMUM
SIDE STREET (YARDLY VILLAGE LN)	10' MINIMUM
SIDE PROPERTY LINE	10' MINIMUM
REAR PROPERTY LINE	20' MINIMUM
ALLEY	N/A
INTERNAL BUILDING SEPARATION	10' MINIMUM

* REFER TO ZONING CONDITIONS SHEET C002 FOR MORE INFORMATION

PARKING SETBACK REQUIREMENTS	
PRIMARY STREET (BUFFALOE RD)	20' MINIMUM
SIDE STREET (YARDLY VILLAGE LN)	10' MINIMUM
SIDE PROPERTY LINE	0' MINIMUM
REAR PROPERTY LINE	3' MINIMUM
ALLEY	4' MINIMUM

[illegible]



No.	REVISIONS	DATE	BY
A	QTY COMMENTS	05/15/2025	KMP
A	QTY COMMENTS	05/15/2025	KMP
A	QTY COMMENTS	10/23/2024	SAL
A	QTY COMMENTS	07/12/2024	SAL

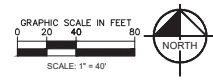
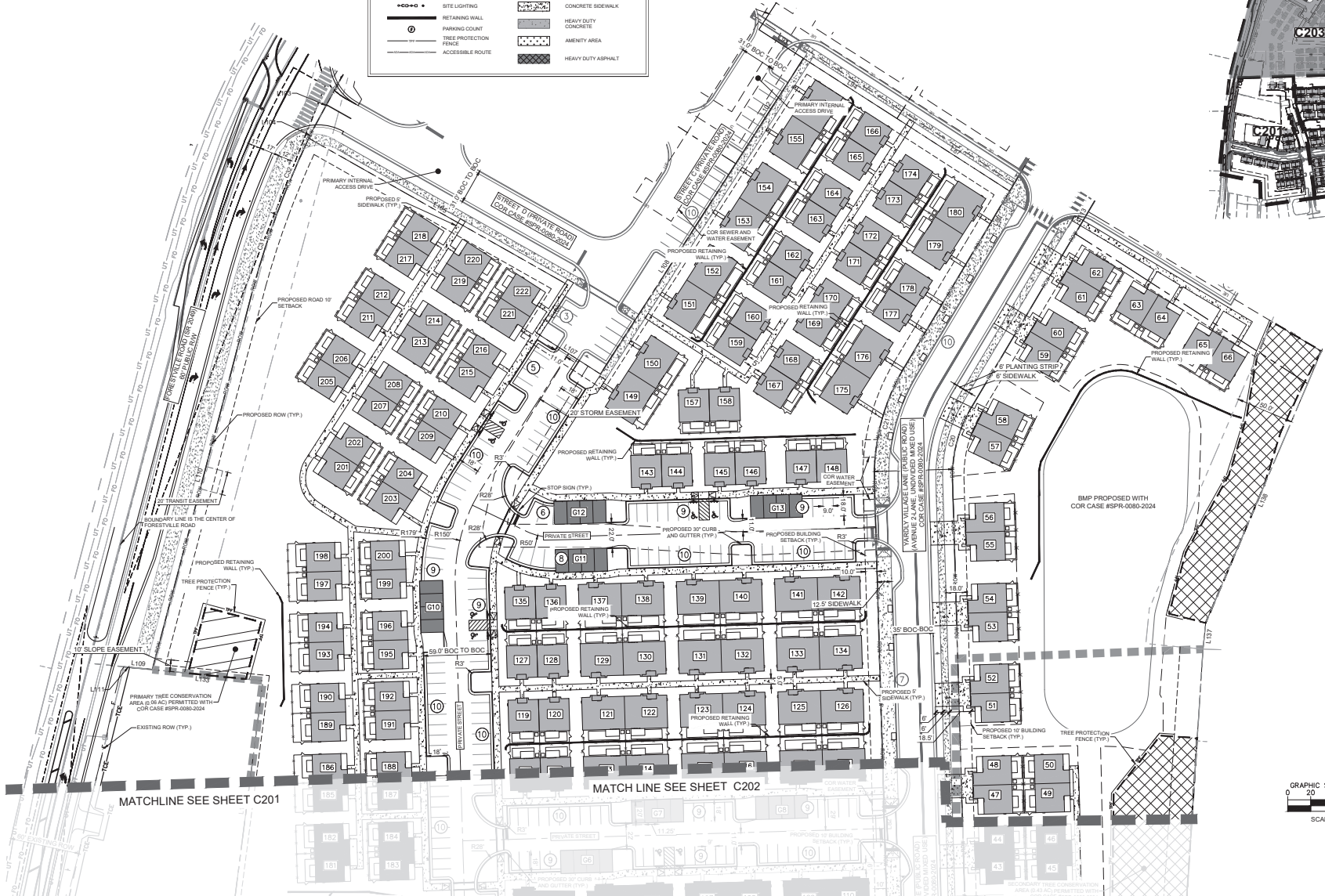
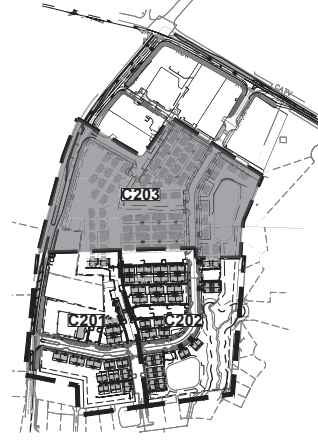
SITE DEVELOPMENT PLAN NOTES

1. SEE "EXISTING CONDITIONS" FOR COMPLETE BOUNDARY DESCRIPTION, ADJOINING PROPERTIES, ZONING AND USE.
2. ALL DIMENSIONS SHOWN ARE MEASURED FROM THE FACE OF CURBS TO FACE OF CURBS, UNLESS OTHERWISE NOTED. DIMENSIONS LABELED "TOP" ARE MEASURED FROM LIP OF GUTTER TO LIP OF GUTTER.
3. DIMENSIONS TO THE BUILDING ARE MEASURED TO THE EXTERIOR OF THE FOUNDATION WALL UNLESS OTHERWISE SHOWN.
4. BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE. REFER TO RECORDED PLATS AND SURVEYS FOR ADDITIONAL PROPERTY INFORMATION.
5. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

PROPOSED IMPROVEMENTS LEGEND

- | | | |
|-------------------------------------|---------------------------------------|--|
| --- EXISTING PROPERTY BOUNDARY | --- PROPOSED RIGHT-OF-WAY | --- PROPOSED TOP OF BANK |
| --- EXISTING PROPERTY BOUNDARY | --- PROPOSED BUILDING SETBACK/PARKING | --- TEMPORARY CONSTRUCTION EASEMENT |
| --- 30' NEUSE RIVER BUFFER | --- 30' NEUSE RIVER BUFFER | --- WETLAND |
| --- CURBS AND GUTTER | --- TRAFFIC ARROWS | --- PRIMARY TREE CONSERVATION AREA |
| --- STOP SIGN / STOP MARKING & SIGN | --- SIGN - SINGLE / DOUBLE | --- NEUSE RIVER BUFFER CONSERVATION AREA |
| --- SIGN - MONUMENT / PLUM | --- SITE LIGHTING | --- CONCRETE SIDEWALK |
| --- RETAINING WALL | --- PARKING COUNT | --- HEAVY DUTY CONCRETE |
| --- TREE PROTECTION FENCE | --- ACCESSIBLE ROUTE | --- AMENITY AREA |
| | | --- HEAVY DUTY ASPHALT |

KEY MAP (SCALE 1" = 300')



Kimley-Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 303 SOUTH MAIN STREET, SUITE 210, ROLLS SPRING, NC 27946 WWW.KIMLEY-HORN.COM NC LICENSE # 002	
PRELIMINARY NOT FOR CONSTRUCTION	INT. PROJECT DATE: 10/23/2024 SCALE: AS SHOWN DESIGNED BY: JAC DRAWN BY: JAC CHECKED BY: NJW
SITE PLAN	
YARDLY BUFFALO E VILLAGE PREPARED FOR TAYLOR MORRISON BTR, LLC RALEIGH, NC	SHEET NUMBER C203

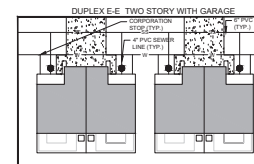
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CITY OF RALEIGH STANDARD UTILITY NOTES (AS APPLICABLE):

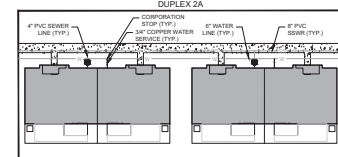
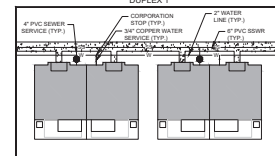
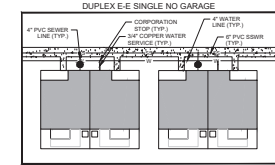
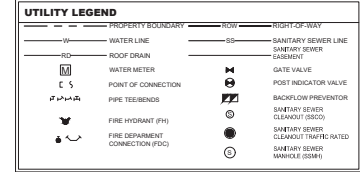
1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS REFERENCE: CORPUS HANDBOOK, CURRENT EDITION.
2. UTILITY SEPARATION REQUIREMENTS:
A) A DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPROVED 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 & SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED, THE SEPARATION SHALL BE 10' ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DEPARTMENT. THE SEPARATION SHALL BE 10' ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DEPARTMENT.
C) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIAL OR STEEL INCAUSTIC EXTENDED 10' EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
D) 12" 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 GRADE HAVING 18" MIN. CLEARANCE (PER CORPUS DETAILS 181 & 182).
F) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. 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.
4. DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVELING PRIVATE PROPERTY.
5. 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.
6. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
7. 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 CORPUS HANDBOOK PROCEDURE.
8. INSTALL 1" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIDE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
9. INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAL FEET.
10. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKFLOW VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
11. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCOW, USACE, AOR FEMA FOR ANY RIPARIAN BUFFER, WETLAND & FLOODPLAIN IMPACTS RESPECTIVELY PRIOR TO CONSTRUCTION.
12. NCDOT RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
13. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A U.C. BUILD PERMIT. CONTACT (919) 966-6516 OR FOG@RALEIGH.GOV FOR MORE INFORMATION.
14. 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.
15. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS AND BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST.
16. THE DEVICE AND INSTALLATION SHALL MEET THE GUIDELINES OF APPENDIX A - GUIDELINES AND REQUIREMENTS FOR THE CROSS CONNECTION PROGRAM IN RALEIGH SERVICE AREA.
17. 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@RALEIGH.GOV FOR MORE INFORMATION.
18. NOTICE FOR PROJECTS WITH REPLACED OR OVERSIZED MAINS: IF THE CITY'S REIMBURSEMENT FOR AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT PROJECT IS \$20,000 OR GREATER, THE PROJECT MUST BE PUBLICLY BID.

ADDITIONAL UTILITY NOTES:

19. FIRE DEPARTMENT VEHICLE ACCESS LANE MUST BE CAPABLE OF SUPPORTING THE LOAD OF FIRE APPARATUS WEIGHING AT LEAST 60,000 LBS. AND SHALL BE SURFACED TO PROVIDE ALL WEATHER DRIVING CAPABILITIES (NCTC 502.2.3).
20. ANTICIPATED AVERAGE DAILY FLOW (SEWER) FOR THE PROJECT IS 32,400 GPD.

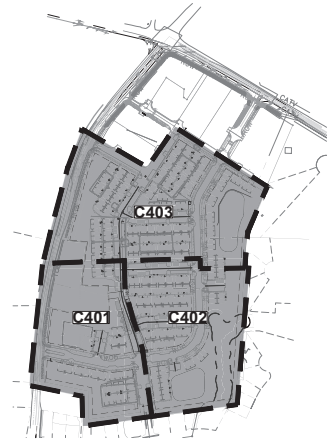


GATES THAT MUST BE SPRINKLERED AND GATES THAT HAS A HOSE PULL MUST GOING THROUGH MUST HAVE A KNOX BOX ON GATE.



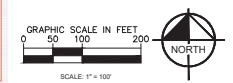
TYPICAL SERVICES INSTALLATION NOTES:
1. THE TYPICAL SERVICES SHOWN ABOVE REPRESENT THE MINIMUM STANDARDS REQUIRED. THE ACTUAL INSTALLATION MUST BE CONSISTENT WITH THE LOCATION SHOWN ON THE UTILITY PLAN SHEETS.

KEY MAP (SCALE 1" = 300')



Private Sewer Collection / Extension System
The City of Raleigh consents to the connection to its public sewer system and extension of the private sewer collection system as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.
City of Raleigh
Public Utilities Department Permit # _____
Authorization to Construct: See digital signature

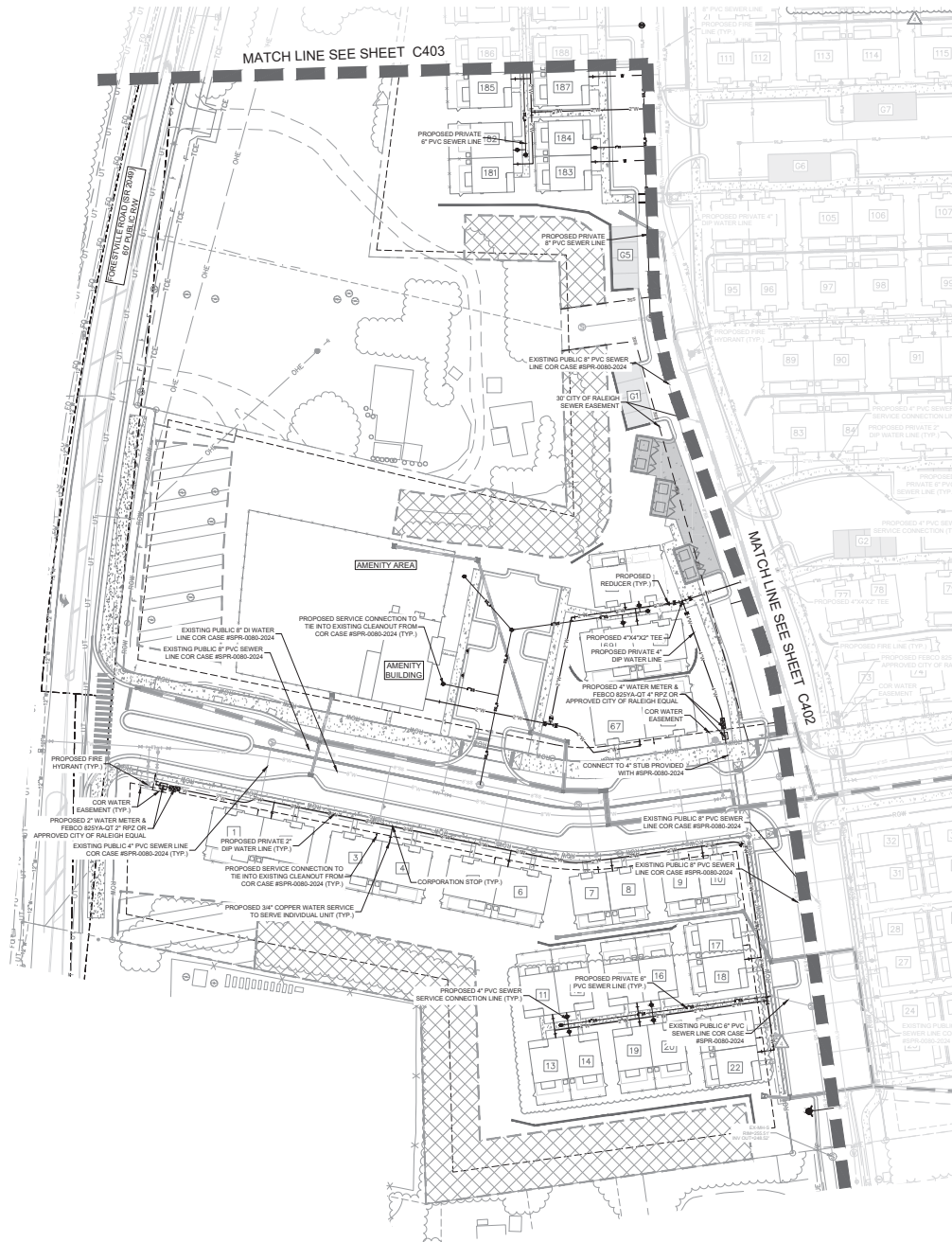
Project Water System Data:
1. Are the total # domestic water services ≥ 15 OR the total # people served ≥ 25 ?
2. Type of development (select one):
• Commercial property
• Residential Apartments
• Residential Condos or Townhomes
3. NOTE, permitting by City of Raleigh on projects having ≥ 15 domestic water services, OR serving ≥ 25 people, requires Developer SHALL re-eval water for must have a PR designation from NCUC for Apartment projects only.



Kimley-Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 300 SOUTH MAIN ST. SUITE 210 HOLLY SPRING, NC 27540 WWW.KIMLEY-HORN.COM NC LICENSE #E-002	CITY COMMENTS	01/16/2025	MAP
	CITY COMMENTS	01/16/2025	MAP
	CITY COMMENTS	10/22/2024	SHL
	CITY COMMENTS	07/12/2024	SHL
PRELIMINARY NOT FOR CONSTRUCTION	REVISIONS	DATE	BY
OVERALL UTILITY PLAN	SHEET NUMBER	C400	
	YARDLY BUFFALO E VILLAGE PREPARED FOR TAYLOR MORRISON BTR, LLC RALEIGH NC		

Kimley-Horn and Associates, Inc. 300 South Main Street, Suite 200, Raleigh, NC 27601. Project No. 2024-001. Date: 10/23/2024. Prepared by: JAC. Checked by: RWH. Drawn by: JAC. Scale: 1" = 300'. All rights reserved. No part of this document may be reproduced without written permission from Kimley-Horn and Associates, Inc.

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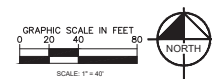
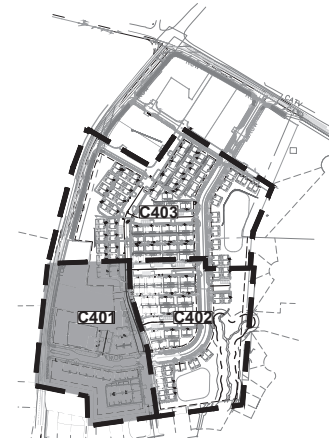


UTILITY LEGEND			
---	PROPERTY BOUNDARY	---	RIGHT-OF-WAY
---	WATER LINE	---	SANITARY SEWER LINE
---	ROOF DRAIN	---	SANITARY SEWER EASEMENT
---	WATER METER	---	GATE VALVE
---	POINT OF CONNECTION	---	POST INDICATOR VALVE
---	PIPE TEES/BENDS	---	BACKFLOW PREVENTOR
---	FIRE HYDRANT (FH)	---	SANITARY SEWER CLEANOUT (SSCO)
---	FIRE DEPARTMENT CONNECTION (FDC)	---	SANITARY SEWER CLEANOUT TRAFFIC RATED
---		---	SANITARY SEWER MANHOLE (SMH)

GATES THAT MUST BE SPRINKLERED AND GATES THAT HAS A HOSE PULL MUST GOING THROUGH MUST HAVE A KNOX BOX ON GATE.

Private Sewer Collection / Extension System
The City of Raleigh consents to the connection to its public sewer system and extension of the private sewer collection system as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.
City of Raleigh
Public Utilities Department Permit # _____
Authorization to Construct See digital signature.

KEY MAP (SCALE 1" = 300')



UTILITY PLAN

YARDLY BUFFALOEE VILLAGE
PREPARED FOR
TAYLOR MORRISON BTR, LLC
RALEIGH, NC

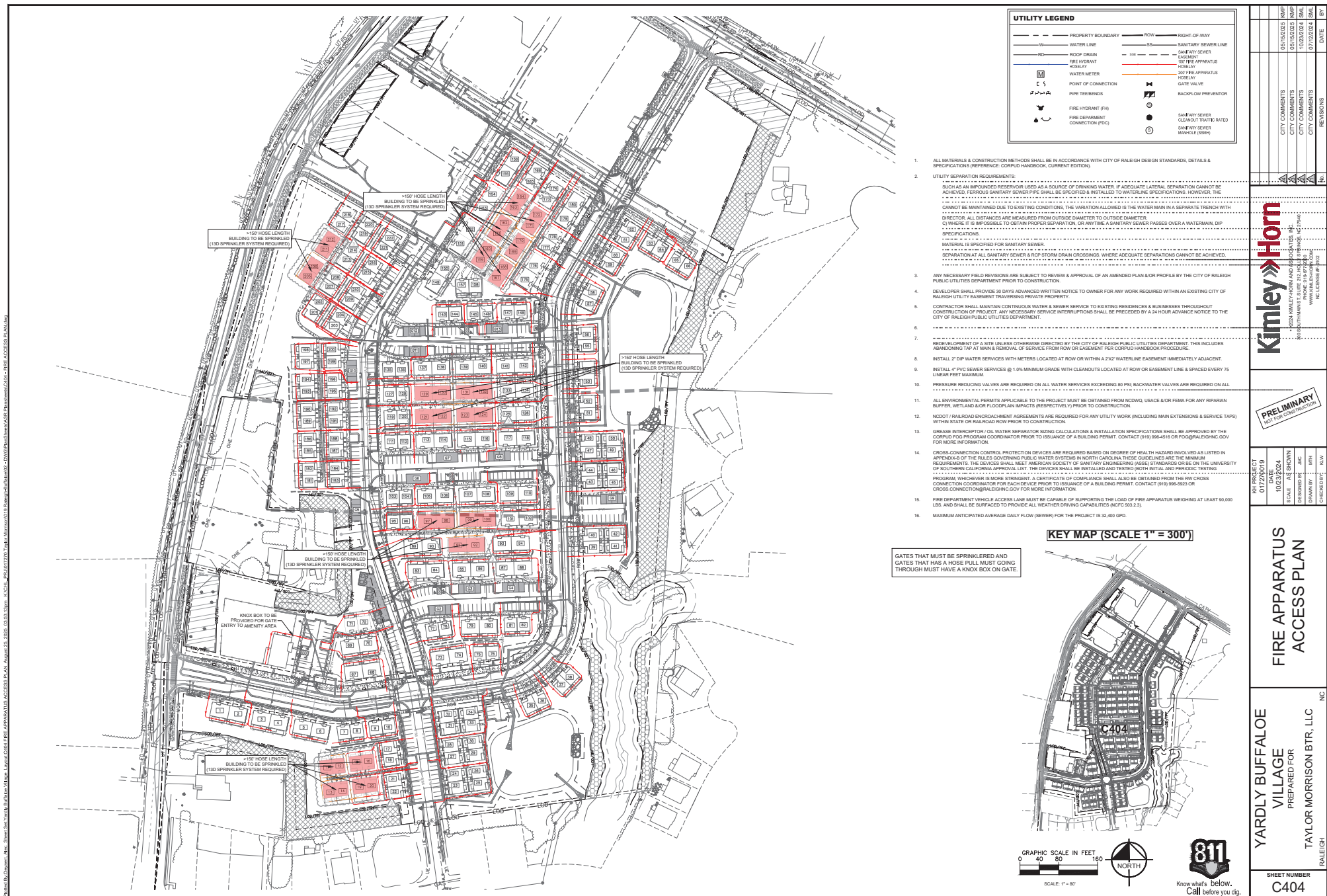
SHEET NUMBER
C401

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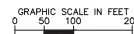
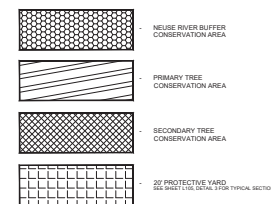
PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT NO. 2024-001
DATE 10/23/2024
SCALE AS SHOWN
DESIGNED BY JAC
DRAWN BY JAC
CHECKED BY RWH

DATE	BY	REVISIONS
09/16/2025	JAC	CITY COMMENTS
09/16/2025	JAC	CITY COMMENTS
10/22/2024	JAC	CITY COMMENTS
07/12/2024	JAC	CITY COMMENTS



1. PLEASE SEE SHEET L104 LANDSCAPE DETAILS FOR FULL PLANT SCHEDULE, INSTALLATION DETAILS, AND NOTES.
2. ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARD DETAIL, TPP-03.
3. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.



A	QTY COMMENTS	KMP	06/15/2025	KMP	
A	QTY COMMENTS	KMP	06/15/2025	KMP	
A	QTY COMMENTS	SML	10/23/2024	SML	
A	QTY COMMENTS	SML	07/12/2024	SML	

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PHONE: 919-877-2600
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PRELIMINARY
NOT FOR CONSTRUCTION

KH PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	JTS
017270019	10/23/2024			DRAWN BY	JTS

OVERALL
LANDSCAPE PLAN

**YARDLY BUFFALO
VILLAGE**
PREPARED FOR
TAYLOR MORRISON BTR, LLC

SHEET NUMBER
L100



Plotted By: Ecosystem, Assoc. Street View: Yardly Buffalo Village - Landscape L102 LANDSCAPE PLAN August 28, 2024, 01:08:27pm K:\C\H\A\2023\7730_Yardly Buffalo Village - Landscape L102 LANDSCAPE PLAN August 28, 2024, 01:08:27pm K:\C\H\A\2023\7730_Yardly Buffalo Village - Landscape L102 LANDSCAPE PLAN August 28, 2024, 01:08:27pm K:\C\H\A\2023\7730_Yardly Buffalo Village - Landscape L102 LANDSCAPE PLAN August 28, 2024, 01:08:27pm

RESIDENTIAL PLANT KEY - L102

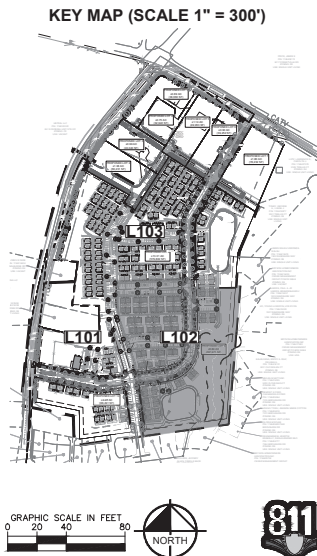
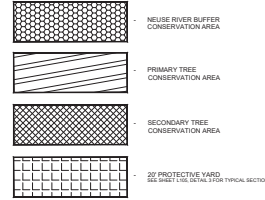
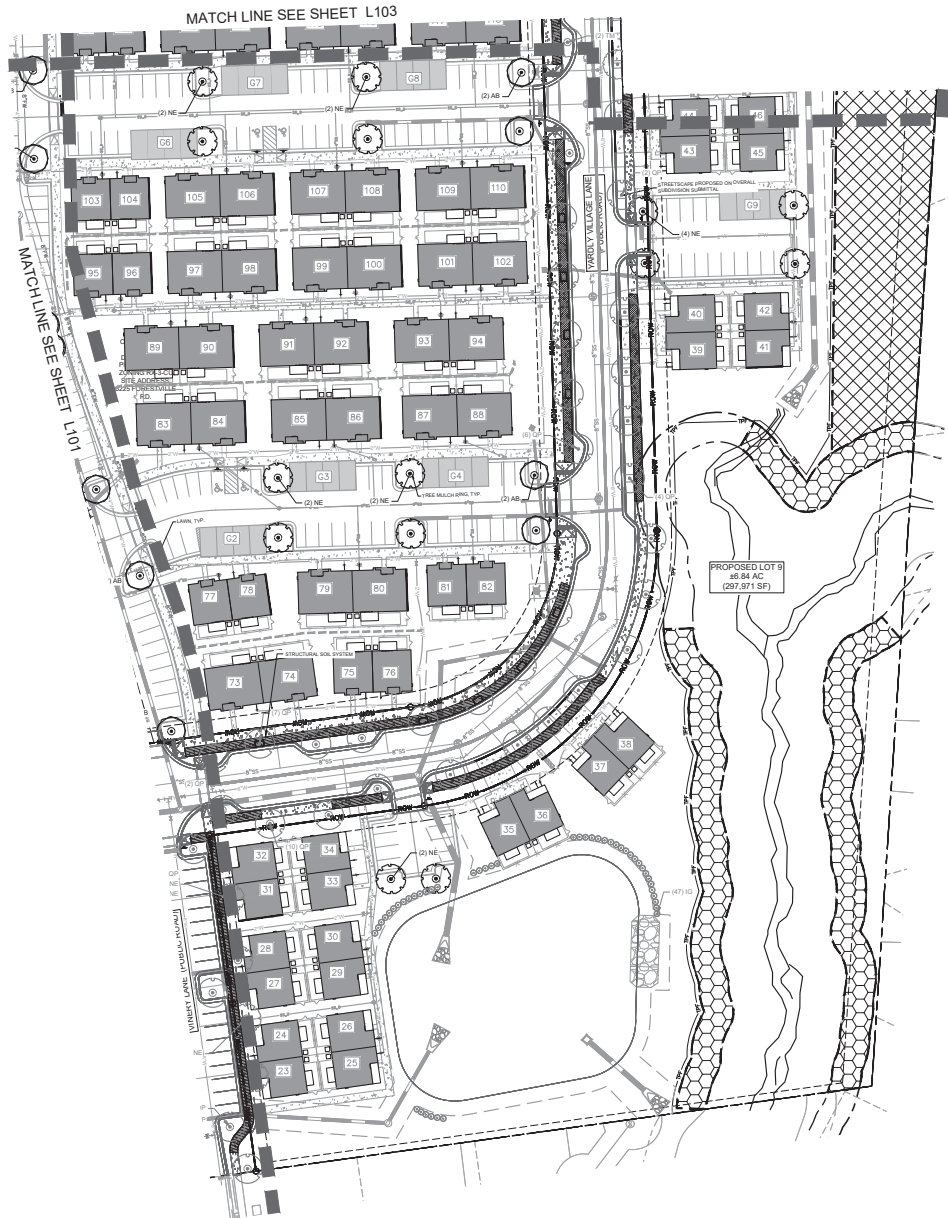
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
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	TR	TR	TR
	TR	TR	TR

SUBDIVISION PLANT KEY - L102

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
	TR	TR	TR
	TR	TR	TR
	TR	TR	TR

GENERAL NOTES:

- PLEASE SEE SHEET L104 LANDSCAPE DETAILS FOR FULL PLANT SCHEDULE, INSTALLATION DETAILS, AND NOTES.
- ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARD DETAIL, TYP-02.
- STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.



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PRELIMINARY

NOT FOR CONSTRUCTION

PROJECT NO. 2023-0024
DATE: 10/23/2024
SCALE: AS SHOWN
DESIGNED BY: JTS
DRAWN BY: JTS
CHECKED BY: EGM

LANDSCAPE PLAN

YARDLY BUFFALO VILLAGE
PREPARED FOR:
TAYLOR MORRISON BTR, LLC
RALEIGH, NC

SHEET NUMBER
L102

DATE: 09/19/2024
BY: JTS
REVISIONS: 09/19/2024
BY: JTS
DATE: 09/19/2024
BY: JTS
DATE: 09/19/2024
BY: JTS
DATE: 09/19/2024
BY: JTS

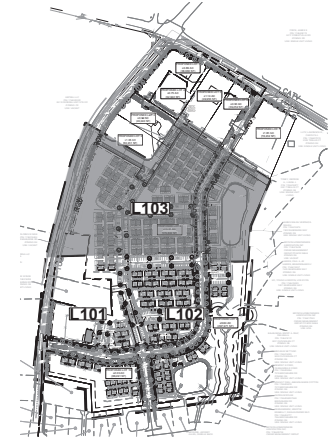
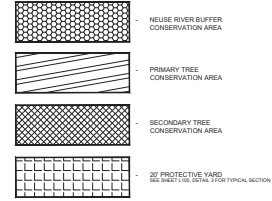
RESIDENTIAL PLANT KEY - L103			
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
TREES			
AS	AS	ACORN BURNINGSHIRE	TRISTAR MAPLE
MS	MS	MORRIS BURNINGSHIRE	PRODIGE MAPLE
OP	OP	QUERCUS PRINCEPS SPECIES	AMERICAN BELLFLOWER

GENERAL NOTES:

- PLEASE SEE SHEET L103 LANDSCAPE DETAILS FOR FULL PLANT SCHEDULE, INSTALLATION DETAILS, AND NOTES.
- ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARD DETAIL, TYP-03.
- STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.

SUBDIVISION PLANT KEY - L103			
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
SHADE TREES			
DS	DS	Acer saccharum	Sugar Maple
RS	RS	Betula nigra	River Birch
OP	OP	Quercus prinus	Pin Oak
WS	WS	Quercus phellos	Willow Oak
MS	MS	Yucca americana 'McClurei'	American Desert Lily
UNDERSTORY TREES			
DS	DS	Amelanchier alnifolia	Cowboy Strawberry
CC	CC	Cercis canadensis	Eastern Red Bud
SHRUBS			
GS	GS	Hamamelis virginica	Hamamelis

KEY MAP (SCALE 1" = 300')



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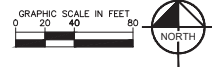
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NOT FOR CONSTRUCTION

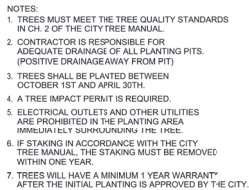
LANDSCAPE PLAN

YARDLY BUFFALO VILLAGE
PREPARED FOR
TAYLOR MORRISON BTR, LLC
RALEIGH, NC

SHEET NUMBER
L103

DATE	BY	REVISIONS
09/10/2024	MAP	CITY COMMENTS
09/10/2024	MAP	CITY COMMENTS
09/10/2024	MAP	CITY COMMENTS
07/10/2024	MAP	CITY COMMENTS





TPP-03



OVERALL RESIDENTIAL PLANT SCHEDULE

LANDSCAPE REQUIREMENTS & CALCULATIONS

OVERALL PLANT SCHEDULE

SYNTHESIS OF SHAPES

UNDERSTORY TREES

SYM

SHR

1. ALL PLANTS PROVIDED BY CONTRACTOR SHALL MEET OR SURPASS THE SPECIFICATIONS GIVEN IN THE PLANT TABLE AND CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z601-1973 IN REGARD TO SIZING, GROWING AND B&B SPECIFICATIONS. PLANTS SHALL BE FULL AND HEALTHY AND IN HEALTHY CONDITION AT THE TIME OF PLANTING. LANDSCAPE ARCHITECT SHALL REJECT ANY PLANT NOT MEETING THESE GUIDELINES AND REQUIRE REPLACEMENT.
2. ALL PLANTS ARE TO BE FULLY GUARANTEED (LABOR AND MATERIALS) FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM DATE OF INSTALLATION.
3. ALL PLANTS THAT ARE UNABLE TO BE IMMEDIATELY PLANTED SHALL BE STORED IN A PROTECTED AREA OUT OF DIRECT SUN AND WIND. PLANTS SHALL BE EXPOSED TO CONSIDERABLE GRADING OR GRADING OF ROOTS. ROOT BALLS OF B&B STOCK SHALL BE COVERED WITH AT LEAST 3 INCHES OF HARDWOOD MULCH TO MAINTAIN MOISTURE IN ROOTS.
4. THE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES SHOWN ON PLANS AND CLARIFY ANY DISCREPANCIES WITH OWNER PRIOR TO PURCHASING PLANTS. CONTRACTOR SHALL NOT CUT TREES (AS DESIGNATED IN THE PLANT SCHEDULE) AT THE NURSERY FOR APPROVAL BY THE OWNER PRIOR TO PURCHASING PLANTS.
5. OWNER SHALL BE NOTIFIED IN WRITING OF ANY PROPOSED PLANT SUBSTITUTIONS BY THE CONTRACTOR. NO SUBSTITUTIONS SHALL BE MADE UNDER ANY CIRCUMSTANCES WITHOUT PRIOR APPROVAL BY THE OWNER.
6. ALL PLANTS AND PLANTING BEDS SHALL BE LOCATED BY SCALED DIMENSIONS FROM BUILDINGS, CURBS, PAVEMENTS, ETC. SPECIFIC ATTENTION SHALL BE GIVEN TO ENSURE THAT PLANTS INDIVIDUALLY SHOWN ON THE PLAN ARE ACCURATELY LOCATED. LOCATION OF ALL PLANTS SHALL BE REVIEWED IN THE FIELD BY THE OWNER OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE CONTRACTOR SHALL PROVIDE 48 HOURS NOTICE FOR REVIEW.
7. A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND ALLOWED TO DISSIPATE BEFORE PLANTING.
8. ALL LANDSCAPE AREAS TO BE GRADED FOR POSITIVE DRAINAGE AND TO ENSURE NO STANDING WATER. SEE GRADING PLAN AND DRAINAGE PLANS FOR SPECIFIC GRADING INFORMATION AND PIPE INVERTS.
9. ESTABLISH AND MAINTAIN TOP OF GRADE BELOW ADJACENT CURBS, WALKWAYS AND OTHER HARDSCAPE AREAS TO ALLOW FOR INSTALLATION OF MULCH.
10. ALL SHRUB, GROUND COVER AND ANNUAL PLANTING BEDS SHALL BE FILLED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES. MULCH SHALL BE DARK BROWN, DESIGNER-GRADE, DOUBLE-SHREDDED HARDWOOD. CONTRACTOR TO SUBMIT A SAMPLE FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE AND DELIVERY TO PROJECT SITE.
11. FINISH OFF 2' - 4' CLEAR ZONE AROUND TREES WITH A 3" LAYER OF MULCH, BUT DO NOT PLACE UP AGAINST OR MOUND AROUND ROOT FLARE.
12. CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO WATERING, MULCHING, SPRAYING, FERTILIZING, ETC.) OF THE PLANTING AREAS UNTIL COMPLETION OF WORK.
13. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOLIATES PRIOR TO COMPLETION OF WORK SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY AND SIZE TO MEET PLANT SPECIFICATIONS.
14. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES & ORDINANCES REGARDING LANDSCAPING.
15. EXISTING PLANT MATERIAL MAY BE USED TO SATISFY PERIMETER PARKING ISLAND REQUIREMENTS. EXISTING MATERIAL MUST BE IN ADEQUATE HEALTH AND MEET SIZE AND SPECIES REQUIREMENTS AS LISTED IN THE CITY OF RALEIGH USED TO BE COUNTED. PLANT MATERIAL SHOWN ON SHEET C7.0 AS PERIMETER ISLAND PLANTINGS REPRESENT THE CORRECT NUMBER OF PLANTS TO SATISFY PERIMETER PARKING REQUIREMENTS. CONTRACTOR SHALL COORDINATE WITH LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE TO FLAG ADEQUATE PLANT MATERIAL TO PRESERVE, PRIOR TO LANDSCAPE INSTALLATION.

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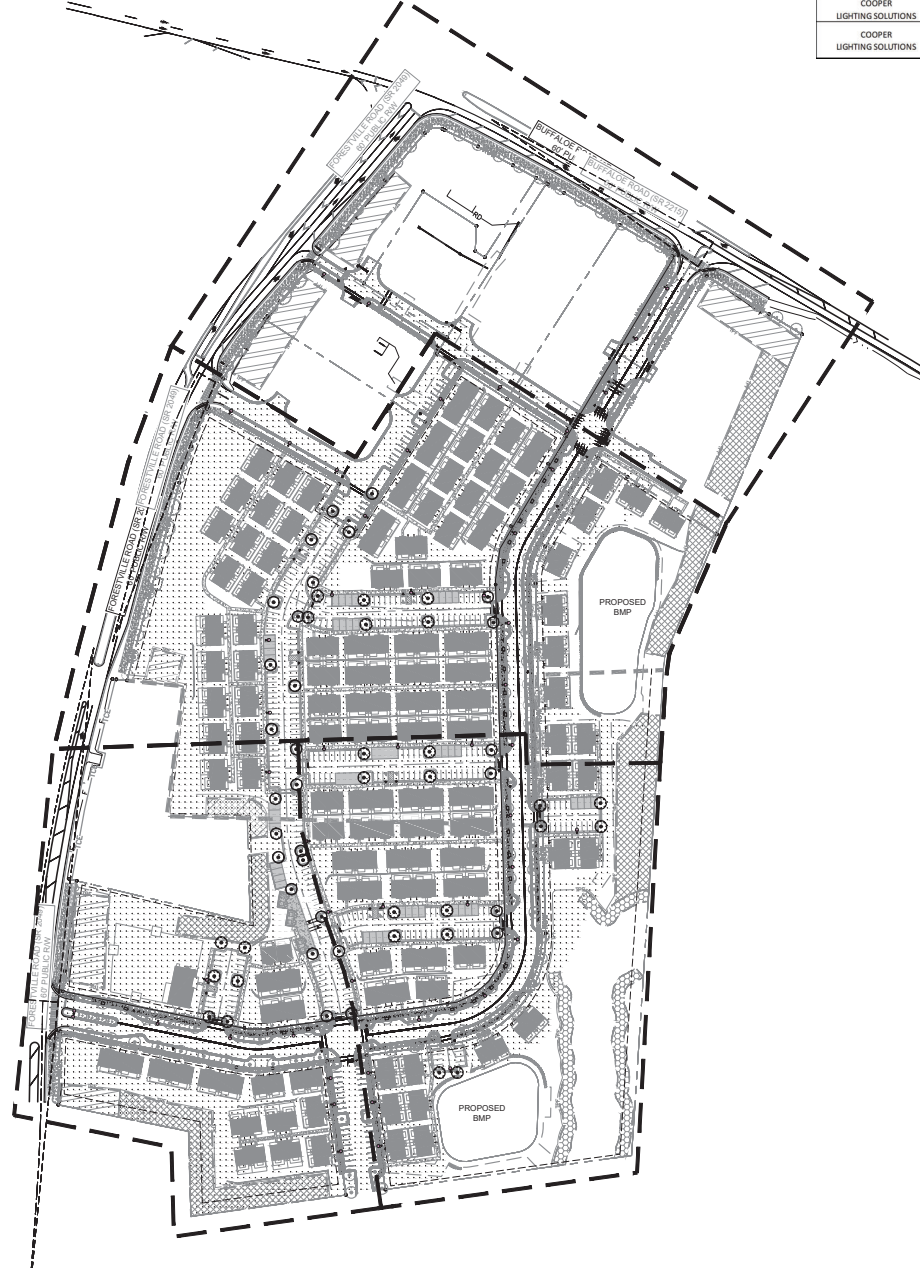
KH PROJECT	AS SHOWN	JTS	JTS	FGM
017270019				
DATE				
10/23/2024				
SCALE				
DESIGNED BY				
DRAWN BY				
CHECKED BY				

LANDSCAPE NOTES
AND DETAILS

**YARDLY BUFFALO
VILLAGE**
PREPARED FOR
TAYLOR MORRISON BTR, LLC
(GH)

SHEET NUMBER
L104





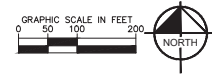
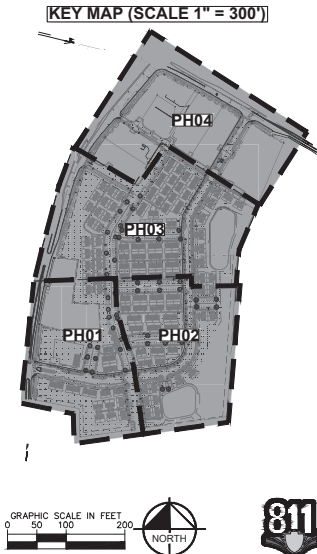
LIGHTING FIXTURE SCHEDULE - RESIDENTIAL									
MAKE	MODEL	TOTAL QUANTITY	RESIDENTIAL QUANTITY	MOUNTING STYLE	LAMPS	VOLTAGE	WATTS	DESCRIPTION	
COOPER LIGHTING SOLUTIONS	VERD-S-CA1-80-730-U-T4-HS	52	26	25FT POLE MOUNT WITH 3FT POLE ARM	LED	120-277V	80W	ROADWAY TYPE 4 WITH HOUSE SIDE SHIELD	
COOPER LIGHTING SOLUTIONS	VERD-S-CA1-80-730-U-T4-HS	1	0	25FT POLE MOUNT WITH 3FT POLE ARM MOUNTED BACK-TO-BACK	LED	120-277V	80W	ROADWAY TYPE 4 WITH HOUSE SIDE SHIELD	

CALCULATION SUMMARY						
LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN
CROSSWALK	ILLUMINANCE	FC	1.4	1.5	1.4	1.05
ROADWAY	ILLUMINANCE	FC	1.0	2.4	0.2	4.95
GENERAL SIDEWALK	ILLUMINANCE	FC	0.8	1.5	0.2	3.75
PARKING LOT	ILLUMINANCE	FC	1.4	1.9	1.2	1.15

LEGEND:

 LIGHT FIXTURE

*X.X CALCULATION POINT



Know what's below.
Call before you dig.

OVERALL SUBDIVISION
LIGHTING PLAN

YARDLY BUFFALO
VILLAGE
PREPARED FOR
YARDLY BY TAYLOR MORRISON
BTR / VSI RALEIGH, LLC
RALEIGH

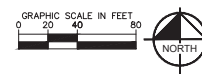
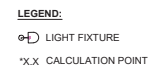
SHEET NUMBER
PH00

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT	DATE
017270019	12/06/23
SCALE	AS SHOWN
DESIGNED BY	ATR
DRAWN BY	SY
CHECKED BY	ATR

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REVISIONS				DATE	BY



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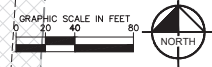
KH PROJECT	DATE	SCALE	AS SHOWN
017270019	12/06/23	DESIGNED BY	ATR
		DRAWN BY	SY

LIGHTING PLAN - 1

YARDLY BUFFALO
VILLAGE
PREPARED FOR
YARDLY BY TAYLOR MORRISON
BTR / VSI RALEIGH, LLC

SHEET NUMBER
PH01

⊗ LIGHT FIXTURE
*X X CALCULATION POINT



PRELIMINARY
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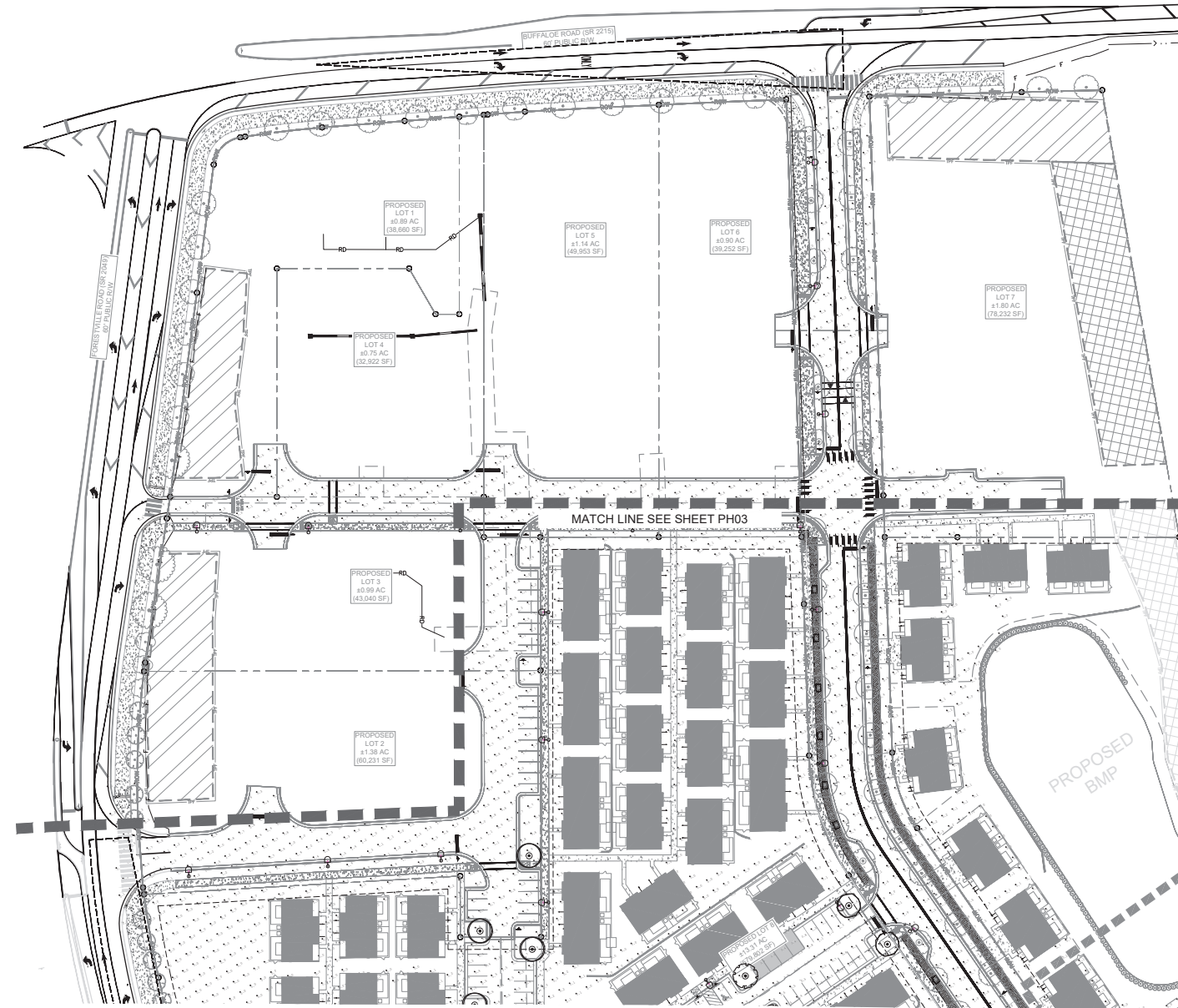
YARDLY BUFFALO
VILLAGE
PREPARED FOR
YARDLY BY TAYLOR MORRISON
BTR / VSI RALEIGH, LLC

SHEET NUMBER
PH03

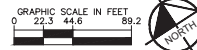
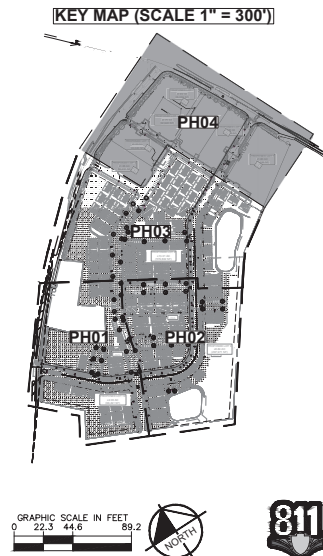
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Printed By Deynart, Atec Sheet Set Yards Buffalo Village Layout: PH03 - LIGHTING PLAN -3 August 25, 2025 02:01:17pm K:\CHL_PRJ\017270_Taylor Morrison\019_R4\4-p-Buff\4-p02 - DWG\017270.dwg

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LEGEND:
○ LIGHT FIXTURE
X CALCULATION POINT



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PRELIMINARY NOT FOR CONSTRUCTION	
PROJECT DATE 12/01/23	DRAWN BY CHECKED BY ATN
YARDLY BUFFALO VILLAGE LIGHTING PLAN - 4	
PREPARED FOR YARDLY BY TAYLOR MORRISON BTR / VSI RALEIGH, LLC RALEIGH, NC	
SHEET NUMBER PH04	
REVISIONS	DATE BY

Product Features



- Ordering Information page 2
- Product Specifications page 2
- Energy and Performance Data page 3
- Control Options page 4

- Up to 161 lumens per watt
- Five optical distributions (T1, T2, T3, T4, and T5)
- Lumen packages ranging from 3,163 - 11,329 delivered lumens
- Offered in 2200K, 2700K, 3000K, 4000K, 5000K, and 5700K CCTs

Technical drawings of the 1500 Series Workstation components, including various arm and platform configurations with dimensions in inches and millimeters.

- Top Left:** A side view of a workstation arm with a height of 4'-10 1/2" (1235mm) and a width of 15" (381mm).
- Top Middle:** A side view of a workstation arm with a height of 4'-10 1/2" (1235mm) and a width of 15" (381mm).
- Top Right:** A side view of a workstation arm with a height of 15" (381mm) and a width of 14 1/2" (368mm).
- Bottom Left:** A side view of a workstation arm with a height of 4'-10 1/2" (1235mm) and a width of 15" (381mm).
- Bottom Middle:** A side view of a workstation arm with a height of 4'-10 1/2" (1235mm) and a width of 15" (381mm).
- Bottom Right:** A side view of a workstation arm with a height of 4'-10 1/2" (1235mm) and a width of 15" (381mm).
- Far Right:** A side view of a workstation arm with a height of 15" (381mm) and a width of 14 1/2" (368mm).
- Bottom Right (Detailed):** A detailed view of a workstation arm with a height of 15" (381mm) and a width of 14 1/2" (368mm).
- Bottom Right (Platform):** A detailed view of a workstation platform with a height of 15" (381mm) and a width of 14 1/2" (368mm).

1. Visit <https://www.designlights.org/enquiry> to confirm qualification. Not all product variations are DCL qualified.

P5506075EN page 1
December 13, 2023 7:22 AM**VERD-S Verdeon Small**

Nominal Power Lumens (4000K, 70CRI)

		S&I									
Power (MW)	23	34	43	54	63	74	83				
Wettable Load	24	34	44	54	64	74	84				
Genet (G) @ 27V	0.09	0.13	0.16	0.20	0.24	0.28	0.32	0.36	0.40	0.44	0.48
Power (MW)	25	34	43	53	63	74	84				
Wettable Load	30	39	48	57	66	75	84				
Genet (G) @ 34V	0.08	0.12	0.13	0.15	0.15	0.15	0.22	0.23	0.23	0.23	0.23
Current (G) @ 400V	0.06	0.08	0.09	0.11	0.11	0.14	0.16	0.18	0.18	0.18	0.18
2048A	Learnets	2,079	4,086	6,134	7,977	9,822	10,484	11,390			
	Learnets Per Vnet	160	147	147	140	144	138	138			
	Learnets	81-08	81-07	81-04-01	81-04-01	81-01-01	81-01-02	81-01-02	81-01-02	81-01-02	81-01-02
	Learnets	1,141	4,132	4,131	4,131	4,131	4,131	4,131	4,131	4,131	4,131
2048B	Learnets	154	142	142	138	138	131	131			
	Learnets Per Vnet	101	101	101-01	81-01-01	81-01-02	81-01-02	81-01-02	81-01-02	81-01-02	81-01-02
	Learnets	3,219	4,490	4,490	4,490	4,490	4,490	4,490	4,490	4,490	4,490
	Learnets	142	131	131	127	138	131	131			
2048C	Learnets	81-08	81-01	81-01-01	81-01-01	81-01-02	81-01-02	81-01-02	81-01-02	81-01-02	81-01-02
	Learnets Per Vnet	4,131	4,131	4,131	4,131	4,131	4,131	4,131	4,131	4,131	4,131
	Learnets	1,021	141	141	141	138	138	138			
	Learnets	121	121	81-01-01	81-01-01	81-01-02	81-01-02	81-01-02	81-01-02	81-01-02	81-01-02
2048D	Learnets	2,394	4,490	5,071	6,201	6,138	6,138	6,138			
	Learnets Per Vnet	142	131	131	138	138	138	138			
	Learnets	81-08	81-01	81-01-01	81-01-01	81-01-02	81-01-02	81-01-02	81-01-02	81-01-02	81-01-02
	Learnets	4,086	4,756	5,059	5,249	6,031	6,772	7,076			
2048E	Learnets	142	142	142	138	138	138	138			
	Learnets Per Vnet	81-08	81-01	81-01-02	81-01-02	81-01-02	81-01-02	81-01-02	81-01-02	81-01-02	81-01-02
	Learnets	7,161	4,289	5,445	6,428	7,782	8,811	8,888			
	Learnets	142	142	142	142	142	142	142			
2048F	Learnets	2,394	4,490	5,071	6,201	6,138	6,138	6,138			
	Learnets Per Vnet	142	131	131	138	138	138	138			
	Learnets	81-08	81-01	81-01-01	81-01-01	81-01-02	81-01-02	81-01-02	81-01-02	81-01-02	81-01-02
	Learnets	4,086	4,756	5,059	5,249	6,031	6,772	7,076			
2048G	Learnets	142	142	142	138						

Ambient Temperature	TM-21 Lanes Maintenance (100,000 hours)	TM-21 Lanes Maintenance (75,000 hours)	TM-21 Lanes Maintenance (100,000 hours)	Theoretical L79 (hours)
50°C	> 89%	> 84%	> 79%	> 151,000

EPA with Refractor (Sq. Ft.)	EPA without Refractor (Sq. Ft.)	Fixture Weight (lbs.)
0.67	0.59	10.7

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97



9506075EN page 1

VERD-S Verdeon Small

SAMPLE ORDER NUMBER: VERO-S-CA1-30-740-U-T2-A15-AP-10K-PR3

[illegible][illegible]

Construction

- | | | |
|--|--|---|
| <ul style="list-style-type: none"> Heavy-duty cast aluminium housing and end cap for long term storage or transport to easy maintenance No vibration rated | <ul style="list-style-type: none"> LED source for optimal efficiency light output and long life Operates in ambient temperatures -40°C to +60°C (40°F to 140°F) Standard three position turner per terminal block LED modules are IP65 rated | <ul style="list-style-type: none"> Housing and cast parts finished in five stage powder coat finish UL listed for use in wet locations Conforms to superior protection against fire and shock Conforms to CE mark Conforms your lighting assemblage to Cooper Lighting's standards for a complete selection of standard colors |
| <p>Options</p> <ul style="list-style-type: none"> Options are precisely designed to share the distribution maximizing efficiency and reduce cost Offered in 2700K, 3000K, and 4000K (in 1750 and 2750 CRI) UL Classified for 3000K COT and warm only | <p>Mounting</p> <ul style="list-style-type: none"> Trackball or standard affixature with cast pipe stem and 2.5" leveling slots. Four-hole-two-bank mounting Fixed-panel-pole ball gasts and are 1.4" to 2" (3.6" to 5.1" mounting pole) Standard 1" pole mount and 1.5" wide and 1.5" deep mounting bracket | <p>Warranty</p> <ul style="list-style-type: none"> Five-year warranty |
| <p>Electrical</p> | | |

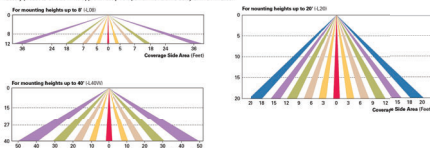
Electrical

P5506075EN page
December 13, 2012 2:12**VERD-S Verdeon Small**

©-10W This feature provide:

0-10V This feature provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocatalytic (PIN) and PIR Photocatalytic recirculates provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems cooperate with NEIMA Tera standards can be utilized with the PIR receptacles.



WaveLinx Wireless Control and Monitoring System: Available in 7-PIN or 4-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. Use the WaveLinx Mobile application for set-up and configuration. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

WaveLinx Outdoor Control Module (WOLC-70-TDA): A photostimulator that enables astromatic or time-based schedules to provide ON, OFF and dimming control of fixtures within a 2.0m arc/angle. The rev of this product is ON at dusk and OFF at dawn.

Willing a 7-PII receptacle. The cut-off functionality is ON at dusk and OFF at dawn.

WaveLinx Wireless Sensor (SWP40 and SWP50). These outdoor sensors offer passive infrared (PIR) occupancy and a photocell for closed loop daylight sensing. These sensors can be factory installed or field-installed via simple, tool-less integration into luminaires equipped with the Zhaga Book 18 compliant 4-PII receptacle (ZO or ZW). These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected. These occupancy sensors include an integral photocell for "dusk-to-dawn" control or daylight harvesting that is factory-enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7'-0" to 7'-6".



P5506075EN page



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PRELIMINARY
NOT FOR CONSTRUCTION

KH PROJECT	DATE	SCALE	AS SHOWN
017270019	12/06/23	DESIGNED BY	ATR
		DRAWN BY	SY

**YARDLY BUFFALO E
VILLAGE**
PREPARED FOR
YARDLY BY TAYLOR MORRISON
BTR / VSI RALEIGH, LLC

10



Know what's below.
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