



Administrative Approval Action

Case File / Name: SUB-0047-2022
DSLCL - BUFFALOE ROAD APARTMENTS

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

LOCATION: This site is located on the south side of Buffalo Road, west of Forestville Road at 7300 Buffalo Road. It is outside the city limits.

REQUEST: Development of a vacant 25.63 acre/1,116,584 sf tract zoned OX-3-CU & CX-3-CU with SHOD-1 overlay, into 2 vacant Open Lots with an existing right-of-way dedication of Timberfield Way (per SUB-0075-2021) of .10 acres/4,283 sf, and a new street right-of-way dedication of 1.27 acres/55,199 sf for Ralston Rd as shown, creating proposed New Lots 1 and 2. Proposed New Lot 1 being 14.02 acres/610,533 sf and New Lot 2 being 10.25 acres/446,569 sf, leaving a residual net site area of 24.27 acres/1,057,102 sf.

Z-3B-92 - Rezoning of Buffalo & Forestville Roads - Buffalo Road Part B.
Effective 4-7-92.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** N/A

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 November 16, 2022 by McAdams Company.

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. Buffalo Bend Subdivision (SUB-0075-2021) must have approved construction drawings (SPR) in place and recorded right of way for Timberfield Way prior to any site permit approval (SPR) for Buffalo Road Apts Subdivision (SUB-0047-2022).
2. Retaining wall design elevations shall be inserted into the civil Site Permit Review (SPR) plans set with wall height and design details noted to match the TW/BW elevation grades.

Engineering

3. 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 concurrent review approval.



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Public Utilities

4. A deed shall be recorded prior to concurrent approval for all necessary offsite City of Raleigh Sanitary Sewer Easements to accommodate future sewer line construction.
5. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval.
6. A plat shall be recorded for all necessary offsite right-of-way to accommodate future waterline construction.

Stormwater

7. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
8. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
9. 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

10. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
11. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).

☒ **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.

<input checked="" type="checkbox"/>	Cross Access Agreements Required
<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required
<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant Required

<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required
<input checked="" type="checkbox"/>	Slope Easement Deed of Easement Required
<input checked="" type="checkbox"/>	Pedestrian and Bicycle Access 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:



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General

1. A demolition permit shall be issued and this building permit number shown on all maps for recording.
2. Prior to any plat recordings, subdivision SUB-0075-2021 Buffaloe Bend Subdivision, shall have preliminary & plat approval with book map/pg #'s w/signatures and recorded at Wake Co Register of Deeds.

Engineering

3. A pedestrian and bicycle 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)
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 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.



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7. A cross access agreement among the lots identified as Lot 1 and Proposed Commercial Site by Others (PIN 1746324494) shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
8. 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)

Public Utilities

9. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.
10. 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.

Stormwater

11. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
12. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
13. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).
14. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
15. 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).

Urban Forestry



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16. A public infrastructure street tree surety for 11 street trees along Buffalo Road and 27 street trees along Ralston Road 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.
17. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 2.57 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. Comply with all conditions of Z-3B-92
2. Prior to any approval for permit plan review (if applicable), all applicable plats and civil design reviews for subdivision plans, SUB-0047-2022 and SUB-0075-2021, shall be inserted into the permit plans set with book map/pg# noted.

Public Utilities

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

Stormwater

4. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

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 11 street trees along Buffalo Road, 27 street trees along Ralston Road.

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

General

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.



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2. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

Stormwater

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

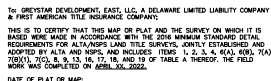
EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: December 15, 2025
Record at least ½ of the land area approved.

5-Year Sunset Date: December 15, 2027
Record entire subdivision.

I hereby certify this administrative decision.

Signed: *Daniel L. Stegall* Date: 12/15/2022
Development Services Dir/Designee
Staff Coordinator: Jermont Purifoy



RONALD T. FREDERICK, P.J.S. L-4720 Date

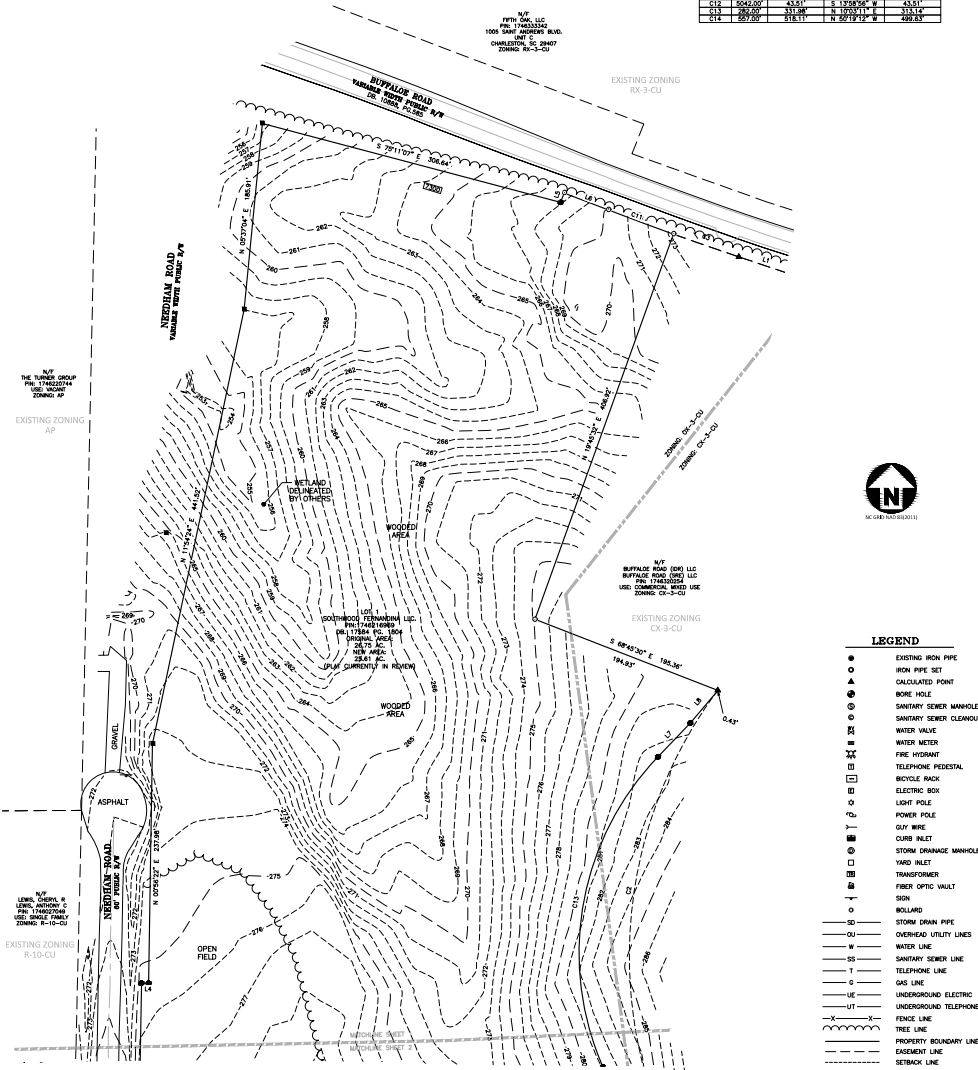
FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NUMBER: NCS-1122552-CO
COMMITMENT DATE: APRIL 5, 2022 8:00AM

- [illegible]

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 71°28'50" E	52.49
L3	S 89°27'21" W	22.59
L4	S 89°03'38" E	7.08
L5	N 20°59'34" E	9.86
L6	S 69°00'28" E	47.07
L7	N 43°46'43" E	46.62
L8	S 40°29'03" W	42.55

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	525.00	488.30	S 70°12' E	470.83
C2	525.00	368.90	S 68°42' E	419.24
C3	3203.30	68.98	S 70°51' E	68.89
C4	3716.42	50.11	S 74°20' E	370.96
C5	1611.74	37.22	N 76°48' W	50.01
C6	830.00	119.17	N 36°12' E	119.02
C7	830.00	246.30	S 23°40' W	245.45
C8	1288.49	211.54	N 41°04' W	211.34
C9	1042.00	233.45	S 69°17' W	263.43
C10	1441.30	170.49	S 72°02' E	174.11
C11	1441.30	68.98	S 69°37' E	68.89
C12	1042.00	43.51	S 13°58' W	43.51
C13	830.00	246.30	N 23°40' E	245.45
C14	1288.49	211.54	N 41°04' E	211.34

N/Y
FIFTH OAK, LLC
PIN: 1746333342
1005 SAINT ANDREWS BLVD.
UNIT C
CHARLESTON, SC 29407
ZOMMO: RV-3-CU



1. THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND, THIS IS AN ALTA/SPS LAND TITLE SURVEY.
2. THE REASON FOR THIS SURVEY ARE: BASED ON NC GRID NAD 83(2011).
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. ZONING: OX-3-CU, CX-3-CU, AND SHD-1
5. AREA BY COORDINATE GEOMETRY.
6. FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.A.A. FLOOD INSURANCE RATE MAP 174600-0, DATED MAY 02, 2006. THIS IS THE CURRENT 21/02/2020 ZONE MAP.

6. UTILITY SEGMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR THEREFORE MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

9. NO GRID MONUMENTS FOUND WITHIN 200' OF SITE.

10. FOR LINE AND CURVE TABLE SEE SHEET 2 OF 2.

11. WETLAND DELINEATION COMPLETED BY S&EC MAP DATED 04/20/2011

The Land referred to herein below is situated in the County of Wake, State of North Carolina, and is described as follows:

BEING A PROPOSED PARCEL IN SAINT MATTHEWS TOWNSHIP, WAKE COUNTY, NORTH CAROLINA, CONSISTING OF PARTS OF TRACTS ONE, TWO, AND THREE DESCRIBED IN DEED BOOK 64474 PAGE 711 & DEED BOOK 7643 PAGE 565 OF THE WAKE COUNTY REGISTRY; TRACT ONE BEING THE "CARL B. JONES" TRACT SHOWN IN BOOK OF MAPS 1958, PAGE 60, TRACT TWO BEING THE "N.W. JONES" TRACT SHOWN IN BOOK OF MAPS 1958, PAGE 60; SAID TRACTS BEING DIVIDED IN OWNERSHIP AS FOLLOWS:

-1/4 INTEREST IN TRACTS ONE, TWO, AND PART OF TRACT 3; LAMONT W. INGE & WIFE, DOLORES W. INGE DEED BOOK 6285, PAGE 426
-1/4 INTEREST IN ALL TRACTS; R & H PRODUCE, INC. DEED BOOK 7643, PAGE 585
-1/4 INTEREST IN ALL TRACTS; JACK R. INGE DEED BOOK 4474, PAGE 711

- 1/4 INTEREST IN TRACTS ONE, TWO, AND PART OF TRACT 3; LAMONT W. INGE & WIFE, DOLORES W. INGE DEED BOOK 6285, PAGE 426
-1/4 INTEREST IN ALL TRACTS; R & H PRODUCE, INC. DEED BOOK 7643, PAGE 585
-1/4 INTEREST IN ALL TRACTS; JACK R. INGE DEED BOOK 4474, PAGE 711

[illegible]

●	EXISTING IRON PIPE
○	IRON PIPE SET
▲	CALCULATED POINT
▲	POLE HOLE
○	SANITARY SEWER MANHOLE
○	SANITARY SEWER CLEANOUT
W	WATER VALVE
W	WATER METER
W	FIRE HYDRANT
W	TELEPHONE PEDESTAL
□	LIGHT POLE
□	ELECTRIC SIGN
□	BEYOND FENCE
○	PIPE
○	CURB INLET
○	STORM DRAINAGE MANHOLE
□	YARD INLET
□	TRANSFORMER
○	POLE OPTIC VALVE
○	SEIN
○	ROLLAND
○	STORM DRAIN PIPE
○	OVERHEAD UTILITY LINES
W	WATER LINE
SS	SANITARY SEWER LINE
T	TEL. LINE
○	Gas LINE
○	UNDERGROUND ELECTRIC
○	UNDERGROUND TELEPHONE
○	FENCE LINE
○	TREE LINE
○	PROPERTY BOUNDARY LINE
○	EASEMENT LINE
○	_____



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

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

GREYSTAR
JIGNA GOPALDAS
555 FAYETTEVILLE ST, SUITE 300
RALEIGH, NC 27601
PHONE: 860.478.3151

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The Global Leader in Rental Housing

BUFFALOE ROAD SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
7300 BUFFALOE ROAD
RALEIGH, NORTH CAROLINA 27604

NO.	DATE	
1	08. 00. 2002	PER CITY OF RALEIGH 1ST PSP REVIEW
2	30. 11. 2002	PER CITY OF RALEIGH 2ND PSP REVIEW
3	11. 16. 2003	PER CITY OF RALEIGH 3RD PSP REVIEW

NO.	DATE	
1	08. 00. 2002	PER CITY OF RALEIGH 1ST PSP REVIEW
2	30. 11. 2002	PER CITY OF RALEIGH 2ND PSP REVIEW
3	11. 16. 2003	PER CITY OF RALEIGH 3RD PSP REVIEW

PROJECT NO. GRE-22001
FILENAME GRE22001-XC1

PROJECT NO. GRE-22001
FILENAME GRE22001-XC1

CHECKED BY RTF
DRAWN BY JBT
SCALE 1" = 50'
DATE 05.25.2022

EXISTING CONDITIONS

1 OF 2

C1.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

CLIENT

GREYSTAR
JOHN G. GALDAS
555 FAYETTEVILLE ST, SUITE 300
RALEIGH, NC 27603
PHONE: 800.478.3355

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The Global Leader in Rental Housing

BUFFALO ROAD SUBDIVISION PRELIMINARY SUBDIVISION PLAN 7300 BUFFALO ROAD RALEIGH, NORTH CAROLINA 27604

REVISIONS

NO.	DATE	DESCRIPTION
1	08.30.2022	PRELIMINARY PLAN FOR REVIEW
2	10.11.2022	PRELIMINARY PLAN FOR REVIEW
3	11.18.2022	PRELIMINARY PLAN FOR REVIEW

PLAN INFORMATION

PROJECT NO.	GRE-22001
FILE NAME	GRE22001-NCL
CHECKED BY	RTF
DRAWN BY	JBT
SCALE	1" = 50'
DATE	05.25.2022

SHEET

EXISTING CONDITIONS

2 OF 2

C1.01

GENERAL NOTES

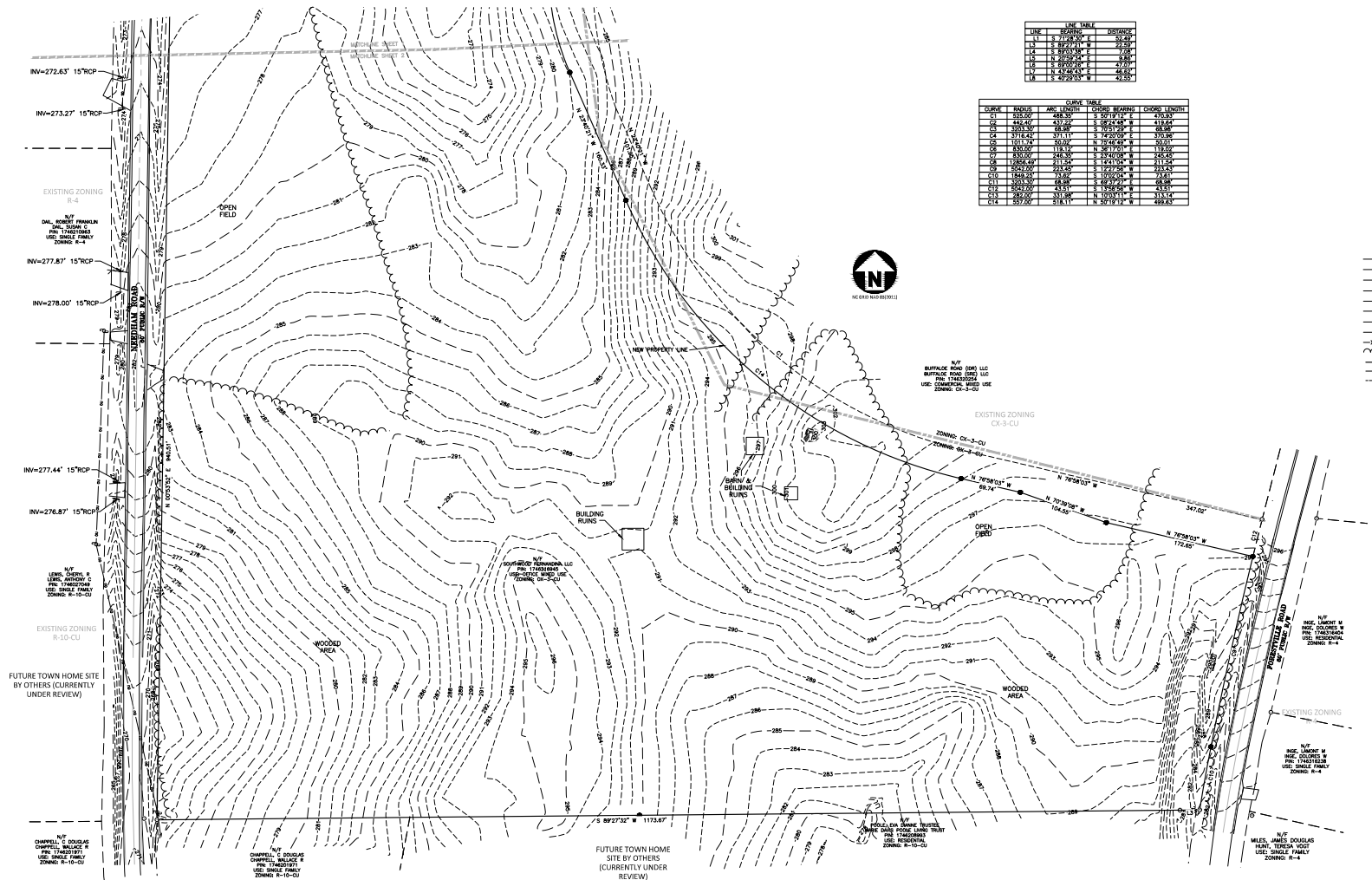
- SEE SHEET 1 OF 2 FOR GENERAL NOTES.
- SEE THIS SHEET FOR LINE AND CURVE TABLES.

LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- CALCULATED POINT
- BORE HOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- BIKEWAY MARK
- ELECTRIC BOX
- LIGHT POLE
- POWER POLE
- GUY WIRE
- CURB INLET
- STORM DRAINAGE MANHOLE
- YARD INLET
- TRANSFORMER
- FIBER OPTIC VAULT
- SIGN
- BOLLARD
- STORM DRAIN PIPE
- OVERHEAD UTILITY LINES
- WATER LINE
- SANITARY SEWER LINE
- TELEPHONE LINE
- GAS LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- FENCE LINE
- TREE LINE
- PROPERTY BOUNDARY LINE
- EASEMENT LINE
- SETBACK LINE

LINE	BEARING	DISTANCE
L1	N 77°58'30" E	51.49
L2	S 82°27'30" W	22.50
L3	N 79°53'30" E	7.00
L4	S 22°52'30" E	47.80
L5	N 79°53'30" E	47.00
L6	N 45°48'00" E	46.80
L7	S 45°48'00" W	42.50

CURVE	ANGLE	ARC LENGTH	CHORD BEARING	CURVE LENGTH
C1	535.00	488.50	S 50°19'15" E	476.93
C2	441.00	437.00	S 50°19'15" E	418.64
C3	335.00	388.00	S 70°11'30" E	388.00
C4	371.00	371.17	S 70°11'30" E	371.17
C5	1011.74	302.00	N 72°48'00" W	302.00
C6	830.00	119.10	N 72°48'00" W	119.10
C7	330.00	248.00	S 73°20'00" W	248.00
C8	1054.00	211.00	N 14°13'00" W	211.00
C9	324.00	221.00	S 72°27'00" W	221.00
C10	184.00	92.00	S 72°27'00" W	92.00
C11	320.00	88.00	S 69°33'00" W	88.00
C12	287.00	231.00	N 10°01'15" E	231.00
C13	274.00	118.11	N 10°01'15" E	118.11



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

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

CLIENT

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PRELIMINARY SUBDIVISION PLAN
7300 BUFFALOE ROAD
RALEIGH, NORTH CAROLINA 27604

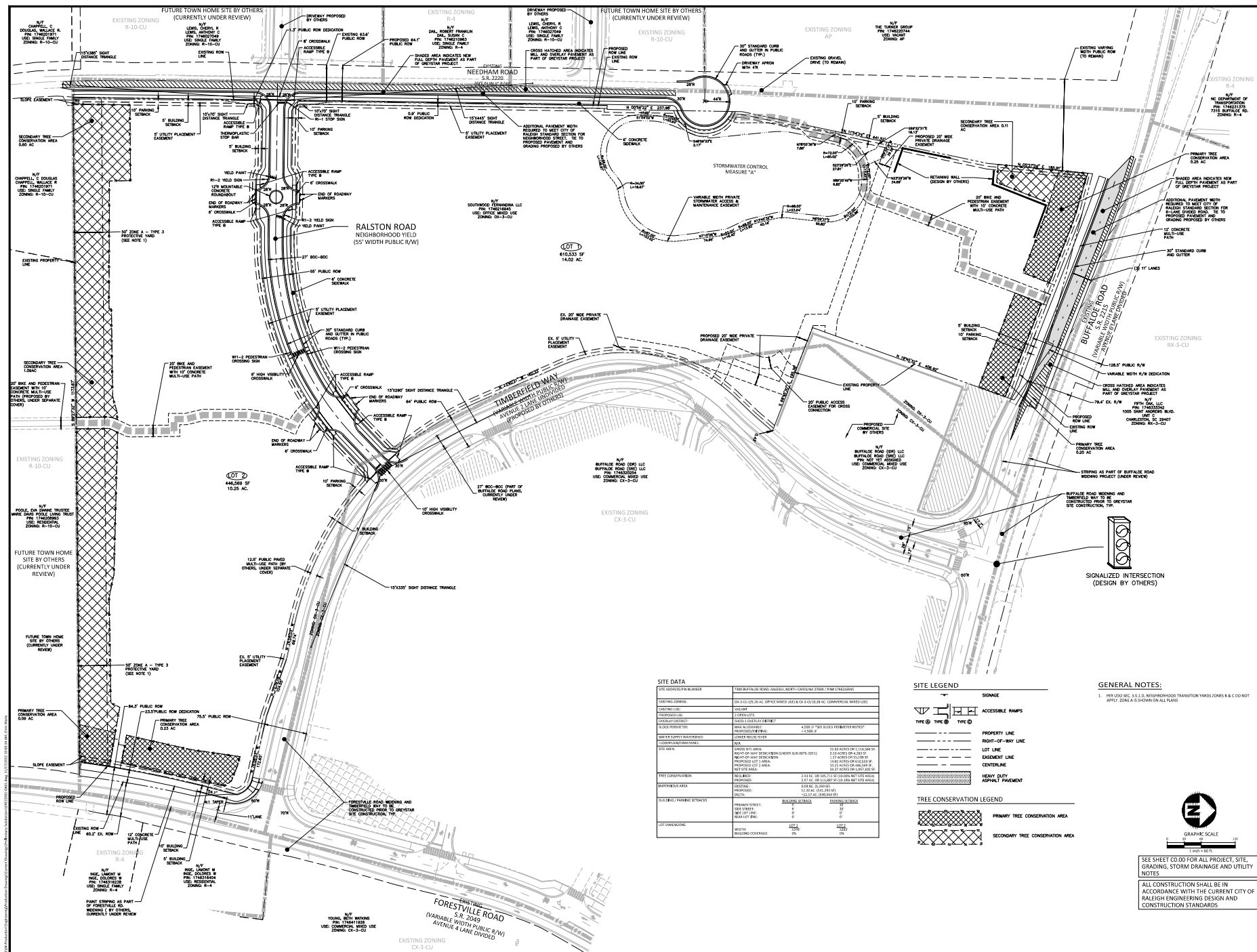
REVISIONS		
NO.	DATE	
1	06.30.2022	PER CITY OF BALTIMORE EST PSP REVIEW
2	10.11.2022	PER CITY OF BALTIMORE 2ND PSP REVIEW
3	11.14.2023	DCB (CITY OF BALTIMORE 2005 PSD 363)

PLAN INFORMATION

PROJECT NO.	GRE-22001
FILENAME	GRE22001-QAS1
CHECKED BY	ACP/MDS
DRAWN BY	CAW/MEM
SCALE	1" = 60'
DATE	11. 16. 2022

SHEET

OVERALL
SUBDIVISION PLAN
C2.00



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



McADAMS

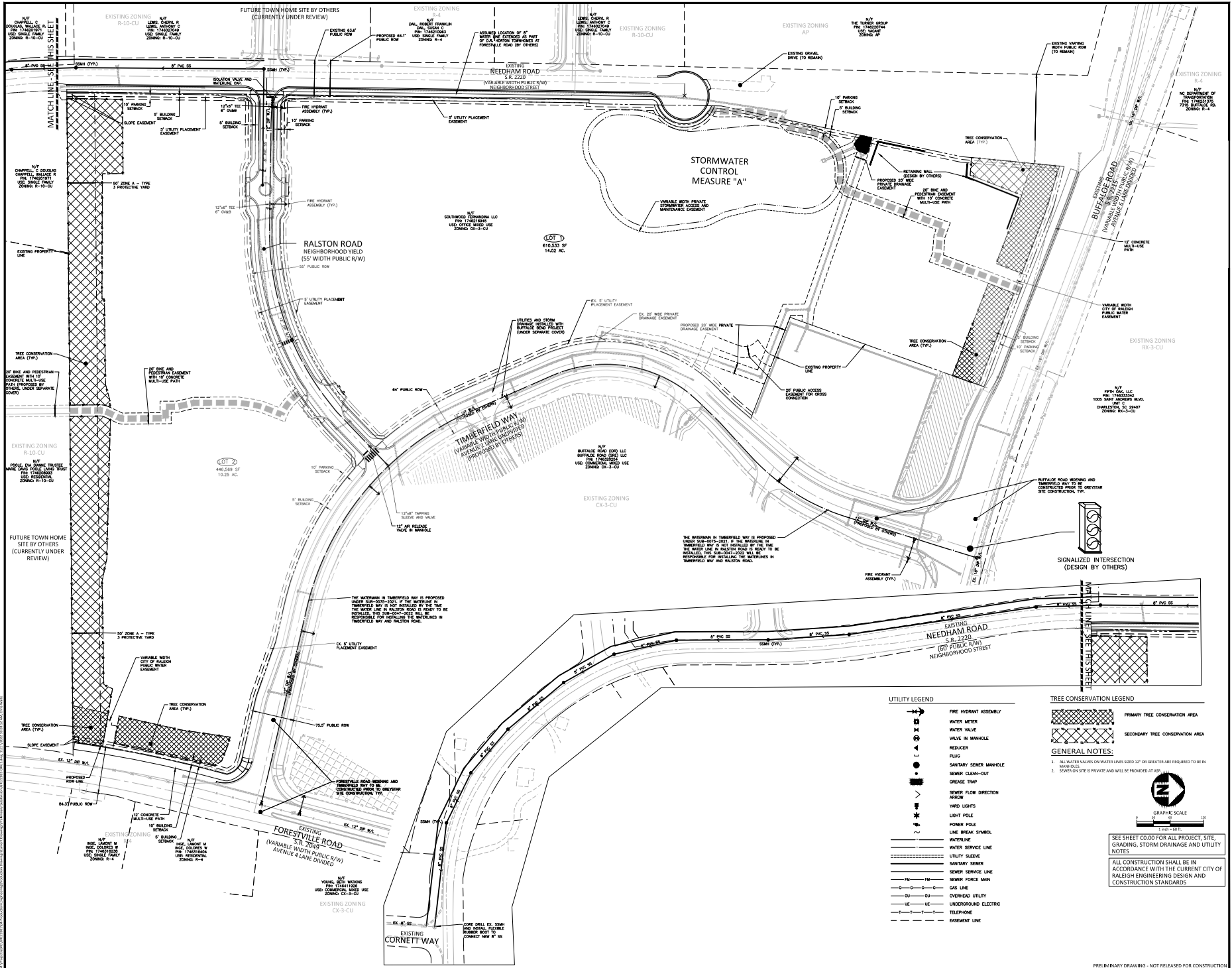
The John R. McAdams Company, Inc.
622 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919.361.5000
fax 919.361.2389
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

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HONA GOPALDAS
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PRELIMINARY SUBDIVISION PLAN
7300 BUFFALOE ROAD
RALEIGH, NORTH CAROLINA 27604**



REVISIONS

NO.	DATE	DESCRIPTION
1	08.30.2022	PER CITY OF RALEIGH FOR PRELIMINARY
2	10.11.2022	PER CITY OF RALEIGH FOR PRELIMINARY
3	11.16.2022	PER CITY OF RALEIGH FOR PRELIMINARY

PLAN INFORMATION

PROJECT NO.	GRE-22001
FILENAME	GRE22001-001
CHECKED BY	ACQ/MDS
DRAWN BY	CAN/DEM
SCALE	1" = 40'
DATE	11.16.2022

SHEET

**OVERALL UTILITY
PLAN
C4.00**

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



GREYSTAR
JIGNA GOPALDAS
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