# Administrative Approval Action

**Case File / Name: SUB-0055-2021**
**DSLC - Forestville Station**

**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 north side of Louisburg Road, east Forestville Road at 2701 Forestville Road.

**REQUEST:** Development on a vacant tract with a gross area of 34.92 acres with 0.292 acres of right-of-way dedication, leaving a net area of 33.79 acres zoned R-10 CU. A proposed 160 townhome lot subdivision (169 total lots) including 9 Open Area/HOA Common Area Lots being developed in two phases. Phase 1 (88 units / 93 lots) being 17.73 acres and Phase 2 (72 units / 76 lots) being 16.059 acres.

Z-34-20 - Forestville Road Rezoning to R-10 CU. Conditional use standards for tracts east of Forestville Rd. Adopted 4/6/21 and Effective 4/11/21.

**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 May 20, 2022 by McAdams.**

## 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. Approved street names are shown on the SPR plans set and the Primary Street designations shown on the coversheet for the referenced lots are updated and revised according to the new street names.

2. The amenity provided square footage for Phase 1 is re-calculated, per sheet C2, and sf total is revised on the data tables.

**Engineering**

3. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

4. A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.

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


5. Requirements Prior to Site Permitting Review - full striping, signage, full extents of construction where public improvements terminate to be reviewed further for tapers, etc.

**Public Utilities**

6. 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.

7. 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.

**Stormwater**

8. 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).

9. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

10. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

11. 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**

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

13. 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.

| | |
|---|---|
| ☑ | Stormwater Maintenance Covenant Required |
| ☑ | Utility Placement Deed of Easement Required |

| | |
|---|---|
| ☑ | Right of Way Deed of Easement Required |
| ☑ | Slope Easement 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:***

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


**General**

1. Provide documentation indicating a Property Owner's Association has been established for the subject development.

2. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

**Engineering**

3. A fee-in-lieu for select portions of infrastructure, as to be determined at site permitting review, is paid to the City of Raleigh (UDO 8.1.10).

4. 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)

5. 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)

6. A sight distance easement shall be approved by the Transportation Department for recording in the Wake County Registry and shown on a plat approved for recordation.

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.

8. 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)

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


**Public Utilities**

9. A fee-in-lieu of construction shall be paid to the City of Raleigh Public Utilities Department for the construction of a water main at end of street G & hartham park ave

10. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water & public sewer extensions

**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. 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).

13. 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).

14. 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).

15. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

16. 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**

17. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 3.6 acres of tree conservation area.

18. A public infrastructure surety for 202 street trees 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.

☑ **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**

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


1. Comply with all conditions of Z-34-20

**Urban Forestry**

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 52 street trees along Hartham Park Ave, 49 street trees along Street B, 13 street trees along Street C, 36 street trees along Street D, 19 street trees along Street E, 16 street trees along Street F, 8 street trees along Street G, 9 street trees along Street H.

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

**General**

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

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

3. All street lights and street signs required as part of the development approval are installed.

4. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

5. Prior to issuance of final building certificate of occupancy - the commercial developer will be responsible for installation of the Hartham Park signal prior to the final CO of the multifamily component.

**Stormwater**

6. 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: October 19, 2025**
**Record at least ½ of the land area approved.**

**5-Year Sunset Date: October 19, 2027**
**Record entire subdivision.**

I hereby certify this administrative decision.

**Signed:** Daniel L. Stegall Date: 06/22/2022
Development Services Dir/Designee
**Staff Coordinator: Jermont Purifoy**

# FORESTVILLE STATION

(FORMERLY PERRY FARM SUBDIVISION)
2701 FORESTVILLE RD
RALEIGH, NORTH CAROLINA ZIP 27616

## PRELIMINARY SUBDIVISION

RALEIGH CASE NUMBER: SUB-0055-2021
PROJECT NUMBER: TMH-20070
DATE: JULY 23, 2021

**DEVELOPMENT TYPE (UDO Section 2.1.2)**

| X Conventional Subdivision | Compact Development | Conservation Development | Cottage Court |
|---|---|---|---|

NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District

**GENERAL INFORMATION**

Scoping/sketch plan case number(s):

Development name (subject to approval): PERRY FARM

Property Address(es): 2701 FORESTVILLE RD

Recorded Deed PIN(s): 1748638285

What is your project type? ☐ Single family ☐ Apartment ☑ Townhouse ☐ Non-residential ☐ Other: ☐ Attached houses

**CURRENT PROPERTY OWNER/DEVELOPER INFORMATION**

NOTE: Please attach purchase agreement when submitting this form

| | |
|---|---|
| Company: TAYLOR MORRISON OF CAROLINAS, INC. | Owner/Developer Name and Title: MARK ALTMAN, LAND DEVELOPMENT DIRECTOR |
| Address: 15501 WESTON PARKWAY, SUITE 100, RALEIGH NC 27513 | |
| Phone #: 919.407.1232 | Email: MALTMAN@TAYLORMORRISON.COM |

**APPLICANT INFORMATION**

| | |
|---|---|
| Company: MCADAMS | Contact Name and Title: BRAD RHINEHALT, PROJECT MANAGER |
| | Address: 2905 MERIDIAN PARKWAY, DURHAM NC 27713 |
| Phone #: 919.361.5000 | Email: RHINEHALT@MCADAMSCO.COM |

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

**ZONING INFORMATION**

Gross site acreage: 34.924 ACRES

Zoning districts (if more than one, provide acreage of each): R-10-CU

Overlay district: NONE | Inside City limits? ☐ Yes ☑ No

Conditional Use District (CUD) Case # Z- 34-20 | Board of Adjustment (BOA) Case # A-

**STORMWATER INFORMATION**

Existing Impervious Surface: Acres: 0 Square Feet: 0

Proposed Impervious Surface: Acres: 15.85 Square Feet: 690,505

Neuse River Buffer ☑ Yes ☐ No | Wetlands ☑ Yes ☐ No

Is this a flood hazard area? ☐ Yes ☑ No

If yes, please provide the following:

Alluvial soils:

Flood study:

FEMA Map Panel #:

**NUMBER OF LOTS AND DENSITY**

Total # of townhouse lots: Detached Attached 160

Total # of single-family lots:

Proposed density for each zoning district (UDO 1.5.2.F): MAX. DWELLING UNITS PER Z-34-20 IS 160.
1,471,894 SF/160 UNITS = 9,199 SF NET SITE AREA/UNIT

Total # of open space and/or common area lots: *

Total # of requested lots: 160

**SIGNATURE BLOCK**

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

MCADAMS will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Signature: Date: 6-30-21
Printed Name: Mark Altman, Tyler Morrison

Signature: Date:
Printed Name:

**SITE DATA**

| | | | |
|---|---|---|---|
| SITE ADDRESS: | 2701 FORESTVILLE RD | | |
| OWNER: | PERRY FARM, LLC | | |
| PARCEL PIN NUMBER: | 1748638285 | | |
| EXISTING ZONING: | R-10-CU (RESIDENTIAL - 10 - CONDITIONAL USE) | SEE C0.01 FOR CONDITIONS | |
| OVERLAY DISTRICT: | NONE APPLICABLE | | |
| BLOCK PERIMETER: | MAX ALLOWABLE: 7,500 LF<br>PROPOSED: SEE SHEET C2.20 | | |
| WATERSHED: | NEUSE | | |
| FLOOD PLAIN/FIRM PANEL: | NONE APPLICABLE, MAP 3720174800J PANEL 1748 | | |
| SITE AREA: | GROSS SITE AREA:<br>AREA IN EXISTING RIGHT OF WAY:<br>PROPOSED RIGHT OF WAY DEDICATION (FORESTVILLE RD.):<br>NET SITE AREA:<br>WITHIN PHASE 1:<br>WITHIN PHASE 2: | 34.924 AC<br>0.836 AC<br>0.292 AC<br>33.796 AC<br>17.231 AC<br>16.694 AC | 1,521,107 SF<br>36,306 SF<br>12,707 SF<br>1,471,894 SF<br>772,384 SF<br>699,511 SF |
| EXISTING USE: | VACANT | | |
| SUBDIVISION TYPE: | CONVENTIONAL | | |
| PROPOSED USE: | TOWNHOUSE | | |
| PROPOSED DWELLING UNITS: | 160 UNITS | | |
| PHASE 1: | 88 UNITS | | |
| PHASE 2: | 72 UNITS | | |
| PROPOSED OPEN AREA LOTS: | 2 (SEE TABLE THIS SHEET) | PROPOSED HOA MAINT. OPEN LOTS: | 7 (SEE TABLE THIS SHEET) |
| PHASE 1: | 1 | PHASE 1: | 4 |
| PHASE 2: | 1 | PHASE 2: | 3 |
| TOTAL LOT COUNT: | 168 | | |
| PHASE 1: | 93 | | |
| PHASE 2: | 76 | | |
| INSIDE CITY LIMITS: | YES | | |
| RIVER BASIN: | NEUSE RIVER | | |
| SETBACKS: | FRONT: 10'<br>SIDE: 0'<br>REAR: 10'<br>SIDE STREET: 10' | BUILDING SEPARATION: 10'<br>MIN. LOT WIDTH: 16' | |
| MAX. BUILDING HEIGHT: | TWO STORIES AND 37'-11" (PER CASE AC-34-20) | | |
| IMPERVIOUS ALLOCATION PER LOT: | 1,800 SF FOR INTERIOR UNITS / 2,900 SF FOR EXTERIOR UNITS | | |
| R-10 DENSITY: | ALLOWABLE:<br>PROPOSED: | MIN. 3,000 SF NET SITE AREA/UNIT<br>160 UNITS (PHX UNITS) (ZONING CONDITION)<br>1,471,894 SF/160 UNITS = 9,199 SF NET SITE AREA/UNIT<br>WITHIN PHASE 1: 772,384 SF/88 UNITS = 8,777 SF/UNIT<br>WITHIN PHASE 2: 699,511 SF/72 UNITS = 9,715 SF/UNIT<br>160 DWELLING UNITS (MAX ALLW. BY ZONING COND.) | |
| IMPERVIOUS AREA: | EXISTING IMPERVIOUS:<br>PROPOSED IMPERVIOUS: | 0.00 AC (0 SF)<br>12.38 AC (539,271 SF) | |

PER TC-5A-18, PRIMARY STREET DESIGNATION FOR LOTS

| STREET FRONTAGE | LOT NUMBERS |
|---|---|
| MALMESBURY LANE | 1–49, 66–71, 157–160 |
| SAMMISH WAY | 144–156 |
| WARDLE COURT | 99–143 |
| MIDDLEWICK PLACE | 72–98 |
| PENRITH PLACE | 50–59 |
| GLOSSOP PLACE | 60–65 |

**PARKING DATA**

| | | |
|---|---|---|
| PROPOSED TOWNHOUSE UNIT MIX: | 1 BEDROOM | 160 UNITS (88 ONE CAR GARAGE UNITS, 72 TWO CAR GARAGE UNITS) |
| PARKING DATA: VEHICLE PARKING | REQUIRED: | 320 SPACES (2/UNIT) |
| | PROVIDED: TOWNHOUSE SPACES: | 512 SPACES<br>176 SPACES (88 ONE GARAGE UNITS = 1 GARAGE SPACE + 1 DRIVEWAY SPACE/UNIT)<br>288 SPACES (72 TWO GARAGE UNITS = 2 GARAGE SPACES + 2 DRIVEWAY SPACES/UNIT) |
| | SURFACE SPACES: | 49 SPACES |
| | ACCESSIBLE PARKING | REQUIRED: 3 TOTAL ACCESSIBLE SPACES; MIN. 1 VAN SPACES<br>PROVIDED: 6 TOTAL ACCESSIBLE SPACES; 2 VAN SPACES |
| | BIKE PARKING | REQUIRED: 8 SHORT-TERM SPACES (1 SPACE PER 20 UNITS) - NO LONG TERM REQUIRED<br>PROVIDED: 8 RACKS (8 SPACES) |
| | PARKING SETBACK | PRIMARY: 20'<br>SIDE STREET: 10'<br>SIDE LOT LINE: 0'<br>REAR LOT LINE: 3' |

**OPEN AREA PER ZONING CONDITIONS:** SEE C0.01 FOR ZONING CONDITIONS

| | | | |
|---|---|---|---|
| OVERALL NET SITE AREA: | 33.790 ACRES | 1,471,894 SF | |
| ON-SITE R.O.W. DEDICATION: | 7.195 ACRES | 313,404 SF | |
| NEW OVERALL SITE OPEN AREA: | 26.595 ACRES | 1,158,490 SF | |
| WITHIN PHASE 1: | 14.317 ACRES | 623,670 SF | |
| WITHIN PHASE 2: | 12.278 ACRES | 534,820 SF | |
| TOTAL OPEN AREA REQUIRED: | 26.595 ACRES x 30% = | | |
| | 7.979 ACRES | 347,547 SF | (30% NET SITE AREA) |
| WITHIN PHASE 1: | 4.296 ACRES | 187,101 SF | (30% OF PHASE 1) |
| WITHIN PHASE 2: | 3.683 ACRES | 160,446 SF | (30% OF PHASE 2) |
| TOTAL OPEN AREA PROVIDED: | 9.741 ACRES | 424,312 SF | (36.63% NET SITE AREA) |
| WITHIN PHASE 1: | 4.451 ACRES | 193,907 SF | (31.09% OF PHASE 1) |
| WITHIN PHASE 2: | 5.289 ACRES | 230,395 SF | (43.07% OF PHASE 2) |

OPEN AREA AND HOA COMMON LOTS

| | OPEN AREA | HOA COMMON |
|---|---|---|
| PHASE 1: | 201 (193,907 SF/4.45 AC) | 301 (13,915 SF/0.32 AC) |
| | | 302 (5,339 SF/0.12 AC) |
| | | 303 (11,458 SF/0.26 AC) |
| | | 304 (138,937 SF/3.19 AC) |
| PHASE 2: | 202 (230395 SF/5.29 AC) | 305 (6,240 SF/0.14 AC) |
| | | 306 (23,911 SF/0.55 AC) |
| | | 307 (44,216 SF/1.02 AC) |

**OUTDOOR AMENITY AREA PER TOWNHOUSE BUILDING TYPE:**

| | | | |
|---|---|---|---|
| TOTAL OUTDOOR AMENITY AREA REQUIRED: | 26.595 ACRES x 10% = | | |
| | 2.660 ACRES | 115,849 SF | (10% NET SITE AREA) |
| WITHIN PHASE 1: | 1.432 ACRES | 62,367 SF | (10% OF PHASE 1) |
| WITHIN PHASE 2: | 1.227 ACRES | 53,482 SF | (10% OF PHASE 2) |
| TOTAL OUTDOOR AMENITY AREA PROVIDED: | 3.225 ACRES | 140,478 SF | (12.13% NET SITE AREA) |
| WITHIN PHASE 1: | 1.697 ACRES | 73,910 SF | (11.85% OF PHASE 1) |
| WITHIN PHASE 2: | 1.528 ACRES | 66,568 SF | (12.44% OF PHASE 2) |

PRIVATE COMMUNITY AREA W/ ACTIVE RECREATION FEATURES (2-34-20)

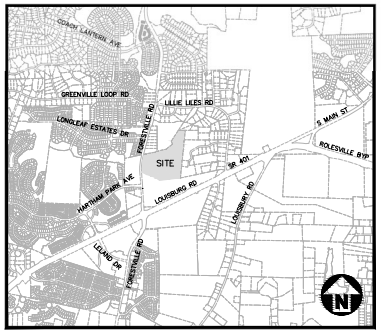
| | |
|---|---|
| REQUIRED: | 20,000 SF |
| PROVIDED: | AREA #1 = 16,173 SF |
| | AREA #2 = 7,058 SF |
| | TOTAL = 23,231 SF |

**TREE CONSERVATION AREA REQUIRED:**

| | | | |
|---|---|---|---|
| OVERALL NET SITE AREA: | 33.790 ACRES | 1,471,894 SF | |
| RIGHT OF WAY DEDICATION: | - 7.195 ACRES | 313,404 SF | |
| NET SITE AREA: | = 26.595 ACRES | 1,158,490 SF | |
| TREE CONSERVATION REQUIRED: | 2.660 ACRES | 115,849 SF | (10% NET SITE AREA) |

**TREE CONSERVATION AREA PROVIDED:**

| | | | |
|---|---|---|---|
| PRIMARY: | THOROUGHFARE: | 0.506 ACRES | 22,046 SF |
| | NEUSE BUFFER ZONE 2: | 0.771 ACRES | 33,590 SF |
| SECONDARY: | PERIMETER BUFFER: | 2.344 ACRES | 102,117 SF |
| TOTAL: | | 3.621 ACRES | 157,753 SF (13.6% NET SITE AREA) |




**VICINITY MAP**
1"=2000'

**GENERAL NOTES:**

1. RESIDENTIAL DRIVEWAY LOCATIONS AND WIDTHS WILL BE SUBJECT TO APPROVAL AT TIME OF SITE PERMITTING REVIEW. WHEN DESIGNING THE SITE, THE DESIGNER SHOULD KEEP IN MIND THE CITY OF RALEIGH RESIDENTIAL DRIVEWAY STANDARD DETAILS AND REGULATIONS AS FOUND IN RALEIGH STREET DESIGN MANUAL ARTICLE 9.5 AND SECTION 4.6.1.
2. PROPOSED LIGHTING WITHIN PUBLIC RIGHT OF WAY AND PRIVATE AREAS TO BE PROVIDED WITH CONSTRUCTION DRAWINGS AND WILL SHALL COMPLY WITH UDO 7.1.7.G. AND 2-34-20 3.o.
3. REQUIRED PUBLIC IMPROVEMENTS ON THIS PRELIMINARY SUBDIVISION PLAN ARE SHOWN AS PRELIMINARY AND FINAL DESIGN SHALL BE COORDINATED AT SITE PERMIT REVIEW. A FEE IN LIEU MAY BE FORMALLY REQUESTED ON AN INDIVIDUAL BASIS WITH JUSTIFICATION.

**ATTENTION CONTRACTORS**

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

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

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

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

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

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

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

**SOLID WASTE COMPLIANCE STATEMENT:**

1. THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
2. THE SOLID WASTE REMOVAL FOR THIS PROJECT WILL BE HANDLED BY THE CITY OF RALEIGH.
3. INDIVIDUAL ROLLOUT CARTS WILL BE PROVIDED AND ARE PROPOSED TO BE STORED WITHIN THE GARAGES.

**SHEET INDEX**


C0.01 PROJECT NOTES
C1.00 RECORDED PLAT
C1.01 EXISTING CONDITIONS - AREA "A"
C1.02 EXISTING CONDITIONS - AREA "B"
C1.03 EXISTING CONDITIONS - AREA "C"
C1.04 EXISTING CONDITIONS - AREA "D"
C1.05 EXISTING CONDITIONS - AREA "E"
C2.00 OVERALL SITE PLAN
C2.01 SITE PLAN - AREA "A"
C2.02 SITE PLAN - AREA "B"
C2.03 SITE PLAN - AREA "C"
C2.04 SITE PLAN - AREA "D"
C2.05 SITE PLAN - AREA "E"
C2.11 LOT DIMENSIONING PLAN - AREA "A"
C2.12 LOT DIMENSIONING PLAN - AREA "B"
C2.13 LOT DIMENSIONING PLAN - AREA "C"
C2.14 LOT DIMENSIONING PLAN - AREA "D"
C2.15 LOT DIMENSIONING PLAN - AREA "E"
C2.20 BLOCK PERIMETER PLAN
C3.00 OVERALL GRADING & STORM DRAINAGE PLAN
C3.01 GRADING & STORM DRAINAGE PLAN - AREA "A"
C3.02 GRADING & STORM DRAINAGE PLAN - AREA "B"
C3.03 GRADING & STORM DRAINAGE PLAN - AREA "C"
C3.04 GRADING & STORM DRAINAGE PLAN - AREA "D"
C3.05 GRADING & STORM DRAINAGE PLAN - AREA "E"
C4.00 OVERALL UTILITY PLAN
C4.01 UTILITY PLAN - AREA "A"
C4.02 UTILITY PLAN - AREA "B"
C4.03 UTILITY PLAN - AREA "C"
C4.04 UTILITY PLAN - AREA "D"
C4.05 UTILITY PLAN - AREA "E"
C4.06 SANITARY SEWER OUTFALL "A"
C4.07 FIRE APPARATUS PLAN
C8.01 SITE DETAILS
C8.02 SITE DETAILS
C8.03 STORM DRAINAGE DETAILS
C8.04 WATER DETAILS
C8.05 SANITARY SEWER DETAILS
C9.10 STORMWATER CONTROL MEASURE "A" PLAN VIEW
C9.20 STORMWATER CONTROL MEASURE "B" PLAN VIEW
C9.21 STORMWATER CONTROL MEASURE "B" NOTES
L2.00 TREE CONSERVATION PLAN
L2.01 TREE CONSERVATION PLAN ENLARGEMENTS
L2.02 TREE CONSERVATION CALCULATIONS
L5.00 OVERALL LANDSCAPE PLAN
L5.01 LANDSCAPE PLAN - AREA "A"
L5.02 LANDSCAPE PLAN - AREA "B"
L5.03 LANDSCAPE PLAN - AREA "C"
L5.04 LANDSCAPE PLAN - AREA "D"
L5.05 LANDSCAPE PLAN - AREA "E"
L5.06 LANDSCAPE DETAILS


PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


MCADAMS
The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com


**CLIENT**
TAYLOR MORRISON HOMES
15501 WEST PARKWAY, SUITE 100
CARY, NORTH CAROLINA 27513
PHONE: 919. 407. 1232
taylor morrison

**CONTACT**
TYLER PROBST
probst@mcadamsco.com
PHONE: 919. 361. 5000

**PROJECT DIRECTORY**
DEVELOPER
TAYLOR MORRISON HOMES
15501 WEST PARKWAY, SUITE 100
CARY, NORTH CAROLINA 27513
PHONE: 919.407.1232

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 10. 08. 2021 | REV. PER 1ST ROUND PSP COMMENTS |
| 2 | 11. 29. 2021 | REV. PER 2ND ROUND PSP COMMENTS |
| 3 | 01. 31. 2022 | REV. PER 3RD ROUND PSP COMMENTS |
| 4 | 05. 20. 2022 | REV. PER 4TH ROUND PSP COMMENTS |
| 5 | | |
| 6 | | |

**PRELIMINARY SUBDIVISION FOR:**
FORESTVILLE STATION

2701 FORESTVILLE RD
RALEIGH, NORTH CAROLINA ZIP 27616
PROJECT NUMBER: TMH-20070


X:\Projects\TMH\TMH-20070\04-Production\Engineering\Production Drawings\Current Drawings\Preliminary Subdivision\TMH20070 C0.01.dwg, 5/20/2022 3:57:42 PM, Tyler Probst

## SITE PLAN NOTES

1. NON-ALLEY LOADED DRIVEWAYS MAY INTERSECT A STREET NO CLOSER THAN 20 FEET FROM THE INTERSECTION OF TWO STREET RIGHT-OF-WAYS. THE MINIMUM CORNER CLEARANCE FROM CURB LINE OR EDGE OF PAVEMENT OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE RADIUS OF CURVATURE, OR 20 FEET FROM THE INTERSECTION OF RIGHT-OF-WAY LINES, WHICH EVER IS GREATER. THE RADIUS OF THE DRIVEWAY SHALL NOT ENCROACH ON THE MINIMUM CORNER CLEARANCE. REFER TO SECTION 6.5 OF THE LATEST VERSION OF THE RALEIGH STREET DESIGN MANUAL FOR ADDITIONAL DETAILS.
2. RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 50' OF ALL MINOR RESIDENTIAL, RESIDENTIAL, AND RESIDENTIAL COLLECTOR INTERSECTIONS. THE FULL LENGTH OF THE RIGHT-OF-WAY SHALL BE CLEARED AND GRADED ALONG ALL MAJOR, MINOR, & SENSITIVE AREA THOROUGHFARES.
3. WITHIN THE AREA DEFINED SIGHT TRIANGLES SHOWN ON THESE PLANS, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND 8 FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVEL WAY IF NO CURB LINE EXISTS. REFER TO SECTION 6.12 OF THE LATEST VERSION OF THE RALEIGH STREET DESIGN MANUAL FOR ADDITIONAL DETAILS.
4. MULTIWAY STOP CONTROL WILL NOT BE USED AT ANY PUBLIC STREET INTERSECTION WITHOUT AN ENGINEERING STUDY TO PROVIDE DATA TO CITY OF RALEIGH TRANSPORTATION DIVISION THAT THE MULTIWAY STOP INSTALLATION WARRANTS CAN BE MET AND ORDINANCED BY CITY COUNCIL APPROVAL.
5. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
6. ALL DIMENSIONS SHOWN ON SITE PLAN ARE MEASURED TO BACK OF CURB UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCTRUCTION. DRAWINGS SHALL BE GIVEN TO THE ENGINEER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE OWNER.
8. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER, BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
9. THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS MAY NOT SHOW EVERY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED. THE CONTRACTOR SHALL INSTALL SUCH STANDARD APPURTENANCES AS REQUIRED TO CLOSELY FOLLOW THE GRADES AND ALIGNMENTS DEPICTED ON THE PLANS.
10. CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
11. CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATIONS (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
12. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION, FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
13. ACCESSIBLE RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE (UDO) DETAILS.
14. ALL SIDEWALKS THAT CONNECT TO THE PUBLIC RIGHT-OF-WAY MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
15. TYPICAL PAVEMENT SECTION DETAILS ARE SHOWN WITHIN THIS SET AND INTENDED TO BE A MINIMUM PAVEMENT SECTION REQUIREMENT. THE CURRENT GEOTECHNICAL REPORT SHALL OVER-RIDE ALL TYPICAL PAVEMENT SECTIONS SHOWN, IF THE GEOTECHNICAL ENGINEER DEEMS A HEAVIER SECTION IS REQUIRED.
16. EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO SUBSTITUTION OF ALTERNATE EQUIPMENT.
17. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO THE LATEST VERSION OF THE RALEIGH STREET DESIGN MANUAL AND CONTACT PUBLIC WORKS STAFF FOR FURTHER GUIDANCE.
18. ALL SIGNAGE ASSOCIATED WITH THE PUBLIC STREET SYSTEM SHALL ADHERE TO MUTCD STANDARDS AND SPECIFICATIONS.
19. ANY TRANSIT STOP LOCATIONS SHOWN ARE PRELIMINARY ONLY. FINAL LOCATION SHALL BE DETERMINED ONCE THE CITY OF RALEIGH TRANSIT ROUTE HAS BEEN FINALIZED. ALL TRANSIT STOPS SHALL HAVE A 10'x20'x6" (3000 PSI) CONCRETE PAD.

## STORM DRAINAGE NOTES

1. ALL STORM DRAINAGE PIPES SHOWN SHALL BE REINFORCED CONCRETE (RCP) (MINIMUM CLASS III) UNLESS NOTED OTHERWISE. CONTRACTOR TO COORDINATE WITH THE GEOTECH TO VERIFY TYPE OF BEDDING REQUIRED BASED ON SOIL CONDITIONS. CONTRACTOR TO SELECT REQUIRED CLASS OF PIPE BASED ON DEPTH OF PIPE AND BEDDING PROVIDED PER THE AMERICAN CONCRETE PIPE ASSOCIATION GUIDELINES.
2. ALL STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARDS.
3. ALL CONCRETE SHALL MEET A MINIMUM 3000 PSI COMPRESSIVE STRENGTH.
4 ALL PIPE IN STORM DRAIN STRUCTURES SHALL BE STRUCK EVEN WITH INSIDE WALL.
5. ALL PIPE JOINTS SHALL BE MADE WITH PREFORMED JOINT SEALER, WHICH CONFORMS TO AASHTO SPECIFICATION M-198 FOR TYPE B FLEXIBLE PLASTIC GASKETS UNLESS OTHERWISE NOTED.
6. THE INTERIOR SURFACES OF ALL STORM DRAINAGE STRUCTURES SHALL BE POINTED UP AND SMOOTHED TO AN ACCEPTABLE STANDARD, USING MORTAR MIXED TO MANUFACTURER'S SPECIFICATIONS.
7. ALL BACKFILL SHALL BE NON-PLASTIC IN NATURE, FREE FROM ROOTS, VEGETATION MATTER, WASTE CONSTRUCTION MATERIAL OR OTHER OBJECTIONABLE MATERIAL. SAID MATERIAL SHALL BE CAPABLE OF BEING COMPACTED BY MECHANICAL MEANS AND SHALL HAVE NO TENDENCY TO FLOW OR BEHAVE IN A PLASTIC MANNER UNDER THE TAMPING BLOWS OR PROOF ROLLING.
8. MATERIALS DEEMED BY THE OWNER'S REPRESENTATIVE OR GEOTECH AS UNSUITABLE FOR BACKFILL PURPOSES SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.
9. BACKFILLING OF TRENCHES SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PIPE IS LAID. THE FILL AROUND THE PIPE SHALL BE THOROUGHLY COMPACTED TO 95 % OF THE MAXIMUM DRY DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST. THE TOP EIGHT (8) INCHES SHALL BE COMPACTED TO 100 PERCENT STANDARD PROCTOR.
10. UNDER NO CIRCUMSTANCES SHALL WATER BE ALLOWED TO RISE IN UNBACKFILLED TRENCHES AFTER PIPE HAS BEEN PLACED.
11. ALL CONCRETE PIPE AND PRECAST STORM STRUCTURES SHALL MEET NCDOT STANDARDS BY MANUFACTURER.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL PIPE AND STRUCTURES FOR CRACKS OR BREAKS, PRIOR TO INSTALLATION. ANY DAMAGED ITEMS SHALL NOT BE INSTALLED.
13. "KNOCK-OUT" BOXES OR HDPE PIPE SHALL NOT BE ALLOWED WITHIN PUBLIC RIGHT-OF-WAYS UNLESS APPROVED IN WRITING BY CITY OF RALEIGH STORMWATER DEPARTMENT.

## RETAINING WALL NOTES

1. THE RETAINING WALL ALIGNMENT SHOWN ON THESE PLANS DEPICTS THE LOCATION OF THE FRONT FACE OF THE RETAINING WALL AT THE TOP OF THE WALL. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING RETAINING WALLS ARE NOT LOCATED IN ANY STREAM BUFFERS, AND THEIR CONSTRUCTION DOES NOT ENCROACH INTO ANY ADJACENT PROPERTIES DUE TO ANY BATTER INCORPORATED IN THE DESIGN OF THE WALLS.
2. RETAINING WALLS ARE TO BE DESIGN-BUILD PROJECTS BY THE CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN FINAL CONSTRUCTION DRAWINGS FROM A REGISTERED ENGINEER AND GAIN ALL REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE RETAINING WALLS.
3. RETAINING WALLS SHALL BE ASSUMED TO BE BACKFILLED WITH OFF-SITE BORROW MATERIAL OR PROCESSED FILL, UNLESS THE CONTRACTOR CAN PROVIDE TO THE OWNER WITH CONFIRMATION FROM THE GEOTECHNICAL ENGINEER AND THE RETAINING WALL DESIGNER, THAT READILY AVAILABLE ON-SITE SOILS CAN BE USED.
4. THE TOP AND BOTTOM OF WALL ELEVATIONS SHOWN ON THESE PLANS IDENTIFY FINISHED GRADE ELEVATIONS ONLY. THE EXTENT THAT THE RETAINING WALL WILL BE EXTENDED BELOW GRADE TO THE FOOTING OR ABOVE GRADE TO THE TOP OF THE CAP BLOCK COURSE SHALL BE IDENTIFIED ON THE RETAINING WALL CONSTRUCTION DRAWINGS.
5. ALL RETAINING WALLS OVER 30" HIGH SHALL HAVE A SAFETY FENCE (DESIGN BY OTHERS).
6. ANY PART OF ANY RETAINING WALL THAT EXTENDS INTO THE RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT AGREEMENT. ENCROACHMENT AGREEMENTS FOR RETAINING WALLS SHALL BE APPROVED PRIOR TO CONSTRUCTION DRAWING APPROVAL.
7. ANY TIEBACK SYSTEMS FOR THE RETAINING WALLS SHALL NOT BE ALLOWED WITHIN PUBLIC RIGHT-OF-WAY.
8. STORMWATER RUN-OFF SHALL BE DIRECTED AWAY FROM RETAINING WALLS. ANY RUN-OFF FLOWING TO AND OVER A RETAINING WALL SHALL BE KEPT TO AN ABSOLUTE MINIMUM AND BROUGHT TO THE ATTENTION OF THE WALL DESIGNER PRIOR TO THEIR DESIGN.

## CITY OF RALEIGH PUBLIC UTILITIES STANDARD UTILITY NOTES (AS APPLICABLE)

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
2. 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) 5.0' 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 W-41 & S-49).
   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 TRAVERSING 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 FORCEMAINS. 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 CORPUD HANDBOOK PROCEDURE.
8. INSTALL ¾" 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 SIZE 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 LINEAR FEET MAXIMUM.
10. 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 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
11. 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.
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 CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT STEPHEN CALVERLEY AT (919) 996-2334 OR STEPHEN.CALVERLEY@RALEIGHNC.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. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES 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. A CERTIFICATE OF COMPLIANCE SHALL ALSO BE OBTAINED FOR EACH DEVICE PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

## GRADING NOTES

1. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION, FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
2. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER, PROVIDED BY CONTRACTOR RESPONSIBLE FOR EXCAVATION.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
4. CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
5. CONSTRUCTION, MAINTENANCE AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. TIMING OF REMOVAL SHALL BE COORDINATED WITH THE EROSION CONTROL INSPECTOR.
6. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
7. SOIL UNDER BUILDINGS, PAVED AREAS AND WITHIN SLOPES GREATER THAN 3:1 (H:V) SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.

## TRAFFIC CONTROL NOTES

1. PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES. PLEASE DIRECT ANY QUESTIONS TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
2. THE STREET, LANE, SIDEWALK, CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS AND ALL NCDOT STREETS WITHIN RALEIGH'S JURISDICTION.
3. A PERMIT REQUEST WITH A TCPED PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.
4. PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
5. ALL TCPED PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO:
   - MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD);
   - PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG);
   - AMERICAN DISABILITY ACT (ADA) REQUIREMENTS;
   - RALEIGH STREET DESIGN MANUAL (RSDM).
6. ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
7. ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

## ZONING CONDITIONS (CASE # Z-34-20)

NOTE: 1. ALL CONDITIONS SET FORTH IN SECTIONS #3 AND #5 ARE INCLUDED WITHIN THIS PROPOSED SUBDIVISION PLAN.

2. CONDITIONS #1, 2, AND 4 PERTAIN TO PARCEL AREAS NOT INCLUDED WITH THIS DEVELOPMENT.

**Narrative of Zoning Conditions Offered**

3. For that portion of the Property east of Forestville Road zoned R-10-CU:

a. The maximum number of dwelling units shall be 160 dwelling units.
*COMPLIANCE: THE PROPOSED NUMBER OF DWELLING UNITS IN THIS SUBDIVISION IS 160.*

b. The Apartment building type shall be prohibited.
*COMPLIANCE: NO APARTMENTS ARE PROPOSED WITH THIS SUBDIVISION.*

c. Property owner shall provide a minimum sixty-feet (60') wide buffer along the shared boundary line with that parcel identified as Lot 8 on that plat recorded in Book of Maps 1982, Page 925 (the "McGee Property"), for a distance of 380 feet as measured from the corner of the McGee Property at the Forestville Road right-of-way. For the balance of the shared property line, property owner shall provide a minimum thirty-feet (30') wide buffer. No building or private vehicular surface area may be located within these buffer areas. When five (5) feet or more of the width of these buffer areas are impacted by tree removal (except for tree removal associated with any existing or proposed public rights-of-way, access easements, slope easements, utility easements, or any other easements required by a governmental entity), those disturbed portions of the buffer area shall be replanted at a rate of at least four (4) shade trees and three (3) understory trees per 100 linear feet. Exhibit B, attached, illustrates these buffer areas.
*COMPLIANCE: BUFFER REQUIREMENTS ARE PROVIDED WITH THIS SUBDIVISION PLAN ALONG AREAS REFERENCED ABOVE.*

d. The minimum building setback shall be eighty-five feet (85') as measured from that portion of the shared boundary line with the McGee Property beginning at the corner of the McGee Property and the Forestville Road right-of-way for a distance of 380 feet. For the balance of the shared property line with the McGee Property, the minimum building setback shall be sixty feet (60'). Exhibit B, attached, illustrates these building setback lines.
*COMPLIANCE: SETBACK REQUIREMENTS ARE PROVIDED WITH THIS SUBDIVISION PLAN ALONG AREAS REFERENCED ABOVE.*

e. Within that area between (i) the 60-feet wide and 30-feet wide buffer areas described in above Condition 3.c. and (ii) any building or parking area, but outside of areas associated with any existing or proposed public rights-of-way, access easements, slope easements, utility easements, easements required by a governmental entity, and tree conservation areas, Leyland Cypress trees shall be planted at a rate of 4 per 100 linear feet of shared property line with the McGee Property. Based on an approximate shared property line length of 476 feet, approximately 19 trees are required by this condition. These new trees may be clustered so long as the total number of trees required by the ratio are planted. These new trees may not be used to satisfy the replanting requirement in Condition 3.c. Exhibit B, attached, illustrates this planting area.
*COMPLIANCE: PLANTING REQUIREMENTS ARE PROVIDED WITH THIS SUBDIVISION PLAN ALONG AREAS REFERENCED ABOVE.*

**Narrative of Zoning Conditions Offered**

f. Property owner shall provide a minimum thirty-feet (30') wide buffer along the shared boundary line with that parcel identified as Lot 1 on that plat recorded in Book of Maps 2015, Page 1903 (the "Morrison Property"). However, as measured from that point of the Morrison Property identified as Point 1 on Exhibit B, property owner shall provide a minimum sixty-feet (60') wide buffer. No building or private vehicular surface area may be located within this buffer area. If five (5) feet or more of the width of the buffer area is impacted by tree removal (except for tree removal associated with installation of a fence required by these conditions, and any existing or proposed public rights-of-way, access easements, slope easements, utility easements, or any easements required by a governmental entity), those disturbed portions of the buffer area shall be replanted at a rate of at least four (4) shade trees and three (3) understory trees per 100 linear feet. Exhibit B, attached, illustrates this buffer area.
*COMPLIANCE: BUFFER REQUIREMENTS ARE PROVIDED WITH THIS SUBDIVISION PLAN ALONG AREAS REFERENCED ABOVE.*

g. The minimum building setback from the shared boundary line with the Morrison Property shall be fifty (50) feet. However, as measured from that point of the Morrison Property identified as Point 1 on Exhibit B, the minimum building setback from Point 1 shall be 110 feet.
*COMPLIANCE: SETBACK REQUIREMENTS ARE PROVIDED WITH THIS SUBDIVISION PLAN ALONG AREAS REFERENCED ABOVE.*

h. This Condition 3.h. sets forth required plantings that may be located within that area between (i) the shared property line with the Morrison Property and (ii) any building or parking area, but exclusive of areas associated with any existing or proposed public rights-of-way, access easements, slope easements, utility easements, any easements required by a governmental entity, and tree conservation areas (the "Planting Area"), unless otherwise noted in this condition. Within the Planting Areas parallel to Segment B and Segment C of the Morrison Property boundary line, Leyland Cypress trees shall be planted at a rate of 10 trees per 100 linear feet. The trees required by this condition within the Planting Area parallel to Segment B shall be planted on the northern side of the fence described in Condition 3.j. Within the Planting Area parallel to Segment D of the Morrison Property boundary line and south of the stream buffer, Leyland Cypress trees shall be planted at a rate of 5 per 100 linear feet. Segment B is approximately 273 linear feet, which would result in about 27 trees. Segment C is approximately 112 linear feet, which would result in about 11 trees. Segment D, south of the buffer, is approximately 320 linear feet, which would result in about 16 trees. These new trees may be clustered so long as the total number of trees required by the ratio are planted. These new trees may not be used to satisfy the replanting requirement in Condition 3.f. Exhibit B, attached, illustrates this planting area.
*COMPLIANCE: PLANTING REQUIREMENTS ARE PROVIDED WITH THIS SUBDIVISION PLAN ALONG AREAS REFERENCED ABOVE.*

i. Property owner shall provide a thirty-feet (30') wide buffer along the shared boundary line with those parcels described in Deed Book 15168, Page 626 (Ortega), Deed Book 13321, Page 700 (Jones) and Deed Book 2999, Page 333 (Jones). No building or private vehicular surface area may be located within this buffer area. When five (5) feet or more of the width of the buffer area is impacted by tree removal (except for tree removal associated with installation of a fence required by these conditions, and any existing or proposed public rights-of-way, access easements, slope easements, utility easements, or any other easements required by a governmental entity), those portions of the buffer area shall be replanted at a rate of at least four (4) shade trees and three (3) understory trees per 100 linear feet. Exhibit B, attached, illustrates this buffer area.
*COMPLIANCE: BUFFER REQUIREMENTS ARE PROVIDED WITH THIS SUBDIVISION PLAN ALONG AREAS REFERENCED ABOVE.*

**Narrative of Zoning Conditions Offered**

j. Property owner shall construct a continuous and opaque privacy fence at least 6.5 feet in height in that area described in this Condition 3.j. Generally, this fence shall be located outside of the buffer areas described in Condition 3.c., Condition 3.f., and Condition 3.i., except for as expressly noted herein, but before any building or vehicular surface area. The fence may not be installed in areas designated as tree conservation areas. The rails of the fence shall be on the side of the fence facing the perimeter boundary line of the property. A retaining wall or wall that is at least 6.5 feet in height may be used to satisfy this condition so long as it is opaque and continuous with the privacy fence. Notwithstanding anything in this condition, in no event may a fence be located in any existing or proposed public rights-of-way, access easements, slope easements, utility easements, or any easements required by a governmental entity that do not permit a fence.

Fence Location Description: Beginning on the west side of the property, the fence shall start outside of the eastern edge of the stream buffer located near Forestville Road (the "Point of Beginning"), the fence shall run easterly and northeasterly, generally parallel to the McGee Property and Morrison Property, until it reaches the south side of the stream buffer in the northeast portion of the property ("Northeast Point"). From the Northeast Point, the fence shall run westerly along the southside of the stream buffer, within the buffer described in Condition 3.f., to the property line of the Morrison Property. From the Northeast Point, the fence shall run easterly along the south side of the stream buffer until reaching the property line of the Ortega property (Deed Book 15168, Page 626), including within the buffer area described in Condition 3.i. Additionally, from the Point of Beginning, the fence shall run in a southerly direction, outside the east side of the stream buffer, for at least 150 feet. Exhibit B, attached, illustrates the location of this fence.
*COMPLIANCE: FENCING THAT MEETS THE ABOVE CRITERIA IS PROVIDED ALONG AREAS REFERENCED ABOVE.*

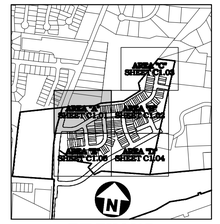
k. No land disturbing activity shall occur on the north side of the stream located in the northeast corner of the property. This area is identified on the attached Exhibit B.
*COMPLIANCE: NO LAND DISTURBING IS PROPOSED IN THE AREA REFERENCED ABOVE.*

l. The maximum building height shall be two (2) stories and forty feet (40').
*COMPLIANCE: MAXIMUM BUILDING HEIGHT IS LISTED ON THIS SUBDIVISION PLAN AS REFERENCED ABOVE.*

m. Development on this portion of the property shall include a private community amenity area with active recreation features, consisting of at least 20,000 square feet of land area.
*COMPLIANCE: PRIVATE COMMUNITY AREAS WITH ACTIVE RECREATION FEATURES ARE PROPOSED WITH THIS SUBDIVISION PLAN TO TOTAL AT LEAST 20,000 SF AS REFERENCED ABOVE.*

n. A minimum of thirty percent (30%) of the net site area of this portion of the property shall be designated as open area. "Open Area" as used in this Condition 3.n. shall mean land area (i) located outside of public right-of-way; (ii) located outside of a lot developed with a residential dwelling unit; (iii) located outside a parking area; and (iv) owned in accordance with UDO Section 2.5.7.A. Land area associated with any private community amenity area provided in accord




**INDEX MAP**

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 AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\TMH\TMH-20070\04-Production\Engineering\Production Drawings\Current Drawings\Xrefs\TMH20070-X1.dwg, 5/20/2022 5:38:19 PM, Tyler Probst


McAdams

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

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

www.mcadamsco.com


**CLIENT**

TAYLOR MORRISON HOMES
15501 WEST PARKWAY, SUITE 100
CARY, NORTH CAROLINA 27513
MARK ALTMAN
PHONE: 919. 407. 1232
taylor morrison

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 10. 08. 2021 | REV. PER 1ST ROUND PSP COMMENTS |
| 2 | 11. 29. 2021 | REV. PER 2ND ROUND PSP COMMENTS |
| 3 | 01. 31. 2022 | REV. PER 3RD ROUND PSP COMMENTS |
| 4 | 05. 20. 2022 | REV. PER 4TH ROUND PSP COMMENTS |
| 5 | | |
| 6 | | |

GRAPHIC SCALE
0 15 30 60
1 inch = 30 ft.

# FORESTVILLE STATION
## PRELIMINARY SUBDIVISION
2701 FORESTVILLE RD
RALEIGH, NORTH CAROLINA ZIP 27616

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | TMH-20070 |
| FILENAME | TMH20070-X1 |
| CHECKED BY | XXX |
| DRAWN BY | ??? |
| SCALE | 1" = 30' |
| DATE | 07. 23. 2021 |

**EXISTING CONDITIONS - AREA ''A''**

# C1.01

MATCH LINE - SEE SHEET C1.03

MATCH LINE - SEE SHEET C1.01

MATCH LINE - SEE SHEET C1.04

POND

50' NEUSE RIVER BUFFER

50'

N 51°22'10" E 273.42'

T.AL.
06
03

26" E 317.00'

S 05°51'38" W 1021.90'

OPEN

WOODED

LOG PILE

DIRT DRIVE

DIRT DRIVE CROSSES PROPERTY LINE

BH14

BH15

N/F
MARGIE JOI
PIN:1748737
B.M. 2002, PG.




INDEX MAP

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 AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\TMH\TMH-20070\04-Production\Engineering\Production Drawings\Current Drawings\Xrefs\TMH20070-X1.dwg, 5/20/2022 5:38:21 PM, Tyler Probst


McAdams

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

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

www.mcadamsco.com


**CLIENT**

TAYLOR MORRISON HOMES
15501 WEST PARKWAY, SUITE 100
CARY, NORTH CAROLINA 27513
MARK ALTMAN
PHONE: 919. 407. 1232

taylor morrison

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 10. 08. 2021 | REV. PER 1ST ROUND PSP COMMENTS |
| 2 | 11. 29. 2021 | REV. PER 2ND ROUND PSP COMMENTS |
| 3 | 01. 31. 2022 | REV. PER 3RD ROUND PSP COMMENTS |
| 4 | 05. 20. 2022 | REV. PER 4TH ROUND PSP COMMENTS |
| 5 | | |
| 6 | | |

GRAPHIC SCALE
50 100 200
1 inch = 100 ft.

# FORESTVILLE STATION
## PRELIMINARY SUBDIVISION
2701 FORESTVILLE RD
RALEIGH, NORTH CAROLINA ZIP 27616

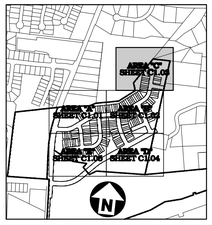
**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | TMH-20070 |
| FILENAME | TMH20070-X1 |
| CHECKED BY | XXX |
| DRAWN BY | ??? |
| SCALE | 1" = 30' |
| DATE | 07. 23. 2021 |

**EXISTING CONDITIONS - AREA "B"**

# C1.02




**INDEX MAP**

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 AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


McADAMS

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

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

www.mcadamsco.com


**CLIENT**

TAYLOR MORRISON HOMES
15501 WEST PARKWAY, SUITE 100
CARY, NORTH CAROLINA 27513
MARK ALTMAN
PHONE: 919. 407. 1232

taylor morrison

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 10. 08. 2021 | REV. PER 1ST ROUND PSP COMMENTS |
| 2 | 11. 29. 2021 | REV. PER 2ND ROUND PSP COMMENTS |
| 3 | 01. 31. 2022 | REV. PER 3RD ROUND PSP COMMENTS |
| 4 | 05. 20. 2022 | REV. PER 4TH ROUND PSP COMMENTS |
| 5 | | |
| 6 | | |

GRAPHIC SCALE
50 100 200
1 inch = 100 ft.

# FORESTVILLE STATION
## PRELIMINARY SUBDIVISION
2701 FORESTVILLE RD
RALEIGH, NORTH CAROLINA ZIP 27616

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | TMH-20070 |
| FILENAME | TMH20070-X1 |
| CHECKED BY | XXX |
| DRAWN BY | ??? |
| SCALE | 1" = 30' |
| DATE | 07. 23. 2021 |

**EXISTING CONDITIONS - AREA "C"**

# C1.03

M:\Projects\TMH\TMH-20070\04-Production\Engineering\Production Drawings\Current Drawings\Xref's\TMH20070-X1.dwg, 5/20/2022 5:58:23 PM, Tyler Probst

MATCH LINE - SEE SHEET C1.02

MATCH LINE - SEE SHEET C1.05

LOT 3
PERRY FARMS LLC
PIN:1748638285
2701 FORESTVILLE ROAD
D.B. 12849, PG. 1995
B.M. 2007, PG. 1418
B.M. 2021, PG. 1293
1,521,107 SQ.FT.
34.92 AC.

WOODED

DIRT DRIVE

DIRT DRIVE CROSSES PROPERTY LINE

N/F
MARGIE JONES
PIN:1748735122
D.B. 2999, PG. 333

OAK AT PROPERTY CORNER

S 05°51'38" W 605.70'

N/F
MARGIE JONES
PIN:1748737308
B.M. 2002, PG. 1188

WETLAND

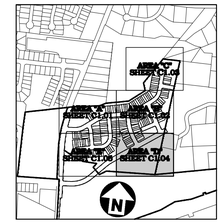
50' NEUSE RIVER BUFFER

POND

N 83°02'10" E 723.72'

50' NEUSE RIVER BUFFER

N 78°03




INDEX MAP

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 AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\TMH\TMH-20070\04-Production\Engineering\Production Drawings\Current Drawings\Xrefs\TMH20070X1.dwg, 5/20/2022 5:38:25 PM, Tyler Probst


McAdams

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

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

www.mcadamsco.com


**CLIENT**
TAYLOR MORRISON HOMES
15501 WEST PARKWAY, SUITE 100
CARY, NORTH CAROLINA 27513
MARK ALTMAN
PHONE: 919. 407. 1232
taylor morrison

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 10. 08. 2021 | REV. PER 1ST ROUND PSP COMMENTS |
| 2 | 11. 29. 2021 | REV. PER 2ND ROUND PSP COMMENTS |
| 3 | 01. 31. 2022 | REV. PER 3RD ROUND PSP COMMENTS |
| 4 | 05. 20. 2022 | REV. PER 4TH ROUND PSP COMMENTS |
| 5 | | |
| 6 | | |

[redacted]

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

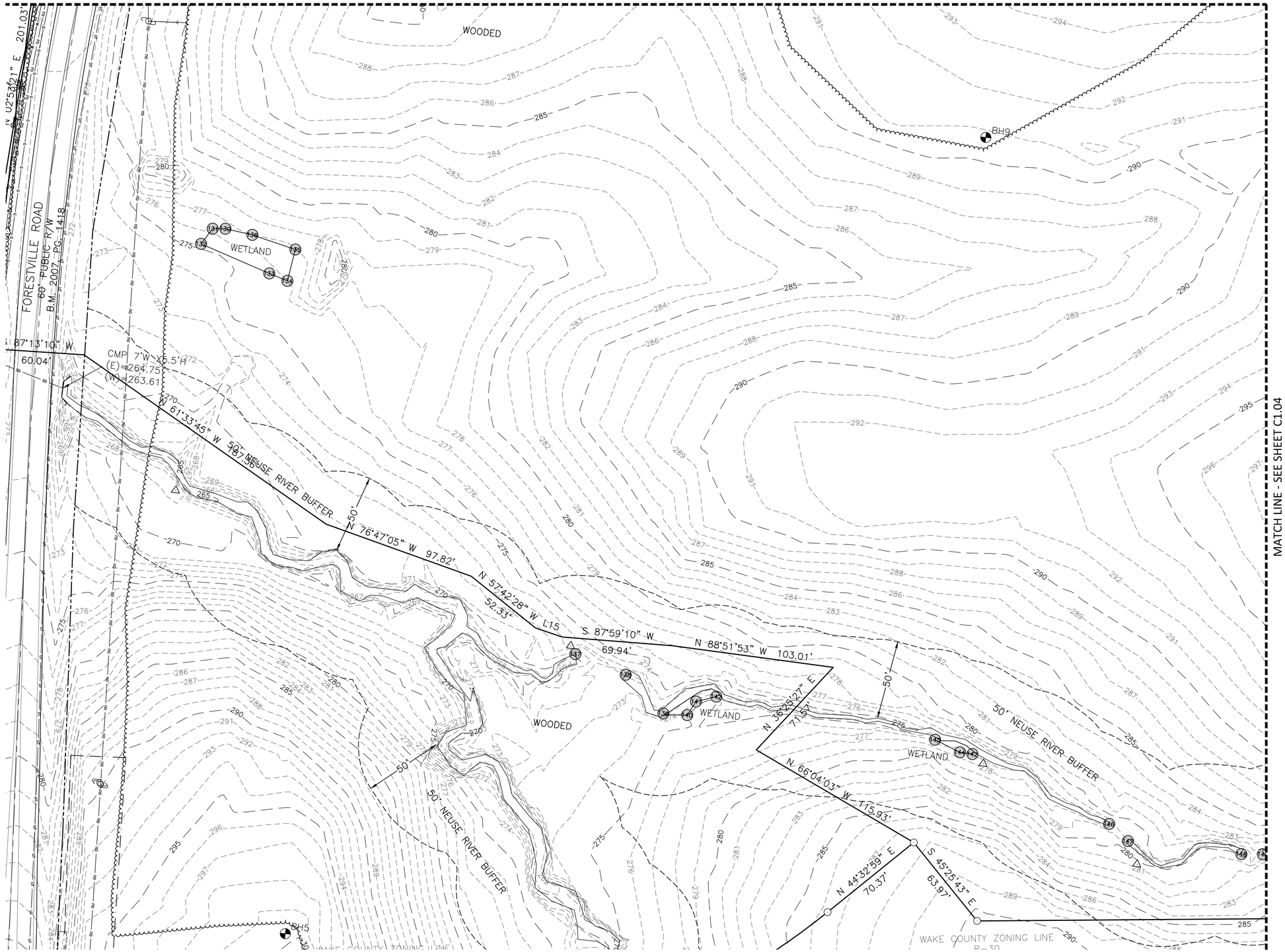
# FORESTVILLE STATION
PRELIMINARY SUBDIVISION
2701 FORESTVILLE RD
RALEIGH, NORTH CAROLINA ZIP 27616

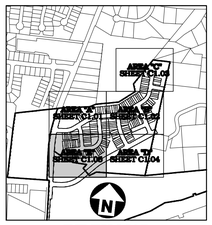
**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | TMH-20070 |
| FILENAME | TMH20070-X1 |
| CHECKED BY | XXX |
| DRAWN BY | ??? |
| SCALE | 1" = 30' |
| DATE | 07. 23. 2021 |

**EXISTING CONDITIONS - AREA "D"**

# C1.04




INDEX MAP

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 AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\TMH\TMH-20070\04-Production\Engineering\Production Drawings\Current Drawings\Xrefs\TMH20070-X1.dwg, 5/20/2022 5:38:27 PM, Tyler Probst


McAdams

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

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

www.mcadamsco.com


**CLIENT**

TAYLOR MORRISON HOMES
15501 WEST PARKWAY, SUITE 100
CARY, NORTH CAROLINA 27513
MARK ALTMAN
PHONE: 919. 407. 1232

taylor morrison

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 10. 08. 2021 | REV. PER 1ST ROUND PSP COMMENTS |
| 2 | 11. 29. 2021 | REV. PER 2ND ROUND PSP COMMENTS |
| 3 | 01. 31. 2022 | REV. PER 3RD ROUND PSP COMMENTS |
| 4 | 05. 20. 2022 | REV. PER 4TH ROUND PSP COMMENTS |
| 5 | | |
| 6 | | |

GRAPHIC SCALE
50 100 200
1 inch = 100 ft.

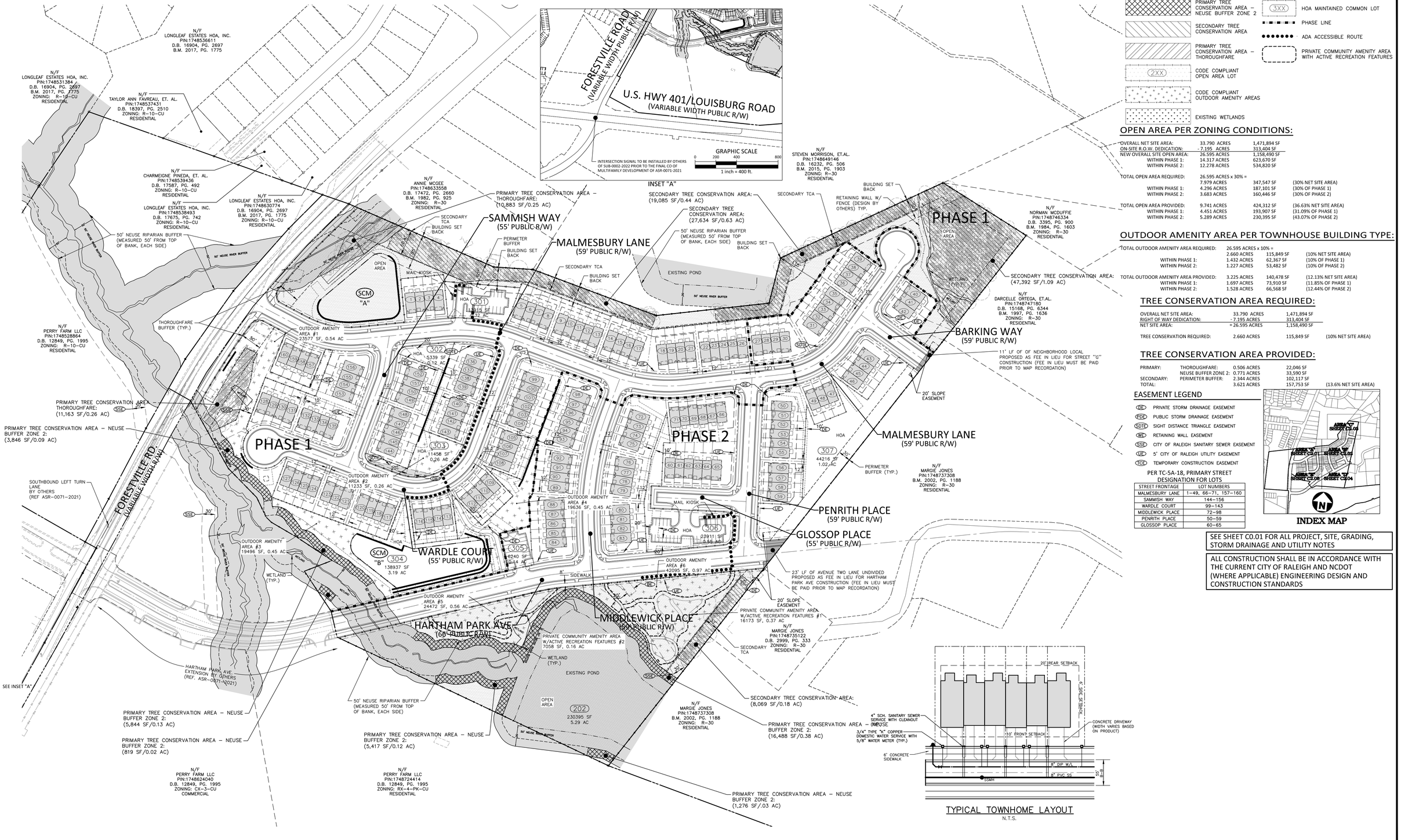
# FORESTVILLE STATION
## PRELIMINARY SUBDIVISION
## 2701 FORESTVILLE RD
RALEIGH, NORTH CAROLINA ZIP 27616

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | TMH-20070 |
| FILENAME | TMH20070-X1 |
| CHECKED BY | XXX |
| DRAWN BY | ??? |
| SCALE | 1" = 30' |
| DATE | 07. 23. 2021 |

**EXISTING CONDITIONS - AREA ''E''**

# C1.05




## LEGEND

- PRIMARY TREE CONSERVATION AREA – NEUSE BUFFER ZONE 2
- SECONDARY TREE CONSERVATION AREA
- PRIMARY TREE CONSERVATION AREA – THOROUGHFARE
- (2XX) CODE COMPLIANT OPEN AREA LOT
- CODE COMPLIANT OUTDOOR AMENITY AREAS
- EXISTING WETLANDS
- (3XX) HOA MAINTAINED COMMON LOT
- PHASE LINE
- ADA ACCESSIBLE ROUTE
- PRIVATE COMMUNITY AMENITY AREA WITH ACTIVE RECREATION FEATURES

## OPEN AREA PER ZONING CONDITIONS:

| | | | |
|---|---|---|---|
| OVERALL NET SITE AREA: | 33.790 ACRES | 1,471,894 SF | |
| ON-SITE R.O.W. DEDICATION: | - 7.195 ACRES | 313,404 SF | |
| NEW OVERALL SITE OPEN AREA: | 26.595 ACRES | 1,158,490 SF | |
| WITHIN PHASE 1: | 14.317 ACRES | 623,670 SF | |
| WITHIN PHASE 2: | 12.278 ACRES | 534,820 SF | |
| TOTAL OPEN AREA REQUIRED: | 26.595 ACRES x 30% = | | |
| | 7.979 ACRES | 347,547 SF | (30% NET SITE AREA) |
| WITHIN PHASE 1: | 4.296 ACRES | 187,101 SF | (30% OF PHASE 1) |
| WITHIN PHASE 2: | 3.683 ACRES | 160,446 SF | (30% OF PHASE 2) |
| TOTAL OPEN AREA PROVIDED: | 9.741 ACRES | 424,312 SF | (36.63% NET SITE AREA) |
| WITHIN PHASE 1: | 4.451 ACRES | 193,907 SF | (31.09% OF PHASE 1) |
| WITHIN PHASE 2: | 5.289 ACRES | 230,395 SF | (43.07% OF PHASE 2) |

## OUTDOOR AMENITY AREA PER TOWNHOUSE BUILDING TYPE:

| | | | |
|---|---|---|---|
| TOTAL OUTDOOR AMENITY AREA REQUIRED: | 26.595 ACRES x 10% = | | |
| | 2.660 ACRES | 115,849 SF | (10% NET SITE AREA) |
| WITHIN PHASE 1: | 1.432 ACRES | 62,367 SF | (10% OF PHASE 1) |
| WITHIN PHASE 2: | 1.227 ACRES | 53,482 SF | (10% OF PHASE 2) |
| TOTAL OUTDOOR AMENITY AREA PROVIDED: | 3.225 ACRES | 140,478 SF | (12.13% NET SITE AREA) |
| WITHIN PHASE 1: | 1.697 ACRES | 73,910 SF | (11.85% OF PHASE 1) |
| WITHIN PHASE 2: | 1.528 ACRES | 66,568 SF | (12.44% OF PHASE 2) |

## TREE CONSERVATION AREA REQUIRED:

| | | | |
|---|---|---|---|
| OVERALL NET SITE AREA: | 33.790 ACRES | 1,471,894 SF | |
| RIGHT OF WAY DEDICATION: | - 7.195 ACRES | 313,404 SF | |
| NET SITE AREA: | = 26.595 ACRES | 1,158,490 SF | |
| TREE CONSERVATION REQUIRED: | 2.660 ACRES | 115,849 SF | (10% NET SITE AREA) |

## TREE CONSERVATION AREA PROVIDED:

| | | | |
|---|---|---|---|
| PRIMARY: | THOROUGHFARE: | 0.506 ACRES | 22,046 SF |
| | NEUSE BUFFER ZONE 2: | 0.771 ACRES | 33,590 SF |
| SECONDARY: | PERIMETER BUFFER: | 2.344 ACRES | 102,117 SF |
| TOTAL: | | 3.621 ACRES | 157,753 SF (13.6% NET SITE AREA) |

## EASEMENT LEGEND

- (DE) PRIVATE STORM DRAINAGE EASEMENT
- (PDE) PUBLIC STORM DRAINAGE EASEMENT
- (SDTE) SIGHT DISTANCE TRIANGLE EASEMENT
- (WE) RETAINING WALL EASEMENT
- (SSE) CITY OF RALEIGH SANITARY SEWER EASEMENT
- (UE) 5' CITY OF RALEIGH UTILITY EASEMENT
- (TCE) TEMPORARY CONSTRUCTION EASEMENT

PER TC-5A-18, PRIMARY STREET DESIGNATION FOR LOTS

| STREET FRONTAGE | LOT NUMBERS |
|---|---|
| MALMESBURY LANE | 1–49, 66–71, 157–160 |
| SAMMISH WAY | 144–156 |
| WARDLE COURT | 99–143 |
| MIDDLEWICK PLACE | 72–98 |
| PENRITH PLACE | 50–59 |
| GLOSSOP PLACE | 60–65 |




INDEX MAP

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 AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


McAdams

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

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

www.mcadamsco.com


**CLIENT**

TAYLOR MORRISON HOMES
15501 WEST PARKWAY, SUITE 100
CARY, NORTH CAROLINA 27513
MARK ALTMAN
PHONE: 919. 407. 1232
taylor morrison

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 10. 08. 2021 | REV. PER 1ST ROUND PSP COMMENTS |
| 2 | 11. 29. 2021 | REV. PER 2ND ROUND PSP COMMENTS |
| 3 | 01. 31. 2022 | REV. PER 3RD ROUND PSP COMMENTS |
| 4 | 05. 20. 2022 | REV. PER 4TH ROUND PSP COMMENTS |
| 5 | | |
| 6 | | |

GRAPHIC SCALE
50 100 200
1 inch = 100 ft.

# FORESTVILLE STATION
PRELIMINARY SUBDIVISION
2701 FORESTVILLE RD
RALEIGH, NORTH CAROLINA ZIP 27616

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | TMH-20070 |
| FILENAME | TMH20070-OAS1 |
| CHECKED BY | TEP |
| DRAWN BY | LRS |
| SCALE | 1" = 100' |
| DATE | 07. 23. 2021 |

**OVERALL SITE PLAN**

# C2.00

M:\Projects\TMH\TMH-20070\004-Production\Engineering\Production Drawings\Current Drawings\Preliminary Subdivision\TMH20070-OAS1.dwg, 5/20/2022 5:39:08 PM, Tyler Probst




## SITE LEGEND

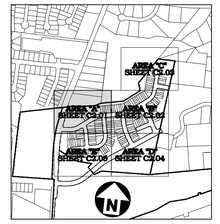
- SIGNAGE
- POWER POLE
- ACC — ACCESSIBLE PARKING STALL
- XX — PARKING SPACE COUNT
- ACCESSIBLE RAMPS (TYPE A, TYPE B, TYPE C)
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- PRIMARY TREE CONSERVATION AREA – NEUSE BUFFER ZONE 2
- SECONDARY TREE CONSERVATION AREA
- PRIMARY TREE CONSERVATION AREA – THOROUGHFARE
- 2XX — CODE COMPLIANT OPEN AREA LOT
- CODE COMPLIANT AMENITY AREAS
- 3XX — HOA MAINTAINED COMMON LOT
- PRIVATE COMMUNITY AMENITY AREA WITH ACTIVE RECREATION FEATURES
- PHASE LINE

## SIGNAGE LEGEND

1. STOP (R1-1)
2. SPEED LIMIT (R2-1)
3. VAN ACCESSIBLE PARKING SIGN (R7-8 & R7-8A)
4. ACCESSIBLE PARKING SIGN (R7-8)
5. MAIL PARKING 15 MINUTE LIMIT (R7-21A)

## EASEMENT LEGEND

- PDE — PRIVATE STORM DRAINAGE EASEMENT
- PDE — PUBLIC STORM DRAINAGE EASEMENT
- SDTE — SIGHT DISTANCE TRIANGLE EASEMENT
- WE — RETAINING WALL EASEMENT
- SSE — CITY OF RALEIGH SANITARY SEWER EASEMENT
- UE — 5' CITY OF RALEIGH UTILITY EASEMENT
- TCE — TEMPORARY CONSTRUCTION EASEMENT




INDEX MAP

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 AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\TMH\TMH-20070\04-Production\Engineering\Production Drawings\Current Drawings\Preliminary Subdivision\TMH20070-S1.dwg, 5/20/2022 5:39:42 PM, Tyler Probst


McADAMS

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

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

www.mcadamsco.com


**CLIENT**

TAYLOR MORRISON HOMES
15501 WEST PARKWAY, SUITE 100
CARY, NORTH CAROLINA 27513
MARK ALTMAN
PHONE: 919. 407. 1232
taylor morrison

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 10. 08. 2021 | REV. PER 1ST ROUND PSP COMMENTS |
| 2 | 11. 29. 2021 | REV. PER 2ND ROUND PSP COMMENTS |
| 3 | 01. 31. 2022 | REV. PER 3RD ROUND PSP COMMENTS |
| 4 | 05. 20. 2022 | REV. PER 4TH ROUND PSP COMMENTS |
| 5 | | |
| 6 | | |

GRAPHIC SCALE
15 30 60
1 inch = 30 ft.

# FORESTVILLE STATION
## PRELIMINARY SUBDIVISION
2701 FORESTVILLE RD
RALEIGH, NORTH CAROLINA ZIP 27616

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | TMH-20070 |
| FILENAME | TMH20070-S1 |
| CHECKED BY | TEP |
| DRAWN BY | LRS |
| SCALE | 1" = 30' |
| DATE | 07. 23. 2021 |

**SITE PLAN - AREA ''A''**

# C2.01

MATCH LINE - SEE SHEET C2.03

MATCH LINE - SEE SHEET C2.01

MATCH LINE - SEE SHEET C2.04

SECONDARY TREE CONSERVATION AREA: (19,085 SF/0.44 AC)

EXISTING POND

SECONDARY TREE CONSERVATION AREA: (27,634 SF/0.63 AC)

50' NEUSE RIVER BUFFER

50'

30'

20'

PERIMETER BUFFER (TYP.)

50' NEUSE RIPARIAN BUFFER (MEASURED 50' FROM TOP OF BANK, EACH SIDE)

6.5' OPAQUE WOODEN FENCE (SEE DETAIL C8.01)

SECONDARY TCA

BUILDING SET BACK

OPEN AREA

201 193907 SF 4.45 AC

MALMESBURY LANE (59' PUBLIC R/W)

PENRITH PLACE (59' PUBLIC R/W)

MIDDLEWICK PLACE (59' PUBLIC R/W)

GLOSSOP PLACE (55' PUBLIC R/W)

HARTHAM PARK AVE (66' PUBLIC R/W)

6' CONCRETE SIDEWALK

PHASE 1

PHASE 2

ACCESS EASEMENT

RETAINING WALL W/FENCE (DESIGN BY OTHERS)

HOA

20' SLOPE EASEMENT

20'x20' SIGN EASEMENT

SLOPE EASEMENT

23' LF OF AVENUE TWO LANE UNDIVIDED PROPOSED AS FEE IN LIEU FOR HARTHAM PARK AVE CONSTRUCTION (FEE IN LIEU MUST BE PAID PRIOR TO MAP RECORDATION)

306 MAIL KIOSK 23911 SF 0.55 AC

307 44216 SF 1.02 AC

## SITE LEGEND

- SIGNAGE
- POWER POLE
- ACC — ACCESSIBLE PARKING STALL
- XX — PARKING SPACE COUNT
- TYPE A, TYPE B, TYPE C — ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- PRIMARY TREE CONSERVATION AREA – NEUSE BUFFER ZONE 2
- SECONDARY TREE CONSERVATION AREA
- PRIMARY TREE CONSERVATION AREA – THOROUGHFARE
- 2XX — CODE COMPLIANT OPEN AREA LOT
- CODE COMPLIANT AMENITY AREAS
- 3XX — HOA MAINTAINED COMMON LOT
- PRIVATE COMMUNITY AMENITY AREA WITH ACTIVE RECREATION FEATURES
- PHASE LINE

## SIGNAGE LEGEND

1. STOP (R1-1)
2. SPEED LIMIT (R2-1)
3. VAN ACCESSIBLE PARKING SIGN (R7-8 & R7-8A)
4. ACCESSIBLE PARKING SIGN (R7-8)
5. MAIL PARKING 15 MINUTE LIMIT (R7-21A)

## EASEMENT LEGEND

- PE — PRIVATE STORM DRAINAGE EASEMENT
- PDE — PUBLIC STORM DRAINAGE EASEMENT
- SDTE — SIGHT DISTANCE TRIANGLE EASEMENT
- RE — RETAINING WALL EASEMENT
- SSE — CITY OF RALEIGH SANITARY SEWER EASEMENT
- UE — 5' CITY OF RALEIGH UTILITY EASEMENT
- TCE — TEMPORARY CONSTRUCTION EASEMENT

INDEX MAP

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 AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\TMH\TMH-20070\04-Production\Engineering\Production Drawings\Current Drawings\Preliminary Subdivision\TMH20070-S1.dwg, 5/20/2022 2:39:50 PM, Tyler Probst


McADAMS

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

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

www.mcadamsco.com


**CLIENT**

TAYLOR MORRISON HOMES
15501 WEST PARKWAY, SUITE 100
CARY, NORTH CAROLINA 27513
MARK ALTMAN
PHONE: 919. 407. 1232
taylor morrison

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 10. 08. 2021 | REV. PER 1ST ROUND PSP COMMENTS |
| 2 | 11. 29. 2021 | REV. PER 2ND ROUND PSP COMMENTS |
| 3 | 01. 31. 2022 | REV. PER 3RD ROUND PSP COMMENTS |
| 4 | 05. 20. 2022 | REV. PER 4TH ROUND PSP COMMENTS |
| 5 | | |
| 6 | | |

GRAPHIC SCALE
15 30 60
1 inch = 30 ft.

# FORESTVILLE STATION

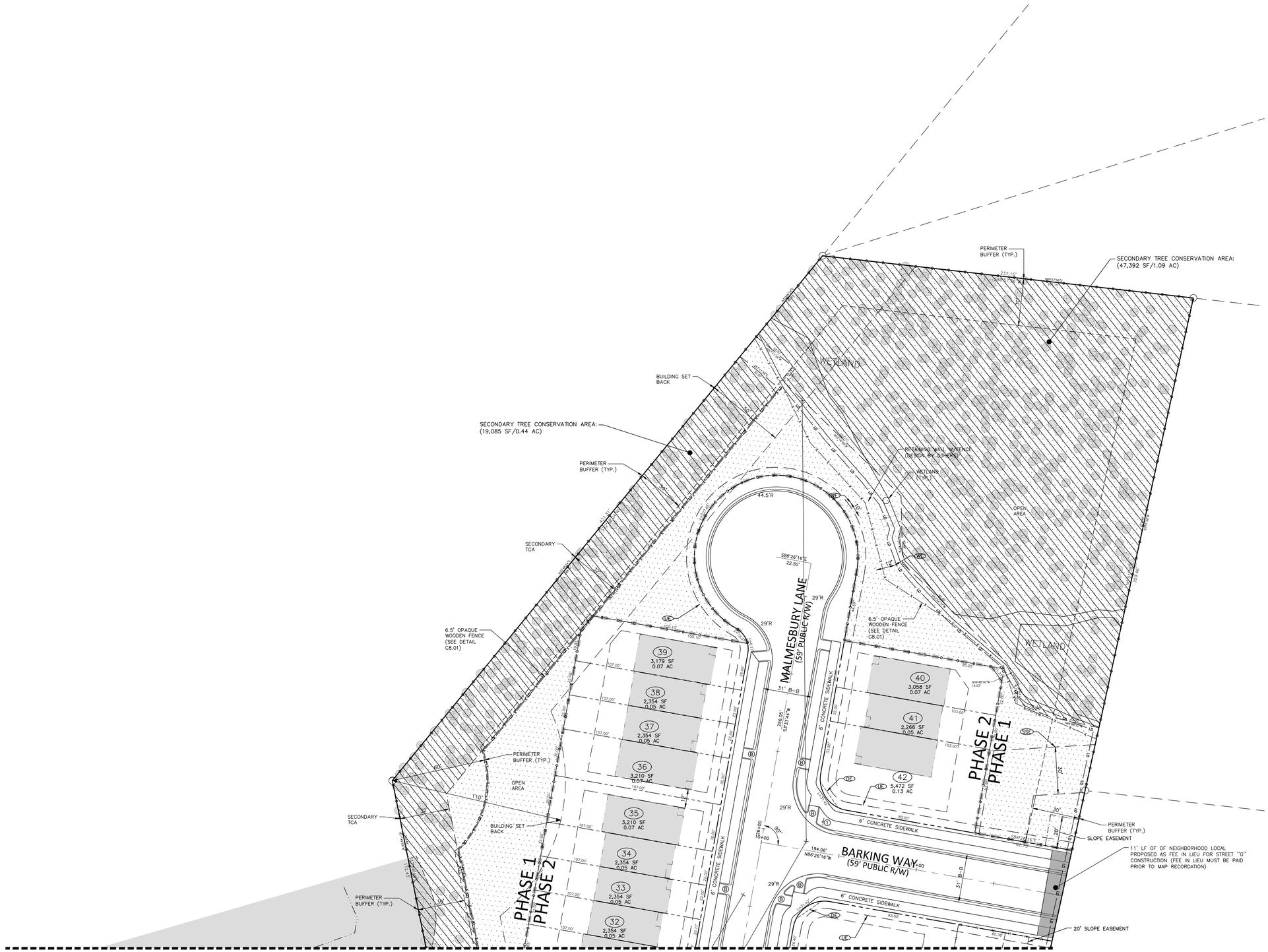
PRELIMINARY SUBDIVISION
2701 FORESTVILLE RD
RALEIGH, NORTH CAROLINA ZIP 27616

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | TMH-20070 |
| FILENAME | TMH20070-S1 |
| CHECKED BY | TEP |
| DRAWN BY | LRS |
| SCALE | 1" = 30' |
| DATE | 07. 23. 2021 |

**SITE PLAN - AREA "B"**

# C2.02




## SITE LEGEND

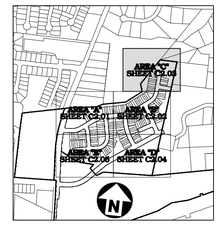
- SIGNAGE
- POWER POLE
- ACCESSIBLE PARKING STALL (ACC)
- PARKING SPACE COUNT (XX)
- ACCESSIBLE RAMPS (TYPE A, TYPE B, TYPE C)
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT–OF–WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- PRIMARY TREE CONSERVATION AREA – NEUSE BUFFER ZONE 2
- SECONDARY TREE CONSERVATION AREA
- PRIMARY TREE CONSERVATION AREA – THOROUGHFARE
- CODE COMPLIANT OPEN AREA LOT (2XX)
- CODE COMPLIANT AMENITY AREAS
- HOA MAINTAINED COMMON LOT (3XX)
- PRIVATE COMMUNITY AMENITY AREA WITH ACTIVE RECREATION FEATURES
- PHASE LINE

## SIGNAGE LEGEND

1. STOP (R1–1)
2. SPEED LIMIT (R2–1)
3. VAN ACCESSIBLE PARKING SIGN (R7–8 & R7–8A)
4. ACCESSIBLE PARKING SIGN (R7–8)
5. MAIL PARKING 15 MINUTE LIMIT (R7–21A)

## EASEMENT LEGEND

- DE PRIVATE STORM DRAINAGE EASEMENT
- PDE PUBLIC STORM DRAINAGE EASEMENT
- SDTE SIGHT DISTANCE TRIANGLE EASEMENT
- WE RETAINING WALL EASEMENT
- SSE CITY OF RALEIGH SANITARY SEWER EASEMENT
- UE 5' CITY OF RALEIGH UTILITY EASEMENT
- TCE TEMPORARY CONSTRUCTION EASEMENT




INDEX MAP

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 AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\TMH\TMH-20070\04-Production\Engineering\Production Drawings\Current Drawings\Preliminary Subdivision\TMH20070-S1.dwg, 5/20/2022 5:39:58 PM, Tyler Probst


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

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

www.mcadamsco.com


**CLIENT**

TAYLOR MORRISON HOMES
15501 WEST PARKWAY, SUITE 100
CARY, NORTH CAROLINA 27513
MARK ALTMAN
PHONE: 919. 407. 1232

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 10. 08. 2021 | REV. PER 1ST ROUND PSP COMMENTS |
| 2 | 11. 29. 2021 | REV. PER 2ND ROUND PSP COMMENTS |
| 3 | 01. 31. 2022 | REV. PER 3RD ROUND PSP COMMENTS |
| 4 | 05. 20. 2022 | REV. PER 4TH ROUND PSP COMMENTS |
| 5 | | |
| 6 | | |

GRAPHIC SCALE
15 30 60
1 inch = 30 ft.

# FORESTVILLE STATION
## PRELIMINARY SUBDIVISION
2701 FORESTVILLE RD
RALEIGH, NORTH CAROLINA ZIP 27616

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | TMH-20070 |
| FILENAME | TMH20070-S1 |
| CHECKED BY | TEP |
| DRAWN BY | LRS |
| SCALE | 1" = 30' |
| DATE | 07. 23. 2021 |

**SITE PLAN - AREA "C"**

# C2.03

MATCH LINE - SEE SHEET C2.02

MATCH LINE - SEE SHEET C2.05




## SITE LEGEND

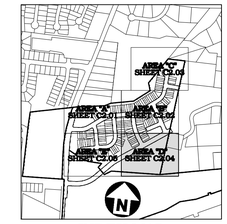
- SIGNAGE
- POWER POLE
- ACC — ACCESSIBLE PARKING STALL
- XX — PARKING SPACE COUNT
- ACCESSIBLE RAMPS (TYPE A, TYPE B, TYPE C)
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- PRIMARY TREE CONSERVATION AREA – NEUSE BUFFER ZONE 2
- SECONDARY TREE CONSERVATION AREA
- PRIMARY TREE CONSERVATION AREA – THOROUGHFARE
- 2XX — CODE COMPLIANT OPEN AREA LOT
- CODE COMPLIANT AMENITY AREAS
- 3XX — HOA MAINTAINED COMMON LOT
- PRIVATE COMMUNITY AMENITY AREA WITH ACTIVE RECREATION FEATURES
- PHASE LINE

## SIGNAGE LEGEND

1. STOP (R1-1)
2. SPEED LIMIT (R2-1)
3. VAN ACCESSIBLE PARKING SIGN (R7-8 & R7-8A)
4. ACCESSIBLE PARKING SIGN (R7-8)
5. MAIL PARKING 15 MINUTE LIMIT (R7-21A)

## EASEMENT LEGEND

- DE — PRIVATE STORM DRAINAGE EASEMENT
- PDE — PUBLIC STORM DRAINAGE EASEMENT
- SDTE — SIGHT DISTANCE TRIANGLE EASEMENT
- WE — RETAINING WALL EASEMENT
- SSE — CITY OF RALEIGH SANITARY SEWER EASEMENT
- UE — 5' CITY OF RALEIGH UTILITY EASEMENT
- TCE — TEMPORARY CONSTRUCTION EASEMENT




INDEX MAP

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 AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

M:\Projects\TMH\TMH-20070\04-Production\Engineering\Production Drawings\Current Drawings\Preliminary Subdivision\TMH20070-S1.dwg, 5/20/2022 5:40:06 PM, Tyler Probst

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


McAdams

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

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

www.mcadamsco.com


**CLIENT**

TAYLOR MORRISON HOMES
15501 WEST PARKWAY, SUITE 100
CARY, NORTH CAROLINA 27513
MARK ALTMAN
PHONE: 919. 407. 1232
taylor morrison

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 10. 08. 2021 | REV. PER 1ST ROUND PSP COMMENTS |
| 2 | 11. 29. 2021 | REV. PER 2ND ROUND PSP COMMENTS |
| 3 | 01. 31. 2022 | REV. PER 3RD ROUND PSP COMMENTS |
| 4 | 05. 20. 2022 | REV. PER 4TH ROUND PSP COMMENTS |
| 5 | | |
| 6 | | |

GRAPHIC SCALE
15 0 30 60
1 inch = 30 ft.

# FORESTVILLE STATION

PRELIMINARY SUBDIVISION
2701 FORESTVILLE RD
RALEIGH, NORTH CAROLINA ZIP 27616

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | TMH-20070 |
| FILENAME | TMH20070-S1 |
| CHECKED BY | TEP |
| DRAWN BY | LRS |
| SCALE | 1" = 30' |
| DATE | 07. 23. 2021 |

SITE PLAN - AREA "D"

# C2.04

MATCH LINE - SEE SHEET C2.01

MATCH LINE - SEE SHEET C2.04

MATCHLINE "A" - SEE INSET THIS SHEET

MATCHLINE "A"

## SITE LEGEND

- SIGNAGE
- POWER POLE
- ACC — ACCESSIBLE PARKING STALL
- XX — PARKING SPACE COUNT
- ACCESSIBLE RAMPS (TYPE A, TYPE B, TYPE C)
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- PRIMARY TREE CONSERVATION AREA – NEUSE BUFFER ZONE 2
- SECONDARY TREE CONSERVATION AREA
- PRIMARY TREE CONSERVATION AREA – THOROUGHFARE
- 2XX — CODE COMPLIANT OPEN AREA LOT
- CODE COMPLIANT AMENITY AREAS
- 3XX — HOA MAINTAINED COMMON LOT
- PRIVATE COMMUNITY AMENITY AREA WITH ACTIVE RECREATION FEATURES
- PHASE LINE

## SIGNAGE LEGEND

| | | |
|---|---|---|
| STOP | ① | STOP (R1-1) |
| SPEED LIMIT 25 | ② | SPEED LIMIT (R2-1) |
| RESERVED PARKING / MAXIMUM PENALTY $250 / VAN ACCESSIBLE | ③ | VAN ACCESSIBLE PARKING SIGN (R7-8 & R7-8A) |
| RESERVED PARKING / MAXIMUM PENALTY $250 | ④ | ACCESSIBLE PARKING SIGN (R7-8) |
| P / TOW AWAY 15 MIN | ⑤ | MAIL PARKING 15 MINUTE LIMIT (R7-21A) |

## EASEMENT LEGEND

- PDE — PRIVATE STORM DRAINAGE EASEMENT
- PDE — PUBLIC STORM DRAINAGE EASEMENT
- SDTE — SIGHT DISTANCE TRIANGLE EASEMENT
- WE — RETAINING WALL EASEMENT
- SSE — CITY OF RALEIGH SANITARY SEWER EASEMENT
- UE — 5' CITY OF RALEIGH UTILITY EASEMENT
- TCE — TEMPORARY CONSTRUCTION EASEMENT

INDEX MAP

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 AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


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

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

www.mcadamsco.com


**CLIENT**

TAYLOR MORRISON HOMES
15501 WEST PARKWAY, SUITE 100
CARY, NORTH CAROLINA 27513
MARK ALTMAN
PHONE: 919. 407. 1232

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 10. 08. 2021 | REV. PER 1ST ROUND PSP COMMENTS |
| 2 | 11. 29. 2021 | REV. PER 2ND ROUND PSP COMMENTS |
| 3 | 01. 31. 2022 | REV. PER 3RD ROUND PSP COMMENTS |
| 4 | 05. 20. 2022 | REV. PER 4TH ROUND PSP COMMENTS |
| 5 | | |
| 6 | | |

GRAPHIC SCALE
15 0 30 60
1 inch = 30 ft.

# FORESTVILLE STATION

PRELIMINARY SUBDIVISION
2701 FORESTVILLE RD
RALEIGH, NORTH CAROLINA ZIP 27616

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | TMH-20070 |
| FILENAME | TMH20070-S1 |
| CHECKED BY | TEP |
| DRAWN BY | LRS |
| SCALE | 1" = 30' |
| DATE | 07. 23. 2021 |

**SITE PLAN - AREA "E"**

# C2.05


M:\Projects\TMH\TMH-20070\04-Production\Engineering\Production Drawings\Current Drawings\Preliminary Subdivision\TMH20070-S1.dwg, 5/20/2022 5:40:39 PM, Tyler Probst

# CITY OF RALEIGH PUBLIC UTILITIES
# STANDARD UTILITY NOTES (AS APPLICABLE)

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
2. 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. 5.0' 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 W-41 & S-49).
   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. 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.
5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
6. 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.
7. INSTALL 3/4" 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 SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
8. INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
9. 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 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
10. 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.
11. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
12. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION.
13. 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. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES 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 JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

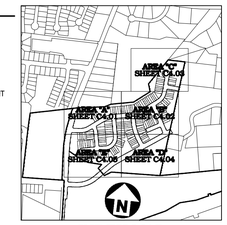



## UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- WATER METER
- WATER VALVE
- REDUCER
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- SEWER FLOW DIRECTION ARROW
- POWER POLE
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- FM — FM — SEWER FORCE MAIN
- G — G — G — G — GAS LINE
- OU — OU — OVERHEAD UTILITY
- UE — UE — UNDERGROUND ELECTRIC
- T — T — T — T — TELEPHONE
- EASEMENT LINE
- PRIMARY TREE CONSERVATION AREA – NEUSE BUFFER ZONE 2
- SECONDARY TREE CONSERVATION AREA
- PRIMARY TREE CONSERVATION AREA – THOROUGHFARE
- CODE COMPLIANT OPEN AREA LOT (2XX)
- CODE COMPLIANT AMENITY AREAS
- HOA MAINTAINED COMMON LOT (3XX)
- PRIVATE COMMUNITY AMENITY AREA WITH ACTIVE RECREATION FEATURES
- PHASE LINE

## EASEMENT LEGEND

- (DE) PRIVATE STORM DRAINAGE EASEMENT
- (PDE) PUBLIC STORM DRAINAGE EASEMENT
- (SDTE) SIGHT DISTANCE TRIANGLE EASEMENT
- (WE) RETAINING WALL EASEMENT
- (SSE) CITY OF RALEIGH SANITARY SEWER EASEMENT
- (UE) 5' CITY OF RALEIGH UTILITY EASEMENT
- (TCE) TEMPORARY CONSTRUCTION EASEMENT




INDEX MAP

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 AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

M:\Projects\TMH\TMH-20070\04-Production\Engineering\Production Drawings\Current Drawings\Preliminary Subdivision\TMH20070-OAU1.dwg, 5/20/2022 5:44:43 PM, Tyler Probst

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


McAdams
The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com


**CLIENT**
TAYLOR MORRISON HOMES
15501 WEST PARKWAY, SUITE 100
CARY, NORTH CAROLINA 27513
MARK ALTMAN
PHONE: 919. 407. 1232
taylor morrison

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 10. 08. 2021 | REV. PER 1ST ROUND PSP COMMENTS |
| 2 | 11. 29. 2021 | REV. PER 2ND ROUND PSP COMMENTS |
| 3 | 01. 31. 2022 | REV. PER 3RD ROUND PSP COMMENTS |
| 4 | 05. 20. 2022 | REV. PER 4TH ROUND PSP COMMENTS |
| 5 | | |
| 6 | | |

GRAPHIC SCALE 50 100 200
1 inch = 100 ft.

# FORESTVILLE STATION
PRELIMINARY SUBDIVISION
2701 FORESTVILLE RD
RALEIGH, NORTH CAROLINA ZIP 27616

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | TMH-20070 |
| FILENAME | TMH20070-OAU1 |
| CHECKED BY | XXX |
| DRAWN BY | LRS |
| SCALE | 1" = 100' |
| DATE | 07. 23. 2021 |

**OVERALL UTILITY PLAN**

# C4.00

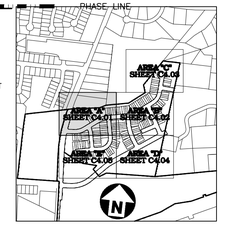



## UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- WATER METER
- WATER VALVE
- METER & VAULT
- REDUCER
- PLUG
- BLOW–OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN–OUT
- SEWER FLOW DIRECTION ARROW
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- FM FM — SEWER FORCE MAIN
- G G G G — GAS LINE
- OU OU — OVERHEAD UTILITY
- UE UE — UNDERGROUND ELECTRIC
- T T T T — TELEPHONE
- EASEMENT LINE
- PRIMARY TREE CONSERVATION AREA – NEUSE BUFFER ZONE 2
- SECONDARY TREE CONSERVATION AREA
- PRIMARY TREE CONSERVATION AREA – THOROUGHFARE
- 2XX — CODE COMPLIANT OPEN AREA LOT
- CODE COMPLIANT AMENITY AREAS
- 3XX — HOA MAINTAINED COMMON LOT
- PRIVATE COMMUNITY AMENITY AREA WITH ACTIVE RECREATION FEATURES
- PHASE LINE

## EASEMENT LEGEND

- (UE) PRIVATE STORM DRAINAGE EASEMENT
- (PDE) PUBLIC STORM DRAINAGE EASEMENT
- (SDTE) SIGHT DISTANCE TRIANGLE EASEMENT
- (WE) RETAINING WALL EASEMENT
- (SSE) CITY OF RALEIGH SANITARY SEWER EASEMENT
- (UE) 5' CITY OF RALEIGH UTILITY EASEMENT
- (TCE) TEMPORARY CONSTRUCTION EASEMENT




INDEX MAP

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 AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

M:\Projects\TMH\TMH-20070\04-Production\Engineering\Production Drawings\Current Drawings\Preliminary Subdivision\TMH20070-U1.dwg, 5/20/2022 5:45:23 PM, Tyler Probst

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


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

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

www.mcadamsco.com


**CLIENT**

TAYLOR MORRISON HOMES
15501 WEST PARKWAY, SUITE 100
CARY, NORTH CAROLINA 27513
MARK ALTMAN
PHONE: 919. 407. 1232

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 10. 08. 2021 | REV. PER 1ST ROUND PSP COMMENTS |
| 2 | 11. 29. 2021 | REV. PER 2ND ROUND PSP COMMENTS |
| 3 | 01. 31. 2022 | REV. PER 3RD ROUND PSP COMMENTS |
| 4 | 05. 20. 2022 | REV. PER 4TH ROUND PSP COMMENTS |
| 5 | | |
| 6 | | |

GRAPHIC SCALE
15 30 60
1 inch = 30 ft.

# FORESTVILLE STATION
PRELIMINARY SUBDIVISION
2701 FORESTVILLE RD
RALEIGH, NORTH CAROLINA ZIP 27616

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | TMH-20070 |
| FILENAME | TMH20070-U1 |
| CHECKED BY | XXX |
| DRAWN BY | LRS |
| SCALE | 1" = 30' |
| DATE | 07. 23. 2021 |

**UTILITY PLAN - AREA "A"**

# C4.01

MATCH LINE - SEE SHEET C4.03

MATCH LINE - SEE SHEET C4.01

SECONDARY TREE CONSERVATION AREA: (19,085 SF/0.44 AC)

EXISTING POND

SECONDARY TREE CONSERVATION AREA: (27,634 SF/0.63 AC)

N/F
STEVEN MORRISON, ET.AL.
PIN:1748649146
D.B. 16232, PG. 506
B.M. 2015, PG. 1903
ZONING: R-30
RESIDENTIAL

50' NEUSE RIPARIAN BUFFER (MEASURED 50' FROM TOP OF BANK, EACH SIDE)

6.5' OPAQUE WOODEN FENCE (SEE DETAIL C8.01)

SECONDARY TCA

BUILDING SET BACK

OPEN AREA

201
193907 SF
4.45 AC

MATHEWSBURY LANE
(59' PUBLIC R/W)

PHASE 1
PHASE 2

PENRITH PLACE
(59' PUBLIC R/W)

MIDDLEWICK PLACE
(59' PUBLIC R/W)

GLOSSOP PLACE
(55' PUBLIC R/W)

HARTHAM PARK AVE
(64' PUBLIC R/W)

307
44216 SF
1.02 AC

306
23911 SF
0.55 AC

HOA

20' SLOPE EASEMENT

PERIMETER BUFFER (TYP.)

20'x20' SIGN EASEMENT

SLOPE EASEMENT

FIRE HYDRANT ASSEMBLY (TYP.)

SSMH (TYP.)

8" SS

8" DIP W/L

6" DIP W/L

8"x8" TEE
(3) 8" GV&B

8"x6" TEE
(2) 8" GV&B
(1) 6" GV&B

12"x8" TEE
(1) 8" GV&B
(2) 12" GV&B

TEMPORARY 8" BLOWOFF ASSEMBLY FOR PHASING

4" SCH. SANITARY SEWER SERVICE WITH CLEANOUT (TYP.)

3/4" TYPE "K" COPPER DOMESTIC WATER SERVICE WITH 5/8" WATER METER (TYP.)

12" TEMPORARY BLOW-OFF ASSEMBLY

23' LF OF AVENUE TWO LANE UNDIVIDED PROPOSED AS FEE IN LIEU FOR HARTHAM PARK AVE CONSTRUCTION (FEE IN LIEU MUST BE PAID PRIOR TO MAP RECORDATION)

RETAINING WALL W/FENCE (DESIGN BY OTHERS)

N/F
MARGIE JONES
PIN:1748737308
B.M. 2002, PG. 1188
ZONING: R-30
RESIDENTIAL

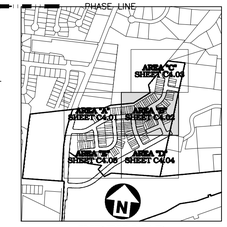
MATCH LINE - SEE SHEET C4.04

## UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- WATER METER
- WATER VALVE
- METER & VAULT
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- SEWER FLOW DIRECTION ARROW
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- FM — FM — SEWER FORCE MAIN
- G — G — G — G — GAS LINE
- OU — OU — OVERHEAD UTILITY
- UE — UE — UNDERGROUND ELECTRIC
- T — T — T — T — TELEPHONE
- EASEMENT LINE
- PRIMARY TREE CONSERVATION AREA – NEUSE BUFFER ZONE 2
- SECONDARY TREE CONSERVATION AREA
- PRIMARY TREE CONSERVATION AREA – THOROUGHFARE
- 2XX — CODE COMPLIANT OPEN AREA LOT
- CODE COMPLIANT AMENITY AREAS
- 3XX — HOA MAINTAINED COMMON LOT
- PRIVATE COMMUNITY AMENITY AREA WITH ACTIVE RECREATION FEATURES
- PHASE LINE

## EASEMENT LEGEND

- DE — PRIVATE STORM DRAINAGE EASEMENT
- PDE — PUBLIC STORM DRAINAGE EASEMENT
- SDTE — SIGHT DISTANCE TRIANGLE EASEMENT
- WE — RETAINING WALL EASEMENT
- SSE — CITY OF RALEIGH SANITARY SEWER EASEMENT
- UE — 5' CITY OF RALEIGH UTILITY EASEMENT
- TCE — TEMPORARY CONSTRUCTION EASEMENT




INDEX MAP

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 AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

M:\Projects\TMH\TMH-20070\04-Production\Engineering\Production Drawings\Current Drawings\Preliminary Subdivision\TMH20070-U1.dwg, 5/20/2022 5:45:38 PM, Tyler Probst

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


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

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

www.mcadamsco.com


**CLIENT**

TAYLOR MORRISON HOMES
15501 WEST PARKWAY, SUITE 100
CARY, NORTH CAROLINA 27513
MARK ALTMAN
PHONE: 919. 407. 1232

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 10. 08. 2021 | REV. PER 1ST ROUND PSP COMMENTS |
| 2 | 11. 29. 2021 | REV. PER 2ND ROUND PSP COMMENTS |
| 3 | 01. 31. 2022 | REV. PER 3RD ROUND PSP COMMENTS |
| 4 | 05. 20. 2022 | REV. PER 4TH ROUND PSP COMMENTS |
| 5 | | |
| 6 | | |

GRAPHIC SCALE
15 30 60
1 inch = 30 ft.

# FORESTVILLE STATION
PRELIMINARY SUBDIVISION
2701 FORESTVILLE RD
RALEIGH, NORTH CAROLINA ZIP 27616

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | TMH-20070 |
| FILENAME | TMH20070-U1 |
| CHECKED BY | XXX |
| DRAWN BY | LRS |
| SCALE | 1" = 30' |
| DATE | 07. 23. 2021 |

**UTILITY PLAN - AREA "B"**

# C4.02

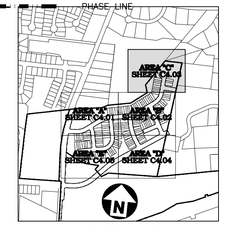



## UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- WATER METER
- WATER VALVE
- METER & VAULT
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- SEWER FLOW DIRECTION ARROW
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- SEWER FORCE MAIN
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- EASEMENT LINE
- PRIMARY TREE CONSERVATION AREA – NEUSE BUFFER ZONE 2
- SECONDARY TREE CONSERVATION AREA
- PRIMARY TREE CONSERVATION AREA – THOROUGHFARE
- CODE COMPLIANT OPEN AREA LOT (2XX)
- CODE COMPLIANT AMENITY AREAS
- HOA MAINTAINED COMMON LOT (3XX)
- PRIVATE COMMUNITY AMENITY AREA WITH ACTIVE RECREATION FEATURES
- PHASE LINE

## EASEMENT LEGEND

- (DE) PRIVATE STORM DRAINAGE EASEMENT
- (PDE) PUBLIC STORM DRAINAGE EASEMENT
- (SDTE) SIGHT DISTANCE TRIANGLE EASEMENT
- (WE) RETAINING WALL EASEMENT
- (SSE) CITY OF RALEIGH SANITARY SEWER EASEMENT
- (UE) 5' CITY OF RALEIGH UTILITY EASEMENT
- (TCE) TEMPORARY CONSTRUCTION EASEMENT




INDEX MAP

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 AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\TMH\TMH-20070\04-Production\Engineering\Production Drawings\Current Drawings\Preliminary Subdivision\TMH20070-U1.dwg, 5/20/2022 5:45:38 PM, Tyler Probst


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

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

www.mcadamsco.com


**CLIENT**

TAYLOR MORRISON HOMES
15501 WEST PARKWAY, SUITE 100
CARY, NORTH CAROLINA 27513
MARK ALTMAN
PHONE: 919. 407. 1232

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 10. 08. 2021 | REV. PER 1ST ROUND PSP COMMENTS |
| 2 | 11. 29. 2021 | REV. PER 2ND ROUND PSP COMMENTS |
| 3 | 01. 31. 2022 | REV. PER 3RD ROUND PSP COMMENTS |
| 4 | 05. 20. 2022 | REV. PER 4TH ROUND PSP COMMENTS |
| 5 | | |
| 6 | | |

GRAPHIC SCALE
15 0 30 60
1 inch = 30 ft.

# FORESTVILLE STATION
## PRELIMINARY SUBDIVISION
2701 FORESTVILLE RD
RALEIGH, NORTH CAROLINA ZIP 27616

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | TMH-20070 |
| FILENAME | TMH20070-U1 |
| CHECKED BY | XXX |
| DRAWN BY | LRS |
| SCALE | 1" = 30' |
| DATE | 07. 23. 2021 |

**UTILITY PLAN - AREA "C"**

# C4.03

MATCH LINE - SEE SHEET C4.02

MATCH LINE - SEE SHEET C4.05

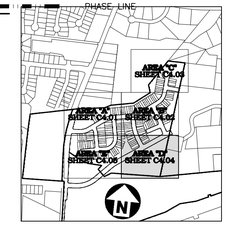



## UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- WATER METER
- WATER VALVE
- METER & VAULT
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- SEWER FLOW DIRECTION ARROW
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- FM — FM — SEWER FORCE MAIN
- G — G — G — G — GAS LINE
- OU — OU — OVERHEAD UTILITY
- UE — UE — UNDERGROUND ELECTRIC
- T — T — T — T — TELEPHONE
- EASEMENT LINE
- PRIMARY TREE CONSERVATION AREA – NEUSE BUFFER ZONE 2
- SECONDARY TREE CONSERVATION AREA
- PRIMARY TREE CONSERVATION AREA – THOROUGHFARE
- (2XX) CODE COMPLIANT OPEN AREA LOT
- CODE COMPLIANT AMENITY AREAS
- (3XX) HOA MAINTAINED COMMON LOT
- PRIVATE COMMUNITY AMENITY AREA WITH ACTIVE RECREATION FEATURES
- PHASE LINE

## EASEMENT LEGEND

- (DE) PRIVATE STORM DRAINAGE EASEMENT
- (PDE) PUBLIC STORM DRAINAGE EASEMENT
- (SDTE) SIGHT DISTANCE TRIANGLE EASEMENT
- (WE) RETAINING WALL EASEMENT
- (SSE) CITY OF RALEIGH SANITARY SEWER EASEMENT
- (UE) 5' CITY OF RALEIGH UTILITY EASEMENT
- (TCE) TEMPORARY CONSTRUCTION EASEMENT




INDEX MAP

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 AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

M:\Projects\TMH\TMH-20070\04-Production\Engineering\Production Drawings\Current Drawings\Preliminary Subdivision\TMH20070-U1.dwg, 5/20/2022 5:45:48 PM, Tyler Probst

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


McAdams

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

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

www.mcadamsco.com


**CLIENT**

TAYLOR MORRISON HOMES
15501 WEST PARKWAY, SUITE 100
CARY, NORTH CAROLINA 27513
MARK ALTMAN
PHONE: 919. 407. 1232

taylor morrison

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 10. 08. 2021 | REV. PER 1ST ROUND PSP COMMENTS |
| 2 | 11. 29. 2021 | REV. PER 2ND ROUND PSP COMMENTS |
| 3 | 01. 31. 2022 | REV. PER 3RD ROUND PSP COMMENTS |
| 4 | 05. 20. 2022 | REV. PER 4TH ROUND PSP COMMENTS |
| 5 | | |
| 6 | | |

GRAPHIC SCALE
15 30 60
1 inch = 30 ft.

# FORESTVILLE STATION
## PRELIMINARY SUBDIVISION
## 2701 FORESTVILLE RD
RALEIGH, NORTH CAROLINA ZIP 27616

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | TMH-20070 |
| FILENAME | TMH20070-U1 |
| CHECKED BY | XXX |
| DRAWN BY | LRS |
| SCALE | 1" = 30' |
| DATE | 07. 23. 2021 |

**UTILITY PLAN - AREA "D"**

# C4.04

MATCH LINE - SEE SHEET C4.01

MATCH LINE - SEE SHEET C4.06

MATCH LINE - SEE SHEET C4.04

MATCHLINE "A" - SEE INSET THIS SHEET

## UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- WATER METER
- WATER VALVE
- METER & VAULT
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- SEWER FLOW DIRECTION ARROW
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- SEWER FORCE MAIN
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- EASEMENT LINE
- PRIMARY TREE CONSERVATION AREA – NEUSE BUFFER ZONE 2
- SECONDARY TREE CONSERVATION AREA
- PRIMARY TREE CONSERVATION AREA – THOROUGHFARE
- CODE COMPLIANT OPEN AREA LOT (2XX)
- CODE COMPLIANT AMENITY AREAS
- HOA MAINTAINED COMMON LOT (3XX)
- PRIVATE COMMUNITY AMENITY AREA WITH ACTIVE RECREATION FEATURES
- PHASE LINE

## EASEMENT LEGEND

- (DE) PRIVATE STORM DRAINAGE EASEMENT
- (PDE) PUBLIC STORM DRAINAGE EASEMENT
- (SDTE) SIGHT DISTANCE TRIANGLE EASEMENT
- (WE) RETAINING WALL EASEMENT
- (SSE) CITY OF RALEIGH SANITARY SEWER EASEMENT
- (UE) 5' CITY OF RALEIGH UTILITY EASEMENT
- (TCE) TEMPORARY CONSTRUCTION EASEMENT

INDEX MAP

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 AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


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

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

www.mcadamsco.com


**CLIENT**
TAYLOR MORRISON HOMES
15501 WEST PARKWAY, SUITE 100
CARY, NORTH CAROLINA 27513
MARK ALTMAN
PHONE: 919. 407. 1232

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 10. 08. 2021 | REV. PER 1ST ROUND PSP COMMENTS |
| 2 | 11. 29. 2021 | REV. PER 2ND ROUND PSP COMMENTS |
| 3 | 01. 31. 2022 | REV. PER 3RD ROUND PSP COMMENTS |
| 4 | 05. 20. 2022 | REV. PER 4TH ROUND PSP COMMENTS |
| 5 | | |
| 6 | | |

GRAPHIC SCALE
15 30 60
1 inch = 30 ft.

# FORESTVILLE STATION
PRELIMINARY SUBDIVISION
2701 FORESTVILLE RD
RALEIGH, NORTH CAROLINA ZIP 27616

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | TMH-20070 |
| FILENAME | TMH20070-U1 |
| CHECKED BY | XXX |
| DRAWN BY | LRS |
| SCALE | 1" = 30' |
| DATE | 07. 23. 2021 |

**UTILITY PLAN - AREA "E"**

**C4.05**

M:\Projects\TMH\TMH-20070\04-Production\Engineering\Production Drawings\Current Drawings\Preliminary Subdivision\TMH20070-U1.dwg, 5/20/2022 5:55:56 PM, Tyler Probst

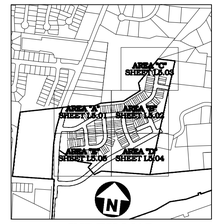



## LEGEND

- NEUSE SECONDARY TREE CONSERVATION AREA
- SECONDARY TREE CONSERVATION AREA
- PRIMARY TREE CONSERVATION AREA
- (2XX) CODE COMPLIANT OPEN AREA LOT
- CODE COMPLIANT AMENITY AREAS
- (3XX) HOA MAINTAINED OPEN AREA LOT
- PHASE LINE
- ADA ACCESSIBLE ROUTE

## EASEMENT LEGEND

- (DE) PRIVATE STORM DRAINAGE EASEMENT
- (PDE) PUBLIC STORM DRAINAGE EASEMENT
- (SDTE) SIGHT DISTANCE TRIANGLE EASEMENT
- (WE) RETAINING WALL EASEMENT
- (SSE) CITY OF RALEIGH SANITARY SEWER EASEMENT
- (UE) 5' CITY OF RALEIGH UTILITY EASEMENT
- (TCE) TEMPORARY CONSTRUCTION EASEMENT




INDEX MAP

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 AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\TMH\TMH-20070\04-Production\Engineering\Production Drawings\Current Drawings\Preliminary Subdivision\TMH20070-OALS1.dwg, 5/20/2022 5:50:27 PM, Tyler Probst


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

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

www.mcadamsco.com


**CLIENT**

TAYLOR MORRISON HOMES
15501 WEST PARKWAY, SUITE 100
CARY, NORTH CAROLINA 27513
MARK ALTMAN
PHONE: 919. 407. 1232

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 10. 08. 2021 | REV. PER 1ST ROUND PSP COMMENTS |
| 2 | 11. 29. 2021 | REV. PER 2ND ROUND PSP COMMENTS |
| 3 | 01. 31. 2022 | REV. PER 3RD ROUND PSP COMMENTS |
| 4 | 05. 20. 2022 | REV. PER 4TH ROUND PSP COMMENTS |
| 5 | | |
| 6 | | |

GRAPHIC SCALE
50 100 200
1 inch = 100 ft.

# FORESTVILLE STATION
## PRELIMINARY SUBDIVISION
2701 FORESTVILLE RD
RALEIGH, NORTH CAROLINA ZIP 27616

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | TMH-20070 |
| FILENAME | TMH20070-OALS1 |
| CHECKED BY | XXX |
| DRAWN BY | AAL |
| SCALE | 1" = 100' |
| DATE | 07. 23. 2021 |

**OVERALL LANDSCAPE PLAN**

# L5.00

## SITE LEGEND

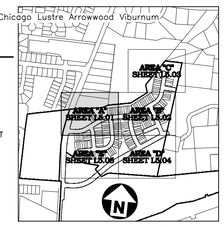
- SIGNAGE
- POWER POLE
- ACC — ACCESSIBLE PARKING STALL
- ACCESSIBLE RAMPS (TYPE A, TYPE B, TYPE C)
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- NEUSE SECONDARY TREE CONSERVATION AREA
- SECONDARY TREE CONSERVATION AREA
- PRIMARY TREE CONSERVATION AREA

## PLANT SCHEDULE AREA "A"

| DECIDUOUS UNDERSTORY TREES | CODE | COMMON NAME |
|---|---|---|
| | AXG | 'Autumn Brilliance' Serviceberry |
| | HCS | Silverbell |
| **EVERGREEN TREES** | **CODE** | **COMMON NAME** |
| | CLL | Leylandi Cypress |
| **MEDIUM MATURING TREES** | **CODE** | **COMMON NAME** |
| | ABT | Trident Maple |
| | CBF | Pyramidal European Hornbeam |
| | UPA | Allee Lacebark Elm |
| **SHADE TREES** | **CODE** | **COMMON NAME** |
| | GBA | Maidenhair Tree |
| | QNN | Nuttall Oak |
| | QPW | Willow Oak |
| **SHRUBS** | **CODE** | **COMMON NAME** |
| | CAVS | Summersweet |
| | HIAP | Arnold Promise Hybrid Witch Hazel |
| | ICCH | Chesapeake Japanese Holly |
| | IGNI | Nigra Inkberry |
| | IVSG | Southern Gentleman Winterberry Holly |
| | IVWR | Winter Red Holly |
| | IVND | Dwarf Yaupon |
| | LCRU | Ruby Loropetalum |
| | MYCE | Wax Myrtle |
| | VCBM | Southern Arrowwood |
| | VDSC | Chicago Lustre Arrowwood Viburnum |

## EASEMENT LEGEND

- (DE) PRIVATE STORM DRAINAGE EASEMENT
- (PDE) PUBLIC STORM DRAINAGE EASEMENT
- (SDTE) SIGHT DISTANCE TRIANGLE EASEMENT
- (WE) RETAINING WALL EASEMENT
- (SSE) CITY OF RALEIGH SANITARY SEWER EASEMENT
- (UE) 5' CITY OF RALEIGH UTILITY EASEMENT
- (TCE) TEMPORARY CONSTRUCTION EASEMENT
- (PSE) PERMANENT SLOPE EASEMENT
- (FHE) X'xX' CITY OF RALEIGH UTILITY EASEMENT CENTERED ON FIRE HYDRANT




INDEX MAP

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 AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

MATCH LINE - SEE SHEET L5.02

MATCH LINE - SEE SHEET L5.05

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\TMH\TMH-20070\04-Production\Engineering\Production Drawings\Current Drawings\Preliminary Subdivision\TMH20070-LS1.dwg, 5/20/2022 5:51:09 PM, Tyler Probst


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

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

www.mcadamsco.com


**CLIENT**
TAYLOR MORRISON HOMES
15501 WEST PARKWAY, SUITE 100
CARY, NORTH CAROLINA 27513
MARK ALTMAN
PHONE: 919. 407. 1232

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 10. 08. 2021 | REV. PER 1ST ROUND PSP COMMENTS |
| 2 | 11. 29. 2021 | REV. PER 2ND ROUND PSP COMMENTS |
| 3 | 01. 31. 2022 | REV. PER 3RD ROUND PSP COMMENTS |
| 4 | 05. 20. 2022 | REV. PER 4TH ROUND PSP COMMENTS |
| 5 | | |
| 6 | | |

GRAPHIC SCALE
15 30 60
1 inch = 30 ft.

# FORESTVILLE STATION
PRELIMINARY SUBDIVISION
2701 FORESTVILLE RD
RALEIGH, NORTH CAROLINA ZIP 27616

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | TMH-20070 |
| FILENAME | TMH20070-LS1 |
| CHECKED BY | SRD |
| DRAWN BY | AAL |
| SCALE | 1" = 30' |
| DATE | 07. 23. 2021 |

**LANDSCAPE PLAN - AREA "A"**

# L5.01

MATCH LINE - SEE SHEET L5.03

MATCH LINE - SEE SHEET L5.01

MATCH LINE - SEE SHEET L5.04

SECONDARY TREE CONSERVATION AREA: (19,085 SF/0.44 AC)

EXISTING POND

SECONDARY TREE CONSERVATION AREA: (27,634 SF/0.63 AC)

50' NEUSE RIPARIAN BUFFER (MEASURED 50' FROM TOP OF BANK, EACH SIDE)

SEGMENT A

SEGMENT B - 273 LF

BUILDING SET BACK

SECONDARY TCA

NEUSE RIVER BUFFER

(27) CLL

STREET "B" (59' PUBLIC R/W)

STREET "E" (59' PUBLIC R/W)

STREET "F" (59' PUBLIC R/W)

STREET "H" (55' PUBLIC R/W)

HARTHAM PARK AVE (64' PUBLIC R/W)

PHASE 1
PHASE 2

SIGHT DISTANCE TRIANGLE (TYP.)

(12) ZSM

(30) ZSV

(19) UPA

(9) CBF

(4) UAP

(4) LCRU

(5) LCRU
(10) IVND

(5) ICCH

(6) IVND
(2) VDSC
(5) LCRU
(1) ICCH
(7) GBA
(8) LCRU
(1) ICCH

(3) LCRU

(4) LCRU
(6) ICCH
(4) LCRU
(4) IVWR
(2) IVSG
(4) ICBM
(1) VDSC

MAIL KIOSK

VUA 'B'

ACCESS EASEMENT

RETAINING WALL W/FENCE (DESIGN BY OTHERS)

20' SLOPE EASEMENT

30' PERIMETER BUFFER (TYP.)

20'x20' SIGN EASEMENT

SLOPE EASEMENT

23' LF OF AVENUE TWO LANE UNDIVIDED PROPOSED AS FEE IN LIEU FOR HARTHAM PARK AVE CONSTRUCTION (FEE IN LIEU MUST BE PAID PRIOR TO MAP RECORDATION)

## PLANT SCHEDULE AREA "B"

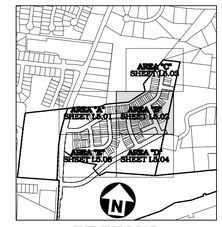
| EVERGREEN TREES | CODE | COMMON NAME |
|---|---|---|
| | CLL | Leylandi Cypress |
| **MEDIUM MATURING TREES** | **CODE** | **COMMON NAME** |
| | CBF | Pyramidal European Hornbeam |
| | UPA | Allee Lacebark Elm |
| | ZSM | Myrimar Zelkova |
| | ZSV | Sawleaf Zelkova |
| **SHADE TREES** | **CODE** | **COMMON NAME** |
| | GBA | Maidenhair Tree |
| | QPW | Willow Oak |
| | UAP | American Elm |
| **SHRUBS** | **CODE** | **COMMON NAME** |
| | ICCH | Chesapeake Japanese Holly |
| | IVSG | Southern Gentleman Winterberry Holly |
| | IVWR | Winter Red Holly |
| | IVND | Dwarf Yaupon |
| | LCRU | Ruby Loropetalum |
| | VCBM | Southern Arrowwood |
| | VDSC | Chicago Lustre Arrowwood Viburnum |

## SITE LEGEND

- SIGNAGE
- POWER POLE
- ACCESSIBLE PARKING STALL
- ACCESSIBLE RAMPS (TYPE A, TYPE B, TYPE C)
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- NEUSE SECONDARY TREE CONSERVATION AREA
- SECONDARY TREE CONSERVATION AREA
- PRIMARY TREE CONSERVATION AREA

## EASEMENT LEGEND

- (DE) PRIVATE STORM DRAINAGE EASEMENT
- (PDE) PUBLIC STORM DRAINAGE EASEMENT
- (SDTE) SIGHT DISTANCE TRIANGLE EASEMENT
- (WE) RETAINING WALL EASEMENT
- (SSE) CITY OF RALEIGH SANITARY SEWER EASEMENT
- (UE) 5' CITY OF RALEIGH UTILITY EASEMENT
- (TCE) TEMPORARY CONSTRUCTION EASEMENT
- (PSE) PERMANENT SLOPE EASEMENT
- (FHE) X'xX' CITY OF RALEIGH UTILITY EASEMENT CENTERED ON FIRE HYDRANT




INDEX MAP

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 AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


McAdams

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

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

www.mcadamsco.com


**CLIENT**

TAYLOR MORRISON HOMES
15501 WEST PARKWAY, SUITE 100
CARY, NORTH CAROLINA 27513
MARK ALTMAN
PHONE: 919. 407. 1232
taylor morrison

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 10. 08. 2021 | REV. PER 1ST ROUND PSP COMMENTS |
| 2 | 11. 29. 2021 | REV. PER 2ND ROUND PSP COMMENTS |
| 3 | 01. 31. 2022 | REV. PER 3RD ROUND PSP COMMENTS |
| 4 | 05. 20. 2022 | REV. PER 4TH ROUND PSP COMMENTS |
| 5 | | |
| 6 | | |

GRAPHIC SCALE
15 30 60
1 inch = 30 ft.

# FORESTVILLE STATION
PRELIMINARY SUBDIVISION
2701 FORESTVILLE RD
RALEIGH, NORTH CAROLINA ZIP 27616

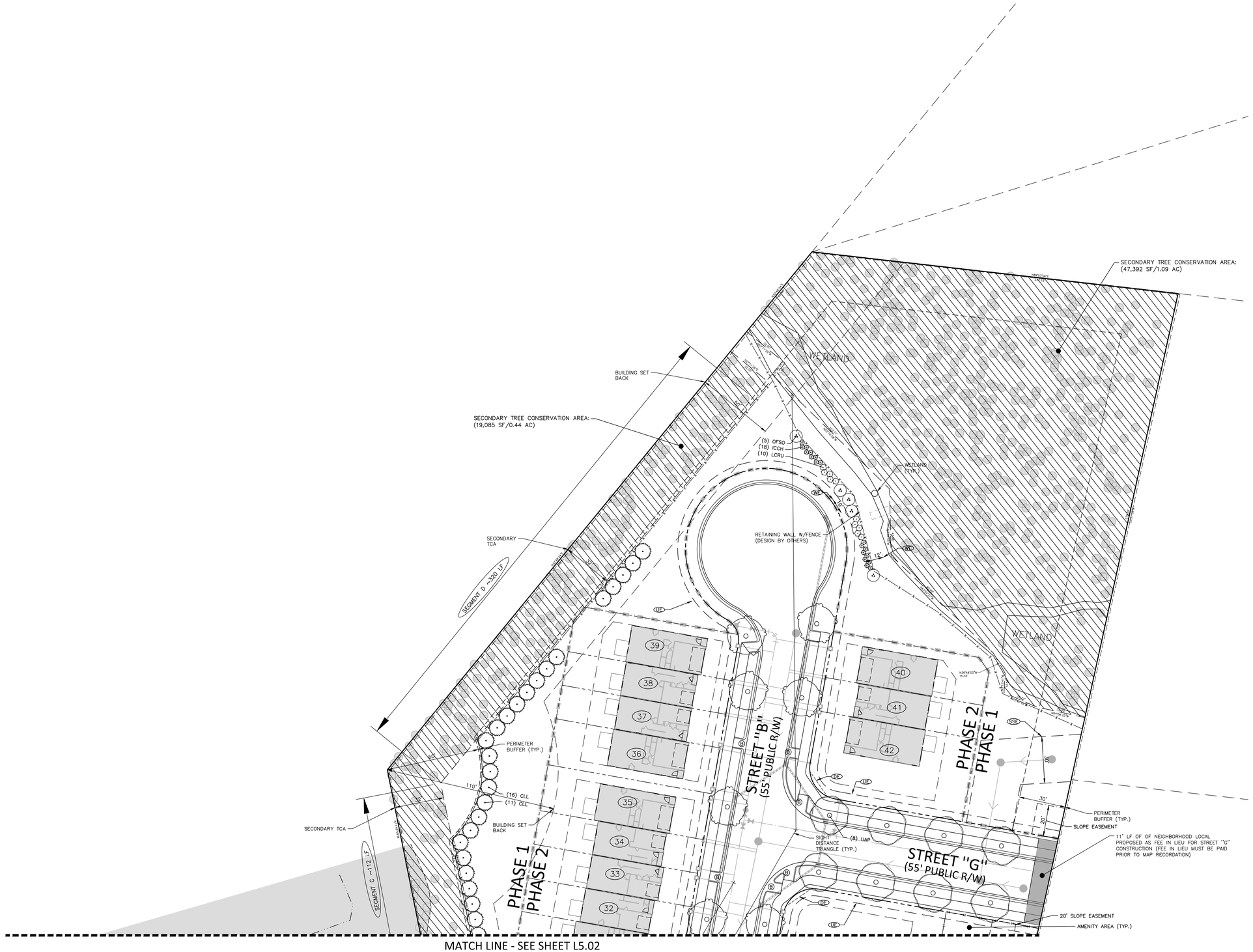
**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | TMH-20070 |
| FILENAME | TMH20070-LS1 |
| CHECKED BY | SRD |
| DRAWN BY | AAL |
| SCALE | 1" = 30' |
| DATE | 07. 23. 2021 |

**LANDSCAPE PLAN - AREA "B"**

# L5.02

M:\Projects\TMH\TMH-20070\04-Production\Engineering\Production Drawings\Current Drawings\Preliminary Subdivision\TMH20070-LS1.dwg, 7/20/2022 5:51:18 PM, Tyler Probst




MATCH LINE - SEE SHEET L5.02

## PLANT SCHEDULE AREA "C"

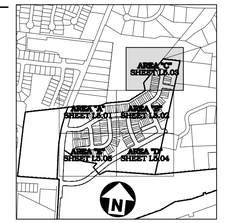
| EVERGREEN TREES | CODE | COMMON NAME |
|---|---|---|
| | CLL | Leylandi Cypress |
| **MEDIUM MATURING TREES** | **CODE** | **COMMON NAME** |
| | ZSV | Sawleaf Zelkova |
| **SHADE TREES** | **CODE** | **COMMON NAME** |
| | UAP | American Elm |
| **SHRUBS** | **CODE** | **COMMON NAME** |
| | ICCH | Chesapeake Japanese Holly |
| | LCRU | Ruby Loropetalum |
| | OFSO | Sweet Olive |

## SITE LEGEND

- SIGNAGE
- POWER POLE
- ACCESSIBLE PARKING STALL (ACC)
- ACCESSIBLE RAMPS (TYPE A, TYPE B, TYPE C)
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- NEUSE SECONDARY TREE CONSERVATION AREA
- SECONDARY TREE CONSERVATION AREA
- PRIMARY TREE CONSERVATION AREA

## EASEMENT LEGEND

- (DE) PRIVATE STORM DRAINAGE EASEMENT
- (PDE) PUBLIC STORM DRAINAGE EASEMENT
- (SDTE) SIGHT DISTANCE TRIANGLE EASEMENT
- (WE) RETAINING WALL EASEMENT
- (SSE) CITY OF RALEIGH SANITARY SEWER EASEMENT
- (UE) 5' CITY OF RALEIGH UTILITY EASEMENT
- (TCE) TEMPORARY CONSTRUCTION EASEMENT
- (PSE) PERMANENT SLOPE EASEMENT
- (FHE) X'xX' CITY OF RALEIGH UTILITY EASEMENT CENTERED ON FIRE HYDRANT




**INDEX MAP**

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 AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


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

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

www.mcadamsco.com


**CLIENT**

TAYLOR MORRISON HOMES
15501 WEST PARKWAY, SUITE 100
CARY, NORTH CAROLINA 27513
MARK ALTMAN
PHONE: 919. 407. 1232

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 10. 08. 2021 | REV. PER 1ST ROUND PSP COMMENTS |
| 2 | 11. 29. 2021 | REV. PER 2ND ROUND PSP COMMENTS |
| 3 | 01. 31. 2022 | REV. PER 3RD ROUND PSP COMMENTS |
| 4 | 05. 20. 2022 | REV. PER 4TH ROUND PSP COMMENTS |
| 5 | | |
| 6 | | |

GRAPHIC SCALE
15 30 60
1 inch = 30 ft.

# FORESTVILLE STATION
## PRELIMINARY SUBDIVISION
2701 FORESTVILLE RD
RALEIGH, NORTH CAROLINA ZIP 27616

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | TMH-20070 |
| FILENAME | TMH20070-LS1 |
| CHECKED BY | SRD |
| DRAWN BY | AAL |
| SCALE | 1" = 30' |
| DATE | 07. 23. 2021 |

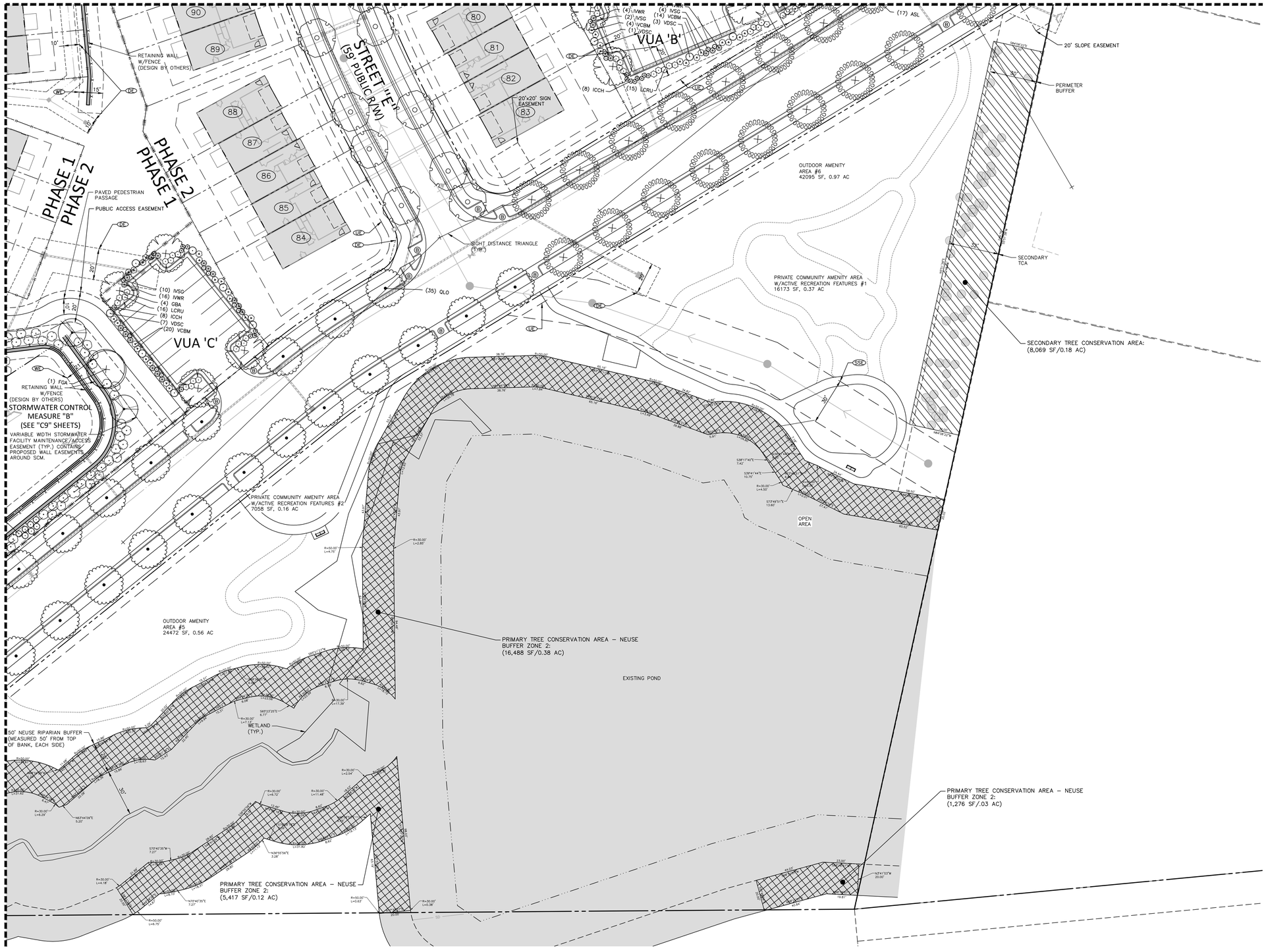
**LANDSCAPE PLAN - AREA "C"**

# L5.03

M:\Projects\TMH\TMH-20070\04-Production\Engineering\Production Drawings\Current Drawings\Preliminary Subdivision\TMH20070-LS1.dwg, 5/20/2022 5:51:25 PM, Tyler Probst

MATCH LINE - SEE SHEET L5.02

MATCH LINE - SEE SHEET L5.05

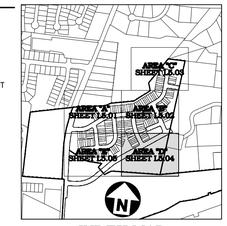



## PLANT SCHEDULE AREA "D"

| DECIDUOUS UNDERSTORY TREES | CODE | COMMON NAME |
|---|---|---|
| | AXG | 'Autumn Brilliance' Serviceberry |
| **MEDIUM MATURING TREES** | **CODE** | **COMMON NAME** |
| | UPA | Allee Lacebark Elm |
| **SHADE TREES** | **CODE** | **COMMON NAME** |
| | ASL | Legacy Sugar Maple |
| | FGA | American Beech |
| | GBA | Maidenhair Tree |
| | QLO | Overcup Oak |
| **SHRUBS** | **CODE** | **COMMON NAME** |
| | HIAP | Arnold Promise Hybrid Witch Hazel |
| | ICCH | Chesapeake Japanese Holly |
| | IGNI | Nigra Inkberry |
| | IVSG | Southern Gentleman Winterberry Holly |
| | IVWR | Winter Red Holly |
| | LCRU | Ruby Loropetalum |
| | MYCE | Wax Myrtle |
| | VCBM | Southern Arrowwood |
| | VDSC | Chicago Lustre Arrowwood Viburnum |

## EASEMENT LEGEND

- PDE — PRIVATE STORM DRAINAGE EASEMENT
- PDE — PUBLIC STORM DRAINAGE EASEMENT
- SDTE — SIGHT DISTANCE TRIANGLE EASEMENT
- WE — RETAINING WALL EASEMENT
- SSE — CITY OF RALEIGH SANITARY SEWER EASEMENT
- UE — 5' CITY OF RALEIGH UTILITY EASEMENT
- TCE — TEMPORARY CONSTRUCTION EASEMENT
- PSE — PERMANENT SLOPE EASEMENT
- FHE — X'xX' CITY OF RALEIGH UTILITY EASEMENT CENTERED ON FIRE HYDRANT




INDEX MAP

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 AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\TMH\TMH-20070\04-Production\Engineering\Production Drawings\Current Drawings\Preliminary Subdivision\TMH20070-LS1.dwg, 5/20/2022 5:51:34 PM, Tyler Probst


McADAMS

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

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

www.mcadamsco.com


**CLIENT**

TAYLOR MORRISON HOMES
15501 WEST PARKWAY, SUITE 100
CARY, NORTH CAROLINA 27513
MARK ALTMAN
PHONE: 919. 407. 1232
taylor morrison

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 10. 08. 2021 | REV. PER 1ST ROUND PSP COMMENTS |
| 2 | 11. 29. 2021 | REV. PER 2ND ROUND PSP COMMENTS |
| 3 | 01. 31. 2022 | REV. PER 3RD ROUND PSP COMMENTS |
| 4 | 05. 20. 2022 | REV. PER 4TH ROUND PSP COMMENTS |
| 5 | | |
| 6 | | |

GRAPHIC SCALE
15 30 60
1 inch = 30 ft.

# FORESTVILLE STATION
## PRELIMINARY SUBDIVISION
2701 FORESTVILLE RD
RALEIGH, NORTH CAROLINA ZIP 27616

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | TMH-20070 |
| FILENAME | TMH20070-LS1 |
| CHECKED BY | SRD |
| DRAWN BY | AAL |
| SCALE | 1" = 30' |
| DATE | 07. 23. 2021 |

**LANDSCAPE PLAN - AREA "D"**

# L5.04

MATCH LINE - SEE SHEET L5.01

MATCH LINE - SEE SHEET L5.04

## PLANT SCHEDULE AREA "E"

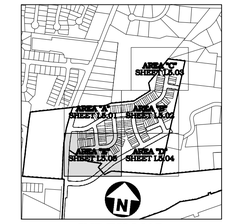
| DECIDUOUS UNDERSTORY TREES | CODE | COMMON NAME |
|---|---|---|
| | AXG | 'Autumn Brilliance' Serviceberry |
| | HCS | Silverbell |
| **MEDIUM MATURING TREES** | **CODE** | **COMMON NAME** |
| | ABT | Trident Maple |
| | UPA | Allee Lacebark Elm |
| **SHADE TREES** | **CODE** | **COMMON NAME** |
| | QLO | Overcup Oak |
| | QNN | Nuttall Oak |
| **SHRUBS** | **CODE** | **COMMON NAME** |
| | CAVS | Summersweet |
| | HIAP | Arnold Promise Hybrid Witch Hazel |
| | IGNI | Nigra Inkberry |
| | MYCE | Wax Myrtle |

## EASEMENT LEGEND

- (PDE) PRIVATE STORM DRAINAGE EASEMENT
- (PDE) PUBLIC STORM DRAINAGE EASEMENT
- (SDTE) SIGHT DISTANCE TRIANGLE EASEMENT
- (WE) RETAINING WALL EASEMENT
- (SSE) CITY OF RALEIGH SANITARY SEWER EASEMENT
- (UE) 5' CITY OF RALEIGH UTILITY EASEMENT
- (TCE) TEMPORARY CONSTRUCTION EASEMENT
- (PSE) PERMANENT SLOPE EASEMENT
- (FHE) X'xx' CITY OF RALEIGH UTILITY EASEMENT CENTERED ON FIRE HYDRANT

## SITE LEGEND

- SIGNAGE
- POWER POLE
- ACC — ACCESSIBLE PARKING STALL
- ACCESSIBLE RAMPS (TYPE A, TYPE B, TYPE C)
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- NEUSE SECONDARY TREE CONSERVATION AREA
- SECONDARY TREE CONSERVATION AREA
- PRIMARY TREE CONSERVATION AREA




INDEX MAP

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 AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


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

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

www.mcadamsco.com


**CLIENT**
TAYLOR MORRISON HOMES
15501 WEST PARKWAY, SUITE 100
CARY, NORTH CAROLINA 27513
MARK ALTMAN
PHONE: 919. 407. 1232

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 10. 08. 2021 | REV. PER 1ST ROUND PSP COMMENTS |
| 2 | 11. 29. 2021 | REV. PER 2ND ROUND PSP COMMENTS |
| 3 | 01. 31. 2022 | REV. PER 3RD ROUND PSP COMMENTS |
| 4 | 05. 20. 2022 | REV. PER 4TH ROUND PSP COMMENTS |
| 5 | | |
| 6 | | |

GRAPHIC SCALE
15 30 60
1 inch = 30 ft.

# FORESTVILLE STATION
PRELIMINARY SUBDIVISION
2701 FORESTVILLE RD
RALEIGH, NORTH CAROLINA ZIP 27616

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | TMH-20070 |
| FILENAME | TMH20070-LS1 |
| CHECKED BY | SRD |
| DRAWN BY | AAL |
| SCALE | 1" = 30' |
| DATE | 07. 23. 2021 |

**LANDSCAPE PLAN - AREA "E"**

# L5.05

M:\Projects\TMH\TMH-20070\04-Production\Engineering\Production Drawings\Current Drawings\Preliminary Subdivision\TMH20070-LS1.dwg, 5/20/2022 5:51:42 PM, Tyler Probst