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.

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.
Administrative Approval Action
Case File / Name: SUB-0055-2021
DSLC - Forestville Station

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
☐ Right of Way Deed of Easement Required
☐ Utility Placement 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:
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)
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
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: ___________________________ Date: 06/22/2022
Staff Coordinator: Jermont Purifoy
UTILITY SEPARATION REQUIREMENTS:
A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS AS

ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

ANY TIEBACK SYSTEMS FOR THE RETAINING WALLS SHALL NOT BE ALLOWED WITHIN PUBLIC RIGHT-OF-WAY.

CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO

ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS AS

ALL CONCRETE PIPE AND PRECAST STORM STRUCTURES SHALL MEET NCDOT STANDARDS BY MANUFACTURER.

SOIL UNDER BUILDINGS, PAVED AREAS AND WITHIN SLOPES GREATER THAN 3:1 (H:V) SHALL BE APPROVED, PLACED AND

THE TOP AND BOTTOM OF WALL ELEVATIONS SHOWN ON THESE PLANS IDENTIFY FINISHED GRADE ELEVATIONS ONLY. THE

A PERMIT REQUEST WITH A TCPED PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH

C

NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS &

ENCROACHMENT AGREEMENTS FOR RETAINING WALLS SHALL BE APPROVED PRIOR TO CONSTRUCTION DRAWING APPROVAL.

STREAM BUFFERS, AND THEIR CONSTRUCTION DOES NOT ENCROACH INTO ANY ADJACENT PROPERTIES DUE TO ANY BATTER

MINOR, & SENSITIVE AREA THOROUGHFARES.

CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES
AND TO THE SATISFACTION OF THE OWNER, BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.

TRANSMITTAL LETTER TO THE OWNER.

THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER

REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS

THIS MUST BE A WEIGHTED ROOF OR NON-INFLATABLE TARP WITH A MAXIMUM 10 FEET DIAMETER. THE AREA

CONTRACTOR TO COORDINATE WITH THE GEOTECH TO VERIFY TYPE OF BEDDING REQUIRED BASED ON SOIL

AMERICAN CONCRETE PIPE ASSOCIATION GUIDELINES.

OTHERWISE. CONTRACTOR TO COORDINATE WITH THE GEOTECH TO VERIFY TYPE OF BEDDING REQUIRED BASED ON SOIL

OTHER ObjECtIVE MATERIAL. SAID MATERIAL SHALL BE CAPABLE OF BEING COMPACTED BY MECHANICAL MEANS AND SHALL

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.

HAVE NO TENDENCY TO FLOW OR BEHAVE IN A PLASTIC MANNER UNDER THE TAMPlNG BLOWS OR PROOF ROLLING.

MATERIALS FOR USE IN A DIFFERENT LOCATION. SUCH MATERIALS THE CONTRACTOR MUST RETURN TO THE SUPPLIER AND THE

CONTRACTOR CAN PROVIDE TO THE OWNER WITH CONFIRMATION FROM THE GEOTECHNICAL ENGINEER AND THE RETAINING

OBTAIN FINAL CONSTRUCTION DRAWINGS FROM A REGISTERED ENGINEER AND GAIN ALL REQUIRED PERMITS NECESSARY FOR

NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE

STANDARDS, INCLUDING BUT NOT LIMITED TO:

SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. EXCAVATION EXCEEDING TWENTY (20) FEET IN

IMMEDIATELY.

CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES

REPORT ANY DISCREPANCIES TO THE GEOTECH AT THE SITE OF ENCROACHMENT.
EXISTING CONDITIONS - AREA "B"

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

MATCH LINE - SEE SHEET C1.03
MATCH LINE - SEE SHEET C1.04

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

REVISIONS
1. 10.08.21 REV. PER 1ST ROUND PSP COMMENTS
2. 11.29.21 REV. PER 2ND ROUND PSP COMMENTS
3. 01.31.22 REV. PER 3RD ROUND PSP COMMENTS
4. 05.20.22 REV. PER 4TH ROUND PSP COMMENTS
5. 01.31.22
6. 05.20.22

GRAPHIC SCALE
1 INCH = 100 FT.

MATCH LINE - SEE SHEET C1.01
MATCH LINE - SEE SHEET C1.03
MATCH LINE - SEE SHEET C1.04

MCADAMS
www.mcadamsco.com

MCADAMS
www.mcadamsco.com

EXISTING CONDITIONS - AREA "B"
EXISTING CONDITIONS - AREA "D"

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

PLANT INFORMATION
PROJECT NO.  TAYLOR MORRISON HOMES
PLANT No. 15501 WEST PARKWAY, SUITE 100
CARY, NORTH CAROLINA 27513
MARK ALTMAN
PHONE: 919. 407. 1232

REV. PER 1ST ROUND PSP COMMENTS 11. 29. 2021
REV. PER 2ND ROUND PSP COMMENTS 3. 01. 31. 2022
REV. PER 3RD ROUND PSP COMMENTS 4. 05. 20. 2022

MATCH LINE - SEE SHEET C1.02
MATCH LINE - SEE SHEET C1.05

SCALE 1" = 30'

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

C1.04
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

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

See Sheet C0.01 for all project, site, grading,
storm drainage and utility notes

Preliminary Drawing - Not released for construction

Sheet Information

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

Match Line - See Sheet C2.02

Match Line - See Sheet C2.05

Site Plan - Area "A"
FORESTVILLE STATION
PRELIMINARY SUBDIVISION
2701 FORESTVILLE RD
RALEIGH, NORTH CAROLINA ZIP 27616

PLAN INFORMATION
PROJECT NO. TMH-20070
PLANNER S. M. MacLean
ENGINEER David D. Nance
INSP. Tiffany C. Johnson
DATE 07.15.2021

SITE LEGEND
- Building
- Building Foundation
- Earthwork cut
- Earthwork fill
- Retaining wall
- Stormwater control
- Measure "B"
- Trees
- Utility
- Sign

MATCHLINE - SEE SHEET C2.01
MATCHLINE "A" - SEE INSET THIS SHEET
MATCHLINE "A" - SHEET C2.04
MATCHLINE - SEE SHEET C2.07

REVISIONS
1. REV. PER 1ST ROUND PSP COMMENTS 10.08.2021
2. REV. PER 2ND ROUND PSP COMMENTS 11.29.2021
3. REV. PER 3RD ROUND PSP COMMENTS 01.31.2022
4. REV. PER 4TH ROUND PSP COMMENTS 05.20.2022
5. REV. PER 5TH ROUND PSP COMMENTS 06.01.2022
6. REV. PER 6TH ROUND PSP COMMENTS 07.15.2021

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

PROPRIETARY DRAWING - NOT RELEASED FOR CONSTRUCTION

J.R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713
PHONE 919. 361. 5000
FAX 919. 361. 2269
LICENSE NUMBER: C-0293, C-187
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ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH AND NCDOT ENGINEERING DESIGN AND CONSTRUCTION STANDARDS
SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

MATCH LINE - SEE SHEET C2.01
MATCH LINE - SEE SHEET C2.04

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

1. REV. PER 1ST ROUND PSP COMMENTS 10.08.2021
2. REV. PER 2ND ROUND PSP COMMENTS 11.29.2021
3. REV. PER 3RD ROUND PSP COMMENTS 01.31.2022
4. REV. PER 4TH ROUND PSP COMMENTS 05.20.2022
5. REV. PER 5TH ROUND PSP COMMENTS 06.01.2022
6. REV. PER 6TH ROUND PSP COMMENTS 07.15.2021

TAYLOR MORRISON HOMES
15501 WEST PARKWAY, SUITE 100
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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH AND NCDOT ENGINEERING DESIGN AND CONSTRUCTION STANDARDS
SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES
ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH.

ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR INSTALL.

CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN.

ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ.

GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS.

A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH.

INSTALL ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN.

PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM.

REVISIONS

REV. PER 3RD ROUND PSP COMMENTS

REV. PER 2ND ROUND PSP COMMENTS

TMH-20070

01. 31. 2022

05. 20. 2022

1" = 100'

REV. PER 4TH ROUND PSP COMMENTS

200
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, 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.

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 ENGINEERING DESIGN AND CONSTRUCTION STANDARDS. 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

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

MATCH LINE - SEE SHEET C4.01

MATCH LINE "A" - SEE INSET THIS SHEET

MATCH LINE "A"

MATCH LINE - SEE SHEET C4.03

MATCH LINE - SEE SHEET C4.04

UTILITY PLAN - AREA "E"
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, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES.
STREET ''B''
(55' PUBLIC R/W)

STREET ''G''
(55' PUBLIC R/W)

LANDSCAPE PLAN -
AREA ''C''

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

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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

PHASE 1
PHASE 2

MATCH LINE - SEE SHEET L5.02

PROJECT INFORMATION

PLAN INFORMATION

LANDSCAPE PLAN
AREA "C"

L5.03
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, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES.
HARTHAM PARK AVE
(64' PUBLIC R/W)

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

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

EX. FORESTVILLE RD.
(VARIABLE WIDTH R/W)

LANDSCAPE PLAN - AREA "E"

M:\Projects\TMH\TMH-20070\04-Production\Engineering\Production Drawings\Current Drawings\Preliminary Subdivision\TMH20070-LS1.dwg

5/20/2022 5:51:41 PM
Tyler Probst

The John R. McAdams Company, Inc.
2905 Meridian Parkway
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gfax 919. 361. 2269
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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, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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

10.08.2021
REV. PER 1ST ROUND PSP COMMENTS
11.29.2021
REV. PER 2ND ROUND PSP COMMENTS
01.31.2022
REV. PER 3RD ROUND PSP COMMENTS
05.20.2022
REV. PER 4TH ROUND PSP COMMENTS
6
MATCH LINE - SEE SHEET L5.01
MATCH LINE - SEE SHEET L5.04

MATCH LINE - SEE SHEET L5.01
MATCH LINE - SEE SHEET L5.04

EASEMENT LEGEND
1- High water crossing polygon
2- Landmark, not crossing polygon
3- Stormwater control structure
4- Tree planting area
5- Moat or retention basin
6- Stormwater wetland
7- Agri-tourism wetland
8- Stormwater dry basin
9- Stream, at right of section

SITE LEGEND
1- Public Right of Way
2- Private Right of Way
3- Easement
4- Wetland
5- Stormwater control structure
6- Tree planting area
7- Moat or retention basin
8- Stormwater wetland
9- Agri-tourism wetland
10- Stormwater dry basin
11- Stream, at right of section
12- Stormwater outlet
13- Stormwater conduit
14- Stormwater manhole

PROJECT WITH CONSTRUCTION NOTES - NOT RELEASED FOR CONSTRUCTION

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

LANDSCAPE PLAN - AREA "E"