



Administrative Approval Action

Case File / Name: SUB-0066-2024
DSLCL - Forestville Road Townhomes

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

LOCATION: This vacant, 3.27-acre parcel is located north of Buffaloe Road, south of Mitchell Mill Road, east of Perry Creek Road, and west of Watkins Town Road. It is specifically identified as 4208 Forestville Road. It is zoned R-4 and CM (Conservation Management), and located outside the city limits.

REQUEST: This plan proposes a compact townhouse subdivision with 13 total lots for 12 townhouse lots and 1 open lot to be owned by a homeowners' association. Grossbeak Way will be extended into the site as a private driveway to provide access to the lots. Two parking spaces are provided along with various site improvements including the provision of required outdoor amenity areas, open space, tree conservation areas, and buffers for this development option. All proposed development is within the R-4 zoned portion of the site.

**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 August 14, 2025 by TMTLA Associates.

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. Permitting for any proposed retaining walls shall occur prior to SPR approval. All retaining walls shall comply with UDO Section 7.2.8. Walls less than 5 feet in height will be issued zoning permits. Permits for walls greater than 5 feet in height will be handled by Site Accessibility.
2. Include a detail of the proposed wall for the transitional protective yard that shows the wall's appearance, in addition to the profile view.
3. Provide verification that the existing well on site will be abandoned in accordance with Wake County and State standards.
4. On the site plan show a lot number and size for the common area open lot being created and label it. Add a note on the plan that all common area is to be owned and maintained by a homeowners' association.



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- Clearly label the termination of public street right-of-way to differentiate it from the private drive to be created.

Public Utilities

- This approval is conditioned on both (i) the filing of a Petition for Annexation into the City limits which shall be submitted in accordance with City Council policy for water and sewer service extensions and connections to properties currently outside of the City limits and (ii) pursuant to Sec. 8-2063 of the City of Raleigh Code of Ordinances, the approval of the City Council to extend and connect water and sewer service to the property(ies). The City Council's approval of the Petition for Annexation satisfies both of these conditions.

Stormwater

- The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).
- A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
- A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

Urban Forestry

- 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).
- Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit or demolition permit, whichever comes first.

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

| | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Right of Way Deed of Easement Required |
|-------------------------------------|---|

| | |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | Public Access Deed of Easement Required |
|-------------------------------------|--|

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

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

General

- The greenway easement as shown on the preliminary plan shall be dedicated prior to, or in conjunction with the recording of a map in any phase affected by the greenway.



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2. Provide documentation indicating a Property Owner's Association has been established for the subject development. Verify that required open space shall be conveyed to the association and maintained in accordance with UDO Section 2.5.7.
3. Label the common area and open space lot on the final subdivision map. Add a note stating that all common area and open space is to be owned and maintained by a homeowners' association.

Engineering

4. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
5. A public access deed of easement around the proposed private T-type turnaround for Grosbeak Way, 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

6. Site Permit Review plans (SPR) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater

7. 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).
8. 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).
9. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).
10. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

Urban Forestry

11. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 0.62 acres of tree conservation area.



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☒ **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:

Urban Forestry

1. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).
2. The 58 bare root seedlings will be planted in the Primary Tree Conservation Area – CM.

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

General

1. Final inspection of all tree conservation areas by Urban Forestry Staff.

Stormwater

2. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

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 9, 2028

Record at least ½ of the land area approved.

5-Year Sunset Date: October 9, 2030

Record entire subdivision.

I hereby certify this administrative decision.

Signed: Keegan.McDonald@raleighnc.gov

Digitally signed by Keegan.McDonald@raleighnc.gov
DN: E=Keegan.McDonald@raleighnc.gov,
CN=Keegan.McDonald@raleighnc.gov
Reason: I am approving this document
Date: 2025.10.09 11:07:25-04'00'

Date: 10/09/2025

Development Services Dir/Designee

Staff Coordinator: Jessica Gladwin

Preliminary Subdivision Application

Site Review

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-966-2500



INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to SiteReview@raleighnc.gov.

| | | |
|---|---|--|
| DEVELOPMENT OPTIONS (UDO Chapter 2) | | |
| <input type="checkbox"/> Conventional Subdivision | <input checked="" type="checkbox"/> Compact Development | <input type="checkbox"/> Conservation Development |
| <input type="checkbox"/> Cottage Court | <input type="checkbox"/> Flag Lot | <input type="checkbox"/> Frequent Transit Development Option |

NOTE: Subdivisions may require City Council approval if located in a Historic Overlay District.

| | | | | |
|---|---|---|------------------------------------|-------------------------------------|
| GENERAL INFORMATION | | | | |
| Scoping/sketch plan case number(s): | SCOPE-0015-2024 | | | |
| Development name (subject to approval): | Forestville Road Townhomes | | | |
| Property Address(es): | 4208 Forestville Road | | | |
| Recorded Deed PIN(s): | 1747-30-6143 | | | |
| Building type(s): | | | | |
| <input type="checkbox"/> Detached House | <input type="checkbox"/> Attached House | <input checked="" type="checkbox"/> Townhouse | <input type="checkbox"/> Apartment | |
| <input type="checkbox"/> General Building | <input type="checkbox"/> Mixed Use Building | <input type="checkbox"/> Civic Building | <input type="checkbox"/> Open Lot | <input type="checkbox"/> Tiny House |

| | |
|--|---|
| CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION | |
| Current Property Owner(s) Names: Michael Nedriga | |
| Company: Capital Properties of North Carolina LLC | Title: Manager |
| Address: 1540 Grand Willow Way, Raleigh NC 27614 | |
| Phone #: 919-779-9664 | Email: cpnclic@gmail.com |
| Applicant Name (if different from owner. See "who can apply" in instructions): | |
| Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input checked="" type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder | |
| Company: TMTLA Associates | Address: 5011 Southpark Drive #200, Durham NC 27713 |
| Phone #: 919-484-8880 | Email: pam@tmtla.com |
| NOTE: please attach purchase agreement or contract, lease or easement when submitting this form. | |
| Developer Contact Names: Michael Nedriga | |
| Company: Capital Properties of North Carolina LLC | Title: Manager |
| Address: 1540 Grand Willow Way, Raleigh NC 27614 | |
| Phone #: 919-779-9664 | Email: cpnclic@gmail.com |

Revision 05/21/24
raleighnc.gov

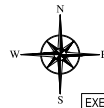
| | | |
|--|---|---|
| DEVELOPMENT TYPE • SITE DATE TABLE • ZONING INFORMATION | | |
| Gross site acreage: 3.10 acres | | |
| Zoning districts (if more than one, provide acreage of each): | | |
| ROW Dedication: 0.68 AC; Net area: R-4 (1.59 AC) and CM (0.83) | | |
| Overlay district(s): n/a | Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Historic District/Landmark: N/A |
| Conditional Use District (CUD): Case # 2- | Board of Adjustment Case # BOA- | Design Alternate Case # DA- |
| STORMWATER INFORMATION | | |
| Impervious Area on Parcel(s): Existing (sf) 18,028 Proposed total (sf) 21,880 | Impervious Area for Compliance (includes right-of-way): Existing (sf) Proposed total (sf) | |
| NUMBER OF LOTS AND DENSITY | | |
| # of Detached House Lots: | # of Attached House Lots: | # of Townhouse Lots: 12 |
| # of Tiny House Lots: | # of Open Lots: | # of Other Lots (Apartment, General, Mixed Use, Civic): |
| Total # of Lots: 13 | Total # Dwelling Units: | |
| # of bedroom units (if known): 1br 2br 3br 12 4br | | |
| Proposed density for each zoning district (UDO 1.5.2.F): R-4: 7.55 du/ac (based on net area) CM: n/a | | |

| | |
|---|-------------------------|
| APPLICANT SIGNATURE BLOCK | |
| Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement. | |
| Acting as an authorized agent requires written permission from the property owner for the purposes of making this development approval and/or permit application. Written permission from the property owner to act as an authorized agent must be made available to the City of Raleigh upon request. | |
| By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. § 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f). | |
| The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance. | |
| The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. § 143-755(1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued, and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application. | |
| Signature: <u>Pamela Porter</u> | Date: <u>12/20/2025</u> |
| Printed Name: Pamela Porter | |
| Signature: _____ | Date: _____ |
| Printed Name: _____ | |

FORESTVILLE ROAD TOWNHOMES PRELIMINARY SUBDIVISION PLAN R-4 COMPACT DEVELOPMENT CASE # SUB-0066-2024 4208 FORESTVILLE RD RALEIGH, NC 27616 PIN# 1747-30-6143



VICINITY MAP
1" = 500'



EXEMPTIONS (CITY OF RALEIGH UDO 8.3.2.A):

BLOCK PERIMETER

This development is exempt from block perimeter requirements as the minimum site area for R-4 zoning is 5 acres. This development is below that threshold. (UDO Sec. 8.3.2.A.1.b.i)

CROSS ACCESS

This development is exempt from cross access requirements for the following reasons:

- NCDOT will not permit a connection to Forestville Road. (UDO Sec. 8.3.2.A.1.b.vii)
- The property to the north (PIN 1747-30-6646) is HOA property for the Massey Preserve neighborhood. There is no accommodation to connect to the north as well as the presence of the existing pond that runs along the entire shared property line. (UDO Sec. 8.3.2.A.1.b.vi.a)
- Connection to the property to the south (PIN 1746-39-6721) would require impact to the CM zoned portion of the site (required Primary TCA) as well as impact the Harris Creek Greenway Corridor. (UDO Sec. 8.3.2.A.1.b.vi.d)

CONTACT INFORMATION

owner/developer:

Capital Properties of North Carolina LLC
1540 Grand Willow Way
Raleigh NC 27614
(919) 779-9664
Contact: Michael Nedriga

landscape architect:

TMTLA Associates
5011 Southpark Drive, Ste. 200
Durham, North Carolina 27713
(919) 484-8880
Contact: Pamela Porter, PLA

civil engineer:

Piedmont Land Design, PLLC
8522 Six Forks Rd STE 204
Raleigh, NC 2761
(919) 845-7600
Contact: Mike Schneider, PE

SITE DATA

| | |
|-------------------|--|
| PIN: | 1747-30-6143 |
| ZONING: | R-4 & CM |
| GROSS AREA: | 3.10 |
| NET AREA: | 2.42 AC (AFTER R-O-W DEDICATION)* |
| ZONING OVERLAY: | N/A |
| FRONTAGE TYPE: | N/A |
| CURRENT USE: | RESIDENTIAL / VACANT (SEE PERMIT #UDG-005151-2024) |
| PROPOSED USE: | TOWNHOMES (COMPACT DEVELOPMENT OPTION) |
| NUMBER OF UNITS: | 12 |
| DENSITY: | 4.96 DU/AC |
| EXISTING PARKING: | N/A |
| PROPOSED PARKING: | 2 SPACE/UNIT |



June 12, 2025
TMTLA Associates
5011 Southpark Dr.
Suite 200
Durham, NC 27713
RE: Forestville Road Townhomes

This is a letter of support for trash and recycling services for your expansion project at 4208 Forestville Road, Raleigh, NC 27616. We have reviewed the plans submitted on June 8, 2025, and have found that GFL Environmental will be able to safely perform all needed services using the roll out carts for pickup to be in location the night before service day at the street for this expansion.

If the project design changes, this letter is void and a new letter must be issued. Additionally, this letter is non-transferable.

We want to visit the site during the initial phases of construction to ensure that the site will continue to be safe to service.

We look forward to providing waste and recycling services at your new property once it has been completed.

Should you have any questions or need more information, please contact me at clash@efcm.com.

Sincerely,
Christie Eichel
Account Manager
GFL Environmental - Raleigh
3743 Conquest Drive
Garner, NC 27539
(919) 449-1692

3301 Benson Drive, Suite 601, Raleigh, NC 27609
Tel: 919-320-3600 | gflenv.com

SHEET INDEX

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| CC2.0 | GRADING PLAN |
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| L-5 | TCA PLAN |
| L-6 | SITE DETAILS |
| L-7 | SITE DETAILS |

SUBMITTAL DATES

| | |
|------------------|------------|
| FIRST SUBMITTAL | 12/03/2024 |
| SECOND SUBMITTAL | 02/24/2025 |
| THIRD SUBMITTAL | 06/18/2025 |
| FOURTH SUBMITTAL | 08/14/2025 |

TMTLA ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
5011 SOUTHSPARK DRIVE, STE 200-DURHAM, NC 27713
P: (919) 484-8880 E: info@tmtla.com



Know what's below.
Call before you dig.
Dial 811 or 1-800-632-4949

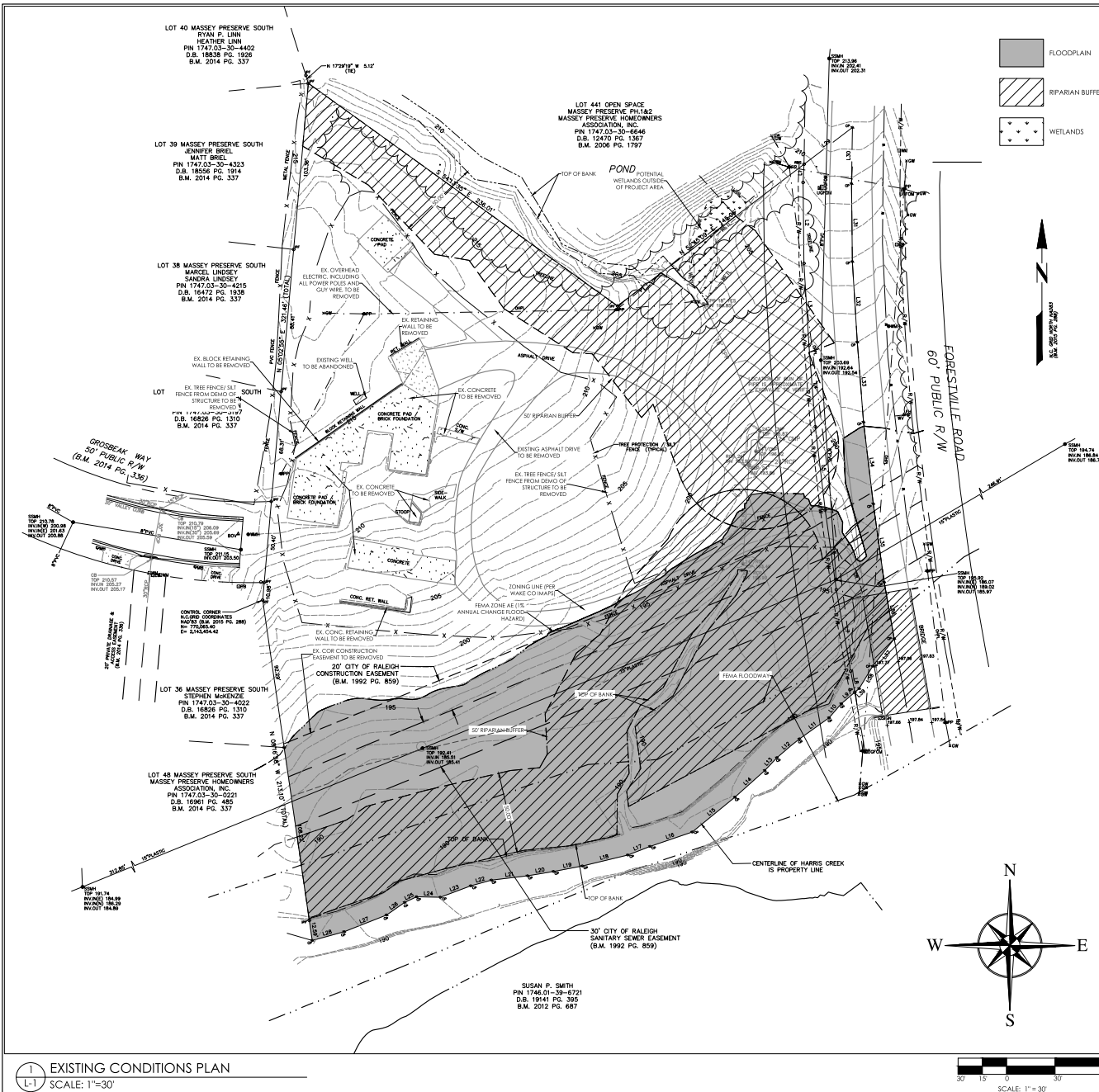
REVISIONS:

| | |
|------------|--|
| 02/24/2025 | |
| 06/18/2025 | |
| 08/14/2025 | |

COVER SHEET
FORESTVILLE ROAD TH'S
4208 FORESTVILLE RD, RALEIGH, NC 27616
CAPITAL PROPERTIES OF NORTH CAROLINA LLC
PRELIMINARY
NOT FOR CONSTRUCTION

SCALE:
AS NOTED
DRAWN BY:
PMP
PROJECT #
23170
DATE:
11-22-2024
SHEET
L-0

OF



EXISTING CONDITIONS NOTES

1. SURVEY PROVIDED BY ROBINSON & PLANE, P.C. LAND SURVEYING ON AUGUST 2024.
2. PROJECT SITE IS LOCATED WITHIN AN SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON FIRM PLANS # 3720174700K [ZONE AE] DATED 7/19/2022.
3. THERE ARE NO POTENTIALLY JURISDICTIONAL WETLANDS WITHIN THE PROJECT SITE AS DETERMINED MITCHELL-ENVIRONMENTAL.
4. THERE ARE BUFFERED STREAMS WITHIN THE PROJECT SITE AS DETERMINED BY NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY.
5. EXISTING CONDITIONS AS SHOWN ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE AND DO NOT INCLUDE MECHANICAL, ELECTRICAL AND MISCELLANEOUS STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW THE PROJECT SITE AND FAMILIARIZE WITH ACTUAL FIELD CONDITIONS PRIOR TO BIDDING AND COMMENCING WORK. IF FIELD CONDITIONS ARE FOUND TO BE SIGNIFICANTLY DIFFERENT THE CONTRACTOR SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT OR ENGINEER IMMEDIATELY.

DEMOLITION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL AND STATE PERMITS TO PERFORM DEMOLITION WORK ON-SITE AND IN THE RIGHT-OF-WAY.
2. IF ANY HAZARDOUS MATERIALS ARE FOUND ON-SITE, THEY SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS HANDLER. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
3. CONTRACTOR SHALL PROTECT ADJACENT STRUCTURES AND INFRASTRUCTURE FROM DAMAGE DUE TO DEMOLITION ACTIVITIES. ANY DAMAGE OUTSIDE OF THE PROJECT LIMITS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST.
4. DEMOLITION SHALL BE PERFORMED WITH DUE CARE AND DILIGENCE. ALL STRUCTURES AND UTILITIES NOT DESIGNATED FOR REMOVAL OR MODIFICATION SHALL REMAIN AND BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGED INFRASTRUCTURE ON-SITE OR IN THE RIGHT-OF-WAY SHALL BE REPAIRED TO NCDOT OR CITY OF RALEIGH STANDARDS AND SPECIFICATIONS BY THE CONTRACTOR AT NO ADDITIONAL COST.
5. ALL EXISTING IMPROVEMENTS WITHIN THE LIMITS OF DISTURBANCE ABOVE AND BELOW GROUND SHALL BE DEMOLISHED AS NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. THIS INCLUDES, BUT IS NOT LIMITED TO, EXISTING TREES, VEGETATION, FENCES, PAVEMENTS, CURB AND GUTTER, STRUCTURES, FOUNDATIONS, POLES, SIGNAGE, WALLS, AND OTHER MISCELLANEOUS SITE ELEMENTS.
6. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES ABOVE AND BELOW GROUND AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM THEIR ACTIVITIES. CONTRACTOR SHALL NOTIFY NORTH CAROLINA ONE CALL (1-800-432-4949) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF NORTH CAROLINA ONE CALL. THE CONTRACTOR MAY ALSO NEED TO ENGAGE A PRIVATE UTILITY LOCATING FIRM AT THEIR OWN COST TO EFFICIENTLY HAVE ALL UTILITIES LOCATED. CONTRACTOR SHALL REPORT ALL DISCOVERED UTILITIES DURING CONSTRUCTION TO THE PROJECT LANDSCAPE ARCHITECT OR ENGINEER.
7. CONTRACTOR SHALL COORDINATE UTILITY ABANDONMENT, REMOVAL, AND RELOCATION WITH THE APPROPRIATE UTILITY SERVICE PROVIDER. ALL UTILITY ABANDONMENT, REMOVAL AND RELOCATION WORK SHALL BE PERFORMED PER THE SERVICE PROVIDERS STANDARDS AND SPECIFICATIONS.
8. REFERENCE SITE LAYOUT PLAN SHEET 2 FOR LAYOUT DIMENSIONS AND EXTENT OF DEMOLITION AREAS. ALL PAVEMENT, CURB AND GUTTER AND SIDEWALK TO BE REMOVED SHALL BE SAW CUT TO PROVIDE A STRAIGHT AND UNIFORM LINE FOR REMOVAL. EXISTING PAVEMENT, CURB AND GUTTER, AND SIDEWALK NOT INDICATED FOR REMOVAL, WHICH IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED TO MATCH ORIGINAL CONFIGURATION.
9. ALL DEMOLITION AND CONSTRUCTION WASTE SHALL BE REMOVED FROM THE PROJECT SITE BY THE CONTRACTOR AND DISPOSED OF PROPERLY PER STATE, LOCAL, AND FEDERAL REGULATIONS.
10. UNLESS OTHERWISE DIRECTED, THE CONTRACTOR SHALL PROTECT ALL TREES THAT ARE TO REMAIN AND FENCE THOSE WHICH MAY RISK DAMAGE FROM CONSTRUCTION EQUIPMENT OR WORK. TREE PROTECTION FENCING SHALL BE INSTALLED AS SHOWN ON THESE PLANS. ALL TREES WHICH ARE TO BE REMOVED SHALL BE DONE IN A MANNER WHICH WILL NOT INJURE PLANT MATERIAL TO REMAIN. STUMPS SHALL BE COMPLETELY REMOVED AND HAULED OFF.
11. CONTRACTOR SHALL STRIP TOPSOIL AND STOCKPILE FOR LATER REUSE.
12. EROSION AND SEDIMENTATION CONTROL MEASURES PER APPROVED EROSION CONTROL PLANS SHALL BE IN PLACE AND IN WORKING ORDER PRIOR TO THE START OF ANY DEMOLITION ACTIVITIES.

| LINE TABLE | | | LEGEND | |
|------------|---------------|----------|--|--|
| LINE | BEARING | DISTANCE | | |
| L1 | S 02°56'15" E | 11.28' | (O)-POSSIBLE OVERLAP LINE BEARING AND DISTANCE | |
| L2 | S 00°36'41" E | 50.15' | OHPL-OVERHEAD PHONE LINES | |
| L3 | S 03°31'21" E | 50.97' | RFB-REBAR FOUND | |
| L4 | S 04°26'25" E | 50.53' | UGOFM-UNDERGROUND FIBER OPTIC MARKER | |
| L5 | S 06°48'03" E | 51.85' | UGSLM-UNDERGROUND GASLINE MARKER | |
| L6 | S 07°56'05" E | 49.89' | GV-GAS VALVE | |
| L7 | S 10°01'02" E | 51.24' | RWMH-REUSE WATER MARKER | |
| L8 | S 10°48'18" E | 13.36' | RWMH-REUSE WATER MANHOLE | |
| L9 | S 49°44'15" W | 10.97' | UTSB-UNDERGROUND TRAFFIC SIGNAL BOX | |
| L10 | S 40°58'11" W | 11.52' | EM-ELECTRIC METER | |
| L11 | S 54°27'47" W | 22.51' | FES-FLARED END SECTION | |
| L12 | S 50°09'00" W | 18.19' | STMH-STORM MANHOLE | |
| L13 | S 43°26'13" W | 10.90' | CB-CATCH BASIN | |
| L14 | S 48°17'49" W | 24.84' | CP/X-CALCULATED POINT | |
| L15 | S 50°43'29" W | 34.13' | RSP-BENT IRON STAKE FOUND | |
| L16 | S 71°15'32" W | 27.59' | NF-NAIL FOUND | |
| L17 | S 68°53'25" W | 14.73' | RFB-REBAR SET | |
| L18 | S 76°25'11" W | 29.02' | SGBF-SQUARE IRON BAR FOUND | |
| L19 | S 79°10'35" W | 18.15' | AXL-AXLE FOUND | |
| L20 | S 80°38'51" W | 16.32' | STL-SEPTIC TANK LID | |
| L21 | S 83°07'56" W | 22.50' | TP-TELEPHONE POLE | |
| L22 | S 74°37'04" W | 13.23' | WSE-VARIABLE WIDTH SANITARY SEWER EASEMENT | |
| L23 | S 69°28'29" W | 20.20' | TCE-TEMPORARY CONSTRUCTION EASEMENT | |
| L24 | N 85°56'24" W | 14.70' | SUP-SUPPORT POLE | |
| L25 | S 64°47'28" W | 8.13' | SHS-OVERHEAD SUPPORT LINE | |
| L26 | S 55°07'32" W | 13.67' | CO-CLEAN OUT | |
| L27 | S 68°22'25" W | 28.28' | CM-GUY WIRE | |
| L28 | S 74°36'24" W | 20.49' | SP-IRON PIPE FOUND | |
| L29 | N 52°45'18" E | 37.68' | RCP-REINFORCED CONCRETE PIPE | |
| L30 | S 06°55'43" E | 34.86' | OHPL-OVERHEAD POWER LINES | |
| L31 | S 00°50'41" E | 48.28' | OHPL-OVERHEAD POWER AND PHONE LINES | |
| L32 | S 03°31'21" E | 49.96' | -U-UTILITY EASEMENT | |
| L33 | S 04°26'25" E | 49.67' | -OWP-POWER EASEMENT | |
| L34 | S 06°48'03" E | 50.04' | RWMH-REUSE WATER LINE | |
| L35 | S 07°56'05" E | 49.05' | -E-UNDERGROUND POWER LINE | |
| L36 | S 10°01'02" E | 35.68' | SFW-SEWER FOREMAN LINE | |
| L37 | S 38°08'17" W | 21.58' | PB - PHONE BOX | |
| L38 | S 31°08'17" W | 16.15' | SE - NCDOT SLOPE EASEMENT | |
| L39 | S 49°44'15" W | 3.60' | PDE - NCDOT PERMANENT DRAINAGE EASEMENT | |

1 EXISTING CONDITIONS PLAN
L-1 SCALE: 1"=30'

TMTLA ASSOCIATES

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EXISTING CONDITIONS & DEMOLITION PLAN

FORESTVILLE ROAD THIS

4208 FORESTVILLE RD, RALEIGH, NC 27614

CAPITAL PROPERTIES OF NORTH CAROLINA, LLC

PRELIMINARY

NOT FOR CONSTRUCTION

SCALE:

AS NOTED

DRAWN BY:

PMP

PROJECT #

23170

DATE:

11-22-2024

SHEET

L-1

OF



1 SITE LAYOUT PLAN
SCALE: 1"=30'

SITE DATA

OWNER: CAPITAL PROPERTIES OF NORTH CAROLINA LLC
OWNER ADDRESS: 1540 GRAND WILLOW WAY, RALEIGH, NC 27614

PROPERTY ADDRESS: 4208 FORESTVILLE RD, RALEIGH, NC 27616

PN: 1747-30-6143
PID: 43500
GROSS AREA: 3.10 AC

ROW DEDICATION SHOWN FOR BRIDGE: 0.48 AC

NET AREA: 2.42 AC
CM ZONING: 0.83 AC
R-4 ZONING: 1.59 AC

EX. USE: RESIDENTIAL (VACANT)
PROPOSED USE: TOWNHOMES (R-4 COMPACT OPTION)

EX. ZONING: R-4 & CM
OVERLAYS: N/A

FRONT SETBACK: 20' MIN.
SIDE SETBACK: 10' MIN, BUILDING SEPARATION
REAR SETBACK: 20' MIN.
BUILDING SETBACKS ARE FOR REFERENCE ONLY AND WILL BE REVIEWED AT BUILDING PERMITTING.

BUILDING HEIGHT: 45' MAX / 3 STORIES

RIVER BASIN: NEUSE
WATERSHED OVERLAY: NONE

STREAM BUFFER: YES

WETLANDS: YES - POTENTIALLY JURISDICTIONAL (NOT WITHIN PROJECT AREA)

AREA WITHIN STREAM BUFFER AND FLOODPLAIN (NET): APPX. 0.78 AC
APPX. 32% OF THE SITE

FLOODPLAIN: YES

PROPOSED IMPERVIOUS: 21,980 S.F. (16.2%)

SCM AREA: N/A - NO SCM REQUIRED

OPEN SPACE REQUIRED: 1 AC
OPEN SPACE PROVIDED: 1.71 AC

OUTDOOR AMENITY REQUIRED: 5,271 SF / 0.12 ACRES (5%)
OUTDOOR AMENITY PROVIDED: 5,947 SF / 0.14 ACRES (6%)

OVERALL TREE CONSERVATION AREA REQUIRED: 0.24 AC (10%)
OVERALL TREE CONSERVATION AREA PROVIDED: 0.62 AC (25.62%)

CONSERVATION MANAGEMENT (CM) TCA REQUIRED: 0.23 AC (30% OF CM ZONED AREA)
CONSERVATION MANAGEMENT (CM) TCA SHOWN: 0.13 AC
GREENWAY TCA SHOWN (IN CM ZONED PORTION OF SITE): 0.35 AC

TOTAL TCA AREA WITHIN CM ZONED PORTION OF SITE: 0.48 AC (57.83%)

NOTE: WE ARE ABLE TO INCLUDE THE GREENWAY TCA AS PART OF THE CM TCA REQUIREMENT AS IT'S ALL LOCATED WITHIN THE CM ZONED PORTION OF THE SITE

GREENWAY EASEMENT: 20,041 SF / 0.46 ACRES

VEHICULAR PARKING: 2 SPACES / UNIT
CSU PARKING: 2 SPACES (1 STANDARD & 1 HC SPACE)

BICYCLE PARKING: N/A

- LEGEND:
- FLOODPLAIN
 - RIPARIAN BUFFER
 - WETLANDS
 - PRIMARY TREE CONSERVATION AREA
NEUSE BUFFER ZONE 2
 - PRIMARY TREE CONSERVATION AREA
CONSERVATION MANAGEMENT
 - TREE CONSERVATION AREA
GREENWAY

| IMPERVIOUS PER LOT | |
|--------------------|----------|
| LOT 1 | 1,100 SF |
| LOT 2 | 1,100 SF |
| LOT 3 | 1,100 SF |
| LOT 4 | 1,100 SF |
| LOT 5 | 1,100 SF |
| LOT 6 | 1,100 SF |
| LOT 7 | 1,100 SF |
| LOT 8 | 1,100 SF |
| LOT 9 | 1,100 SF |
| LOT 10 | 1,100 SF |
| LOT 11 | 1,100 SF |
| LOT 12 | 1,100 SF |
| OS LOT 1 | 1,100 SF |
| OS LOT 2 | 1,100 SF |

- SITE LAYOUT PLAN NOTES**
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL CITY OF RALEIGH, AND NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE. IF DISCREPANCIES ARE FOUND THE MORE STRINGENT REQUIREMENTS WILL PREVAIL.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO COMPLETE THE PROPOSED WORK. NO CHANGES MAY BE MADE TO THE APPROVED DRAWINGS WITHOUT WRITTEN PERMISSION FROM THE ISSUING AUTHORITY.
 - DIMENSIONS ARE TO EDGE OF PAVEMENT, EDGE OF SIDEWALK, FACE OF CURB, CENTERLINE OF COLUMN AND FACE OF BUILDING WALL UNLESS OTHERWISE NOTED. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL CONSTRUCTION TRADES PRIOR TO START OF CONSTRUCTION. CONTRACTOR TO REFERENCE CURRENT ARCHITECTURAL DRAWINGS FOR BUILDING INFORMATION.
 - ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL CONFORM TO THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. PAINT STRIPING SHALL BE WHITE UNLESS OTHERWISE NOTED.
 - ALL LANDSCAPE ISLANDS SHALL HAVE RAISED CURB AND GUTTER. MINIMUM CURB RADIUS SHALL BE 3' UNLESS OTHERWISE NOTED.
 - A SEPARATE PERMIT AND APPROVAL IS REQUIRED FOR SIGNS.
 - FIRE LANE MARKING AND SIGNAGE TO BE IN ACCORDANCE WITH LOCAL GUIDELINES. CONTRACTOR TO CONTACT THE LOCAL FIRE MARSHAL FOR INSTRUCTIONS.
 - THE SITE WILL BE FULLY COMPLIANT WITH THE NORTH CAROLINA ACCESSIBILITY CODES (ANSI 117.1 - 2009 AND CHAPTER 11 OF THE NCBC) UNLESS AND EXCEPT IN AREAS WHERE AN APPROVED STATEMENT FROM A SITE ENGINEER, SURVEYOR OR ARCHITECT VERIFIES THAT SITE CONDITIONS EXIST WHERE THE TOPOGRAPHY OF THE SITE IS EXTREME AND ONLY ALTERNATE METHODS OF COMPLIANCE ARE POSSIBLE.
 - ALL PAVEMENT PATCHING SHALL BE PERFORMED PER CITY OF RALEIGH OR NCDOT STANDARDS AND SPECIFICATION, AS APPLICABLE.
 - CONTRACTOR SHALL UTILIZE SIGNS, BARRICADES, FLAGMEN OR GUARDS AS REQUIRED TO PROTECT THE SAFETY OF ALL VEHICULAR AND PEDESTRIAN TRAFFIC DURING CONSTRUCTION.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT OF ALL WORK AS ILLUSTRATED ON THE PLANS. ALL PROJECT STAKING SHALL BE PERFORMED BY A REGISTERED PROFESSIONAL SURVEYOR PAID BY THE CONTRACTOR. DO NOT SCALE THE DRAWINGS. DIGITAL INFORMATION IS PROVIDED FOR CONSTRUCTION DRAWINGS. IF EXISTING CONDITIONS DIFFER FROM THOSE ILLUSTRATED ON THE PLANS, NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL FURNISH ALL MATERIALS AND LABOR TO COMPLETE THE WORK ILLUSTRATED ON THE DRAWINGS.
 - WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN TWO (2) FEET AND EIGHT (8) FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.
 - ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND UNLESS OTHERWISE NOTED.
 - SOLID WASTE REMOVAL SHALL BE HANDLED BY A PRIVATE HAULER.
 - HEAVY DUTY PAVEMENT THAT CAN SUPPORT AT LEAST 90,000 LBS SHALL BE USED FOR SHARED DRIVEWAY PORTION OF THE DEVELOPMENT.
 - NO TEMPORARY OR PERMANENT ENCROACHMENTS (INCLUDING, BUT NOT LIMITED TO: CLEARING, GRADING, FENCING, AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES) ARE PERMITTED WITHIN THE GREENWAY EASEMENT, WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.
 - SITE LIGHTING WILL BE REVIEWED AS PART OF THE ADMINISTRATIVE SITE REVIEW (ASR) SUBMITTAL(AND/OR PRIOR TO BUILDING PERMIT ISSUANCE.

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| 06/18/2025 | |
| 09/14/2025 | |

SITE LAYOUT PLAN
FORESTVILLE ROAD THIS
4208 FORESTVILLE RD, RALEIGH, NC 27616
CAPITAL PROPERTIES OF NORTH CAROLINA LLC

PRELIMINARY
NOT FOR CONSTRUCTION

SCALE:
AS NOTED
DRAWN BY:
PMP
PROJECT #
23170
DATE:
11-22-2024
SHEET
L-2
OF



1. *Journal of Management Studies*, 37(1), 1-15.
 2. *Journal of Management Studies*, 37(1), 16-31.
 3. *Journal of Management Studies*, 37(1), 32-47.
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 119. *Journal of Management Studies*, 37(1), 1888-1903.
 120. *Journal of Management Studies*, 37(1), 1904-1919.
 121. *Journal of Management Studies*, 37(



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| 02/24/2025 |
| 06/18/2025 |
| 08/14/2025 |

SCALE:
AS NOTED
DRAWN BY:
PMP
PROJECT #
23170
DATE:
11-22-2024
SHEET
L-2A

OF

**4208 FORESTVILLE
 ROAD TOWNHOMES**
 4208 FORESTVILLE ROAD
 RALEIGH, NORTH CAROLINA

ISSUED: 19 NOV 2024

| REVISIONS: | |
|--------------|------------------|
| 19 FEB 2025 | PER COR COMMENTS |
| 04 FEB 2025 | PER COR COMMENTS |
| 16 JUNE 2025 | PER COR COMMENTS |
| 12 AUG 2025 | PER COR COMMENTS |

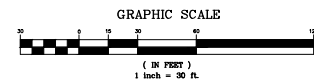
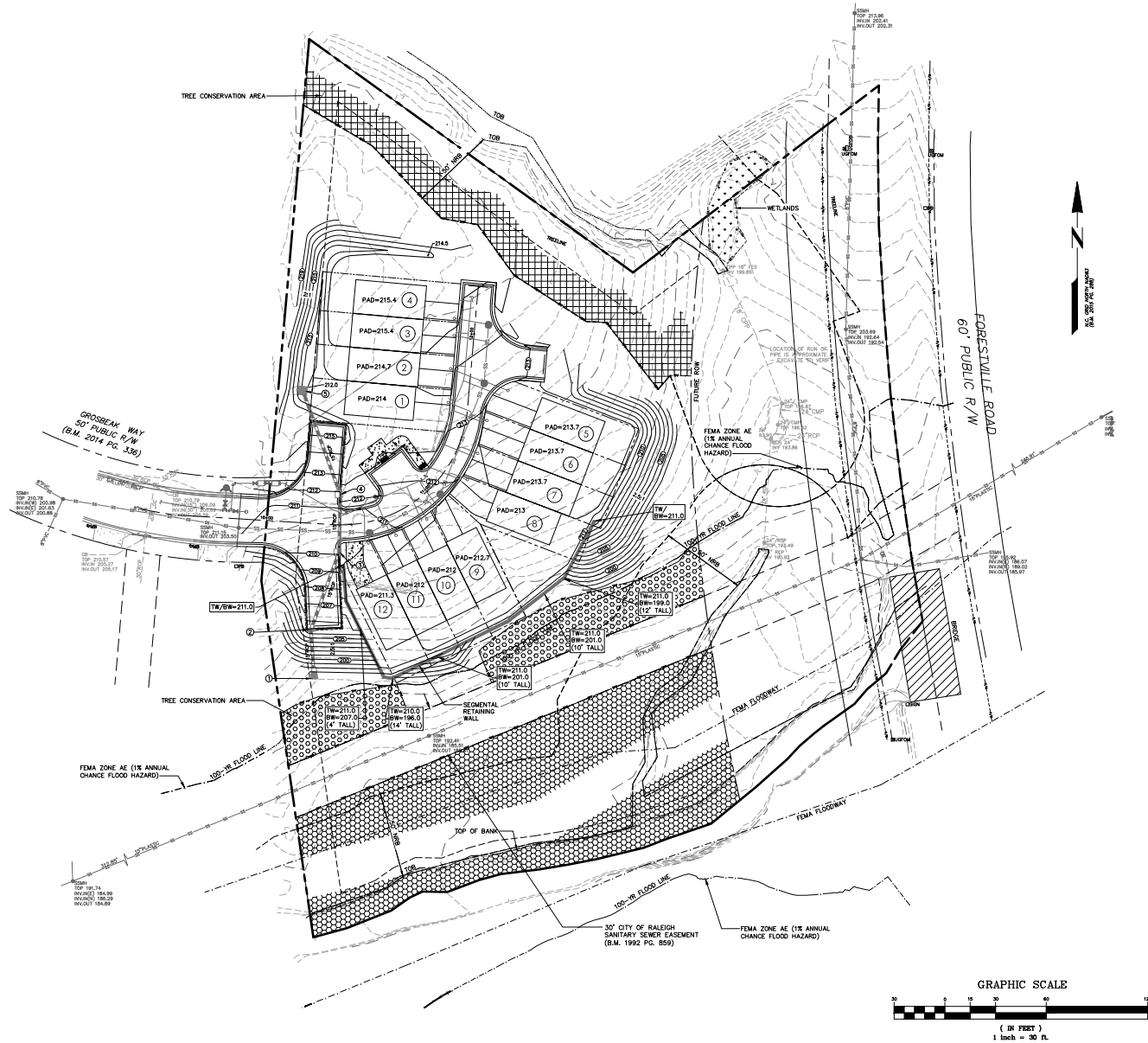
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 CHECKED BY: MLS
 PROJECT: CPFRR

GRADING PLAN

DWG. NO. CC 1.0

NOTES:

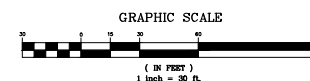
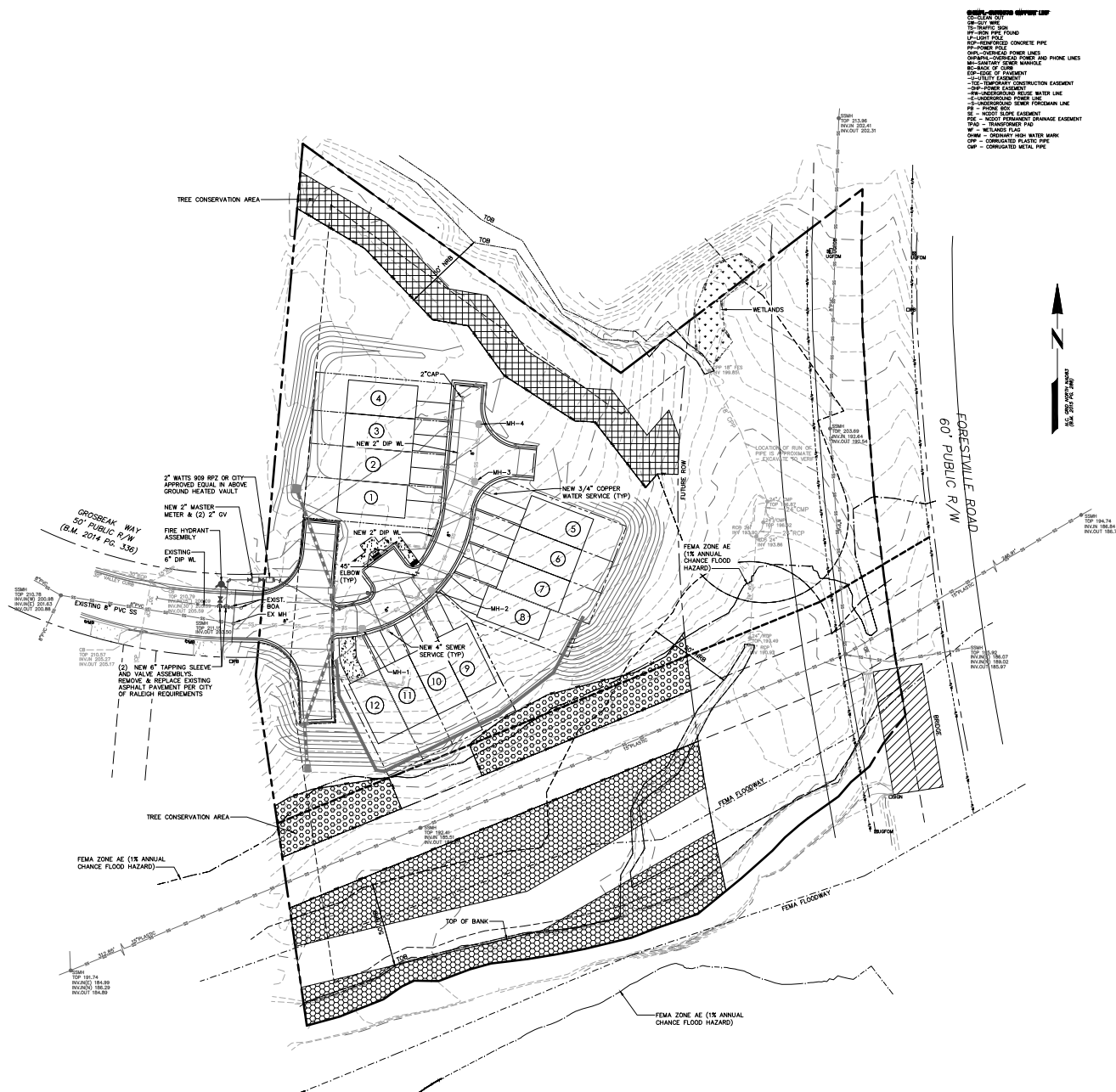
1. MAXIMUM ALLOWABLE IMPERVIOUS SURFACE PER LOT = 1,100 SF



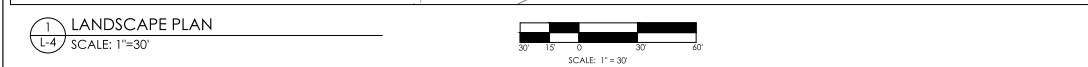
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| 2 | 20 MARCH 2025 | PER REVIEW COMMENTS |
| 2 | 04 FEB 2025 | PER COR COMMENTS |
| 3 | 16 JUNE 2025 | PER COR COMMENTS |
| 4 | 12 AUG 2025 | PER COR COMMENTS |

UTILITY PLAN

DWG. NO. **CC 2.0**

[illegible]

PHY 1747.05-30-4402
D.B. 18838 PG. 1926
B.M. 2014 PG. 337

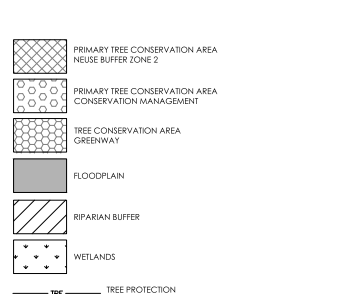


1. ALL PLANT MATERIAL ON THIS SITE MUST MEET MINIMUM CITY OF RALEIGH UDC REQUIREMENTS FOR SIZE, HEIGHT, AND SPACING. PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICE AND IN CONFORMANCE WITH THE GENERAL PLANNING NOTES AND DETAILS WITHIN THIS PLAN SET.
2. PLANTING STOCK SHALL MEET ALL STANDARDS WITHIN THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK." ALL PLANTS SHALL BE VIGOROUS, HEALTHY MATERIAL FREE FROM PESTS AND DISEASE.
3. IF THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW THE PROJECT SITE AND FAMILIARIZE WITH ACTUAL FIELD CONDITIONS PRIOR TO BIDDING AND COMMENCING WORK, THE CONTRACTOR SHALL ACCEPT ANY VARIATIONS FROM THE PLANNING NOTES AND DETAILS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INCORPORATION OF TOPSOIL INTO PLANTING AREAS, WITHOUT ADDITIONAL COMPENSATION FOR POSSIBLE VARIATIONS FROM GRADES AND CONDITIONS SHOWING WEATHER SURFACE OF SUBSURFACE. IF FIELD CONDITIONS FOUND TO BE DIFFERENT FROM THE PLANNING NOTES AND DETAILS, THE PROJECT LANDSCAPE ARCHITECT OR ENGINEER IMMEDIATELY AND PRIOR TO ORDERING MATERIALS.

- [illegible]

1. FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED OR INDICATED BY THE DRAWINGS AND SPECIFICATIONS TO COMPLETE THE WORK INCLUDING INSTALLATION OF ALL TREES, SHRUBS, GROUNDCOVER, ANNUALS, SEED, SOIL AND MULCH.
2. **MATERIALS AND WORK:**
THE SELECTION OF ALL MATERIALS AND THE EXECUTION OF ALL WORK REQUIRED UNDER THE CONTRACT SHALL BE SUBJECT TO APPROVAL BY THE OWNER. THE OWNER SHALL HAVE THE RIGHT TO REJECT ANY ALL MATERIALS AND ANY AND ALL WORK, WHICH IN HIS OPINION, DOES NOT MEET THE REQUIREMENTS OF THE CONTRACT.
3. **PLANT MATERIALS:**
ALL PLANT MATERIALS SHALL BE HUNGRY GROUND, FRESHLY CUT IN THE FIELD, NATURALLY SHAPED, WELL KNOWN, FULLY FOLIATED WHEN IN LEAF, WITH FULLY DEVELOPED ROOT SYSTEMS, BE FREE OF DISEASE, SELF-SUPPORTIVE, WITH STRAIGHT TRUNKS AND LEADERS INTACT. ALL PLANTS MUST BE FREE OF DAMAGE.

- NOTICE: INSTALLATION OF TREES AND SHRUBS SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
- 4. PLANT SITE:**
SPECIFIED SIZES INDICATES THE MINIMUM ALLOWABLE SIZE AT PLANTING. WHERE CONTAINER AND BURLAP SPECIFICATIONS ARE NOT GIVEN, THE CONTRACTOR SHALL PROVIDE SPECIFICATIONS FOR ALL PLANTS. SPECIFICATIONS SHALL BE BASED ON THE FOLLOWING:
ONLY PLANT HEIGHT OR SPREAD IS SPECIFIED: CONTAINER SIZE SHALL BE BASED ON AMERICAN STANDARDS FOR NURSERY STOCK "STANDARDS."
SPECIFIED PLANT SIZE: CONTAINER SIZE SHALL BE BASED ON AMERICAN STANDARDS FOR NURSERY STOCK "STANDARDS."
- 5. ORGANIC MATERIAL:**
ALL ORGANIC MATERIAL, COMPOST OR FINE BARK SHALL BE THE OPTION OF THE CONTRACTOR. MATERIAL SHALL BE AIR DRIED, THYLY SHREDED AND SUITABLE FOR HORTICULTURAL PURPOSES, SHALL CONTAIN NO MORE THAN 3% MOISTURE CONTENT BY WEIGHT.
- 6. FINE BARK MULCH:**
ALL FINE BARK MULCH SHALL BE CLEAN, DOUBLE GROUND, FINE TEXTURED NUGGET MULCH WITH MINIMAL AMOUNTS OF SAWDUST CONTENT.
- 7. SOIL AREA:**
PRIOR TO ANY SEEDING OR SOLO APPLICATION, ALL AREAS THAT ALL TREENCHING AND LAND CLEARING ACTIVITIES HAVE BEEN COMPLETED, ENSURE ALL AREAS ARE FREE OF STONES, LARGE SOIL CLUMBS AND OTHER OBSTACLES TO SEEDING OR SOLO APPLICATION.

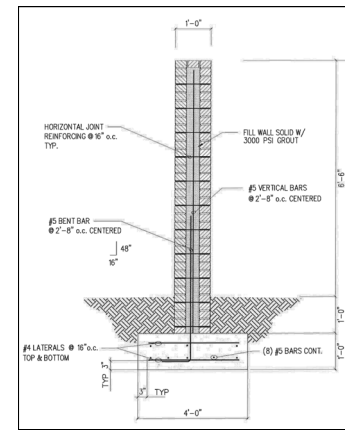


A. TYPE-B TRANSITIONAL PROTECTIVE YARDS (TPY)
 SHADE TREES REQUIRED: 4 TREES PER 100 LF
 UNDERSTORY TREES REQUIRED: 4 TREES PER 100 LF
 SHRUBS REQUIRED: 40 SHRUBS PER 100 LF
 WALL 6.5' IN HEIGHT ON OUTSIDE EDGE OF PROTECTIVE YARD
 50% OF TREES IN THE TPY TO BE EVERGREEN

TPY#1: 191 LINEAR FEET
 191/100) * 4 = 7.64 - 8 SHADE TREES REQUIRED/PROVIDED
 191/100) * 4 = 7.64 - 8 UNDERSTORY TREES REQUIRED/PROVIDED (THESE ARE EVERGREEN)
 191/100) * 40 = 76.4 - 76 SHRUBS REQUIRED/PROVIDED
 6.5' TALL WALL INCLUDED

TPY#2: 92 LINEAR FEET

- 7/27/2017 * 1.5' x 2.8" - 15 SHADE TREES REQUIRED/PROVIDED
 9/21/2017 * 1.5' x 4.0" - 15 DECIDUOUS TREES REQUIRED/PROVIDED (THESE ARE EVERGREENS)
 9/21/2017 * 40' x 36.8" - 37 SHRUBS REQUIRED/PROVIDED
 6.5' TALL WALL INCLUDED
- B. VEHICLE PARKING LOT/LANDSCAPING**
 ONE SHADE TREE PROVIDED
 ONE STREET PROTECTIVE YARD REQUIRED - 30 SHRUBS PER 100' OF BUFFER
 LENGTH OF BUFFER - 49' L
 49/100PSF - 15 SHRUBS REQUIRED
 15 SHRUBS PROVIDED
- C. STREET TREE**
 N/A; ANK REQUIRED STREET TREES TO BE SHOWN AS PART OF FORESTWIDE ROAD BRIDGE REPLACEMENT AND EXPANSION PROJECT SITE PROJECT BPS-405R & BPS-412R



4) SCALE: NTS

NOTE: LONGITUDINAL SECTION OF THE WALL TO DEMONSTRATE APPEARANCE WILL BE PROVIDED DURING SPR REVIEW

811

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Dial 811 or 4-800-4-A-DIGIT

REVISIONS:

| |
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| 02/24/2025 |
| 06/18/2025 |
| 08/14/2025 |

LANDSCAPE PLAN
PRESTVILLE ROAD TH'S
1 FORESTVILLE RD, RALEIGH, NC 27616
FITAL PROPERTIES OF NORTH CAROLINA LLC
PRELIMINARY
NOT FOR CONSTRUCTION

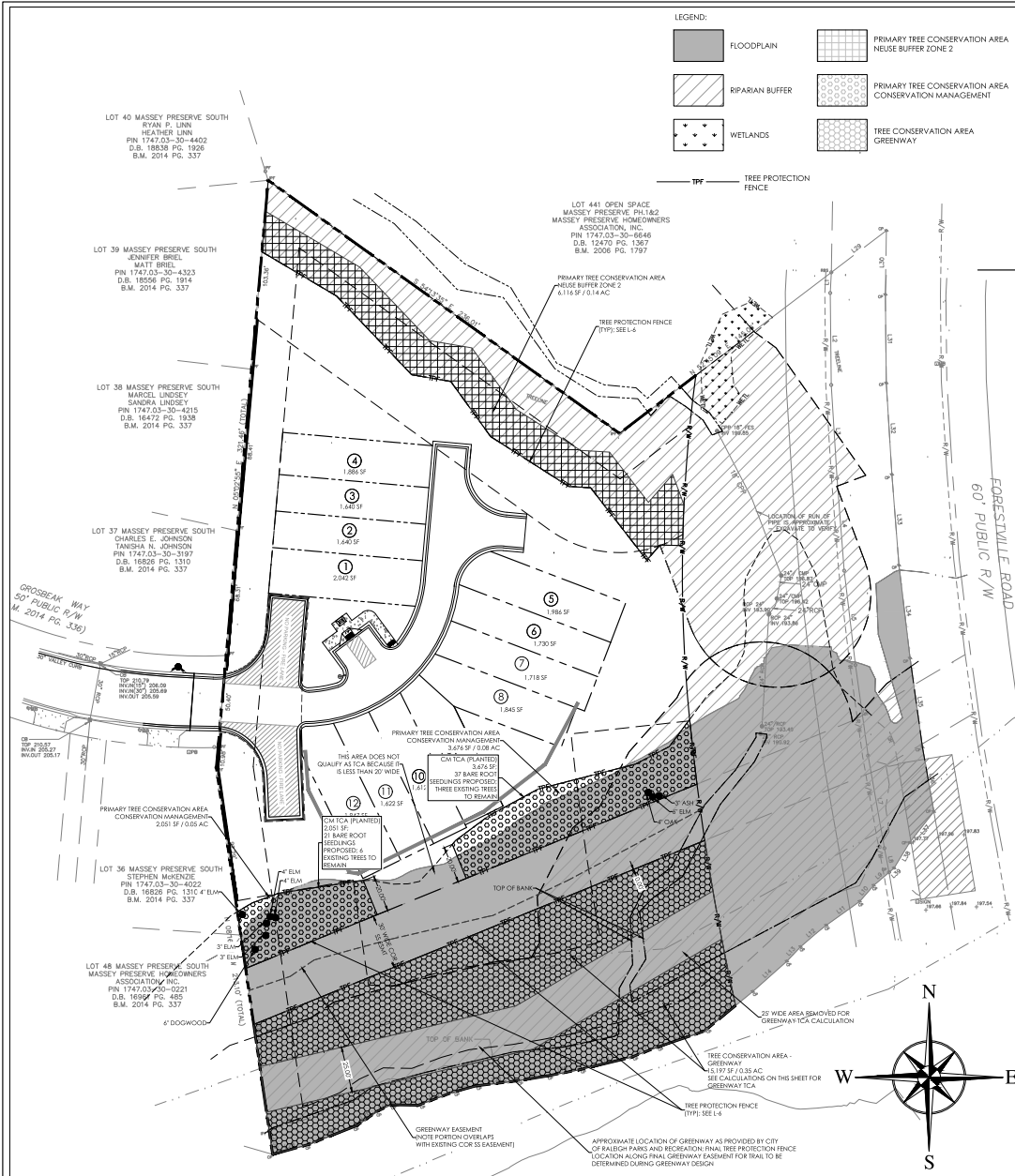
SCALE:
AS NOTED

DRAWN BY:
PMP

PROJECT #
23170

DATE:
11-22-2024

SHEET
L-4



1 TREE CONSERVATION PLAN
SCALE: 1"=30'

| Tree Conservation Plan Data Sheet | | | |
|--|----------------------------|------------------|---|
| UDO Article 9.1 Tree Conservation | | | |
| (Include applicable information on the plan sheet) | | | |
| Project Name: | FORESTVILLE ROAD TOWNHOMES | | |
| Gross Site Acres: | 3.10 | Ac | |
| Right-of-way to be dedicated with this project: | 0.68 | Ac | |
| Net Site Acres: | 2.42 | Ac | |
| | Number of Acres | Percent of Total | |
| UDO 9.1.A. Primary Tree Conservation Areas | | | |
| 1. Primary Tree Conservation Area - SHOD 1 | | | % |
| 2. Primary Tree Conservation Area - SHOD 2 | | | % |
| 3. Primary Tree Conservation Area - Pathway Frontage | | | % |
| 4. Primary Tree Conservation Area - CH | 0.13 | 5.37 | % |
| 5. Primary Tree Conservation Area - NPPO | | | % |
| 6. Primary Tree Conservation Area - Champion Tree "XX" dbh species | | | % |
| 7. Primary Tree Conservation Area - News Buffer Zone 2 | 0.14 | 5.79 | % |
| 8. Primary Tree Conservation Area - 45% Slopes | | | % |
| 9. Primary Tree Conservation Area - Thoroughfare | | | % |
| Subtotal of Primary Tree Conservation Areas: | 0.27 | 11.16 | % |
| UDO 9.1.B.2 Tree Conservation Area - Greenway | 0.35 | 14.46 | % |
| UDO 9.1.B.1.a & b. Secondary Tree Conservation Areas | | | |
| (Include perimeter buffers and their alternate compliance areas) | | | |
| UDO 9.1.B.1.c & d. Individual Tree Secondary Tree Conservation Areas | | | % |
| (Include individual trees and their alternate compliance areas) | | | |
| Subtotal of Secondary Tree Conservation Areas: | | | % |
| TOTAL ALL TREE CONSERVATION AREAS PROVIDED: | 0.62 | 25.62 | % |
| UDO 9.1.B. Watershed Protection Overlay Districts | | | |
| WPOD - Wooded Area (preserved) | | | % |
| WPOD - Wooded Area (planted) | | | % |
| WPOD - Wooded Area (planted) | | | % |
| WPOD - Wooded Area (planted) | | | % |
| WPOD - Wooded Area (planted) | | | % |
| WPOD - Wooded Area (planted) | | | % |

TCA PLAN NOTES

1. TCA SHALL NOT BE USED FOR CONSTRUCTION WORK SPACE.
2. ALL FINAL TCA AREA BOUNDARIES SHALL BE RECORDED ON FINAL PLAT PRIOR TO BUILDING PERMIT.
3. ALL TREE CONSERVATION AREAS SHOWN ARE PRIMARY SO A TREE CONSERVATION REPORT & NOT REQUIRED FOR THE ADMINISTRATIVE SITE REVIEW CHECKLIST.

TCA REPLANTING CALCULATIONS

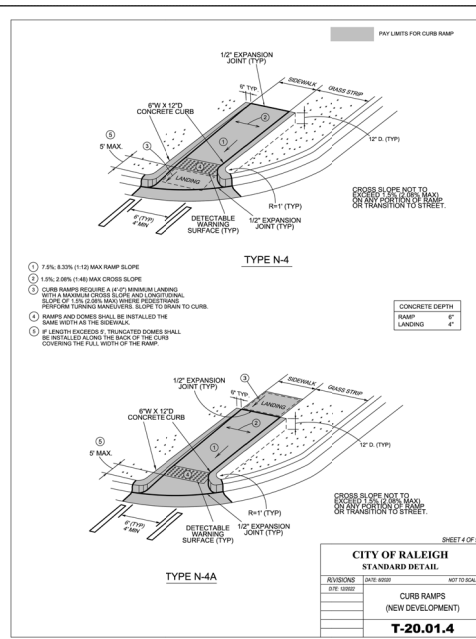
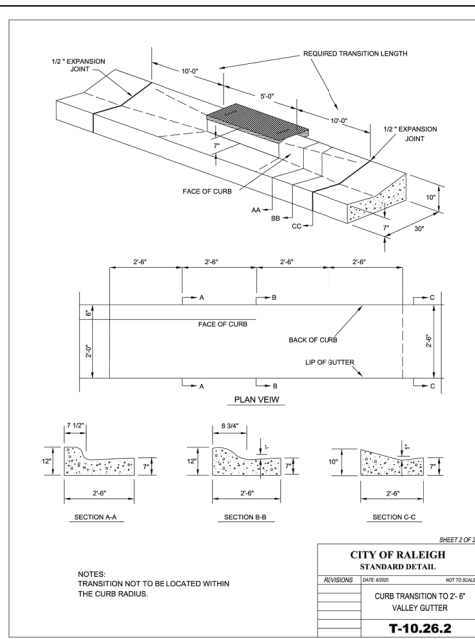
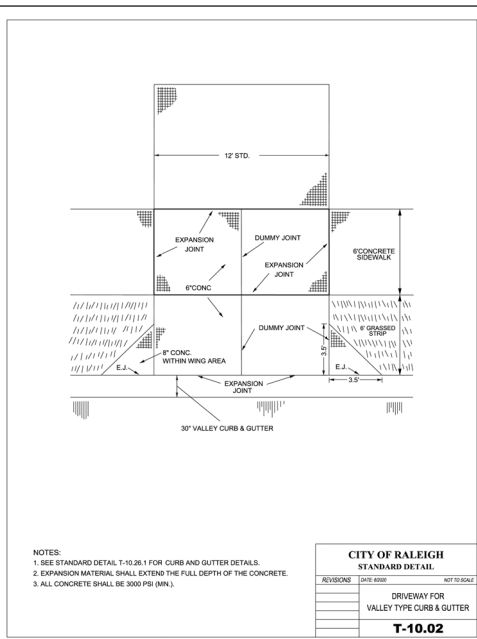
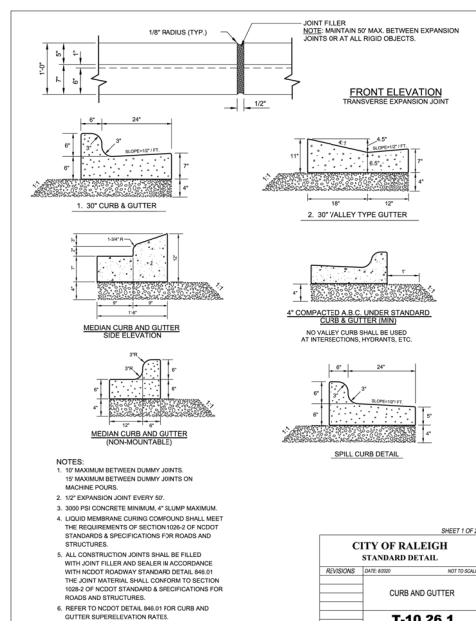
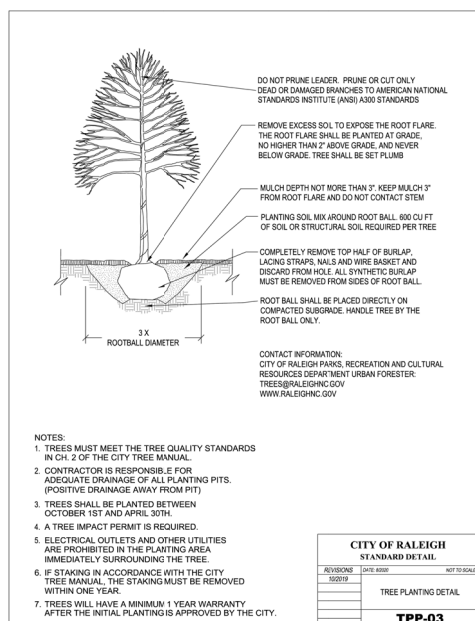
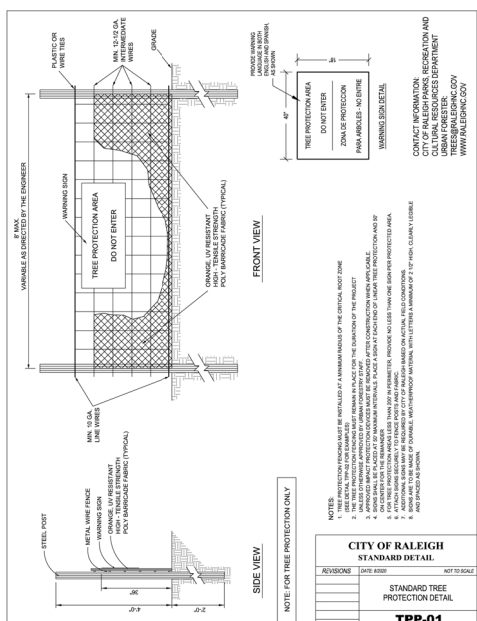
- 1) AS INDICATED ON THE PLANS, PROVIDE ADDITIONAL TREE PLANTINGS PER 9.1.2.A. PROVIDE ONE (1) BARE ROOT SEEDLING AT LEAST 4" TALL PLANTED PER 100 SQUARE FEET (10 X 10 FEET CENTERS) OR ONE 2-INCH CALIPER TREE PLANTED PER 200 SQUARE FEET.
- 2) AS SHOWN ON THE PLAN, AN ADDITIONAL 38 BARE-ROOT SEEDLINGS ARE REQUIRED TO MEET THE ABOVE REQUIREMENT. THESE ARE NOTED ON THE LANDSCAPE PLAN. BARE-ROOT SEEDLINGS TO BE PLANTED AROUND THE EXISTING TREES INDICATED IN THE NOTED CHA TCA AREAS.

GREENWAY TCA

GREENWAY EASEMENT: 20,244.89 SF (SEE BELOW CALCULATIONS)

MINUS 20,799.10 SF OF GREENWAY EASEMENT ON THE PARCEL X 20' WIDTH = 4,445.79 SF (0.15 AC)
MINUS 3,340.98 SF (0.08 AC) FOR SEWER UTILITY EASEMENT
= 25,244.88 - 6,699.75 - 3,340.98 = 15,204.15 SF (0.35 AC) OF GREENWAY TCA (14.46% OF SITE)

| REVISIONS: | |
|------------|--|
| 02/24/2025 | |
| 06/18/2025 | |
| 08/14/2025 | |



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| 02/24/2025 | |
| 06/18/2025 | |
| 09/14/2025 | |

SITE DETAILS

FORESTVILLE ROAD THIS

4208 FORESTVILLE RD, RALEIGH, NC 27614

CAPITAL PROPERTIES OF NORTH CAROLINA, LLC

PRELIMINARY

NOT FOR CONSTRUCTION

SCALE:

AS NOTED

DRAWN BY:

PMP

PROJECT #

23170

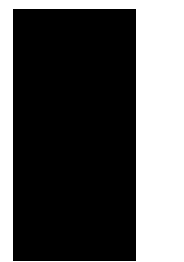
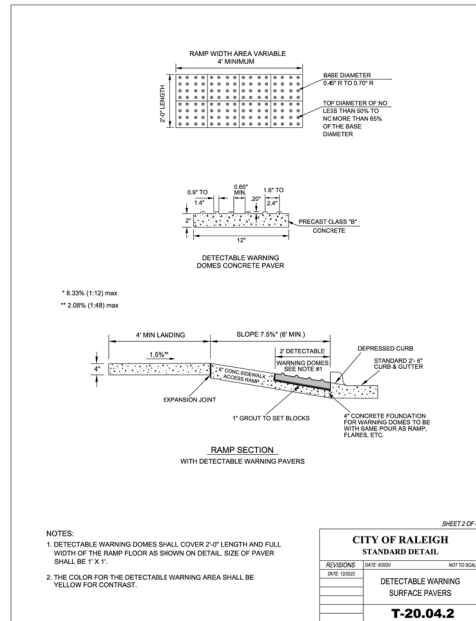
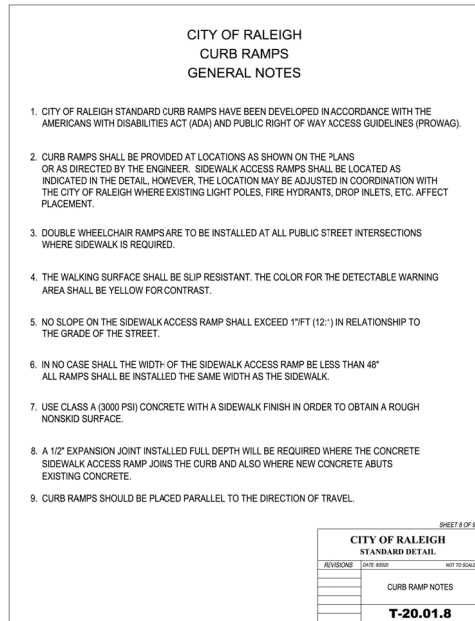
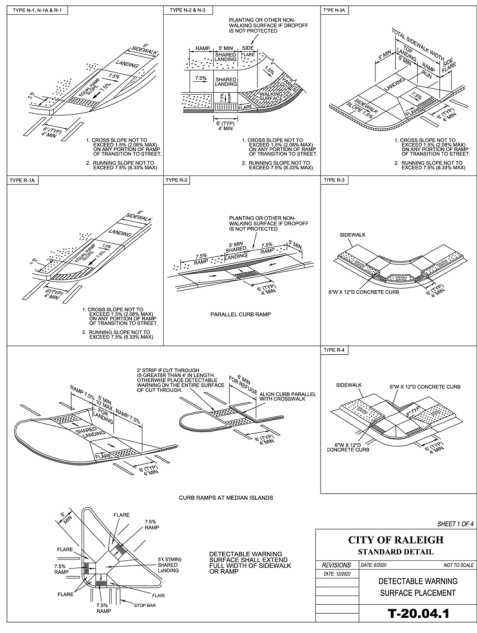
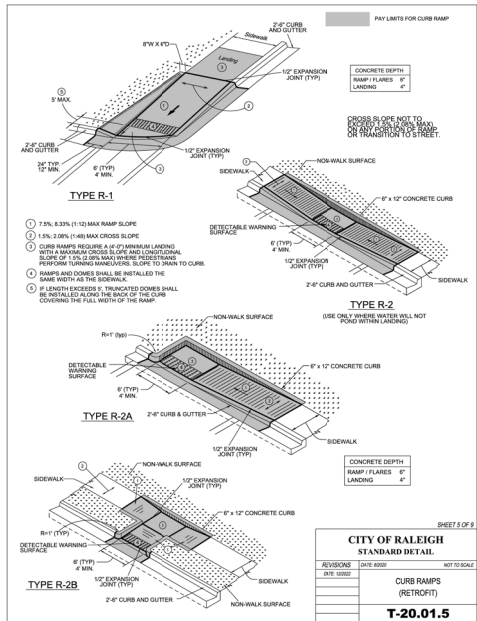
DATE:

11-22-2024

SHEET

L-6

OF



REVISIONS:

| | |
|------------|--|
| 02/24/2025 | |
| 06/18/2025 | |
| 09/14/2025 | |