

Preliminary Subdivision Application

Planning and Development

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



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 TYPE (UDO Section 2.1.2)			
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):			
Property Address(es):			
Recorded Deed PIN(s):			
What is your project type?	Single family Apartment	Townhouse Non-residential	Attached houses Other: _____

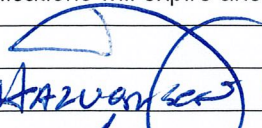

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company:	Owner/Developer Name and Title:
Address:	
Phone #:	Email:
APPLICANT INFORMATION	
Company:	Contact Name and Title:
Address:	
Phone #:	Email:

Continue to page 2 >>

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 24.13	
Zoning districts (if more than one, provide acreage of each): CX-3-CU	
Overlay district: N/A	Inside City limits? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Conditional Use District (CUD) Case # Z- 3B-1992	Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: _____ Square Feet: _____	Proposed Impervious Surface: Acres: _____ Square Feet: _____
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide the following: Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: _____	

NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached 0 Attached 0
Total # of single-family lots: 0	
Proposed density for each zoning district (UDO 1.5.2.F): N/A	
Total # of open space and/or common area lots: 0	
Total # of requested lots: 4	

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.	
I, <u>Gray Harrell</u> 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: 7/1/21
Printed Name: <u>Gray Harrell Dvpt. Corp</u>	
Signature: 	Date:
Printed Name: <u>Thomas Vincent</u>	

Please email your completed application to SiteReview@raleighnc.gov.

BUFFALOE BEND

5100 FORESTVILLE ROAD
RALEIGH, NORTH CAROLINA, 27604
PRELIMINARY SUBDIVISION PLANS
CITY OF RALEIGH CASE NUMBER: SUB-0075-2021
PROJECT NUMBER: 2020110379

DATE: SEPTEMBER 24, 2021
REVISED: DECEMBER 03, 2021
REVISED: FEBRUARY 14, 2022
REVISED: SEPTEMBER 21, 2022

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BUFFALOE ROAD AND FORESTVILLE ROAD OFFSITE PLANS

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C7.00	DEMOLITION PLAN
C7.01-C7.02	OVERALL ROAD IMPROVEMENTS PLAN
C7.03-C7.04	BUFFALOE ROAD IMPROVEMENTS PLAN
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Preliminary Subdivision Application
Planning and Development
Raleigh

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DEVELOPMENT TYPE (UDO Section 2.1.2)			
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development	<input type="checkbox"/> 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): Buffaloe Bend			
Property Address(es): 5100 Forestville Road			
Recorded Deed PIN(s): 1746322355			
What is your project type?	<input type="checkbox"/> Single family	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Attached houses
	<input type="checkbox"/> Apartment	<input checked="" type="checkbox"/> Non-residential	<input type="checkbox"/> Other:
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION			
NOTE: Please attach purchase agreement when submitting this form			
Company: Buffaloe Road LLC	Owner/Developer Name and Title: _____		
Address: 4201 Congress Street, Suite 174, Charlotte NC 28209			
Phone #: 516-367-9200; 919-410-6002 Email: tvincen@halvorsenholdings.com; karla@hdvcp.com			
APPLICANT INFORMATION			
Company: McAdams	Contact Name and Title: Gray Harrell, Project Manager		
Address: One Glenwood Ave, Suite 201, Raleigh, NC 27603			
Phone #: 919-823-4300 Email: harrell@mcadamsco.com			

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REVISION 02.19.21
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SITE DATA

SITE ADDRESS:	5100 FORESTVILLE ROAD, RALEIGH NORTH CAROLINA 27604
PARCEL PIN NUMBER:	1746322355
EXISTING ZONING:	CX-3-CU - 23.84 AC. OX-3-CU - 1.41 AC.
OVERLAY DISTRICT:	SHOD-1
BLOCK PERIMETER:	A BLOCK PERIMETER EXHIBIT HAS BEEN PROVIDED - SEE SHEET C2.05.
WATERSHED:	CRABTREE CREEK
FLOODPLAIN/FIRM PANEL:	NONE
SITE AREA:	GROSS SITE AREA: 25.25 ACRES RIGHT-OF-WAY DEDICATION: 4.60 ACRES NET SITE AREA: 20.65 ACRES
TREE CONSERVATION:	REQUIRED: 2.07 ACRES (10%) PROVIDED: 2.18 ACRES (10.5%)

RIGHT-OF-WAY OBSTRUCTION NOTES

- STREET, LANE, AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY OR CLOSING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES.
- A PERMIT REQUEST WITH A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN SHALL BE SUBMITTED TO rightofwayservices@raleighnc.gov AT www.raleighnc.gov KEYWORD "RIGHT-OF-WAY SERVICES".
- 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.
- THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.
- ALL TRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NCDOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES", NCDOT "ROADWAY STANDARD DRAWING MANUAL", AND THE NCDOT SUPPLEMENT TO THE MUTCD.
- 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).
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

ZONING CONDITIONS

- 2-3(B)-92 BUFFALO ROAD, PART B, REZONED TO CITY OF RALEIGH OFFICE AND INSTITUTION-1 CONDITIONAL USE AND SHOPPING CENTER CONDITIONAL USE.
- CONDITIONS:
- ACCESS TO BUFFALO AND FORESTVILLE ROADS WILL BE IN ACCORDANCE WITH NCDOT AND THE CITY OF RALEIGH REGULATIONS AND STANDARDS.
RESPONSE: ACCESS TO BUFFALO AND FORESTVILLE ROADS ARE IN ACCORDANCE WITH NCDOT AND CITY OF RALEIGH REGULATIONS.
 - THE PETITIONER WILL UTILIZE THE STANDARDS OF THE CITY SHOD-1 OVERLAY DISTRICT REQUIREMENTS WITHIN 1,250 FEET FROM THE PROPOSED RIGHT-OF-WAY BOUNDARY OF THE NORTHERN WAKE EXPRESSWAY.
RESPONSE: SHOD-1 OVERLAY DISTRICT REQUIREMENTS ARE MET WITHIN 1,250' OF THE NORTHERN WAKE EXPRESSWAY RIGHT-OF-WAY.
 - IF A PACKAGE TREATMENT PLANT IS USED, THE DEVELOPER AGREES TO DISCONTINUE THE PACKAGE TREATMENT PLANT AT THE TIME PUBLIC SEWER IS AVAILABLE AND UTILIZE THE PUBLIC SEWER SYSTEM.
RESPONSE: PACKAGE TREATMENT PLANT NOT USED. THE PROPOSED SITE WILL TIE INTO THE PUBLIC SEWER SYSTEM.
 - THE PETITIONER WILL RESERVE THE NECESSARY RIGHT-OF-WAY ALONG THE SUBJECT PROPERTY FRONTAGE FOR THE RELOCATION OF BUFFALO ROAD NEAR THE NORTHERN WAKE EXPRESSWAY. ALL RESERVATIONS SHALL BE IN ACCORDANCE WITH THE OFFICIAL NORTHERN WAKE EXPRESSWAY CORRIDOR PLAN.
RESPONSE: APPROPRIATE ROW DEDICATION HAS BEEN PROVIDED ALONG THE PROJECT FRONTAGE.
 - THE PETITIONER WILL RESERVE AN ADDITIONAL 15 FEET OF RIGHT-OF-WAY ALONG BUFFALO AND FORESTVILLE ROADS FOR THE FUTURE CITY OF RALEIGH THOROUGHFARE IMPROVEMENTS.
RESPONSE: APPROPRIATE ROW DEDICATIONS HAVE BEEN PROVIDED ALONG THE PROJECT FRONTAGE.
 - THE PETITIONER WILL RESERVE THE NECESSARY RIGHT-OF-WAY FOR THE REALIGNMENT AND EXTENSION OF NEEDHAM ROAD TO CONNECT TO BUFFALO ROAD. ALL RESERVATIONS SHALL BE IN ACCORDANCE WITH THE OFFICIAL NORTHERN WAKE EXPRESSWAY CORRIDOR PLAN.
RESPONSE: APPROPRIATE ROW DEDICATION HAS BEEN PROVIDED ALONG THE PROJECT FRONTAGE.

- THE MINIMUM CORNER CLEARANCE FOR A DRIVEWAY FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCRUCH ON THIS MINIMUM CORNER CLEARANCE. RSDM SECTION 6.5.2.D.
- WITHIN THE AREA OF A DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMING OR PARKED VEHICLES BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS.

IMPERVIOUS AREA TRACKING TABLE

	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5
ACREAGE	2.12 AC.	0.67 AC.	1.30 AC.	1.99 AC.	14.57 AC.
MAX. IMPERVIOUS AREA	2.01 AC.	0.63 AC.	1.23 AC.	1.89 AC.	13.84 AC.



VICINITY MAP
N.T.S.



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 INSPECTION STATEMENT:

- THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
- THE SOLID WASTE REMOVAL FOR THIS PROJECT WILL BE HANDLED BY PRIVATE SERVICES. THE CITY OF RALEIGH SOLID WASTE SERVICES (SWS) WILL NOT SERVICE THIS DESIGN.

DEVELOPMENT TYPE + SITE DATA TABLE	
(Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 25.25 AC.	
Zoning districts (if more than one, provide acreage of each): CX-3-CU - 23.84 AC. OX-3-CU - 1.41 AC.	
Overlay district: N/A	Inside City limits? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Conditional Use District (CUD) Case # 2-3B-1992	Board of Adjustment (BOA) Case # A-
STORMWATER INFORMATION	
Existing Impervious Surface: Acres: _____ Square Feet: _____	Proposed Impervious Surface: Acres: _____ Square Feet: _____
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide the following: Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: _____	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots: Detached 0 Attached 0	
Total # of single-family lots: 0	
Proposed density for each zoning district (UDO 1.5.2.F): N/A	
Total # of open space and/or common area lots: 0	
Total # of requested lots: 5	
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.	
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Signature: <u>Gray Harrell</u>	Date: <u>7/1/21</u>
Printed Name: <u>Gray Harrell</u>	
Signature: <u>Thomas Vincent</u>	Date: _____
Printed Name: <u>Thomas Vincent</u>	

Please email your completed application to SiteReview@raleighnc.gov.
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REVISION 02.19.21
raleighnc.gov

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

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

PRELIMINARY SUBDIVISION PLANS FOR:
BUFFALO ROAD RETAIL
RALEIGH, NORTH CAROLINA, 27604
PROJECT NUMBER: 2020110379



McAdams

The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603
phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

HALVORSEN DEVELOPMENT CORP.
851 SOUTH FEDERAL HIGHWAY,
SUITE 201
BOCA RATON, FLORIDA 33432

**BUFFALO BEND
PRELIMINARY SUBDIVISION PLAN
5100 FORESTVILLE ROAD
RALEIGH, NORTH CAROLINA**



REVISIONS

NO.	DATE	REVISED PER
1	12.03.2021	REVISED PER COR 1st PSP COMMENTS
2	02.14.2022	REVISED PER COR 2nd PSP COMMENTS
3	09.21.2022	REVISED PER COR 3rd PSP COMMENTS

PLAN INFORMATION

PROJECT NO. 2020110379
FILENAME 2020110379-PSUB-OAS1
CHECKED BY CGH
DRAWN BY CDR
SCALE 1"=100'
DATE 02.04.2022

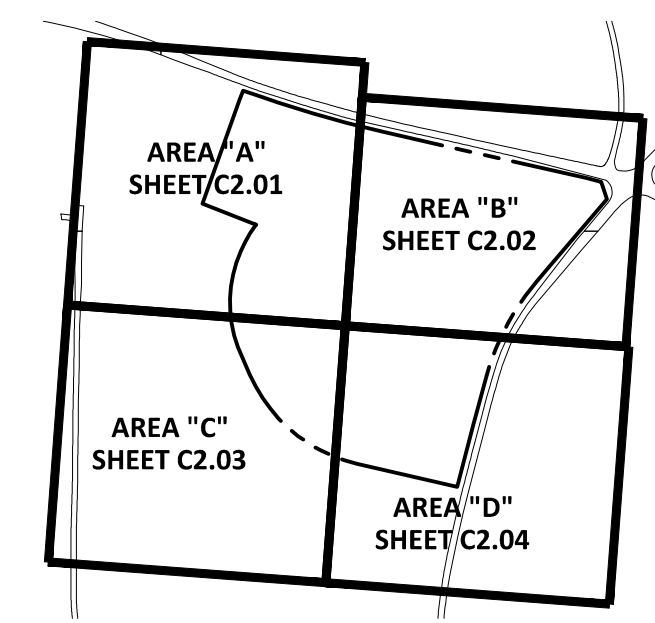
SHEET

OVERALL SITE PLAN

C2.00

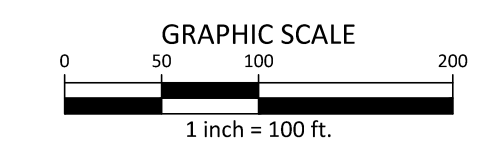
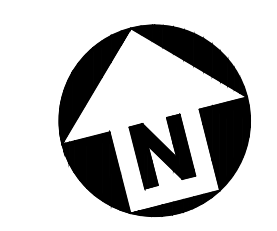
SITE LEGEND

	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	HEAVY DUTY ASPHALT PAVEMENT
	PRIMARY TREE CONSERVATION AREA - SHOD 1
	PRIMARY TREE CONSERVATION AREA - THOROUGHFARE
	SECONDARY TREE CONSERVATION AREA



KEY MAP

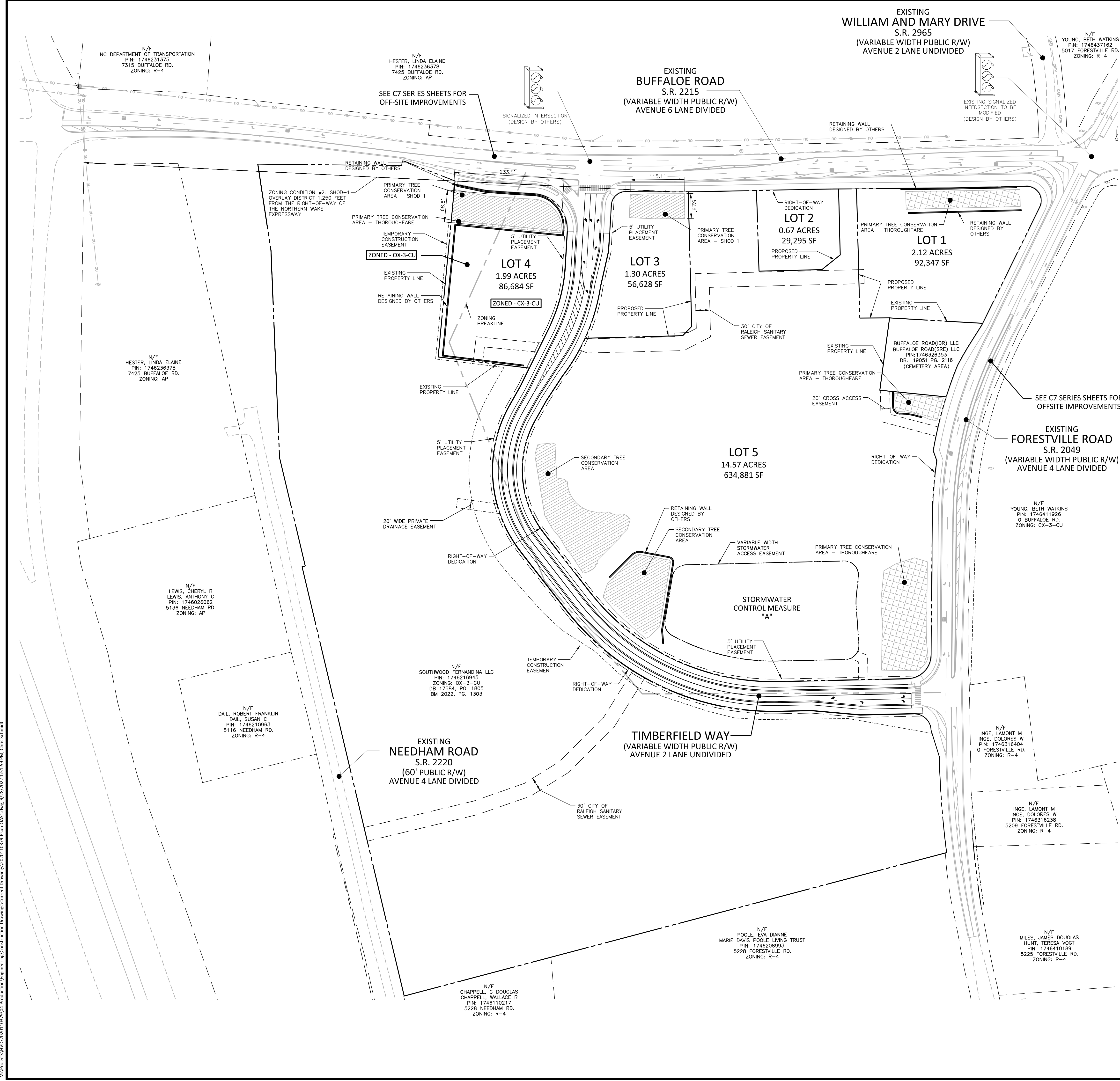
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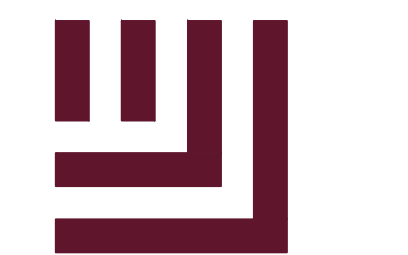
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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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McADAMS

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BUFFALO BEND
PRELIMINARY SUBDIVISION PLAN
5100 FORESTVILLE ROAD
RALEIGH, NORTH CAROLINA

SITE LEGEND

	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
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	ACCESSIBLE RAMPS
	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	HEAVY DUTY ASPHALT PAVEMENT
	PRIMARY TREE CONSERVATION AREA - SHOD 1
	PRIMARY TREE CONSERVATION AREA - THOROUGHFARE
	SECONDARY TREE CONSERVATION AREA

PAVEMENT MARKING LEGEND

LANE LINES/MARKINGS	
T2	24" WHITE STOPBAR
T3	24" WHITE CROSSWALK LINE (HIGH VISIBILITY)
TD	4" WHITE MINISKIP (3' - 9' SP.)
TE	4" WHITE SOLID LANE LINE
TI	4" YELLOW DOUBLE CENTER
TP	8" YELLOW DIAGONAL

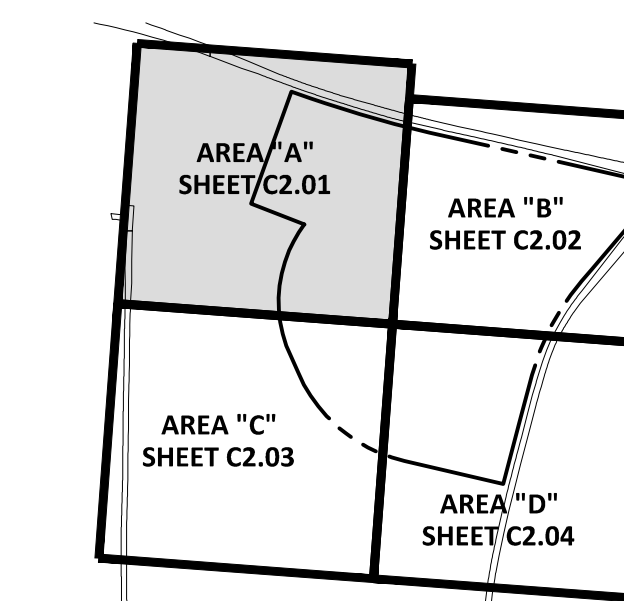
ARROWS/CHARACTERS	
UA	LEFT TURN ARROW
UB	RIGHT TURN ARROW
UJ	BICYCLE SYMBOL
UK	BICYCLE STRAIGHT ARROW

NOTE:
ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND ARE TO BE PLACED PER NCDOT STANDARDS (REFERENCE NCDOT DETAILS (1205.01-1205.12))

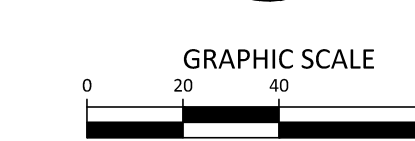
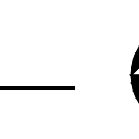
SIGNAGE LEGEND



MUTCDC R1-1
30"x30"



KEY MAP
N.T.S.



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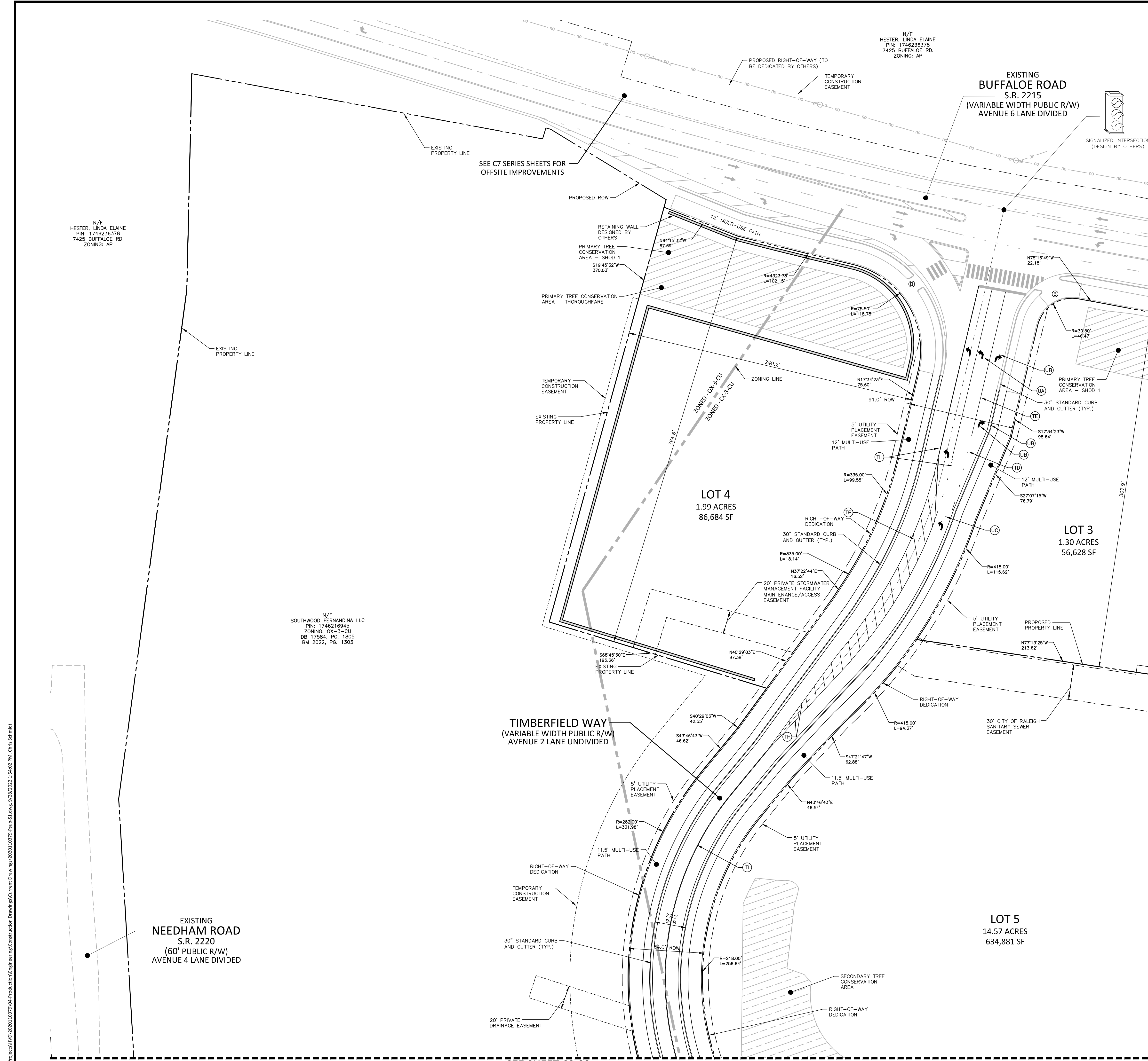
PLAN INFORMATION

PROJECT NO.	2020110379
FILENAME	2020110379-PSUB-S1
CHECKED BY	CGH
DRAWN BY	CDR
SCALE	1"=40'
DATE	02.04.2022

SHEET

SUBDIVISION PLAN
AREA "A"

C2.01



N/F
HESTER, LINDA ELAINE
PIN: 1746236378
7425 BUFFALO RD.
ZONING: AP

N/F
SOUTHWOOD FERNANDINA LLC
PIN: 1746216945
ZONING: OX-3-CU
DB 17584, PG. 1805
BM 2022, PG. 1303

X:\Projects\W\2020110379\04-Production\Engineering\Construction Drawings\2020110379-Pub-S1.dwg, 9/28/2022 1:54:02 PM, Chris Schmidt

SEE C7 SERIES SHEETS FOR OFFSITE IMPROVEMENTS

SEE SHEET C2.02

SEE SHEET C2.03

EXISTING
NEEDHAM ROAD
S.R. 2220
(60' PUBLIC R/W)
AVENUE 4 LANE DIVIDED

EXISTING
BUFFALO ROAD
S.R. 2215
(VARIABLE WIDTH PUBLIC R/W)
AVENUE 6 LANE DIVIDED

TIMBERFIELD WAY
(VARIABLE WIDTH PUBLIC R/W)
AVENUE 2 LANE UNDIVIDED

LOT 4
1.99 ACRES
86,684 SF

LOT 3
1.30 ACRES
56,628 SF

LOT 5
14.57 ACRES
634,881 SF



McADAMS

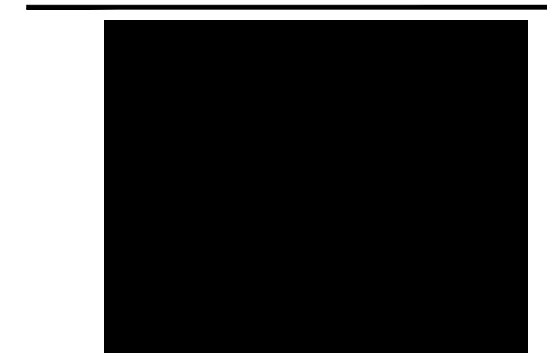
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PLAN INFORMATION

PROJECT NO. 2020110379
 FILENAME 2020110379-PSUB-51
 CHECKED BY CGH
 DRAWN BY CDR
 SCALE 1"=40'
 DATE 02.04.2022

SHEET

**SUBDIVISION PLAN
AREA "B"**

C2.02

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY ASPHALT PAVEMENT
- PRIMARY TREE CONSERVATION AREA - SHOD 1
- PRIMARY TREE CONSERVATION AREA - THOROUGHFARE

PAVEMENT MARKING LEGEND

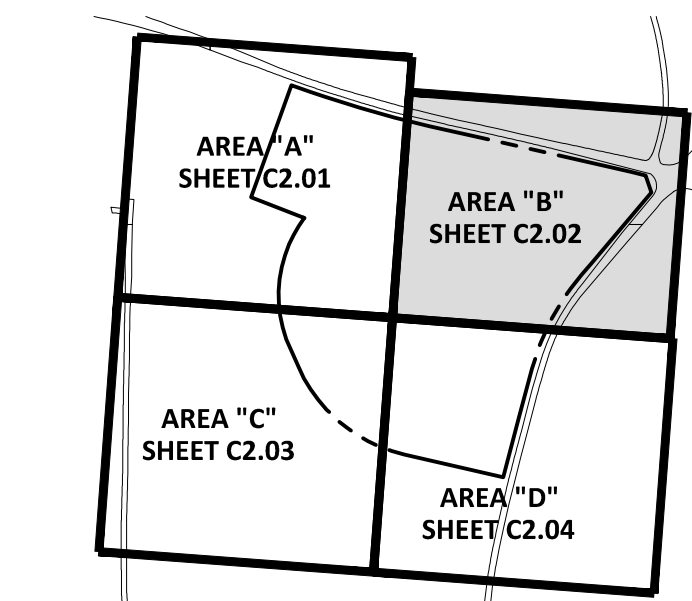
- LANE LINES/MARKINGS**
- T2 24" WHITE STOPBAR
 - T3 24" WHITE CROSSWALK LINE (HIGH VISIBILITY)
 - TD 4" WHITE MINISKIP (3' - 9' SP.)
 - TE 4" WHITE SOLID LANE LINE
 - TI 4" YELLOW DOUBLE CENTER
 - TP 8" YELLOW DIAGONAL
- ARROWS/CHARACTERS**
- UA LEFT TURN ARROW
 - UB RIGHT TURN ARROW
 - UJ BICYCLE SYMBOL
 - UK BICYCLE STRAIGHT ARROW

NOTE:
ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND ARE TO BE PLACED PER NCDOT STANDARDS (REFERENCE NCDOT DETAILS (1205.01-1205.12)

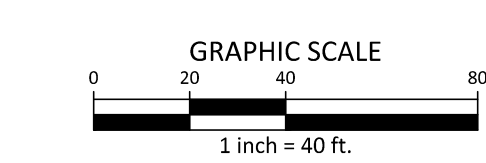
SIGNAGE LEGEND



MUTCD R1-1
30"x30"



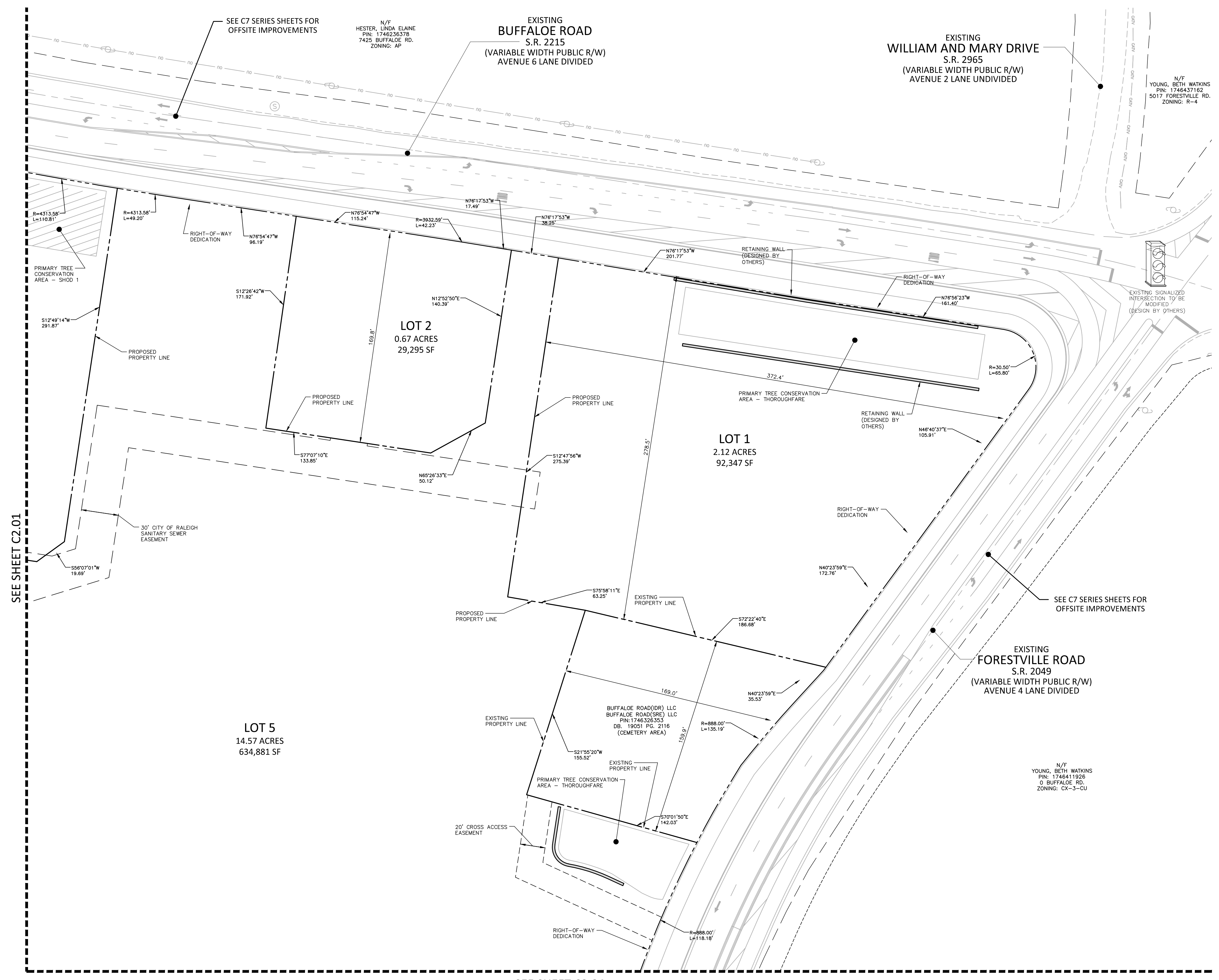
**KEY MAP
N.T.S.**



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

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



SEE SHEET C2.01

SEE SHEET C2.04

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SUITE 201
BOCA RATON, FLORIDA 33432

**BUFFALO BEND
PRELIMINARY SUBDIVISION PLAN
5100 FORESTVILLE ROAD
RALEIGH, NORTH CAROLINA**



REVISIONS

NO.	DATE	REVISION
1	12.03.2021	REVISED PER COR 1st PSP COMMENTS
2	02.14.2022	REVISED PER COR 2nd PSP COMMENTS
3	09.21.2022	REVISED PER COR 3rd PSP COMMENTS

PLAN INFORMATION

PROJECT NO. 2020110379
 FILENAME 2020110379-PSUB-S1
 CHECKED BY CGH
 DRAWN BY CDR
 SCALE 1"=40'
 DATE 02.04.2022

SHEET

**SUBDIVISION PLAN
AREA "C"**

C2.03

SITE LEGEND

	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	HEAVY DUTY ASPHALT PAVEMENT
	SECONDARY TREE CONSERVATION AREA

PAVEMENT MARKING LEGEND

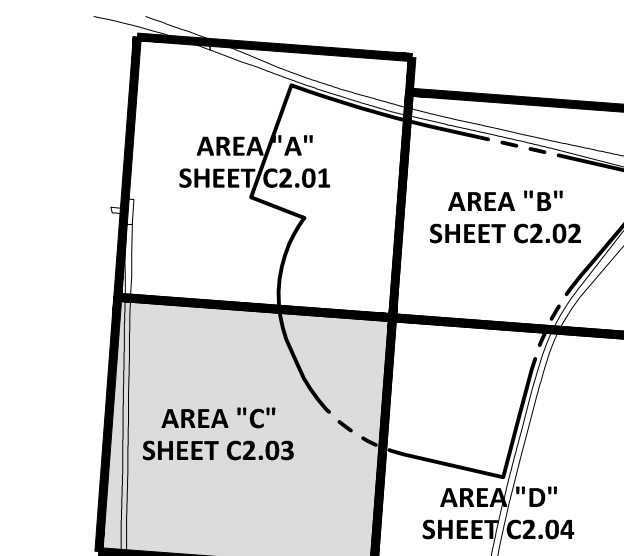
LANE LINES/MARKINGS	
T2	24" WHITE STOPBAR
T3	24" WHITE CROSSWALK LINE (HIGH VISIBILITY)
TD	4" WHITE MINISKIP (3' - 9' SP.)
TE	4" WHITE SOLID LANE LINE
TI	4" YELLOW DOUBLE CENTER
TP	8" YELLOW DIAGONAL
ARROWS/CHARACTERS	
UA	LEFT TURN ARROW
UB	RIGHT TURN ARROW
LU	BICYCLE SYMBOL
UK	BICYCLE STRAIGHT ARROW

NOTE:
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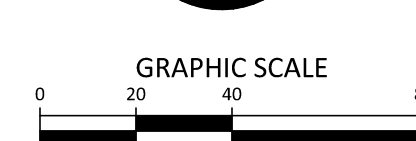
SIGNAGE LEGEND



MUTCD R1-1
30"x30"



**KEY MAP
N.T.S.**

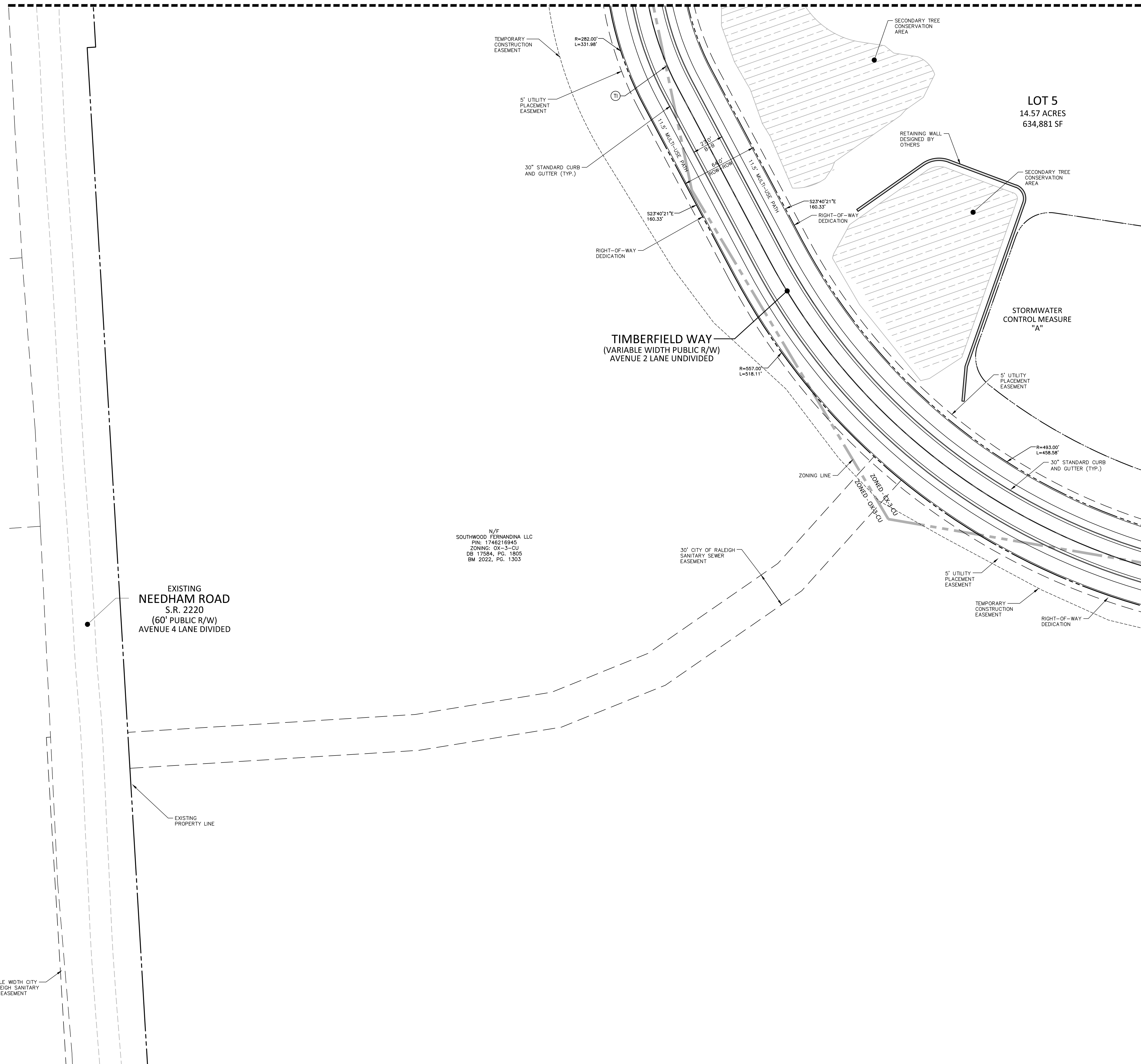


SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

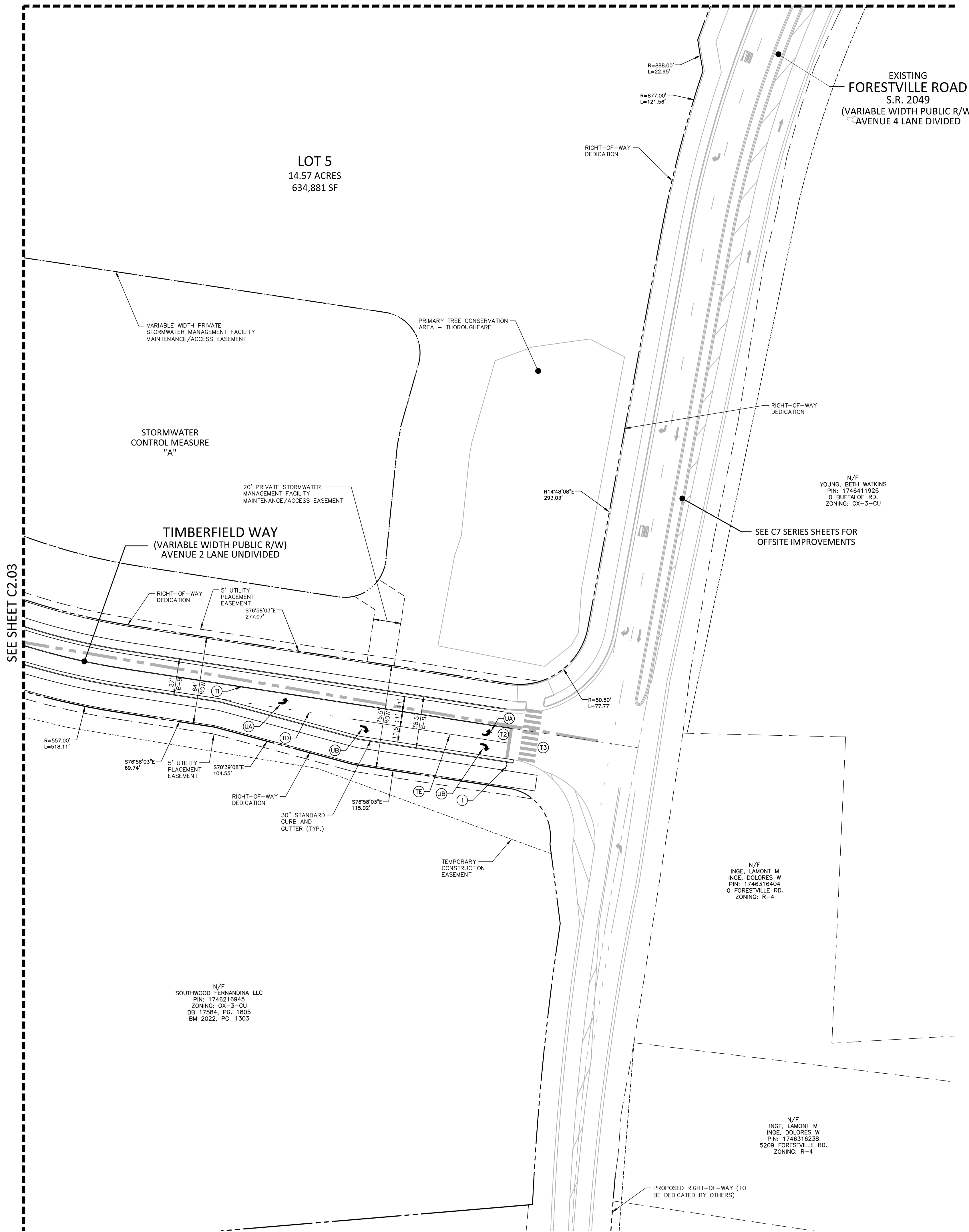
SEE SHEET C2.01



SEE SHEET C2.04

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SEE SHEET C2.02



SITE LEGEND

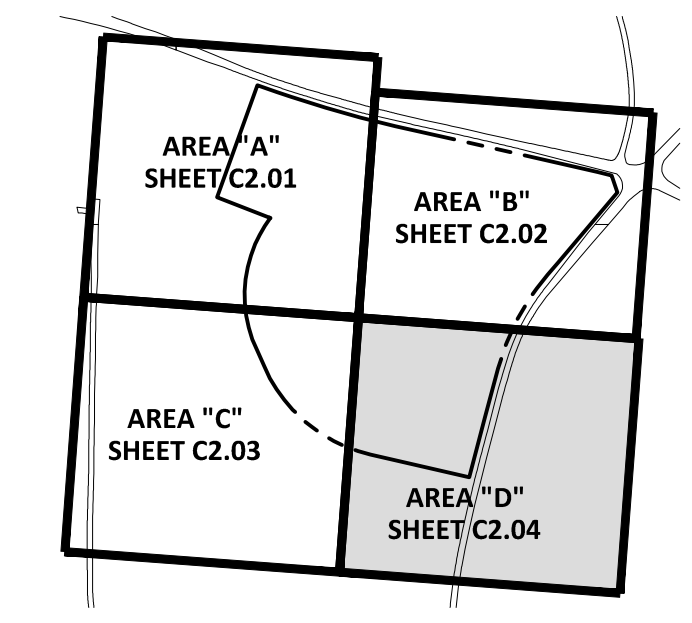
	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	HEAVY DUTY ASPHALT PAVEMENT
	PRIMARY TREE CONSERVATION AREA - THOROUGHFARE

PAVEMENT MARKING LEGEND

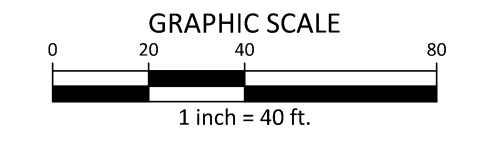
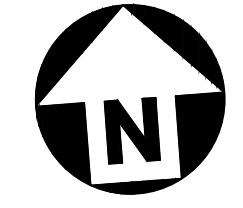
LANE LINES/MARKINGS	
T2	24" WHITE STOPBAR
T3	24" WHITE CROSSWALK LINE (HIGH VISIBILITY)
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NOTE: ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND ARE TO BE PLACED PER NCDOT STANDARDS (REFERENCE NCDOT DETAILS (1205.01-1205.12)

SIGNAGE LEGEND



KEY MAP N.T.S.



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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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PLAN INFORMATION

PROJECT NO.	2020110379
FILENAME	2020110379-PSUB-51
CHECKED BY	CGH
DRAWN BY	CDR
SCALE	1"=40'
DATE	02.04.2022

SHEET

SUBDIVISION PLAN AREA "D"

C2.04

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