



# Administrative Approval Action

Case File / Name: SUB-0075-2021  
DSLC - BUFFALOE BEND

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

**LOCATION:** The site is generally located on the south side of Buffalo Road and the west side of Forestville Road, with a common address of 5100 Forestville Road.

**REQUEST:** Conventional subdivision of approximately 27 acres zoned CX-3-CU, OX-3-CU and SHOD-1 overlay with a common address of 5100 Forestville Road.

**DESIGN  
ADJUSTMENT(S)/  
ALTERNATES, ETC:** ASR-0020-2022: DSLC - Administrative Site Review [ASR]/Administrative Site Review

**FINDINGS:** City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated November 30, 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. That the road improvements show the newly adopted street sections in accordance with Section 8.5.5.A Mixed Use Streets (Avenue 2-Lane, Divided) and Section 8.5.6.C Major Streets (Avenue 6-Lane, Divided) in the proposed right-of-way.

### **Engineering**

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

### **Public Utilities**

3. 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.
4. A deed shall be recorded prior to concurrent approval for all necessary offsite City of Raleigh Sanitary Sewer Easements to accommodate future sewer line construction.
5. The vertical profile for the sanitary sewer outfall will need to be vetted with the SPR. No implied approvals for the profile of the sanitary sewer outfall with the approval of this subdivision case.

### **Stormwater**



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6. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
7. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
8. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

## Urban Forestry

9. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
10. 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](mailto: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"/>	Stormwater Maintenance Covenant Required
<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required

<input checked="" type="checkbox"/>	Cross Access Agreements Required
<input checked="" type="checkbox"/>	Right of Way 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:***

## Engineering

1. A cross access agreement among the internal lots shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
2. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.



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3. 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)
4. 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**

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

## **Stormwater**

6. 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).
7. 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).
8. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
9. 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).
10. 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).

## **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 2.14 acres of tree conservation area.



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12. A public infrastructure surety for 87 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:*

## Public Utilities

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

## Urban Forestry

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 87 street trees along Timberfield Way.
3. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

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

## General

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

**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: January 8, 2026**

**Record at least ½ of the land area approved.**

**5-Year Sunset Date: January 8, 2028**

**Record entire subdivision.**

I hereby certify this administrative decision.

Signed: Daniel L. Stegall Date: 01/08/2023  
Development Services Director/Designee

Staff Coordinator: Kasey Evans



# 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

REVISED: NOVEMBER 30, 2022

### SHEET INDEX

C0.00	PROJECT NOTES
C1.01	EXISTING CONDITIONS & DEMOLITION PLAN
C2.00	OVERALL SUBDIVISION PLAN
C2.01-C2.04	SUBDIVISION PLAN - AREAS "A" THRU "D"
C2.05	BLOCK PERIMETER EXHIBIT
C3.00	OVERALL GRADING AND STORM DRAINAGE PLAN
C3.01-C3.04	GRADING AND STORM DRAINAGE PLAN - AREAS "A" THRU "D"
C4.00	OVERALL UTILITY PLAN
C4.01-C4.05	UTILITY PLAN - AREAS "A" THRU "E"
C5.06-C5.09	PLAN AND PROFILE - SS O/F "A" STA. 9+50.00 THRU STA. 40+50.00
C8.00	SITE DETAILS
C8.01	STORM DRAINAGE DETAILS
C8.02	WATER DETAILS
C8.03	SEWER DETAILS
C9.01	STORMWATER CONTROL MEASURE "A" DETAILS
L5.00	LANDSCAPE PLAN
L8.00	TREE CONSERVATION PLAN
L8.01	TREE CONSERVATION CALCULATIONS

### BUFFALOE ROAD AND FORESTVILLE ROAD OFFSITE PLANS

C0.00	COVER SHEET
C1.01	PROJECT NOTES
C3.01	DEMOLITION PLAN
C7.00	OVERALL ROAD IMPROVEMENTS PLAN
C7.01-C7.02	BUFFALOE ROAD IMPROVEMENTS PLAN
C7.03-C7.04	FORESTVILLE ROAD IMPROVEMENTS PLAN
C7.05-C7.06	BUFFALOE ROAD PLAN AND PROFILE
C7.07-C7.08	FORESTVILLE ROAD PLAN AND PROFILE
C7.30-C7.33	ROADWAY & DRAINAGE DETAILS
C7.34	PAVEMENT MARKING DETAILS
C7.35-C7.36	EROSION CONTROL DETAILS
C7.51-C7.53	BUFFALOE ROAD FULL BUILD PLAN

### Preliminary Subdivision Application Planning and Development

Planning and Development Customer Service Center • One Exchange Place, Suite 400 | Raleigh, NC 27601 | 919-996-2000



**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 [info@raleighnc.gov](mailto:info@raleighnc.gov).

<b>DEVELOPMENT TYPE (UDO Section 2.1.2)</b>	
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Planned 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	
<b>GENERAL INFORMATION</b>	
Scoping/sketch plan case number(s):	
Development name (subject to approval): <b>Buffalo Bend</b>	
Property Address(es): <b>5100 Forestville Road</b>	
Recorded Deed PIN(s): <b>1746322355</b>	
What is your project type?	
<input type="checkbox"/> Single family	<input type="checkbox"/> Townhouse
<input type="checkbox"/> Apartment	<input checked="" type="checkbox"/> Non-residential
<input type="checkbox"/> Other:	<input type="checkbox"/> Attached houses
<b>CURRENT PROPERTY OWNER/DEVELOPER INFORMATION</b>	
NOTE: Please attach purchase agreement when submitting this form	
Company: <b>Buffalo Road LLC</b> Owner/Developer Name and Title: <b>Andrew D. Harnell, Project Manager</b>	
Address: <b>4201 Congress Street, Suite 174, Charlotte NC 28209</b>	
Phone #: <b>919-387-4000</b> Email: <b>aharnell@buffaloroadllc.com</b>	
APPLICANT INFORMATION	
Company: <b>McAdams</b> Contact Name and Title: <b>Gray Harnell, Project Manager</b>	
Address: <b>One Glenwood Ave, Suite 201, Raleigh, NC 27603</b>	
Phone #: <b>919-823-4300</b> Email: <b>harnell@mcadamsco.com</b>	

Continue to page 2 >>

Page 1 of 2

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<b>DEVELOPMENT TYPE + SITE DATA TABLE</b> (Applicable to all developments)	
<b>ZONING INFORMATION</b>	
Crops/site acreage: <b>25.25 AC.</b>	
Zoning districts (if more than one, provide acreage of each):	
DX-3-CU - <b>23.84 AC.</b>	
DX-3-CU - <b>1.41 AC.</b>	
Overlay district: <b>N/A</b>	
Conditional Use District (CUD) Case # <b>2-30-1992</b>	
Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Board of Adjustment (BOA) Case #:	
<b>STORMWATER INFORMATION</b>	
Existing Impervious Surface: <b>25.25 Acres</b>	
Proposed Impervious Surface: <b>25.25 Acres</b>	
Stormwater Buffer: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide the following:	
Flood study: _____	
FEMA Map Panel #: _____	
<b>NUMBER OF LOTS AND DENSITY</b>	
Total # of lots/units: <b>Detached 0 Attached 0</b>	
Total # of single-family lots: <b>0</b>	
Proposed density for each zoning district (UDO 15.2.F): <b>1/1.5</b>	
Total # of open space and/or common area lots: <b>0</b>	
Total # of requested lots: <b>0</b>	
<b>SIGNATURE BLOCK</b>	
The undersigned indicates that the property owner(s) is/are 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, <b>Gray Harnell</b> , will serve as the agent regarding this application, and will receive and respond to administrative comments, request plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.	
We have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development and that the information that this application is subject to the filing calendar and substantial policy, which states applications will expire after 180 days of inactivity.	
Signature: <b>Gray Harnell</b> Date: <b>1/1/21</b>	
Printed Name: <b>Gray Harnell</b> Date: _____	
Signature: <b>Gray Harnell</b> Date: _____	
Printed Name: <b>Gray Harnell</b> Date: _____	

Page 2 of 2

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- 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 ENCRUSH ON THIS MINIMUM CORNER CLEARANCE. PSDM SECTION 6.5.2.D.
- WITHIN THE AREA OF A DESIGNATED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BEARING 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	2.37 AC.	0.67 AC.	3.30 AC.	1.99 AC.	14.57 AC.
MAX. IMPERVIOUS AREA	2.36 AC.	0.63 AC.	1.23 AC.	1.89 AC.	13.84 AC.



### VICINITY MAP N.T.S.

**ATTENTION CONTRACTORS**

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

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

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

#### 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.

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-432-0498) 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.

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

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

PRELIMINARY DRAWINGS - NOT RELEASED FOR CONSTRUCTION



The John R. McAdams Company, Inc.  
621 Hillsborough Street  
Suite 500  
Raleigh, NC 27603  
phone 919.361.5000  
fax 919.361.2269  
license number: C-0293, C-187  
[www.mcadamsco.com](http://www.mcadamsco.com)

### CONTACT

ANDY PADIAC  
padiac@mcadamsco.com  
PHONE: 919.475.5514

### CLIENT

HALVORSEN DEVELOPMENT CORP.  
851 SOUTH FEDERAL HIGHWAY,  
SUITE 301  
BOCA RATON, FLORIDA 33432

### PROJECT DIRECTORY

DEVELOPER  
HALVORSEN DEVELOPMENT CORP.  
851 SOUTH FEDERAL HIGHWAY,  
SUITE 301  
BOCA RATON, FLORIDA 33432

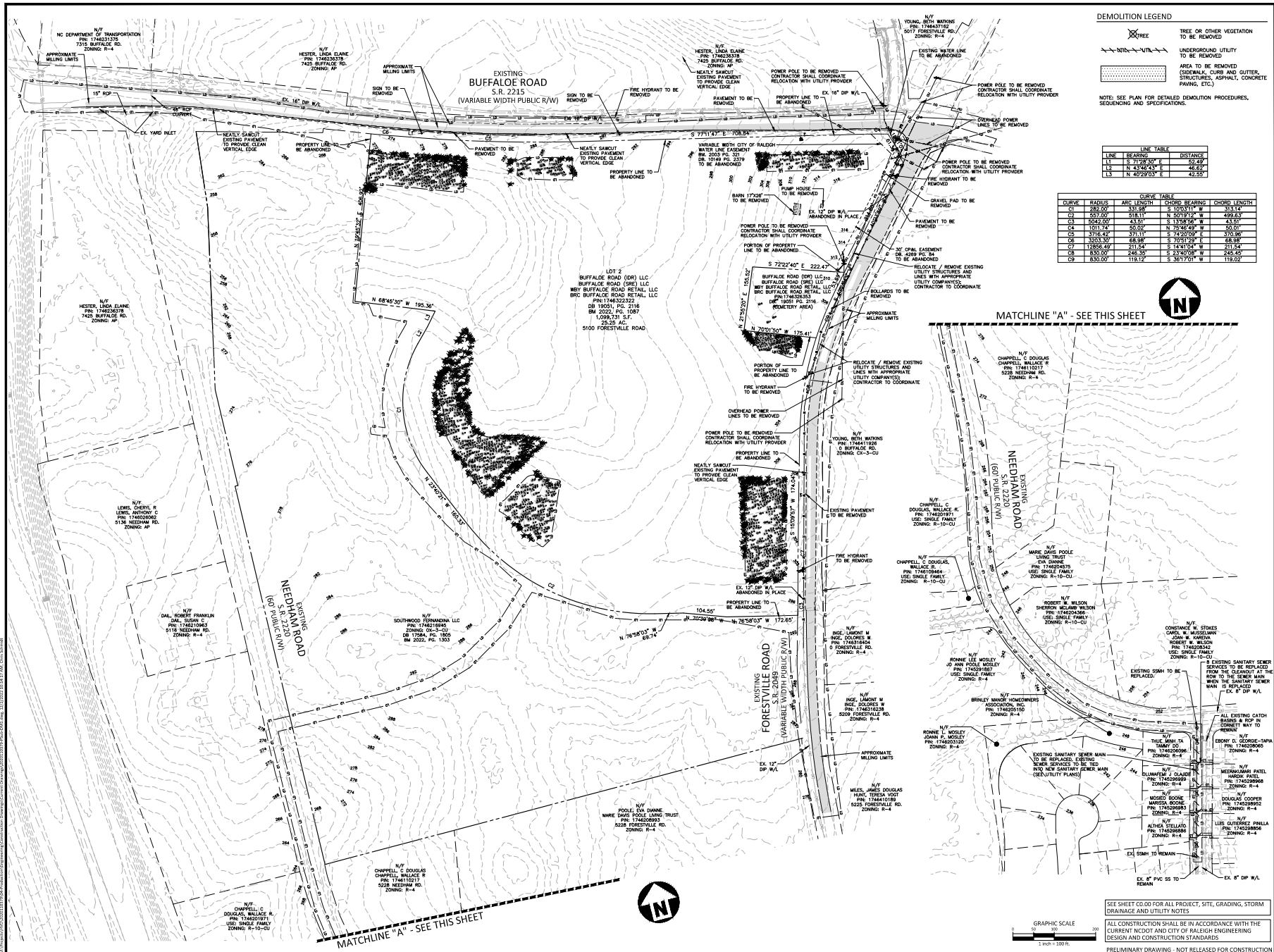


### REVISIONS

NO.	DATE	REVISION
1	12-03-2021	REVISED PER CUD 2nd PDF COMMENTS
2	02-14-2022	REVISED PER CUD 2nd PDF COMMENTS
3	09-21-2022	REVISED PER CUD 3rd PDF COMMENTS
4	11-30-2022	REVISED PER CUD 4th PDF COMMENTS

### PRELIMINARY SUBDIVISION PLANS FOR:

BUFFALO ROAD RETAIL  
RALEIGH, NORTH CAROLINA, 27604  
PROJECT NUMBER: 2020110379



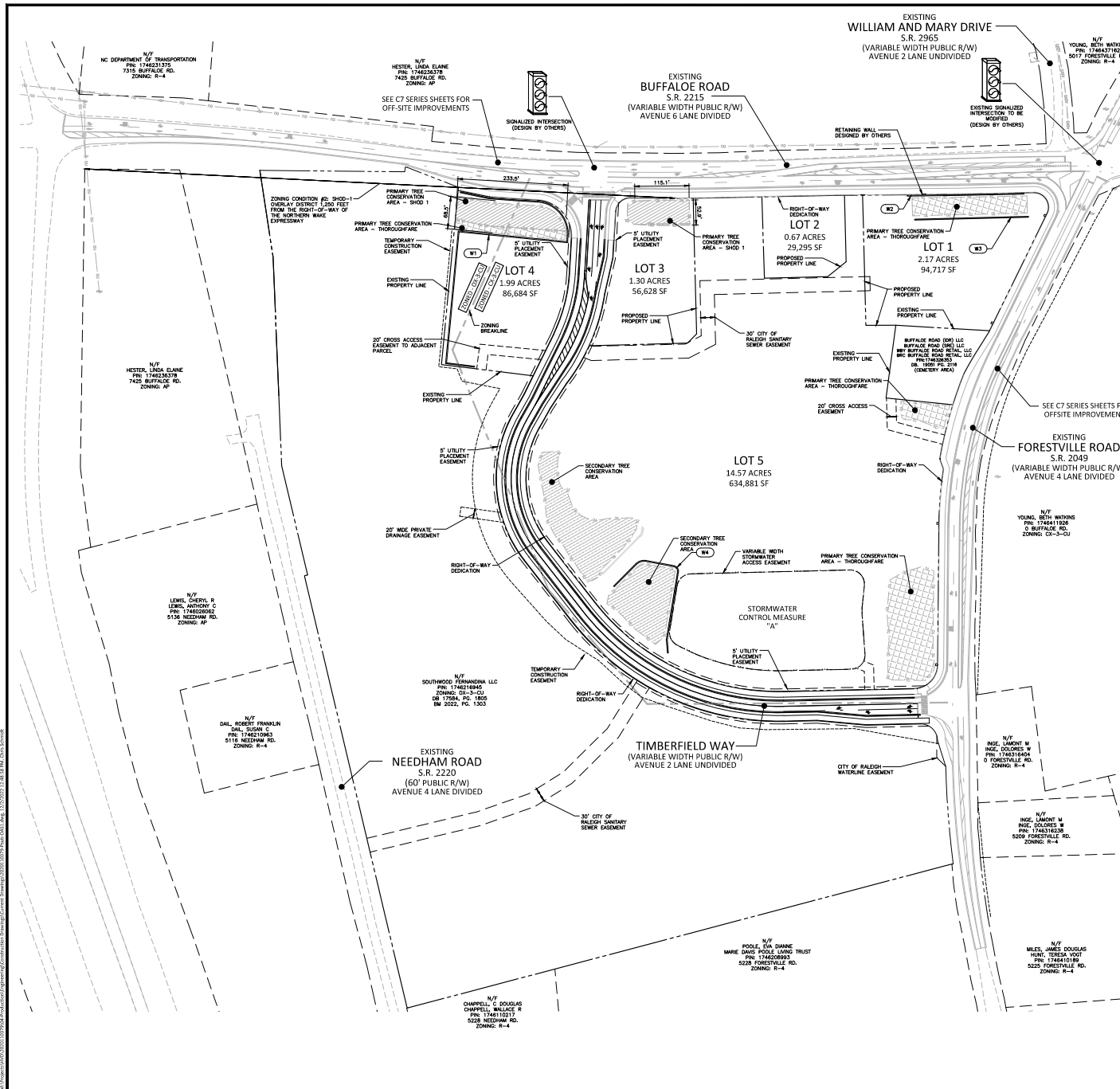
**REVISIONS**

NO.	DATE	REVISION
1	12.03.2021	REVISED PER COR 3rd PDF COMMENTS
2	02.14.2022	REVISED PER COR 2nd PDF COMMENTS
3	09.21.2022	REVISED PER COR 3rd PDF COMMENTS
4	11.30.2022	REVISED PER COR 4th PDF COMMENTS

**PLAN INFORMATION**

PROJECT NO.	202010379
FILENAME	202010379-PSUB-DM1
CHECKED BY	CGH
DRAWN BY	CDR
SCALE	1"=100'
DATE	02.04.2022

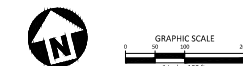
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**SITE LEGEND**

	STORAGE
	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
	EASEMENT LINE
	CENTERLINE
	HEAVY DUTY ASPHALT PAVEMENT
	PRIMARY TREE CONSERVATION AREA - SHRUB
	PRIMARY TREE CONSERVATION AREA - THOROUGHFARE
	SECONDARY TREE CONSERVATION AREA
	RETAINING WALL (DESIGN BY OTHERS)

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



SEE SHEET C2.00 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

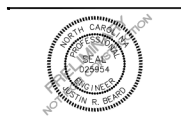
**McADAMS**

The John R. McAdams Company, Inc.  
621 Hillsborough Street  
Suite 500  
Raleigh, NC 27603  
phone 919.361.5000  
fax 919.361.2269  
license number: C-0293, C-187  
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**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	DESCRIPTION
1	12-28-2022	REVISED PER COR 2nd P&P COMMENTS
2	02-14-2023	REVISED PER COR 2nd P&P COMMENTS
3	09-21-2022	REVISED PER COR 3rd P&P COMMENTS
4	11-30-2022	REVISED PER COR 4th P&P COMMENTS

**PLAN INFORMATION**

PROJECT NO. 2020110379  
FILENAME 2020110379-Sub-OAS1  
CHECKED BY CSH  
DRAWN BY COR  
SCALE 1"=100'  
DATE 02.04.2022

**SHEET**

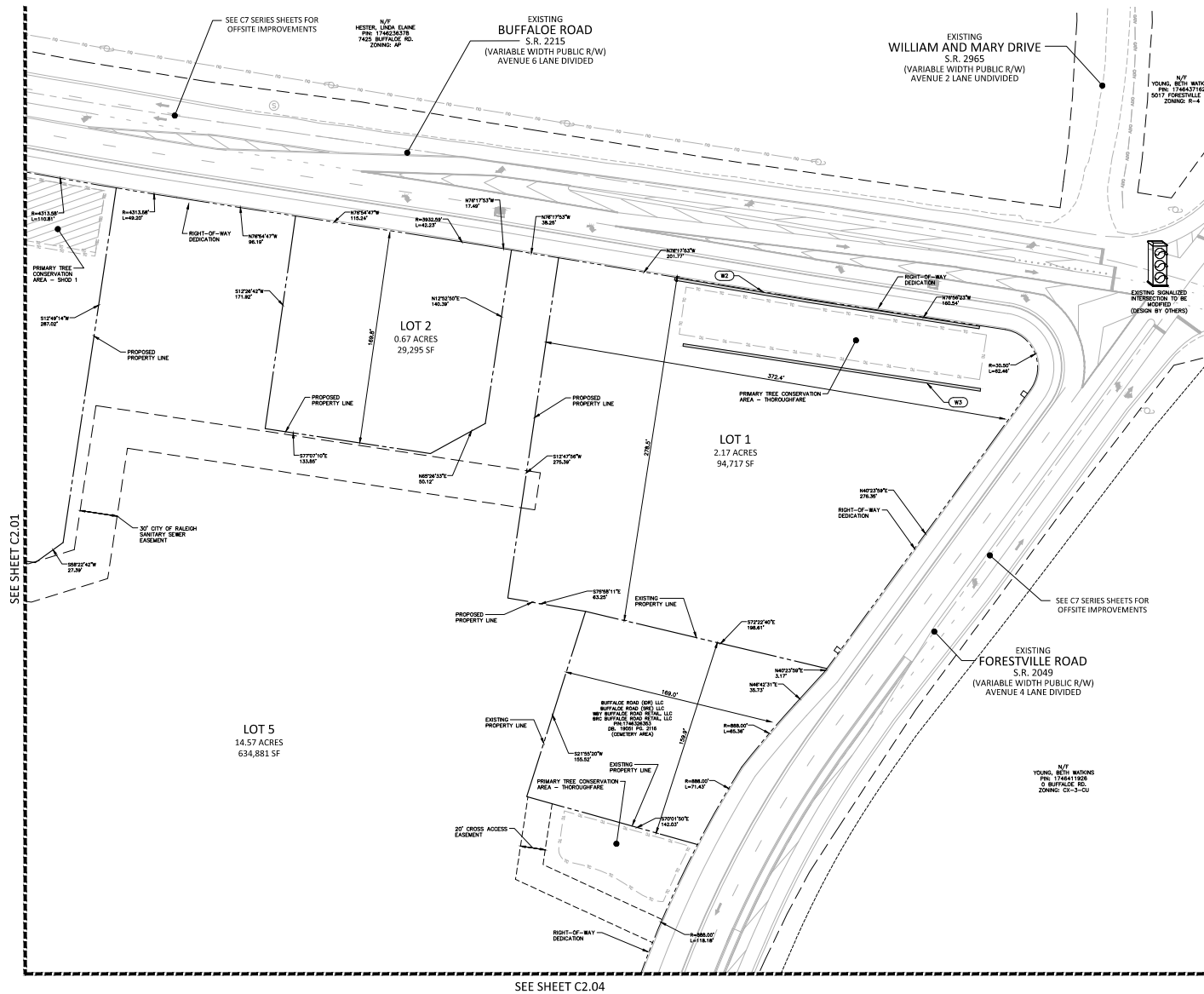
**OVERALL SUBDIVISION  
PLAN  
C2.00**





## C2.01

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# SITE LEGEND

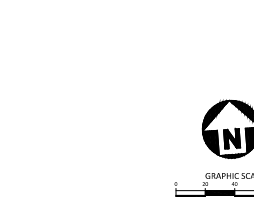
- SIGNAGE
  - YARD LIGHTS
  - LIGHT POLE
  - POWER POLE
  - TRAFFIC DIRECTIONAL ARROW
  - ACCESSIBLE PARKING STALL
  - VAN ACCESSIBLE PARKING STALL
  - PARKING SPACE COUNT
- ACC VAN
- ACCESSIBLE RAMP
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- PRIMARY TREE CONSERVATION AREA - SHOD 1
- PRIMARY TREE CONSERVATION AREA - THOROUGHFARE
- SECONDARY TREE CONSERVATION AREA
- RETAINING WALL (DESIGN BY OTHERS)

# PAVEMENT MARKING LEGEND

- LANE LINES/MARKINGS
    - T2 24" WHITE STOPBAR
    - T3 24" WHITE CROSSWALK LINE (HIGH VISIBILITY)
    - T4 4" WHITE MINORSP (3" - 9" SP.)
    - T5 4" WHITE SOLID LANE LINE
    - T6 4" YELLOW DOUBLE CENTER
    - T7 8" YELLOW CANAL
  - ARROWS/CHARACTERS
    - UA LEFT TURN ARROW
    - UR RIGHT TURN ARROW
    - UB BICYCLE SYMBOL
    - UC BICYCLE STRAIGHT ARROW
- NOTE: ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND ARE TO BE PLACED PER NC DOT STANDARDS (REFERENCE NC DOT DETAILS (1205.01-1205.12))

# SIGNAGE LEGEND

- STOP
- 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 NC DOT AND CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



**McADAMS**

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Suite 500  
Raleigh, NC 27603  
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fax 919.361.2269  
license number: C-0293, C-187  
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**CLIENT**

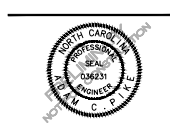
HALVORSEN DEVELOPMENT CORP.  
851 SOUTH FEDERAL HIGHWAY,  
SUITE 201  
BOCA RATON, FLORIDA 33432

# BUFFALO BEND

## PRELIMINARY SUBDIVISION PLAN

### 5100 FORESTVILLE ROAD

RALEIGH, NORTH CAROLINA



REVISIONS		
NO.	DATE	DESCRIPTION
1	12.03.2021	REVISED PER COR 1st PDF COMMENTS
2	02.14.2022	REVISED PER COR 2nd PDF COMMENTS
3	09.21.2022	REVISED PER COR 3rd PDF COMMENTS
4	11.30.2023	REVISED PER COR 4th PDF COMMENTS

**PLAN INFORMATION**

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

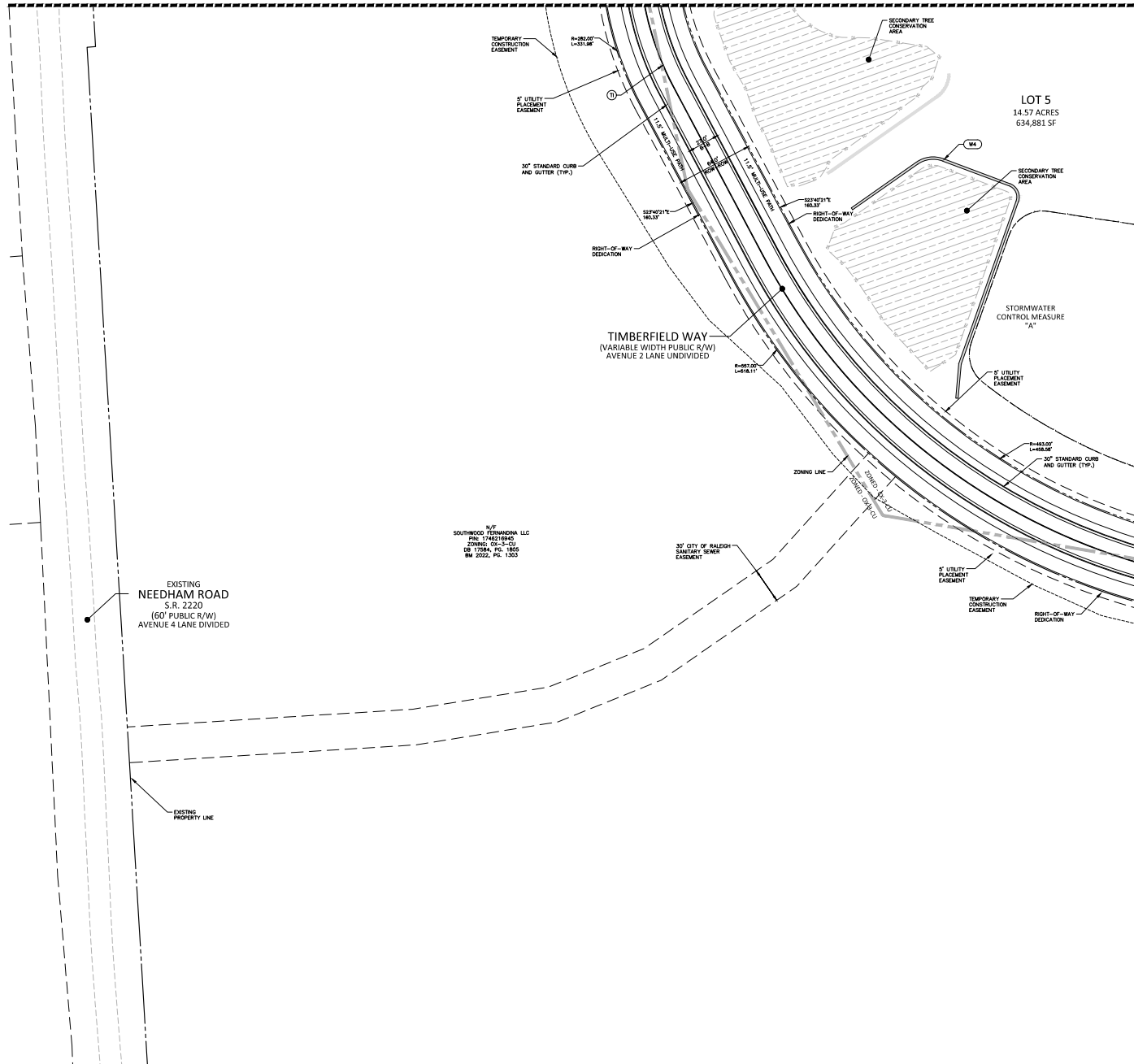
# SUBDIVISION PLAN

## AREA "B"

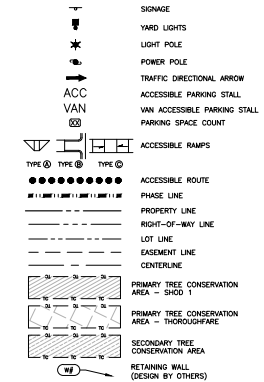
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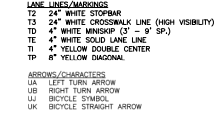
SEE SHEET C2.01



#### SITE LEGEND



#### PAVEMENT MARKING LEGEND



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

#### SIGNAGE LEGEND



NOTES: 1. 30' R/W

KEY MAP

N.T.S.

SEE SHEET C2.04

SEE SHEET C2.01

SEE SHEET C2.02

SEE SHEET C2.03

SEE SHEET C2.04

SEE SHEET C2.05

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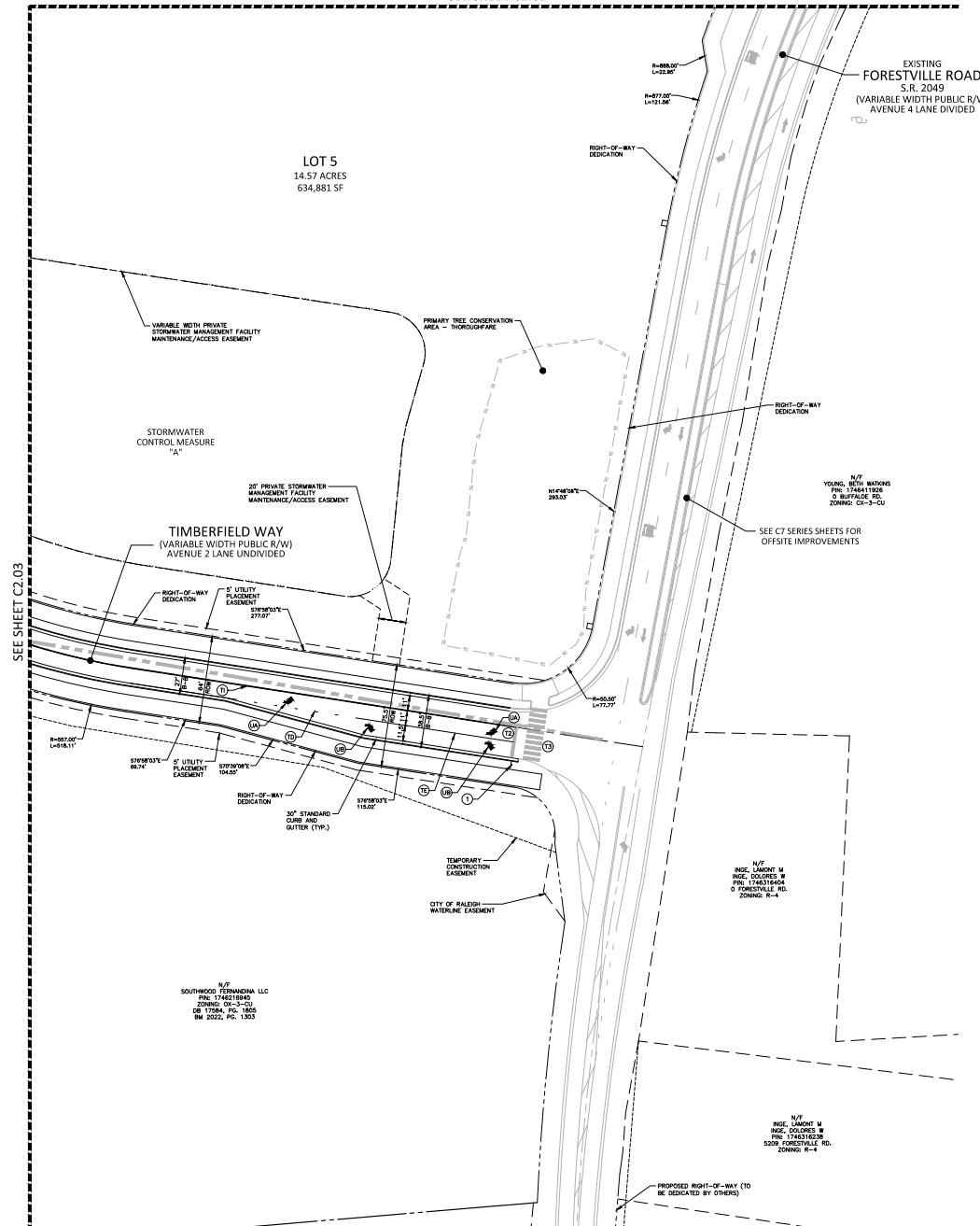
SEE SHEET C2.257

SEE SHEET C2.258

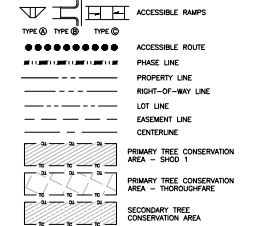
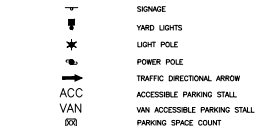
SEE SHEET C2.259

SEE SHEET C2.260

SEE SHEET C2.02



### SITE LEGEND



### PAVEMENT MARKING LEGEND

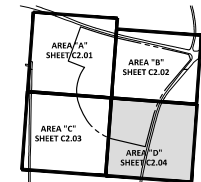
LANE LINES/MARKINGS	
T2	24" WHITE STOPBAR
T3	24" WHITE CROSSWALK LINE (HIGH VISIBILITY)
TD	4" WHITE MINISKIP (3' - 9' SP.)
TE	4" WHITE SOLID LANE LINE
TI	4" YELLOW DOUBLE CENTER
TP	8" YELLOW DIAGONAL

ARROWS/CHARACTERS  
LIA LEFT TURN ARROW

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



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



GRAPHIC SCALE

1 inch = 40 ft.

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



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license number: C-0293, C-187  
[www.mcadamsco.com](http://www.mcadamsco.com)

**CLIENT**

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

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



## REVISIONS

NO.	DATE	
1	12.03.2021	REVISED PER COIR-1st PSP COMMENTS
2	02.14.2022	REVISED PER COIR-2nd PSP COMMENTS
3	09.21.2022	REVISED PER COIR-3rd PSP COMMENTS
4	11.30.2022	REVISED PER COIR-4th PSP COMMENTS

## PLAN INFORMATION

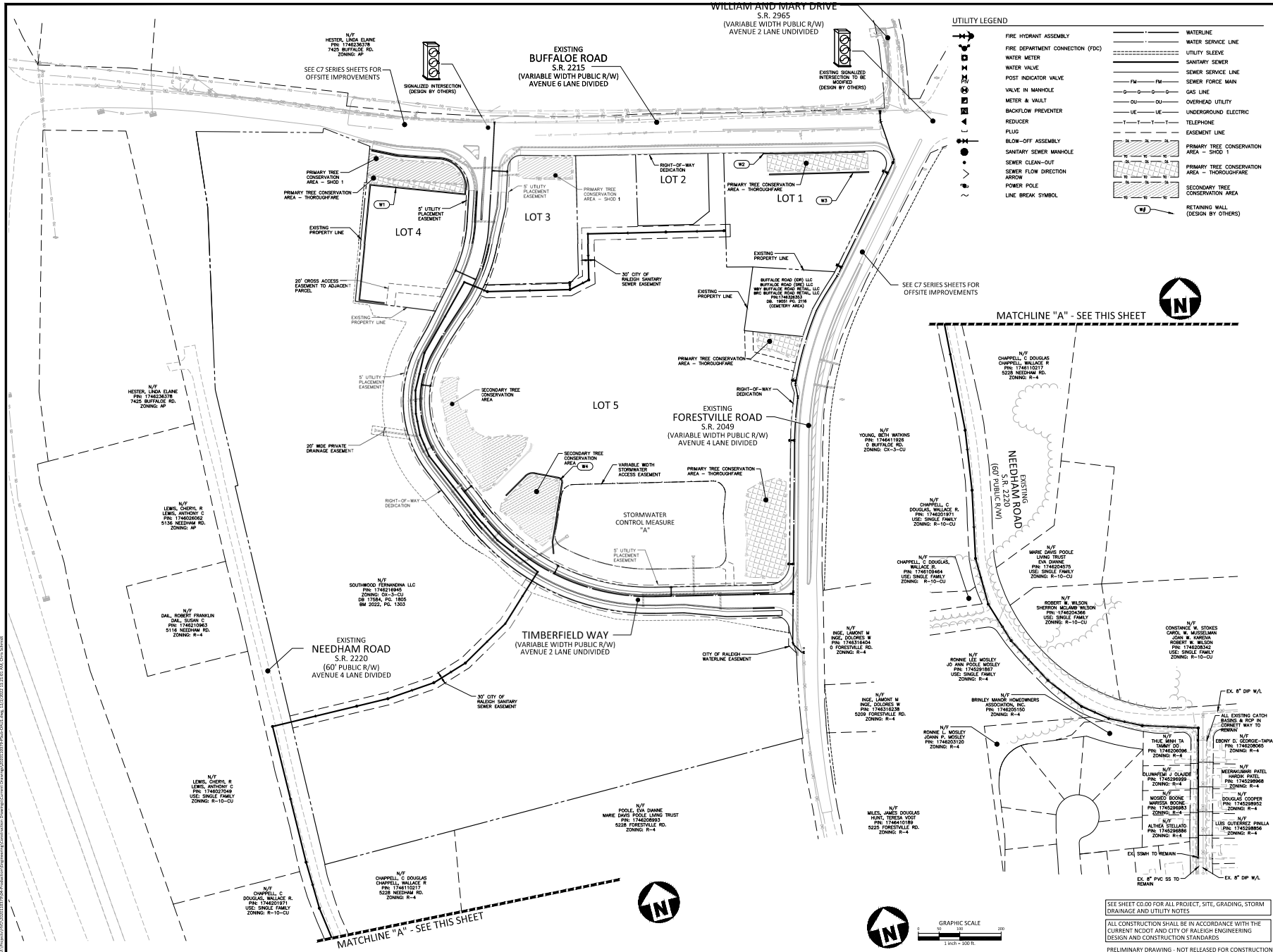
PROJECT NO.	2020110379
FILENAME	2020110379-Sub-S1
CHECKED BY	CGH
DRAWN BY	CDR
SCALE	1"=40'
DATE	02.04.2022

**SHEET**

**SUBDIVISION PLAN  
AREA "D"**

## C2.04





**UTILITY LEGEND**

FIRE HYDRANT ASSEMBLY FIRE DEPARTMENT CONNECTION (FDC) WATER METER WATER VALVE POST INDICATOR VALVE VALVE IN MANHOLE METER & VAULT BACKFLOW PREVENTER REDUCER PLUG BLOW-OFF ASSEMBLY SANITARY SEWER MANHOLE SEWER CLEAN-OUT SEWER FLOW DIRECTION ARROW POWER POLE LINE BREAK SYMBOL	WATERLINE WATER SERVICE LINE UTILITY SCRIBE SANITARY SEWER SEWER SERVICE LINE SEWER FORCE MAIN GAS LINE OVERHEAD UTILITY UNDERGROUND ELECTRIC TELEPHONE EASEMENT LINE PRIMARY TREE CONSERVATION AREA - SHOD 1 PRIMARY TREE CONSERVATION AREA - THOROUGHFARE SECONDARY TREE CONSERVATION AREA RETAINING WALL (DESIGN BY OTHERS)
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

**McADAMS**  
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 fax 919.361.2269  
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 851 SOUTH FEDERAL HIGHWAY,  
 SUITE 201  
 BOCA RATON, FLORIDA 33432

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

**REVISIONS**

NO.	DATE	DESCRIPTION
1	12.03.2021	REVISED PER COR 3rd PDF COMMENTS
2	02.14.2022	REVISED PER COR 2nd PDF COMMENTS
3	09.21.2022	REVISED PER COR 3rd PDF COMMENTS
4	11.30.2022	REVISED PER COR 4th PDF COMMENTS

**PLAN INFORMATION**  
 PROJECT NO. 2020110379  
 FILENAME 2020110379-PSub-04U1  
 CHECKED BY CGH  
 DRAWN BY CDR  
 SCALE 1"=100'  
 DATE 02.04.2022

**SHEET**  
 OVERALL  
 UTILITY PLAN  
**C4.00**

SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES  
 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT NCOTD AND CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS  
 PRELIMINARY DRAWINGS - NOT RELEASED FOR CONSTRUCTION



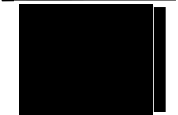


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851 SOUTH FEDERAL HIGHWAY,  
SUITE 201  
BOCA RATON, FLORIDA 33432

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



#### REVISIONS

NO.	DATE	REVISION
1	12.08.2021	REVISED PER COR 1st PDF COMMENTS
2	02.14.2022	REVISED PER COR 2nd PDF COMMENTS
3	09.21.2022	REVISED PER COR 3rd PDF COMMENTS
4	11.01.2023	REVISED PER COR 4th PDF COMMENTS

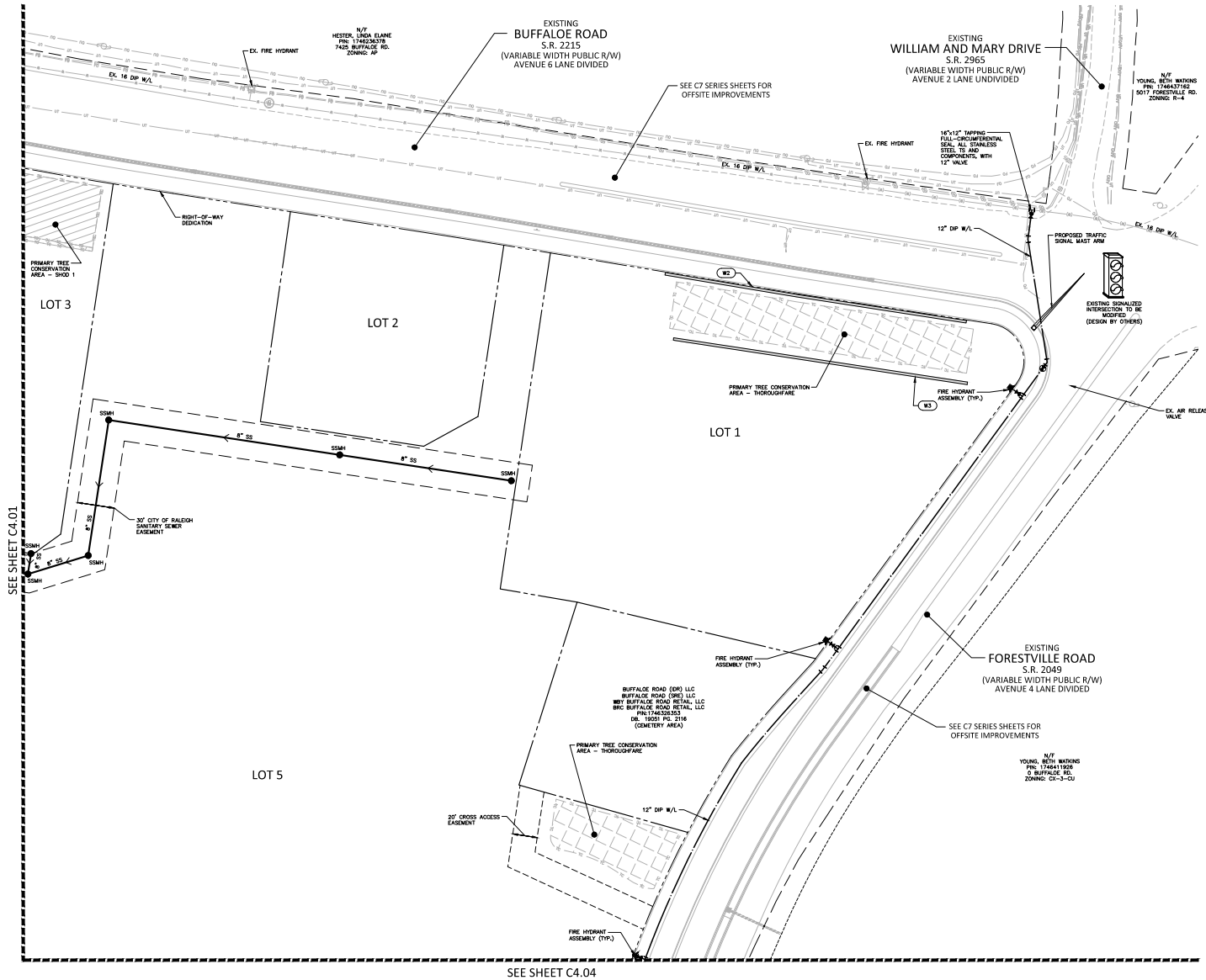
#### PLAN INFORMATION

PROJECT NO. 2020110379  
FILENAME 2020110379-PSUB-U1  
CHECKED BY CGH  
DRAWN BY CDR  
SCALE 1"=40'  
DATE 02.04.2022

#### SHEET

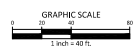
#### UTILITY PLAN AREA "B"

# C4.02



#### UTILITY LEGEND

	FIRE HYDRANT ASSEMBLY
	FIRE DEPARTMENT CONNECTION (FDC)
	WATER METER
	POST INDICATOR VALVE
	VALVE IN MANHOLE
	METER & VAULT
	BACKFLOW PREVENTER
	REDUCER
	PLUG
	BLOW-OFF ASSEMBLY
	SANITARY SEWER MANHOLE
	SEWER CLEAN-OUT
	GREASE TRAP
	SEWER FLOW DIRECTION ARROW
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	LINE BREAK SYMBOL
	WATERLINE
	WATER SERVICE LINE
	UTILITY SLEEVE
	SANITARY SEWER LINE
	SEWER SERVICE LINE
	SEWER FORCE MAIN
	GAS LINE
	OVERHEAD UTILITY
	UNDERGROUND ELECTRIC
	TELEPHONE
	EASEMENT LINE
	PRIMARY TREE CONSERVATION AREA - SHOD 1
	PRIMARY TREE CONSERVATION AREA - THOROUGHFARE
	RETAINING WALL (DESIGN BY OTHERS)

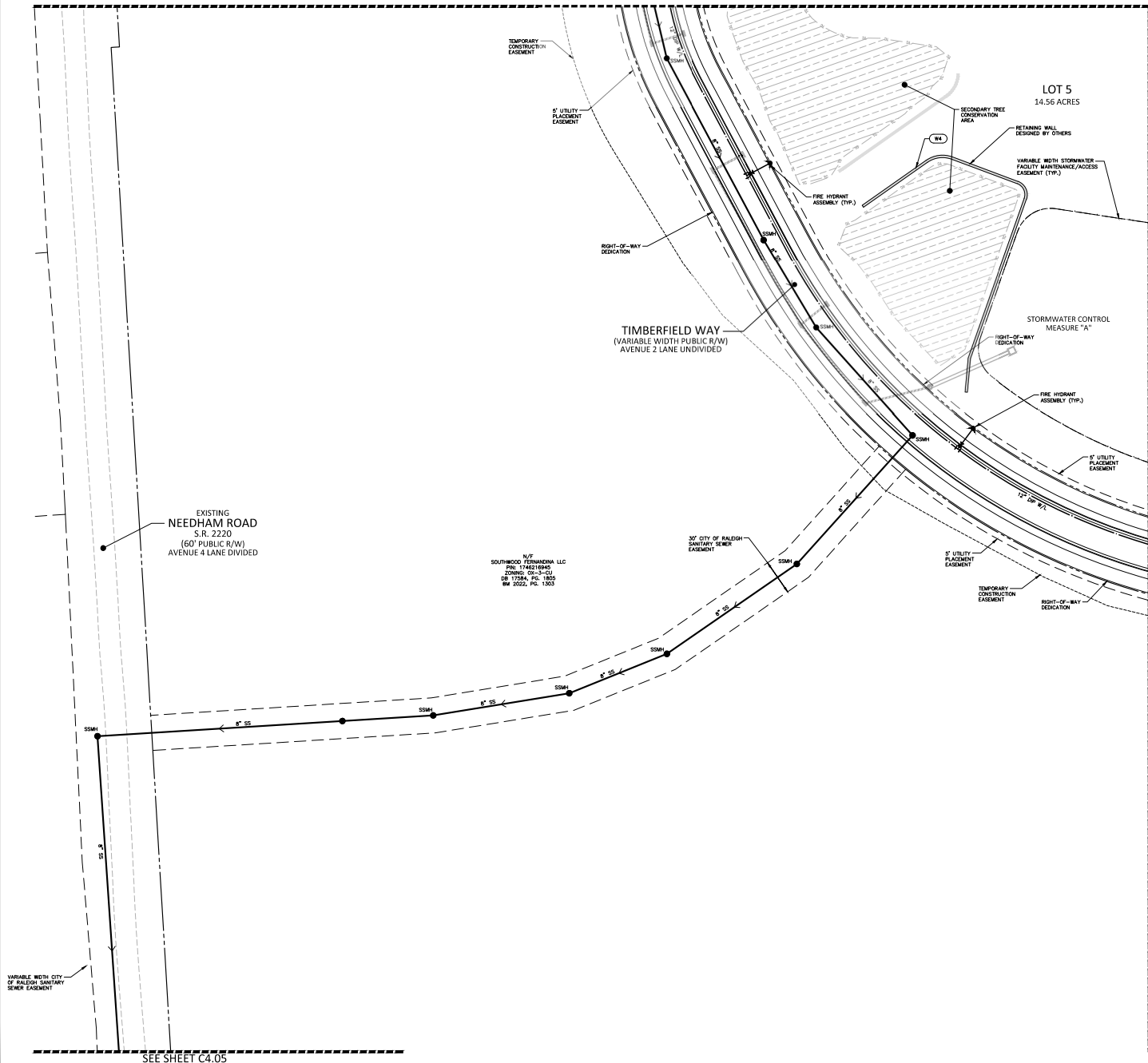


SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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

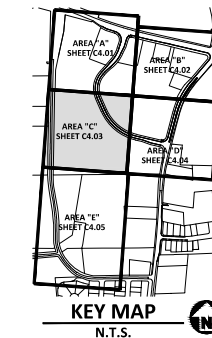
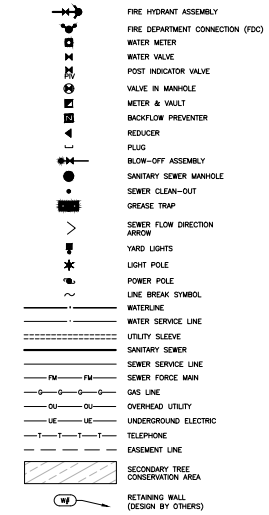
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

SEE SHEET C4.01

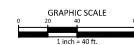


SEE SHEET C4.05

#### UTILITY LEGEND



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



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#### CLIENT

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



#### REVISIONS

NO.	DATE	REVISION
1	12.03.2021	REVISED PER COR 1st PDF COMMENTS
2	02.14.2022	REVISED PER COR 2nd PDF COMMENTS
3	09.21.2022	REVISED PER COR 3rd PDF COMMENTS
4	11.00.2022	REVISED PER COR 4th PDF COMMENTS

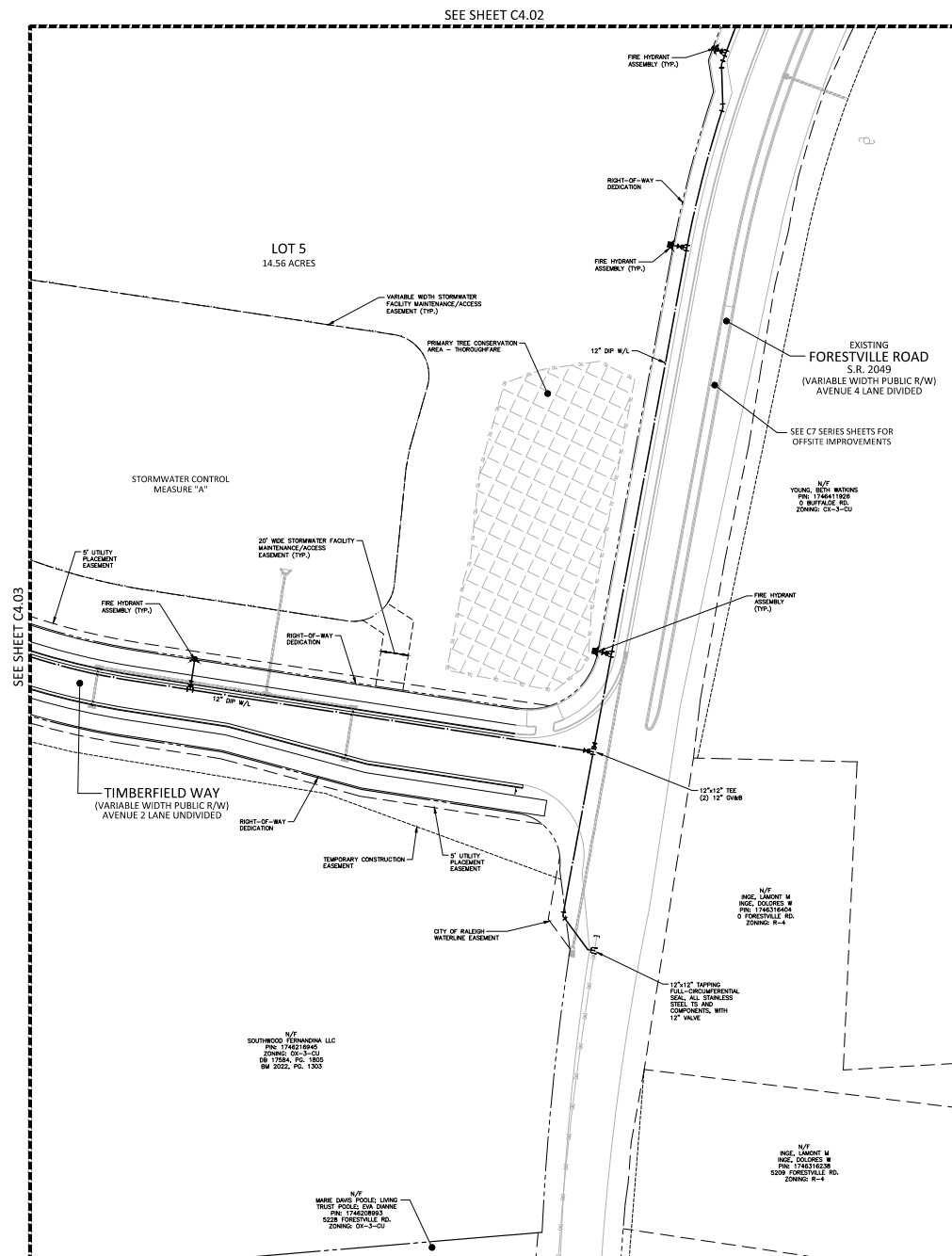
#### PLAN INFORMATION

PROJECT NO. 2020110379  
FILENAME 2020110379-PSUB-U1  
CHECKED BY CGH  
DRAWN BY CDR  
SCALE 1"=40'  
DATE 02.04.2022

































#### SHEET

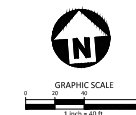
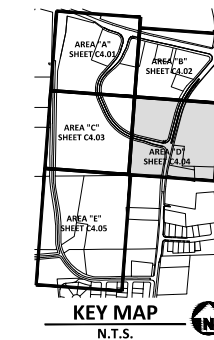
UTILITY PLAN  
AREA "C"

# C4.03



### UTILITY LEGEND

- |                                                                                     |                                                 |
|-------------------------------------------------------------------------------------|-------------------------------------------------|
|  | FIRE HYDRANT ASSEMBLY                           |
|  | FIRE DEPARTMENT CONNECTION (FDC)                |
|  | WATER METER                                     |
|  | WATER VALVE                                     |
|  | POST INDICATOR VALVE                            |
|  | VALVE IN MANHOLE                                |
|  | METER & VAULT                                   |
|  | BACKFLOW PREVENTER                              |
|  | REDUCER                                         |
|  | PLUG                                            |
|  | BLOW-OFF ASSEMBLY                               |
|  | SANITARY SEWER MANHOLE                          |
|  | SEWER CLEAN-OUT                                 |
|  | GREASE TRAP                                     |
|  | SEWER FLOW DIRECTION<br>ARROW                   |
|  | YARD LIGHTS                                     |
|  | LIGHT POLE                                      |
|  | POWER POLE                                      |
|  | LINE BREAK SYMBOL                               |
|  | WATERLINE                                       |
|  | WATER SERVICE LINE                              |
|  | UTILITY SLEEVE                                  |
|  | SANITARY SEWER                                  |
|  | SEWER SERVICE LINE                              |
|  | SEWER FORCE MAIN                                |
|  | GAS LINE                                        |
|  | OVERHEAD UTILITY                                |
|  | UNDERGROUND ELECTRIC                            |
|  | TELEPHONE                                       |
|  | EASEMENT LINE                                   |
|  | PRIMARY TREE CONSERVATION<br>AREA - THROUGHFARE |
|  | RETAINING WALL<br>(DESIGN BY OTHERS)            |



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

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DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



## CLIENT

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SUITE 201  
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**BUFFALO BEND**  
PRELIMINARY SUBDIVISION PLAN  
5100 FORESTVILLE ROAD  
RALEIGH, NORTH CAROLINA

## REVISIONS

NO.	DATE	
1	12. 03. 2021	REVISED PER COR: 1st PSP COMMENT
2	02. 14. 2022	REVISED PER COR: 2nd PSP COMMENT
3	09. 21. 2022	REVISED PER COR: 3rd PSP COMMENT
4	11. 30. 2022	REVISED PER COR: 4th PSP COMMENT

## PLAN INFORMATION

PROJECT NO.	2020110379
FILENAME	2020110379-PSUB-U1
CHECKED BY	CGH
DRAWN BY	CDR
SCALE	1"=40'
DATE	02.04.2022

## SHEET

## UTILITY PLAN

## C4.04





- [illegible]

## LANDSCAPE NOTES

- [illegible]

LANDSCAPE CALCULATIONS:

	<p><b>PRIMARY TREE CONSERVATION AREA - SHRD 1</b></p>	<p><b>STREET TREES</b></p>	<p>BURLEAKE ROAD: 990 LF STREET TREES REQUIRED: 12 STREET TREES* STREET TREES PROVIDED: 12 STREET TREES</p>
	<p><b>PRIMARY TREE CONSERVATION AREA - THOROUGHFARE</b></p>	<p>FORESTVILLE ROAD: 1,025 LF STREET TREES REQUIRED: 17 STREET TREES* STREET TREES PROVIDED: 17 STREET TREES</p>	<p>1,025 LF 17 STREET TREES* 17 STREET TREES</p>
	<p><b>SECONDARY TREE CONSERVATION AREA</b></p>	<p>*TREE CONSERVATION AREA MAY SATISFY STREET TREE REQUIREMENTS WHEN HOIST DOES NOT ALLOW STREET TREE INSTALLATION WITHIN THE ROW.</p>	<p></p>
	<p><b>RETAINING WALL (DESIGN BY OTHERS)</b></p>	<p>STREET "A" - NORTH EAST: 1,680 LF STREET TREES REQUIRED: 48 STREET TREES STREET TREES PROVIDED: 48 STREET TREES</p>	<p>1,680 LF 48 STREET TREES 48 STREET TREES</p>
	<p><b>RETAINING WALL (DESIGN BY OTHERS)</b></p>	<p>STREET "A" - SOUTH WEST: 1,840 LF STREET TREES REQUIRED: 48 STREET TREES STREET TREES PROVIDED: 48 STREET TREES</p>	<p>1,840 LF 48 STREET TREES 48 STREET TREES</p>
	<p><b>SCM SCREENING</b></p>	<p>SCREEN LENGTH: 1,340 LF REQUIRED SCREENING: 1,013 LF PROVIDED SCREENING: 1,000 LF</p>	<p>1,340 LF 1,013 LF 1,000 LF</p>
	<p><b>MINIMUM EVERGREEN SPECIES PROVIDED EVERGREEN SPECIES</b></p>	<p>75% LF (75% OF PROVIDED SCREENING)</p>	<p>75% LF (75% OF PROVIDED SCREENING)</p>

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











N/F  
LINDA ELAINE HESTER.  
PIN: 1746236378  
DB. 16-E PG. 2005

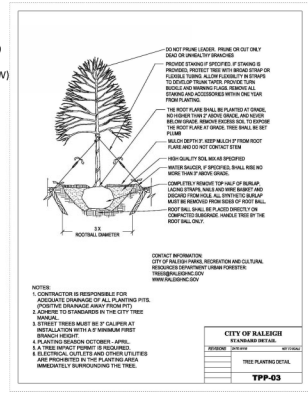
EXISTING  
BUFFALOE ROAD  
S.R. 2215  
(VARIABLE WIDTH PUBLIC R/W)

BUFFALO ROAD (DR) LLC  
BUFFALO ROAD (SRE) LLC  
MBY BUFFALO ROAD RETAIL, LLC  
BRC BUFFALO ROAD RETAIL, LLC  
PIN: 1746326353  
DB. 19051 PG. 2116  
(CEMETERY AREA)

EXISTING  
FORESTVILLE ROAD  
S.R. 2049  
(VARIABLE WIDTH PUBLIC R/W)  
AVENUE 4 LANE DIVIDED

## PLANT SCHEDULE

TREE	CODE	QTY	BOTANICAL / COMMON NAME	CM	HEIGHT
	OCA 5		<i>Cordia alliodora</i> "Forest Papaya" Forest Papaya Red Oak	1.5" min	8' min
	DN 28		<i>Ilex x 'Nelle R. Stevens'</i> Nelle x Nelle R. Stevens	-	4-5'
	NYS 50		<i>Nyssa sylvatica</i> "Black Tupelo" Sour Gum	3" min	10' min
	QUL 19		<i>Quercus lyrata</i> Overcup Oak	3" min	10' min
	QUS 13		<i>Quercus shumardii</i> Shumard Red Oak	3" min	10' min
	TXG 20		<i>Thuja x 'Green Giant'</i> Green Giant Arborvitae	-	4-5'
	UAP 39		<i>Ulmus americana</i> "Princeton" American Elm	3" min	10' min
<b>SHRUBS</b>					
SHRUB	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPACING
	MCWM 29		<i>Moronea coccinea</i> Red Myrtle	-	30" min
	OFSD 52		<i>Daphniphyllum fruticosum</i> Sweet Scented Viburnum	30" min	-
	VACH 21		<i>Viburnum coccineum</i> "Chindo" Chindo Sweet Viburnum	-	36" min



GRAPHIC SCALE

1 inch = 60 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



**McADAMS**  
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**CLIENT**

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

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

## REVISIONS

NO.	DATE	
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
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### PLAN INFORMATION

PROJECT NO.	2020110379
FILENAME	2020110379-PSUB-LS1
CHECKED BY	-
DRAWN BY	CMV
SCALE	1"=60'
DATE	02.04.2022
<b>SHEET</b>	

## LANDSCAPE PLAN

**L5.00**