

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): William and Mary Residential Development			
Property Address(es): 7425 Buffalo Road, Raleigh NC 27616			
Recorded Deed PIN(s): 1746236378			
What is your project type?	<input type="checkbox"/> Single family <input checked="" type="checkbox"/> Apartment	<input type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses <input type="checkbox"/> Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: EYC Companies	Owner/Developer Name and Title: Andy Smith
Address: 1005 C St. Andrews Boulevard, Charleston SC 29704	
Phone #: 843-588-5530	Email: andy@eyccompanies.com
APPLICANT INFORMATION	
Company: McAdams	Contact Name and Title: Gray Harrell, Assistant Project Manager
	Address: 1 Glenwood Avenue, Suite 201 Raleigh NC 27603
Phone #: 919-823-4300	Email: harrell@mcadamsco.com

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DEVELOPMENT TYPE + SITE DATE TABLE

(Applicable to all developments)

ZONING INFORMATION

Gross site acreage: 50.70

Zoning districts (if more than one, provide acreage of each): R-10-CU and RX-3-CU

Overlay district:

Inside City limits? ☐ Yes ☒ No

Conditional Use District (CUD) Case # Z- 58-20

Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION

Existing Impervious Surface:

Acres: 0.59

Square Feet: 25,700

Proposed Impervious Surface:

Acres: 23.71

Square Feet: 1,032,807

Neuse River Buffer



Yes



No

Wetlands



Yes



No

Is this a flood hazard area?



Yes



No

If yes, please provide the following:

Alluvial soils: _____

Flood study: _____

FEMA Map Panel #: _____

NUMBER OF LOTS AND DENSITY

Total # of townhouse lots: N/A

Detached N/A

Attached N/A

Total # of single-family lots: N/A

Proposed density for each zoning district (UDO 1.5.2.F):

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

Total # of requested lots: 3

SIGNATURE BLOCK

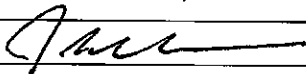
The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of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

I, Gray Harrell

_____ 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:

11/2/2021

Printed Name:

James A. Smith (Anor)

Signature:

Date:

Printed Name:

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

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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): William and Mary Residential Development			
Property Address(es): 7425 Buffaloe Road, Raleigh NC 27616			
Recorded Deed PIN(s): 1746236378			
What is your project type?	<input type="checkbox"/> Single family	<input checked="" type="checkbox"/> Townhouse	<input type="checkbox"/> Attached houses
	<input checked="" type="checkbox"/> Apartment	<input type="checkbox"/> Non-residential	<input type="checkbox"/> Other:

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
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REVISION 02.19.21

raleighnc.gov

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 50.70	
Zoning districts (if more than one, provide acreage of each): R-10-CU and RX-3-CU	
Overlay district: SHOD-1	Inside City limits? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Conditional Use District (CUD) Case # Z- 58-20	Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.59	Proposed Impervious Surface: Acres: 23.71
Square Feet: 25,700	Square Feet: 1,032,807
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Alluvial soils: _____	
Flood study: _____	
FEMA Map Panel #: _____	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots: N/A	Detached N/A
Total # of single-family lots: N/A	Attached N/A
Proposed density for each zoning district (UDO 1.5.2.F):	
Total # of open space and/or common area lots: N/A	
Total # of requested lots: 39	

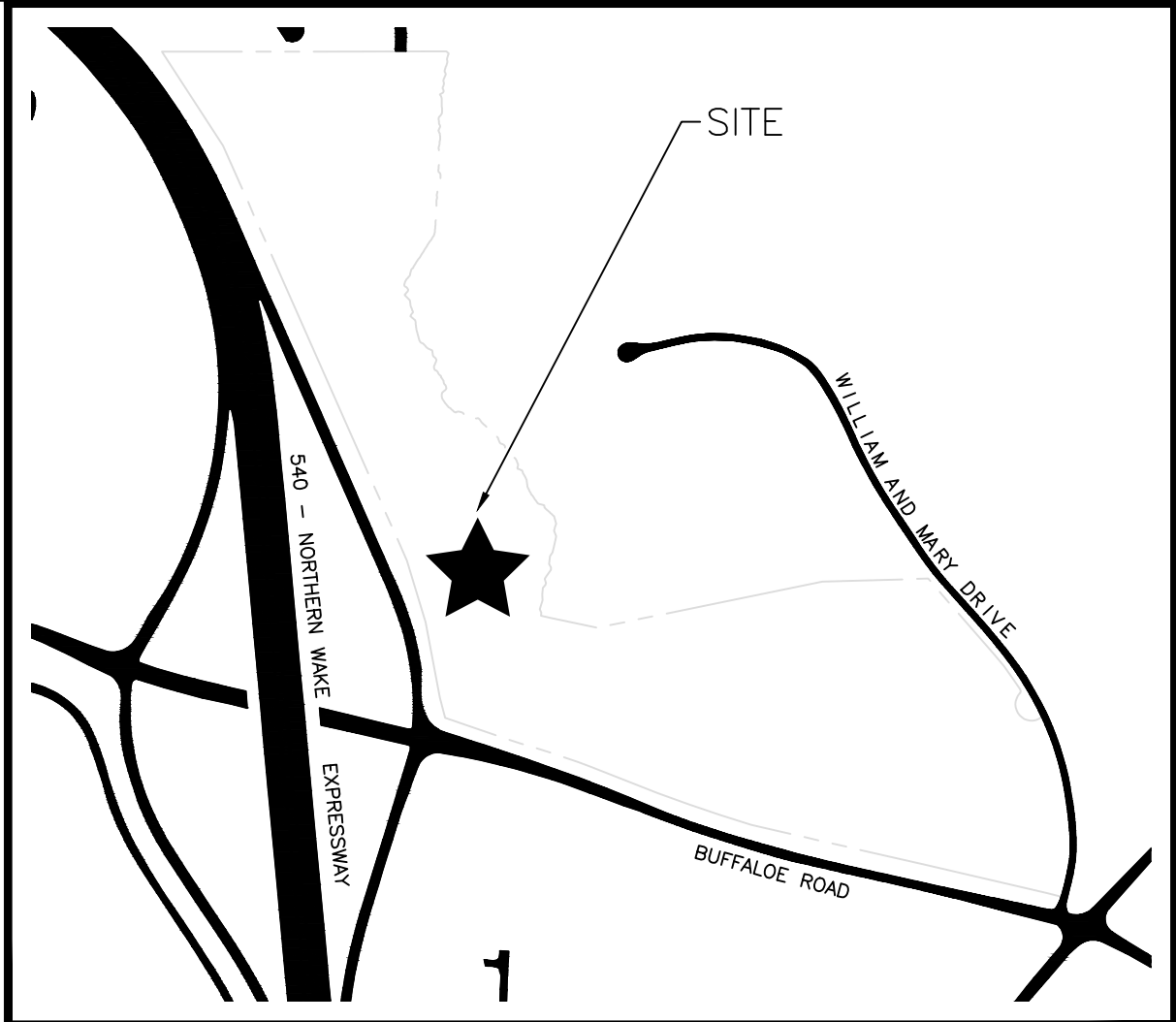
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I, <u>Gray Harrell</u> will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding 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: <u>[Signature]</u>	Date: <u>4/2/2021</u>
Printed Name: <u>SARAH A SMITH (AND)</u>	
Signature: _____	Date: _____
Printed Name: _____	

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

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VICINITY MAP
N.T.S.



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.

GREENWAY EASEMENT NOTES

- 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 AREA WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.

FIFTH OAK MULTI-FAMILY

7425 BUFFALOE ROAD
RALEIGH, NORTH CAROLINA, 27603

PRELIMINARY SUBDIVISION PLAN CITY OF RALEIGH CASE #SUB-0079-2021

PROJECT NUMBER: 2021110279

DATE: OCTOBER 29, 2021

REVISED: MARCH 2, 2021

ZONING CONDITIONS

2-58-20 - 7425 BUFFALOE ROAD, LOCATED AT THE NORTHEAST CORNER OF ITS INTERCHANGE WITH 1-540, BEING A PORTION OF WAKE COUNTY PIN 1746236378, APPROXIMATELY 50.43 ACRES REZONED TO RESIDENTIAL MIXED USE-3 STORIES-CONDITIONAL USE WITH SPECIAL HIGHWAY OVERLAY DISTRICT-1 (RX-3-CU W/SHOD-1) AND RESIDENTIAL-10-CONDITIONAL USE WITH SPECIAL HIGHWAY OVERLAY DISTRICT (R-10-CU W/SHOD-1).

CONDITIONS DATED: APRIL 13, 2021

THE FOLLOWING CONDITIONS SHALL APPLY TO THAT PORTION OF THE PROPERTY ZONED R-10:

- RESPONSE - RESIDENTIAL DENSITY DOES NOT EXCEED 6 UNITS PER ACRE.
RESPONSE - RESIDENTIAL DENSITY DOES NOT EXCEED 6 UNITS PER ACRE.
- EXCEPT FOR THE EXTENSION OF LANDOVER RIDGE DRIVE, THE PROPERTY SHALL MAINTAIN A THIRTY FOOT (30') UNDISTURBED BUFFER ALONG THE SHARED BOUNDARIES WITH THE FOLLOWING PROPERTIES: PIN 1746-05-9687 (DEED BOOK 16743, PAGE 1931, WAKE COUNTY REGISTRY), PIN 1746-15-8502 (DEED BOOK 16204, PAGE 1362, WAKE COUNTY REGISTRY), AND PIN 1746-15-9572 (DEED BOOK 10522, PAGE 1344, WAKE COUNTY REGISTRY).
RESPONSE - AT LEAST 30' HAS REMAINED UNDISTURBED ALONG THE NEIGHBORING PROPERTIES LISTED ABOVE.
- A MINIMUM OF TWENTY-FIVE PERCENT (25%) OF THE NET SET AREA OF THIS PORTION OF THE PROPERTY SHALL BE DESIGNATED AS OPEN AREA, "OPEN AREA" AS USED IN THIS CONDITION SHALL MEAN LAND AREA (i) LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY; (ii) LOCATED OUTSIDE OF A LOT DEVELOPED WITH A RESIDENTIAL DWELLING UNIT; (iii) LOCATED OUTSIDE OF A PARKING AREA; AND (iv) OWNED IN ACCORDANCE WITH UDO SECTION 2.5.7.A. LAND AREA ASSOCIATED WITH ANY PRIVATE COMMUNITY AMENITY AREA PROVIDED MAY COUNT TOWARD THIS OPEN AREA REQUIREMENT SO LONG AS IT COMPLIES WITH DEFINITION OF OPEN AREA IN THIS CONDITION.
RESPONSE - AT LEAST 25% OPEN AREA HAS BEEN MAINTAINED IN THIS ZONING AREA.
- THE APARTMENT BUILDING TYPE SHALL BE PROHIBITED.
RESPONSE - NO APARTMENTS ARE PROPOSED IN THIS ZONING AREA.

THE FOLLOWING CONDITIONS SHALL APPLY TO THAT PORTION OF THE PROPERTY ZONED RX-3:

- THERE SHALL BE NO MORE THAN 300 DWELLING UNITS ON THIS PORTION OF THE PROPERTY.
RESPONSE - THIS PORTION OF THE SITE HAS LESS THAN 300 DWELLING UNITS.
- ONLY THOSE RESIDENTIAL USES THAT ARE PERMITTED, LIMITED, OR SPECIAL USES IN THE RX-ZONING DISTRICT SHALL BE ALLOWED ON THE PROPERTY.
RESPONSE - ONLY PERMITTED RESIDENTIAL USES ARE PROPOSED.
- THERE SHALL BE A MINIMUM FIFTY FOOT (50') PRIMARY BUILDING SETBACK FROM THE ADJACENT PROPERTIES WITH PIN 1746-23-8985 (DEED BOOK 14962, PAGE 1816, WAKE COUNTY REGISTRY) AND THE FRONTAGE ALONG WILLIAM AND MARY DRIVE.
RESPONSE - A 50' BUILDING SETBACK HAS BEEN PLACED ALONG THE PARCEL ABOVE AND ALONG THE FRONTAGE OF WILLIAM AND MARY DRIVE TO REMAIN.
- EXCEPT FOR A STREET CONNECTION TO WILLIAM AND MARY DRIVE, THE PROPERTY SHALL MAINTAIN A THIRTY FOOT-WIDE (30') UNDISTURBED BUFFER ALONG ITS WILLIAM AND MARY DRIVE FRONTAGE. THE WIDTH OF THE BUFFER SHALL BE REDUCED PROPORTIONALLY TO THE WIDTH OF ANY REQUIRED STREET PROTECTIVE YARD.
RESPONSE - A 30' UNDISTURBED BUFFER ALONG WILLIAM AND MARY HAS BEEN MAINTAINED.

SITE DATA

SITE ADDRESS:	7425 BUFFALOE ROAD RALEIGH, NC
PARCEL PIN NUMBER:	1746236378
EXISTING ZONING:	R-10-CU - 23.34 ACRES, 929,570 SF. RX-3-CU - 27.36 ACRES, 1,278,922 SF.
OVERLAY DISTRICT:	SHOD-1
WATERSHED:	CRABTREE CREEK
FLOODPLAIN/FIRM PANEL:	N/A
SITE AREA:	GROSS SITE AREA: 50.70 ACRES, 2,208,492 SF RIGHT-OF-WAY DEDICATION: 6.76 ACRES, 294,466 SF NET SITE AREA: 43.94 ACRES, 1,914,026 SF
AMENITY AREA:	REQUIRED: 4.40 ACRES, 191,664 SF - (10%) PROVIDED: 4.40 ACRES, 191,664 SF
TREE CONSERVATION:	REQUIRED: 4.40 ACRES, 191,664 SF - (10%) PROVIDED: 7.70 ACRES, 339,768 SF - (17.5%)
BUILDING/STRUCTURE SETBACKS:	APARTMENT - RX-3-CU: FROM PRIMARY STREET (MIN): 5' PER UDO SEC. 3.2.4 FROM SIDE STREET (MIN): 5' PER UDO SEC. 3.2.4 FROM SIDE LOT LINE (MIN): 0' OR 6' PER UDO SEC. 3.2.4 FROM REAR LOT LINE (MIN): 4' OR 6' PER UDO SEC. 3.2.4 FROM ALLEY: 4' OR 20' MIN. PER UDO SEC. 3.2.4 TOWNHOUSE - RX-3-CU: FROM PRIMARY STREET (MIN): 10' PER UDO SEC. 3.2.3 FROM SIDE STREET (MIN): 10' PER UDO SEC. 3.2.3 FROM SIDE SITE BOUNDARY LINE(MIN): 10' PER UDO SEC. 3.2.3 FROM REAR SITE BOUNDARY LINE(MIN): 20' PER UDO SEC. 3.2.3 FROM ALLEY (MIN): 4' OR 20' MIN. PER UDO SEC. 3.2.3 INTERNAL BUILDING SEPARATION(MIN): 10' PER UDO SEC. 3.2.3 DETACHED HOUSE - PRINCIPAL BUILDING SETBACKS - RX-3-CU: FROM PRIMARY STREET (MIN): 10' PER UDO SEC. 3.2.1 FROM SIDE STREET (MIN): 10' PER UDO SEC. 3.2.1 FROM SIDE LOT LINE (MIN): 5' PER UDO SEC. 3.2.1 FROM REAR LOT LINE (MIN): 20' PER UDO SEC. 3.2.1 DETACHED HOUSE - ACCESSORY STRUCTURE SETBACKS - RX-3-CU: FROM PRIMARY STREET (MIN): 50' PER UDO SEC. 3.2.1 FROM SIDE STREET (MIN): 10' PER UDO SEC. 3.2.1 FROM SIDE LOT LINE (MIN): 5' PER UDO SEC. 3.2.1 FROM REAR LOT LINE (MIN): 5' PER UDO SEC. 3.2.1 FROM ALLEY: 4' OR 20' MIN. PER UDO SEC. 3.2.1 R-10-CU: FROM PRIMARY STREET (MIN): 10' PER UDO SEC. 2.2.3 FROM SIDE STREET (MIN): 10' PER UDO SEC. 2.2.3 FROM SIDE SITE BOUNDARY LINE (MIN): 6' PER UDO SEC. 2.2.3 FROM REAR SITE BOUNDARY LINE (MIN): 20' PER UDO SEC. 2.2.3 FROM ALLEY (MIN): 4' OR 20' MIN. PER UDO SEC. 2.2.3 INTERNAL BUILDING SEPARATION (MIN): 10' PER UDO SEC. 2.2.3 PARKING SETBACKS: APARTMENT RX-3-CU: FROM PRIMARY STREET (MIN): 10' PER UDO SEC. 3.2.4 FROM SIDE STREET (MIN): 10' PER UDO SEC. 3.2.4 FROM SIDE LOT LINE (MIN): 0' PER UDO SEC. 3.2.4 FROM REAR LOT LINE (MIN): 0' PER UDO SEC. 3.2.4 FROM ALLEY, GARAGE ONLY (MIN): 4' PER UDO SEC. 3.2.4 TOWNHOUSE RX-3-CU: FROM PRIMARY STREET (MIN): 20' PER UDO SEC. 3.2.3 FROM SIDE STREET (MIN): 10' PER UDO SEC. 3.2.3 FROM SIDE LOT LINE (MIN): 0' PER UDO SEC. 3.2.3 FROM REAR LOT LINE (MIN): 3' PER UDO SEC. 3.2.3 FROM ALLEY (MIN): 4' PER UDO SEC. 3.2.3 R-10-CU: FROM PRIMARY STREET (MIN): 20' PER UDO SEC. 2.2.3 FROM SIDE STREET (MIN): 10' PER UDO SEC. 2.2.3 FROM SIDE LOT LINE (MIN): 0' PER UDO SEC. 2.2.3 FROM REAR LOT LINE (MIN): 3' PER UDO SEC. 2.2.3 FROM ALLEY, GARAGE ONLY (MIN): 4' PER UDO SEC. 2.2.3

NOTES

- 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. ROW SECTION 6.5.2.D.
- WITHIN THE AREA OF A DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTIALLY 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.



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.

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.

SHEET INDEX

1-4	ALTA/NSPS LAND TITLE SURVEY
2-4	ALTA/NSPS LAND TITLE SURVEY
3-4	ALTA/NSPS LAND TITLE SURVEY
4-4	ALTA/NSPS LAND TITLE SURVEY
C0.01	PROJECT NOTES
C1.01	DEMOLITION PLAN
C2.00	OVERALL SUBDIVISION PLAN
C2.01	SUBDIVISION PLAN - AREA A
C2.02	SUBDIVISION PLAN - AREA B
C2.03	SUBDIVISION PLAN - AREA C
C2.04	SUBDIVISION PLAN - AREA D
C2.05	LOT DIMENSION PLAN - AREA A
C2.06	LOT DIMENSION PLAN - AREA B
C2.07	LOT DIMENSION PLAN - AREA C
C2.08	LOT DIMENSION PLAN - AREA D
C2.09	BLOCK PERIMETER EXHIBIT
C2.00	ADMINISTRATIVE SITE PLAN OVERALL SUBDIVISION PLAN - FOR REFERENCE ONLY
C3.00	OVERALL GRADING PLAN
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C3.02	GRADING PLAN - AREA B
C3.03	GRADING PLAN - AREA C
C3.04	GRADING PLAN - AREA D
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C4.02	UTILITY PLAN - AREA B
C4.03	UTILITY PLAN - AREA C
C4.04	UTILITY PLAN - AREA D
C8.00	SITE DETAILS
C8.01	WATER DETAILS
C8.02	STORM DRAINAGE AND SEWER DETAILS
C9.01	STORMWATER CONTROL MEASURE "A" DETAILS
C9.06	STORMWATER CONTROL MEASURE "B" DETAILS
C9.11	STORMWATER CONTROL MEASURE "C" DETAILS
C9.16	STORMWATER CONTROL MEASURE "D" DETAILS
C9.21	STORMWATER CONTROL MEASURE "E" DETAILS
C9.26	STORMWATER CONTROL MEASURE "F" DETAILS
C9.31	STORMWATER CONTROL MEASURE "G" DETAILS
L5.01	LANDSCAPE PLAN - AREA A
L5.02	LANDSCAPE PLAN - AREA B
L5.03	LANDSCAPE PLAN - AREA C
L5.04	LANDSCAPE PLAN - AREA D
L8.00	OVERALL TREE CONSERVATION PLAN

BUFFALOE ROAD AND FORESTVILLE ROAD OFFSITE
PLANS (SUBMITTED TO DOT UNDER SEPARATE COVER)

C0.01	COVER SHEET
C0.01	PROJECT NOTES
C1.01	DEMOLITION PLAN
C7.00	OVERALL ROAD IMPROVEMENTS PLAN
C7.01	BUFFALOE ROAD IMPROVEMENTS PLAN
C7.02	BUFFALOE ROAD IMPROVEMENTS PLAN
C7.03	BUFFALOE ROAD IMPROVEMENTS PLAN
C7.04	WILLIAM AND MARY DRIVE IMPROVEMENTS PLAN
C7.05	FORESTVILLE ROAD IMPROVEMENTS PLAN
C7.06	FORESTVILLE ROAD IMPROVEMENTS PLAN
C7.07	BUFFALOE ROAD PLAN AND PROFILE
C7.08	BUFFALOE ROAD PLAN AND PROFILE
C7.09	BUFFALOE ROAD PLAN AND PROFILE
C7.10	WILLIAM AND MARY DRIVE PLAN AND PROFILE
C7.11	FORESTVILLE ROAD PLAN AND PROFILE
C7.12	FORESTVILLE ROAD PLAN AND PROFILE
C7.30	ROADWAY & DRAINAGE DETAILS
C7.31	ROADWAY & DRAINAGE DETAILS
C7.32	ROADWAY & DRAINAGE DETAILS
C7.33	ROADWAY & DRAINAGE DETAILS
C7.34	PAVEMENT MARKING DETAILS
C7.35	EROSION CONTROL DETAILS
C7.36	EROSION CONTROL DETAILS
C7.51	BUFFALOE ROAD FULL BUILD PLAN
C7.52	BUFFALOE ROAD FULL BUILD PLAN
C7.53	BUFFALOE ROAD FULL BUILD PLAN

IMPERVIOUS AREA TRACKING TABLE - ASSUMES 95% IMPERVIOUS

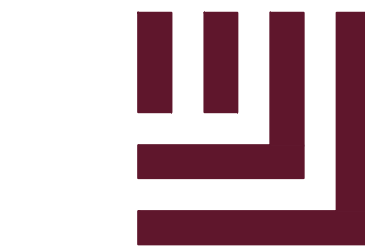
	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9	LOT 10	LOT 11	LOT 12	LOT 13	LOT 14	LOT 15	LOT 16	LOT 17	LOT 18
ACREAGE	12.01 AC.	0.10 AC.	0.13 AC.	0.13 AC.	0.12 AC.	0.12 AC.	0.13 AC.	0.13 AC.	0.13 AC.	0.13 AC.	0.14 AC.	0.09 AC.	0.09 AC.	0.09 AC.	0.09 AC.	0.09 AC.	0.09 AC.	0.09 AC.
MAX. IMPERVIOUS AREA	11.41 AC.	0.09 AC.	0.12 AC.	0.12 AC.	0.11 AC.	0.12 AC.	0.12 AC.	0.12 AC.	0.12 AC.	0.13 AC.	0.08 AC.	0.08 AC.	0.08 AC.	0.08 AC.	0.08 AC.	0.08 AC.	0.08 AC.	0.08 AC.
ACREAGE	0.12 AC.	0.12 AC.	0.14 AC.	0.12 AC.	0.09 AC.	4.70 AC.	0.12 AC.	0.12 AC.	0.12 AC.	0.12 AC.	0.12 AC.	0.12 AC.	0.12 AC.	0.12 AC.	0.12 AC.	0.12 AC.	0.12 AC.	0.16 AC.
MAX. IMPERVIOUS AREA	0.11 AC.	0.11 AC.	0.13 AC.	0.11 AC.	0.08 AC.	4.47 AC.	0.11 AC.	0.11 AC.	0.11 AC.	0.11 AC.	0.11 AC.	0.11 AC.	0.11 AC.	0.11 AC.	0.11 AC.	0.11 AC.	0.11 AC.	0.15 AC.
ACREAGE	LOT 37	LOT 38	LOT 39															
MAX. IMPERVIOUS AREA	3.85 AC.	7.61 AC.	11.70 AC.															
ACREAGE	3.86 AC.	7.23 AC.	11.12 AC.															

ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for coordinating 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.



McAdams

The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603
phone 919. 823. 4300
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PROJECT DIRECTORY

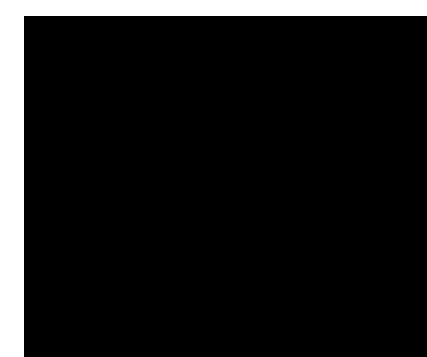
DEVELOPER
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EYC COMPANIES

FIFTH OAK MULTI-FAMILY
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA

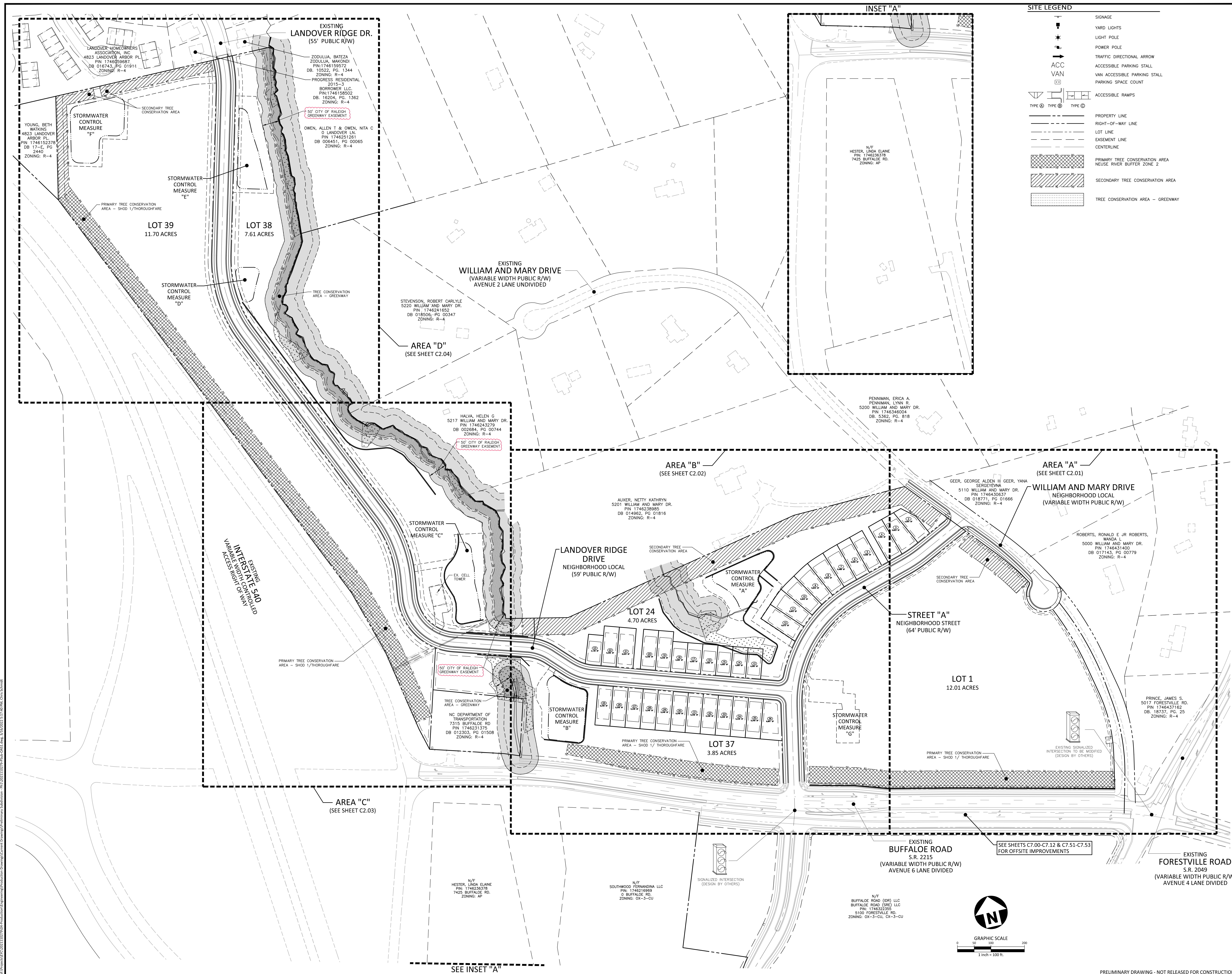


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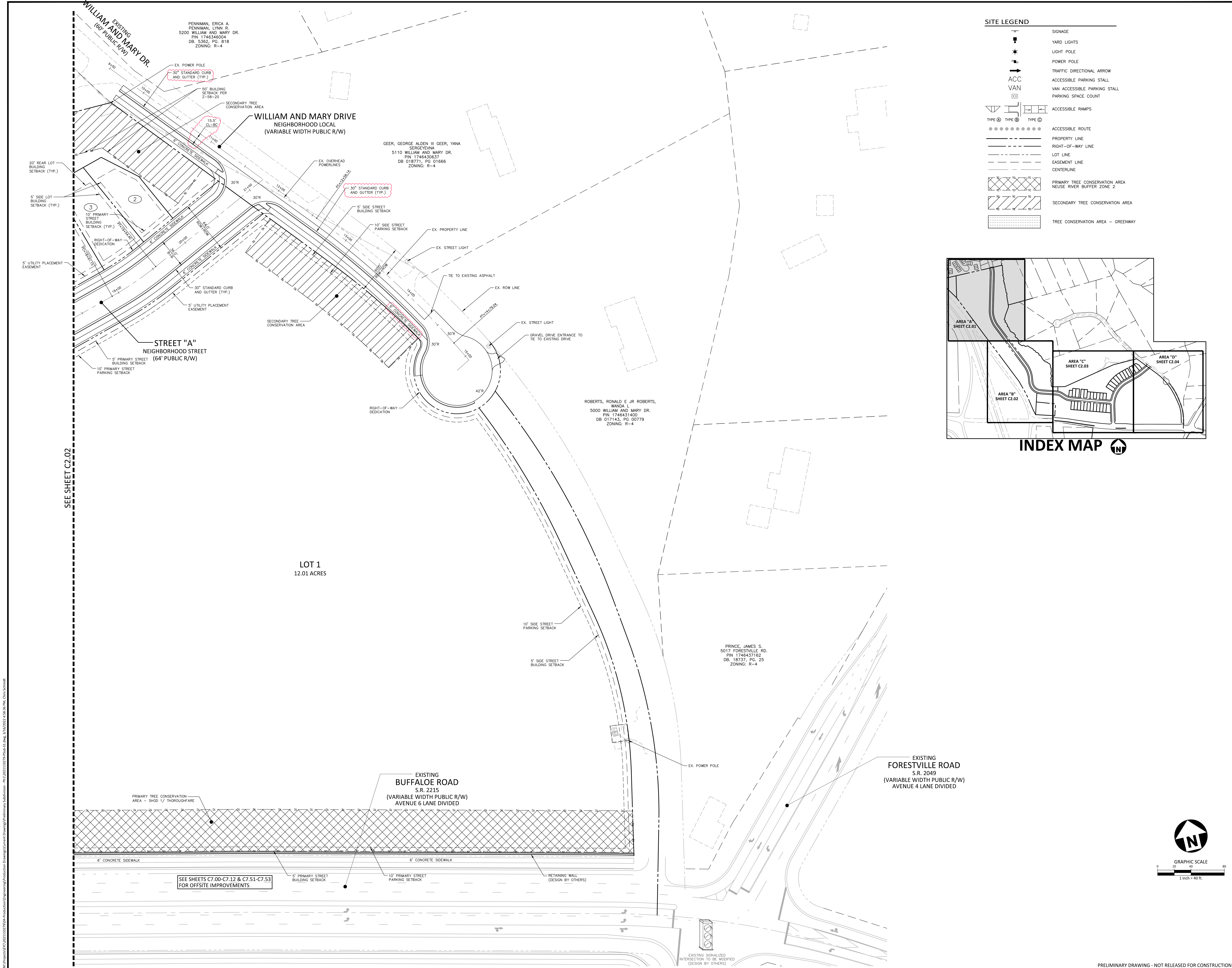
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**OVERALL SUBDIVISION
PLAN**

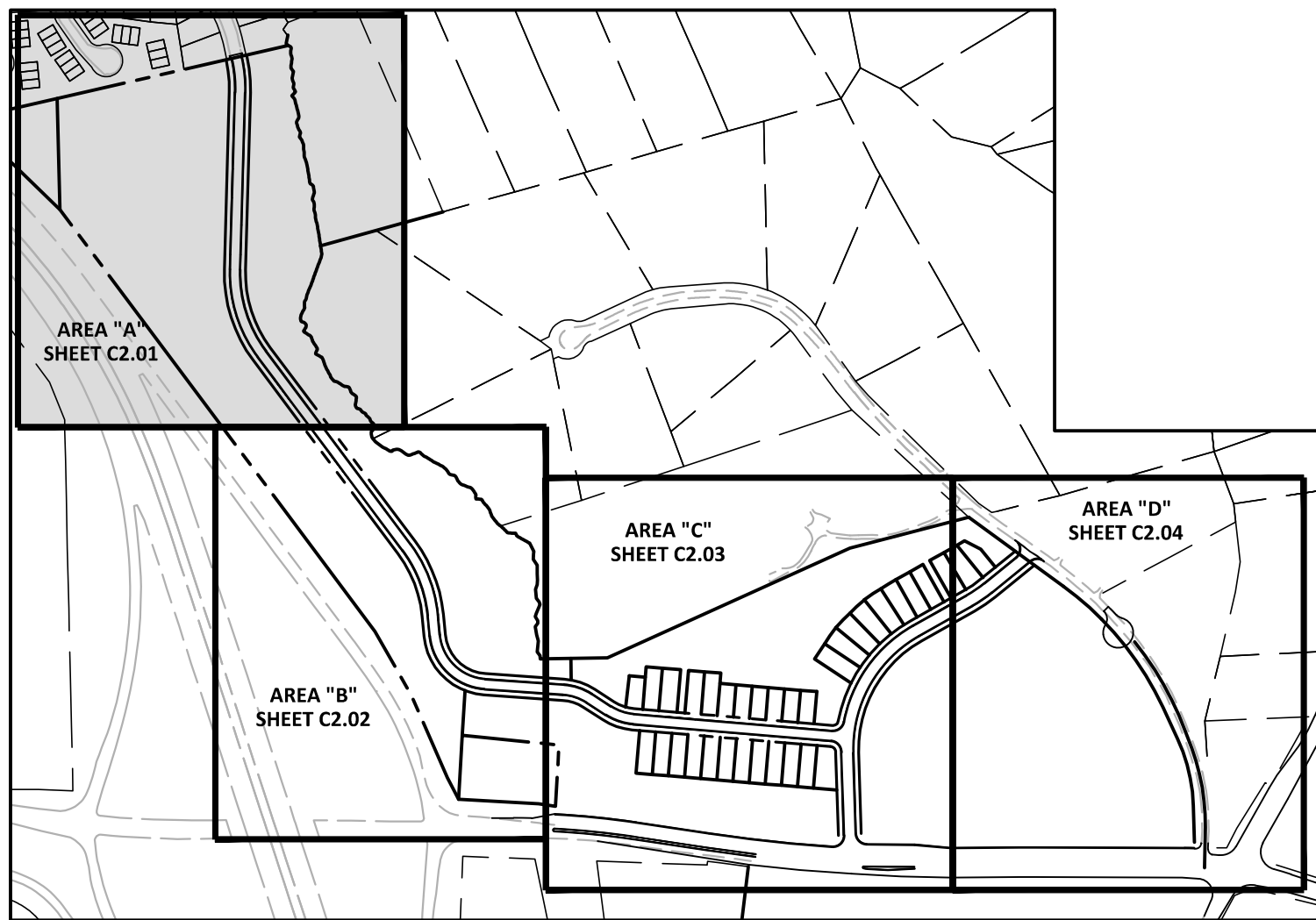
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SITE LEGEND		
	SIGNAGE	
	YARD LIGHTS	
	LIGHT POLE	
	POWER POLE	
	TRAFFIC DIRECTIONAL ARROW	
	ACCESSIBLE PARKING STALL	
	VAN ACCESSIBLE PARKING STALL	
	PARKING SPACE COUNT	
	ACCESSIBLE RAMPS	
	ACCESSIBLE ROUTE	
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	LOT LINE	
	EASEMENT LINE	
	CENTERLINE	
	PRIMARY TREE CONSERVATION AREA	
	NEUSE RIVER BUFFER ZONE 2	
	SECONDARY TREE CONSERVATION AREA	
	TREE CONSERVATION AREA - GREENWAY	



INDEX MAP

REVISIONS		
NO.	DATE	REVISION
1	03.02.2022	REVISED PER COR 1ST PSP COMMENTS

PLAN INFORMATION		
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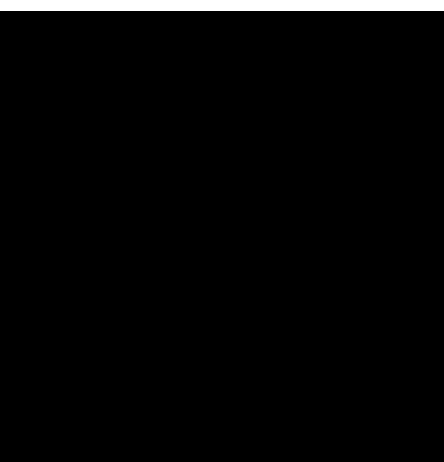
CLIENT

KEY COMPANIES
1005 C STREET ANDREWS BOULEVARD
CHARLESTON, SOUTH CAROLINA 29407



**FIFTH OAK MULTI-FAMILY
PRELIMINARY SUBDIVISION PLAN**
RALEIGH, NORTH CAROLINA

RALEIGH, NORTH CAROLINA



REVISIONS

NO.	DATE	
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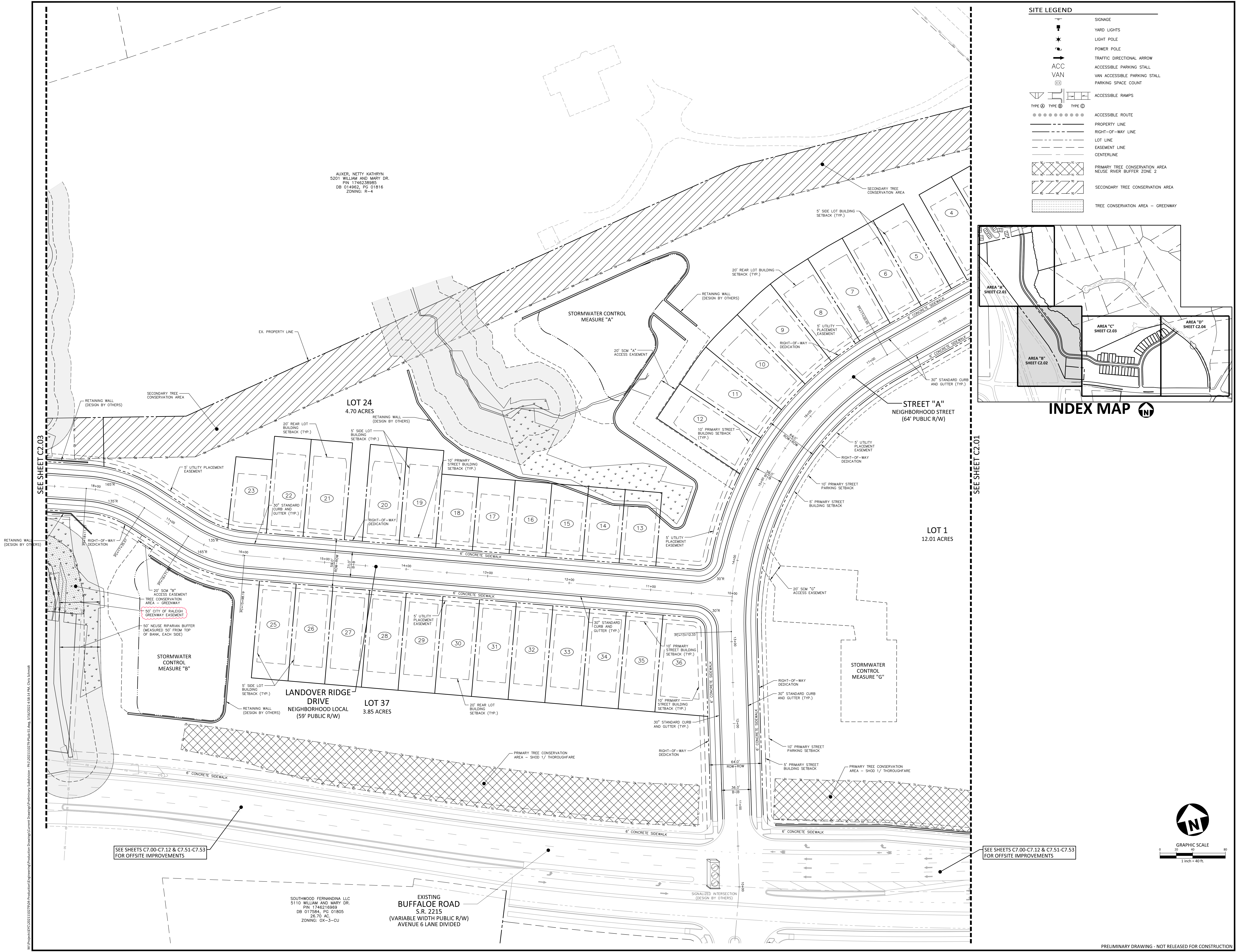
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DATE	03. 02. 2022

SHEET

**SUBDIVISION PLAN
AREA "B"**

C2.02



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



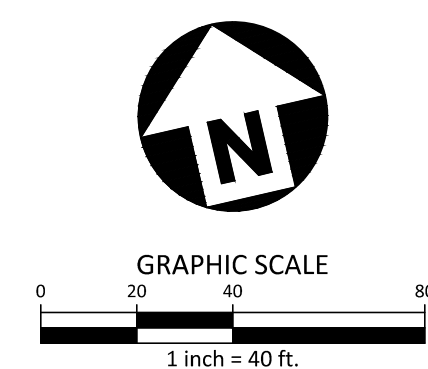
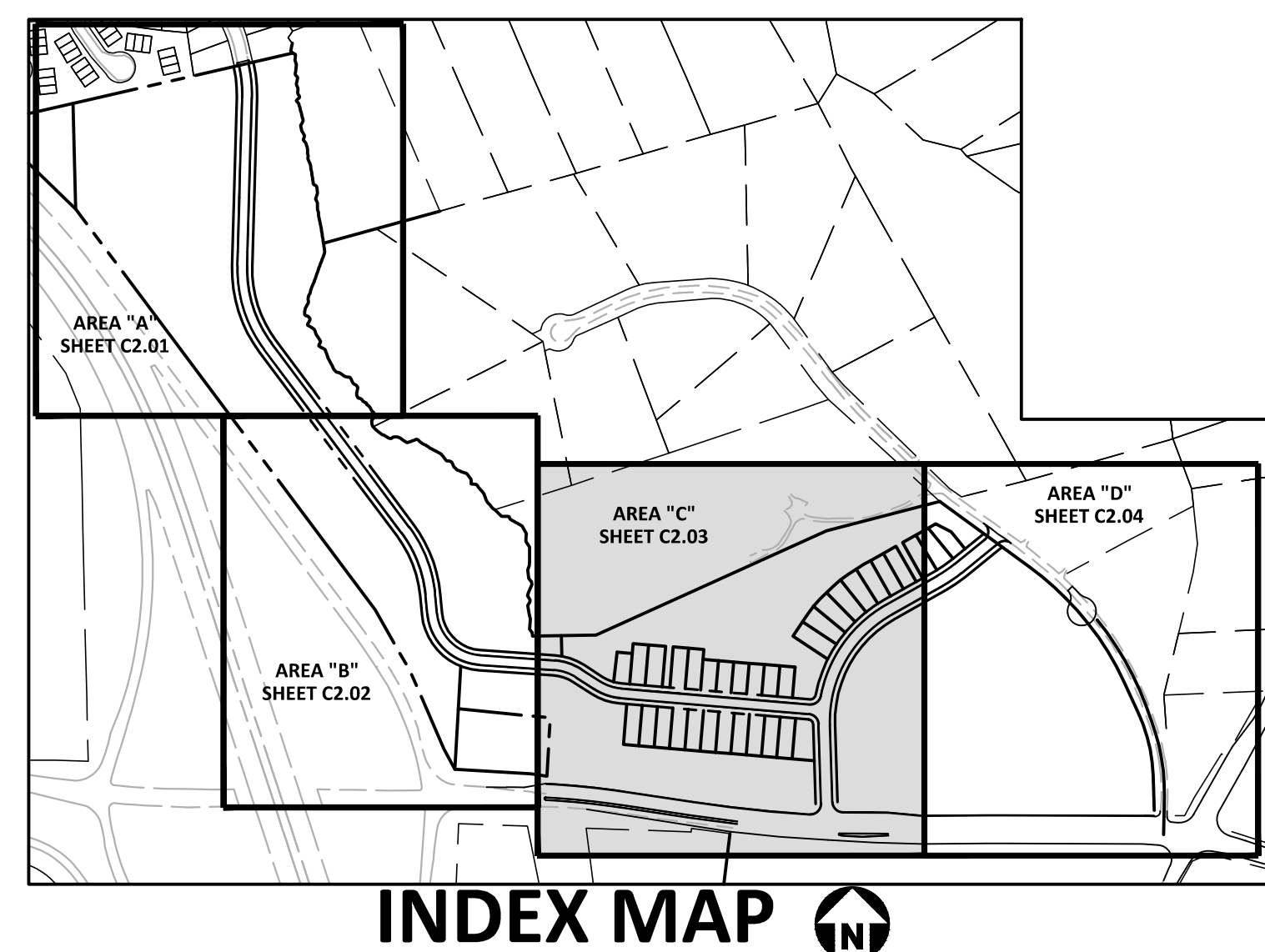
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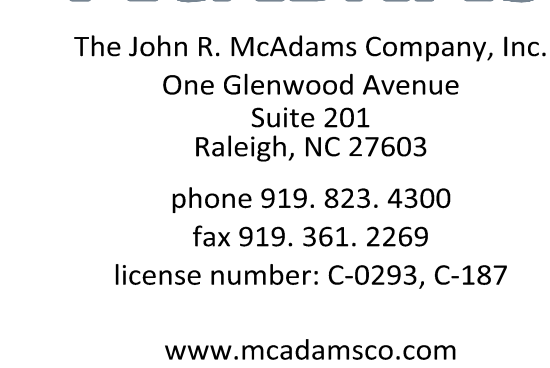
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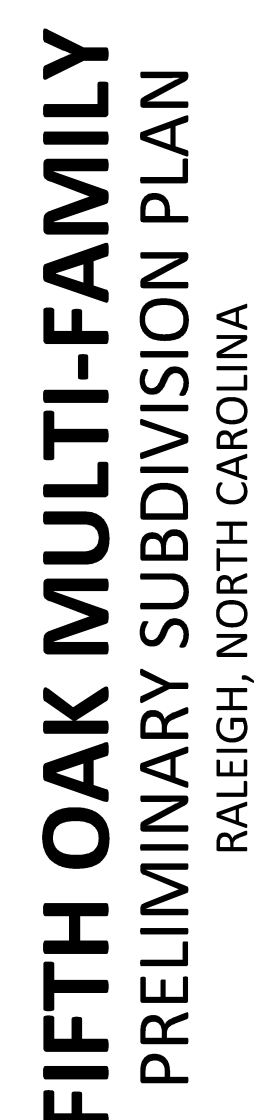
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C2.04

