

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)			
<input checked="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):			
Property Address(es):			
Recorded Deed PIN(s):			
What is your project type?	<input type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> 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: 65.8 ACRES	
Zoning districts (if more than one, provide acreage of each): R-4 (23.67 AC) R-6-CU (37.21 AC) CM (4.92 AC)	
Overlay district:	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.14 AC Square Feet: 6,000 SF	Proposed Impervious Surface: Acres: 17.09 Square Feet: 744,440
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, please provide the following:	
Alluvial soils: WARSHAM SANDY LOAM (WY A)	
Flood study: UNSTUDIED	
FEMA Map Panel #: 3720174500J	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached Attached
Total # of single-family lots: 152	
Proposed density for each zoning district (UDO 1.5.2.F): 2.49 DUA	
Total # of open space and/or common area lots: 32.05 ACRES	
Total # of requested lots: 152	

SIGNATURE BLOCK	
<p>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.</p> <p>I, <u>Sean P. Hein</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.</p> <p>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.</p>	
Signature: 	Date: 16 December 2021
Printed Name: Sean P. Hein	
Signature:	Date:
Printed Name:	

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

MAGNOLIA FOREST

PRELIMINARY SUBDIVISION PLAN

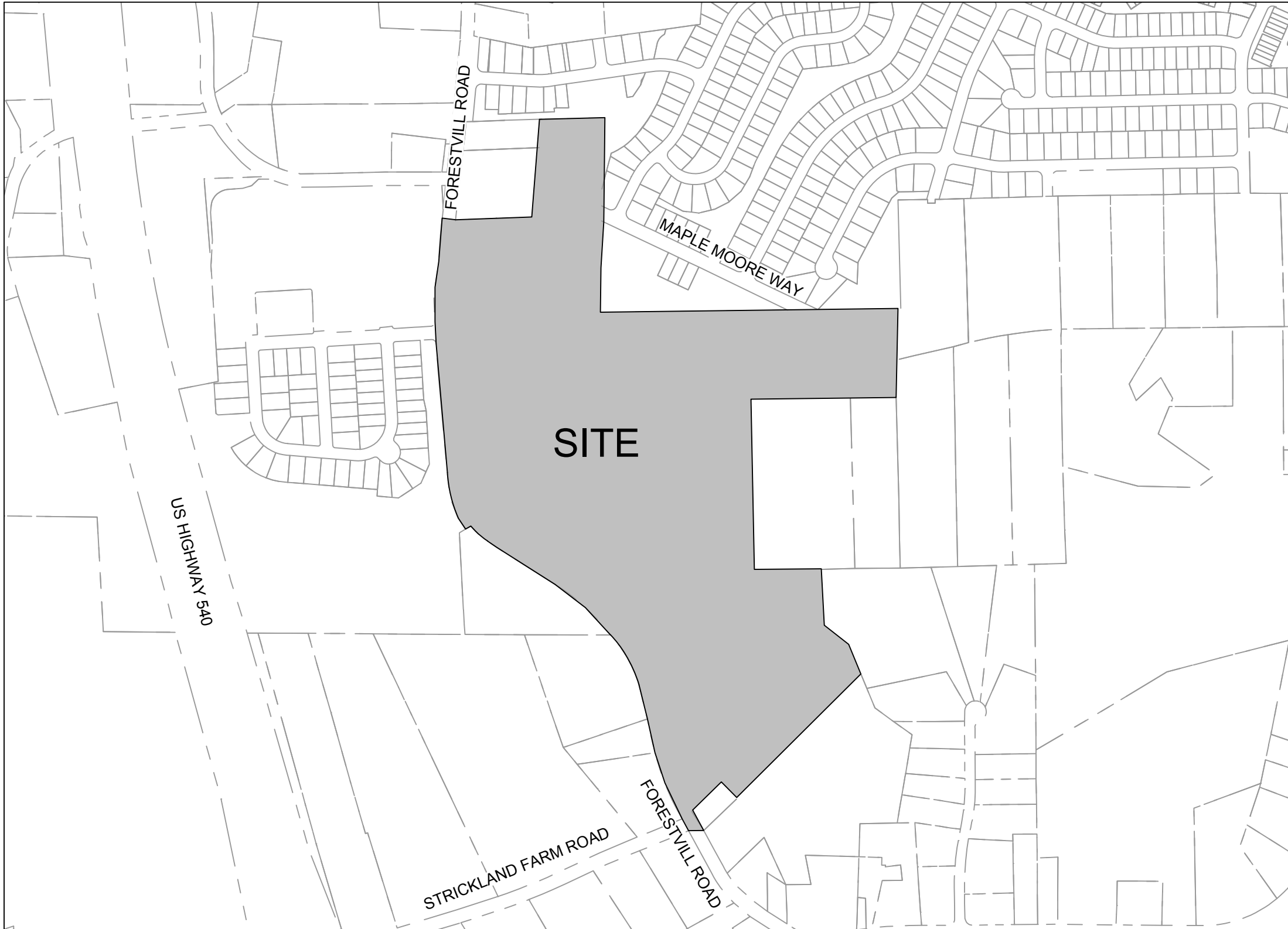
SKETCH PLAN CASE: SCOPE-0155-2021

SUBMITTAL DATE: JULY 1, 2022

CASE NUMBER: SUB-0092-2021

SITE DATA

PROJECT:	MAGNOLIA FOREST
ENGINEER:	TIMMONS GROUP 5410 TRINITY ROAD, SUITE 102 RALEIGH, NC 27607 PHONE: 919-624-4927 MIKE ZACCARDO, PE EMAIL: MIKE.ZACCARDO@TIMMONS.COM
DEVELOPER:	KB HOMES CAROLINAS DIVISION 4506 S. MIAMI BLVD. SUITE #100 DURHAM, NC 27703 THURM BOWEN PHONE: 919-768-7972
PROPERTY ADDRESS(ES):	5317 FORESTVILLE, RALEIGH, NC, 27604 5323 FORESTVILLE, RALEIGH, NC, 27604 5401 FORESTVILLE, RALEIGH, NC, 27604 5417 FORESTVILLE, RALEIGH, NC, 27604 5425 FORESTVILLE, RALEIGH, NC, 27604
PINS:	1745-39-6863, 1745-39-6763, 1745-38-8601, 1745-49-5347, 1745-48-3769
PROPOSED ZONING:	R-4, R-6-CU, CM
TOWNSHIP:	RALEIGH
PROPOSED USE:	RESIDENTIAL
TOTAL TRACT AREA:	65.8 ACRES



VICINITY MAP

SCALE 1"=500'
0 500' 1000'

SHEET LIST TABLE

Sheet Number	Sheet Title
C0.0	COVER
C1.0	OVERALL EXISTING CONDITIONS
C1.1	DETAILED EXISTING CONDITIONS
C1.2	DETAILED EXISTING CONDITIONS
C1.3	DETAILED EXISTING CONDITIONS
C2.0	OVERALL SITE PLAN
C2.01	SITE NOTES AND DETAILS
C2.1	DETAILED SITE PLAN
C2.2	DETAILED SITE PLAN
C2.3	DETAILED SITE PLAN
C2.10	OPEN SPACE PLAN
C2.11	TREE CONSERVATION AREA PLAN
C2.12	BLOCK PERIMETER PLAN
C2.13	EASEMENT PLAN
C2.14	PHASING AND ZONING PLAN
C2.15	SIGHT DISTANCE TRIANGLE PLAN
C3.0	OVERALL UTILITY PLAN
C3.1	DETAILED UTILITY PLAN
C3.2	DETAILED UTILITY PLAN
C3.3	DETAILED UTILITY PLAN
C4.0	OVERALL GRADING PLAN
C4.1	DETAILED GRADING PLAN
C4.2	DETAILED GRADING PLAN
C4.3	DETAILED GRADING PLAN
C4.4	DETAILED GRADING PLAN - RETAINING WALLS
C4.5	DETAILED GRADING PLAN - RETAINING WALLS
C4.6	DETAILED GRADING PLAN - RETAINING WALLS
C8.0	OFFSITE ROADWAY IMPROVEMENT - FORESTVILLE ROAD (1 OF 3)
C8.1	OFFSITE ROADWAY IMPROVEMENT - FORESTVILLE ROAD (2 OF 3)
C8.2	OFFSITE ROADWAY IMPROVEMENT - FORESTVILLE ROAD (3 OF 3)
C8.10	FORESTVILLE ROAD CROSS SECTIONS (1 OF 5)
C8.11	FORESTVILLE ROAD CROSS SECTIONS (2 OF 5)
C8.12	FORESTVILLE ROAD CROSS SECTIONS (3 OF 5)
C8.13	FORESTVILLE ROAD CROSS SECTIONS (4 OF 5)
C8.14	FORESTVILLE ROAD CROSS SECTIONS (5 OF 5)
C9.0	OVERALL LANDSCAPING PLAN
C9.01	LANDSCAPING SCHEDULE AND DETAILS
C9.1	DETAILED LANDSCAPING PLAN
C9.2	DETAILED LANDSCAPING PLAN
C9.3	DETAILED LANDSCAPING PLAN
C10.0	PRELIMINARY LIGHTING PLAN

RETAINING WALL NOTES:

1. ALL RETAINING WALLS TO BE DESIGNED AND PERMITTED WITH RAILING AND DRAINAGE REQUIREMENTS ASSESSED BY OTHERS.
2. CONTRACTOR SHALL COORDINATE DESIGN AND SUBMIT SEALED PLAN(S) FOR REVIEW AND APPROVAL FROM THE TOWN
3. PRIOR TO CONSTRUCTION CONTRACTOR TO FIELD VERIFY BOTTOM OF WALL AND ALL OTHER ASSOCIATED ELEVATIONS.
4. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO THE ENGINEER OF RECORD FOR COORDINATION PURPOSED WITH FIELD CONDITIONS. UNSEEN CONFLICTS AND ASSOCIATED DRAINAGE AS NEEDED.
5. ALL RETAINING WALLS WILL REQUIRE A BUILDING PERMIT FROM THE JURISDICTIONS INSPECTIONS DEPARTMENT.
6. TOP OF WALL SPOT GRADES PROVIDE 6" ELEVATION DIFFERENCE ABOVE GRADE SHOWN.

PROPERTY OWNERS: LAMONT M. & DOLORES W. INGE
2504 OLD MINBURNIE ROAD
RALEIGH, NC 27604

PINS: 1745-39-6863, 1745-39-6763, 1745-38-8601
1745-49-5347, 1745-48-3769
DB 002672, PG 00716
AREA: 65.8 AC

CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL MATERIALS ORDERED PRIOR TO FINAL, APPROVED PLANS THAT ARE RELEASED FOR CONSTRUCTION, AND IS RESPONSIBLE FOR MAKING ALL ADJUSTMENTS TO THOSE MATERIALS TO MEET THE FINAL, APPROVED DESIGN, SUCH AS STRUCTURE HEIGHTS, ANGLES, PIPE MATERIALS, ETC., WITHOUT ADDITIONAL COST TO DEVELOPER OR ENGINEER.

NOTES:

THE CITY CODE COVENANT SHALL BE APPROVED BY THE CITY AND RECORDED WITH THE COUNTY REGISTER OF DEEDS OFFICE WHERE THE PROPERTY IS LOCATED AND A COPY OF THE RECORDED DOCUMENT SHALL BE PROVIDED TO THE CITY BY THE END OF THE NEXT BUSINESS DAY FOLLOWING THE RECORDED OF THE FINAL PLAT. FURTHER RECORDINGS AND BUILDING PERMITS WILL BE WITHHELD IF THE RECORDED DOCUMENT IS NOT PROVIDED TO THE CITY.

A SLOPE EASEMENT DEED OF EASEMENT SHALL BE APPROVED BY CITY STAFF AND THE LOCATION OF THE EASEMENT SHALL BE SHOWN ON A PLAT APPROVED FOR RECORDATION. THE DEED OF EASEMENT SHALL BE RECORDED AT WAKE COUNTY REGISTER OF DEEDS WITHIN ONE DAY OF RECORDATION OF THE PLAT. A RECORDED COPY OF THESE DOCUMENTS MUST BE PROVIDED TOT HE DEVELOPMENT SERVICES DEPARTMENT WITHIN ONE DAY FROM AUTHORIZATION OF LOT RECORDING. IF A RECORDED COPY OF THE DOCUMENT IS NOT PROVIDED, FURTHER RECORDINGS AND BUILDING PERMIT ISSUANCE WILL BE WITHHELD.

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.

GENERAL NOTES:

1. FIELD TOPOGRAPHIC SURVEY PREFORMED BY TIMMONS GROUP ON MARCH 24, 2022.
2. THE CONTRACTOR SHALL CONTACT NC ONE CALL CENTER PRIOR TO ANY DIGGING.
3. ALL PUBLIC WATER IMPROVEMENTS SHALL CONFORM TO ALL CITY OF RALEIGH, WAKE COUNTY PUBLIC UTILITIES DEPT. AND NCDEQ PWS STANDARDS AND SPECIFICATION. ALL SANITARY SEWER IMPROVEMENTS SHALL CONFORM TO ALL CITY OF RALEIGH, WAKE COUNTY PUBLIC UTILITIES DEPT. AND NCDEQ DWQ STANDARDS AND SPECIFICATION.
4. THE CONTRACTOR SHALL CHECK PLANS AND FIELD CONDITIONS FOR CONFLICTS AND DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICT BEFORE PERFORMING WORK IN THE AFFECTED AREA.
5. THE CONTRACTOR IS RESPONSIBILITY FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE AND BELOW GROUND THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR.
6. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATION AGAINST COLLAPSE AND SHALL PROVIDE BRACING, SHEETING, OR SHORING AS NECESSARY. TRENCHES SHALL BE KEPT DRY WHILE PIPES ARE BEING PLACED, DEWATERING SHALL BE USED AS REQUIRED, AND PERMITTED THROUGH LOCAL GOVERNMENT AGENCIES AND WATER MANAGEMENT DISTRICT PER CURRENT REGULATIONS AT THE SOLE COST OF THE CONTRACTOR.
8. WORK BEING PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED IN THE AREA BY OTHER CONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND UTILITY COMPANIES.
9. PIPE SPECIFICATION
A.) **WATER MAINS:**
DUCTILE IRON
B.) **WATER SERVICE:** SOFT COPPER TYPE "K" 1" x 3/4" x 3/8", DIRECT TAPS 3/4" AND 1" DUCTILE IRON ALLOWED
C.) **SANITARY SEWER MAINS:**
BURY DEPTHS 0'-10": SDR 35 PVC, C-900 DR 18 CLASS 235 PVC
BURY DEPTHS 12": DUCTILE IRON
D.) **SANITARY SEWER SERVICE:**
WHEN TAPPING MAIN IS PVC: C900 OR SDR 35 PVC, SCH. 40, MIN 1/4" PER FOOT SLOPE.
WHEN TAPPING MAIN IS DUCTILE IRON: DUCTILE IRON WITH MIN. 1/4" PER FOOT SLOPE.
SERVICE RISERS PVC DOWN TO 15' THEN DUCTILE IRON
E.) **SANITARY SEWER MANHOLES:**
DEPTHS 0' - 15': 4' DIAMETER
DEPTHS 15' - 20': 5' DIAMETER

Z-14-14 ZONING CONDITIONS:

1. BUILDINGS CONSTRUCTED UPON THE PROPERTY SHALL NOT EXCEED 40' IN HEIGHT AND THREE STORIES.
2. IN THE EVENT THE PROPERTY OR ANY PORTION THEREOF IS DEVELOPED PURSUANT TO ARTICLE 2.4 (CONSERVATION DEVELOPMENT OPTION), NO MORE THAN 300 RESIDENTIAL DWELLING UNITS SHALL BE PERMITTED ON THE PROPERTY. IN THE EVENT THAT THE PROPERTY OR ANY PORTION THEREOF IS DEVELOPED PURSUANT TO CONSERVATION DEVELOPMENT OPTION, APPLICANT SHALL SUBMIT A TRAFFIC IMPACT ANALYSIS, TRAFFIC STUDY, OR TRAFFIC LETTER REPORT SATISFACTORY IN FORM TO THE PUBLIC WORKS DIRECTOR, OR HIS OR HER DESIGNEE.
3. WITHIN (30) DAYS FOLLOWING THE APPROVAL OF THE FORM AND SUBSTANCE OF THE RESTRICTIVE COVENANT HEREINAFTER MENTIONED BY THE CITY ATTORNEY OR HIS OR HER DEPUTY, THE OWNER OF THE PROPERTY SHALL CAUSE TO BE RECORDED IN THE WAKE COUNTY REGISTRY A RESTRICTIVE COVENANT THAT SHALL ALLOCATE THE ALLOWABLE DEVELOPMENT UPON THE PROPERTY AS PROVIDED IN FOREGOING ZONING CONDITION 2 AMONG ALL EXISTING LOTS COMPRISING THE PROPERTY. SUCH RESTRICTIVE COVENANT SHALL BE SUBMITTED TO THE CITY ATTORNEY WITHIN THIRTY (30) DAYS FOLLOWING APPROVAL OF THIS REZONING CASE BY THE CITY COUNCIL AND SHALL BE APPROVED BY THE CITY ATTORNEY OR HIS OR HER DEPUTY PRIOR TO RECORDATION. THE RESTRICTIVE COVENANT AND THE ALLOCATION OF DEVELOPMENT SET FORTH THEREIN MAY BE AMENDED FROM TIME TO TIME FOLLOWING RECORDATION. ANY SUCH AMENDMENT SHALL REQUIRE THE WRITTEN CONCURRENCE OF THE CITY ATTORNEY OR HIS OR HER DEPUTY AND THE OWNERS OF ALL PORTIONS OF THE PROPERTY AFFECTED BY THE AMENDMENT AND SHALL BE AT THE SOLE DISCRETION OF SUCH OWNER(S). FOLLOWING RECORDATION, A COPY OF EACH AMENDMENT SHALL BE MAILED TO THE PLANNING DIRECTOR AT P.O. BOX 590, RALEIGH, NC 27602 WITH A REFERENCE TO ZONING CASE Z-14-14.
4. THE ONLY BUILDING TYPES PERMITTED SOUTH OF THE CONSERVATION MANAGEMENT ZONED PORTION OF THE PROPERTY SHALL BE DETACHED HOUSES, CIVIC BUILDINGS AND OPEN LOT.
5. UNLESS A MORE STRINGENT BUFFER IS REQUIRED BY THE UDO, A NATURAL PROTECTIVE YARD FORTY (40) FEET IN WIDTH SHALL BE ESTABLISHED, RUNNING PARALLEL TO ADJOINING PROPERTY LINE WITH THE PROPERTY HAVING WAKE COUNTY PIN: 1745583136, NOW OR FORMERLY THE "COX PROPERTY" DESCRIBED IN DEED BOOK 8844, PAGE 1932, WAKE COUNTY REGISTRY. THIS NATURAL PROTECTIVE YARD SHALL BE RECORDED ON APPROVED SUBDIVISION PLAT PRIOR TO THE APPROVAL OF ANY SITE REVIEW.
6. A MINIMUM SIX AND ONE-HALF FOOT (6 1/2') HIGH CLOSED WOODEN FENCE SHALL BE INSTALLED AND MAINTAINED ALONG THE WESTERN SIDE OF THE NATURAL PROTECTIVE YARD ESTABLISHED IN ZONING CONDITION 5 ABOVE; HOWEVER, NOTHING IN THIS ZONING CONDITION 6 SHALL REQUIRE INSTALLATION AND MAINTENANCE OF A FENCE WITHIN ANY REQUIRED RIPARIAN BUFFER, NATURAL PROTECTIVE YARD, TREE CONSERVATION ARE, OR OTHER ARE PROHIBITED BY THE UDO. THE FENCE DESCRIBED HEREIN SHALL BE INSTALLED PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT ON THE PROPERTY.

Preliminary Subdivision Application

Planning and Development

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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 <input checked="" type="checkbox"/> Conservation Development <input checked="" 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): SCOPE-0155-2021	
Development name (subject to approval): MAGNOLIA FOREST	
Property Address(es): 5317 FORESTVILLE RD, 5323 FORESTVILLE RD (RESIDENTIAL), 5321 FORESTVILLE RD, 5401 FORESTVILLE RD, 5417 FORESTVILLE RD, 5425 FORESTVILLE RD RALEIGH, NC 27604	
Recorded Deed PIN(s): 1745-39-6863, 1745-39-6763, 1745-38-8601, 1745-49-5347, 1745-48-3769	
What is your project type?	<input checked="" type="checkbox"/> Single family <input type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential <input type="checkbox"/> Other: <input type="checkbox"/> Attached houses

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: KB HOMES CAROLINAS DIVISION Owner/Developer Name and Title: THURM BOWEN - SR. DIRECTOR	
Address: 4506 S. MIAMI BLVD. SUITE #100, DURHAM, NC 27703	
Phone #: 919.768.7972	Email: RTBOWEN@KBHOMES.COM
APPLICANT INFORMATION	
Company: TIMMONS GROUP	Contact Name and Title: SEIN HEIN, PLS - SR. PROJECT MANAGER
Address: 5410 TRINITY ROAD, SUITE 102, RALEIGH, NC 27607	
Phone #: 919.866.4934	Email: SEAN.HEIN@TIMMONS.COM

Continue to page 2 >>

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REVISION 02.19.21

raleighnc.gov

DEVELOPMENT TYPE + SITE DATE TABLE	
(Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 65.8 ACRES	
Zoning districts (if more than one, provide acreage of each): R-4 (23.67 AC) R-6-CU (37.21 AC) CM (4.92 AC)	
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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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, please provide the following: Alluvial soils: WARSHAM SANDY LOAM (NY A) Flood study: UNSTUDIED FEMA Map Panel #: 3720174500J	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached Attached
Total # of single-family lots: 152	
Proposed density for each zoning district (UDO 1.5.2.F): 2.49 DUA	
Total # of open space and/or common area lots: 32.05 ACRES	
Total # of requested lots: 152	

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I, Sean P. Hein	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: 16 December 2021
Printed Name: Sean P. Hein	
Signature:	Date:
Printed Name:	

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

Page 2 of 2

REVISION 02.19.21

raleighnc.gov

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF RALEIGH, WAKE COUNTY, NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.4931 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION
1ST PRE SUBDIVISION PLAN SUBMITTAL
2ND PRE SUBDIVISION PLAN SUBMITTAL
3RD PRE SUBDIVISION PLAN SUBMITTAL

DATE
12/15/2021
06/07/2022
07/01/2022

DATE
07/01/2022

DRAWN BY
331

DESIGNED BY
331

CHECKED BY
M. ZACCARDO

SCALE
N/A

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

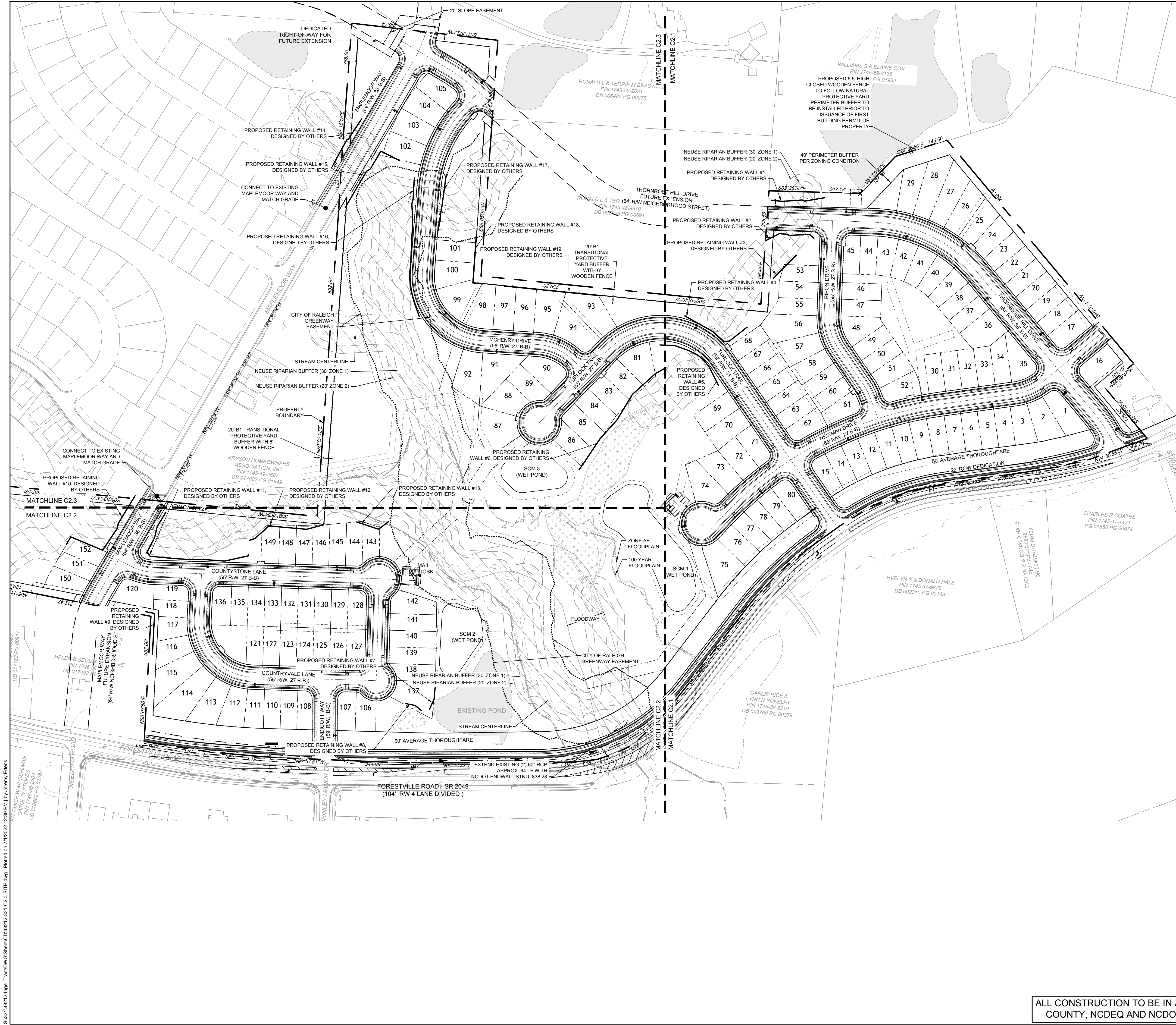
MAGNOLIA FOREST
5401 FORESTVILLE ROAD, RALEIGH, WAKE COUNTY

COVER

JOB NO.
48212

SHEET NO.
C0.0

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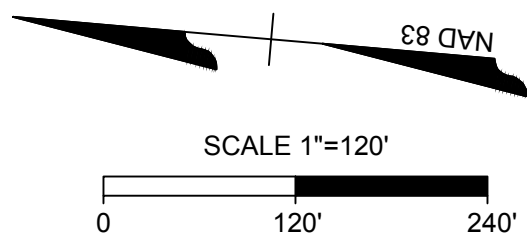


SITE DATA TABLE	
PROJECT NAME:	MAGNOLIA FOREST
PROPERTY ADDRESS(ES):	5317 FORESTVILLE ROAD, RALEIGH, NC 27604 5323 FORESTVILLE ROAD, RALEIGH, NC 27604 5401 FORESTVILLE ROAD, RALEIGH, NC 27604 5417 FORESTVILLE ROAD, RALEIGH, NC 27604 5425 FORESTVILLE ROAD, RALEIGH, NC 27604
PROPERTY OWNER:	INGE, LAMONT M INGE, DOLORES W 2504 OLD MILBURNIE RD RALEIGH NC 27604-9539
APPLICANT:	K.B. HOME CAROLINAS 4506 SOUTH MIAMI BLVD., SUITE #100 DURHAM, NC 27703
ENGINEER:	TIMMONS GROUP MIKE ZACCARDO, PE 5410 TRINITY ROAD, SUITE 102 RALEIGH, NC 27607 PHONE: (919) 532-3281
PIN(S):	1745-38-8601, 1745-49-5347, 1745-48-3769, 1745-39-6863, 1745-39-6763
REID(S):	0002825, 0044781, 0037092, 0252745, 0252746
DEED REFERENCE:	DB. 2572 PG. 716
TOWNSHIP:	ST. MATTHEW'S
FIRM MAP:	#3720174500J EFFECTIVE 05/02/2006
EXISTING ZONING:	R-4, R-6-CU & CM
TOTAL PROPOSED LOTS:	152 SINGLE FAMILY
R-4 SETBACKS:	FRONT: 10' REAR: 20' SIDE: 5' SUM OF SIDE: 15' CORNER: 10'
R-6 SETBACKS:	FRONT: 10' REAR: 20' SIDE: 5' SUM OF SIDE: 10' CORNER: 10'

- BUILDING NOTES:**
- BUILDINGS CONSTRUCTED UPON THE PROPERTY SHALL NOT EXCEED 40' IN HEIGHT AND THREE STORIES.
 - THE ONLY BUILDING TYPES PERMITTED SOUTH OF THE CONSERVATION MANAGEMENT ZONED PORTION OF THE PROPERTY SHALL BE DETACHED HOUSES, CIVIC BUILDINGS AND OPEN LOT.

STREET TABLE				
STREET NAME	TYPE	R/W	LENGTH (LF)	
ENDICOTT WAY	NEIGHBORHOOD YIELD	59'	247 LF	
COUNTRYVALE LN	NEIGHBORHOOD YIELD	55'	969 LF	
COUNTYSTONE LN	NEIGHBORHOOD YIELD	55'	711 LF	
MCHENRY DR	NEIGHBORHOOD YIELD	55'	1,105 LF	
TURLOCK TRAIL	NEIGHBORHOOD YIELD	59'	1,200 LF	
NEWMAN DR	NEIGHBORHOOD YIELD	55'	1,241 LF	
RIPON DR	NEIGHBORHOOD YIELD	55'	569 LF	
THORNROSE HILL DR	NEIGHBORHOOD STREET	64'	1,552 LF	
MAPLEMOOR WAY	NEIGHBORHOOD STREET	64'	548 LF	
TOTAL:			8,141 LF	

- LEGEND**
- PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - PERIMETER BUFFER
 - PROPOSED RIGHT-OF-WAY
 - PROPOSED LOT LINE
 - COR GREENWAY EASEMENT
 - DRAINAGE EASEMENT
 - FENCE LINE
 - SANITARY SEWER EASEMENT
 - EXISTING WETLANDS
 - NEUSE RIPARIAN BUFFER
 - 100 YEAR FLOODPLAIN
 - ZONE AE FLOODPLAIN
 - FLOODWAY



KNOW WHAT'S BELOW.
CALL 811 BEFORE YOU DIG.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF RALEIGH, WAKE COUNTY, NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

MAGNOLIA FOREST

5401 FORESTVILLE ROAD, RALEIGH, WAKE COUNTY

OVERALL SITE PLAN

JOB NO.
48212
SHEET NO.
C2.0

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YOUR VISION ACHIEVED THROUGH OURS.

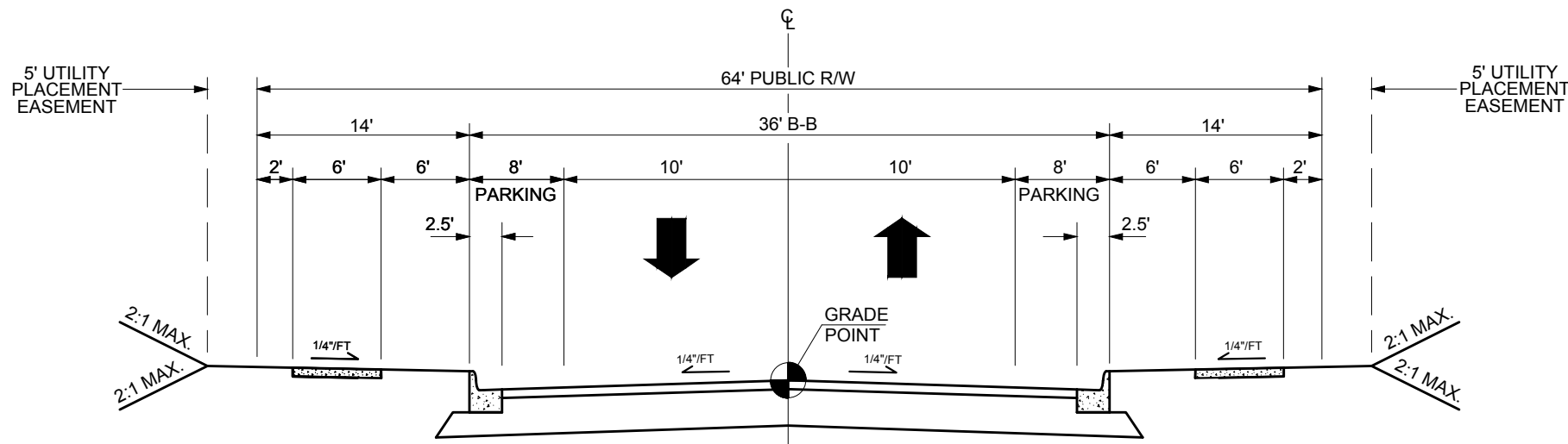
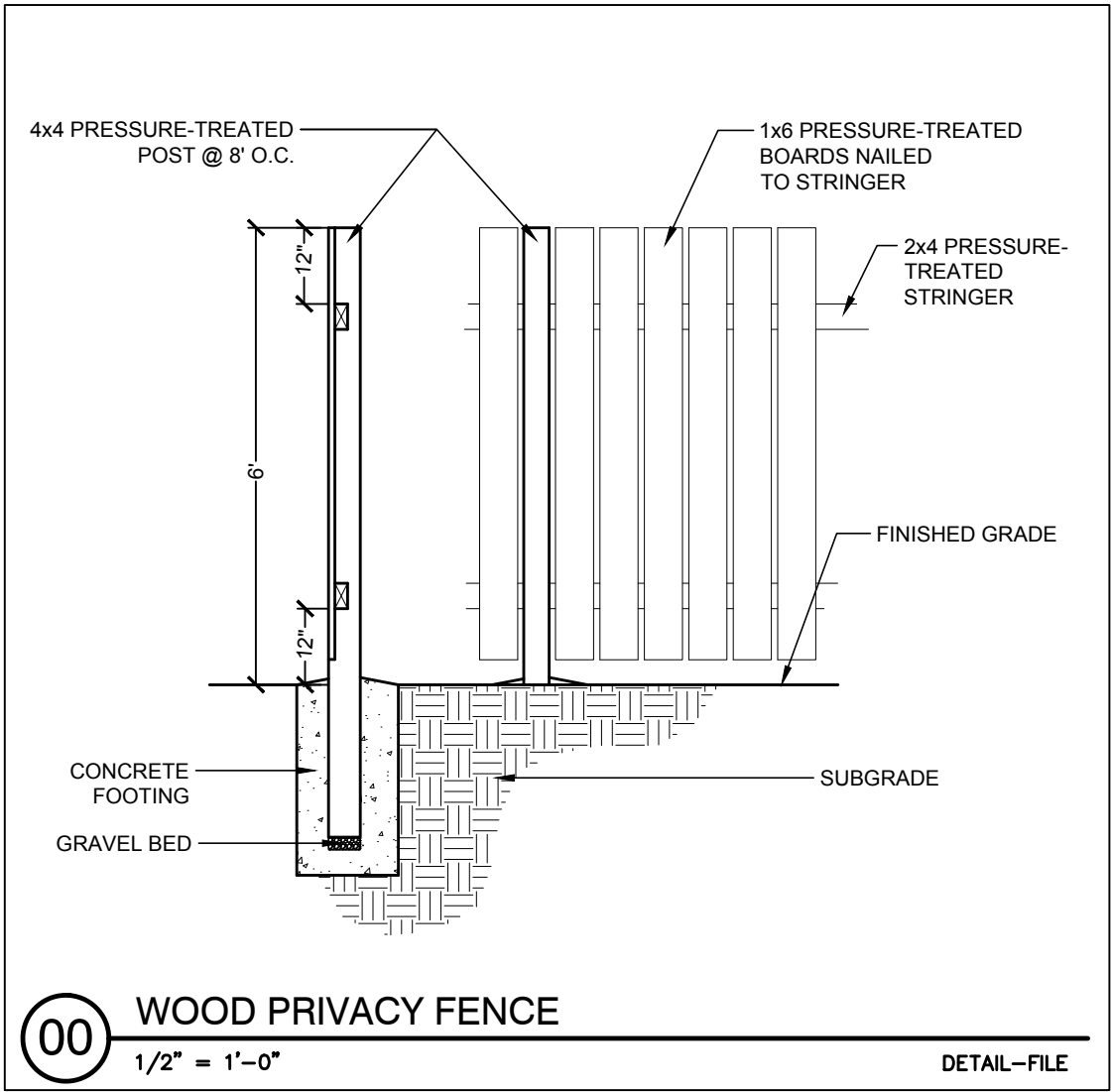
THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.4951 FAX 919.532.8124 www.timmons.com

REVISION DESCRIPTION	DATE
1ST PRE SUBDIVISION PLAN SUBMITTAL	12/15/2021
2ND PRE SUBDIVISION PLAN SUBMITTAL	04/07/2022
3RD PRE SUBDIVISION PLAN SUBMITTAL	07/01/2022

DATE	DRAWN BY
07/01/2022	331
DESIGNED BY	331
CHECKED BY	M. ZACCARDO
SCALE	1" = 120'

PROGRESS DRAWING

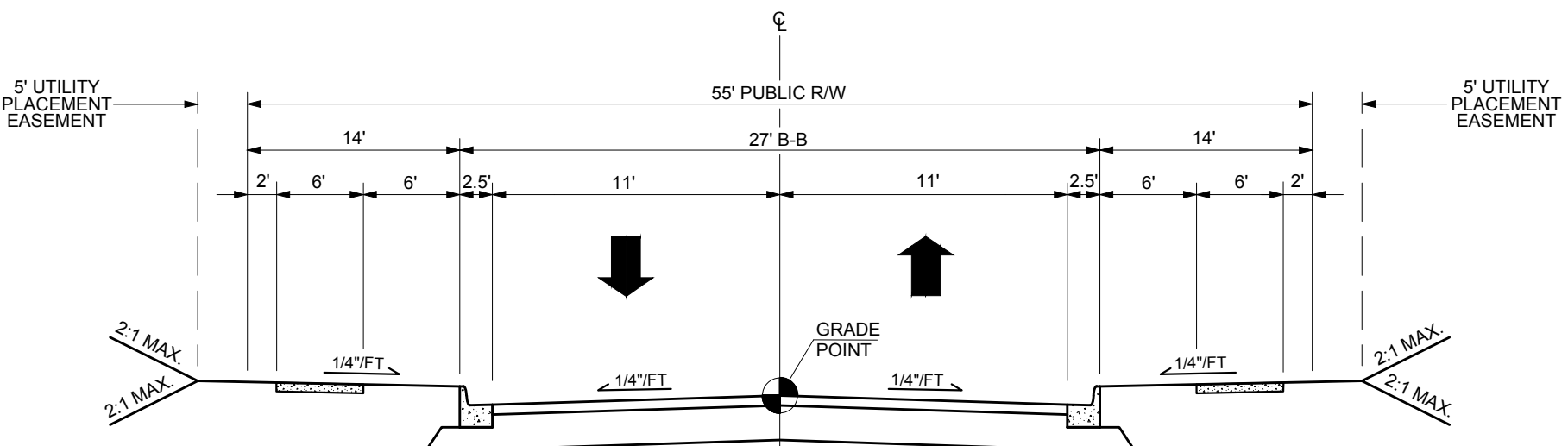
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TYPICAL CROSS SECTION - NEIGHBORHOOD STREET
NOT TO SCALE

GENERAL	
WALKWAY TYPE	SIDEWALK BOTH SIDES
PLANTING TYPE	TREE/LAWN
TREE SPACING	40' O.C. AVG
PARKING TYPE	PARALLEL ON 2 SIDES

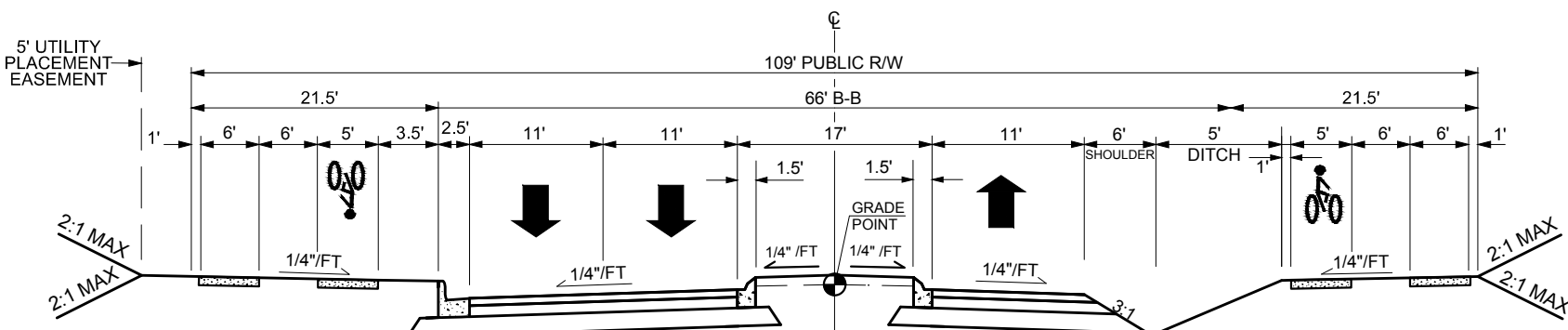
PAVEMENT DESIGN	
3" SF9.5A	8" ABC



TYPICAL CROSS SECTION - NEIGHBORHOOD YIELD
NOT TO SCALE

GENERAL	
WALKWAY TYPE	SIDEWALK
PLANTING TYPE	TREE/LAWN
TREE SPACING	40' O.C. AVG
PARKING TYPE	PARALLEL STAGGERED

PAVEMENT DESIGN	
3" SF9.5A	8" ABC



TYPICAL CROSS SECTION - AVENUE 4 - LANE DIVIDED - DEVELOPMENT ALTERNATIVE
NOT TO SCALE
PER CITY OF RALEIGH UDO SEC. 8.5.6.B

GENERAL	
WALKWAY TYPE	SIDEWALK
PLANTING TYPE	TREE GRATE/LAWN
TREE SPACING	40' O.C. AVG
MINIMUM DRIVEWAY SPACING	300'

PAVEMENT DESIGN	
3" S9.5B	4" I19.0B
10" ABC	

KNOW WHAT'S BELOW.
CALL 811 BEFORE YOU DIG.



ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF RALEIGH, WAKE COUNTY, NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

MAGNOLIA FOREST

5401 FORESTVILLE ROAD, RALEIGH, WAKE COUNTY

SITE NOTES AND DETAILS

JOB NO.
48212

SHEET NO.
C2.01

THIS DRAWING PREPARED AT THE

RALEIGH OFFICE

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YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION

1ST PRE SUBDIVISION PLAN SUBMITTAL

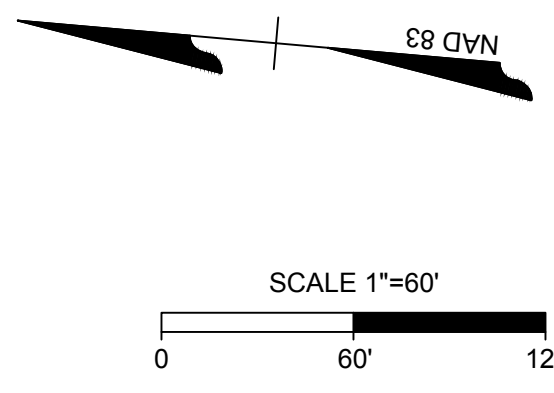
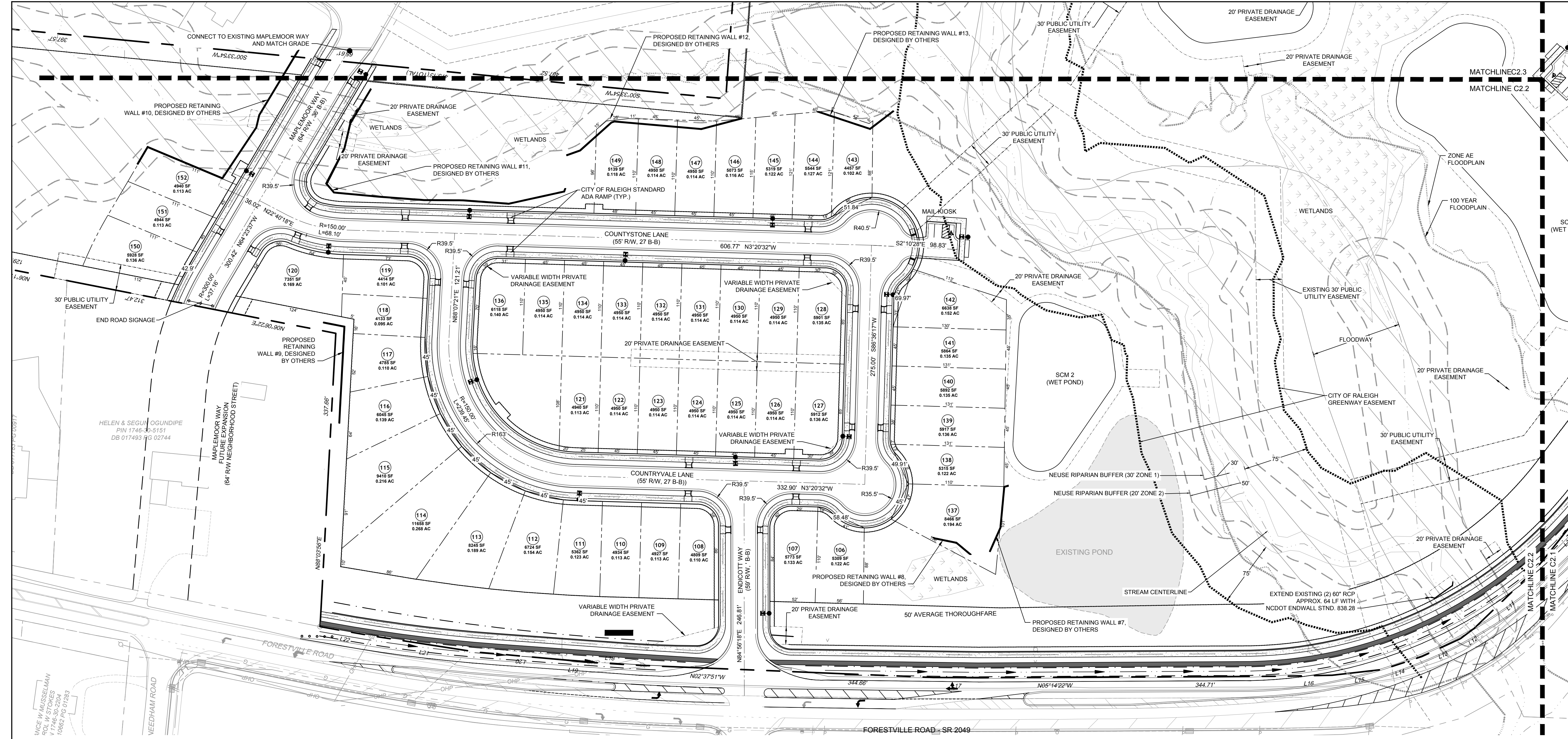
2ND PRE SUBDIVISION PLAN SUBMITTAL

3RD PRE SUBDIVISION PLAN SUBMITTAL

PROGRESS DRAWING

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LEGEND	
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	PERIMETER BUFFER
	PROPOSED RIGHT-OF-WAY
	PROPOSED LOT LINE
	COR GREENWAY EASEMENT
	DRAINAGE EASEMENT
	FENCE LINE
	SANITARY SEWER EASEMENT
	EXISTING WETLANDS
	NEUSE RIPARIAN BUFFER
	100 YEAR FLOODPLAIN
	ZONE AE FLOODPLAIN
	FLOODWAY



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TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

MAGNOLIA FOREST
5401 FORESTVILLE ROAD, RALEIGH, WAKE COUNTY

DETAILED SITE PLAN

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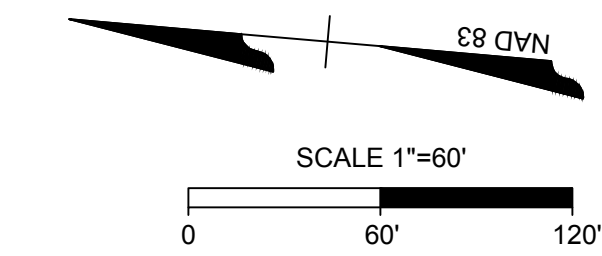
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3RD PRE SUBDIVISION PLAN SUBMITTAL	DATE 07/01/2022
DRAWN BY 331	
DESIGNED BY 331	
CHECKED BY M. ZACCARDO	
SCALE 1" = 60'	
JOB NO. 48212	
SHEET NO. C2.2	

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LEGEND	
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	PERIMETER BUFFER
	PROPOSED RIGHT-OF-WAY
	PROPOSED LOT LINE
	COR GREENWAY EASEMENT
	DRAINAGE EASEMENT
	FENCE LINE
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	ZONE AE FLOODPLAIN
	FLOODWAY



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SCALE	1" = 60'
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TIMMONS GROUP

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MAGNOLIA FOREST
5401 FORESTVILLE ROAD, RALEIGH, WAKE COUNTY

DETAILED SITE PLAN

JOB NO.
48212

SHEET NO.
C2.3

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PROGRESS DRAWING