



# Administrative Approval Action

Case File / Name: SUB-0033-2023  
DSLCL - BEAVERDAM

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

- LOCATION:** This 33.86 acre site zoned R-6 CU (Z-27-21) and CM is located on the west side of Old Milburnie Road, north of the intersection of Old Milburnie Rd and Penselwood Drive at 1309 Old Milburnie Road.
- REQUEST:** This is a conventional townhome subdivision consisting of a total of 235 lots, 224 lots for residential townhomes and 11 for common lots to be owned by a homeowners' association.
- DESIGN ADJUSTMENT(S)/ALTERNATES, ETC:** N/A
- FINDINGS:** City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated July 2, 2024 by Timmons Group.

## 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. Prior to SPR approval the plan will need to show dimensions of the garage showing the ability to store 4 3X3 containers AND any community/ common area corral area and required screening demonstrating compliance to page 6 of the Solid Waste Design Manual and UDO 7.2.5 C (Page 236-237).
2. Provide confirmation, (email, note, etc) that COR Solid waste is in agreement with your proposed plan along with your next submittal. Solid waste contact - E-mail: swscodecompliance@raleighnc.gov, Phone #: 919-996-3245

### Engineering

3. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to the City of Raleigh Transportation Department – Mobility Strategy and Infrastructure Division prior to Site Permit review approval.
4. 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.

### Public Utilities



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5. 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.

**Stormwater**

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 nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
8. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

**Urban Forestry**

9. 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).
10. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

**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"/>	Utility Placement Deed of Easement Required
<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant Required

<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required
<input checked="" type="checkbox"/>	Pedestrian and Bicycle Access Deed of Easement Required

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

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

**General**

1. The bicycle & pedestrian access easement as shown on the preliminary plan shall be dedicated prior to, or in conjunction with the recording of a map in any phase affected by the easement.
2. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
3. A demolition permit shall be issued and this building permit number shown on all maps for recording.



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## Engineering

4. 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)
5. 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)
6. A pedestrian and bicycle 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

7. 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.
8. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.
9. A Water and/or Sewer Assessment fee shall be paid to the Assessment Specialist in the City of Raleigh Engineering Services Department.

## Stormwater

10. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)



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11. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
12. 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).
13. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).
14. 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).
15. 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

16. A public infrastructure surety for 258 street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure. A public infrastructure surety for 68 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 infrastructure.
17. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 2.54 acres of tree conservation area.

**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.

## Stormwater

2. 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).
3. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.



# BEAVERDAM

## PRELIMINARY SUBDIVISION PLAN

1309, 1225 OLD MILBURNIE RD  
 RALEIGH, NORTH CAROLINA 27604  
 PROJECT CASE #: SUB-0033-2023

Sheet Number	Sheet Title
C0.0	COVER
C1.0	OVERALL EXISTING CONDITIONS
C1.1	DETAILED EXISTING CONDITIONS SHEET 1 OF 2
C1.2	DETAILED EXISTING CONDITIONS SHEET 2 OF 2
C1.3	TREE SURVEY
C1.4	TREE SURVEY
C2.0	OVERALL SITE PLAN
C2.1	DETAILED SITE PLAN SHEET 1 OF 2
C2.2	DETAILED SITE PLAN SHEET 2 OF 2
C2.3	TREE CONSERVATION AREA PLAN
C2.4	BLOCK PLAN
C3.0	OVERALL UTILITY PLAN
C3.1	DETAILED UTILITY PLAN SHEET 1 OF 2
C3.2	DETAILED UTILITY PLAN SHEET 2 OF 2
C4.0	OVERALL GRADING PLAN
C4.1	DETAILED GRADING PLAN SHEET 1 OF 2
C4.2	DETAILED GRADING PLAN SHEET 2 OF 2
C5.0	OVERALL LANDSCAPE PLAN
C5.1	DETAILED LANDSCAPE PLAN SHEET 1 OF 2
C5.2	DETAILED LANDSCAPE PLAN SHEET 2 OF 2
C5.3	NC DOT LANDSCAPE PLAN
C6.0	OVERALL LIGHTING PLAN
C7.1	NOTES & DETAILS SHEET 1 OF 3
C7.2	NOTES & DETAILS SHEET 2 OF 3
C7.3	NOTES & DETAILS SHEET 3 OF 3

**Preliminary Subdivision Application**  
 Site Review  
 Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-966-2500

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

**DEVELOPMENT OPTIONS (UDO Chapter 2)**

Conventional Subdivision  Compact Development  Conservation Development  
 Cottage Court  Flag lot  Frequent Transit Development Option

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

**GENERAL INFORMATION**

Scoping/sketch plan case number(s): SCOPE-028-2022  
 Development name (subject to approval): Beaverdam  
 Property Address(es): 1309 Old Milburnie Rd, 1225 Old Milburnie Rd

Recorded Deed PIN(s): 1734-88-9217, 1734-87-3339

**Building type(s):**  Detached House  Attached House  Townhouse  Apartment  
 General Building  Mixed Use Building  Civic Building  Open Lot  Tiny House

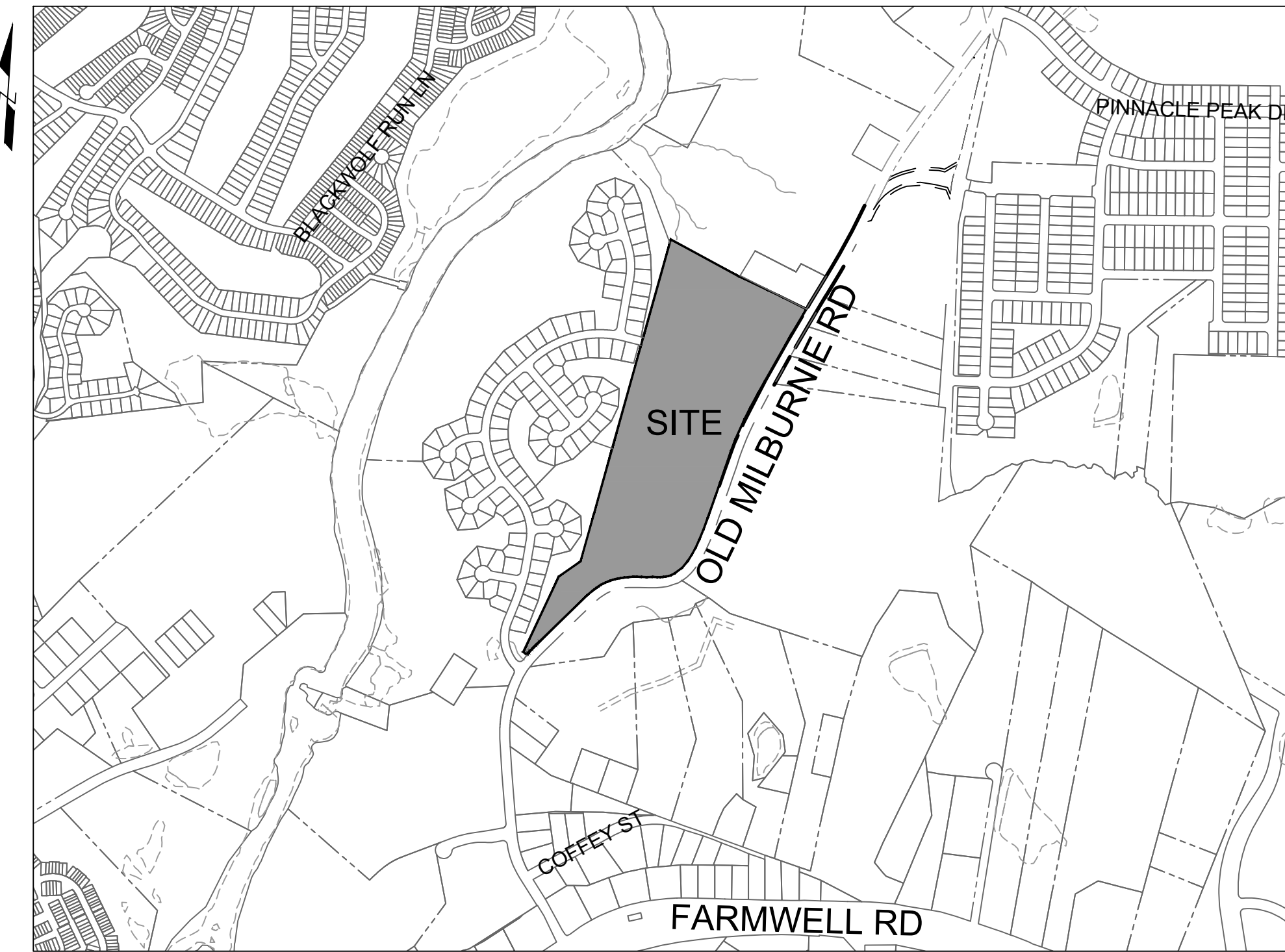
**CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION**

**Current Property Owner(s) Names:** Carlton Midyette  
 Company: Patrick H Simmons Trust Title:  
 Address: 8310 Bandford Way, Raleigh, NC 27615  
 Phone #: 919-801-0494 Email: carlton@creedmoorpartners.com

**Applicant Name (if different from owner. See "who can apply" in instructions):**  
 Relationship to owner:  Lessee or contract purchaser  Owner's authorized agent  Easement holder  
 Company: Address:  
 Phone #: Email:

**Developer Contact Names:** Carlton Midyette  
 Company: Patrick H Simmons Trust Title:  
 Address: 8310 Bandford Way, Raleigh, NC 27615  
 Phone #: 919-801-0494 Email: carlton@creedmoorpartners.com

REVISION 04.17.23  
 raleighnc.gov



VICINITY MAP  
 SCALE: 1" = 750'

**NOTES:**

- SOLID WASTE FOR EACH RESIDENCE WILL BE MANAGED THROUGH CURB SIDE PICK UP AS PROVIDED BY THE CITY OF RALEIGH'S SOLID WASTE SERVICE DEPARTMENT AND IN ACCORDANCE WITH THE SOLID WASTE SERVICES DESIGN MANUAL. REFUSE CONTAINERS ARE TO BE STORED IN GARAGES PRIOR TO SPR APPROVAL. THE PLAN WILL NEED DIMENSIONS OF THE GARAGE SHOWING THAT THERE IS THE ABILITY TO STORE 4 3X3 CONTAINERS AND ANY COMMUNITY/Common Area Corral Area AND REQUIRED SCREENING DEMONSTRATING COMPLIANCE TO PAGE 6 OF THE SOLID WASTE DESIGN MANUAL AND UDO 7.2.5 C (PAGE 236-237).
- RESIDENTIAL DRIVEWAY LOCATIONS AND WIDTHS WILL BE SUBJECT TO APPROVAL AT TIME OF SITE PERMITTING REVIEW. IF THE SUBDIVISION DOES NOT REQUIRE SITE PERMITTING REVIEW, THEN REVIEW WILL TAKE PLACE AT THE TIME OF BUILDING PERMIT.

**ZONING CONDITIONS**

Z-27-21 - 1225 AND 1309 OLD MILBURNIE ROAD, LOCATED APPROXIMATELY 1 MILE FROM THE INTERSECTION OF OLD MILBURNIE ROAD AND NEW BERN AVENUE (US-64), BEING WAKE COUNTY PINS 1734-88-9217 AND 1734873339. APPROXIMATELY 35.15 ACRES REZONED TO RESIDENTIAL-6-CONDITIONAL USE (R-6-CU), CONSERVATION MANAGEMENT (CM).

CONDITIONS DATED: SEPTEMBER 17, 2021

- DEVELOPMENT OF THE SUBJECT PROPERTY SHALL INCLUDE A MULTI-USE PATH BUILT TO CITY OF RALEIGH GREENWAY STANDARDS AND SUBJECT TO APPROVAL OF PARKS, RECREATION AND CULTURAL RESOURCES AT THE TIME OF ADMINISTRATIVE SITE REVIEW GENERALLY CONSISTENT WITH THE ALIGNMENT SHOWN IN EXHIBIT A. AS SUCH, THE PATH SHALL BE APPROXIMATELY 3,325' IN LENGTH, TEN FEET (10') IN WIDTH, WHICH CAN VARY TO ACCOMMODATE TOPOGRAPHICAL AND OTHER NATURAL FEATURES OF THE SITE, AND INCLUDE AT LEAST ONE POINT OF ACCESS FROM THE SIDEWALK SYSTEM WITHIN THE DEVELOPMENT.  
 RESPONSE: THE PROPOSED 10' PATH ALONG OLD MILBURNIE ROAD IS 2,785' LONG ALONG THE PROPERTY FRONTAGE. THEN CONNECTS TO THE 10' GREENWAY ON THE NORTH SIDE OF THE PROPERTY.
- TO PROVIDE BETTER TREATMENT AND DETENTION BEFORE DRAINAGE OF STORMWATER, ANY ADMINISTRATIVE SITE REVIEW (ASR) FOR A TIER THREE SITE PLAN SHALL CONTROL THE POST DEVELOPMENT PEAK FLOW AT EACH DISCHARGE POINT DRAINING TO BEAVERDAM LAKE AND THE NEUSE RIVER TO PRE-DEVELOPMENT LEVELS DURING THE 2-YEAR, 10-YEAR, AND 25 YEAR RAINFALL EVENTS.  
 RESPONSE: THE PEAK STORMWATER RUNOFF LEAVING THE SITE AT EACH DISCHARGE POINT HAS BEEN REDUCED POST-DEVELOPMENT FOR THE 2-YEAR, 10-YEAR, AND 25-YEAR STORM EVENTS, AS SHOWN IN THE SUPPLEMENTAL STORMWATER IMPACT ANALYSIS FOR THIS PROJECT.

**DEVELOPMENT TYPE + SITE DATE TABLE - ZONING INFORMATION**

Gross site acreage: 33.86 ac  
 Zoning districts (if more than one, provide acreage of each):  
 R-6-CU: 33.441 ac CM: 0.42 ac

Overlay district(s):  Inside City Limits?  Yes  No Historic District/Landmark: N/A   
 Conditional Use District (CUD): Board of Adjustment Case # Design Alternate Case #  
 Case # Z-027-21-ord BOA- DA-

**STORMWATER INFORMATION**

Impervious Area on Parcel(s):  
 Existing (sf) 68,508 Proposed total (sf) 445,064 Impervious Area for Compliance (includes right-of-way):  
 Existing (sf) 0 Proposed total (sf) 240,500

**NUMBER OF LOTS AND DENSITY**

# of Detached House Lots: # of Attached House Lots: # of Townhouse Lots: 224  
 # of Tiny House Lots: # of Open Lots: 11 # of Other Lots (Apartment, General, Mixed Use, Civic):  
 Total # of Lots: 235 Total # Dwelling Units: 224  
 Proposed density for each zoning district (UDO 1.5.2.F): R-6-CU: 6.70 DU/A

**SIGNATURE BLOCK**

Pursuant to state law (N.C. Gen. Stat. § 160D-403(e)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

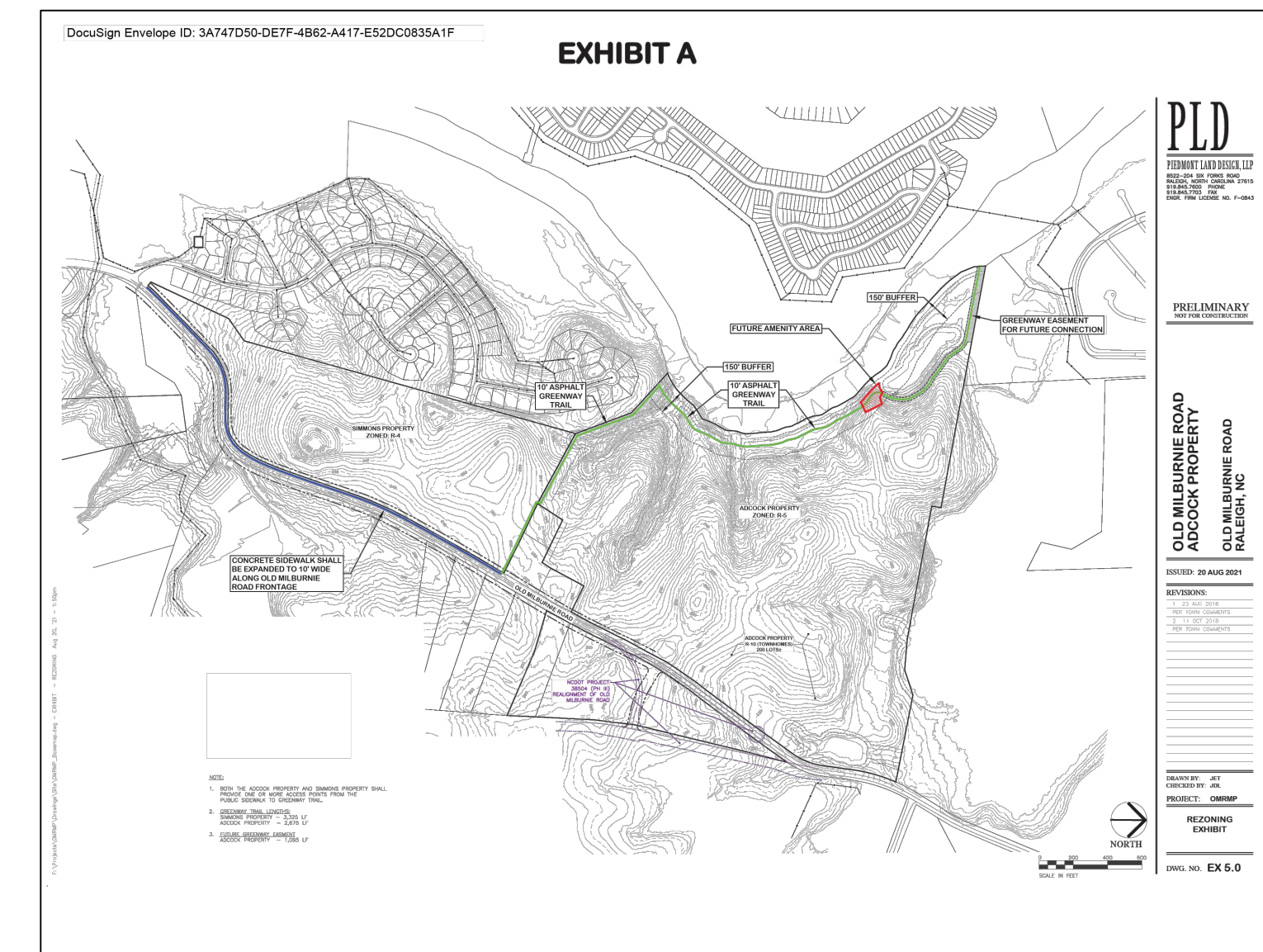
The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of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

This undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 149-755(b)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

Signature: *Patrick H Simmons Trust* Date: *6/26/23*  
 Printed Name: *PATRICK SIMMONS TRUST*  
 Signature: *Carlton Midyette* Date: *6/26/23*  
 Printed Name: *CARLTON MIDYETTE*

**SITE DATA**

PROJECT:	BEAVERDAM
ENGINEER:	ALLISON STONE, PE TIMMONS GROUP 5410 TRINITY ROAD, SUITE 102 RALEIGH, NC 27607 PHONE: 919-866-4518 FAX: 919-859-5663 EMAIL: ALLISON.STONE@TIMMONS.COM
DEVELOPER:	PATRICK H. SIMMONS TRUST 8310 BANDFORD WAY, RALEIGH, NC 27615 PHONE: 919-801-0494 EMAIL: CARLTON@CREEDMOORPARTNERS.COM
PROPERTY OWNER:	SIMMONS, PATRICK H TRUSTEE THE PATRICK H SIMMONS REVOCABLE TRUST 1309 OLD MILBURNIE RD RALEIGH, NC 27604-9630
PINS:	1734-88-9217 & 1734-87-3339
ZONING:	R-6-CU, CM
PROPOSED USE:	RESIDENTIAL - TOWNHOMES
TOTAL TRACT AREA:	R-6-CU: 33.44 AC CM: 0.42 AC
NUMBER OF PROPOSED LOTS:	235



PRELIMINARY - DO NOT USE FOR CONSTRUCTION

THIS DRAWING PREPARED AT THE  
**RALEIGH OFFICE**  
 5410 Trinity Road, Suite 102 | Raleigh, NC 27607  
 TEL 919-866-4518 FAX 919-859-5663 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
10/16/2023	CITY OF RALEIGH COMMENTS V2
01/25/2024	CITY OF RALEIGH COMMENTS V3
03/20/2024	CITY OF RALEIGH COMMENTS V4
05/20/2024	CITY OF RALEIGH COMMENTS V5
07/02/2024	CITY OF RALEIGH COMMENTS V6

DATE	07/02/2024
DRAWN BY	331
DESIGNED BY	331
CHECKED BY	A.STONE
SCALE	N/A

**TIMMONS GROUP**  
 NORTH CAROLINA LICENSE NO. C-1652

**BEAVERDAM**  
 1309 OLD MILBURNIE RD, RALEIGH, NC 27604  
 COVER

JOB NO. 59321  
 SHEET NO. C0.0



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CITY OF RALEIGH COMMENTS V6	07/02/2024

DATE  
 07/02/2024

DRAWN BY  
 331

DESIGNED BY  
 331

CHECKED BY  
 A.STONE

SCALE  
 1"=100'

# TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

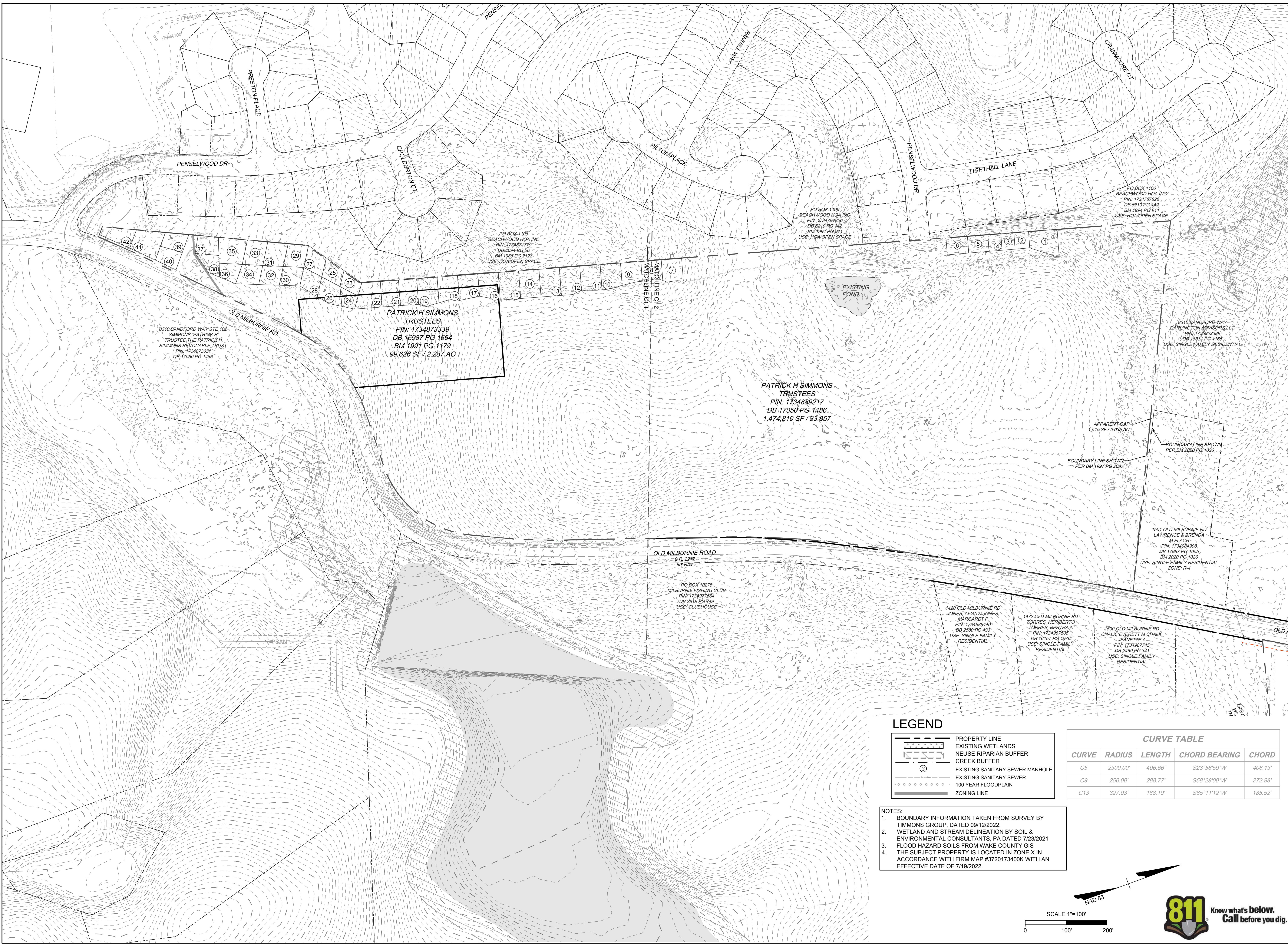
**BEAVERDAM**

1309 OLD MILBURNIE RD, RALEIGH, NC 27604

OVERALL EXISTING CONDITIONS

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.

JOB NO.  
 59321  
 SHEET NO.  
 C1.0



8310 RANDFORD WAY STE 102  
 SIMMONS PATRICK H  
 TRUSTEE, THE PATRICK H  
 SIMMONS REVOCABLE TRUST  
 PIN: 1734873339  
 DB 17050 PG 1486

PATRICK H SIMMONS  
 TRUSTEES  
 PIN: 1734873339  
 DB 16937 PG 1664  
 BM 1991 PG 1179  
 99,626 SF / 2.287 AC

PATRICK H SIMMONS  
 TRUSTEES  
 PIN: 1734889217  
 DB 17050 PG 1486  
 1,474,810 SF / 33.857

OLD MILBURNIE ROAD  
 SR 2247  
 R-4 ZONING

PO BOX 10276  
 MILBURNIE FISHING CLUB  
 PIN: 1734873339  
 DB 2618 PG 349  
 USE: CLUBHOUSE

1420 OLD MILBURNIE RD  
 JONES ALGA D JONES,  
 MARGARET P  
 PIN: 1734988440  
 DB 2580 PG 433  
 USE: SINGLE FAMILY  
 RESIDENTIAL

1472 OLD MILBURNIE RD  
 TORRES, HERIBERTO  
 TORRES, BERTHA A  
 PIN: 1734987602  
 DB 18157 PG 1076  
 USE: SINGLE FAMILY  
 RESIDENTIAL

1500 OLD MILBURNIE RD  
 CHALK EVERETT M CHALK,  
 JEANNETTE A  
 PIN: 1734987745  
 DB 2459 PG 347  
 USE: SINGLE FAMILY  
 RESIDENTIAL

1501 OLD MILBURNIE RD  
 LAWRENCE & BRENDA  
 M FLACH  
 PIN: 1734984908  
 DB 17887 PG 1055  
 BM 2020 PG 1026  
 USE: SINGLE FAMILY RESIDENTIAL  
 ZONE: R-4

8310 RANDFORD WAY  
 DARRINGTON ADVISORS LLC  
 PIN: 1735002389  
 DB 19931 PG 1165  
 USE: SINGLE FAMILY RESIDENTIAL

PO BOX 1106  
 BEACHWOOD HOA INC  
 PIN: 1734787828  
 DB 8214 PG 142  
 BM 1994 PG 911  
 USE: HOA/OPEN SPACE

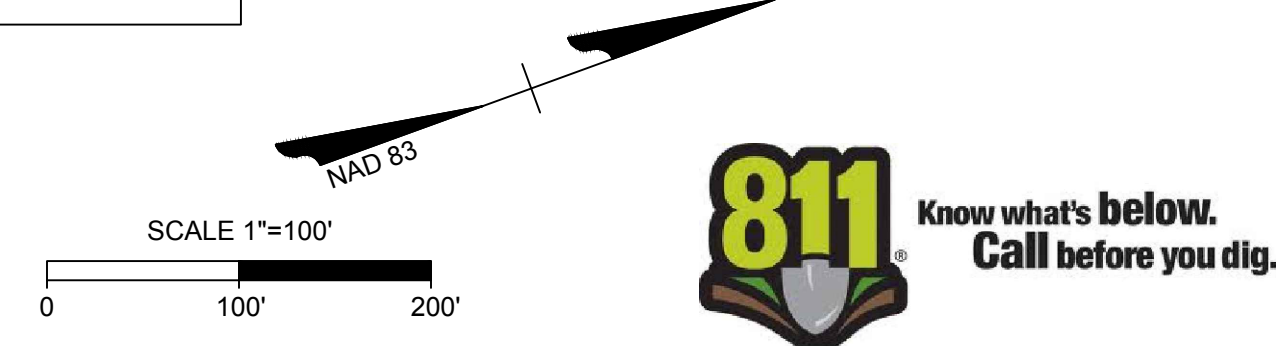
PO BOX 1106  
 BEACHWOOD HOA INC  
 PIN: 1734787828  
 DB 8214 PG 142  
 BM 1994 PG 911  
 USE: HOA/OPEN SPACE

### LEGEND

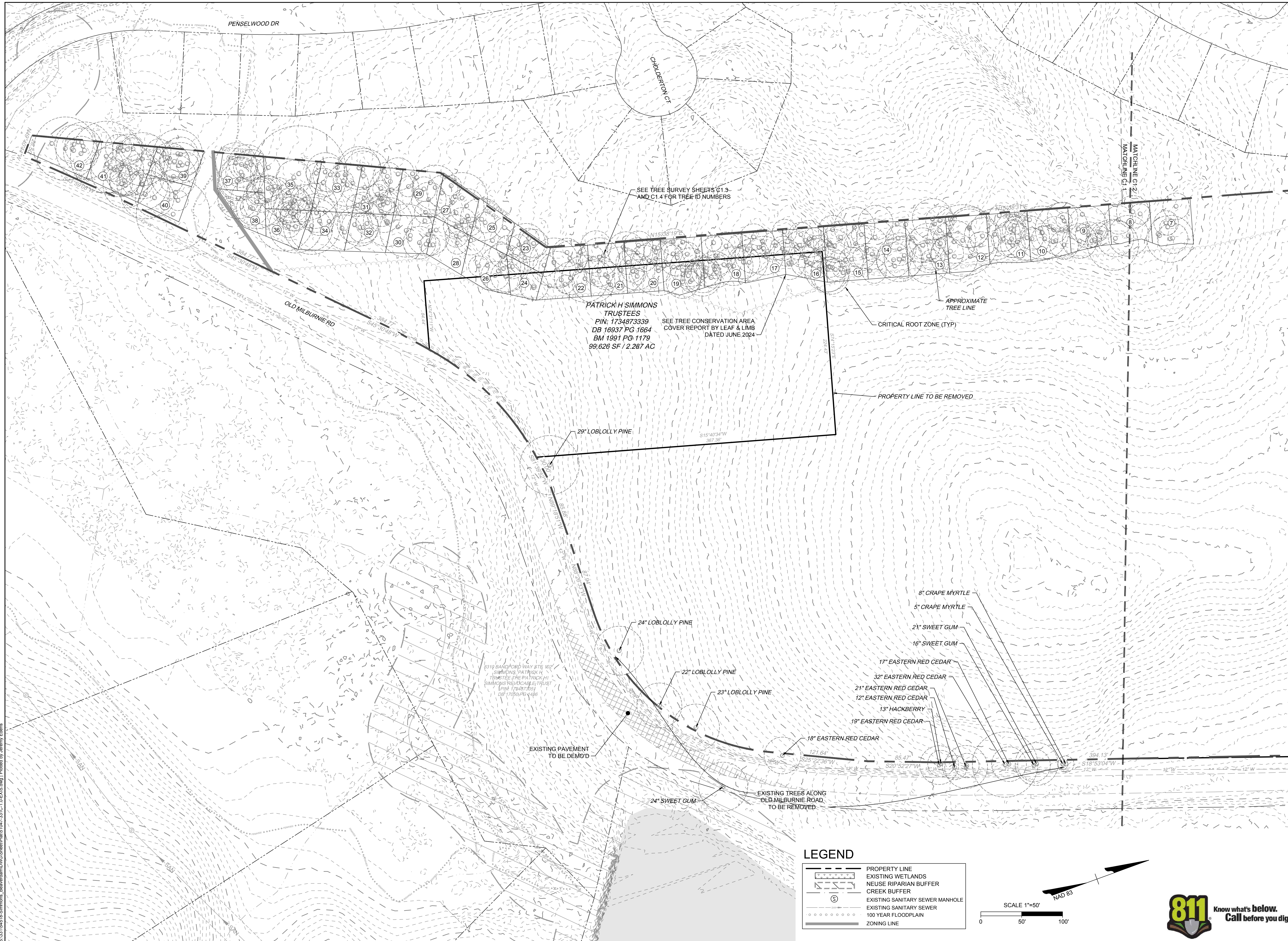
	PROPERTY LINE
	EXISTING WETLANDS
	NEUSE RIPARIAN BUFFER
	CREEK BUFFER
	EXISTING SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER
	100 YEAR FLOODPLAIN
	ZONING LINE

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C5	2300.00'	406.66'	S23°56'59"W	406.13'
C9	250.00'	288.77'	S58°28'00"W	272.98'
C13	327.03'	188.10'	S65°11'12"W	185.52'

- NOTES:
- BOUNDARY INFORMATION TAKEN FROM SURVEY BY TIMMONS GROUP, DATED 09/12/2022.
  - WETLAND AND STREAM DELINEATION BY SOIL & ENVIRONMENTAL CONSULTANTS, PA DATED 7/23/2021
  - FLOOD HAZARD SOILS FROM WAKE COUNTY GIS
  - THE SUBJECT PROPERTY IS LOCATED IN ZONE X IN ACCORDANCE WITH FIRM MAP #3720173400K WITH AN EFFECTIVE DATE OF 7/19/2022.



S:\33154516-Simmons\_Beaverdamm\DWG\Sheet\Plat051047-331C1-10-EXIS.dwg | Plotted by Jeremy Edens



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DATE	07/02/2024
DRAWN BY	331
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SCALE	1"=50'

# TIMMONS GROUP

**BEAVERDAM**  
 1309 OLD MILBURNIE RD, RALEIGH, NC 27604  
 NORTH CAROLINA LICENSE NO. C-1652  
**DETAILED EXISTING CONDITIONS SHEET 1 OF 2**

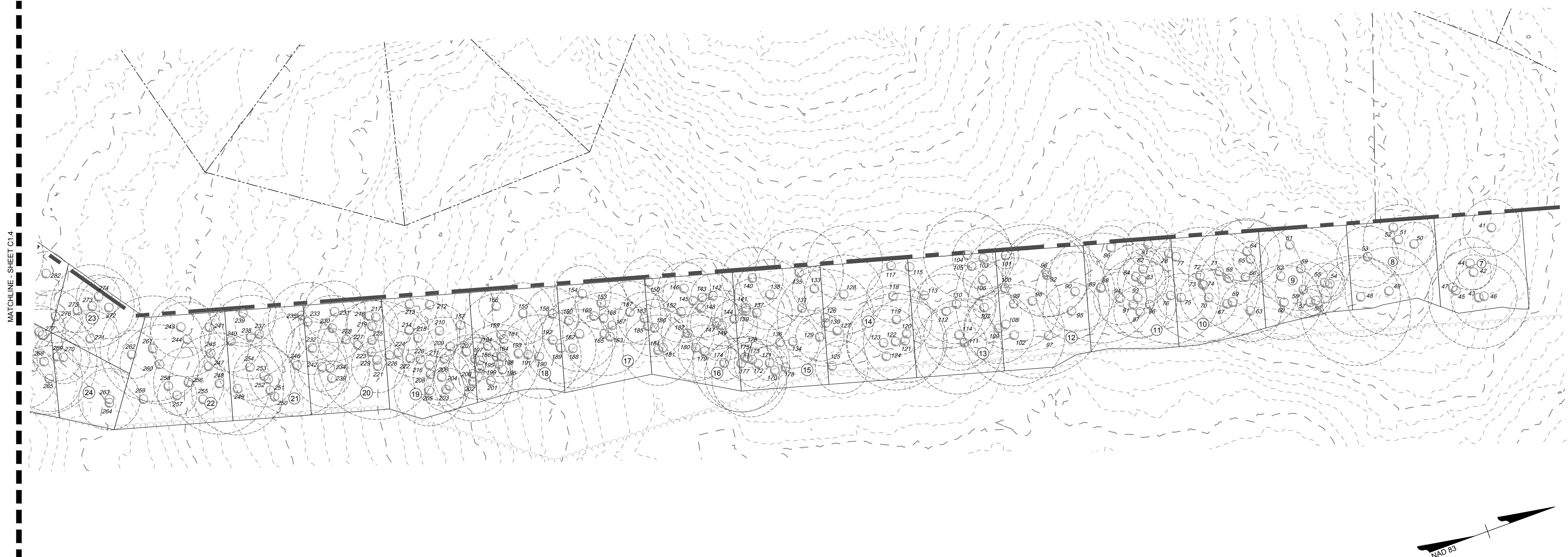
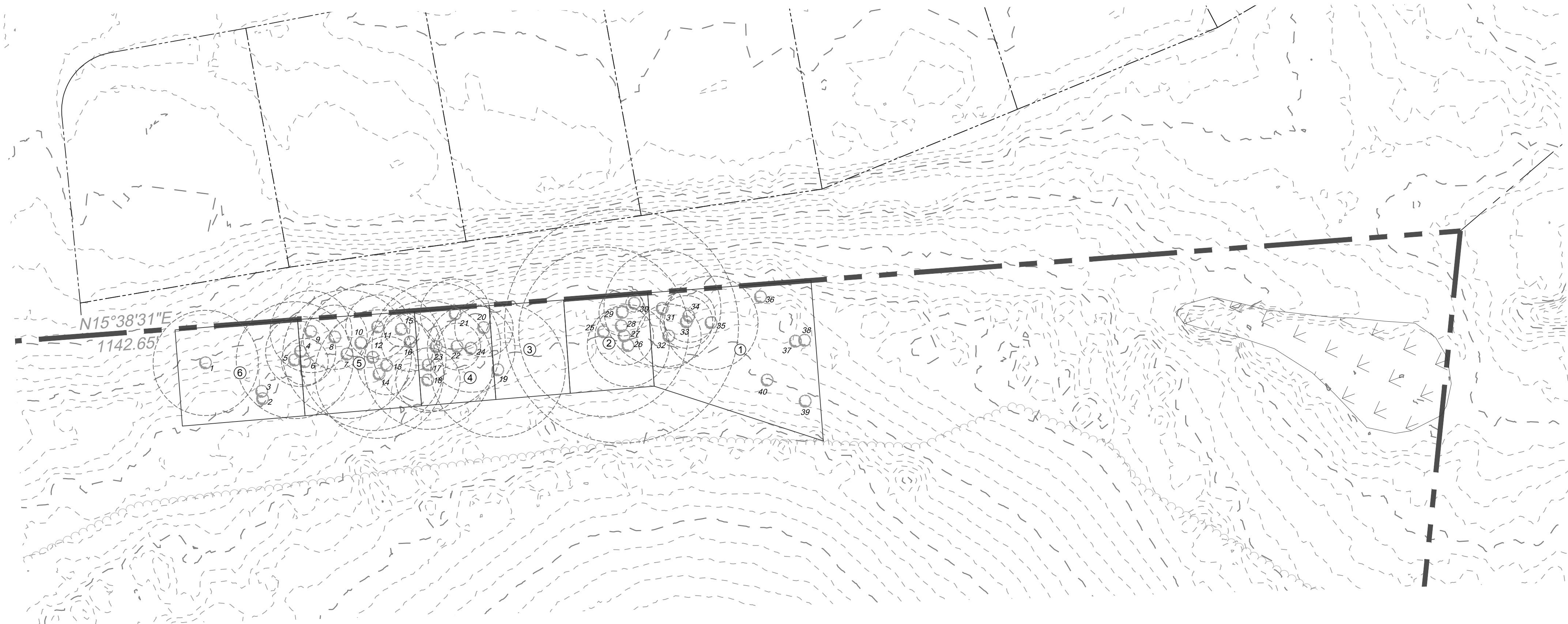
JOB NO.	59321
SHEET NO.	C1.1

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S:\331\5416\16-Simmons\_Beverdamm\DWG\Sheet\Plat\51047-331C-1-10-ENK.dwg | Plotted by Jeremy Edens

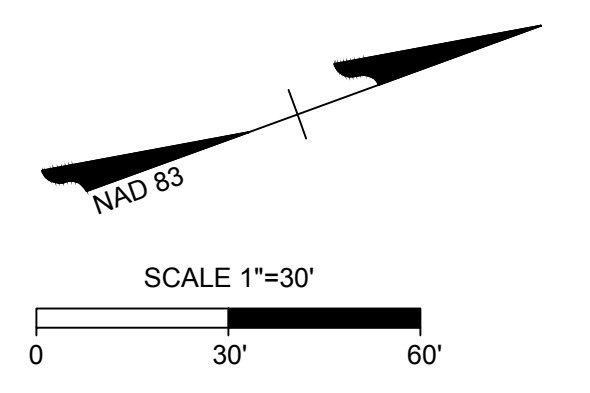






**LEGEND**

	PROPERTY LINE
	EXISTING WETLANDS
	NEUSE RIPARIAN BUFFER
	CREEK BUFFER
	EXISTING SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER
	100 YEAR FLOODPLAIN
	ZONING LINE



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DATE	REVISION DESCRIPTION
10/16/2023	CITY OF RALEIGH COMMENTS V2
01/25/2024	CITY OF RALEIGH COMMENTS V3
03/20/2024	CITY OF RALEIGH COMMENTS V4
05/20/2024	CITY OF RALEIGH COMMENTS V5
07/02/2024	CITY OF RALEIGH COMMENTS V6

DATE	07/02/2024
DRAWN BY	331
DESIGNED BY	331
CHECKED BY	A.STONE
SCALE	1"=30'

**TIMMONS GROUP**  
 NORTH CAROLINA LICENSE NO. C-1652

**BEAVERDAM**  
 1309 OLD MILBURNIE RD, RALEIGH, NC 27604

**TREE SURVEY**

JOB NO.	59321
SHEET NO.	C1.3

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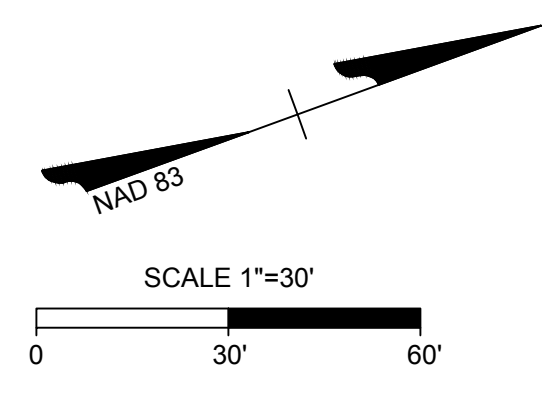
PRELIMINARY - DO NOT USE FOR CONSTRUCTION



MATCHLINE - SHEET C-3

**LEGEND**

	PROPERTY LINE
	EXISTING WETLANDS
	NEUSE RIPARIAN BUFFER
	CREEK BUFFER
	EXISTING SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER
	100 YEAR FLOODPLAIN
	ZONING LINE



# TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

**BEAVERDAM**

1309 OLD MILBURNIE RD, RALEIGH, NC 27604

TREE SURVEY

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DATE	05/20/2024	CITY OF RALEIGH COMMENTS V4
DATE	07/02/2024	CITY OF RALEIGH COMMENTS V5
DATE	07/02/2024	CITY OF RALEIGH COMMENTS V6
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DESIGNED BY	331	
CHECKED BY	A.STONE	
SCALE	1"=30'	
JOB NO.	59321	
SHEET NO.	C1.4	

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CITY OF RALEIGH COMMENTS V5	05/20/2024
CITY OF RALEIGH COMMENTS V6	07/02/2024

07/02/2024

DRAWN BY  
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DESIGNED BY  
331

CHECKED BY  
A.STONE

SCALE  
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07/02/2024	

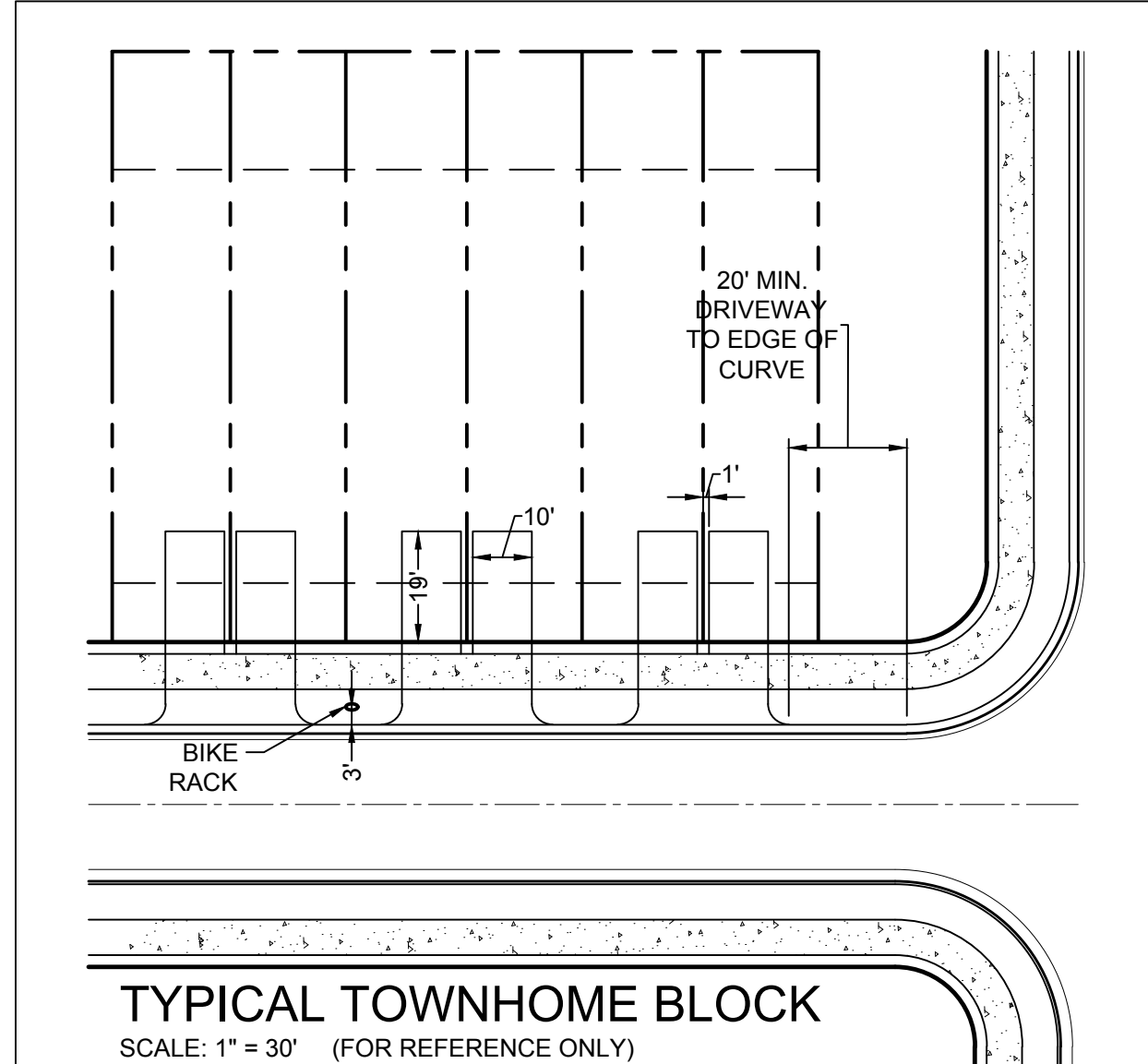
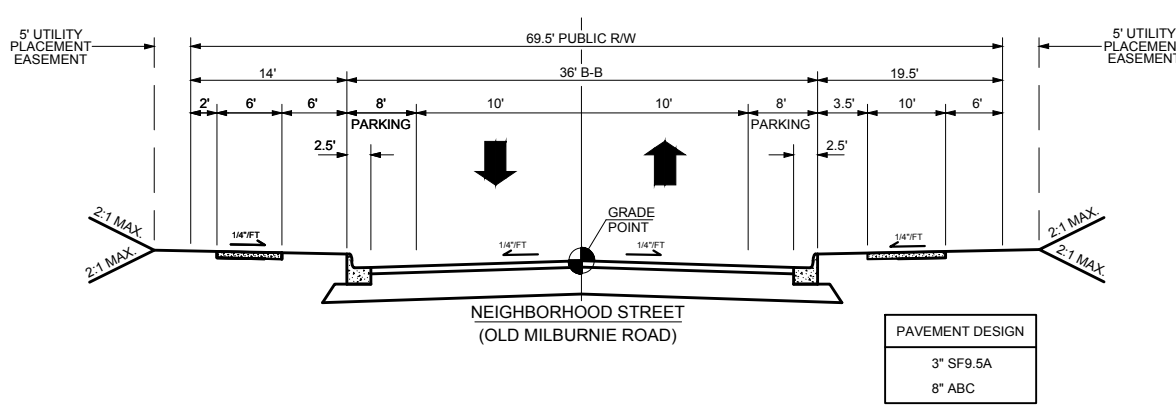
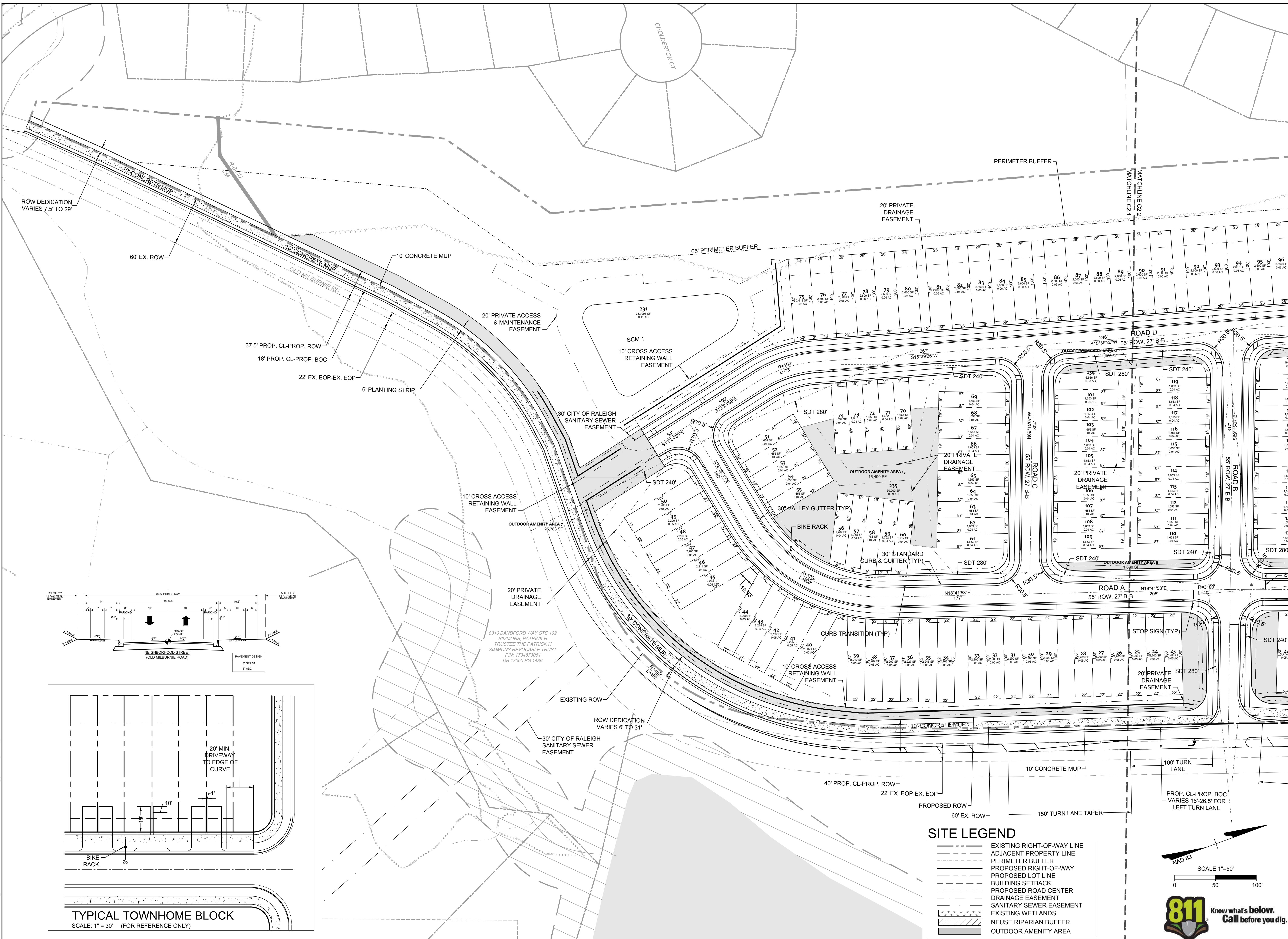
DRAWN BY	DESIGNED BY	CHECKED BY	SCALE
331	331	A.STONE	1"=50'

# TIMMONS GROUP

**BEAVERDAM**  
 1309 OLD MILBURNIE RD, RALEIGH, NC 27604  
 DETAILED SITE PLAN SHEET 1 OF 2  
 NORTH CAROLINA LICENSE NO. C-1652

JOB NO.	SHEET NO.
59321	C2.1

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**SITE LEGEND**

	EXISTING RIGHT-OF-WAY LINE
	ADJACENT PROPERTY LINE
	PERIMETER BUFFER
	PROPOSED RIGHT-OF-WAY
	PROPOSED LOT LINE
	BUILDING SETBACK
	PROPOSED ROAD CENTER
	DRAINAGE EASEMENT
	SANITARY SEWER EASEMENT
	EXISTING WETLANDS
	NEUSE RIPARIAN BUFFER
	OUTDOOR AMENITY AREA

S:\33154516-Simmons\_Beaverdam\DWG-Sheet\Plan\51047-331C-2-D-SITE.dwg | Printed by Jeremy Edens

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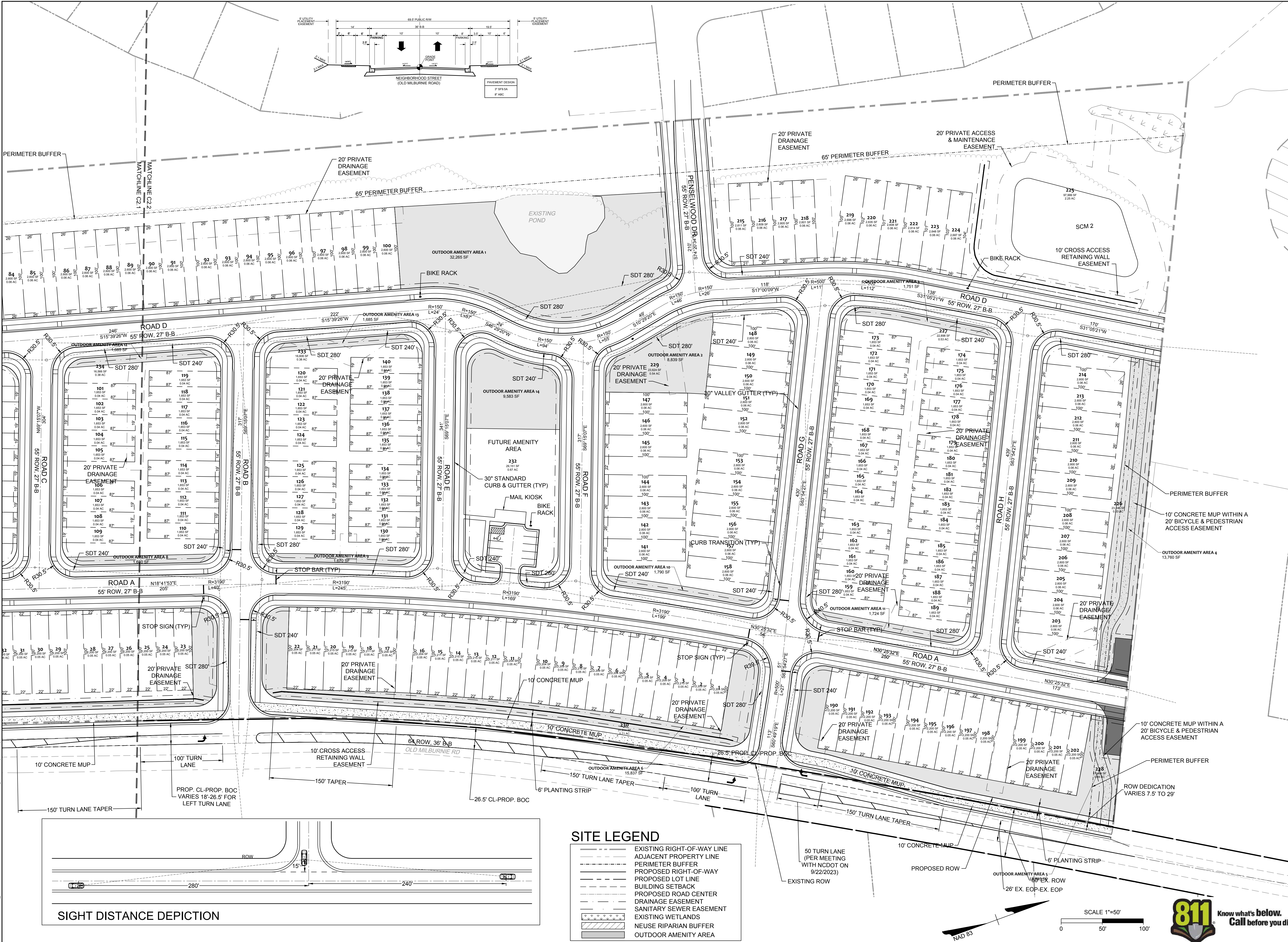
DATE	07/02/2024
DRAWN BY	331
DESIGNED BY	331
CHECKED BY	A.STONE
SCALE	1"=50'

# TIMMONS GROUP

BEAVERDAM  
1309 OLD MILBURNIE RD, RALEIGH, NC 27604  
NORTH CAROLINA LICENSE NO. C-1652

JOB NO.	59321
SHEET NO.	C2.2

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**TCA CALCULATIONS:**

MINIMUM TREE CONSERVATION AREA REQUIRED:  
10% OF NET AREA: 2.54 AC

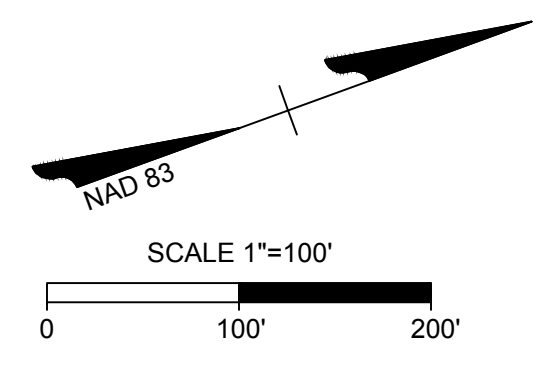
GROSS AREA:	33.86 AC
DEDICATED ROW:	8.50 AC
NET AREA:	25.36 AC
PROPOSED PRIMARY TCA (CM ZONING):	0.26 AC
PROPOSED SECONDARY TCA (R-6-CU ZONING):	2.28 AC
TOTAL TCA:	2.54 AC (10.02% OF NET AREA)

**TREE CONSERVATION AREAS**

PRIMARY TREE CONSERVATION AREA - CM	11,401 SF	0.26 AC
SECONDARY TREE CONSERVATION AREA	99,187 SF	2.28 AC
<b>TOTAL</b>	<b>110,588 SF</b>	<b>2.54 AC</b>

**LEGEND**

- PRIMARY TREE CONSERVATION AREA
- SECONDARY TREE CONSERVATION AREA



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DATE	07/02/2024
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CHECKED BY	A.STONE
SCALE	1"=100'

**TIMMONS GROUP**

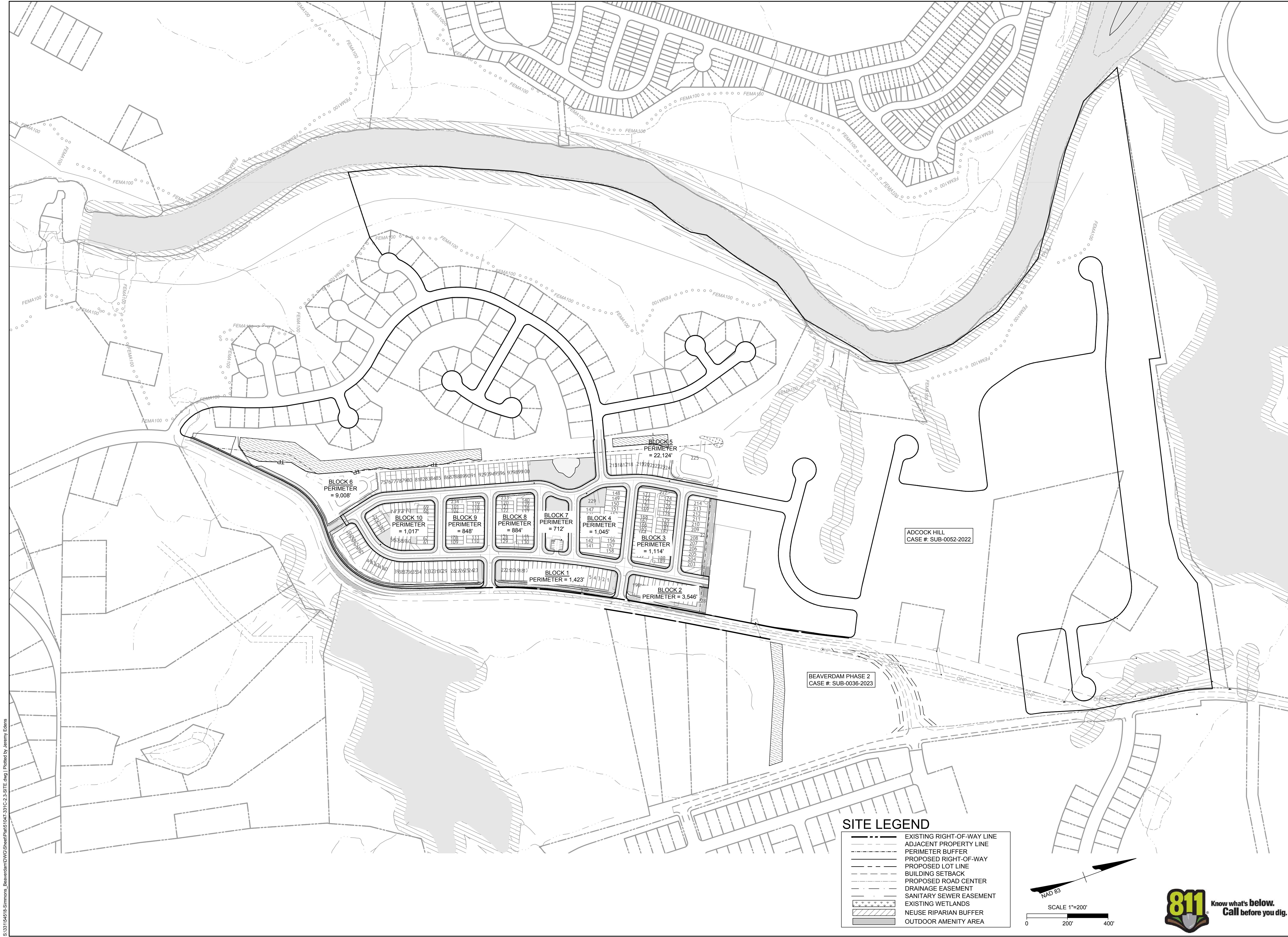
BEAVERDAM  
1309 OLD MILBURNIE RD, RALEIGH, NC 27604  
TREE CONSERVATION AREA PLAN

NORTH CAROLINA LICENSE NO. C-1652

JOB NO.	59321
SHEET NO.	C2.3

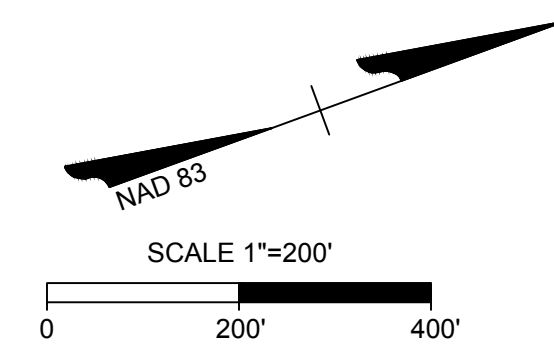
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	ADJACENT PROPERTY LINE
	PERIMETER BUFFER
	PROPOSED RIGHT-OF-WAY
	PROPOSED LOT LINE
	BUILDING SETBACK
	PROPOSED ROAD CENTER
	DRAINAGE EASEMENT
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05/20/2024	CITY OF RALEIGH COMMENTS V5
07/02/2024	CITY OF RALEIGH COMMENTS V6

7/2/2024  
 DRAWN BY  
 331  
 DESIGNED BY  
 331  
 CHECKED BY  
 A.STONE  
 SCALE  
 1"=200'

# TIMMONS GROUP

BEAVERDAM  
 1309 OLD MILBURNIE RD, RALEIGH, NC 27604  
 NORTH CAROLINA LICENSE NO. C-1652  
 BLOCK PLAN

JOB NO.  
**59321**  
 SHEET NO.  
**C2.4**

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DRAWN BY  
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DESIGNED BY  
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CHECKED BY  
 A.STONE

SCALE  
 1"=100'

# TIMMONS GROUP

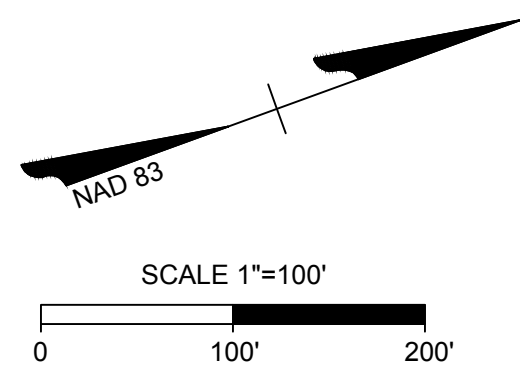
NORTH CAROLINA LICENSE NO. C-1652

**BEAVERDAM**  
 1309 OLD MILBURNIE RD, RALEIGH, NC 27604

## OVERALL UTILITY PLAN

JOB NO.  
**59321**

SHEET NO.  
**C3.0**



### STANDARD UTILITY NOTES:

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
- UTILITY SEPARATION REQUIREMENTS:
  - A) A DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL
  - B) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER
  - C) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASUREMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS
  - D) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER
  - E) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49)
  - F) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION
- DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE
- INSTALL 3/4" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE
- INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION
- NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 996-4516 OR FOG@RALEIGHNC.GOV FOR MORE INFORMATION
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. A CERTIFICATE OF COMPLIANCE SHALL ALSO BE OBTAINED FROM THE RW CROSS-CONNECTION COORDINATOR FOR EACH DEVICE PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 996-4523 OR CROSS.CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION
- NOTICE FOR PROJECTS WITH REPLACED OR OVERSIZED MAINS: IF THE CITY'S REIMBURSEMENT FOR AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT PROJECT IS \$250,000 OR GREATER - THE PROJECT MUST BE PUBLICLY BID

NOTE: UTILITY LOCATIONS, QUANTITIES, ELEVATIONS, ETC. MAY BE CHANGED AT CONSTRUCTION DRAWING APPROVAL.

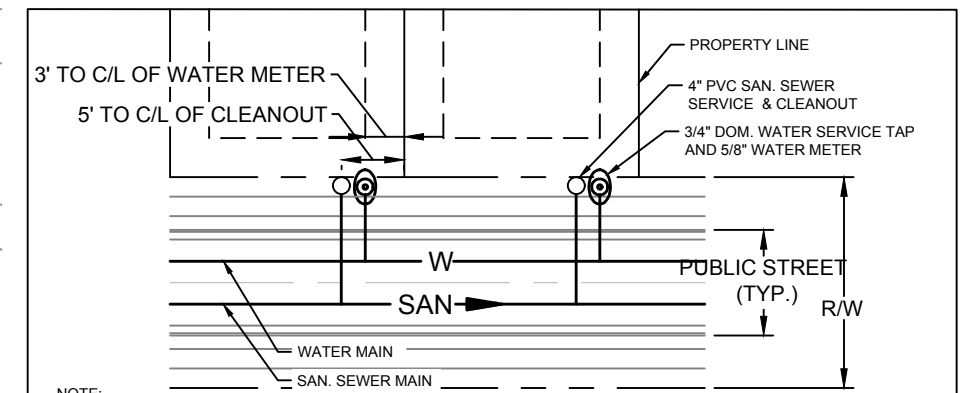
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF RALEIGH, WAKE COUNTY, NCEQO, AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.

### SITE LEGEND

- EXISTING RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- PERIMETER BUFFER
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- BUILDING SETBACK
- PROPOSED ROAD CENTER
- DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- EXISTING WETLANDS
- NEUSE RIPARIAN BUFFER
- PRIMARY TREE CONSERVATION AREA
- SECONDARY TREE CONSERVATION AREA
- TREE PROTECTION FENCING

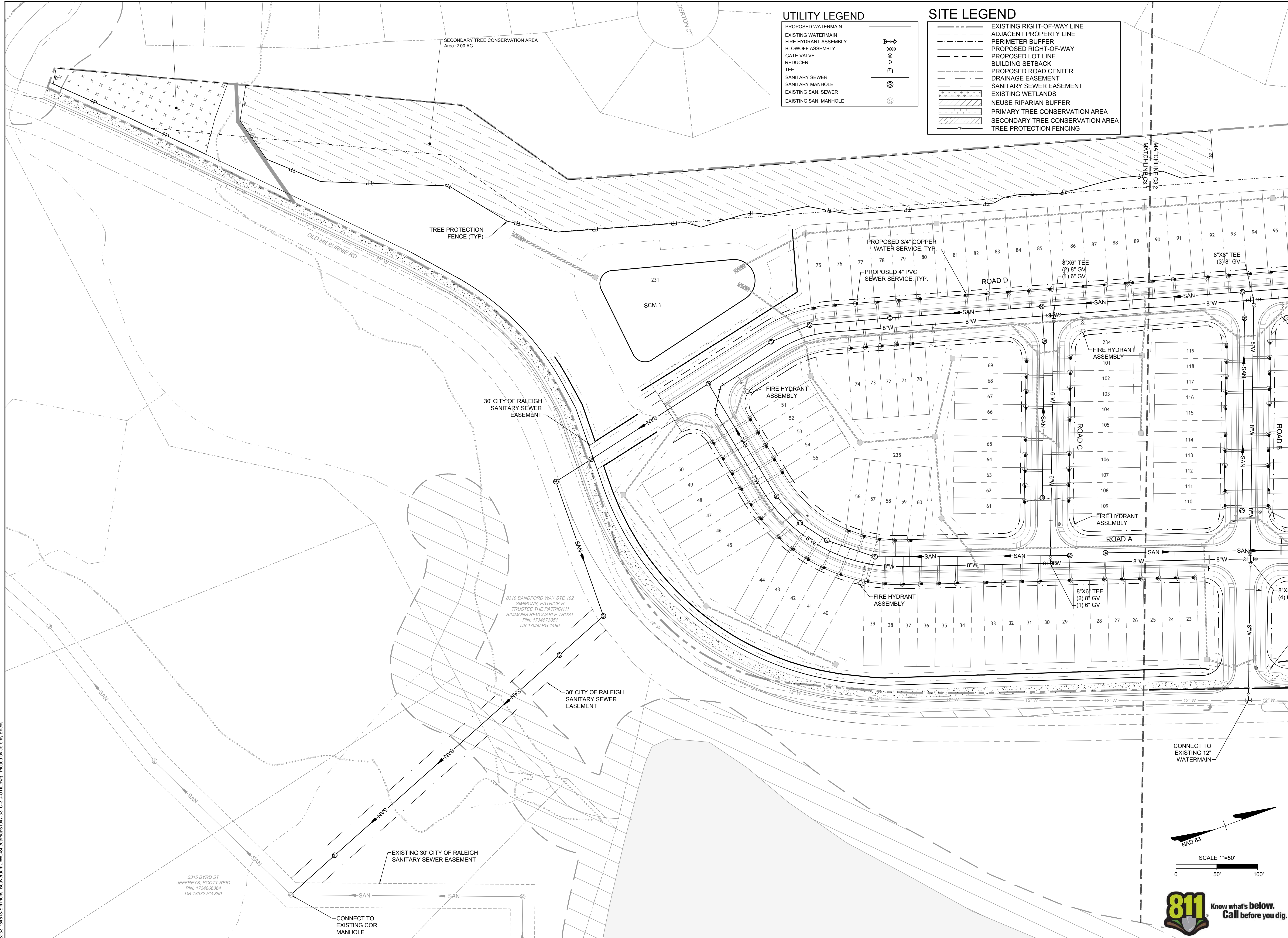
### UTILITY LEGEND

- PROPOSED WATERMAIN
- EXISTING WATERMAIN
- FIRE HYDRANT ASSEMBLY
- BLOWOFF ASSEMBLY
- GATE VALVE
- REDUCER
- TEE
- SANITARY SEWER
- SANITARY MANHOLE
- EXISTING SAN. SEWER
- EXISTING SAN. MANHOLE



NOTE: DOMESTIC WATER AND SAN. SEWER SERVICES SHALL BE INSTALLED PER CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS.  
 DOMESTIC WATER AND SAN. SEWER SERVICES SHALL BE INSTALLED ON THE LOW SIDE OF THE LOT.  
 SANITARY SEWER SERVICE CLEANOUT AND WATER METERS TO BE PLACED 7 MIN. FROM PROPERTY LINE. IF PLACEMENT ADJUSTMENTS ARE NEEDED, THEY WILL BE ADDRESSED IN THE FIELD ON A CASE-BY-CASE BASIS.

TYPICAL UTILITY SERVICE LOCATION  
 N.E.S.



**UTILITY LEGEND**

- PROPOSED WATERMAIN
- EXISTING WATERMAIN
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- BLOWOFF ASSEMBLY
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05/20/2024	CITY OF RALEIGH COMMENTS V5
07/02/2024	CITY OF RALEIGH COMMENTS V6

7/02/2024  
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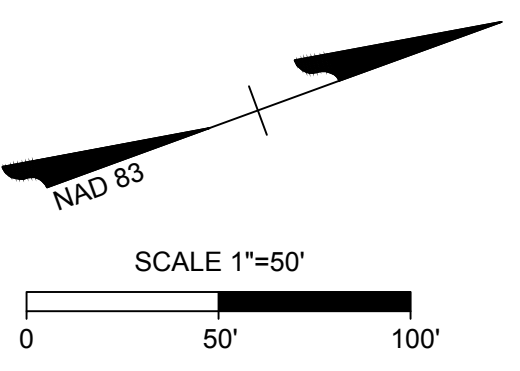
CHECKED BY  
 A.STONE

SCALE  
 1"=50'

**TIMMONS GROUP**  
 BEAVERDAM  
 1309 OLD MILBURNIE RD, RALEIGH, NC 27604  
 NORTH CAROLINA LICENSE NO. C-1652

**DETAILED UTILITY PLAN SHEET 1 OF 2**

JOB NO.  
**59321**  
 SHEET NO.  
**C3.1**



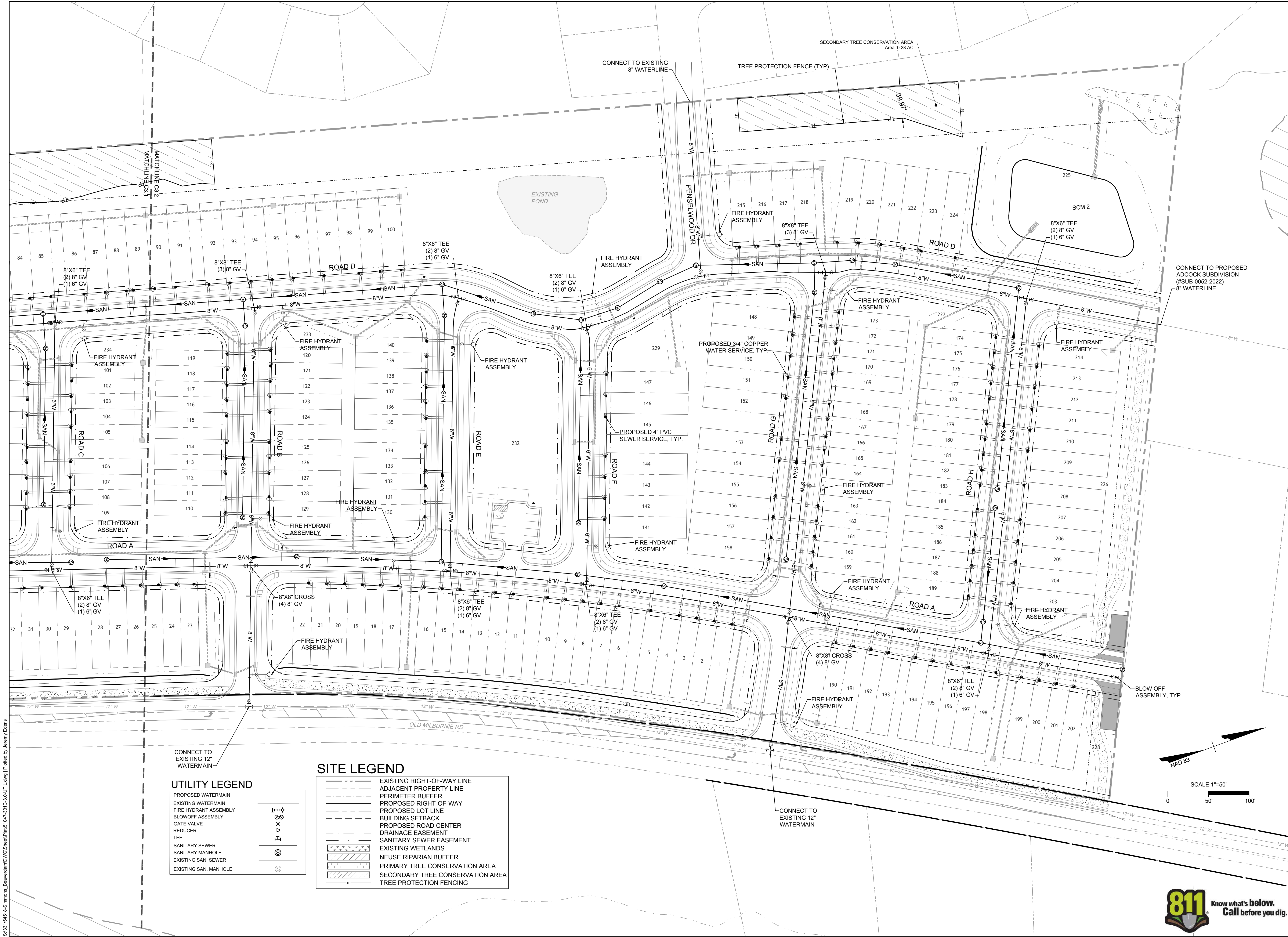
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2315 BYRD ST  
 JEFFREYS, SCOTT REID  
 PIN: 173486364  
 DB 18972 PG 860

8310 BANDFORD WAY STE 102  
 SIMMONS, PATRICK H  
 TRUSTEE THE PATRICK H  
 SIMMONS REVOCABLE TRUST  
 PIN: 1734873051  
 DB 17050 PG 1486

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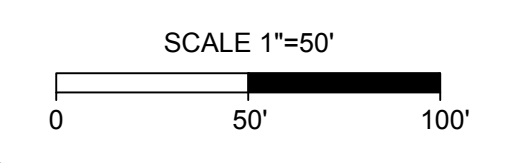


**UTILITY LEGEND**

PROPOSED WATERMAIN	
EXISTING WATERMAIN	
FIRE HYDRANT ASSEMBLY	
BLOWOFF ASSEMBLY	
GATE VALVE	
REDUCER	
TEE	
SANITARY SEWER	
SANITARY MANHOLE	
EXISTING SAN. SEWER	
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03/20/2024 <td>CITY OF RALEIGH COMMENTS V4</td>	CITY OF RALEIGH COMMENTS V4
05/20/2024 <td>CITY OF RALEIGH COMMENTS V5</td>	CITY OF RALEIGH COMMENTS V5
07/02/2024 <td>CITY OF RALEIGH COMMENTS V6</td>	CITY OF RALEIGH COMMENTS V6

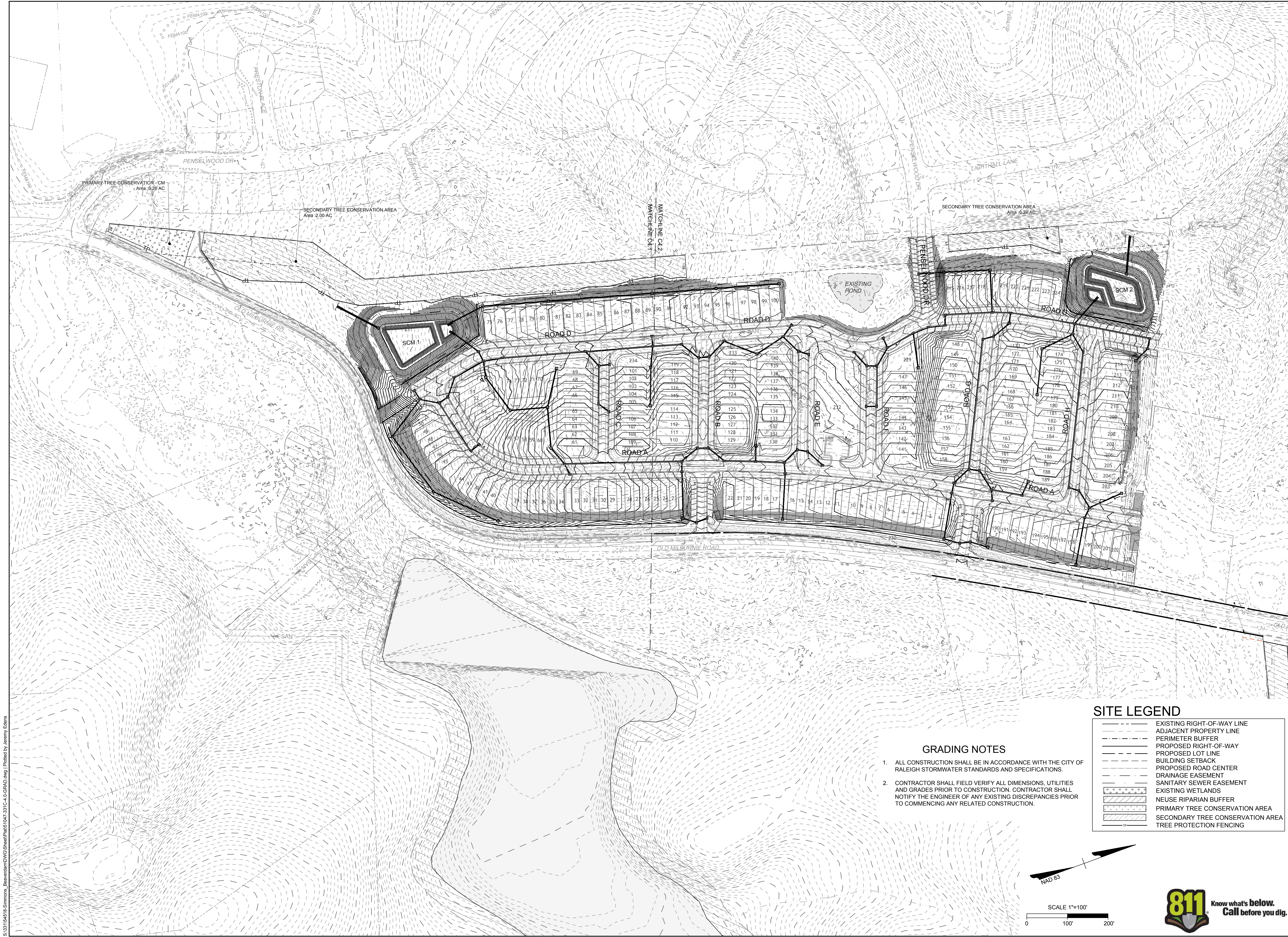
07/02/2024  
 331  
 331  
 A.STONE  
 SCALE  
 1"=50'

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 NORTH CAROLINA LICENSE NO. C-1652  
**BEAVERDAM**  
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**DETAILED UTILITY PLAN SHEET 2 OF 2**

JOB NO. 59321  
 SHEET NO. C3.2

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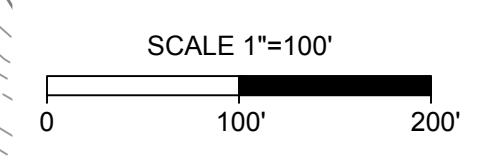
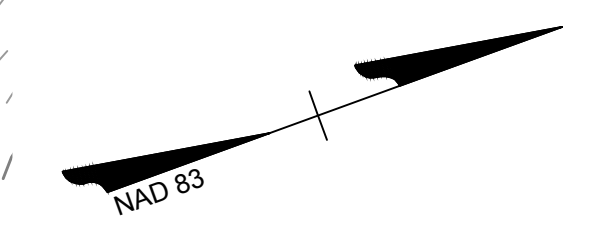


**GRADING NOTES**

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH STORMWATER STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, UTILITIES AND GRADES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY EXISTING DISCREPANCIES PRIOR TO COMMENCING ANY RELATED CONSTRUCTION.

**SITE LEGEND**

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	PERIMETER BUFFER
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	PROPOSED LOT LINE
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CITY OF RALEIGH COMMENTS V3
CITY OF RALEIGH COMMENTS V4
CITY OF RALEIGH COMMENTS V5
CITY OF RALEIGH COMMENTS V6

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01/25/2024	
03/20/2024	
05/20/2024	
07/02/2024	

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DESIGNED BY	331
CHECKED BY	A.STONE
SCALE	1"=100'

**TIMMONS GROUP**  
NORTH CAROLINA LICENSE NO. C-1652

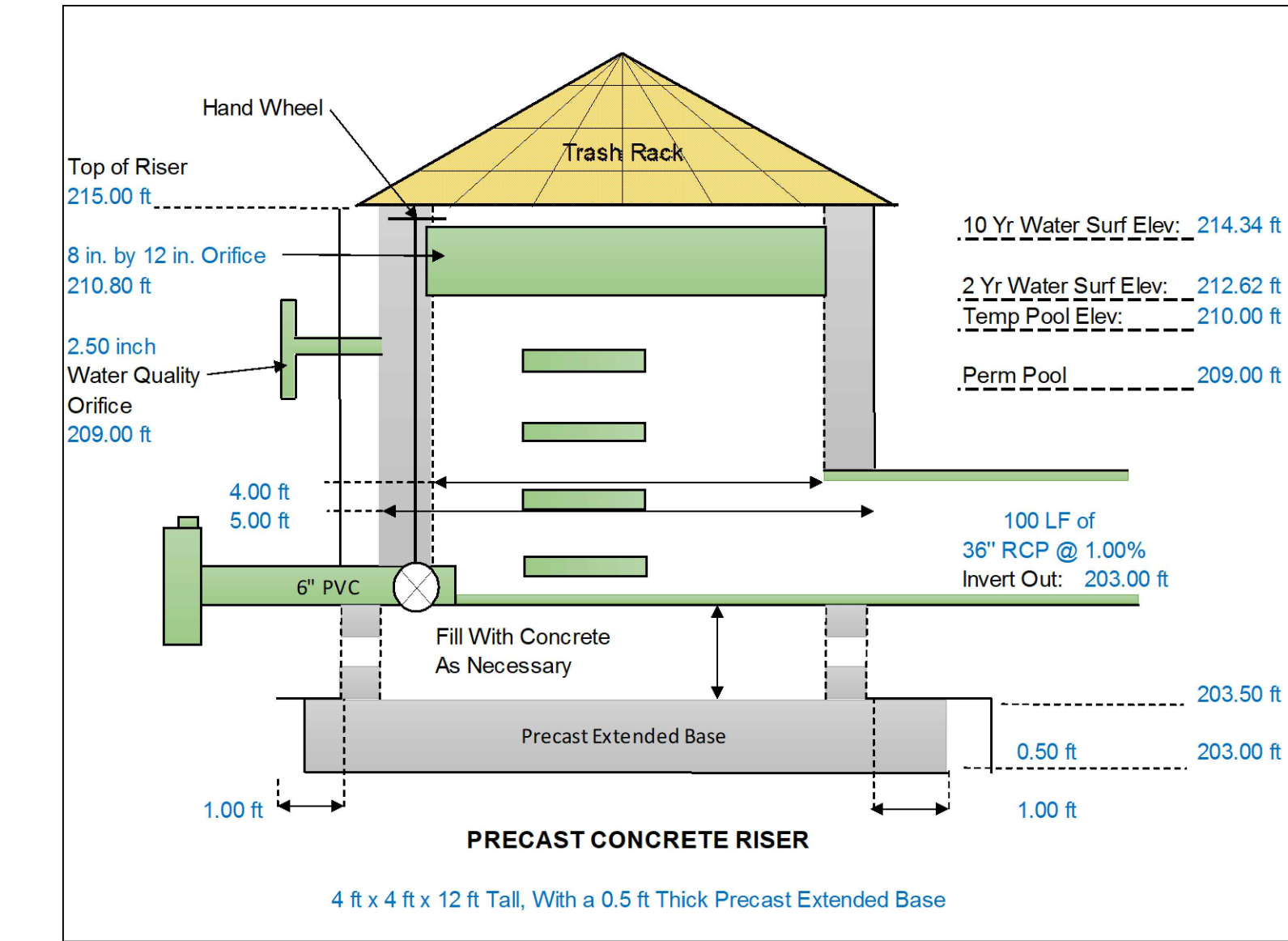
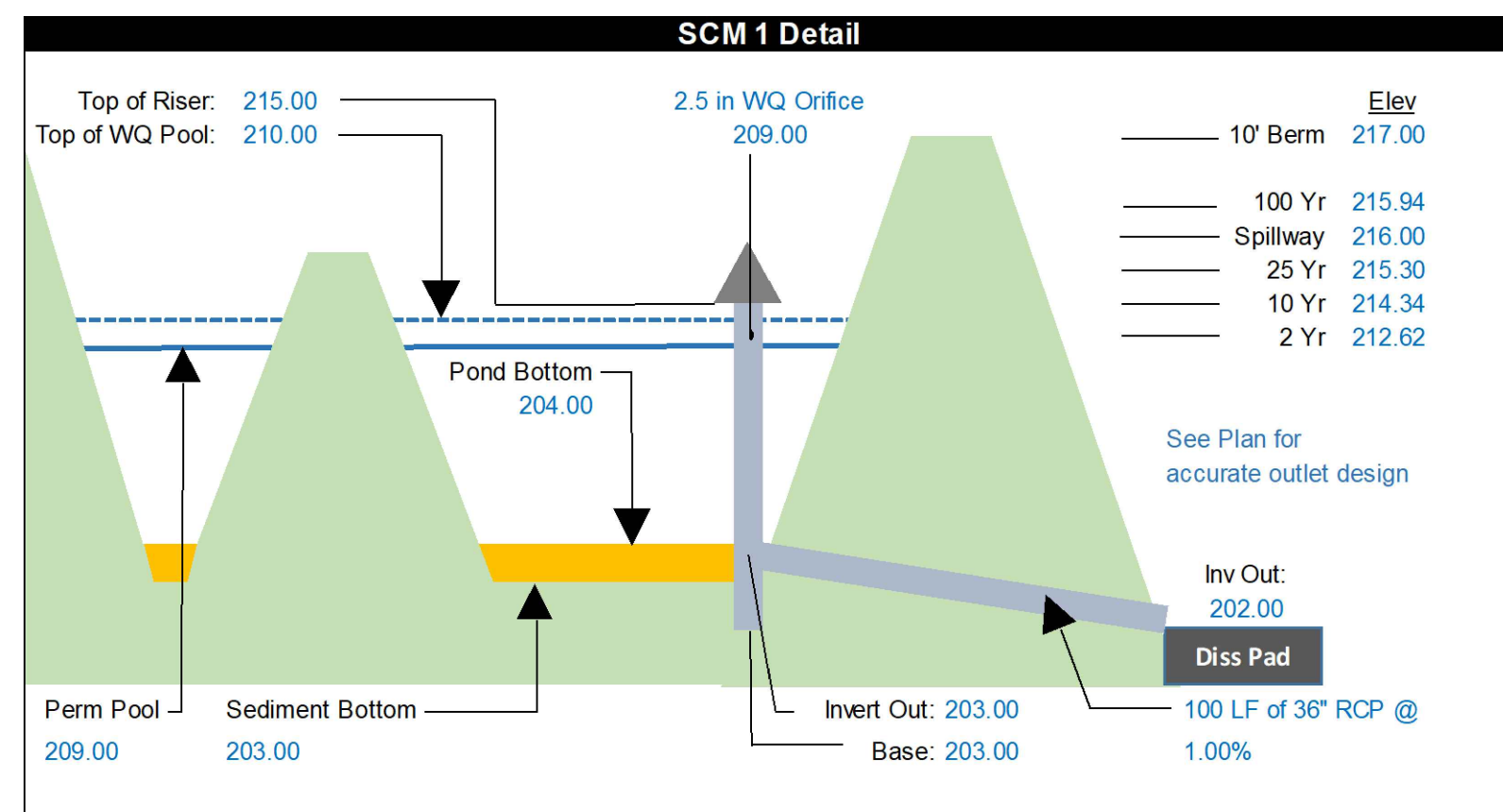
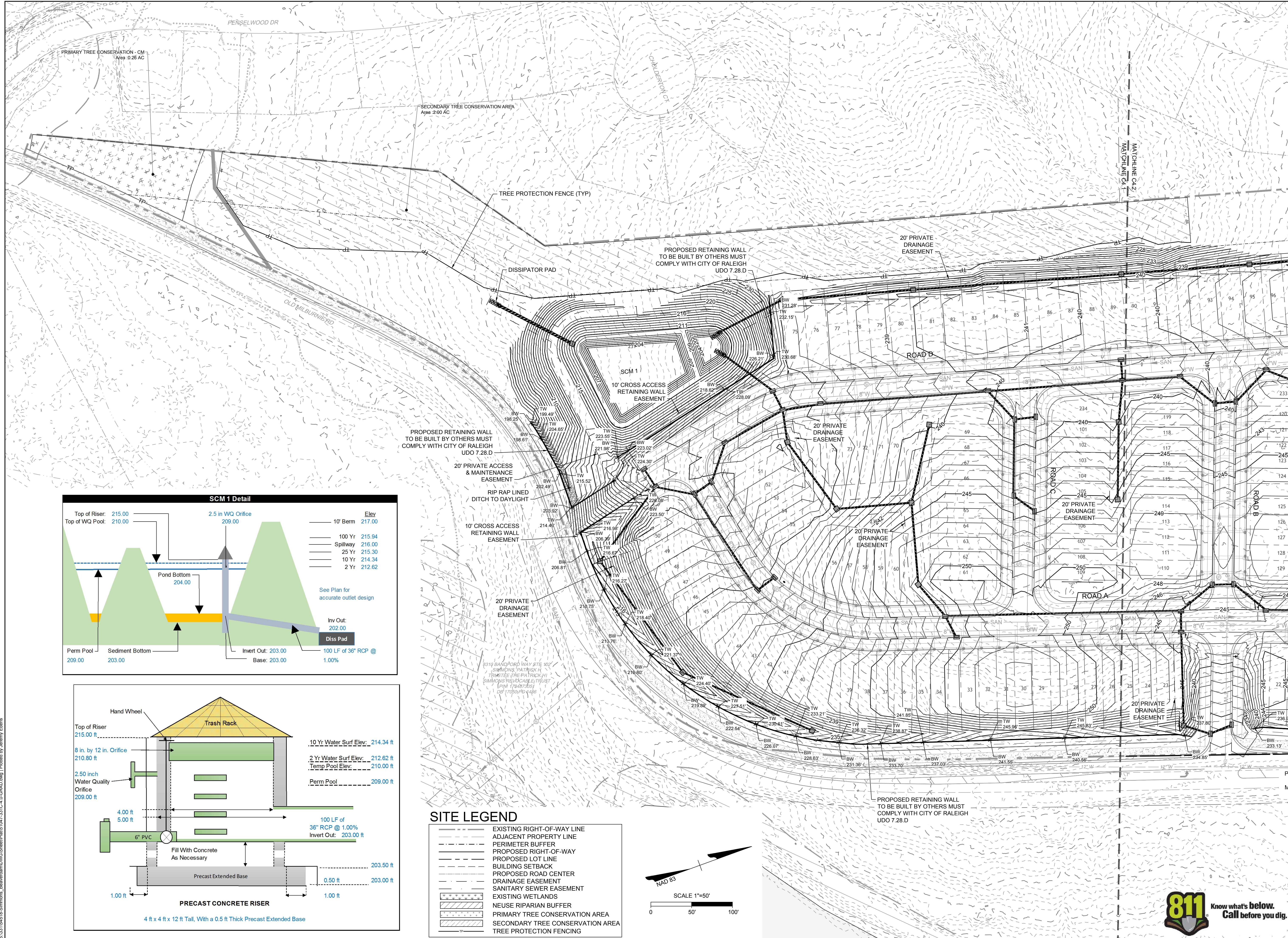
**BEAVERDAM**  
1309 OLD MILBURNIE RD, RALEIGH, NC 27604

**OVERALL GRADING PLAN**

JOB NO.	59321
SHEET NO.	C4.0

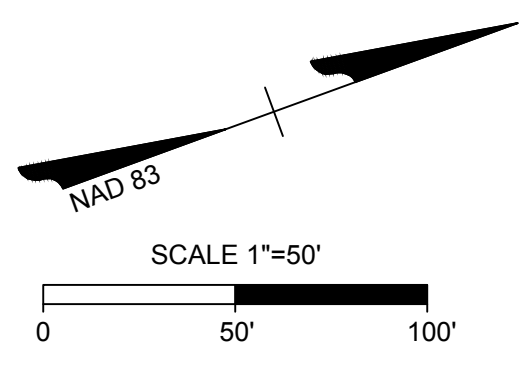
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**SITE LEGEND**

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DATE	07/02/2024
DRAWN BY	331
DESIGNED BY	331
CHECKED BY	A.STONE
SCALE	1"=50'

**TIMMONS GROUP**  
NORTH CAROLINA LICENSE NO. C-1652

**BEAVERDAM**  
1309 OLD MILBURNIE RD, RALEIGH, NC 27604

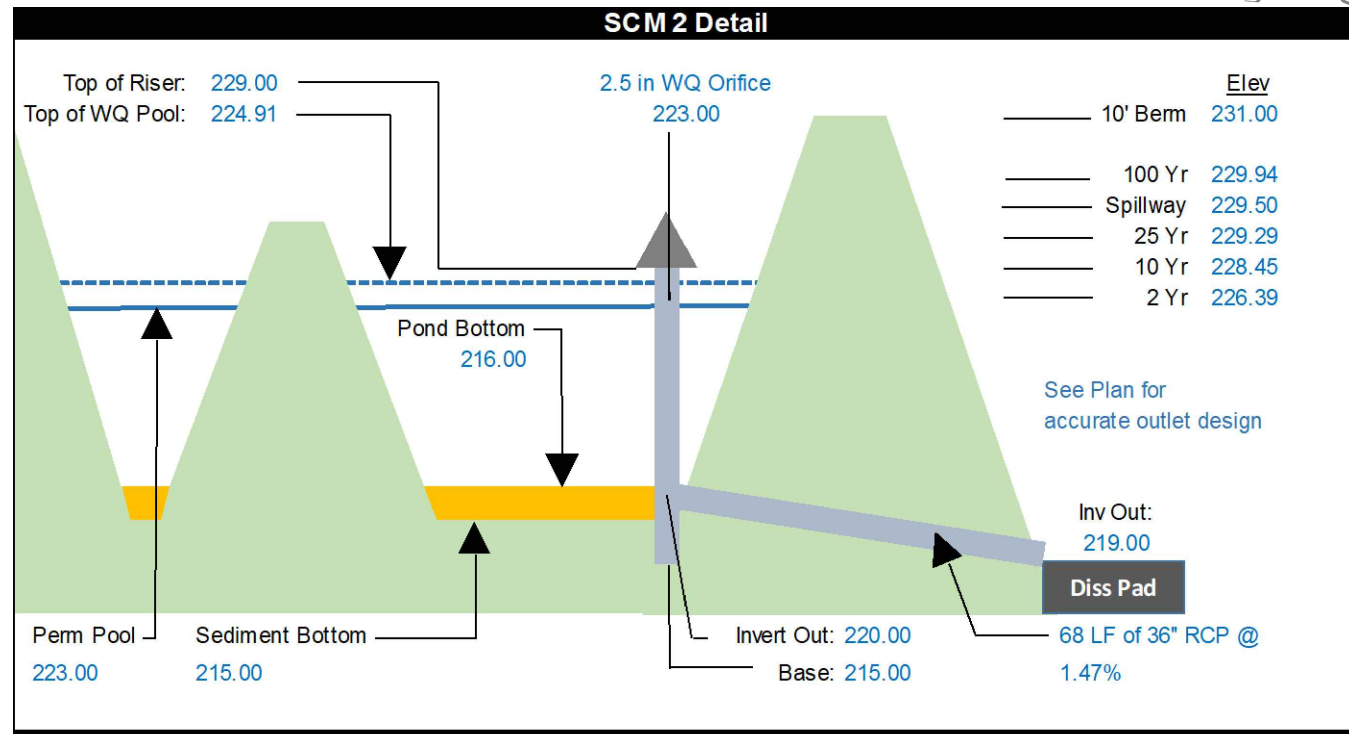
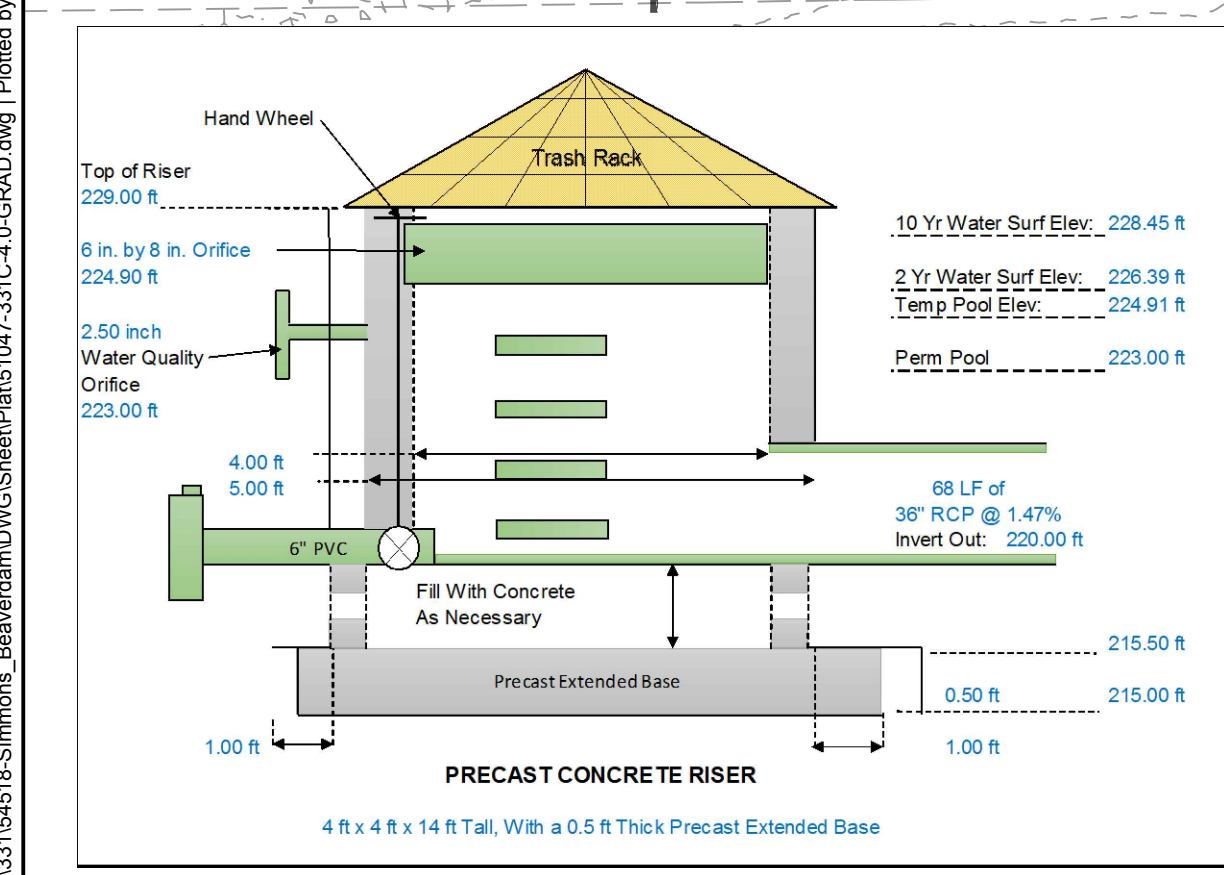
**DETAILED GRADING PLAN SHEET 1 OF 2**

JOB NO. 59321  
SHEET NO. C4.1

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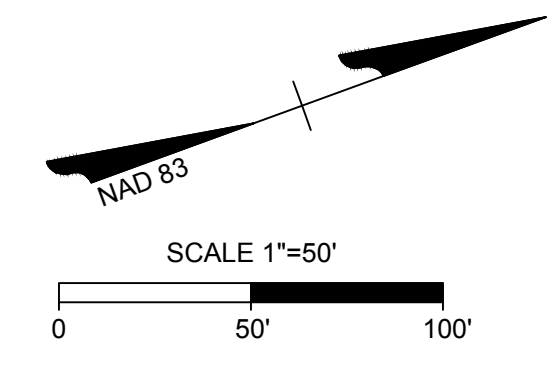
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DETAILED GRADING PLAN SHEET 2 OF 2

JOB NO. 59321  
 SHEET NO. C4.2

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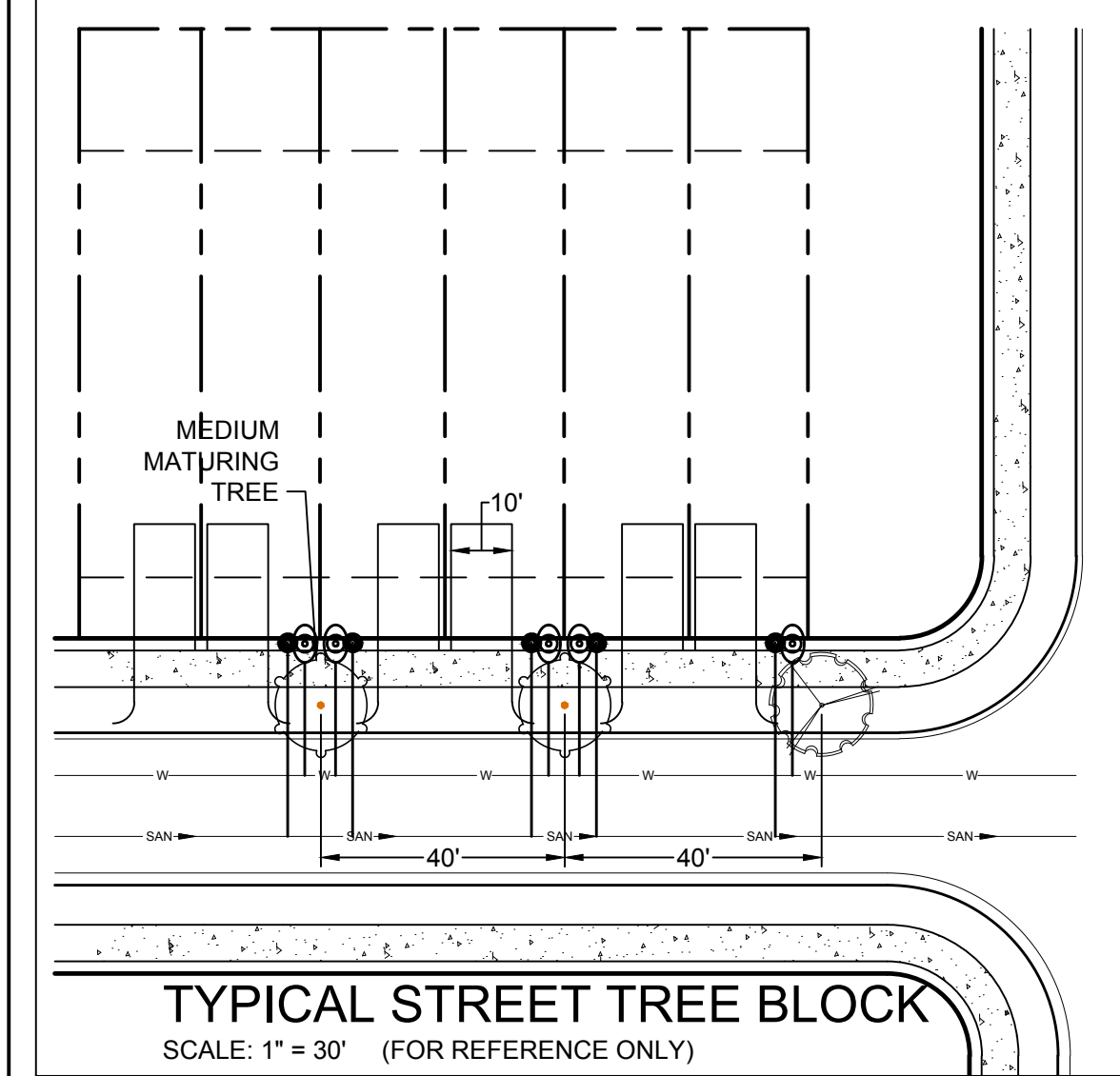
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331	331
A.STONE	A.STONE
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**TIMMONS GROUP**  
 NORTH CAROLINA LICENSE NO. C-1652  
**BEAVERDAM**  
 1309 OLD MILBURNIE RD, RALEIGH, NC 27604  
**OVERALL LANDSCAPE PLAN**

JOB NO. 59321  
 SHEET NO. C5.0



**STREET TREE CALCULATIONS**

STREET NAME	LENGTH (LF)	REQUIRED #	PROVIDED #
ROAD A EAST	1,629	41	41
ROAD A WEST	1,280	32	32
ROAD B NORTH	333	9	9
ROAD B SOUTH	333	9	9
ROAD C NORTH	217	6	6
ROAD C SOUTH	217	6	6
ROAD D EAST	1,828	46	46
ROAD D WEST	1,307	33	33
ROAD E NORTH	248	7	7
ROAD E SOUTH	248	7	7
ROAD F NORTH	234	6	6
ROAD F SOUTH	234	6	6
ROAD G NORTH	437	11	11
ROAD G SOUTH	437	11	11
ROAD H NORTH	354	9	9
ROAD H SOUTH	354	9	9
PENSELWOOD DR NORTH	172	5	5
PENSELWOOD DR SOUTH	172	5	5

**PLANTING LEGEND**

- QUERCUS RUBRA - RED OAK
- TILIA CORDATA 'GREENSPIRE' - GREENSPIRE LITTLE LEAF LINDEN
- CARPINUS BETULUS - EUROPEAN HORNBEAM

NOTE: STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.

NOTE: 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 AREAS, WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.

**TREE LIST**

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	ROOT	CAL.	HT	SPREAD	AREA OF USE
QR	169	QUERCUS RUBRA	RED OAK	B&B	3.0"	12' MIN.	6'-8"	STREET TREE
TC	163	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLE LEAF LINDEN	B&B	3.0"	12' MIN.	6'-8"	STREET TREE
CB	163	CARPINUS BETULUS	EUROPEAN HORNBEAM	B&B	3.0"	12' MIN.	6'-8"	STREET TREE

**SHRUB SCHEDULE**

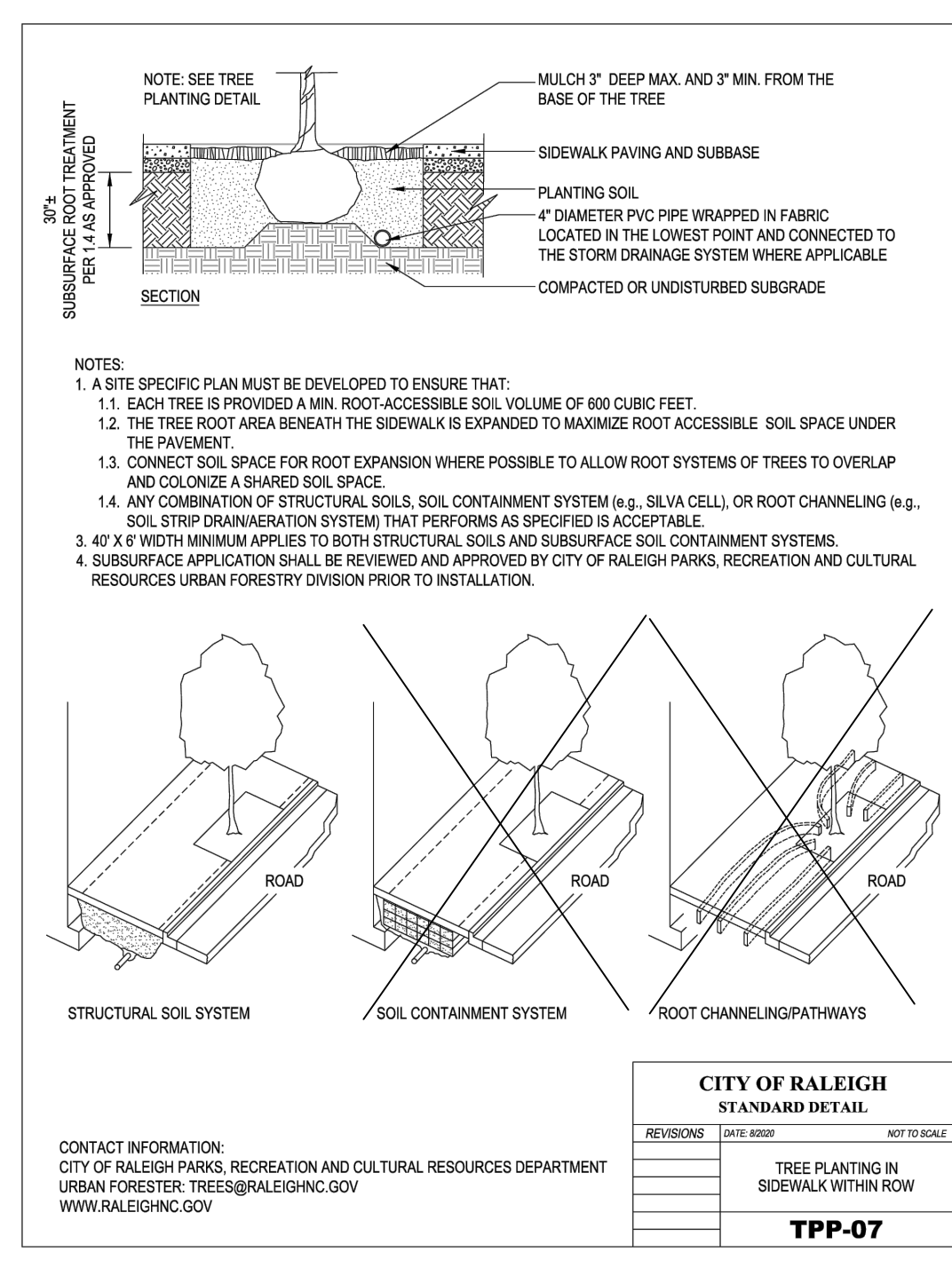
SYMBOL	ID	QTY	BOTANICAL NAME	COMMON NAME	MINIMUM INSTALLED SIZE
	LC	41	LOROPETALUM CHINENSE	LOROPETALUM	36" HT.
	AG	52	ABELIA GRANDIFLORA	GLOSSY ABELIA	36" HT.
	IL	46	ILEX GLABRA	INKBERRY	36" HT.

**GENERAL NOTES**

- PRE-CONSTRUCTION**
- PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A BUILDING OR ZONING PERMIT AN ON-SITE PRE CONSTRUCTION CONFERENCE SHALL TAKE PLACE WITH THE DEVELOPER AND THE ADMINISTRATOR TO REVIEW PROCEDURES FOR THE PROTECTION AND MANAGEMENT OF ALL LANDSCAPE ELEMENTS THAT ARE TO REMAIN AS IDENTIFIED ON THE LANDSCAPE PLAN.
  - CONTACT "NO ONE CALL" AT 811 FOR LOCATION OF ALL UTILITY LINES. TREES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM SEWER/WATER CONNECTIONS. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
  - VERIFY ALL PLANT MATERIAL QUANTITIES ON THE PLAN PRIOR TO BIDDING. PLANT LIST TOTALS ARE FOR CONVENIENCE ONLY AND SHALL BE VERIFIED PRIOR TO BIDDING.
  - PROVIDE PLANT MATERIALS OF QUANTITY, SIZE, GENUS, SPECIES, AND VARIETY INDICATED ON PLANS. ALL PLANT MATERIALS AND INSTALLATION SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". IF SPECIFIED PLANT MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON AVAILABILITY TO THE ARCHITECTS, TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL.
  - PROVIDE AND INSTALL ALL PLANTS AS IN ACCORDANCE WITH DETAILS AND CONTRACT SPECIFICATIONS.

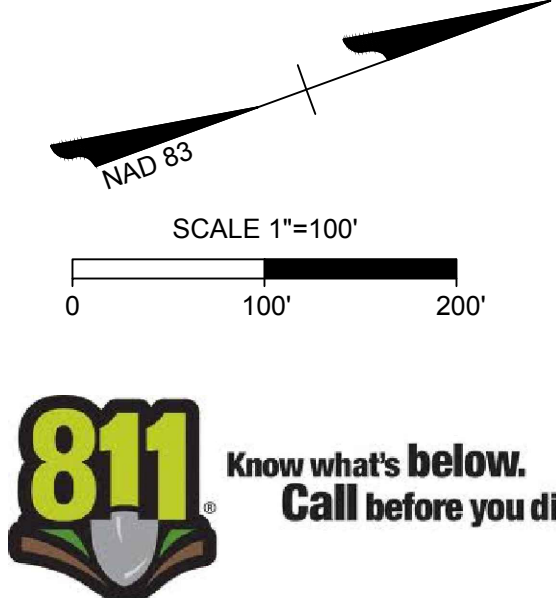
- CONSTRUCTION/INSTALLATION**
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS AND MATERIALS THAT ARE IN AN UNHEALTHY OR UNSIGHTLY CONDITION, AS WELL AS PLANTS AND MATERIALS THAT DO NOT CONFORM TO ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK".
  - LABEL AT LEAST ONE TREE AND ONE SHRUB OF EACH VARIETY AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING THE DESIGNATION OF BOTANICAL AND COMMON NAME.
  - INSTALL LANDSCAPE PLANTINGS AT ENTRANCES/EXITS AND PARKING AREAS ACCORDING TO PLANS SO THAT MATERIALS WILL NOT INTERFERE WITH SIGHT DISTANCES.
  - CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANT MATERIAL DURING INSTALLATION AND UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER. CONTRACTOR SHALL NOTIFY OWNER OF CONDITIONS WHICH AFFECTS THE GUARANTEE.

- INSPECTIONS/GUARANTEE**
- UPON COMPLETION OF LANDSCAPE INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR WHO WILL VERIFY COMPLETENESS, INCLUDING THE REPLACEMENT OF ALL DEAD PLANT MATERIAL. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A FINAL INSPECTION BY THE LANDSCAPE ARCHITECT.
  - ALL EXTERIOR PLANT MATERIALS SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER DATE OF FINAL INSPECTION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, DEFECTS RESULTING FROM NEGLIGENCE BY THE OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE CONTRACTORS CONTROL ARE NOT THE RESPONSIBILITY OF THE CONTRACTOR.
  - PLANT MATERIAL QUANTITIES AND SIZES WILL BE INSPECTED FOR COMPLIANCE WITH APPROVED PLANS BY A SITE PLAN REVIEW AGENT OF THE PLANNING DEPARTMENT PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY.



**SITE LEGEND**

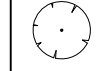
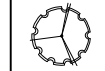
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- ADJACENT PROPERTY LINE
- PERIMETER BUFFER
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- BUILDING SETBACK
- PROPOSED ROAD CENTER
- DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- EXISTING WETLANDS
- NEUSE RIPARIAN BUFFER
- PRIMARY TREE CONSERVATION AREA
- SECONDARY TREE CONSERVATION AREA
- TREE PROTECTION FENCING

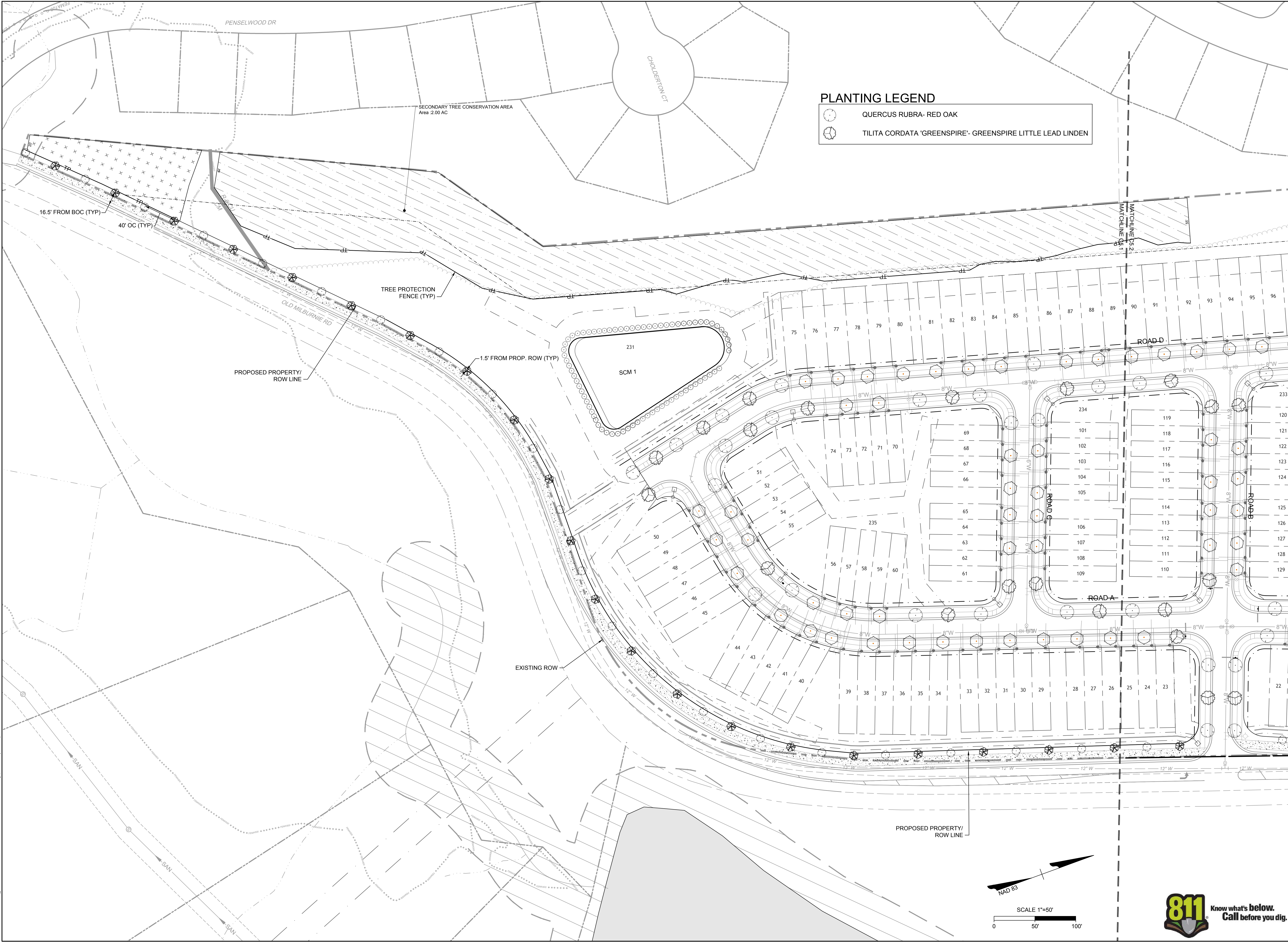


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**PLANTING LEGEND**

-  QUERCUS RUBRA- RED OAK
-  TILITA CORDATA 'GREENSPIRE'- GREENSPIRE LITTLE LEAD LINDEN



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03/20/2024 <td>CITY OF RALEIGH COMMENTS V4</td>	CITY OF RALEIGH COMMENTS V4
05/20/2024 <td>CITY OF RALEIGH COMMENTS V5</td>	CITY OF RALEIGH COMMENTS V5
07/02/2024 <td>CITY OF RALEIGH COMMENTS V6</td>	CITY OF RALEIGH COMMENTS V6

DATE	07/02/2024
DRAWN BY	331
DESIGNED BY	331
CHECKED BY	A.STONE
SCALE	1"=50'

**TIMMONS GROUP**

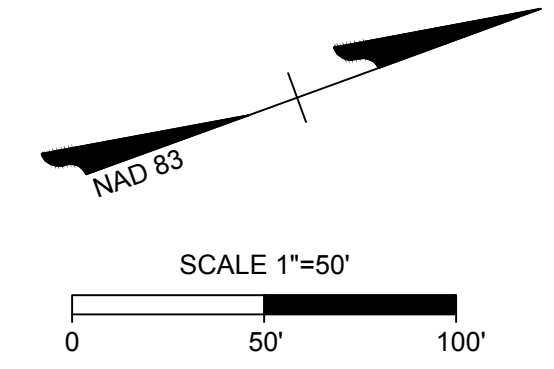
BEAVERDAM  
 1309 OLD MILBURNIE RD, RALEIGH, NC 27604

DETAILED LANDSCAPE PLAN SHEET 1 OF 2

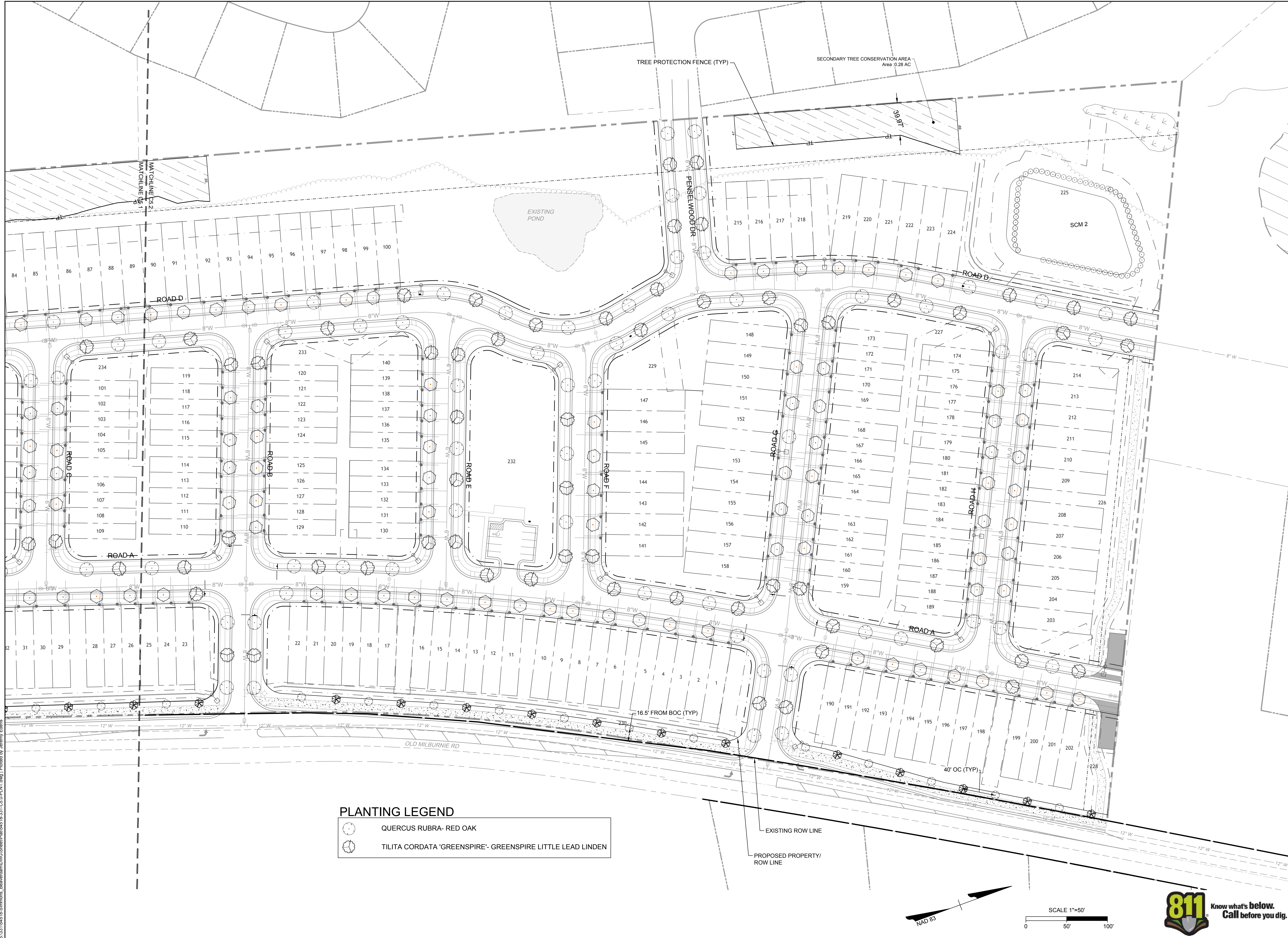
JOB NO.	59321
SHEET NO.	C5.1

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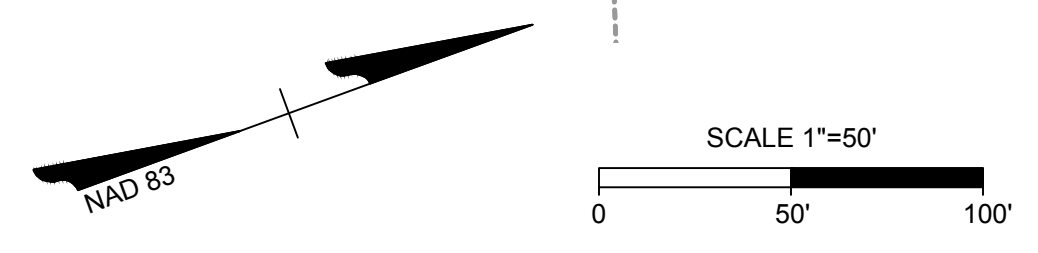






**PLANTING LEGEND**

	QUERCUS RUBRA- RED OAK
	TILIA CORDATA 'GREENSPIRE'- GREENSPIRE LITTLE LEAD LINDEN



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07/02/2024	CITY OF RALEIGH COMMENTS V6

DATE	07/02/2024
DRAWN BY	331
DESIGNED BY	331
CHECKED BY	A.STONE
SCALE	1"=50'

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 NORTH CAROLINA LICENSE NO. C-1652  
**BEAVERDAM**  
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**DETAILED LANDSCAPE PLAN SHEET 2 OF 2**

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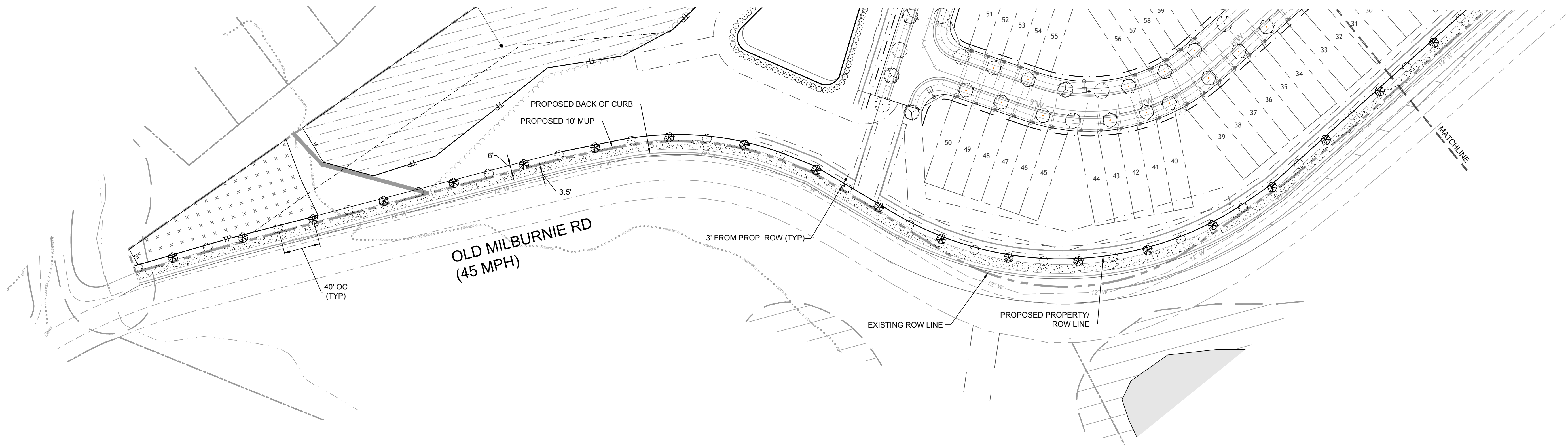
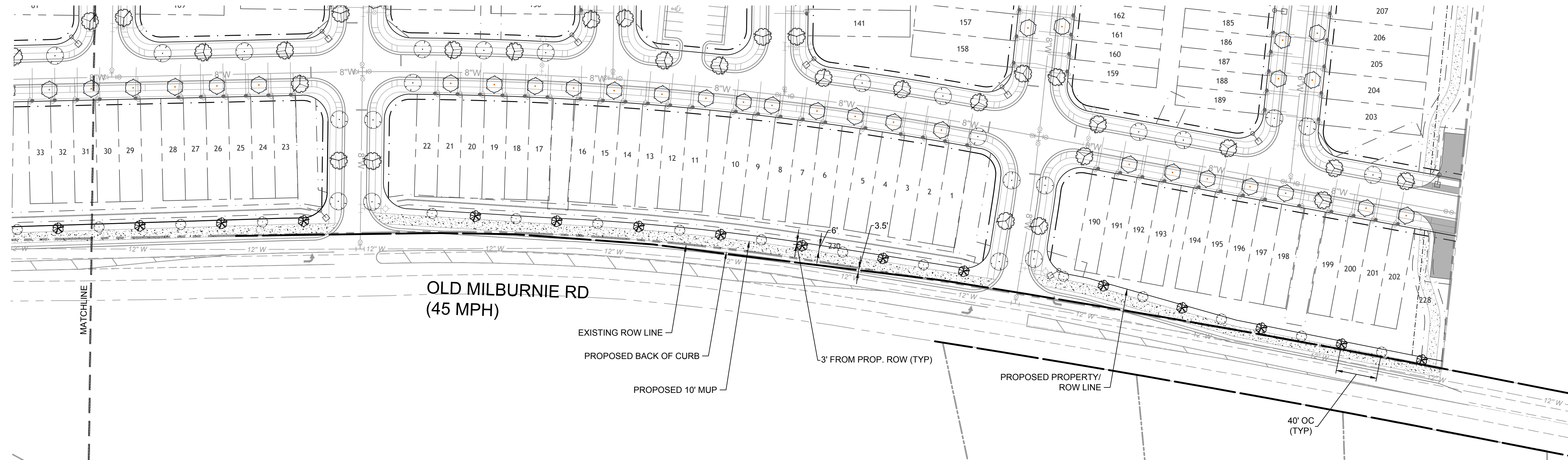
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**BEAVERDAM**  
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**NCDOT LANDSCAPE PLAN**

JOB NO. 59321  
 SHEET NO. C5.3



**STREETSCAPE**

**TREES**

SYMB	QUANT	SCIENTIFIC NAME	COMMON NAME	CAL	HEIGHT	SPREAD	NOTES
☼	35	ACER SACCARUM	SUGAR MAPLE	3"	10'-12'	6'-8'	SINGLE LEADER - FULL
🌳	34	QUERCUS RUBRA	RED OAK	3"	10'-12'	6'-8'	SINGLE LEADER - FULL

**OLD MILBURNIE ROAD TREE PLANTING**  
 2,720' LENGTH

**REQUIRED STREET TREE PLANTING**

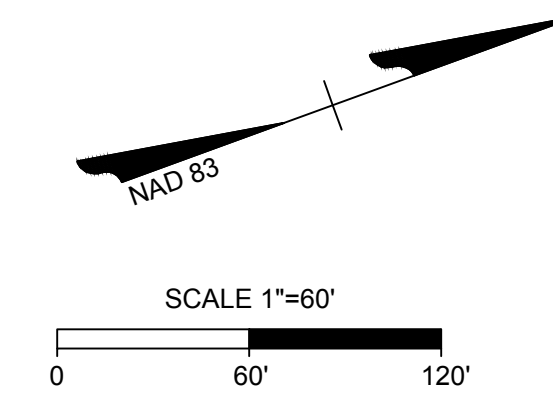
- ONE UPPER STORY (SHADE) TREE TO BE PLANTED 40 FEET ON CENTER
- PROVISIONS MADE FOR SITE TRIANGLES
- TREE TO BE 3" CAL 10-12" HT MINIMUM
- 2,720' / 40' OC = 68 TREES

**PROVIDED BUFFER PLANTING**

- TREES PLANTED A 40' OC
- 69 TREES PROVIDED

**SITE LEGEND**

---	EXISTING RIGHT-OF-WAY LINE
---	ADJACENT PROPERTY LINE
---	PERIMETER BUFFER
---	PROPOSED RIGHT-OF-WAY
---	PROPOSED LOT LINE
---	BUILDING SETBACK
---	PROPOSED ROAD CENTER
---	DRAINAGE EASEMENT
---	SANITARY SEWER EASEMENT
---	EXISTING WETLANDS
---	NEUSE RIPARIAN BUFFER
---	PRIMARY TREE CONSERVATION AREA
---	SECONDARY TREE CONSERVATION AREA
---	TREE PROTECTION FENCING



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CITY OF RALEIGH COMMENTS V3

CITY OF RALEIGH COMMENTS V4

CITY OF RALEIGH COMMENTS V5

CITY OF RALEIGH COMMENTS V6

**TIMMONS GROUP**  
 NORTH CAROLINA LICENSE NO. C-1652

**BEAVERDAM**  
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**OVERALL LIGHTING PLAN**

JOB NO.  
 59321

SHEET NO.  
 C6.0

**Outdoor Lighting**  
**Roadway LED**




This roadway LED is a green solution and great for the street, roads, bike, senior area and parking lots. This energy efficient luminaire delivers the light where it is needed while increasing visibility and reducing spill light to adjoining properties. Choose low to medium light output or mount at 8' height for use as a street light. Available with one to four fixtures per pole, depending on the luminaire configuration selected.

LED Light Emitting Diode	50   70   110   150   200   280 watts
Mounting heights	15, 20, 25, 30, 35
Finish	Black White Green
Colors	Black White Green
Poles	Style A, C Wood

For additional information, visit [www.dukeenergy.com/lighting](http://www.dukeenergy.com/lighting).  
 800.541.4343 (Toll Free)  
 919.417.2222 (Raleigh)

**Outdoor Lighting**  
**Roadway LED**



**Poles available:**

Material	Mounting height	Color
Aluminum	15, 20, 25, 30, 35	Black White Green
	25, 30, 35	Standard

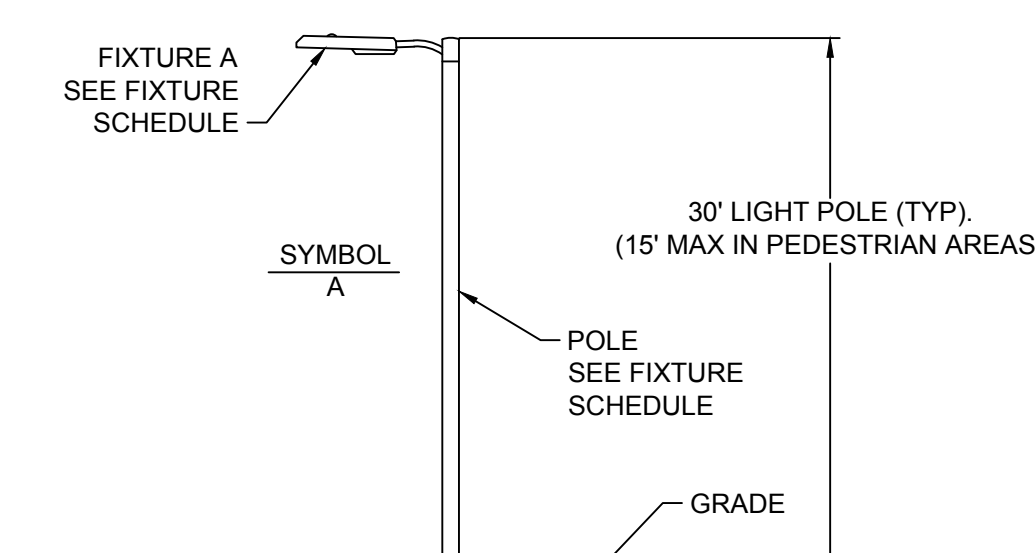
**Features**

- No installation cost
- Design services by lighting professionals included
- Maintenance included
- Electricity included
- Warranty included
- One to four luminaire units on your electric bill
- Turnkey operation
- Backed by over 40 years of experience

**Benefits**

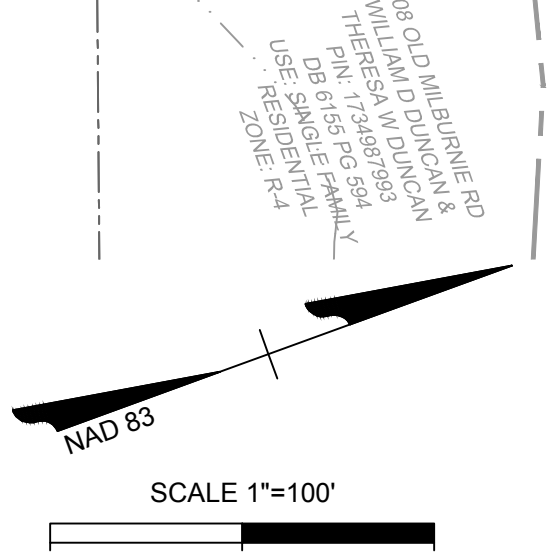
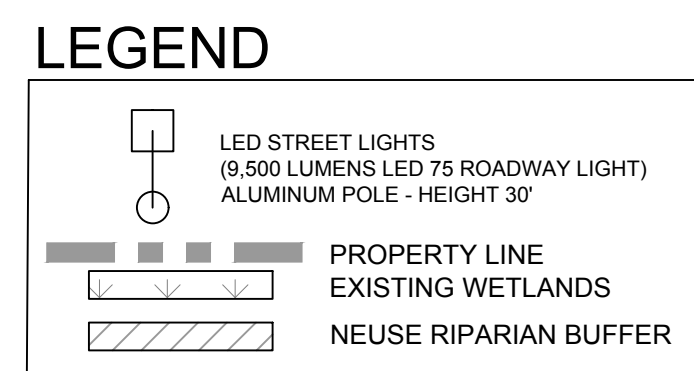
- Free up capital for other projects
- Meaner visibility standards and lighting performance
- Eliminate high and unexpected repair bills
- Less expensive than traditional services
- Worry-free
- Convenience and savings for you
- Provides hassle-free installation and service
- A name you can trust today... and tomorrow

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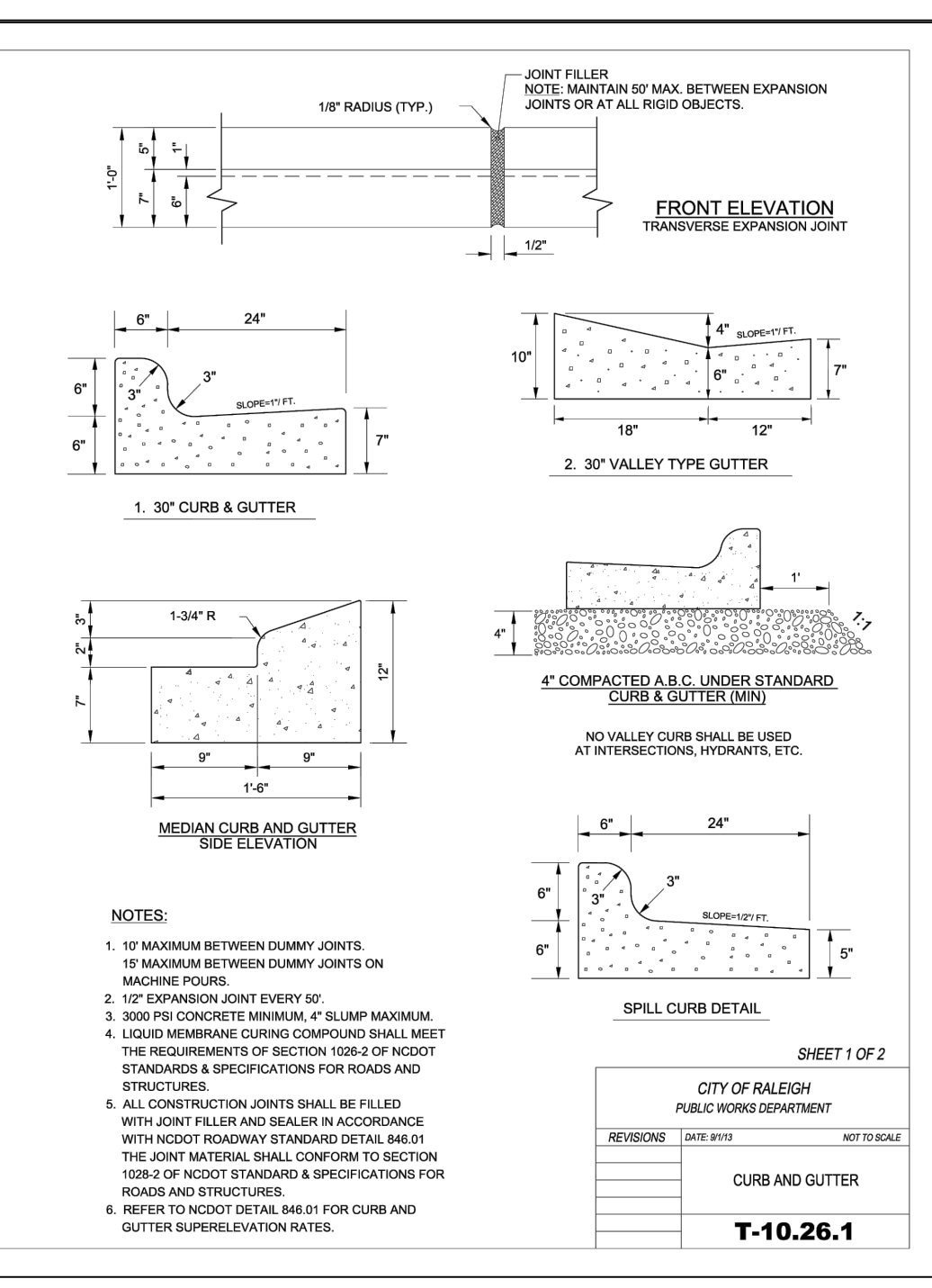
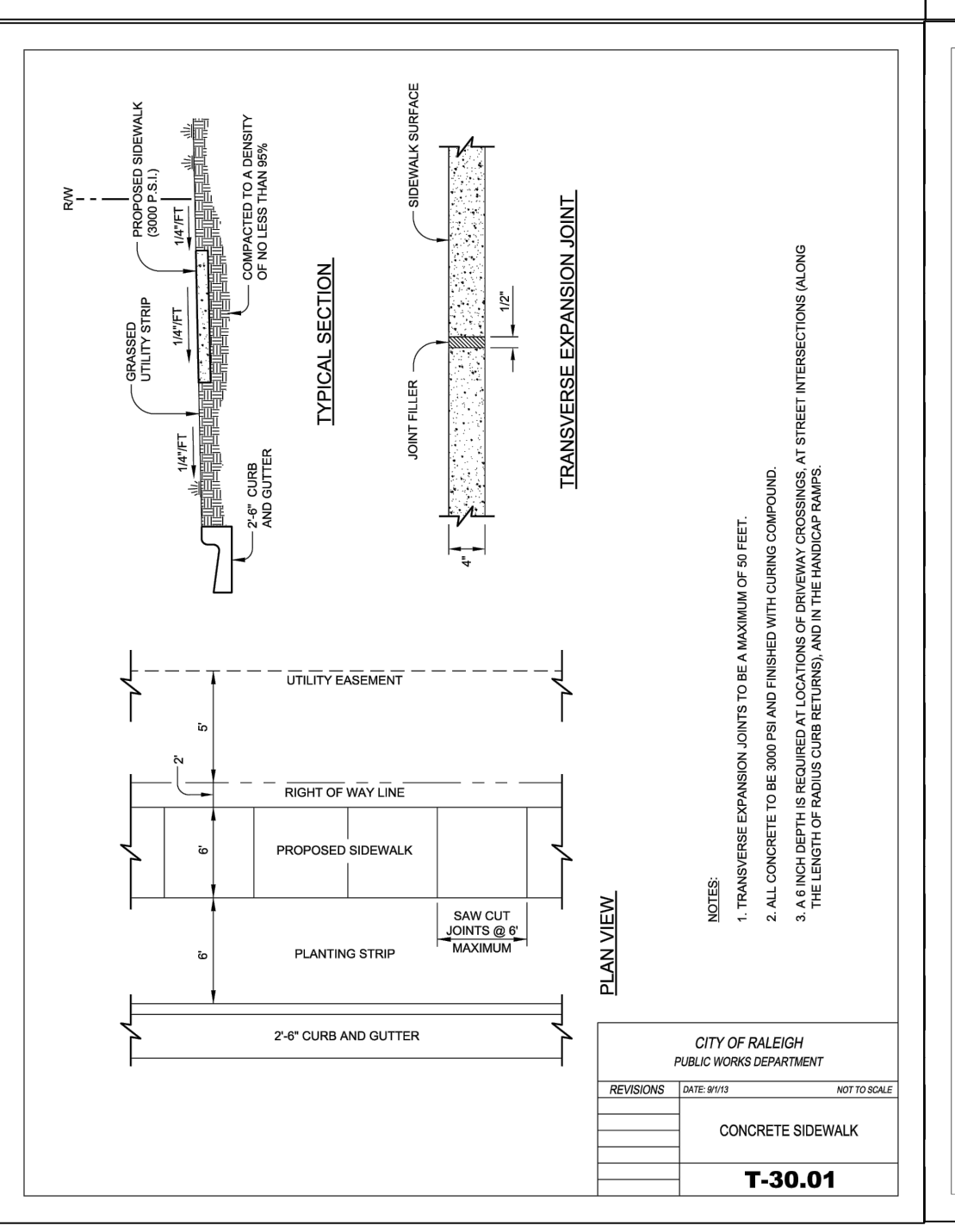
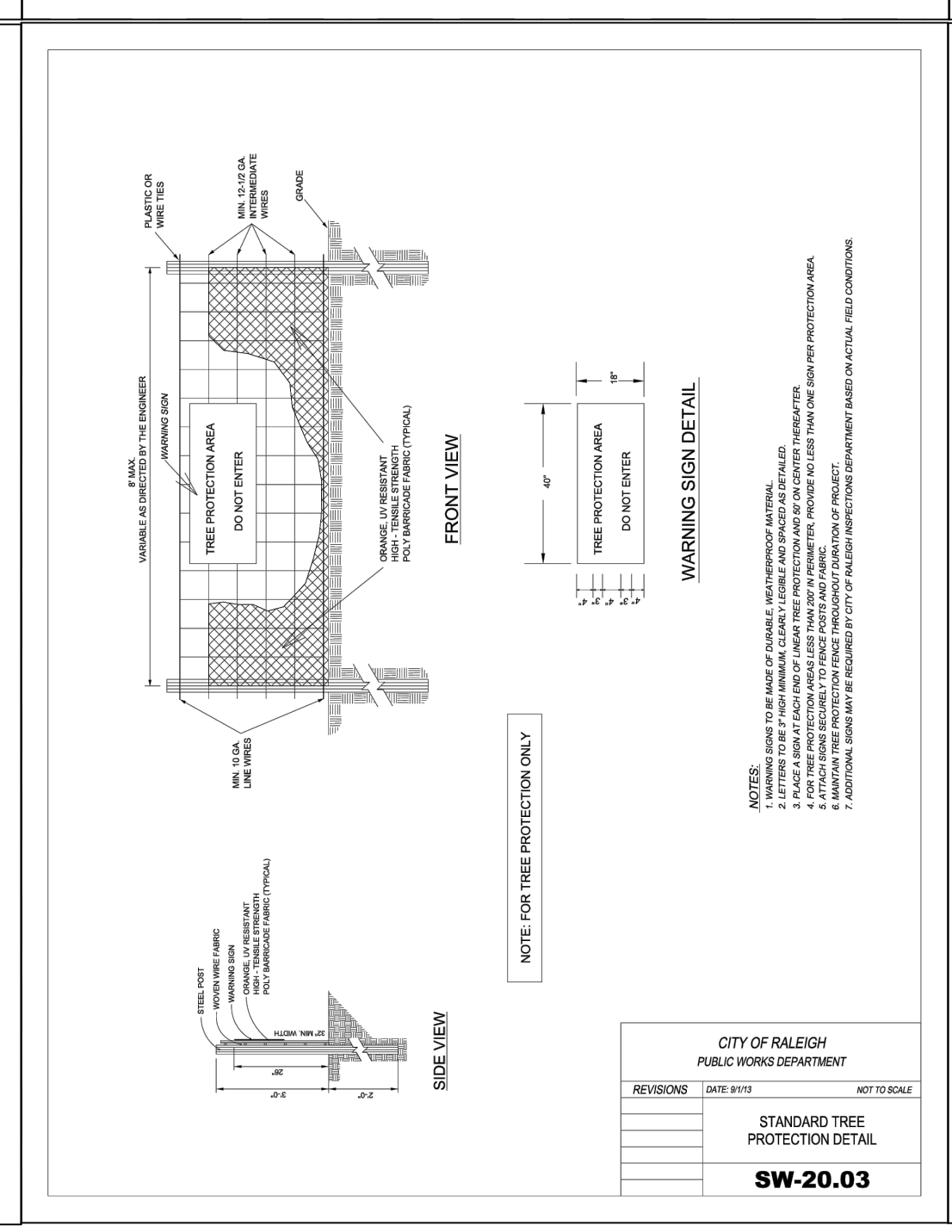
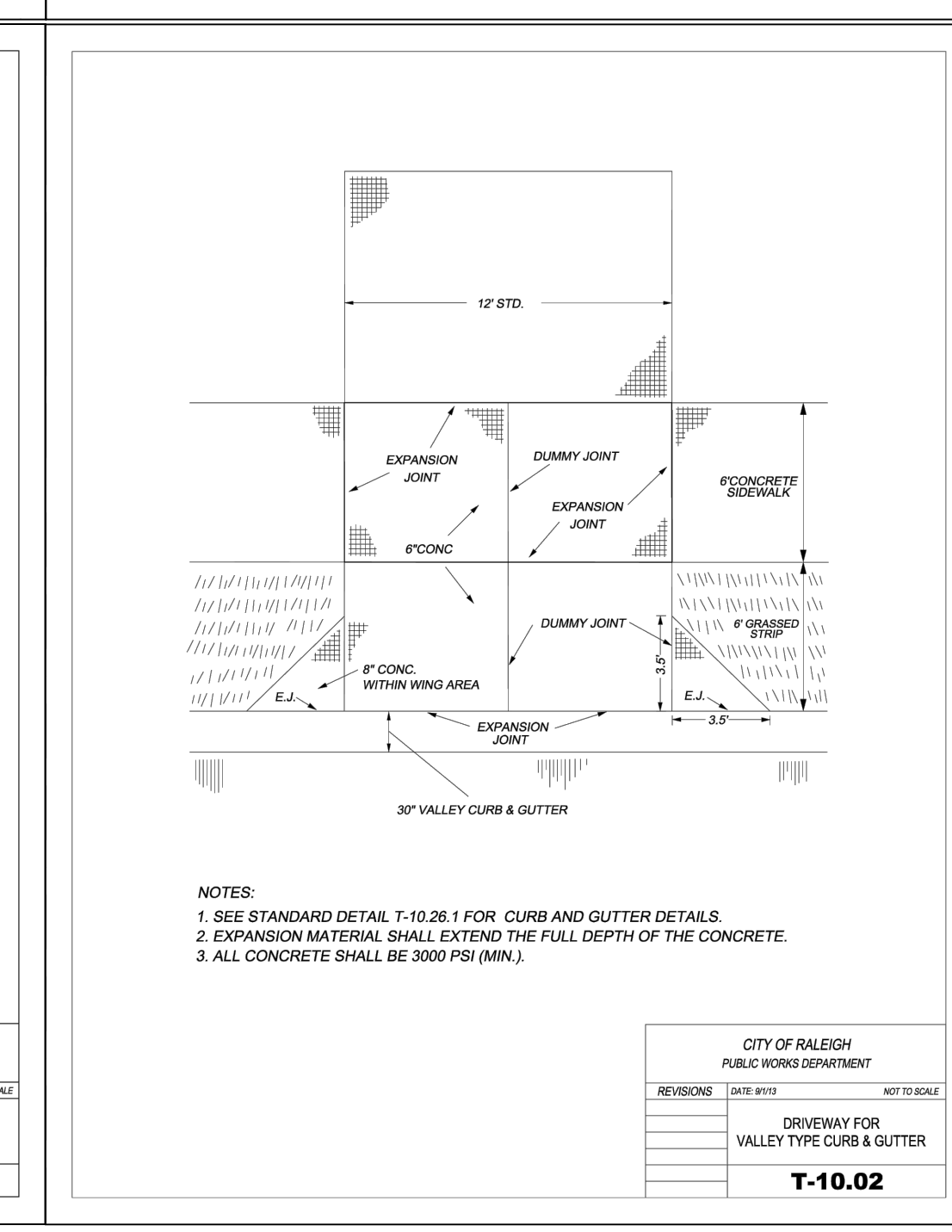
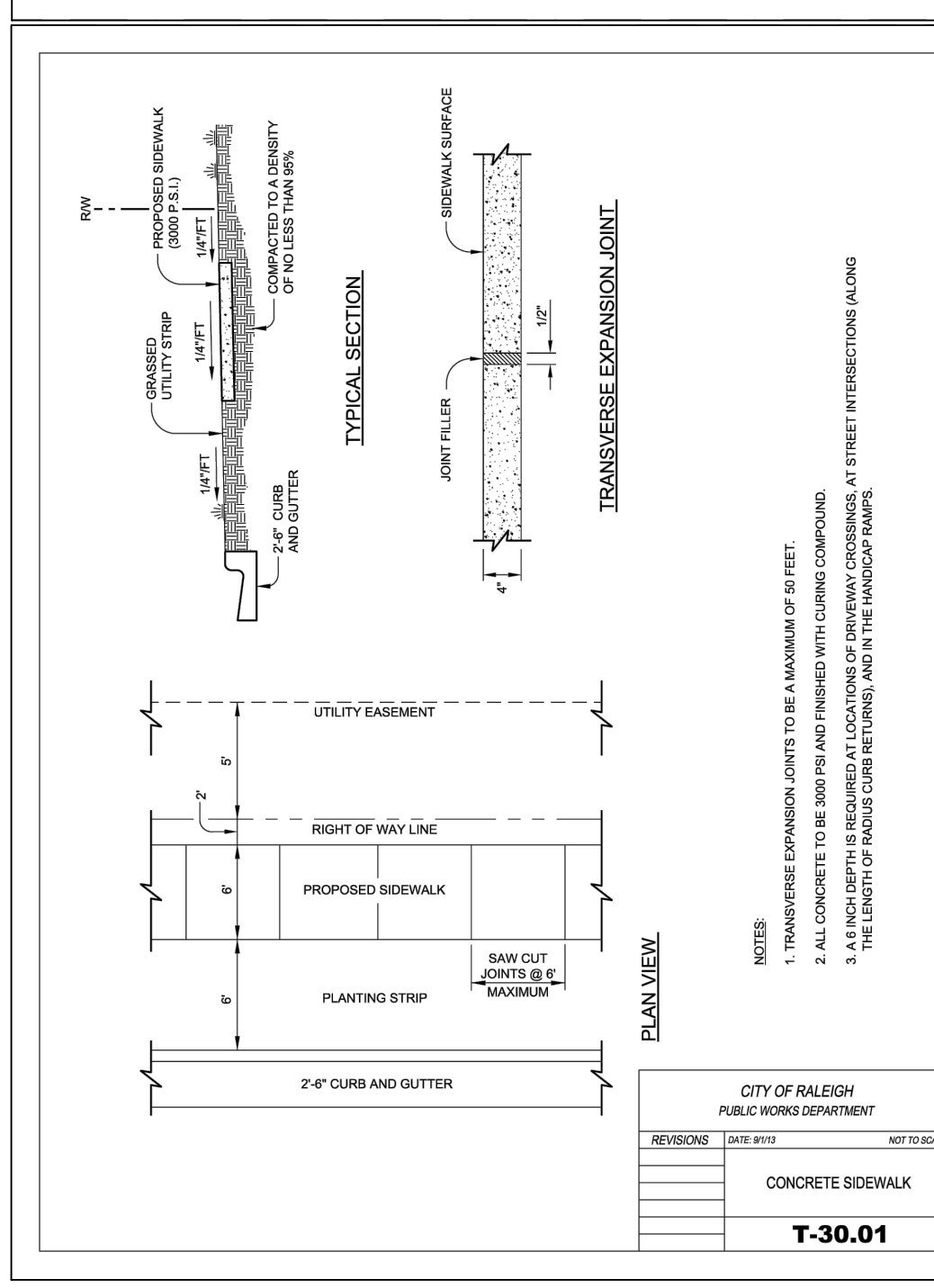
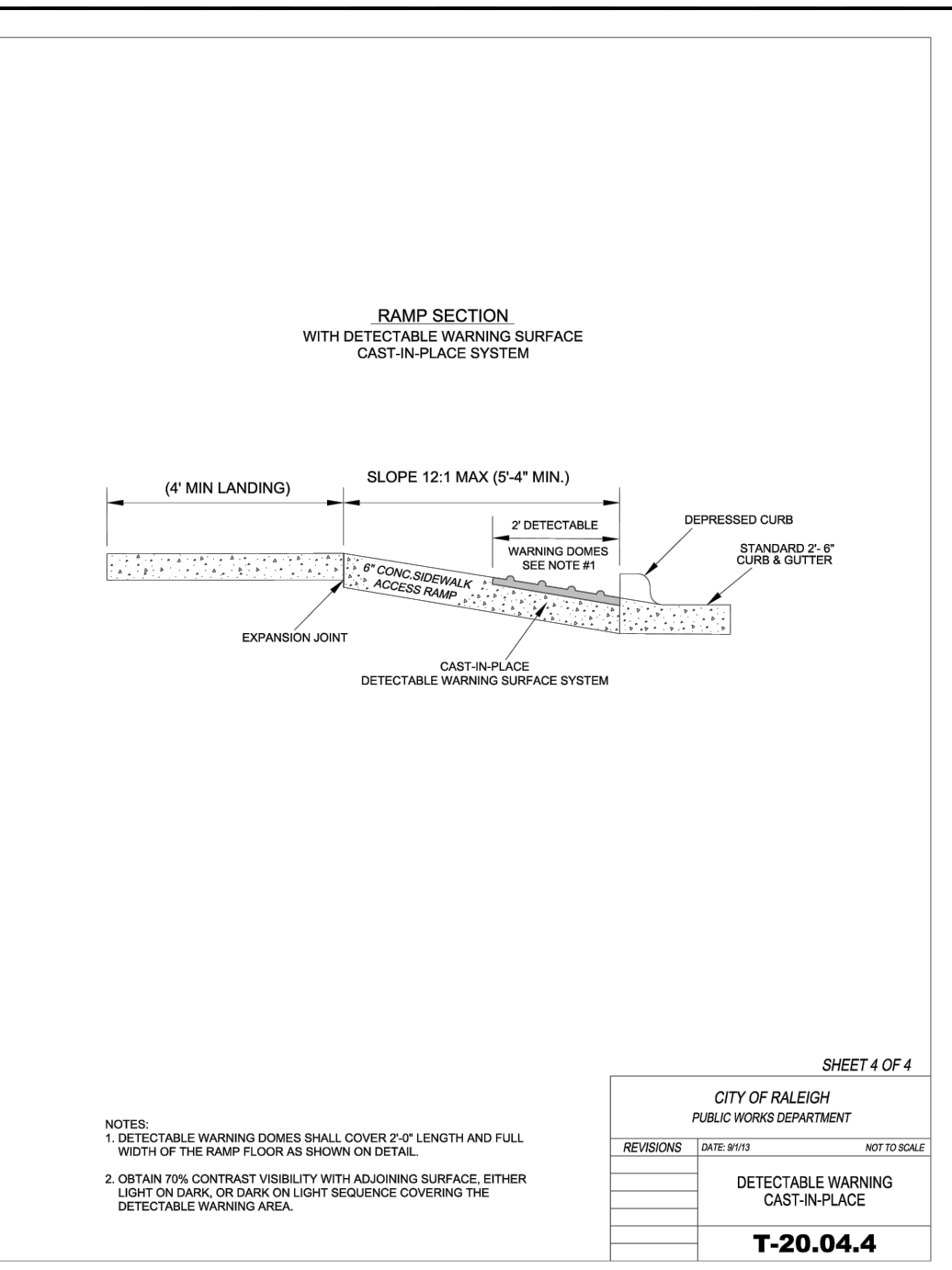
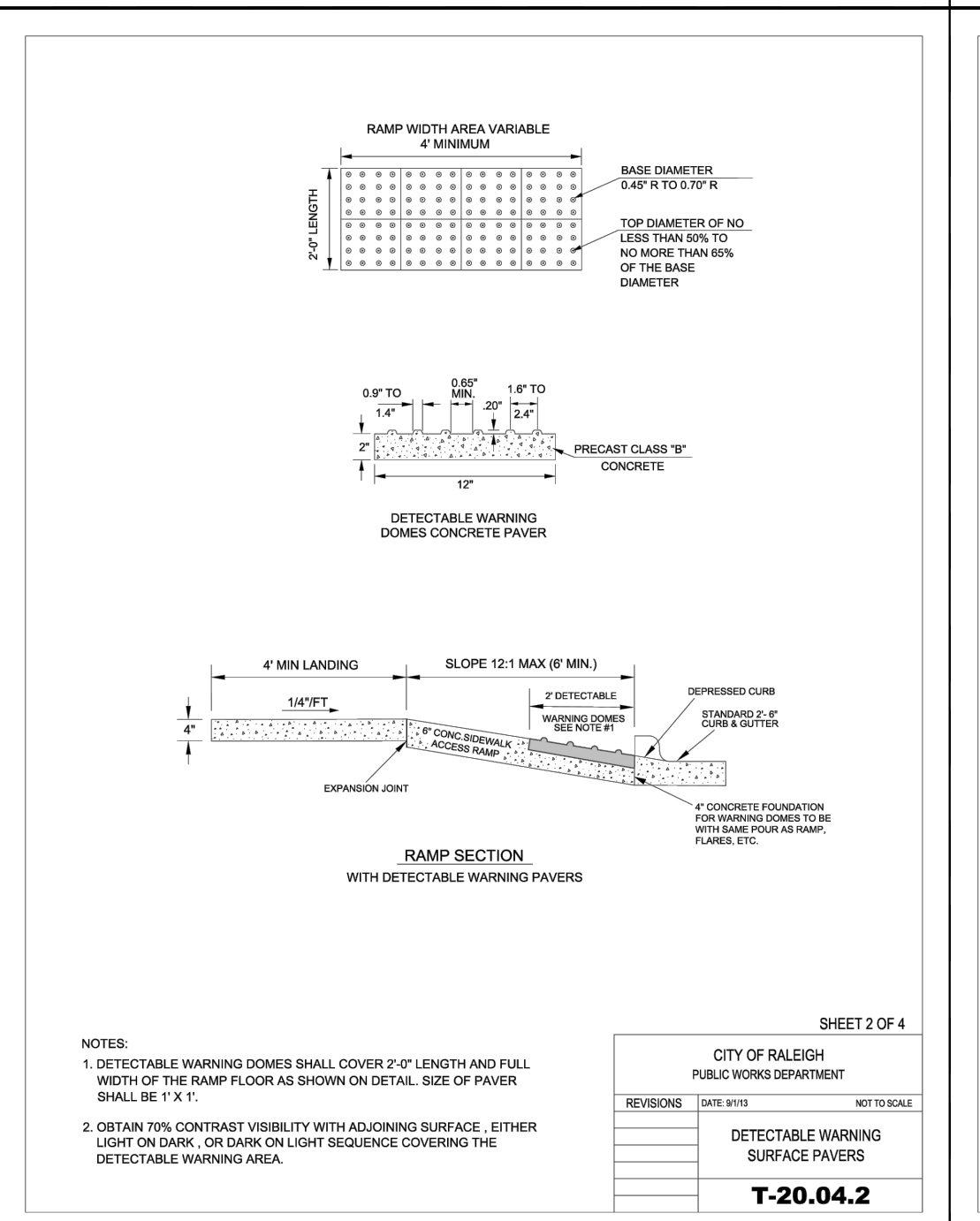
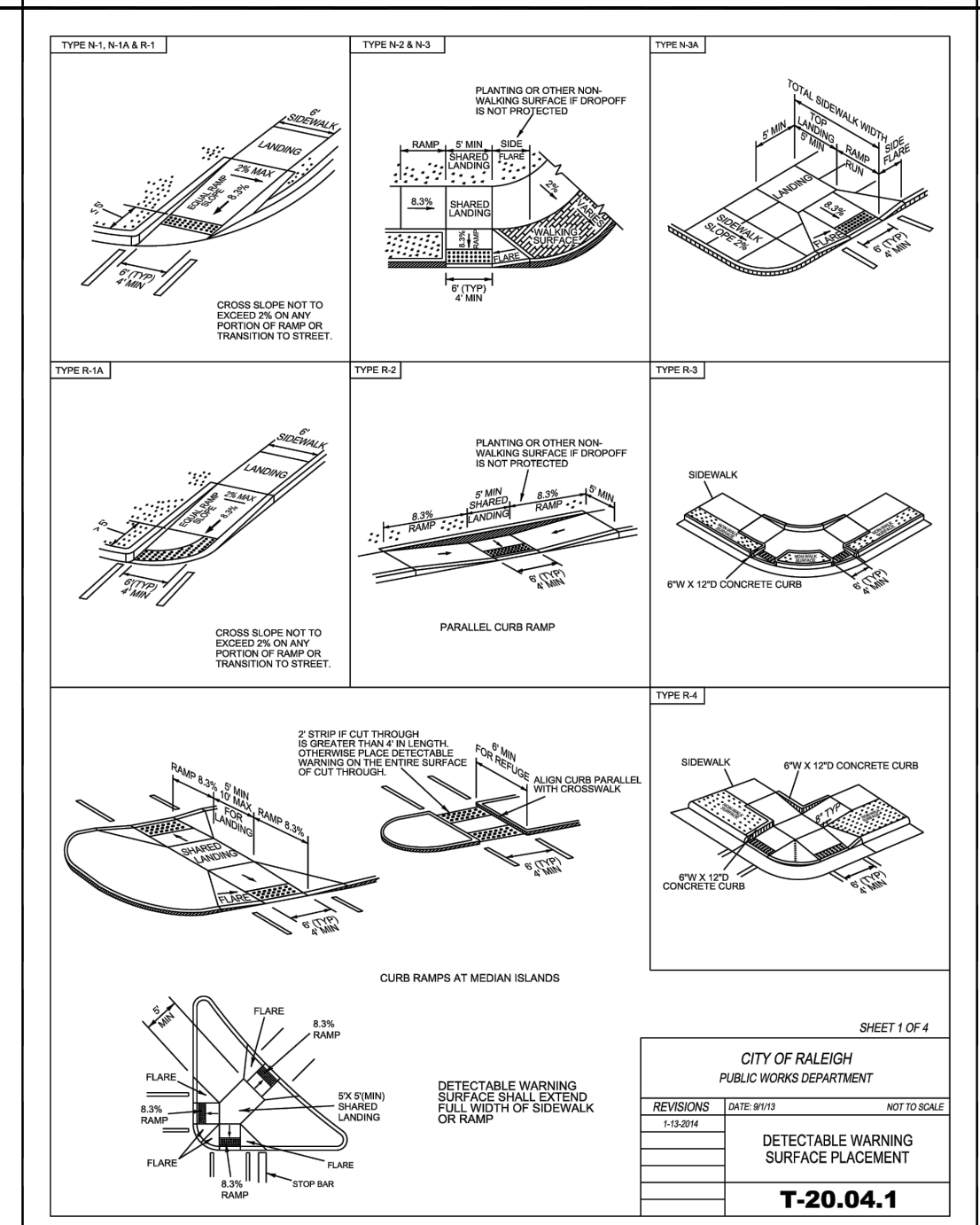
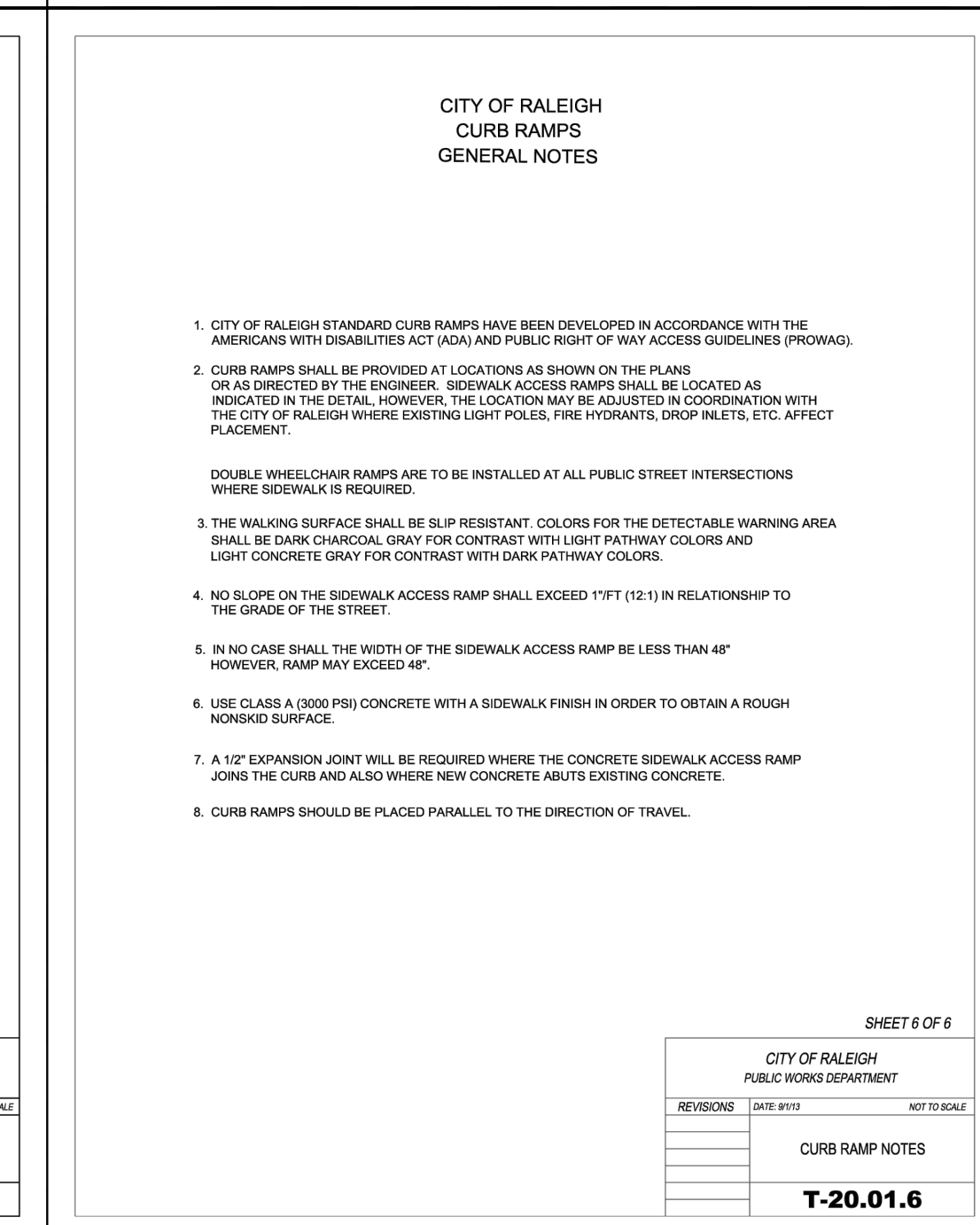
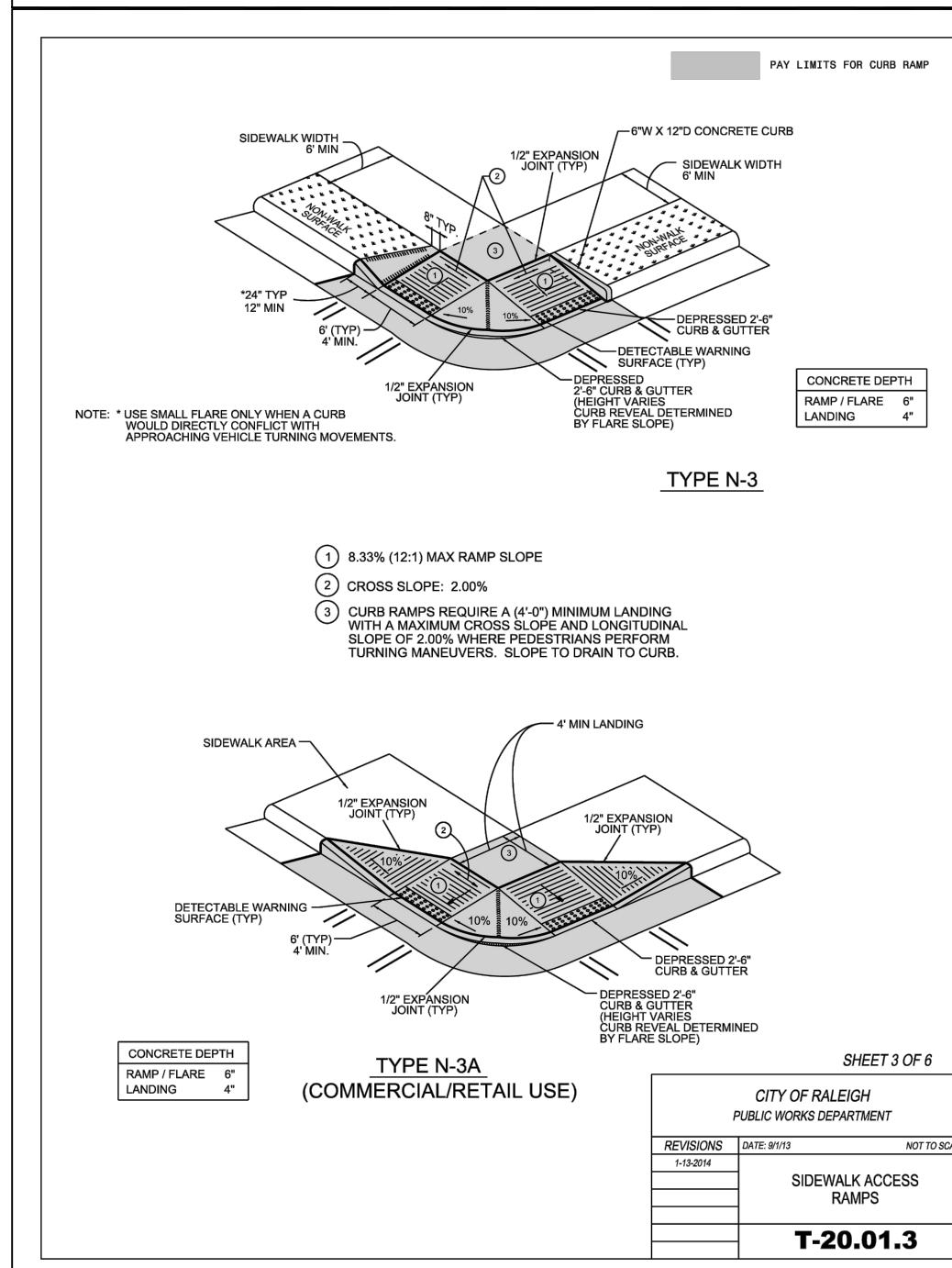
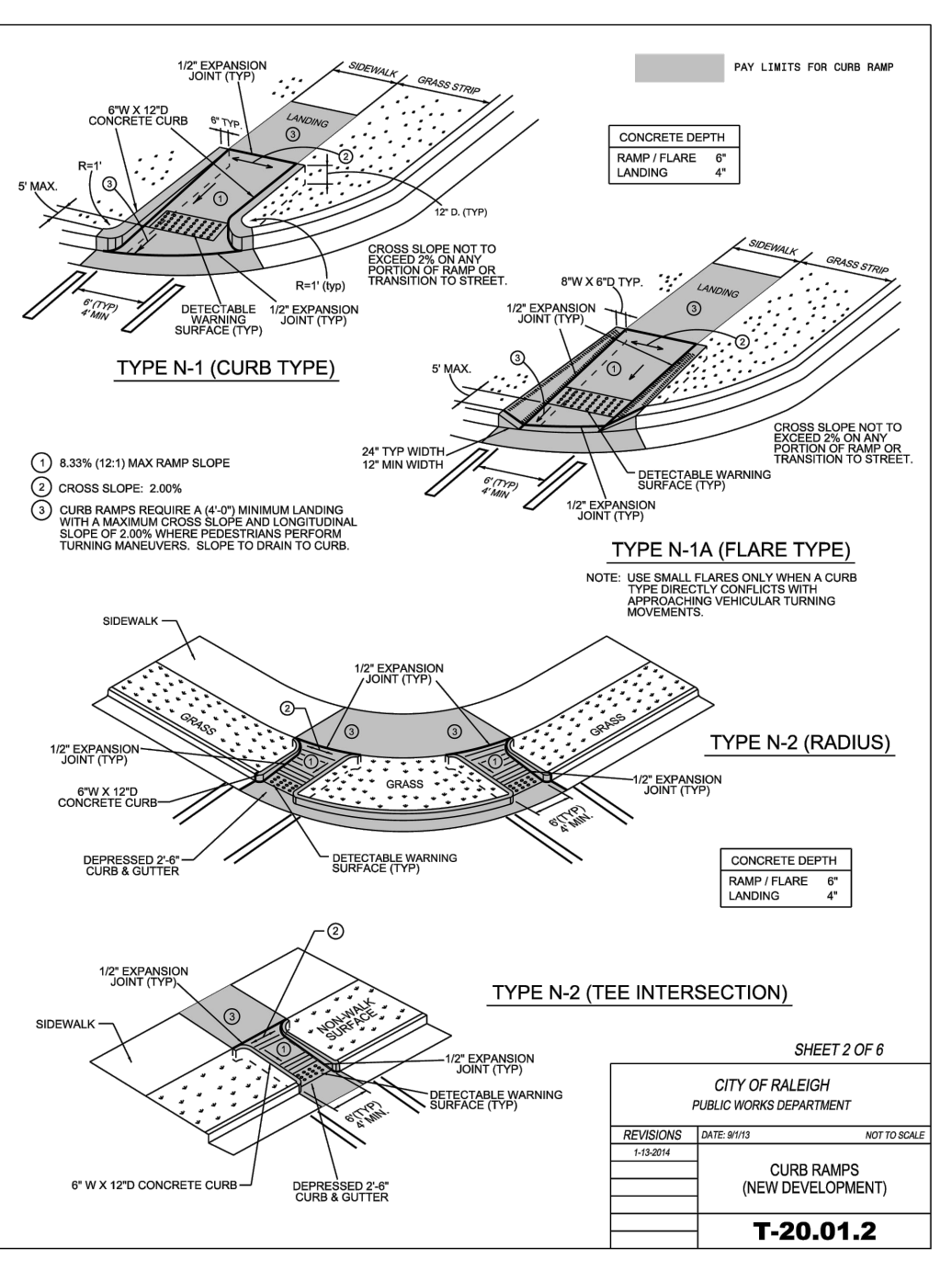
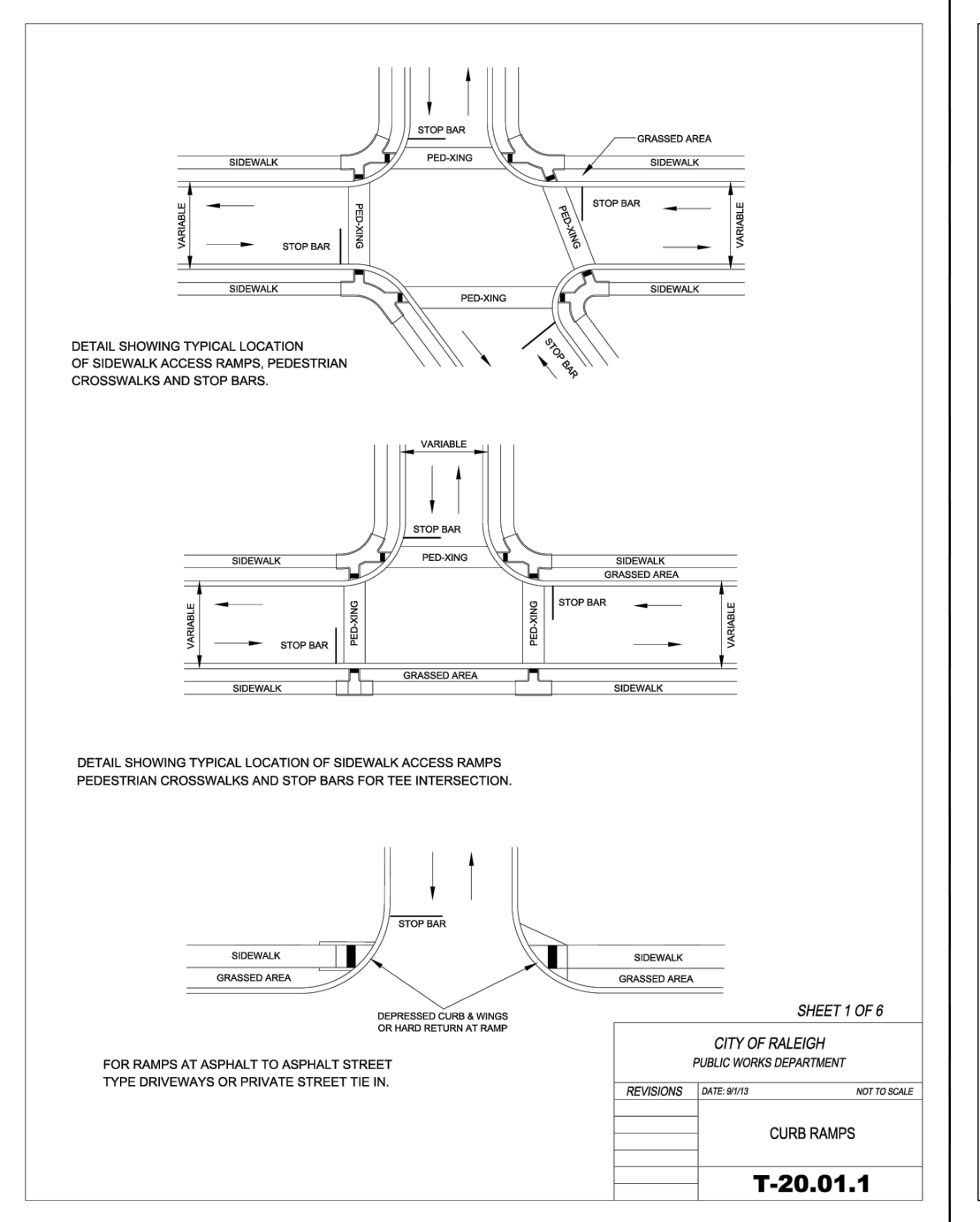
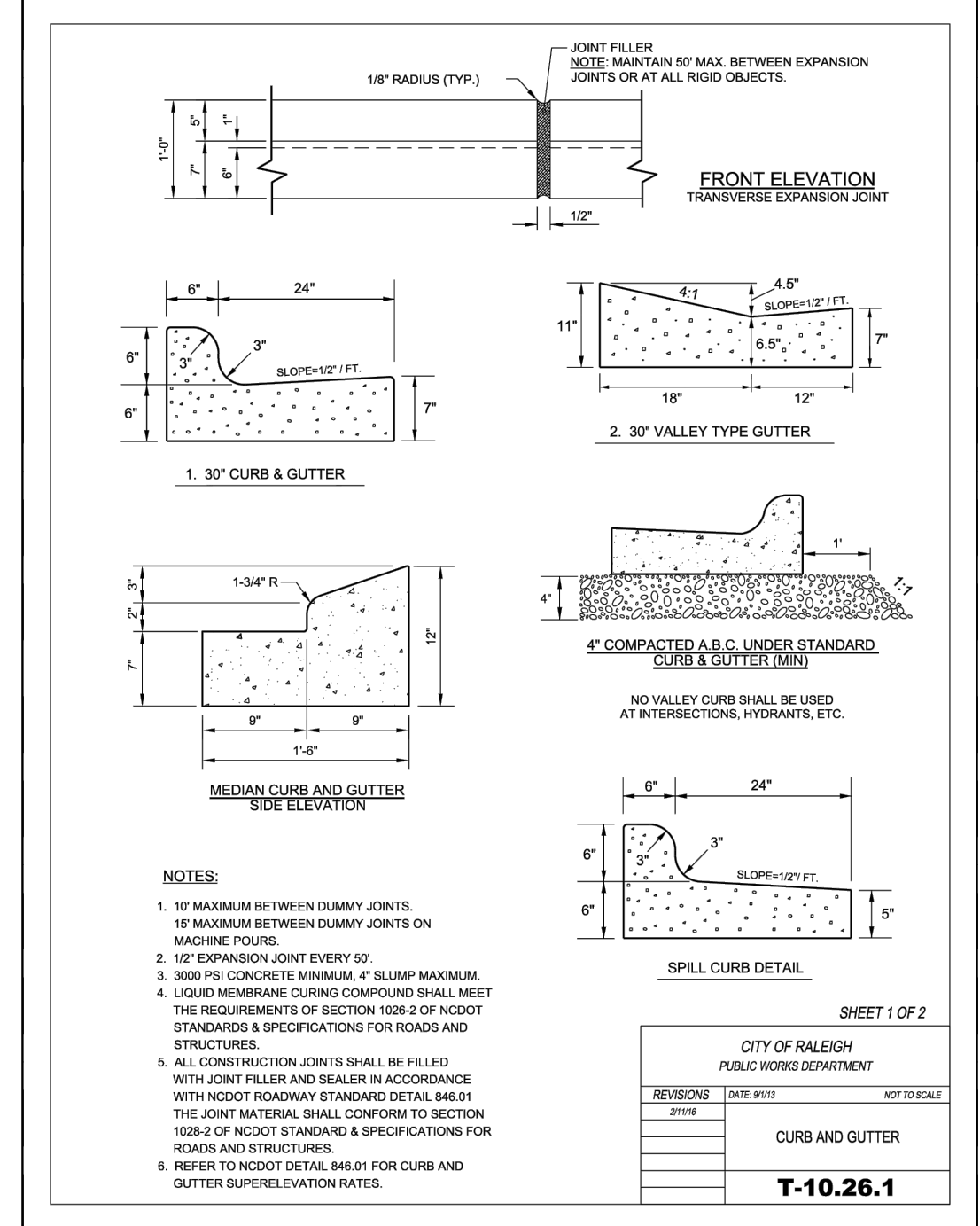
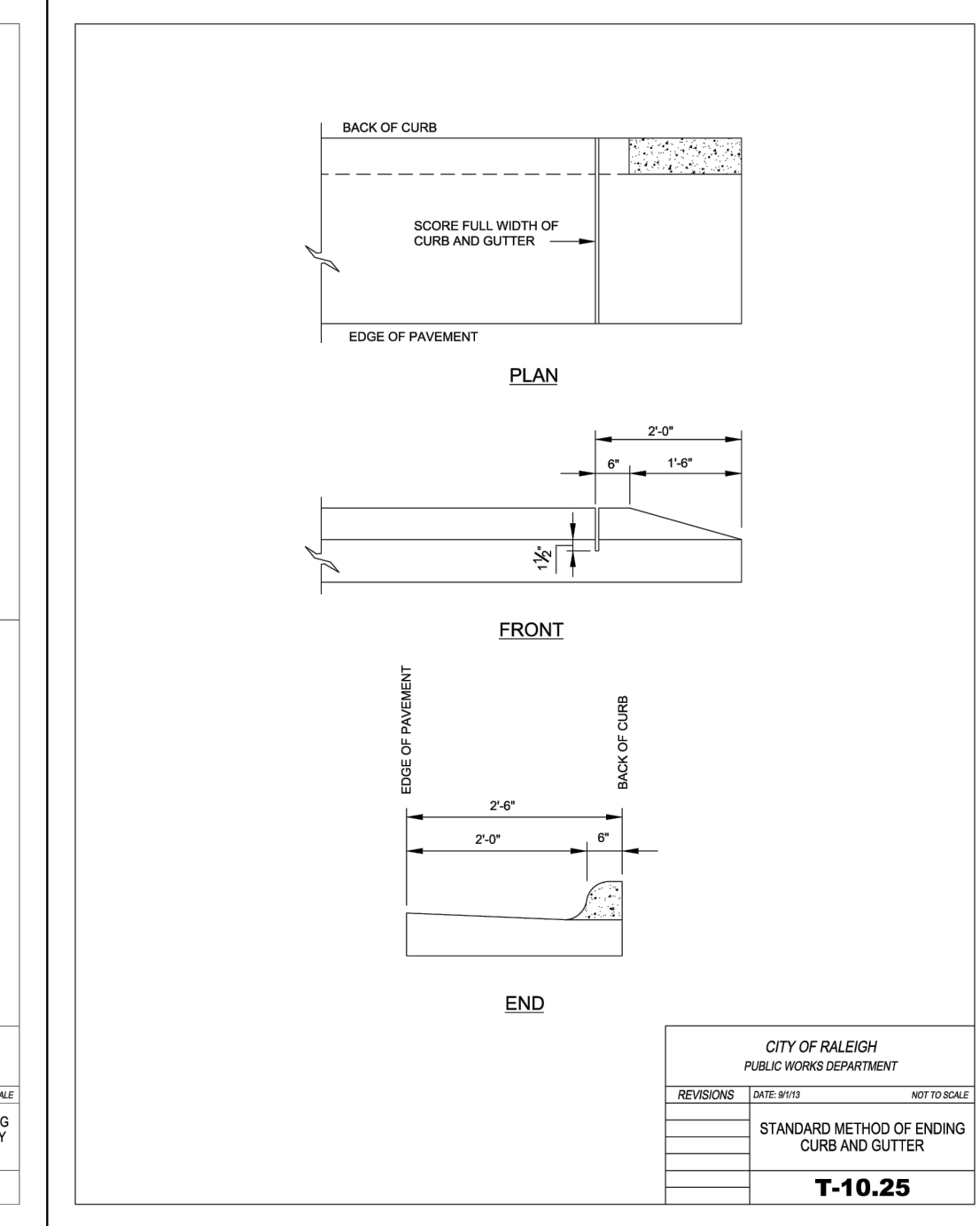
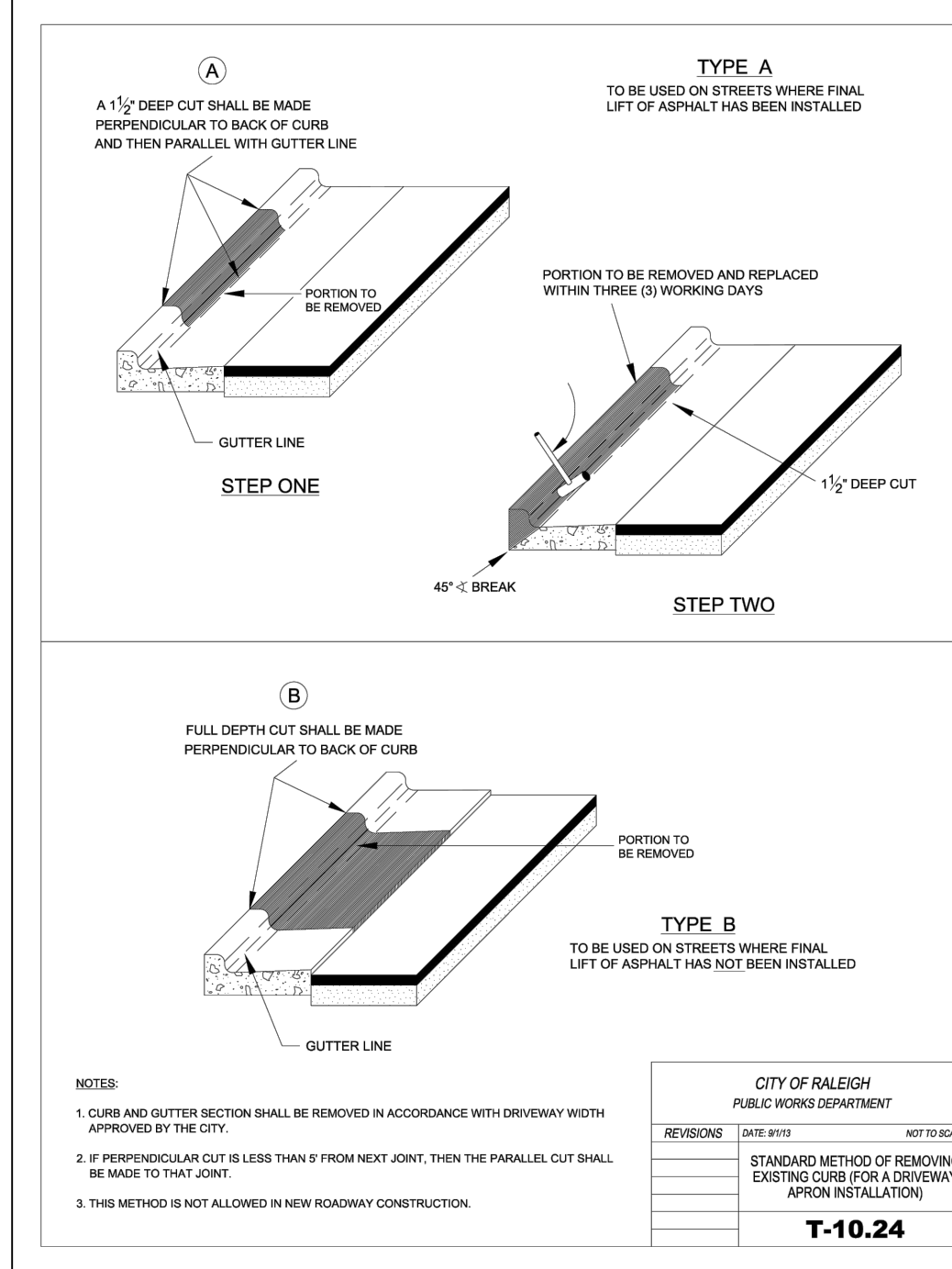


**1** FIXTURE 'A' DETAIL  
 SCALE: N.T.S.

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CITY OF RALEIGH COMMENTS V3  
CITY OF RALEIGH COMMENTS V4  
CITY OF RALEIGH COMMENTS V5  
CITY OF RALEIGH COMMENTS V6

JOB NO. 59321  
SHEET NO. 1.1

**TIMMONS GROUP**

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NOTES & DETAILS SHEET 1 OF 3

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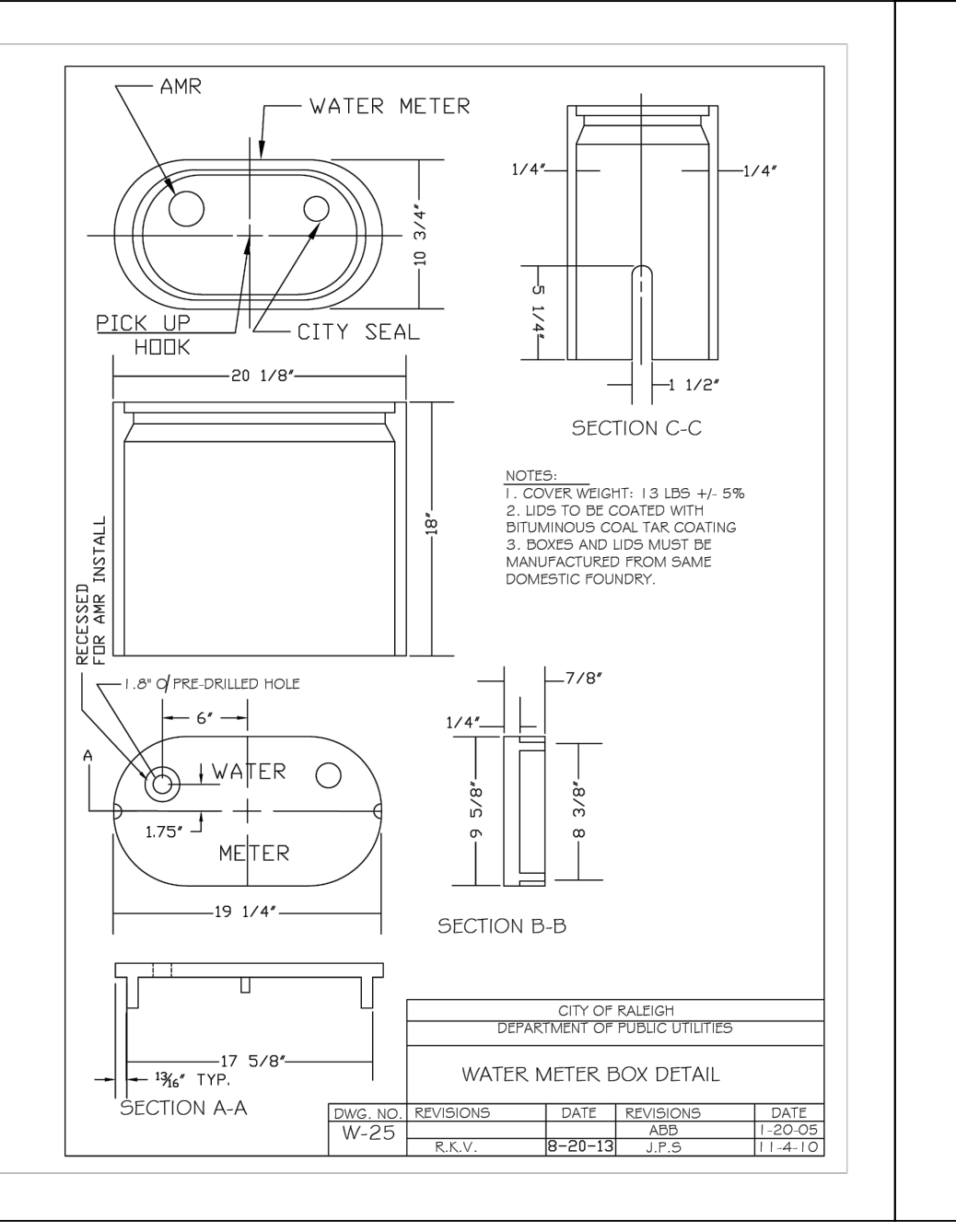
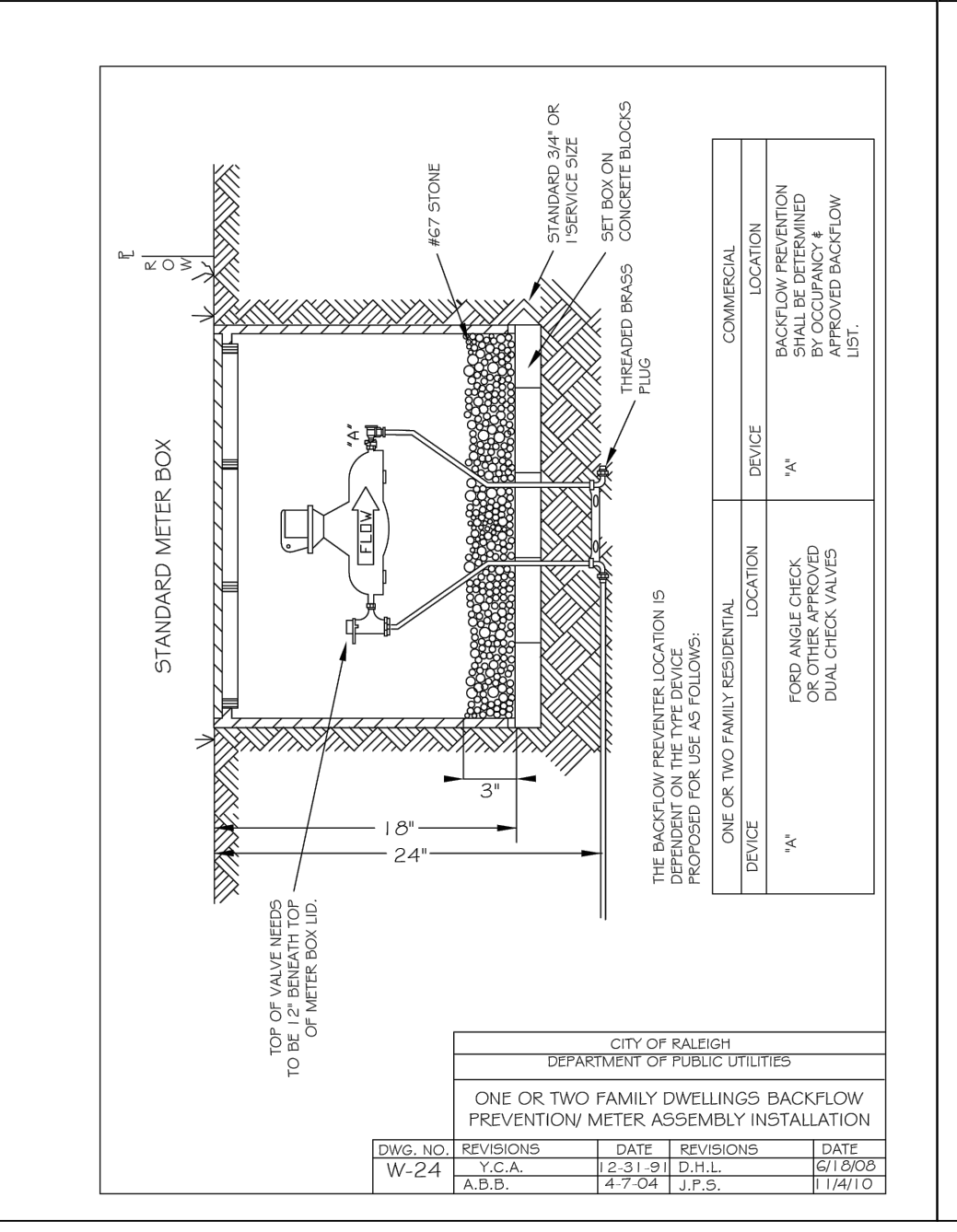
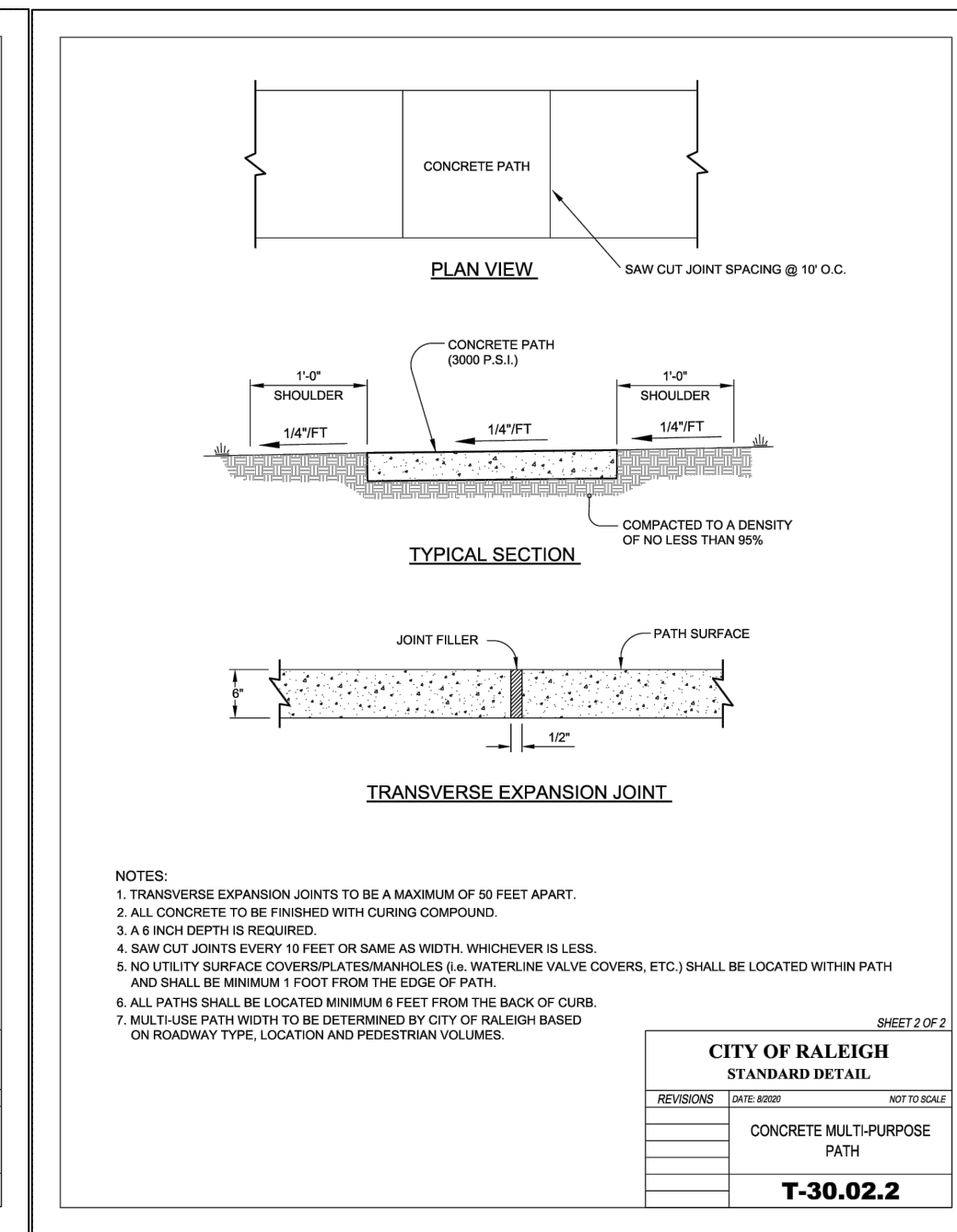
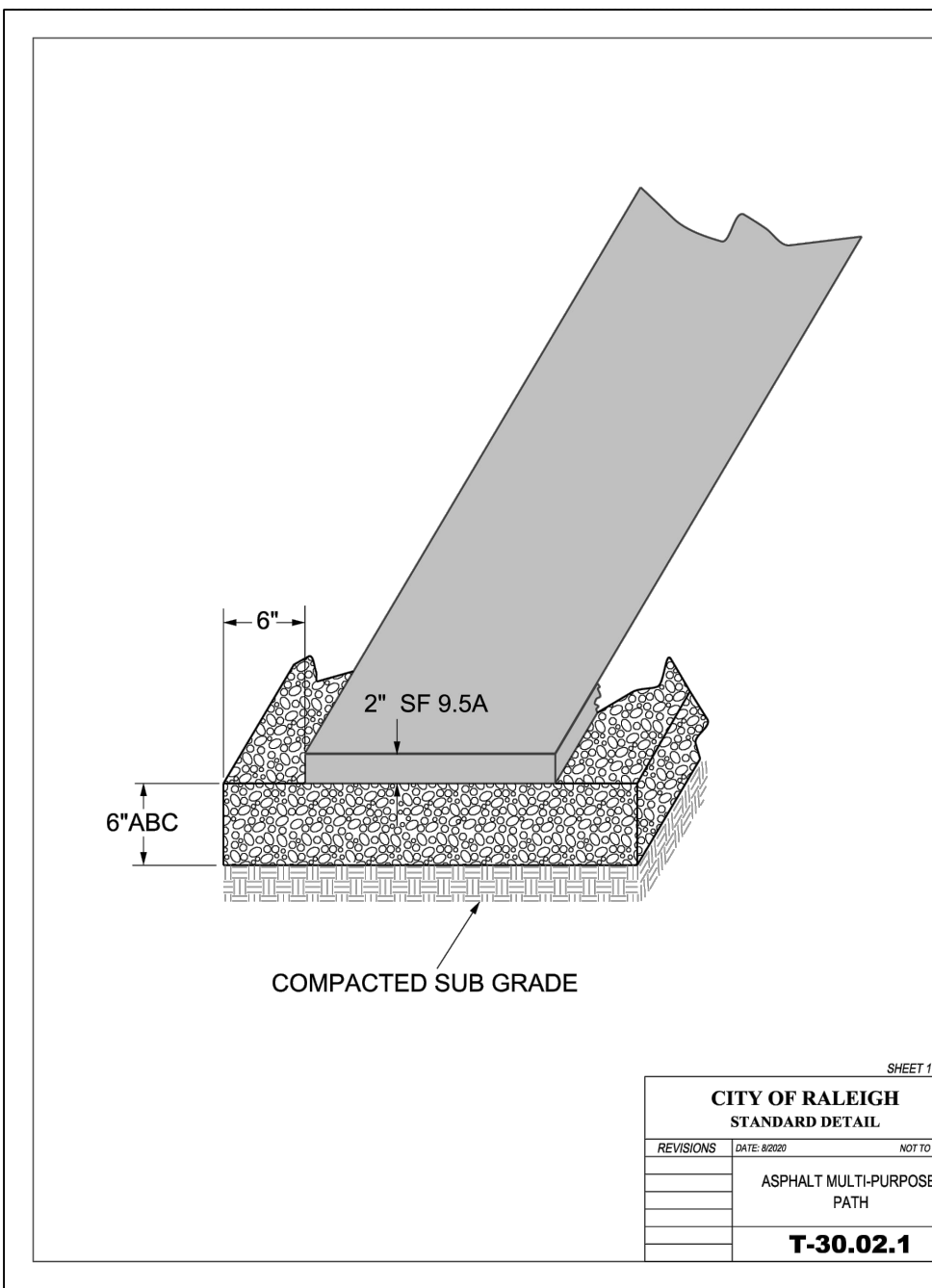
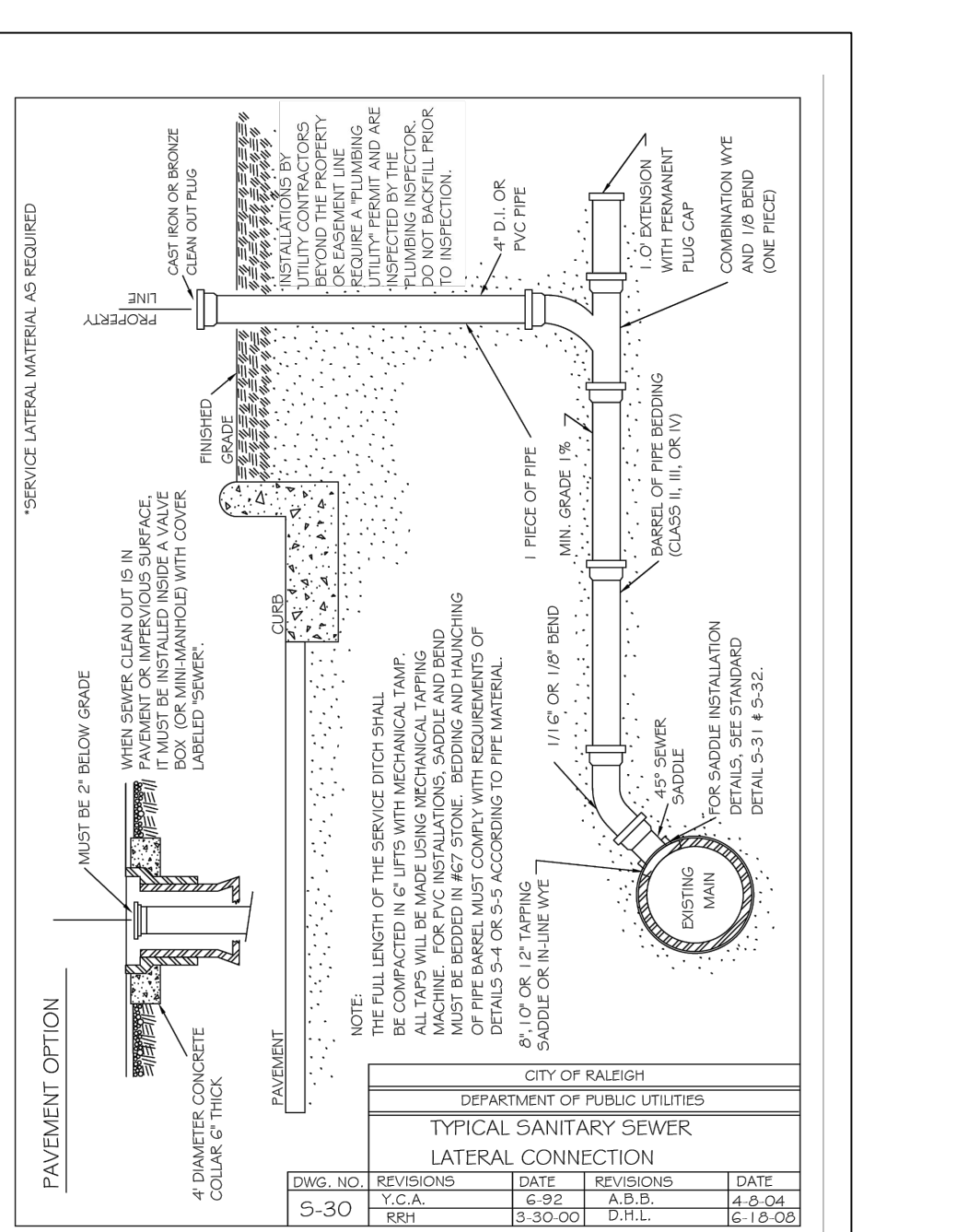
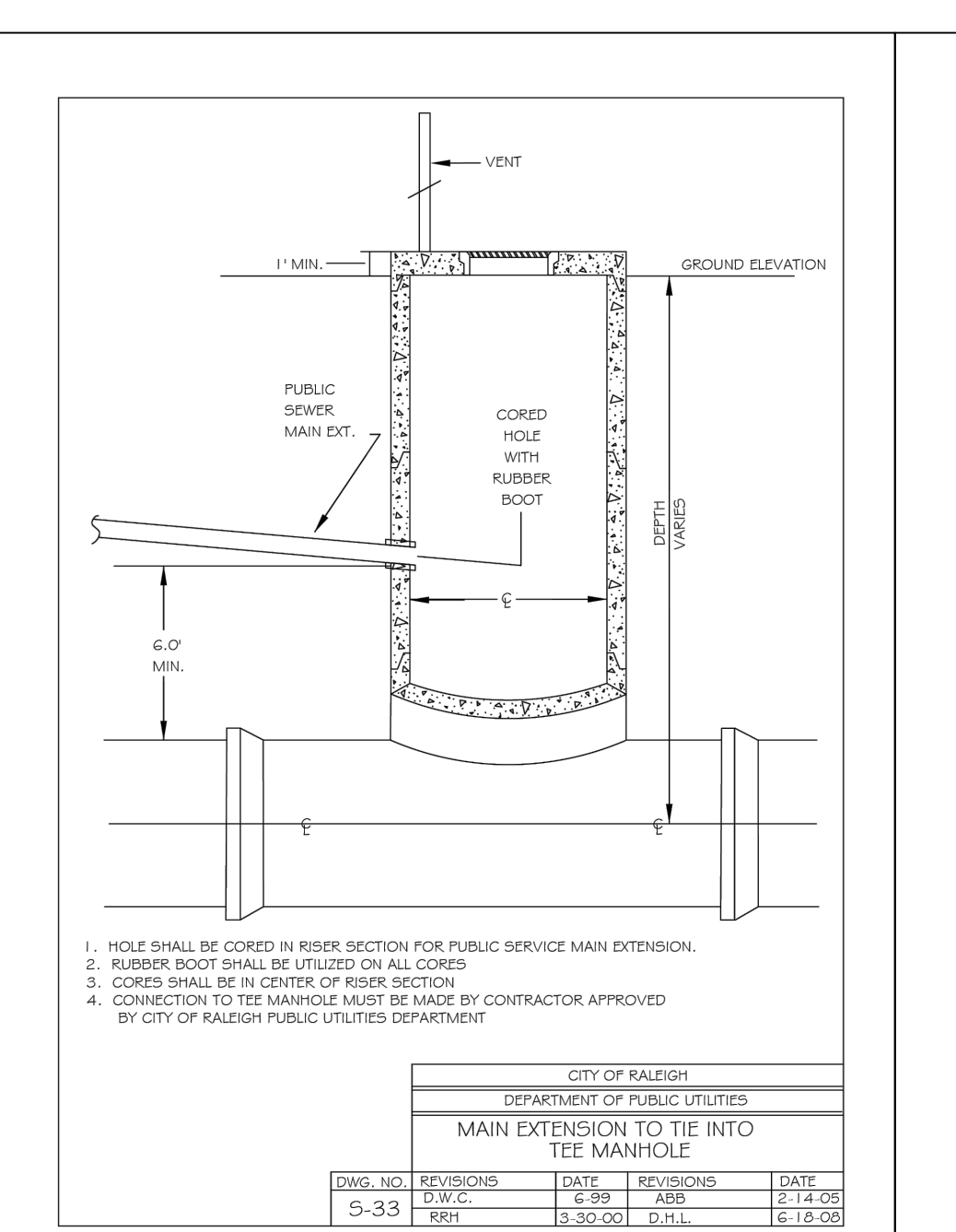
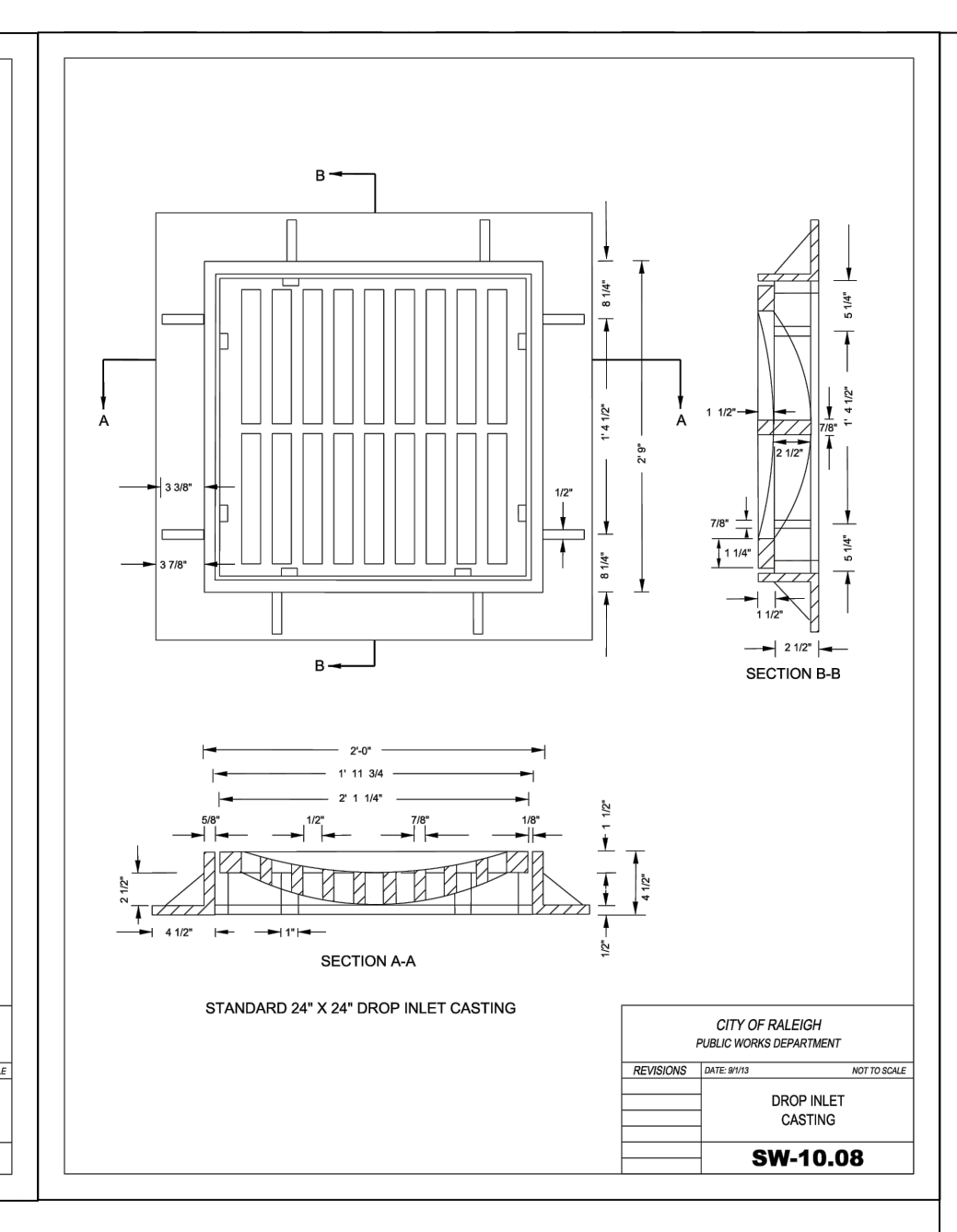
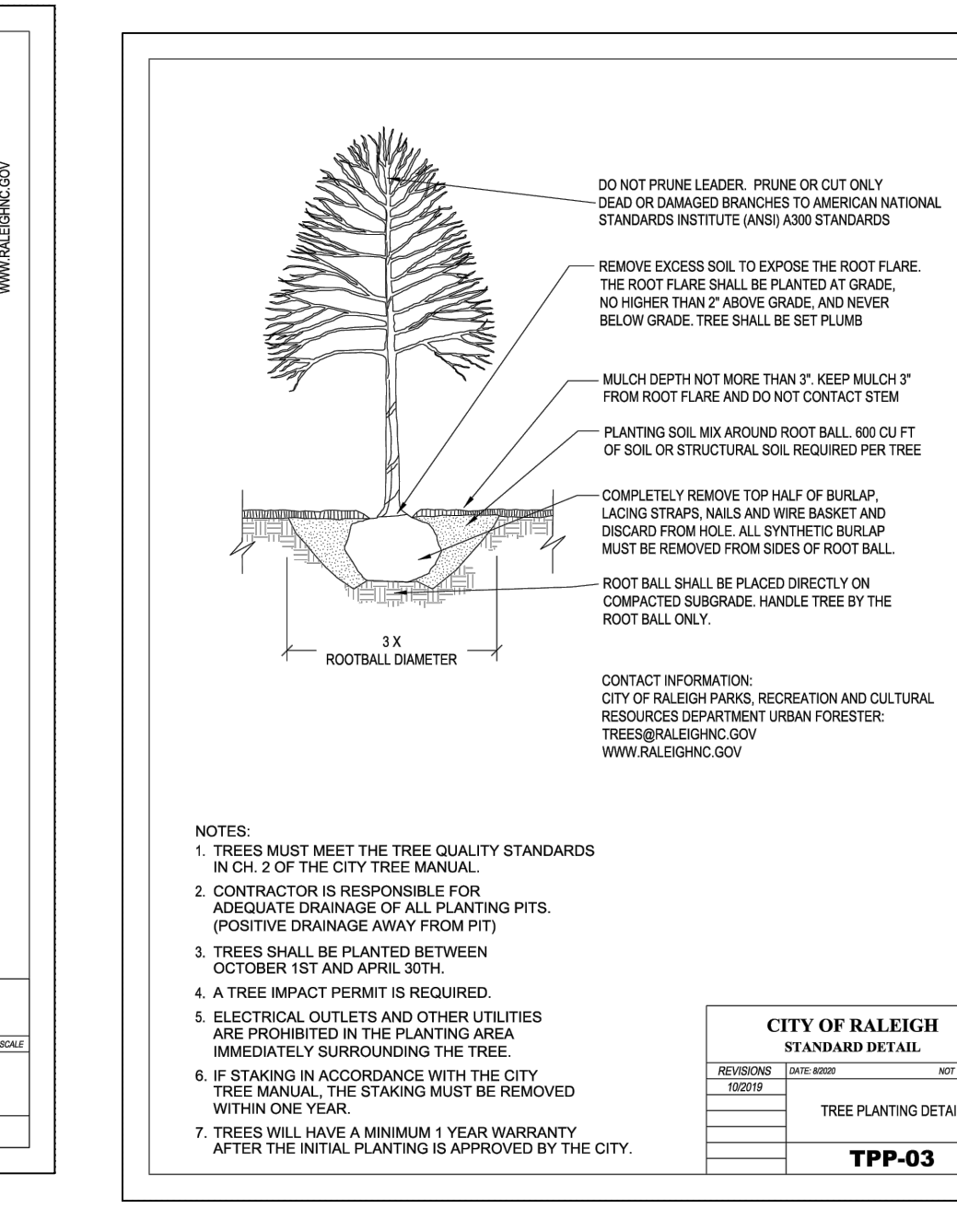
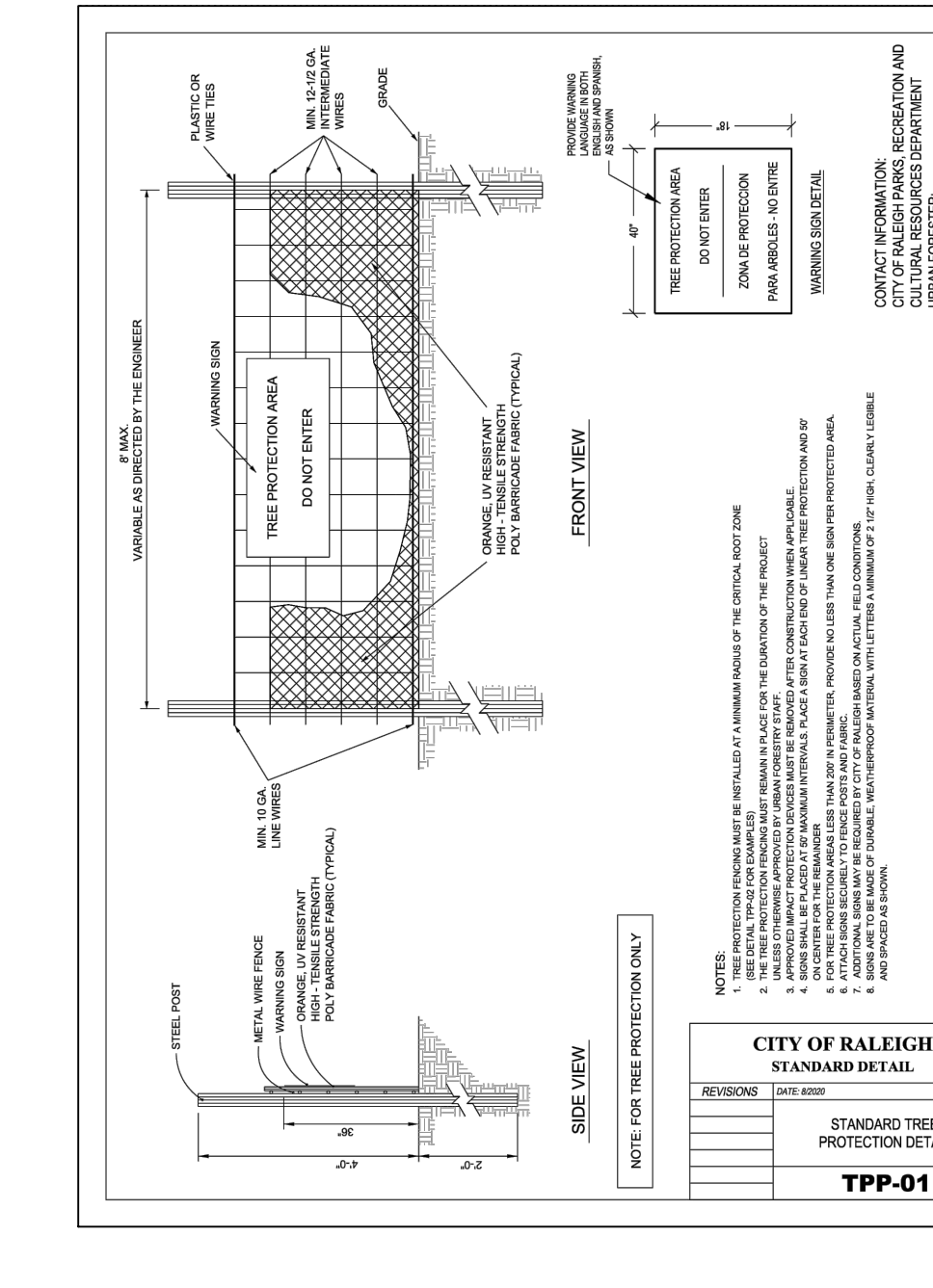
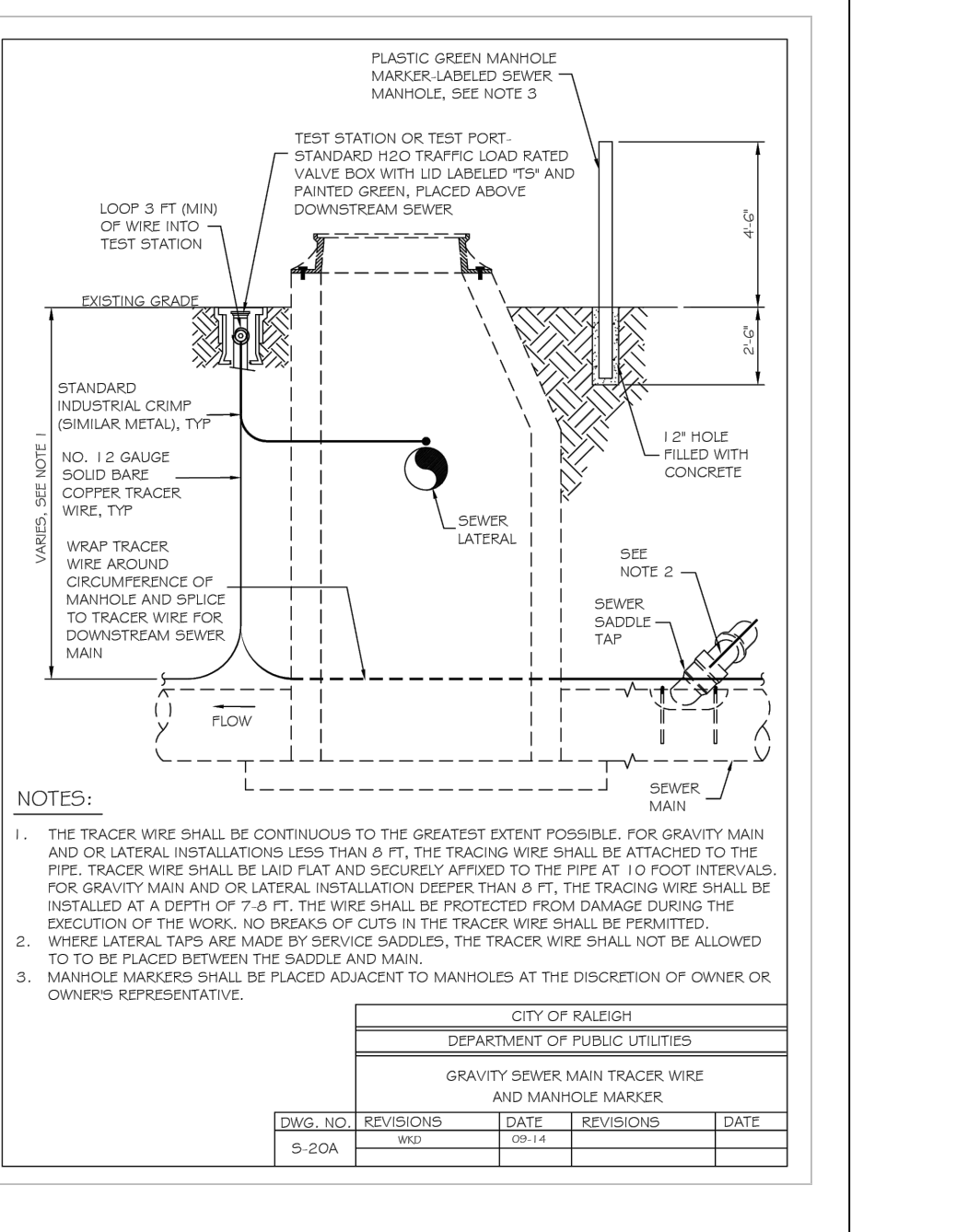
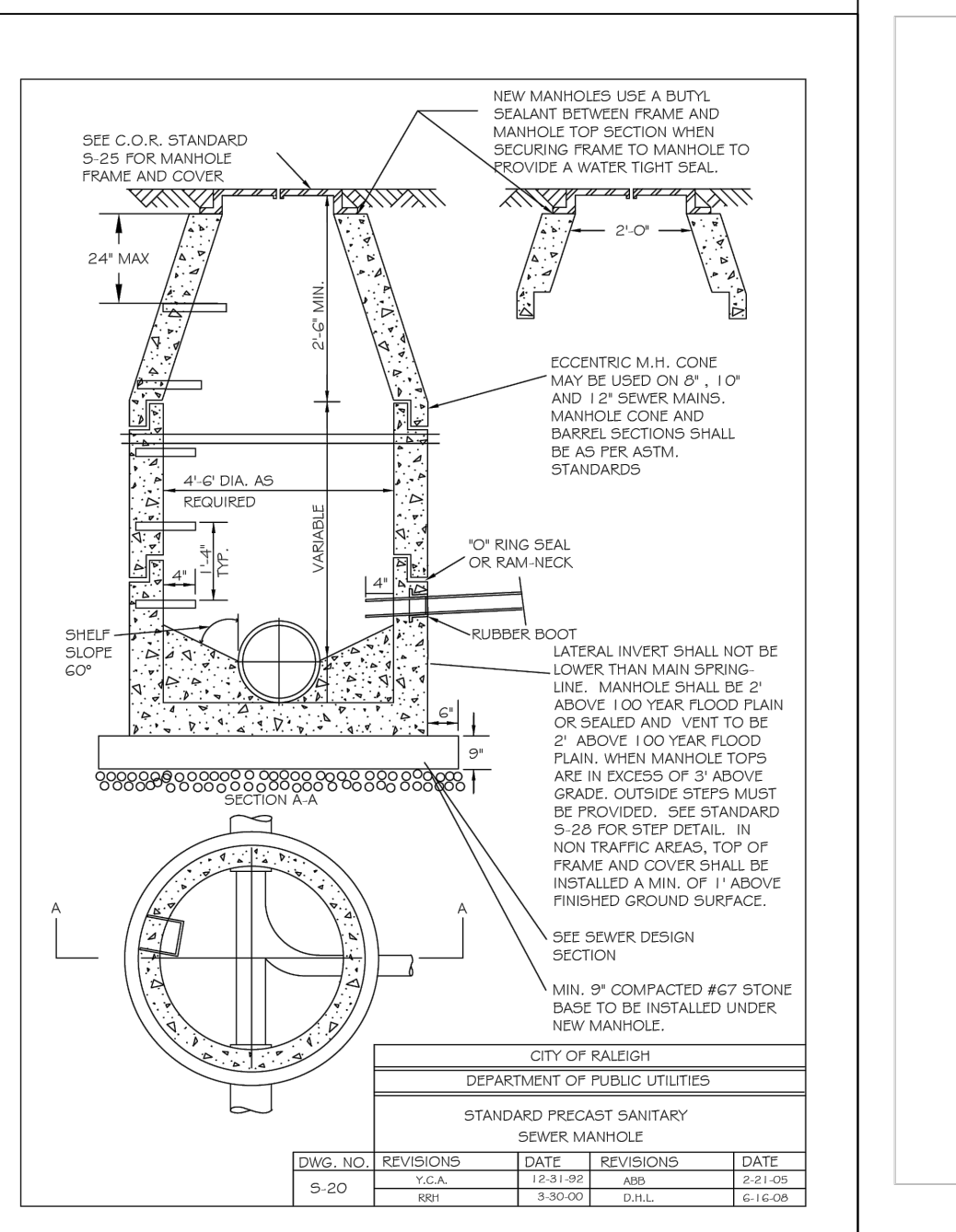
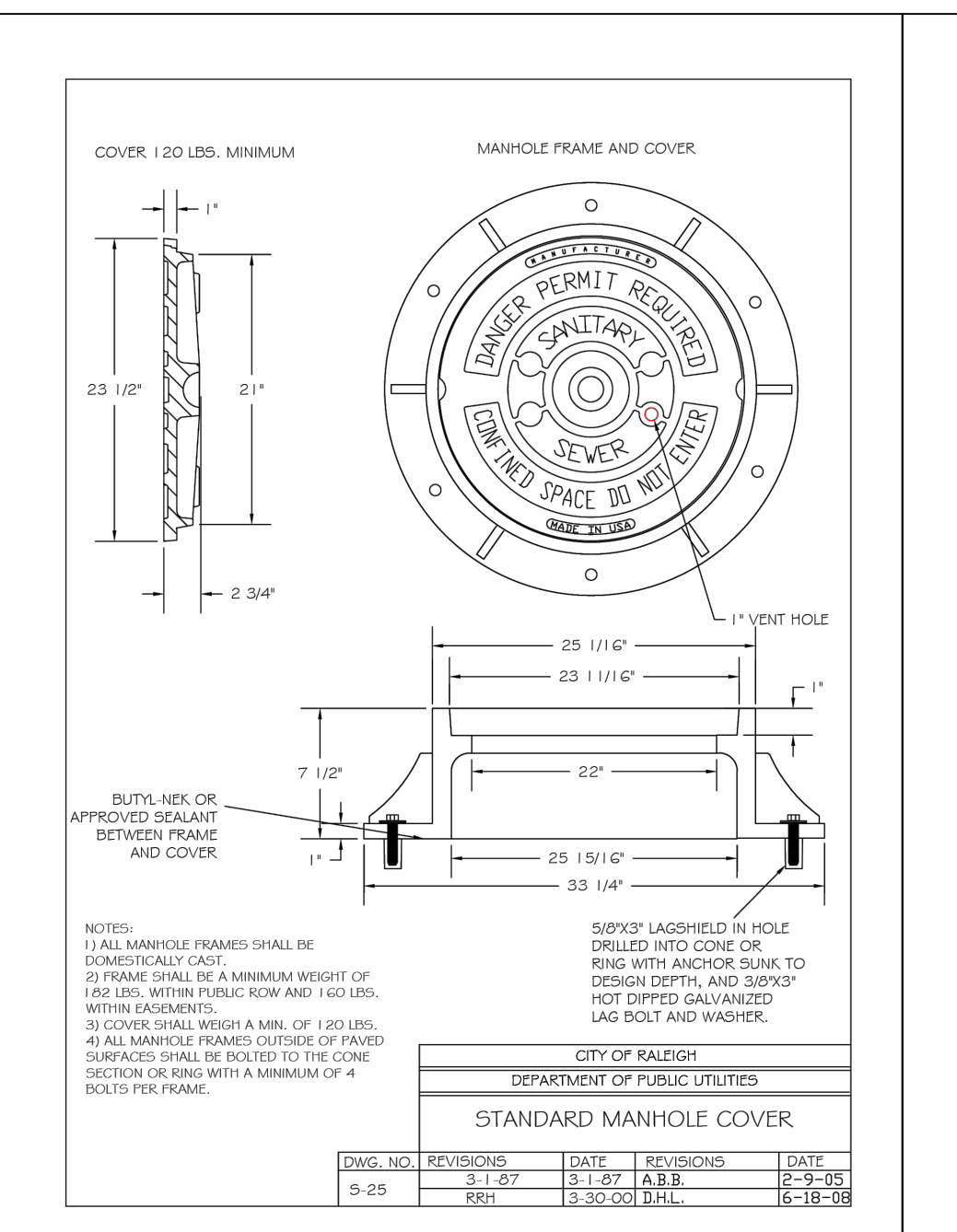
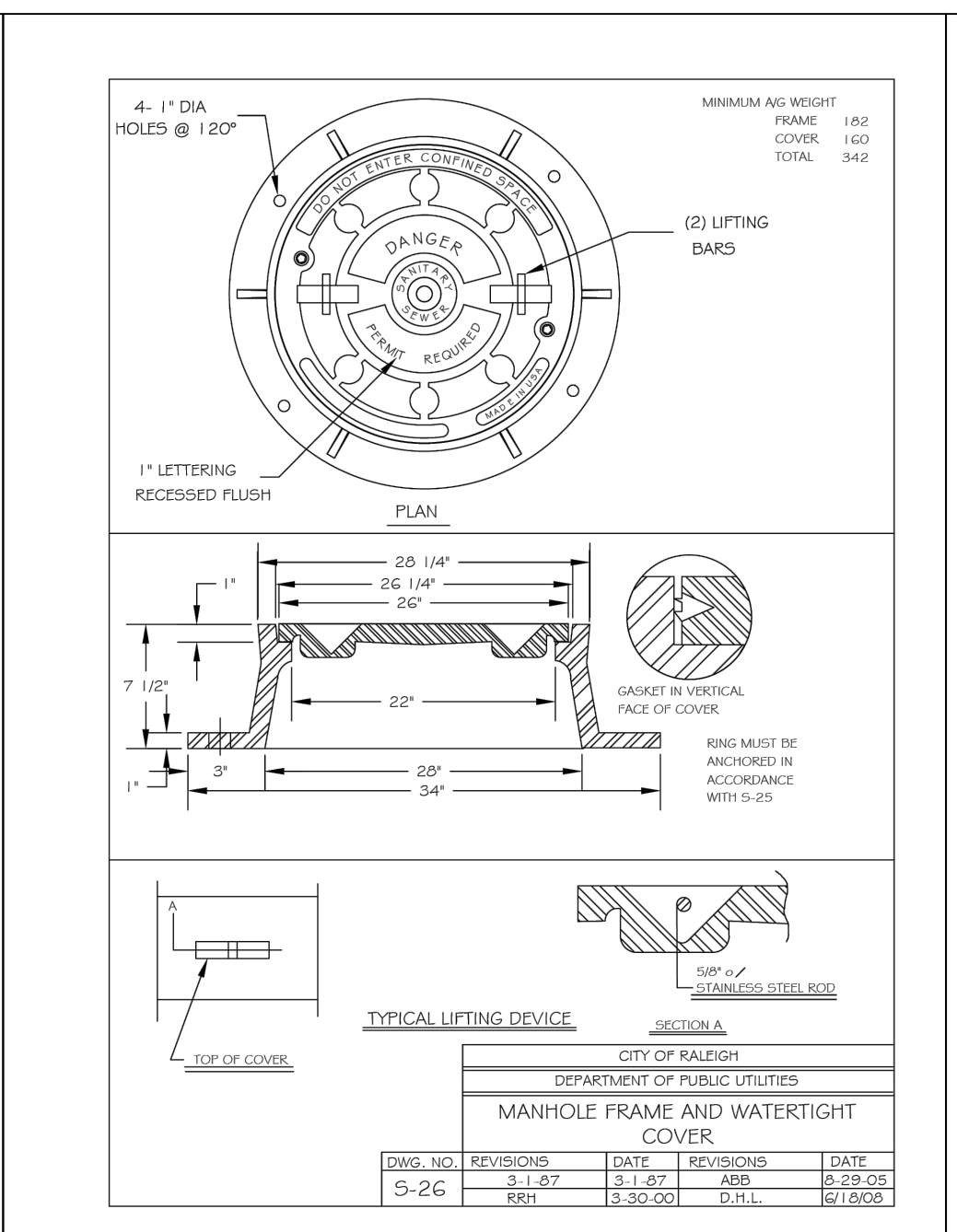
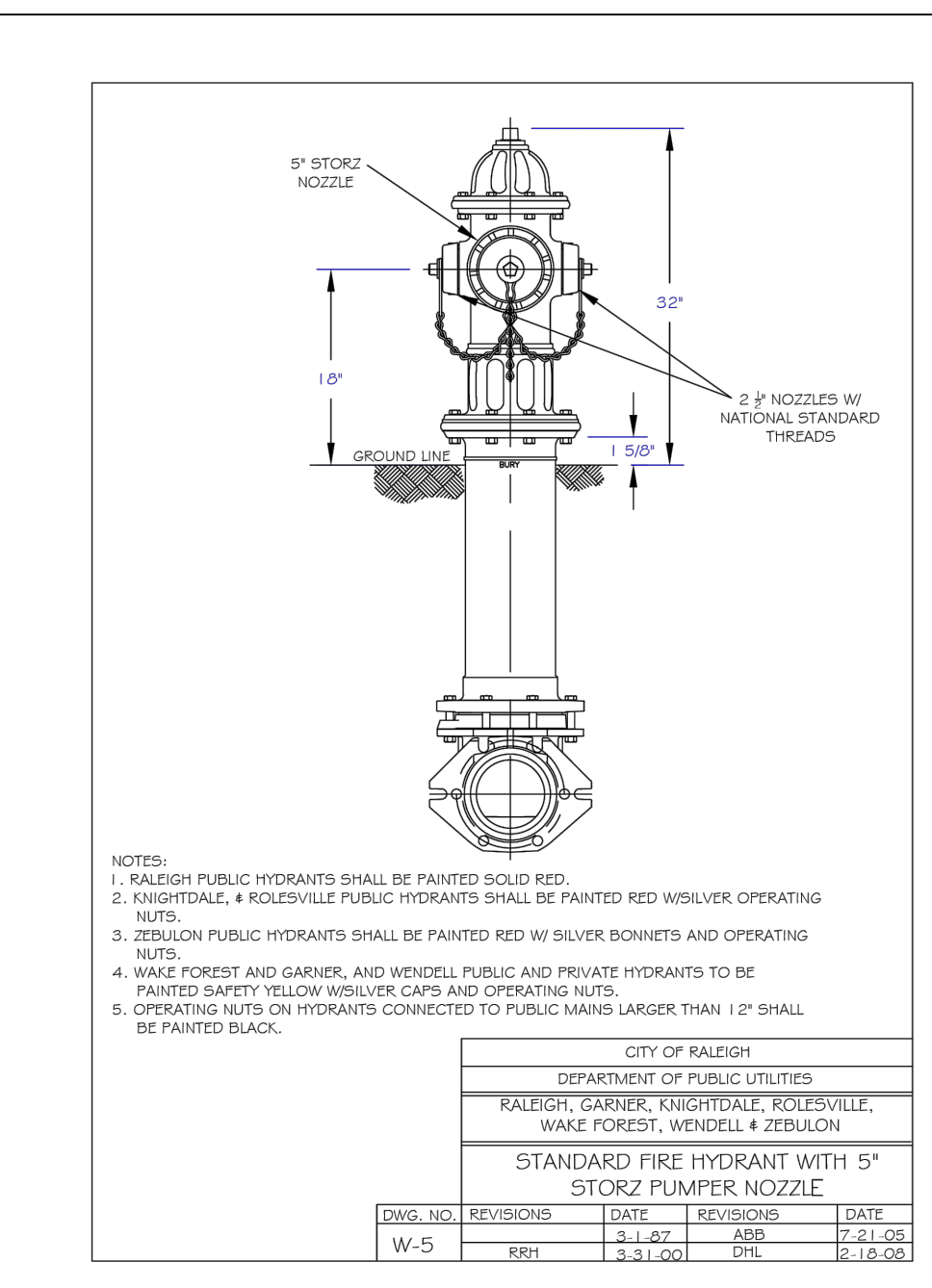
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JOB NO. 59321  
 SHEET NO. C7.3

