

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 INFORMATIONGross site acreage: **7.02 ac**Zoning districts (if more than one, provide acreage of each): **R-6-CU: 7.02 ac**

Overlay district:

Inside City limits? ☐ Yes ☒ No

Conditional Use District (CUD) Case # Z- 027-21-ord

Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION

Existing Impervious Surface:

Acres: ⁰ Square Feet: ⁰

Proposed Impervious Surface:

Acres: ^{2.50} Square Feet: ^{108,860}Neuse River Buffer ☐ Yes ☒ NoWetlands ☐ Yes ☒ NoIs this a flood hazard area? ☐ Yes ☒ No

If yes, please provide the following:

Alluvial soils: _____

Flood study: _____

FEMA Map Panel #: 3720173400K

NUMBER OF LOTS AND DENSITY

Total # of townhouse lots: Detached Attached 38

Total # of single-family lots: 0

Proposed density for each zoning district (UDO 1.5.2.F): **5.41**

Total # of open space and/or common area lots: 2

Total # of requested lots: 40

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, Sean 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: 06/05/2023

Printed Name: Sean Hein

Signature:

Date:

Printed Name:

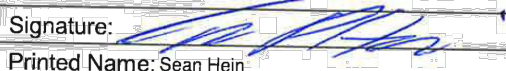
Please email your completed application to SiteReview@raleighnc.gov.

0, 1512 OLD MILBURNIE RD
RALEIGH, NORTH CAROLINA 27604

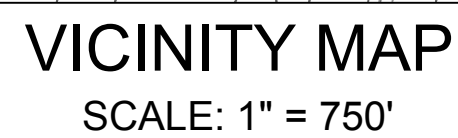
DEVELOPMENT TYPE + SITE DATA TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 7.02 ac	
Zoning districts (if more than one, provide acreage of each): R-6-CU: 7.02 ac	
Overlay district:	Inside City limits? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Conditional Use District (CUD) Case # Z- 027-21-0rd	Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0	Proposed Impervious Surface: Acres: 2.16
Square Feet: 0	Square Feet: 189,860
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide the following: Alluvial soils: _____ Flood study: _____	
FEMA Map Panel #: 3701 173403K	

NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached _____ Attached _____
Total # of single-family lots: 0	
Proposed density for each zoning district (UDO 1.5,2,F): 5.41	
Total # of open space and/or common area lots: 2	
Total # of requested lots: 40	

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<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 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:  Printed Name: Sean Hein	Date: 06/05/2023
Signature: _____	Date: _____
Printed Name: _____	

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



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

1. 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.
2. THE DEVELOPMENT SHALL PROVIDE BEST MANAGEMENT PRACTICES (BMP) FOR 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 BEAVERDALE LAKE AND THE NEUSE RIVER TO PRE-DEVELOPMENT LEVELS DURING THE 2-YEAR, 10-YEAR, AND 25 YEAR RAINFALL EVENTS.

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5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

	DESIGNED BY
	<i>E.ANGE</i>
	CHECKED BY
	<i>A.STONE</i>
	SCALE
	<i>N/A</i>

BEAVERDAM PHASE 2
1512 OLD MILBURNIE RD, RALEIGH, NC 27604

COVER

JOB NO.
9321
SHEET NO.
C0.0

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S:\31154516-Simmons-Beaverdam\DWG\Sheet\Part2\51047-331-C1.0-EX16.dwg | Plotted by Cole Crosby



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06/09/2023

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DESIGNED BY

E. ANGE

CHECKED BY

A. STONE

SCALE

1"=50'

TIMMONS GROUP

BEAVERDAM PHASE 2

1512 OLD MILBURNIE RD, RALEIGH, NC 27604

EXISTING CONDITIONS

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REVISION DESCRIPTION

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811 Know what's below. Call before you dig.

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SITE DATA

PINS:	1744-08-1979 & 1744-09-2545	
PROJECT GROSS AREA:	7.02 ACRES	305,536 SF
PROPOSED ROW AREA:	1.15 ACRES	49,976 SF
PROJECT NET AREA:	5.87 ACRES	262,001 SF
ZONING:	(R-6, GROSS)	7.02 ACRES
	(R-6, NET)	5.87 ACRES
PROPOSED USE:	TOWNHOMES	
PROPOSED # OF TOTAL LOTS:	40	
ATTACHED SINGLE FAMILY:	38 LOTS	
HOA COMMON:	2 LOTS	
WATERSHED:	NEUSE RIVER	

CONVENTIONAL DEVELOPMENT (R-6) OPEN LOT STANDARDS

MIN AREA:	6,000 SF
MIN. WIDTH:	50'
MAX. BUILDING COVERAGE:	20%
MAX. BUILDING HEIGHT:	40'/ 3 STORIES
OPEN LOT SETBACKS:	
FROM PRIMARY STREET:	10' MIN.
FROM SIDE STREET:	10' MIN.
FROM SIDE LOT LINE:	10' MIN.
FROM REAR LOT LINE:	20' MIN.
PARKING SETBACKS:	
FROM PRIMARY STREET:	10' MIN.
FROM SIDE STREET:	10' MIN.
FROM SIDE/REAR LOT LINE:	7' MIN.
MAX IMPERVIOUS AREA:	20%

CONVENTIONAL DEVELOPMENT (R-6) TOWNHOUSE STANDARDS

MAXIMUM ALLOWED BLDG HEIGHT:	40 FEET/ 3 STORIES
PROPOSED BLDG HEIGHT:	TBD
MINIMUM LOT WIDTH ALLOWED:	16 FT
BUILDING SETBACKS:	
FROM PRIMARY STREET:	10' MIN.
FROM SIDE STREET:	10' MIN.
FROM SIDE BOUNDARY LINE:	5' MIN.
FROM REAR LOT LINE:	20' MIN.
MAX IMPERVIOUS AREA:	51%
10% OUTDOOR AMENITY AREA REQUIRED:	0.70 AC
OUTDOOR AMENITY AREA PROVIDED:	0.73 AC

IMPERVIOUS AREAS

MAX IMPERVIOUS AREA:	51%	
EXISTING ONSITE IMPERVIOUS:	0.00 AC	0 SF
PROPOSED ONSITE POST-DEV IMPERVIOUS:		
IMPERVIOUS IN ROADWAY:	0.83 AC	36,248 SF
IMPERVIOUS IN 19' LOTS (1350 SF *95 LOTS):	0.50 AC	21,600 SF
IMPERVIOUS IN 22' LOTS (1700 SF *63 LOTS):	0.86 AC	37,400 SF
IMPERVIOUS ON HOA LOTS (SEE TABLE)	0.31 AC	13,812 SF
TOTAL IMPERVIOUS AREA:	2.50 AC	108,860 SF
IMPERVIOUS PERCENT:	35.6%	

HOA COMMON LOTS

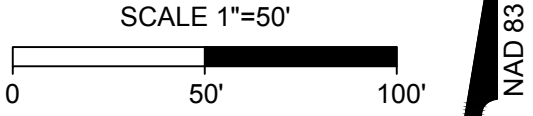
LOT #39	74,347 SF	1.71 AC	0.17 AC
LOT #40	61,775 SF	1.42 AC	0.14 AC
TOTAL	136,121 SF	3.12 AC	0.31 AC

STREET TABLE

STREET NAME	TYPE	R/W	LENGTH (LF)
ROAD A	NEIGHBORHOOD YIELD	55	573
ROAD B	NEIGHBORHOOD YIELD	55	245
TOTAL			818

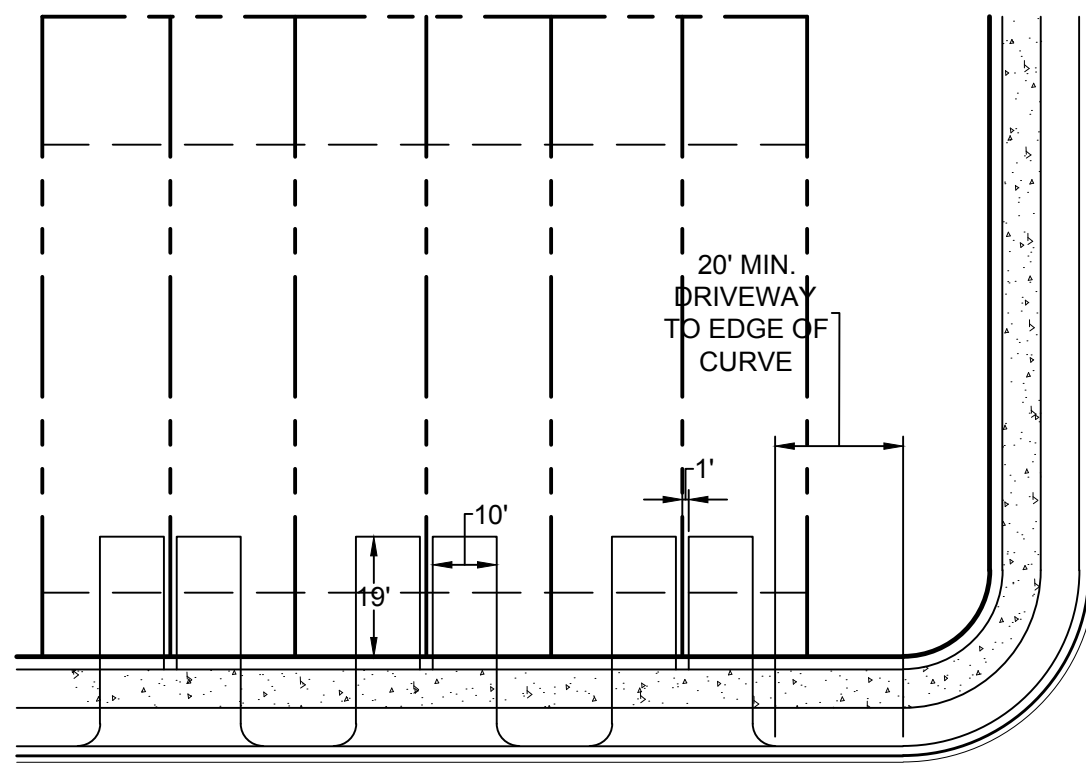
SITE LAYOUT NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
- ALL DIMENSIONS ARE TO BACK OF CURB, EDGE OF PAVING, BUILDING WALL FACE OR PROPERTY LINE, UNLESS OTHERWISE NOTED.
- 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.
- AT LEAST 72 HOURS PRIOR TO CONSTRUCTION OR EXCAVATION THE CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (811) OR (1-800-632-4969) TO HAVE EXISTING UTILITIES LOCATED.
- PARKING SPACES ARE 9.0' WIDE X 18' LONG MINIMUM EXCEPT HANDICAP SPACES WHICH ARE 8.0' WIDE MINIMUM WITH 8.0' VAN ACCESS AND 5.0' STANDARD ACCESS AISLES.
- REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF THE BUILDING.
- CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DIMENSIONAL CONFLICTS PRIOR TO THE BEGINNING OF CONSTRUCTION.
- ALL CURB AND GUTTER IN THE PUBLIC RIGHT OF WAY SHALL BE 30" WIDE.
- ALL DRIVEWAY DESIGN AND CONSTRUCTION MUST COMPLY WITH THE RALEIGH STREET DESIGN MANUAL. DRIVEWAYS SHALL BE PERMITTED SEPARATELY.
- WITHIN THE AREA OF ABOVE DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.
- MUST COMPLY WITH REQUIREMENTS FOR FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION (CHAPTER 14, 2012 NC FIRE CODE, NFPA 241 AND CHAPTER 33, 2012 NC BUILDING CODE).
- MINIMUM CORNER CLEARANCE FROM CURB LINE OF INTERSECTION STREETS SHALL BE AT LEAST TWENTY (20) FEET FROM THE POINT OF TANGENCY.



SITE LEGEND

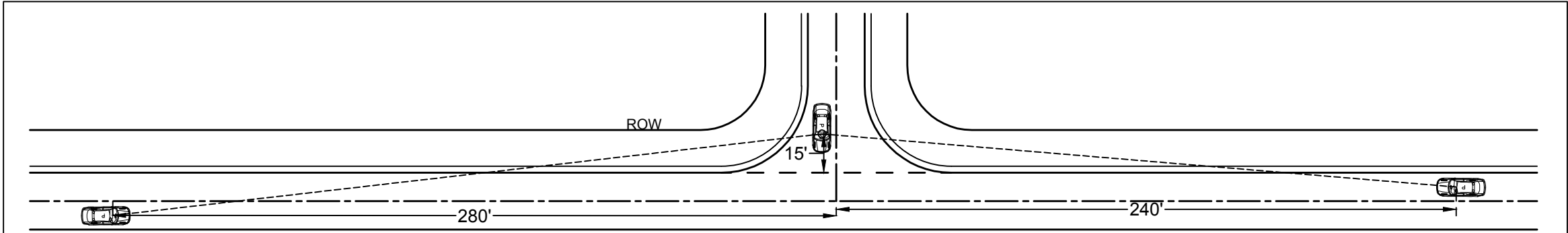
---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	PERIMETER BUFFER
---	PROPOSED RIGHT-OF-WAY
---	PROPOSED LOT LINE
---	BUILDING SETBACK
---	PROPOSED ROAD CENTER
---	DRAINAGE EASEMENT
---	SANITARY SEWER EASEMENT
---	OUTDOOR AMENITY AREA



TYPICAL TOWNHOME BLOCK

SCALE: 1" = 30'

SIGHT DISTANCE DEPICTION



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DATE

06/09/2023

DRAWN BY

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DESIGNED BY

E.ANGE

CHECKED BY

A.STONE

SCALE

1"=50'

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

BEAVERDAM PHASE 2

1512 OLD MILBURNIE RD, RALEIGH, NC 27604

SITE PLAN

JOB NO.

59321

SHEET NO.

C2.0



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A. STONE	
SCALE	
1" = 50'	

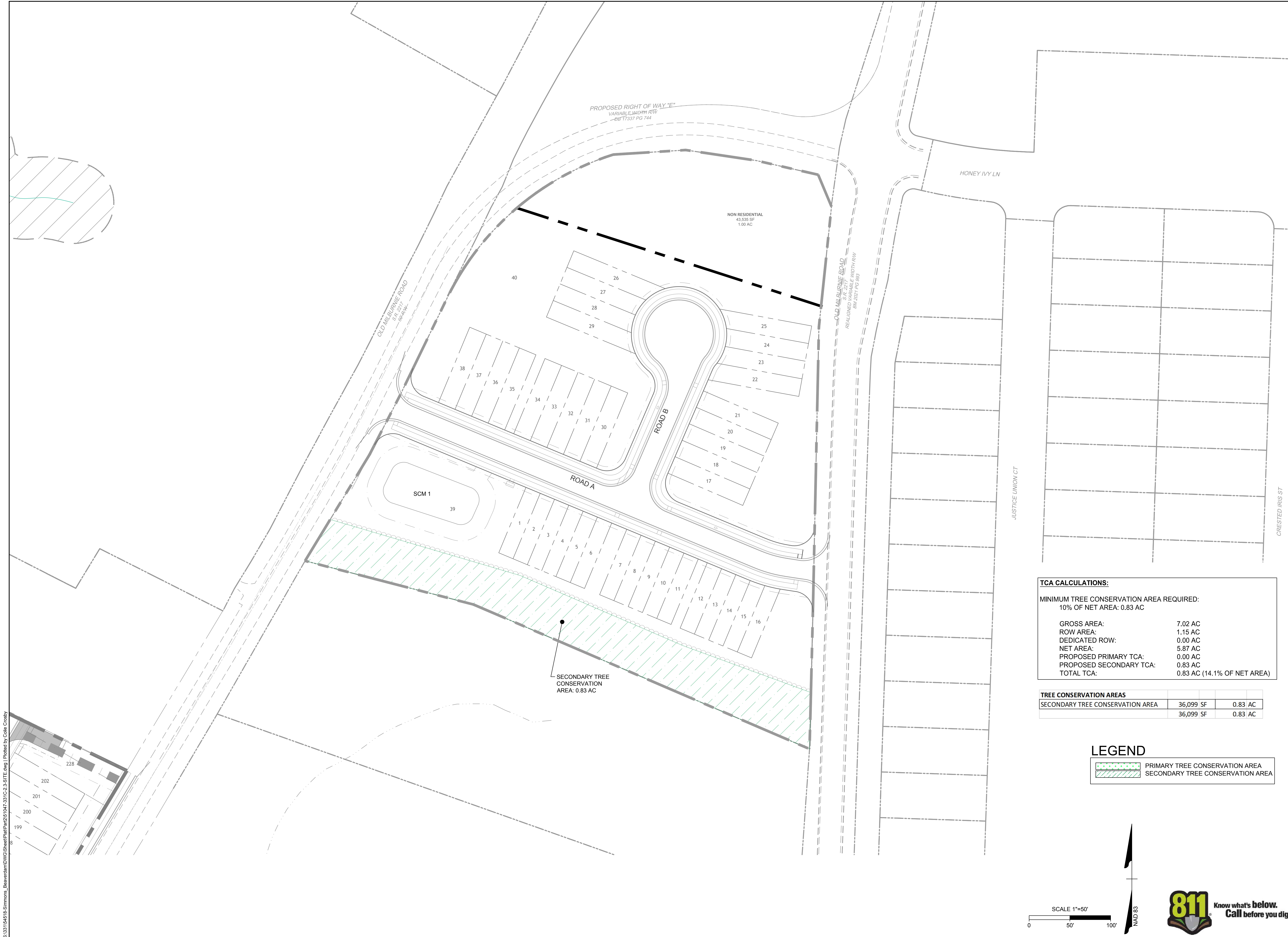
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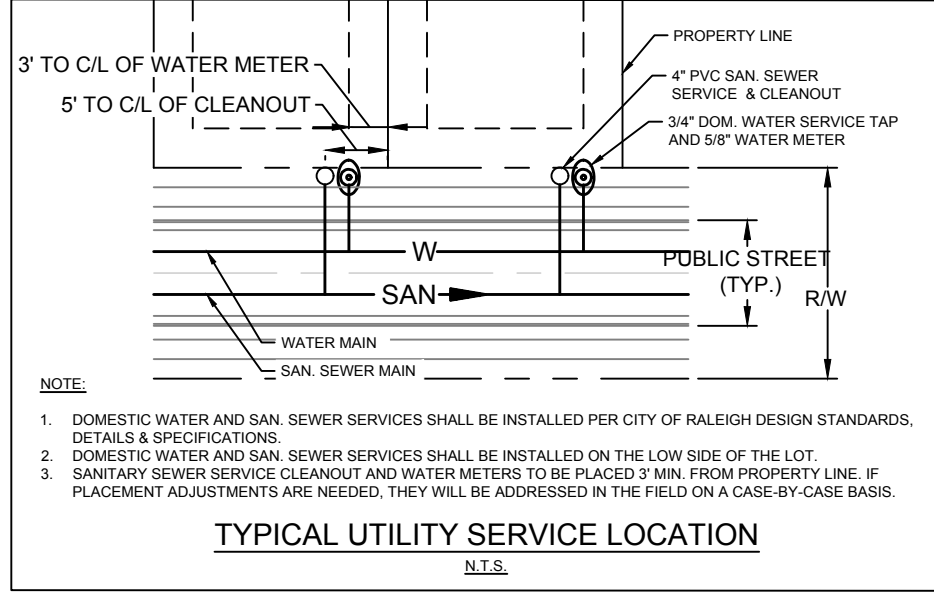
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- STANDARD COR UTILITY NOTES:
- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
 - UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 100' 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.
 - 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
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS
 - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER
 - 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)
 - 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 3/2" 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 NCDOW, 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 CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT STEPHEN CAVERLEY AT (919) 996-2334 OR STEPHEN.CAVERLEY@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 FOR EACH DEVICE PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION



UTILITY LEGEND

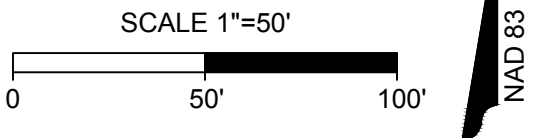
PROPOSED WATERMAIN	
EXISTING WATERMAIN	
FIRE HYDRANT ASSEMBLY	
BLOWOFF ASSEMBLY	
GATE VALVE	
REDUCER	
TEE	
SANITARY SEWER	
SANITARY MANHOLE	
EXISTING SAN. SEWER	
EXISTING SAN. MANHOLE	

SITE LEGEND

PROPERTY LINE	
ADJACENT PROPERTY LINE	
PERIMETER BUFFER	
PROPOSED RIGHT-OF-WAY	
PROPOSED LOT LINE	
BUILDING SETBACK	
PROPOSED ROAD CENTER	
DRAINAGE EASEMENT	
SANITARY SEWER EASEMENT	

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, NCDEQ, AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.



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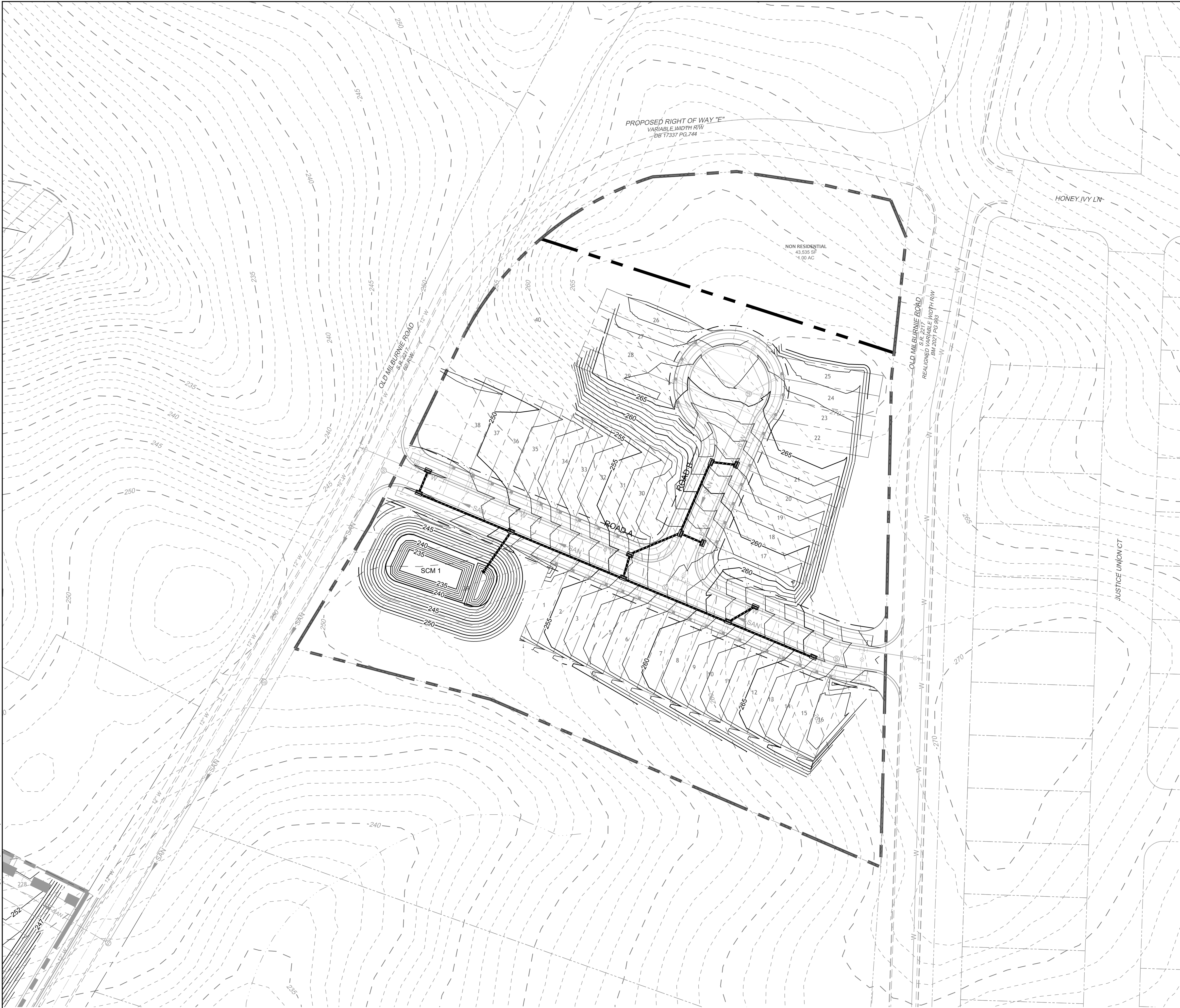
NORTH CAROLINA LICENSE NO. C-1652

BEAVERDAM PHASE 2

1512 OLD MILBURNIE RD, RALEIGH, NC 27604

UTILITY PLAN

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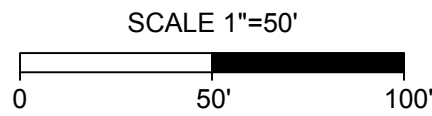


GRADING NOTES

- 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

---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	PERIMETER BUFFER
---	PROPOSED RIGHT-OF-WAY
---	PROPOSED LOT LINE
---	BUILDING SETBACK
---	PROPOSED ROAD CENTER
---	DRAINAGE EASEMENT
---	SANITARY SEWER EASEMENT



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REVISION DESCRIPTION

DATE	

DATE

06/09/2023

DRAWN BY

331

DESIGNED BY

E.ANGE

CHECKED BY

A.STONE

SCALE

1"=50'

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

BEAVERDAM PHASE 2

1512 OLD MILBURNIE RD, RALEIGH, NC 27604

GRADING & DRAINAGE PLAN

JOB NO.

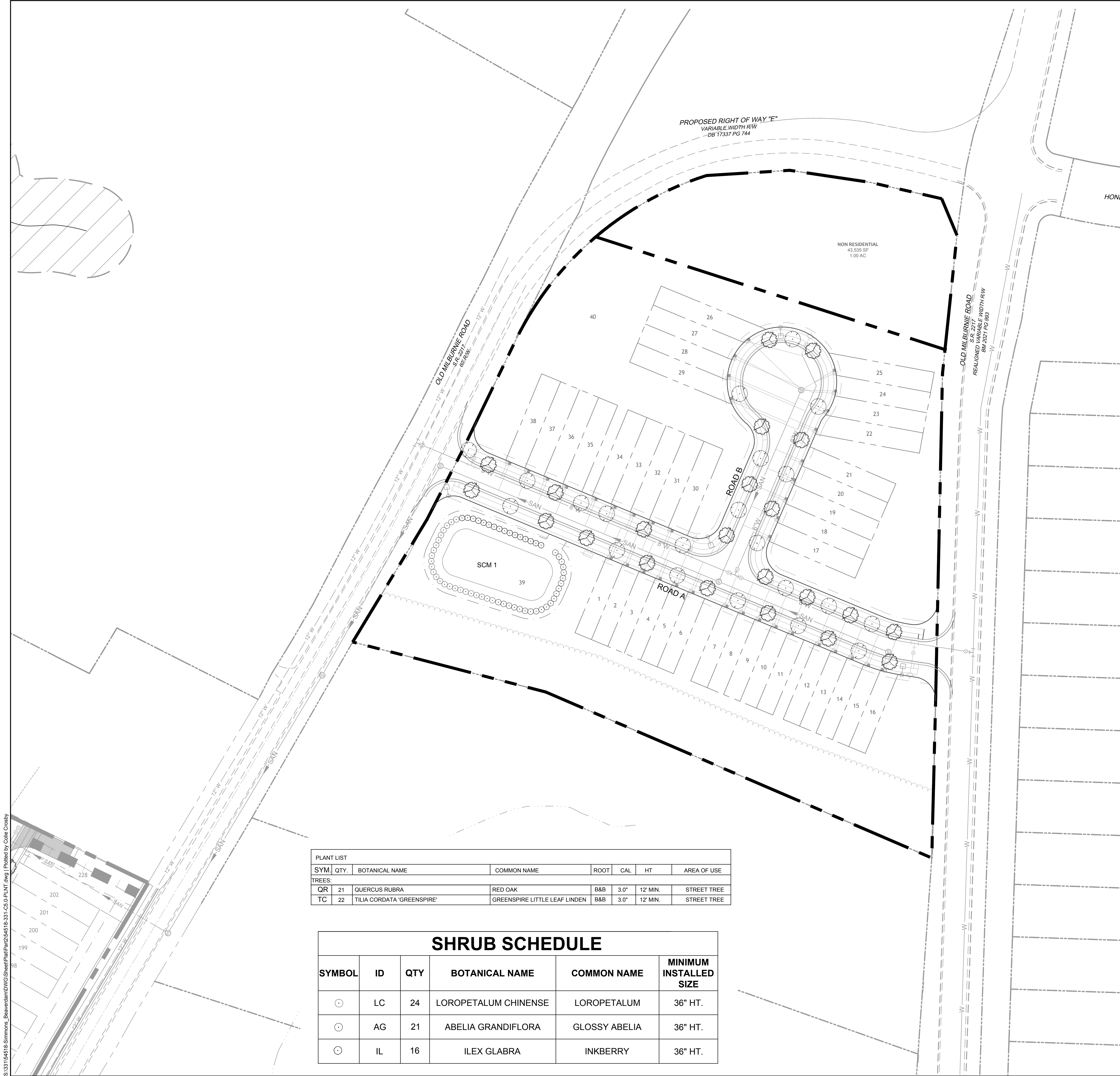
59321

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PLANT LIST						
SYM.	QTY.	BOTANICAL NAME	COMMON NAME	ROOT	CAL	HT
TREES:						
QR	21	QUERCUS RUBRA	RED OAK	B&B	3.0"	12' MIN.
TC	22	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLE LEAF LINDEN	B&B	3.0"	12' MIN.

SHRUB SCHEDULE					
SYMBOL	ID	QTY	BOTANICAL NAME	COMMON NAME	MINIMUM INSTALLED SIZE
⊙	LC	24	LOROPETALUM CHINENSE	LOROPETALUM	36" HT.
⊙	AG	21	ABELIA GRANDIFLORA	GLOSSY ABELIA	36" HT.
⊙	IL	16	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.

STREET TREE CALCULATIONS

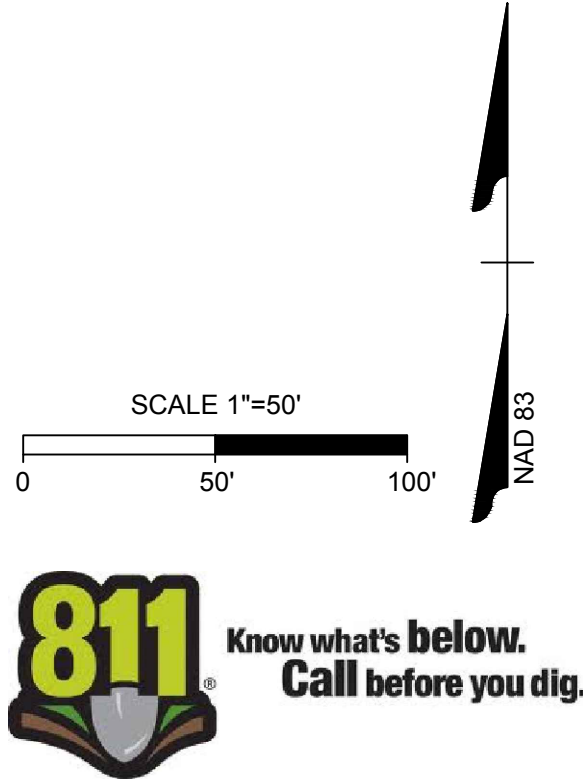
STREET NAME	LENGTH (LF)	REQUIRED #	PROVIDED #
ROAD A	574	15	15
ROAD B	245	7	7

PLANTING LEGEND

- ⊙ QUERCUS RUBRA- RED OAK
- ⊙ TILIA CORDATA 'GREENSPIRE'- GREENSPIRE LITTLE LEAF LINDEN

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.



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TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

BEAVERDAM PHASE 2

1512 OLD MILBURNIE RD, RALEIGH, NC 27604

LANDSCAPE PLAN

JOB NO.

59321

SHEET NO.

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Outdoor Lighting
Roadway LED

The Roadway LED is a green solution and great fit for streets, roads, long-term areas and parking lots. This energy-efficient luminaire delivers the light where it is needed while increasing visibility and reducing light spill to adjoining properties. Choose luminaire to medium light output or road or highway area for road or as a parking lot. Available with one to four fixtures per pole, depending on the luminaire configuration selected.

LED
S&P Existing: 50 | 70 | 110 | 150 | 220 | 280 watts

Mounting heights: 15', 20', 25', 30', 35'

Colors: Bronze, Black, Gray, Green

Poles: Sign A, C, Wood

For additional information, visit dms-energy.com/lighting
or call 800-565-5656
800-565-5656 (Toll-free)
800-565-5656 (Toll-free)

Outdoor Lighting
Roadway LED

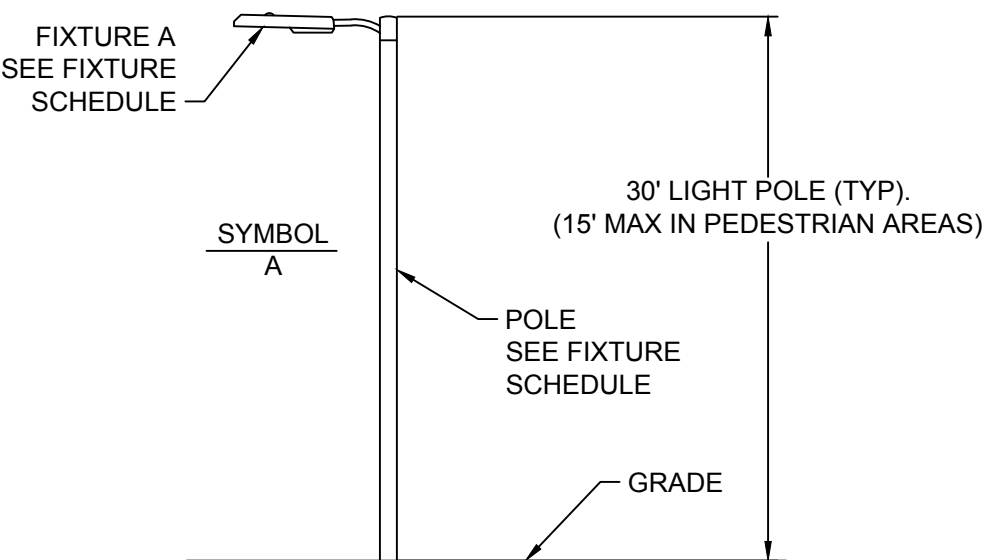
Light source: LED (4000K)
Voltage: 50 | 70 | 110 | 150 | 220 | 280
Light pattern: EDNA Type II (road)
EDNA output classification: Full cutoff
Color temperature: 4000K
Warranty and service time: Based on the warranty up to 10 years (10 years)

Light distribution pattern

Poles available:	Mounting height:	Color:
Aluminum	15', 20', 25', 30', 35'	Bronze, Black, Gray, Green
Wood	25', 30', 35'	Standard

Features	Benefits
No installation cost	Free up capital for other projects
Design services for lighting professionals included	Meets industry standards and lighting authorities
Maintenance included	Eliminates high and unexpected repair bills
Electricity included	Less expensive than metered service
Warranty included	Worry-free
One low monthly cost on your electric bill	Convenience and savings for you
Turnkey operation	Provides hassle-free installation and service
Backed by over 40 years of experience	A name you can trust today... and tomorrow

800-565-5656 (Toll-free) 800-565-5656 (Toll-free)



GENERAL NOTE:
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LEGEND

LED STREET LIGHTS
(9,500 LUMENS LED 75 ROADWAY LIGHT)
ALUMINUM POLE - HEIGHT 30'

SCALE 1"=50'



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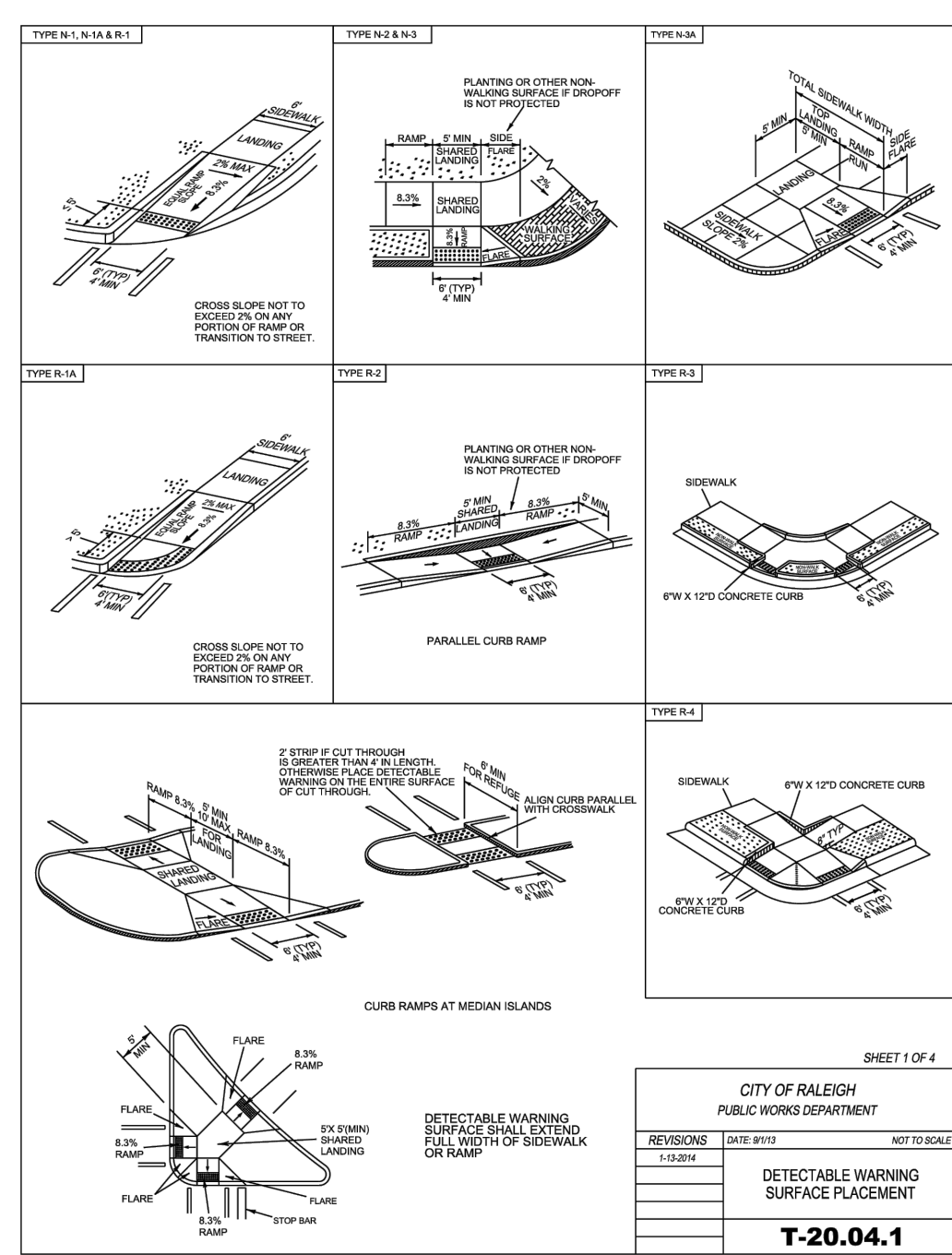
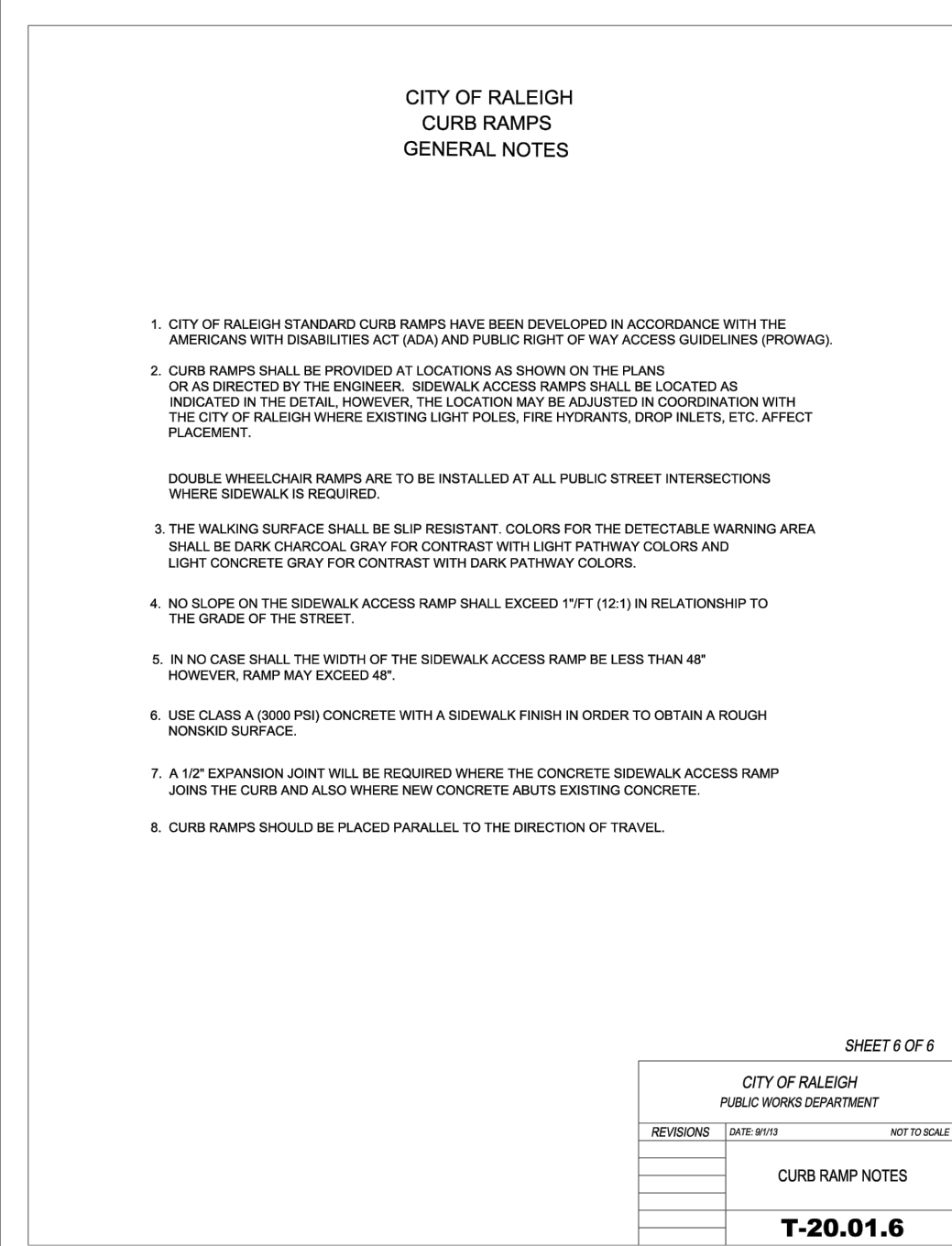
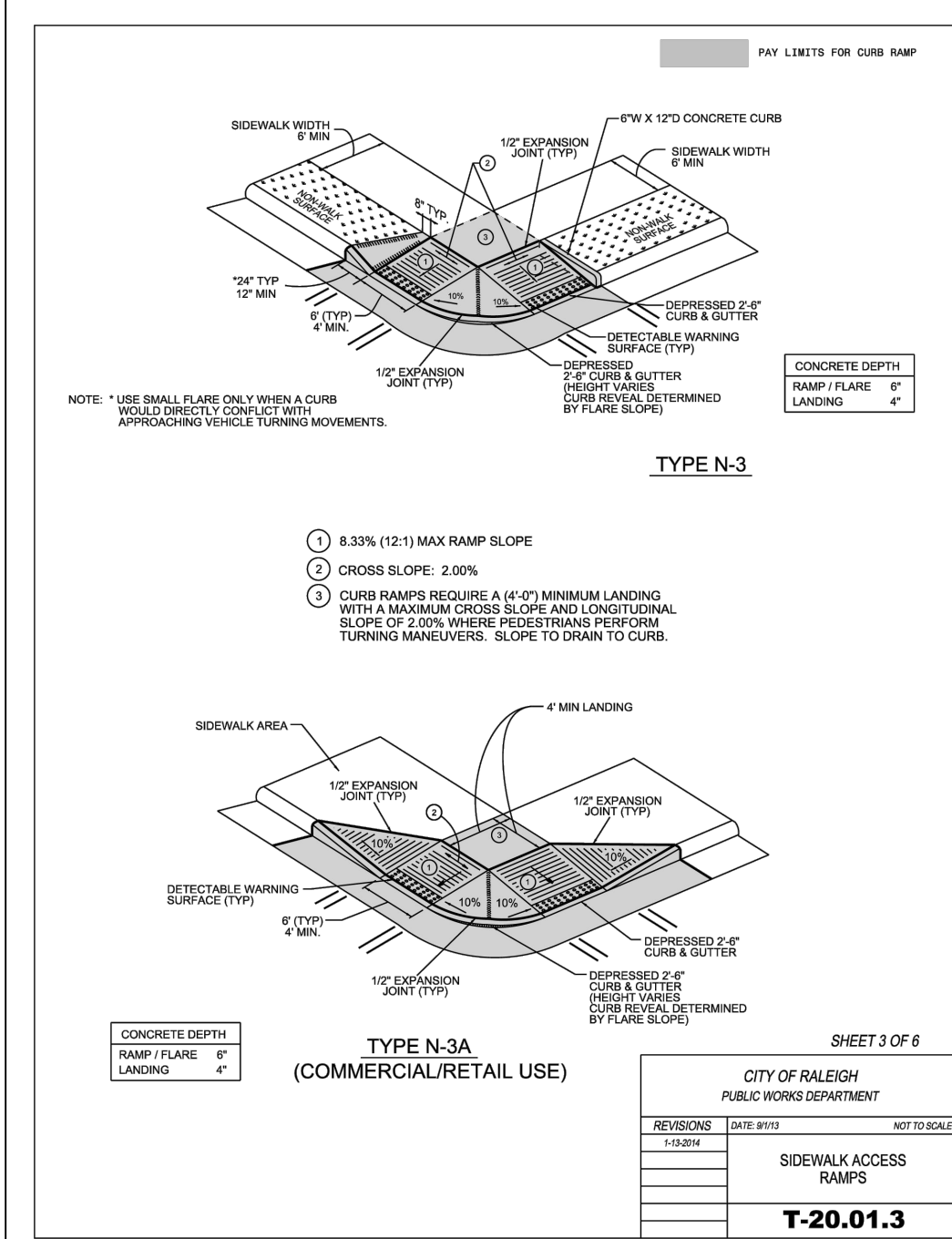
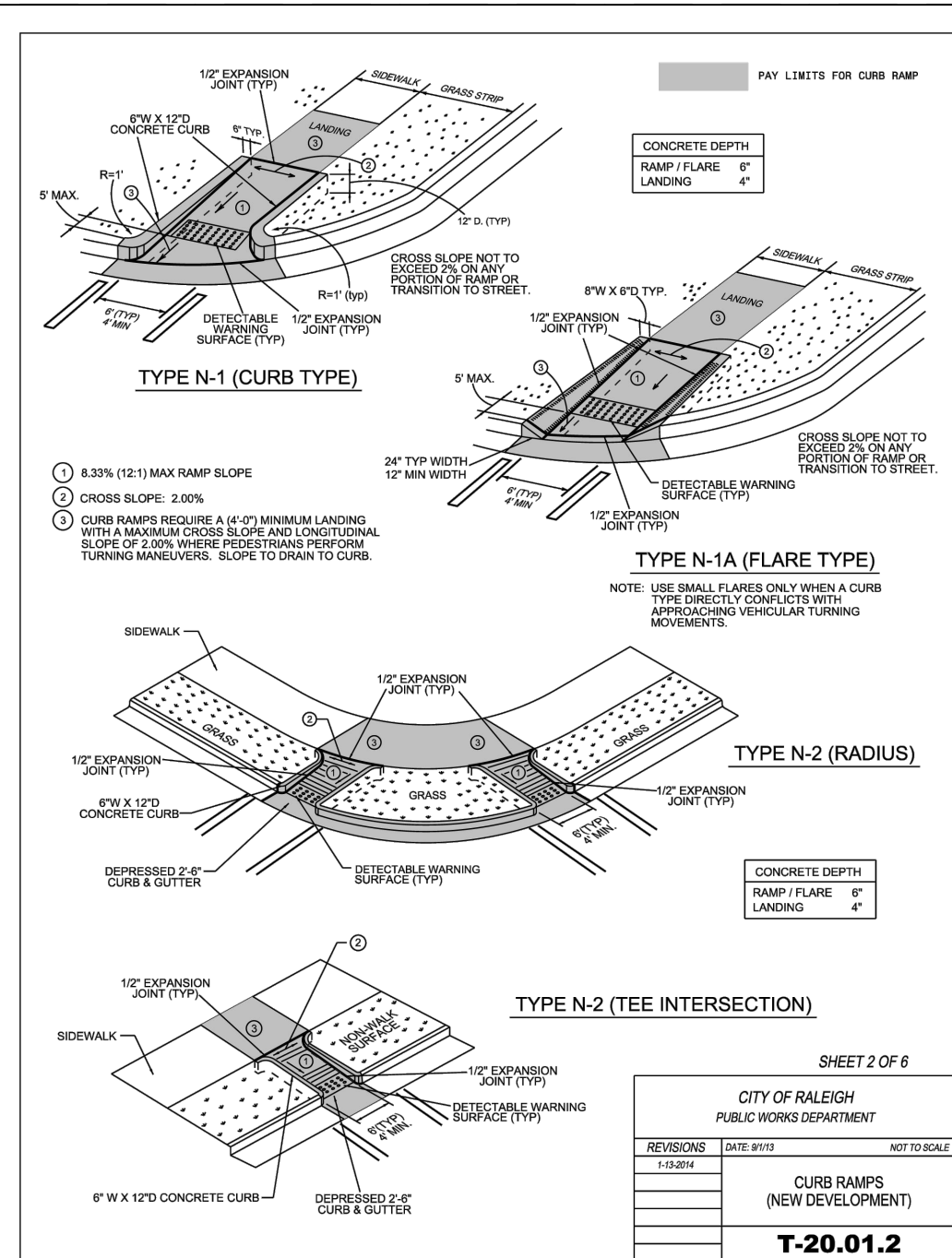
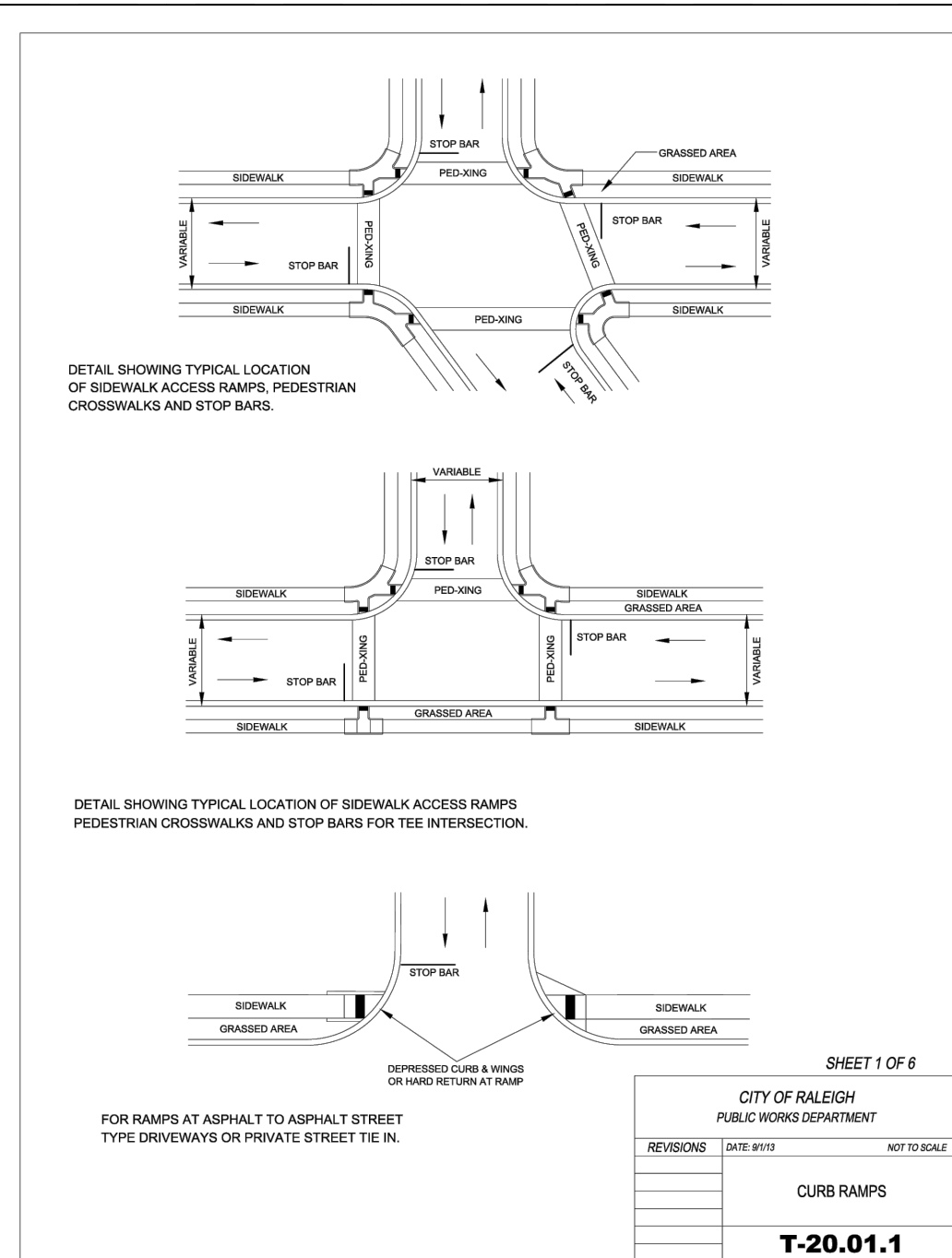
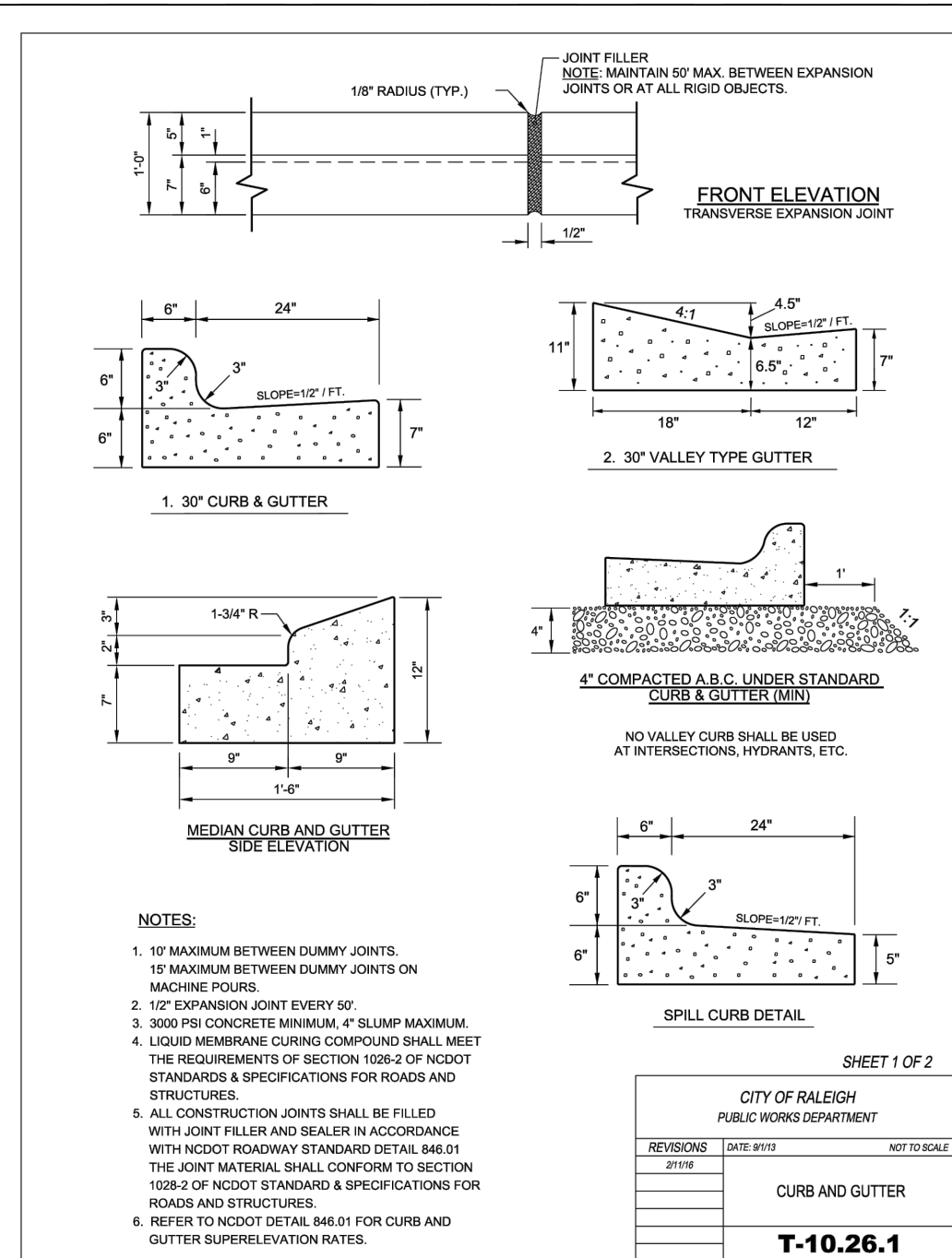
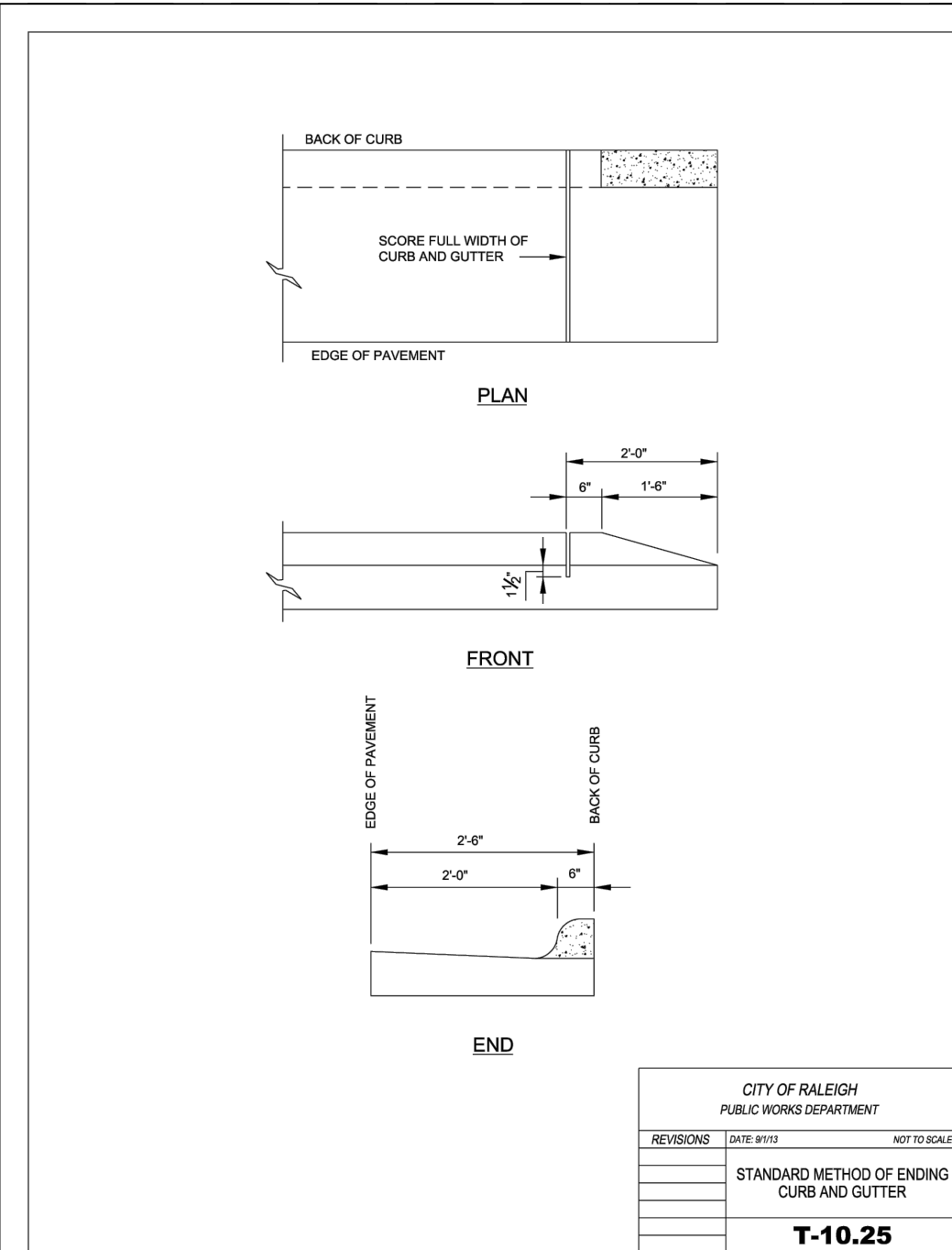
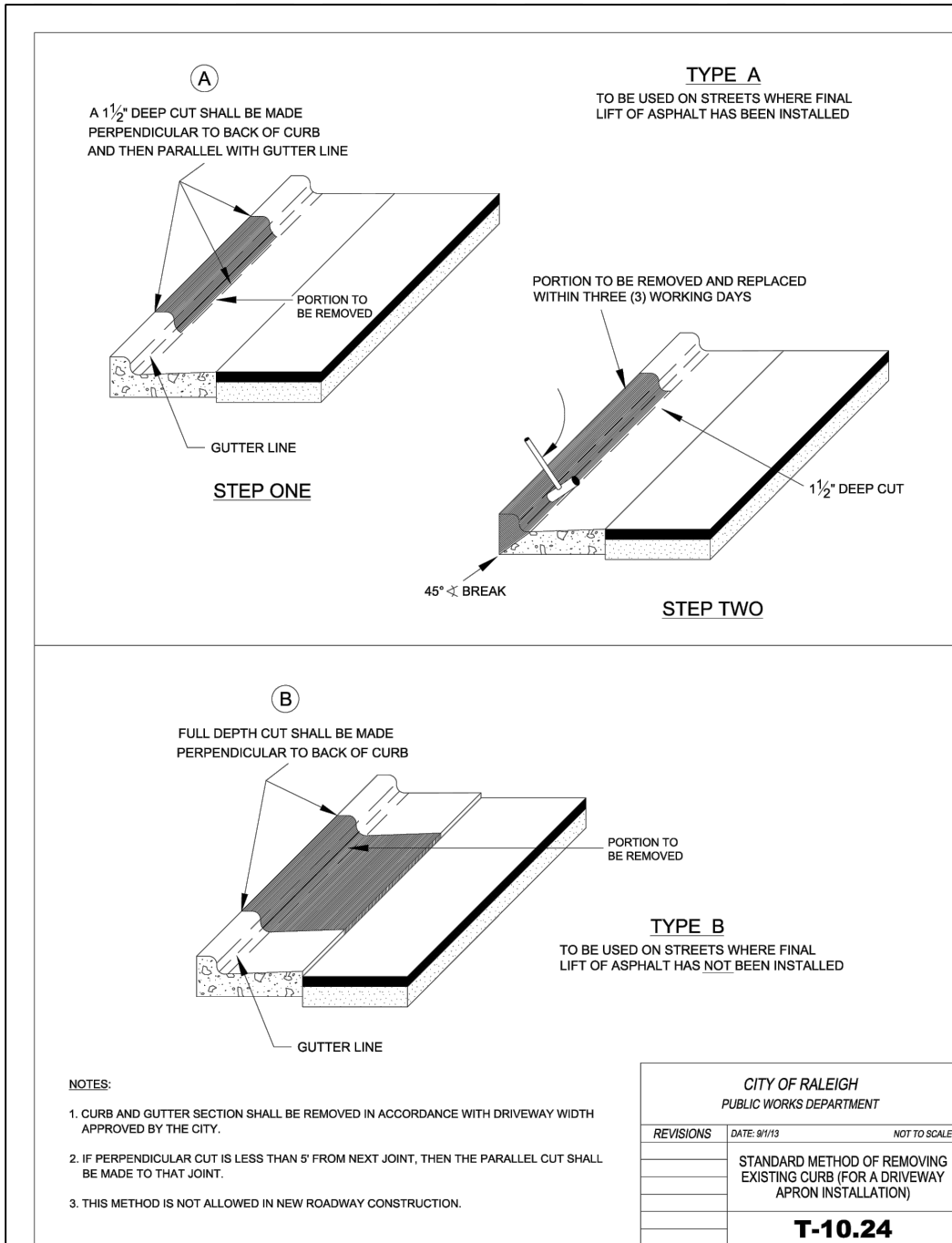
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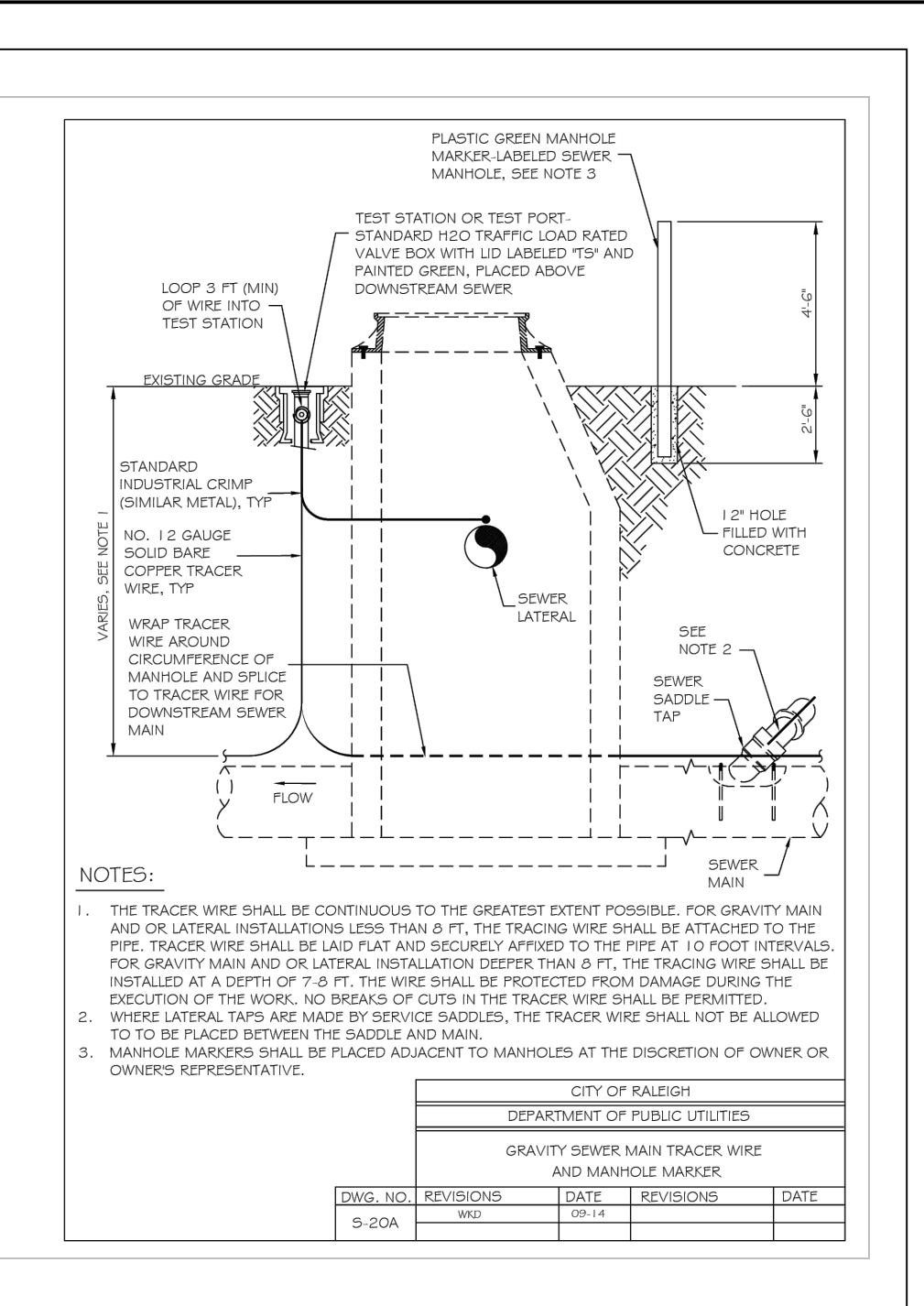
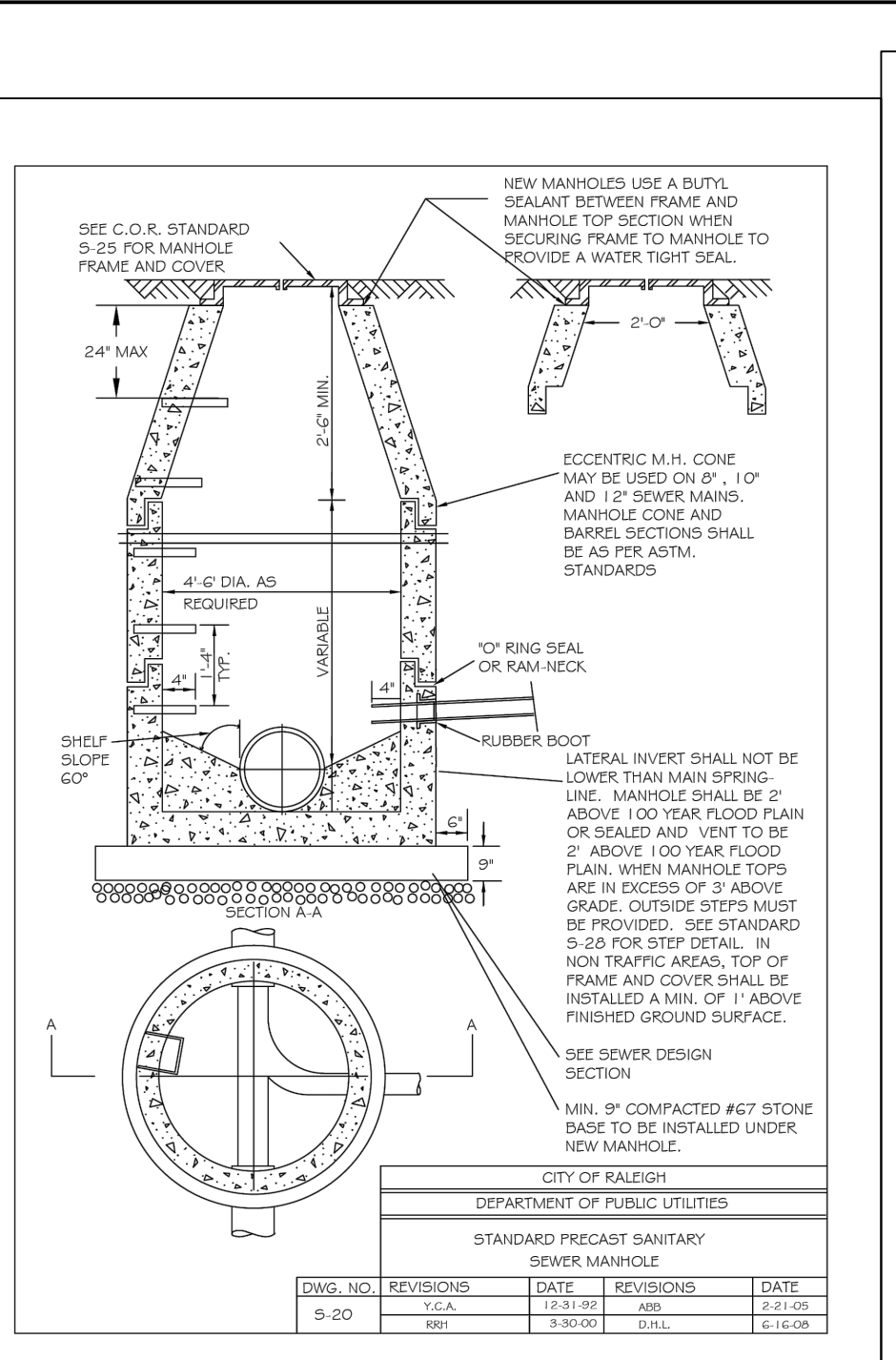
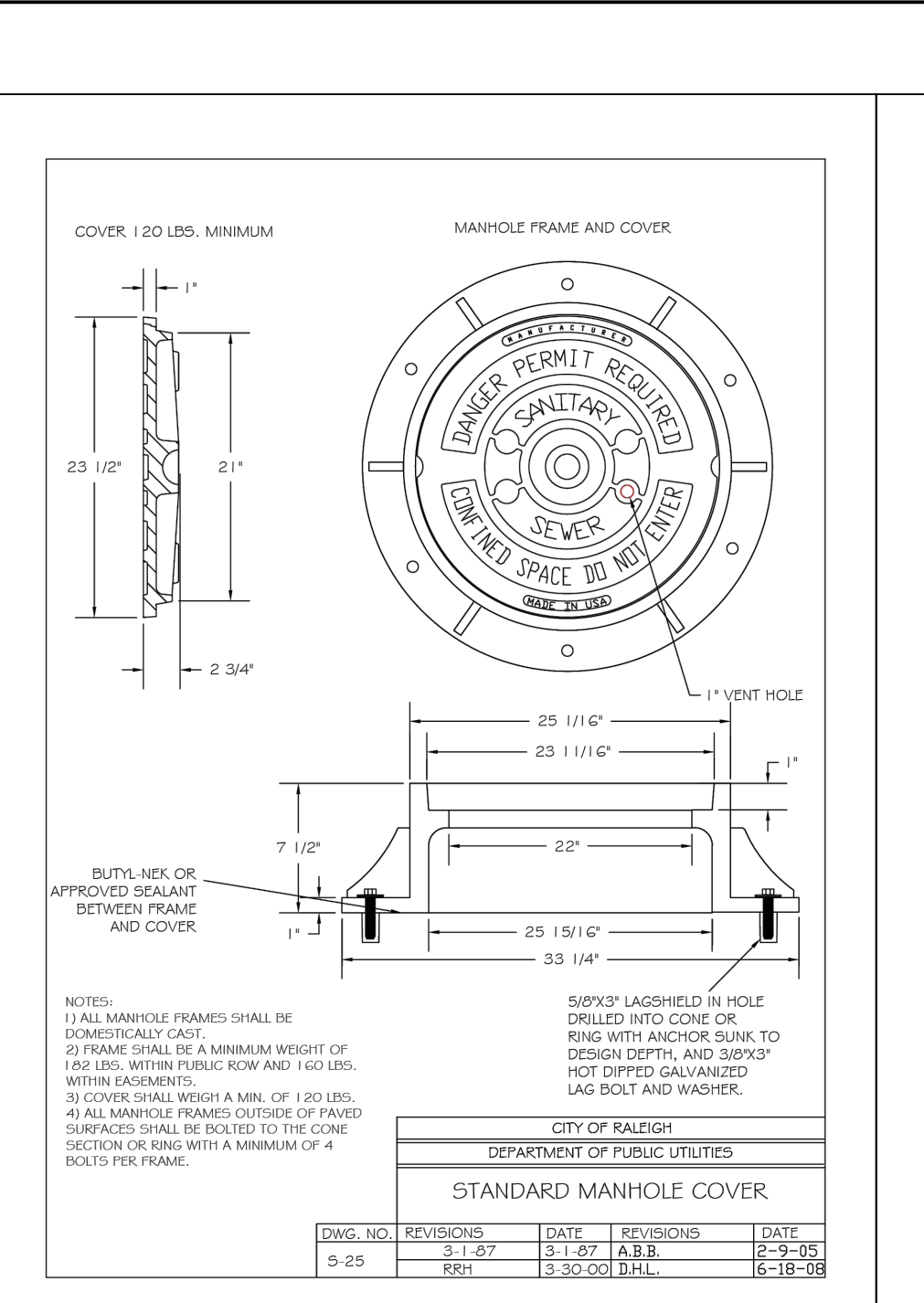
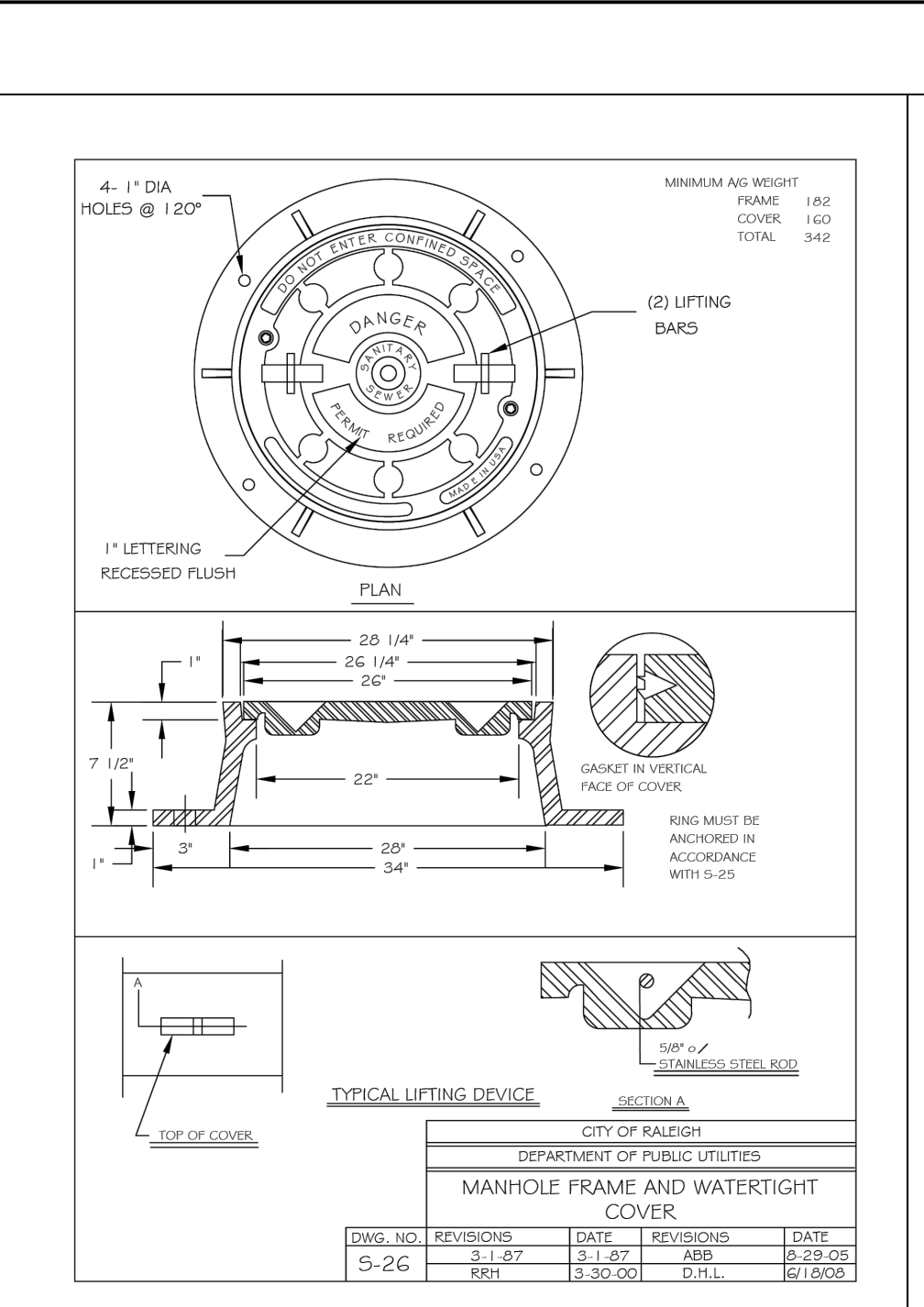
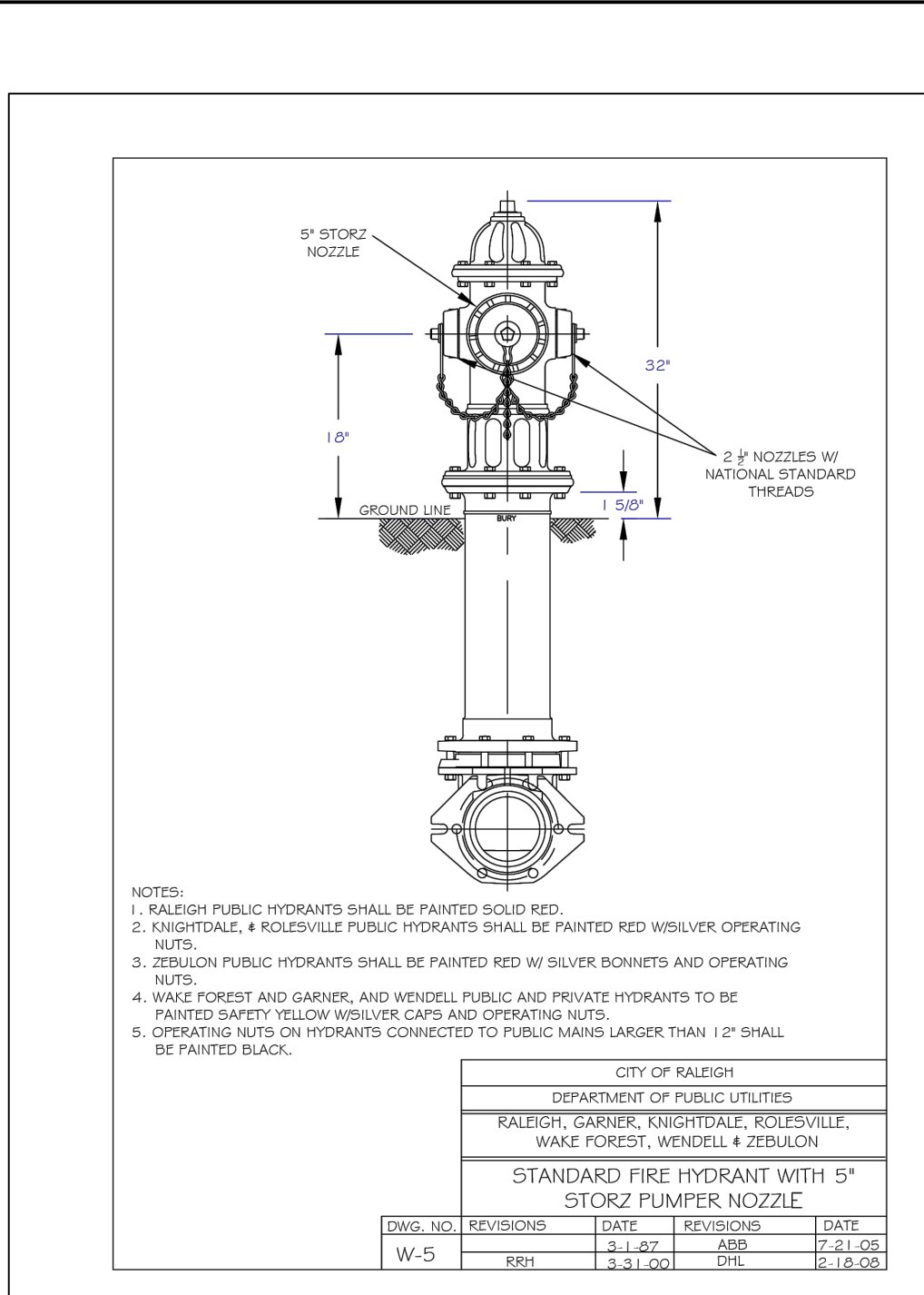
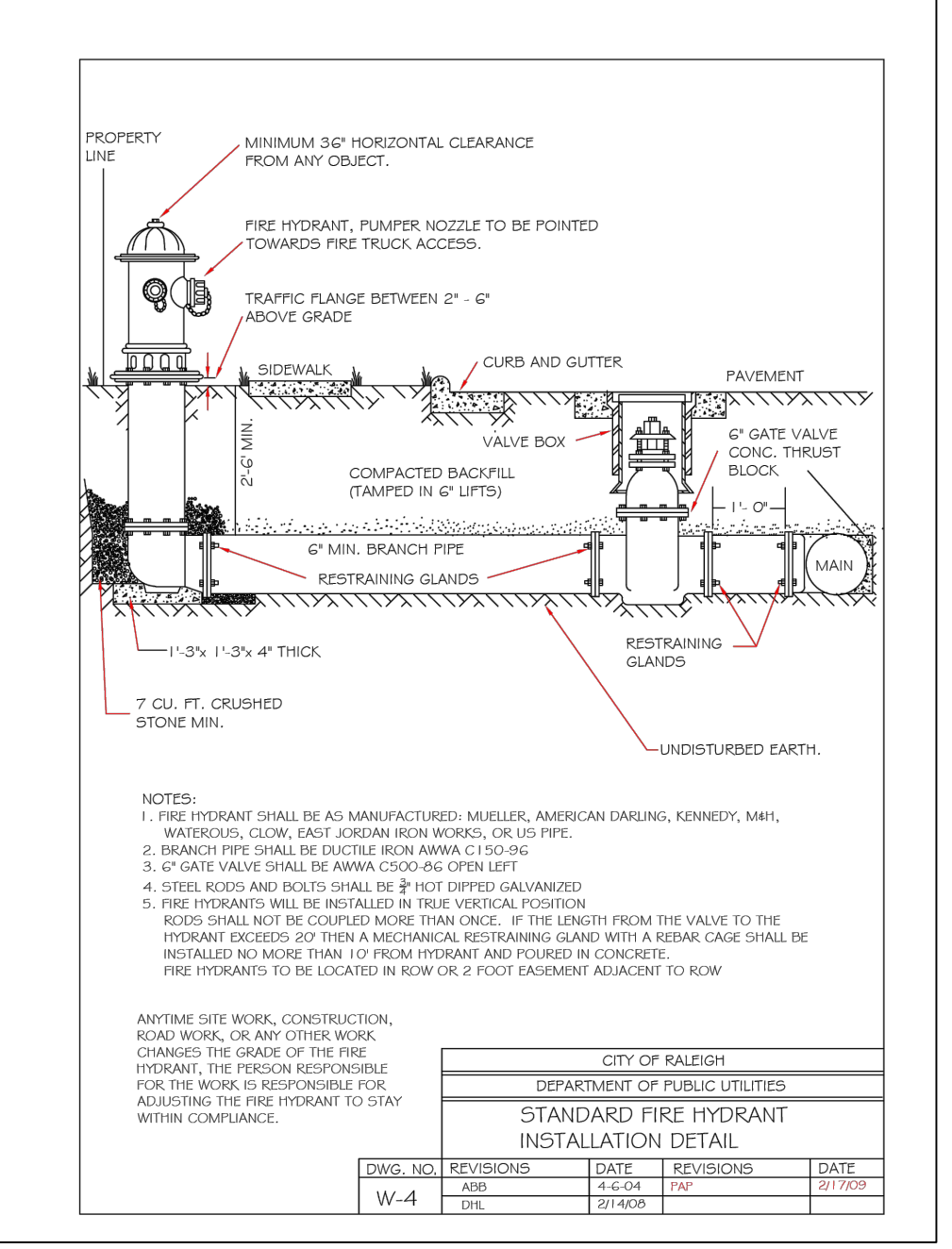
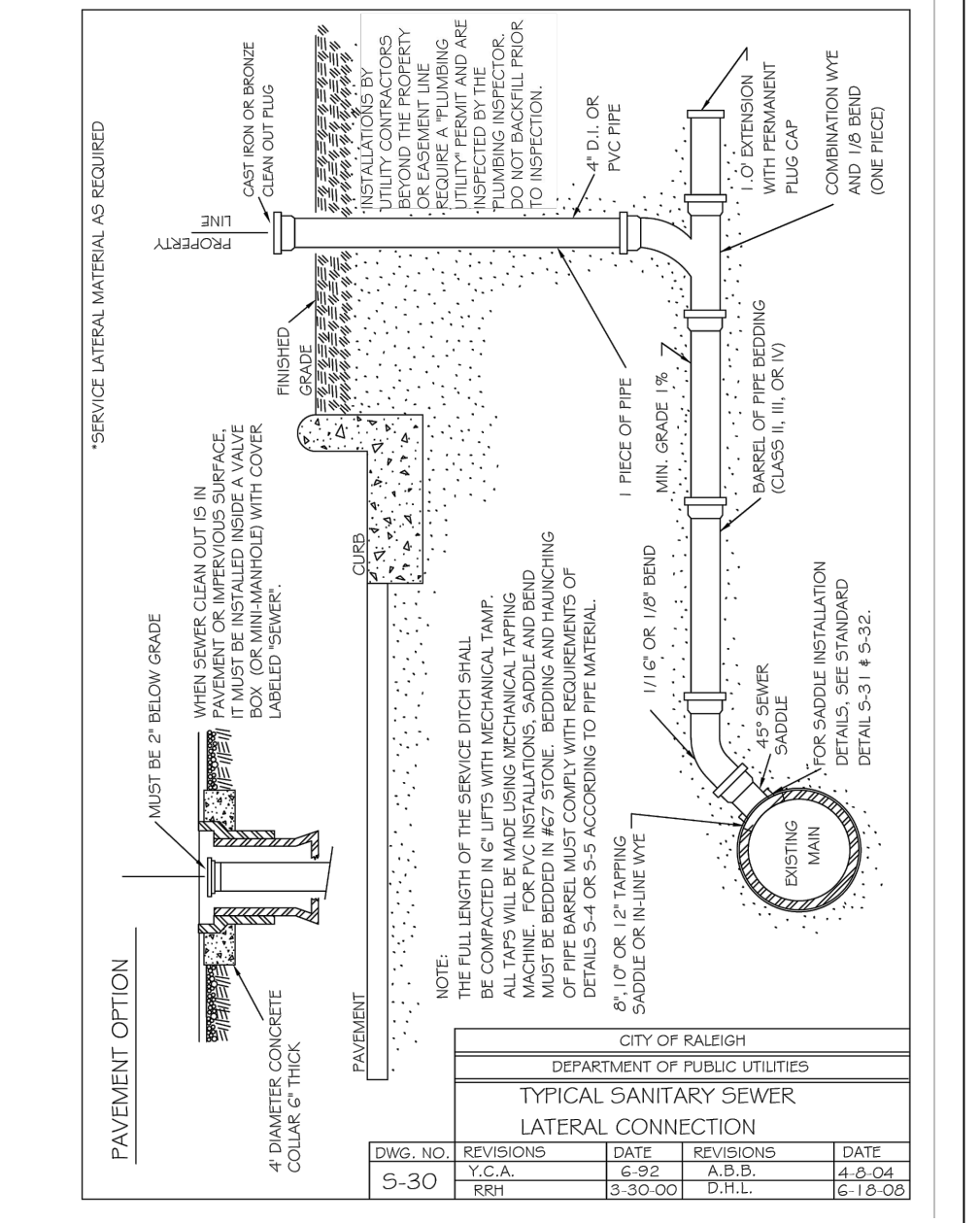
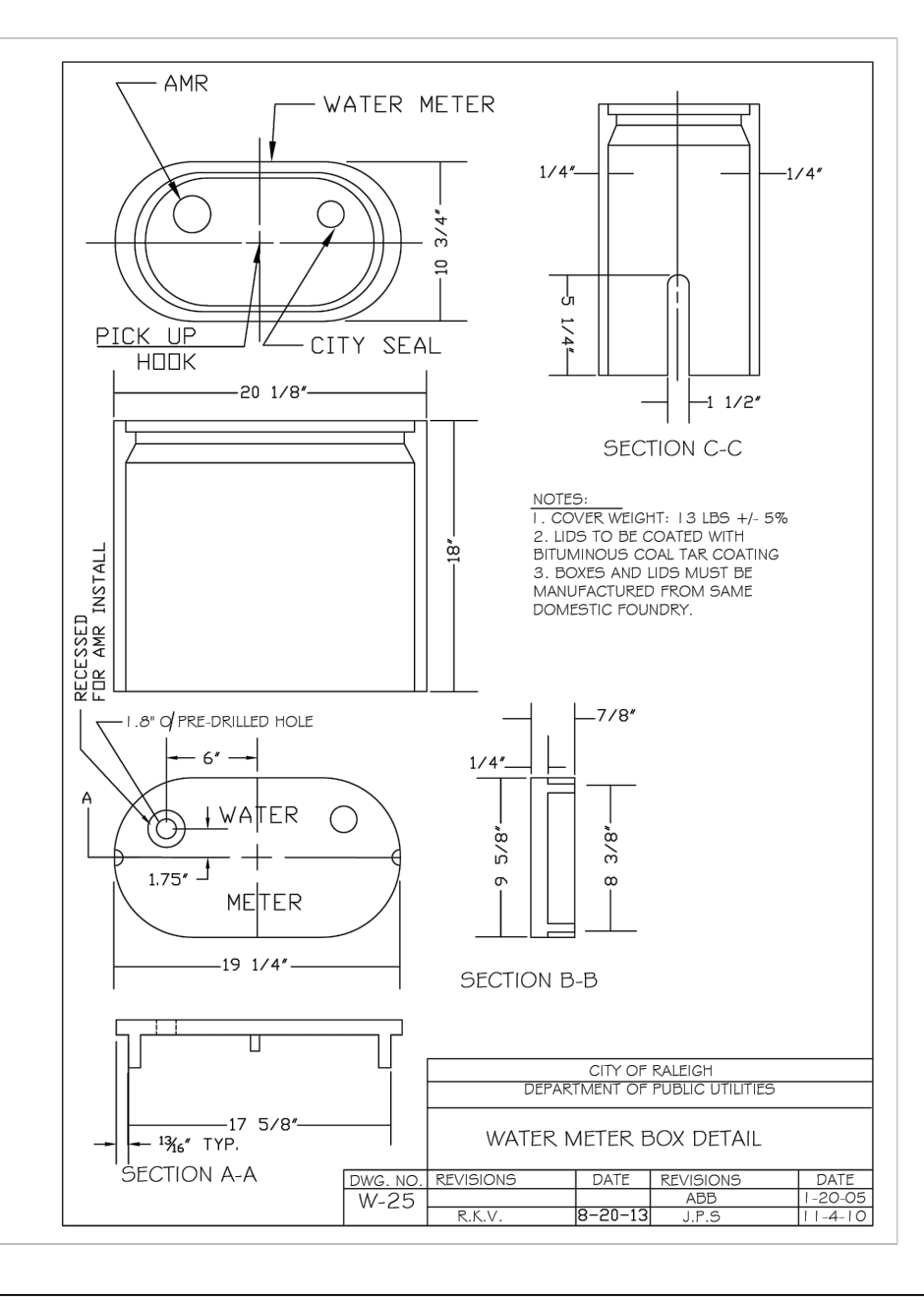
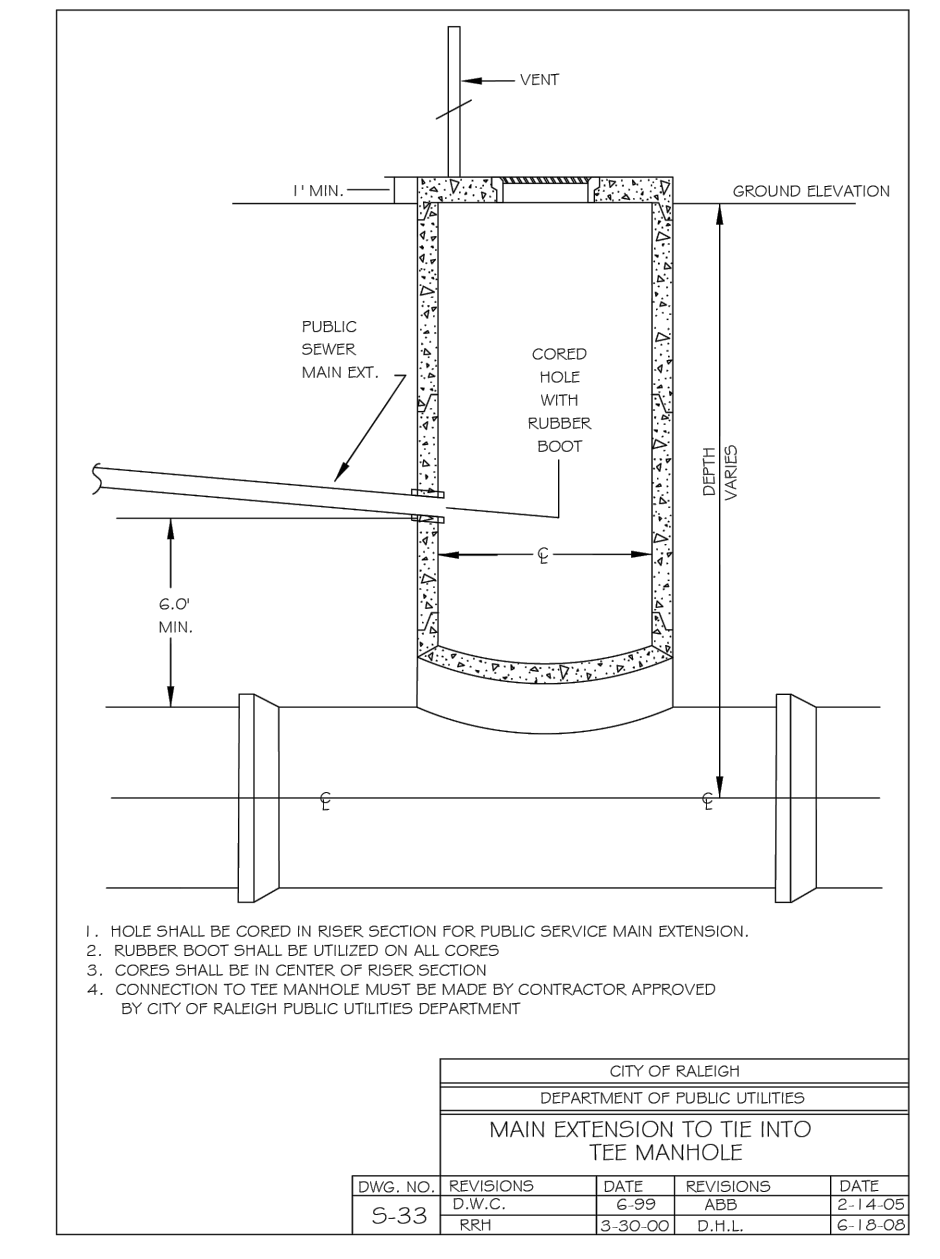
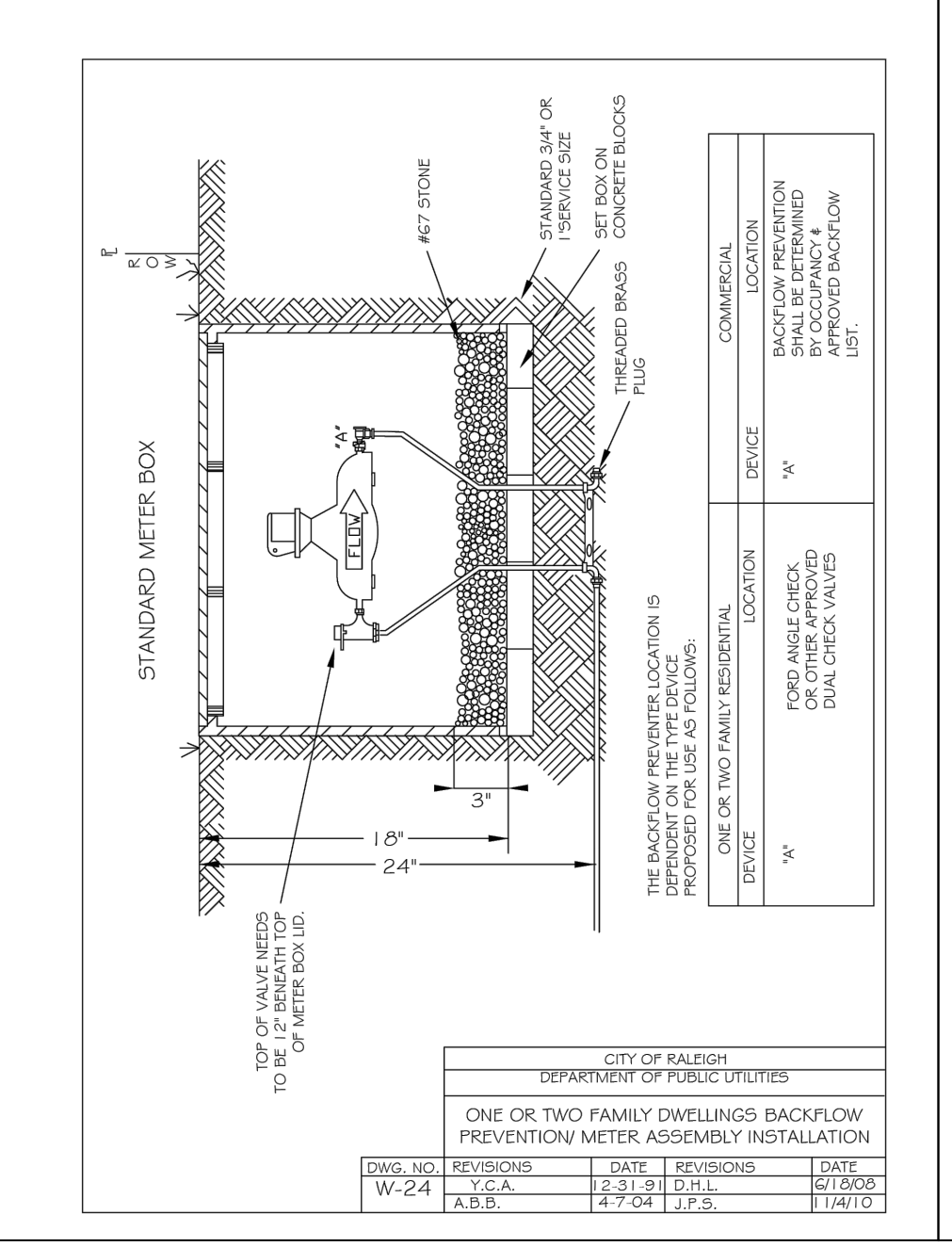
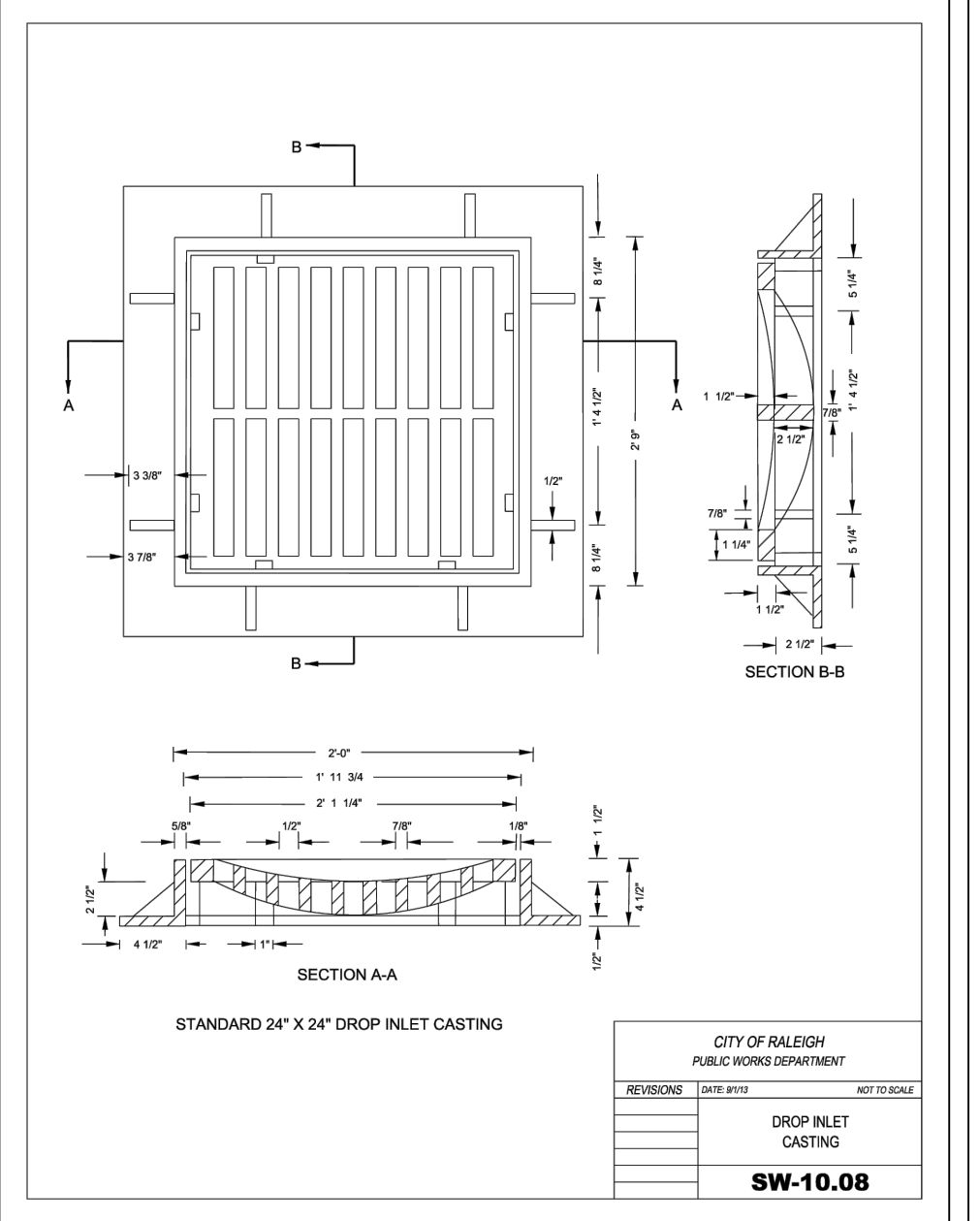
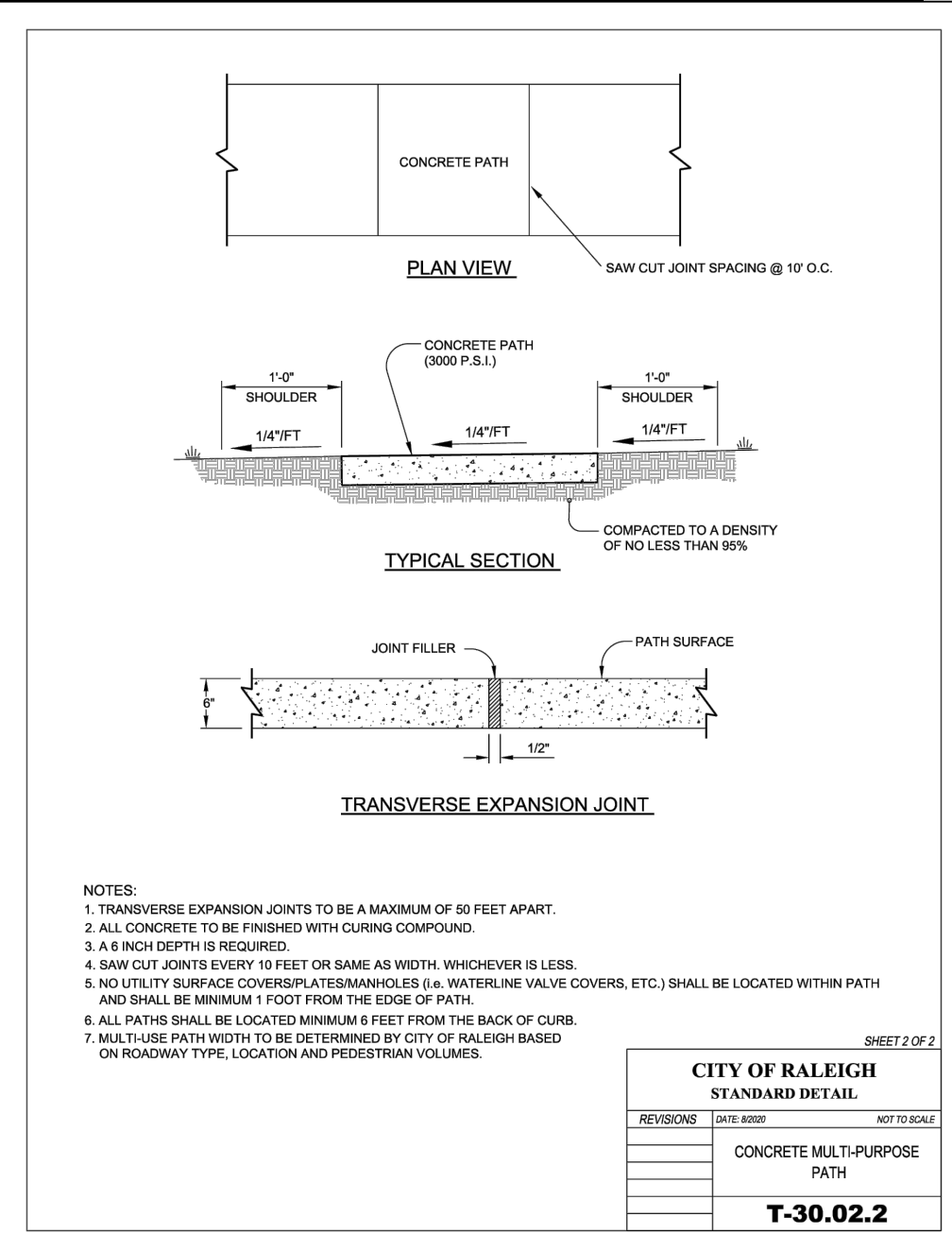
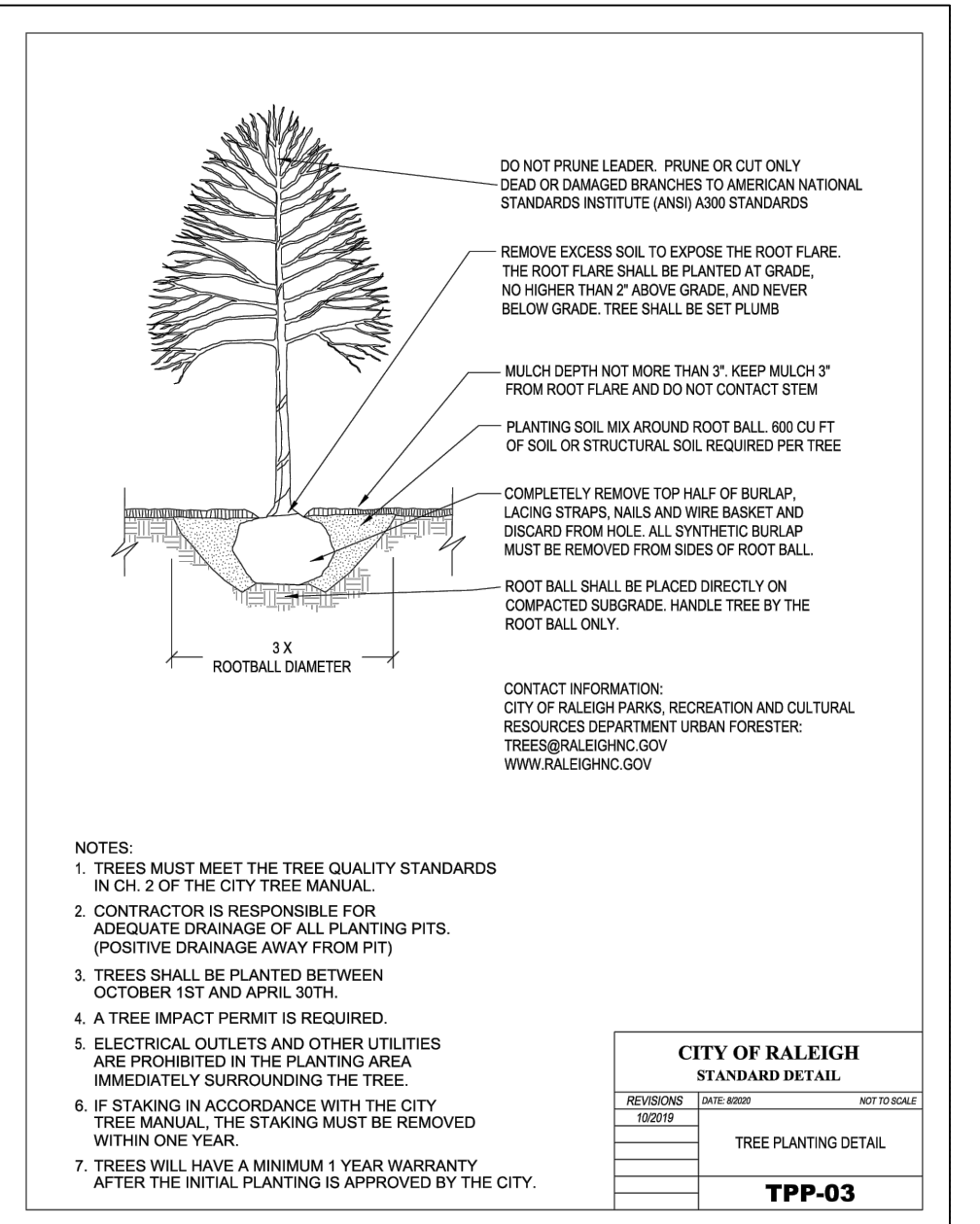
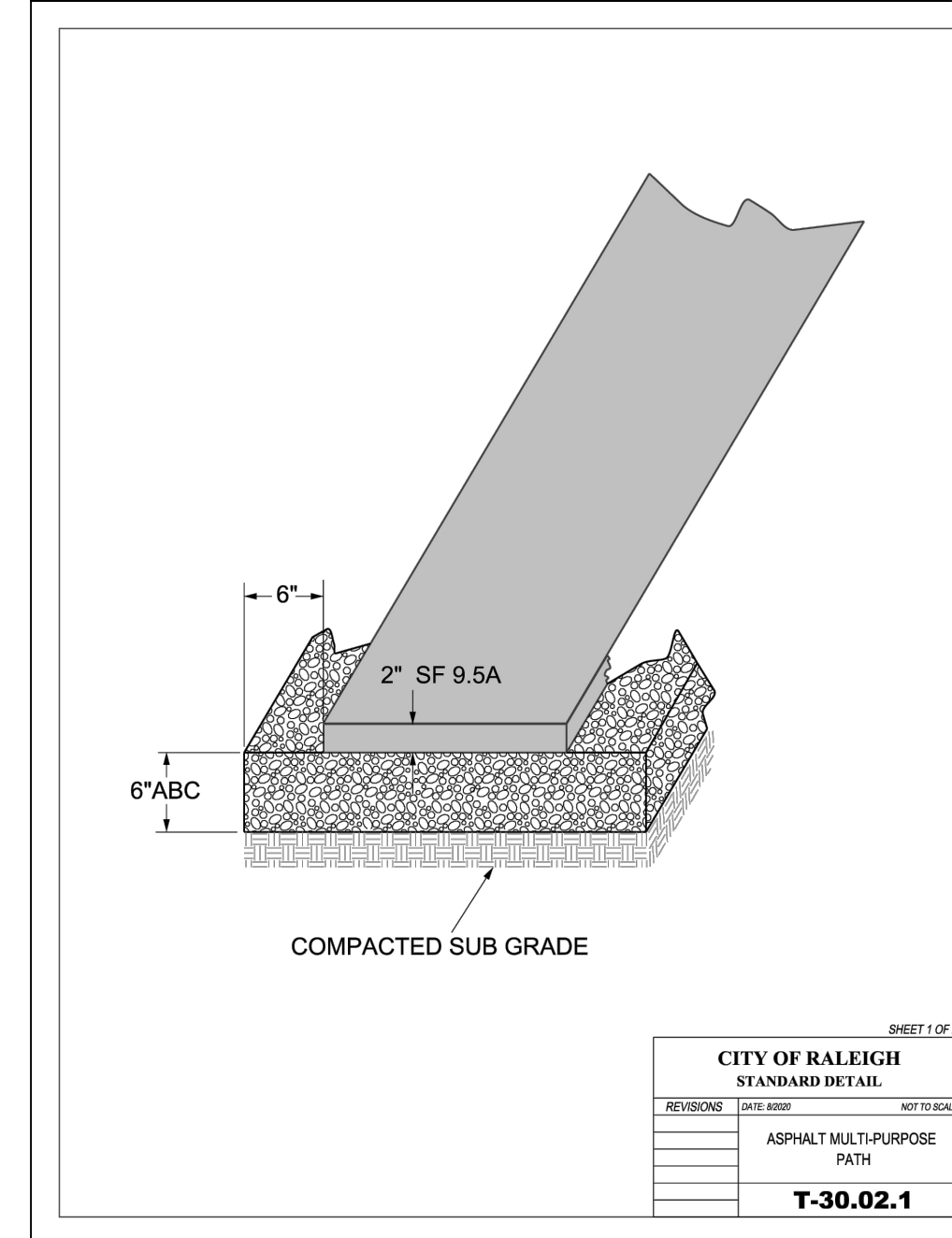
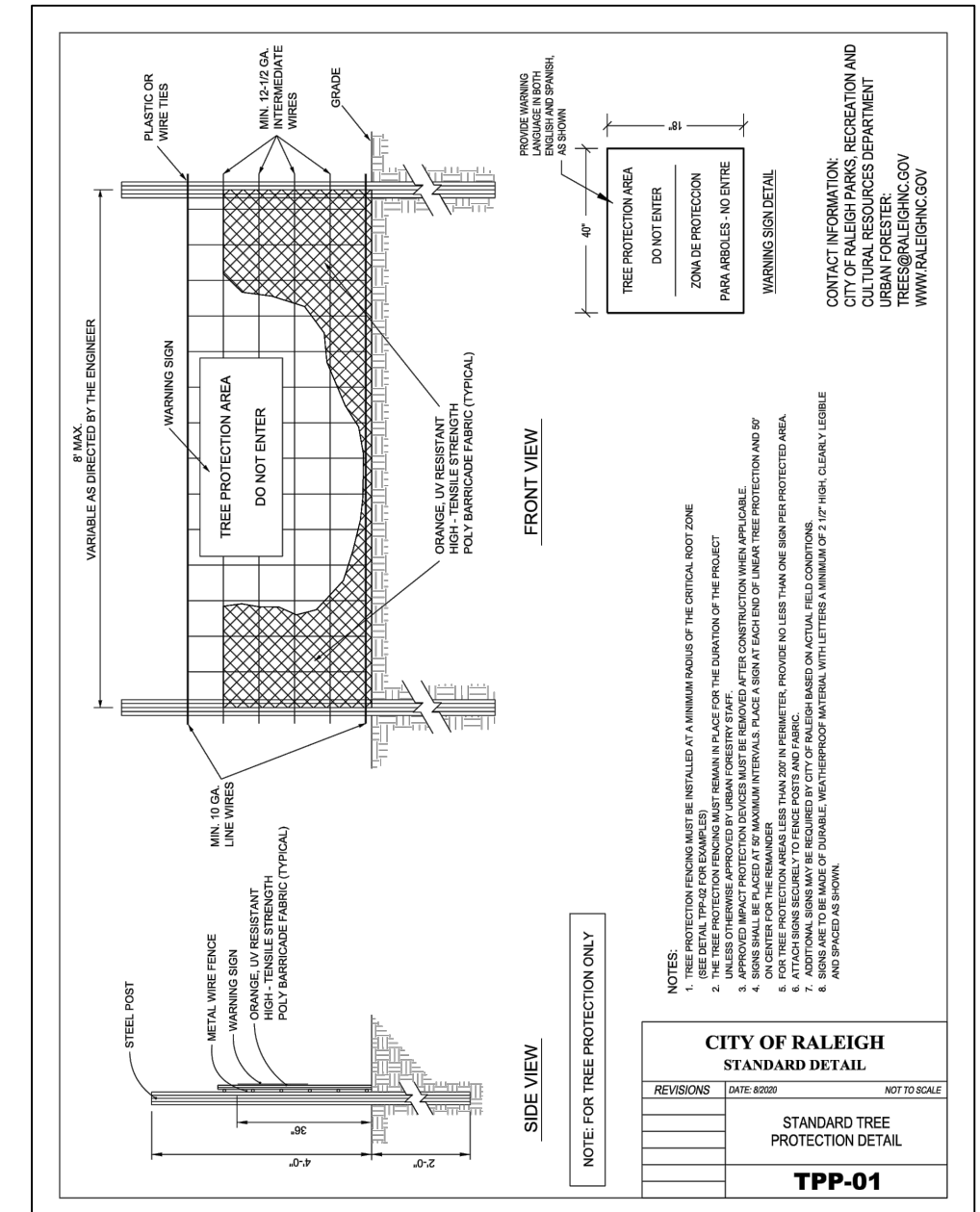
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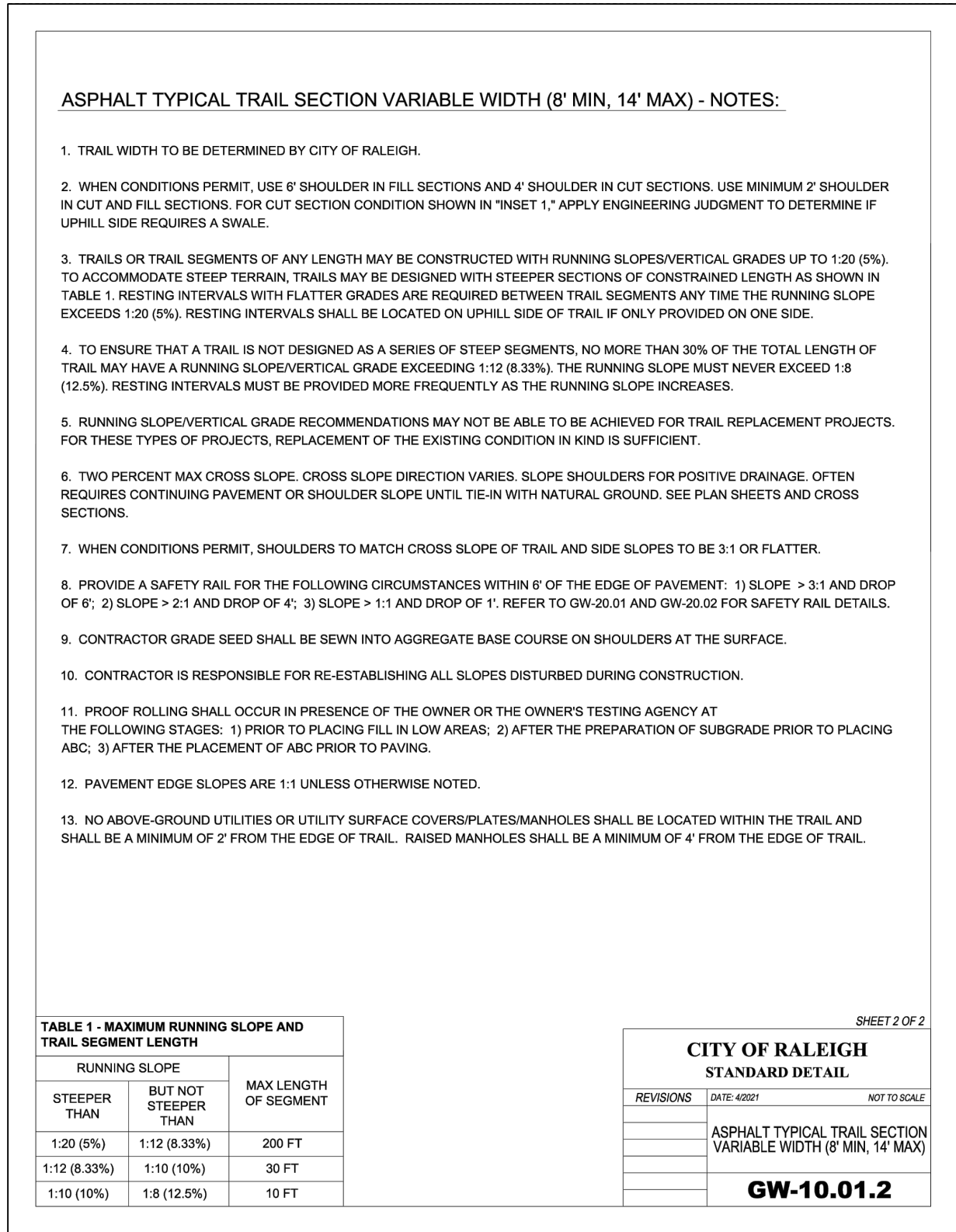
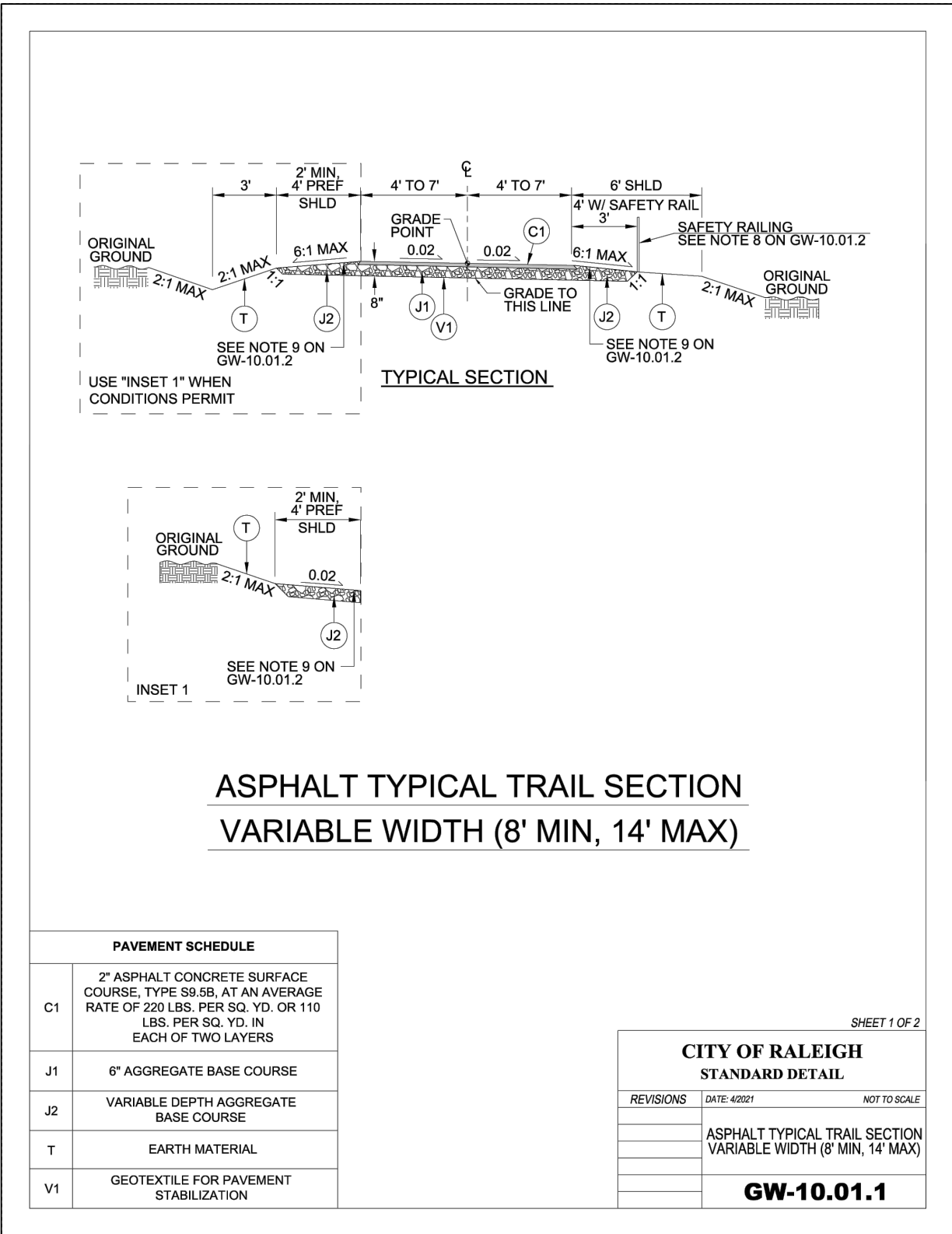
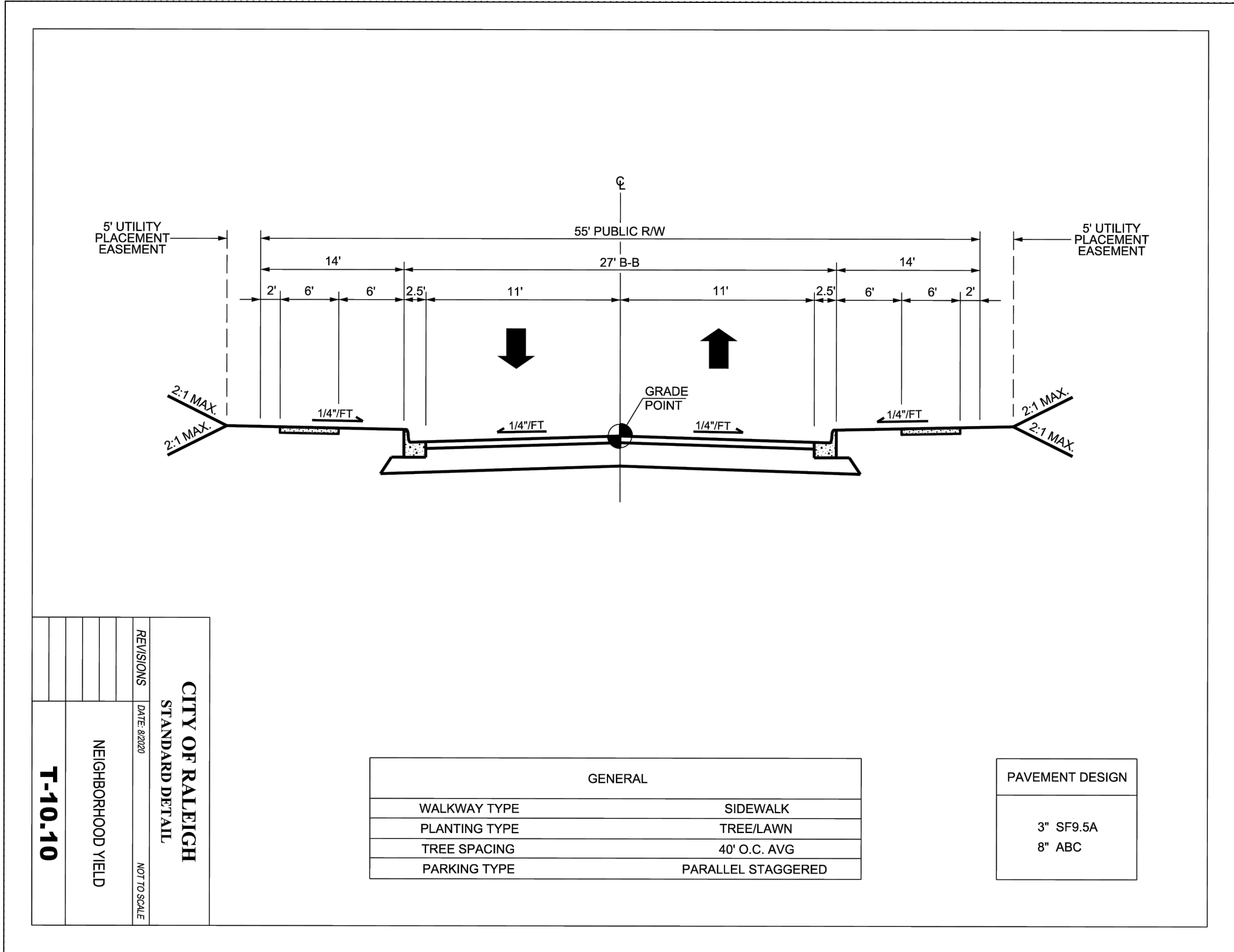
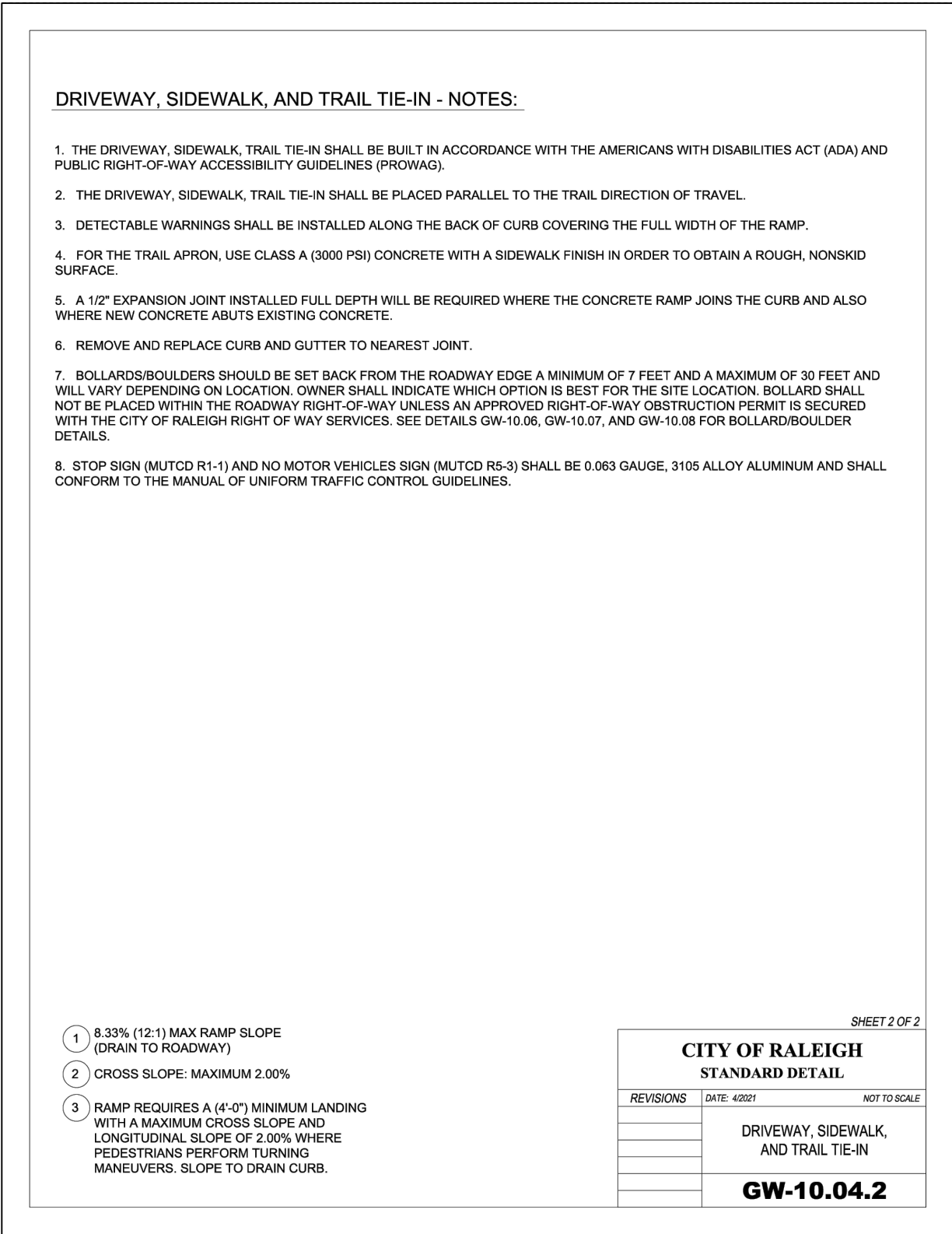
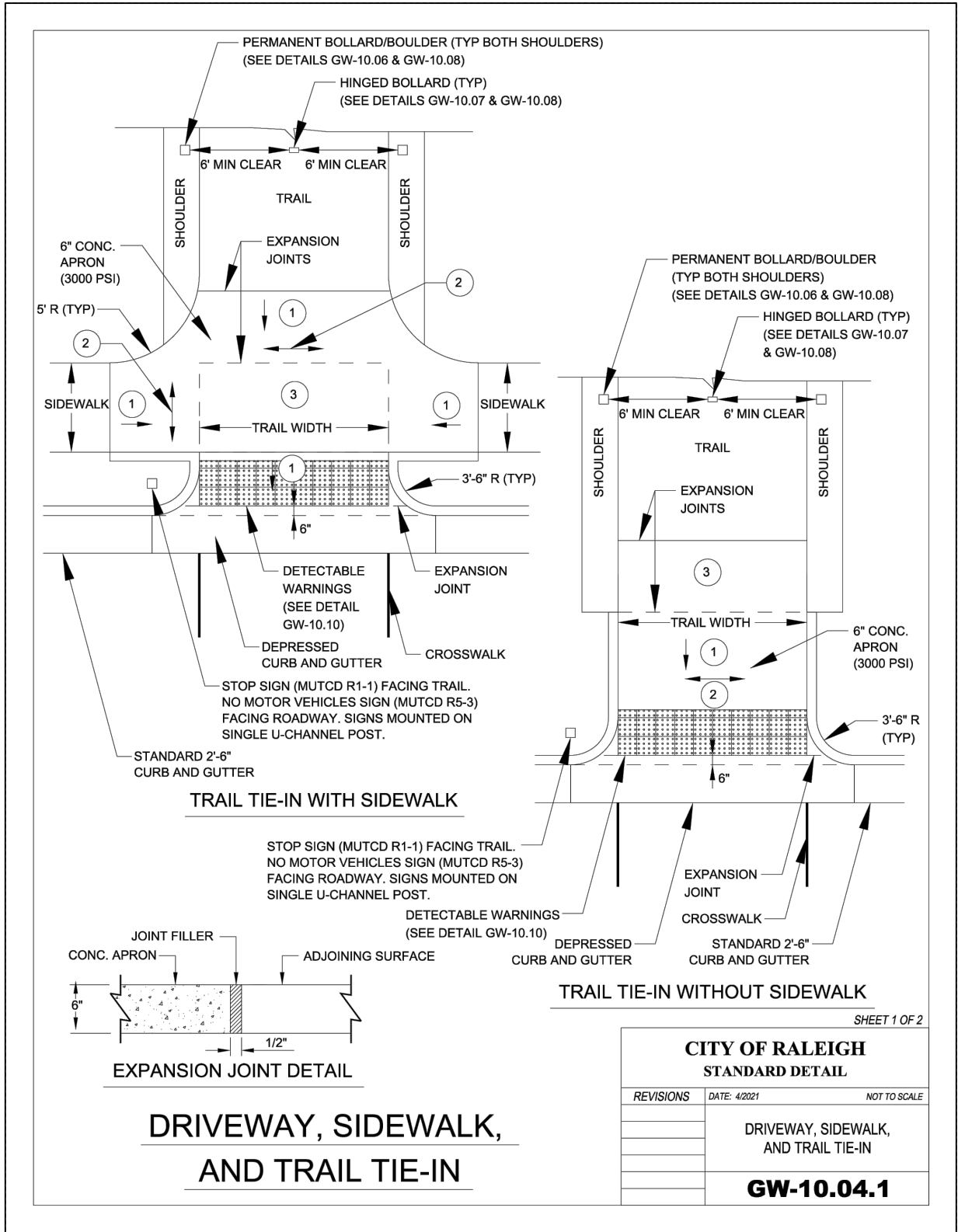
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NORTH CAROLINA LICENSE NO. C-1652
BEAVERDAM PHASE 2
1512 OLD MILBURNIE RD, RALEIGH, NC 27604
LIGHTING PLAN

JOB NO.
59321
SHEET NO.
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NOTES & DETAILS SHEET 3 OF 3

811 Know what's below. Call before you dig.

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