



Administrative Approval Action

Case File / Name: SUB-0052-2022
DSLCL - ADOBE ON ADCOCK HILL

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

LOCATION: This site is located north of New Bern Avenue (Hwy 64), west of Old Milburnie Road at 0, 1512, 1521, 1529, 1531, 1601, 1617, 1633 Old Milburnie Road. The site is outside the city limits.

REQUEST: Development of a 98.56 acre tract consisting of several parcels for a Conventional Subdivision of detached single-family dwellings. The site is zoned CM (Conservation Management) (9.44 ac) and R-6 CU (89.12 ac), with 16.93 acres of right-of-way dedication, leaving a net area of 81.63 acres. The site development includes 282 total lots: 277 detached single-family lots, and 5 HOA Common Lots

Z-26-21 - Old Milburnie Rd Rezoning of 107.37 acres to R-6 CU & CM-CU. Adopted 11/2/21 and Effective 11/7/21.

**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 January 8, 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:

Engineering

1. 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.

Public Utilities

2. A deed shall be recorded prior to construction approval (SPR) for all necessary offsite City of Raleigh Sanitary Sewer Easements to accommodate future sewer line construction.

Stormwater

3. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).



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4. A 100-year floodplain analysis shall be submitted and approved by the Engineering Services Department prior to the issuance of any grading or site permit (UDO 9.3).
5. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
6. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
7. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

Urban Forestry

8. 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).
9. 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. 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"/> | Right of Way Deed of Easement Required |
| <input checked="" type="checkbox"/> | Stormwater Maintenance Covenant Required |

| | |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | Utility Placement 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 Easements, 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 greenway trail/multi-use path.
2. The greenway trail/multi-use path, as shown on the preliminary plan, shall be constructed prior to, or in conjunction with, the recording of a map in any phase affected by the greenway.
3. A demolition permit shall be issued and this building permit number shown on all maps for recording.



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4. A recombination map shall be recorded prior to or in conjunction with the recording of lots, recombining the existing lots as shown on the preliminary subdivision plans set.
5. Provide documentation indicating a Property Owner's Association has been established for the subject development.
6. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

Engineering

7. 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)
8. 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)
9. 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.
10. As shown on the preliminary plan a portion of the existing right-of-way for Old Milburnie Road is to be closed. After completion of the closure process, show the abandoned right-of-way to be recombined and a resolution number for the closure on all plats for recording.

Public Utilities

11. Site Permit Review plans (SPR) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.
12. 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.

Stormwater



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13. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).
14. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)
15. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
16. 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).
17. 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).
18. 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).
19. 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).

Urban Forestry

20. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 13.97 acres of tree conservation area.
21. A public infrastructure surety for 464 street trees on COR maintained streets and 81 street trees located on NCDOT right of ways shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

General

1. A demolition permit shall be obtained.

Public Utilities

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



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Stormwater

3. 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).
4. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.
5. If total land disturbance will be over 12,000 sq. ft. for multiple houses, a separate site plan submittal & approval will be required. Site plans require an erosion control plan. (UDO 9.4.6.)

Urban Forestry

6. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 464 street trees along City of Raleigh maintained streets and 96 street trees along NCDOT maintained streets.
7. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

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

General

1. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff
2. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

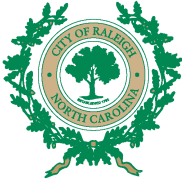
Stormwater

3. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
4. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: February 7, 2027
Record at least ½ of the land area approved.

5-Year Sunset Date: February 7, 2029
Record entire subdivision.



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I hereby certify this administrative decision.

Signed: Daniel L. Stegall Date: 02/07/2024
Development Services Dir/Designee
Staff Coordinator: Jermont Purifoy

SKETCH PLAN REVIEW #: SCOPE-0061-2022
PROJECT CASE #: SUB-0052-2022

NOTE: DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.



| | | |
|--------------------------|---|---|
| PROJECT: | ADCOCK HILL | |
| ENGINEER: | ALLISON STONE, PE TIMMONS GROUP 5410 TRINITY ROAD, SUITE 102 RALEIGH, NC 27607 PHONE: 919-866-4518 FAX: 919-859-6663 EMAIL: ALLISON.STONE@TIMMONS.COM | |
| DEVELOPER: | DARLINGTON ADVISORS, LLC 3105 GLENWOOD AVE, SUITE 105, RALEIGH, NC 27612 PHONE: 919-306-3330 EMAIL: JOHN@JPMSOUTH.COM, CARLTON@CREEDMOORPARTNERS.COM | |
| PROPERTY OWNERS: | ADCOCK FAMILY FARM, LLC PO BOX 34 BURTON, TX 77835 | DARLINGTON ADVISORS, LLC 8310 BANDFORD WAY RALEIGH, NC 27615 |
| PINS: | 1744-09-2545 | 1734-89-7943, 1735-90-2357, 1734-99-971 1735-90-8493, 1745-00-0797 |
| ZONING: | R-6-CU, CM | |
| PROPOSED USE: | RESIDENTIAL - DETACHED HOUSING | |
| PROJECT GROSS AREA: | 98.56 ACRES | 4,293,384 SF |
| DEDICATED ROW | 16.93 ACRES | 737,493 SF |
| PROJECT NET AREA: | 81.63 ACRES | 3,555,891 SF |
| ZONING: (R-6, GROSS) | 89.12 ACRES | 3,882,200 SF |
| (R-6, NET) | 72.19 ACRES | 3,144,707 SF |
| (CM, GROSS) | 9.44 ACRES | 411,184 SF |
| (CM, NET) | 9.44 ACRES | 411,184 SF |
| NUMBER OF PROPOSED LOTS: | 283 (277 DETACHED SINGLE FAMILY, 6 HOA COMMON) | |

| Sheet List Table | |
|------------------|---|
| Sheet Number | Sheet Title |
| C0.0 | COVER |
| C1.0 | OVERALL EXISTING CONDITIONS AND DEMOLITION PLAN |
| C1.1 | EXISTING CONDITIONS AND DEMOLITION PLAN |
| C1.2 | EXISTING CONDITIONS AND DEMOLITION PLAN |
| C1.3 | EXISTING CONDITIONS AND DEMOLITION PLAN |
| C2.0 | OVERALL SITE PLAN |
| C2.1 | SITE PLAN |
| C2.2 | SITE PLAN |
| C2.3 | SITE PLAN |
| C2.4 | BLOCK PLAN |
| C2.5 | TREE CONSERVATION AREA PLAN |
| C2.6 | OVERALL EASEMENT PLAN |
| C2.7 | GREENWAY EASEMENT PLAN |
| C3.0 | OVERALL UTILITY PLAN |
| C3.1 | UTILITY PLAN |
| C3.2 | UTILITY PLAN |
| C3.3 | UTILITY PLAN |
| C3.4 | SEWER OUTFALL |
| C4.0 | OVERALL GRADING PLAN |
| C4.1 | GRADING PLAN |
| C4.2 | GRADING PLAN |
| C4.3 | GRADING PLAN |
| C5.0 | OVERALL LANDSCAPE PLAN |
| C5.1 | LANDSCAPE PLAN |
| C5.2 | LANDSCAPE PLAN |
| C5.3 | LANDSCAPE PLAN |
| C5.4 | NCDOT LANDSCAPE PLAN |
| C5.5 | LANDSCAPE DETAILS |
| C6.0 | DUKE LIGHTING PLAN - SHEET 1 OF 4 |
| C6.1 | DUKE LIGHTING PLAN - SHEET 2 OF 4 |
| C6.2 | DUKE LIGHTING PLAN - SHEET 3 OF 4 |
| C6.3 | DUKE LIGHTING PLAN - SHEET 4 OF 4 |
| C7.0 | NOTES AND DETAILS |
| C7.1 | NOTES AND DETAILS |
| C7.2 | NOTES AND DETAILS |

5. DEVELOPMENT OF THE SUBJECT PROPERTY SHALL INCLUDE AN AREA LOCATED ON 1521 OLD MILBURNIE ROAD (PIN NUMBER 1735902389) ON THE EAST SIDE OF OLD MILBURNIE ROAD WITH A MINIMUM OF ONE ACRE IN SIZE TO BE USED EXCLUSIVELY FOR NON-RESIDENTIAL USES, INCLUDING BUT NOT LIMITED TO DAY CARE, PARK, RECREATION FIELD, COMMUNITY CENTER, OPEN LOTS, COMMUNITY GARDEN, PRODUCE STAND, AND GATHERING PLACE FOR TEMPORARY EVENTS SUCH AS CELEBRATIONS AND AN OUTDOOR MARKET.

PIN #1744902545 AND PIN #1744081979 HAVE BEEN ADDED TO THE PLAN, AND 1.00 ACRES WILL BE RESERVED FOR FUTURE NON-RESIDENTIAL USES.



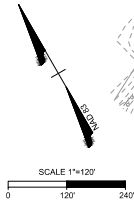


NOTE:
NO TEMPORARY OR PERMANENT ENCROACHMENTS (INCLUDING, BUT NOT LIMITED TO, CLEARING, GRADING, FENCING, AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES) ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREAS, WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.

- NOTES:
- BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY JOHN A. EDWARDS & COMPANY, DATED 01/25/2022.
 - WETLAND AND STREAM DELINEATION BY SOIL & ENVIRONMENTAL CONSULTANTS, PA DATED 5/27/2021
 - FLOOD HAZARD SOILS FROM WAKE COUNTY GIS
 - THE SUBJECT PROPERTY IS LOCATED IN ZONE AE IN ACCORDANCE WITH FIRM MAP #3720173500K, 3720174500K, 3720173400K, 3720174400K WITH AN EFFECTIVE DATE OF 7/19/2022.

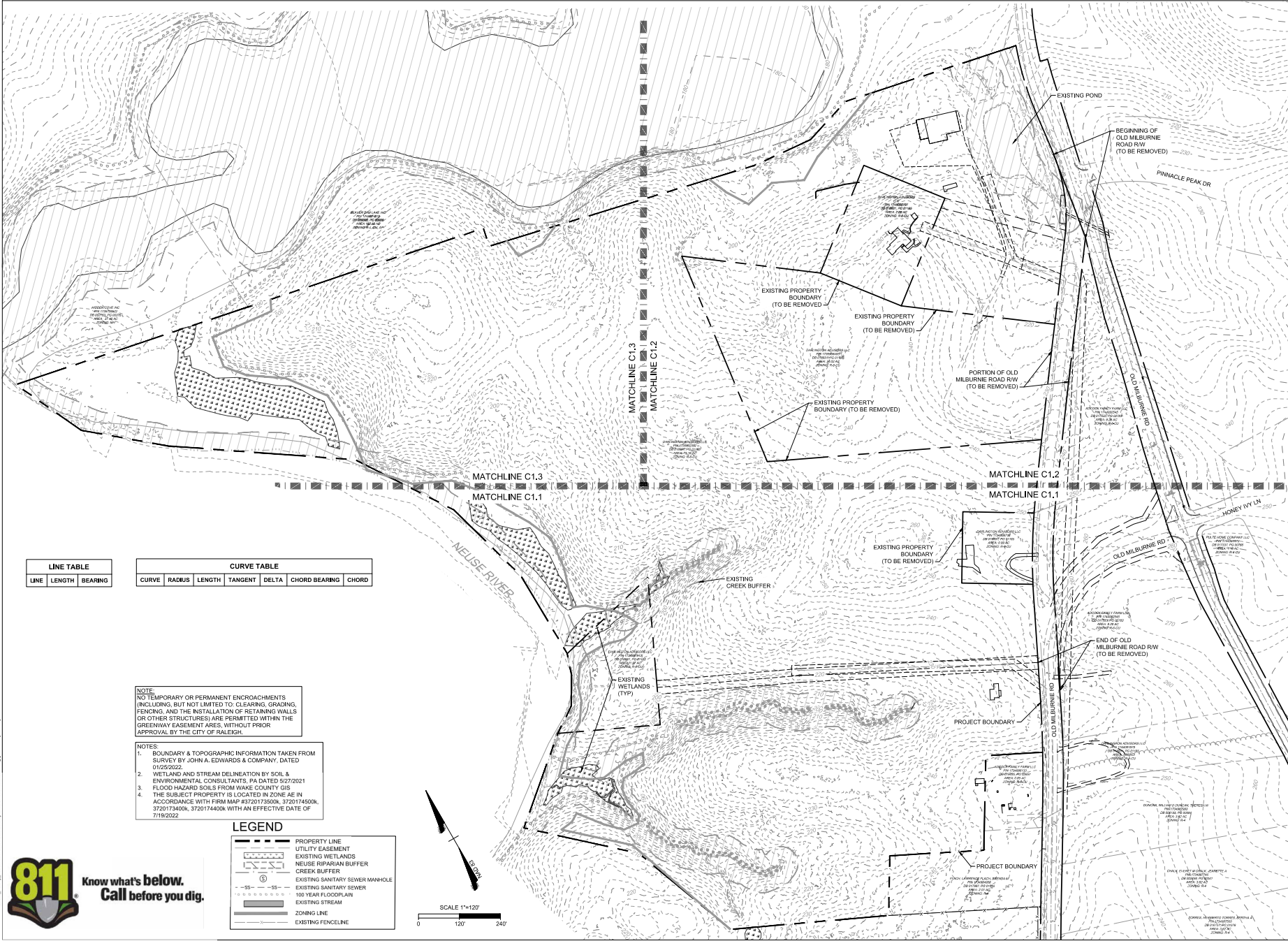
LEGEND

| | |
|--|---------------------------------|
| | PROPERTY LINE |
| | UTILITY EASEMENT |
| | EXISTING WETLANDS |
| | NELUSE RIPARIAN BUFFER |
| | CREEK BUFFER |
| | EXISTING SANITARY SEWER MANHOLE |
| | EXISTING SANITARY SEWER |
| | 100 YEAR FLOODPLAIN |
| | EXISTING STREAM |
| | ZONING LINE |
| | EXISTING FENCELINE |



| LINE TABLE | | |
|------------|--------|---------|
| LINE | LENGTH | BEARING |

| CURVE TABLE | | | | | | |
|-------------|--------|--------|---------|-------|---------------|-------|
| CURVE | RADIUS | LENGTH | TANGENT | DELTA | CHORD BEARING | CHORD |



TIMMONS GROUP

ADCOCK HILL
1521 OLD MILBURN RD, RALEIGH, NC 27604
OVERALL EXISTING CONDITIONS AND DEMOLITION PLAN

JOB NO.
50484
SHEET NO.
C1.0

THE DRAWING PREPARED AT THE
RALEIGH OFFICE
5401 W. WILSON RD., SUITE 100, RALEIGH, NC 27607
TEL: 919-866-4921 FAX: 919-833-8124 WWW.TIMMONSGROUP.COM

YOUR VISION ACHIEVED THROUGH OURS.

| REVISION DESCRIPTION | |
|----------------------|--------------------------|
| DATE | CITY OF RALEIGH COMMENTS |
| 05/08/2023 | 03/08/2023 |
| 09/25/2023 | 09/25/2023 |
| 11/27/2023 | 11/27/2023 |
| 01/08/2024 | 01/08/2024 |

PROCESS DRAWINGS - DO NOT USE FOR CONSTRUCTION



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.

LEGEND

| | |
|--|---------------------------------|
| | PROPERTY LINE |
| | UTILITY EASEMENT |
| | EXISTING WETLANDS |
| | NEUSE RIVER/NAN RIVER |
| | CREEK BUFFER |
| | EXISTING SANITARY SEWER MANHOLE |
| | EXISTING SANITARY SEWER |
| | 100 YEAR FLOODPLAIN |
| | FLOODWAY |
| | EXISTING STREAM |
| | ZONING LINE |
| | EXISTING FENCELINE |



TIMMONS GROUP

ADCOCK HILL
1521 OLD MILBURNIE RD, RALEIGH, NC 27604
EXISTING CONDITIONS AND DEMOLITION PLAN
PULPITOME CO
PIN 14084470
DE 7337, PG 06

YOUR VISION ACHIEVED THROUGH OURS.
THE DRAWING PREPARED AT THE
RALEIGH OFFICE
5401 W. WILSON RD., RALEIGH, NC 27607
TEL: 919.866.4921 FAX: 919.833.8124 WWW.TIMMONS.GR

| DATE | REVISION DESCRIPTION |
|------------|-----------------------------|
| 05/08/2023 | CITY OF RALEIGH COMMENTS V3 |
| 07/25/2023 | CITY OF RALEIGH COMMENTS V4 |
| 11/27/2023 | CITY OF RALEIGH COMMENTS V5 |
| 01/08/2024 | CITY OF RALEIGH COMMENTS V7 |

| | |
|-------------|------------|
| DATE | 01/08/2024 |
| DRAWN BY | 331 |
| DESIGNED BY | 331 |
| CHECKED BY | A. STONE |
| SCALE | 1"=60' |

| | |
|-----------|-------|
| JOB NO. | 50484 |
| SHEET NO. | C1.2 |

THIS PLAN AND ASSOCIATED DOCUMENTS ARE THE SOLE PROPERTY OF TIMMONS GROUP AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION OF TIMMONS GROUP. INDIAN, NC, NOT
BOUND TO CONSTRUCTION, BIDDING, AND/OR CONSTRUCTION SCHEDULING. PG 06

Table with 6 columns: CURVE, RADIUS, LENGTH, TANGENT, DELTA, CHORD BEARING, CHORD. It lists curve data for various segments of the proposed road layout.

LEGEND: Includes symbols for PROPOSED BOUNDARY, EXISTING RIGHT-OF-WAY, EXISTING CITY OF RALEIGH PROPERTY LINE, BUILDING SETBACK, PROPOSED ROAD CENTER, DRAINAGE EASEMENT, SANITARY SEWER EASEMENT, ACCESS EASEMENT, 30' MUP EASEMENT, 10' WALL EASEMENT, EXISTING WETLANDS, NEUSE RIPARIAN BUFFER, PROPOSED SIDEWALK/CONCRETE, PROPOSED ASPHALT, PROPOSED 10' MUP, 100 YEAR FLOODPLAIN, EXISTING STREAM, ZONING, FLOODWAY, UTILITY PLACEMENT EASEMENT, SIGHT DISTANCE TRIANGLE, PRIVATE DRAINAGE EASEMENT, PUBLIC DRAINAGE EASEMENT, CITY OF RALEIGH SANITARY SEWER EASEMENT.

- SITE LAYOUT NOTES: 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS. 2. ALL DIMENSIONS ARE TO BACK OF CURB, EDGE OF FINISH BUILDING FACE OR PROPERTY LINE, UNLESS OTHERWISE NOTED. 3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, UTILITIES AND GRADES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY EXISTING OBSTACLES PRIOR TO COMMENCING ANY RELATED CONSTRUCTION. 4. AT LEAST 72 HOURS PRIOR TO CONSTRUCTION OR EXCAVATION THE CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (811) OR (1-800-663-6848) TO HAVE EXISTING UTILITIES LOCATED. 5. PARKING SPACES ARE 8'0" WIDE X 18' LONG MINIMUM EXCEPT HANDICAP SPACES WHICH ARE 8'0" WIDE MINIMUM WITH 6'0" VAN ACCESS AND 6'0" STANDARD ACCESS AISLES. 6. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF THE BUILDING. 7. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DIMENSIONAL CONFLICTS PRIOR TO THE BEGINNING OF CONSTRUCTION. 8. ALL CURBS AND GUTTERS IN THE PUBLIC RIGHT OF WAY SHALL BE 30" HIGH. 9. ALL DRIVEWAY DESIGN AND CONSTRUCTION MUST COMPLY WITH THE RALEIGH STREET DESIGN MANUAL. DRIVEWAYS SHALL BE PERMITTED SEPARATELY. 10. WITHIN THE AREA OF ABOVE SETBACKS IDENTIFIED THERE SHALL BE NO NEW OBSTRUCTIONS OR PARTLY OBSTRUCTED SPACE, SUCH AS VEHICLES, BICYCLES, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND 8 FEET ABOVE THE CURB LINE ELEVATION OF THE NEAREST TRAVELED WAY. NO CURBING EXCEPT. 11. MUST COMPLY WITH REQUIREMENTS FOR THE SIGHT TRIANGLE CONSTRUCTION AND DESIGN FROM CHAPTER 14.207 NC TRF CODE, WPA 341 AND CHAPTER 33.393 NC BUILDING CODE. 12. MINIMUM CORNER CLEARANCE FROM CURB LINE OF INTERSECTION STREETS SHALL BE AT LEAST TWENTY (20) FEET FROM THE POINT OF TANGENCY. 13. NO TEMPORARY OR PERMANENT ENCROACHMENTS INCLUDING, BUT NOT LIMITED TO, CLEARING, GRADING, FENCING, AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA, WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.

STREET TABLE: Table with 4 columns: STREET NAME, TYPE, R/W, LENGTH (LF). Lists roads A through H with their respective details.

SITE DATA: PINS: 1744-09-2545, 1734-06-7943, 1735-00-2357, 1734-06-4716, 1735-00-5463, 1745-00-4707. PROJECT GROSS AREA: 98.56 ACRES, 4,293,384 SF. PROJECT NET AREA: 81.53 ACRES, 3,555,891 SF. ZONING: (R-4, GROSS) 88.12 ACRES, 3,882,200 SF. (R-4, NET) 72.19 ACRES, 3,144,707 SF. (CM, GROSS) 8.44 ACRES, 411,184 SF. (CM, NET) 8.44 ACRES, 411,184 SF. PROPOSED USE: PROPOSED # OF TOTAL LOTS: 277 LOTS. DETACHED SINGLE-FAMILY DWELLINGS: 272. HOA COMMON: 5 LOTS. WATERSHED: NEUSE RIVER.

CONSERVATION MANAGEMENT (CM) OPEN LOT STANDARDS: MIN. LOT WIDTH ALLOWED: N/A. MIN. AREA: N/A. OPEN LOT SETBACKS: FROM PRIMARY STREET: 50' MIN. FROM SIDE STREET: 50' MIN. FROM SIDE LOT LINE: 50' MIN. FROM REAR LOT LINE: 50' MIN. REQUIRED TCA: 30%. PROVIDED TCA: 30%. MAX IMPERVIOUS AREA: 5%.

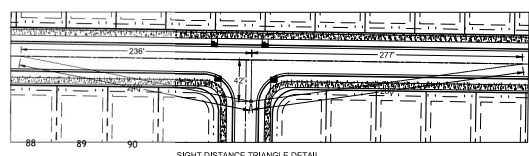
CONVENTIONAL DEVELOPMENT (R-4) DETACHED HOUSE STANDARDS: MAX. ALLOWED BLDG HEIGHT: 40 FEET/ 3 STORIES. PROPOSED BLDG HEIGHT: TBD. MIN. LOT AREA: 6,000 SF. MIN. LOT WIDTH ALLOWED: 50 FT. MIN. LOT DEPTH ALLOWED: 80 FT. BUILDING SETBACKS: FROM PRIMARY STREET: 10' MIN. FROM SIDE STREET: 10' MIN. FROM SIDE LOT LINE: 5' MIN. FROM REAR LOT LINE: 20' MIN. MAX IMPERVIOUS AREA: 51%.

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.

CONVENTIONAL DEVELOPMENT (R-4) 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: 5' 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%.

IMPERVIOUS AREAS: MAX IMPERVIOUS AREA: 51%. EXISTING ONSITE IMPERVIOUS: 2.15 AC. 93,676 SF. PROP. ONSITE POST-DEV IMPERVIOUS: 10.86 AC. 473,000 SF. IMPERVIOUS IN ROADWAY: 17.81 AC. 775,600 SF. IMPERVIOUS IN 277 LOTS (2800 SF/HOUSE LOT): 2.48 AC. 108,025 SF. IMPERVIOUS ON 424 LOTS (SEE TABLE): 33.30 AC. 1,450,305 SF. TOTAL IMPERVIOUS AREA: 34.89%. IMPERVIOUS PERCENT: 34.89%.

HOA COMMON LOT CALCULATIONS: Table with 4 columns: PARCEL NAME, SQUARE FEET, ACRES, IMPERVIOUS. Lists common areas and their metrics.

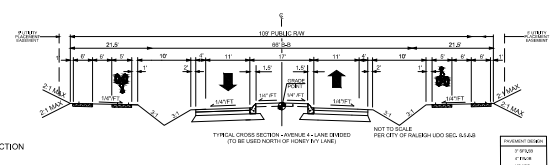
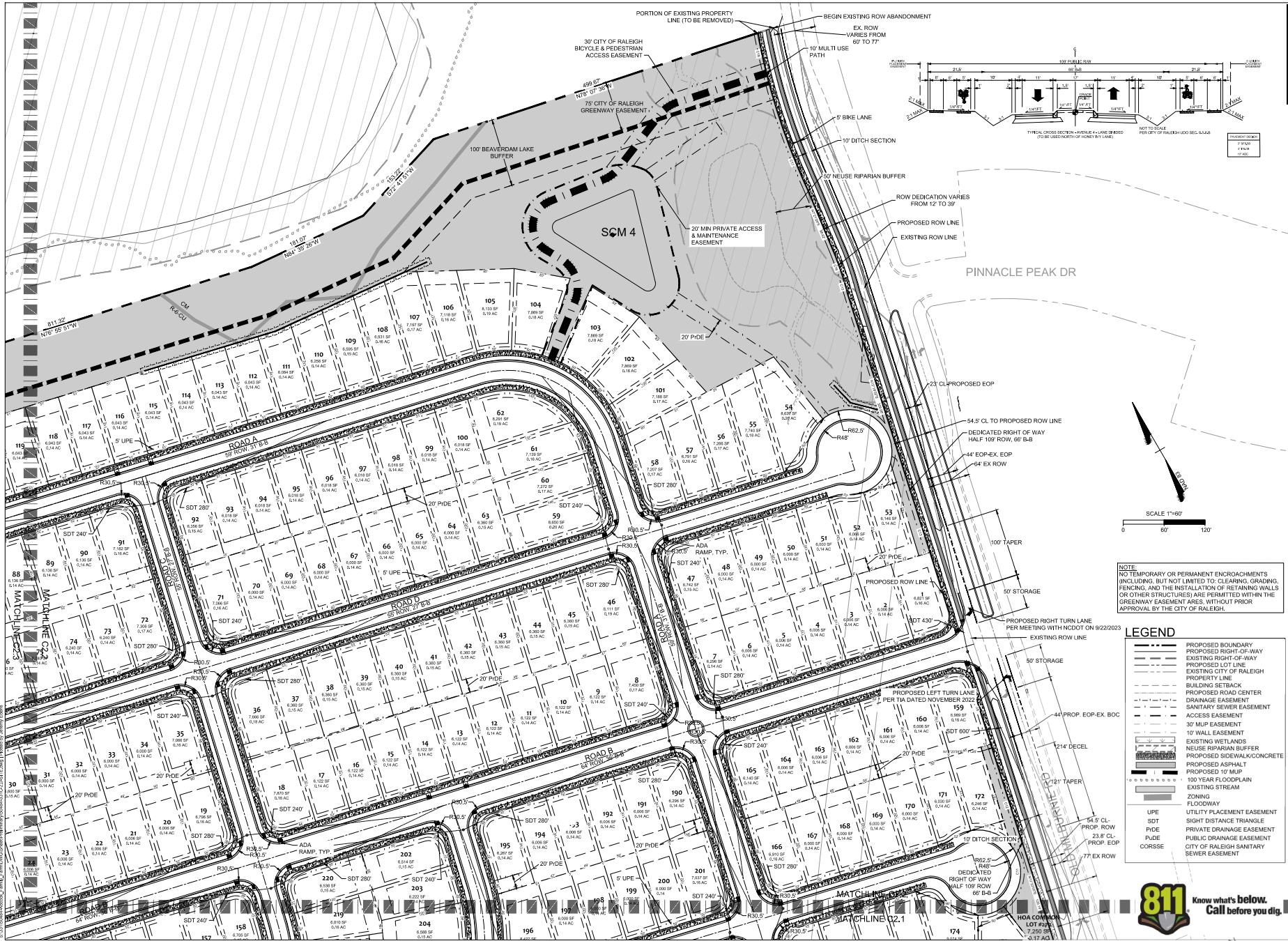


3/13/2024

811 Know what's below. Call before you dig. Includes the 811 logo and text.

TIMMONS GROUP

ADCOCK HILL 1521 OLD MILBURNIE RD, RALEIGH, NC 27604 OVERALL SITE PLAN. Includes project information, revision table, and drawing details.



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.

| LEGEND | |
|--------|---|
| | PROPOSED BOUNDARY |
| | PROPOSED RIGHT-OF-WAY |
| | EXISTING RIGHT-OF-WAY |
| | PROPOSED LOT LINE |
| | EXISTING CITY OF RALEIGH PROPERTY LINE |
| | BUILDING SETBACK |
| | PROPOSED ROAD CENTER |
| | DRAINAGE EASEMENT |
| | SANITARY SEWER EASEMENT |
| | ACCESS EASEMENT |
| | 30' MUP EASEMENT |
| | 10' WALL EASEMENT |
| | EXISTING WETLANDS |
| | NEUSE RIPARIAN BUFFER |
| | PROPOSED SIDEWALK/CONCRETE |
| | PROPOSED ASPHALT |
| | PROPOSED 10' MUP |
| | 100 YEAR FLOODPLAIN |
| | EXISTING STREAM |
| | ZONING |
| | FLOODWAY |
| | UTILITY PLACEMENT EASEMENT |
| | SIGHT DISTANCE TRIANGLE |
| | PRIVATE DRAINAGE EASEMENT |
| | PUBLIC DRAINAGE EASEMENT |
| | CITY OF RALEIGH SANITARY SEWER EASEMENT |



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REVISION DESCRIPTION

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| 05/08/2023 | 331 |
| 09/08/2024 | 331 |
| 10/25/2023 | 331 |
| 11/27/2023 | 331 |
| 01/08/2024 | 331 |

DATE

01/08/2024

DESIGNED BY

331

CHECKED BY

331

SCALE

1"=60'

DATE

01/08/2024

SCALE

1"=60'

ADCOCK HILL
1521 OLD MILBURNIE RD, RALEIGH, NC 27604
SITE PLAN

JOB NO.

50484

SHEET NO.

C.2

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| Tree Conservation Area Table | | | |
|--|------------|----------|--|
| Primary Tree Conservation Area - CM | 61,211 SF | 1.41 AC | |
| Primary Tree Conservation Area - Neuse River Buffer Zone 2 | 93,948 SF | 2.16 AC | |
| Secondary Tree Conservation Area | 47,296 SF | 1.09 AC | |
| Greenway TCA | | | |
| Tree Conservation Area - Greenway | 592,907 SF | 13.61 AC | |
| Drainage Easement Reduction | 654 SF | 0.02 AC | |
| 10' MUP Reduction | 46,433 SF | 1.07 AC | |
| Trail Construction Exclusion (25' x 550' LF of Corridor) | 139,809 SF | 3.21 AC | |
| Tree Conservation Area - Greenway With Reduction | 406,020 SF | 9.32 AC | |
| Total Tree Conservation Area | 608,475 SF | 13.97 AC | |
| Total Net Site Acreage | 78.8 AC | | |
| Total TCA Required | | 10% | |
| Total TCA Provided | | 18% | |

| Tree Conservation Area Table - CM | | | |
|--|------------|---------|--|
| Primary Tree Conservation Area - CM | 61,211 SF | 1.41 AC | |
| Tree Conservation Area - Greenway | 250,446 SF | 5.75 AC | |
| Primary Tree Conservation Area - Neuse River Buffer Zone 2 | 4,886 SF | 0.11 AC | |
| Total TCA CM | 316,543 SF | 7.27 AC | |
| Total CM Area | 9,43 AC | | |
| Primary Tree Conservation Area - CM Required | | 30% | |

- LEGEND**
- PROPERTY LINE
 - PROPOSED RIGHT-OF-WAY
 - PROPOSED LOT LINE
 - EXISTING CITY OF RALEIGH
 - PROPERTY LINE
 - DRAINAGE EASEMENT
 - UTILITY EASEMENT
 - NEUSE RIPARIAN BUFFER
 - PROPOSED 10' MUP
 - 100 YEAR FLOODPLAIN
 - EXISTING STREAM CENTER
 - ZONING LINE
 - FLOODWAY
 - 30' MUP EASEMENT
 - EXISTING WETLANDS
 - PRIMARY TREE CONSERVATION AREA
 - SECONDARY TREE CONSERVATION AREA

NOTE
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1521 OLD MILBURNIE RD, RALEIGH, NC 27604
TREE CONSERVATION AREA PLAN

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DESIGNED BY: 331
CHECKED BY: A. STONE
SCALE: 1" = 120'

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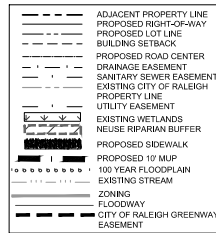
REVISION DESCRIPTION
DATE
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CITY OF RALEIGH COMMENTS: 10
01/08/2024
CITY OF RALEIGH COMMENTS: 10
10/25/2023
CITY OF RALEIGH COMMENTS: 10
11/27/2023
CITY OF RALEIGH COMMENTS: 10
01/08/2024
CITY OF RALEIGH COMMENTS: 17

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JOB NO.: 50484
SHEET NO.: C2.5

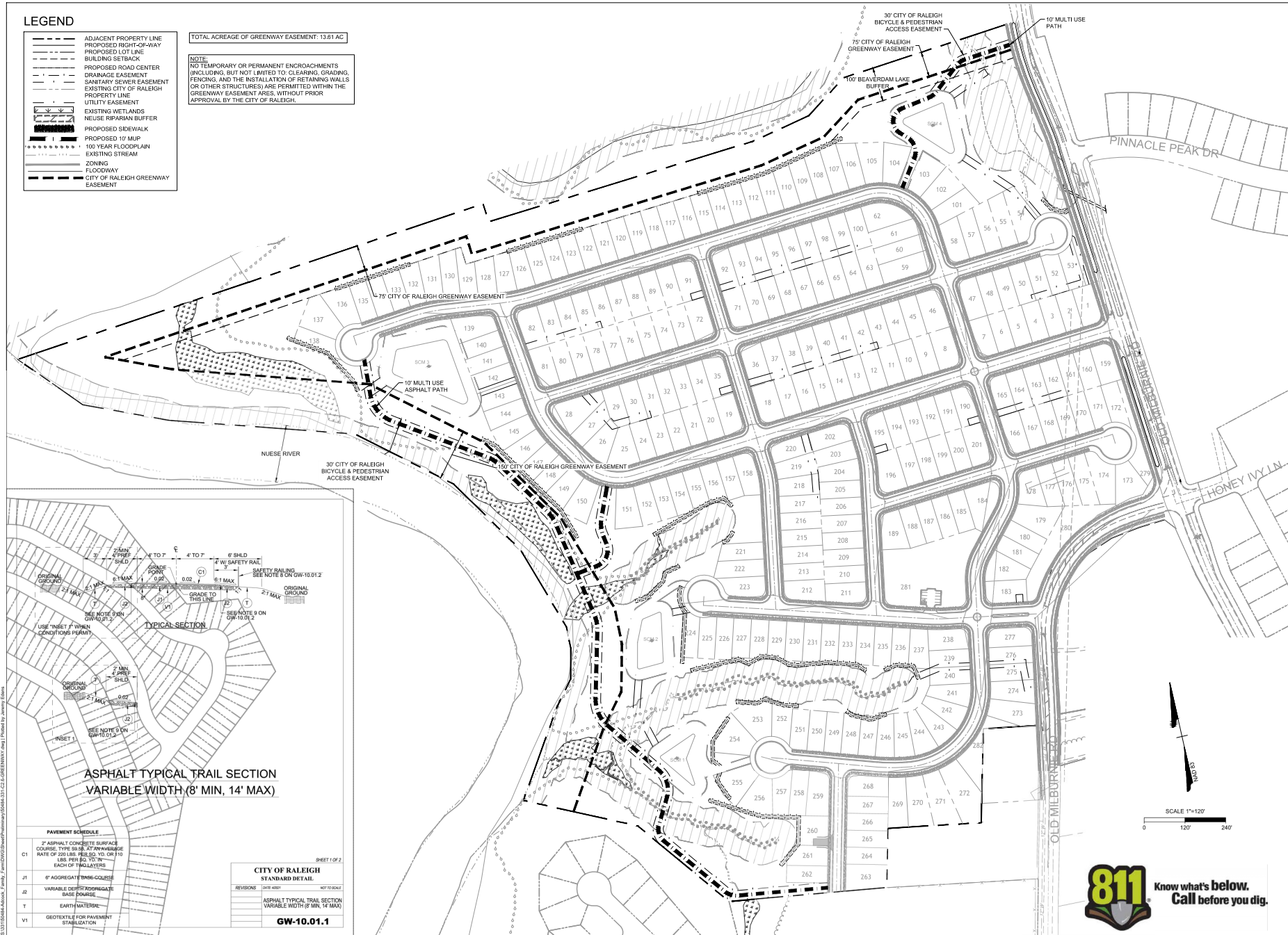
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LEGEND



TOTAL ACREAGE OF GREENWAY EASEMENT: 13.81 AC

NOTE:
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ADCOCK HILL
1521 OLD MILBURNIE RD., RALEIGH, NC 27604
GREENWAY EASEMENT PLAN

JOB NO.
50484
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SCALE 1"=120'



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

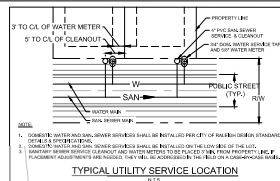
NOTE: UTILITY LOCATIONS, QUANTITIES, ELEVATIONS, ETC. MAY BE CHANGED AT CONSTRUCTION DRAWING APPROVAL.

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SCALE 1"=120'
0 120' 240'

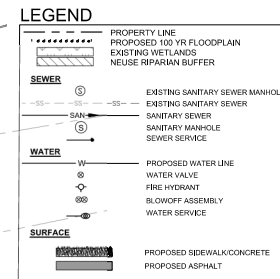
UTILITY NOTES

1. ALL UNDERGROUND FEATURES INDICATED ON THE PLANS SHOULD BE CONSIDERED APPROXIMATE IN LOCATION AND SHOULD BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE NOTED.
2. COORDINATE WITH THE CITY OF RALEIGH UTILITY DEPARTMENT AND PUBLIC WORKS DEPARTMENT FOR UTILITIES THAT ARE TO REMAIN UNDISTURBED.
3. COORDINATE ALL COMMUNICATIONS, TELEPHONE, FIBER OPTIC, OVERHEAD POWER, AND UNDERGROUND UTILITY REMOVAL OR RELOCATION WITH THE UTILITY PROVIDER. THE CITY OF RALEIGH UTILITY DEPARTMENT AND THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT.
4. CURB STOPS ARE REQUIRED FOR 3/4" METERS AND SHALL BE LOCATED 1 FOOT FROM THE METER BOX. CURB STOPS SHALL BE INSTALLED IN A CURB STOP BOX AS MANUFACTURED BY FORD, A.Y. McDONALD, OR TRUMBULL.
5. SERVICE SHOULDER SHALL BE ALL BRONZE WITH DOUBLE BRONZE STRAPS WITH A NEOPRENE "O" RING GASKET ATTACHED TO THE BODY.
6. ALL WATER METERS SHALL BE PROVIDED AND INSTALLED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT METERS DIVISION.
7. METERS WILL BE THE SAME SIZE IN DIAMETER AS THE SERVICE.
8. A 3" CLEAR SPACE SHALL BE MAINTAINED AROUND ALL WATER METERS.
9. ALL 4" SANITARY SEWER SERVICES MAY BE TAPPED DIRECTLY INTO 12" OR SMALLER MAINS OR MANHOLES IN ACCORDANCE TO CITY OF RALEIGH DETAIL S-01 AND S-02.
10. UTILITY TRENCHES SHALL BE CUT AND PAVEMENT REPAIRED TO CITY OF RALEIGH STANDARDS.
11. ALL DISTURBED HARDSHIP AND LANDSCAPING (CONCRETE, ASPHALT, BRICK, TREES, SHRUBS, ETC) SHALL BE REPLACED ACCORDING TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
12. FIRE DEPARTMENT VEHICLE ACCESS LANE MUST BE CAPABLE OF SUPPORTING THE LOAD OF FIRE APPARATUS WEIGHING AT LEAST 9000 LBS. AND SHALL BE SURFACED TO PROVIDE ALL WEATHER DRIVING CAPABILITIES (NCDOT 503.2.3)



STANDARD UTILITY NOTES:

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORP. HANDBOOK, CURRENT EDITION).
2. 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, PERIODIC SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 2' FROM A PRIVATE WELL OR 5' 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 BY THE WATER MAIN IS 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.
 - c) ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - d) 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.
 - e) 5/8" MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - f) 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 SEPARATION CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE SINGLE MINING 6" MIN. CLEARANCE (PER CORP. DETAIL S-01 & S-02).
 - g) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. 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.
4. DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVELING PRIVATE PROPERTY.
5. 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.
6. 3/2" MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4/2" MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
7. IT IS THE DEVELOPER'S RESPONSIBILITY TO REMOVAL OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE, NOTED OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORP. HANDBOOK PROCEDURE.
8. INSTALL 1/2" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 7'2" 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.
9. INSTALL 4" PVC SEWER SERVICES @ 1/2% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75' LINEAR FEET MINIMUM.
10. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAIN LOWER THAN 12" ABOVE THE NEXT UPSTREAM MANHOLE.
11. 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.
12. NCDOT /RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
13. GREASE INTERCEPTOR OR WATER SEPARATION SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORP. FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT STEPHEN CAVERLEY@RALPHINC.GOV FOR MORE INFORMATION.
14. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX A OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE SERVICES 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 JADIANE HARTLEY AT (919) 986-2923 OR JADIANE.HARTLEY@RALPHINC.GOV FOR MORE INFORMATION.



TIMMONS GROUP

ADCOCK HILL
152 OLD MILBURNIE RD, RALEIGH, NC 27604
OVERALL UTILITY PLAN

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
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TEL: 919-986-4921 FAX: 919-933-8124 www.timmons.com

| DATE | | REVISION DESCRIPTION |
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| 05/08/2023 | | CITY OF RALEIGH COMMENTS V3 |
| 07/14/2023 | | CITY OF RALEIGH COMMENTS V4 |
| 10/25/2023 | | CITY OF RALEIGH COMMENTS V5 |
| 11/27/2023 | | CITY OF RALEIGH COMMENTS V6 |
| 01/08/2024 | | CITY OF RALEIGH COMMENTS V7 |

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DATE: 01/08/2024
DRAWN BY: 331
DESIGNED BY: 331
CHECKED BY: A. STONE
SCALE: 1"=120'

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LEGEND

| | |
|--|----------------------------------|
| | PROPERTY LINE |
| | PROPOSED RIGHT-OF-WAY |
| | PROPOSED LOT LINE |
| | PROPOSED ROAD CENTER |
| | ZONING LINE |
| | EXISTING CONTOUR |
| | PROPOSED CONTOUR |
| | PROPOSED DRAINAGE EASEMENT |
| | PROPOSED WALL EASEMENT |
| | PROPOSED ACCESS EASEMENT |
| | PROPOSED TREE PROTECTION |
| | EXISTING WETLANDS |
| | PRIMARY TREE CONSERVATION AREA |
| | SECONDARY TREE CONSERVATION AREA |

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GRADING NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH STORMWATER STANDARDS AND SPECIFICATIONS.
2. 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.



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ADCOCK HILL
1521 OLD MILBURNIE RD, RALEIGH, NC 27604
OVERALL GRADING PLAN

THE DRAWING PREPARED AT THE
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SCALE
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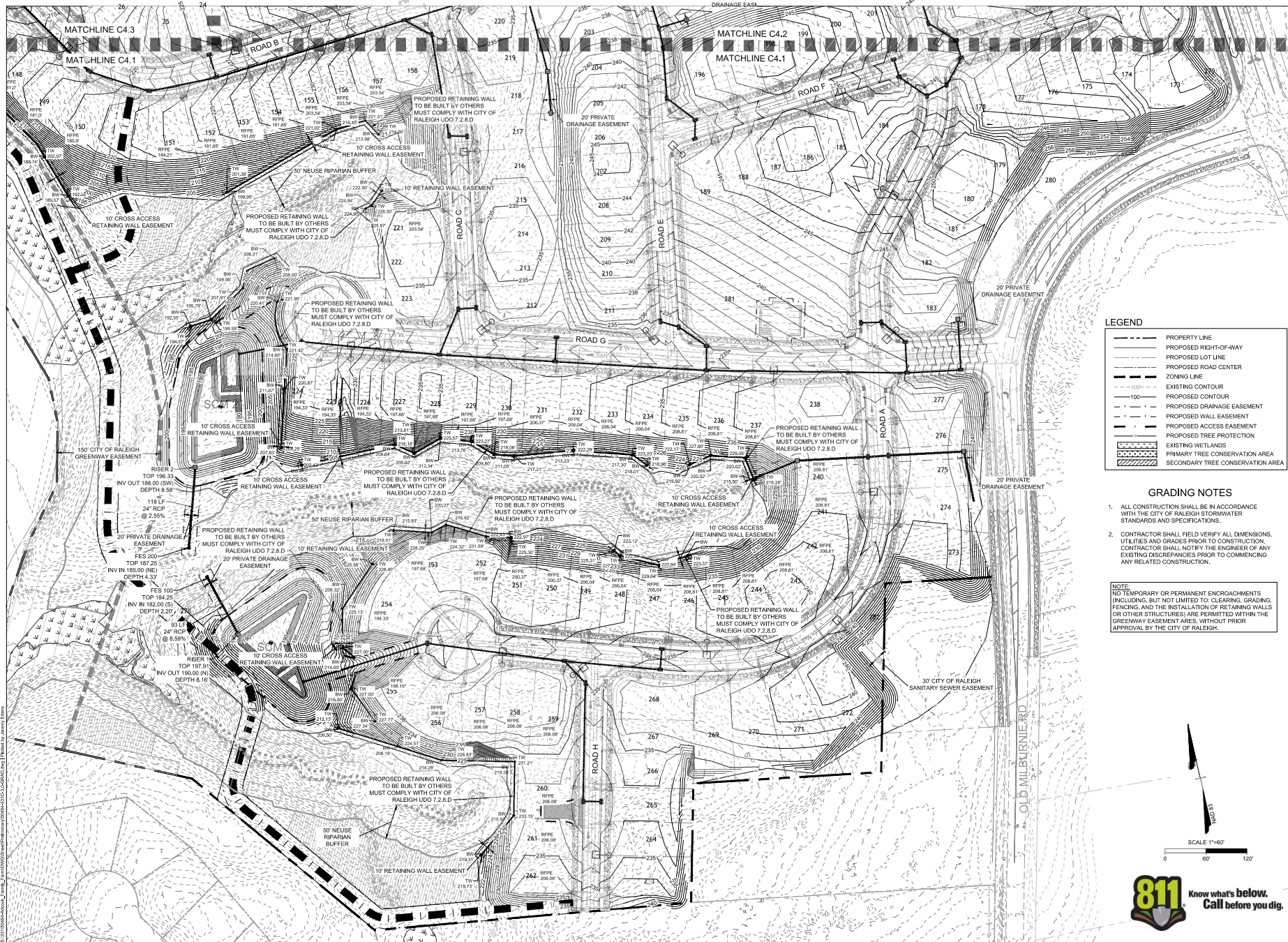
REVISION DESCRIPTION

| DATE | CITY OF RALEIGH COMMENTS |
|------------|-----------------------------|
| 05/08/2023 | CITY OF RALEIGH COMMENTS 13 |
| 09/25/2023 | CITY OF RALEIGH COMMENTS 15 |
| 11/27/2023 | CITY OF RALEIGH COMMENTS 16 |
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LEGEND

| | |
|-----|----------------------------------|
| --- | PROPERTY LINE |
| --- | PROPOSED RIGHT-OF-WAY |
| --- | PROPOSED LOT LINE |
| --- | PROPOSED ROAD CENTER |
| --- | EXISTING CONTOUR |
| --- | PROPOSED CONTOUR |
| --- | PROPOSED DRAINAGE EASEMENT |
| --- | PROPOSED WALL EASEMENT |
| --- | PROPOSED ACCESS EASEMENT |
| --- | PROPOSED TREE PROTECTION |
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| 09/25/2023 | CITY OF RALEIGH COMMENTS 15 |
| 11/27/2023 | CITY OF RALEIGH COMMENTS 16 |
| 12/08/2023 | CITY OF RALEIGH COMMENTS 17 |

ADCOCK HILL
1521 OLD MILBURNIE RD., RALEIGH, NC 27604
GRADING PLAN

JOB NO.
50484

SHEET NO.
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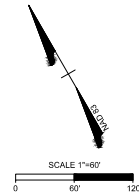
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LEGEND

| | |
|-----|----------------------------------|
| --- | PROPERTY LINE |
| --- | PROPOSED RIGHT-OF-WAY |
| --- | PROPOSED LOT LINE |
| --- | PROPOSED ROAD CENTER |
| --- | ZONING LINE |
| --- | EXISTING CONTOUR |
| --- | PROPOSED CONTOUR |
| --- | PROPOSED DRAINAGE EASEMENT |
| --- | PROPOSED WALL EASEMENT |
| --- | PROPOSED ACCESS EASEMENT |
| --- | PROPOSED TREE PROTECTION |
| --- | EXISTING WETLANDS |
| --- | PRIMARY TREE CONSERVATION AREA |
| --- | SECONDARY TREE CONSERVATION AREA |

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.



TIMMONS GROUP

ADCOCK HILL
1521 OLD MILBURNIE RD, RALEIGH, NC 27604
GRADING PLAN

JOB NO.
50484
SHEET NO.
C4.2

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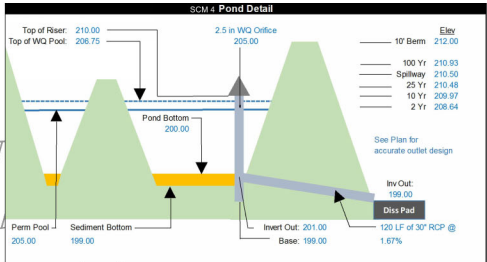
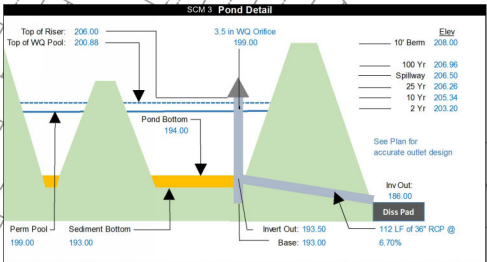
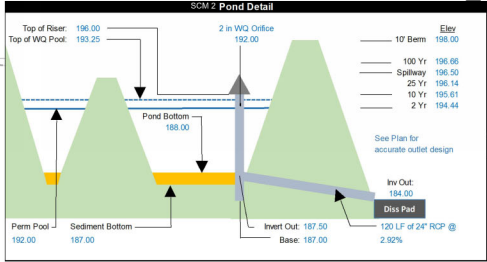
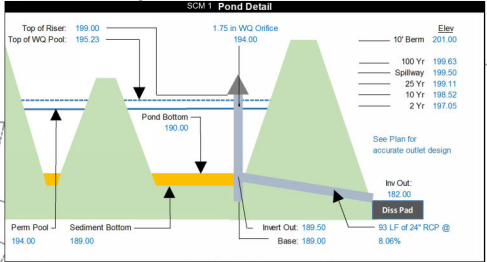
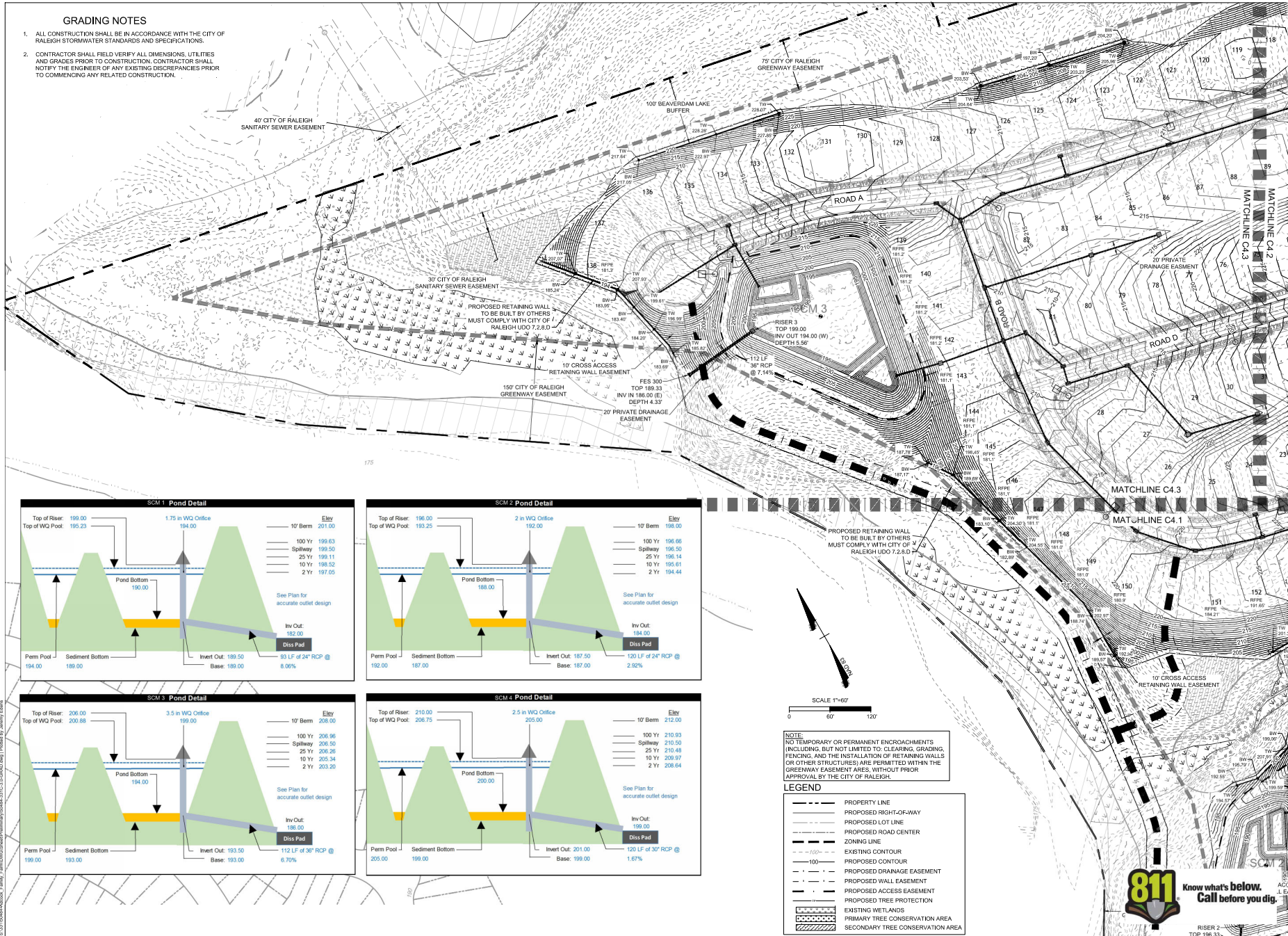
REVISION DESCRIPTION
DATE
01/08/2024
CITY OF RALEIGH COMMENTS 33
01/08/2024
CITY OF RALEIGH COMMENTS 35
01/08/2024
CITY OF RALEIGH COMMENTS 37
01/08/2024
CITY OF RALEIGH COMMENTS 37

PROCESS DRAWINGS - DO NOT USE FOR CONSTRUCTION

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GRADING NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH STORMWATER STANDARDS AND SPECIFICATIONS.
2. 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.



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.

- LEGEND**
- PROPERTY LINE
 - - - PROPOSED RIGHT-OF-WAY
 - - - PROPOSED LOT LINE
 - - - PROPOSED ROAD CENTER
 - - - ZONING LINE
 - - - EXISTING CONTOUR
 - - - 100'
 - - - 10'
 - - - PROPOSED DRAINAGE EASEMENT
 - - - PROPOSED WALL EASEMENT
 - - - PROPOSED ACCESS EASEMENT
 - - - PROPOSED TREE PROTECTION
 - - - EXISTING WETLANDS
 - - - PRIMARY TREE CONSERVATION AREA
 - - - SECONDARY TREE CONSERVATION AREA



TIMMONS GROUP

ADCOCK HILL
1521 OLD MILLBURNIE RD, RALEIGH, NC 27604
GRADING PLAN

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DATE: 01/08/2024
DRAWN BY: 331
DESIGNED BY: 331
CHECKED BY: A. STONE
SCALE: 1"=60'

REVISION DESCRIPTION

| DATE | CITY OF RALEIGH COMMENTS |
|------------|-----------------------------|
| 05/08/2023 | CITY OF RALEIGH COMMENTS 10 |
| 09/25/2023 | CITY OF RALEIGH COMMENTS 15 |
| 11/27/2023 | CITY OF RALEIGH COMMENTS 16 |
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JOB NO. 50484
SHEET NO. C4.3

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LEGEND

- PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- BUILDING SETBACK
- PERIMETER BUFFER
- DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- EXISTING WETLANDS
- NEUSE RIPARIAN BUFFER
- PRIMARY TCA
- SECONDARY TCA

NOTE:
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PLANTING LEGEND

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

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

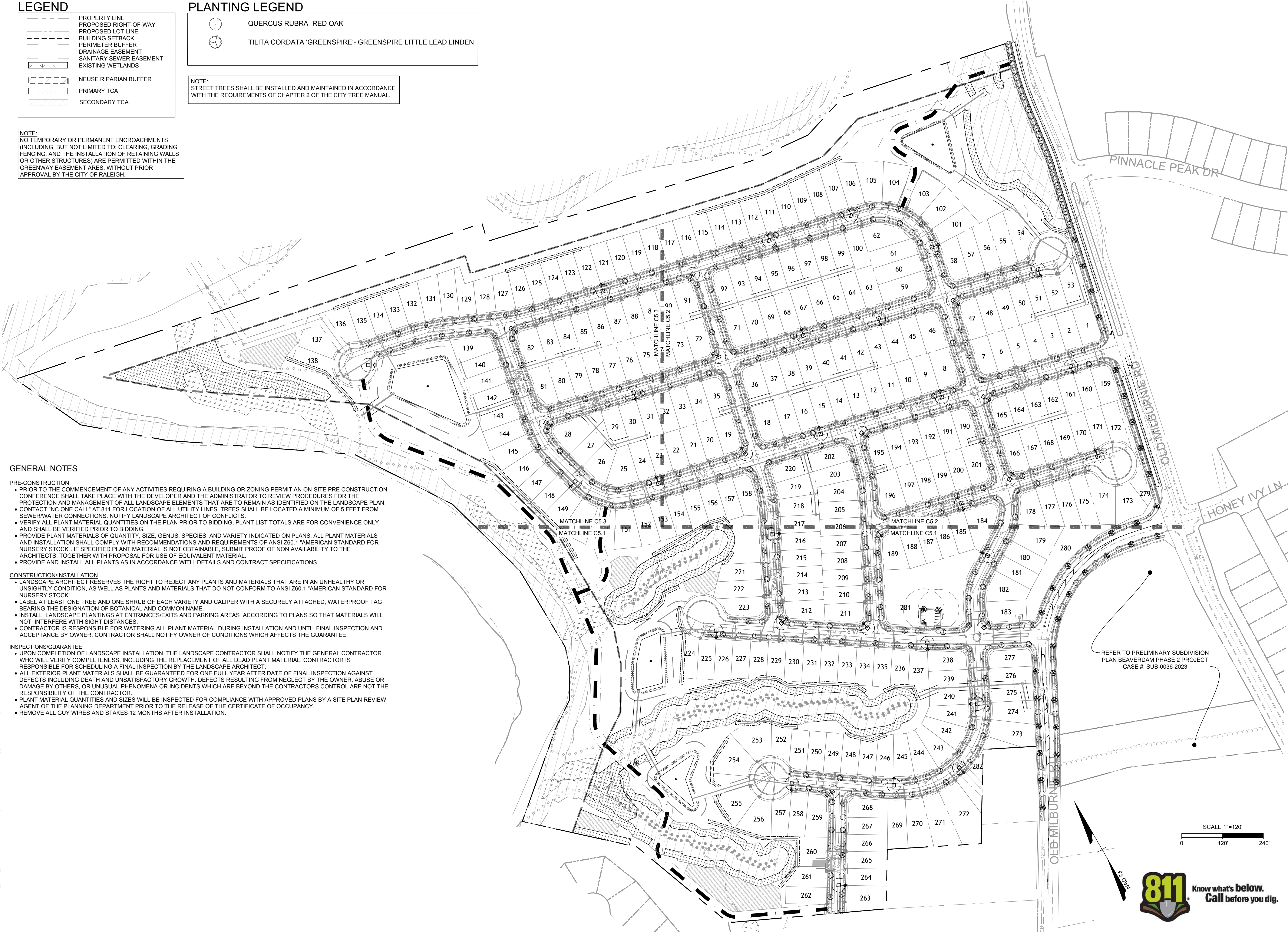
GENERAL NOTES

- 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.
 - REMOVE ALL GUY WIRES AND STAKES 12 MONTHS AFTER INSTALLATION.

S:\33150484-Adcock_Family_Firm\DWGS\Sheet\Preliminary\50484-331C-5.0\PLNT.dwg | Plotted by Jeremy Edens



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REVISION DESCRIPTION
CITY OF RALEIGH COMMENTS V3
CITY OF RALEIGH COMMENTS V4
CITY OF RALEIGH COMMENTS V5
CITY OF RALEIGH COMMENTS V6
CITY OF RALEIGH COMMENTS V7

DATE
01/08/2024

DRAWN BY
331

DESIGNED BY
331

CHECKED BY
A. STONE

SCALE
1"=120'

ADCOCK HILL
1521 OLD MILBURNIE RD, RALEIGH, NC 27604
OVERALL LANDSCAPE PLAN

JOB NO.
50484

SHEET NO.
C5.0

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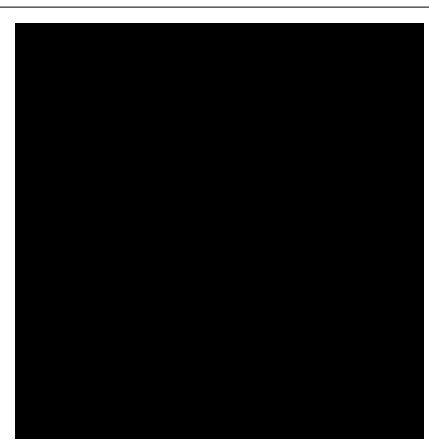
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LEGEND

- PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- BUILDING SETBACK
- PERIMETER BUFFER
- DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- EXISTING WETLANDS
- NEUSE RIPARIAN BUFFER
- TCA
- QUERCUS RUBRA- RED OAK
- TILIA CORDATA 'GREENSPIRE'
- GREENSPIRE LITTLE LEAF LINDEN

NOTE:
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| DESIGNED BY | 331 |
| CHECKED BY | A. STONE |
| SCALE | 1"=60' |

| REVISION DESCRIPTION | |
|-----------------------------|------------|
| CITY OF RALEIGH COMMENTS V3 | 05/08/2023 |
| CITY OF RALEIGH COMMENTS V4 | 07/14/2023 |
| CITY OF RALEIGH COMMENTS V5 | 10/25/2023 |
| CITY OF RALEIGH COMMENTS V6 | 11/27/2023 |
| CITY OF RALEIGH COMMENTS V7 | 01/08/2024 |

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1521 OLD MILBURNIE RD, RALEIGH, NC 27604

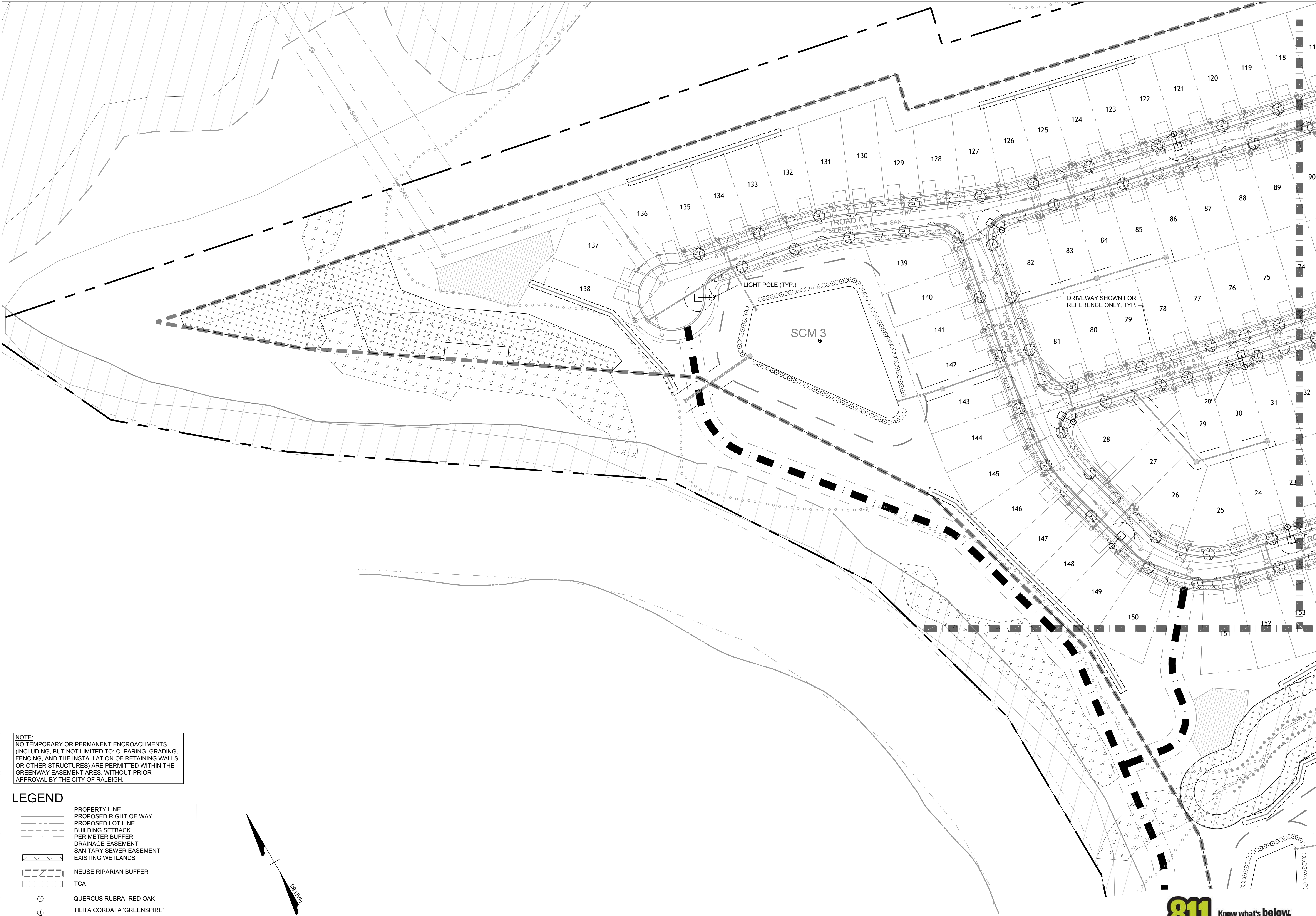
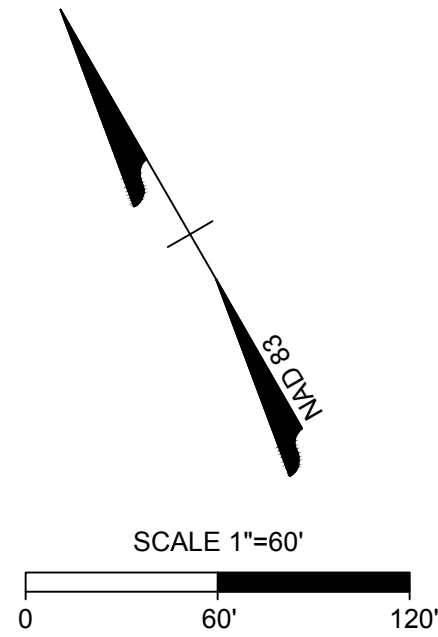
LANDSCAPE PLAN

JOB NO.
50484

SHEET NO.
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| | |
|---|-------------------------------|
|  | PROPERTY LINE |
|  | PROPOSED RIGHT-OF-WAY |
|  | PROPOSED LOT LINE |
|  | BUILDING SETBACK |
|  | PERIMETER BUFFER |
|  | DRAINAGE EASEMENT |
|  | SANITARY SEWER EASEMENT |
|  | EXISTING WETLANDS |
|  | NEUSE RIPARIAN BUFFER |
|  | TCA |
|  | QUERCUS RUBRA- RED OAK |
|  | TILIA CORDATA 'GREENSPIRE' |
|  | GREENSPIRE LITTLE LEAF LINDEN |

The logo for the Timmons Group, featuring the company name in a bold, sans-serif font, followed by a graphic of several black dots of varying sizes arranged in a curved, upward-pointing arc.


ADCOCK HILL
1521 OLD MILBURNIE RD, RALEIGH, NC 27604
LANDSCAPE PLAN

[illegible]

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| | CHECKED BY <i>A. STON</i> |
| | SCALE <i>1"=60'</i> |

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OTHER STRUCTURES) ARE PERMITTED WITHIN THE
GREENWAY EASEMENT AREAS, WITHOUT PRIOR
APPROVAL BY THE CITY OF RALEIGH.

LEGEND

| | |
|--|-----------------------------|
| | PROPERTY LINE |
| | PROPOSED RIGHT-OF-WAY |
| | PROPOSED LOT LINE |
| | BUILDING SETBACK |
| | PERIMETER BUFFER |
| | DRAINAGE EASEMENT |
| | SANITARY SEWER EASEMENT |
| | EXISTING WETLANDS |
| | NEUSE RIPARIAN BUFFER |
| | TCA |
| | QUERCUS RUBRA- RED OAK |
| | ACER SACCHARUM- SUGAR MAPLE |

STREETSCAPE AREA - 1

| TREES | | | | | | | |
|-------|-------|-------------------|-----------------|-----|---------|--------|----------------------|
| SYMB | QUANT | SCIENTIFIC NAME | COMMON NAME | CAL | HEIGHT | SPREAD | NOTES |
| | 10 | ACER SACCARUM | SUGAR MAPLE | 3" | 10'-12' | 6'-8' | SINGLE LEADER - FULL |
| | 9 | QUERCUS RUBRA | RED OAK | 3" | 10'-12' | 6'-8' | SINGLE LEADER - FULL |
| | 30 | CERCIS CANADENSIS | EASTERN RED BUD | 3" | 10'-12' | 6'-8' | SINGLE LEADER - FULL |

OLD MILBURNIE ROAD TREE PLANTING
AREA 1
1386' LENGTH

REQUIRED STREET TREE PLANTING

- ONE UPPER STORY (SHADE) TREE TO BE PLANTED 40 FEET ON CENTER
- ONE UNDERSTORY TREE (WITHIN 15 FT OF OVERHEAD POWER LINE) TO BE PLANTED 20 FEET ON CENTER
- PROVISIONS MADE FOR SITE TRIANGLES
- TREE TO BE 3" CAL 10-12" HT MINIMUM
- 1386' / 40' OC = 35 TREES

PROVIDED BUFFER PLANTING

- TREES PLANTED A 40' OC
- UNDERSTORY TREES PLANTED AT 20' OC
- 49 TREES PROVIDED

STREETSCAPE AREA - 2

| TREES | | | | | | | |
|-------|-------|-----------------|-------------|-----|---------|--------|----------------------|
| SYMB | QUANT | SCIENTIFIC NAME | COMMON NAME | CAL | HEIGHT | SPREAD | NOTES |
| | 24 | ACER SACCARUM | SUGAR MAPLE | 3" | 10'-12' | 6'-8' | SINGLE LEADER - FULL |
| | 23 | QUERCUS RUBRA | RED OAK | 3" | 10'-12' | 6'-8' | SINGLE LEADER - FULL |

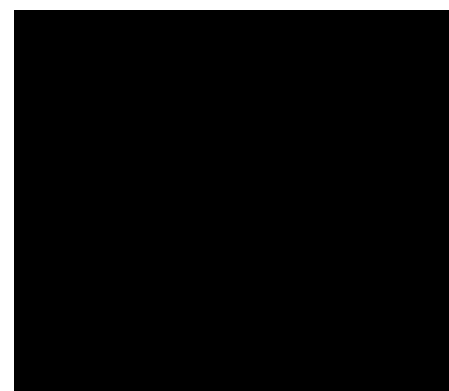
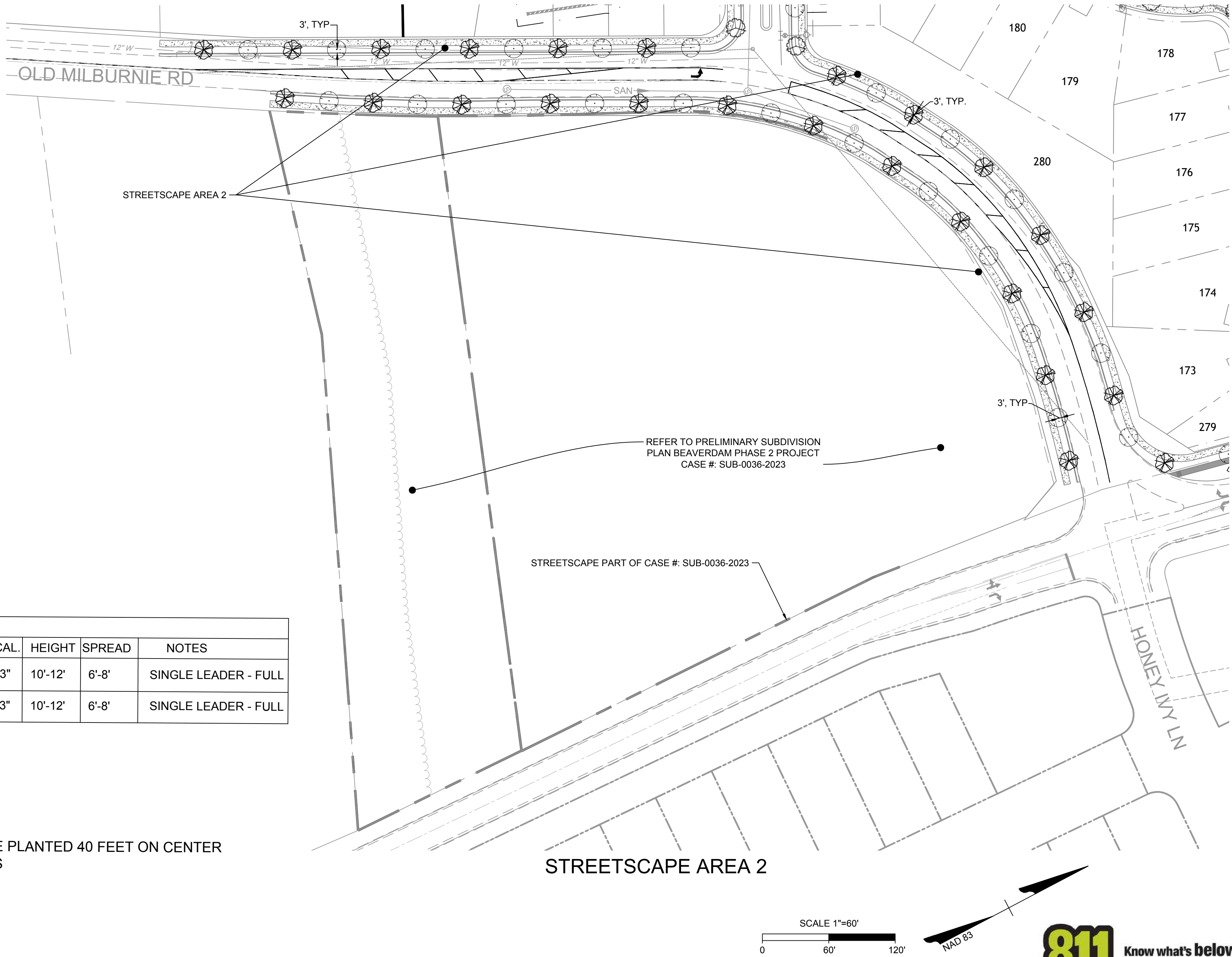
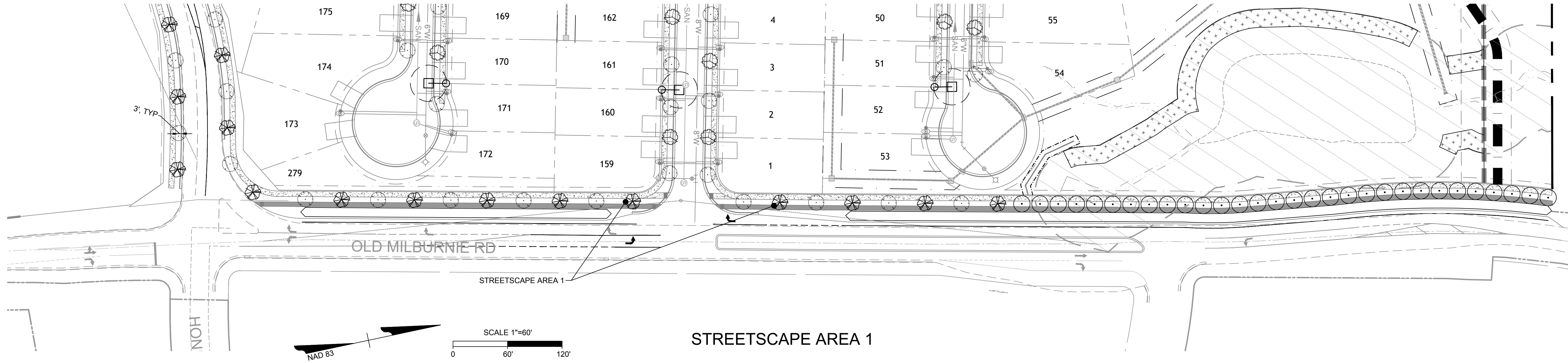
OLD MILBURNIE ROAD TREE PLANTING
AREA 2
1,857' LENGTH

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
- 1,857' / 40' OC = 46 TREES

PROVIDED BUFFER PLANTING

- TREES PLANTED A 40' OC
- 47 TREES PROVIDED



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REVISION DESCRIPTION
CITY OF RALEIGH COMMENTS V3
CITY OF RALEIGH COMMENTS V4
CITY OF RALEIGH COMMENTS V5
CITY OF RALEIGH COMMENTS V6
CITY OF RALEIGH COMMENTS V7




DRAWN BY
331
DESIGNED BY
331
CHECKED BY
A. STONE
SCALE
1"=60'

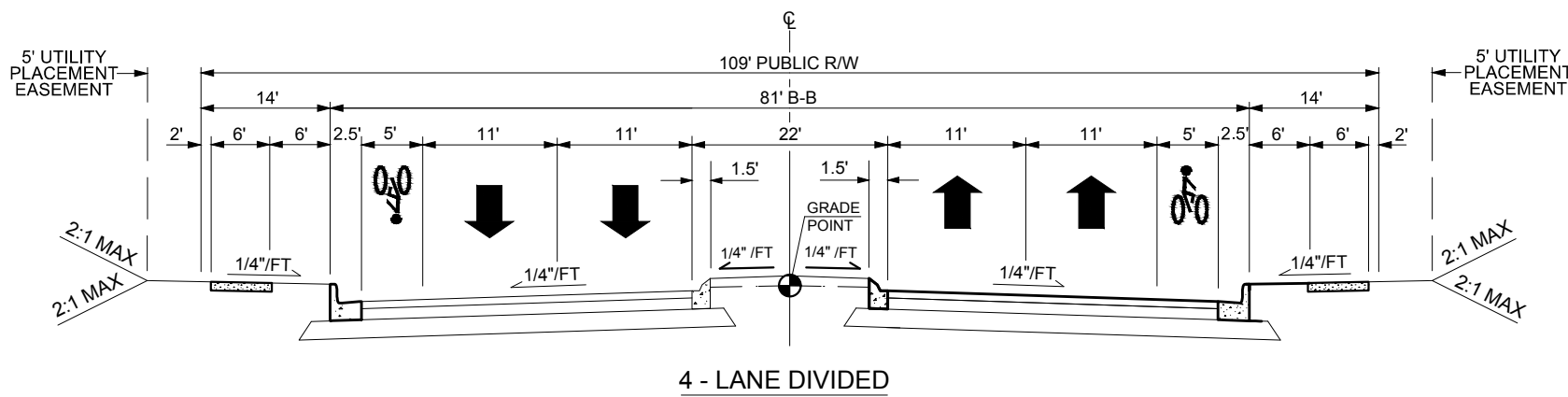
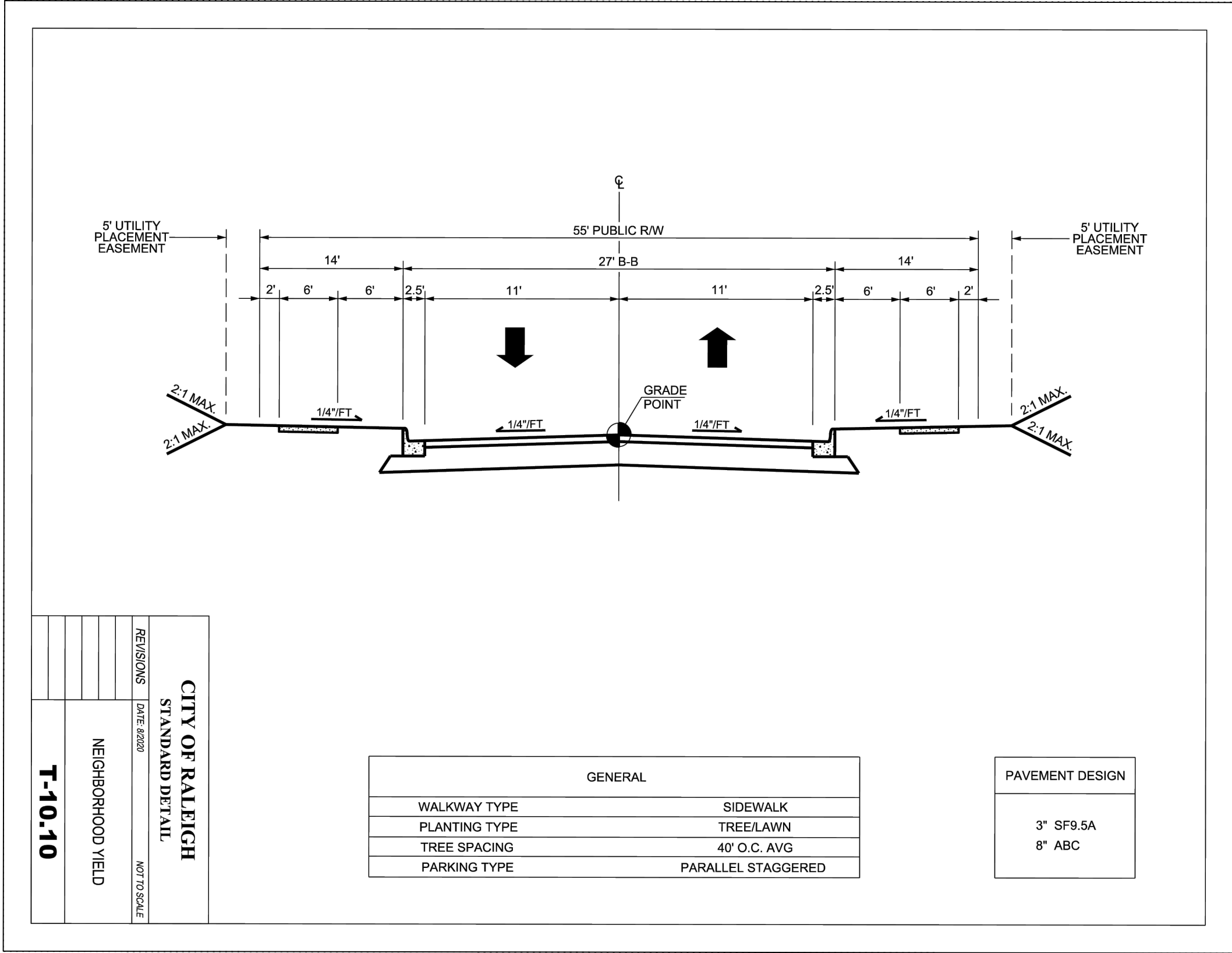
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NCDOT LANDSCAPE PLAN
JOB NO.
50484
SHEET NO.
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| SHRUB SCHEDULE | | | | | |
|---|----|-----|----------------------|---------------|------------------------|
| SYMBOL | ID | QTY | BOTANICAL NAME | COMMON NAME | MINIMUM INSTALLED SIZE |
|  | LC | 117 | LOROPETALUM CHINENSE | LOROPETALUM | 36" HT. |
|  | AG | 100 | ABELIA GRANDIFLORA | GLOSSY ABELIA | 36" HT. |
|  | IL | 105 | ILEX GLABRA | INKBERRY | 36" HT. |

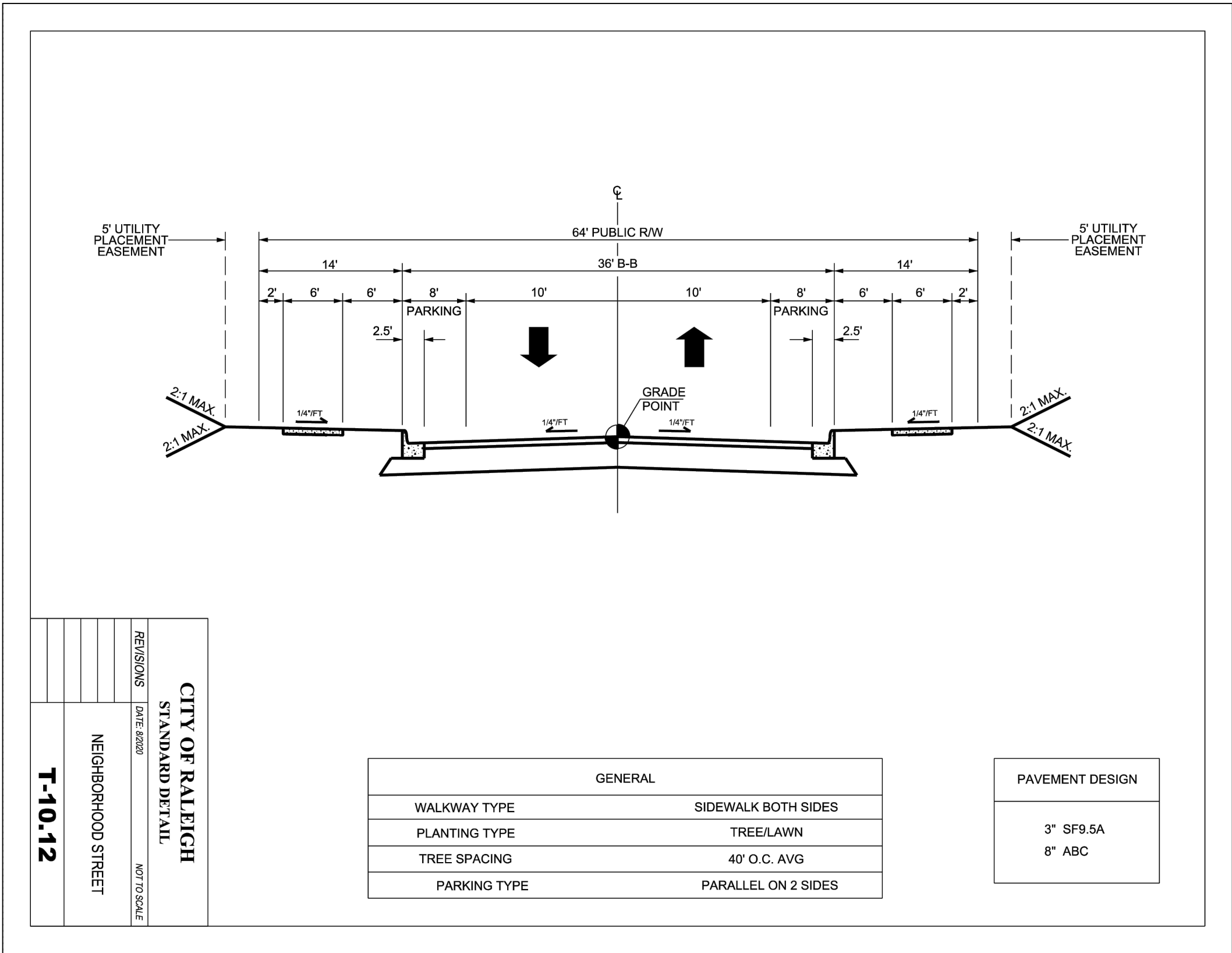


| STREET TREE PLANT LIST | | | | | | | |
|------------------------|------|----------------------------|-------------------------------|------|------|----------|-------------|
| SYM. | QTY. | BOTANICAL NAME | COMMON NAME | ROOT | CAL | HT | AREA OF USE |
| TREES: | | | | | | | |
| QR | 238 | QUERCUS RUBRA | RED OAK | B&B | 3.0" | 12' MIN. | STREET TREE |
| TC | 226 | TILIA CORDATA 'GREENSPIRE' | GREENSPIRE LITTLE LEAF LINDEN | B&B | 3.0" | 12' MIN. | STREET TREE |

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STREET TREE CALCULATIONS

| ROAD | LENGTH | REQUIRED # | Provided # |
|--------|--------|------------|------------|
| ROAD A | 3056 | 153 | 162 |
| ROAD B | 1639 | 82 | 89 |
| ROAD C | 770 | 39 | 44 |
| ROAD D | 1239 | 62 | 62 |
| ROAD E | 393 | 20 | 24 |
| ROAD F | 495 | 25 | 28 |
| ROAD G | 548 | 28 | 40 |
| ROAD H | 323 | 17 | 15 |
| Total | 8463 | 426 | 464 |



TIMMONS GROUP

ADCOCK HILL
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LANDSCAPE DETAILS

JOB NO.
50484
SHEET NO.
C5.5

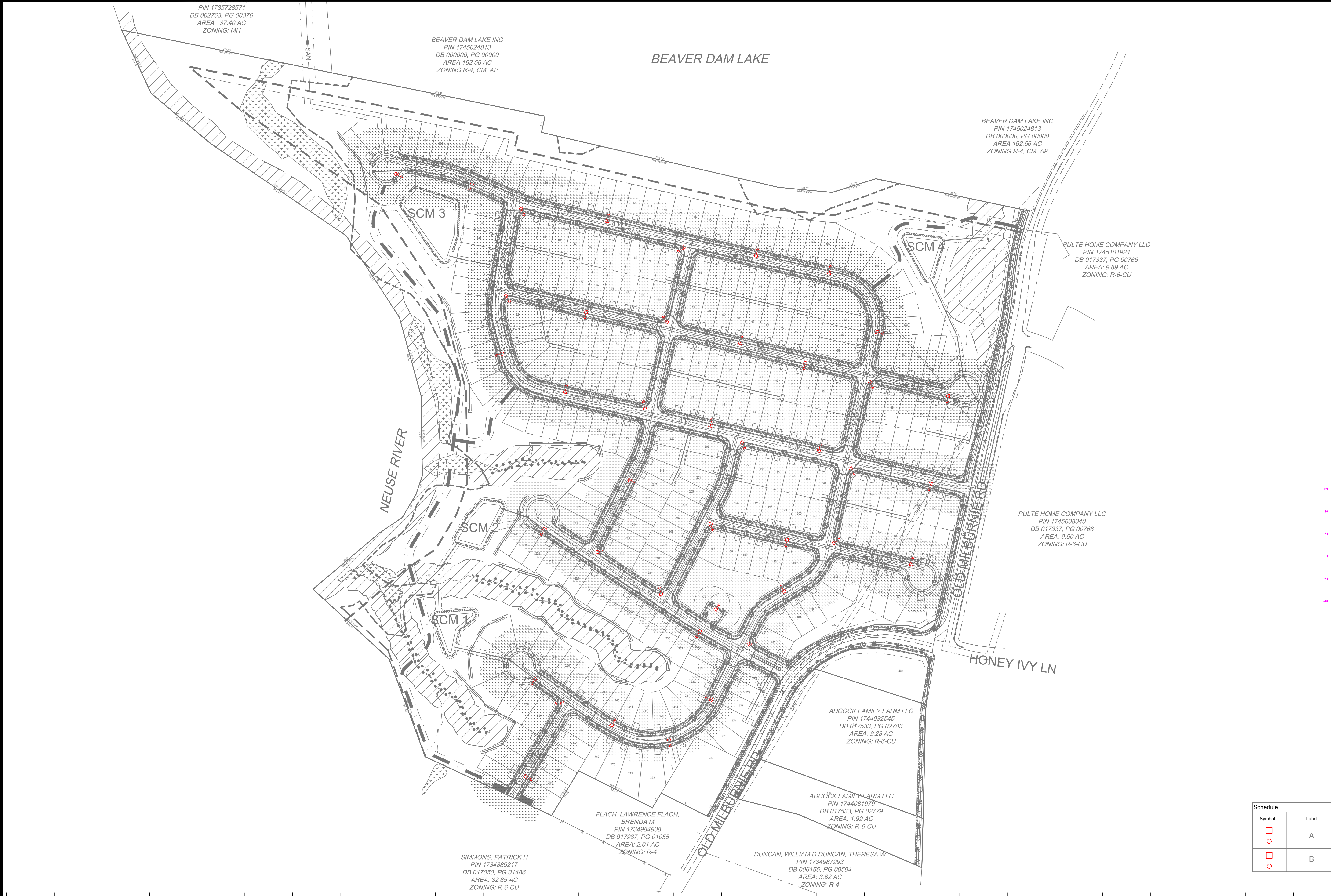
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PROGRESS DRAWINGS - DO NOT USE FOR CONSTRUCTION





MICRO LED ROADWAY
(Meets Dark Sky Criteria)

LED
(Light-emitting diode)

Mounting height
20', 25', 35'

Color
5000K | Black

Pole
Metal
Wood

Applications
Neighborhoods
Parks
Streets

Light source: LED (white)
Wattage: 50 watts, 70 watts
Lumens: 5,232 - 8,170
Light pattern: ICNA Type II, III, V
ICNA cutoff classification: Full-cutoff
BUG rating: Type II = B1U0C2 (50w)
Type III = B1U0C3 (70w)
Type V = B1U0C1 (50w only)
Color temperature: 3,000K

POLE AVAILABLE

| | 20', 25', 35' | 5000K Black (additional cost) |
|----------------------------|---------------|-------------------------------|
| Flangeless | 25', 30', 35' | Standard |
| Wood | 25', 30', 35' | Galvanized |
| Metal (Special conditions) | 25', 30', 35' | Galvanized |

FEATURES

- Turnkey operation
- Little or no installation cost
- Design services by lighting professionals included
- Maintenance, electricity & warranty included
- One low monthly cost on your electric bill

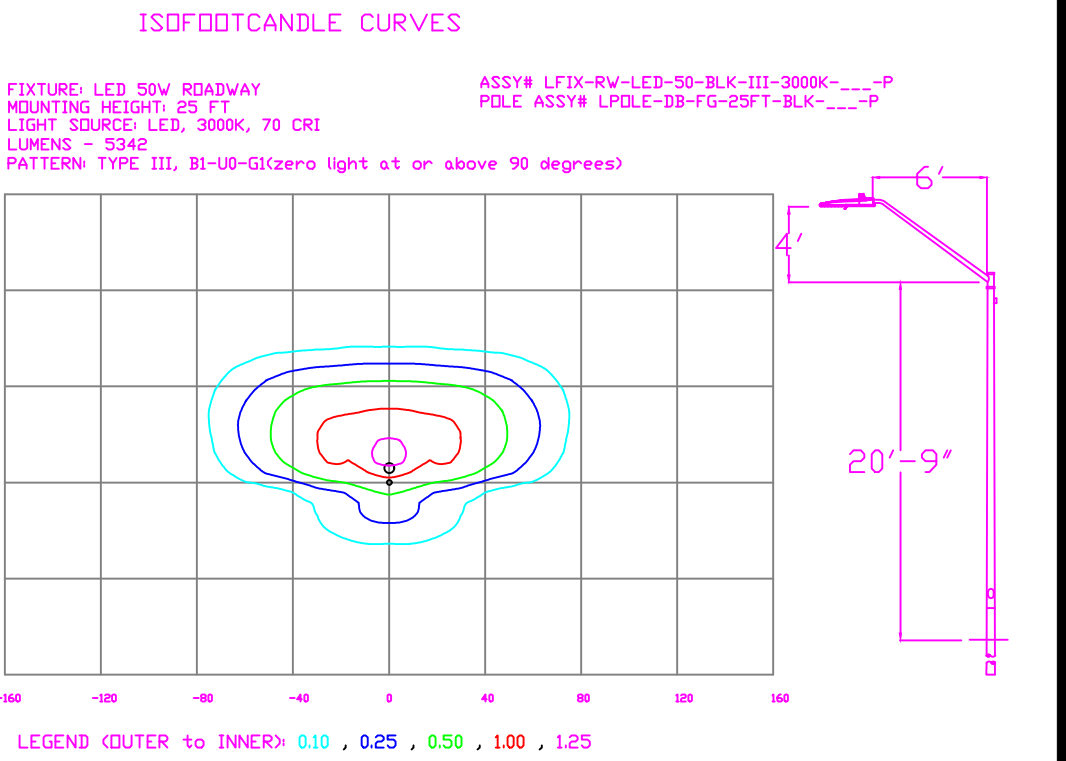
BENEFITS


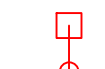
- Provides hassle-free installation and service
- Frees up capital for other projects
- Meets industry standards and lighting ordinances
- Eliminates high and unexpected repair bills
- Convenience and savings for you

For additional information, contact us at 005.CareTeam@duke-energy.com.

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DUKE ENERGY PROGRESS



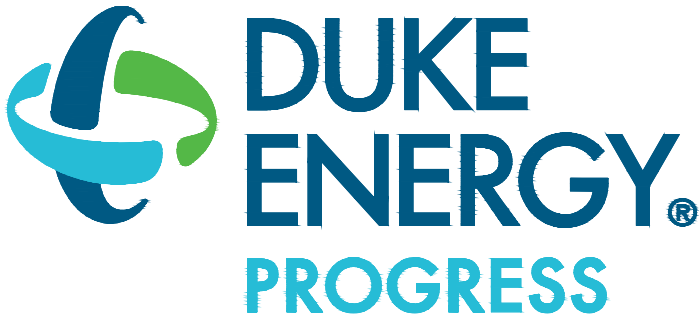
| Schedule | | | | | |
|---|-------|----------|--|-----------------|-------------------|
| Symbol | Label | Quantity | Description | Lumens Per Lamp | Light Loss Factor |
|  | A | 40 | LED 50w Roadway - Type III - 3000K - Street | 5312 | 0.85 |
|  | B | 1 | LED 50w Roadway - Type III - 3000K - Parking | 5312 | 0.85 |

| NO. | DATE | REVISION | BY |
|-------|----------|-----------------------------|----|
| Rev B | 08/22/23 | Customer Request Gray Poles | NJ |
| Rev A | 06/15/23 | Customer Locations | NJ |



LIGHTING DESIGN TOLERANCE

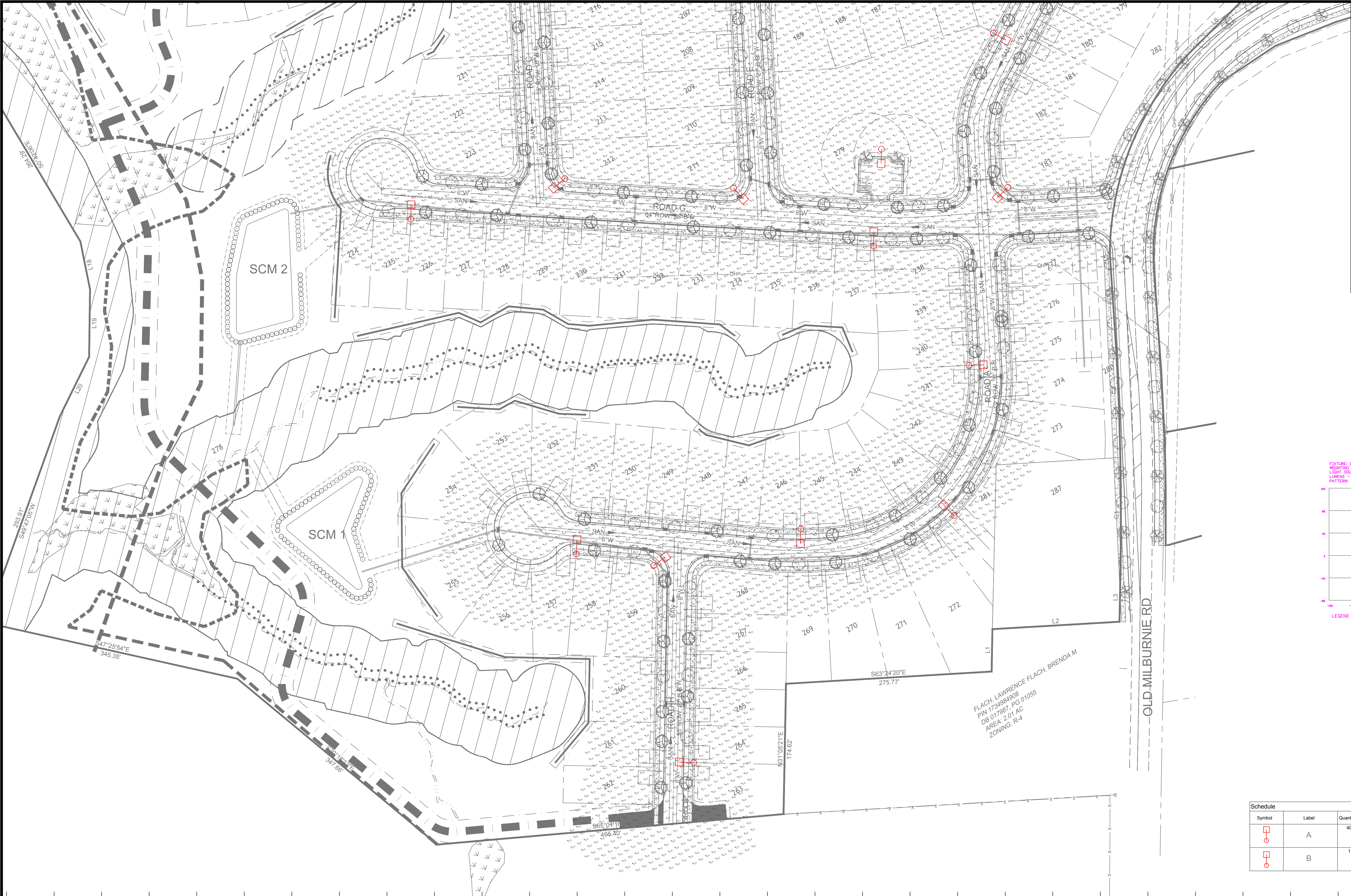
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| | | |
|---------------------------|---|-----------------------|
| ADCOCK HILL | | |
| Raleigh, NC | | |
| SITE LIGHTING ARRANGEMENT | | |
| Designed by | DUKE ENERGY PROGRESS LIGHTING SOLUTIONS | |
| Reviewed by | N. Johnson | Scale 1" = 150' |
| Date | 08/22/2023 | Size Drawing size "D" |
| Description | LED Roadway | |
| Drawing No. | 23-0260B | Sht. 1 OF 4 |





MICRO LED ROADWAY
(Meets Dark Sky Criteria)

LED
(Light-emitting diode)

Mounting height
20', 25', 30'

Color
5000K | Black

Pole
Metal
Wood

Applications
Neighborhoods
Parks
Streets

Light source: LED (white)
Wattage: 50 watts, 70 watts
Lumens: 5,232 - 8,170
Light pattern: ICAN Type II, III, V
ICAN cutoff classification: Full cutoff
BUG rating: Type II = B110022 (50w)
Type III = B110022 (70w)
Type V = B110022 (50w only)
Color temperature: 3,000K

POLE AVAILABLE

| | MOUNTING HEIGHT | COLOR |
|----------------------------|-----------------|-------------------------------|
| Flangeless | 25', 30', 35' | 5000K Black (additional cost) |
| Wood | 25', 30', 35' | Standard |
| Metal (Special conditions) | 25', 30', 35' | Galvanized |

FEATURES

- Turnkey operation
- Little or no installation cost
- Design services by lighting professionals included
- Maintenance, electricity & warranty included
- One low monthly cost on your electric bill

BENEFITS

- Provides hassle-free installation and service
- Frees up capital for other projects
- Meets industry standards and lighting ordinances
- Eliminates high and unexpected repair bills
- Convenience and savings for you

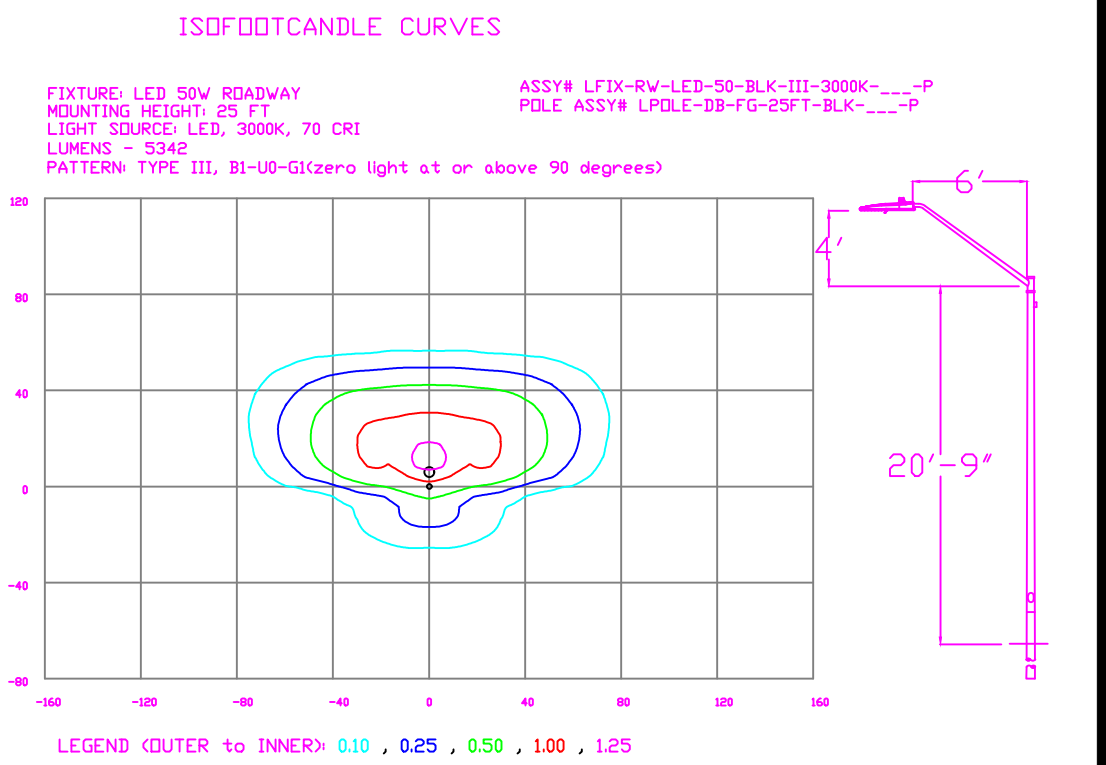
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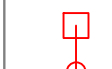
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DUKE ENERGY PROGRESS

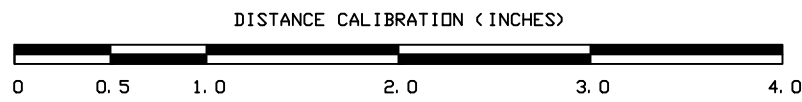
Light distribution patterns

Test A, Test B, Test C



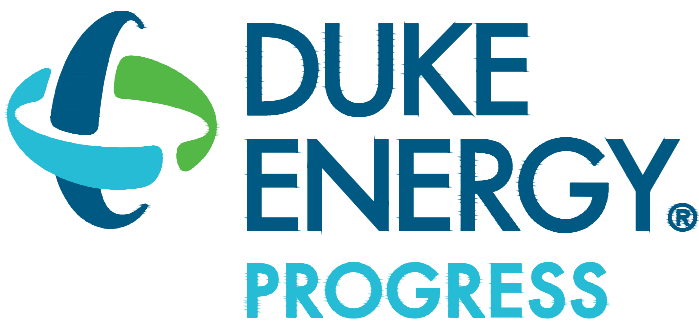
| Schedule | | | | | |
|---|-------|----------|--|-----------------|-------------------|
| Symbol | Label | Quantity | Description | Lumens Per Lamp | Light Loss Factor |
|  | A | 40 | LED 50w Roadway - Type III - 3000K - Street | 5312 | 0.85 |
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| NO. | DATE | REVISION | BY |
|-------|----------|-----------------------------|----|
| Rev B | 08/22/23 | Customer Request Gray Poles | NJ |
| Rev A | 06/15/23 | Customer Locations | NJ |



LIGHTING DESIGN TOLERANCE

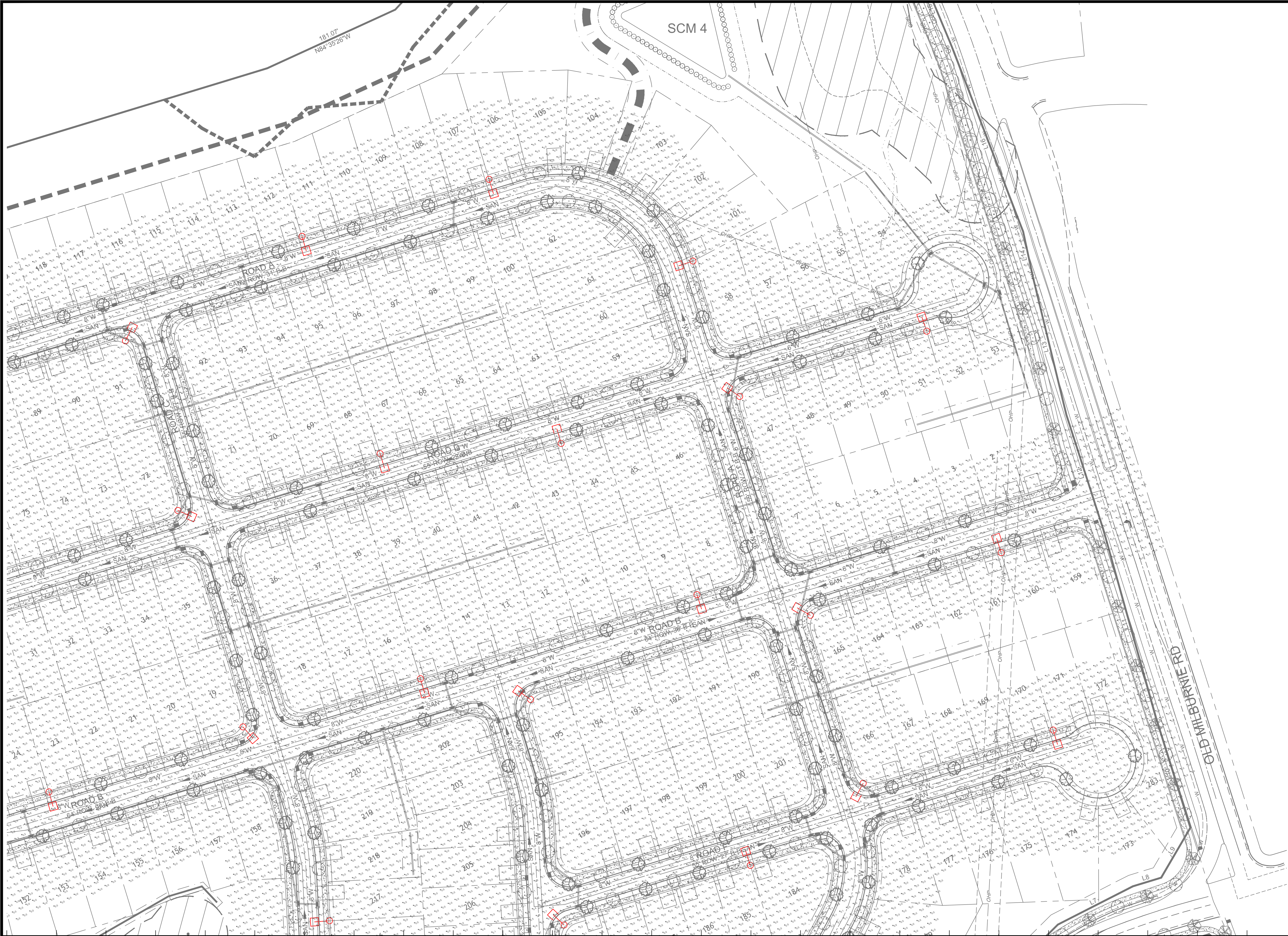
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| ADCOCK HILL | | | |
|---------------------------|---|-------|------------------|
| Raleigh, NC | | | |
| SITE LIGHTING ARRANGEMENT | | | |
| Designed by | DUKE ENERGY PROGRESS LIGHTING SOLUTIONS | | |
| Reviewed by | N. Johnson | Scale | 1" = 150' |
| Date | 08/22/2023 | Size | Drawing size "D" |
| Description | LED Roadway | | |
| Drawing No. | 23-0260B | Sht. | 2 OF 4 |





MICRO LED ROADWAY
(Meets Dark Sky Criteria)

LED
(Light-emitting diode)

Mounting height
20', 25', 30'

Color
5000K | Black

Pole
Aluminum
Metal
Wood

Applications
Neighborhoods
Parks
Streets

Light source: LED (white)
Wattage: 50 watts, 70 watts
Lumens: 5,232 - 8,170
Light pattern: ICMA Type II, III, V
IESNA classification: Full cutoff
BUG rating: Type II = B110022 (50w)
Type III = B110023 (70w)
Type V = B110024 (50w only)
Color temperature: 3,000K

Light distribution patterns:
Type II
Type III
Type V

| POLE AVAILABLE | MOUNTING HEIGHT | COLOR |
|----------------------------|-----------------|-------------------------------|
| Flangeless | 25', 30', 35' | 5000K Black (additional cost) |
| Wood | 25', 30', 35' | Standard |
| Metal (Special conditions) | 25', 30', 35' | Galvanized |

FEATURES

- Turnkey operation
- Little or no installation cost
- Design services by lighting professionals included
- Maintenance, electricity & warranty included
- One low monthly cost on your electric bill

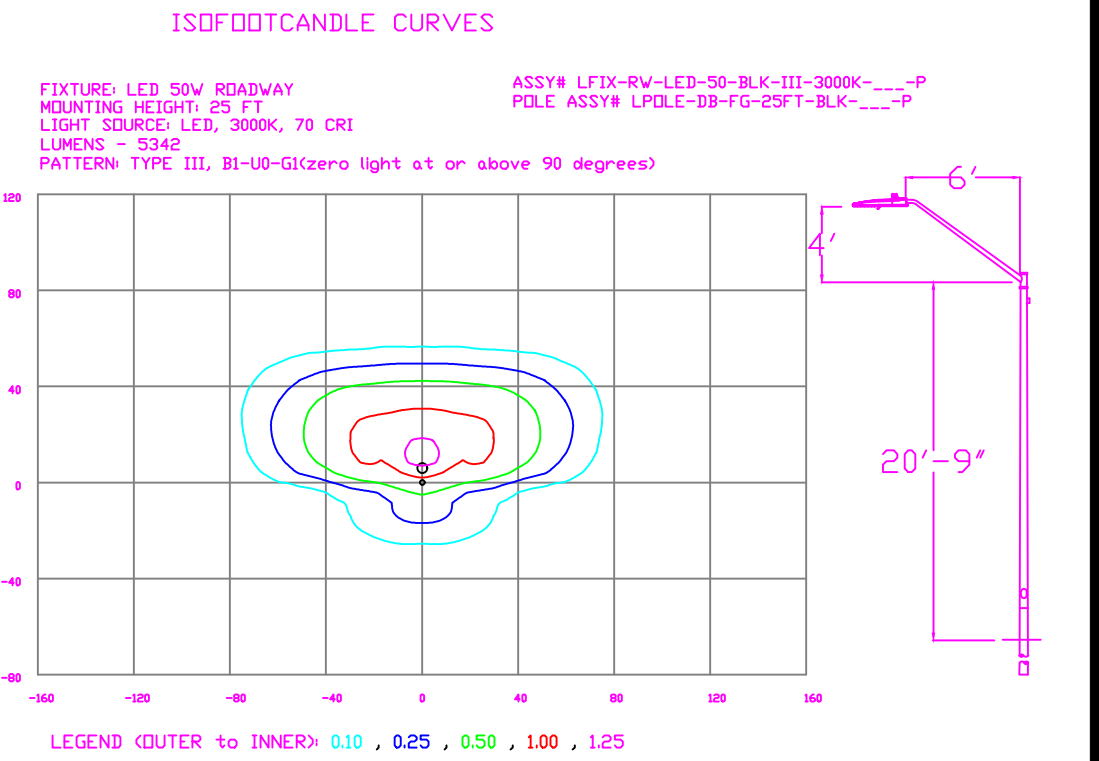
BENEFITS



- Provides hassle-free installation and service
- Frees up capital for other projects
- Meets industry standards and lighting ordinances
- Eliminates high and unexpected repair bills
- Convenience and savings for you

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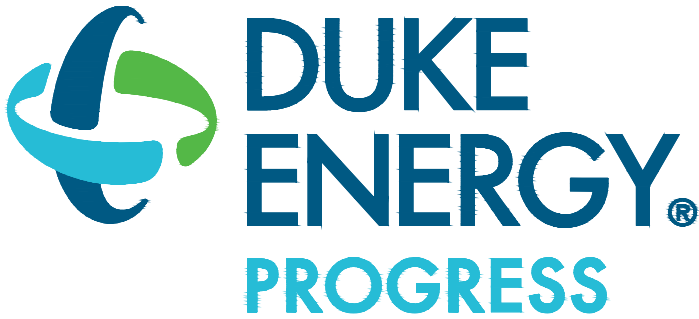
| Schedule | | | | | |
|---|-------|----------|--|-----------------|-------------------|
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| NO. | DATE | REVISION | BY |
|-------|----------|-----------------------------|----|
| Rev B | 08/22/23 | Customer Request Gray Poles | NJ |
| Rev A | 06/15/23 | Customer Locations | NJ |



LIGHTING DESIGN TOLERANCE

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| ADCOCK HILL | | | |
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| Raleigh, NC | | | |
| SITE LIGHTING ARRANGEMENT | | | |
| Designed by | DUKE ENERGY PROGRESS LIGHTING SOLUTIONS | | |
| Reviewed by | N. Johnson | Scale | 1" = 150' |
| Date | 08/22/2023 | Size | Drawing size "D" |
| Description | LED Roadway | | |
| Drawing No. | 23-0260B | Sht. | 3 OF 4 |

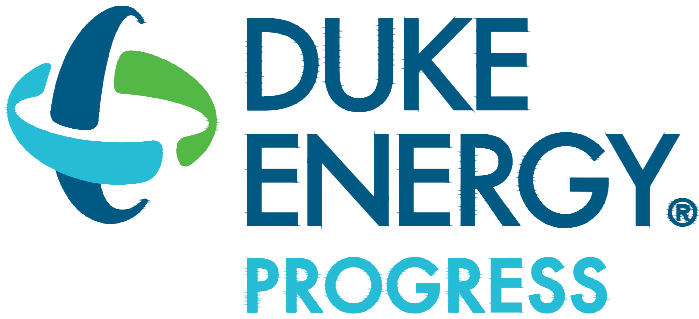


| | | | |
|-------|----------|-----------------------------|----|
| | | | |
| Rev B | 08/22/23 | Customer Request Gray Poles | NJ |
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LIGHTING DESIGN TOLERANCE

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MICRO LED ROADWAY
(Meets Dark Sky Criteria)

LED
(Light-emitting diode)

Mounting height
20', 25', 30'

Color
5400K | Black

Pole
Metal
Wood

Applications
Neighborhoods
Parks
Streets

Light source: LED (white)
Wattage: 50 watts, 70 watts
Lumens: 5,232 - 8,170
Light pattern: ICNA Type II, III, V
ICNA cutoff classification: Full-cutoff
BUG rating: Type II = B110022 (50w)
Type III = B110021 (70w)
Type V = B110023 (50w only)
Color temperature: 3,000K

Light distribution patterns:
Type II
Type III
Type V

| POLE AVAILABLE | MOUNTING HEIGHT | COLOR |
|----------------------------|-----------------|-------------------------------|
| Flangeless | 25', 30', 35' | 5400K Black (additional cost) |
| Wood | 25', 30', 35' | Standard |
| Metal (Special conditions) | 25', 30', 35' | Galvanized |

FEATURES

- Turnkey operation
- Little or no installation cost
- Design services by lighting professionals included
- Maintenance, electricity & warranty included
- One low monthly cost on your electric bill

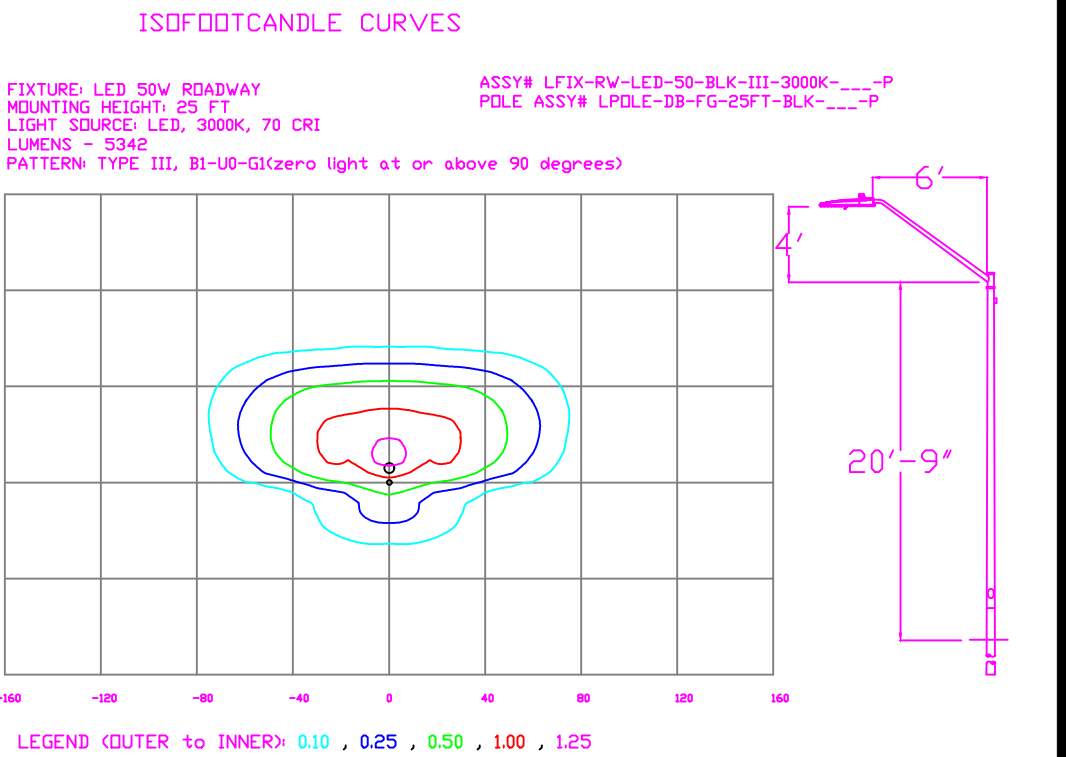
BENEFITS



- Provides hassle-free installation and service
- Frees up capital for other projects
- Meets industry standards and lighting ordinances
- Eliminates high and unexpected repair bills
- Convenience and savings for you

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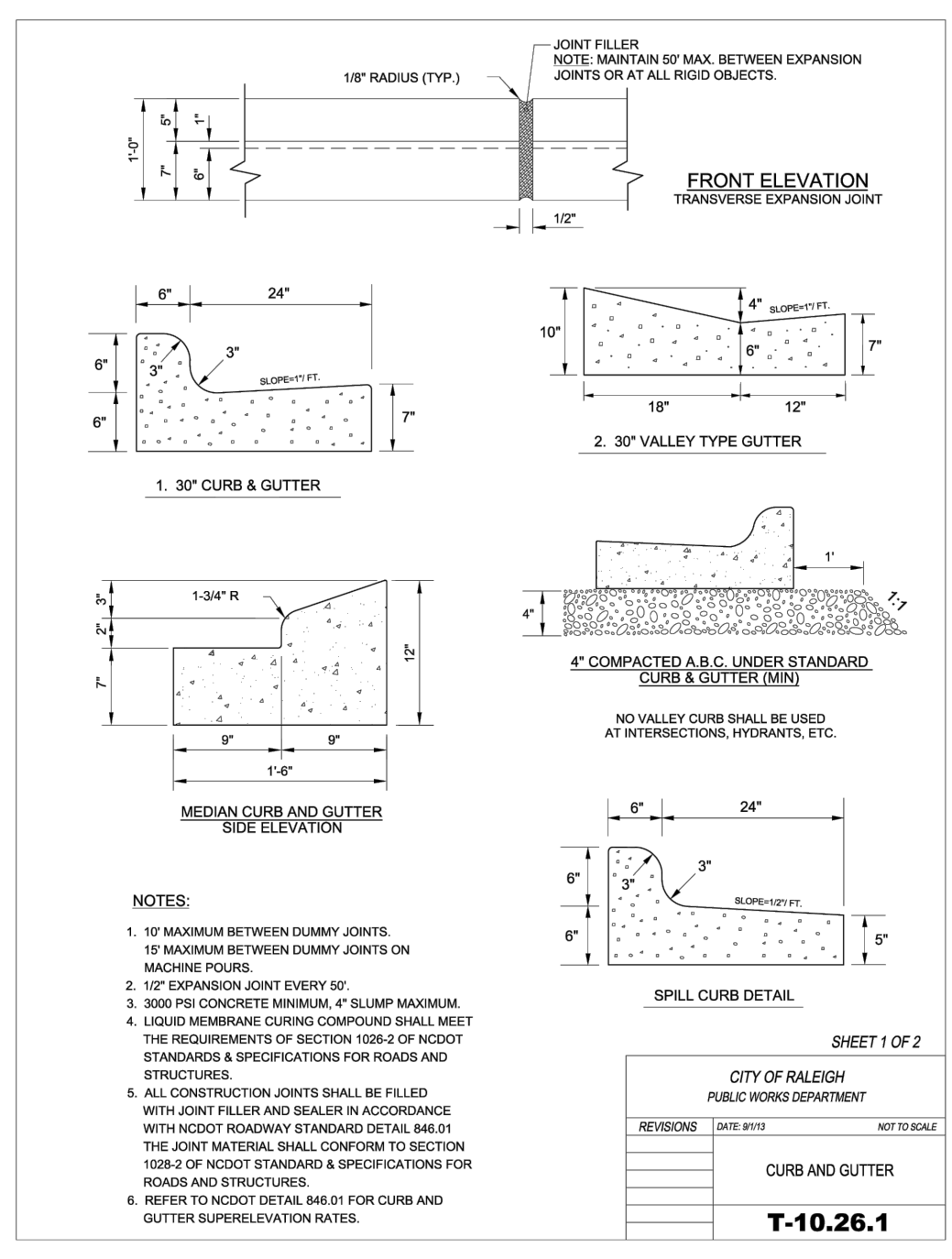
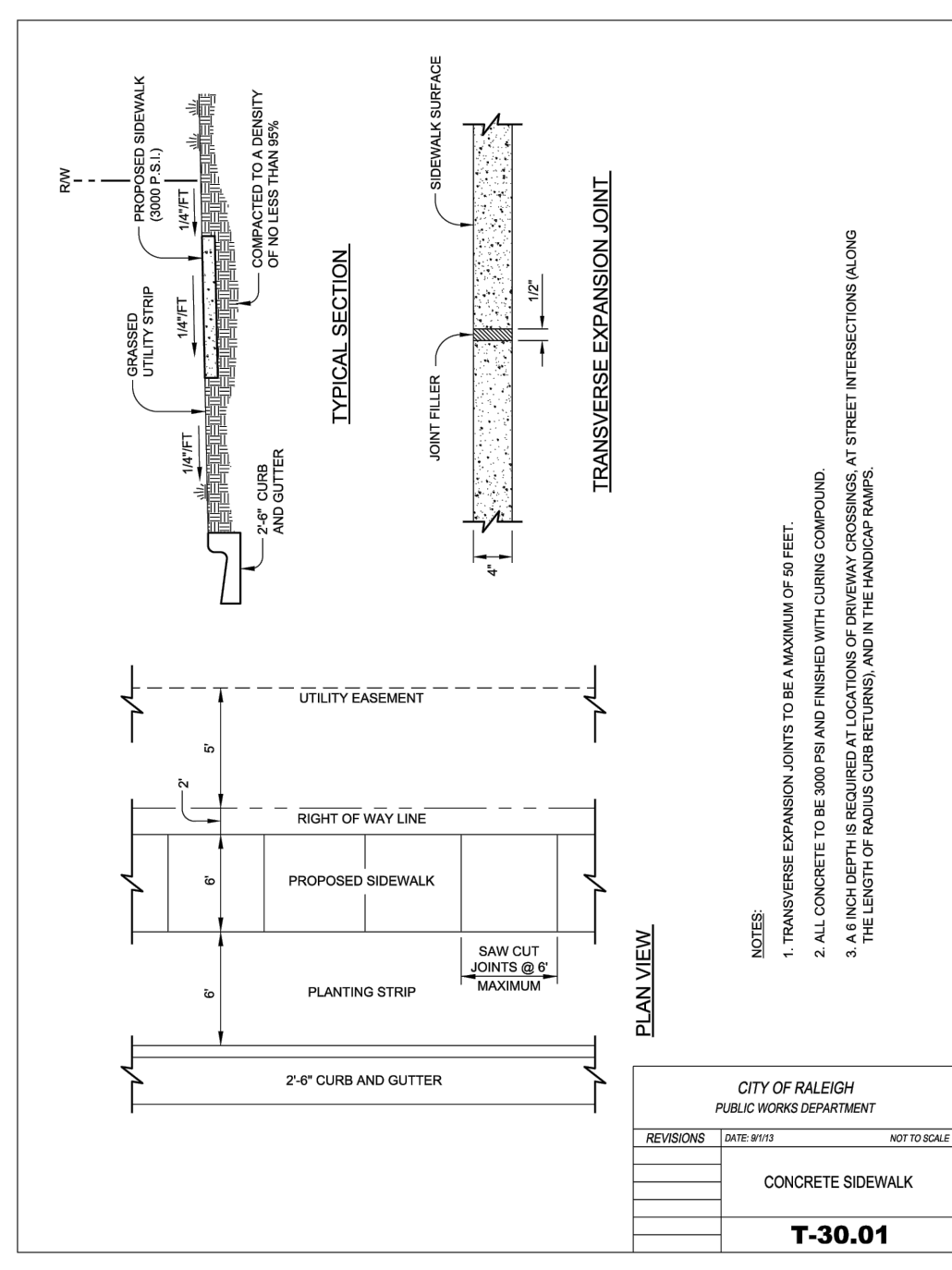
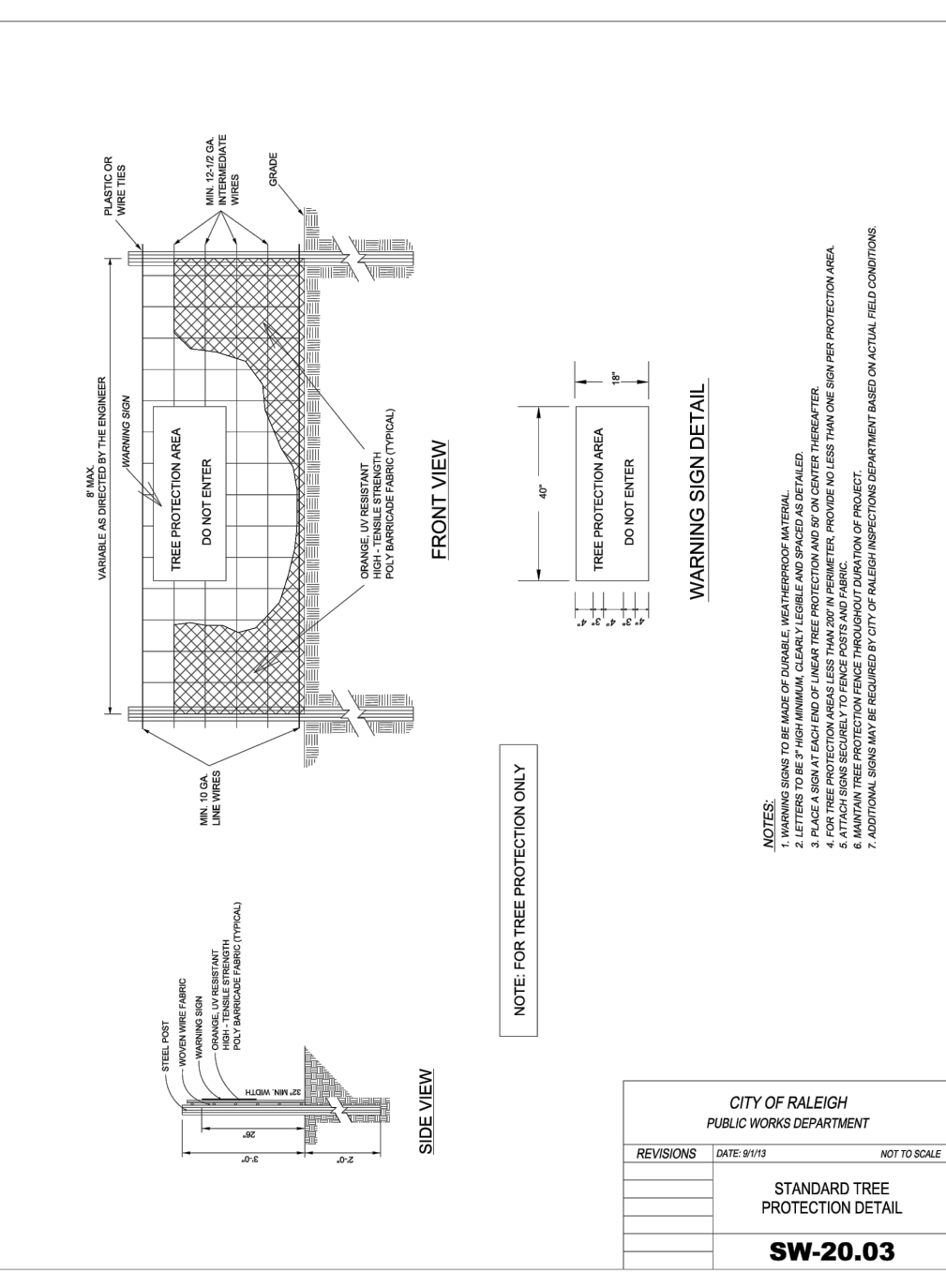
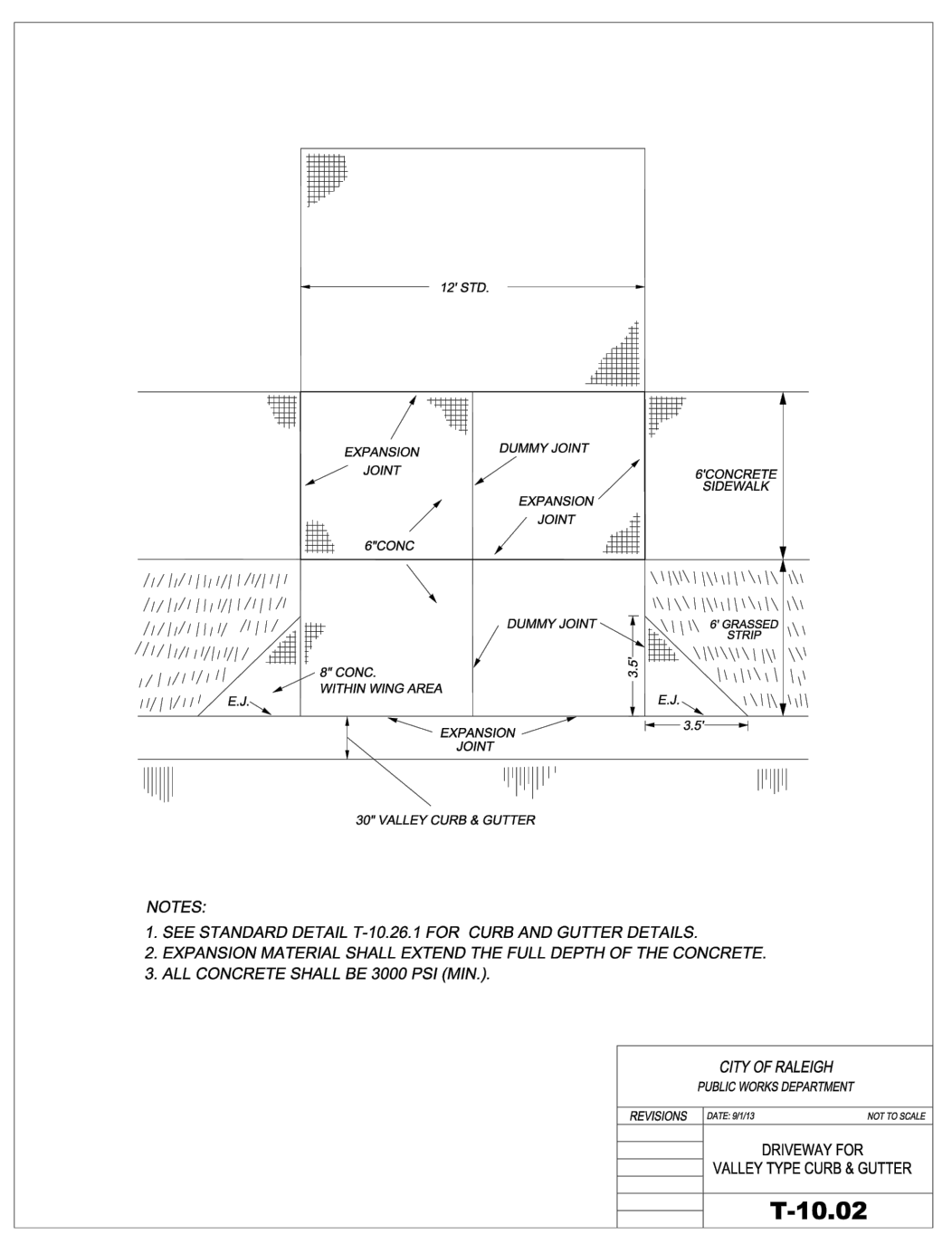
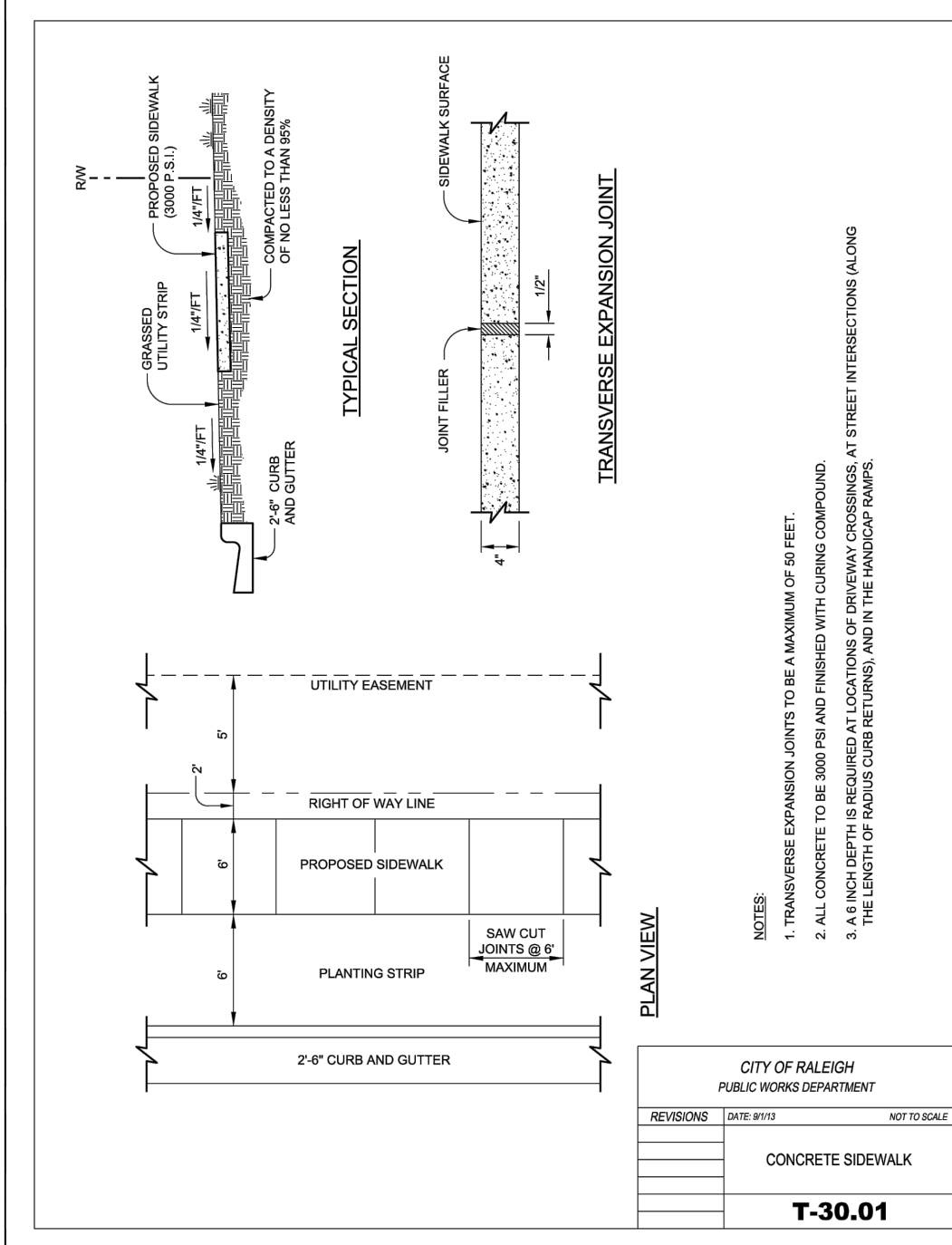
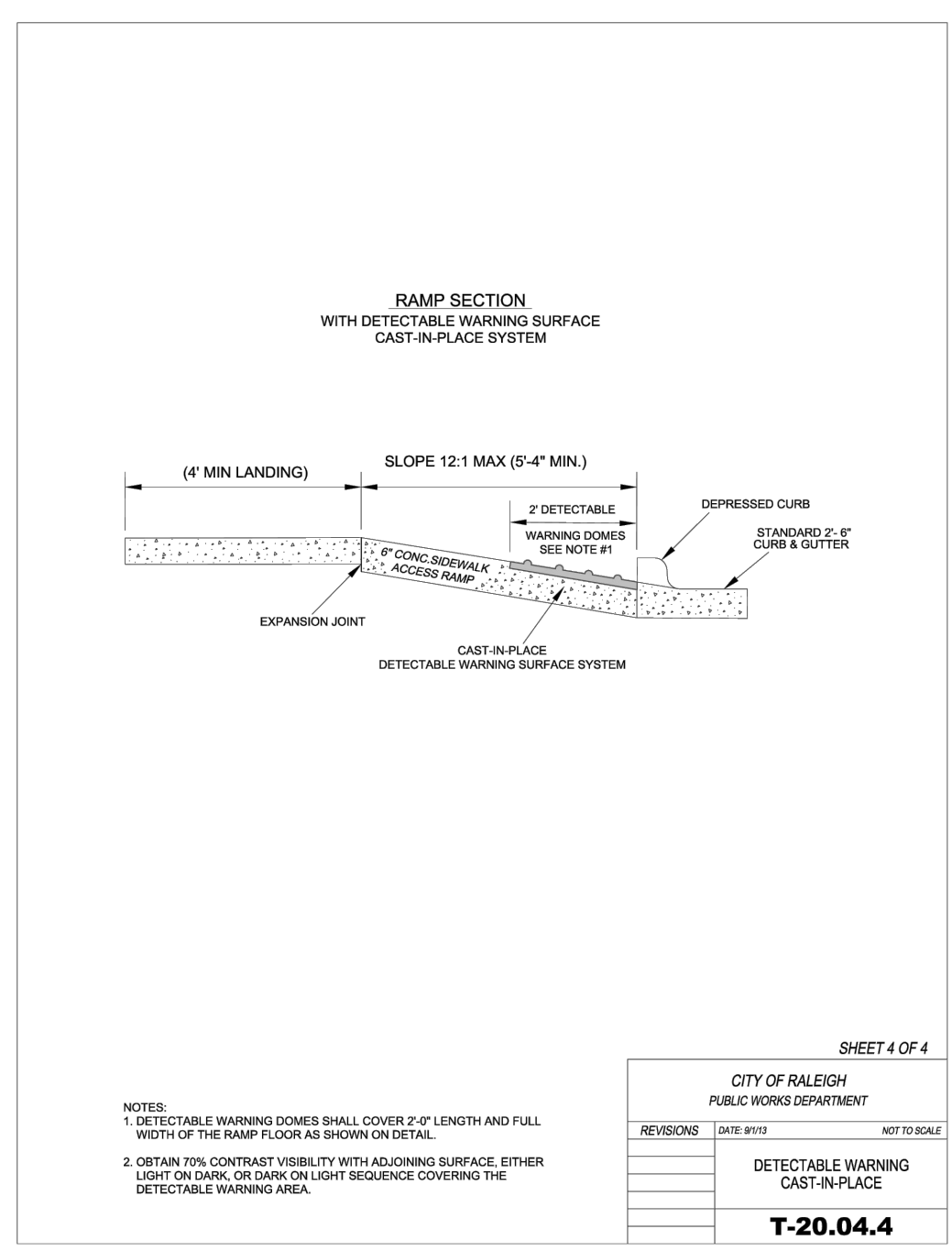
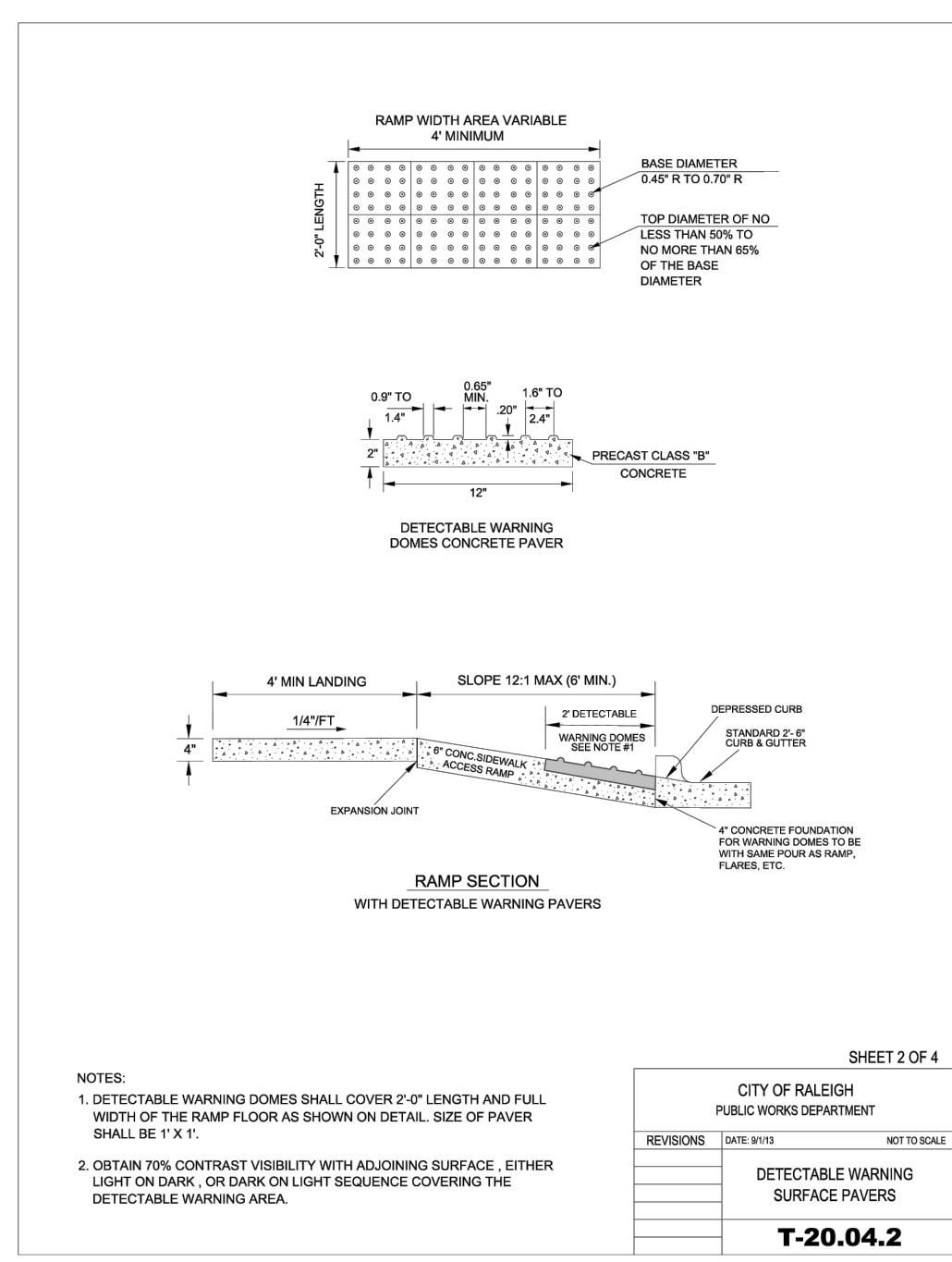
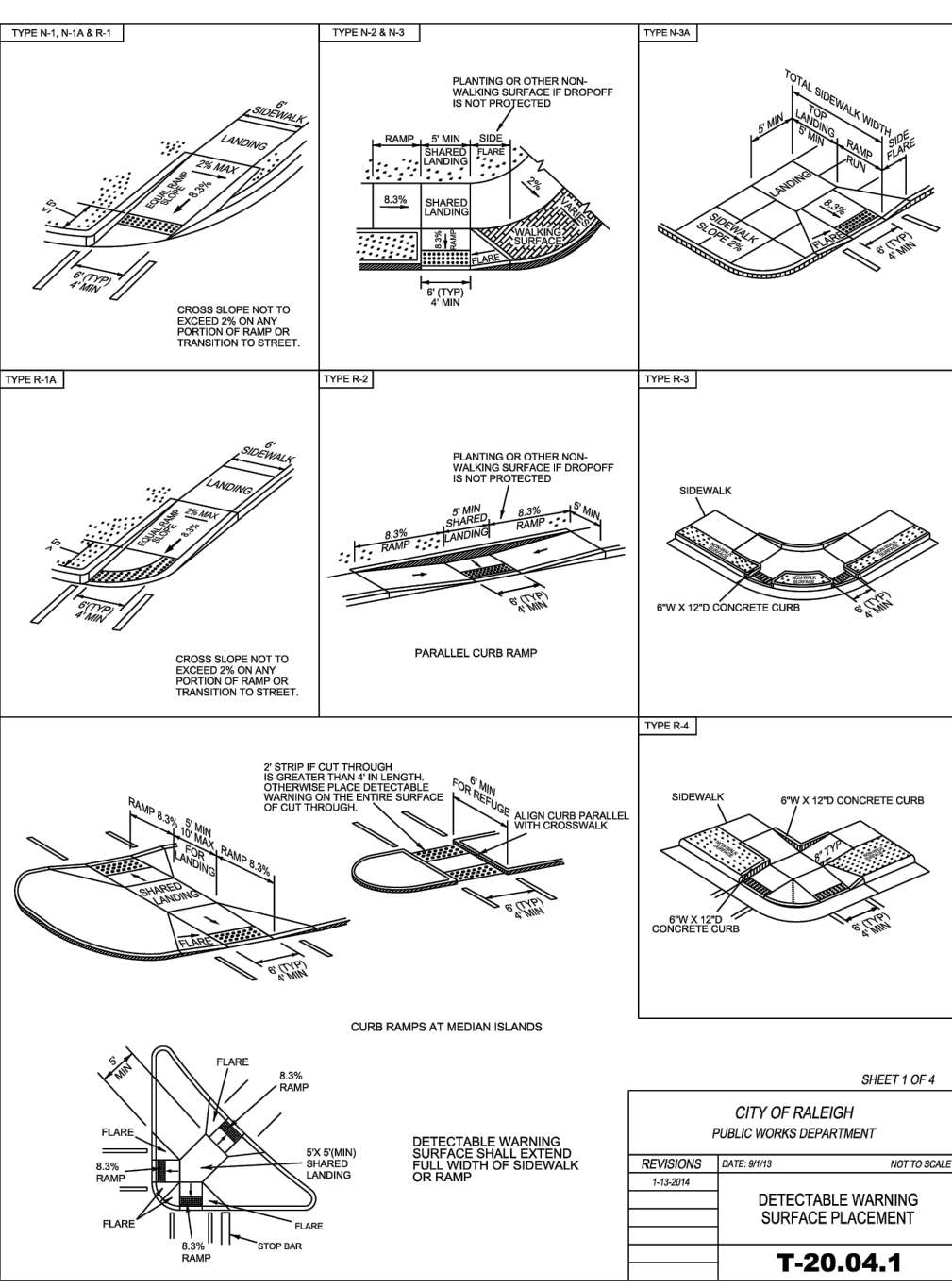
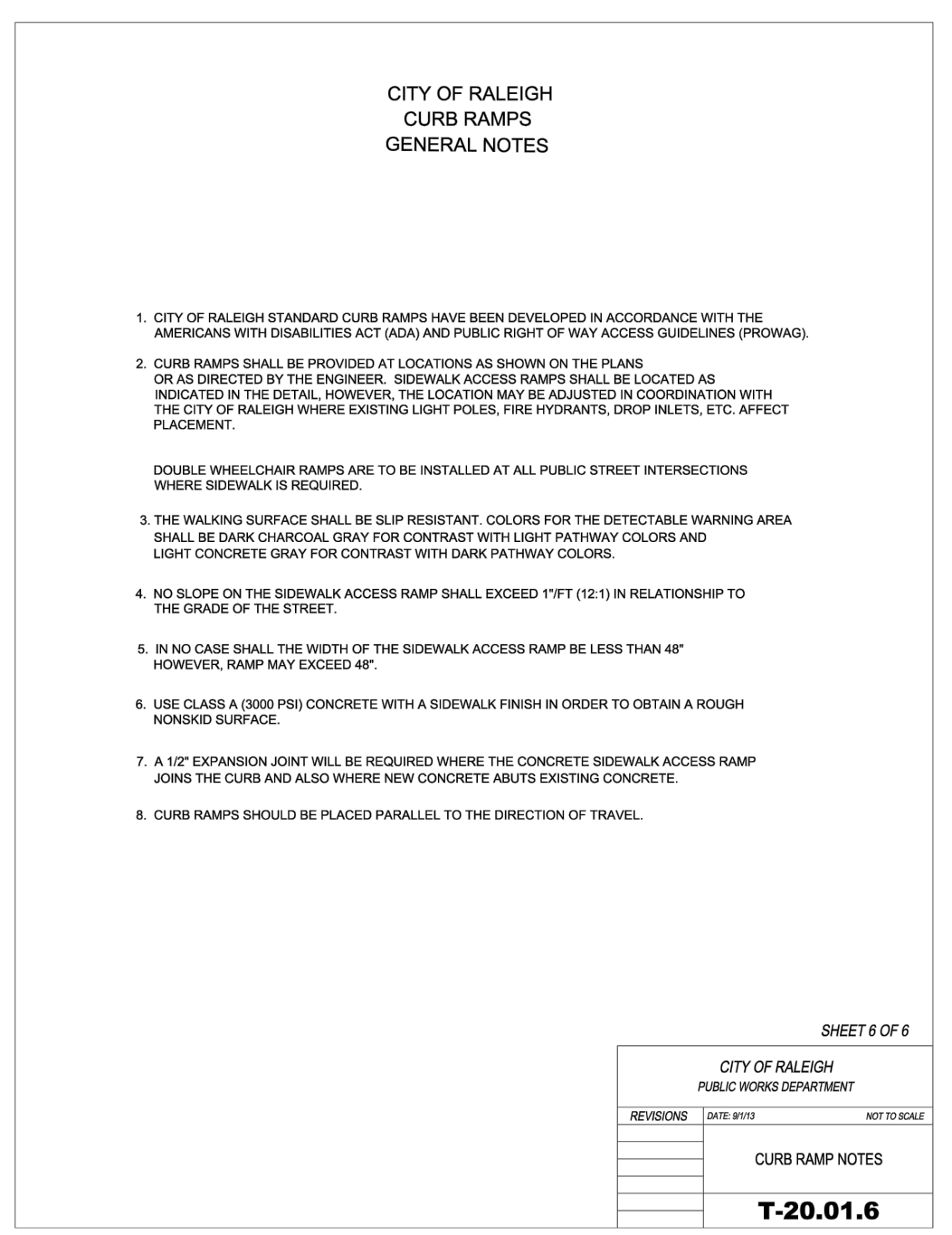
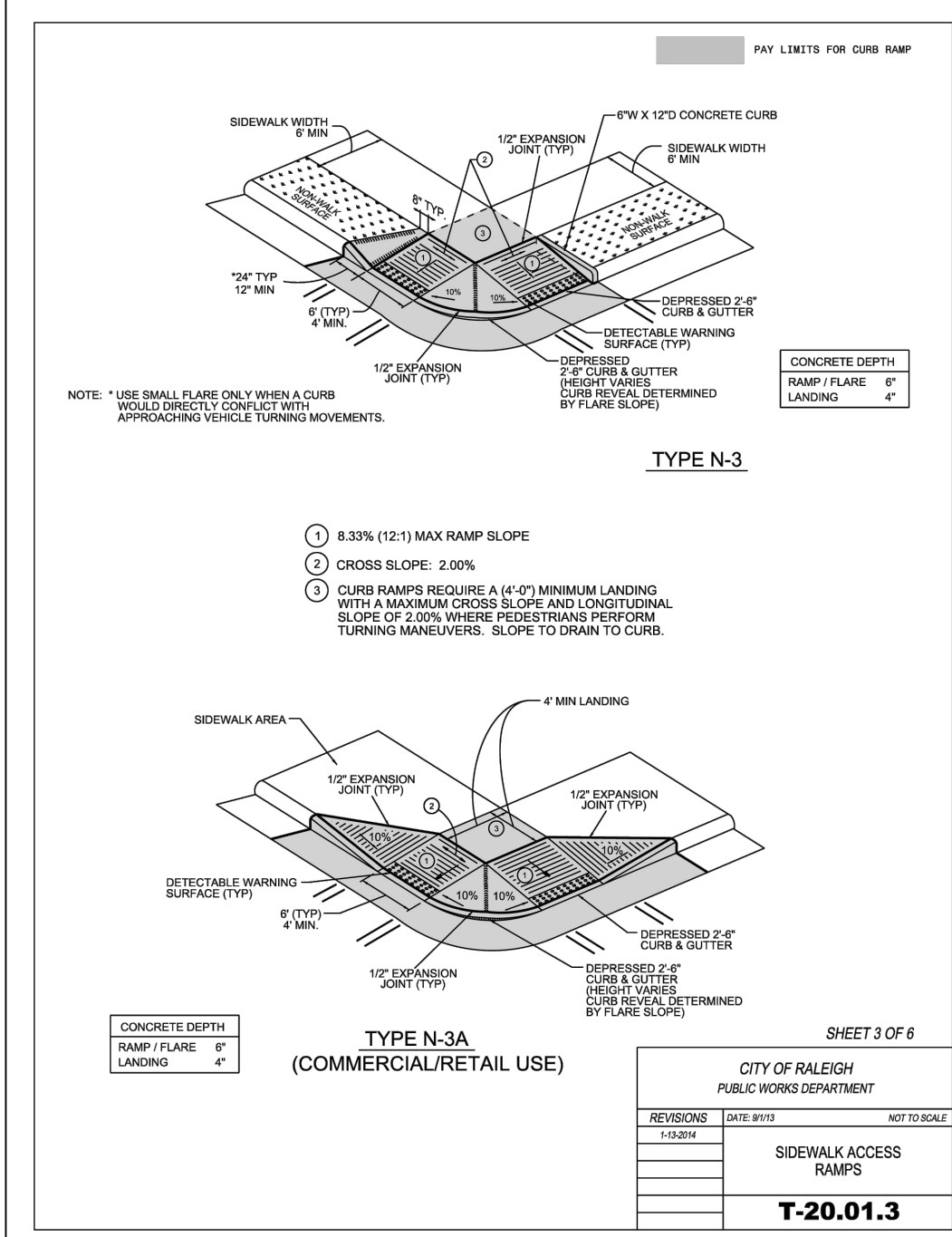
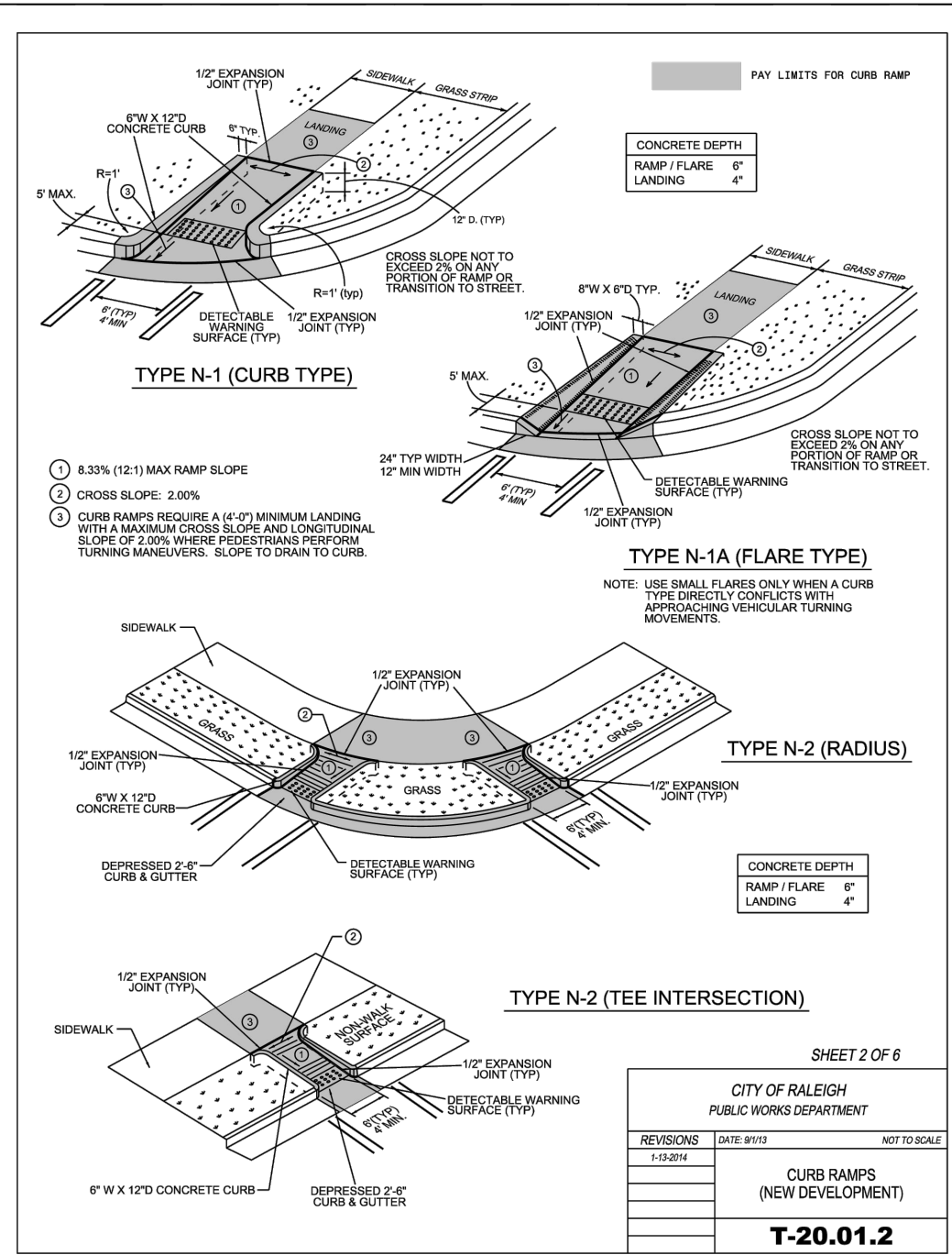
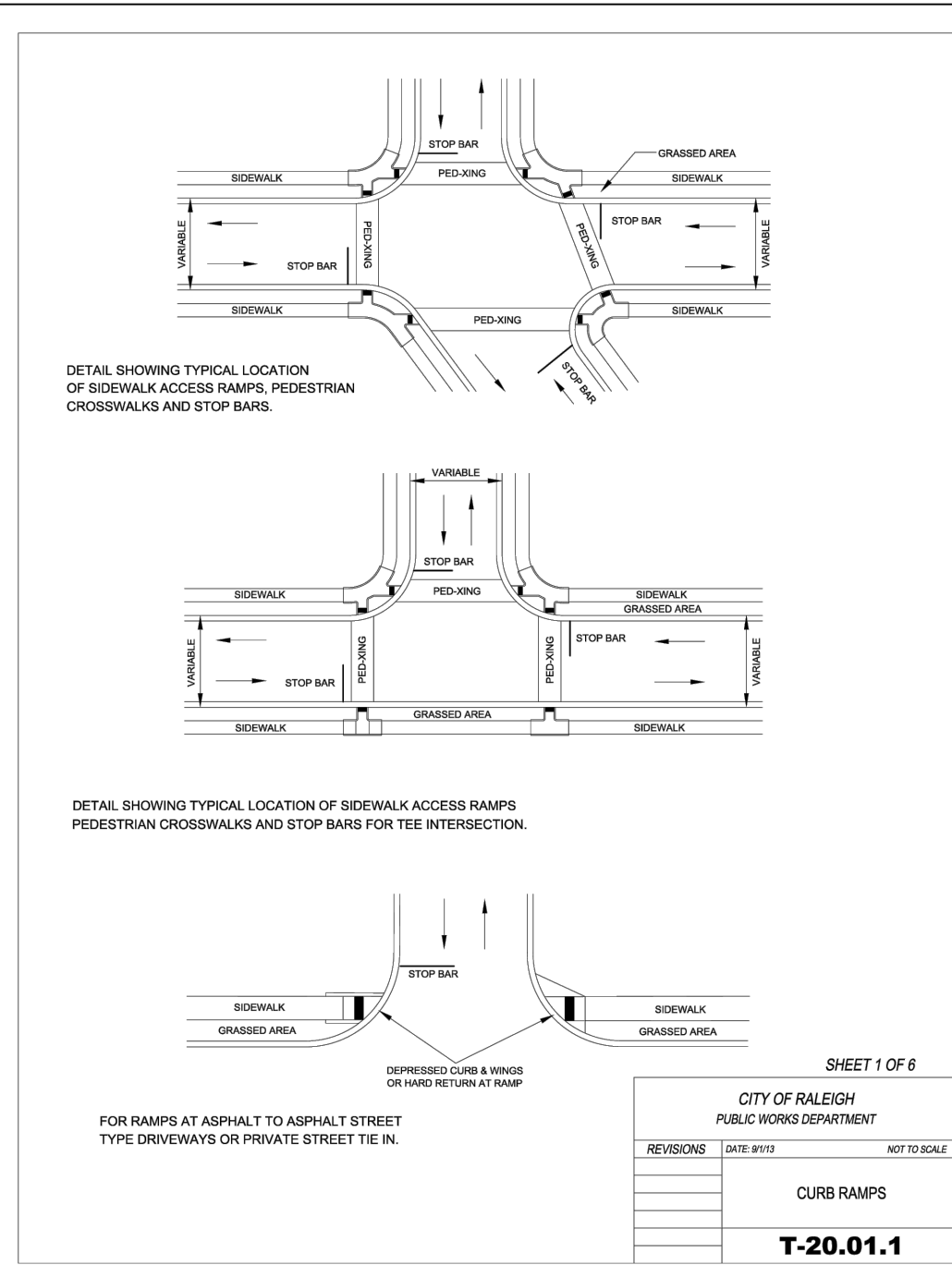
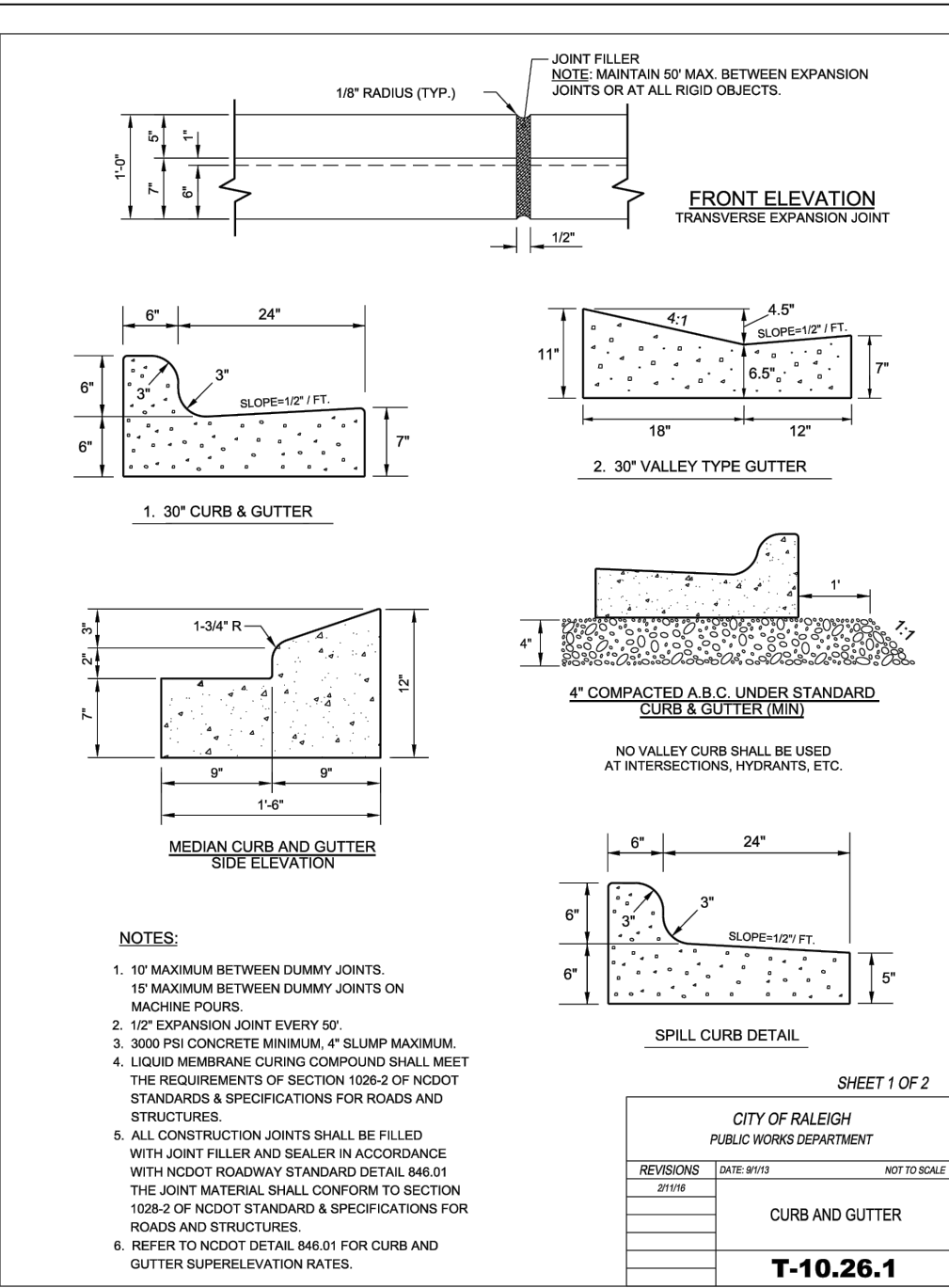
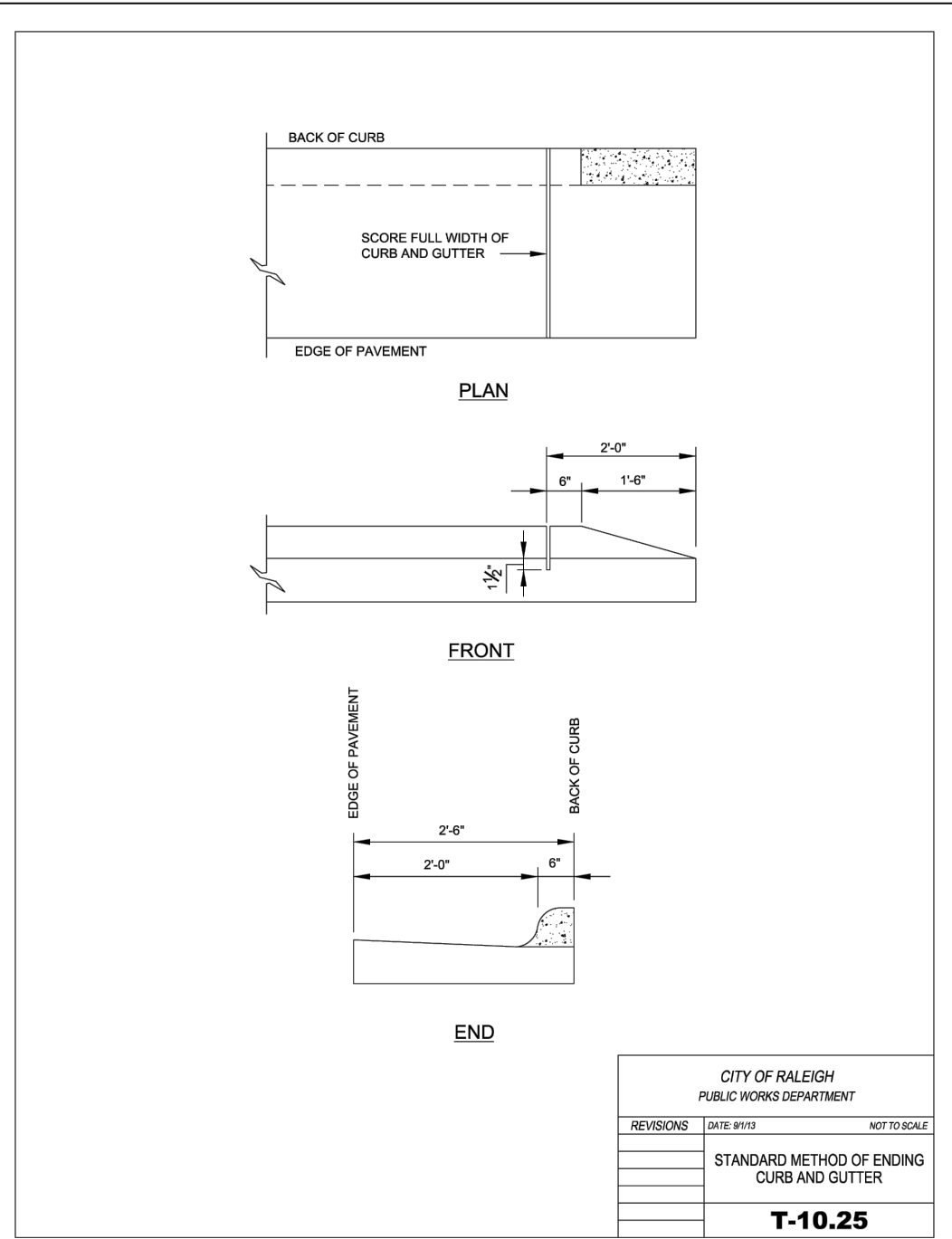
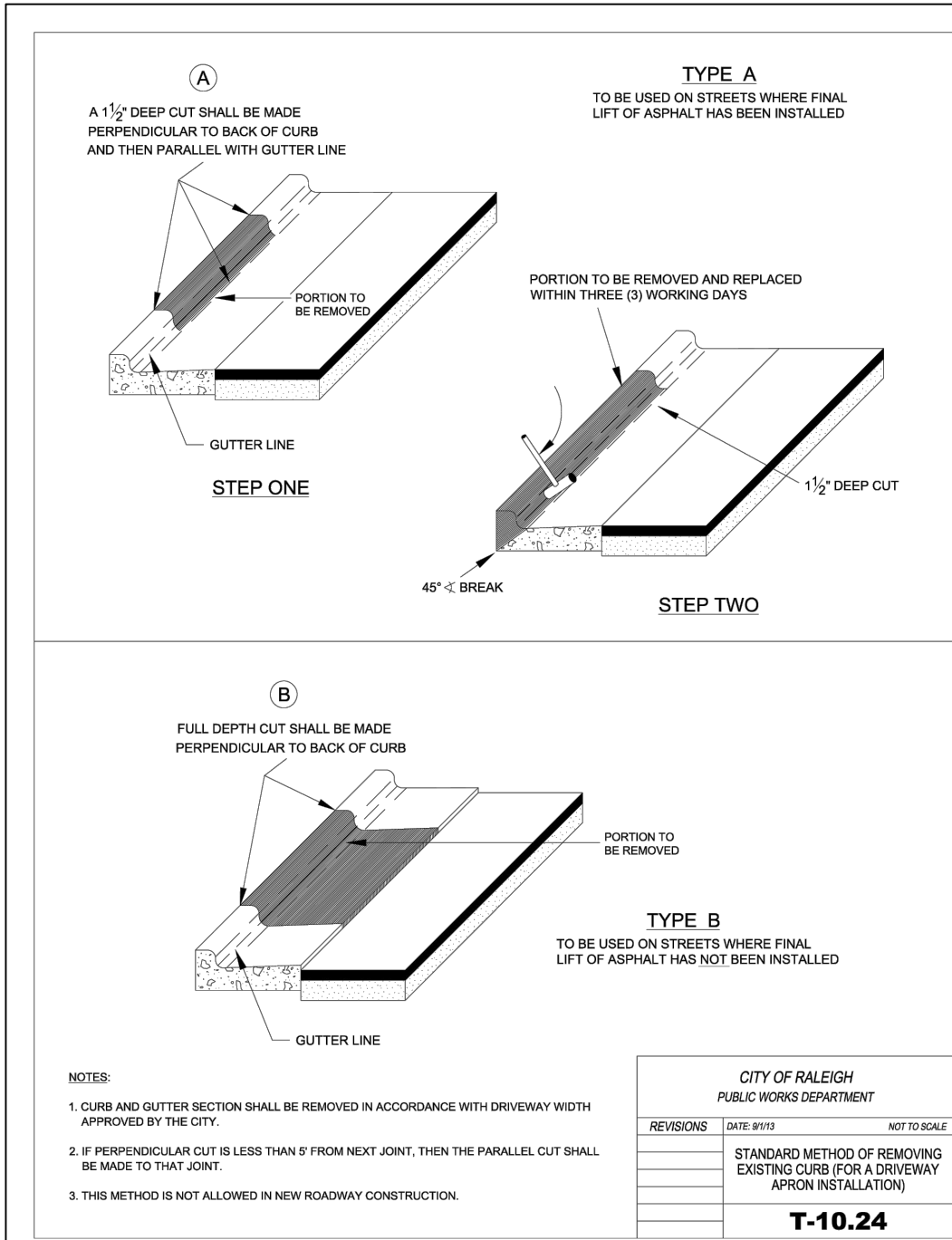
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ADVANCING ENERGY EFFICIENCY



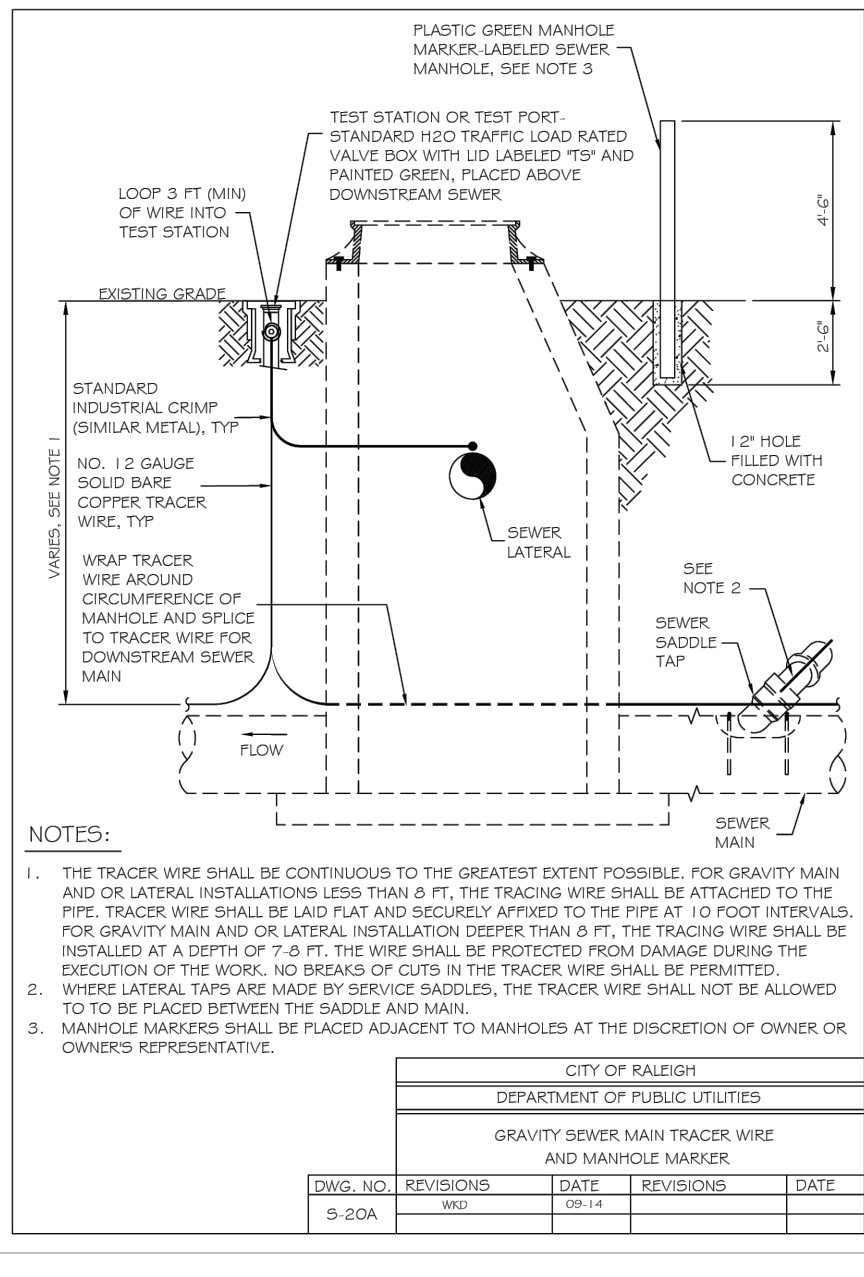
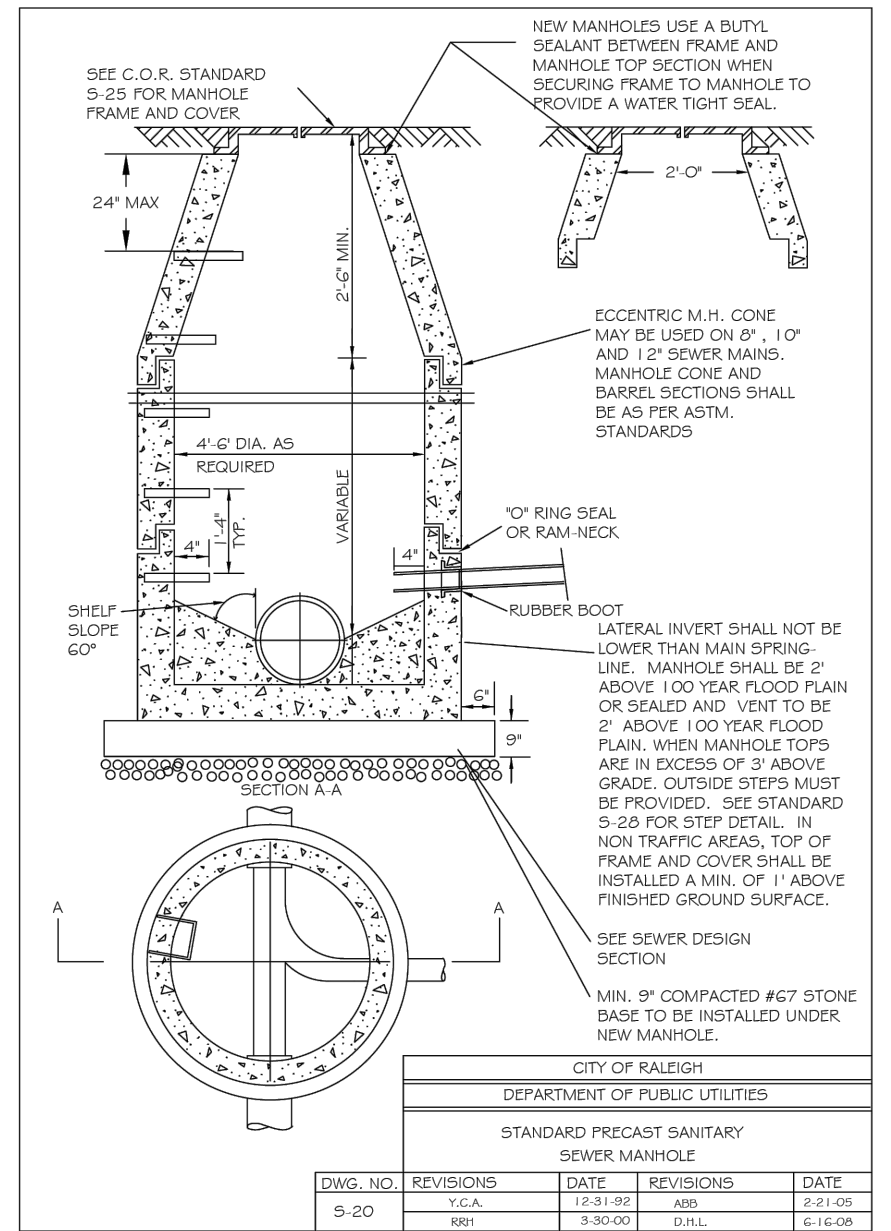
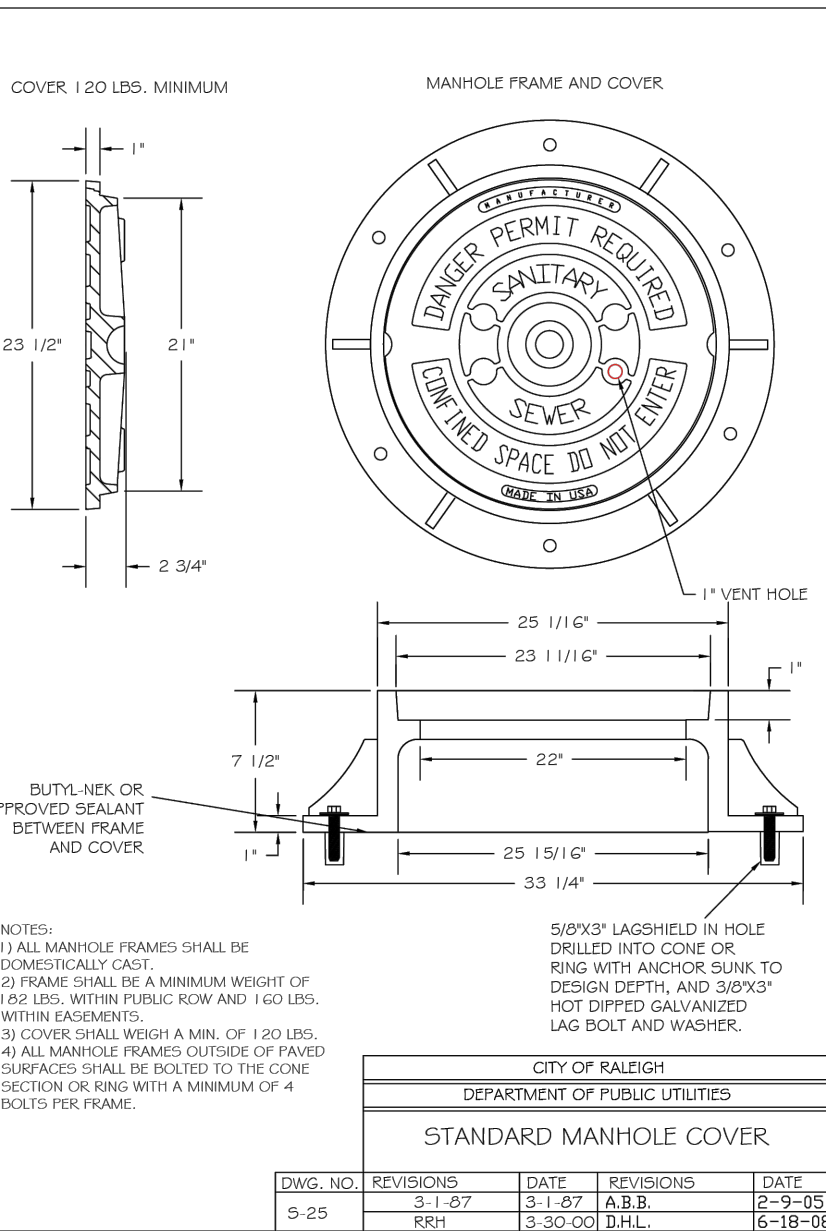
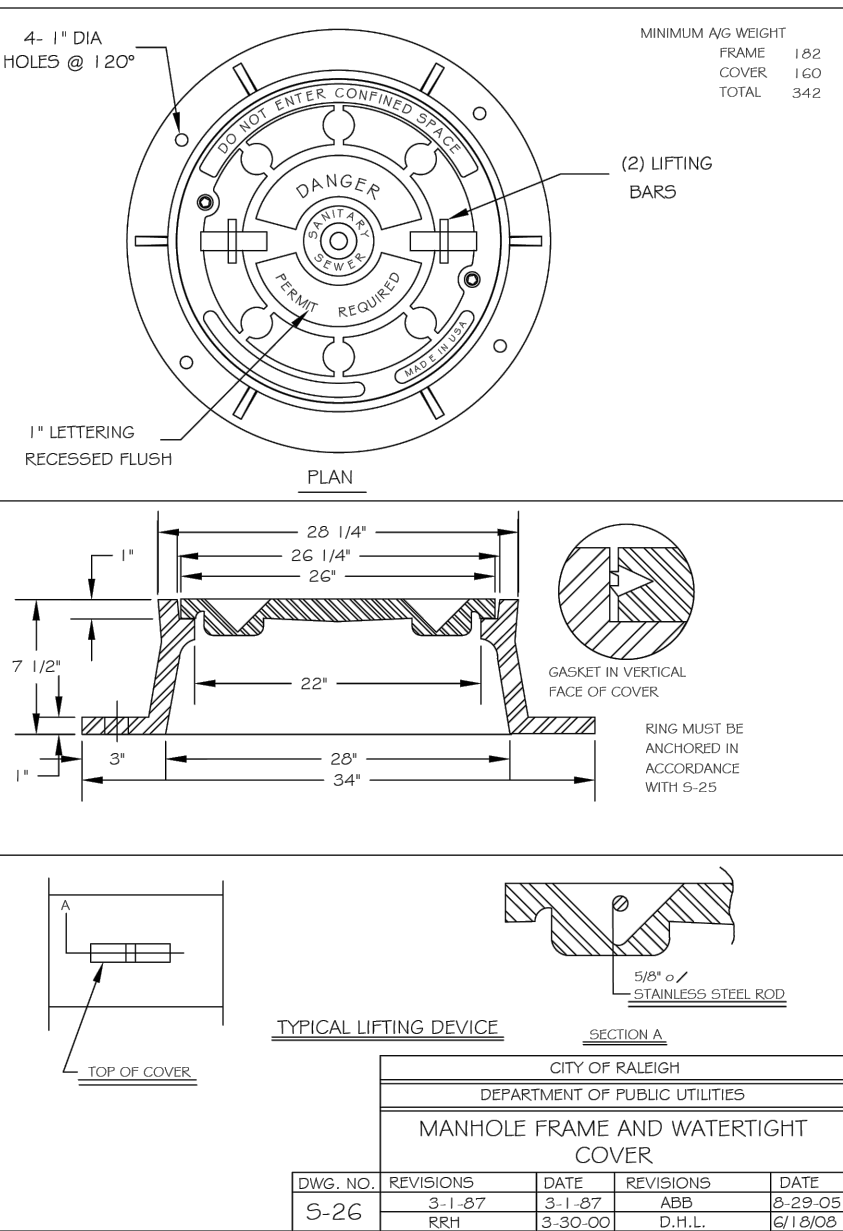
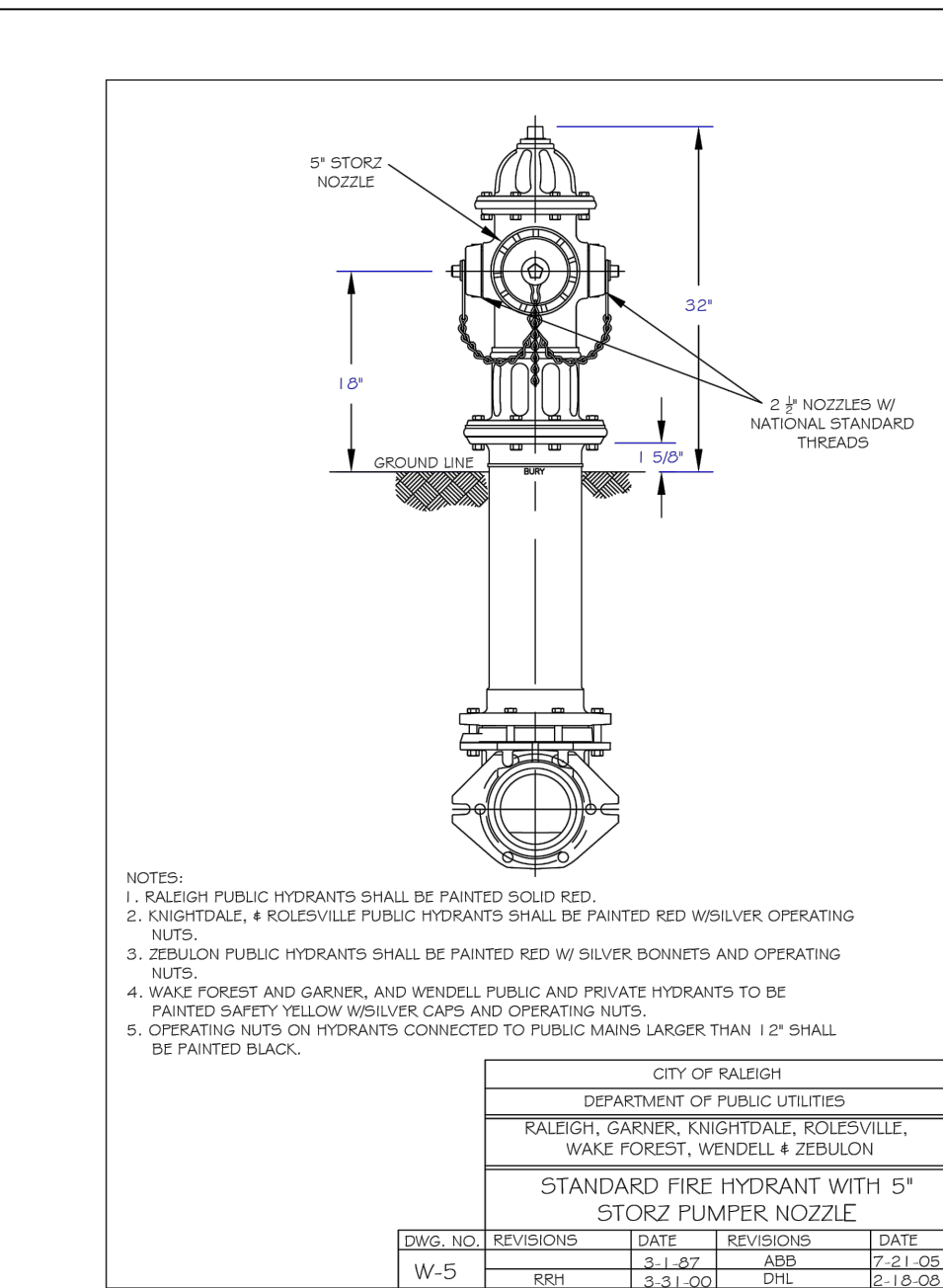
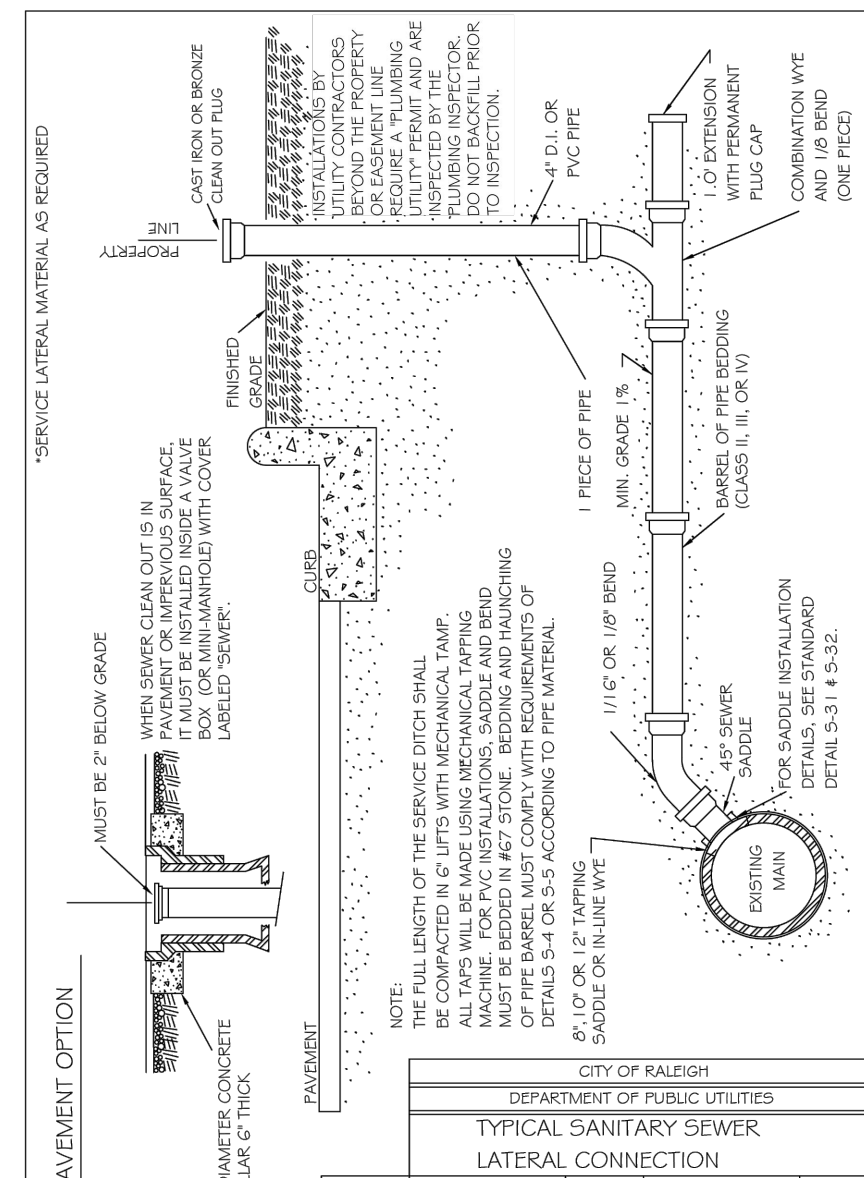
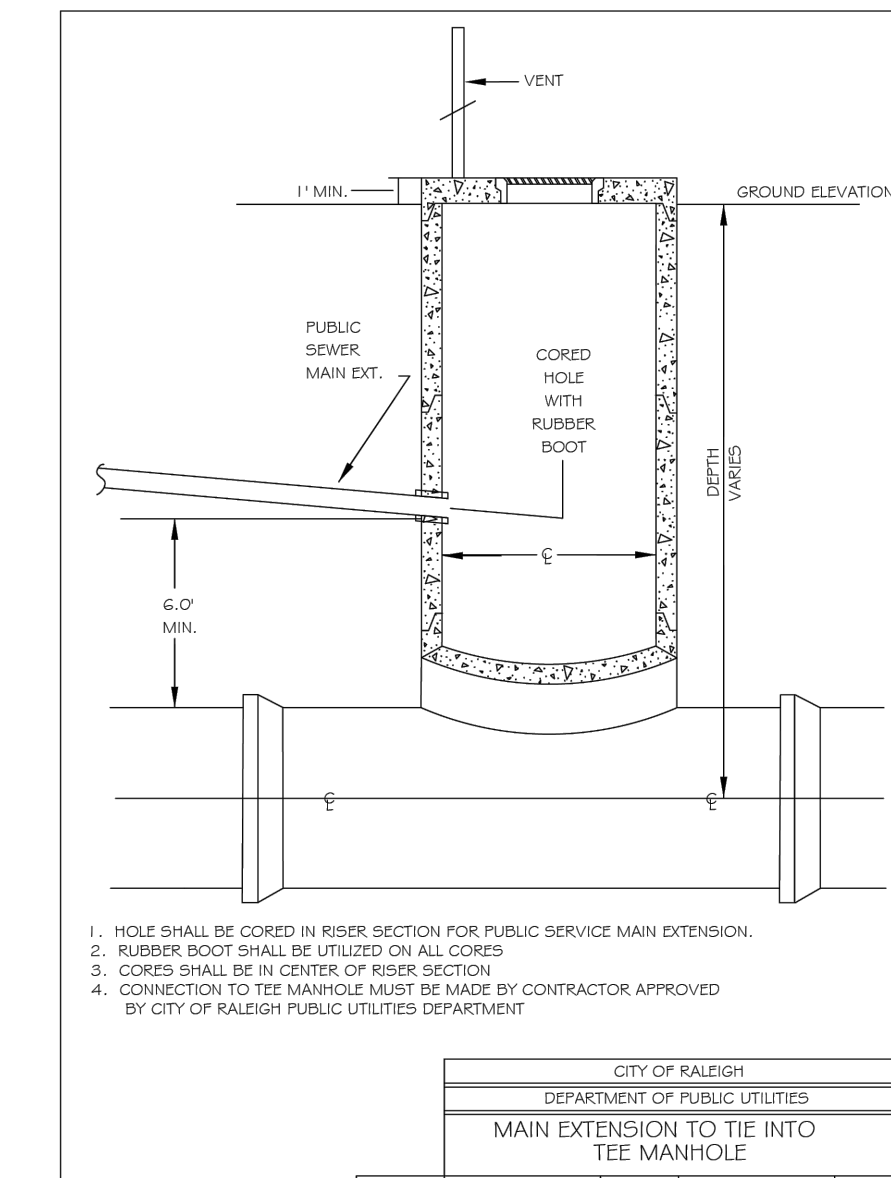
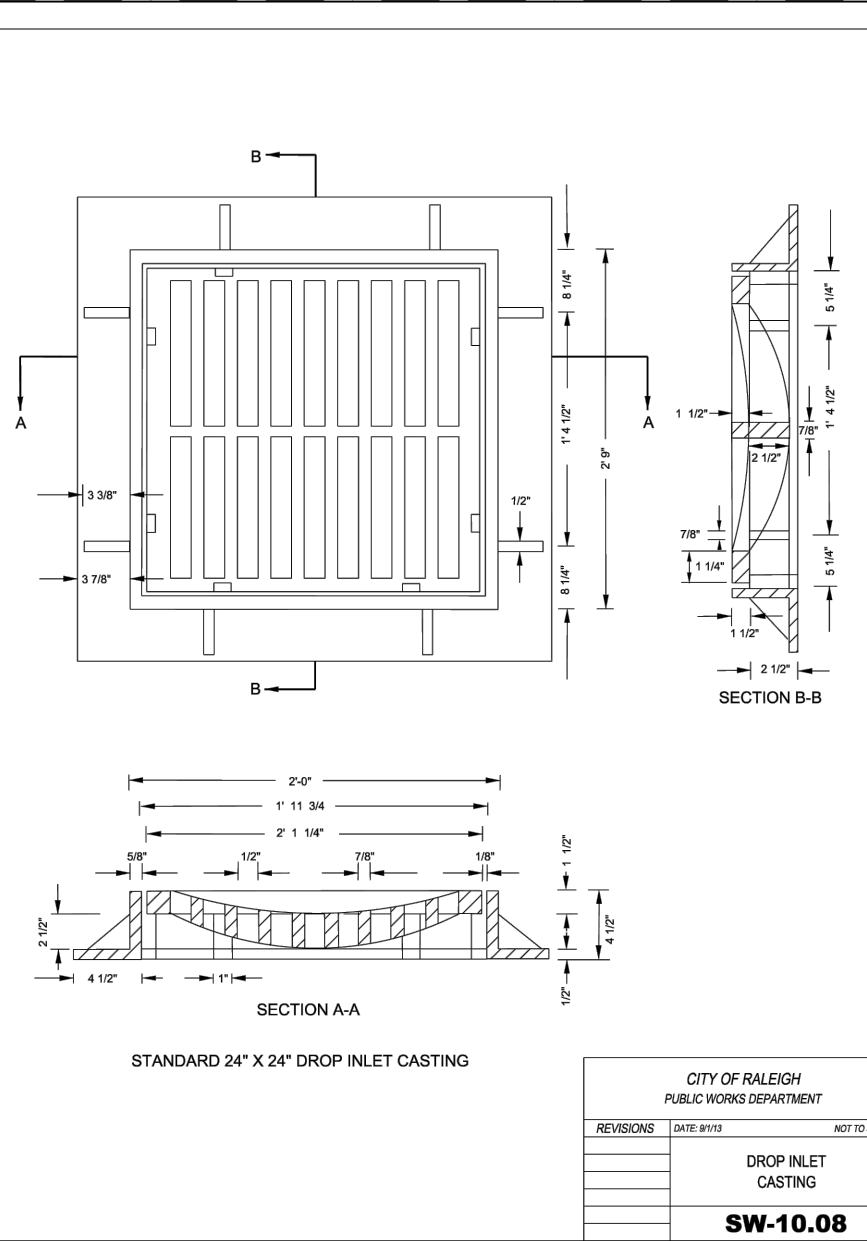
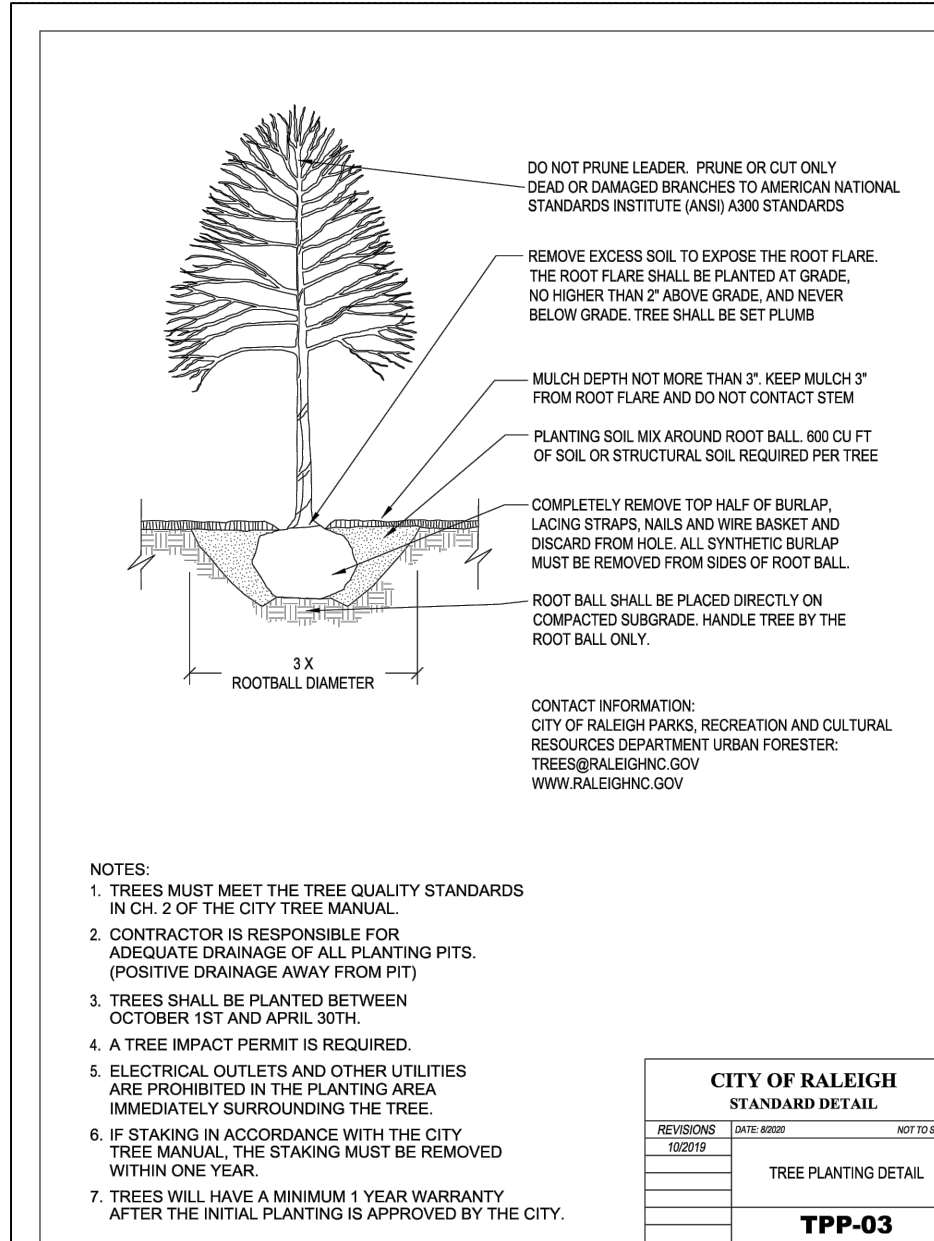
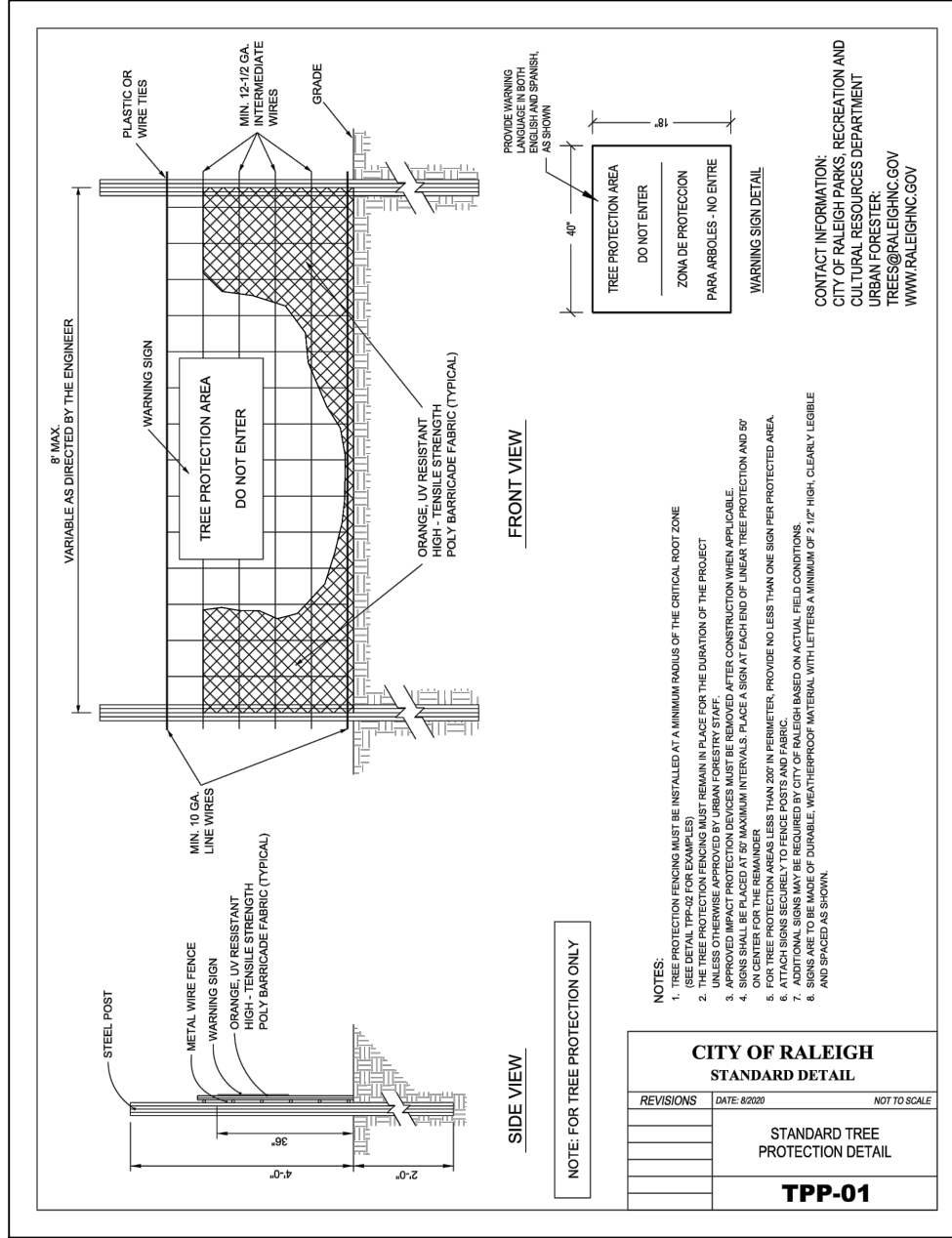
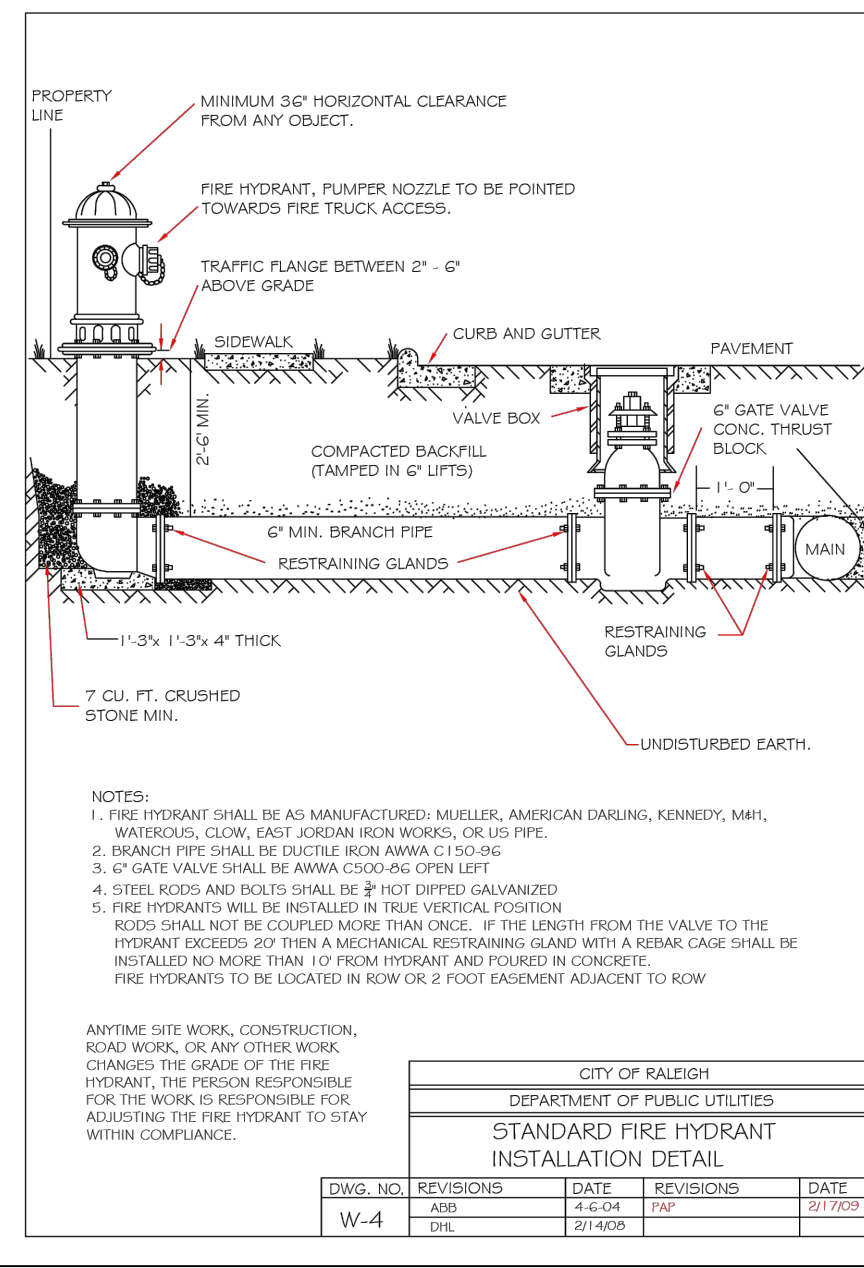
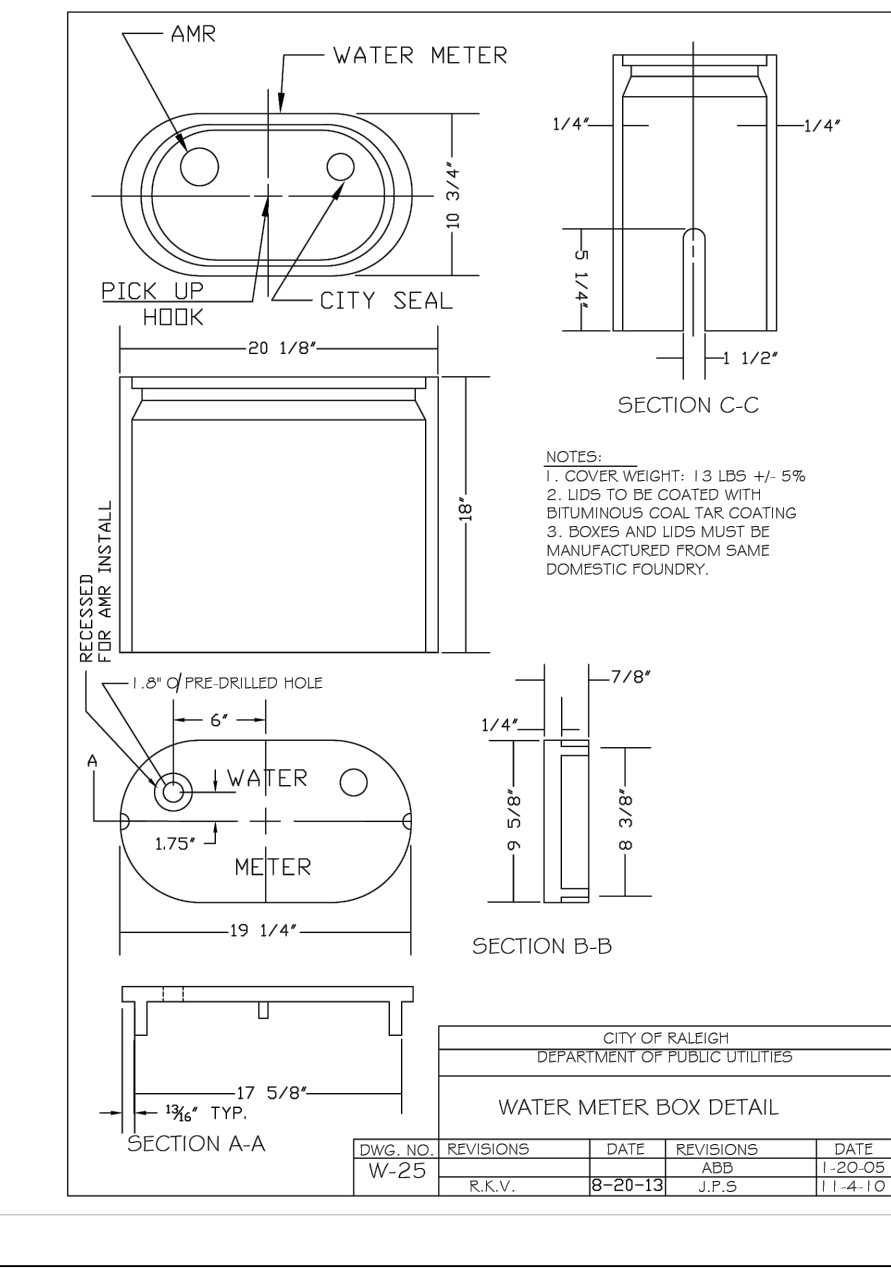
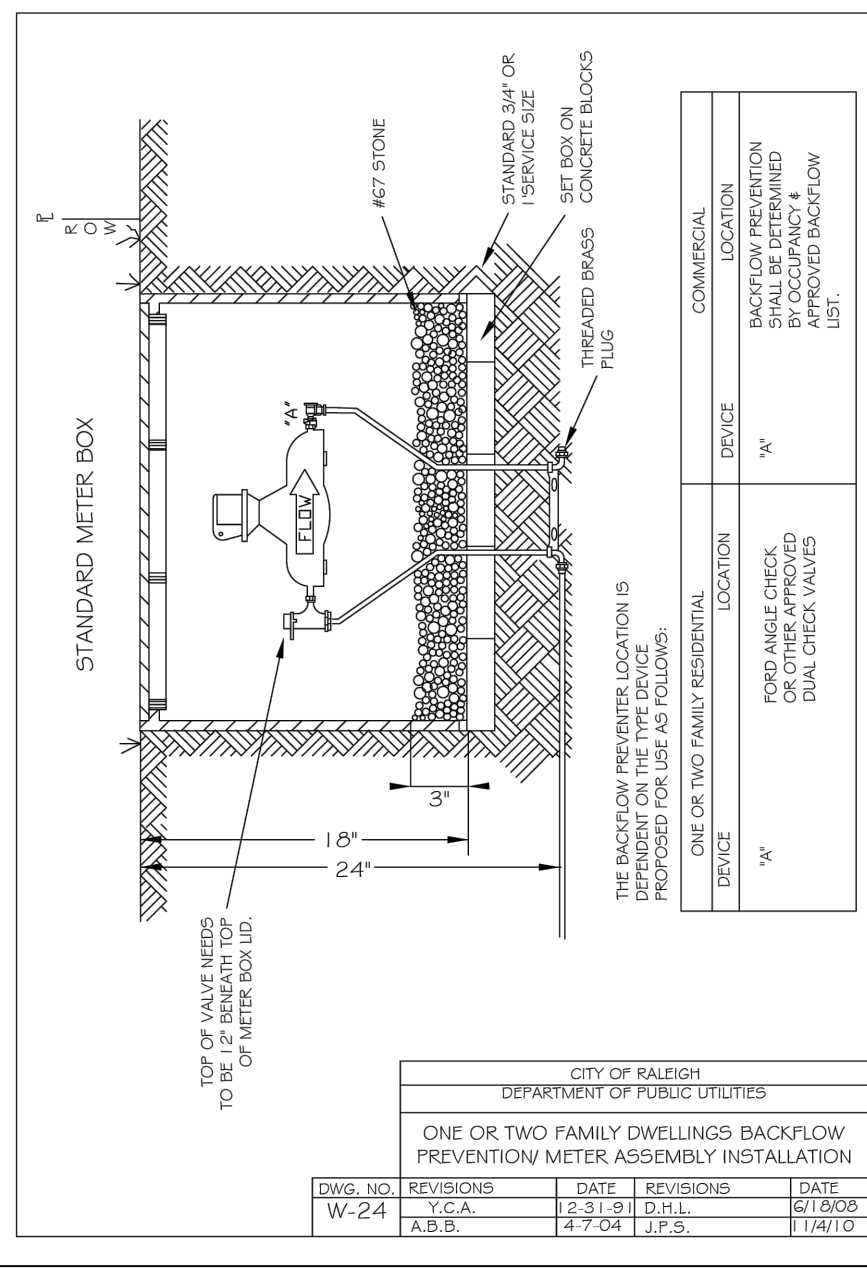
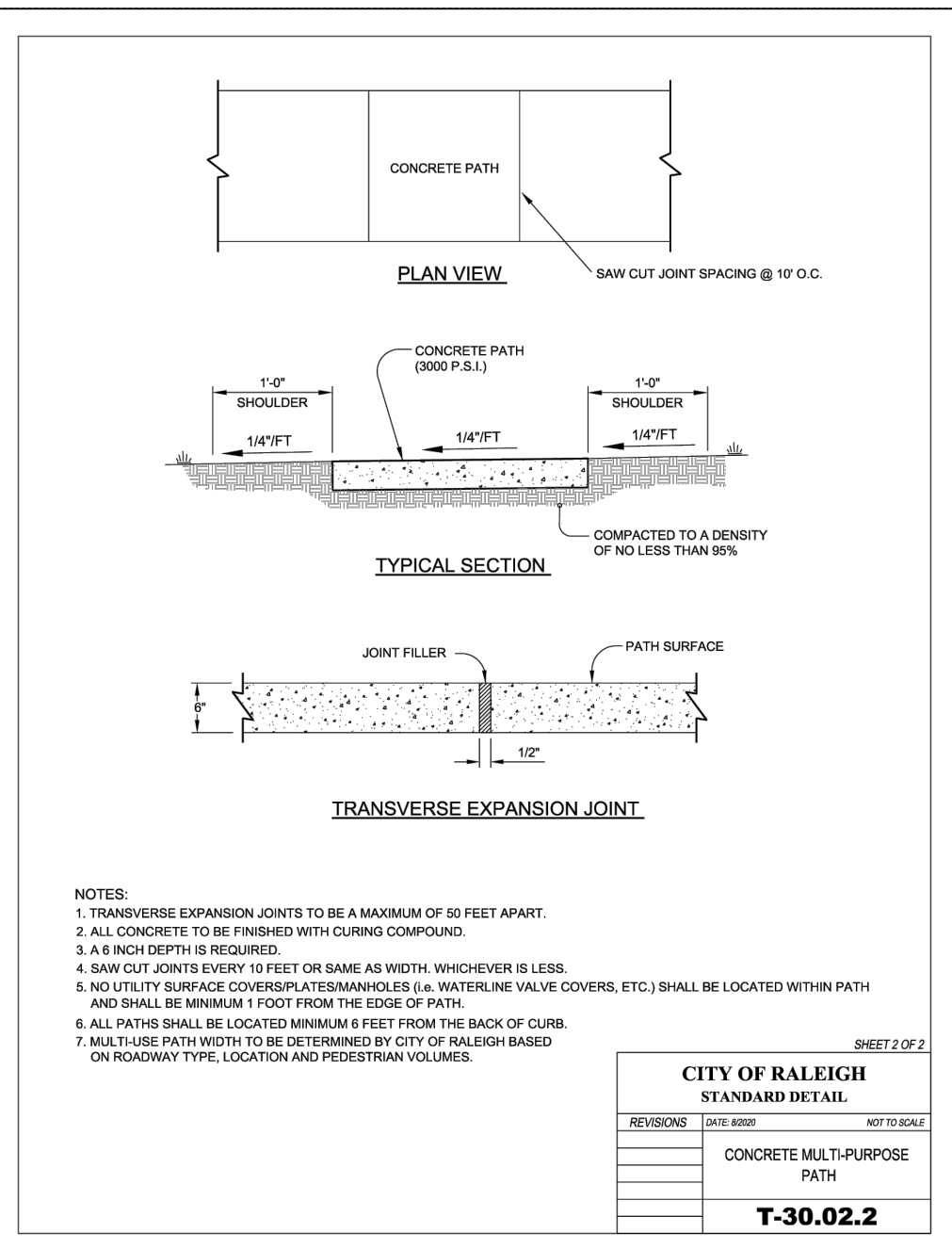
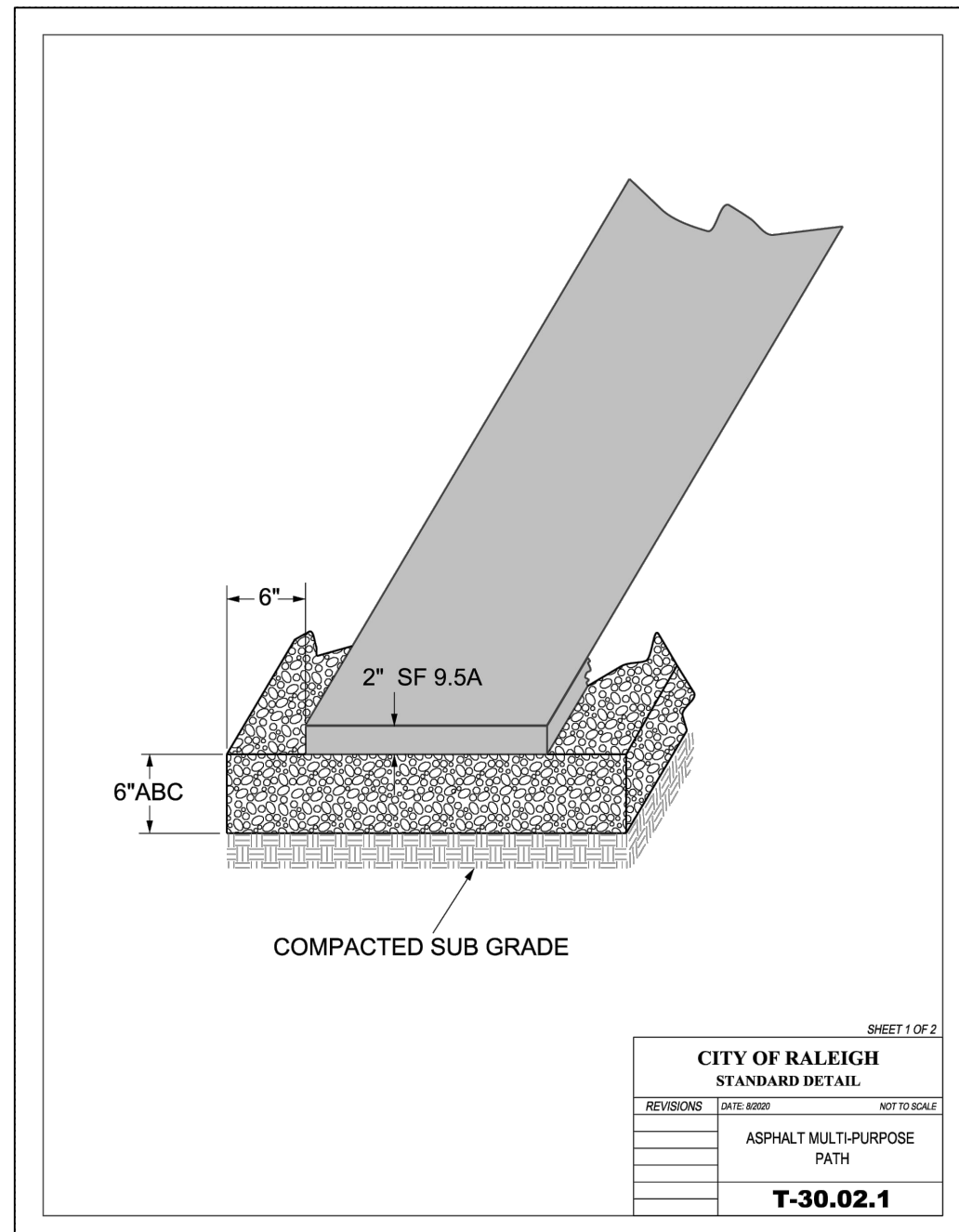
| Schedule | | | | | |
|---|-------|----------|--|-----------------|-------------------|
| Symbol | Label | Quantity | Description | Lumens Per Lamp | Light Loss Factor |
|  | A | 40 | LED 50w Roadway - Type III - 3000K - Street | 5312 | 0.85 |
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| | | | |
|---------------------------|---|-------|------------------|
| ADCOCK HILL | | | |
| Raleigh, NC | | | |
| SITE LIGHTING ARRANGEMENT | | | |
| Designed by | DUKE ENERGY PROGRESS LIGHTING SOLUTIONS | | |
| Reviewed by | N. Johnson | Scale | 1" = 150' |
| Date | 08/22/2023 | Size | Drawing size "D" |
| Description | LED Roadway | | |
| Drawing No. | 23-0260B | Sht. | 4 OF 4 |

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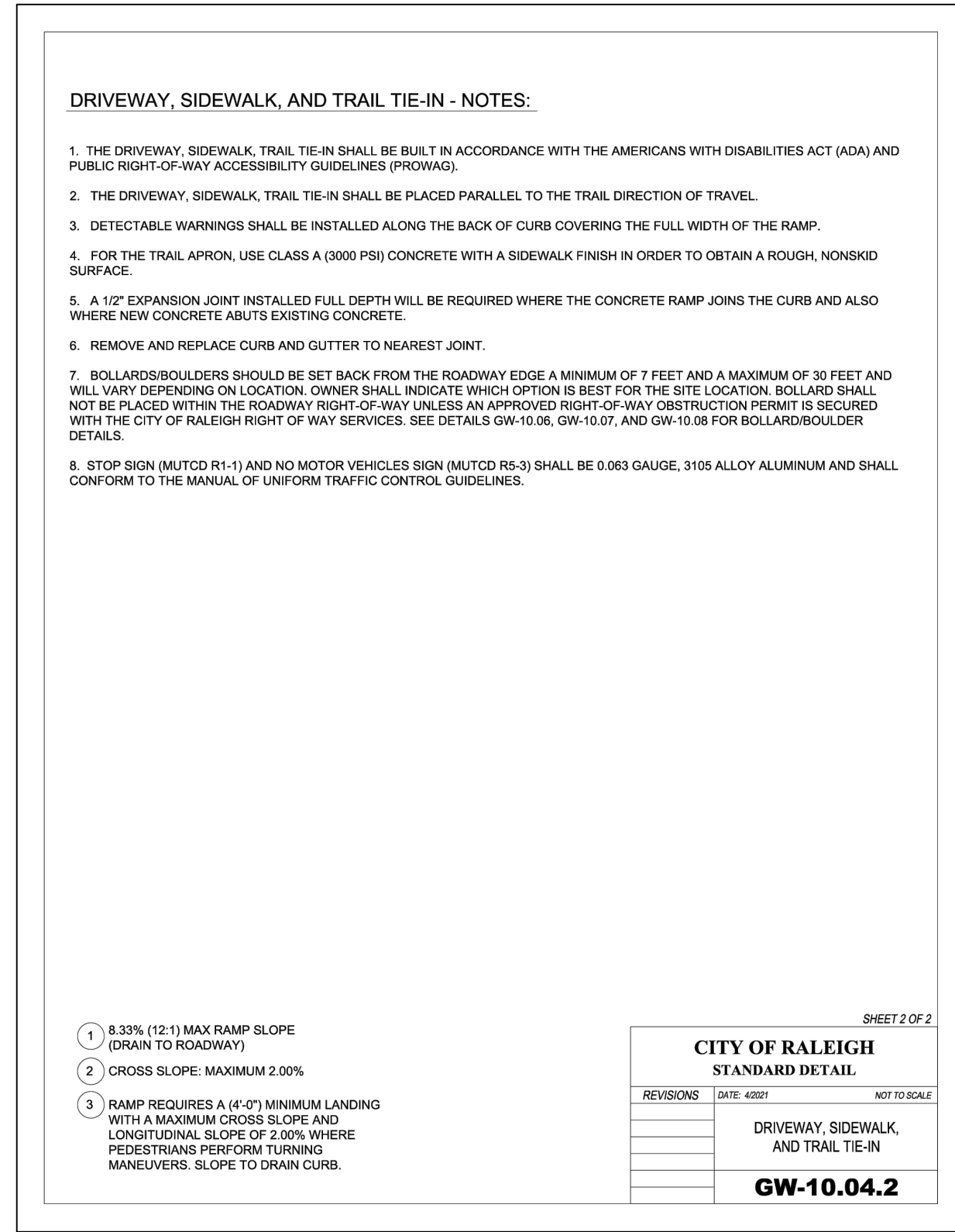
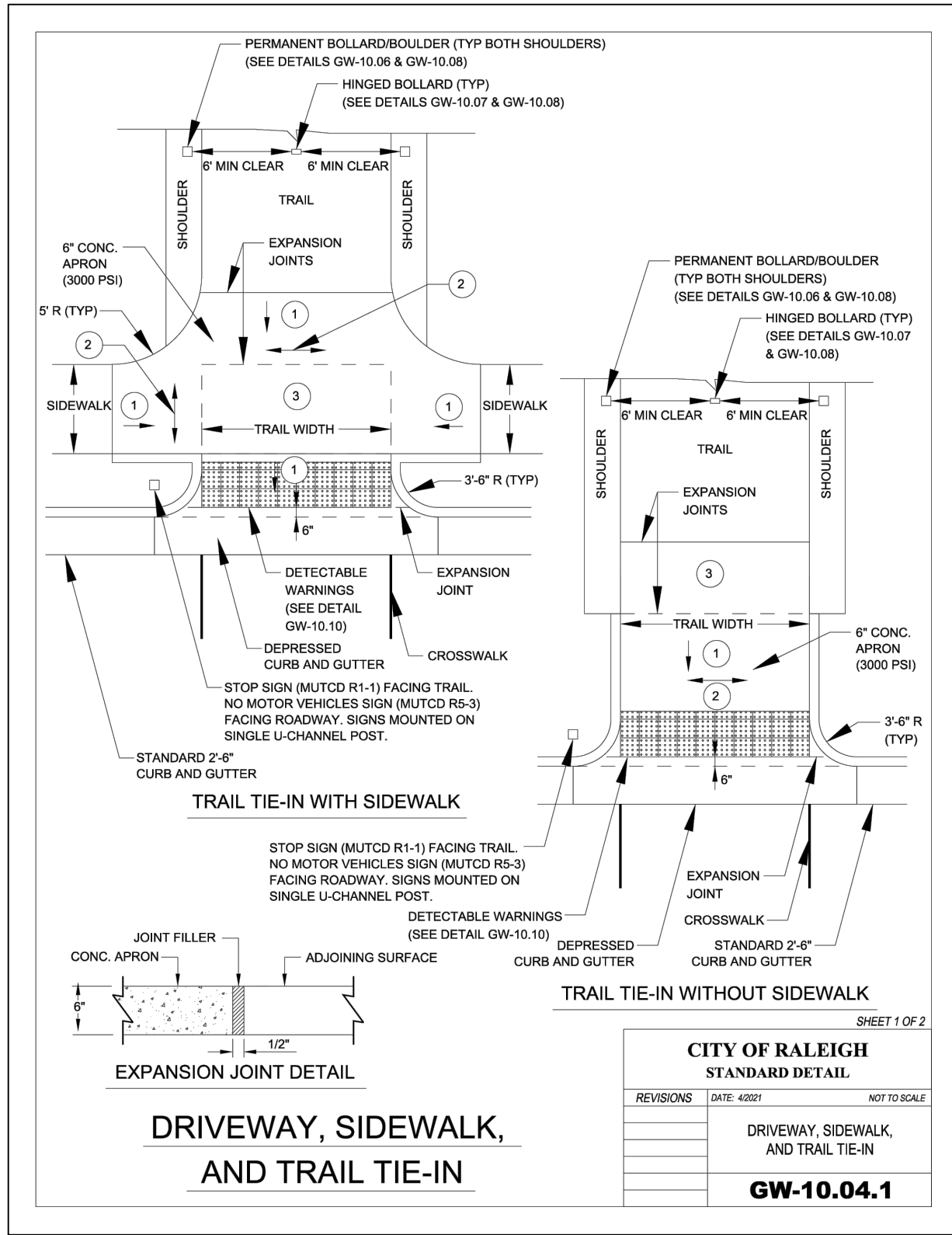


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TEL 919.866.9511 FAX 919.833.8124 www.timmons.com

| DATE | REVISION DESCRIPTION |
|------------|-----------------------------|
| 05/08/2023 | CITY OF RALEIGH COMMENTS V3 |
| 07/14/2023 | CITY OF RALEIGH COMMENTS V4 |
| 10/25/2023 | CITY OF RALEIGH COMMENTS V5 |
| 11/27/2023 | CITY OF RALEIGH COMMENTS V6 |
| 01/08/2024 | CITY OF RALEIGH COMMENTS V7 |

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