



# Administrative Approval Action

Case File / Name: SUB-S-63-2018  
MILBURNIE RIDGE

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 on the north side of Buffalo Road, west of Old Milburnie Road at 3231 Old Milburnie Road. This site is outside the City limits.

**REQUEST:** This plan is a revision to the original subdivision plan, Milburnie Ridge Subdivision SUB-S-63-2018. The purpose of this revision is to add a new Phase 3 to the original development. No other revisions are being made to this subdivision plan. Development of a 55.83 acre tract zoned R-6 CU into a proposed three phase subdivision with 165 building lots, 8 open lots (173 total lots) and overall residential density of 2.98 units/acre. Phase 1 will be 17.09 acres, 38 lots with 3 Open lots. Proposed Phase 2 will be 15.88 acres with 3 Open Lots & a new Phase 3, 22.86 acres and 2 Open Lots.

Zoning Case Conditions: Z-16-07

**DESIGN  
ADJUSTMENT(S)/  
ALTERNATES, ETC:** SPR-0036-2020: DSLC - Site Permitting Review/Major [Signature Set]  
RCMP-0141-2021: DSLC - Recorded Maps/Subdivision  
SUR-0990-2021: DSENG - Surety/Infrastructure  
SUR-1218-2021: DSENG - Surety/Infrastructure

**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 October 23, 2020 by Bohler Engineering.

## **CONDITIONS OF APPROVAL and NEXT STEPS:**

*This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:*

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

***The following items are required prior to approval of Site Permitting Review plans:***

### **General**

1. The approved street name determination shown on the coversheet of the approved preliminary plan is also shown on the Site Permit Review and Plat Recording.
2. A detailed of illustration for any street lighting is included and shown with the Site Permit Review plans (if applicable) and meet the standards in Sec.7.4.

### **Engineering**

3. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.



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4. A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

## Public Utilities

5. A deed shall be recorded prior to concurrent approval for all necessary offsite City of Raleigh Sanitary Sewer Easements to accommodate future sewer line construction.
6. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval.
7. Pump station design must be submitted for review and approval prior to site permit approval. Please ref pgs 78-87 of the CORPUD Handbook for design requirements.

## Stormwater

8. 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).
9. A surety equal to the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
10. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
11. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
12. 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).

## Urban Forestry

13. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
14. 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).

☒ **LEGAL DOCUMENTS** - Email to [legaldocumentreview@raleighnc.gov](mailto:legaldocumentreview@raleighnc.gov). Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant Required
<input checked="" type="checkbox"/>	Slope Easement Required

<input checked="" type="checkbox"/>	Utility Placement Easement Required
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☒ **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 City Code Covenant is no longer required based on TC-19-20.
2. A demolition permit shall be issued and this building permit number shown on all maps for recording.
3. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
4. The Primary Street Determination table, per TC-5A-18, shown on the approved preliminary subdivision set, is also noted & shown on the Plat Recording approval.

## **Engineering**

5. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
6. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
7. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

## **Public Utilities**

8. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.
9. 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**

10. 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).



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11. 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).
12. 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).
13. 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).
14. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
15. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).

## Urban Forestry

16. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 5.54 acres of tree conservation area.

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

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

## General

1. Provide fire flow analysis.
2. Comply with all conditions of Z-16-07

## Public Utilities

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

## Urban Forestry

4. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

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





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## General

1. All street lights and street signs required as part of the development approval are installed.

## Stormwater

2. 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:** March 1, 2023

**Record at least ½ of the land area approved.**

**5-Year Sunset Date:** March 1, 2025

**Record entire subdivision.**

I hereby certify this administrative decision.

Signed: Alysis Bailey Taylor Date: 10/26/2021  
Development Services Dir/Designee  
Staff Coordinator: Jermont Purifoy

# REVISION TO PRELIMINARY SUBDIVISION PLAN FOR MILBURNIE RIDGE

## SITE DATA

		Phase 1	Phase 2	Phase 3
Address	3231 Old Milburnie Road Raleigh, NC 27616			
Pin #	1746-62-8360			
Waterbody	Calders Creek			
Existing Zoning	R-5-CJ			
zoning Code	2.00-2007			
Site Area Per ROW Dedication (AC)	35.83			
Site Area Post ROW Dedication (AC)	35.30			
Required Tree Conservation Area (AC)	12% * 35.30 = 5.54 AC			
Proposed Tree Conservation Area (AC)	5.54 AC			
Number of Phases	3			
Total # of Lots	122			
Total # of Open Lots	8			
Minimum Density (DU/AC)	6			
Total Density (DU/AC)	2.56			
Minimum Lot Size (SF)	6,900			
Minimum Lot Width (FT)	50 (55 Corner Lot)			
Minimum Lot Depth (FT)	80			
Max Building Height (FT)	40			

## CONTACT INFORMATION

### REFERENCES

SOILS MAP FOR SUBDIVISION DEVELOPMENT  
PREPARED BY TRUE LING SURVEYING, P.C.  
JOB NO. 1746-62-8360  
DATE: APRIL 27, 2018

GEOTECHNICAL REPORT  
REPORT OF SUBSURFACE EXPLORATION AND PRELIMINARY  
GEOTECHNICAL ENGINEERING EVALUATION  
PREPARED BY PROCEEDING & ASSOCIATES, INC.  
311 HUBERT STREET  
RALEIGH, NC 27601  
P&A PROJECT # 1746-62-8360  
DATE: AUGUST 3, 2018

### GOVERNING AGENCIES

CITY OF RALEIGH PLANNING DEPARTMENT  
ONE KENDRICK PLACE, SUITE 400  
RALEIGH, NC 27601  
CONTACT: KIM WOODHART  
PHONE: (919) 996-4540

### CITY OF RALEIGH PUBLIC UTILITIES

555 FAYETTEVILLE STREET  
RALEIGH, NC 27601  
PHONE: (919) 996-4540

### CITY OF RALEIGH FIRE DEPARTMENT

555 FAYETTEVILLE STREET  
RALEIGH, NC 27601  
PHONE: (919) 996-4540

### UTILITY CONTACTS

CITY OF RALEIGH PUBLIC UTILITIES  
555 FAYETTEVILLE STREET  
RALEIGH, NC 27601  
PHONE: (919) 996-4540

### GENERAL NOTES:

1. FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE, BASED ON FEMA FIRM MAP 1402240001 DATED 1/1/2006.
2. THERE IS A SHALLOW STREAM ON THE SITE PER DEDICATION OF STREAMS AND WETLANDS BY SOIL AND ENVIRONMENTAL CONSULTANTS, INC. (SEEC) ON 1/1/2006.
3. THE SITE IS LOCATED WITHIN THE CITY OF RALEIGH (CJ) AND WILL BE ANNEXED PRIOR TO SUBMITTING PERMIT APPLICATIONS AND PRIOR TO PLAY RECORDATION APPROVAL.
4. ALL CONSTRUCTION PHASES WILL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NC DOT STANDARDS AND SPECIFICATIONS.
5. SOILS MAPS FOR THIS SITE WILL BE SUBMITTED TO THE CITY OF RALEIGH AND NC DOT FOR REVIEW AND APPROVAL.
6. THE CITY OF RALEIGH WILL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STORMWATER MANAGEMENT SYSTEMS.
7. THE PROPERTY WILL BE REQUIRED TO MAINTAIN PUBLIC HEADING ON THE STREET, INCLUDING CASE, SIDEWALK, AND STREET LIGHTS FOR ZONING COMPLIANCE.
8. PRIMARY STREET DEDICATION REQUESTS WERE APPROVED BY THE CITY OF RALEIGH ON 8/23/18 FOR THE LOTS ON THE ENCLOSED TABLE BASED ON TO-440.

## SHEET INDEX

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C-001	COVER SHEET	C-011	WEST PHASE 2 DESIGN PLAN
C-002	GENERAL NOTES	C-012	WEST PHASE 2 DESIGN PLAN
C-003	OVERALL SUBDIVISION PLAN	C-013	OVERALL SUBDIVISION PLAN
C-004	OVERALL SUBDIVISION PLAN PHASE 1	C-014	OVERALL SUBDIVISION PLAN PHASE 1
C-005	OVERALL SUBDIVISION PLAN PHASE 2	C-015	OVERALL SUBDIVISION PLAN PHASE 2
C-006	OVERALL SUBDIVISION PLAN PHASE 3	C-016	OVERALL SUBDIVISION PLAN PHASE 3
C-007	OVERALL SUBDIVISION PLAN PHASE 4	C-017	OVERALL SUBDIVISION PLAN PHASE 4
C-008	OVERALL SUBDIVISION PLAN PHASE 5	C-018	OVERALL SUBDIVISION PLAN PHASE 5
C-009	OVERALL SUBDIVISION PLAN PHASE 6	C-019	OVERALL SUBDIVISION PLAN PHASE 6
C-010	OVERALL SUBDIVISION PLAN PHASE 7	C-020	OVERALL SUBDIVISION PLAN PHASE 7
C-011	OVERALL SUBDIVISION PLAN PHASE 8	C-021	OVERALL SUBDIVISION PLAN PHASE 8
C-012	OVERALL SUBDIVISION PLAN PHASE 9	C-022	OVERALL SUBDIVISION PLAN PHASE 9
C-013	OVERALL SUBDIVISION PLAN PHASE 10	C-023	OVERALL SUBDIVISION PLAN PHASE 10
C-014	OVERALL SUBDIVISION PLAN PHASE 11	C-024	OVERALL SUBDIVISION PLAN PHASE 11
C-015	OVERALL SUBDIVISION PLAN PHASE 12	C-025	OVERALL SUBDIVISION PLAN PHASE 12
C-016	OVERALL SUBDIVISION PLAN PHASE 13	C-026	OVERALL SUBDIVISION PLAN PHASE 13
C-017	OVERALL SUBDIVISION PLAN PHASE 14	C-027	OVERALL SUBDIVISION PLAN PHASE 14
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C-019	OVERALL SUBDIVISION PLAN PHASE 16	C-029	OVERALL SUBDIVISION PLAN PHASE 16
C-020	OVERALL SUBDIVISION PLAN PHASE 17	C-030	OVERALL SUBDIVISION PLAN PHASE 17
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C-023	OVERALL SUBDIVISION PLAN PHASE 20	C-033	OVERALL SUBDIVISION PLAN PHASE 20
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C-039	OVERALL SUBDIVISION PLAN PHASE 36	C-049	OVERALL SUBDIVISION PLAN PHASE 36
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C-046	OVERALL SUBDIVISION PLAN PHASE 43	C-056	OVERALL SUBDIVISION PLAN PHASE 43
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C-067	OVERALL SUBDIVISION PLAN PHASE 64	C-077	OVERALL SUBDIVISION PLAN PHASE 64
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C-071	OVERALL SUBDIVISION PLAN PHASE 68	C-081	OVERALL SUBDIVISION PLAN PHASE 68
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C-078	OVERALL SUBDIVISION PLAN PHASE 75	C-088	OVERALL SUBDIVISION PLAN PHASE 75
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C-082	OVERALL SUBDIVISION PLAN PHASE 79	C-092	OVERALL SUBDIVISION PLAN PHASE 79
C-083	OVERALL SUBDIVISION PLAN PHASE 80	C-093	OVERALL SUBDIVISION PLAN PHASE 80
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C-085	OVERALL SUBDIVISION PLAN PHASE 82	C-095	OVERALL SUBDIVISION PLAN PHASE 82
C-086	OVERALL SUBDIVISION PLAN PHASE 83	C-096	OVERALL SUBDIVISION PLAN PHASE 83
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C-088	OVERALL SUBDIVISION PLAN PHASE 85	C-098	OVERALL SUBDIVISION PLAN PHASE 85
C-089	OVERALL SUBDIVISION PLAN PHASE 86	C-099	OVERALL SUBDIVISION PLAN PHASE 86
C-090	OVERALL SUBDIVISION PLAN PHASE 87	C-100	OVERALL SUBDIVISION PLAN PHASE 87
C-091	OVERALL SUBDIVISION PLAN PHASE 88	C-101	OVERALL SUBDIVISION PLAN PHASE 88
C-092	OVERALL SUBDIVISION PLAN PHASE 89	C-102	OVERALL SUBDIVISION PLAN PHASE 89
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C-094	OVERALL SUBDIVISION PLAN PHASE 91	C-104	OVERALL SUBDIVISION PLAN PHASE 91
C-095	OVERALL SUBDIVISION PLAN PHASE 92	C-105	OVERALL SUBDIVISION PLAN PHASE 92
C-096	OVERALL SUBDIVISION PLAN PHASE 93	C-106	OVERALL SUBDIVISION PLAN PHASE 93
C-097	OVERALL SUBDIVISION PLAN PHASE 94	C-107	OVERALL SUBDIVISION PLAN PHASE 94
C-098	OVERALL SUBDIVISION PLAN PHASE 95	C-108	OVERALL SUBDIVISION PLAN PHASE 95
C-099	OVERALL SUBDIVISION PLAN PHASE 96	C-109	OVERALL SUBDIVISION PLAN PHASE 96
C-100	OVERALL SUBDIVISION PLAN PHASE 97	C-110	OVERALL SUBDIVISION PLAN PHASE 97
C-101	OVERALL SUBDIVISION PLAN PHASE 98	C-111	OVERALL SUBDIVISION PLAN PHASE 98
C-102	OVERALL SUBDIVISION PLAN PHASE 99	C-112	OVERALL SUBDIVISION PLAN PHASE 99
C-103	OVERALL SUBDIVISION PLAN PHASE 100	C-113	OVERALL SUBDIVISION PLAN PHASE 100
C-104	OVERALL SUBDIVISION PLAN PHASE 101	C-114	OVERALL SUBDIVISION PLAN PHASE 101
C-105	OVERALL SUBDIVISION PLAN PHASE 102	C-115	OVERALL SUBDIVISION PLAN PHASE 102
C-106	OVERALL SUBDIVISION PLAN PHASE 103	C-116	OVERALL SUBDIVISION PLAN PHASE 103
C-107	OVERALL SUBDIVISION PLAN PHASE 104	C-117	OVERALL SUBDIVISION PLAN PHASE 104
C-108	OVERALL SUBDIVISION PLAN PHASE 105	C-118	OVERALL SUBDIVISION PLAN PHASE 105
C-109	OVERALL SUBDIVISION PLAN PHASE 106	C-119	OVERALL SUBDIVISION PLAN PHASE 106
C-110	OVERALL SUBDIVISION PLAN PHASE 107	C-120	OVERALL SUBDIVISION PLAN PHASE 107
C-111	OVERALL SUBDIVISION PLAN PHASE 108	C-121	OVERALL SUBDIVISION PLAN PHASE 108
C-112	OVERALL SUBDIVISION PLAN PHASE 109	C-122	OVERALL SUBDIVISION PLAN PHASE 109
C-113	OVERALL SUBDIVISION PLAN PHASE 110	C-123	OVERALL SUBDIVISION PLAN PHASE 110
C-114	OVERALL SUBDIVISION PLAN PHASE 111	C-124	OVERALL SUBDIVISION PLAN PHASE 111
C-115	OVERALL SUBDIVISION PLAN PHASE 112	C-125	OVERALL SUBDIVISION PLAN PHASE 112
C-116	OVERALL SUBDIVISION PLAN PHASE 113	C-126	OVERALL SUBDIVISION PLAN PHASE 113
C-117	OVERALL SUBDIVISION PLAN PHASE 114	C-127	OVERALL SUBDIVISION PLAN PHASE 114
C-118	OVERALL SUBDIVISION PLAN PHASE 115	C-128	OVERALL SUBDIVISION PLAN PHASE 115
C-119	OVERALL SUBDIVISION PLAN PHASE 116	C-129	OVERALL SUBDIVISION PLAN PHASE 116
C-120	OVERALL SUBDIVISION PLAN PHASE 117	C-130	OVERALL SUBDIVISION PLAN PHASE 117
C-121	OVERALL SUBDIVISION PLAN PHASE 118	C-131	OVERALL SUBDIVISION PLAN PHASE 118
C-122	OVERALL SUBDIVISION PLAN PHASE 119	C-132	OVERALL SUBDIVISION PLAN PHASE 119
C-123	OVERALL SUBDIVISION PLAN PHASE 120	C-133	OVERALL SUBDIVISION PLAN PHASE 120
C-124	OVERALL SUBDIVISION PLAN PHASE 121	C-134	OVERALL SUBDIVISION PLAN PHASE 121
C-125	OVERALL SUBDIVISION PLAN PHASE 122	C-135	OVERALL SUBDIVISION PLAN PHASE 122
C-126	OVERALL SUBDIVISION PLAN PHASE 123	C-136	OVERALL SUBDIVISION PLAN PHASE 123
C-127	OVERALL SUBDIVISION PLAN PHASE 124	C-137	OVERALL SUBDIVISION PLAN PHASE 124
C-128	OVERALL SUBDIVISION PLAN PHASE 125	C-138	OVERALL SUBDIVISION PLAN PHASE 125
C-129	OVERALL SUBDIVISION PLAN PHASE 126	C-139	OVERALL SUBDIVISION PLAN PHASE 126
C-130	OVERALL SUBDIVISION PLAN PHASE 127	C-140	OVERALL SUBDIVISION PLAN PHASE 127
C-131	OVERALL SUBDIVISION PLAN PHASE 128	C-141	OVERALL SUBDIVISION PLAN PHASE 128
C-132	OVERALL SUBDIVISION PLAN PHASE 129	C-142	OVERALL SUBDIVISION PLAN PHASE 129
C-133	OVERALL SUBDIVISION PLAN PHASE 130	C-143	OVERALL SUBDIVISION PLAN PHASE 130
C-134	OVERALL SUBDIVISION PLAN PHASE 131	C-144	OVERALL SUBDIVISION PLAN PHASE 131
C-135	OVERALL SUBDIVISION PLAN PHASE 132	C-145	OVERALL SUBDIVISION PLAN PHASE 132
C-136	OVERALL SUBDIVISION PLAN PHASE 133	C-146	OVERALL SUBDIVISION PLAN PHASE 133
C-137	OVERALL SUBDIVISION PLAN PHASE 134	C-147	OVERALL SUBDIVISION PLAN PHASE 134
C-138	OVERALL SUBDIVISION PLAN PHASE 135	C-148	OVERALL SUBDIVISION PLAN PHASE 135
C-139	OVERALL SUBDIVISION PLAN PHASE 136	C-149	OVERALL SUBDIVISION PLAN PHASE 136
C-140	OVERALL SUBDIVISION PLAN PHASE 137	C-150	OVERALL SUBDIVISION PLAN PHASE 137
C-141	OVERALL SUBDIVISION PLAN PHASE 138	C-151	OVERALL SUBDIVISION PLAN PHASE 138
C-142	OVERALL SUBDIVISION PLAN PHASE 139	C-152	OVERALL SUBDIVISION PLAN PHASE 139
C-143	OVERALL SUBDIVISION PLAN PHASE 140	C-153	OVERALL SUBDIVISION PLAN PHASE 140
C-144	OVERALL SUBDIVISION PLAN PHASE 141	C-154	OVERALL SUBDIVISION PLAN PHASE 141
C-145	OVERALL SUBDIVISION PLAN PHASE 142	C-155	OVERALL SUBDIVISION PLAN PHASE 142
C-146	OVERALL SUBDIVISION PLAN PHASE 143	C-156	OVERALL SUBDIVISION PLAN PHASE 143
C-147	OVERALL SUBDIVISION PLAN PHASE 144	C-157	OVERALL SUBDIVISION PLAN PHASE 144
C-148	OVERALL SUBDIVISION PLAN PHASE 145	C-158	OVERALL SUBDIVISION PLAN PHASE 145
C-149	OVERALL SUBDIVISION PLAN PHASE 146	C-159	OVERALL SUBDIVISION PLAN PHASE 146
C-150	OVERALL SUBDIVISION PLAN PHASE 147	C-160	OVERALL SUBDIVISION PLAN PHASE 147
C-151	OVERALL SUBDIVISION PLAN PHASE 148	C-161	OVERALL SUBDIVISION PLAN PHASE 148
C-152	OVERALL SUBDIVISION PLAN PHASE 149	C-162	OVERALL SUBDIVISION PLAN PHASE 149
C-153	OVERALL SUBDIVISION PLAN PHASE 150	C-163	OVERALL SUBDIVISION PLAN PHASE 150
C-154	OVERALL SUBDIVISION PLAN PHASE 151	C-164	OVERALL SUBDIVISION PLAN PHASE 151
C-155	OVERALL SUBDIVISION PLAN PHASE 152	C-165	OVERALL SUBDIVISION PLAN PHASE 152
C-156	OVERALL SUBDIVISION PLAN PHASE 153	C-166	OVERALL SUBDIVISION PLAN PHASE 153
C-157	OVERALL SUBDIVISION PLAN PHASE 154	C-167	OVERALL SUBDIVISION PLAN PHASE 154
C-158	OVERALL SUBDIVISION PLAN PHASE 155	C-168	OVERALL SUBDIVISION PLAN PHASE 155
C-159	OVERALL SUBDIVISION PLAN PHASE 156	C-169	OVERALL SUBDIVISION PLAN PHASE 156
C-160	OVERALL SUBDIVISION PLAN PHASE 157	C-170	OVERALL SUBDIVISION PLAN PHASE 157
C-161	OVERALL SUBDIVISION PLAN PHASE 158	C-171	OVERALL SUBDIVISION PLAN PHASE 158
C-162	OVERALL SUBDIVISION PLAN PHASE 159	C-172	OVERALL SUBDIVISION PLAN PHASE 159
C-163	OVERALL SUBDIVISION PLAN PHASE 160	C-173	OVERALL SUBDIVISION PLAN PHASE 160
C-164	OVERALL SUBDIVISION PLAN PHASE 161	C-174	OVERALL SUBDIVISION PLAN PHASE 161
C-165	OVERALL SUBDIVISION PLAN PHASE 162	C-175	OVERALL SUBDIVISION PLAN PHASE 162
C-166	OVERALL SUBDIVISION PLAN PHASE 163	C-176	OVERALL SUBDIVISION PLAN PHASE 163
C-167	OVERALL SUBDIVISION PLAN PHASE 164	C-177	OVERALL SUBDIVISION PLAN PHASE 164
C-168	OVERALL SUBDIVISION PLAN PHASE 165	C-178	OVERALL SUBDIVISION PLAN PHASE 165
C-169	OVERALL SUBDIVISION PLAN PHASE 166	C-179	OVERALL SUBDIVISION PLAN PHASE 166
C-170	OVERALL SUBDIVISION PLAN PHASE 167	C-180	OVERALL SUBDIVISION PLAN PHASE 167
C-171	OVERALL SUBDIVISION PLAN PHASE 168	C-181	OVERALL SUBDIVISION PLAN PHASE 168
C-172	OVERALL SUBDIVISION PLAN PHASE 169	C-182	OVERALL SUBDIVISION PLAN PHASE 169
C-173	OVERALL SUBDIVISION PLAN PHASE 170	C-183	OVERALL SUBDIVISION PLAN PHASE 170
C-174	OVERALL SUBDIVISION PLAN PHASE 171	C-184	OVERALL SUBDIVISION PLAN PHASE 171
C-175	OVERALL SUBDIVISION PLAN PHASE 172	C-185	OVERALL SUBDIVISION PLAN PHASE 172
C-176	OVERALL SUBDIVISION PLAN PHASE 173	C-186	OVERALL SUBDIVISION PLAN PHASE 173
C-177	OVERALL SUBDIVISION PLAN PHASE 174	C-187	OVERALL SUBDIVISION PLAN PHASE 174
C-178	OVERALL SUBDIVISION PLAN PHASE 175	C-188	OVERALL SUBDIVISION PLAN PHASE 175
C-179	OVERALL SUBDIVISION PLAN PHASE 176	C-189	OVERALL SUBDIV



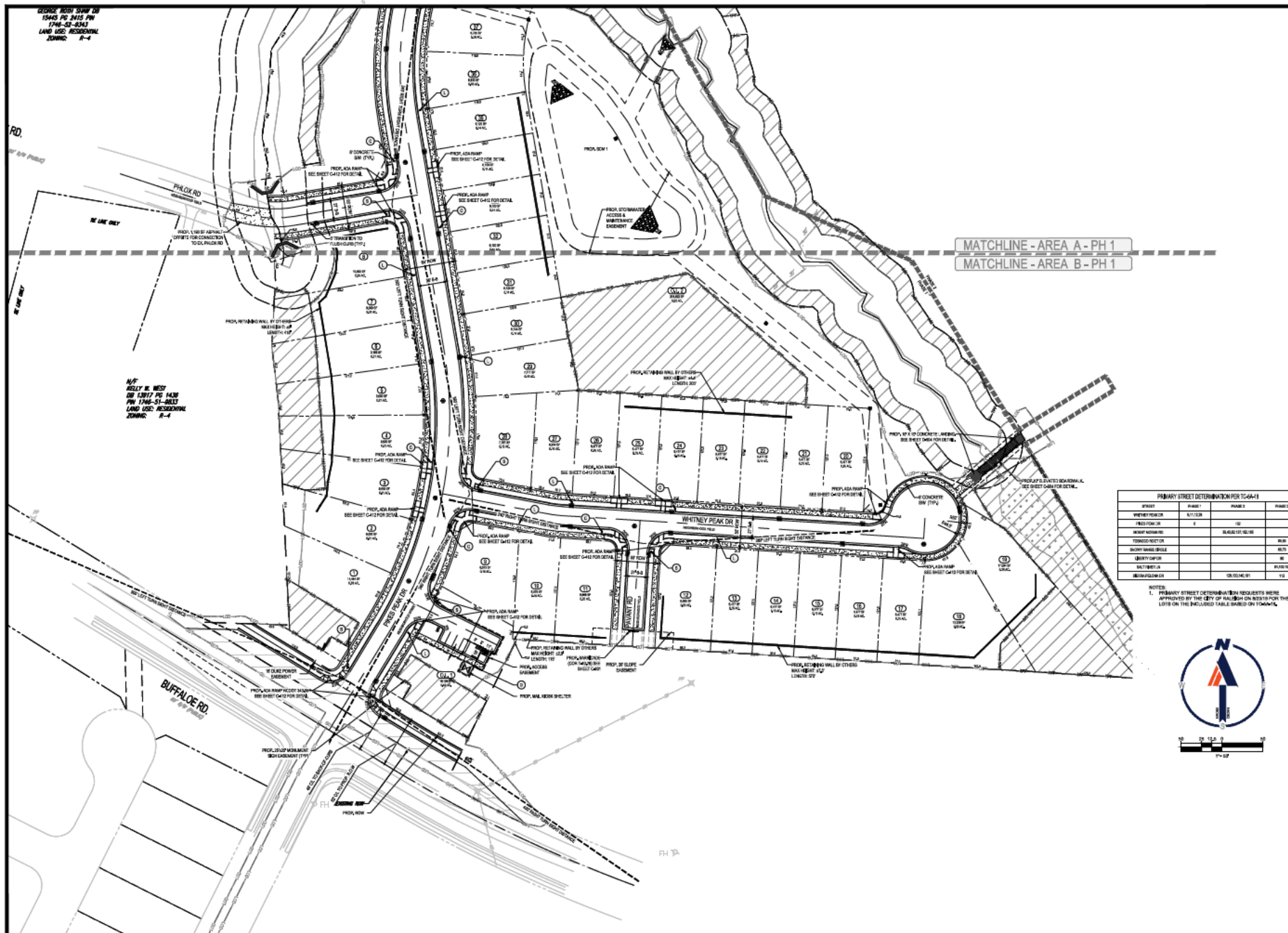












**BOHLER**  
BOHLER ENGINEERING NC, PLLC

SITE PLAN AND CONSULTING ENGINEERING  
LANDSCAPE ARCHITECTURE  
PROGRAM MANAGEMENT  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	BY
1	08/07/18	REVISIONS PER CITY COMMENTS	PMA
2	08/07/18	REVISIONS PER CITY COMMENTS	PMA
3	08/07/18	REVISIONS PER CITY COMMENTS	PMA
4	07/14/18	REVISIONS PER CITY COMMENTS	PMA
5	07/14/18	REVISIONS PER CITY COMMENTS	PMA
6	07/14/18	REVISIONS PER CITY COMMENTS	PMA
7	06/22/18	REVISIONS PER CITY COMMENTS	PMA

**811**

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BEFORE YOU DIG

811.ORG

NOT APPROVED FOR CONSTRUCTION

PROJECT NO. 1000000000  
CHECKED BY: PMA  
DATE: 10/18/18  
SCALE: 1" = 50'

PROJECT: PRELIMINARY SUBDIVISION PLAN FOR

**SIENANDOAH**

LOCATION OF SITE  
3221 OLD MILBORNE RD  
RALEIGH, NC 27616  
WAKE COUNTY  
CASE #: SUB-S-43-2018TRMS75237  
Z-16-07/SPP-0306-2020

**BOHLER**  
BOHLER ENGINEERING NC, PLLC

4130 PARKLAKE AVENUE, SUITE 130  
RALEIGH, NC 27616  
Phone: (919) 575-9000  
NC@BohlerEng.com

SHEET TITLE:  
SUBDIVISION PLAN  
PHASE 1 AREA B

SHEET NUMBER:  
**C-304**











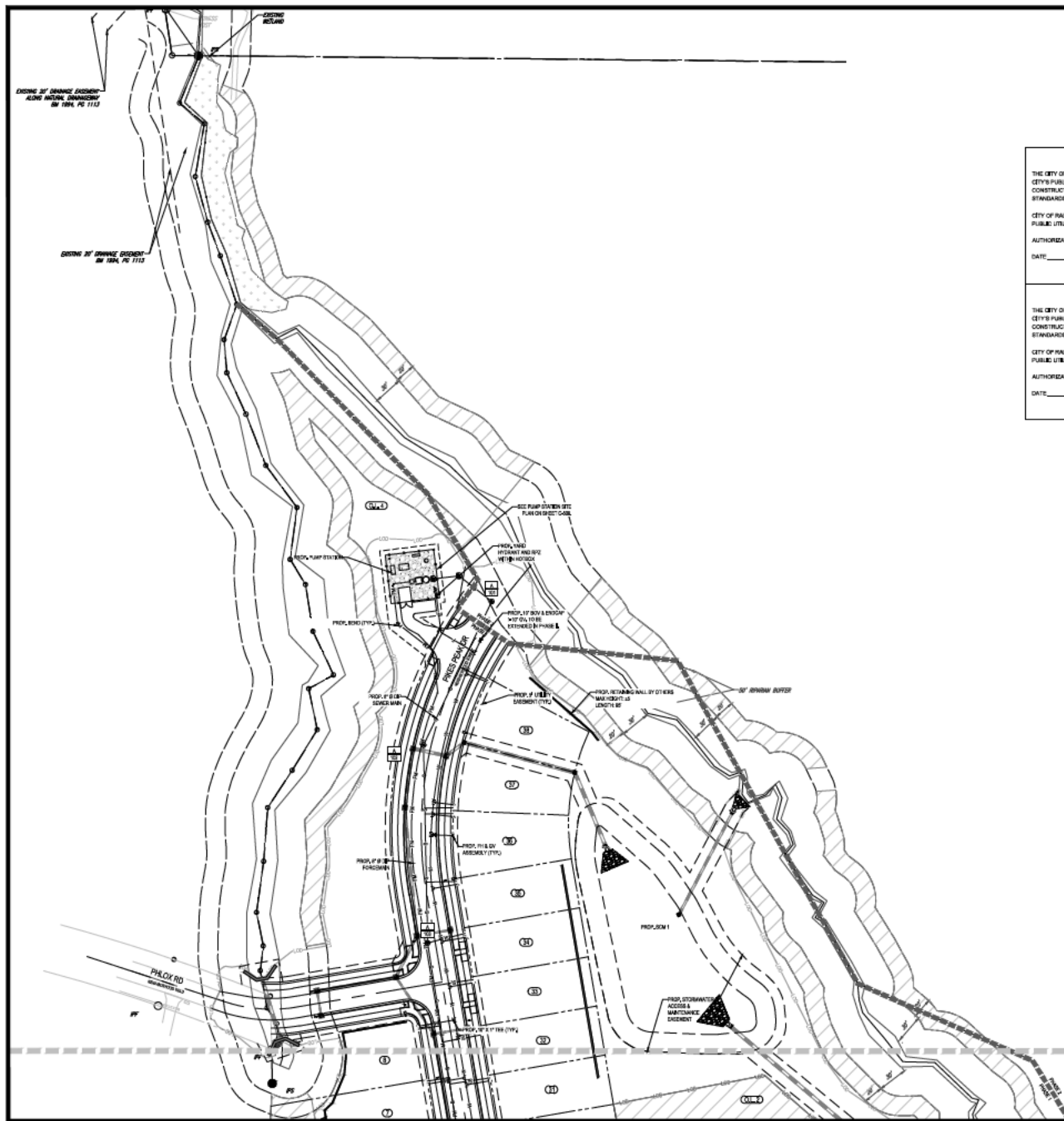












**PUBLIC SEWER COLLECTION / EXTENSION SYSTEM**  
 THE CITY OF RALEIGH CONSENTS TO THE CONNECTION AND EXTENSION OF THE CITY'S PUBLIC SEWER SYSTEM AS SHOWN ON THIS PLAN. THE MATERIAL AND CONSTRUCTION METHODS USED FOR THIS PROJECT SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY'S PUBLIC UTILITIES HANDBOOK.

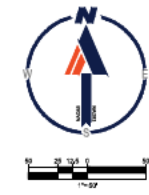
CITY OF RALEIGH  
 PUBLIC UTILITIES DEPARTMENT PERMIT # \_\_\_\_\_  
 AUTHORIZATION TO CONSTRUCT \_\_\_\_\_  
 DATE: \_\_\_\_\_

**PUBLIC WATER DISTRIBUTION / EXTENSION SYSTEM**  
 THE CITY OF RALEIGH CONSENTS TO THE CONNECTION AND EXTENSION OF THE CITY'S PUBLIC WATER SYSTEM AS SHOWN ON THIS PLAN. THE MATERIAL AND CONSTRUCTION METHODS USED FOR THIS PROJECT SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY'S PUBLIC UTILITIES HANDBOOK.

CITY OF RALEIGH  
 PUBLIC UTILITIES DEPARTMENT PERMIT # \_\_\_\_\_  
 AUTHORIZATION TO CONSTRUCT \_\_\_\_\_  
 DATE: \_\_\_\_\_

SANITARY STRUCTURE SCHEDULE				
NAME	TYPE	RIM ELEV. (FT.)	INVERTS	
100	224" R/W S40	35.07	INV. OUT = 35.07 (F)	
101	224" R/W S40	35.24	INV. OUT = 35.24 (F)	
102	224" R/W S40	35.41	INV. OUT = 35.41 (F)	
103	224" R/W S40	35.57	INV. IN = 35.57 (F) INV. OUT = 35.57 (F)	
104	224" R/W S40	35.74	INV. IN = 35.74 (F) INV. OUT = 35.74 (F)	
105	224" R/W S40	35.91	INV. IN = 35.91 (F) INV. OUT = 35.91 (F)	
106	224" R/W S40	36.07	INV. IN = 36.07 (F) INV. OUT = 36.07 (F)	
107	224" R/W S40	36.24	INV. IN = 36.24 (F) INV. OUT = 36.24 (F)	
108	224" R/W S40	36.41	INV. IN = 36.41 (F) INV. OUT = 36.41 (F)	
109	224" R/W S40	36.57	INV. IN = 36.57 (F) INV. OUT = 36.57 (F)	
110	224" R/W S40	36.74	INV. IN = 36.74 (F) INV. OUT = 36.74 (F)	
111	224" R/W S40	36.91	INV. IN = 36.91 (F) INV. OUT = 36.91 (F)	
112	224" R/W S40	37.07	INV. IN = 37.07 (F) INV. OUT = 37.07 (F)	
113	224" R/W S40	37.24	INV. IN = 37.24 (F) INV. OUT = 37.24 (F)	
114	224" R/W S40	37.41	INV. IN = 37.41 (F) INV. OUT = 37.41 (F)	

SANITARY PIPE SCHEDULE						
FROM	FROM INV.	TO INV.	PIPE LENGTH	SLOPE (%)	CONCRETE (F)	MATERIAL
100	35.07	101	10.00	0.40	0	Cast-in-place
101	35.24	102	10.00	0.40	0	Cast-in-place
102	35.41	103	10.00	0.40	0	Cast-in-place
103	35.57	104	10.00	0.40	0	Cast-in-place
104	35.74	105	10.00	0.40	0	Cast-in-place
105	35.91	106	10.00	0.40	0	Cast-in-place
106	36.07	107	10.00	0.40	0	Cast-in-place
107	36.24	108	10.00	0.40	0	Cast-in-place
108	36.41	109	10.00	0.40	0	Cast-in-place
109	36.57	110	10.00	0.40	0	Cast-in-place
110	36.74	111	10.00	0.40	0	Cast-in-place
111	36.91	112	10.00	0.40	0	Cast-in-place
112	37.07	113	10.00	0.40	0	Cast-in-place
113	37.24	114	10.00	0.40	0	Cast-in-place



MATCHLINE - AREA A - PH 1  
 MATCHLINE - AREA B - PH 1

**BOHLER**  
 BOHLER ENGINEERING NC, PLLC

1313 PARKLAKE AVENUE, SUITE 130  
 RALEIGH, NC 27615  
 Phone: 919.275.9555  
 NC@BohlerEng.com

**REVISIONS**

REV	DATE	REVISION	BY
1	2/28/19	REVISION PER CITY COMMENTS	PMA
2	3/23/19	REVISION PER CITY COMMENTS	PMA
3	4/17/19	REVISION PER CITY COMMENTS	PMA
4	5/14/19	REVISION PER CITY COMMENTS	PMA
5	6/14/19	REVISION PER CITY COMMENTS	PMA
6	8/1/2019	REVISION PER CITY COMMENTS	PMA
7	10/22/20	REVISION PER CITY COMMENTS	PMA

**811**  
 KNOW WHAT'S BELOW  
 ALWAYS CALL 811  
 BEFORE YOU DIG  
 It's fast. It's free. It's 811.

**NOT APPROVED FOR CONSTRUCTION**

PROJECT NO.: 19-00000000  
 DRAWN BY: JRM  
 CHECKED BY: JRM  
 DATE: 1/11/19  
 SCALE: 1" = 50'

**PRELIMINARY SUBDIVISION PLAN**  
 FOR  
  
 LOCATION OF SITE:  
 3221 OLD MILBORNE RD  
 RALEIGH, NC 27615  
 WAKE COUNTY  
 CASE #: SUB-S-43-2118TRMS75237  
 Z-16-07SPR-0306-2020

**BOHLER**  
 BOHLER ENGINEERING NC, PLLC  
 1313 PARKLAKE AVENUE, SUITE 130  
 RALEIGH, NC 27615  
 Phone: 919.275.9555  
 NC@BohlerEng.com

SHEET TITLE:  
**UTILITY PLAN PHASE 1  
 AREA A**

SHEET NUMBER:  
**C-503**

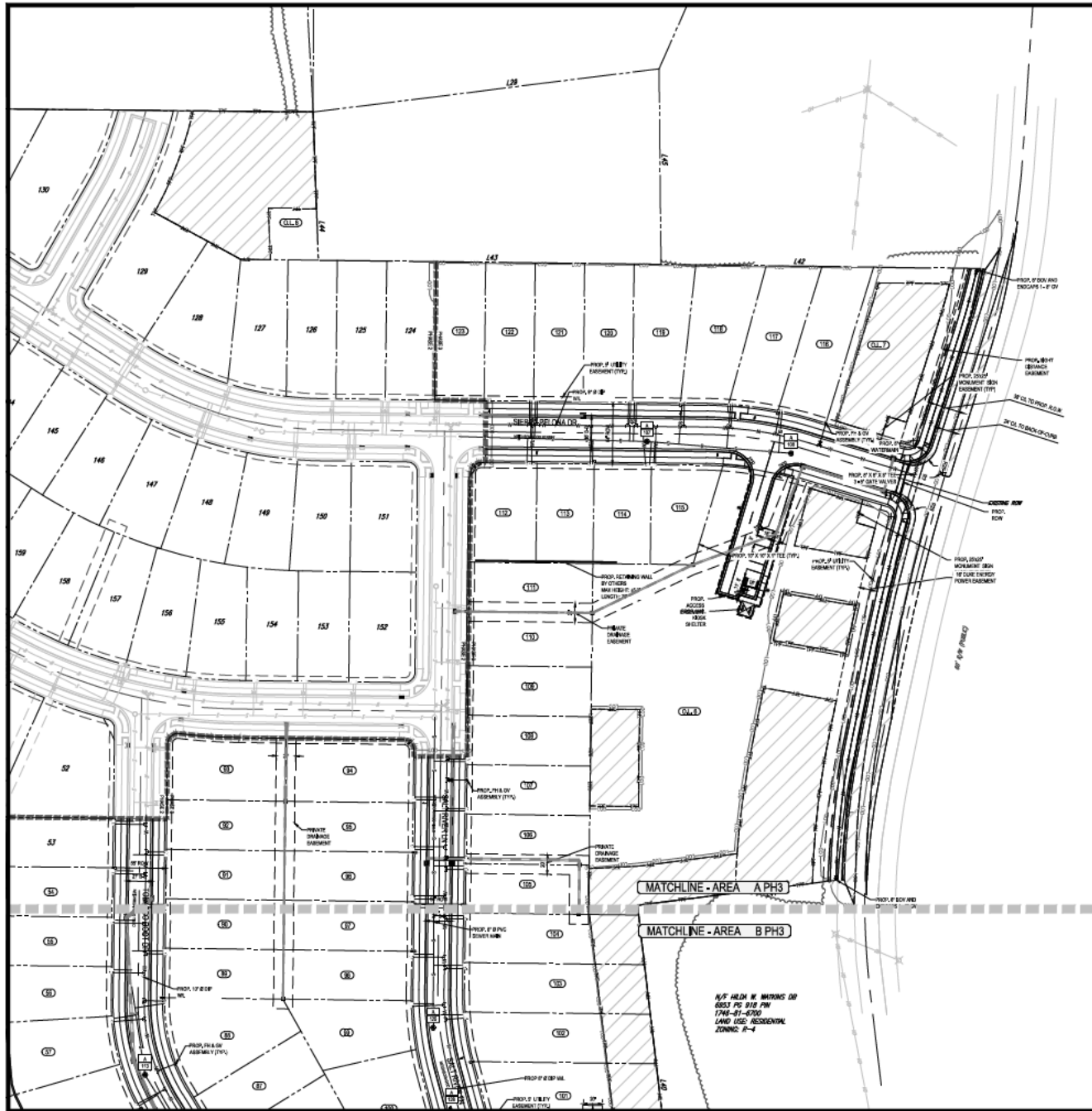












SANITARY STRUCTURE SCHEDULE				
NAME	TYPE	RIM ELEV. (FT.)	INVERTS	
109	C204 F 18" S-40	384.07	INV OUT = 384.03 (F)	
108	C204 F 18" S-40	383.07	INV OUT = 383.03 (F)	
107	C204 F 18" S-40	382.07	INV OUT = 382.03 (F)	
106	C204 F 18" S-40	381.07	INV OUT = 381.03 (F)	
105	C204 F 18" S-40	380.07	INV OUT = 380.03 (F)	
104	C204 F 18" S-40	379.07	INV OUT = 379.03 (F)	
103	C204 F 18" S-40	378.07	INV OUT = 378.03 (F)	
102	C204 F 18" S-40	377.07	INV OUT = 377.03 (F)	
101	C204 F 18" S-40	376.07	INV OUT = 376.03 (F)	
100	C204 F 18" S-40	375.07	INV OUT = 375.03 (F)	
99	C204 F 18" S-40	374.07	INV OUT = 374.03 (F)	
98	C204 F 18" S-40	373.07	INV OUT = 373.03 (F)	
97	C204 F 18" S-40	372.07	INV OUT = 372.03 (F)	

SANITARY PIPE SCHEDULE					
FROM	TO	TO INV.	PIPE LENGTH (FT.)	SLOPE (IN/100)	DIMETER (IN.)
109	384.07	384.07	10.00	0.00%	18"
108	383.07	383.07	10.00	0.00%	18"
107	382.07	382.07	10.00	0.00%	18"
106	381.07	381.07	10.00	0.00%	18"
105	380.07	380.07	10.00	0.00%	18"
104	379.07	379.07	10.00	0.00%	18"
103	378.07	378.07	10.00	0.00%	18"
102	377.07	377.07	10.00	0.00%	18"
101	376.07	376.07	10.00	0.00%	18"
100	375.07	375.07	10.00	0.00%	18"
99	374.07	374.07	10.00	0.00%	18"
98	373.07	373.07	10.00	0.00%	18"
97	372.07	372.07	10.00	0.00%	18"

**PUBLIC**  
**SEWER COLLECTION / EXTENSION SYSTEM**

THE CITY OF RALEIGH CONSENTS TO THE CONNECTION AND EXTENSION OF THE CITY'S PUBLIC SEWER SYSTEM AS SHOWN ON THIS PLAN. THE MATERIAL AND CONSTRUCTION METHODS USED FOR THIS PROJECT SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY'S PUBLIC UTILITIES HANDBOOK.

CITY OF RALEIGH  
PUBLIC UTILITIES DEPARTMENT PERMIT # \_\_\_\_\_

AUTHORIZATION TO CONSTRUCT \_\_\_\_\_

DATE \_\_\_\_\_

**PUBLIC**  
**WATER DISTRIBUTION / EXTENSION SYSTEM**

THE CITY OF RALEIGH CONSENTS TO THE CONNECTION AND EXTENSION OF THE CITY'S PUBLIC WATER SYSTEM AS SHOWN ON THIS PLAN. THE MATERIAL AND CONSTRUCTION METHODS USED FOR THIS PROJECT SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY'S PUBLIC UTILITIES HANDBOOK.

CITY OF RALEIGH  
PUBLIC UTILITIES DEPARTMENT PERMIT # \_\_\_\_\_

AUTHORIZATION TO CONSTRUCT \_\_\_\_\_

DATE \_\_\_\_\_



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1111 CAL. AND CONSULTING ENGINEERING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
PLANNING  
PROJECT TRAIL SERVICES

REVISIONS				
REV	DATE	COMMENT	BY	
1	2/28/19	REVISIONS PER CITY COMMENTS	PMA	
2	3/23/19	REVISIONS PER CITY COMMENTS	PMA	
3	4/15/19	REVISIONS PER CITY COMMENTS	PMA	
4	7/14/19	REVISIONS PER CITY COMMENTS	PMA	
5	8/14/19	REVISIONS PER CITY COMMENTS	PMA	
6	8/14/19	REVISIONS PER CITY COMMENTS	PMA	
7	10/22/19	REVISIONS PER CITY COMMENTS	PMA	

**811**

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BEFORE YOU DIG

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PROJECT NO. NC190303  
DRAWN BY: PMA  
CHECKED BY: PMA  
DATE: 11/14/19  
SCALE: 1"=10' (S)

PROJECT:  
PRELIMINARY SUBMISSION PLAN



LOCATION OF SITE  
3221 OLD MILBURN RD  
RALEIGH, NC 27615  
WARE COUNTY  
CASE # SUB-S-43-2018/TRA575237  
Z-16-076P4-0308-0000

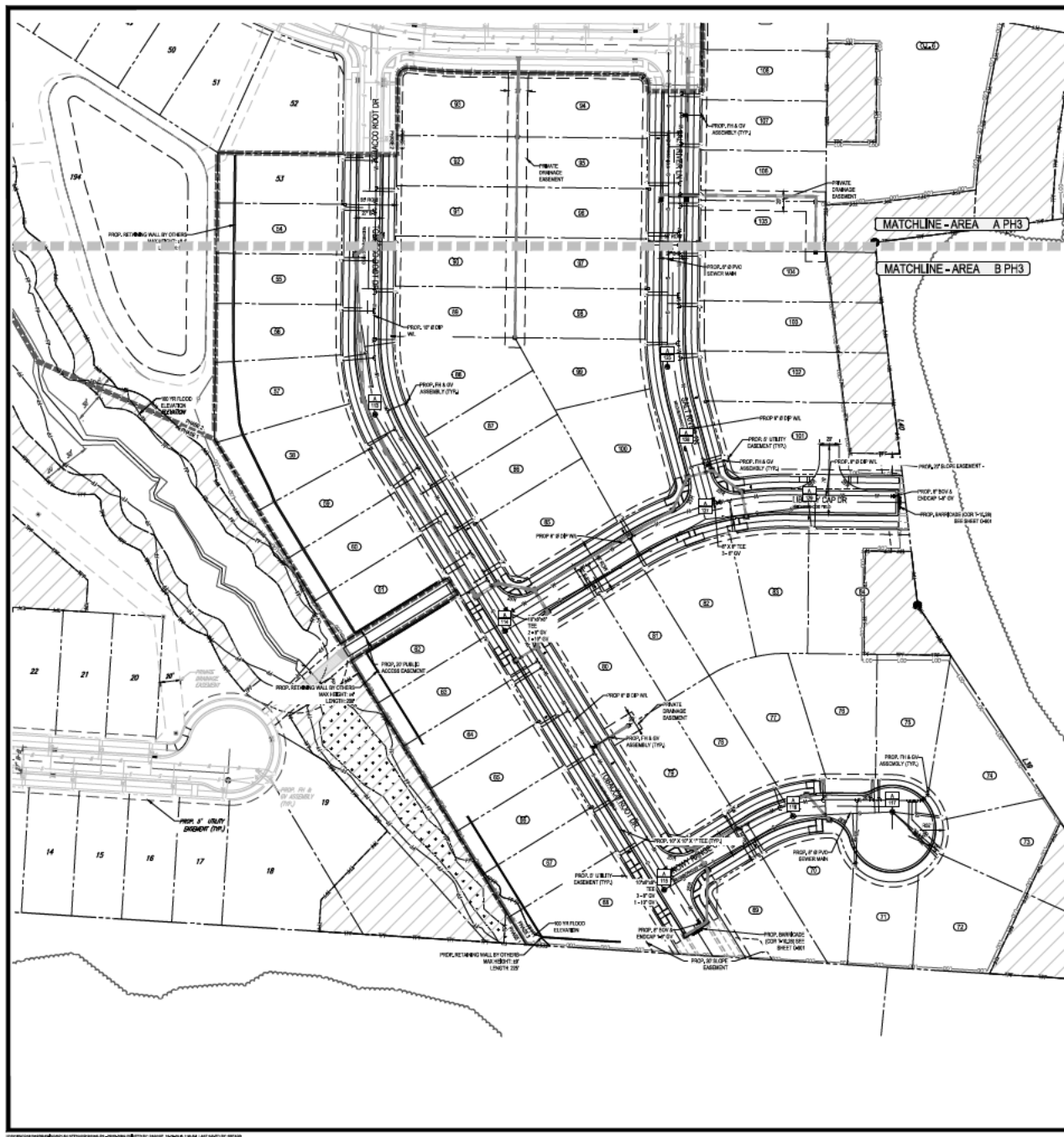
**BOHLER**  
BOHLER ENGINEERING INC., PLLC

4130 PARKLAKE AVENUE, SUITE 130  
RALEIGH, NC 27615  
Phone: 919.474.0668  
NC@BohlerEng.com

SHEET TITLE:  
UTILITY PLAN PHASE 3 AREA A

SHEET NUMBER:  
C-507





SANITARY STRUCTURE SCHEDULE				
NAME	TYPE	NEW ELEV. (FT.)	INVERTS	
108	CONCRETE	30.00	BY OUT = 28.00 (FT.)	
109	CONCRETE	30.00	BY OUT = 28.00 (FT.)	
110	CONCRETE	30.00	BY IN = 28.00 (FT.)	
111	CONCRETE	30.00	BY OUT = 28.00 (FT.)	
112	CONCRETE	30.00	BY IN = 28.00 (FT.)	
113	CONCRETE	30.00	BY OUT = 28.00 (FT.)	
114	CONCRETE	30.00	BY IN = 28.00 (FT.)	
115	CONCRETE	30.00	BY OUT = 28.00 (FT.)	
116	CONCRETE	30.00	BY IN = 28.00 (FT.)	
117	CONCRETE	30.00	BY OUT = 28.00 (FT.)	
118	CONCRETE	30.00	BY IN = 28.00 (FT.)	
119	CONCRETE	30.00	BY OUT = 28.00 (FT.)	
120	CONCRETE	30.00	BY IN = 28.00 (FT.)	
121	CONCRETE	30.00	BY OUT = 28.00 (FT.)	
122	CONCRETE	30.00	BY IN = 28.00 (FT.)	
123	CONCRETE	30.00	BY OUT = 28.00 (FT.)	
124	CONCRETE	30.00	BY IN = 28.00 (FT.)	
125	CONCRETE	30.00	BY OUT = 28.00 (FT.)	
126	CONCRETE	30.00	BY IN = 28.00 (FT.)	
127	CONCRETE	30.00	BY OUT = 28.00 (FT.)	

SANITARY PIPE SCHEDULE						
FROM	TO	PIPE LENGTH	SLOPE (%)	DIAMETER (IN.)	WATERLINE	
108	109	10.00	0.00	12"	DRAIN	
109	110	10.00	0.00	12"	DRAIN	
110	111	10.00	0.00	12"	DRAIN	
111	112	10.00	0.00	12"	DRAIN	
112	113	10.00	0.00	12"	DRAIN	
113	114	10.00	0.00	12"	DRAIN	
114	115	10.00	0.00	12"	DRAIN	
115	116	10.00	0.00	12"	DRAIN	
116	117	10.00	0.00	12"	DRAIN	
117	118	10.00	0.00	12"	DRAIN	
118	119	10.00	0.00	12"	DRAIN	
119	120	10.00	0.00	12"	DRAIN	
120	121	10.00	0.00	12"	DRAIN	
121	122	10.00	0.00	12"	DRAIN	
122	123	10.00	0.00	12"	DRAIN	
123	124	10.00	0.00	12"	DRAIN	
124	125	10.00	0.00	12"	DRAIN	
125	126	10.00	0.00	12"	DRAIN	
126	127	10.00	0.00	12"	DRAIN	

**PUBLIC**  
**SEWER COLLECTION / EXTENSION SYSTEM**  
 THE CITY OF RALEIGH CONSENTS TO THE CONNECTION AND EXTENSION OF THE CITY'S PUBLIC SEWER SYSTEM AS SHOWN ON THIS PLAN. THE MATERIAL AND CONSTRUCTION METHODS USED FOR THIS PROJECT SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY'S PUBLIC UTILITIES HANDBOOK.

CITY OF RALEIGH  
 PUBLIC UTILITIES DEPARTMENT PERMIT # \_\_\_\_\_  
 AUTHORIZATION TO CONSTRUCT \_\_\_\_\_  
 DATE \_\_\_\_\_

**PUBLIC**  
**WATER DISTRIBUTION / EXTENSION SYSTEM**  
 THE CITY OF RALEIGH CONSENTS TO THE CONNECTION AND EXTENSION OF THE CITY'S PUBLIC WATER SYSTEM AS SHOWN ON THIS PLAN. THE MATERIAL AND CONSTRUCTION METHODS USED FOR THIS PROJECT SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY'S PUBLIC UTILITIES HANDBOOK.

CITY OF RALEIGH  
 PUBLIC UTILITIES DEPARTMENT PERMIT # \_\_\_\_\_  
 AUTHORIZATION TO CONSTRUCT \_\_\_\_\_  
 DATE \_\_\_\_\_



BOHLER ENGINEERING NC, PLLC  
 4130 PARKLAKE AVENUE, SUITE 130  
 RALEIGH, NC 27616  
 Phone: (919) 751-9000  
 NC@BohlerEng.com

REV	DATE	COMMENT	BY
1	08/10	REVISION PER CITY COMMENTS	PMA
2	08/18	REVISION PER CITY COMMENTS	PMA
3	08/18	REVISION PER CITY COMMENTS	PMA
4	08/18	REVISION PER CITY COMMENTS	PMA
5	08/18	REVISION PER CITY COMMENTS	PMA
6	08/18	REVISION PER CITY COMMENTS	PMA
7	08/18	REVISION PER CITY COMMENTS	PMA

KNOW WHAT'S BELOW  
 ALWAYS CALL 811  
 BEFORE YOU DIG

NOT APPROVED FOR CONSTRUCTION

PROJECT NO: NC00000000  
 CHECKED BY: PMA  
 DATE: 10/18/18  
 SCALE: 1"=30'

PRELIMINARY SUBDIVISION PLAN FOR

SIENANDOAH

LOCATION OF SITE  
 3221 OLD MILBORNE RD  
 RALEIGH, NC 27616  
 WAKE COUNTY  
 CASE # SUB-S-43-2118TRMS75237  
 Z-16-07/SPR-0306-2020

BOHLER ENGINEERING NC, PLLC

4130 PARKLAKE AVENUE, SUITE 130  
 RALEIGH, NC 27616  
 Phone: (919) 751-9000  
 NC@BohlerEng.com

SHEET TITLE  
 UTILITY PLAN PHASE 3 AREA B

SHEET NUMBER  
 C-508







STREET DESIGN MANUAL: SECTION 4.2.1 NEIGHBORHOOD YIELD				
STREET	LENGTH (FEET)	SPACING	TREES REQUIRED	TREES PROVIDED
PROPOSED ROAD	1000' ± (SEE INTERSECTION)	40' x 40'	40 TREES	40 TREES
EXISTING ROAD	500' ± (SEE INTERSECTION)	40' x 40'	20 TREES	20 TREES (PER CITY REQUIREMENT)
PARKWAY	100'	40' x 40'	10 TREES	10 TREES
TOTAL			70 TREES	70 TREES

SYMB	KEY	QTY	BOTANICAL NAME	COMMON NAME	CAL.	HT.	CONT.	MATURE SPREAD	MATURE HT.
<b>UNDERSTORY TREES</b>									
10	10	10	TAXODIUM SPICATUM	BALD CYPRESS	2"	10'	10'	10'	10'
11	11	11	QUERCUS BICOLOR	SWAMP WHITE OAK	2"	10'	10'	10'	10'
12	12	12	QUERCUS RUBRA	RED OAK	2"	10'	10'	10'	10'
13	13	13	ILICA CORDATA	LITTLE LEAF LINDEN	2"	10'	10'	10'	10'
14	14	14	ZELENOVA BREVIFLORA	JAPANESE BEECH	2"	10'	10'	10'	10'
<b>UNDERSTORY TREES</b>									
15	15	15	QUERCUS BICOLOR	SWAMP WHITE OAK	2"	10'	10'	10'	10'
16	16	16	QUERCUS RUBRA	RED OAK	2"	10'	10'	10'	10'
17	17	17	ILICA CORDATA	LITTLE LEAF LINDEN	2"	10'	10'	10'	10'
18	18	18	ZELENOVA BREVIFLORA	JAPANESE BEECH	2"	10'	10'	10'	10'

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



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BOHLER ENGINEERING NC, PLLC

SITE PLAN AND CONSULTING ENGINEERING  
LANDSCAPE ARCHITECTURE  
PROGRAM MANAGEMENT  
PROJECT MANAGEMENT  
TRANSPORTATION SERVICES

REV	DATE	REVISIONS	BY
1	08/10	REVISIONS PER CITY COMMENTS	PMA
2	08/18	REVISIONS PER CITY COMMENTS	PMA
3	08/18	REVISIONS PER CITY COMMENTS	PMA
4	07/18/19	REVISIONS PER CITY COMMENTS	PMA
5	07/18/19	REVISIONS PER CITY COMMENTS	PMA
6	07/18/19	REVISIONS PER CITY COMMENTS	PMA
7	10/22/20	REVISIONS PER CITY COMMENTS	PMA

**811**

KNOW WHAT'S BELOW  
ALWAYS CALL 811  
BEFORE YOU DIG

811.ORG

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.: NC19000000  
CHECKED BY: PMA  
DATE: 10/18/20  
SCALE: 1" = 100'

PRELIMINARY SUBDIVISION PLAN

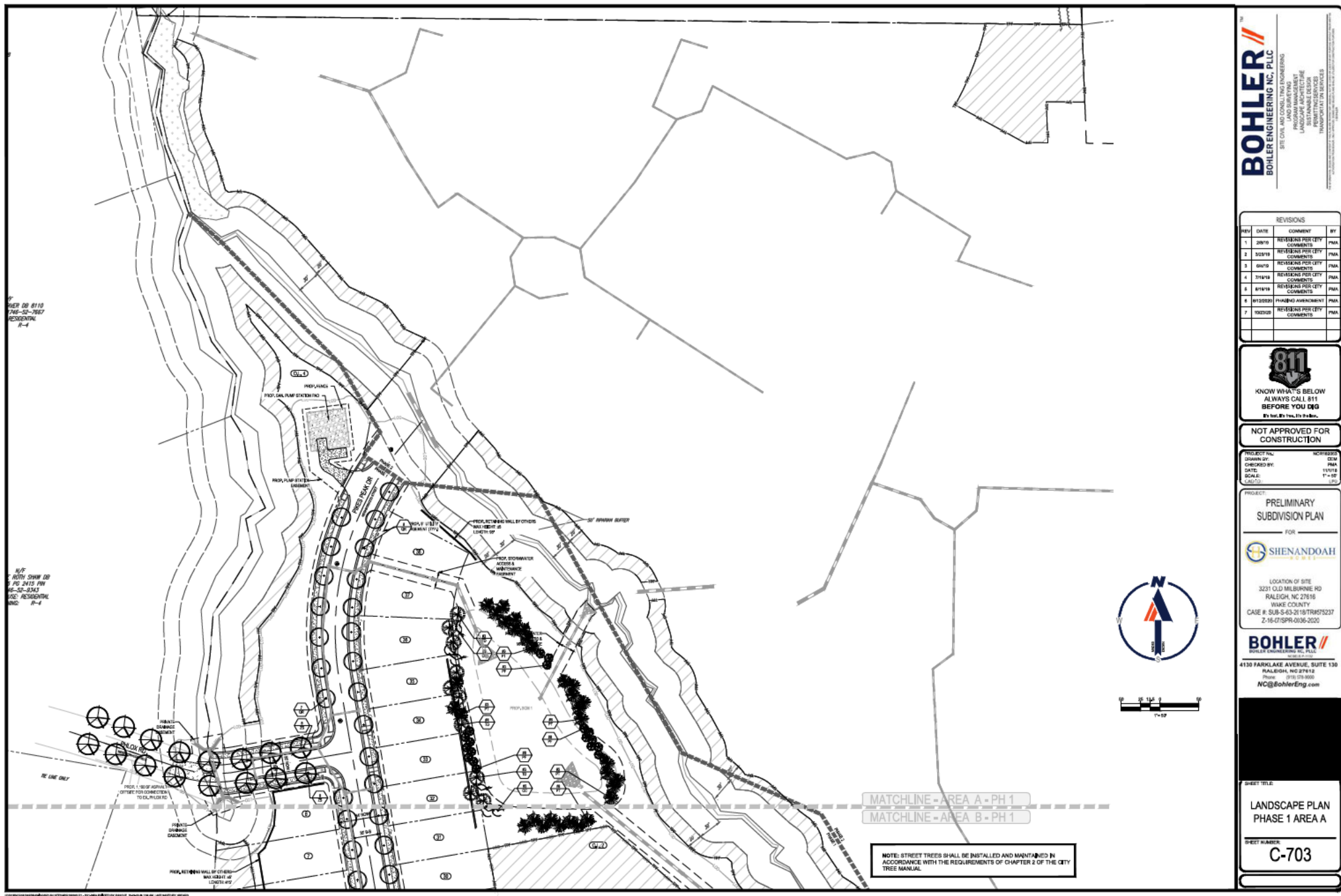
FOR  
**SHENANDOAH**  
LOCATION OF SITE  
3231 OLD MILBURN RD  
RALEIGH, NC 27615  
WAKE COUNTY  
CASE # SUB-S-43-2118TRMS75237  
Z-16-07/SPR-0306-2020

**BOHLER**  
BOHLER ENGINEERING NC, PLLC  
4130 PARKLAKE AVENUE, SUITE 130  
RALEIGH, NC 27615  
Phone: 919.275.9000  
NC@BohlerEng.com

SHEET TITLE:  
**OVERALL LANDSCAPE PLAN PHASE 1**

SHEET NUMBER:  
**C-702**





**BOHLER**  
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SITE CIVIL AND CONSULTING ENGINEERING  
LANDSCAPE ARCHITECTURE  
PROGRAM MANAGEMENT  
PLANNING SERVICES  
TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	BY
1	2/28/19	REVIEWING PER CITY COMMENTS	PMA
2	3/23/19	REVIEWING PER CITY COMMENTS	PMA
3	3/24/19	REVIEWING PER CITY COMMENTS	PMA
4	3/24/19	REVIEWING PER CITY COMMENTS	PMA
5	3/24/19	REVIEWING PER CITY COMMENTS	PMA
6	3/24/19	REVIEWING PER CITY COMMENTS	PMA
7	3/24/19	REVIEWING PER CITY COMMENTS	PMA

KNOW WHAT'S BELOW  
ALWAYS CALL 811  
BEFORE YOU DIG  
It's fast. It's free. It's 811.

NOT APPROVED FOR CONSTRUCTION

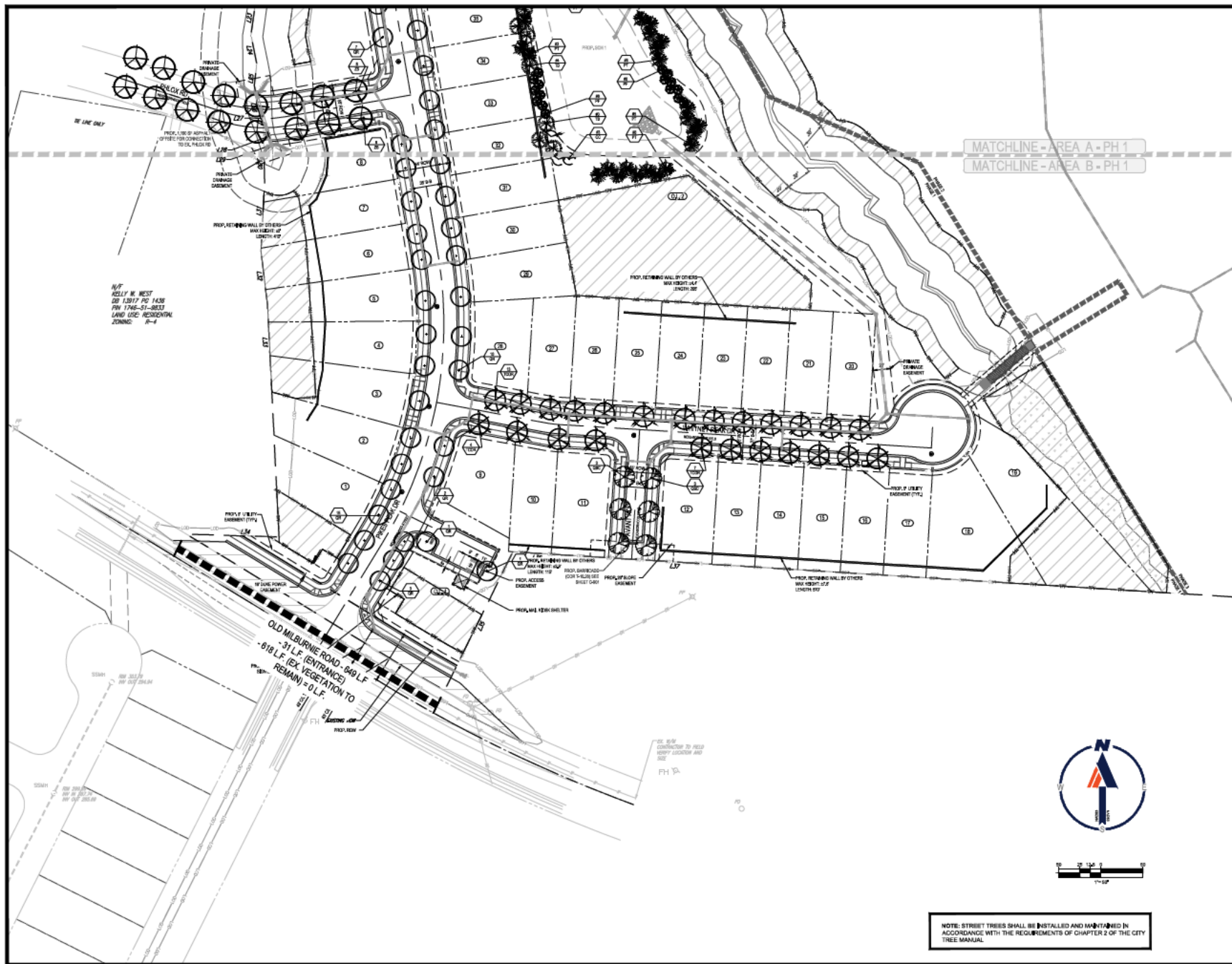
PROJECT NO.:  
DRAWN BY:  
CHECKED BY:  
DATE:  
SCALE:

NO. REVISIONS:  
DATE:  
BY:  
DATE:

PRELIMINARY SUBDIVISION PLAN  
FOR  
  
LOCATION OF SITE  
3221 OLD MILBORNE RD  
RALEIGH, NC 27615  
WAKE COUNTY  
CASE #: SUB-S-43-2118TRMS75237  
Z-16-07SPR-0306-2020

**BOHLER**  
BOHLER ENGINEERING NC, PLLC  
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RALEIGH, NC 27618  
Phone: (919) 276-9000  
NC@BohlerEng.com

SHEET TITLE:  
LANDSCAPE PLAN  
PHASE 1 AREA A  
SHEET NUMBER:  
C-703



REVISIONS			
REV	DATE	COMMENT	BY
1	2/28/19	REVISIONS PER CITY COMMENTS	PMA
2	3/23/19	REVISIONS PER CITY COMMENTS	PMA
3	4/15/19	REVISIONS PER CITY COMMENTS	PMA
4	7/14/19	REVISIONS PER CITY COMMENTS	PMA
5	8/14/19	REVISIONS PER CITY COMMENTS	PMA
6	8/14/19	REVISIONS PER CITY COMMENTS	PMA
7	10/22/19	REVISIONS PER CITY COMMENTS	PMA



NOT APPROVED FOR CONSTRUCTION

PROJECT NO.: NC190303  
DRAWN BY: PMA  
CHECKED BY: PMA  
DATE: 10/19/19  
SCALE: 1" = 20'

PROJECT: PRELIMINARY SUBDIVISION PLAN

FOR: SHENANDOAH  
LOCATION OF SITE: 3221 OLD MILBURNIE RD, RALEIGH, NC 27616  
WAKE COUNTY  
CASE #: SUB-S-43-2118TRMS75237  
Z-16-07/SPR-0306-2020

**BOHLER**  
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RALEIGH, NC 27616  
Phone: 919.276.9600  
NC@BohlerEng.com

SHEET TITLE: LANDSCAPE PLAN PHASE 1 AREA B  
SHEET NUMBER: C-704









