

Petition for Annexation into the Raleigh City Limits



RALEIGH
DEPARTMENT OF
CITY PLANNING



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682

Section A Submittal Checklist

Please include all of the following (check off). If any information is missing from the application package, you will be asked to complete the application and re-submit the petition, so please check the list below carefully before you submit:

<input checked="" type="checkbox"/>	Written metes and bounds description of the property to be annexed must be attached to this application. See page 2.	
<input checked="" type="checkbox"/>	Electronic Word document of the written metes and bounds must be e-mailed to: Kyle.Little@raleighnc.gov or Hannah.Reckhow@raleighnc.gov	
<input checked="" type="checkbox"/>	Survey or Plat showing above written metes and bounds description of the property to be annexed must be submitted electronically in .pdf format, if possible.	
<input checked="" type="checkbox"/>	City or County Property Map with parcels included in the annexation request clearly marked. An excerpt of a property map is acceptable, but the map number must appear on the excerpt. This map must show the existing and proposed city limits .	
<input checked="" type="checkbox"/>	Copy of Approved Preliminary Site Plan or Final Site Plan showing City Building Permit Transaction Number or Group Housing Number (GH-____-13, etc.) or SUB-S-63-2018	Copy of Subdivision Plat submitted for lot recording approval with City file number (S-____-13, etc.)
<input checked="" type="checkbox"/>	Projected Market Value of Development at build-out (land and improvements).	
<input checked="" type="checkbox"/>	General Annexation Area Data: Linear feet of public streets, total annexation area acreage, number of proposed residential units or square footage of commercial space, type of utility connections involved, specific land uses proposed.	
<input checked="" type="checkbox"/>	This application form completed, <u>dated and signed</u> by the property owner(s) and attested submitted by the deadlines noted in section B of this application , page 2.	
Required, but often missing information. Please make sure to include the following:		
<input checked="" type="checkbox"/>	Correct Parcel Identification Number(s) (PIN). Call Wake County Geographic Information Services at 919-856-6360, if there is any question about the parcel identifier. This is very important. Please indicate if the property being requested for annexation is only a portion of an existing parcel.	
<input checked="" type="checkbox"/>	Owner's Signatures and Date of Signatures. See page 3 of this application. All real property owners must sign the application, and the <u>date of signature</u> MUST be filled in!	
<input type="checkbox"/>	Corporate Seal for property owned by a corporation.	
<input type="checkbox"/>	Rezoning Application , if the property is currently outside <u>Raleigh's Extraterritorial Jurisdiction</u> .	
Optional, but necessary if petitioner desires to have development project waived from paying outside sewer connection charges prior to annexation effective date		
<input type="checkbox"/>	Standard Payment Contract should be <u>dated, signed and notarized</u> and submitted with this application (see Section E).	

Section B Submittal Deadlines

Petitions for annexation are accepted by Planning & Development at any time. There are no fees required for submittal of an annexation petition. **The annexation will become effective immediately upon adoption of the annexation ordinance at the scheduled public hearing unless notified otherwise by the City Clerk.**

(The City reserves the right to make exceptions to this general processing schedule when necessary.)

Section C Summary Information / Metes and Bounds Descriptions

Development Project Name **Milburnie Ridge**

Street Address **3231 Old Milburnie Road**

City of Raleigh Subdivision approval #
(S- 63 - 18) or

Building Permit Transaction #
_____ or

Group Housing #
(GH- _____ - _____)

Wake County Property Identification Number(s) list below

P.I.N. **1746-62-8360**

P.I.N.

P.I.N.

P.I.N.

P.I.N.

P.I.N.

Acreage of Annexation Site **55.78 AC**

Linear Feet of Public Streets within Annexation Boundaries **1,119**

Annexation site is requesting connection to City of Raleigh Water ☒ and/or Sewer ☒

Number of proposed dwelling units **165**

Type of Units:

Single Family 165

Townhouse _____

Condo _____

Apartment _____

Building Square Footage of Non-Residential Space

Specific proposed use (office, retail, warehouse, school, etc.) **Single-Family**

Projected market value at build-out (land and improvements) \$ **10,500,000.00**

Person to contact if there are questions about the petition **Paul Asche**

Name **Bohler Engineering NC, PLLC**

Address **4130 Parklake Avenue, Suite 130 Raleigh, NC 27612**

Phone **(919) 578-9000**

Fax #

Email **pasche@bohlereng.com**

Written metes and bounds description of property to be annexed: Attach additional sheets if necessary.

An electronic copy in word format must be e-mailed to: Kyle.Little@raleighnc.gov or Hannah.Reckhow@raleighnc.gov

Section D Annexation Petition

State of North Carolina, County of Wake, Petition of Annexation of Property to the City of Raleigh, North Carolina

Part 1 The undersigned, being all the owners of the real property described in this application (Section C) respectfully request the annexation of said property to the City of Raleigh, North Carolina. **The petitioners understand and agree that all streets and utilities within the annexed area will be constructed and installed by the developer according to the Subdivision Ordinance and any utilities that must be extended to the annexed area are the responsibility of the developers or successive property owners.** The property to be annexed is:



Contiguous to the present corporate limits of the City of Raleigh, North Carolina, or



Not Contiguous to the municipal limits of the City of Raleigh, North Carolina, not closer to the limits of any other municipality and is located within three miles of the municipal limits of the City of Raleigh, North Carolina (pursuant to Chapter 989 of the Sessions Law of North Carolina, 1967).

Part 2 NC General Statutes require petitioners of both contiguous and satellite annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S.160A-385.1 or 153A-344.1 for properties subject to the petition.

Do you declare such vested rights for the property subject to this petition? ☒ Yes ☐ No

If yes, please submit proof that vested rights have been granted by governing board. I hereby declare that my failure to disclose existence of a vested right terminates any vested right previously acquired for this property.

Signed this 30 day of JANUARY, 20 20 by the owners of the property described in Section C.

Owner's Signature(s)

Signature [Signature] Date 1/30/2020
 Signature _____ Date _____
 Signature _____ Date _____
 Signature _____ Date _____

Corporate Seal

Print owner name(s) and information

Name CAPITAL PROPERTIES OF RALEIGH II, LLC Phone 919.200.5540
 Address 3724 NATIONAL DRIVE, STE 220, RALEIGH, NC 27612

Name _____ Phone _____

Address _____

Name _____ Phone _____

Address _____

Name _____ Phone _____

Address _____


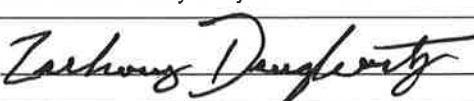

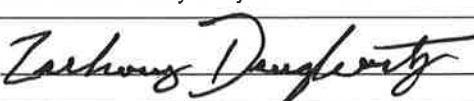

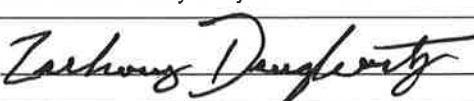
Above signature(s) attested by [Signature]

Received by the City Council of Raleigh, North Carolina, this _____ day of _____, 20____, at a Council meeting duly held.

Signature of City Clerk and Treasurer _____

Section E Standard Payment Contract

If petitioner desires to be considered for waiver of outside sewer connection fees required by Raleigh City Code Section 10-6081(c), which is generally a \$200 fee per dwelling, business, or industrial unit charged at the time sewer connection permit is issued if a property is outside the city limits, petitioner should submit the standard payment contract (see **Agreement**, pages 4-5). The project will be eligible for waiver of this sewer connection fee: (1) if corresponding petition is administratively recommended to be approved by City Council and (2) if the following payment contract has been submitted to the City with appropriate signatures.

State of North Carolina	County of Wake	Agreement		
<p>This Agreement ("the Agreement") is made this the _____ day of _____, year of _____ by and between the City of Raleigh, North Carolina, (the "City") and _____, (the "Owner");</p>				
WITNESSETH				
<p>WHEREAS, The Owner has petitioned the City to be annexed into the corporate City limits, City File No. _____;</p> <p>WHEREAS, The Owner has initiated a development project at _____,</p> <p>City file _____, and said development contains sewer connections with the utility system of the City; and</p> <p>WHEREAS, The parties hereto intend that during the pendency of the annexation petition, and after the petition has been recommended by staff to be approved by the City Council, the Owner should pay the City the same utility connection charges paid for developments located inside the corporate limits of the City, and further, if the City Council rejects the petition, then within thirty days following said rejection, the Owner shall pay additional moneys so that the total payment by Owner to the City is the same utility connection charges paid for developments located outside the City limits as set forth in Raleigh City Code Section 10-6081(c).</p> <p>NOW THEREFORE, in consideration for the mutual promises contained herein and other valuable consideration, the receipt of which is acknowledged by the parties, the parties hereto agree as follows:</p> <ol style="list-style-type: none"> 1. Owner will be allowed to commence development without paying the City outside sewer connection charges. 2. That in the event that the annexation petition made by Owner is rejected by the City, Owner shall pay to the City all sewer connection fees required of developments located outside the City limits, as set forth in Raleigh City Code Section 10-6081 (c). Full payment shall be made within thirty days following the action of the City to deny the annexation petition. 3. That in the event Owner shall fail to make full payment to the City as required in paragraph two, the City in any cause of action for collection shall be entitled to interest at ten percent per annum plus reimbursement for all collection costs, including reasonable attorney fees. 4. That in the event Owner shall fail to make full payment to the City as required in paragraph two, the Owner agrees to allow the City to retain, as liquidated damages, any and all reimbursements owed to Owner by the City. 5. All rights granted herein in favor of the City are cumulative and supplemental to any other powers the City may have, and the rights established herein in favor of the City shall not in any way diminish or restrict the City from exercising its police powers. 6. This Agreement shall be binding on and shall inure to the benefit of the parties hereto and their respective successors and assigns. 7. This Agreement may only be amended in writing signed by the parties hereto or their respective successors. 8. This Agreement and the legal relations of the parties hereto shall be governed by the laws of the State of North Carolina. 9. The parties hereto for themselves, their agents, officials, employees and servants agree not to discriminate in any manner on the basis of race, color, creed, national origin, gender, age, handicap, or sexual orientation with reference to the subject matter of this Agreement, no matter how remote. The parties further agree in all respects to conform to the provisions and intent of the City of Raleigh Ordinance 1969-889, as amended. This provision is hereby incorporated into this Agreement for the benefit of the City of Raleigh and its residents, and may be enforced by action for specific performance, injunctive relief, or other remedy as by law provided. 				
<p>In Witness Whereof, the parties hereto have caused this agreement to be executed the day and year first above written.</p>				
<table style="width: 100%;"> <tr> <td style="width: 40%;"> Owner By  </td> <td style="width: 60%;"> Attest  </td> </tr> </table>			Owner By 	Attest 
Owner By 	Attest 			

The City

By _____ Attest _____
Ruffin L. Hall, City Manager Gail G. Smith, City Clerk

North Carolina**Wake**

This is to certify that on the _____ day of _____ in the year _____, before me personally came Gail G. Smith, with whom I am personally acquainted, who, being by me duly sworn, says that she is the City Clerk and Treasurer and Ruffin L. Hall is the City Manager of the City of Raleigh, the municipal corporation described in and which executed the foregoing; that she knows the corporate seal of said municipal corporation, that the seal affixed to the foregoing instrument is said corporate seal, and the name of the municipal corporation was subscribed thereto by the said City Clerk and Treasurer and that the said corporate seal was affixed, all by order of the governing body of said municipal corporation, and that the said instrument is the act and deed of said municipal corporation.

Notary Public**Seal**

Witness my hand and official seal this the _____ day
of _____ in the year _____.

Notary Public _____

My commission expires _____

**Add appropriate notarized acknowledgement for owner such as individual owners,
corporation owners, partnership owners, or limited liability corporation (LLC) owners.**

Date: February 11, 2020

**Legal Description of a
55.784 Acre
Property of Capital Properties of Raleigh II LLC
(DB 17523, PG 1771)
Raleigh, NC**

Beginning at an iron pipe found, said pipe also being along the Westerly rights-of-way of Old Milburnie Road, said pipe also being the Southeasterly corner of the now or formerly Arvid L Evans & Shirley J Evans property (DB 2573, PG 268), said point also being THE POINT OF BEGINNING;

Thence running with the Westerly rights-of-way of Old Milburnie Road the following courses and distances:

S 09° 31' 48" W 11.67' to an iron pipe set;
S 13° 51' 32" W 51.03' to an iron pipe set;
S 17° 08' 19" W 52.27' to an iron pipe set;
S 18° 04' 21" W 53.63' to an iron pipe set;
S 17° 12' 32" W 53.99' to an iron pipe set;
S 15° 51' 52" W 54.42' to an iron pipe set;
S 14° 15' 23" W 55.50' to an iron pipe set;
S 12° 25' 48" W 52.86' to an iron pipe set;
S 12° 13' 20" W 53.16' to an iron pipe set;
S 12° 03' 46" W 51.95' to an iron pipe set;
S 10° 53' 59" W 52.05' to an iron pipe set;
S 08° 25' 02" W 54.09' to an iron pipe found;
S 04° 51' 50" W 51.89' to an iron pipe found, said pipe being the Northeasterly corner of the now or formerly Hilda W Watkins property (DB 6953, PG 918);



Thence departing the Westerly rights-of-way of Old Milburnie Road, S 82° 50' 10" W 208.28' to an iron pipe set;

Thence, S 06° 45' 05" E 370.97' to an iron pipe set;

Thence, S 33° 21' 23" E 345.00' to an iron pipe found;

Thence, S 43° 51' 29" E 138.00' to an iron pipe set, said pipe being along the Northerly line of the Logan Family Farms, LLC (DB 17295, PG 970);

Thence, N 86° 24' 41" W 306.81' to a 40" Oak, Said Oak being the Northeasterly corner of the now or formerly Vision Baptist Church Inc. property (DB 10286, PG 1824);

Thence, N 86° 24' 41" W 9.94' to an iron pipe found;

Thence, N 86° 24' 41" W 242.64' to an iron pipe found;

Thence, N 86° 24' 41" W 314.10' to an iron pipe found;
Thence, N 86° 24' 41" W 220.23' to an iron pipe found;
Thence, N 86° 24' 41" W 350.01' to an iron pipe found;
Thence, N 86° 24' 41" W 42.50' to an iron pipe set;
Thence, S 26° 11' 31" W 183.44' to an iron pipe set, said pipe being along the Northerly rights-of-way of Buffalo Road;

Thence, with the rights-of-way of Buffalo Road, N 63° 48' 29" W 15.64' to an iron pipe set;
Thence, N 59° 09' 01" W 153.06' to an iron pipe set;
Thence, N 58° 22' 27" W 191.29' to a bent iron pipe;
Thence, departing the rights-of-way of Buffalo Road, S 88° 07' 21" E 111.11' to an iron pipe found, said being the Southeasterly corner of the now or formerly Kelly W West property (DB 13917, PG 1436);
Thence, N 02° 49' 08" W 276.34' to an iron pipe set;
Thence, N 06° 54' 01" W 64.81' to an iron pipe found, said pipe being a point generally in a creek;

Thence running generally with the creek, the following courses and distances:

N 03°07'14" E, 81.62' to a computed point;
N 01°10'29" W, 34.79' to an iron pipe found;
N 40°31'40" E, 8.00' to a computed point;
N 08°43'45" W, 116.68' to a computed point;
N 03°50'52" E, 97.95' to a computed point;
N 21°29'34" E, 67.12' to a computed point;
N 61°57'39" E, 26.84' to a computed point;
S 83°17'55" E, 14.68' to a computed point;
N 39°04'13" W, 33.00' to a computed point;
N 64°57'48" E, 17.38' to a computed point;
N 05°02'43" E, 13.33' to a computed point;
N 32°11'44" W, 32.79' to a computed point;
N 59°43'35" E, 31.17' to a computed point;
N 27°10'52" W, 46.54' to a computed point;
N 05°15'21" W, 44.64' to a computed point;
N 09°14'39" E, 36.75' to an iron pipe found;
N 72°49'41" W, 25.97' to a computed point;
N 13°47'23" E, 21.87' to a computed point;
N 07°56'46" E, 20.76' to a computed point;
N 32°44'52" W, 24.82' to a computed point;
N 26°58'19" W, 17.36' to a computed point;
N 23°34'27" W, 41.83' to a computed point;
N 20°14'48" W, 46.01' to a computed point;
N 28°15'12" W, 54.23' to a computed point;
N 48°22'48" E, 13.69' to a computed point;
N 00°11'39" W, 16.47' to a computed point;

N 12°58'35" W, 35.36' to a computed point;
N 05°21'11" W, 56.23' to a computed point;
N 12°03'43" W, 127.89' to a computed point;
N 00°04'33" E, 57.99' to a computed point, said point being a southerly corner of the now or formerly Pippin Properties, LLC property (DB 8818, PG 671);

Thence, S 89°26'44" E, 1198.91' to an iron pipe found, said pipe being along the westerly line of the now or formerly Grace Baptist Church of Raleigh Inc. property (DB 8293, PG 1103);
Thence, S 02°03'57" E, 153.12' to an iron pipe found;
Thence, S 89°17'08" E, 353.10' to an iron pipe found;
Thence, S 89°16'49" E, 328.83' to an iron pipe found and THE POINT OF BEGINNING containing 2,429,949 square feet or 55.784 acres more less.

The property described hereon is subject to all easements, rights-of-way and restrictions of record.



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: Development of a 55.83 acre tract zoned R-6 CU into a proposed two 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 & .25 acres of right-of-way dedication (density for Phase 1 will be 2.26 units/acre). Proposed Phase 2 will be 38.74 acres, 127 lots with 5 open lots & .19 acres of right-of-way dedication (density for phase 2 will be 3.29 units/acre).

Zoning Case Conditions: Z-16-07

**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 September 17, 2019 by MIKE ROSELLI.

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.
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



Administrative Approval Action

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MILBURNIE RIDGE

City of Raleigh
Development Services Department
One Exchange Plaza
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5. A deed shall be recorded prior to concurrent approval for all necessary offsite City of Raleigh Sanitary Sewer Easements to accommodate future sewer line construction.
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. 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"/>	City Code Covenant Required
<input checked="" type="checkbox"/>	Utility Placement Easement Required

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



Administrative Approval Action

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MILBURNIE RIDGE**

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

General

1. The City Code Covenant shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document shall be provided to the City by the end of the next business day following the recordation of the final plat. Further recordings and building permits will be withheld if the recorded document is not provided to the City.
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).
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).



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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:

General

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



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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: October 1, 2022
Record at least ½ of the land area approved.

5-Year Sunset Date: October 1, 2024
Record entire subdivision.

I hereby certify this administrative decision.

Signed: _____ Date: 10/02/2019
Development Services Dir/Designee
Staff Coordinator: Jermont Purifoy

SITE PERMIT REVIEW

FOR

MILBURNIE RIDGE

(S-63-18)

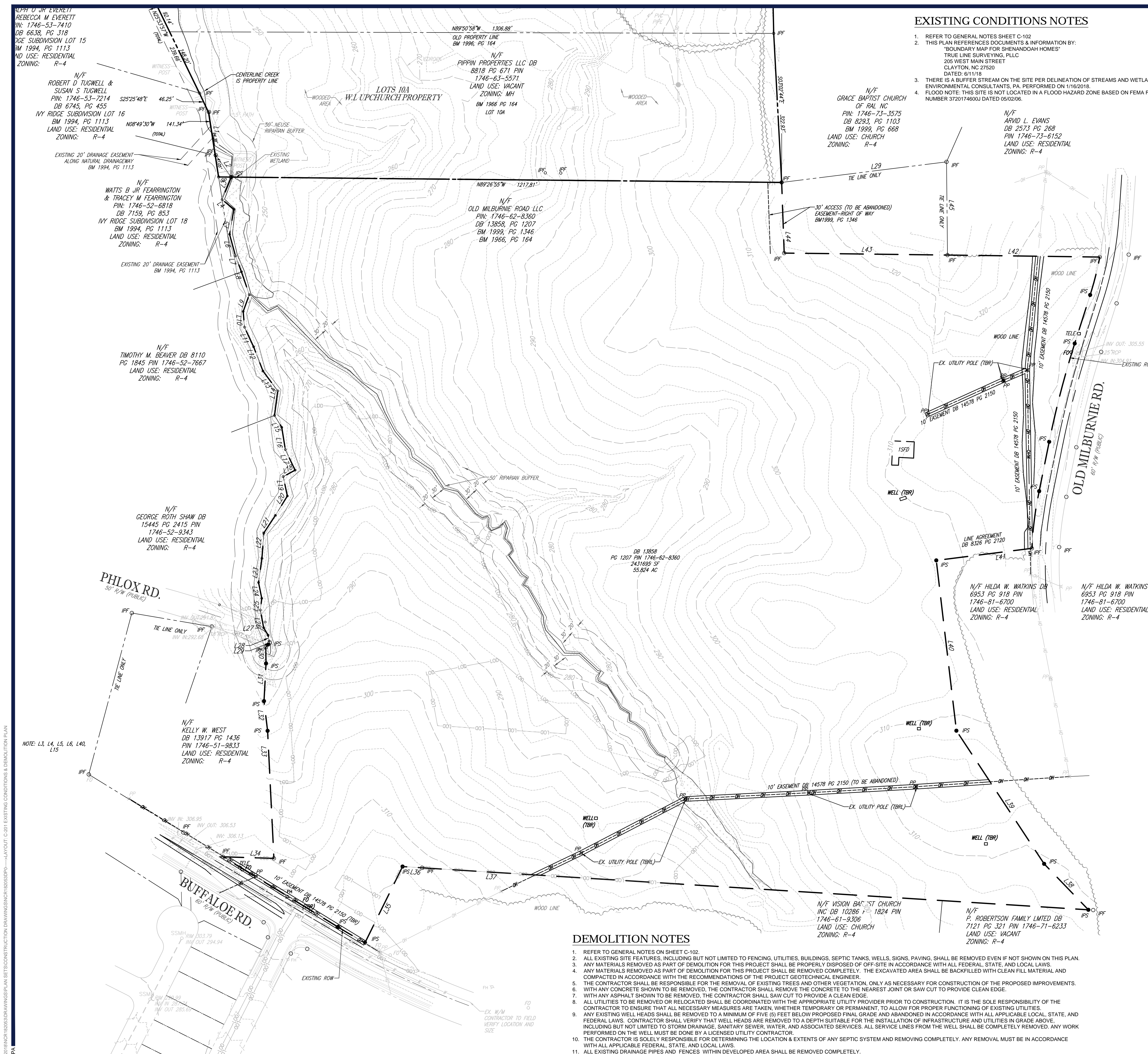
<p align="center">PUBLIC SEWER COLLECTION / EXTENSION SYSTEM</p> <p>THE CITY OF RALEIGH CONSENTS TO THE CONNECTION AND EXTENSION OF THE CITY'S PUBLIC SEWER SYSTEM AS SHOWN ON THIS PLAN. THE MATERIAL AND CONSTRUCTION METHODS USED FOR THIS PROJECT SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY'S PUBLIC UTILITIES HANDBOOK.</p> <p>CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PERMIT # _____</p> <p>AUTHORIZATION TO CONSTRUCT _____</p> <p>DATE _____</p>	
<p align="center">PUBLIC WATER DISTRIBUTION / EXTENSION SYSTEM</p> <p>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.</p> <p>CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PERMIT # _____</p> <p>AUTHORIZATION TO CONSTRUCT _____</p> <p>DATE _____</p>	<p align="center"><u>CONCURRENT REVIEW APPROVAL</u></p> <p align="center">CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION</p> <p>Plans for the proposed use have been reviewed for general compliance with applicable codes. This limited review, and authorization for construction is not to be considered to represent total compliance with all legal requirements for development and construction. The property owner, design consultants, and contractors are each responsible for compliance with all applicable City, State and Federal laws. This specific authorization below is not a permit, nor shall it be construed to permit any violation of City, State or Federal Law. All Construction must be in accordance with all Local, State, and Federal Rules and Regulations.</p> <p>TRANSPORTATION FIELD SERVICES _____</p> <p>PUBLIC UTILITIES _____</p> <p>STORMWATER _____</p> <p>PLANNING/ZONING _____</p> <p>FIRE _____</p> <p>URBAN FORESTRY _____</p> <p>SITE ACCESSIBILITY _____</p>

[illegible]

ORG. DATE - 2/5/2020

SITE DATA				
			Phase 1	Phase 2
Address	3231 Old Millburne Road	Area Pre ROW Dedication (AC)	17.09	38.74
	Raleigh, NC 27616	Right-of-Way Dedication (AC)	0.25	0.19
#	1746-62-8360	Proposed # of Units	38	127
	Crabtree Creek	Proposed Density (DU/AC)	2.26	3.29
Intersecting	Crabtree Creek	Open Lots	3	5
Intersecting Zoning	R-6-CU	Residential Lot Area (AC)	6.83	22.43
Proposed Building Case	Z-16-2007	Open Lot Area (AC)	7.33	8.23
		Right-of-Way Area (AC)	2.93	8.08
Proposed Area Pre ROW Dedication (AC)	55.83			
Proposed Area Post ROW Dedication (AC)	55.39			
Proposed Tree Conservation Area (AC)	10% * 55.39 = 5.54 AC	Impervious Calculations		
Proposed Tree Conservation Area (AC)	5.54 AC		Phase 1	Phase 2
		Right-of-Way Impervious (71%) (AC)	2.08	5.74
		Residential Lots Impervious (40%) (AC)	2.73	8.97
		Open Lot Impervious (AC)	0.20	0.12
		Percent Impervious	29.33%	38.28%
Number of Phases	2			
Total # of Units	165			
Total # of Open Lots	8			
Proposed Density (DU/AC)	6	Infrastructure Quantities		
Total Density (DU/AC)	2.98		Phase 1	Phase 2
Minimum Lot Size (SF)	6,000	Streets (FT)	2100	5912
Minimum Lot Width (FT)	50 (65 Corner Lot)	Domestic Waterline (FT)	1666	5836
Minimum Lot Depth (FT)	80	Sanitary Sewer (FT)	1554	4986
Maximum Building Height (FT)	40	Sanitary Forcemain (FT)	1980	0
		Proposed # of Domestic Water Taps	38	127
		Proposed # of Sewer Taps	38	127

I:\2018\NCR182053\DRAWINGS\PLAN SETS\CONSTRUCTION DRAWINGS\NCR182053SD0-.....>LAYOUT: C-101 COVER SHEET



EXISTING CONDITIONS NOTES

1. REFER TO GENERAL NOTES SHEET C-102
2. THIS PLAN REFERENCES DOCUMENTS & INFORMATION BY:
"BOUNDARY MAP FOR SHENANDOAH HOMES"
TRUE LINE SURVEYING, PLLC
205 WEST MAIN STREET
CLAYTON, NC 27520
DATED: 8/11/18
3. THERE IS A BUFFER STREAM ON THE SITE PER DELINEATION OF STREAMS AND WETLANDS BY SOIL & ENVIRONMENTAL CONSULTANTS, PA. PERFORMED ON 1/16/2018.
4. FLOOD NOTE: THIS SITE IS NOT LOCATED IN A FLOOD HAZARD ZONE BASED ON FEMA FIRM MAP NUMBER 3720174600J DATED 05/02/06.

DEMOLITION LEGEND

EXISTING NOTE	TYPICAL NOTE TEXT	DEMOLITION NOTE
---	PROPERTY LINE	
---	ADJACENT LOT LINE	
---	CONCRETE CURB & GUTTER	=====
---	SOIL ROAD	-----
--	WIRE FENCE	*--*--*--*
---	NEUSE RIVER STREAM BUFFER	
100' 100'	100-YR FLOODPLAIN	
---	FLOODWAY	
---	UNDERGROUND WATER LINE	
---	OVERHEAD WIRE	---OH---
---	FIBER OPTIC	
---	STORM SEWER	-----
---	CURB INLET	
---	SANITARY SEWER MAIN	
---	HYDRANT	⊗
---	UTILITY POLE/LIGHT	●
---	SANITARY MANHOLE	⊙
---	WATER MANHOLE	⊙
---	GUY WIRE	---
---	TREELINE	---
---	WETLANDS	
---	LIGHT	⊞
---	FLOOD PRONE SOILS	
---	WATER VALVEMETER	
---	MAILBOX	⊞

PROPERTY LINE TABLE			PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N08° 52' 50"W	94.42'	L24	S11° 28' 50"E	34.97'
L2	N34° 45' 06"W	57.91'	L25	S06° 55' 05"W	25.46'
L3	S22° 31' 17"W	50.21'	L26	S10° 31' 26"E	38.82'
L4	S50° 19' 06"E	33.02'	L27	S30° 38' 28"E	18.82'
L5	S09° 38' 12"W	54.99'	L28	S10° 15' 46"E	12.59'
L6	S15° 16' 40"E	48.42'	L29	S82° 53' 44"W	359.38'
L7	S20° 34' 15"E	36.78'	L29	S40° 30' 56"W	13.34'
L8	S18° 50' 49"E	52.40'	L30	S01° 11' 13"E	34.79'
L9	S19° 51' 28"W	38.56'	L31	S03° 06' 30"W	81.62'
L10	S04° 39' 05"E	34.08'	L32	S06° 54' 45"E	64.81'
L11	S24° 54' 11"E	46.71'	L33	S02° 49' 52"E	276.34'
L12	S21° 07' 26"E	56.26'	L34	N88° 11' 59"W	110.30'
L13	S36° 35' 43"E	53.68'	L35	N26° 14' 27"E	183.88'
L14	S07° 30' 36"W	53.60'	L36	S86° 21' 45"E	42.50'
L15	S31° 21' 52"E	30.08'	L37	S86° 23' 28"E	1443.94'
L16	S09° 09' 52"E	48.71'	L38	N43° 52' 58"W	137.99'
L17	S25° 13' 52"E	49.22'	L39	N33° 22' 52"W	345.00'
L18	S61° 13' 02"W	29.11'	L40	N06° 43' 53"W	371.10'
L19	S11° 54' 40"E	42.93'	L41	N82° 48' 41"E	208.28'
L20	S31° 44' 14"W	48.97'	L42	N89° 14' 51"W	329.52'
L21	S33° 15' 39"W	45.63'	L43	N89° 18' 37"W	353.26'
L22	S04° 18' 23"W	55.21'	L44	N02° 03' 38"W	153.00'
L23	S07° 59' 18"W	52.78'	L45	N00° 36' 12"W	201.61'

DEMOLITION NOTES

1. REFER TO GENERAL NOTES ON SHEET C-102.
2. ALL EXISTING SITE FEATURES, INCLUDING BUT NOT LIMITED TO FENCING, UTILITIES, BUILDINGS, SEPTIC TANKS, WELLS, SIGNS, PAVING, SHALL BE REMOVED EVEN IF NOT SHOWN ON THIS PLAN.
3. ANY MATERIALS REMOVED AS PART OF DEMOLITION FOR THIS PROJECT SHALL BE PROPERLY DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL LAWS.
4. ANY MATERIALS REMOVED AS PART OF DEMOLITION FOR THIS PROJECT SHALL BE REMOVED COMPLETELY. THE EXCAVATED AREA SHALL BE BACKFILLED WITH CLEAN FILL MATERIAL AND COMPACTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING TREES AND OTHER VEGETATION, ONLY AS NECESSARY FOR CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
6. WITH ANY CONCRETE SHOWN TO BE REMOVED, THE CONTRACTOR SHALL REMOVE THE CONCRETE TO THE NEAREST JOINT OR SAW CUT TO PROVIDE CLEAN EDGE.
7. WITH ANY ASPHALT SHOWN TO BE REMOVED, THE CONTRACTOR SHALL SAW CUT TO PROVIDE A CLEAN EDGE.
8. ALL UTILITIES TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY PROVIDER PRIOR TO CONSTRUCTION. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL NECESSARY MEASURES ARE TAKEN, WHETHER TEMPORARY OR PERMANENT, TO ALLOW FOR PROPER FUNCTIONING OF EXISTING UTILITIES.
9. ANY EXISTING WELL HEADS SHALL BE REMOVED TO A MINIMUM OF FIVE (5) FEET BELOW PROPOSED FINAL GRADE AND ABANDONED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS. CONTRACTOR SHALL VERIFY THAT WELL HEADS ARE REMOVED TO A DEPTH SUITABLE FOR THE INSTALLATION OF INFRASTRUCTURE AND UTILITIES IN GRADE ABOVE, INCLUDING BUT NOT LIMITED TO STORM DRAINAGE, SANITARY SEWER, WATER, AND ASSOCIATED SERVICES. ALL SERVICE LINES FROM THE WELL SHALL BE COMPLETELY REMOVED. ANY WORK PERFORMED ON THE WELL MUST BE DONE BY A LICENSED UTILITY CONTRACTOR.
10. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING THE LOCATION & EXTENTS OF ANY SEPTIC SYSTEM AND REMOVING COMPLETELY. ANY REMOVAL MUST BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS.
11. ALL EXISTING DRAINAGE PIPES AND FENCES WITHIN DEVELOPED AREA SHALL BE REMOVED COMPLETELY.



CONCURRENT REVIEW APPROVAL

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Plans for the proposed use have been reviewed for general compliance with applicable codes. This limited review, and authorization for construction is not to be considered to represent total compliance with all legal requirements for development and construction. The property owner, design consultants, and contractors are each responsible for compliance with all applicable City, State and Federal laws. This specific authorization below is not a permit, nor shall it be construed to permit any violation of City, State or Federal Law. All Construction must be in accordance with all Local, State, and Federal Rules and Regulations.

TRANSPORTATION FIELD SERVICES

PUBLIC UTILITIES

STORMWATER

PLANNING/ZONING

FIRE

URBAN FORESTRY

SITE ACCESSIBILITY

BOHLER
BOHLER ENGINEERING NC, PLLC

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY



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THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: NCR182053
DRAWN BY: PMA
CHECKED BY: CY
DATE: 2/5/2020
CAD ID: 1" = 100'

PROJECT:

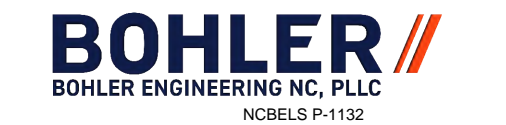
**SITE PERMIT
REVIEW (SPR)
MAJOR**

FOR

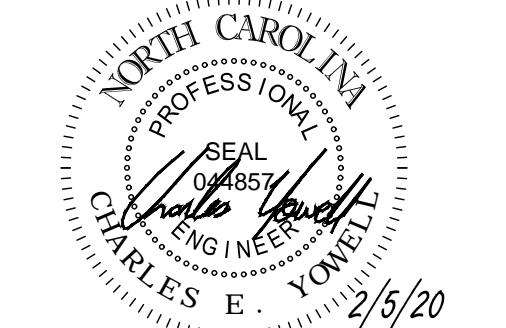


LOCATION OF SITE

3231 OLD MILBURNIE RD
RALEIGH, NC 27616
WAKE COUNTY
CASE #: SUB-S-63-2018/TR#575237
Z-16-07



4130 PARKLAKE AVENUE, SUITE 130
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com



SHEET TITLE:
**EXISTING
CONDITIONS &
DEMOLITION
PLAN**

SHEET NUMBER:

C-201

ORG. DATE - 2/5/2020



2. TOTAL DISTURBED AREA SHEET 1: 12.20 AC.
3. REFER TO GENERAL NOTES ON PHASE C-102.
4. THE SITE DOES NOT CONTAIN ANY FLOODPLAINS PER FEMA FLOOD MAP #20701746001 DISTRICT 1.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
6. ALL CONSTRUCTION SHALL CONFORM TO ALL STATE AND LOCAL STANDARDS AND SPECIFICATIONS AND CODE REQUIREMENTS. NOTIFY DESIGNER OF ANY DISCREPANCIES. IF DISCREPANCIES ARE FOUND THE MORE STRINGENT REQUIREMENTS WILL PREVAIL.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS.
8. SETBACKS ARE SHOWN IN ACCORDANCE WITH THE APPROVED CITY OF RALEIGH STANDARDS. REFER TO CITY OF RALEIGH LAND DEVELOPMENT ORDINANCE FOR PORCHES, DECKS, GARAGES, ETC.
9. UTILITIES AND PIPELINES SHALL BE RECORDED AS PART OF THE SUBDIVISION PLAT AFTER CONSTRUCTION IS COMPLETED.
10. ALL HANDICAP RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT CITY OF RALEIGH STANDARD DETAILS.
11. CONSIDER OPEN SPACE SHALL MAINTAINED BY THE NEIGHBORHOOD HOMEOWNERS ASSOCIATION.
12. STORMWATER DETENTION DEVICES VISIBLE FROM THE REAR YARD OF THE BUILDING; AND THE DETENTION DEVICES SHALL BE OPEN TO ALL VIEWS. EXCEPT WHERE DEVICE PLANTINGS ALSO SERVE AS BUFFER PLANTING MATERIALS.
13. TREES SHALL NOT BE PLANTED IN ANY CITY OF RALEIGH SANITARY SEWER EASEMENT.
14. ALL PROPOSED PAVEMENT SECTIONS ARE MINIMUM STANDARDS. FINAL PROPOSED PAVEMENT SECTION DESIGNS WILL NEED TO BE PROVIDED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF ANY PAVEMENT.
15. A SIGHT DISTANCE EASEMENT SHALL BE RECORDED ON ANY LOT WHERE THE SIGHT DISTANCE TRIANGLE EXTENDS OUTSIDE OF THE LOT. AS DESIGNATED BY THE MINIMUM OF 15' OF DRIVEWAY SHALL BE PROVIDED OUTSIDE OF THE EASEMENT ON THESE LOTS.

REQUIRED GENERAL NOTES

- ### REQUIRED GENERAL NOTES

1. ALL PAVEMENT MARKINGS AND STREET SIGNAGE SHALL BE IN ACCORDANCE WITH THE MUTCD.
2. PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND SHALL COMPLY WITH MCDOT STANDARDS AND SPECIFICATIONS.
3. SIGNS MUST USE PRISMATIC SHEETING AND MEET THE MINIMUM RETROREFLECTIVITY LEVELS SHOWN IN THE LATEST EDITION OF THE MUTCD.
4. SIGNS PROVIDED FOR PEDESTRIAN CROSSINGS SHALL USE THE STRONG YELLOW-GREEN COLORING.
4. ALL SPECIALTY TRAFFIC CONTROL AND STREET NAME SIGNS AND POSTS MUST COMPLY WITH CITY OF RALEIGH POLICY STATEMENT NUMBER 85
5. ALL SPECIALTY SIGNS MUST BE APPROVED BY THE CITY COUNCIL. REQUESTS FOR SPECIALTY SIGNS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEERING DEPARTMENT.
5. ALL STREET NAME SIGNS SHALL ADHERE TO THE 2009 MUTCD REQUIREMENTS RELATED TO COLOR, LETTER CASE AND LETTER HEIGHTS. SIGN DESIGNS SHALL BE SUBMITTED TO CITY STAFF APPROVAL PRIOR TO ACCEPTANCE OF STREETS FOR MAINTENANCE.

1. IN ACCORDANCE WITH THE CITY OF RALEIGH'S STREET LIGHT POLICY, THE OWNER, DEVELOPER, OR SUBDIVIDER OF A SITE PLAN OR SUBDIVISION IS REQUIRED TO INSTALL STREET LIGHTING VIA UNDERGROUND DISTRIBUTION ALONG ALL PROPOSED STREETS AND ALONG ALL EXISTING STREETS WHICH ADJOIN THE PROPERTY.

2. THE DEVELOPER WILL BE RESPONSIBLE FOR ALL INSTALLATION COSTS ASSOCIATED WITH STREET LIGHTING ALONG PROPOSED STREETS, ADJACENT STREETS, AND THOROUGHFARES AS REQUIRED PER CITY OF RALEIGH POLICY STATEMENT NO. 13. THE DEVELOPER SHALL CONTACT DUKE PROGRESS ENERGY OF CAROLINAS AFTER PLAN APPROVAL AND PRIOR TO CONSTRUCTION IN ORDER TO DEVELOP A STREET LIGHTING PLAN FOR THE SITE/SUBDIVISION PLANS.

ROAD CENTERLINE CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	500.00'	358.98'	N10°49'37"E	351.32'	041°08'10"	187.62'
C2	375.00'	320.70'	N14°45'30"E	311.02'	048°59'58"	170.89'
C3	500.00'	220.90'	N26°36'04"E	219.11'	025°18'49"	112.28'
C4	150.00'	18.68'	S82°49'24"E	18.67'	007°08'07"	9.35'
C5	150.00'	72.92'	S85°48'52"E	72.20'	027°51'13"	37.20'
C6	375.00'	106.06'	S81°12'18"E	105.70'	016°12'16"	53.38'
C7	375.00'	210.61'	S73°13'04"E	207.85'	032°10'43"	108.16'
C8	600.00'	92.86'	S61°33'44"E	92.76'	008°52'02"	46.52'
C9	350.00'	95.17'	N22°13'19"E	94.88'	015°34'45"	47.88'
C10	300.00'	83.01'	N07°14'02"W	82.74'	015°51'12"	41.77'
C11	300.00'	169.46'	N74°30'37"E	167.22'	032°21'55"	87.06'
C12	509.00'	285.87'	N73°13'04"W	282.12'	032°10'43"	146.81'
C13	150.00'	191.64'	N20°31'38"W	178.87'	073°12'09"	111.40'
C14	200.00'	112.98'	N15°29'23"W	111.48'	032°21'55"	58.04'
C15	150.00'	84.73'	S74°30'37"W	83.61'	032°21'55"	43.53'

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

TRANSPORTATION FIELD SERVICES

PUBLIC UTILITIES.

STORMWATER.

PLANNING/ZONING

FIRE_____

URBAN FORESTRY_

SITE ACCESSIBILITY

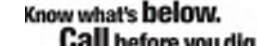


PRIMARY STREET DETERMINATION PER TC-5A-18		
STREET	PHASE 1	PHASE 2
WHITNEY PEAK DR	9,11,12,28	
PIKES PEAK DR	8	132
MOUNT MORAN RD		39,43,52,137,152,165
TOBACCO ROOT DR		85,93
SNOWY RANGE CIRCLE		69,79
LIBERTY GAP DR		80
SALT RIVER LN		94,100,101
SIERRA PELONA DR		112,129,130,140,151

PRIMARY STREET DETERMINATION
PER TC-5A-18

STREET	PHASE 1	PHASE 2
WHITNEY PEAK DR	9,11,12,28	
PIKES PEAK DR	8	132
MOUNT MORAN RD		39,43,52,137,152,16
TOBACCO ROOT DR		85,93
SNOWY RANGE CIRCLE		69,79
LIBERTY CAP DR		80
SALT RIVER LN		94,100,101
SIERRA PELONA DR		112,129,130,140,15

REVISIONS

[illegible]

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PROJECT No.:	NCR182053
DRAWN BY:	PMA
CHECKED BY:	CY
DATE:	2/5/2020
CAD I.D.:	1" = 50'

PROJECT:

*SITE PERMIT
REVIEW (SPR)
MAJOR*

- FOR -

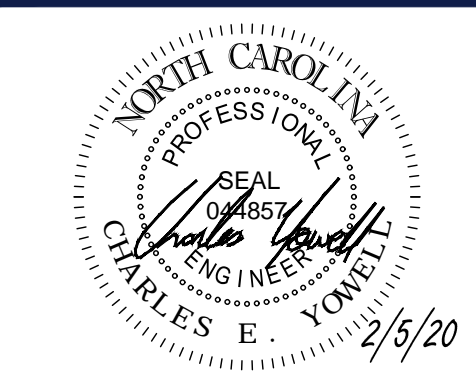


LOCATION OF SITE

3231 OLD MILBURNIE RD
RALEIGH, NC 27616
WAKE COUNTY
CASE #: SUB-S-63-2018/TR#57
Z-16-07



4130 PARKLAKE AVENUE, SUITE 130
RALEIGH, NC 27612
 Phone: (919) 578-9000
NC@BohlerEng.com



SHEET TITLE:

OVERALL
SUBDIVISION
PLAN PHASE 1

SHEET NUMBER

C-301

CRD DATE: 2/5/2020

ORG. DATE - 2/5/2020

