LOCATION: This site is located on the north side of Buffaloe Road, east of the intersection of Buffaloe Road and the Neuse River, at 7000 Acorn Circle.

REQUEST: Subdivision of a 48.08-acre tract zoned CM, R10 CU and NX-3 CU (Z-4-09), and within a SHOD-1 overlay district into a townhome development consisting of 272 residential lots and 13 common area lots for a total of 285 lots. This subdivision is to be recorded in three phases. This subdivision will utilize a wet pond to meet the zoning condition for extra detention. The wet pond and a TN offset buydown will be used to comply with stormwater quality.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: One Design Adjustment has been approved by the Development Services Director designee for this project, noted below.

1. Due to topographic and environmental conditions, a Design Adjustment has been approved waiving the block perimeter requirement (8.3).

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 submitted by Withers Ravenel.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: This document must be applied to the second sheet of all future submittals with the exception of final plats.

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

GENERAL
1. Include a plan sheet showing only residential lots, community lots, right of way, and easements, and phasing. (all lots, both residential and community, should be numbered)

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

2. Next Step: 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.

STORMWATER
3. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of a mass grading permit or other site permit, whichever comes first.

4. Next Step: A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.
Next Step: In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to or the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

URBAN FORESTRY

5. Obtain required stub and tree impact permits from the City of Raleigh. *(used with new streets and infrastructure)*

6. **Next Step:** Prior to the issuance of a mass grading permit or other site permit, whichever comes first, submit a final tree conservation plan with a permit approved by Urban Forestry staff that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required.

7. **Next Step:** Tree protection fence must be located in the field and inspected by Urban Forestry staff prior to the issuance of a mass grading permit or other site permit, whichever comes first.

PRIOR TO AUTHORIZATION TO RECORD LOTS:

GENERAL

1. The City form document entitled Declaration of City of Raleigh Required City Code Provisions for Developments with Common Elements and Common Expenses 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 permit authorization 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 be shown on all maps for recording.

3. The greenway easement as shown on the preliminary plan shall be dedicated prior to, or in conjunction with the recording of a map in any phase affected by the greenway.

4. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

5. Concurrent Review Plans for public infrastructure and site grading shall be approved by the City of Raleigh, including obtaining stub permits, tree impact permit and a street lighting plan, if applicable.

6. Comply with all conditions of Z-04-09.

ENGINEERING

7. 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.

8. A 5’ general utility 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 (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of
the documents is not provided within this 14 day period, further recordings and building permit issuance may be withheld.

9. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for ¾ of 59’ street section with 6’ sidewalk and curb and gutter for Buffaloe Road, shall be paid to the City of Raleigh.

10. An offer of cross access agreement among the proposed lot owned by Riverwalk Limited Partnership and N.C. Dept of Transportation, and by Riverwalk Limited Partnership and Thales Academy Inc. shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross access easement shall be returned to the Development Services Department within 1 day of lot recordation. A recorded copy of these documents shall be provided to the Development Services Department within 14 days from authorization of lot recording. If a recorded copy of the documents is not provided within this 14-day period, further recordings and building permit issuance may be withheld.

11. Next Step: In accordance with Part 10A Section 8.1.3, a public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program.

PUBLIC UTILITIES

12. 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.

13. 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.

14. Wake County approval for any required Well or Septic Permits shall be shown on the map for recordation.

STORMWATER

15. Next Step: 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.

16. Next Step: The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map.

17. Next Step: 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.

18. Next Step: 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.

19. Next Step: 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 a note stating: “The areas shown on the recorded plat identified as Neuse River Riparian Buffer shall be maintained in their natural or mitigated condition, No person or entity shall fill, grade, excavate, or perform any other..."
land-disturbing activities; nor cut, remove, or harm any vegetation; nor construct any structures
nor add any additional impervious surface, nor allow animal grazing or water or any other
agricultural use on such protected areas without written authorization from the state of North
Carolina in accordance with the Riparian Buffer Protection Rules (15A NCAC 2B.0233 or .0259).”

20. Next Step: In accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the
construction of a stormwater device shall be paid to the Engineering Services Department

TRANSPORTATION
21. A 15’ x 20’ transit deed of easement shall be approved by City staff and the location of the
easement shall be shown on a plat approved for recording. 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 14 days from authorization of lot recording. If a recorded copy of the documents is not
provided within this 14-day period, further recordings and building permit issuance may be
withheld.

URBAN FORESTRY
22. Next Step: A tree conservation map in compliance with Chapter 9 of the Unified Development
Ordinance shall be recorded with metes and bound showing the designated Tree Conservation
Areas.

PRIOR TO BUILDING PERMIT ISSUANCE:

23. All plans shall show compliance with all zoning conditions of Z-04-09.

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: 10-3-2021
Record at least ½ of the land area approved.

5-Year Sunset Date: 10-3-2023
Record entire subdivision.

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee) Date: 10/3/2018

Staff Coordinator: Michael Walters
Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

<table>
<thead>
<tr>
<th>PROJECT</th>
<th>PROPOSED ACTION</th>
<th>STAFF RECOMMENDATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Name</td>
<td>Riverwalk Townhomes Subdivision</td>
<td>✓ UDO Art. 8.3 Blocks, Lots, Access</td>
</tr>
<tr>
<td>Development Case Number</td>
<td>S-2-2018</td>
<td>UDO Art. 8.5 Existing Streets</td>
</tr>
<tr>
<td>Transaction Number</td>
<td>542014</td>
<td>✓ UDO Art. 8.4 New Streets</td>
</tr>
<tr>
<td>Design Adjustment Number</td>
<td>DA - 100 - 2018</td>
<td>□ Raleigh Street Design Manual</td>
</tr>
</tbody>
</table>

Staff supports ✓ DOES NOT SUPPORT □ the design adjustment request.

<table>
<thead>
<tr>
<th>DEPARTMENTS</th>
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</thead>
<tbody>
<tr>
<td>Dev. Services Planner</td>
</tr>
<tr>
<td>Development Engineering</td>
</tr>
<tr>
<td>Engineering Services</td>
</tr>
<tr>
<td>Public Utilities</td>
</tr>
</tbody>
</table>

| CONDITIONS: |

Development Services Director or Designee Action: ✓ APPROVE □ APPROVE WITH CONDITIONS □ DENY

Authorized Signature

*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature. Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).
The Development Services Director may in accordance with Sec. 10.2.18. approve a design adjustment, subject to all of the following findings.

A. The requested design adjustment meets the intent of this Article;
   YES[☑] NO [ ]

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   YES[☑] NO [ ]

C. The requested design adjustment does not increase congestion or compromise Safety;
   YES[☑] NO [ ]

D. The requested design adjustment does not create any lots without direct street Frontage;
   YES[☑] NO [ ]

E. The requested design adjustment is deemed reasonable due to one or more of the following:
   1. Topographic changes are too steep;
   2. The presence of existing buildings, stream and other natural features;
   3. Site layout of developed properties;
   4. Adjoining uses or their vehicles are incompatible;
   5. Strict compliance would pose a safety hazard; or
   6. Does not conflict with an approved or built roadway construction project
   7. adjacent to or in the vicinity of the site.
   YES[☑] NO [ ]

### STAFF FINDINGS

This subdivision is zoned NX-3, R-10 and Conservation Management which allows a maximum block perimeter of 2,500 LF - 3,000 LF. In mapping the block by following existing streets, the block perimeter measures 37,700 LF. There are several lengthy street extensions proposed on the City Street Plan Map that would reduce the existing block measurements. This site is limited in the number of public street connections, however there are 3 cross-access proposed stub streets / connections that are being provided with this plan. See the attached plan layout and block perimeter example.
Design Adjustment Application

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

<table>
<thead>
<tr>
<th>REQUEST</th>
<th>OWNER PROJECT</th>
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<tbody>
<tr>
<td>Project Name</td>
<td>Riverwalk</td>
</tr>
<tr>
<td>Case Number</td>
<td>S-2-18</td>
</tr>
<tr>
<td>Transaction Number</td>
<td>542014</td>
</tr>
<tr>
<td>Name</td>
<td>Riverwalk Limited Partnership</td>
</tr>
<tr>
<td>Address</td>
<td>280 Daines Street Suite 300</td>
</tr>
<tr>
<td>State</td>
<td>Michigan</td>
</tr>
<tr>
<td>Zip Code</td>
<td>48009-6246</td>
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<tr>
<td>City</td>
<td>Birmingham</td>
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<tr>
<td>Phone</td>
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</tr>
<tr>
<td>Name</td>
<td>Ken Jesneck</td>
</tr>
<tr>
<td>Firm</td>
<td>WithersRavenel</td>
</tr>
<tr>
<td>Address</td>
<td>137 S. Wilmington Street</td>
</tr>
<tr>
<td>State</td>
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<tr>
<td>Zip Code</td>
<td>27601</td>
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<tr>
<td>City</td>
<td>Raleigh</td>
</tr>
<tr>
<td>Phone</td>
<td>919-535-5139</td>
</tr>
</tbody>
</table>

I am seeking a Design Adjustment from the requirements set forth in the following:

- UDO Art. 8.3 Blocks, Lots, Access - See page 2 for findings
- UDO Art. 8.4 New Streets - See page 3 for findings
- UDO Art. 8.5 Existing Streets - See page 4 for findings
- Raleigh Street Design Manual - See page 5 for findings

Provide details about the request; (please attach a memorandum if additional space is needed):

This development exceeds the block parameter due to existing topography, adjacent river and an adjacent interstate. In addition, due to a zoning condition, only one access point is allowed on Buffalo Road.

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

Owner/Owner's Representative Signature

Date: 8/30/2018

CHECKLIST

- Signed Design Adjustment Application - Included
- Page(s) addressing required findings - Included
- Plan(s) and support documentation - Included
- Notary page (page 6) filled out; Must be signed by property owner - Included
- First Class stamped and addressed envelopes with completed notification letter - Included

Submit all documentation, with the exception of the required addressed envelopes and letters to designadjustments@raleighnc.gov.

Deliver the addressed envelopes and letters to:
Development Services, Development Engineering
One Exchange Plaza, Suite 500
Raleigh, NC, 27601

For Office Use Only

WWW.raleighnc.gov

REVISION 1/30/2018
The Development Services Director may in accordance with Sec. 10.2.18. approve a design adjustment, subject to all of the following findings. Describe how each item is met:

A. The requested design adjustment meets the intent of this Article;
   The Riverwalk neighborhood meets the intent of Article 8.3 by providing cross access or the opportunity for cross access in the future for all adjacent parcels with the exception of the western adjacent parcel. Cross access was not provided to this parcel due to the environmentally sensitive nature of the property (CM Zoning, Neuse River).

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   We are not aware of any policy guide in the Comprehensive Plan that speaks to this matter. We are complying with the zoning restriction that allows for only one access to Buffaloe Road.

C. The requested design adjustment does not increase congestion or compromise safety;
   A block perimeter design adjustment for this project would not increase congestion or compromise safety. See Item A.

D. The requested design adjustment does not create any lots without direct street frontage;
   The requested design adjustment does not create any lots without direct street frontage.

E. The requested design adjustment is deemed reasonable due to one or more of the following: All applicable items are addressed below:
   1. Topographic changes are too steep;
   2. The presence of existing buildings, stream and other natural features;
      The western portion of the site includes floodplain, floodway and CM zoning.
      The parcel immediately west of the site includes the Neuse River.
   3. Site layout of developed properties;
   4. Adjoining uses or their vehicles are incompatible;
      As mentioned in item 2., the environmentally sensitive area immediately to the west of the subject property is incompatible to vehicular traffic. Cross access or the potential for cross access in the future has been provided to all remaining adjacent parcels.
   5. Strict compliance would pose a safety hazard; or
   6. Does not conflict with an approved or built roadway construction project adjacent to or in the vicinity of the site.
      This design adjustment would not conflict with an approved or built roadway construction project. The northeast corner of the project is bound by existing I-540. This project is dedicating ROW above and beyond the Code required ROW dedication along Buffaloe Road to allow for future widening of the Buffaloe Road bridge over the Neuse River.
STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, Elizabeth S. Gold, a Notary Public do hereby certify that Jeffrey R. Smerko personally appeared before me this day and acknowledged the due execution of the forgoing instrument.

This the 30th day of August, 2018.

(SEAL)

Notary Public

My Commission Expires: ____________________
1. HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO

2. CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO

3. ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR  FENCE.

4. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH

5. THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.

6. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION

7. PRELIMINARY SUBDIVISION REVIEW FOR

8. RIVERWALK TOWNHOMES SUBDIVISION

9. 7000 ACORN CIRCLE, RALEIGH, NC 27616

10. VICINITY MAP

11. GENERAL NOTES

12. SOLID WASTE INSPECTION STATEMENT

13. FIRE DEPARTMENT NOTES

14. PREPARED BY

15. DEVELOPER/OWNER

16. EXETER DEVELOPMENT CO. LLC

17. 3716 NATIONAL DRIVE

18. SUITE 105

19. RALEIGH, NC 27612

20. CONTACT: JEFF SMBRKO

21. PHONE: (919) 981-2512

22. WITHERSRAVENEL

23. www.withersravenel.com

24. ATTENTION CONTRACTORS

25. Failure to comply with the following requirements may result in a fine and possible exclusion from the Home Builders Association of Raleigh Wake County. If any of these requirements are not met, Failure to meet the requirements may result in the issuance of a Notice of Violation for the first offense and a $100 Fine and Possible Exclusion from the Home Builders Association of Raleigh Wake County.

26. The following requirements must be met prior to beginning any of their construction:

27. 401/404 PERMITS FOR WETLANDS IMPACTS

28. FLOODPLAIN DEVELOPMENT PERMIT

29. NCDOT DRIVEWAY PERMIT

30. ATTENTION CONTRACTORS

31. Failure to notify both

32. City of Raleigh

33. will result in a 

34. fine and possible exclusion

35. from

36. The following requirements must be met prior to beginning any of their construction:

37. ZONING CONDITIONS

38. EXISTING CONDITIONS

39. OVERALL SITE PLAN

40. SUBDIVISION PLAN - PH 1

41. SUBDIVISION PLAN - PH 2

42. SUBDIVISION PLAN - PH 3

43. SITE PLAN - COMMON AREAS

44. AMENITY AREA PLAN

45. TOWNHOME DETAIL

46. FOUNDATION, EASEMENT & ACCESS PLAN

47. OVERALL STORM DRAINAGE & GRADING

48. STORM DRAINAGE & GRADING PLAN - PH 1

49. STORM DRAINAGE & GRADING PLAN - PH 2

50. STORM DRAINAGE & GRADING PLAN - PH 3

51. UTILITY PLAN

52. UTILITY PLAN - PHASE 1

53. UTILITY PLAN - PHASE 2

54. UTILITY PLAN - PHASE 3

55. TREE CONSERVATION PLAN

56. STORMWATER MANAGEMENT PLAN

57. OVERALL LANDSCAPE PLAN

58. LANDSCAPE PLAN - PH 1

59. LANDSCAPE PLAN - PH 2

60. LANDSCAPE PLAN - PH 3

61. AMENITY BATHHOUSE - 1ST FLOOR PLAN

62. AMENITY BATHHOUSE - EXTERIOR ELEVATIONS
GRADING PLANS.

EVERGREEN SHRUBS, FENCE, OR WALL.

ALL CANOPY AND UNDERSTORY TREES TO MEET LANDSCAPING SPECIFICATIONS PER SECTION 7.2.7. IN THE

1 inch = 100 ft.

182 LF/100 = 1.82 X 30 = 55 SHRUBS REQUIRED; 80 SHRUBS PROVIDED.

146 LF/100 = 1.46 X 30 = 44 SHRUBS REQUIRED; 62 SHRUBS PROVIDED.

PER COR COMMENTS

NOTE: 50FT OF ORGANIC SOIL IS REQUIRED FOR ALL PLANTING.

LANDSCAPE REQUIREMENTS

1. SHRUBS AND TREE PLANTING SHALL BE IN ACCORDANCE TO THE RALEIGH STANDARDS PERMITTED PLANS ON THE JOBSITE.

2. SHRUBS ARE TO BE PLANTED IN A DEPTH NOT TO EXCEED 6 INCHES, WITH A SPREAD NOT TO EXCEED 18 INCHES.

3. TRANSPLANT HARDINESS PLANS TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

4. SHRUBS AND TREE PLANTING SHALL BE IN ACCORDANCE TO THE RALEIGH STANDARDS PERMITTED PLANS ON THE JOBSITE.

5. SHRUBS ARE TO BE PLANTED IN A DEPTH NOT TO EXCEED 6 INCHES, WITH A SPREAD NOT TO EXCEED 18 INCHES.

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22. SHRUBS AND TREE PLANTING SHALL BE IN ACCORDANCE TO THE RALEIGH STANDARDS PERMITTED PLANS ON THE JOBSITE.

23. SHRUBS ARE TO BE PLANTED IN A DEPTH NOT TO EXCEED 6 INCHES, WITH A SPREAD NOT TO EXCEED 18 INCHES.

24. TRANSPLANT HARDINESS PLANS TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
**GENERAL LANDSCAPE NOTES:**

1. **Preliminary Subdivision Review**
   - Final Location of all Turf Areas shall be approved by Owner or landscape architect.
   - Линия расположения всех газонов должна быть утверждена владельцем или ландшафтным архитектором.

2. **Final Location of Plant Material to be Reviewed by Landscape Architect Prior to Installation.**
   - Конечное расположение всех растений должно быть рассмотрено ландшафтным архитектором перед установкой.

3. **No changes (Especially Color), Lighting, or Utilities will be made without the approval of the governing municipality.**
   - Любые изменения (особенно цвет), освещение или услуги не будут внесены без согласования с местной властью.

4. **Within any hole is dug.**
   - В любую яму дынят.

5. **This vegetation should be preserved and matched in species and size.**
   - Эта вегетация должна быть сохранена и соответствовать в видах и размерах.

6. **All trees shall be installed and inventoried as part of the Preliminary Meadow Meadow.**
   - Все деревья должны быть установлены и инвентаризированы как часть предварительного луга.

7. **Attention Cover Trees:**
   - **Осмотр: Обложка дерева:**
   - *The trees listed above are for reference only. For information regarding their installation, refer to the site plan and specifications and requirements.*
   - *Деревья, перечисленные выше, служат для справок. Для информации о их установке, обратитесь к плану сайта и спецификациям и требованиям.*

8. **Only those trees listed above shall be installed and inventoried.**
   - Только те деревья, перечисленные выше, должны быть установлены и инвентаризированы.

9. **These Trees May be Utilized In Planting Area(s) With Limited Dimensional Area As An Alternate For Either Overcup Oak Or European Hornbeam Respectively.**
   - *Эти деревья могут быть использованы в зоне посадки с ограниченной площадью как альтернатива либо Overcup Oak, либо European Hornbeam соответственно.*

**PLANT TYPE**

1. **SHRUBS**
   - **Шробы**
     - India Hawthorne
     - Confetti Abelia
     - Hillspire Eastern Red Cedar
     - Carolina #2 Holly
     - Fastigiate European Hornbeam
     - European Hornbeam

2. **TREES**
   - **Деревья**
     - Raphiolepis umbellata 'Minor'
     - Ilex glabra 'Shamrock'
     - Juniperus virginiana 'Hillspire'
     - Ilex opaca 'Carolina #2'
     - Carpinus betulus "Fastigiata"
     - Carpinus betulus
     - Ulmus parvifolia 'BSNUPF'
     - Forum Black Gum
     - India Hawthorne
     - Confetti Abelia
     - Hillspire Eastern Red Cedar
     - Carolina #2 Holly
     - Fastigiate European Hornbeam
     - European Hornbeam

3. **SOIL DETAILS (TYP)**
   - **Сведения о почве (тип)**
     - 1-NSY
     - 3-IOC
     - 4-MCF
     - 9-MCF
     - 1-JUV
     - R-10-CU
     - SCM #1
     - 1-NSY
     - 3-IOC
     - 4-MCF
     - 9-MCF

4. **COMMON NAME**
   - **Название**
     - Ulmus parvifolia 'BSNUPF'
     - Ilex glabra 'Shamrock'
     - Juniperus virginiana 'Hillspire'
     - Ilex opaca 'Carolina #2'
     - Carpinus betulus 'Fastigiata'
     - Carpinus betulus
     - Forum Black Gum

5. **ROOT CONT.**
   - **Корневой контейнер**
     - 3" MIN. CAL.
     - 18" HT. MIN.
     - 10' HT. MIN.

6. **MATCHED**
   - **Соответствующие**
     - SCAM #1
     - 1-NSY
     - 3-IOC
     - 4-MCF
     - 9-MCF

7. **ROOT B&B**
   - **Корневой B&B**
     - 3" MIN. CAL.
     - 18" HT. MIN.
     - 10' HT. MIN.

8. **ZONE 1 NRB**
   - **Зона 1 NRB**
     - 1-JUV
     - R-10-CU
     - SCM #1
     - 1-NSY
     - 3-IOC
     - 4-MCF
     - 9-MCF

9. **L2.0 A**
   - **L2.0 A**
     - See L2.0 A for structural aspects.
RIDGE PRE-MANUFACTURED CUPOLA ASSEMBLY, SEE ELEVATIONS

LOW PROFILE RIDGE VENT WITH SHINGLE CAP TO MATCH ROOF SHINGLE

ASPHALTIC ROOF SHINGLES OVER (2) LAYER OF 15LB TAR PAPER, ON 5/8' STRUCTURAL EXTERIOR GRADE ROOF SHEATHING ON WOOD PRE-ENGINEERED ROOF TRUSSES, TYPICAL.

12" 7"

FIBER CEMENT LAP SIDING w/ 6" EXPOSURE, TYP. (PAINTED)

FIBER CEMENT CORNER BOARDS TYP. (PAINTED)

MANUFACTURED STONE VENEER (COLOR BY OWNER)

MANUFACTURED STONE SILL

BOARD & BATTEN SHUTTERS, TYP. (PAINTED)

SYNTHETIC CROWN HEAD DETAIL w/ CAP TO MATCH TRIM.

TAPERED STONE VENEER COLUMNS @ FRONT ENTRY

ROUGH SAWN CEDAR WRAPPED 6X6 PT COLUMNS w/ BRACKET, TYP.

6'-0" BLACK ALUMINUM FENCE

FYPON 12"x18" GABLE VENT GUTTER. SEE ROOF PLAN FOR DETAILS AND SPECS.

1/4" = 1'-0"

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