



Administrative Approval Action

AA #3843 / S-6-18, Thornton Reserve
Transaction# 544722

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on the south side Thornton Road, east of the intersection of Thornton Road and Capital Blvd at 5000 Thornton Road. This site is inside the city limits.

REQUEST: Development of a 14.42-acre tract comprised of three lots to be recombined, all zoned CX-3-PK CU (Z-62-95), into a 98-residential lot townhome development with five common area lots.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: One Design Adjustment has been approved for this project, noted below.

1. As Thornton Road is a NC DOT maintained street and no street trees are approved within the right of way, relief from the required 5' utility placement easement in this location is granted in the form of an alternative street cross section.

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 The Nau company, PLLC.

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:

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. 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.



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4. That a nitrogen offset payment must be made to a qualifying mitigation bank;
5. In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

URBAN FORESTRY

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

8. 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.
9. Comply with all conditions of Z-62-95.
10. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
11. Next Step: 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.

ENGINEERING

12. 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.
13. 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.



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14. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 1' of sidewalk along the frontage of Thornton Rd and for 65' of the multifamily street extension to the southern property line. is paid to the City of Raleigh.
15. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, 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 shall 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
16. 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

17. 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

STORMWATER

18. 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.
19. 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.
20. 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.
21. 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

22. 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 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 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.



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URBAN FORESTRY

23. 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.

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: 8-15-2021
Record at least ½ of the land area approved.

5-Year Sunset Date: 8-15-2023
Record entire subdivision.

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee) *Austin Riley* Date: 8/15/2018

Staff Coordinator: Michael Walters

Design Adjustment Staff Response



**DEVELOPMENT
SERVICES
DEPARTMENT**

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.

PROJECT	Project Name	Thornton Reserve	
	Development Case Number	S-6-2018	
	Transaction Number	544722	
	Design Adjustment Number	DA - 59 - 2018	
STAFF RESPONSE	Staff recommendation based upon the findings in the applicable code(s):		
	<input type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	<input type="checkbox"/> UDO Art. 8.5 Existing Streets	
	<input type="checkbox"/> UDO Art. 8.4 New Streets	<input checked="" type="checkbox"/> Raleigh Street Design Manual	
	Staff SUPPORTS <input checked="" type="checkbox"/> DOES NOT SUPPORT <input type="checkbox"/> the design adjustment request.		
	DEPARTMENTS		
	<input type="checkbox"/> Dev. Services Planner	<input type="checkbox"/> City Planning	
	<input checked="" type="checkbox"/> Development Engineering	<input type="checkbox"/> Transportation	
	<input type="checkbox"/> Engineering Services	<input type="checkbox"/> Parks & Recreation and Cult. Res.	
	<input type="checkbox"/> Public Utilities		
	CONDITIONS:		
Development Services Director or Designee Action: <input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> APPROVE WITH CONDITIONS <input type="checkbox"/> DENY			



 Authorized Signature Kenneth W. Ritchie, PE, MPA Date 8/15/2018

ENGINEERING AND INFRASTRUCTURE MANAGER

*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).

Staff Response Raleigh Street Design Manual



DEVELOPMENT
SERVICES
DEPARTMENT

- A. The requested design adjustment meets the intent of the Raleigh Street Design Manual;
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 additional maintenance responsibilities for the City; and
YES NO
- E. The requested design adjustment has been designed and certified by a Professional Engineer.
YES NO

STAFF FINDINGS

Staff supports the request for relief regarding the 5' Utility Placement along Thornton Rd. Thornton Rd is a NCDOT maintained road where no street trees are being approved within the public right-of-way. The denial of street trees by the NCDOT removes the conflict of tree plantings and public utilities in the public right-of-way negating the necessity for the 5' Utility Placement Easement.

Design Adjustment Application



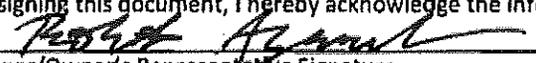
DEVELOPMENT SERVICES DEPARTMENT

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.

PROJECT	Project Name Thornton Reserve		
	Case Number S-6-18		
	Transaction Number 544722		
OWNER	Name RK Ventures LLC		
	Address 1330 Sunday Drive, Suite 105		City Raleigh
	State NC	Zip Code 27607	Phone 919-861-2929
CONTACT	Name Jon Eakins, PE		Firm The Nau Company PLLC
	Address PO Box 810		City Rolesville
	State NC	Zip Code 27571	Phone 919-465-6395 x4
REQUEST	I am seeking a Design Adjustment from the requirements set forth in the following:		
	<input type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	- See page 2 for findings	
	<input type="checkbox"/> UDO Art. 8.4 New Streets	- See page 3 for findings	
	<input type="checkbox"/> UDO Art. 8.5 Existing Streets	- See page 4 for findings	
	<input checked="" type="checkbox"/> Raleigh Street Design Manual	- See page 5 for findings	
	Provide details about the request; (please attach a memorandum if additional space is needed):		
This application seeks to waive the requirement for the 5' utility placement easement along the project's frontage with Thornton Road. Thornton Road is a NCDOT maintained road (SR2043). Per UDO 8.5.1.D.4 when a development abuts a street controlled by NCDOT street trees may not be required in the right-of-way. The project proposes Tree Conservation Area and SHOD yard plantings along the Thornton Road frontage that supersede the requirements of the C2 street protective yard per UDO 7.2.4.B. Since no trees will be in the public right-of-way there will not be the tree planting conflicts that necessitate the 5' utility placement easement.			

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.


6/28/2018
 Owner/Owner's Representative Signature Date

CHECKLIST	
Signed Design Adjustment Application	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input checked="" type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input checked="" type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input type="checkbox"/> 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	RECEIVED DATE:	DA - -
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Raleigh Street Design Manual

Administrative Design Adjustment Findings



DEVELOPMENT
SERVICES
DEPARTMENT

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 the Raleigh Street Design Manual;
The intent of the utility easement is to provide an area for power poles, fiber optic lines and other dry utilities. There are no street trees proposed for this project along the Thornton Road frontage that would conflict with these dry utilities
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
The Comprehensive Plan and adopted City plans do not address the 5' utility easement.
- C. The requested design adjustment does not increase congestion or compromise safety;
The presence or absence of the utility easement does not effect congestion or safety
- D. The requested design adjustment does not create additional maintenance responsibilities for the City; and
Thornton Road is an NCDOT maintained road. Any current or future road and utility maintenance will take place in the public right-of-way
- E. The requested design adjustment has been designed and certified by a Professional Engineer.
No design is necessary for this adjustment.

Individual Acknowledgement



DEVELOPMENT
SERVICES
DEPARTMENT

STATE OF NORTH CAROLINA
COUNTY OF WAKE

INDIVIDUAL

I, JESSE T. BUCHANAN, a Notary Public do hereby certify that
ROHIT AGARWAL personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

This the 28TH day of JUNE, 2018.

(SEAL)

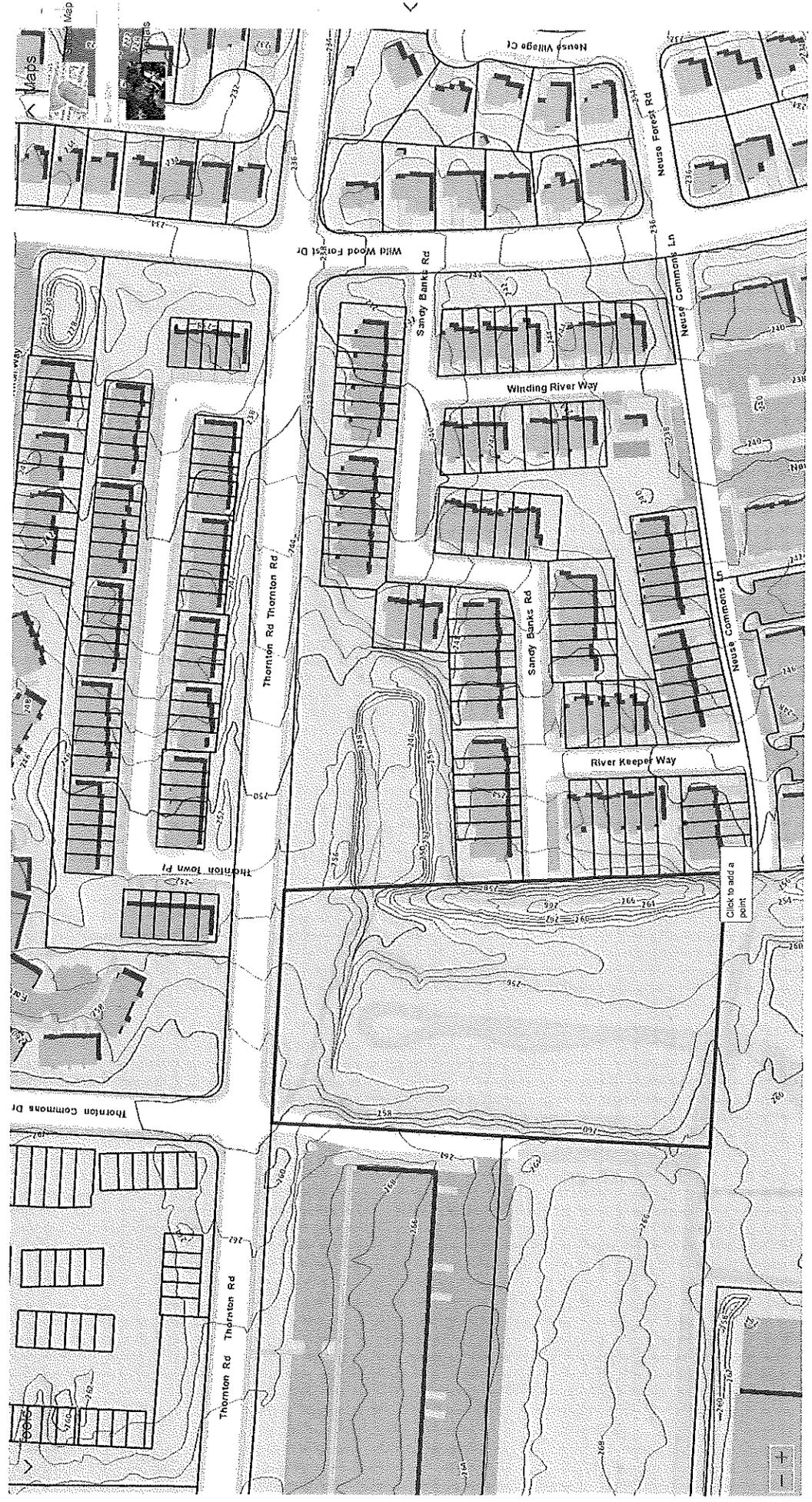
JESSE T. BUCHANAN NOTARY PUBLIC HARNETT COUNTY, N.C.
--

Notary Public

A handwritten signature in black ink, appearing to read "J.T.B.", written over a horizontal line.

My Commission Expires:

2/4/2020



THORNTON RESERVE

PRELIMINARY DEVELOPMENT PLANS

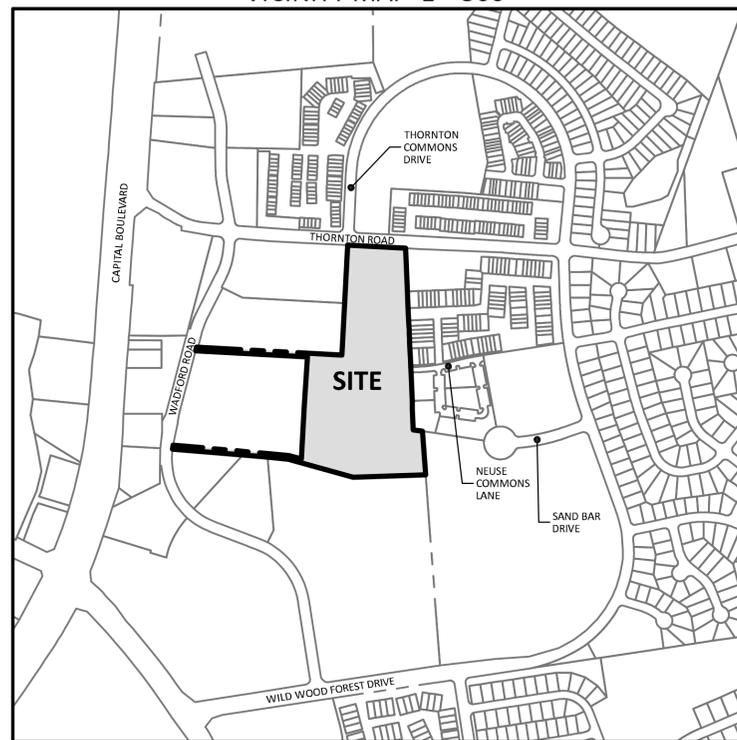
THORNTON ROAD RALEIGH, NC

MARCH 26, 2018
REVISED JULY 23, 2018

CLIENT

GREENHAWK DEVELOPMENT, LLC
1330 SUNDAY DRIVE, SUITE 105
RALEIGH, NC 27607

VICINITY MAP 1"=500'



SHEET INDEX		
SHEET NO.	SHEET NAME	MOST CURRENT REVISION DATE
C1.0	EXISTING CONDITIONS PLAN	07/23/2018
C1.1	TREE SURVEY	07/23/2018
C1.2	DEMOLITION PLAN	07/23/2018
C2.0	SITE PLAN	07/23/2018
C2.1	PRELIMINARY PLAT	07/23/2018
C2.2	COMMON AREA PLAN	07/23/2018
C2.3	TRANSPORTATION PLAN	07/23/2018
C2.4	FIRE PROTECTION PLAN	07/23/2018
C2.5	SOLID WASTE PLAN	07/23/2018
C3.0	LANDSCAPE PLAN	07/23/2018
C4.0	UTILITY PLAN	07/23/2018
C5.0	GRADING AND DRAINAGE PLAN	07/23/2018
C5.1	SPOT ELEVATION PLAN - NORTH	07/23/2018
C5.2	SPOT ELEVATION PLAN - SOUTH	07/23/2018
C6.1	CR7107 PRE-DEVELOPMENT DRAINAGE AREAS	07/23/2018
C6.2	PRE-DEVELOPMENT DRAINAGE AREAS (ONSITE ONLY)	07/23/2018
C6.3	PRE-DEVELOPMENT DRAINAGE AREA MAP	07/23/2018
C6.4	POST-DEVELOPMENT DRAINAGE AREAS (ONSITE ONLY)	07/23/2018
C6.5	POST-DEVELOPMENT IMPERVIOUS AREAS	07/23/2018
C7.0	PRELIMINARY BUILDING ELEVATIONS	07/23/2018
TREE CONSERVATION PLANS (BY OTHERS)		
L-1	TREE CONSERVATION PLAN	07/19/2018
L-2	TREE CONSERVATION PLAN	07/19/2018
CURRENT PLAT (BY OTHERS)		
1	RECOMBINATION & SUBDIVISION PLAT FOR PERRY CREEK PARK	12/31/2002

**Preliminary Subdivision
Plan Application**



Development Services Customer Service Center | Exchange Plaza, Room 400 | Raleigh, NC 27601 | 919.996.2000 | ext. 919.996.1833
Landscape Satellite Office | 1020 - 1030 Lenoir Road | Raleigh, NC 27601 | 919.996.4200

When submitting plans, please check the appropriate review type and include the Plan Checklist document.

Office Use Only: Transaction # _____ Project Coordinator _____ Team Leader _____

PRELIMINARY APPROVALS

Subdivision * Conventional Subdivision Compact Development Conservative Subdivision

*May require City Council approval if in a Metro Park Overlay or Historic Overlay District

If your project has been through the Due Diligence process, provide the transaction #:

GENERAL INFORMATION

Development Name: **Thornton Reserve**

Proposed Use: **townhome development**

Property Address(es): **5000 Thornton Road**

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

FIN Recorded Deed: 1738-21-1777 | FIN Recorded Deed: 1738-21-0374 | FIN Recorded Deed: 1738-21-1000 | FIN Recorded Deed: _____

What is your project type?

Single family Townhouse Subdivision in a non-residential zoning district

Other (describe): _____

OWNER/DEVELOPER INFORMATION

Company Name: **Greenhawk Development LLC** | Owner/Developer Name: **Craig Briner**

Address: **1330 Sunday Drive, Suite 105 | Raleigh, NC 27607**

Phone: **919-861-2929** | Email: **cbriner@greenhawkcorp.com** | Fax: _____

CONSULTANT/CONTACT PERSON FOR PLANS

Company Name: **The Nau Company, PLLC** | Contact Name: **Jon Eakins, PE**

Address: **PO Box 810 | Rolesville, NC 27571**

Phone: **919-616-4716** | Email: **jeakins@thenauco.com** | Fax: _____

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)

ZONING INFORMATION

Zoning District(s): **CX-3-PK-CU**

If more than one district, provide the acreage of each:

Overlay District? Yes No

Inside City Limits? Yes No

CUD (Conditional Use District) Case # **F-62-95**

COA (Certificate of Appropriateness) Case # _____

BOA (Board of Adjustment) Case # _____

STORMWATER INFORMATION

Existing Impervious Surface: **5,450 SF** acres/ft Yes No

Proposed Impervious Surface: **235,900 SF** acres/ft Yes No

If in a Flood Hazard Area, provide the following:

Alluvial Soils: _____ Flood Study: _____ FEMA Map Panel #: _____

NUMBER OF LOTS AND DENSITY

Total # of Townhouse Lots: Detached **0** Attached **96**

Total # of Single Family Lots: **0** Total # of All Lots: **96**

Overall LOTS/Acre Densities Per Zoning Districts: **6.6 units/acre**

Total # of Open Space and/or Common Area Lots: **0**

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate: **The Nau Company, PLLC** to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signature: *Craig Briner* Date: **2.9.18**

Signature: _____ Date: _____

ORDINANCE (1996) 712 ZC 370
Effective: 9/9/95

Z-62.95 Perry Creek Road, north side, at its east intersection with Capital Boulevard, extending in part to the Neuse River. Approximately 290 acres rezoned to Thoroughfare District CUD

Conditions: (5/19/95)

- Any development of the property will comply with the provisions of Certified Recommendation 7101 of the City of Raleigh Planning Commission regarding stormwater runoff.
- No more than 50 acres of subject property, which shall be contiguous to the point of intersection of the northern right-of-way line of Perry Creek Road and the eastern right-of-way line of U.S. Highway #1 North shall be devoted to any combination of retail uses, hotel, or motel uses.
- Such combination of uses shall be sited in such manner as not to be closer than 4000' from the west bank of the Neuse River, nor closer than 1000' from Neuse Baptist Church Road (also known as Thornton Road), nor farther than 1000' southeastwardly on Perry Creek Road from the aforesaid point of intersection.
- Reimbursement value of any required right-of-way shall remain at values in existence for the respective parcels prior to rezoning (R-4 and Thoroughfare, respectively).
- Dedication without reimbursement of a greenway easement extending 150 feet westwardly from the west bank of the Neuse River.
- No portion of property can be used for the display of billboards.
- A master plan, pursuant to City Code 10-2123, will be submitted for tracts of land designated for non-residential use which exceed fifty acres, and for any residential tracts designated for use at R-10 density or above.

SOLID WASTE INSPECTIONS STATEMENTS

THIS PROJECT IS IN COMPLIANCE WITH THE CITY OF RALEIGH SOLID WASTE DESIGN MANUAL.

THIS PROJECT WILL USE PRIVATE SOLID WASTE SERVICE TO HANDLE TRASH NEEDS

THIS PROJECT WILL USE DUMPSTERS IN LIEU OF INDIVIDUAL ROLL-OUT CONTAINERS

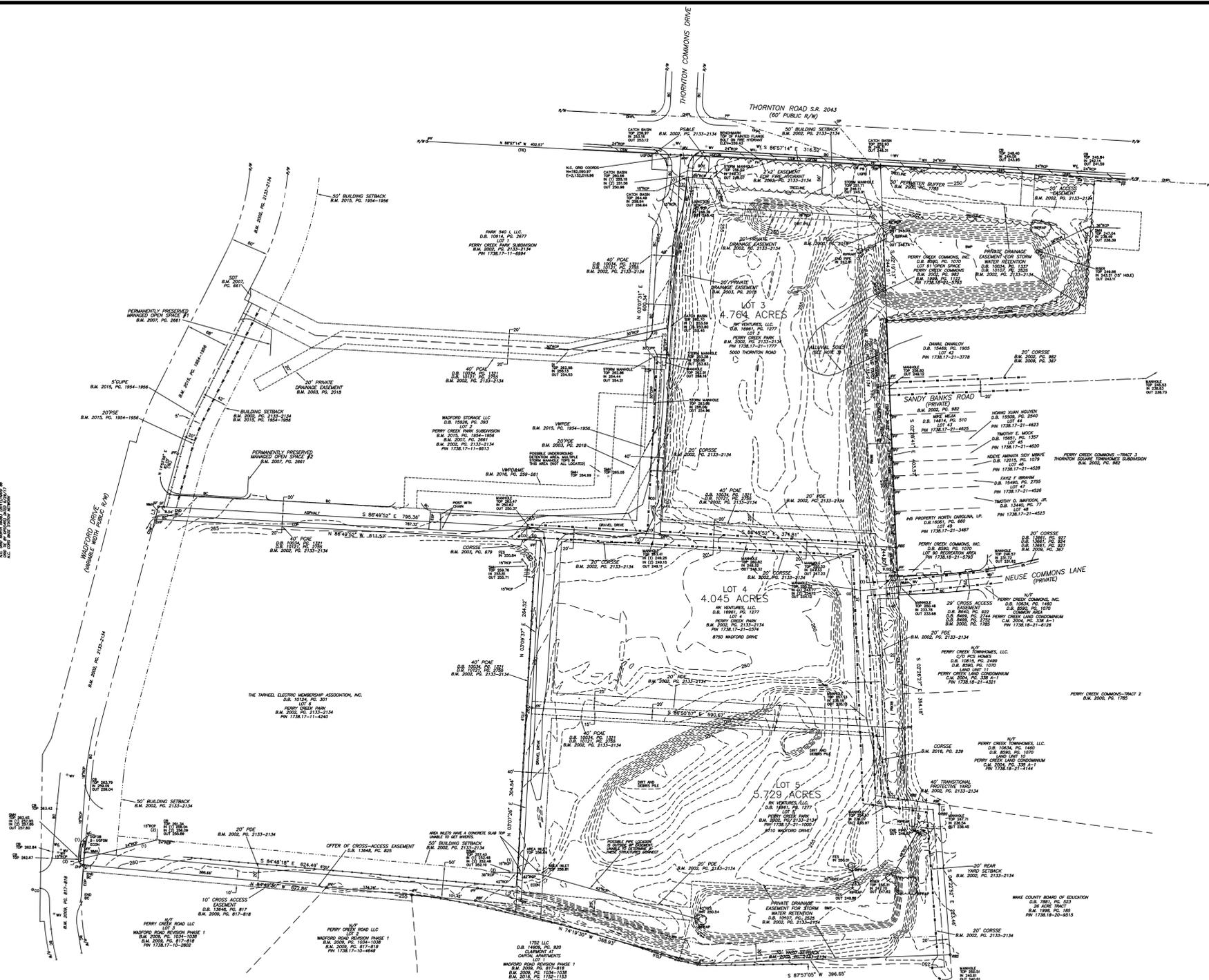
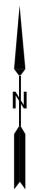
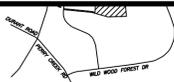
CITY OF RALEIGH
SITE PLAN # S-6-18

CITY OF RALEIGH
TRANSACTION # 544722



PO Box 810 | Rolesville, NC 27571
919-435-6395
NCBELS License P-0751

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



LINE	BEARING	DISTANCE
L1	S 87°35'00" E	75.00
L2	S 72°32'11" E	77.83
L3	S 1°32'58" E	75.24
L4	S 87°35'00" E	50.85
L5	S 07°43'50" E	74.99

- REFERENCES:
1. DECLARATION OF CROSS ACCESS
D.B. 1003A, P.C. 1321
D.B. 10121, P.C. 1756
 2. DEED OF EASEMENT (EMPHASIS)
D.B. 1003A, P.C. 1321

NOTES:

1. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
2. NO TITLE EXAMINATION HAS BEEN DONE BY ROBINSON & PLANT, P.C.
3. PROPERTY IS NOT IN THE 50 YEAR SOLE OF STAM R/W MAP.
4. 3745738000 PANEL 1738 EFFECTIVE DATE 5/15/08
5. ALLOWED SOLE USE (CLOSE HAZARD SOLE) FROM R.M. 2002, P.C. 2133-2134.
6. ALLOWED SOLE USE (CLOSE HAZARD SOLE) FROM R.M. 2002, P.C. 2133-2134.
7. ALLOWED SOLE USE (CLOSE HAZARD SOLE) FROM R.M. 2002, P.C. 2133-2134.

NOTE: ENCLOSURE WAS OBTAINED BY THE COMPANY THROUGH THE DISTRICTS ON THIS MAP ARE ADVANCED HORIZONTAL, SPACING DIVISIONS UNLESS OTHERWISE NOTED. ALL AREA CALCULATED BY COORDINATE COMPUTATION.

NORTH CAROLINA
STATE OF NORTH CAROLINA
COUNTY OF WAKE
I, _____, a duly licensed and qualified Professional Land Surveyor, do hereby certify that this plat was drawn under my supervision and that I am a duly licensed and qualified Professional Land Surveyor. I am not a party to this plat and I do not warrant its accuracy. I warrant only that this plat was prepared in accordance with the laws of North Carolina and that I am a duly licensed and qualified Professional Land Surveyor.

PROFESSIONAL LAND SURVEYOR
LICENSE NO. 1-4432

PRELIMINARY PLAT—NOT FOR RECORDATION, CONVEYANCES, OR SALES

PREPARED BY:
The Nau Company
Consulting Civil Engineers
PO Box 810 | Rolesville, NC 27571
919-435-6395
NCBELS License P-0751

CLIENT:
GREENHAWK DEVELOPMENT, LLC
1330 SUNDAY DRIVE, SUITE 105
RALEIGH, NC 27607

REVISIONS	DATE	DESCRIPTION
1	2018-03-26	REVISIONS PER CITY OF RALEIGH COMMENTS - TRANSACTIONS # 544720, 544721, 544722
2	2018-05-30	REVISIONS PER CITY OF RALEIGH COMMENTS - TRANSACTIONS # 544720, 544721, 544722
3	2018-07-23	REVISIONS PER CITY OF RALEIGH COMMENTS - TRANSACTIONS # 544720, 544721, 544722

**THORNTON RESERVE TOWNHOMES
PRELIMINARY DEVELOPMENT PLAN**

RALEIGH, NC

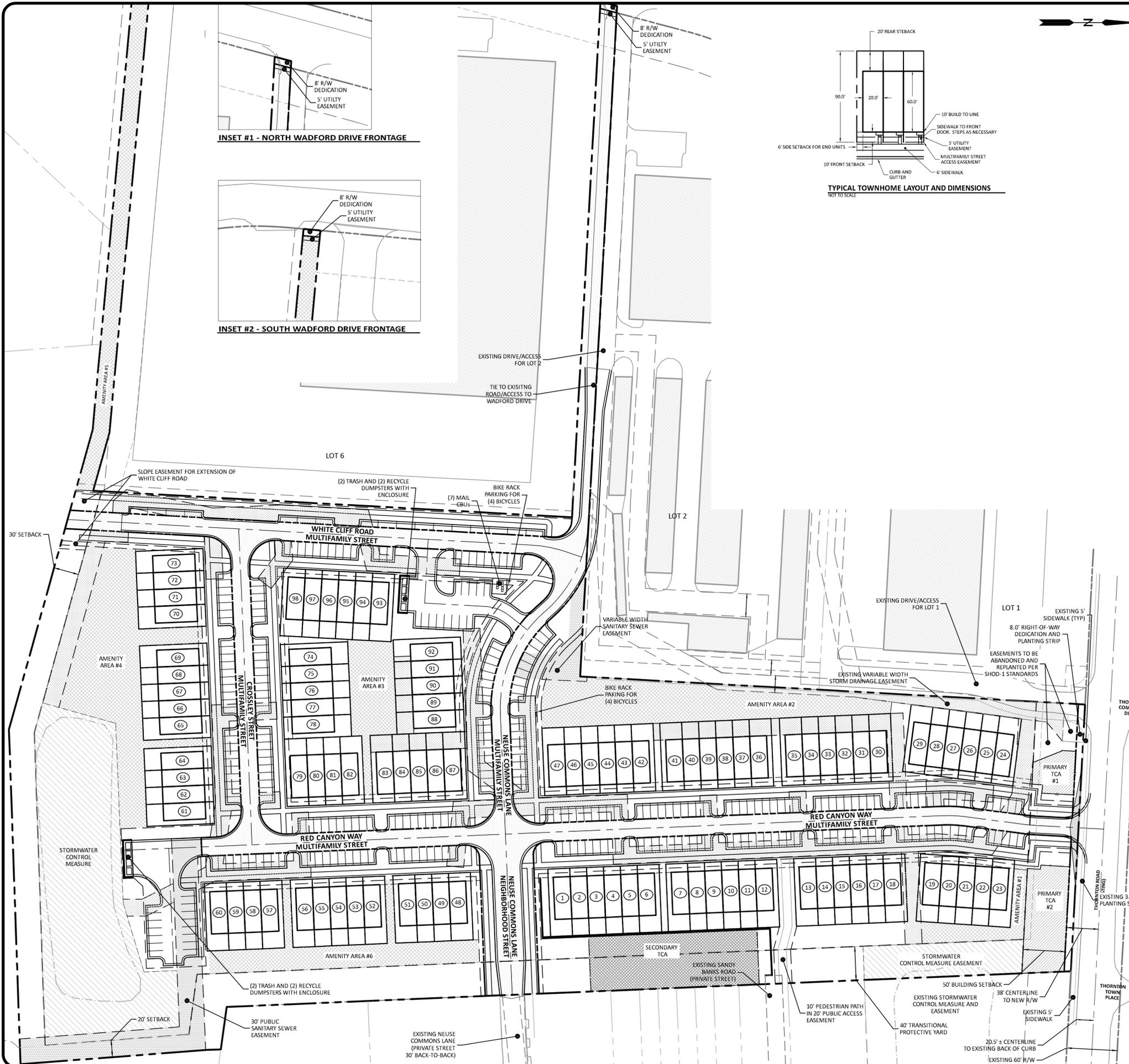
EXISTING CONDITIONS PLAN

PROJECT NO:	7/23/18
DESIGN BY:	JPE
DRAWN BY:	JPE
SCALE:	1"=60'
DATE:	2018-02-12
SHEET NO:	C1.0

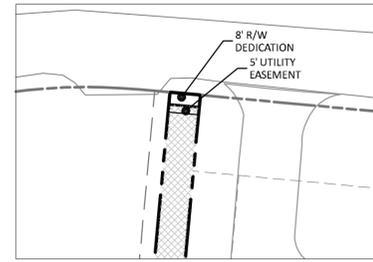
CITY OF RALEIGH
SITE PLAN # S-6-18

CITY OF RALEIGH
TRANSACTION # 544722

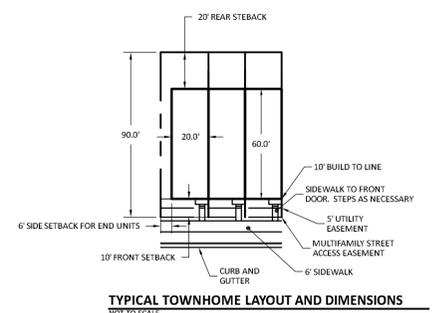
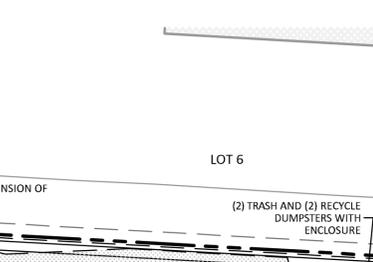




INSET #1 - NORTH WADFORD DRIVE FRONTAGE



INSET #2 - SOUTH WADFORD DRIVE FRONTAGE



PROJECT NOTES

1. ALL WATER MAINS WITHIN PUBLIC EASEMENTS AND RIGHTS-OF-WAY SHALL BE OWNED, OPERATED AND MAINTAINED BY THE CITY OF RALEIGH.
2. ALL SEWER MAINS WITHIN PUBLIC EASEMENTS AND RIGHTS-OF-WAY SHALL BE OWNED, OPERATED AND MAINTAINED BY THE CITY OF RALEIGH.
3. THE STREETS FOR THIS PROJECT WILL BE PUBLIC AND MAINTAINED BY THE CITY OF RALEIGH.
4. ROAD WIDENING IS NOT REQUIRED FOR THIS PROJECT.
5. AS-BUILT CERTIFICATIONS REQUIRED FOR THIS PROJECT INCLUDE BUT MAY NOT BE LIMITED TO: PUBLIC WATER, PUBLIC SEWER, SOIL COMPACTION, STORMWATER CONTROL MEASURES.

STORMWATER REQUIREMENTS

THESE PARCELS ARE PART OF A PRELIMINARY SUBDIVISION THAT WAS INITIALLY APPROVED AS PART OF ADMINISTRATIVE ACTION FOR PRELIMINARY SUBDIVISION CASE/FILE NAME S-55-02 PERRY CREEK OFFICE PARK

THE STORMWATER REQUIREMENTS FOR THIS PROPOSED DEVELOPMENT ARE:
 - POST-DEVELOPMENT RUNOFF SHALL NOT EXCEED PREDEVELOPMENT RUNOFF FOR THE 2-YEAR AND 10-YEAR STORM
 - NITROGEN REMOVAL TO LESS THAN 10.0 LBS/AC/YR

EXISTING STORMWATER CONTROL MEASURES

THERE ARE TWO STORMWATER CONTROL MEASURES ON AND ADJACENT TO THIS PROJECT THAT WERE DESIGNED AND APPROVED AS PART OF CASE FILE S-55-02 (PERRY CREEK PARK) THAT WILL REMAIN IN PLACE AND BE USED FOR STORMWATER QUANTITY AND QUALITY. THE PONDS MAY BE MODIFIED FROM THEIR EXISTING CONDITIONS TO MEET CITY STORMWATER REQUIREMENTS.

OUTDOOR LIGHTING NOTE

ALL PROPOSED OUTDOOR LIGHTING WILL MEET THE STANDARDS OF UDO SECTION 7.4

MECHANICAL EQUIPMENT NOTE

ALL PROPOSED MECHANICAL EQUIPMENT WILL MEET THE SCREENING STANDARDS OF UDO SECTION 7.2.5

SOLID WASTE SCREENING

ALL TRASH COLLECTION, COMPACTION AND RECYCLING FACILITIES SHALL BE SCREENED FROM VIEW PER UDO 7.2.5.C

SITE PLAN LEGEND

PROPERTY BOUNDARY	---
RIGHT-OF-WAY	---
PROPERTY LINE	---
SETBACK	---
PROPERTY/LANDSCAPE BUFFER	---
ROAD CENTERLINE	---
CURB & GUTTER	---
SIDEWALK	---
THORNTON COMMONS DRIVE	---
STORM SEWER EASEMENT	---
STORMWATER BMP EASEMENT	---
SANITARY SEWER EASEMENT	---
PRIMARY TREE CONSERVATION	---
SECONDARY TREE CONSERVATION	---
AMENITY AREA	---

DEVELOPER	
GREENHAWK DEVELOPMENT, LLC 1330 SUNDAY DRIVE, SUITE 105 RALEIGH, NC 27607 919-861-2929	
PROPERTY OWNER	
RK VENTURES, LLC 1330 SUNDAY DRIVE, SUITE 105 RALEIGH, NC 27607	

EXISTING SITE DATA	
PARCEL PIN(S)	1738-21-1777, 1738-21-0374
ZONING	CX-3-PK-CU
PARCEL AREA	14.42 ACRES (628,133 SF)
EXISTING USE	VACANT
RIVER BASIN	NEUSE

PROPOSED SITE DATA	
ZONING	CX-3-PK-CU
EXISTING SITE AREA	14.54 ACRES (633,421 SF)
R/W DEDICATION	THORNTON RD: 0.05 ACRES (2,534 SF) WADFORD DR NORTH: 0.004 ACRES (163 SF) WADFORD DR SOUTH: 0.004 ACRES (160 SF) THORNTON RD: 0.05 ACRES (2,857 SF)
TOTAL R/W DEDICATION	14.48 ACRES (630,564 SF)
PROPOSED USE	TOWNHOMES
SINGLE FAMILY UNITS	0
TOWNHOME UNITS	98
APARTMENT UNITS	0
TOTAL UNITS	98
NET DENSITY	6.8 UNITS/ACRE
PARKING SPACES REQUIRED	1 SPACE/BR + 1 SPACE/10 UNITS = 1 SPACES x (98 UNITS @ 38R/UNIT + 98 UNITS @ 1 SPACE/10 UNITS = 304 SPACES
PARKING SPACES PROVIDED	315 SPACES
BIKE PARKING REQUIRED	1 SPACE/20 UNITS = 5 SPACES
BIKE PARKING PROVIDED	8 SPACES

LOT DIMENSIONAL REQUIREMENTS	
MIN. LOT AREA	N/A
MIN. LOT WIDTH	16 FEET
FRONT SETBACK	10 FEET
SIDE SETBACK	0 FEET OR 6 FEET
REAR SETBACK	20 FEET
SIDE CORNER SETBACK	0 FEET OR 6 FEET

ONSITE IMPERVIOUS AREA SUMMARY		
GROUND COVER	PRE-DEVELOPMENT	POST-DEVELOPMENT
BUILDINGS	0 SF	98,000 SF
ROADS/PARKING	5,450 SF	148,015 SF
SIDEWALK	0 SF	30,300 SF
OTHER IMPERVIOUS	0 SF	0 SF
TOTAL IMPERVIOUS	5,450 SF	276,315 SF

AMENITY AREA TABULATION	
AMENITY AREA REQUIRED	10% (63,056 SF)
AMENITY AREA #1	3,508 SF
AMENITY AREA #2	16,031 SF
AMENITY AREA #3	6,791 SF
AMENITY AREA #4	21,228 SF
AMENITY AREA #5	13,813 SF
AMENITY AREA #6	10,203 SF
TOTAL AMENITY AREA	71,574 SF (11.4%)

TREE CONSERVATION AREA TABULATION	
TCA REQUIRED	10% (63,056 SF)
PRIMARY TCA #1	2,190 SF
PRIMARY TCA #2	6,259 SF
SECONDARY TCA #1	13,000 SF
TOTAL TCA	21,449 SF (3.4%) **

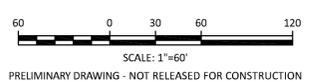
** REFER TO THE TREE CONSERVATION DATA SHEET AND TREE COVER REPORT FOR ADDITIONAL INFORMATION

BUILDING WIDTH TABULATION			
UNITS	LENGTH OF BUILD TO LINE	TOTAL BUILDING FACADE WIDTH	CALCULATED PERCENTAGE
1-23	586 FT	460 FT	78.5%
24-47	585 FT	480 FT	82.0%
48-60	329 FT	260 FT	79.0%
61-73	338 FT	260 FT	76.9%
74-78	121 FT	100 FT	82.6%
79-87	214 FT	180 FT	84.1%
88-92	122 FT	100 FT	82.0%
93-98	144 FT	120 FT	83.3%

CORNER LOT BUILD TO DIMENSIONS	
UNITS	DISTANCE TO NEAREST RIGHT OF WAY OR ACCESS EASEMENT
1	22.5'
23	N/A
24	N/A
47	11.0'
48	17.5'
61	7.5'
73	10.5'
79	6.0'
87	6.0'
98	7.9'

CITY OF RALEIGH
SITE PLAN # S-6-18

CITY OF RALEIGH
TRANSACTION # S44722



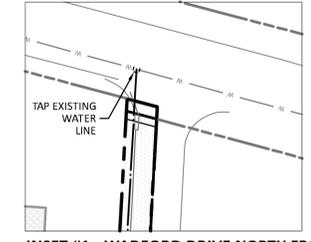
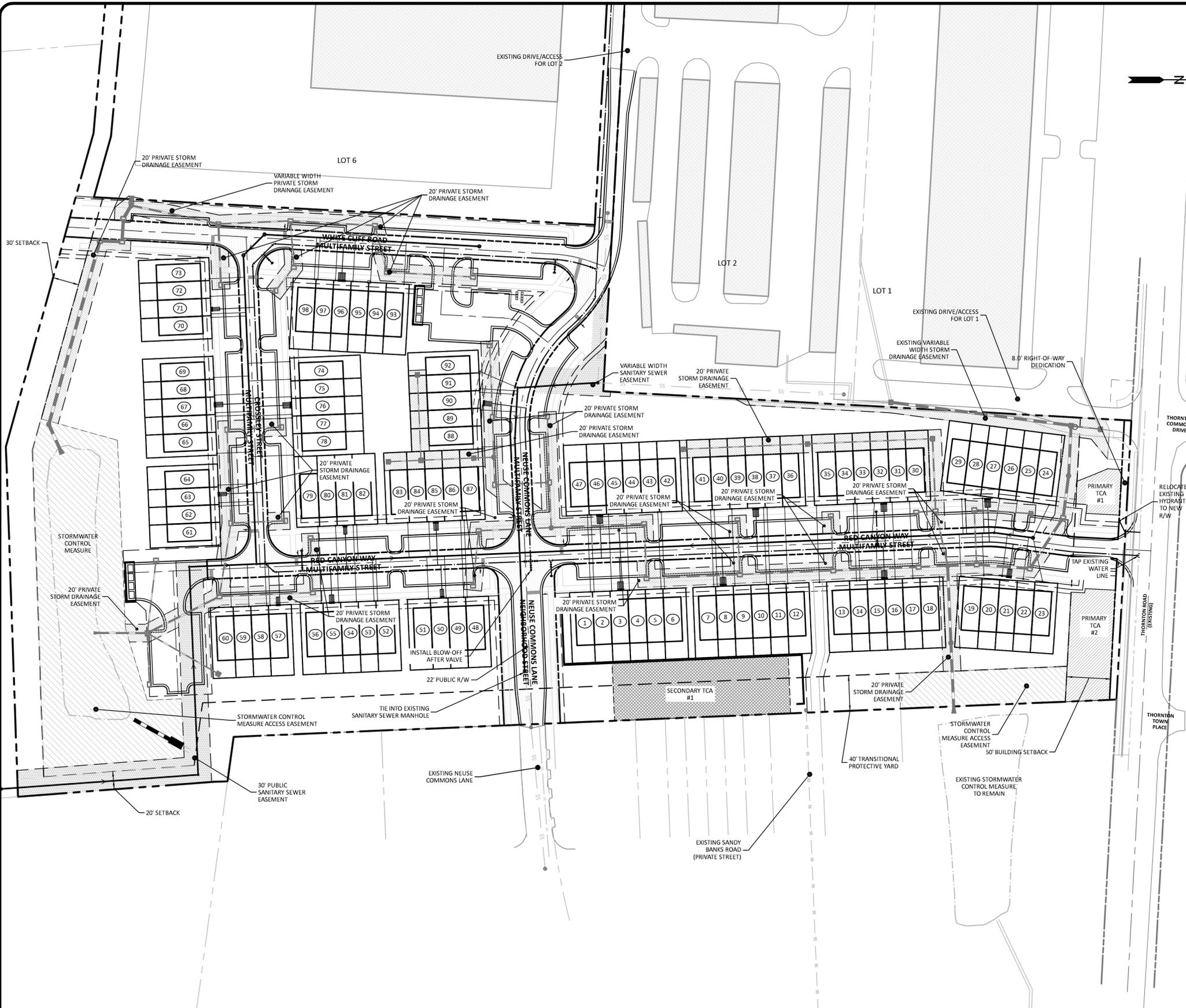
PREPARED BY:
The Nau Company
Consulting Civil Engineers
PO Box 810 | Rolesville, NC 27571
919-435-6395
NCBELS License P-0751

CLIENT:
GREENHAWK DEVELOPMENT, LLC
1330 SUNDAY DRIVE, SUITE 105
RALEIGH, NC 27607

REVISIONS	DATE	DESCRIPTION
1	2018-03-26	REVISIONS PER CITY OF RALEIGH COMMENTS - TRANSACTIONS # S44722
2	2018-05-30	REVISIONS PER CITY OF RALEIGH COMMENTS - TRANSACTIONS # S44722
3	2018-07-23	REVISIONS PER CITY OF RALEIGH COMMENTS - TRANSACTIONS # S44722

THORNTON RESERVE TOWNHOMES
PRELIMINARY DEVELOPMENT PLAN
RALEIGH, NC
OVERALL SITE PLAN

PROJECT NO: _____
DESIGN BY: JPE
DRAWN BY: JPE
SCALE: 1"=60'
DATE: 2018-02-12
SHEET NO: **C2.0**



INSET #1 - WADFORD DRIVE NORTH FRONTAGE/CONNECTION

- PUBLIC UTILITY NOTES**
1. ALL WATER MAINS WITHIN PUBLIC EASEMENTS AND RIGHTS-OF-WAY SHALL BE OWNED, OPERATED AND MAINTAINED BY THE CITY OF RALEIGH.
 2. ALL SEWER MAINS WITHIN PUBLIC EASEMENTS AND RIGHTS-OF-WAY SHALL BE OWNED, OPERATED AND MAINTAINED BY THE CITY OF RALEIGH.
 3. EACH UNIT WILL BE SERVED BY A 4 INCH DIAMETER SANITARY SEWER SERVICE WITH A CLEANOUT AT THE PROPERTY LINE.
 4. EACH BUILDING WILL HAVE A GANG WATER METER SET INSIDE THE ACCESS EASEMENT.
 5. EACH UNIT WILL HAVE A 3/4" WATER SERVICE LINE AND 5/8" METER

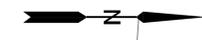
SANITARY SEWER RE-ROUTING
 THIS PROJECT WILL REQUIRE RE-ROUTING ACTIVE SANITARY SEWER LINES. RE-ROUTING THE SANITARY SEWER SHOULD BE PERFORMED IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AND SHALL NOT INTERRUPT SERVICE TO UPSTREAM PARCELS.

SITE PLAN LEGEND

PROPERTY BOUNDARY	---
RIGHT-OF-WAY	---
PROPERTY LINE	---
SETBACK	---
PROPERTY/LANDSCAPE BUFFER	---
ROAD CENTERLINE	---
CURB & GUTTER	---
SIDEWALK	---
STORM SEWER EASEMENT	---
STORMWATER BMP EASEMENT	---
SANITARY SEWER EASEMENT	---

UTILITY PLAN LEGEND

STORM SEWER PIPE	---
STORM SEWER STRUCTURES	---
SANITARY SEWER PIPE	---
SANITARY SEWER MANHOLE	---
SANITARY SEWER CLEANOUT	---
WATER PIPE	---
GANG WATER METERS	---
WATER HYDRANT	---
WATER VALVES	---
WATER FITTINGS	---
EX. STORM SEWER PIPE	---
EX. SANITARY SEWER PIPE	---
EX. SANITARY SEWER MANHOLE	---
EX. SANITARY SEWER CLEANOUT	---
EX. WATER PIPE	---



PREPARED BY:
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 Consulting Civil Engineers
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 919-435-6395
 NCBELS License P-0751

CLIENT:
 GREENHAWK DEVELOPMENT, LLC
 1330 SUNDAY DRIVE, SUITE 105
 RALEIGH, NC 27607

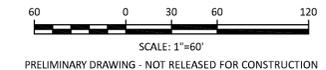
REVISIONS

NO.	DATE	DESCRIPTION
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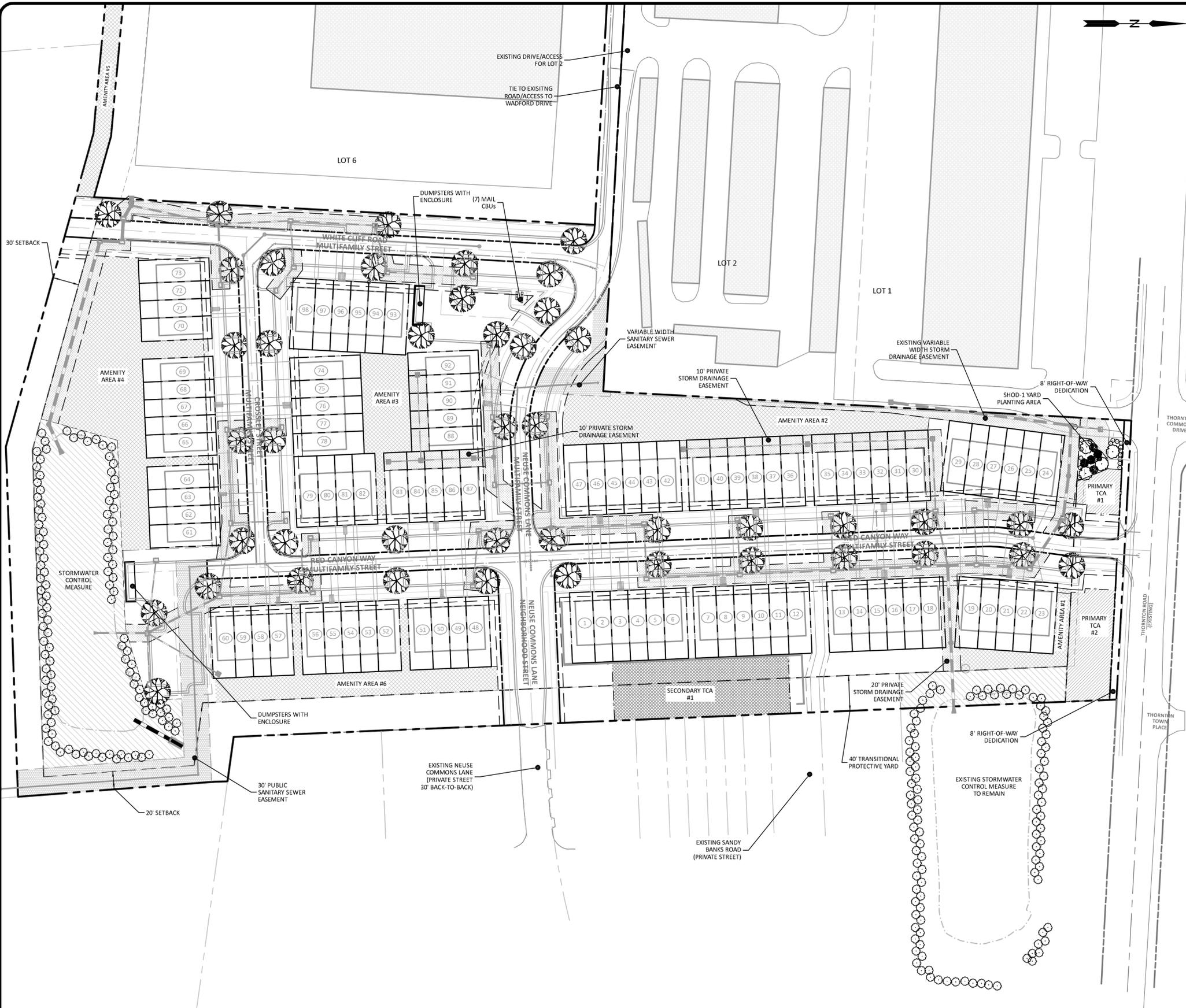
**THORNTON RESERVE TOWNHOMES
 PRELIMINARY DEVELOPMENT PLAN**
 RALEIGH, NC
 OVERALL UTILITY PLAN

CITY OF RALEIGH
 SITE PLAN # S-6-18

CITY OF RALEIGH
 TRANSACTION # 544722



PROJECT NO: ---
 DESIGN BY: JPE
 DRAWN BY: JPE
 SCALE: 1"=60"
 DATE: 2018-02-12
 SHEET NO: **C4.0**



TREE CONSERVATION AREA TABULATION	
TCA REQUIRED	10% (63,056 SF)
PRIMARY TCA #1	2,190 SF
PRIMARY TCA #2	6,259 SF
SECONDARY TCA #1	13,000 SF
TOTAL TCA	21,449 SF (3.4%) **

** REFER TO THE TREE CONSERVATION DATA SHEET AND TREE COVER REPORT FOR ADDITIONAL INFORMATION

SITE PLAN LEGEND	
PROPERTY BOUNDARY	---
RIGHT-OF-WAY	---
PROPERTY LINE	---
SETBACK	---
PROPERTY/LANDSCAPE BUFFER	---
ROAD CENTERLINE	---
CURB & GUTTER	---
SIDEWALK	---
STORM SEWER EASEMENT	---
STORMWATER BMP EASEMENT	---
SANITARY SEWER EASEMENT	---
PRIMARY TREE CONSERVATION	---
SECONDARY TREE CONSERVATION	---
AMENITY AREA	---
TREE PROTECTION FENCE	TP --- TP --- TP

UTILITY PLAN LEGEND	
STORM SEWER PIPE	---
STORM SEWER STRUCTURES	---
SANITARY SEWER PIPE	---
SANITARY SEWER MANHOLE	---
SANITARY SEWER CLEANOUT	---
WATER PIPE	---
GANG WATER METERS	---
WATER HYDRANT	---
WATER VALVES	---
WATER FITTINGS	---

LANDSCAPE PLAN LEGEND	
STREET TREE	---
DECIDUOUS SHADE TREE	---
EVERGREEN SHADE TREE	---
UNDERSTORY TREE	---
SHRUB	---

SHOD-1 YARD PLANTING REQUIREMENTS	
SHADE TREES	
DECIDUOUS	7
EVERGREEN	3
UNDERSTORY TREES	6
SHRUBS	32
% DECIDUOUS	40%

REQUIRED PLANTINGS LISTED ABOVE ARE PER 100 LINEAL FEET OF FRONTAGE

PREPARED BY:
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 Consulting Civil Engineers
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 919-435-6395
 NCBELS License P-0751

CLIENT:
 GREENHAWK DEVELOPMENT, LLC
 1330 SUNDAY DRIVE, SUITE 105
 RALEIGH, NC 27607

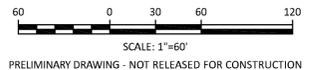
REVISIONS	REVISIONS	REVISIONS	REVISIONS
NO.	DATE	DESCRIPTION	BY
1	2018-03-26	REVISIONS PER CITY OF RALEIGH COMMENTS - TRANSACTIONS # 544722	JPE
2	2018-05-30	REVISIONS PER CITY OF RALEIGH COMMENTS - TRANSACTIONS # 544722	JPE
3	2018-07-23	REVISIONS PER CITY OF RALEIGH COMMENTS - TRANSACTIONS # 544722	JPE

**THORNTON RESERVE TOWNHOMES
 PRELIMINARY DEVELOPMENT PLAN**
 RALEIGH, NC
 LANDSCAPE PLAN

PROJECT NO:	---
DESIGN BY:	JPE
DRAWN BY:	JPE
SCALE:	1"=60'
DATE:	2018-02-12
SHEET NO:	C3.0

CITY OF RALEIGH
 SITE PLAN # S-6-18

CITY OF RALEIGH
 TRANSACTION # 544722





GRADING/DRAINAGE PLAN LEGEND

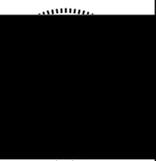
EXISTING MAJOR (5') CONTOUR	---	100
EXISTING MINOR (1') CONTOUR	---	101
PROPOSED MAJOR (5') CONTOUR	---	100
PROPOSED MINOR (1') CONTOUR	---	101
STORM DRAINAGE PIPE	---	
STORM DRAINAGE STRUCTURES	□	
SURFACE FLOW PATH	---	

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CLIENT:
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 1330 SUNDAY DRIVE, SUITE 105
 RALEIGH, NC 27607

NO.	DATE	REVISIONS
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3	2018-07-23	ISSUANCE PER CITY OF RALEIGH COMMENTS - TRANSACTION # 544722

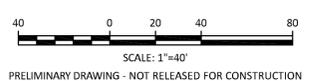
**THORNTON RESERVE TOWNHOMES
 PRELIMINARY DEVELOPMENT PLAN**
 RALEIGH, NC
 SPOT ELEVATIONS - NORTH

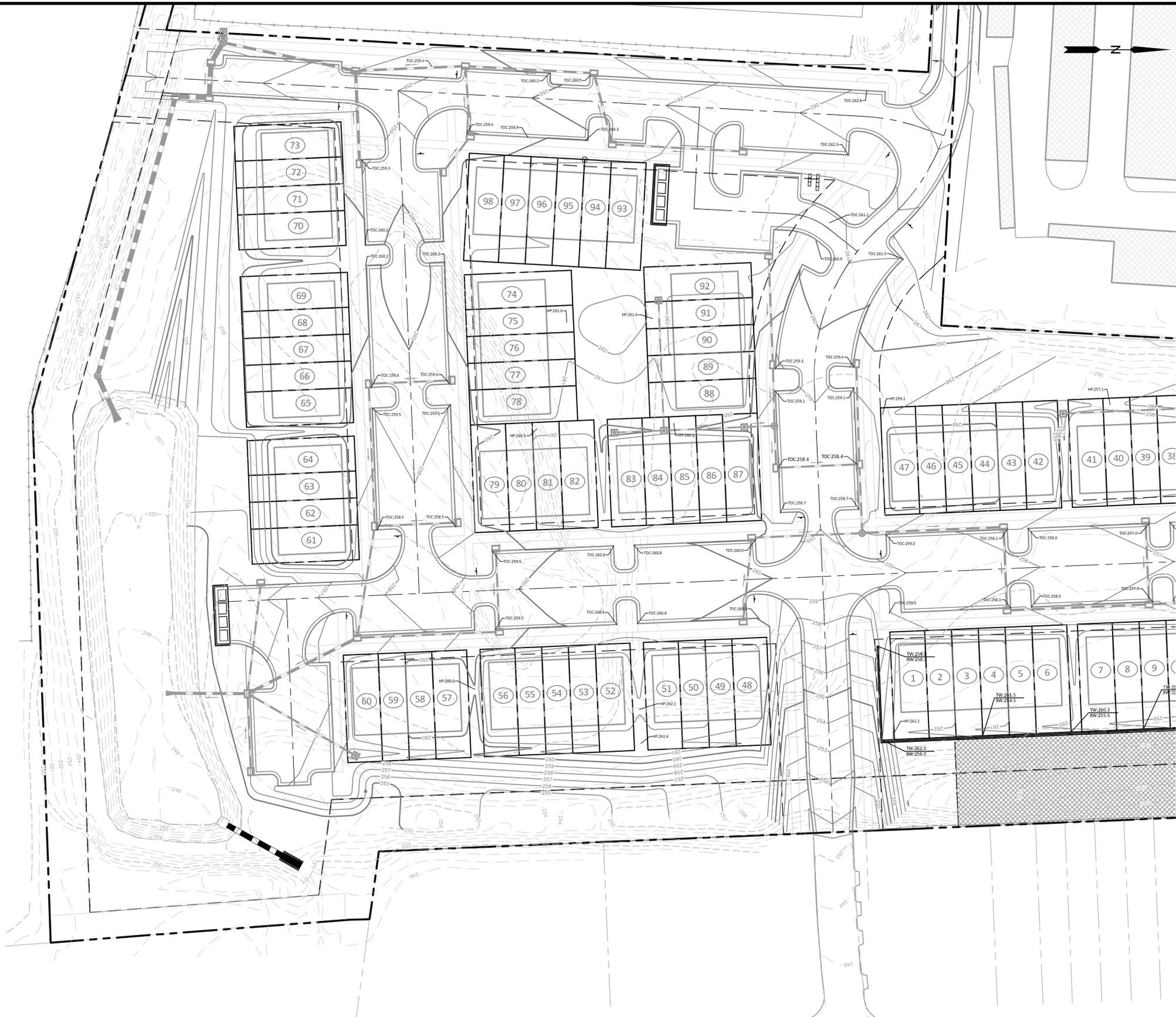


PROJECT NO:	---
DESIGN BY:	JPE
DRAWN BY:	JPE
SCALE:	1"=40'
DATE:	2018-02-12
SHEET NO:	C5.1

CITY OF RALEIGH
 SITE PLAN # S-6-18

CITY OF RALEIGH
 TRANSACTION # 544722



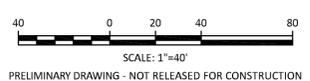


GRADING/DRAINAGE PLAN LEGEND

EXISTING MAJOR (5') CONTOUR	---
EXISTING MINOR (1') CONTOUR	---
PROPOSED MAJOR (5') CONTOUR	---
PROPOSED MINOR (1') CONTOUR	---
STORM DRAINAGE PIPE	---
STORM DRAINAGE STRUCTURES	▭
SURFACE FLOW PATH	...

CITY OF RALEIGH
SITE PLAN # S-6-18

CITY OF RALEIGH
TRANSACTION # 544722



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NCBELS License P-0751

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1330 SUNDAY DRIVE, SUITE 105
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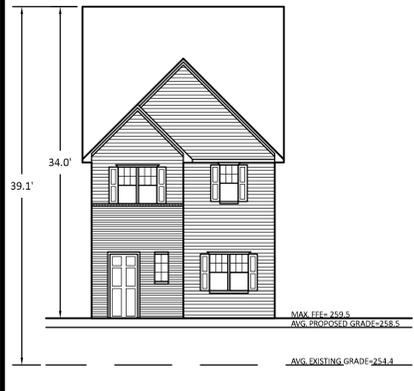
NO.	DATE	REVISIONS
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3	2018-07-23	ISSUANCE PER CITY OF RALEIGH COMMENTS - TRANSACTION # 544722

**THORNTON RESERVE TOWNHOMES
PRELIMINARY DEVELOPMENT PLAN**
RALEIGH, NC
SPOT ELEVATIONS - SOUTH

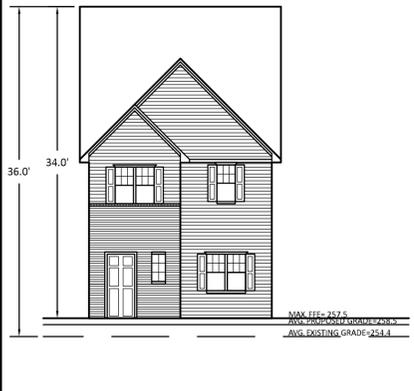
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DRAWN BY:	JPE
SCALE:	1"=40'
DATE:	2018-02-12
SHEET NO.:	C5.2



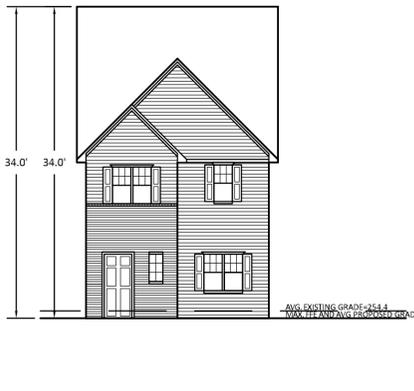
TOWNHOME BUILDING HEIGHT
UNITS 1-6



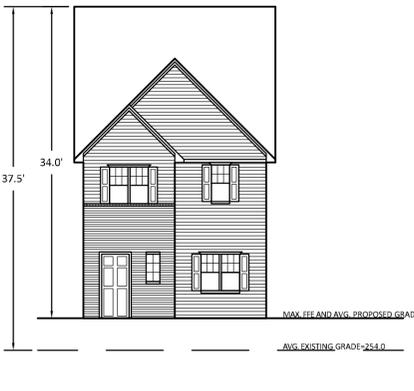
TOWNHOME BUILDING HEIGHT
UNITS 7-12



TOWNHOME BUILDING HEIGHT
UNITS 13-18



TOWNHOME BUILDING HEIGHT
UNITS 19-23



TOWNHOME BUILDING HEIGHT
UNITS 24-29

BUILDING ELEVATION NOTES

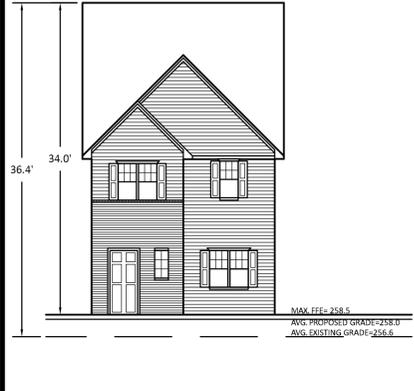
1. THE MAXIMUM BUILDING HEIGHT WILL BE 50' OR 3 STORIES PER UDO 3.3.2
2. BUILDING HEIGHT IS DETERMINED PER UDO 1.5.7
3. THIS PROJECT WILL BE MASS GRADED. PER UDO 1.5.7.A.2 THE AVERAGE GRADE WILL BE THE IMPROVED GRADE FOLLOWING MASS GRADING.
4. MINIMUM GROUND FLOOR ELEVATION IS MEASURED FROM THE AVERAGE GRADE AT THE BACK OF CURB PER UDO 1.5.7.B
5. THE MINIMUM GROUND FLOOR ELEVATION WILL BE 2' ABOVE FINAL GRADE PER UDO 3.2.3.G1
6. STAIRS OR A SLOPED SIDEWALK OR A COMBINATION OF THE TWO WILL BE USED TO PROVIDE ACCESS FROM THE CURB TO THE FRONT DOOR OF THE TOWNHOME.

PREPARED BY:
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Consulting Civil Engineers
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919-435-6395
NCBELS License P-0751

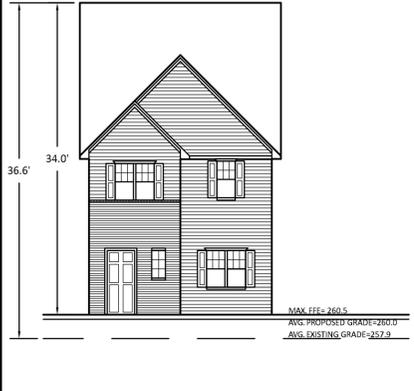
CLIENT:
GREENHAWK DEVELOPMENT, LLC
1330 SUNDAY DRIVE, SUITE 105
RALEIGH, NC 27607



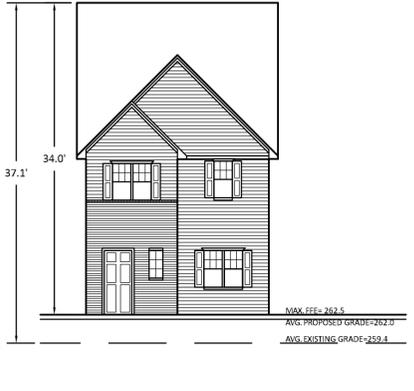
TOWNHOME BUILDING HEIGHT
UNITS 30-35



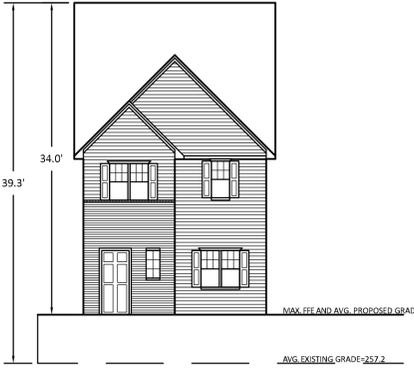
TOWNHOME BUILDING HEIGHT
UNITS 34-41



TOWNHOME BUILDING HEIGHT
UNITS 42-47



TOWNHOME BUILDING HEIGHT
UNITS 48-51



TOWNHOME BUILDING HEIGHT
UNITS 52-56



TOWNHOME BUILDING HEIGHT
UNITS 57-60



TOWNHOME BUILDING HEIGHT
UNITS 61-64



TOWNHOME BUILDING HEIGHT
UNITS 65-69



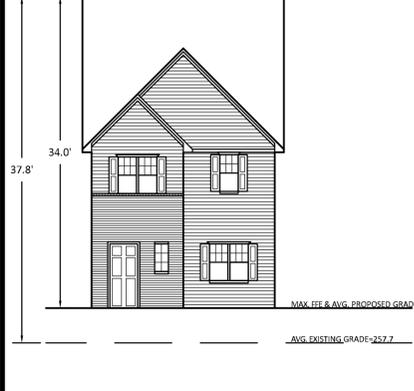
TOWNHOME BUILDING HEIGHT
UNITS 70-73



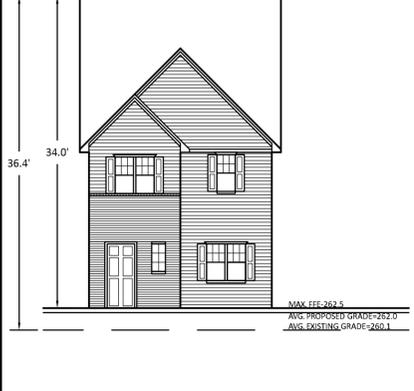
TOWNHOME BUILDING HEIGHT
UNITS 74-78



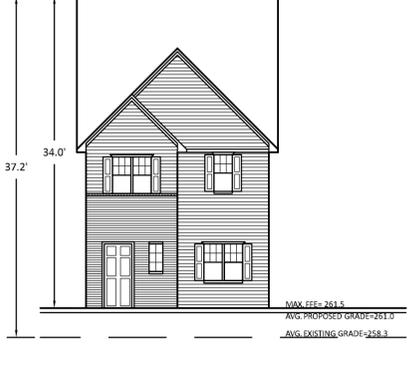
TOWNHOME BUILDING HEIGHT
UNITS 79-82



TOWNHOME BUILDING HEIGHT
UNITS 83-87



TOWNHOME BUILDING HEIGHT
UNITS 88-92



TOWNHOME BUILDING HEIGHT
UNITS 93-98

BUILDING	EXISTING GRADE AT FRONT OF BUILDING			PROPOSED GRADE AT FRONT OF BUILDING			RESTRICTIVE	MAX. ALLOWABLE HEIGHT	MAX. ALLOWABLE ELEVATION	MAXIMUM FEE	STRUCTURE HEIGHT	MAX. CALCULATED ELEVATION
	LEFT SIDE	RIGHT SIDE	AVERAGE	LEFT SIDE	RIGHT SIDE	AVERAGE						
UNITS 1-6	254.2	256.0	255.1	260.5	262.5	261.5	255.1	50 FEET	305.1	262.5	34 FEET	296.5
UNITS 7-12	254.7	254.1	254.4	257.5	259.5	258.5	254.4	50 FEET	304.4	259.5	34 FEET	293.5
UNITS 13-18	256.0	254.9	255.5	256.0	257.5	256.8	255.5	50 FEET	305.5	257.5	34 FEET	291.5
UNITS 19-23	258.9	255.7	257.3	256.5	256.5	256.5	256.6	50 FEET	306.5	256.5	34 FEET	290.5
UNITS 24-29	257.0	253.0	255.0	257.5	257.5	257.5	255.0	50 FEET	305.5	257.5	34 FEET	291.5
UNITS 30-35	256.5	257.2	256.9	257.0	257.0	257.0	256.9	50 FEET	305.5	257.0	34 FEET	291.0
UNITS 36-41	256.5	256.7	256.6	258.5	257.5	258.0	256.6	50 FEET	306.6	258.5	34 FEET	292.5
UNITS 42-47	259.2	256.5	257.9	260.5	259.5	260.0	257.9	50 FEET	307.9	260.5	34 FEET	294.5
UNITS 48-51	260.0	258.7	259.4	262.5	261.5	262.0	259.4	50 FEET	309.4	262.5	34 FEET	296.5
UNITS 52-56	255.1	259.2	257.2	262.5	262.5	262.5	257.2	50 FEET	307.2	262.5	34 FEET	296.5
UNITS 57-60	258.6	255.6	257.1	260.5	259.5	260.0	257.1	50 FEET	307.1	260.5	34 FEET	294.5
UNITS 61-64	258.5	260.2	259.4	260.5	260.5	260.5	259.4	50 FEET	309.4	260.5	34 FEET	294.5
UNITS 65-69	260.4	264.3	262.4	261.5	261.5	261.5	261.5	50 FEET	311.5	261.5	34 FEET	295.5
UNITS 70-73	264.0	256.9	260.5	261.5	261.5	261.5	260.5	50 FEET	310.5	261.5	34 FEET	295.5
UNITS 74-78	256.9	267.2	262.1	261.5	261.5	261.5	261.5	50 FEET	311.5	261.5	34 FEET	295.5
UNITS 79-82	263.1	255.9	259.5	260.5	261.5	261.0	259.5	50 FEET	309.5	261.5	34 FEET	295.5
UNITS 83-87	255.9	259.6	257.7	261.5	261.5	261.5	257.7	50 FEET	307.7	261.5	34 FEET	295.5
UNITS 88-92	259.9	260.2	260.1	261.5	262.5	262.0	260.1	50 FEET	310.1	262.5	34 FEET	296.5
UNITS 93-98	259.8	256.7	258.3	261.5	260.5	261.0	258.3	50 FEET	308.3	261.5	34 FEET	295.5

CITY OF RALEIGH
SITE PLAN # S-6-18

CITY OF RALEIGH
TRANSACTION # 544722

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

REVISIONS	REVISIONS PER CITY OF RALEIGH COMMENTS - TRANSACTION #	DATE
1	2018-03-26	2018-03-26
2	2018-05-30	2018-05-30
3	2018-07-23	2018-07-23

THORNTON RESERVE TOWNHOMES
PRELIMINARY DEVELOPMENT PLAN
RALEIGH, NC
BUILDING ELEVATIONS

PROJECT NO: ---
DESIGN BY: JPE
DRAWN BY: JPE
SCALE: 1"=60'
DATE: 2018-02-12
SHEET NO: C7.0