



Administrative Approval Action

Case File / Name: SUB-0069-2021
DSLC - SUNRISE TOWNHOMES

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 Capital Boulevard, south of E. Whitaker Mill Road at 1521, 1523, 1525 & 1527 Sunrise Avenue.

REQUEST: Development of a 1.39 acre/60,557 sf tract zoned R-10 NCOD (Neighborhood Conservation Overlay District) with .06 acres/2,690 sf of right-of-way dedication, leaving a net area of 1.33 acres/57,867 sf. A proposed townhome development including 20 lots- 18 residential and 2 HOA maintained Open Lots. Site located in the NCOD-Five Points East Core.

BOA-0071-2021: Variance approved 2/14/22 for relief of the 10% front yard setback per the NCOD pursuant to UDO Sec.5.4.3.F.3.a.ii, with a 7"ft front yard setback from Sunrise Avenue.

**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 April 4, 2022 by Swift Partners PLLC.

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:

Stormwater

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

☒ **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.



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<input checked="" type="checkbox"/>	Cross Access Agreements Required
<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required

<input checked="" type="checkbox"/>	Slope Easement Deed of Easement Required
<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required

☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

General

1. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
2. A demolition permit shall be issued and this building permit number shown on all maps for recording.
3. Provide documentation indicating a Property Owner's Association has been established for the subject development.
4. A recombination shall be recorded in conjunction with or prior to the recordation and approval of the residential lots for SUB-0069-2021.
5. Comply with all conditions of BOA-0071-2021 as applicable.

Engineering

6. A cross access agreement to the lots identified as PIN 1704776463 and PIN 1704778212 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 one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
7. A public infrastructure surety for the sidewalk construction shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.



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8. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
9. A slope easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
10. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

Public Utilities

11. 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

12. 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).
13. 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).
14. 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).



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15. 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).
16. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

☒ **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. Comply with all conditions of BOA-0071-2021.
2. Building elevation designs for each residential or set of building townhome blocks are provided for Post-Development average grades, in accordance to TC-4-20.

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. This development proposes (10) street trees along Sunrise Ave.
5. A public infrastructure surety for (5) tree lawn trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

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

General

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

Stormwater

2. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).



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

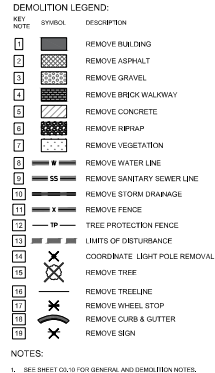
EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take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

3-Year Sunset Date: September 7, 2025
Record at least ½ of the land area approved.

5-Year Sunset Date: September 7, 2027
Record entire subdivision.

I hereby certify this administrative decision.

Signed: *Daniel L Stegall* Date: 05/11/2022
Development Services Dir/Designee
Staff Coordinator: Jermont Purifoy

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VICINITY

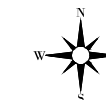


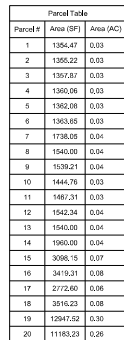
SCALE



SCALE: 1" = 20'

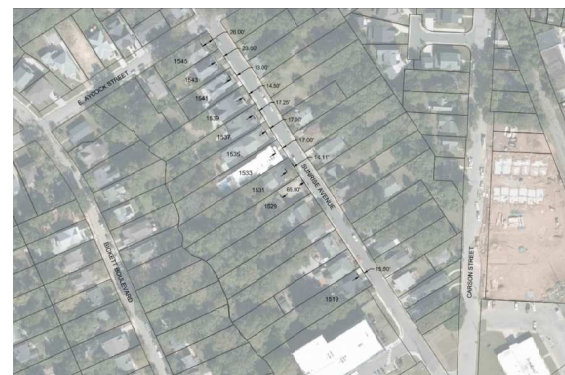
ARROW

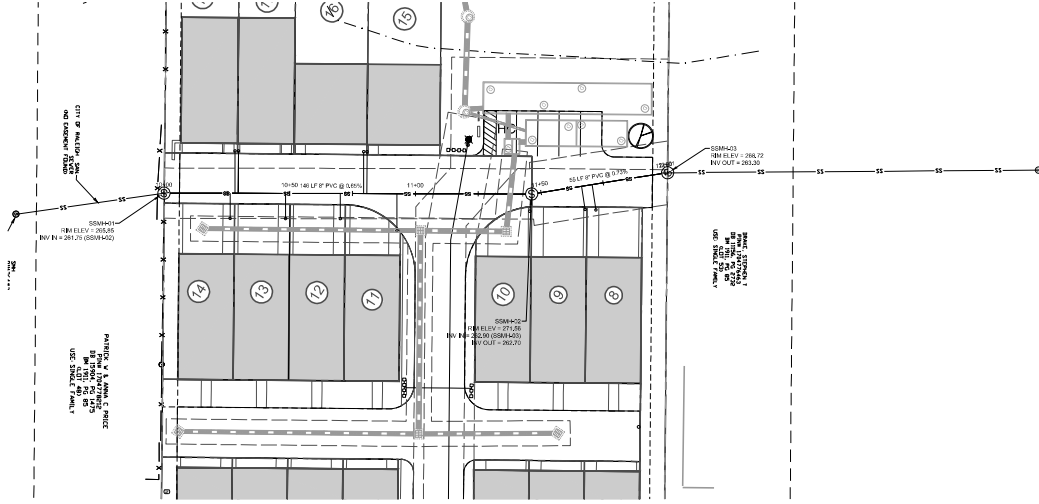




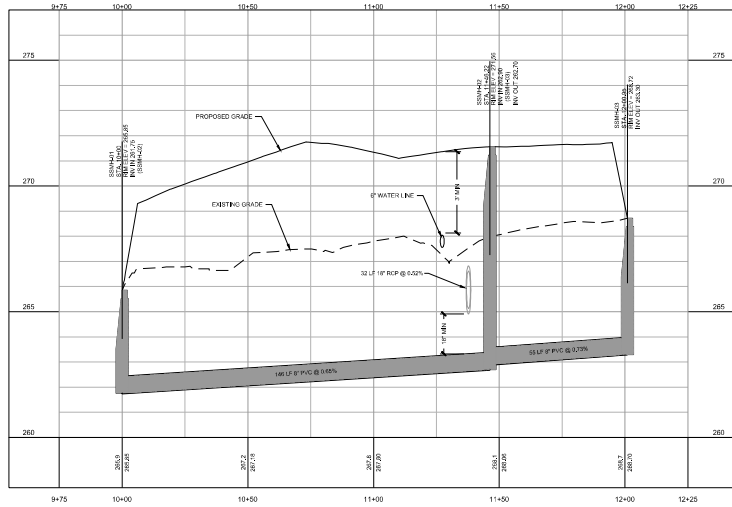
SYMBOL	DESCRIPTION
	PROPOSED BUILDING
	PROPOSED CONCRETE SIDEWALK
	PROPOSED BRICK SIDEWALK
	PROPOSED HEAVY DUTY PAVEMENT
	PROPOSED CONCRETE PAVERS
	PROPOSED GRAVEL
	PROPOSED CURB & GUTTER
	PROPOSED STOP BAR
	PROPOSED CROSSWALK
	PROPOSED 6' WIDE STANDARD CROSSWALK
	PROPOSED 10' WIDE HIGH VISIBILITY CROSSWALK
	PROPOSED ADA PARKING SPACE
	PROPOSED KEYSTONE WALL
	PROPOSED CP WALL
	PROPOSED WHEEL STOP
	PROPOSED GRAVEL TRAIL
	PROPOSED ASPHALT TRAIL
	PROPOSED FENCE
	PROPOSED VEHICLE GATE (8' WIDE)
	PROPOSED LIGHT
	PROPOSED BACK PACK
	LIMITS OF RIGHT-OF-WAY

1. SEE SHEET C0.10 FOR GENERAL AND SITE NOTES.
2. THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE-CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 8.0.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.
3. THE SITE WILL BE CONFORMING TO THE EXEMPTION OF CROSS-ACCESS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 8.0.2.4 AS THE ADJUTING PROPERTIES ARE DETACHED SINGLE FAMILY DWELLING LOTS. TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY RALEIGH AND CONSULTANTS.
4. PROPERTY IS LOCATED IN ZONE S-1 AREA DETERMINED TO BE OUTSIDE THE 10% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN BASED ON THE FEMA MAP NUMBER 37021RD006E DATED MAY 2, 2009.
5. NO UNPAID WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN IN A

[illegible]



UTILITY PLAN VIEW
SCALE: 1"=20'



UTILITY PROFILE VIEW
SCALE: 1"=20' (HORIZONTAL) 1"=2' (VERTICAL)

UTILITY LEGEND:

SYMBOL	DESCRIPTION
— W —	EXISTING WATER LINE
— W —	PROPOSED WATER LINE
— S —	EXISTING SANITARY SEWER LINE
— S —	PROPOSED SANITARY SEWER LINE
⊙	PROPOSED FIRE HYDRANT
⊙	PROPOSED WATER VALVE
⊙	EXISTING SANITARY SEWER MANHOLE
⊙	PROPOSED SANITARY SEWER MANHOLE
⊙	PROPOSED CLEANOUT
⊙	PROPOSED FDC
⊙	PROPOSED BACKFLOW METER
⊙	PROPOSED POST INDICATOR VALVE (PIV)
⊙	GREASE INTERCEPTOR
⊙	30' HYDRANT COVERAGE CIRCLE
⊙	LIGHTS OR OBSTACLES

NOTES:

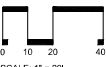
1. SEE SHEET C6.10 FOR GENERAL AND UTILITY NOTES.

No.	Date	Description
1.	11/15/2022	FOR 30' ROUND COMMENTS

VICINITY

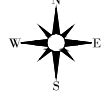


SCALE



SCALE: 1" = 20'

ARROW



DATE: 11/15/2022
DRAWN BY: J. L. LAY
CHECKED BY: J. L. LAY
PROJECT # C6.10

SHEET NO.

C6.10

5.1 GENERAL PRODUCT REQUIREMENTS

A. PROVIDE A STRUCTURAL PLANTING SOIL USING THE TWO COMPONENTS LISTED BELOW THAT MEET ASTM STANDARDS AS FOLLOWS:

- 1. 3/4" EXPANDED SLATE 40%
- 2. SANDY CLAY LOAM 20%
- 3. PERCENTAGES OF SAND AND CLAY MAY VARY TO MEET TEST REQUIREMENTS.

B. COMPACTION: WHEN CALCULATING THE VOLUME NECESSARY FOR THE PROJECT, ADD APPROXIMATELY 10% TO THE CALCULATED VOLUME TO ALLOW FOR COMPACTION WHICH OCCURS DURING INSTALLATION DUE TO DRIVING SMALL EQUIPMENT OVER THE PRODUCT IN ADDITION TO THE NATURAL SETTLING PROCESS.

1. ONLY NON-HAZARDOUS FUELS SUCH AS COAL OR NATURAL GAS MAY BE USED TO PROCESS THE SLATE.
2. UNIT WEIGHT (LOOSE): 48 LB./C.F. TO 55 LB./C.F. (ASTM C29)(SATURATED SURFACE LOOSE, 55 LB./C.F. TO 60 LB./C.F.)
3. SPECIFIC GRAVITY: 1.45 TO 1.60, DRY BULK (ASTM C127)
4. GRADATION: 3/4" - #1 SIZE

- | sieve size | % passing |
|------------|-----------|
| 3/4" | 100 |
| 3/8" | 60 |
| #40 | 10 |
5. TEST FOR DEGRADATION IN LAB USING LOS ANGELES ABRASION TESTING IN ACCORDANCE WITH ASTM C-131. MINIMUM PERCENT FINE = 70% AND MORE THAN 20% OF THE WEIGHT OF THE AGGREGATE MUST BE LOST TO DEGRADATION.
6. SANDY CLAY LOAM
 SANDY CLAY LOAM IS FOR MIXING WITH STRUCTURAL SOIL ONLY AND NOT TO BE CONFUSED WITH "PLANTING SOIL".
- | TEXTURE |
|------------------------|
| 40 + 60% SAND |
| 10 + 20% SILT |
| 20 + 30% CLAY |
| 2 - 5 % ORGANIC MATTER |
- ⑤

A. GENERAL:























1. STRUCTURAL SOIL IS SHOWN IN A PUBLIC RIGHT-OF-WAY OR EASEMENT. OBTAIN APPROVALS FROM PROPER AUTHORITIES BEFORE AND AFTER PLACING STRUCTURAL SOIL.
2. ACHIEVE 90% OF MAXIMUM DRY DENSITY FOR THE SUBGRADE. (ASTM D693)

2. THE SUBGRADE SHALL BE PREPARED ACCORDING TO THE FOLLOWING PROCEDURE:
 - a. REMOVE ALL ORGANIC MATTER, DEBRIS, LOOSE MATERIAL AND LARGE ROCKS.
 - b. DIG OUT SOFT AND MUCKY SPOTS AND REPLACE WITH SUITABLE MATERIAL.
 - c. LOOSEN HARD SPOTS, UNIFORMLY COMPACT SUBGRADE TO 95% OF ITS MAXIMUM DRY DENSITY.
3. PERFORMED UNDERDRAIN SYSTEM (IF USED)
 - a. INSTALL UNDER DRAIN SYSTEM, WITH SOOK OR SOIL SEPARATOR FABRIC, ACCORDING TO DRAWINGS AND CONNECTED TO STORM DRAIN.

1. INSTALL THE SOI DRAINS ENSURING THE STRUCTURAL SOI IS PROPERLY COMPACTED UNDER AND AROUND EACH PIPE.
2. CONSIDER USING ROOT BARRIERS IF IT IS DESIRED TO AVOID ROOT PENETRATION INTO ADJACENT UTILITIES.

- B. PLACING AND COMPACTING STRUCTURAL SOIL.**
1. PLACE STRUCTURAL SOIL IN HORIZONTAL LIFTS NOT EXCEEDING 12 INCHES DEPTH. CONNECT LIFTS TO THE STRUCTURING MACHINE, PREFORMING A MINIMUM OF TWO PASSES, OF NOT LESS THAN 30 SECONDS PER PASS, BEFORE MOVING THE VIBRATORY PLATE TO THE NEXT ADJACENT LOCATION. ADDITIONAL PASSES MAY BE REQUIRED SHOULD THE FIELD ENGINEER DETERMINE ADDITIONAL COMPACTION IS NECESSARY TO INSURE STABILITY OF THE LAYER. REPEAT PLACING AND COMPACTING 12 INCH LIFTS UNTIL THE SPECIFIED DEPTH IS REACHED.
 2. FOR LARGE SPACES, A VIBRATORY STRIP-ROLLER WEIGHING NO MORE THAN 12 TONS STATIC WEIGHT CAN BE USED. HORIZONTAL LIFTS SHOULD NOT EXCEED 12 INCHES THICKNESS. THE NUMBER OF PASSES SHOULD BE DETERMINED AND MAXIMUM BE FOUR. ADDITIONAL PASSES MAY BE REQUIRED SHOULD THE FIELD ENGINEER DETERMINE ADDITIONAL COMPACTION IS NECESSARY TO INSURE STABILITY OF THE LAYER.

SYMBOL	DESCRIPTION
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-  PROPOSED BUILDINGS
-  PROPOSED CONCRETE SIDEWALK
-  PROPOSED BRICK SIDEWALK
-  PROPOSED HEAVY DUTY PAVEMENT
-  PROPOSED CONCRETE PAVERS
-  PROPOSED GRAVEL
-  PROPOSED CURB & GUTTER
-  PROPOSED STRIP ROAD
-  PROPOSED CROSSWALK
-  PROPOSED 8' WIDE STANDARD CROSSWALK
-  PROPOSED TO 10' WIDE HIGH VISIBILITY CROSSWALK
-  PROPOSED SKIN
-  PROPOSED ADA PARKING SPACE
-  PROPOSED KEYSTONE WALL
-  PROPOSED GP WALL
-  PROPOSED WHEEL STOP
-  PROPOSED GRAVEL TRAIL
-  PROPOSED ASPHALT TRAIL
-  PROPOSED FENCE
-  PROPOSED VEHICLE GATE (8' WIDE)
-  PROPOSED LIGHT BIKE RACK
-  LIMITS OF DISTURBANCE

1. SEE SHEET C010 FOR GENERAL AND SITE NOTES.

2. THE SITE WILL BE SUBJECT TO THE ENHANCEMENT OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 6.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.

3. THE SITE WILL BE CONCERNING TO THE ENHANCEMENT OF CROSS ACCESS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 6.5.5.A AS THE ADJUTING PROPERTIES OF DETACHED SINGLE FAMILY DWELLING UNITS, TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY TAYLOR LAND CONSULTANTS, PLLC, DATED 06/14/21.

4. PROPERTY IS LOCATED IN ZONES 1 (AREA IDENTIFIED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 17017040Q1 DATED MAY 18, 2009.

5. NO ONSITE WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCELS AS SHOWN A STREAM HAS BEEN IDENTIFIED CORRIDOR AND WILL NOT BE IMPACTED.

REQUIREMENT: 1 UNDERSTORY TREE PER 20LF=20LF/20LF=10 TREES

1. THIS SITE IS LESS THAN 2 ACRES AND EXEMPT OF CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE SECTION 9.12.TREE CONSERVATION APPLICABILITY.
2. THE TREE IMPACT PERMIT IS REQUIRED WITH BUILDING PERMIT TO PLANT TREES IN THE PUBLIC RIGHT-OF-WAY.

1. A FIVE-FOOT MINIMUM BE REQUIRED FOR STREET TREES THAT ARE NOT PLANTED ON THE PLANTING PLAN.
2. ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL TYPICAL.
3. STREET TREE PLANTINGS SHALL ADHERE TO THE CITY OF RALEIGH TREE MANUAL.
4. ALL DETURBED AREAS NOT OCCUPIED BY STRUCTURES, PAVING OR PLANTINGS SHALL BE SEEDED AND WATERED.
5. SEE DETAIL SHEETS FOR GRADING SPECIFICATIONS.
6. ALL TREE PLANTINGS SHALL BE PLANTED TO A DEPTH OF 3" KEEPER MULCH 3" FROM ROOT FLECK AND DO NOT CONTACT STEM.
7. A MINIMUM OF FOUR INDIVIDUAL SOIL SAMPLES SHALL BE TAKEN THROUGHOUT THE SITE FOR OVERALL SOIL ANALYSIS.
8. MINIMUM TOPSOIL DEPTHS SHALL BE 12" IN LAWN AREAS AND 12" IN LANDSCAPE AREAS. TOPSOIL SHALL BE FERTILIZED AT 10:10:10. CONTRACTOR SHALL SUPPLY. ADDITIONAL TOPSOIL AT AN ADDITIONAL COST TO COVER EXISTING TOPSOIL NOT SUFFICIENT TO MEET THE 12" DEPTH REQUIREMENT.
9. ALL PLANTING AREAS TO RECEIVE A 1" OF 1:1 SOIL COMPOSITION FOR EACH 75 SF OF PLANT BED AREA. ACCEPTABLE SOIL COMPOSITIONS SHALL BE FLUVERIZED PER 10:10:10 OR 20:20:20 OR SIMILAR. CONTRACTOR SHALL SUPPLY.



SWIFT
PARTNERS

FIRM LICENSE: P-2187

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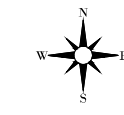
VICINITY



SCALE



SCALE



KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	AT PLANTING	CONTAINER	MATURE
		UNDERSTORY TREES				
CM	10	LAGERSTROEMIA SPP., L. HYPERBOS	SINGLES STEM CHEEKS KNOWN TO "COMMANCHE"	6'-8"	5'-15"	360
AE	1	ACER RUBRUM "RED SUNSET"	RED MAPLE	10'-0"	5'-0"	868

DATE: 04.04.2022
CHECKED BY: LAP
DRAWN BY: LAP
PROJECT: SUNRISE TOWNHOMES
PROJECT #: C202203

SHEET TITLE
PLANTING PLAN

L1.00