

Case File / Name: SUB-0077-2020 Thornton Road Townes City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION:

This 15.29 acres zoned R-10 CU (Z-53-19) is located on the south side of Thornton

Road and to the east of the intersection of Thornton Road and Thornton Commons

Drive, at 5510 Thornton Road. It is outside the city limits.

REQUEST:

This is a townhome subdivision consisting of 110 residential town house lots and 8

HOA/Common area lots.

One variance associated with this project was approved by the Board of

Adjustment:

BOA-0026-2021 - a variance to UDO section 8.3.3.A. and UDO section 8.3.3.C. in order to permit a recombination of three properties into three reconfigured parcels resulting in one newly configured parcel which does not have frontage on a public street and will also contain two existing principal detached single-unit dwelling structures on a single lot; and one newly configured parcel which will continue to maintain two existing principal detached single-unit dwelling structures on a single lot for properties totaling 26.75-acres split-zoned R-4 and R-10 Conditional Use

located at 5512, 5514 and 5524 Thornton Road

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 February 14, 2022 by ESP

Associates.

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:

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

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

General

- Demonstrate compliance with Raleigh Street Design Manual B-20.01. by providing Bike Rack Placement detail in an inset. Please review the following link for standard detail dimensions:https://cityofraleigh0drupal.blob.core.usgovcloudapi.net/drupal-prod/COR16/B-20.01.p
- 2. Add lighting plan and photometric chart demonstrating compliance to UDO Section 7.4.2., as well as documenting that all proposed outdoor lights will be greater than 20" from the base of any required shade trees (7.1.7 G1)



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3. Approval of and recordation of the Recombination of the off site parcels to establishing the parent tract for this town house subdivision. (see BOA approval case # BOA-0026-2021)

Public Utilities

- 4. A Water Model in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval prior to concurrent approval.
- 5. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval.

Stormwater

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

Urban Forestry

- 9. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
- 10. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).

☑ <u>LEGAL DOCUMENTS</u> - 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.

N	Utility Placement Easement Required
Ø	Public Access Easement Required

Ø	Slope Easement Required
Ø	Stormwater Maintenance Covenant 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. Provide documentation indicating a Property Owner's Association has been established for the subject development.



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- 2. A demolition permit shall be issued and this building permit number shown on all maps for recording.
- 3. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

Engineering

- 4. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
- 5. A 20 foot wide Public Access deed of easement to connect to Neuse Forest Road 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 plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of this document is not provided, further recordings and building permit issuance will be withheld.
- 6. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
- 7. A Slope easement 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 one day from authorization of lot recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.
- 8. A public infrastructure surety is provided to the City of Raleigh Development Services Development Engineering program (UDO 8.1.3).
- 9. A public infrastructure surety for 40 street 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.

Public Utilities

- 10. 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.
- 11. 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.



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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. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
- 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).
- 15. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
- 16. 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).

Urban Forestry

17. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 1.59 acres of tree conservation area.

☑ <u>BUILDING PERMITS</u> - 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 Z-53-19

Public Utilities

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

Urban Forestry

 A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 36 street trees along Thornton Ridge Drive, and 8 street trees along Thornton Road.



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Date:

02/23/2022

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

General

1. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

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: June 22, 2025

Record at least 1/2 of the land area approved.

5-Year Sunset Date: June 22, 2027

Record entire subdivision.

I hereby certify/this administrative decision.

Development Services Dir/Designee

Staff Coordinator: Michael Walters



12/23/2020

SHEET NO. SHEET NAME

DEMOLITION PLAN

OVERALL SITE PLAN SHEET 1 OF 7

SITE PLAN - EAST SHEET 4 OF 7

SOUTH WASTE BLAN - SHEET 6 OF 7 PROPOSED LOT LAYOUT-SHEET 7 OF 7

FIRE APPARATUS ACCESS PLAN. SHEET 5 OF 7

or(x): SCOPE-0073-2019 5510 THORNTON ROAD

BLOCK PERIMETER & OPEN SPACE PLAN - SHEET 2 OF 7 05/24/2021

THORNTON ROAD TOWNES **DEVELOPMENT PLAN**

CASE NUMBER - SUB-0077-2020 Approved Board of Adjustment Case 0026-2021

> **LOCATED IN** RALEIGH/WAKE COUNTY, NC

10/28/2021

	TYPE + SITE DATE TABLE
	to all developments)
	INFORMATION
Gross site acreage: 15.29 AC	
Coning districts (if more than one, provide acreage o	reson): R-10CU
Overlay district:	Inside City limits? Yes No
Conditional Use District (CUD) Case # 2- 53-19	Board of Adjustment (BOA) Case # A-28-21
atometica.	TER INFORMATION
Ixisting Impensious Surface:	Proceed Impervious Surface:
icres: ⁰ Scurre Feet: ⁰	Acres: 11 6.5 AC Mr. Square Feet: 14 383.737
leuse River Buffer Yes P No	Wetands Yes V No
s this a flood hazard area? Yes No. Yes, please provide the following: Surial solis:	
lood study:	
EMA Map Planel #:	
	LOTS AND DENSITY
otal # of townhouse lots: Detached	Attached 110
otal # of single-family lots:	
hoposed density for each zoning district (UDO 1.5.2	7.19
otal # of open space and/or common area lots:	
otal # of requested lots:110	
esta e	TURE BLOCK
5000	TOME BLOCK
	(Anti-Municipal Participant of the Community of the Commu
and to represent me in any public meeting regarding	
	roject is conforming to all application requirements applicable
with the proposed development use. I acknowledge submittal policy, which states applications will exper-	that this application is subject to the filing calendar and
ignature Come Got	Date: 12/14/2020
Tringed Name: CAMERON JONES, TERRAMOR HOM	
	Date:
lignature:	

SOLID WASTE INSPECTIONS STATEMENT

- THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN

8/23/2021

8/23/2021

ESP ASSOCIATES, INC. 2200 GATEWAY CENTRE BLVD. SUITE 216 MORRISVILLE, NC 27560 (919) 678-1070 (919) 677-1252 SALMAN MOAZZAM, PE

TERRAMOR HOMES 7208 FALLS OF NEUSE RD, STE 201 RALEIGH, NC 27615 (919) 214-7444 (000) 000-0000 CAMERON JONES DEVELOPER:

CITY OF RALEIGH SUITE 400 RALEIGH, NC 27601 (919) 996-2495

LIGHTING NOTES



Z-53-19 THORNTON ROAD APPROVED ZONING CONDITIONS 10/06/2020

- THE MAXIMUM DENSITY SHALL BE 7.5 DWELLING UNTS PER ACRE NOT TO EXCEED A TOTAL OF 114 DWELLING UNITS. THE DENSITY PROPOSED FOR THE DEVELOPMENT IS 7.19 DUAC WITH 116 TOWNHOME UNITS.
- NO INDIVIDUAL BUILDING SHALL CONTAIN MORE THAN SIX (6) DWELLING UNITS.

 THE MAXMUM UNITS PER BUILDING PROPOSED IS 6 UNITS.
- A CONSTRUCTION ENTENDED SHALL BE PROVIDED FROM THORNITON ROAD FOR ALL CONSTRUCTION TRAFFIC, NO CONSTRUCTION TRAFFIC SHALL BE FERMITTED TO USE THE PRIVATE BONNEWAYS OR THE STREET STUBS AT NEUSE FOREST ROAD, NEUSE FARM ROAD OR BRANKE SHERRY WAY.

 CONSTRUCTION DIVIDANCE MIL BE PROVIDED FROM THORNITON ROAD FOR ALL CONSTRUCTION TRAFFIC. ADDITIONAL INFORMATION IS SERVICE OFFERSH MIL BE PROVIDED DURING SPR.
- THE FOLLOWING USES SHALL BY PROHIBITION
 REBORN A. BOAKERHOUSE, CONCREGATE CAVE, BED AND BREAFAST HOSTIALTY HOUSE, RESTHOUS, CONTINUED
 REBORN A. BOAKERHOUSE, CONCREGATE CAVE, BED AND BREAFAST HOSTIALTY HOUSE, RESTHOUS, CONTINUED
 REBORN A. BOAKER BOAKER BOAKER BOAKER BOAKER BOAKER BOAKER
 LESS SEAT BANCOK 250 SEATS AND CAVE, CRIMETER, CATEDORS SPORTS OR ENTERTAINMENT FACILITY
 LESS SEATS AND CORE 250 SEATS AND CAVE, CRIMETER, CATEDORS SPORTS OR ENTERTAINMENT FACILITY
 LESS SEATS AND CORE 250 SEATS AND CAVE.
- THE APARTMENT BUILDING TYPE SHALL BE PROHIBITED.

 APARTMENT BUILDING TYPE IS NOT PROPOSED.





C-0.0

THIS SET IS CURRENT THROUGH SHEET DATE 02/14/2021



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THORNTON ROAD TOWNES

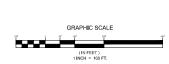


- 1. THIS DRAWING IS NOT INTENDED TO BE A BOUNDARY SURVEY.
- BOUNDARY LINE INFORMATION TAKEN FROM "ALTAINSPS LAND TITLE SURVEY AND EXISTING CONDITIONS SURVEY OF THE ROSABELLE AND WILSON THORROOM IN AND MICHELLS S. AND JAMES E. MICKS PROPERTY, BY ESP ASSOCIATES, F.A. DATED 11/2/2019.

- 6. HORIZONTAL DATUM BASED ON NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAC) 8
- PROJECT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD , PER FEMA PANEL NUMBERS: 3720173800J DATED 05022006.
- 7. NO WETLAND AND STREAM AREAS ARE LOCATED ON SITE PER. "DETAILED WETLANDS DELINEATION & STREA SALIC DATED KNIMOZIK."
- 8. THE DESIGN OF ALL PROPOSED ROADS, SANTARY SEWAGE, STORM DRAIN PIPING AND DITCHES, AND WATER QUALITY AND DETENTION FEATURES PRESENTED HEREIN HAS BEEN COMPLETED FROM FIELD SURVEY INFORMATION.

F	Parcel Line Tal					
Line #	Direction	Length				
LI	S 73'44'30" W	1099.36				
L2	N 17'34'30" W	509.93				
L3	N 17'50'01" W	215.69				
L4	N 71'46'17" E	264.66				
L5	S 65 30 30 E	20.31				
L6	S 65 30 30 E	1104.98				
L7	S 6515"37" E	138.59				
LB	S 2532'22" W	738.32				
L9	S 55'02'26" W	60.75				
L10	S 25'39'40" W	119.38				
LII	S 25'39'40" W	9.29				
L12	S 25'39'40' W	9.90				
L13	S 77'39'43" W	544.84				
L14	S 77'39'43" W	551.65				
L15	N 73'23'55" E	113,31				

NAME	D8	BM	BM	PIN	ZONING
Thornton, Wilson Jr. & Researchie	5511 PG 738	1983 PG 1283	2000 PG 1363 2002 PG 934	1738-41-9639	R-4
Thornton, Wilson Jr. & Resauelle	5511 PG 788	2000 PG 1363	14	1738-51-0648	Red.
Ricks, Wichel e S.	3174 FG 795 9373 PG 1784	1983 1240			
Tract 1 Ricks, Michelle 5.8. James E.	13959 PG2238	1983 1240	2001 PG 2408 2002 PG 934 2003 PG 921	.738 51 3332	B-4
City of Raleigh	8161 PG 1581	1797 PG 632		1288-62-3451	E-4 / Vacant
Lopez, Luzaro & Uizo, Tamara C.	11828 PG 2175	2004 PG 80-81		1738-62-3451	E-4 / Vacant
	11691 PG 2716	2004 PG 80-81		.738-51-9611	£10-CU & SF
Senammar, Mourad & Michelle M.			1.5		
AMH NC Properties LP.	16959 PG 2045	2004 PG 80-81		1738-51-8500	F10-0U& SF
AMH NC Properties L?.	16949 °G 22	2004 PG 80-81		1738-51-8515	F10-00 & SF
Ponce, Felicita C.	1161; PG 80-81	2004 PG 80-81		:738-51-7436	F10-CU & SF
Rodriguez, Luis Alfonso	15505 PG 451	2004 PG 80-81	100	1738-51-7452	F10-CU & SF
Flaborra, Young B. & Tador, Modiline L.	11678 FG 447	2004 PG 80-81		.738-51-7348	F10-CU & SF
Parker, Listie S. & Rhonda E.	14560 FG 279	2004 PG 80-81	15	1738-51-7324	F10-CU & SF
Bowden, Dustin G.	17397 FG 158	2004 PG 80-81		1738-51-7300	R10-CU & SF
Nzinga, Mario & Marte F.	17428 PG 1930	2004 PG 80-81		1738-51-6235	F10-CU & 5F
Simmons, Lashonda B.	11555 PG 115	2004 PG 80-81		1738-51-6251	£10-00 & SF
Quarrie, John V. & Johnson, Trevon	15553 FG 626	2004 PG 80-81		1738-51-6136	£10-CU & SF
Chatman, 3ryan & ChuChu	17271 PG 2075	2004 PG 80-81	9	1738-51-6121	£10-CU & SF
Cotton, Karma W. (19)	16027 PG 2210	2004 PG 80-81		1738-51-6007	F10-QU & SF
Cook, Brian & Archer, Carrie	17195 PG 1708	2004 PG 80-81		1738-50-4914	F10-0U & 5F
AMH 2014-2 Borrower, LIC	15793 PG 2277	2004 PG 80-81		.738-50-5933	£10-0U & 5F
			2001 PG 934 2004		
Quince, Inc.	10434 PG 1498	10435 PG 862	PS 80-81	1738-50-1891	F10-00 & 5F
Tract 2 Apparent Owner Quince, Inc.	10434 PG 1498 10435 PG 862	2002 PG 934		N/A	R10-CL Vacant
The Park at Perry Creek Comm Assoc	9935 PG 217	1999 PS 2121-2129		.738-40-8622	R-4 Open Space
Regan, David M.	16981 PG 1497	2001 P3 1479-1480		1738-40-8806	R-4 SF
Thompson, Barry D. & Kawisha S.	12338 FG 305	2001 P3 1479-1480		1738-41-7051	R-4 SF
Corbett, Owayne & Shruti	16093 PG 1046	2001 P3 1479-1480		1738-41-7100	R-4 SF
Guy, Jason K. & Kelly D.	15844 PG 1027	2001 P3 1479-1480		1738-41-7107	R-4 SF
LA, Hoa & Wigo Ngoctrinh	15682 PG 1073	2001 PG 1479-1480		1738-41-6234	R-4 SF
Dunn, linwood	10090 FC 549	2001 PS 1479-1480		1738-41-6351	R-4 SF
Williams, Jack & Jeanette	13785 PG 1676	2001 PS 1479-1480		1738-41-6347	R-4 SF
Bailey, Geoffrey & Kristin	12575 PG 1334	2001 P5 1479-1480	15	.738-41-5535	R-4 SF
Opanasenko, Paul & Bresnan	15242 PG 1973	2001 P3 1475-1480		1738-41-5652	R-4 SF
McCaskey, Robert D.	10143 PG 992	2001 PG 1479-1480	19	1738-41-5648	R-4 SF
Manley, Kathy 8.	10505 FG 283	2001 PS 1479-1480	24	1738-41-5724	R-4 SF
Thompson, Randy S.	12518 PG 1328	2001 PS 1479-1480		1738-41-4899	R-4 SF
Brooks, W. Reginald	13735 PG 17:1	1996 PG 793	19	1738-42-3077	R-4 SF
Brooks, Tassie F.	13759 PG 1156	2007 % 2838	2009 PG 425	1738-42-3353	R-4 SF
ABCD Venture, ILC	16701 PG 1693	2007 ≥6 2838	2009 FG 425	1738-42-4513	R4 SF
Delta I, LLC	16083 PG 1199	2007 26 2838	2009 FG 425	1738 42 4931	R-4 SF
Dynasty Holdings, LLC	13204 FG 806	2007 PG 2838	2009 FG 425	1738-42-9634	IH CU incustria





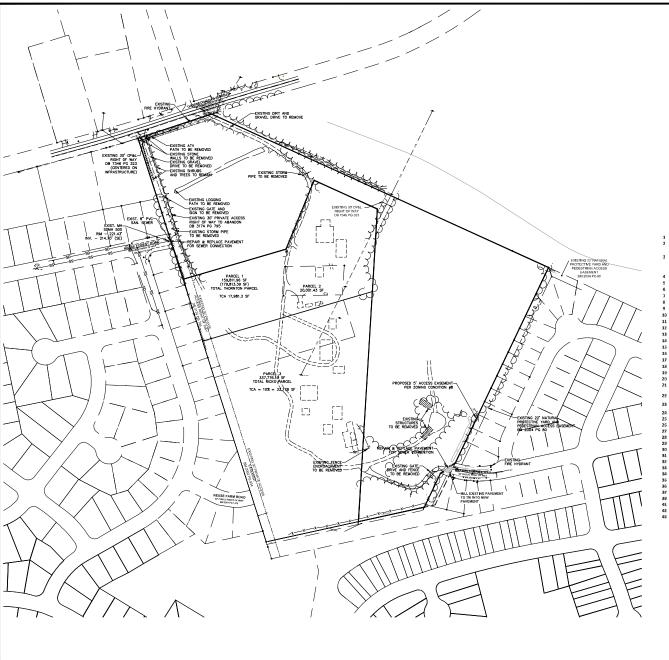
NOT FOR CONSTRUCTION PRELIMINARY

	NO.	DATE	REVISION	BY
	-	08.04.2021	0E-04-2021 FIRST COMMENTS REVIEW	8
	2	123.2821	09.25.2021 SECOND COMMENTS REVIEW	æ
	3	10-26-2021	10-26-2021 TMRD COMMENTS REVIEW	ER
	+	12-10-2021	12-00-2021 FOURTH COMMENTS REVIEW	
	10	02-14-2022	02:14:2022 FIFTH COMMENTS REVIEW	
9				

THORNTON ROAD TOWNES

EXISTING CONDITION

C-1.0



DEMOLITION NOTES

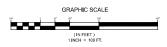
- 1. THE PURPOSE OF THIS PLAN IS FOR DEMOLITION ONLY.
- ALL NECESSARY PERMITS FOR DEMOLITION SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO BEGINNING WORK. CONTRACTOR SHALL PROTECT ALL ADJACENT LANDS FROM DAMAGE DURING DEMOLITION WORK.
- ANY OFF SITE AREAS DISTURBED SHALL BE RETURNED TO A CONDITION EQUAL TO OR BETTER THAN THE EXISTING CONDITION.
- DEMOLITION MATERIALS SHALL NOT BE USED FOR FILL MATERIAL, UNSUITABLE FILL MATERIAL SHALL BE LEGALLY DISPOSED OF OFF SITE. ALL DEBRIS SHALL BE LEGALLY HAULED OFF SITE TO A DISPOSAL AREA APPROVED BY THE STATE
- ALL MATERNA EXCEPT THAT BELONGING TO A PUBLIC OR PRIVATE UTLITY COMPANY SHALL BECOME THE PROPERTY OF THE CONTRACTOR. THE CONTRACTOR SHALL DRIVEY ALL UTLITY PROVIDEDES WITH INLESS AND APPURTENANCES TO SE AFFECTED BY CONSTRUCTION WHEN WATER, CAS, AND ELECTRIC THES, PIPES, AND APPURTENANCES ARE READY FOR PROVIDED AND AUSTRACH AND SHALL BE RESPONSED FOR DISCONNECTION ALL UTLIES IN COMPANIES WITH THE PROVIDED AND AUSTRACH AND SHALL BE RESPONSED FOR DISCONNECTION ALL UTLIES IN COMPANIES WITH THE PROVIDED AND AUSTRACH AND SHALL BE RESPONSED FOR DISCONNECTION ALL UTLIES IN COMPANIES WITH THE PROVIDED AND AUSTRACH AND SHALL BE RESPONSED FOR DISCONNECTION ALL UTLIES IN COMPANIES WITH THE PROVIDED AND AUSTRACH AUSTRACH AND AUSTRACH AU
- 6. ALL STRICTURES OF A MERCHANIC PROVIDER REQUESTMENTS.

 6. ALL STRICTURES OF A MERCHAN SHALL BE FORESTED FIRST DAMAGE DUBBYG ALL PHASES OF COSTS REQUESTED CONTROLLED SHALL STRICTURES OF ALL S
- ALL CURB AND GUTTER AND SIDEWALKS NOTED FOR REMOVAL SHALL BE REMOVED TO THE NEAREST JOINT BEYOND NEW CONSTRUCTION OR CUT WITH A SAW AND REMOVED.
- 8. ALL ASPHALT CUTS SHALL BE MADE WITH A SAW WHEN PREPARING PAVED SURFACES FOR PATCHING OR WIDENING.
- CONSTRUCTION ENTRANCE AND SILT FENCE PER THE APPROVED EROSION CONTROL PLANS SHALL BE IN PLACE PRIOR TO DEMOLITION OPERATIONS.
- NECESSARY BARRICAGES, SUFFICIENT LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE LIFE OF TH PROJECT.
- 11. AS SOON AS DEMOLITION WORK HAS BEEN COMPLETED AND APPROVED BY THE OWNER, INSTALLATION OPERATIONS

NAME	DB	8M	8M	PIN	ZONIVS
Thorston, Wilson Jr. & Resaudile	5511 PG 788	1988 PG 1283	2000 PG 1353 2002 PG 934	1738-41-9839	R-4
Thoraton, Wilson Jr. & Responde	5511 PG 78#	2030 PG 1363	- 4	1738-51-0648	8-4
Ricks, Wichel e.S.	3174 PG 795 9373 PG 1784	1983 1240	14		
Tract 1 Ricks, Michelle 5. & James E.	13959 PG2238	1983 1740	2001 PG 2408 2002 PG 934 2003 PG 921	.738 51 3332	8.4
City of Raleigh	8161 PG 1581	1797 PG 632	10	1738-62-3451	E-4 / Vacant
Lopez, Leza no & Lileo, Yamara C.	11828 PG 2175	2004 PG 80-81		1738-51-9603	E-4 / Victoria
Benammar, Mourad & Michelle M.	11691 PG 2716	2004 PG 80-81		.738-51-861	RIO-OUR SE
AMH NC Properties LF.	16959 PG 2025	2004 PG 80-81		1738-51-8510	F10-CU & SF
AMH NC Properties L?.	16949 °G 22	2304 PG 80-81	- 1		F10-00 & SF
A STATE OF THE PARTY OF THE PAR	1161: 2630-31	2304 PG 80-81		1738-51-8515	E10-00 & SF
Ponce, Fel cita C.					
Rodriguez, Luis Alfonso	15505 PG 451	2004 PG 80-81		1738-51-7452	F10-CU & SF
Flaberra, Young 8.8 Tador, Mediline L.	11678 FG 447	2004 PG 80-81		1738-51-7348	R10-CU & SF
Parker, LettieS & Rhonda E.	14560 PG 279	2004 PG 80-81		1738-51-7324	R10-00 & SF
Bowden, Dustin G.	17397 FG 158	2004 PG 80-81		1738-51-7300	F10-CU & SF
Nzinga, Mario & Marie F.	17428 PG 1930	2004 PG 80-81		1738-51-6235	F10-CU & SF
Simmons, Lashonda B.	11559 PG 115	2004 PG 80-81		1738 51 6251	F10-OU & SF
Quarrie, John V. & Johnson, Trevon	15553 PG 626	2004 PG 80-81	9	1738-51-6136	F10-0U & SF
Chatman, 3ryan & ChuChu	17271 PG 2075	2004 PG 80-81	29	1738-51-6121	F10-CU & SF
Cotton, Kerma W. (19)	16027 PG 221C	2004 PG 80-81	-	1738-51-6007	F10-CU & SF
Cook, Brian & Archer, Carr e	17195 PG 1708	2004 PG 80-81		1738-50-4914	F10-CU & SF
AMH 2014-2 Borrower, LIC	15793 PG 2277	2004 PG 80-81		:738-50-5933	F10-CU & 5F
Own Residence (Artist)			2002 PG 934 2004 PS 80-81		
Quince, Inc. Tract 2 Apparent Owner Quince, Inc.	10434 PG 1498 10434 PG 1498	10435 PG 862 2002 PG 934	PS 80-81.	1738-50-1891 N/A	R10-CU & SF R10-CU Vacant
	10435 PG 862 9935 PG 217			238-40-8622	
The Park at Perry Creek Comm Assoc	16981 PG 1497	1999 PS 2121-2129 2001 PS 1479-1480		238 40 8836	R-4 Open Space
Regan, David M.	12338 PG 105	2001 P.3 14/9-1480 2001 P.3 14/9-1480		1738-40-8836	R-2 SF
Thompson, Barry D. & Kewisha S. Corbett, Owayne & Shruti	12338 PG :US	2001 P 3 14/9-1480		1738-41-7001	R-4 SF
Guy, Jason K, & Kolly D.	15844 PG 1027	2001 P3 1479-1480		1738-41-7107	R-4 SF
LA Hoa & Nigo Ntectrinh	15682 PG 1073	2001 PG 1479-1480		1738-41-6284	R-4 SF
Dunn Unwood	10082 PG 1073	2001 PG 1479-1480		1738-41-6351	R-4 SF
Wil Jams, Jack & Jeanette	13783 PG 1676	2001 PG 1475-1480		1738-41-6347	B-4 SF
Balley, Geoffrey & Kristin	12575 PG 1334	2001 PS 1479-1480		.738-41-5535	R-4 SF
Openasenko, Paul & Breman	15242 PG 1973	2001 P3 1479-1480		238-41-5652	B4 SF
McCaskey Robert D.	10143 FG 992	2001 PG 1479-1480		1738-41-5648	B-4 SF
Manley, Kathy 3.	10505 FC 283	2001 PG 1479-1480		1738-41-5724	R-4 SF
Thompson Bandy S.	12518 PG 1328	2001 PG 1479-1480		1738-41-4839	B-4 SF
Brooks, W. Reginald	13735 PG 17: 1	1696 PG 793	- 1	738-42-3077	B-4 SE
Brooks, Tassie F.	13759 PG 1156	2037 26 2838	2009 PG 425	238 42 3453	B-2 SF
ABCD Venture, U.C.	16701 PG 1693	2007 26 2838	2009 FG 425	1738-42-4543	B4 SE
Delta I. LLC	16083 PG 1199	2007 PG 2838	2009 FG 425	1738 42 4901	R4 SF
Dynasty Holdings, LLC	13204 PG 806	2007 PG 2838	2009 FG 425	1738-42-9684	IH CU incustria

ONTRACTOR SHALL CONTACT LANDSCAPE SCHITECT PRIOR TO REMOVAL OF ANY SITE EMBRITS INCLUDING BUT NOT UMTED TO INCE & GATES THAT ARE LOCATED WITHIN A KOPOSED TREE CONSERVATION AREA. NO JUMPMENT OR CONSTRUCTION SHALL TAKE ACCE WITHIN THESE AREAS. REMOVAL OF SI LEMENTS MILL REQUIRE TECHNOLUS HIMTIN PACT TO EXISTING ROOT ZONES.



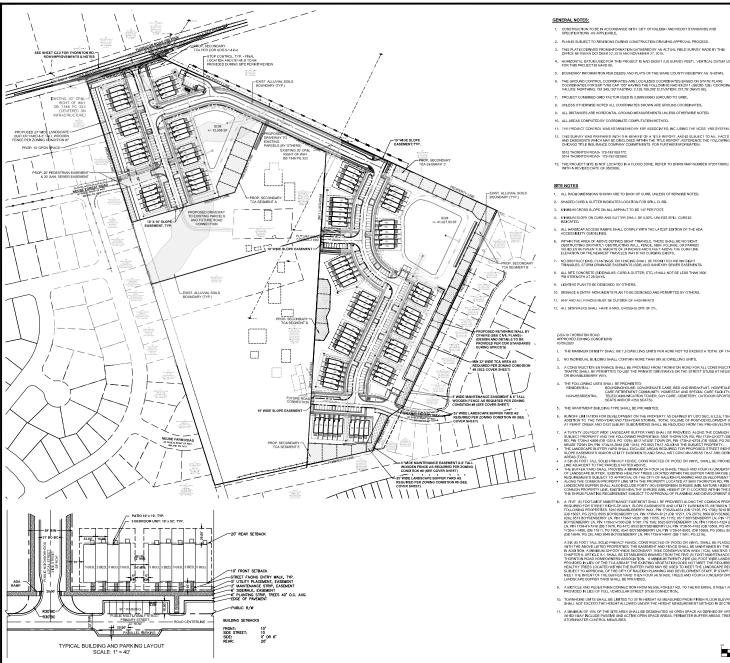




NOT FOR ONSTRUCTION **PRELIMINARY** 2 2 2 2 THORNTON ROAD TOWNES **DEMOLITION PLAN**

PROJECT INFORMATION
PROJECT MANAGER: B
DESIGNED BY: B

C-1.1



CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF RALEIGH AND NODOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.

2. PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS.

THIS PLAT IS DERIVED FROM INFORMATION GATHERED BY AN ACTUAL FIELD SURVEY MADE BY THIS
OFFICE BETWEEN OCTOBER 22, 2019 AND NOVEMBER 27, 2019.

 HORIZONTAL DATUM USED FOR THIS PROJECT IS NAD 83/2011 (US SURVEY FEET). VERTICAL DATUM USED FOR THIS PROJECT IS NAVD 88. 5. BOUNDARY INFORMATION PER DEEDS AND PLATS OF THE WAKE COUNTY REGISTRY AS SHOWN.

THE GROUND CONTROL COORDINATES ARE LOCALIZED COORDINATES BASED ON STATE PLANE COORDINATES FOR ESP "VISS CAP 100" HAVING THE FOLLOWING NAD 83/2011 (GEOID 128) COORDINATI VALUES: NORTHING: 781,564.592 FASTIOS. 21,551,600.252 ELEVATION: 27.752 (NAVIO 88)

8. UNLESS OTHERWISE NOTED ALL COORDINATES SHOWN ARE GROUND COORDINATES.

9. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS UNLESS OTHERWISE NOTED.

10. ALL AREAS COMPUTED BY COORDINATE COMPUTATION METHOD.

12. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT, AND IS SUBJECT TO ALL FACTS AND EASEMENTS WHICH MAY BE DISCLOSED WITHIN THE TITLE REPORT. REFERENCE THE FOLLOWING CHICAGO TITLE INSURANCE COMPANY COMMITMENTS FOR FURTHER INFORMATION.

5512 THORNTON ROAD: 172-193102417C 5514 THORNTON ROAD: 172-193102399C

THE PROJECT SITE IS NOT LOCATED IN A FLOOD ZONE, REFER TO DEIRM MAP NUMBER 3720 WITH A REVISED DATE OF 05/02/05.

ALL RADII DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.

2. SHADED CLIDD & CLITTED INDICATES LOCATION FOR SBILL CLIDS

3. MINIMUM CROSS SLOPE ON ALL ASPHALT TO BE 1/4" PER FOOT.

MINIMUM SLOPE ON CURB AND GUTTER SHALL BE 0.50%, UNLESS SPILL CURB IS INDICATED.

ALL HANDICAP ACCESS RAMPS SHALL COMPLY WITH THE LATEST EDITION OF THE ADA ACCESS BLITY GUIDELINES.

WITHIN THE AREA OF ABOVE DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, ERIOE, SIGN, POLIAGE, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND 9 FEET AROVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.

NO OBSTRUCTIONS, PLANTINGS, OR FENCING SHALL BE PERMITTED WITHIN SIGHT TRIANGLES, STORM DRAINAGE EASEMENTS (SDE) AND SANITARY SEWER EASEMENTS.

ALL SITE CONCRETE (SIDEWALKS, CURB & GUTTER, ETC.) SHALL NOT BE LESS THAN 3600
PSI STRENGTH AT 28 DAYS.

9. LIGHTING PLAN TO BE DESIGNED BY OTHERS.

10. SIGNAGE 8 ENTRY MONUMENTS PLAN TO BE DESIGNED AND PERMITTED BY OTHERS.

12. ALL SIDEWALKS SHALL HAVE A MAX, CROSS-SLOPE OF 2%

DEVELOPMENT DATA FOR THORNTON ROAD

NF THORNTON, WLSON JR. & ROSABELLE 1738-41-9889, 1738-51-0648 7.399 AC (319.705 SF) 5514 THORNTON ROAD RALEIGH, NC 27616

NF RICKS, MICHELLE S, 8 JAMES E. 1736-51-3332 7.995 AC (348,290 SF) 5510 THORNTON ROAD RALEIGH, NC 27616

TOTAL SITE AREA: +4 15:29 ACRES (665,981 SF) ROW DEDICATION: +- 0.06 ACRES (2,477 SF), VARIABLE WIDTH (SEE PLANS)

NET SITE ACREAGE: +F 15.23 ACRES (663,504 SF) DENSITY: 7.19 (110 UNITS/15.29 ACRES)

WATERSHED: FEMA FIRM:

DEAD END STREET (MAX) OUTDOOR AMENTY AREA (MIN.) 10% = 1.52 AC (86.350 SF) (SEE SHEET C2.1 FOR CALCULATION)

OPEN SPACE (PER ZONING CONDITION 11) REQUIRED: PROVIDED:

15% +> 2.28 AC (99,526 SF) +> 2.46 AC (SEE SHEET C2.1 FOR CALCULATION) TREE CONSERVATION AREA (MIN 10% = 1.52 AC (66.350 SF) (SEE PLANTING SHEETS FOR CALCULATIO

BUILDING HEIGHT: (PER ZONING CONDITION 10) MAXIMUM:

BUILDING SETBACKS: PRIMARY STREET: SIDE STREET: SIDE LOT LINE: REAR LOT LINE:

UNITS	3	TOTAL BEDROOMS
8	4-UNIT BUILDING	32 (3 BEDROOM UNITS)
6	5-UNIT BUILDING	30 (3 BEDROOM UNITS)
8	6-UNIT BUILDING	48 (3 BEDROOM UNITS)
VEH	CULAR PARKING	

ICULAR PARKING:
REQUIRED SPACES: 2 SPACES / 3 BEDROOM
110 X 2 - 220 SPACES
PROVIDED SPACES: 3 [INCLUDES 1 AND VAN SPACE A:
4 REQUIAR SPACES AT MAIL KIOSK BICYCLE PARKING: 4 REQUILAR SPACES AT MAIL
BICYCLE PARKING: 1 SPACE / 20 UNITS
110 UNITS / 20 = 5.5 SPACES
PROVIDED SPACES: 12 SPACES

GRAPHIC SCALE

1. THE MAXIMUM DENSITY SHALL BE 7.5 DWELLING UNITS PER ACRE NOT TO EXCEED A TOTAL OF 114 DWELLING UNITS.

2 NO INDIMIDIAL BUILDING SHALL CONTAIN MORE THAN SIX IS DWELLING LINES.

4. THE FOLLOWING USES BALL SE PROMINITION
RESIDENTIAL
BOARCHON-DUDIC COMPREDATE CAME, BED AND BREAMFAST, HORPITALTY HOUSE, REST HOME, CONTINUING
RESIDENTIAL
HOW-RESIDENTIAL
HOW-RESIDENTIAL
SEATS AND CORP. 2009 SEATS.
SEATS AND CORP. 2009 SEATS.

5 THE APARTMENT BUILDING TYPE SHALL BE PROHIBITED

RUNGFF LIMITATION FOR DEVELOPMENT ON THE PROPERTY AS DEFINED BY UDD SEC. 8.2.2.E.1 SHALL BE MET FOR THE 25-YEAR STORM IN ADDITION TO THE TWO-YEAR AND TEN-YEAR STORMS. TOTAL VOLUME OF POST-DEVELOPMENT SITE RUNGFF TOWARD EXISTING PARK AT PERRY ORSER AND CASTELBURY SUBDIVINOSI SHALL BE REDUCED FROM THE PRE-DEVELOPED CONDITION.

A PERFOY CREEK AND CONTENENT SUBMINISTORS SHALL BE REDUCED FROM THE PRE-CENCIONED CONTROL.

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A BICYCLE AND PEDESTRIAN CONNECTION FROM NEUSE FOREST RD. TO THE INTERNAL STREET AND SIDEWALK NETWORK SHALL BE PROVIDED IN LIEU OF FULL VEHICULAR STREET STUB CONNECTION.

TOWNHOWE UNITS SHALL BE LIMITED TO 3S IN HEIGHT AS MEASURED FROM FINISH FLOOR ELEVATION TO PEAK OF ROOF. THE HEIGHT SHALL NOT EXCEED THE HEIGHT ALLOWED UNDER THE HEIGHT MEASUREMENT METHOD IN SECTION 1.5.7 AND THE R-10 DISTRICT.

11. A MINIMUM OF 15% OF THE SITE AREA SHALL BE DESIGNATED AS OPEN SPACE AS DEFINED BY ARTICLE 2.5 OF THE CITY OF RALEIGH UDO WHICH MAY INCLUDE PASSIVE AND ACTIVE OPEN SPACE AREAS, PERIMETER BUFFER AREAS, TREE CONSERVATION AREAS, AND STORMANTER CONTROL MEASURES



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OVERALL PROJECT INFORM DJECT MANAGER: SIGNED BY: OJECT NUMBER:

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SHEET 1

SITE PLAN

TOWNES

THORNTON ROAD

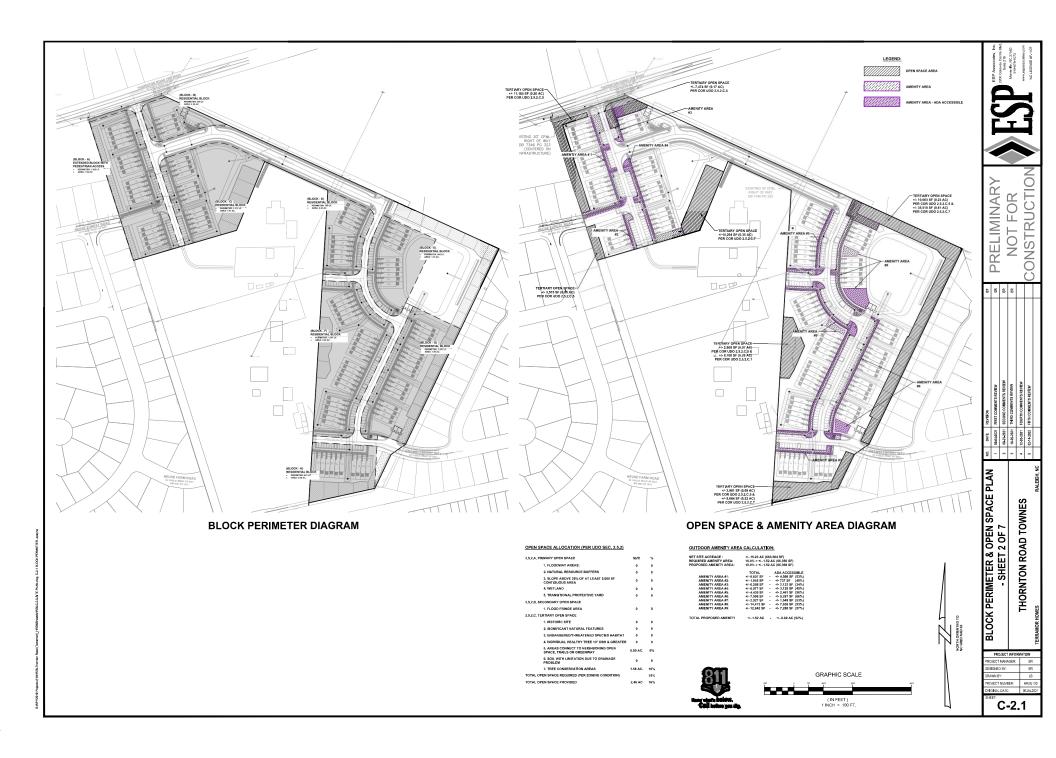
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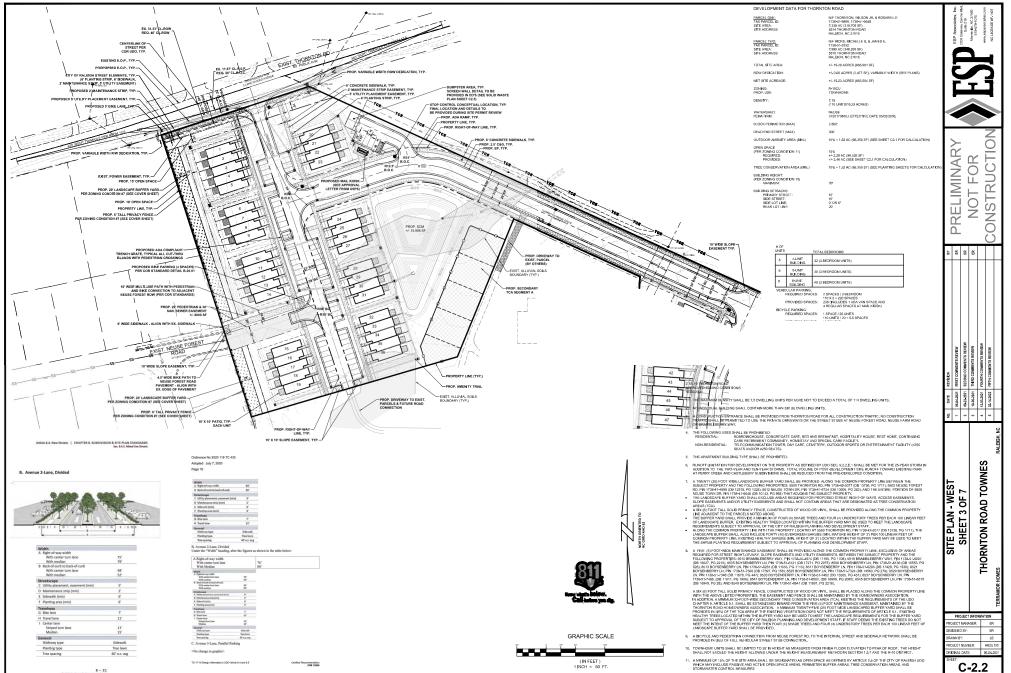
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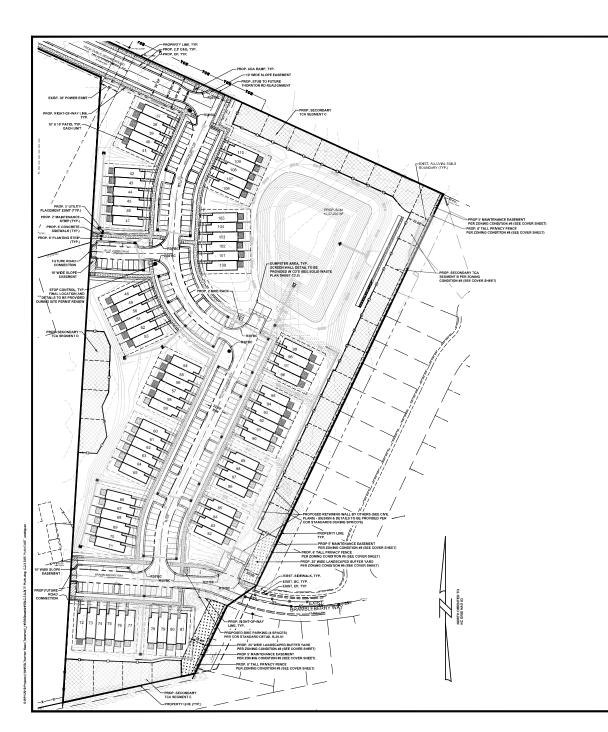
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DEVELOPMENT DATA FOR THORNTON ROAD

SITE AREA: SITE ADDRESS

N/F RICKS, MICHELLE S. 8. JAMES E. 1738-51-3332 7.995 AC (348,280 SF) 5510 THORNTON ROAD RALEIGH, NC 27616 PARCEL TWO: TAX PARCEL ID: SITE AREA: SITE ADDRESS TOTAL SITE AREA: +/- 15,29 ACRES (665,981 SF)

ROW DEDICATION: +/- 0.06 ACRES (2,477 SF), VARIABLE WIDTH (SEE PLANS)

NET SITE ACREAGE +(-15.23 ACRES (863,504 SF) R-10CU TOWNHOME

ZONING: PROP, USE: DENSITY: 7.19 (110 UNITS/15.29 ACRES)

WATERSHED: FEMA FIRM:

OUTDOOR AMENITY AREA (MIN.) 10% = 1.52 AC (66,350 SF) (SEE SHEET C2.1 FOR CALCULATION)

OPEN SPACE (PER ZONING CONDITION 11) REQUIRED: PROVIDED:

TREE CONSERVATION AREA (MIN. 10% = 1.52 AC (66,350 SF) (SEE PLANTING SHEETS FOR CALCULATION)

BUILDING HEIGHT: (PER ZONING CONDITION 10) MAXIMUM:

BUILDING SETBACKS: PRIMARY STREET: SIDE STREET: SIDE LOT LINE: REAR LOT LINE:

UMITS		TOTAL BEDROOMS
8	4-UNIT BUILDING	32 (3 BEDROOM UNITS)
8	5-UNIT BUILDING	30 (3 BEDROOM UNITS)
8	6-UNIT BUILDING	48 (3 BEDROOM UNITS)

UNILLARY VEHICLAR PRINTING
REQUIRED SPACES: 2 SPACES / 3 BEDROOM
REQUIRED SPACES: 2 SPACES / 3 BEDROOM
110 X 2 ** 220 SPACES
PROVIDED SPACES: 238 (INCLUDES 1 ADA VAN SPACE AND
4 REQUIRAR SPACES AT MAIL NIOSK) ### 4 REGULAR SPACES AT MAIL

BICYCLE PARKING: 1 SPACE / 20 UNITS 110 UNITS / 20 = 5.5 SPACES |

PROWDED SPACES: 12 SPACES

Z-53-19 THORNTON ROAD APPROVED ZONING CONDITIONS 10/06/2020

- 1. THE MAXIMUM DENSITY SHALL BE 7.5 DWELLING UNITS PER ACRE NOT TO EXCEED A TOTAL OF 114 DWELLING UNITS.
- 2. NO INDIVIDUAL BUILDING SHALL CONTAIN MORE THAN SIX (6) DWELLING UNITS.
- A CONSTRUCTION ENTRANCE SHALL BE PROVIDED FROM THORNTON ROAD FOR ALL CONSTRUCTION TRAFFIC, NO CONSTRUCTION
 TRAFFIC SHALL BE PREMITTED TO USE THE PRIVATE DRIVEWAYS OR THE STREET STUBS AT NEUSE FOREST ROAD, NEUSE FARM ROAD
 OR BRANBLE BERRRY WAY.
- NOT THE FOLLOWING USES SHALL BE PROHBITED.

 REGIDENTIAL:

 NON-RESIDENTIAL:

 NON-RESIDENTIAL:

 NON-RESIDENTIAL:

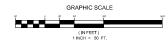
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 REGIDENTIAL:

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- 5. THE APARTMENT BUILDING TYPE SHALL BE PROHIBITED.
- RUNOFF LIMITATION FOR DEVELOPMENT ON THE PROPERTY AS DEFINED BY UDO SEC, 9,22,E.1 SHALL BE MET FOR THE 25-YEAR STORMIN ADDITION TO THE TWO-PEAR AND TEN-YEAR STORMS. TOTAL VIOLUME OF POST-DEVELOPMENT SITE RUNOFF TOWARD EXISTING PARK AT PERRY CREEK AND CAST LEBURY SUBDIVISIONS SHALL BE REDUCED FROM THE PRE-DEVELOPED CONTITION.
- 7. A TWENTY (20) FOOT WIDE LANDSCAPE BUFFER WIND SHALL BE PROVIDED ALONG THE COMMON PROPERTY LINE BETWEEN THE SAMECTHOCHERY AND THE FOLLOWING PROVINCIES SOOT THORNTOWN, IN IN 1724-X-307 (20) TUDG IS CT 1715 566 WINDS HOUSE TOWNER, ON 1724-4-446 600 EAG, OR PEOR THAT ADDRESS TOWNER, OR THE OTHER PORTION OF 666 HOUSE TOWNER, ON 1724-4-446 600 EAG, OR PEOR THAT ADDRESS TOWNER, OR THE OTHER PORTION OF 666 THE LANDSCAPE BUFFER VIND SHALL EXCLUDE AREAS REQUIRED FOR PROPOSED STREET RIGHT-OF WAYS, ACCESS EASSEMENTS. SLOTE EASIERING AND CONTINUED THE SHALL THE ADDRESS TOWNER AND THE THE CONTENT AND THE SLOTE EASIERING AND CONTINUED THE SHALL THE SLOTE EASIERING AND CONTINUED THE SHALL THE SHAL

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- IN SOME PARTIES REQUIRED REGISTED TO SELECT TO PARTIES AND IDENTIFICATION OF THE PERSON OF THE PERSO
- ILE BRIGH, PO 29, AND SER DISTRIBUSIENT U. PRI 1732-0-5 MI (DB 1781, PO 278).

 AN SIGN (FOR THE ALL DE PRIADY FIELD C SERVICE) OF MICE. SHALL BE PLACED ALONG THE COMMON PROPERTY LIKE WITH HER ADDRESS IN DECORPTION. THE SHALL BE MADE AND ADDRESS IN DECORPTION OF THE SHALL BE MADE AND ADDRESS. THE COMMON PROPERTY LIKE WITH HER ADDRESS IN DECORPTION. THE SHALL BE SHALL BE SERVICEDED IN THE SHALL BE SHALL BE
- A BICYCLE AND PEDESTRIAN CONNECTION FROM NEUSE FOREST RD, TO THE INTERNAL STREET AND SIDEWALK NETWORK SHALL BE PROVIDED IN LIEU OF FULL VEHICULAR STREET STUB CONNECTION...
- 10. TOWNHOME UNITS SHALL BE LIMITED TO 35 IN HEIGHT AS MEASURED FROM FINISH FLOOR ELEVATION TO PEAK OF ROOF. THE HEIGHT SHALL NOT EXCEED THE HEIGHT ALLOWED UNDER THE HEIGHT MEASUREMENT METHOD IN SECTION 1.5.7 AND THE R-10 DISTRICT.
- A MINIMUM OF 15% OF THE SITE AREA SHALL BE DESIGNATED AS OPEN SPACE AS DEFINED BY ARTICLE 2.5 OF THE CITY OF RALEIGH UDG WHICH MAY INCLUDE PASSIVE AND ACTIVE OPEN SPACE AREAS, PERIMETER BUFFER AREAS, TREE CONSERVATION AREAS, AND STORMANT DEPOCRATION AND SEC.

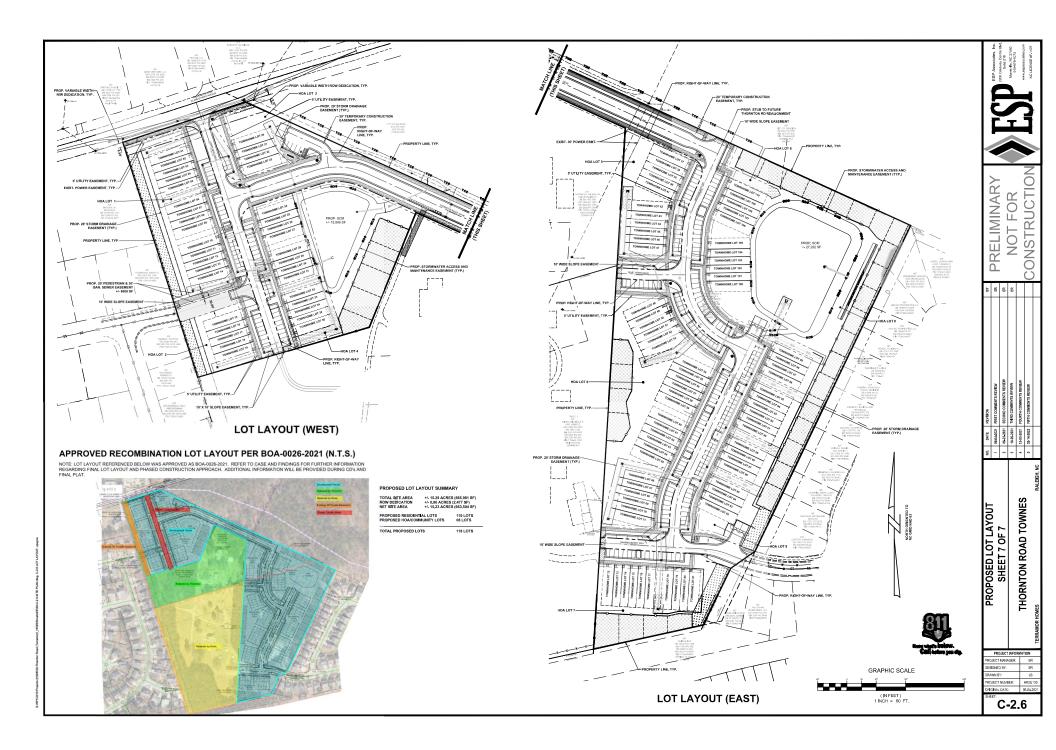


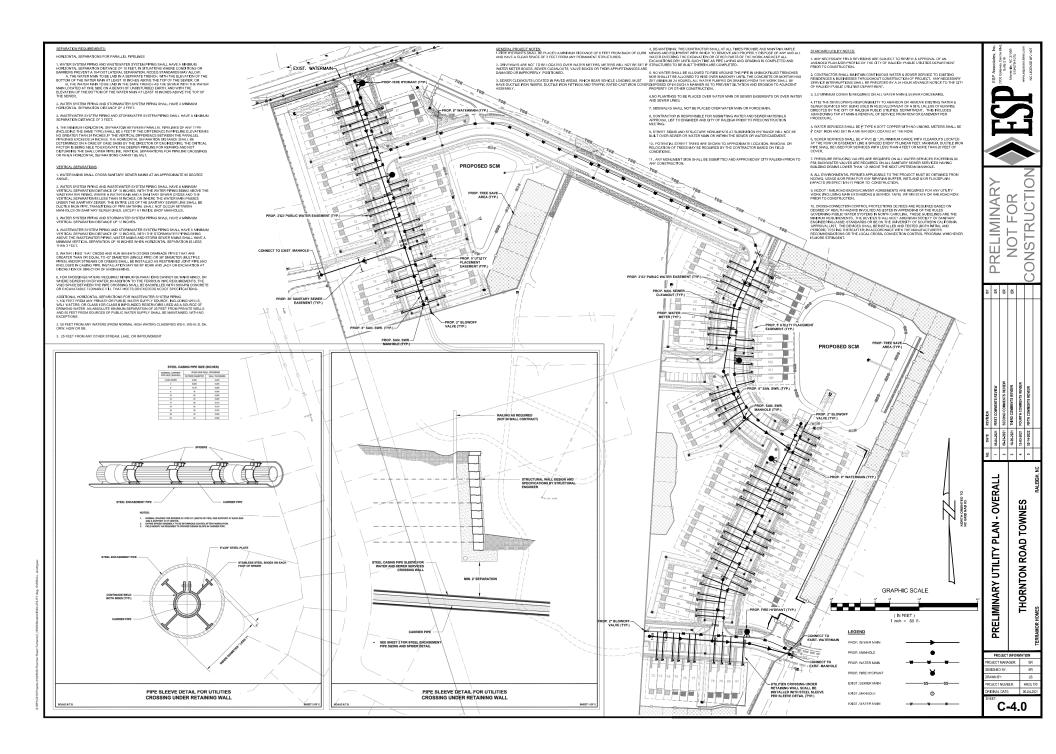


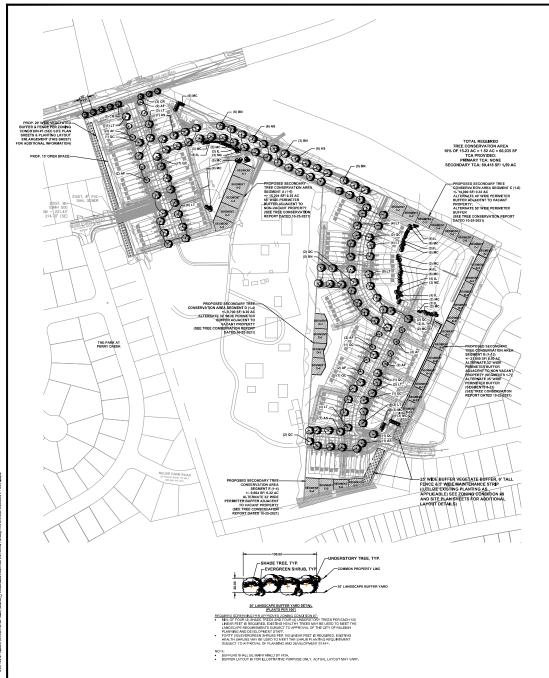
6 NOT FOR CONSTRUCTION **PRELIMINAR** 2 2 2 3 THORNTON ROAD TOWNES EAST SITE PLAN SHEET PROJECT INFORMATION DJECT MANAGER: ESIGNED BY:

DJECT NUMBER:

C-2.3







LANDSCAPE NOTES: GENERAL NOTES:

- ALL LANDSCAFE WORK SHALL BE PROMISED BY OR UNDER THE SUPERVISION OF A LICENS LANDSCAFE CONTRACTOR.
- CONTINUES OF THE CHIEF WAS BEINN ON BANK AND BASED BY BEING BEST AVAILABLE ON CONTINUES OF THE CHIEF WAS ARRESTED BY BEING BOOK AND BY BASED BY BEING BOOK AND BY BOOK AND BY
- THE LOCATION OF ALL EXISTING UTBITIES SHALL BE CONFIRMED PRIOR TO BEGINNING CONSTRUCTION, CALL THE CONECALLY, 1 SOURCE 4699, THE CONNER SHALL BE NOTIFIED OF AN IEROPERANCES BETWEEN PLC CONCEINES AND THOSE SHOWN OF THE PLAY.
- ALL CIMERSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PROTETO CONSTRUCTION. ANY DECREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- THE LANDSCAPE CONTRACTOR SHALL FURNISH AND INSTALL ALL PLANT WATERINGS, LABOR AND OTHER MATERIALS RECESSARY TO COMPLETE THE WORK AS SHOWN ON THE PLANS AND DETAILS.
- ALL PLANT MATERIAL SHALL MEET WINNING SIZE STANDARDS, INCLUDING THE MYBRIAN HEIDHT, RDTH, RDDT BALL SIZE AND NUMBER OF BRANDHES, SET FORTH IN THE LATEST EXTRION OF THE VARIBURAN STANDARD FOR RUTHERING STOCKY FURLENED BY THE AUTHOR ASSOCIATION OF MARBERTHAN AND FOR THE TYPE OF THEED BY APPEARS AT THE TIME OF THIS TAXABLE.
- 8. ALL PLANTS SHALL BE NUMBERY OR OWN LUNDER THE SAME CLIVINTE CONSTITUTION OF THE LOCALIZATION OF THE PROJECT FOR AT LEAST TWO TEXPOSE SERVINE, ALL PLANTS SHALL BE NOT TO THE PROJECT FOR AT LEAST TWO TEXPOSE SERVINE PLANTS, ALL PLANTS SHALL BE NOT TO SHALL BE NOT TO SHALL BE NOT TO. SHALL B
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR YERRITING ALL QUANTITIES SHOWN IN THE PL SCHEDULE WATCH QUANTITIES OR THE PLANS AND PRICE TO PRETING WORK, SHOULD QUESTIEVEN RESPONSIBLE THE LANGESCHE WAICHTEETS SHALL BE NOTIFIED PRICE TO BEDING.
- SUBSTITUTIONS IN PLANT SPECIES OR SIZE SHALL NOT BE PERMITTED EXCEPT WITH THE WETTEN APPROVAL OF THE LANGGAPE ARCHITECT.
- 12. CAUPER, HEIGHT AND WIGHTH SPECIFICATIONS INDICATED ON THE PLANT SCHEDULE SHALL TWEE PRECEDENCE OVER CONTAINER SIZE.
- ALL SHADELCHAOPY STREET TREES SHALL BE GRACE W SPECIMENS WITH A STRAIGHT MAIN USACIP AND FULL HEAD.
- ALL TREES OF THE SAME WARETYSHIALL MATCH IN SHAPE AND SIZE WHEN INSTALLED AS GROUPS, NOWS OR STREET THEFTS.
- 17. ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN AS NEIGHTED IN THE PLANTSCHEDULE.
- ALLPLANTS SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING AND APTERINSTALLATION FOR COMPLIANCE WITH REQUIREMENTS FOR NAME, WARRETY, SIZE, DURINY AND INSTALLATION.
- 19. ARRAS DAMAGED BY ACTIVITIES OF THE LANDSCAFE CONTRACTOR SHALL BE RESEEDED REPLANTED AND REPAIRED AT NO ADMITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL PROVIDE TREES PROTECTION FERGING FER THE FLANS AND TREE
 PROTECTION FENCE DETAL TO PROTECT ANY EXISTING TREES, SHRUSSERY AND FLANTING SEDS.
 IN THE PRACTION AREA.

- 24. ALL EQUIPMENT AND TOOLS SHALL SE PLACED SO AS NOT TO INTERVENE OR HIPDER PEDESTRIAN
 OR MENDAL AT TIME TO EXCEND AND TO EXECUTE AND OTHER LAND OTHER LA

LANDSCAPE NOTES:

- SCIL MX SHALL BE ONE PART EXISTING SOL, DNE PART CLEAN TOPSOL, DNE PA SCIL CONSTITUTES, MX AND APPLY AS BACKPILL TO ALL PLANTINGS.
- CONTRACTOR SHALL PREPARE ALL PLANT SEDS BY TELLING EXISTING SQL TO A MINIMUM OF 3T DEPTH, ADD 3" OF CLEAN TOPSOL AND 3" OF PINE SAWK SQL CONDITIONER; TELL THOROUGHLY.
- THE LANDSCAPE CONTRACTOR SHALL SUBMIT A SOIL SAMPLE TO TEST THE CURRENT NUTRIENT AND PHILEVERS, CNOT BEDS ARE DEFINED AND PRIOR TO PLANTING, AMENOWITH NUTRIENTS, LIME, FERTILIZERS, ETC. ANDOCESSAY, THE PHILEVES, SHALL SE GET SHALL SHA

- THE PROPERTY SERVICES AND SERVICES SHALL BE A THE TREE CREEK AS SELECTION TO BE REPORTED TO PROVIDE AND THE PROPERTY OF CREEK PROPERTY OF
- TREE PROTECTION FENCING SHALL NOT BE MOVED AND NO STORAGE OF MATERIAL EQUIPME OF ACTIVITY CONFIGURE LANGUAGE HIGH OF COLUMN THE STALL FINE SHALL BROWNED WHITE HE STALL FINE SHALL BROWNED WHITE HE STALL FINE SHALL BROWNED WHITE HE SHALL BROWNED WHITE HE
- TREE PROTECTION PENCING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.

LANDSCAPE NOTES:

- CONTRACTOR SHALL APPLY PRE-EMERGENT HERBEIDE TO ALL NEW PLANTING BEDS AT MANUFACTURER'S RECOMMENCED PATE PACE TO INSTALLATION OF PLANT MATDRIAL. PREPARED BEDS AND INSTALLED PLANTS SAUCERS SHALL HAVE PORTIVE DRAININGS BULDING, RETAINING WALLS AND OTHER STRUCTURES.
- LANDSCAPE DONITRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TOPSOL IN TRAFFIC ISLANDS SO THERE IS A CROWN OF 5-10" AT THE CENTER OF EACH ISLAND FROM BACK OF DURG.

- A MULTIPHERIO AND TOP 20 OF WHE BASKET SHALL BE OUT AWAY AND HE BOOT BALL PRIDE TO BACKFELLING THE PLANTING HT WITH PEDCHED SOLD BHALL PRIMES TO PLANTING HT WITH PEDCHED SOLD BHALL PRIMES TO PLANTING HE WAS AN UNDER A THE WAS AND THE BE COMPLETE AND ALL DON'T SOMEWARM. FOLD THE MAD A LICENT TO SOMEWARM. FOLD THE MAD A LICENT SOLD BOOT THE MAD AND A LICENT SOLD THE MAD A LICENT SOLD T
- ALL CANOPY TREES 2" CALEFER AND GREATER SHALL BE STAKED AND GUYED, LANDSCAFE CONTRACTION IS RESPONSIBLE TO REMODE ALL STAKES AND GUYE AT THE END OF THE ONE YEAR WARRANTY PERIOD. TREE WARPS SHALL NOT BE UTILIZED.
- 12. ALL SHUDDOWNAY TREES HERRY TO FIRST BRANCH SHALL BE FALKBOUG CHOUND, SHACE THESE AUXILIEST TO PRESENTIAN WAS SOLD COATED WITH THE VERSULA SIGHT TIS MAKE. THE SHADOWN SHALL BE SHADOWN TO SHADOWN THE SHADOWN SHADOWN TO SHADOWN SHADOWN THE SHADOWN SHADO
- CONTRACTOR SHALL TLL AND AMEND ALL PLANT SEDS AS REQUIRED IN SPECIFICATIONS AND Roles of above outsitud on Prochosis dauges beyonds you'd the revulsage, APPLY PROCESSING ONCE INSTRUCTOR FOR WARPING TURKER'S SPECIFICATIONS ON ALL PLANT SEDS PRICE.
- ALL CONTAINER SHRUBS AND GROUNDCOVERS SHALL BE PLANTED IN COMBINED PROPAGED AND AMERICED PLANT BEGLIAGGER BALLED AND SURLAPPED PLANT MATERIAL MAY SEE PLANTED IN DISTRIBUTE, PLANTING HOLES;
- 15. INDOT BALLS OF PLANT MATERIAL REMOVED FROM CONTARGERS SHALL BE SCAPPED FRIDR TO BACKFILLING.
- 7. DORINGCIOS RANA, NATIFICA E, RANTS (RINGELE) A TERRE AUTRO, MARIS (RINGELE) A TERRE AUTRO, MARIS (RINGELE) A TERRE AUTRO, MARIS (RINGELE) AND TREBEST I RANTINGO DAS SHALL DE AUTROCCIONO DA TERRE AUTROCCIONO DA TERRE
- 25. CONTRACTOR SHALL OBTAIN AUTHORIZED FOR TO ANY CHANGES OF PLANT LOCATE HIS CULT.

 (INC. OWNER CONTRACTOR SHALL OBTAIN AUTHORIZED HIS PREMI TO ANY CHANGES OF PLANT LOCATE HIS CULT.

 (INC. OWNER CONTRACTOR SHALL PROMISE ARE A WHAVEN OF 2 FROM THE EXCESS OF PLANT BOOS AND THE WILL CHANGES ARE A WHAVEN OF 2 FROM THE EXCESS OF PLANT BOOS AND THE WILL CHANGE ARE A WHAVEN OF 2 FROM THE EXCESS OF PLANT BOOS AND THE WILL CHANGE ARE A WHAVEN OF 2 FROM THE EXCESS OF PLANT BOOS AND THE WILL CHANGE ARE A WHAVEN OF 2 FROM THE BOOS OF PLANT BOOS AND THE WILL CHANGE ARE A WHAVEN OF 2 FROM THE BOOS OF PLANT BOOS AND THE WILL CHANGE ARE A WHAVEN OF 2 FROM THE BOOS OF PLANT BOOS AND THE WILL CHANGE ARE A WHAVEN OF 2 FROM THE BOOS OF PLANT BOOS AND THE WILL CHANGE ARE A WHAVEN OF 2 FROM THE BOOS OF PLANT BOOS AND THE WILL CHANGE ARE A WHAVEN OF 2 FROM THE BOOS OF PLANT BOOS AND THE WILL CHANGE ARE A WHAVEN OF 2 FROM THE BOOS OF PLANT BOOS AND THE WILL CHANGE ARE A WHAVEN OF 2 FROM THE BOOS OF PLANT BOOS AND THE WILL CHANGE ARE A WHAVEN OF 2 FROM THE BOOS OF PLANT BOOS AND THE WILL CHANGE ARE A WHAVEN OF 2 FROM THE BOOS OF PLANT BOOS AND THE BOOS OF PLANT BOOS OF
- Uniform the second control of the second con

 - 22 LANDSCAPE CONTRINCTOR SHALL SEEDISOD ALL AREAS INDICATED ON THE PLANS, AREAS NOT SHORM TO RECEIVE PLANTS AND ALL AREAS DAMAGED DUE TO CONSTRUCTION, CONTRACTOR SHALL ESTABLISH A FULL STADO OF GRASS.
 - 23. THE TOP SIX INCHES OF LAWN AREAS SHALL BE AMENDED WITH 3" OF TOPSOL
 - IS, CULTAND PLL SLOPES THAT ARE 21 OR GREATER SHALL BE STABILIZED WITH JUTE MATS AND STANDO PERCUE AND M. ALL DISTURBED LAWN AREAS THAT ARE NOT INCORPORATED INTO PLANTING BEDS ARE TO BE PROGRADED AND RESERVED TO MATCH EDISTING GRASS VARIETY ON SITE. SEED MUST BE SURFLANDED, AT TIME OF RESERVENS.
 - N. ALL NON-SEEDED AREAS SHALL BE COVERED IN FINE STRAW MULCH WITH A MINIMUM DEPTH COVERAGE OF 6 NOTES.
 - LAWN AREAS SHALL BE SEEDED WITH CONFEDERATE PESCUE, SOS COVERAGE SHALL BE ATTAINED PRIOR TO FINAL INSPECTION
 - 8. EXCESS EXCHANGED SOIL AND WASTE MATERIALS SHALL BE DEPOSED OF PROPERLY OFF-BIT BY THE CONTRACTOR AT NO ADDITIONAL CHARGE TO THE OWNER. AT THE COMPLETION OF WORK, CLEAN WORK AREA AND REPARRIENTIACE DUMNICED MATERIALS.
 - 2. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL SHOULDING, BUT NOT LIMITED TO, WATERING, SPRAINING, PERTLETING, MULCHING, ETG. JUNTE DATE OF A COSPERANCE.

 - SIGNAL ADOPTIONS INSPICION UPON NOTTHING SET ON THE LANGUAGE OF THE LANGUAGE OF SEMANATION OF ADMINISTRATION OF ADMINISTRATION OF ADMINISTRATION OF ADMINISTRATION OF ADMINISTRATION OF THE CHARGO OF THE ADMINISTRATION AND THE CHARGO OF THE MALE THE BEST OF THE CHARGO OF THE MALE THE WAS THE CHARGO OF THE MALE THE WAS THE CHARGO OF THE MALE THE WAS THE WAS THE CHARGO OF THE MALE THE WAS TH

- SITE LIGHTING NOTES:

 1. ALL STREET LIGHTING SHALL MEET THE CITY OF RALEIGHS STANDARDS AND SPECIFICATIONS FOR STREET
- ALL STREET LIGHT HAS A PARAL THAT IT THE STREET THAT IT THE STREET THAT IT THE STREET THAT IT THE STREET THAT IT THAT

PLANT SCHEDULE									
SHADE TREE HARRE MATURING (CODE ROCALIFED) CITY (MOTANICAL COMMON NAME) CALIFER (COT) (HE BRIT (SPERA) MOTES (REMARKS									
16	14	ACER FLOR DANUM / SOUTHERN SUGAR IMPLE	COMT.	I'CAL MH	16-16: HT.		STRAKHT TRUNK, UNSED 6 MOVE FINEHED GRADE	STREET TREE	
A9	29	VCER BYCO-YMIN -BONNE: I BONNE BYOYK WINTE	CONT.	3" CAL MIN	16-16: HT.		STRAIGHT THUNK, LINSED 6" MEDIC PROBLED GRADE	STREET TRUE	
N IN	20	RETULA NISHA: DURA-BAT / DURA-BAT REVER RECH	858	3" CAL MIN	M-16" HT-		STRAIGHT THUNK, LINSED 6" MEDIC PROPERTY GRADE	STREET TRUE	
LY .	36	LIPECTENORION TULFFERENT TULFFORLAN	CONT.	3" CAL MIN	14.16" HT.		STRANGHT THUNK, UNBED 6' MEDIA PENDHED GRADE	STREET TREE	
172	4	LIPICOENORION TULFFERAL TULFFORLAR	COMT.	J' CAL MIN	14.16			ZONING CONDITION BUPPER MATERIAL (FER 100 L.F.)	
OC .	21	QUENCUS COCCINEA I SCAPLET DAK	COMT.	T CAL MIN	14'-16' HT-		STRAIGHT THUNK, LIMBED 6' ABOVE PINISHED GRADE	STREET TREE	
SHALL MATURING TREES (CODE REQUIRED)	CITY			RECE	HEIGHT	SPITEAD	NOTES	REMOTES	
DR	8			15'14'5	51-10" HT.		SINGLE STEW	STREET TREE	
WC .	84	WHITE CERTIFIER CHANNING THE	COMT.	15'14'5	6.4		****	SPIGLE STEM	
UNDERSTORY TREES (CODE REQUIRED)				1001	HE \$3HT	CAZPPS		REMARKS	
OC .	4	CERCIS CANADENERS I EASTERN REDBUD	COMT.	1.57 1079	6"-10" HT.		SINGLE STEW	ZONING CONDITION BUFFER MATERIAL (PER 100 L.F.)	
SHRUSS				KIDOT	HEIGHT		NOTES	REMARKS	
I.		BEX GLABRA I INVERTINY HOLLY		CONT.	54,500,		****	SCREENING HATERIAL	
15	40	EX CLARRY SHANKOCK / SHANKOCK ENRISHMA HOTTA	40	CONT.	54,500,	192-54.	****	ZONING CONDITION BUPPER MATERIAL (PER 100 L.F.)	

6 NOT FOR CONSTRUCTION **PRELIMINAR** NOT 8 8 8 8 MOT PLAN THORNTON ROAD PLANTING PROJECT INFORMATION

ESIGNED BY:

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