




1:5,416

**5518, 5520 Thornton Road  
CONTIGUOUS PETITION ANNEXATION  
PROPOSED EFFECTIVE X/XX/XX**



1:40,258

-  Proposed City Limits
-  Existing City Limits
-  ETJ



ANNEXATION ORDINANCE# \_\_\_\_\_

ORDINANCE ADOPTION DATE \_\_\_\_\_

APPROVED EFFECTIVE DATE \_\_\_\_\_

Subdivision or Building Permit Transaction Reference Number \_\_\_\_\_

Council District     B    

Annexation Case File#     AX-15-2022    

THIS MAP IS NOT A CERTIFIED SURVEY AND NO RELIANCE ON IT AS TO METES AND BOUNDS OF INDIVIDUAL PROPERTIES MAY BE MADE.

This exhibit meets all statutory requirements for recording. \_\_\_\_\_

Planning Director / Wake County Review Officer

Date

# Petition for Annexation into Raleigh City Limits

Planning and Development Department • One Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682



Section A Submittal Deadlines			
Petitions for annexation are accepted by Planning and Development at any time. Fees are required at the time of submittal. <b>The annexation will be scheduled for public hearing and becomes effective immediately upon adoption at the scheduled public hearing unless notified otherwise by the City Clerk.</b>			
Section B Summary Information / Metes and Bounds Descriptions			
Development Project Name:			
Street Address:			
City of Raleigh Subdivision approval #: S- _____ - _____ or	Building Permit #: _____ or	Group Housing #: GH- _____ - _____ - _____	
Wake County (PINs) Property Identification Number(s):			
Acreage of Annexation Site:		Linear Feet of New Public Streets within Annexation Boundaries:	
Annexation site is requesting connection to City of Raleigh Water ____ and/or Sewer ____			
Number of proposed dwelling units:			
Unit Type/Unit Count:	Total Breakdown of Dwelling Units		
	Single-Family Home Unit Count ____	Multi-Family - Condo/Apartment Unit Count ____	Multi-Family – Townhouse Unit Count ____
	Complete only for Townhome Units:		
	Are there more than 6 units in one group of townhomes? ____Y ____N		
	Complete only for Condo/Apartment units:		
	Are buildings multi-story with stacked units? ____Y ____N	Will there be a community trash compactor? ____Y ____N	Unit Count +/- Description: <i>Example</i> 30 Studio + 1 Bath 50 1 BR + 1.5 Bath Count Bedroom + Bath  ____ + ____ ____ + ____ ____ + ____

Building Square Footage of Non-Residential Space:	
Specific proposed use (office, retail, warehouse, school, etc.): _____	
Projected market value at build-out (land and improvements): \$ _____	
<b>Applicant Contact Information</b>	
Property Owner(s):	
Primary Mailing Address:	
Phone:	Email:
<b>Project Contact information (if different than property owner)</b>	
Contact(s):	
Primary Mailing Address:	
Phone:	Email:
<b>Written metes and bounds description of property to be annexed:</b> Attach additional sheets if necessary. An electronic copy in word format must be e-mailed to: <a href="mailto:JP.Mansolf@raleighnc.gov">JP.Mansolf@raleighnc.gov</a> or <a href="mailto:Carmen.Kuan@raleighnc.gov">Carmen.Kuan@raleighnc.gov</a> .	

## Section C Annexation Petition

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

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

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

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

**Part 2** The undersigned certify that they have researched the assessment lien rolls of the City (located at <https://raleighnc.gov/services/doing-business/assessment-liens>), and that the property described in this application, including any portion thereof, \_\_\_\_\_ is / \_\_\_\_\_ is not (mark one) listed on any of the City's assessment lien rolls. If the property, or any portion thereof, is listed on the City's assessment lien rolls, the account number[s] for such assessment is \_\_\_\_\_.

**Part 3** NC General Statutes require petitioners of both contiguous and satellite annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S. §160D-108 and G.S. §160D-108.1 for properties subject to the petition.

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

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

**Signed** this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by the owners of the property described in Section B.

#### Owner's Signature(s):

Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Signature \_\_\_\_\_ Date \_\_\_\_\_

#### Corporate Seal

#### Print Owner Name(s) and Information:

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Address: \_\_\_\_\_

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Address: \_\_\_\_\_

#### Above signature(s) attested by

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

**Signature of the City Clerk and Treasurer:** \_\_\_\_\_



## Section D Standard Payment Contract

If petitioner desires to be considered for waiver of outside sewer connection fees required by Raleigh City Code Section 8-2004 (a) and (b), which is generally a \$200 fee per dwelling, business, or industrial unit charged at the time sewer connection permit is issued if a property is outside the city limits, petitioner should submit the standard payment contract (see **Agreement**, pages 4-5). The project will be eligible for waiver of this sewer connection fee: (1) if corresponding petition is administratively recommended to be approved by City Council and (2) if the following payment contract has been submitted to the City with appropriate signatures.

**State of North Carolina**

**County of Wake**

**Agreement**

**This Agreement** ("the Agreement") is made this the \_\_\_\_\_ day of \_\_\_\_\_, year of \_\_\_\_\_ by and between the City of Raleigh, North Carolina, ( the "City") and \_\_\_\_\_, (the "Owner");

### WITNESSETH

**WHEREAS**, The Owner has petitioned the City to be annexed into the corporate City limits, City File No. \_\_\_\_\_;

**WHEREAS**, The Owner has initiated a development project at \_\_\_\_\_, City file \_\_\_\_\_, and said development contains sewer connections with the utility system of the City; and

**WHEREAS**, The parties hereto intend that during the pendency of the annexation petition, and after the petition has been recommended by staff to be approved by the City Council, the Owner should pay the City the same utility connection charges paid for developments located inside the corporate limits of the City, and further, if the City Council rejects the petition, then within thirty days following said rejection, the Owner shall pay additional moneys so that the total payment by Owner to the City is the same utility connection charges paid for developments located outside the City limits as set forth in Raleigh City Code Section 8-2004 (a) and (b).

**NOW THEREFORE**, in consideration for the mutual promises contained herein and other valuable consideration, the receipt of which is acknowledged by the parties, the parties hereto agree as follows:

1. Owner will be allowed to commence development without paying the City outside sewer connection charges.
2. That in the event that the annexation petition made by Owner is rejected by the City, Owner shall pay to the City all sewer connection fees required of developments located outside the City limits, as set forth in Raleigh City Code Section 8-2004 (a) and (b). Full payment shall be made within thirty days following the action of the City to deny the annexation petition.
3. That in the event Owner shall fail to make full payment to the City as required in paragraph two, the City in any cause of action for collection shall be entitled to interest at ten percent per annum plus reimbursement for all collection costs, including reasonable attorney fees.
4. That in the event Owner shall fail to make full payment to the City as required in paragraph two, the Owner agrees to allow the City to retain, as liquidated damages, any and all reimbursements owed to Owner by the City.
5. All rights granted herein in favor of the City are cumulative and supplemental to any other powers the City may have, and the rights established herein in favor of the City shall not in any way diminish or restrict the

City from exercising its police powers.

6. This Agreement shall be binding on and shall inure to the benefit of the parties hereto and their respective successors and assigns.
7. This Agreement may only be amended in writing signed by the parties hereto or their respective successors.
8. This Agreement and the legal relations of the parties hereto shall be governed by the laws of the State of North Carolina.
9. The parties hereto for themselves, their agents, officials, employees and servants agree not to discriminate in any manner on the basis of actual or perceived age, mental or physical disability, sex, religion, race, color, sexual orientation, gender identity or expression, familial or marital status, economic status, veteran status or national origin with reference to the subject matter of this Agreement, no matter how remote. The parties further agree in all respects to conform to the provisions and intent of Raleigh City Code, Section 4-1004, as amended. This provision is hereby incorporated into this Agreement for the benefit of the City of Raleigh and its residents, and may be enforced by action for specific performance, injunctive relief, or other remedy as by law provided.

**In Witness Whereof**, the parties hereto have caused this agreement to be executed the day and year first above written.

**Owner**

By \_\_\_\_\_ Attest \_\_\_\_\_

**The City**

By \_\_\_\_\_ Attest \_\_\_\_\_  
Marchell Adams-David, City Manager Gail G. Smith, City Clerk

**North Carolina**

**Wake**

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

**Notary Public**

**Seal**

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

Notary Public: \_\_\_\_\_

My commission expires \_\_\_\_\_

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

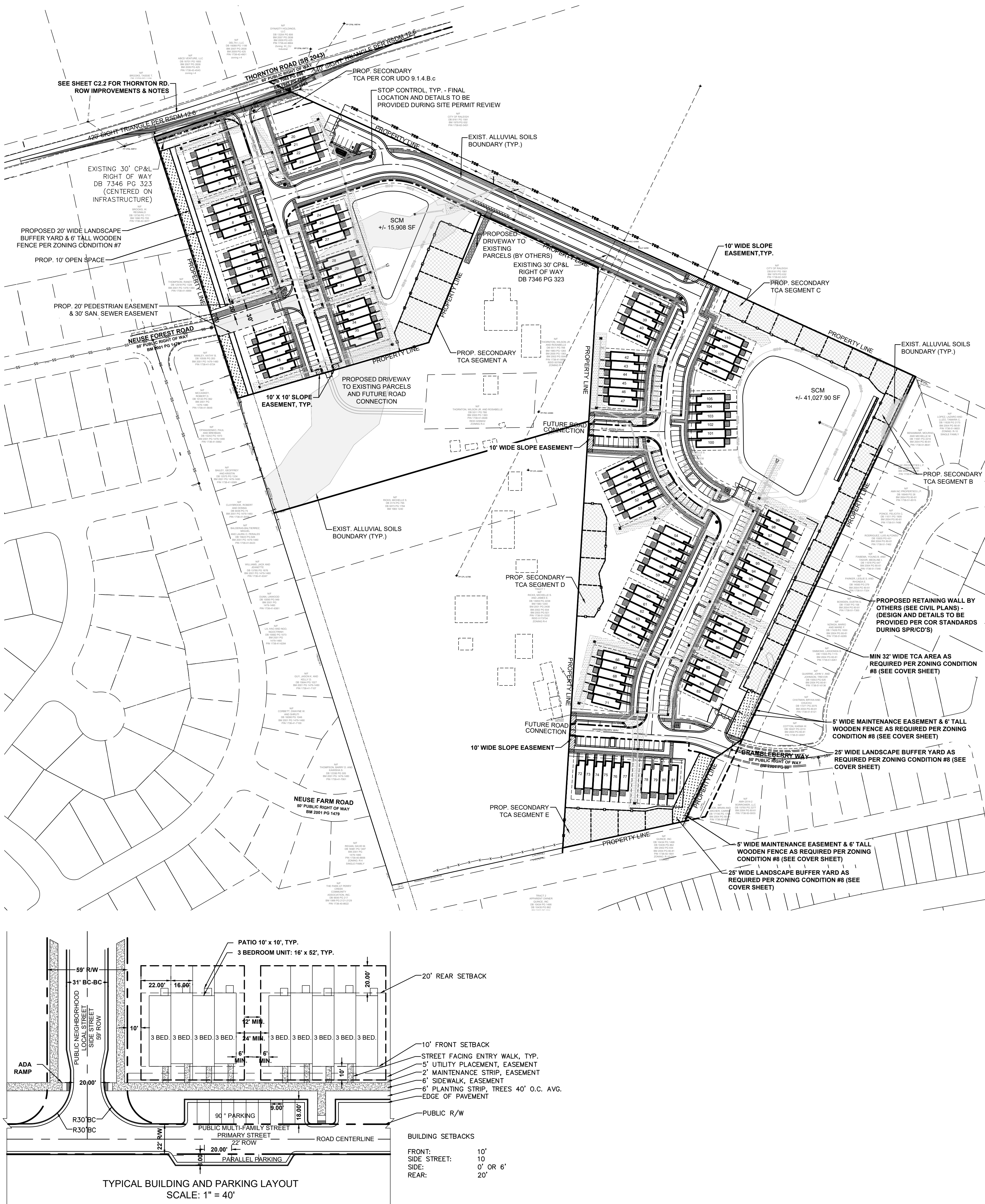
## Section E Submittal Checklist

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

	<b>Annexation Petition Fee</b> (see the <a href="#">Development Fee Guide webpage</a> for current fee)	
	<b>Written metes and bounds description of the property to be annexed</b> must be attached to this application. See page 1	
	<b>Electronic Word document of the written metes and bounds</b> must be e-mailed to: <a href="mailto:JP.Mansolf@raleighnc.gov">JP.Mansolf@raleighnc.gov</a> or <a href="mailto:Carmen.Kuan@raleighnc.gov">Carmen.Kuan@raleighnc.gov</a> .	
	<b>Survey or Plat</b> showing above written metes and bounds description of the property to be annexed must be submitted electronically in .pdf format, if possible. The survey or plat, if not already recorded, must be signed by a land surveyor licensed in the State of NC. The survey must be valid for the purposes of recording as set forth in NC General Statute § 47-30.	
	<b>City or County Property Map</b> with parcels included in the annexation request clearly marked. An excerpt of a property map is acceptable, but the map number must appear on the excerpt. This map must show the <b>existing and proposed city limits</b> .	
	<b>Copy of Approved Preliminary Site Plan or Final Site Plan</b> showing City Building Permit Transaction Number or Group Housing Number (GH-_____-13, etc.) <b>or</b>	<b>Copy of Subdivision Plat</b> submitted for lot recording approval with City file number (S-_____-13, etc.)
	<b>Projected Market Value of Development</b> at build-out (land and improvements).	
	<b>General Annexation Area Data:</b> Linear feet of public streets, total annexation area acreage, number of proposed residential units or square footage of commercial space, type of utility connections involved, specific land uses proposed.	
	<b>This application form</b> completed, <u>dated and signed</u> by the property owner(s) and attested <b>submitted by the deadlines noted in section B of this application</b> , pages 1 and 2.	
<b>Required, but often missing information. Please make sure to include the following:</b>		
	<b>Correct Parcel Identification Number(s) (PIN).</b> Call Wake County Geographic Information Services at 919-856-6360, if there is any question about the parcel identifier. <b>This is very important.</b> Please indicate if the property being requested for annexation is only a portion of an existing parcel.	
	<b>Owner's Signatures and Date of Signatures.</b> See page 3 of this application. All real property owners must sign the application, and the <u>date of signature MUST be filled in!</u>	
	<b>Corporate Seal</b> for property owned by a corporation.	
	<a href="#">Rezoning Application</a> , if the property is currently outside <a href="#">Raleigh's Extraterritorial Jurisdiction</a> .	
<b>Optional, but necessary if petitioner desires to have development project waived from paying outside sewer connection charges prior to annexation effective date.</b>		
	<b>Standard Payment Contract</b> should be <u>dated, signed and notarized</u> and submitted with this application (see Section D).	



S:\9P1\0019 Projects (R)\HR29-Thornton Road (Terramor)\\_HR29\Sheets\HR29-C-2.0 SITE PLAN.dwg, C-2.0 OVERALL SITE PLAN, eridigaz



#### GENERAL NOTES:

- CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
- 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.
- 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 "VRS CAP 100" HAVING THE FOLLOWING NAD 83/2011 (GEOID 12B) COORDINATE VALUES: NORTHING: 781,545,193 EASTING: 2,135,109,028 ELEVATION: 227.78' (NAVD 88).
- PROJECT COMBINED GRID FACTOR USED IS 0.9999300883 (GROUND TO GRID).
- UNLESS OTHERWISE NOTED ALL COORDINATES SHOWN ARE GROUND COORDINATES.
- ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS UNLESS OTHERWISE NOTED.
- ALL AREAS COMPUTED BY COORDINATE COMPUTATION METHOD.
- THE PROJECT CONTROL WAS ESTABLISHED BY ESP ASSOCIATES, INC. USING THE NCGS VRS SYSTEM.
- 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 DFORM MAP NUMBER 3720173800J, WITH A REVISED DATE OF 05/02/06.

#### SITE NOTES

- ALL RADII DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.
- SHADED CURB & GUTTER INDICATES LOCATION FOR SPILL CURB.
- 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 ACCESSIBILITY GUIDELINES.
- WITHIN THE AREA OF ABOVE DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND 8 FEET ABOVE 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.
- LIGHTING PLAN TO BE DESIGNED BY OTHERS.
- SIGNAGE & ENTRY MONUMENTS PLAN TO BE DESIGNED AND PERMITTED BY OTHERS.
- ANY AND ALL FENCES MUST BE OUTSIDE OF EASEMENTS
- ALL SIDEWALKS SHALL HAVE A MAX. CROSS-SLOPE OF 2%.

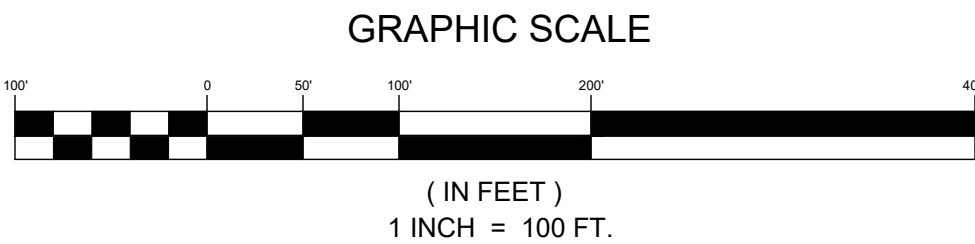
Z-53-19 THORNTON ROAD  
APPROVED ZONING CONDITIONS  
10/06/2020

- THE MAXIMUM DENSITY SHALL BE 7.5 DWELLING UNITS PER ACRE NOT TO EXCEED A TOTAL OF 114 DWELLING UNITS.
- 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 PERMITTED TO USE THE PRIVATE DRIVEWAYS OR THE STREET STUBS AT NEUSE FOREST ROAD, NEUSE FARM ROAD OR BRAMBLEBERRY WAY.
- THE FOLLOWING USES SHALL BE PROHIBITED:  
RESIDENTIAL: BOARDINGHOUSE, CONGREGATE CARE, BED AND BREAKFAST, HOSPITALITY HOUSE, REST HOME, CONTINUING CARE RETIREMENT COMMUNITY, HOMESTAY AND SPECIAL CARE FACILITY.  
NON-RESIDENTIAL: TELECOMMUNICATION TOWER, DAY CARE, CEMETERY, OUTDOOR SPORTS OR ENTERTAINMENT FACILITY (≥250 SEATS AND/OR ≥250 SEATS).
- THE APARTMENT BUILDING TYPE SHALL BE PROHIBITED.
- RUNOFF LIMITATION FOR DEVELOPMENT ON THE PROPERTY AS DEFINED BY UDO SEC. 9.2.2.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 RUNOFF TOWARD EXISTING PARK AT PERRY CREEK AND CASTLEBURY SUBDIVISIONS SHALL BE REDUCED FROM THE PRE-DEVELOPED CONDITION.
- A TWENTY (20) FOOT WIDE LANDSCAPE BUFFER YARD SHALL BE PROVIDED ALONG THE COMMON PROPERTY LINE BETWEEN THE SUBJECT PROPERTY AND THE FOLLOWING PROPERTIES: 5500 THORNTON RD, PIN 1738-42-3077 (DB 17336, PG 1711); 5505 NEUSE FOREST RD, PIN 1738-41-4899 (DB 12518, PG 1328); 8812 NEUSE TOWN DR, PIN 1738-41-5724 (DB 10506, PG 283); AND THE ENTIRE PORTION OF 8808 NEUSE TOWN DR, PIN 1738-41-5648 (DB 10143, PG 892) THAT ADJOINS THE SUBJECT PROPERTY.
  - THE LANDSCAPE BUFFER YARD SHALL EXCLUDE AREAS REQUIRED FOR PROPOSED STREET RIGHT-OF-WAYS, ACCESS EASEMENTS, SLOPE EASEMENTS AND/OR UTILITY EASEMENTS AND SHALL NOT CONTAIN AREAS THAT ARE DESIGNATED AS TREE CONSERVATION AREAS (TCA).
  - A SIX (6) FOOT TALL SOLID PRIVACY FENCE, CONSTRUCTED OF WOOD OR VINYL, SHALL BE PROVIDED ALONG THE COMMON PROPERTY LINE ADJACENT TO THE PARCELS NOTED ABOVE.
  - THE BUFFER YARD SHALL PROVIDE A MINIMUM OF FOUR (4) SHADE TREES AND FOUR (4) UNDERSTORY TREES PER EACH 100 LINEAR FEET OF LANDSCAPE BUFFER. EXISTING HEALTHY TREES LOCATED WITHIN THE BUFFER YARD MAY BE USED TO MEET THE LANDSCAPE REQUIREMENTS SUBJECT TO APPROVAL OF THE CITY OF RALEIGH PLANNING AND DEVELOPMENT STAFF.
  - ALONG THE COMMON PROPERTY LINE WITH THE PROPERTY LOCATED AT 5500 THORNTON RD, PIN 1738-42-3077 (DB 17336, PG 1711), THE LANDSCAPE BUFFER SHALL ALSO INCLUDE FORTY (40) EVERGREEN SHRUBS (MIN. MATURE HEIGHT OF 3') PER 100 LINEAR FEET OF COMMON PROPERTY LINE. EXISTING HEALTHY SHRUBS (MIN. HEIGHT OF 3') LOCATED WITHIN THE BUFFER YARD MAY BE USED TO MEET THE SHRUB PLANTING REQUIREMENT SUBJECT TO APPROVAL OF PLANNING AND DEVELOPMENT STAFF.
- A FIVE (5) FOOT-WIDE MAINTENANCE EASEMENT SHALL BE PROVIDED ALONG THE COMMON PROPERTY LINE, EXCLUSIVE OF AREAS REQUIRED FOR STREET RIGHT-OF-WAY, SLOPE EASEMENTS AND UTILITY EASEMENTS, BETWEEN THE SUBJECT PROPERTY AND THE FOLLOWING PROPERTIES: 5910 BRAMBLEBERRY WAY, PIN 1738-50-4974 (DB 17195, PG 1708); 5919 BRAMBLEBERRY WAY, PIN 1738-51-6007 (DB 16027, PG 2210); 8505 BOYSENBERRY LN, PIN 1738-51-6121 (DB 17271, PG 2075); 8509 BOYSENBERRY LN, PIN 1738-51-6136 (DB 15553, PG 628); 8513 BOYSENBERRY LN, PIN 1738-51-6261 (DB 11558, PG 1115); 8517 BOYSENBERRY LN, PIN 1738-51-6285 (DB 17428, PG 1530); 8521 BOYSENBERRY LN, PIN 1738-51-7200 (DB 17397, PG 1589); 8525 BOYSENBERRY LN, PIN 1738-51-7324 (DB 14589, PG 279); 8529 BOYSENBERRY LN, PIN 1738-51-7348 (DB 11678, PG 447); 8533 BOYSENBERRY LN, PIN 1738-51-7462 (DB 15505, PG 451); 8537 BOYSENBERRY LN, PIN 1738-51-7486 (DB 11611, PG 1906); 8541 BOYSENBERRY LN, PIN 1738-51-8500, (DB 16959, PG 2085); 8545 BOYSENBERRY LN, PIN 1738-51-8515 (DB 16949, PG 28); AND 8549 BOYSENBERRY LN, PIN 1738-51-8641 (DB 11691, PG 2216).
- A SIX (6) FOOT TALL SOLID PRIVACY FENCE, CONSTRUCTED OF WOOD OR VINYL, SHALL BE PLACED ALONG THE COMMON PROPERTY LINE WITH THE ABOVE LISTED PROPERTIES. THE EASEMENT AND FENCE SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. IN ADDITION, A MINIMUM 32-FOOT-WIDE SECONDARY TREE CONSERVATION AREA (TCA), MEETING THE REQUIREMENTS OF THE UDO CHAPTER 9, ARTICLE 9.1, SHALL BE ESTABLISHED INWARD FROM THE FIVE (5) FOOT MAINTENANCE EASEMENT, MAINTAINED BY THE THORNTON ROAD HOMEOWNERS ASSOCIATION. A MINIMUM TWENTY-FIVE (25) FOOT WIDE LANDSCAPED BUFFER YARD SHALL BE PROVIDED IN LIEU OF THE TCA AREA IF THE EXISTING VEGETATION DOES NOT MEET THE REQUIREMENTS OF ARTICLE 9.1. EXISTING HEALTHY TREES LOCATED WITHIN THE BUFFER YARD MAY BE USED TO MEET THE LANDSCAPE REQUIREMENTS FOR THE BUFFER YARD SUBJECT TO APPROVAL OF THE CITY OF RALEIGH PLANNING AND DEVELOPMENT STAFF. IF STAFF DEEMS THE EXISTING TREES DO NOT MEET THE INTENT OF THE BUFFER YARD THEN FOUR (4) SHADE TREES AND FOUR (4) UNDERSTORY TREES PER EACH 100 LINEAR FEET OF LANDSCAPE BUFFER YARD SHALL BE PROVIDED.
- 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.
- 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 UDO WHICH MAY INCLUDE PASSIVE AND ACTIVE OPEN SPACE AREAS, PERIMETER BUFFER AREAS, TREE CONSERVATION AREAS, AND STORMWATER CONTROL MEASURES

#### DEVELOPMENT DATA FOR THORNTON ROAD

PARCEL ONE: TAX PARCEL ID: SITE AREA: SITE ADDRESS	N/F THORNTON, WILSON JR. & ROSABELLE 1738-41-9889, 1738-51-0548 7.339 AC (319,705 SF) 5514 THORNTON ROAD RALEIGH, NC 27616
PARCEL TWO: TAX PARCEL ID: SITE AREA: SITE ADDRESS	N/F RICKS, MICHELLE S. & JAMES E. 1738-51-3332 7.995 AC (348,260 SF) 5510 THORNTON ROAD RALEIGH, NC 27616
TOTAL SITE AREA:	+/- 15.29 ACRES (665,961 SF)
ROW DEDICATION:	+/- 0.06 ACRES (2,477 SF), VARIABLE WIDTH (SEE PLANS)
NET SITE ACREAGE:	+/- 15.23 ACRES (663,504 SF)
ZONING: PROP. USE:	R-10CU TOWNHOME
DENSITY:	7.19 (110 UNITS/15.29 ACRES)
WATERSHED: FEMA FIRM:	NEUSE 3720173800J, EFFECTIVE DATE 05/02/2006.
BLOCK PERIMETER (MAX)	2,500'
DEAD END STREET (MAX)	300'
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:	15% +/- 2.28 AC (99,526 SF) +/- 2.48 AC (SEE SHEET C2.1 FOR CALCULATION)
TREE CONSERVATION AREA (MIN.)	10% = 1.52 AC (66,350 SF) (SEE PLANTING SHEETS FOR CALCULATION)
BUILDING HEIGHT: (PER ZONING CONDITION 10) MAXIMUM:	35'
BUILDING SETBACKS: PRIMARY STREET: SIDE STREET: SIDE LOT LINE: REAR LOT LINE:	10' 10' 0' OR 6' 20'

# OF UNITS	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)
VEHICULAR PARKING: REQUIRED SPACES:	2 SPACES / 3 BEDROOM 110 X 2 = 220 SPACES
PROVIDED SPACES:	238 (INCLUDES 1 ADA VAN SPACE AND 4 REGULAR SPACES AT MAIL KIOSK)
BICYCLE PARKING: REQUIRED SPACES:	1 SPACE / 20 UNITS 110 UNITS / 20 = 5.5 SPACES
PROVIDED SPACES:	12 SPACES



## OVERALL SITE PLAN SHEET 1 OF 7

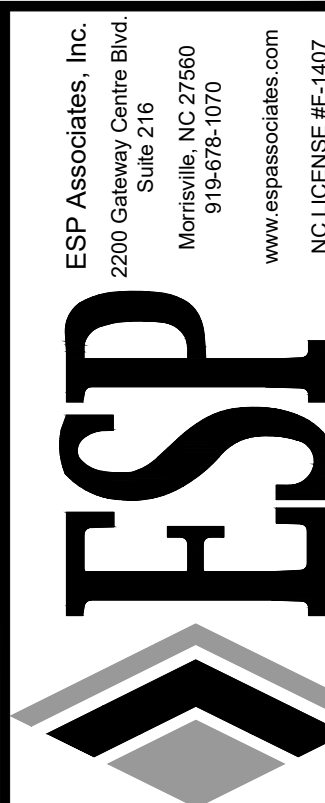
## THORNTON ROAD TOWNES

TERRAMOR HOMES RALEIGH, NC

PROJECT INFORMATION	
PROJECT MANAGER:	ER
DESIGNED BY:	ER
DRAWN BY:	LB
PROJECT NUMBER:	HR29.100
ORIGINAL DATE:	06-04-2021
SHEET:	C-2.0

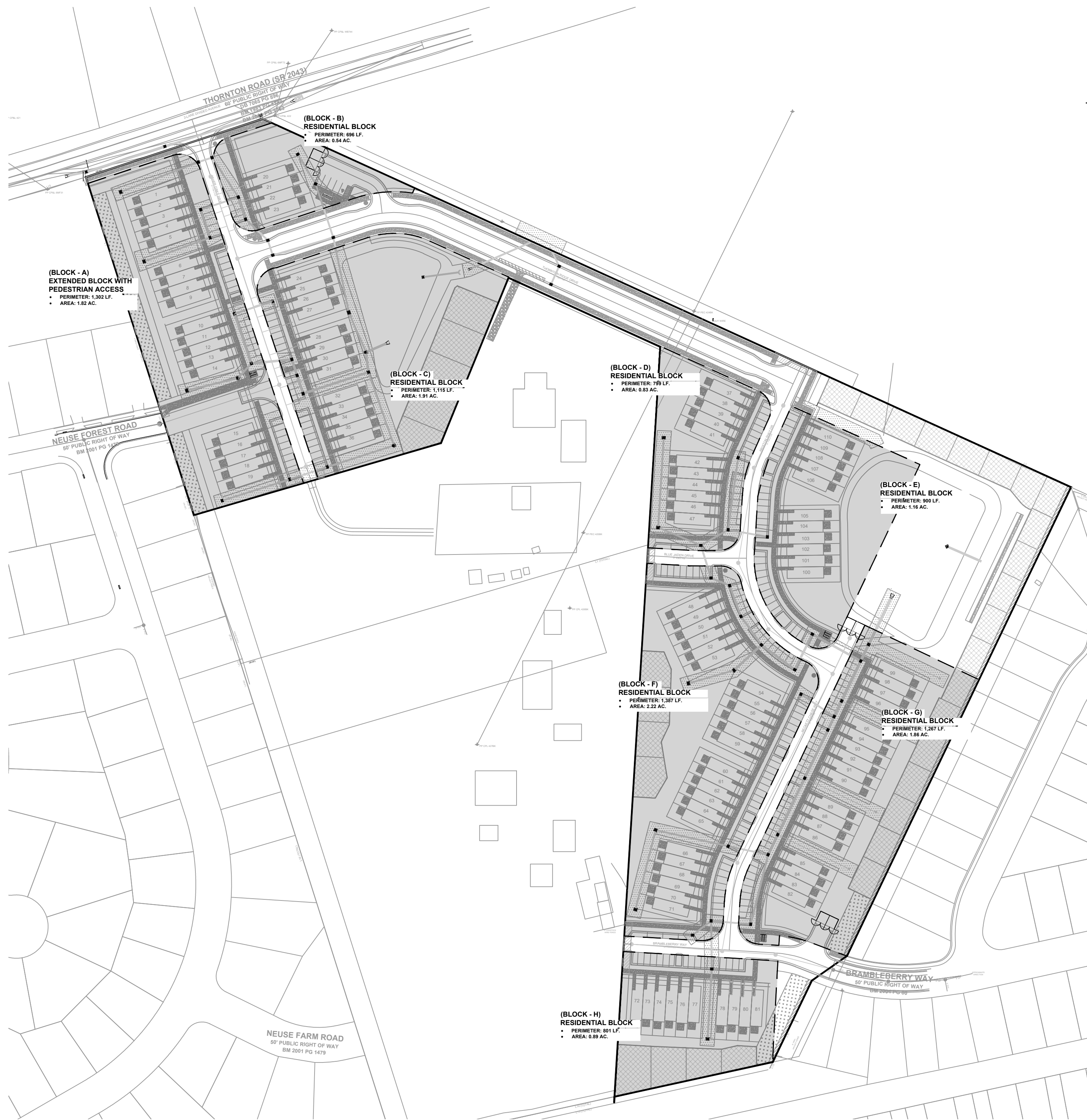
PRELIMINARY  
NOT FOR  
CONSTRUCTION

BY	REVISION	DATE	NO.
ER	FIRST COMMENTS REVIEW	06-14-2021	1
ER	SECOND COMMENTS REVIEW	08-23-2021	2
ER	THIRD COMMENTS REVIEW	10-26-2021	3
ER	FOURTH COMMENTS REVIEW	12-02-2021	4
ER	FIFTH COMMENTS REVIEW	02-14-2022	5

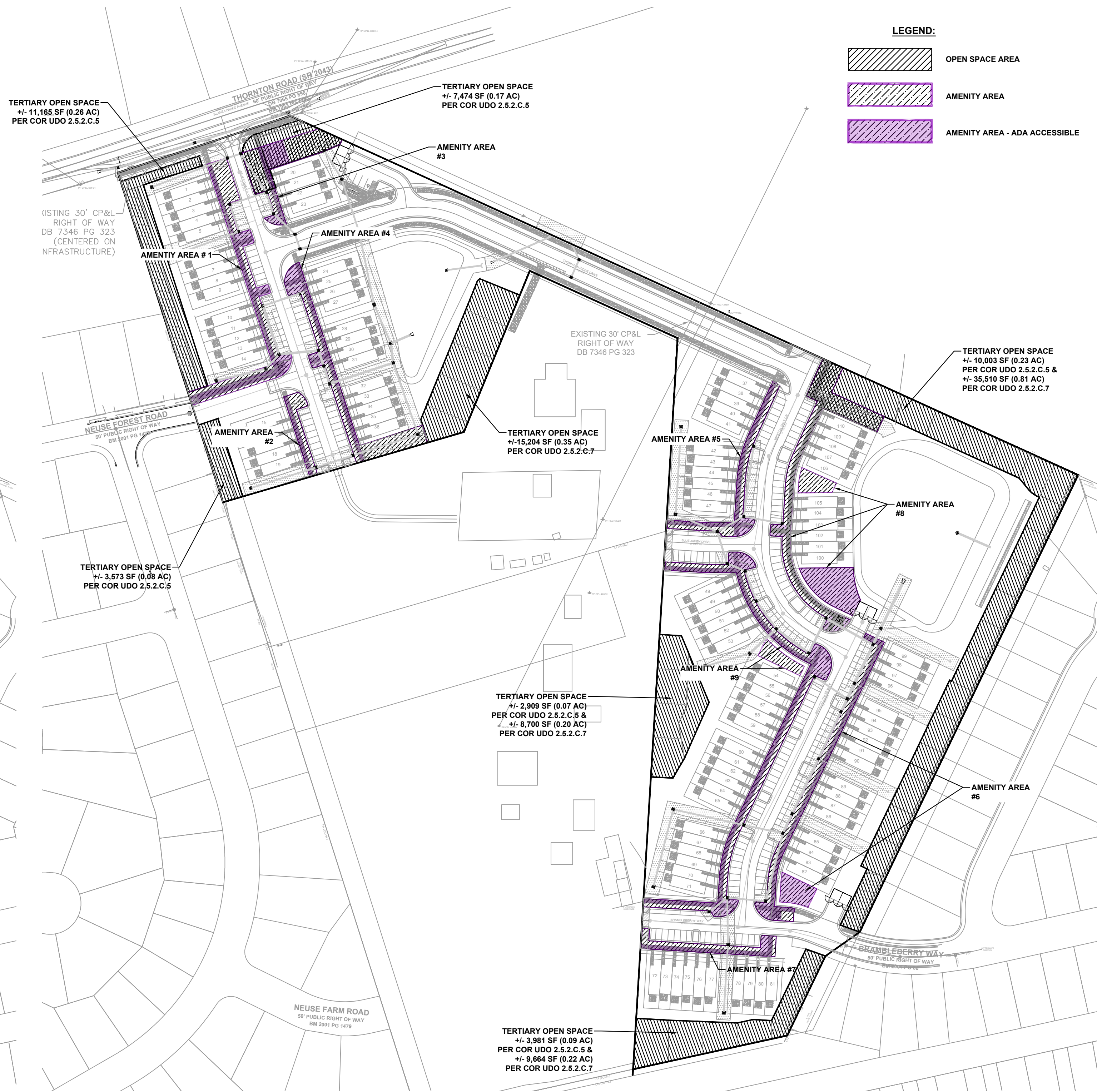




S:\RP10019 Projects (H)\HR29-Thornton Road (Terramor)\\_HR29\Sheets\HR29-C-2.1 SITE PLAN.dwg, C-2.1 BLOCK PERIMETER, anyone



BLOCK PERIMETER DIAGRAM



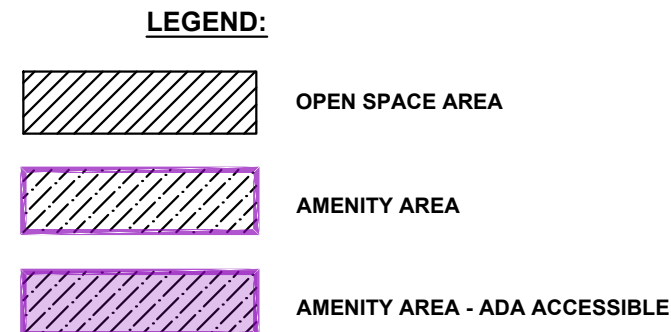
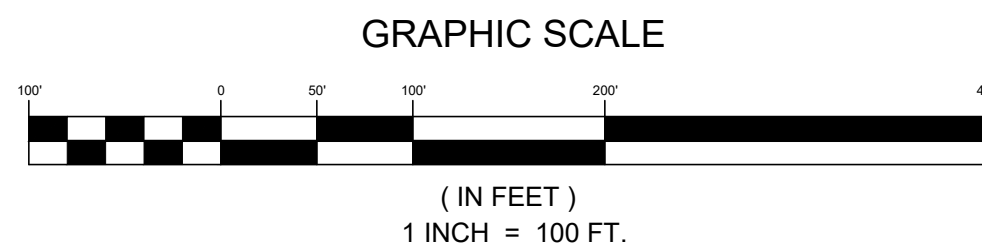
OPEN SPACE & AMENITY AREA DIAGRAM

OPEN SPACE ALLOCATION (PER UDO SEC. 2.5.2)

2.5.2.A. PRIMARY OPEN SPACE	SIZE	%
1. FLOODWAY AREAS:	0	0
2. NATURAL RESOURCE BUFFERS	0	0
3. SLOPE ABOVE 25% OF AT LEAST 5,000 SF CONTIGUOUS AREA	0	0
4. WETLAND	0	0
5. TRANSITIONAL PROTECTIVE YARD	0	0
2.5.2.B. SECONDARY OPEN SPACE		
1. FLOOD FRINGE AREA	0	0
2.5.2.C. TERTIARY OPEN SPACE		
1. HISTORIC SITE	0	0
2. SIGNIFICANT NATURAL FEATURES	0	0
3. ENDANGERED/THREATENED SPECIES HABITAT	0	0
4. INDIVIDUAL HEALTHY TREE 10" DBH & GREATER	0	0
5. AREAS CONNECT TO NEIGHBORING OPEN SPACE, TRAILS OR GREENWAY	0.89 AC.	6%
6. SOIL WITH LIMITATION DUE TO DRAINAGE PROBLEM	0	0
7. TREE CONSERVATION AREAS	1.58 AC.	10%
TOTAL OPEN SPACE REQUIRED (PER ZONING CONDITION)		15%
TOTAL OPEN SPACE PROVIDED	2.46 AC	16%

OUTDOOR AMENITY AREA CALCULATION:

NET SITE ACREAGE:	+/- 15.23 AC (663,504 SF)
REQUIRED AMENITY AREA:	10.0% = +/- 1.52 AC (66,350 SF)
PROPOSED AMENITY AREA:	10.0% = +/- 1.52 AC (66,368 SF)
	TOTAL ADA ACCESSIBLE
AMENITY AREA #1:	+/- 5,607 SF - +/- 4,598 SF (53%)
AMENITY AREA #2:	+/- 1,846 SF - +/- 737 SF (40%)
AMENITY AREA #3:	+/- 6,268 SF - +/- 2,132 SF (34%)
AMENITY AREA #4:	+/- 6,977 SF - +/- 3,129 SF (45%)
AMENITY AREA #5:	+/- 4,430 SF - +/- 2,461 SF (56%)
AMENITY AREA #6:	+/- 7,998 SF - +/- 5,287 SF (66%)
AMENITY AREA #7:	+/- 2,927 SF - +/- 1,549 SF (53%)
AMENITY AREA #8:	+/- 14,473 SF - +/- 7,636 SF (53%)
AMENITY AREA #9:	+/- 12,842 SF - +/- 7,288 SF (57%)
TOTAL PROPOSED AMENITY	+/- 1.52 AC - +/- 0.80 AC (52%)



BLOCK PERIMETER & OPEN SPACE PLAN

- SHEET 2 OF 7

THORNTON ROAD TOWNES

TERRAMOR HOMES

RALEIGH, NC

PROJECT INFORMATION	
PROJECT MANAGER:	ER
DESIGNED BY:	ER
DRAWN BY:	LB
PROJECT NUMBER:	HR29.100
ORIGINAL DATE:	06-04-2021

SHEET: C-2.1

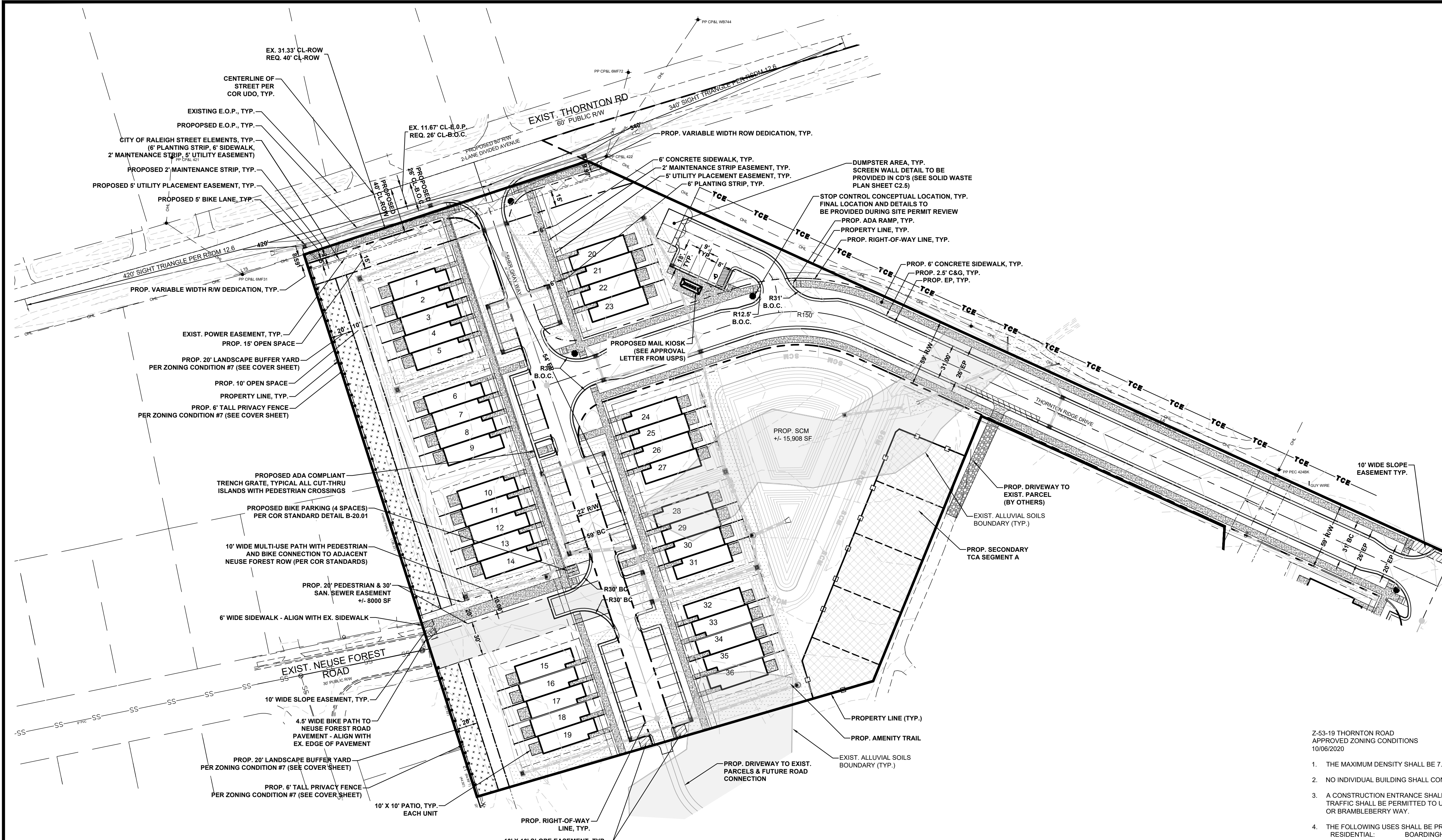
PRELIMINARY

NOT FOR

CONSTRUCTION





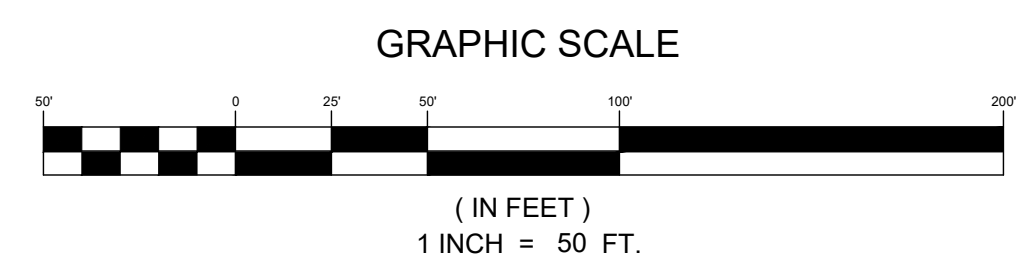


DEVELOPMENT DATA FOR THORNTON ROAD	
PARCEL ONE: TAX PARCEL ID: SITE AREA: SITE ADDRESS:	1738-41-0889, 1738-51-0848 7.339 AC (319,705 SF) 5514 THORNTON ROAD RALEIGH, NC 27616
PARCEL TWO: TAX PARCEL ID: SITE AREA: SITE ADDRESS:	NF THORNTON, WILSON JR. & ROSABELLE 1738-51-3332 7.995 AC (348,260 SF) 5510 THORNTON ROAD RALEIGH, NC 27616
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 (663,504 SF)
ZONING: PROP. USE:	R-10CU TOWNHOME
DENSITY:	7.19 (110 UNITS/15.29 ACRES)
WATERSHED: FEMA FIRM:	NEUSE 3720173800J, EFFECTIVE DATE 05/02/2006.
BLOCK PERIMETER (MAX)	2,500'
DEAD END STREET (MAX)	300'
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:	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 CALCULATION)
BUILDING HEIGHT: (PER ZONING CONDITION 10) MAXIMUM:	35'
BUILDING SETBACKS: PRIMARY STREET: SIDE STREET: SIDE LOT LINE: REAR LOT LINE:	10' 10' 0' OR 6' 20'

# OF UNITS	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)

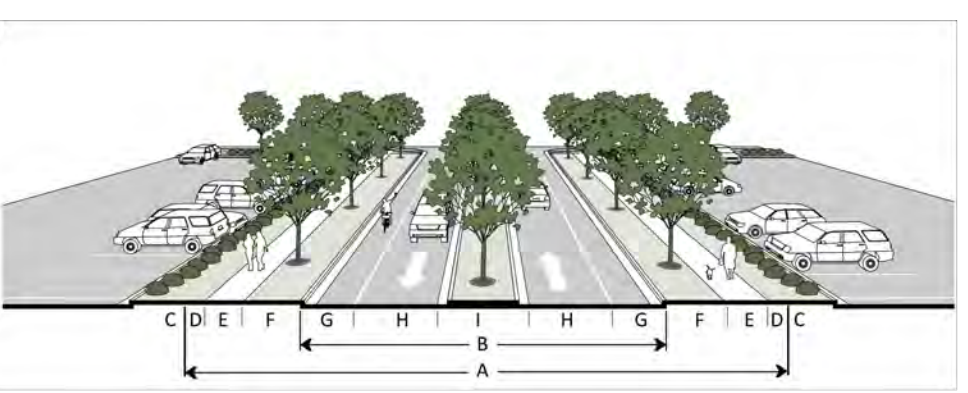
VEHICULAR PARKING:	REQUIRED SPACES: 2 SPACES / 3 BEDROOM 110 X 2 = 220 SPACES PROVIDED SPACES: 238 (INCLUDES 1 ADA VAN SPACE AND 4 REGULAR SPACES AT MAIL KIOSK)
BICYCLE PARKING:	REQUIRED SPACES: 1 SPACE / 20 UNITS 110 UNITS / 20 = 5.5 SPACES

- Z-53-19 THORNTON ROAD  
APPROVED ZONING CONDITIONS  
10/06/2020
- THE MAXIMUM DENSITY SHALL BE 7.5 DWELLING UNITS PER ACRE NOT TO EXCEED A TOTAL OF 114 DWELLING UNITS.
  - 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 PERMITTED TO USE THE PRIVATE DRIVEWAYS OR THE STREET STUBS AT NEUSE FOREST ROAD, NEUSE FARM ROAD OR BRAMBLEBERRY WAY.
  - THE FOLLOWING USES SHALL BE PROHIBITED:  
RESIDENTIAL: BOARDINGHOUSE, CONGREGATE CARE, BED AND BREAKFAST, HOSPITALITY HOUSE, REST HOME, CONTINUING CARE RETIREMENT COMMUNITY, HOMESTAY AND SPECIAL CARE FACILITY.  
NON-RESIDENTIAL: TELECOMMUNICATION TOWER, DAY CARE, CEMETERY, OUTDOOR SPORTS OR ENTERTAINMENT FACILITY (≥250 SEATS AND/OR ≥250 SEATS).
  - THE APARTMENT BUILDING TYPE SHALL BE PROHIBITED.
  - RUNOFF LIMITATION FOR DEVELOPMENT ON THE PROPERTY AS DEFINED BY UDO SEC. 9.2.2.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 RUNOFF TOWARD EXISTING PARK AT PERRY CREEK AND CASTLEBURY SUBDIVISIONS SHALL BE REDUCED FROM THE PRE-DEVELOPED CONDITION.
  - A TWENTY (20) FOOT WIDE LANDSCAPE BUFFER YARD SHALL BE PROVIDED ALONG THE COMMON PROPERTY LINE BETWEEN THE SUBJECT PROPERTY AND THE FOLLOWING PROPERTIES: 5500 THORNTON RD, PIN 1738-42-3077 (DB 13736, PG 1711); 5505 NEUSE FOREST RD, PIN 1738-41-4899 (DB 12518, PG 1328); 8812 NEUSE TOWN DR, PIN 1738-41-5724 (DB 10506, PG 283); AND THE ENTIRE PORTION OF 8808 NEUSE TOWN DR, PIN 1738-41-5648 (DB 10143, PG 992) THAT ADJOINS THE SUBJECT PROPERTY.
    - THE LANDSCAPE BUFFER YARD SHALL EXCLUDE AREAS REQUIRED FOR PROPOSED STREET RIGHT-OF-WAYS, ACCESS EASEMENTS, SLOPE EASEMENTS AND/OR UTILITY EASEMENTS AND SHALL NOT CONTAIN AREAS THAT ARE DESIGNATED AS TREE CONSERVATION AREAS (TCA).
    - A SIX (6) FOOT TALL SOLID PRIVACY FENCE, CONSTRUCTED OF WOOD OR VINYL, SHALL BE PROVIDED ALONG THE COMMON PROPERTY LINE ADJACENT TO THE PARCELS NOTED ABOVE.
    - THE BUFFER YARD SHALL PROVIDE A MINIMUM OF FOUR (4) SHADE TREES AND FOUR (4) UNDERSTORY TREES PER EACH 100 LINEAR FEET OF LANDSCAPE BUFFER. EXISTING HEALTHY TREES LOCATED WITHIN THE BUFFER YARD MAY BE USED TO MEET THE LANDSCAPE REQUIREMENTS SUBJECT TO APPROVAL OF THE CITY OF RALEIGH PLANNING AND DEVELOPMENT STAFF.
    - ALONG THE COMMON PROPERTY LINE WITH THE PROPERTY LOCATED AT 5500 THORNTON RD, PIN 1738-42-3077 (DB 13736, PG 1711), THE LANDSCAPE BUFFER SHALL ALSO INCLUDE FORTY (40) EVERGREEN SHRUBS (MIN. MATURE HEIGHT OF 3') PER 100 LINEAR FEET OF COMMON PROPERTY LINE. EXISTING HEALTHY SHRUBS (MIN. HEIGHT OF 3') LOCATED WITHIN THE BUFFER YARD MAY BE USED TO MEET THE SHRUB PLANTING REQUIREMENT SUBJECT TO APPROVAL OF PLANNING AND DEVELOPMENT STAFF.
  - A FIVE (5) FOOT-WIDE MAINTENANCE EASEMENT SHALL BE PROVIDED ALONG THE COMMON PROPERTY LINE, EXCLUSIVE OF AREAS REQUIRED FOR STREET RIGHT-OF-WAY, SLOPE EASEMENTS AND UTILITY EASEMENTS, BETWEEN THE SUBJECT PROPERTY AND THE FOLLOWING PROPERTIES: 5910 BRAMBLEBERRY WAY, PIN 1738-50-4974 (DB 17195, PG 1708); 5919 BRAMBLEBERRY WAY, PIN 1738-51-6007 (DB 16027, PG 2210); 8505 BOYSENBERRY LN, PIN 1738-51-6121 (DB 17271, PG 2075); 8509 BOYSENBERRY LN, PIN 1738-51-6136 (DB 15553, PG 626); 8513 BOYSENBERRY LN, PIN 1738-51-6261 (DB 11555, PG 1151); 8517 BOYSENBERRY LN, PIN 1738-51-6265 (DB 17428, PG 1930); 8521 BOYSENBERRY LN, PIN 1738-51-7300 (DB 17397, PG 158); 8525 BOYSENBERRY LN, PIN 1738-51-7324 (DB 14560, PG 279); 8529 BOYSENBERRY LN, PIN 1738-51-7348 (DB 11678, PG 447); 8533 BOYSENBERRY LN, PIN 1738-51-7462 (DB 15505, PG 451); 8537 BOYSENBERRY LN, PIN 1738-51-7486 (DB 11611, PG 1906); 8541 BOYSENBERRY LN, PIN 1738-51-8500, (DB 16959, PG 2085); 8545 BOYSENBERRY LN, PIN 1738-51-8515 (DB 16949, PG 28); AND 8549 BOYSENBERRY LN, PIN 1738-51-8641 (DB 11691, PG 2216).
  - A SIX (6) FOOT TALL SOLID PRIVACY FENCE, CONSTRUCTED OF WOOD OR VINYL, SHALL BE PLACED ALONG THE COMMON PROPERTY LINE WITH THE ABOVE LISTED PROPERTIES. THE EASEMENT AND FENCE SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. IN ADDITION, A MINIMUM 32-FOOT-WIDE SECONDARY TREE CONSERVATION AREA (TCA) MEETING THE REQUIREMENTS OF THE UDO CHAPTER 9, ARTICLE 9.1, SHALL BE ESTABLISHED INWARD FROM THE FIVE (5) FOOT MAINTENANCE EASEMENT, MAINTAINED BY THE THORNTON ROAD HOMEOWNERS ASSOCIATION. A MINIMUM TWENTY-FIVE (25) FOOT WIDE LANDSCAPED BUFFER YARD SHALL BE PROVIDED IN LIEU OF THE TCA AREA IF THE EXISTING VEGETATION DOES NOT MEET THE REQUIREMENTS OF ARTICLE 9.1. EXISTING HEALTHY TREES LOCATED WITHIN THE BUFFER YARD MAY BE USED TO MEET THE LANDSCAPE REQUIREMENTS FOR THE BUFFER YARD SUBJECT TO APPROVAL OF THE CITY OF RALEIGH PLANNING AND DEVELOPMENT STAFF. IF STAFF DEEMS THE EXISTING TREES DO NOT MEET THE INTENT OF THE BUFFER YARD THEN FOUR (4) SHADE TREES AND FOUR (4) UNDERSTORY TREES PER EACH 100 LINEAR FEET OF LANDSCAPE BUFFER YARD SHALL BE PROVIDED.
  - 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.
  - 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 UDO WHICH MAY INCLUDE PASSIVE AND ACTIVE OPEN SPACE AREAS, PERIMETER BUFFER AREAS, TREE CONSERVATION AREAS, AND STORMWATER CONTROL MEASURES



Article 8.4. New Streets | CHAPTER 8. SUBDIVISION & SITE PLAN STANDARDS  
Sec. 8.4.5. Mixed Use Streets

B. Avenue 2-Lane, Divided



Width	
A Right-of-way width	75'
With center turn lane	79'
With median	79'
B Back-of-curb to back-of-curb	48'
With center turn lane	52'
With median	52'
Streetscape	
C Utility placement, easement (min)	5'
D Maintenance strip (min)	2'
E Sidewalk (min)	6'
F Planting area (min)	6'
Travelway	
G Bike lane	7'
H Travel lane	11'
I Center lane	11'
Striped turn lane	11'
Median	15'
General	
Walkway type	Sidewalk
Planting type	Tree lawn
Tree spacing	40' o.c. avg

Ordinance No 2020 118 TC 433  
Adopted: July 7, 2020  
Page 16

Width	
A Right-of-way width	84'
B Back-of-curb to back-of-curb	38'
Streetscape	
C Utility placement, easement (min)	5'
D Maintenance strip (min)	2'
E Sidewalk (min)	6'
F Planting area (min)	6'
Travelway	
G Bike lane	7'
H Travel lane	11'
General	
Walkway type	Sidewalk
Planting type	Tree lawn
Tree spacing	40' o.c. avg

B. Avenue 2-Lane, Divided  
Under the "Width" heading, alter the figures as shown in the table below:

A Right-of-way width	76'
With center turn lane	80'
With Median	80'
Width	
A Right-of-way width	79'
With center turn lane	79'
With median	79'
B Back-of-curb to back-of-curb	48'
With center turn lane	52'
With median	52'
Streetscape	
C Utility placement, easement (min)	5'
D Maintenance strip (min)	2'
E Sidewalk (min)	6'
F Planting area (min)	6'
Travelway	
G Bike lane	7'
H Travel lane	11'
I Center lane	11'
Striped turn lane	11'
Median	15'
General	
Walkway type	Sidewalk
Planting type	Tree lawn
Tree spacing	40' o.c. avg

C. Avenue 3-Lane, Parallel Parking  
<No change to graphic>

ESP Associates, Inc.  
2200 Gateway Centre Blvd  
Suite 216  
Merrillville, NC 27660  
919-478-1070  
www.espaceassociates.com  
NC LICENSE #1407

**ESP**

PRELIMINARY  
NOT FOR  
CONSTRUCTION

NO.	DATE	REVISION	BY
1	06-04-2021	FIRST COMMENTS REVIEW	ER
2	08-23-2021	SECOND COMMENTS REVIEW	ER
3	10-26-2021	THIRD COMMENTS REVIEW	ER
4	12-02-2021	FOURTH COMMENTS REVIEW	ER
5	02-14-2022	FIFTH COMMENTS REVIEW	ER

SITE PLAN - WEST  
SHEET 3 OF 7

THORNTON ROAD TOWNES

TERRAMOR HOMES

RALEIGH, NC

PROJECT INFORMATION	
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DESIGNED BY:	ER
DRAWN BY:	LB
PROJECT NUMBER:	HR29.100
ORIGINAL DATE:	06-04-2021

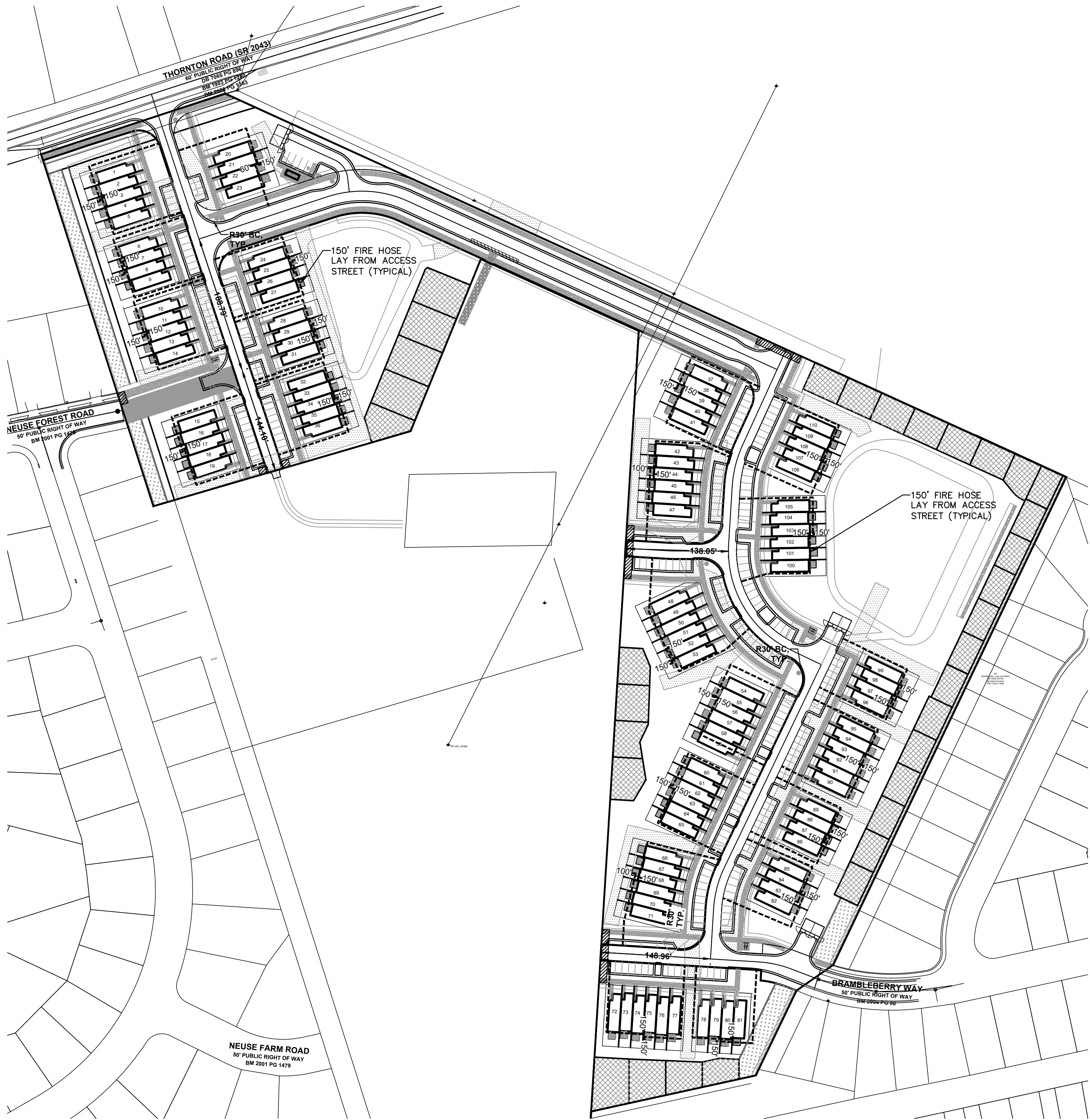
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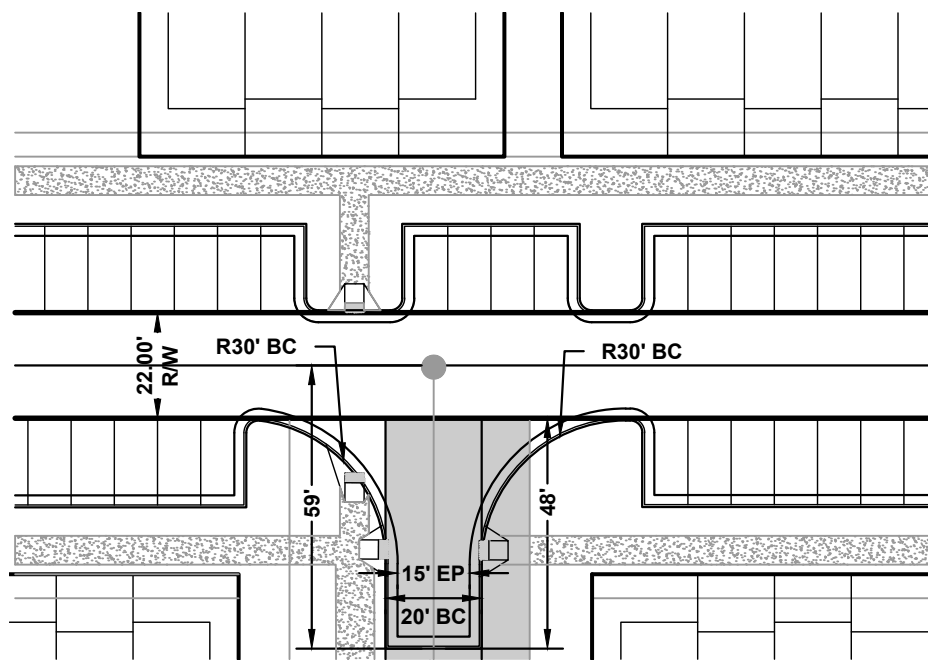
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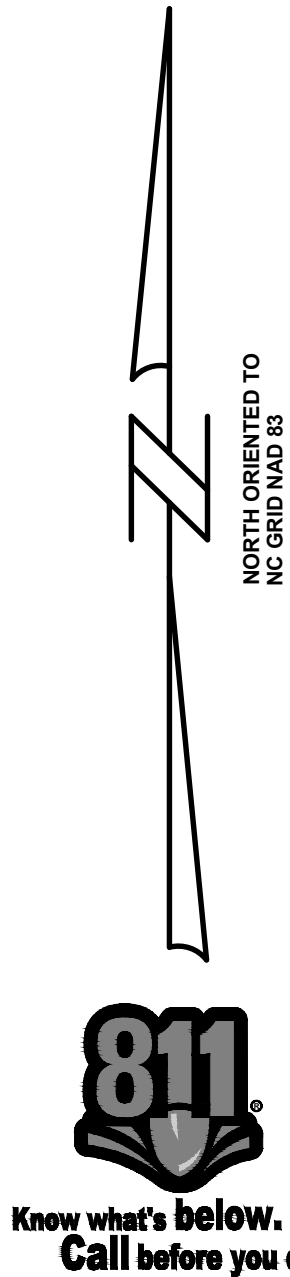
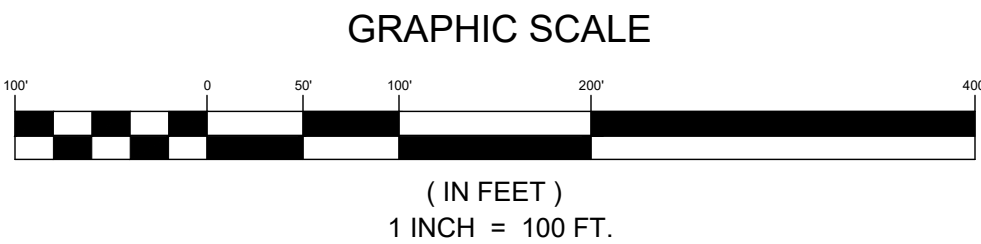
FIRE APPARATUS ACCESS PLAN

FIRE APPARATUS ACCESS REQUIREMENTS

1. FIRE DEPARTMENT APPARATUS ACCESS SHALL BE PROVIDED TO WITHIN 150' OF ALL PORTIONS OF GROUND FLOOR OF PROPOSED BUILDINGS.
2. APPARATUS ACCESS ROAD (DEAD-END) GREATER THAN 150' REQUIRE APPROVED AREA TO TURN APPARATUS AROUND, ALTERNATE HAMMERHEAD PROVIDED.
3. MINIMUM APPARATUS ACCESS WIDTH 20', INSIDE TURN RADIUS 28'.



HAMMERHEAD TURNAROUND / WYE DETAIL  
1" = 40'  
COMPLIES WITH CITY OF RALEIGH TURNING REQUIREMENT FOR FIRE APPARATUS & SOLID WASTE



FIRE APPARATUS ACCESS PLAN -  
SHEET 5 OF 7

THORNTON ROAD TOWNES

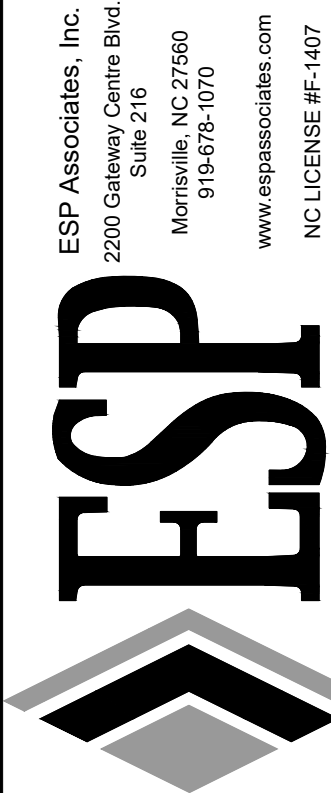
TERRAMOR HOMES RALEIGH, NC

PROJECT INFORMATION	
PROJECT MANAGER:	ER
DESIGNED BY:	ER
DRAWN BY:	LB
PROJECT NUMBER:	HR29.100
ORIGINAL DATE:	06-04-2021

SHEET:  
**C-2.4**

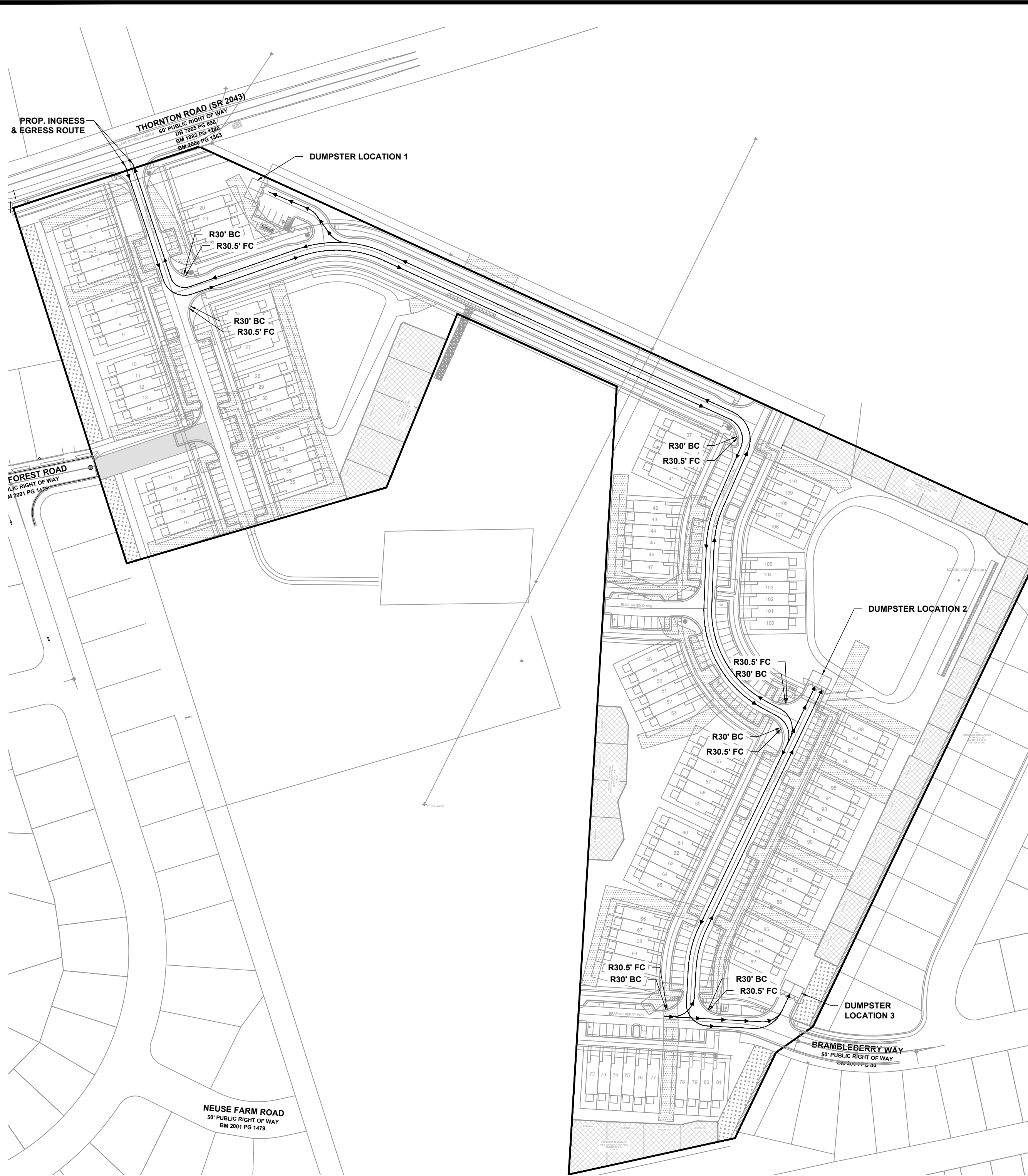
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2	08-23-2021	SECOND COMMENTS REVIEW	ER
3	10-26-2021	THIRD COMMENTS REVIEW	ER
4	12-03-2021	FOURTH COMMENTS REVIEW	
5	03-14-2022	FIFTH COMMENTS REVIEW	

PRELIMINARY  
NOT FOR  
CONSTRUCTION

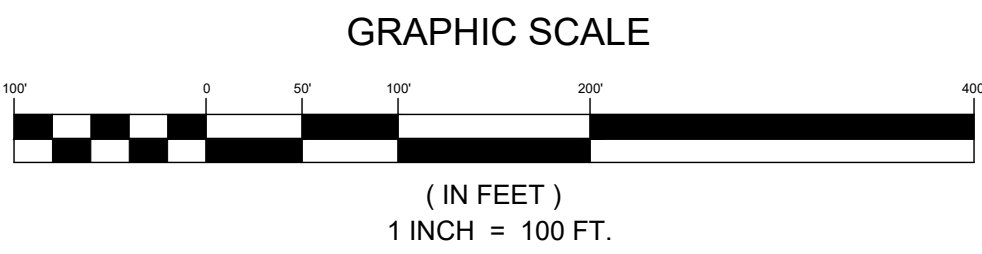




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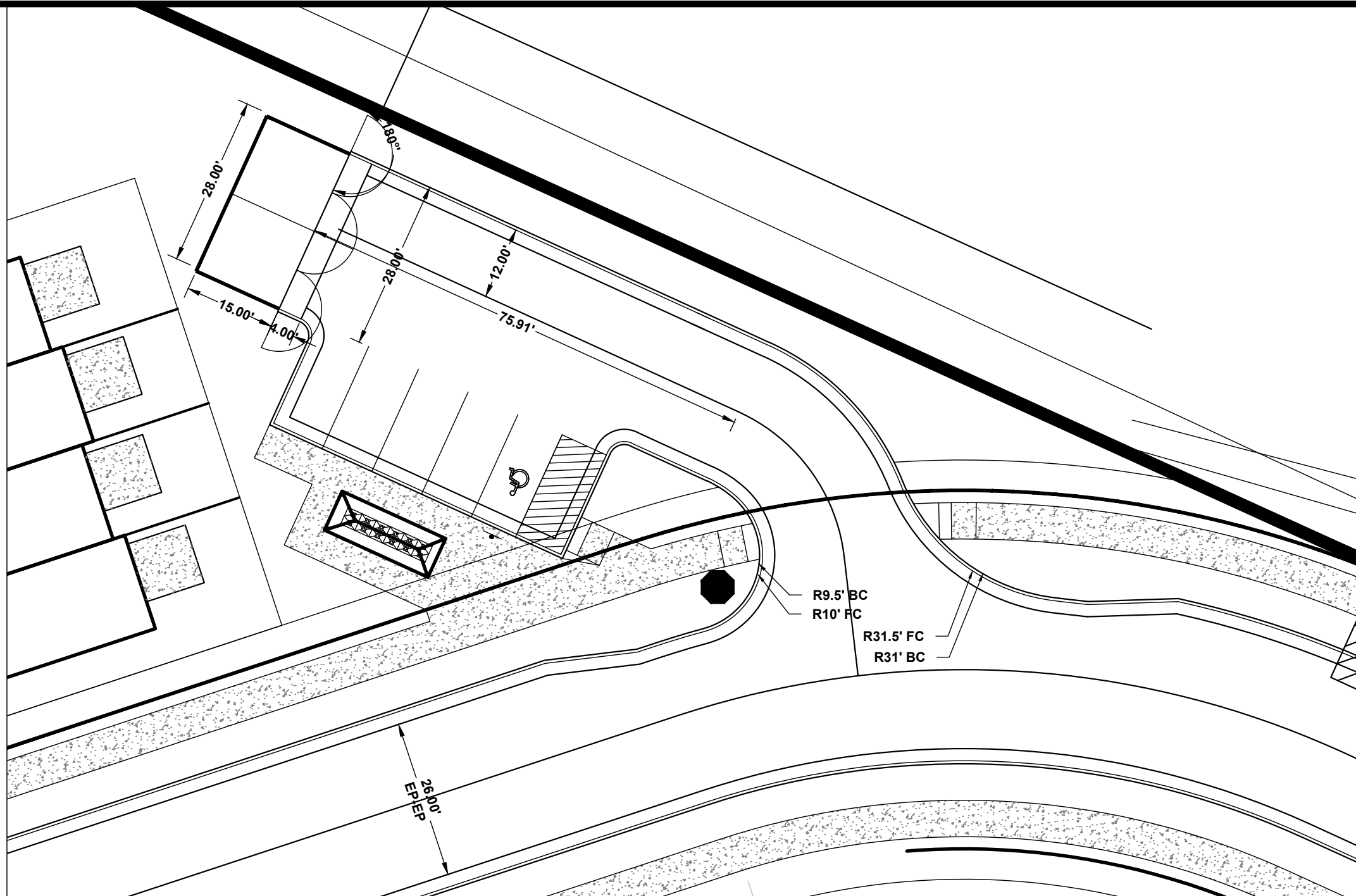


SOLID WASTE MANAGEMENT PLAN

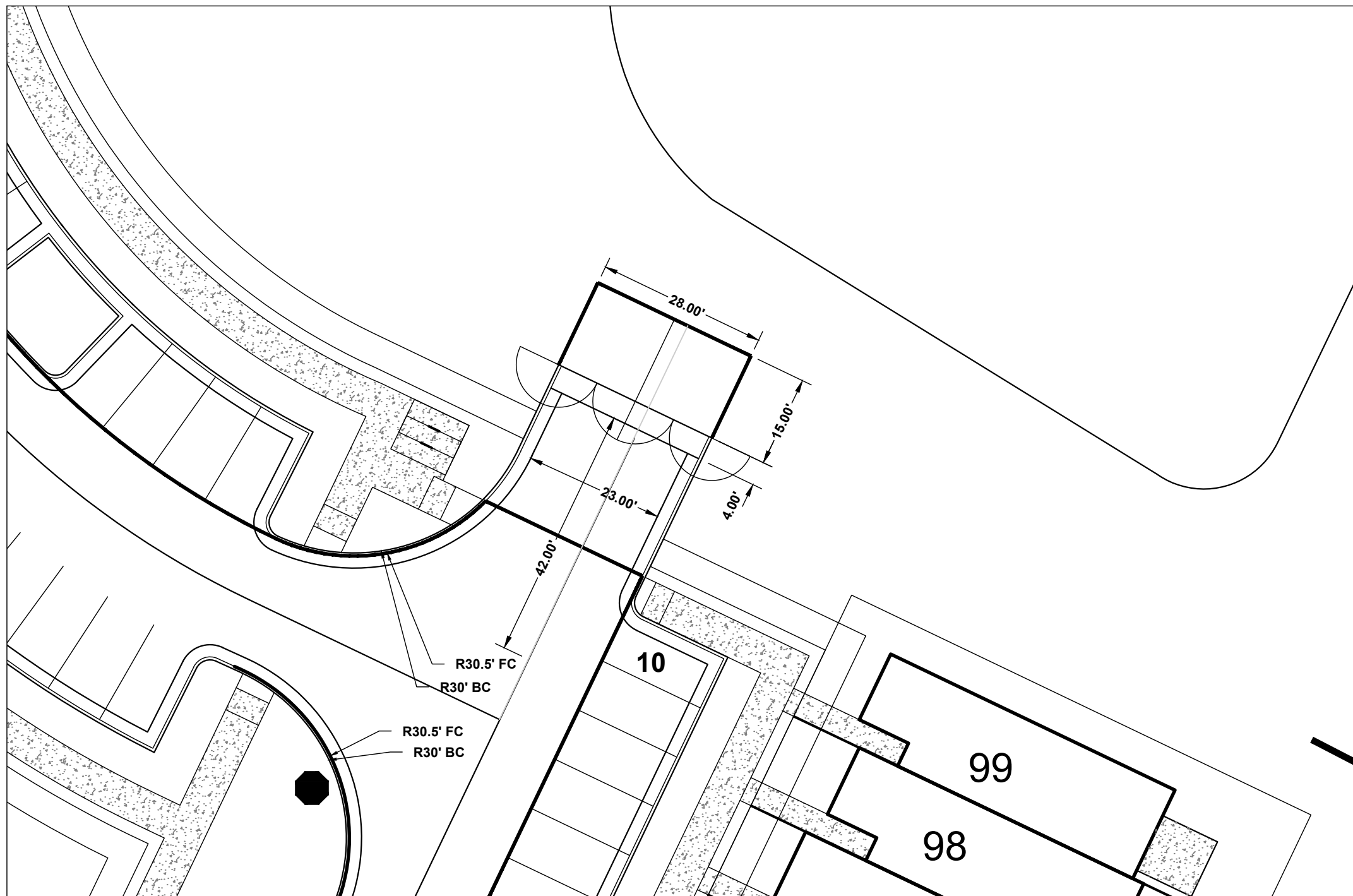


DEVELOPMENT DATA FOR THORNTON ROAD

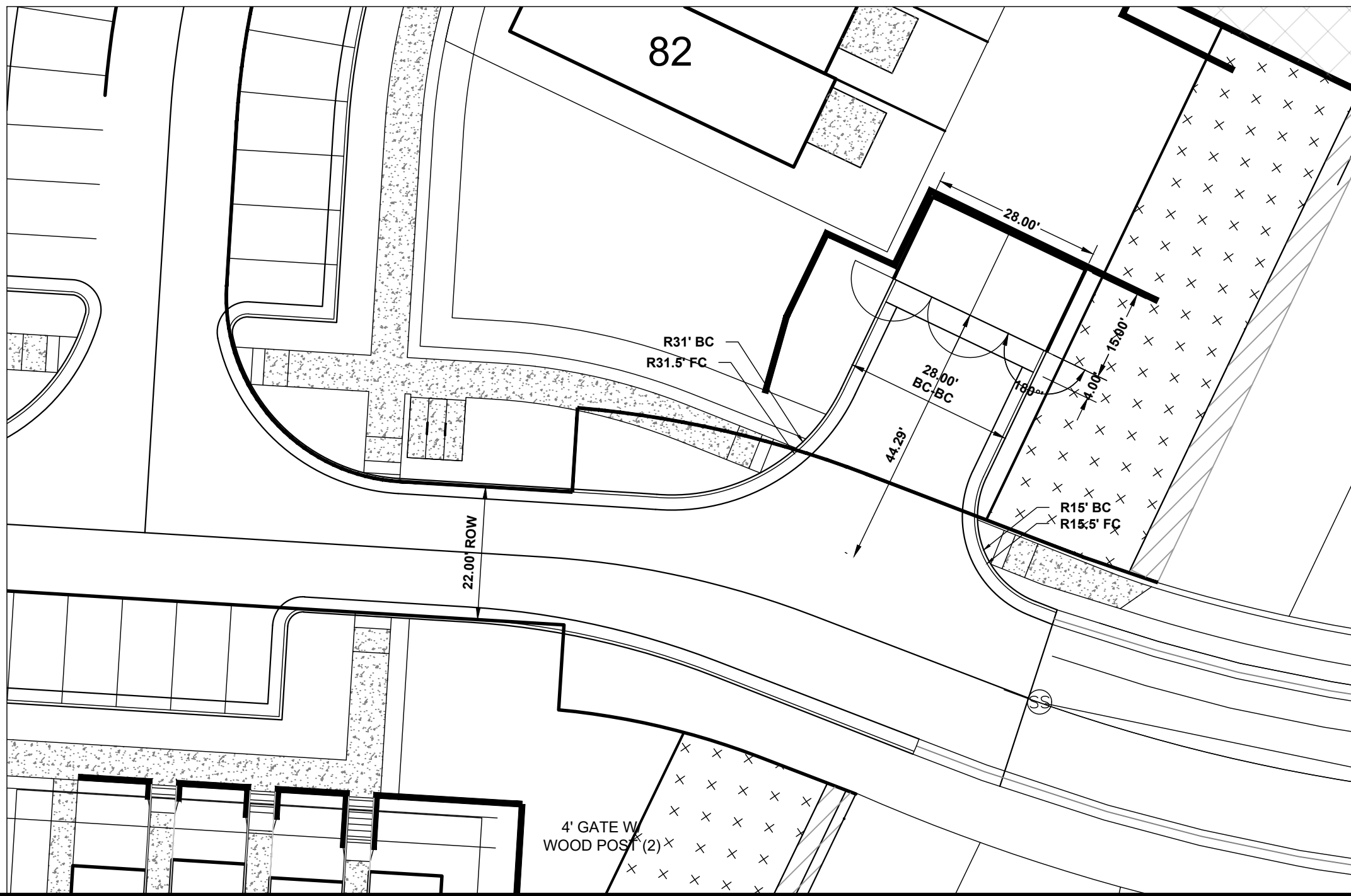
PARCEL ONE:	N/F THORNTON, WILSON JR. & ROSABELLE
TAX PARCEL ID:	1738-41-9899; 1738-51-0648
SITE AREA:	7.339 AC (319,705 SF)
SITE ADDRESS:	5514 THORNTON ROAD RALEIGH, NC 27616
PARCEL TWO:	N/F RICKS, MICHELLE S. & JAMES E.
TAX PARCEL ID:	1738-51-3332
SITE AREA:	7.995 AC (348,280 SF)
SITE ADDRESS:	5510 THORNTON ROAD RALEIGH, NC 27616
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 (663,504 SF)
ZONING:	R-10CU
PROP. USE:	TOWNHOME
DENSITY:	7.19 (110 UNITS/15.29 ACRES)
WATERSHED:	NEUSE
FEMA FIRM:	3720173800J, EFFECTIVE DATE 05/02/2006.
BLOCK PERIMETER (MAX)	2,500'
DEAD END STREET (MAX)	300'



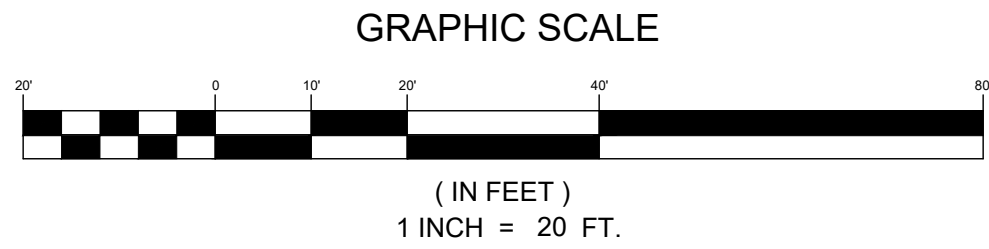
DUMPSTER LOCATION 1



DUMPSTER LOCATION 2



DUMPSTER LOCATION 3



SOLID WASTE PLAN  
- SHEET 6 OF 7

THORNTON ROAD TOWNES

TERRAMOR HOMES RALEIGH, NC

PROJECT INFORMATION

PROJECT MANAGER:	ER
DESIGNED BY:	ER
DRAWN BY:	LB
PROJECT NUMBER:	HR29.100
ORIGINAL DATE:	06-04-2021

SHEET:

C-2.5

PRELIMINARY

NOT FOR

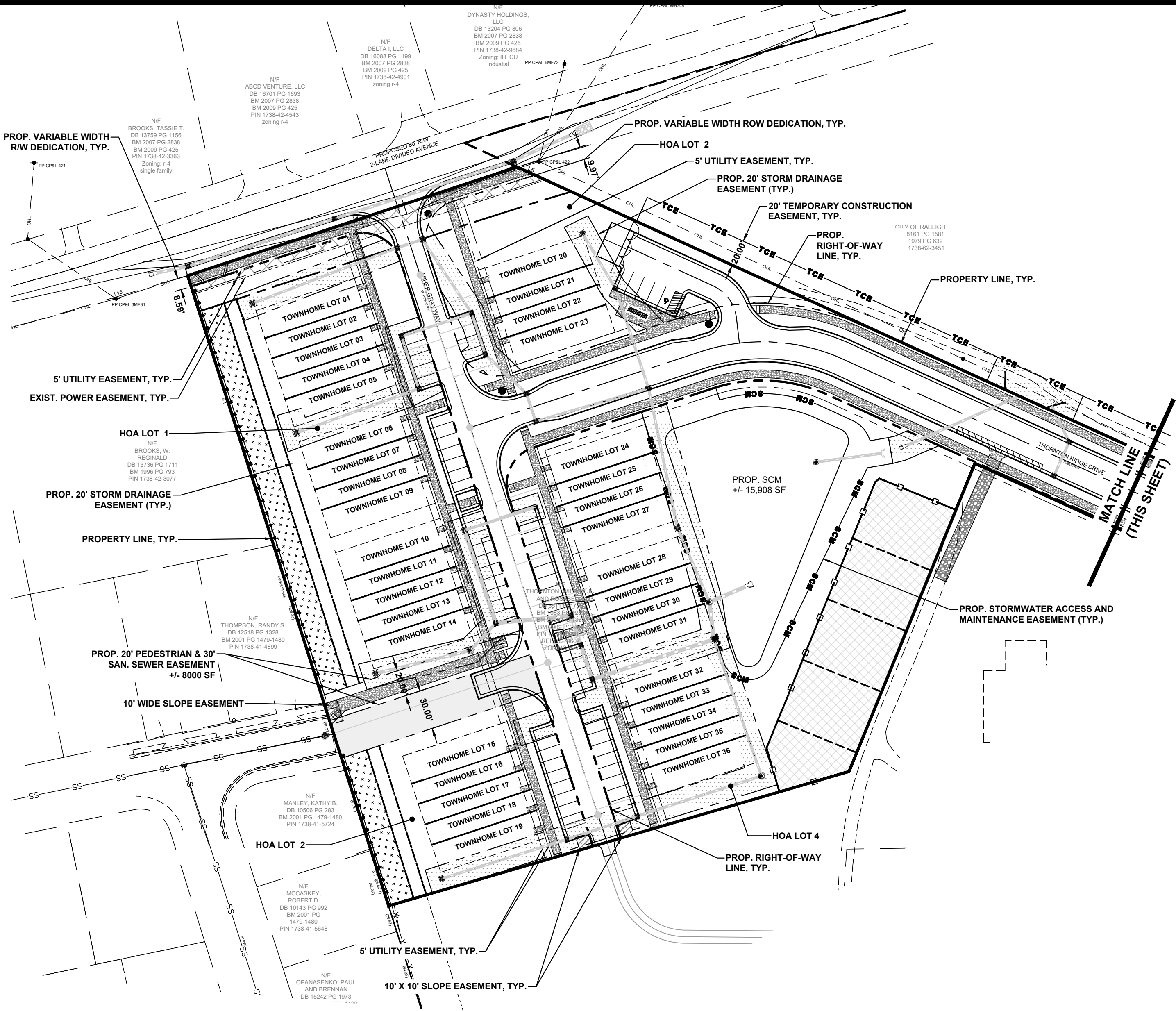
CONSTRUCTION

ESP

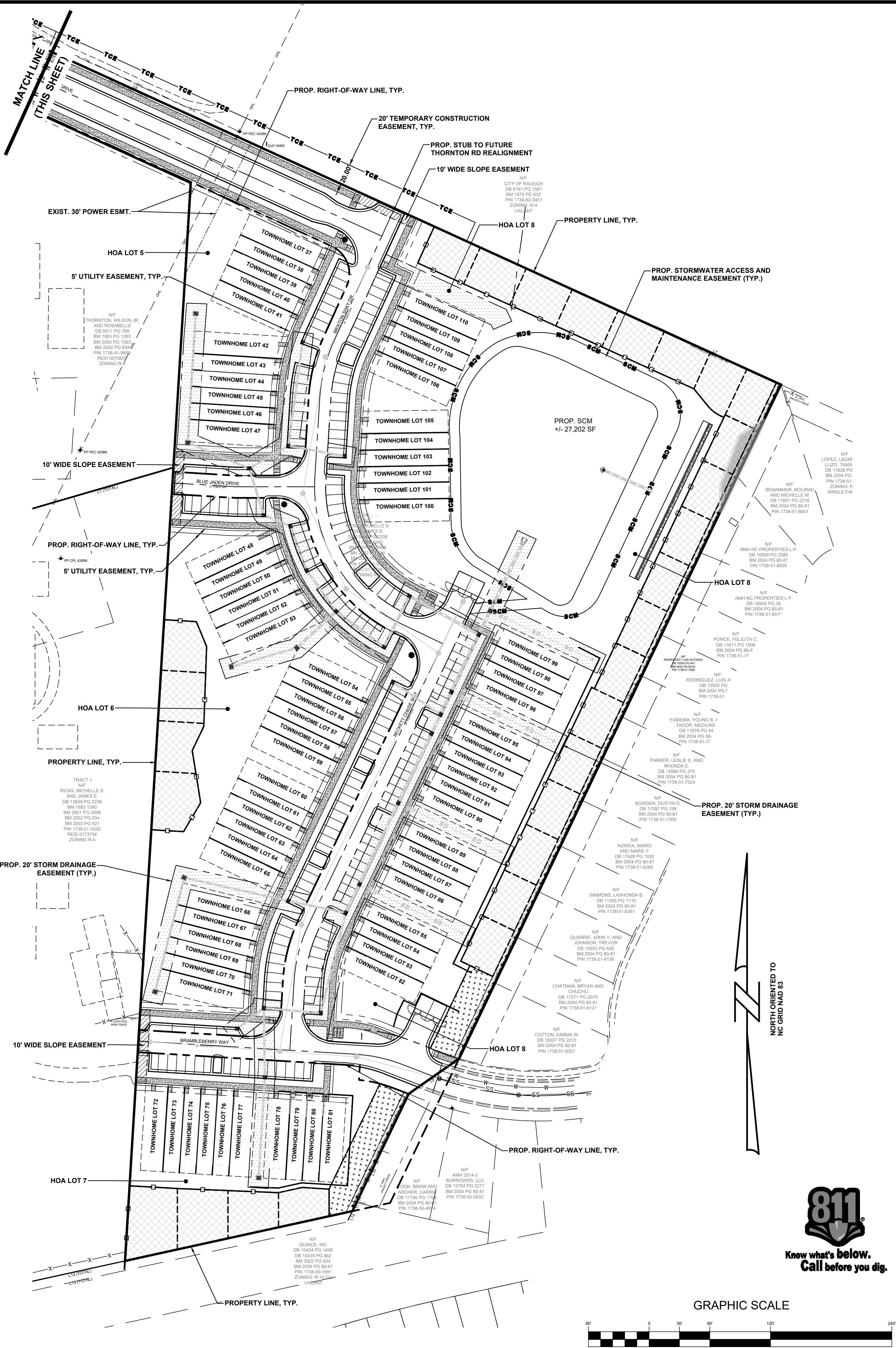
ESP Associates, Inc.  
2200 Gateway Centre Blvd  
Suite 216  
Merrillville, NC 27660  
919-678-1070  
www.esassociates.com  
NC LICENSE #F-1407

NO.	DATE	REVISION	BY
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5	02-14-2022	FIFTH COMMENTS REVIEW	





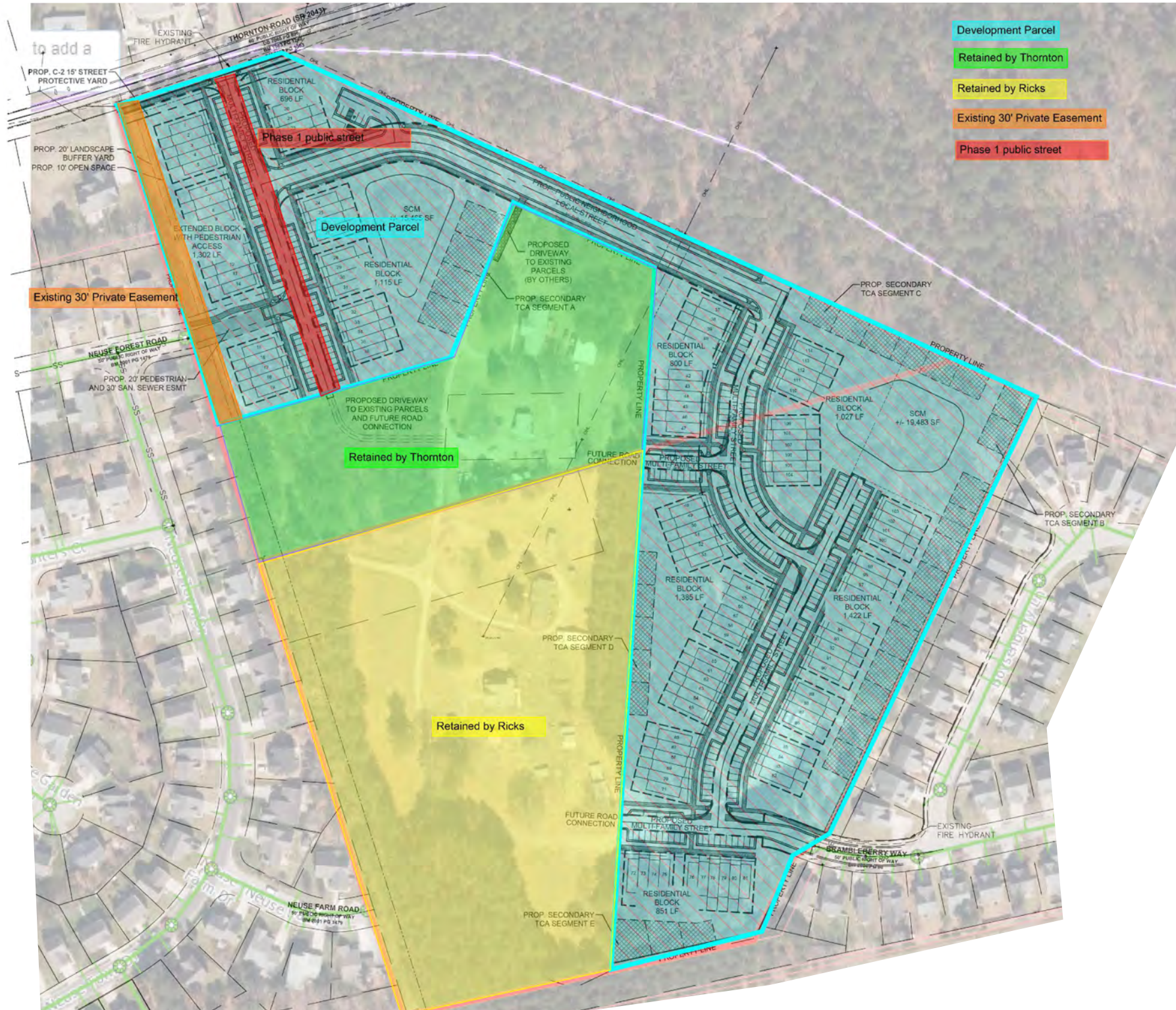
LOT LAYOUT (WEST)



LOT LAYOUT (EAST)

**APPROVED RECOMBINATION LOT LAYOUT PER BOA-0026-2021 (N.T.S.)**

NOTE: LOT LAYOUT REFERENCED BELOW WAS APPROVED AS BOA-0026-2021. REFER TO CASE AND FINDINGS FOR FURTHER INFORMATION REGARDING FINAL LOT LAYOUT AND PHASED CONSTRUCTION APPROACH. ADDITIONAL INFORMATION WILL BE PROVIDED DURING CD's AND FINAL PLAT.



PROPOSED LOT LAYOUT SUMMARY	
TOTAL SITE AREA	+/- 15.29 ACRES (665,981 SF)
ROW DEDICATION	+/- 0.06 ACRES (2,477 SF)
NET SITE AREA	+/- 15.23 ACRES (663,504 SF)
PROPOSED RESIDENTIAL LOTS	110 LOTS
PROPOSED HOA/COMMUNITY LOTS	08 LOTS
TOTAL PROPOSED LOTS	118 LOTS

ESP ASSOCIATES, INC.  
2200 Gateway Centre Blvd  
Suite 216  
Merrillville, NC 27960  
919-678-1070  
www.espassociates.com  
NC LICENSE #1407

PRELIMINARY  
NOT FOR  
CONSTRUCTION

NO.	DATE	REVISION	BY
1	06-04-2021	FIRST COMMENTS REVIEW	ER
2	08-23-2021	SECOND COMMENTS REVIEW	ER
3	10-26-2021	THIRD COMMENTS REVIEW	ER
4	12-03-2021	FOURTH COMMENTS REVIEW	ER
5	02-14-2022	FIFTH COMMENTS REVIEW	ER

PROPOSED LOT LAYOUT  
SHEET 7 OF 7

THORNTON ROAD TOWNHOMES

TERRAMOR HOMES

RALEIGH, NC

PROJECT INFORMATION

PROJECT MANAGER: ER

DESIGNED BY: ER

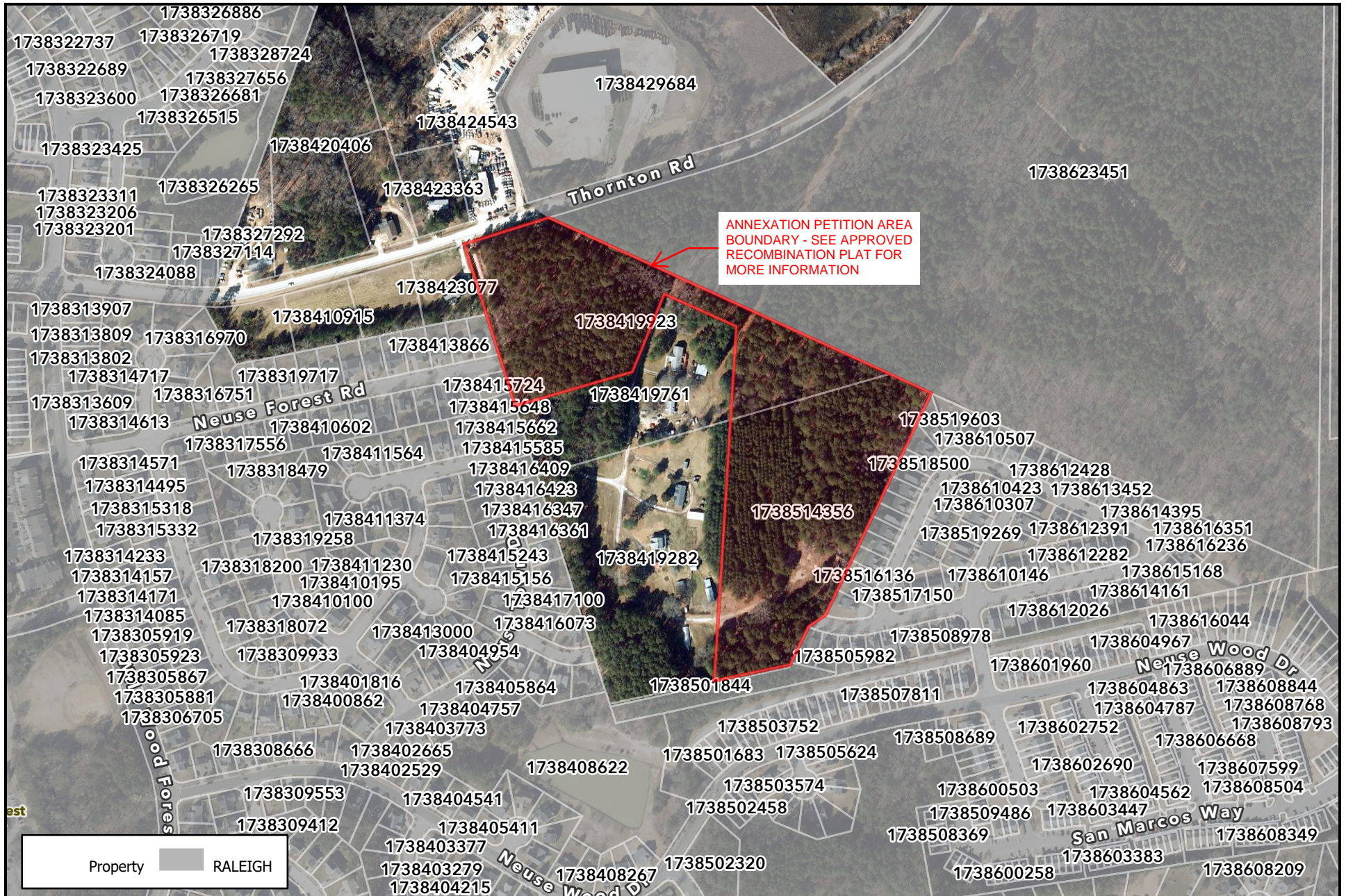
DRAWN BY: LB

PROJECT NUMBER: HR29.100

ORIGINAL DATE: 06-04-2021

SHEET: C-2.6





## Thornton Townes - Annexation Exhibit

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