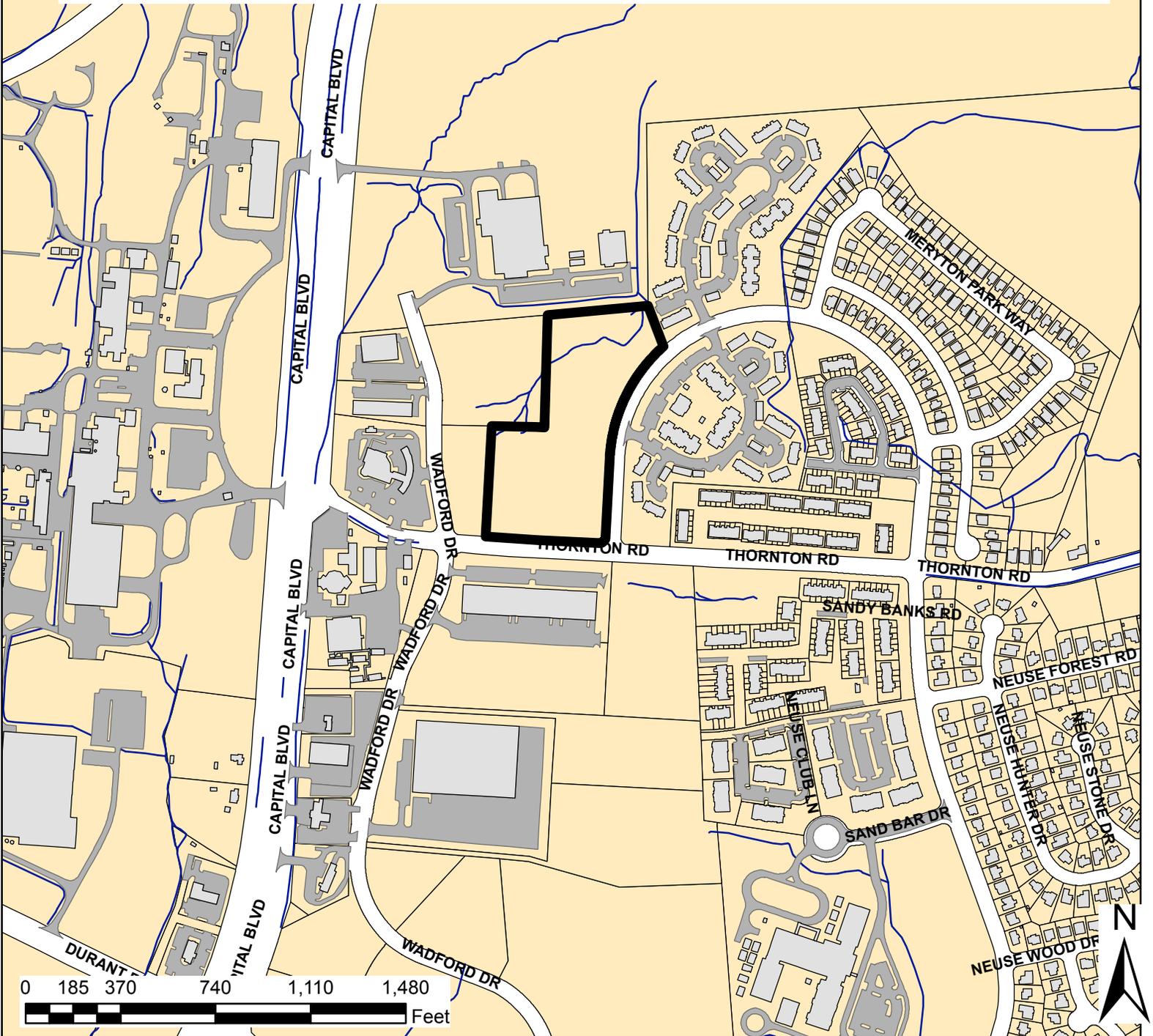


THORNTON COMMONS TOWNHOMES

S-48-2013



Zoning: **SC-CUD**
CAC: **Forestville**
Drainage **Neuse**
Basin:
Acreage: **8.53**

Number of Units: **98**
Planner: **Meade Bradshaw**
Phone: **(919) 996-2664**
Applicant Contact: **Bass, Nixon & Kennedy**
Phone: **(919) 851-4422**



Planning & Development

Customer Service Center
 One Exchange Plaza, Suite 400
 Raleigh, North Carolina 27601
 Phone 919-996-2495
 Fax 919-516-2685

Preliminary Development Plan Application

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

Preliminary Approvals		FOR OFFICE USE ONLY
<input type="checkbox"/> Site Plans for Planning Commission or City Council <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing * <input type="checkbox"/> Multifamily (Infill)*	<input checked="" type="checkbox"/> Subdivision* <input type="checkbox"/> Infill Subdivision* <input type="checkbox"/> Infill Recombination* <input type="checkbox"/> Cluster Subdivision <input type="checkbox"/> Expedited Subdivision Review	Transaction Number S-48-13 373743
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name: Thornton Commons Townhomes

Proposed Use: Townhomes

Property Address(es) 4955 Thornton Rd.

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

P.I.N. 1738-12-8559	P.I.N.	P.I.N.	P.I.N.
---------------------	--------	--------	--------

What is your project type? Apartment Banks Elderly Facilities Hospitals Hotels/Motels Industrial Building
 Mixed Residential Non-Residential Condo Office Religious Institutions Residential Condo Retail School Shopping Center
 Single Family Telecommunication Tower Townhouse Other: If other, please describe:

PRELIMINARY ADMINISTRATIVE REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively <u>not</u> requiring Planning Commission or City Council approval. Density is less than 15 units/acre.
PLANNING COMMISSION OR CITY COUNCIL REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. N/A
CLIENT (Owner or Developer)	Company A F Thornton, LLC
	Name (s) Craig Briner
	Address 1330 Sunday Dr., Ste. 105, Raleigh, NC 27607-5196
	Phone 919-861-2929 Email cbriner@greenhawkcorp.com Fax 919-861-2901
CONSULTANT (Contact Person for Plans)	Company Bass, Nixon and Kennedy, Inc.
	Name (s) Marty D. Bizzell, PE, CPESC
	Address 6310 Chapel Hill Rd., Ste. 250, Raleigh, NC 27607
	Phone 919-851-4422 Email marty.bizzell@bnkinc.com Fax 919-851-8968

CK# 13883

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Has your project previously been through the pre-submittal process? If yes, provide the transaction # N/A

Zoning Information	Building Information
Zoning District(s) SC-CUD	Proposed building use(s) Townhomes
If more than one district, provide the acreage of each N/A	Existing Building(s) sq. ft. gross N/A
Overlay District N/A	Proposed Building(s) sq. ft. gross 1,647 sf/unit
Total Site Acres 8.53 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 1,647 sf/unit
Off street parking Required 221 Provided 231	Proposed height of building(s) 25' 1-3/4" and 24' 9-3/4"
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) N/A
BOA (Board of Adjustment) case # A-N/A	Building Lot Coverage percentage N/A (site plans only)
CUD (Conditional Use District) case # Z-30-99	

Stormwater Information

Existing Impervious Surface 0.059/2,568 acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 4.51/196,240 acres/square feet	If Yes, please provide
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel #

CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030 The proposed land use is supported by its Shopping Center – Conditional Use zoning, which permits residential density of up to 15 units per acre by right, and up to 40 units per acre with the approval of the Planning Commission.

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1. Total # Of Townhouse Lots 98 Detached Attached 98	11. Total number of Open Space (only) lots 1
2. Total # Of Single Family Lots N/A	12. Total number of all lots 99
3. Total # Of Apartment Or Condominium Units N/A	13. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4. Total # Of Congregate Care Or Life Care Dwelling Units N/A	If Yes, please answer the questions below: a) Total number of Townhouse Lots b) Total number of Single Family Lots c) Total number of Group Housing Units d) Total number of Open Space Lots e) Minimum Lot Size f) Total Number of Phases g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No h) Must provide open space quotient per City Code 10-3071 (5)
5. Total # Of Mobile Home Lots N/A	
6. Total Number of Hotel Units N/A	
7. Overall Total # Of Dwelling Units (1-6 Above) 98	
8. Bedroom Units 1br 2br 3br 98 4br or more	
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 11.49/ac	
10. If your project is an infill subdivision, provide the infill calculations per City Code 10-3032 on the front cover of your drawing sets	

SIGNATURE BLOCK (Applicable to all developments)

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

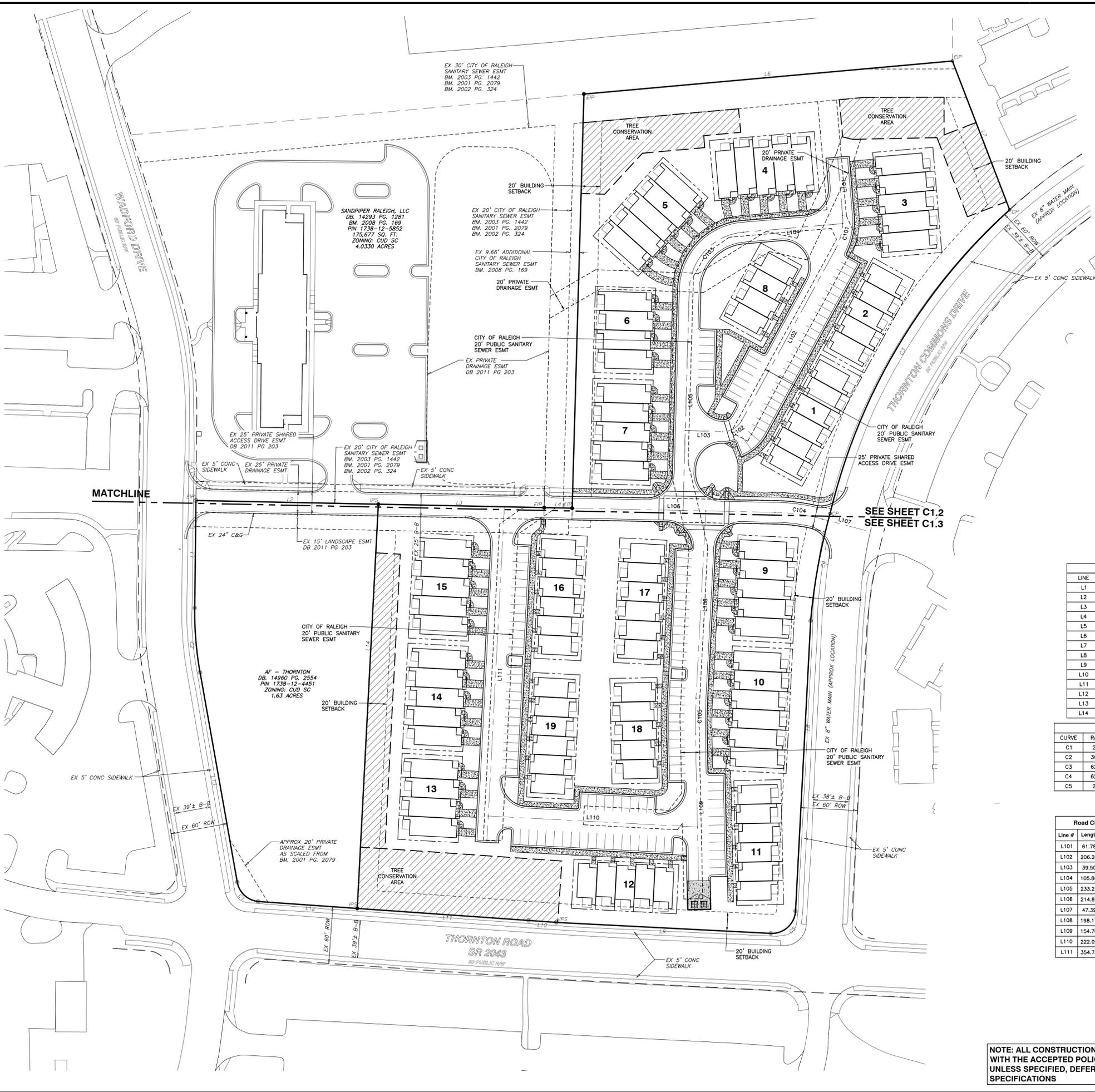
I hereby designate Marty D. Bizzell, PE to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

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

Signed *Greg A. Bunn* Date 8.27.13
 Signed _____ Date _____

Section B					
TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
General Requirements					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input checked="" type="checkbox"/>				
2. Preliminary Development Plan Application completed and signed by the property owner	<input checked="" type="checkbox"/>				
3. Client must complete and print page 1 and 2 of the Preliminary Development Plan Application to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4. I have referenced the Preliminary Development Plan Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>				
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>				
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
c) Proposed Site, Subdivision Plan, or Recombination Plan	<input checked="" type="checkbox"/>				
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
f) Proposed Tree Conservation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" =100', etc.), and date of preparation. <u>For re-submittals only – include all revision dates</u>	<input checked="" type="checkbox"/>				
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>				
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>				
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>				
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>				
11. Wake County School Form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input checked="" type="checkbox"/>	<input type="checkbox"/>			

R:\2013\13125 - Thornton Commons Townhomes\13125_Base.dwg, C1.1, 8/29/2013 8:56:39 AM, robert burgoin
 2013 BASS, NIXON & KENNEDY, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF BASS, NIXON & KENNEDY, INC.



SITE DATA

PROJECT NAME:	THORNTON COMMONS TOWNHOMES
PINS:	1738-12-8559
REAL ID NUMBERS:	0293564
ADDRESS:	4955 THORNTON ROAD RALEIGH, NORTH CAROLINA
ZONING:	SC-CUD
USE:	VACANT TOWNHOMES
EXISTING:	
PROPOSED:	
SITE AREA (GROSS):	8.53 AC (371,755 SF)
IMPERVIOUS AREA:	
EXISTING:	0.06 AC (2,575 SF)
PROPOSED:	4.45 AC (193,842 SF)
TOTAL:	4.51 AC (196,456 SF)
OPEN SPACE REQUIRED:	98 x 435.6 = 42,689 SF
OPEN SPACE PROVIDED:	MIN 42,689 SF PROVIDED
TREE CONSERVATION AREA REQUIRED:	0.85 AC
TREE CONSERVATION AREA PROVIDED:	0.88 AC (38,165 SF)
BUILDING SETBACKS:	
FRONT:	20'
SIDE:	20'
REAR:	20'
PROPOSED NUMBER OF UNITS:	98
DENSITY:	11.49 UNITS/AC
PARKING:	
REQUIRED:	(2.5 SPACES/UNIT) 245 SPACES
10% LANDSCAPE CREDIT:	24 SPACES
TOTAL REQUIRED:	221 SPACES
PROVIDED:	133 SPACES 98 SPACES (GARAGE UNITS) 231 SPACES TOTAL

EX BOUNDARY LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S 00°37'31" W	113.60
L2	N 88°50'21" W	193.37
L3	N 88°50'21" W	175.84
L4	N 88°50'21" W	29.66
L5	S 01°38'06" W	437.13
L6	N 84°53'08" E	392.07
L7	S 21°07'02" E	168.39
L8	N 02°59'26" E	306.69
L9	S 87°04'26" E	227.60
L10	S 86°00'28" E	29.57
L11	S 86°00'28" E	181.89
L12	S 86°00'28" E	105.47
L13	S 10°05'55" E	224.63
L14	N 02°59'26" E	427.13

EX BOUNDARY CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C1	25.00	32.29	S47°06'08"E	30.09
C2	365.00	68.23	S04°44'38"E	68.13
C3	628.86	378.27	S30°42'16"W	372.59
C4	628.86	115.27	S10°20'00"W	115.11
C5	25.00	39.25	N47°57'30"E	35.34

Road CL Line Table

Line #	Length	Direction
L101	61.78'	S4°54'08.34"E
L102	206.20'	S28°47'21.65"W
L103	39.50'	N88°21'54.00"W
L104	105.86'	S85°05'51.66"W
L105	233.22'	S1°38'06.00"W
L106	214.82'	S88°50'21.07"E
L107	47.39'	S75°07'50.37"E
L108	198.17'	S2°59'26.00"W
L109	154.79'	S1°13'28.91"E
L110	222.09'	S87°00'33.96"E
L111	354.75'	S2°59'26.04"W

Road CL Curve Table

Curve #	Length	Radius
C101	37.05'	63.00'
C102	24.68'	22.50'
C103	91.04'	62.50'
C104	50.84'	212.50'
C105	37.70'	512.50'

NO WETLANDS EXIST ON-SITE

NO FLOODPLAINS EXIST ON-SITE

NOTE: ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH THE ACCEPTED POLICIES OF THE CITY OF RALEIGH, AND UNLESS SPECIFIED, DEFERS TO THE NCDOT STANDARDS AND SPECIFICATIONS

NORTH CAROLINA
PROFESSIONAL ENGINEER
MARTY D. BIZZELL
01508

SCALE IN FEET

0 25 50 100 150 200

BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
 6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
 TELEPHONE: (919)851-4422 OR (800)354-1879 FAX: (919)851-8968
 CERTIFICATION NUMBERS: NCBELS (C-0110); NCBLA (C-0267)

NO.	DATE	DESCRIPTION	BY

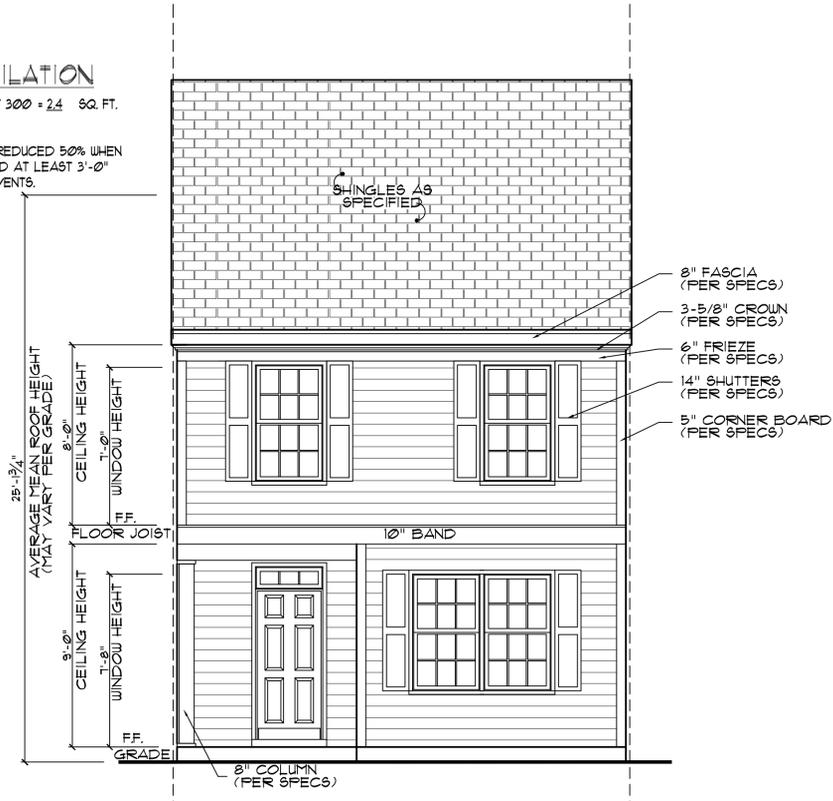
03-13125 JOB NO.
 08-28-13 DATE
 RAB DRAWN BY
 OVERALL SITE PLAN
 CHK BY: MBB
 SCALE: 1" = 80'
THORNTON COMMONS TOWNHOMES
 CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA
 SHEET C1.1
 3 OF 15

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

ATTIC VENTILATION

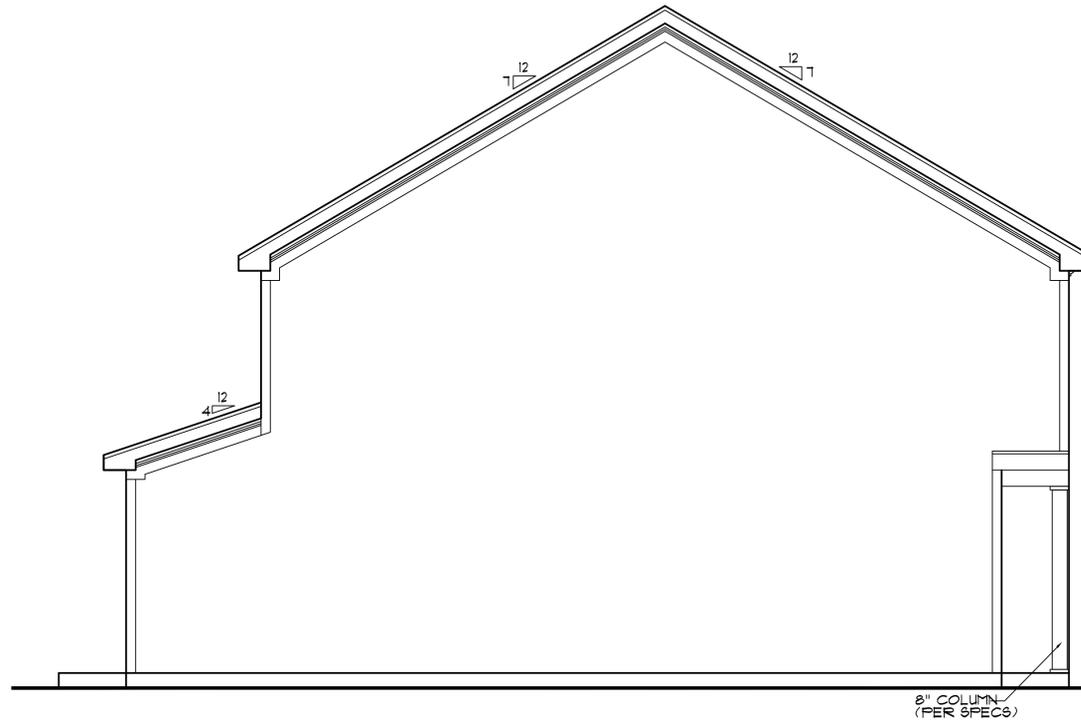
120 SQ. FT. OF ATTIC / 300 = 24 SQ. FT. OF INLET AND OUTLET.

VENTILATION MAY BE REDUCED 50% WHEN VENTILATORS ARE USED AT LEAST 3'-0" ABOVE THE CORNICE VENTS.



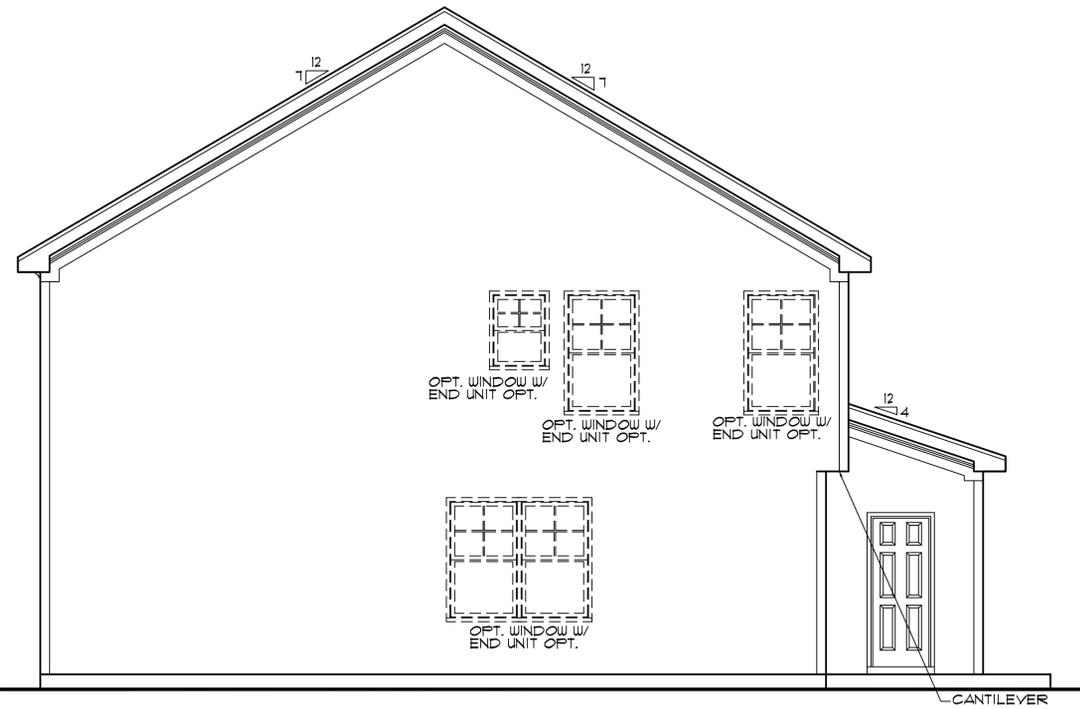
FRONT ELEVATION-A

SCALE: 1/8"=1'



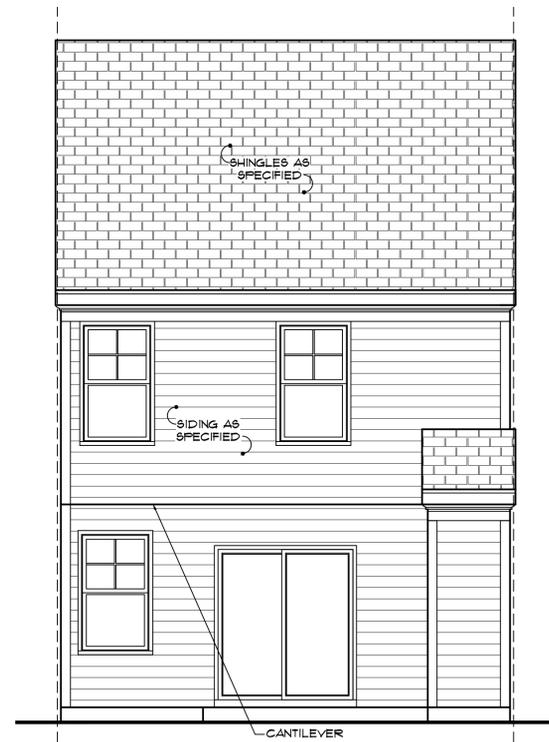
LEFT SIDE ELEVATION-A

SCALE: 1/8"=1'



RIGHT SIDE ELEVATION-A

SCALE: 1/8"=1'



REAR ELEVATION-A

SCALE: 1/8"=1'

www.frazierhomedesign.com
FRAZIER HOME DESIGN, LLC.
 2840 PLAZA PLACE, SUITE 320
 RALEIGH, NC 27612
 O: (919)-424-7245

TERRAMOR HOMES
"PLAN 1"

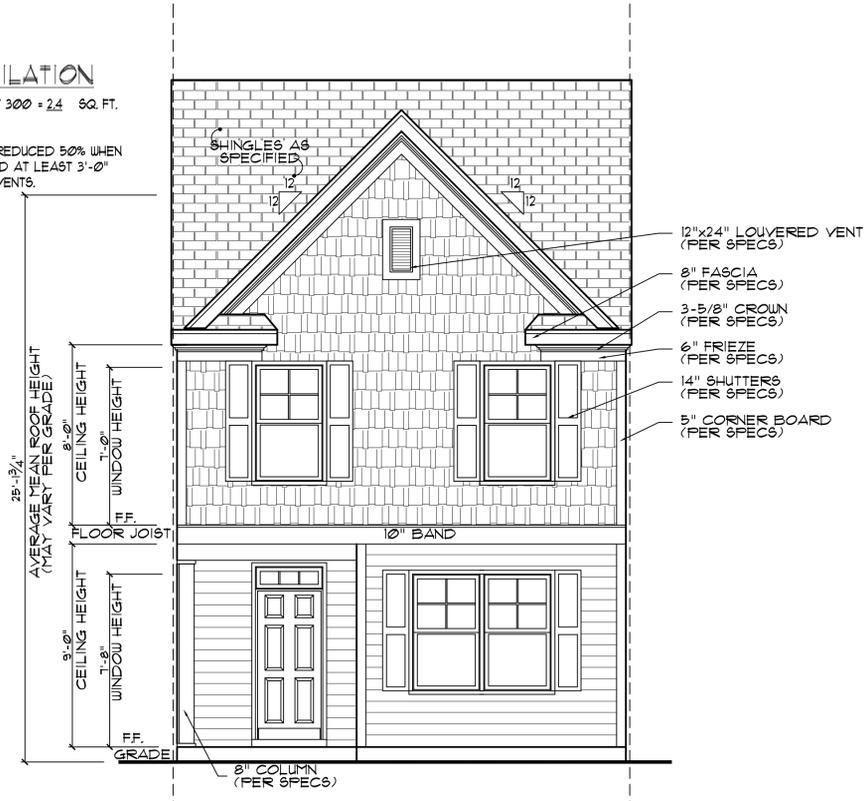
DATE: 04/11/2013
 DRAWN BY: KM
 REVISION DATE: XXXXX

ELEVATION-"A"
 SHEET NO.
A1

ATTIC VENTILATION

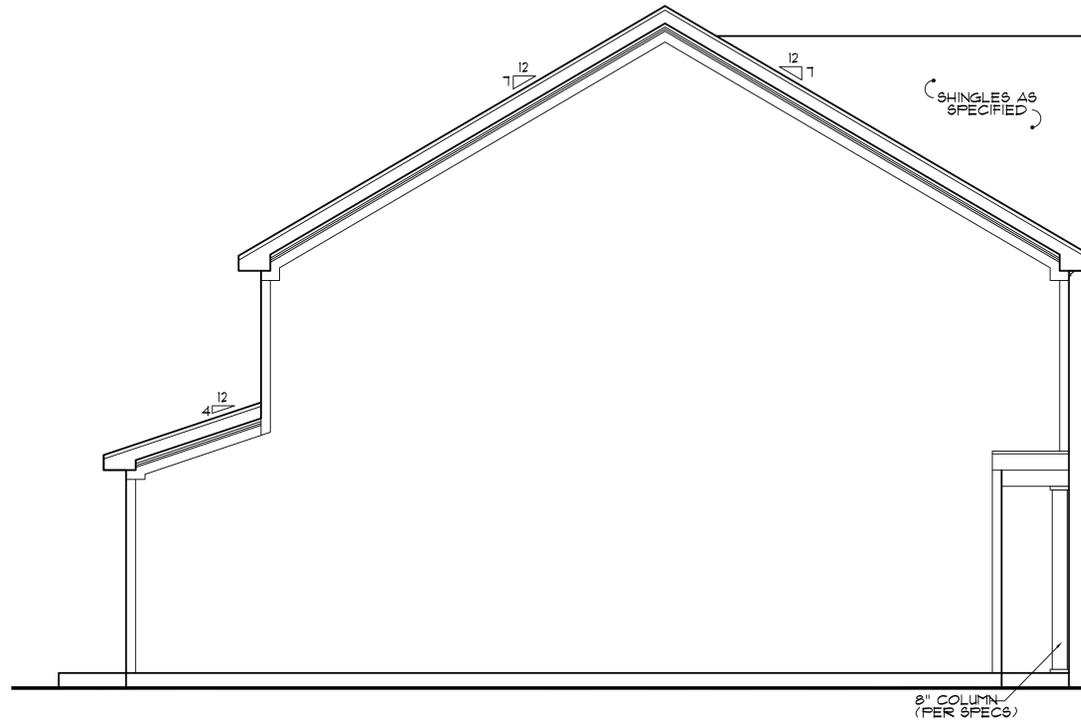
120 SQ. FT. OF ATTIC / 300 = 24 SQ. FT. OF INLET AND OUTLET.

VENTILATION MAY BE REDUCED 50% WHEN VENTILATORS ARE USED AT LEAST 3'-0" ABOVE THE CORNICE VENTS.



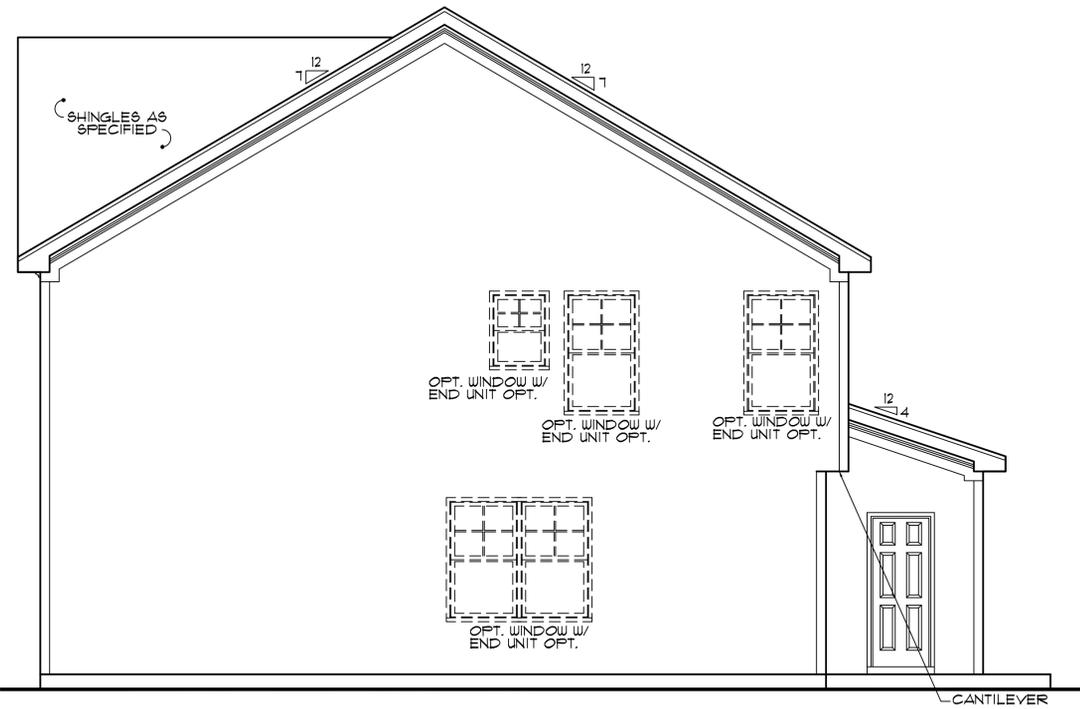
FRONT ELEVATION-B

SCALE: 1/8"=1'



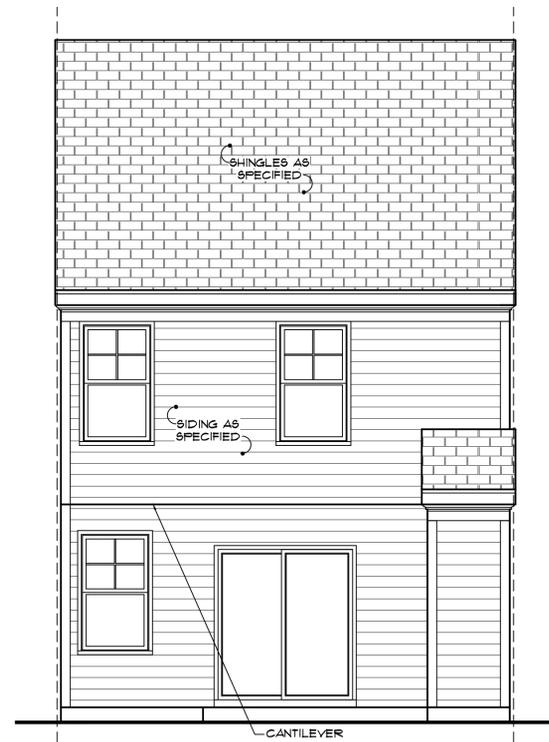
LEFT SIDE ELEVATION-B

SCALE: 1/8"=1'



RIGHT SIDE ELEVATION-B

SCALE: 1/8"=1'



REAR ELEVATION-B

SCALE: 1/8"=1'

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 O: (919)-424-7245

TERRAMOR HOMES
"PLAN 2"

DATE: 04/11/2013
 DRAWN BY: KM
 REVISION DATE: XXXXX

ELEVATION-"B"
 SHEET NO.
A2