



Administrative Site Review

Submittal Instructions

Site plan applications fall under one of the three tiers. The tier category indicates which Unified Development Ordinance (UDO) provisions are applicable in the review and approval of a site plan application. The Administrative Site Review (ASR) review process is for site plans that qualify as either a Tier Two or Tier Three Site Plan as specified in UDO Section 10.2.8.

Email all documents with your ASR plans to SiteReview@raleighnc.gov.

- Tier One Site Plans are reviewed under the [Non-Residential Permit](#) review process
- If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). Please note you will need a registered account to submit an online portal request. There is also a fee for this verification service.

Note: Applicants seeking to revise an already approved site plan must follow the “Modifications to an Approved Site Plan” application process.

Who can apply:

In accordance with state law (N.C.G.S. § 160D-403(a)), applications for site plan approvals may be made by the following individuals:

- The landowner (holder of the title in fee simple);
- A lessee or person holding an option or contract to purchase or lease land;
- An authorized agent of the landowner; or
- An easement holder, for such development as is authorized by the easement.

What to Submit:

- Administrative Site Review Checklist
- Administrative Site Review Application
- One digital copy of proposed plans and supporting documents
 - Original plans scanned to scale, in sequential order
 - To engineering scale, example: 1"=20', 1"=100'
 - For resubmittals, include all revisions and responses to comments
- If dwelling units are proposed, submit the [Wake County Residential Development Notification Form](#)

Mailed Notification Process (if applicable):

- Notification letters should be mailed to:
Planning and Development Department
ATTN: Daniel L. Stegall
One Exchange Plaza, Suite 400
Raleigh, NC 27601
- Per UDO Section 10.2.8.C.1d and Section 10.2.1.C, notification letters must be provided at the time of application submission (when applicable). Please mail your letters as soon as possible to avoid delays. (See adopted UDO text change [TC-11-20](#) “Tenant Notification”)
- Mailouts will be processed once we receive both your digital application and your notification letter package.

Payment:

Please review the Development Fee Schedule to estimate your fees. Payments can be made:

- Online via the Permit and Development Portal (you must be a registered user)
- Over the phone via the Customer Service Center (919-996-2500)
- Fees for Site Plans are based on the project scope as defined in the Development Fee Schedule. (Please note: The Site Plan Tier and the Site Plan Level defined in the fee schedule are independent of one another.)

Questions? We're here to help! Contact the Planning and Development Customer Service Center at 919-996-2500 or ds.help@raleighnc.gov.

Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Case #: _____	Planner (print): _____
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Please review UDO Section 10.2.8. to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan <input type="checkbox"/>		Tier Three Site Plan <input type="checkbox"/>
Building Type		Site Transaction History
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse <input type="checkbox"/> Tiny house	<input type="checkbox"/> Cottage Court <input type="checkbox"/> General <input type="checkbox"/> Mixed use <input type="checkbox"/> Open lot <input type="checkbox"/> Civic	Subdivision case #: _____ Scoping/sketch plan case #: _____ Certificate of Appropriateness #: _____ Board of Adjustment #: _____ Zoning Case #: _____ Design Alternate #: _____
GENERAL INFORMATION		
Development name: _____		
Inside City limits? Yes No		
Property address(es): _____		
Site P.I.N.(s): _____		
Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4). 		
Current Property Owner(s):		
Company: _____	Title: _____	
Address: _____		
Phone #: _____	Email: _____	
Applicant Name (If different from owner. See “who can apply” in instructions):		
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input type="checkbox"/> Owner’s authorized agent <input type="checkbox"/> Easement holder		
Company: _____	Address: _____	

Phone #:	Email:
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact:	
Company:	Title:
Address:	
Phone #:	Email:
Applicant Name:	
Company:	Address:
Phone #:	Email:

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each):	Existing gross floor area (not to be demolished):
Gross site acreage:	Existing gross floor area to be demolished:
# of parking spaces proposed:	New gross floor area:
Max # parking permitted (7.1.2.C):	Total sf gross (to remain and new):
Overlay District (if applicable):	Proposed # of buildings:
Existing use (UDO 6.1.4):	Proposed # of stories for each:
Proposed use (UDO 6.1.4):	Proposed # of basement levels (UDO 1.5.7.A.6)

STORMWATER INFORMATION	
Imperious Area on Parcel(s): Existing (sf) _____ Proposed total (sf) _____	Impervious Area for Compliance (includes ROW): Existing (sf) _____ Proposed total (sf) _____

RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS			
Total # of dwelling units:		Total # of hotel bedrooms:	
# of bedroom units: 1br	2br	3br	4br or more
# of lots:	Is your project a cottage court?		Yes No
	A frequent transit development?		Yes No

Continue to Applicant Signature Block on Page Three.

APPLICANT SIGNATURE BLOCK

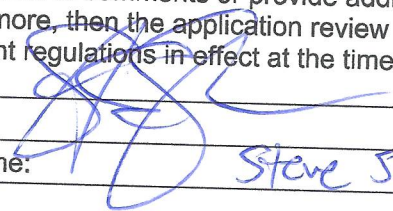
Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that developments approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

Signature:

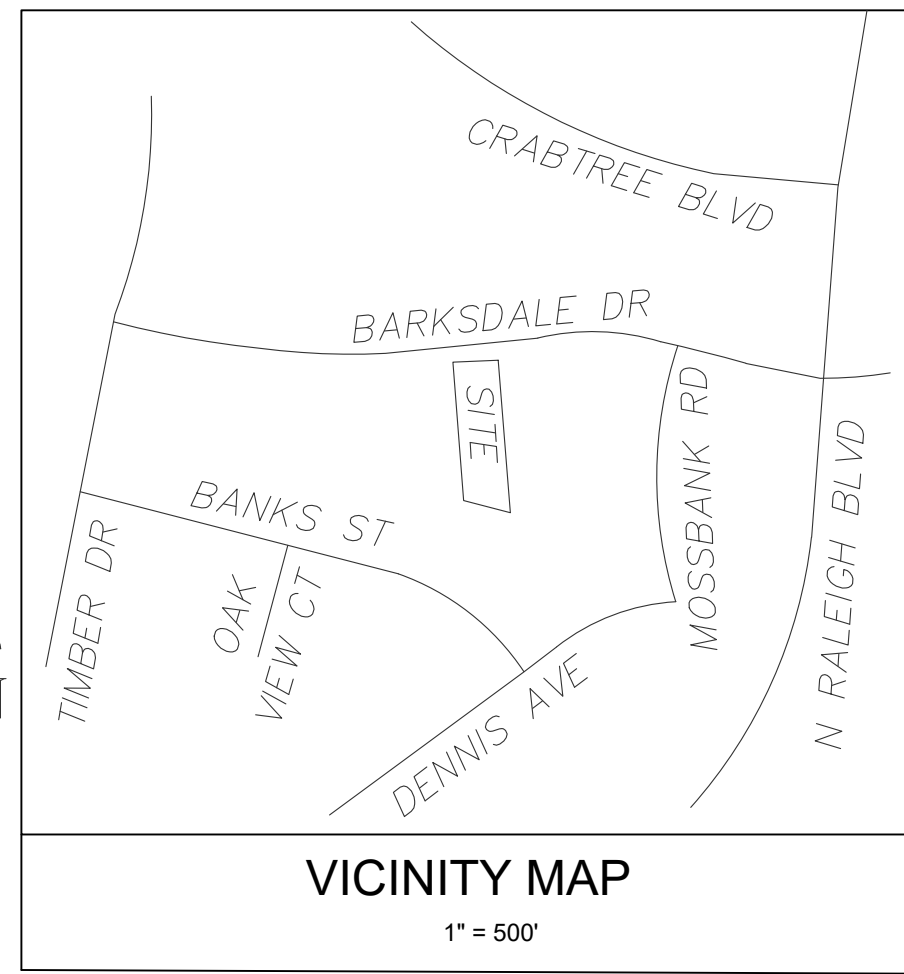


Date:

1/9/23

Printed Name:

Steve Sypher



ADMINISTRATIVE SITE REVIEW PLANS FOR BARKSALE TOWNHOMES 524 AND 528 BARKSDALE DRIVE RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: ASR-0075-2022

PREPARED FOR:
STEVE SYPHER DESIGNS INC
524 AND 528 BARKSDALE DR
RALEIGH, NC 27604-2204

PREPARED BY:
CRUMPLER
Consulting Services, PLLC

2308 Ridge Road
Raleigh, North Carolina 27612
Ph. 919-413-1704
P-1533

SITE EXEMPTION NOTES:

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF CROSS ACCESS AS ALL ABUTTING PROPERTIES ARE DETACHED HOUSES PER UDO SECTION 8.3.5.D.5.a.

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF BLOCK PERIMETER AS THE SITE WILL BE DEVELOPED FOR DETACHED RESIDENTIAL USES ON LOTS NO LARGER THAN 2 ACRES PER EXEMPTION BASED ON UDO SECTION 8.3.2.A.1.b.ix.

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF STORMWATER CONTROL REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.2.2.A-2 AS AMENDED BY TC-2-16.

NOTES

- BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY PROVIDED BY CAROLINA LAND SURVEYING ON 09-21-21.
- THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720171400K DATED JULY 19, 2022.
- NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
- THIS DRAWING IS NOT FOR RECORDATION.
- EXISTING DRIVEWAY WILL BE ABANDONED AND REPLACED WITH STANDARD CITY OF RALEIGH CURB AND GUTTER. NEW DRIVEWAYS WILL CONFIRM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. SOLID WASTE WILL BE USING THE CITY'S STANDARD 96-GALLON RESIDENTIAL ROLL-OUT SOLID WASTE CONTAINERS STORED IN THE GARAGE.
- ALL PROPOSED DRIVEWAY FRONT LOAD DESIGN MUST DEMONSTRATE COMPLIANCE ON THE SITE PERMIT REVIEW AND ANY PERMITTING PLANS PER SEC.1.5.12.E.2.
- RESIDENTIAL DRIVEWAY LOCATIONS AND WIDTHS WILL BE SUBJECT TO APPROVAL AT TIME OF PERMITTING. WHEN DESIGNING THE SITE, THE DESIGNER SHOULD KEEP IN MIND THE CITY OF RALEIGH RESIDENTIAL DRIVEWAY STANDARD DETAILS AND REGULATIONS AS FOUND IN RALEIGH STREET DESIGN MANUAL ARTICLE 9.5 AND SECTION 4.6.1
- RESIDENTIAL INFILL FOR SETBACKS NOT BE APPLIED PER UDO SECTION 2.7.1.D6 WITH FOOTNOTE 5.

SHEET

- C-1
- C-2
- C-3
- C-4
- C-5
- C-6
- D-1

DESCRIPTION

- COVER
- EXISTING CONDITIONS
- SITE PLAN
- UTILITY PLAN
- GRADING AND STORMWATER PLAN
- LANDSCAPING PLAN
- DETAILS

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

CALL 48 HOURS
BEFORE YOU DIG



CRUMPLER
Consulting Services, PLLC

2308 Ridge Road
Raleigh, North Carolina 27612
Ph. 919-413-1704
P-1533

ISSUED FOR
PERMITTING

REV.	DATE	DESCRIPTION
1	12/22/22	CITY OF RALEIGH COMMENTS
2	04/28/23	CITY OF RALEIGH COMMENTS

COVER
BARKSALE TOWNHOMES
524 AND 528 BARKSDALE DRIVE
RALEIGH, NORTH CAROLINA

PROJECT NO.: 22001
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 08/17/22
SCALE: N.T.S.

C-1

1 of 7

Administrative Site Review Application

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Case #: _____ Planner (print): _____

Please review UDO Section 10.2.8. to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan Tier Three Site Plan

Building Type	Site Transaction History
<input type="checkbox"/> Detached	<input type="checkbox"/> Cottage Court
<input type="checkbox"/> Attached	<input type="checkbox"/> General
<input type="checkbox"/> Apartment	<input type="checkbox"/> Mixed use
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Open lot
<input type="checkbox"/> Tiny house	<input type="checkbox"/> CMU

GENERAL INFORMATION

Development name: Barksdale Townhomes

Inside City limits? Yes No

Property address(es):
528 Barksdale Drive

Site P.I.N.(s): 1714-57-5162, 1714-57-4191

Please describe the scope of work, include any additions, expansions, and uses (UDO 6.1.4).
Construction of 12 apartment units

Current Property Owner(s): Steve Sypher Design, Inc.

Company: Steve Sypher Design, Inc. Title: Steve Sypher-Owner

Address: 528 Barksdale Drive, Raleigh, NC 27604

Phone #: 919-501-6505 Email: stevesypher@aol.com

Applicant Name (if different from owner, Site "who can apply" in instructions): Josh Crumpler

Relationship to owner: Lessee or contract purchaser Owner's authorized agent Easement holder

Company: _____ Address: 528 Barksdale Drive, Raleigh, NC 27604

Phone #: _____ Email: _____

NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.

Developer Contact: Steve Sypher

Company: Steve Sypher Design, Inc. Title: Steve Sypher-Owner

Address: 528 Barksdale Drive, Raleigh, NC 27604

Phone #: 919-413-1704 Email: stevesypher@aol.com

Applicant Name: Josh Crumpler

Company: Crumpler Consulting Services Address: 2308 Ridge Road, Raleigh, NC 27612

Phone #: 919-413-1704 Email: josh@crumplerconsulting.com

DEVELOPMENT TYPE • SITE DATA TABLE

(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each): R-10	Existing gross floor area (not to be demolished): 2,470sf
Gross site acreage: 0.894	Existing gross floor area to be demolished: 2,470sf
# of parking spaces proposed: 14	New gross floor area: 23,568sf
Max # of parking permitted (7.1.2.C): n/a	Total of gross (to remain and new): 23,568sf
Overlay District (if applicable): FTO	Proposed # of buildings: 4
Existing use (UDO 6.1.4): Single Family	Proposed # of stories for each: 3
Proposed use (UDO 6.1.4): Apartment	Proposed # of basement levels (UDO 1.5.7.A.6) 0

STORMWATER INFORMATION

Impervious Area on Parcel(s): _____ Impervious Area for Compliance (includes ROW): _____

Existing (sf) 6,680 Proposed total (sf) 15,500

Existing (sf) 6,680 Proposed total (sf) 15,500

RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS

Total # of dwelling units: 12 Total # of hotel bedrooms: 0

of bedroom units: Tier 2br 3br 4br or more

of lots: 1 Is your project a cottage court? Yes No

A frequent transit development? Yes No

Continue to Applicant Signature Block on Page Three.

Page 2 of 3

APPLICANT SIGNATURE BLOCK

Pursuant to state law (N.C. Gen. Stat. § 160D-403(b)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent authorized by the agreement.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(b)) to make this application, as expected in the correct and the undersigned understands that the information and statements made in this application are statements or representations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(b).

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Signature: _____ Date: 1/9/23

Printed Name: Steve Sypher

LEGEND	
	EXISTING PROPERTY LINE
	EXISTING ABUTTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING OVERHEAD POWER LINE
	EXISTING ABUTTING PROPERTY LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATER MAIN
	EXISTING CATCH BASIN
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORMWATER MANHOLE

CRUMPLER
Consulting Services, PLLC

2306 Ridge Road
Raleigh, North Carolina 27612
Ph: 919-313-1704
P-1553

ISSUED FOR PERMITTING

DATE
12/22/22
04/28/23

DESCRIPTION
CITY OF RALEIGH COMMENTS
CITY OF RALEIGH COMMENTS

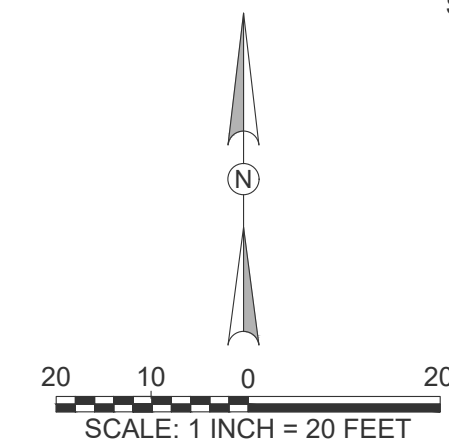
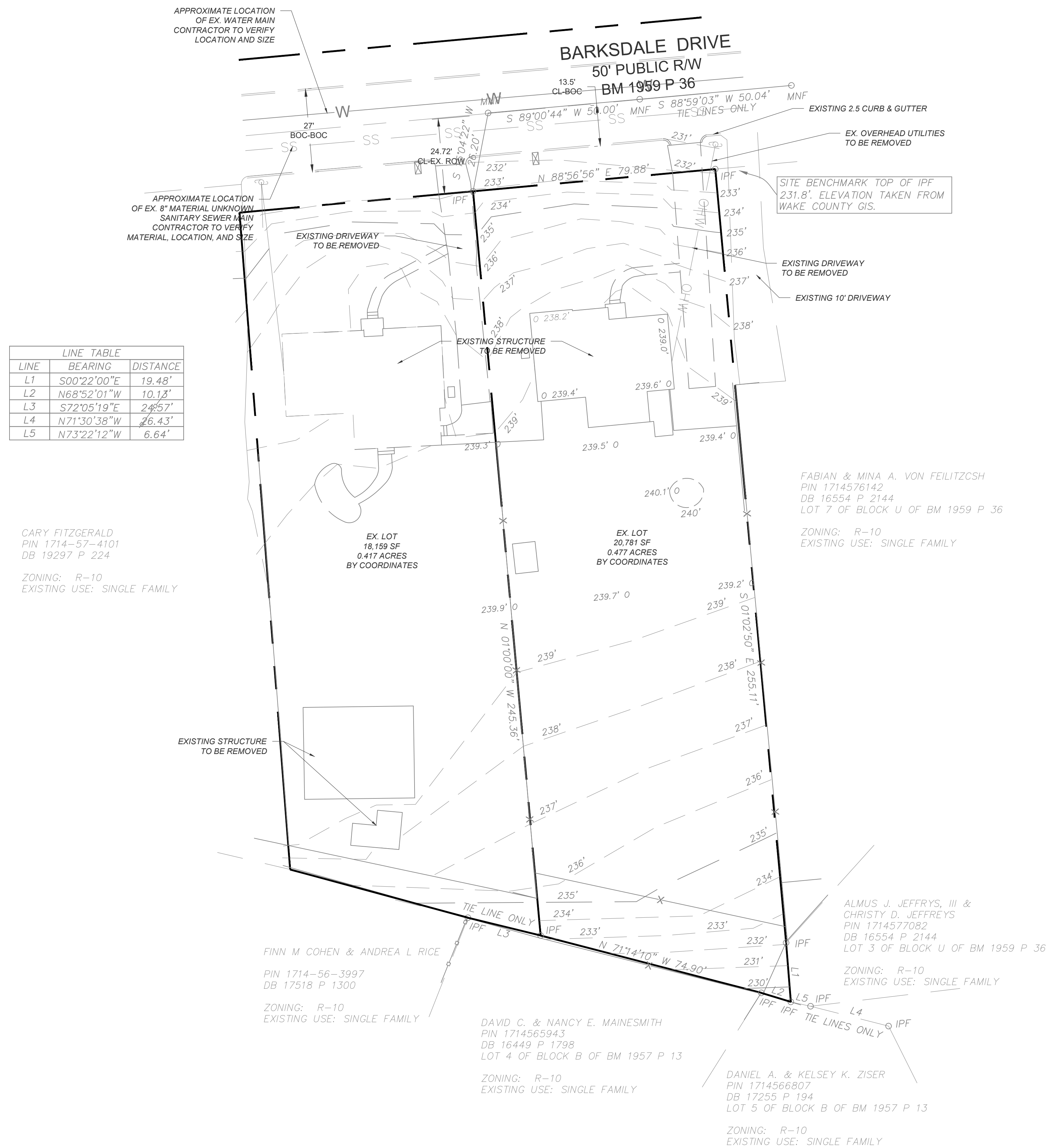
REV.
1
2

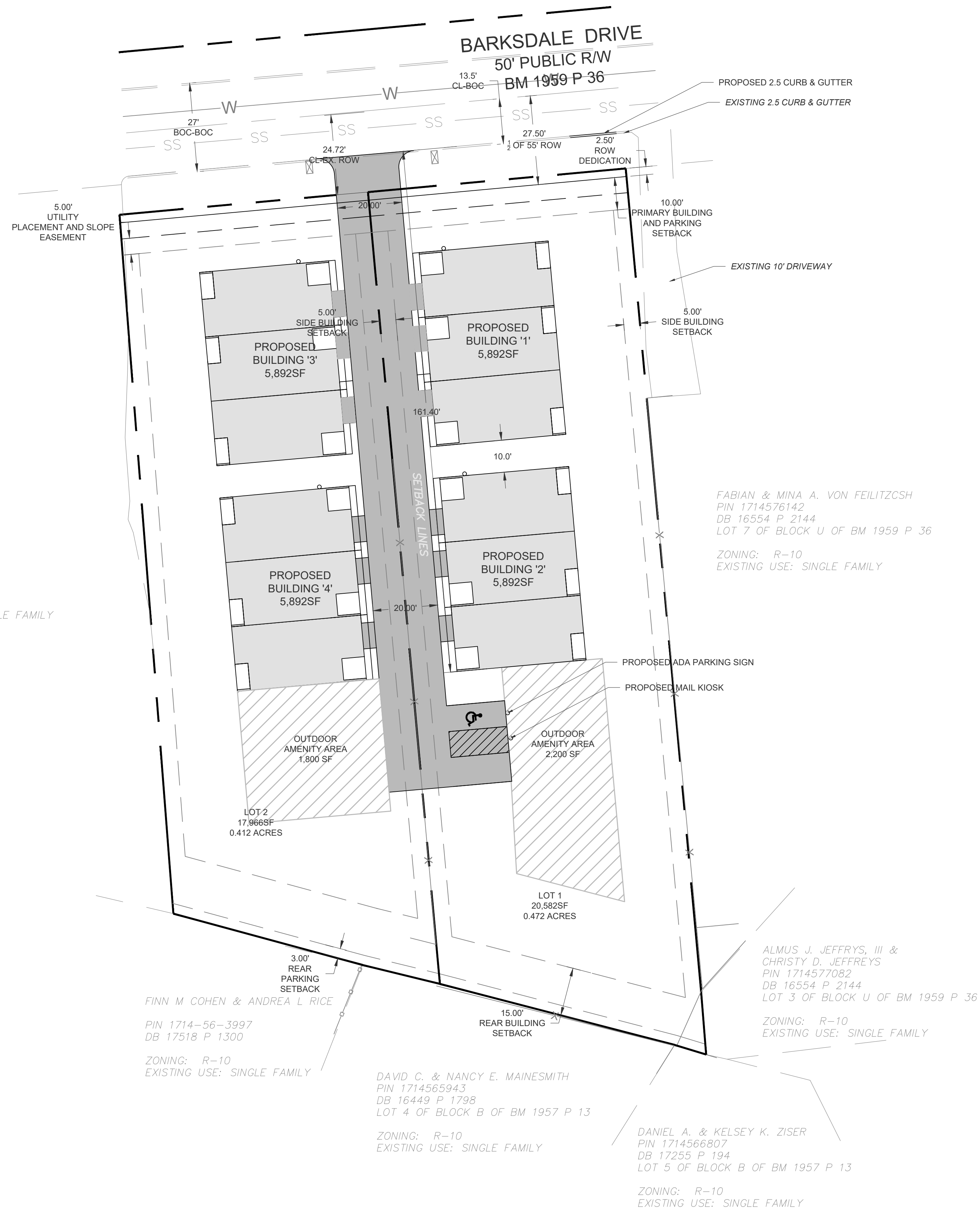
EXISTING CONDITIONS
BARKSDALE TOWNHOMES
524 AND 528 BARKSDALE DRIVE
RALEIGH, NORTH CAROLINA

PROJECT NO.:	22001
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	08/17/22
SCALE:	1" = 20'

C-2

2 of 7





LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
OHW	EXISTING OVERHEAD POWER LINE
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING BUILDING SETBACK LINE
---	EXISTING PARKING SETBACK LINE
---	EXISTING EDGE OF PAVEMENT
---	PROPOSED EDGE OF PAVEMENT
---	PROPOSED ACCESS DRIVE
---	PROPOSED OUTDOOR AMENITY AREA

SUMMARY INFORMATION

DEVELOPMENT NAME: BARKSDALE TOWNHOMES

SITE ADDRESS: 524 AND 528 BARKSDALE DRIVE
RALEIGH, NORTH CAROLINA

PIN NUMBER: 1714-57-5162, 1714-57-4191

JURISDICTION: CITY OF RALEIGH
EXISTING USE: SINGLE FAMILY
PROPOSED USE: APARTMENTS
CURRENT ZONING DISTRICT: R-10
CURRENT OVERLAY DISTRICT: FREQUENT TRANSIT DEVELOPMENT OPTION

LOT 1 SITE AREA:
TOTAL ACREAGE: 0.477 ACRES (20,781SF)
DEDICATED RIGHT OF WAY: 0.004 ACRES (189 SF)
TOTAL NET ACREAGE: 0.472 ACRES (20,582 SF)
MAXIMUM IMPERVIOUS SURFACE AREA (65%): 13,378SF
PROPOSED IMPERVIOUS SURFACE AREA: 8,000SF

LOT 2 SITE AREA:
TOTAL ACREAGE: 0.417 ACRES (18,158SF)
DEDICATED RIGHT OF WAY: 0.004 ACRES (183 SF)
TOTAL NET ACREAGE: 0.412 ACRES (17,966 SF)
MAXIMUM IMPERVIOUS SURFACE AREA (65%): 11,678SF
PROPOSED IMPERVIOUS SURFACE AREA: 7,500SF

REQUIRED NET SITE AREA/UNIT: 800 SF (MIN.)
PROVIDED NET SITE AREA/UNIT: 3,212 SF

REQUIRED OUTDOOR AMENITY AREA LOT 1: 2,058 SF (MIN.)
PROVIDED OUTDOOR AMENITY AREA LOT 1: 2,200 SF
REQUIRED OUTDOOR AMENITY AREA LOT 2: 1,796 SF (MIN.)
PROVIDED OUTDOOR AMENITY AREA LOT 2: 1,800 SF

PROPOSED BUILDING '1': 5,892SF
PROPOSED BUILDING '2': 5,892SF
PROPOSED BUILDING '3': 5,892SF
PROPOSED BUILDING '4': 5,892SF
TOTAL PROPOSED SIZE: 23,568SF

BUILDING SETBACKS (UDO 2.7.1 FREQUENT TRANSIT OPTION):
PRIMARY STREET - 10'
SIDE SITE BOUNDARY - 5'
REAR SITE BOUNDARY - 15'
FROM ALLEY - 4' OR 20' (MIN.)

PARKING SETBACKS (UDO 2.7.1 FREQUENT TRANSIT OPTION):
PRIMARY STREET - 10'
SIDE SITE BOUNDARY - 0'
REAR SITE BOUNDARY - 3'
FROM ALLEY - 4'

PRINCIPAL BUILDING HEIGHT - 45/3 STORIES (MAX.) (UDO 2.7.1 FREQUENT TRANSIT OPTION)

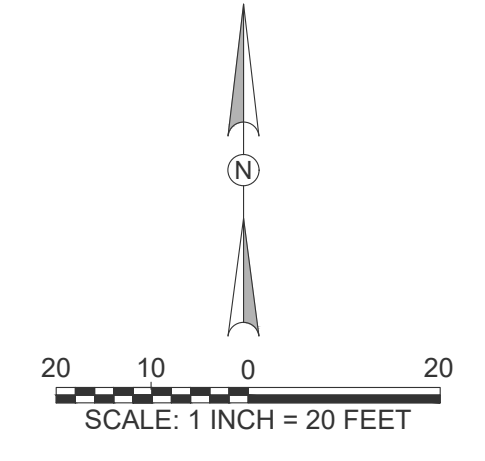
BLOCK PERIMETER REQUIRED (MAX.): 2,500LF
BLOCK PERIMETER PROVIDED: 2,400LF**
**EXEMPT BASED ON UDO SECTION 8.3.2.A.1.b.ix FOR SITES LESS THAN 2 ACRES

OWNER/DEVELOPER:
STEVE SPYHER DESIGNS INC
524 AND 528 BARKSDALE DR
RALEIGH, NC 27604-2204

ENGINEER:
CRUMPLER CONSULTING SERVICES, PLLC
CONTACT: JOSH CRUMPLER, PE
2308 RIDGE ROAD
RALEIGH, NC 27612
(919) 413-1704

- NOTES**
- BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY PROVIDED BY CAROLINA LAND SURVEYING ON 09-21-21.
 - THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720171400K DATED JULY 19, 2022.
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 - DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. SOLID WASTE WILL BE USING THE CITY'S STANDARD 96-GALLON RESIDENTIAL ROLL-OUT SOLID WASTE CONTAINERS STORED IN THE GARAGE.
 - ALL PROPOSED DRIVEWAY FRONT LOAD DESIGN MUST DEMONSTRATE COMPLIANCE ON THE SITE PERMIT REVIEW AND ANY PERMITTING PLANS PER SEC. 1.5.12.E.2.
 - RESIDENTIAL DRIVEWAY LOCATIONS AND WIDTHS WILL BE SUBJECT TO APPROVAL AT TIME OF PERMITTING. WHEN DESIGNING THE SITE, THE DESIGNER SHOULD KEEP IN MIND THE CITY OF RALEIGH RESIDENTIAL DRIVEWAY STANDARD DETAILS AND REGULATIONS AS FOUND IN RALEIGH STREET DESIGN MANUAL ARTICLE 9.5 AND SECTION 4.6.1
 - RESIDENTIAL INFILL FOR SETBACKS NOT BE APPLIED PER UDO SECTION 2.7.1.D6 WITH FOOTNOTE 5.

- SITE EXEMPTION NOTES:**
- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF CROSS ACCESS AS ALL ABUTTING PROPERTIES ARE DETACHED HOUSES PER UDO SECTION 8.3.5.D.5.a.
 - THE SITE WILL BE CONFORMING TO THE EXEMPTION OF BLOCK PERIMETER AS THE SITE WILL BE DEVELOPED FOR DETACHED RESIDENTIAL USES ON LOTS NO LARGER THAN 2 ACRES PER EXEMPTION BASED ON UDO SECTION 8.3.2.A.1.b.ix.
 - THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.
 - THE SITE WILL BE CONFORMING TO THE EXEMPTION OF STORMWATER CONTROL REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.2.2.A-2 AS AMENDED BY TC-2-16.



CRUMPLER
Consulting Services, PLLC

2308 Ridge Road
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Ph: 919-413-1704
P: 1553

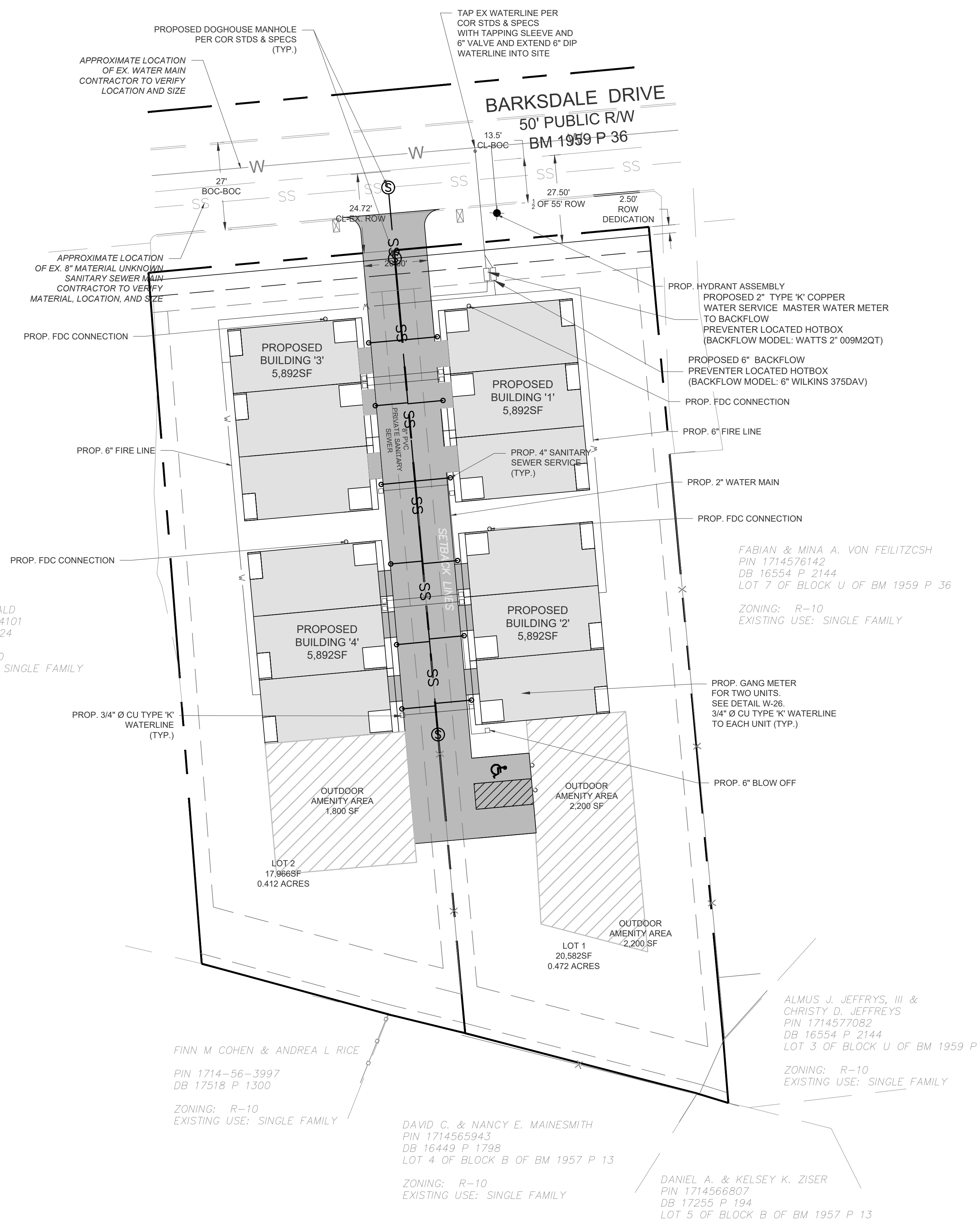
ISSUED FOR PERMITTING

REV.	DATE	DESCRIPTION
1	12/22/22	CITY OF RALEIGH COMMENTS
2	04/28/23	CITY OF RALEIGH COMMENTS

SITE PLAN
BARKSDALE TOWNHOMES
524 AND 528 BARKSDALE DRIVE
RALEIGH, NORTH CAROLINA

PROJECT NO.: 22001
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 08/17/22
SCALE: 1" = 20'

C-3
3 of 7



LEGEND

---	EXISTING PROPERTY LINE
- - - -	EXISTING ABUTTING PROPERTY LINE
- - - -	EXISTING RIGHT-OF-WAY
OHW OHW OHW	EXISTING OVERHEAD POWER LINE
- - - -	EXISTING ABUTTING PROPERTY LINE
- - - -	EXISTING BUILDING SETBACK LINE
- - - -	EXISTING PARKING SETBACK LINE
- - - -	EXISTING EDGE OF PAVEMENT
- - - -	EXISTING SANITARY SEWER
SS	EXISTING WATER LINE
⊙	EXISTING SANITARY SEWER MANHOLE
---	PROPOSED SANITARY SEWER
---	PROPOSED WATER LINE
---	PROPOSED LOT LINE
---	PROPOSED UTILITY PLACEMENT EASEMENT
▨	PROPOSED OUTDOOR AMENITY AREA

- CITY OF RALEIGH UTILITY NOTES**
- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
 - UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - WHEN INSTALLING WATER & RCP STORM DRAIN CROSSINGS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49)
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
 - ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
 - 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
 - ABANDON AND REMOVE EXISTING WATER AND SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF SITE AS DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
 - INSTALL 3/4" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
 - INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
 - PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
 - ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
 - NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
 - GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR timothy.beasley@raleighnc.gov FOR MORE INFORMATION.
 - CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR joanie.hartley@raleighnc.gov FOR MORE INFORMATION
 - NEW WATER AND SEWER SERVICES SHALL BE INSTALLED BY OPEN CUT PER CITY OF RALEIGH STANDARDS.

- NOTES**
- BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY PROVIDED BY CAROLINA LAND SURVEYING ON 09-21-21.
 - THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720171400K DATED JULY 19, 2022.
 - NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
 - THIS DRAWING IS NOT FOR RECORDATION.
 - EXISTING DRIVEWAY WILL BE ABANDONED AND REPLACED WITH STANDARD CITY OF RALEIGH CURB AND GUTTER. NEW DRIVEWAYS WILL CONFIRM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
 - DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. SOLID WASTE WILL BE USING THE CITY'S STANDARD 96-GALLON RESIDENTIAL ROLL-OUT SOLID WASTE CONTAINERS STORED IN THE GARAGE.
 - ALL PROPOSED DRIVEWAY FRONT LOAD DESIGN MUST DEMONSTRATE COMPLIANCE ON THE SITE PERMIT REVIEW AND ANY PERMITTING PLANS PER SEC.1.5.12.E.2.
 - RESIDENTIAL DRIVEWAY LOCATIONS AND WIDTHS WILL BE SUBJECT TO APPROVAL AT TIME OF PERMITTING. WHEN DESIGNING THE SITE, THE DESIGNER SHOULD KEEP IN MIND THE CITY OF RALEIGH RESIDENTIAL DRIVEWAY STANDARD DETAILS AND REGULATIONS AS FOUND IN RALEIGH STREET DESIGN MANUAL ARTICLE 9.5 AND SECTION 4.6.1
- SITE EXEMPTION NOTES:**
- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF CROSS ACCESS AS ALL ABUTTING PROPERTIES ARE DETACHED HOUSES PER UDO SECTION 8.3.5.D.5.a.
 - THE SITE WILL BE CONFORMING TO THE EXEMPTION OF BLOCK PERIMETER AS THE SITE WILL BE DEVELOPED FOR DETACHED RESIDENTIAL USES ON LOTS NO LARGER THAN 2 ACRES PER EXEMPTION BASED ON UDO SECTION 8.3.2.A.1.b.ix.
 - THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.
 - THE SITE WILL BE CONFORMING TO THE EXEMPTION OF STORMWATER CONTROL REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.2.2.A-2 AS AMENDED BY TC-2-16.

- FIRE PROTECTION NOTES:**
- ALL PORTION OF THE EXTERIOR WALL OF THE FIRST FLOOR OF BUILDING SHALL BE LOCATED WITHIN 150 FEET OF FIRE APPARATUS LOCATED WITHIN ROADWAY.
 - FIRE FLOW ANALYSIS MUST BE PROVEN PRIOR TO ISSUANCE OF BUILDING PERMITS.
 - FIRE HYDRANTS SHALL BE NO MORE THAN 400' FROM A BUILDING OR HOUSE AS HOW THE FIRE HOSE LAYS.

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 2906 Ridge Road
 Raleigh, North Carolina 27612
 Ph: 919-313-1704
 P-1553

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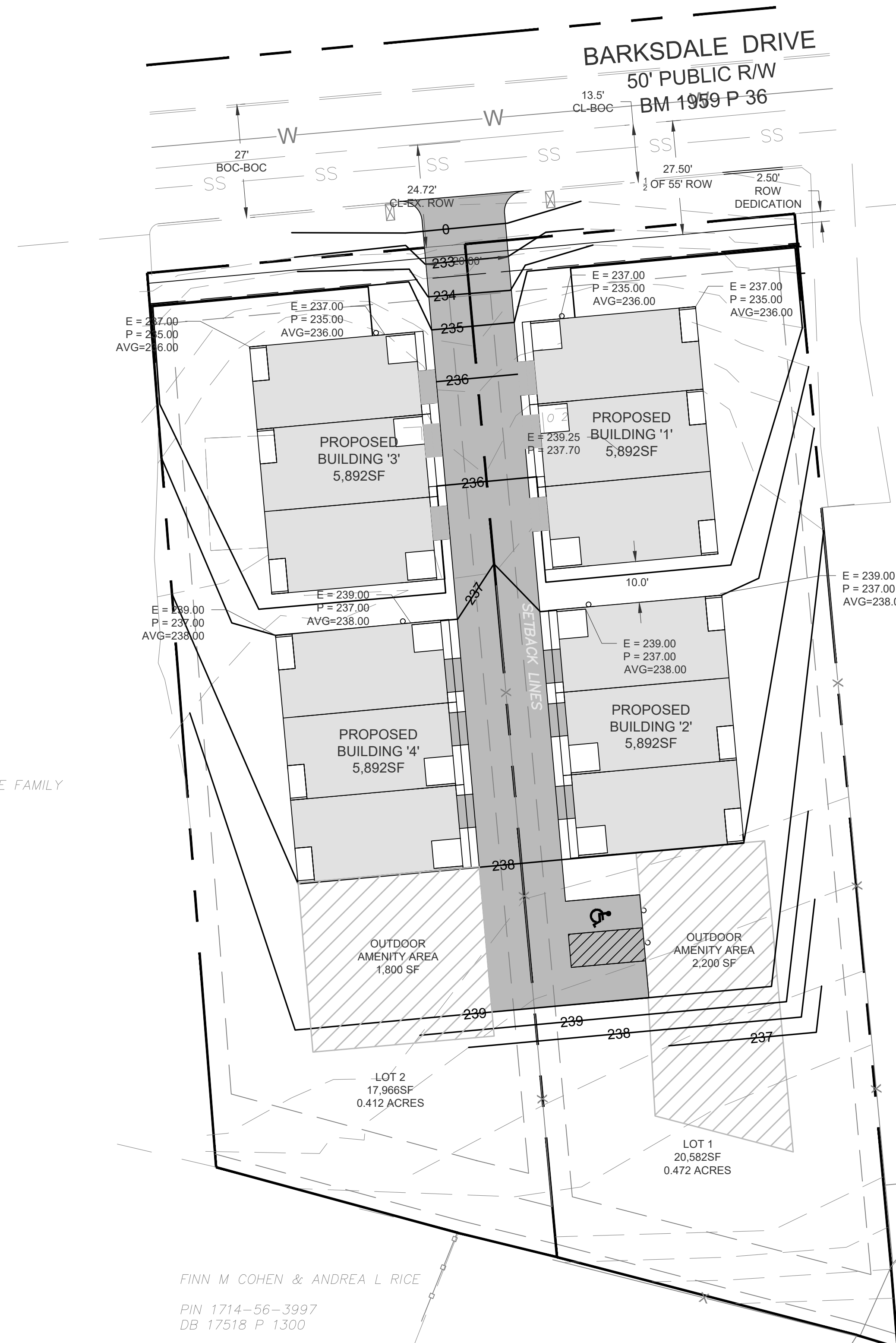
REV.	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	12/22/22
2	CITY OF RALEIGH COMMENTS	04/28/23

UTILITY PLAN

BARKSDALE TOWNHOMES
 524 AND 528 BARKSDALE DRIVE
 RALEIGH, NORTH CAROLINA

PROJECT NO.: 22001
 DRAWN BY: JAC
 CHECKED BY: JAC
 DATE: 08/17/22
 SCALE: 1" = 20'

C-4
 4 of 7



LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
OHW OHW OHW	EXISTING OVERHEAD POWER LINE
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING BUILDING SETBACK LINE
---	EXISTING PARKING SETBACK LINE
---	EXISTING EDGE OF PAVEMENT
100	EXISTING CONTOUR MAJOR
---	EXISTING CONTOUR MINOR
SD SD	EXISTING STORM SEWER
MB	EXISTING CATCH BASIN
MB	EXISTING STORMWATER MANHOLE
---	PROPOSED LOT LINE
---	PROPOSED UTILITY
---	PLACEMENT EASEMENT
---	PROPOSED CONTOUR MAJOR
---	PROPOSED CONTOUR MINOR
///	PROPOSED OUTDOOR AMENITY AREA

ADA NOTES

1. PROPOSED ADA PARKING AND STALL STRIPING SHALL HAVE SLOPES NO STEEPER THAN 1:48 (2%).
2. PROPOSED ACCESSIBLE ROUTE TO RIGHT-OF-WAY AND PROPOSED SIDEWALKS SHALL HAVE A RUNNING SLOPE NO STEEPER THAN 1:20 (5%) AND CROSS SLOPES NO STEEPER THAN 1:48 (2%).
3. RAMPS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 1010.
4. HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 1012.

NOTES

1. BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY PROVIDED BY CAROLINA LAND SURVEYING ON 09-21-21.
2. THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720171400K DATED JULY 19, 2022.
3. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
4. THIS DRAWING IS NOT FOR RECORDATION.
5. EXISTING DRIVEWAY WILL BE ABANDONED AND REPLACED WITH STANDARD CITY OF RALEIGH CURB AND GUTTER. NEW DRIVEWAYS WILL CONFIRM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
6. DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. SOLID WASTE WILL BE USING THE CITY'S STANDARD 96-GALLON RESIDENTIAL ROLL-OUT SOLID WASTE CONTAINERS STORED IN THE GARAGE.
7. ALL PROPOSED DRIVEWAY FRONT LOAD DESIGN MUST DEMONSTRATE COMPLIANCE ON THE SITE PERMIT REVIEW AND ANY PERMITTING PLANS PER SEC. 1.5.12.E.2.
8. RESIDENTIAL DRIVEWAY LOCATIONS AND WIDTHS WILL BE SUBJECT TO APPROVAL AT TIME OF PERMITTING. WHEN DESIGNING THE SITE, THE DESIGNER SHOULD KEEP IN MIND THE CITY OF RALEIGH RESIDENTIAL DRIVEWAY STANDARD DETAILS AND REGULATIONS AS FOUND IN RALEIGH STREET DESIGN MANUAL ARTICLE 9.5 AND SECTION 4.6.1

STORMWATER CALCULATIONS:

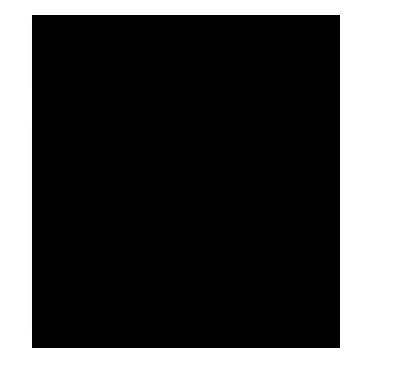
-AREA = 0.35 ACRES
 -INTENSITY (10YR) = 7.22 IN/HR
 -C=0.70
 -Q10=(0.35AC)*(7.22 IN/HR)*(0.70)=1.77CFS

SITE EXEMPTION NOTES:

- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF CROSS ACCESS AS ALL ABUTTING PROPERTIES ARE DETACHED HOUSES PER UDO SECTION 8.3.5.D.5.a.
- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF BLOCK PERIMETER AS THE SITE WILL BE DEVELOPED FOR DETACHED RESIDENTIAL USES ON LOTS NO LARGER THAN 2 ACRES PER EXEMPTION BASED ON UDO SECTION 8.3.2.A.1.b.ix.
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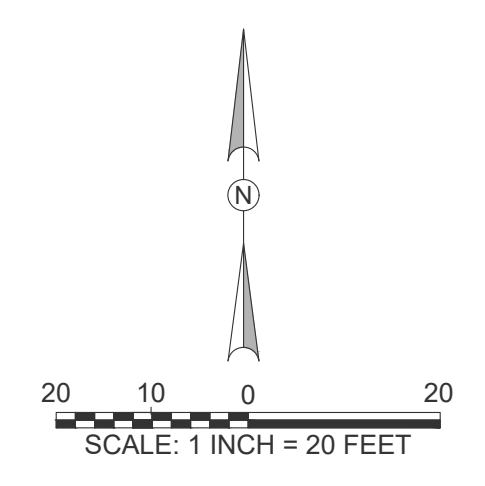
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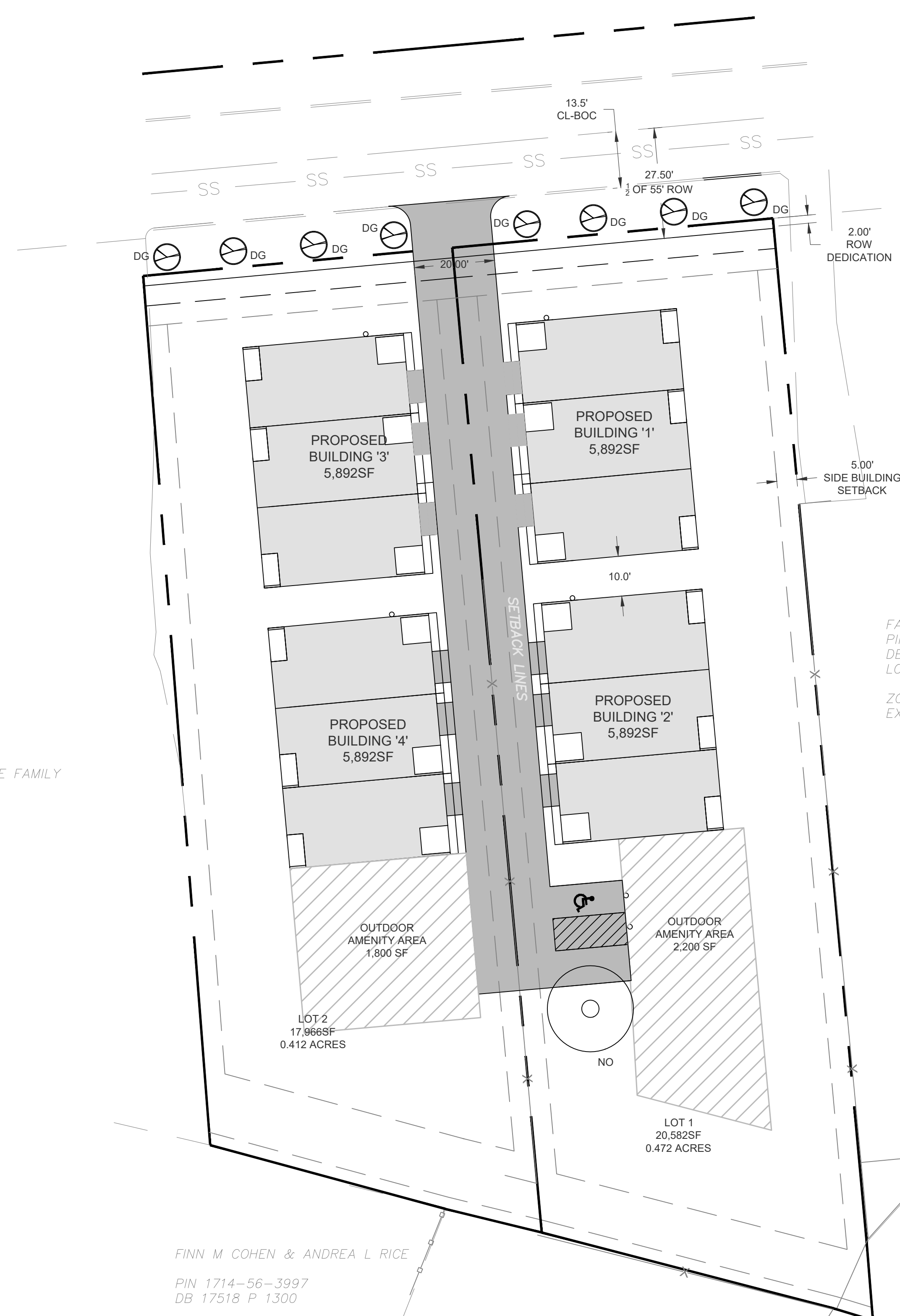
DATE	DESCRIPTION
12/22/22	CITY OF RALEIGH COMMENTS
04/28/23	CITY OF RALEIGH COMMENTS

REV. 1 2

GRADING AND STORMDRAINAGE PLAN
BARKSDALE TOWNHOMES
524 AND 528 BARKSDALE DRIVE
RALEIGH, NORTH CAROLINA

PROJECT NO.:	22001
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	08/17/22
SCALE:	1" = 20'





CARY FITZGERALD
PIN 1714-57-4101
DB 19297 P 224
ZONING: R-10
EXISTING USE: SINGLE FAMILY

FABIAN & MINA A. VON FEILITZSCH
PIN 1714576142
DB 16554 P 2144
LOT 7 OF BLOCK U OF BM 1959 P 36
ZONING: R-10
EXISTING USE: SINGLE FAMILY

ALMUS J. JEFFREYS, III & CHRISTY D. JEFFREYS
PIN 1714577082
DB 16554 P 2144
LOT 3 OF BLOCK U OF BM 1959 P 36
ZONING: R-10
EXISTING USE: SINGLE FAMILY

DAVID C. & NANCY E. MAINESMITH
PIN 1714565943
DB 16449 P 1798
LOT 4 OF BLOCK B OF BM 1957 P 13
ZONING: R-10
EXISTING USE: SINGLE FAMILY

DANIEL A. & KELSEY K. ZISER
PIN 1714566807
DB 17255 P 194
LOT 5 OF BLOCK B OF BM 1957 P 13
ZONING: R-10
EXISTING USE: SINGLE FAMILY

FINN M COHEN & ANDREA L RICE
PIN 1714-56-3997
DB 17518 P 1300
ZONING: R-10
EXISTING USE: SINGLE FAMILY

SITE EXEMPTION NOTES:

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- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF BLOCK PERIMETER AS THE SITE WILL BE DEVELOPED FOR DETACHED RESIDENTIAL USES ON LOTS NO LARGER THAN 2 ACRES PER EXEMPTION BASED ON UDO SECTION 8.3.2.A.1.b.ix.
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- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF STORMWATER CONTROL REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.2.2.A-2 AS AMENDED BY TC-2-16.

TREE CONSERVATION AND LANDSCAPING NOTES:

- THIS SITE IS LESS THAN 2 ACRES AND EXEMPT OF CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE SECTION 9.1.2.TREE CONSERVATION APPLICABILITY.
- THE TREE IMPACT PERMIT IS REQUIRED WITH BUILDING PERMIT TO PLANT TREES IN THE PUBLIC RIGHT-OF-WAY.

LANDSCAPING REQUIREMENTS

BARKSDALE ROAD (NEIGHBORHOOD STREET STREETSCAPE)
REQUIREMENT: 1 TREE PER 20LF=160LF/20LF=8 TREES
PROVIDED: 8 TREES

KEY	QUA.	BOTANICAL NAME	COMMON NAME	AT PLANTING			MATURE	
				HEIGHT	CALIPER	ROOT	HEIGHT	SPREAD
DG	8	CORNUS FLORIDA	FLOWERING DOGWOOD	6'	1.5"	B&B		
		SHADE TREES						
NO	1	QUERCUS NUTTALLII	NUTTALL OAK	10'	3"	B&B	60'	45'

LEGEND

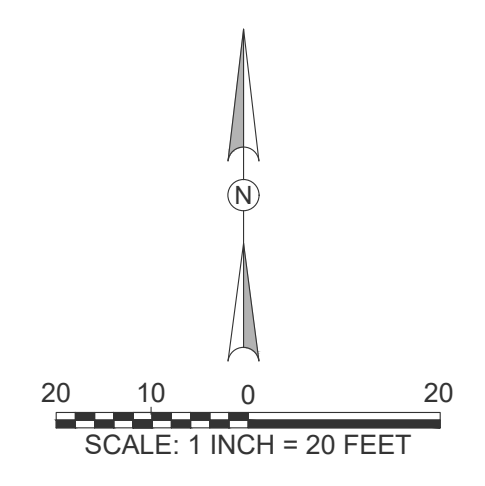
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING OVERHEAD POWER LINE
- EXISTING PARKING SETBACK LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATER MAIN
- EXISTING CATCH BASIN
- PROPOSED LOT LINE
- PROPOSED UTILITY PLACEMENT EASEMENT
- PROPOSED OUTDOOR AMENITY AREA

LANDSCAPING NOTES

- STREET TREE SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY OF RALEIGH TREE MANUAL.
- ALL DISTURBED AREAS NOT OCCUPIED BY STRUCTURES, PAVING OR PLANTINGS SHALL BE SEEDED AND WATERED.
- SEE DETAIL SHEETS FOR SEEDING SCHEDULE.
- ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3". KEEP MULCH 3" FROM ROOT FLARE AND DO NOT CONTACT STEM
- A MINIMUM OF FOUR INDIVIDUAL SOIL SAMPLES SHALL BE TAKEN THROUGHOUT THE SITE FOR OVERALL SOIL ANALYSIS.
- MINIMUM TOPSOIL DEPTH SHALL BE 4" IN LAWN AREAS AND 12" IN LANDSCAPED AREAS. CONTRACTOR TO UTILIZE ALL ONSITE TOPSOIL. CONTRACTOR SHALL SUPPLY ADDITIONAL TOPSOIL AT NO ADDITIONAL COST TO OWNER IF EXISTING TOPSOIL IS NOT SUFFICIENT TO MEET THE NEEDS OF THIS PROJECT.
- ALL PLANTING AREAS TO RECEIVE 1 CY OF SOIL CONDITIONER FOR EACH 75 SF OF PLANT BED AREA. ACCEPTABLE SOIL CONDITIONERS SHALL BE PULVERIZED PINE BARK, PEAT MOSS OR SHREDDED/COMPOSTED LEAVES.
- CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES BEFORE BEGINNING OF GRADING AND LANDSCAPE INSTALLATION.
- CONTRACTOR TO VERIFY QUANTITIES OF PLANTINGS AS SHOWN. PLANTINGS INDICATED ON PLANS SHALL PREVAIL OVER QUANTITIES INDICATED IN PLANT LIST IF DISCREPANCIES ARISE.
- ALL PLANTS ARE TO BE THOROUGHLY "WATERED IN" THE SAME DAY AS PLANTED.
- THE PLANT HOLE WIDTH SHALL BE A MINIMUM THREE TIMES THE DIAMETER OF THE ROOT BALL.
- COMPLETELY REMOVE TOP HALF OF BURLAP, LACING AND WIRE BASKET AND DISCARD FROM HOLE BEFORE BACKFILLING AROUND BALL IS COMPLETED.
- ALL TREES, WHEN PLANTED, SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE GRADING PLAN.
- LANDSCAPING SHOWN MEETS REQUIREMENTS.
- ALL ADDITIONAL LANDSCAPING SHALL BE PER OWNER.
- ALL LANDSCAPING SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE. ANY PLANTINGS NEEDING REPLACEMENT WILL BE GUARANTEED FROM THE TIME OF REPLACEMENT IF AFTER FINAL ACCEPTANCE.

NOTES

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- THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 320171400K DATED JULY 19, 2022.
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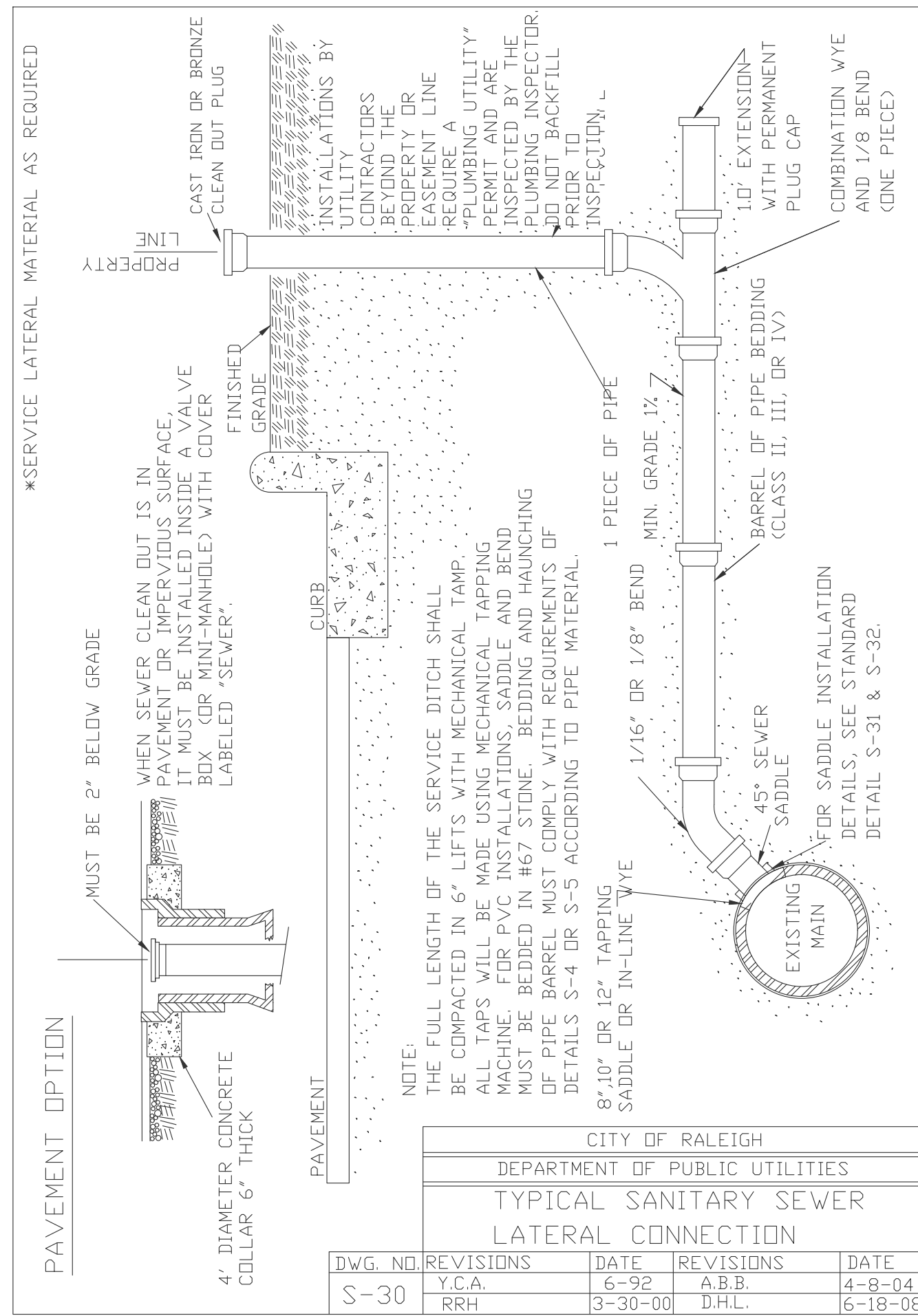


ISSUED FOR PERMITTING

REV.	DATE	DESCRIPTION
1	12/22/22	CITY OF RALEIGH COMMENTS
2	04/28/23	CITY OF RALEIGH COMMENTS

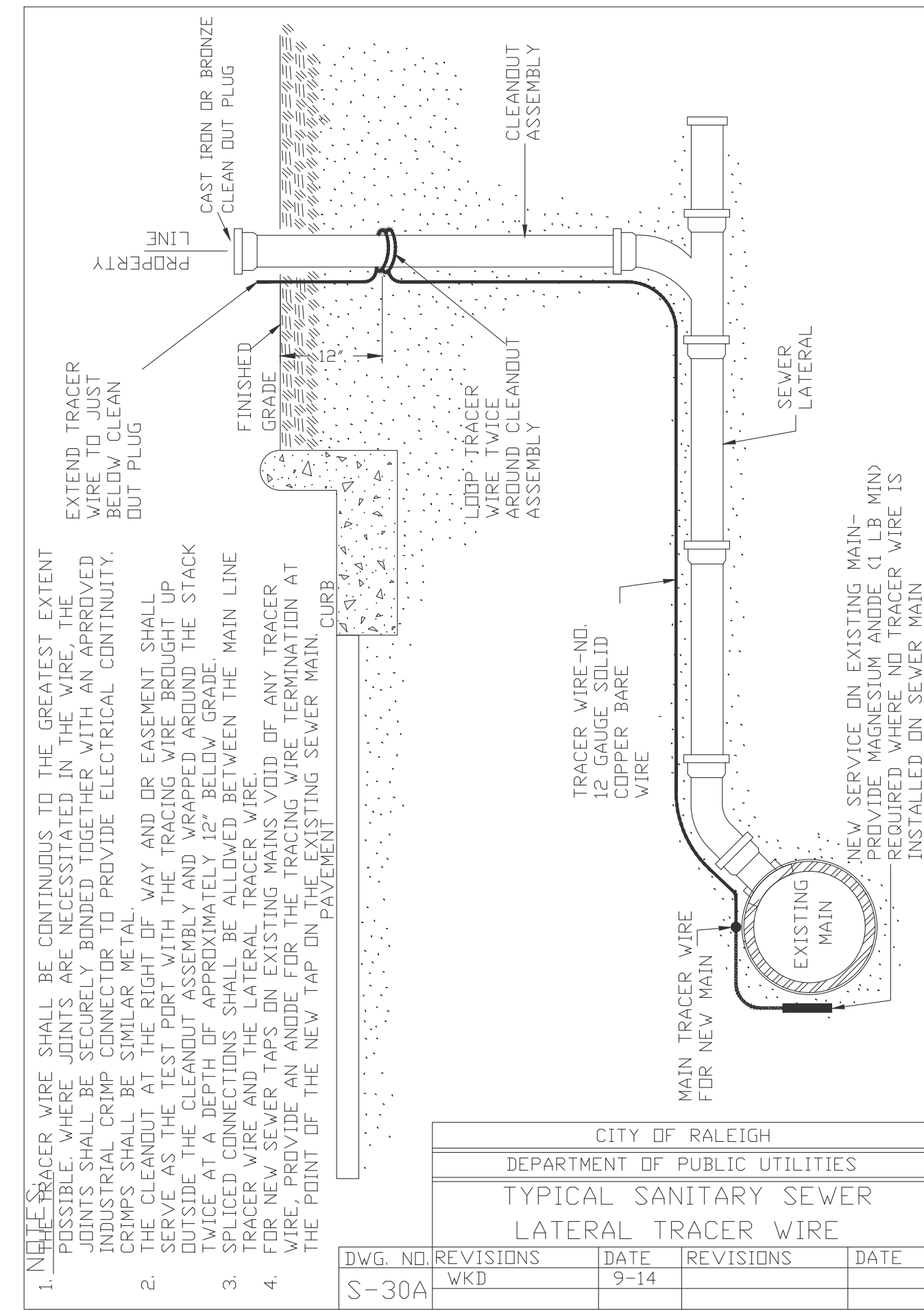
LANDSCAPING PLAN
BARKSDALE TOWNHOMES
524 AND 528 BARKSDALE DRIVE
RALEIGH, NORTH CAROLINA

PROJECT NO.: 22001
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 08/17/22
SCALE: 1" = 20'



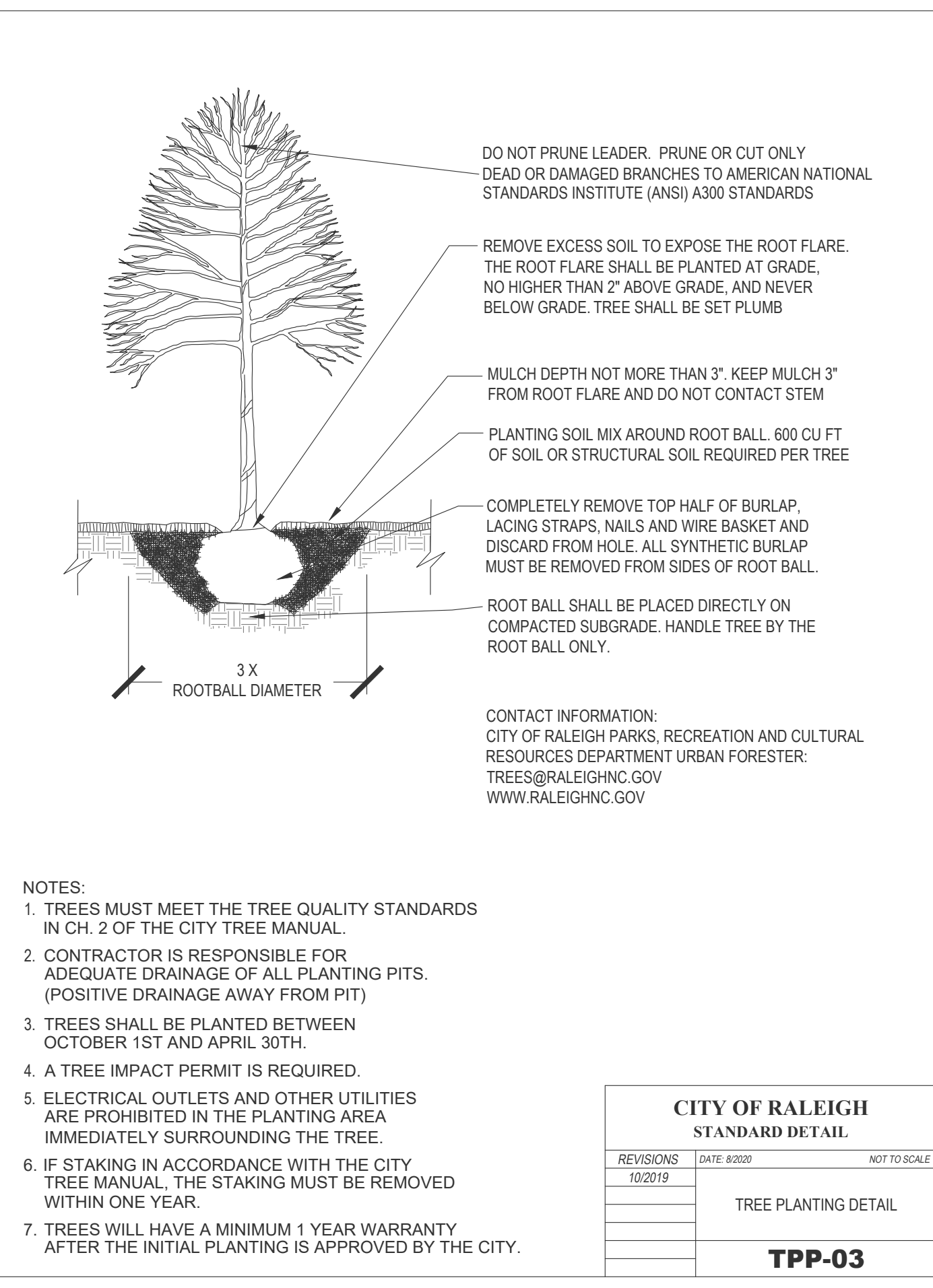
CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
TYPICAL SANITARY SEWER LATERAL CONNECTION

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-30	Y.C.A.	6-92	A.B.B.	4-8-04
	RRH	3-30-00	D.H.L.	6-18-08



CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
TYPICAL SANITARY SEWER LATERAL TRACER WIRE

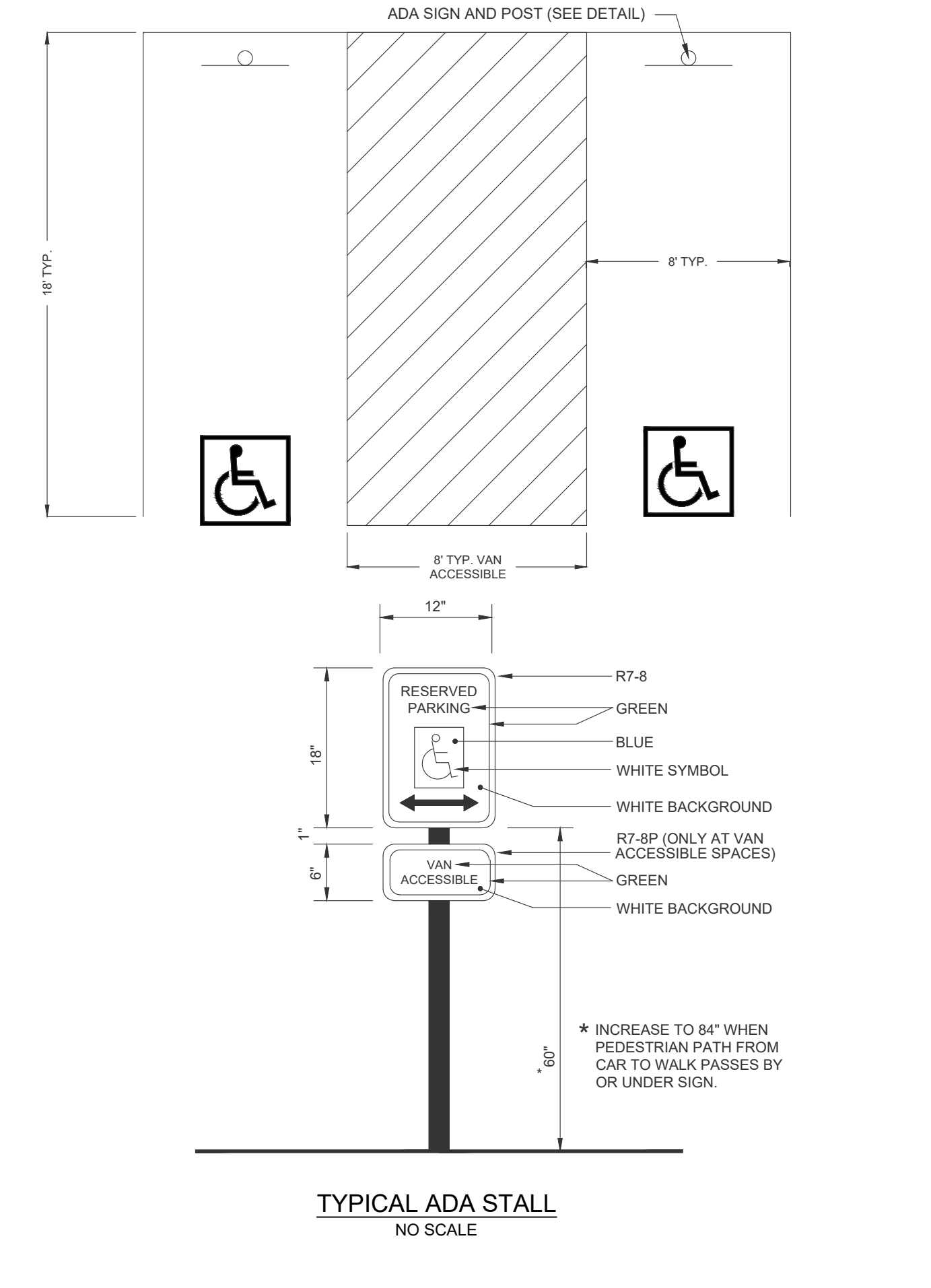
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-30A	W.K.D.	9-14		



CITY OF RALEIGH
STANDARD DETAIL
NOT TO SCALE

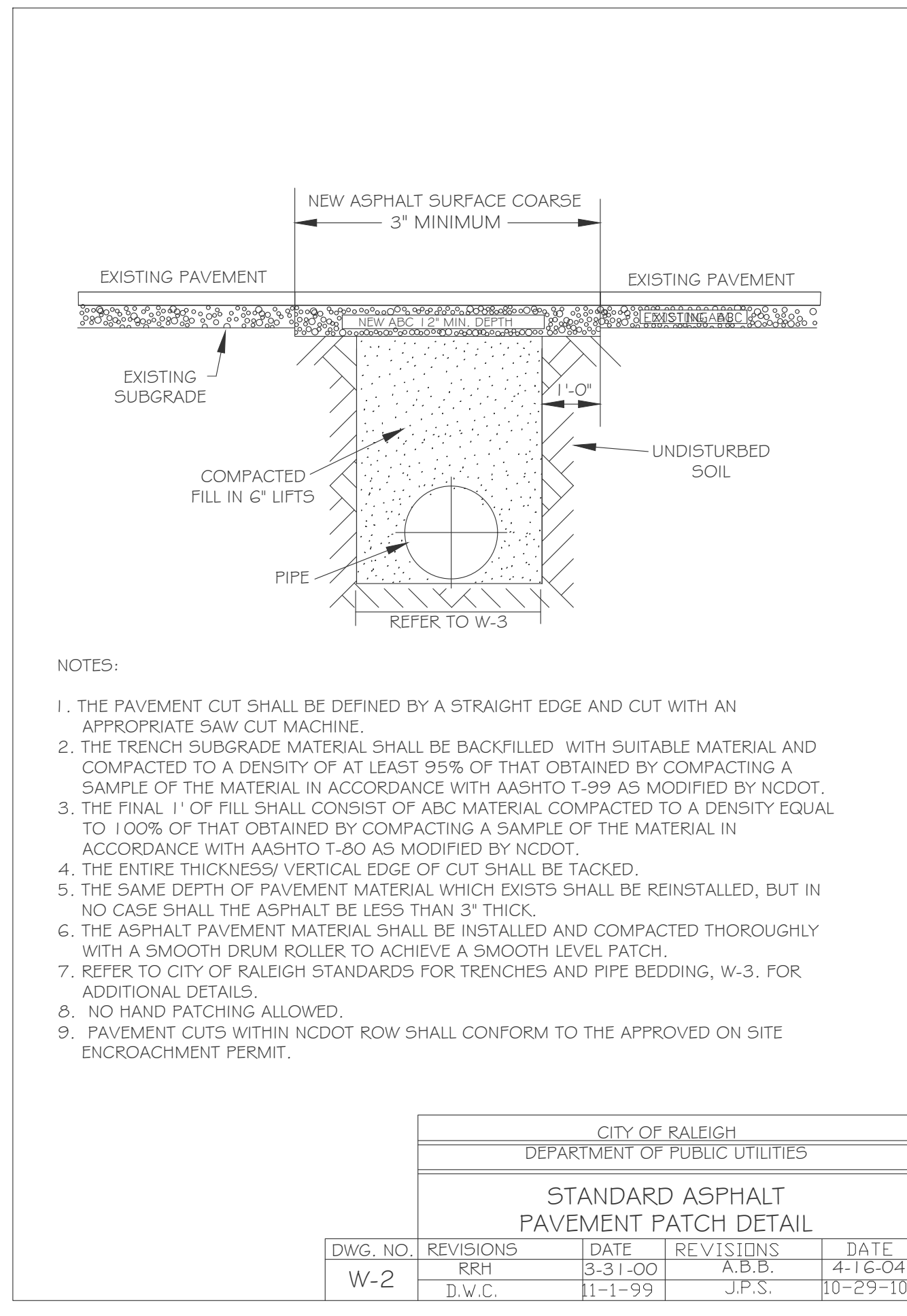
REVISIONS	DATE	BY
10/20/19		

TREE PLANTING DETAIL
TPP-03



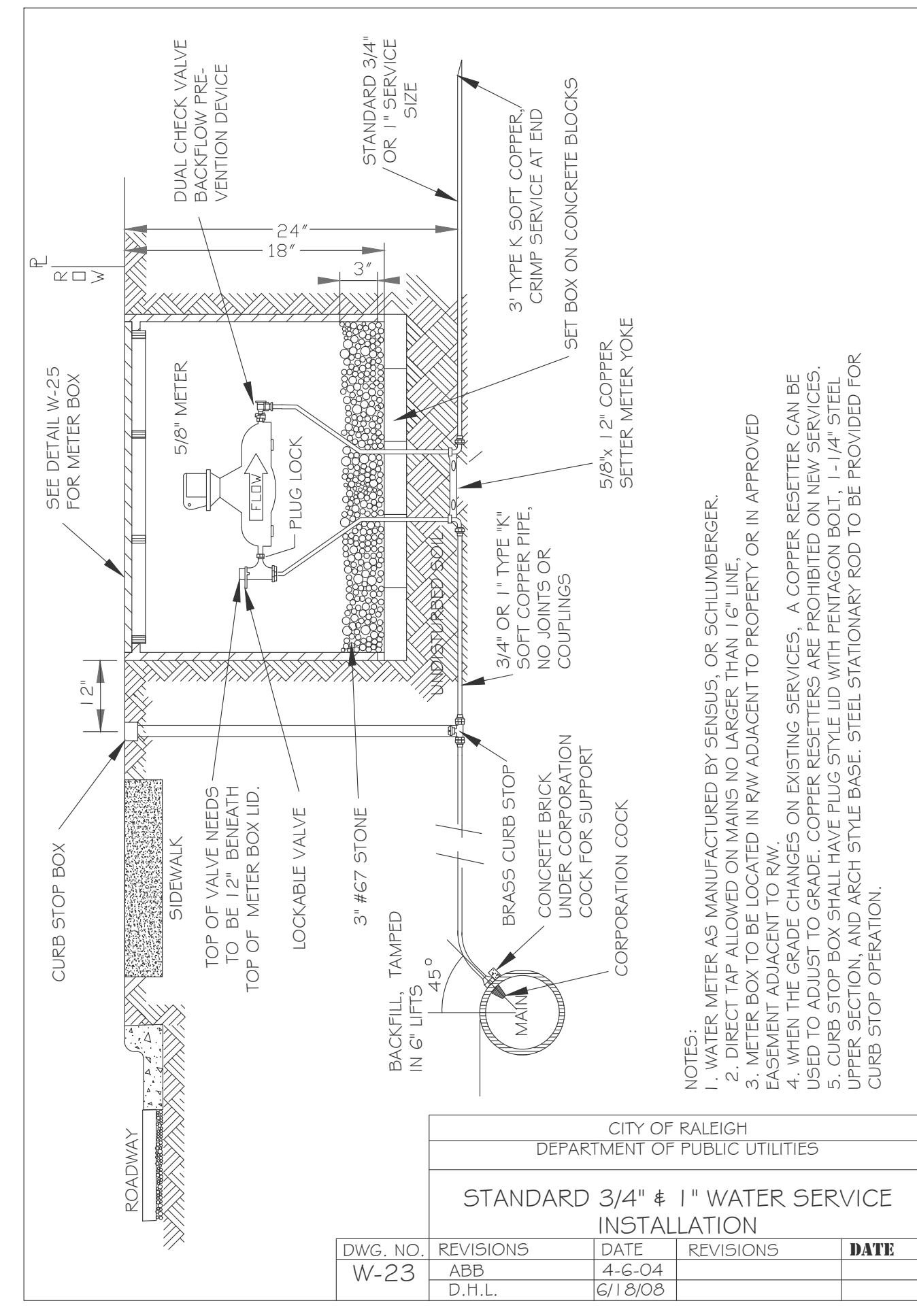
CITY OF RALEIGH
STANDARD DETAIL
NO SCALE

REVISIONS	DATE	BY



CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
STANDARD ASPHALT PAVEMENT PATCH DETAIL

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-2	RRH	3-31-00	A.B.B.	4-16-04
	D.W.C.	11-1-99	J.P.S.	10-29-10



CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
STANDARD 3/4\"/>

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-23	ABB	4-6-04		
	D.H.L.	6/18/08		



CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
FIRE, DOMESTIC & IRRIGATION OPTIONS

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-34	D.W.C.	11-18-99	A.B.B.	7-10-04
	RRH	3-31-00	D.H.L.	6/18/08

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Consulting Services, PLLC

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Raleigh, North Carolina, 27612
Ph. 919-873-1704
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1	CITY OF RALEIGH COMMENTS	12/22/22
2	CITY OF RALEIGH COMMENTS	04/28/23

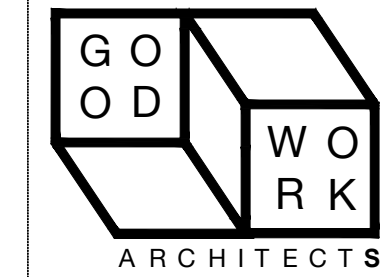
DETAILS

BARKSDALE TOWNHOMES
524 AND 528 BARKSDALE DRIVE
RALEIGH, NORTH CAROLINA

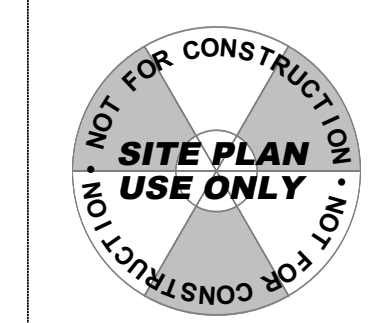
PROJECT NO.: 22001
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 08/17/22
SCALE: 1" = 20"

D-1

7 of 7



1385 KINGSTON RIDGE RD
CARY, NC 27511
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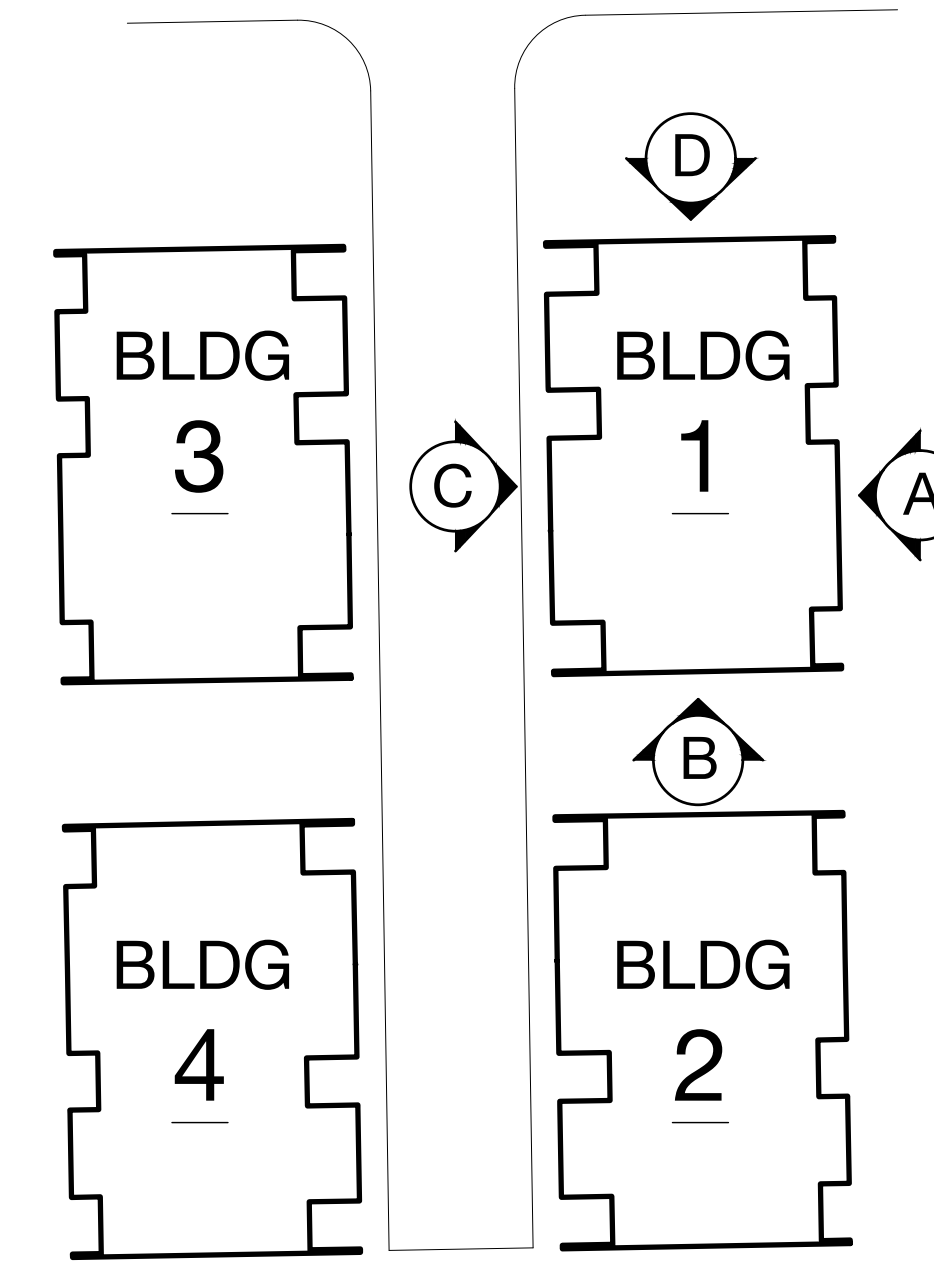
NEW CONSTRUCTION FOR
528 BARKSDALE DRIVE
528 BARKSDALE DRIVE,
RALEIGH, NC 27604

PROJECT NO. 22056
DATE: 3.22.2023
DRAWN BY: DMK/MAM
CHECKED BY: RHL

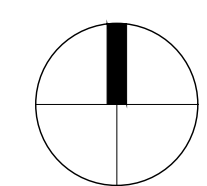
REVISIONS	
NO.	NAME
-	-
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BUILDING 1
ELEVATIONS

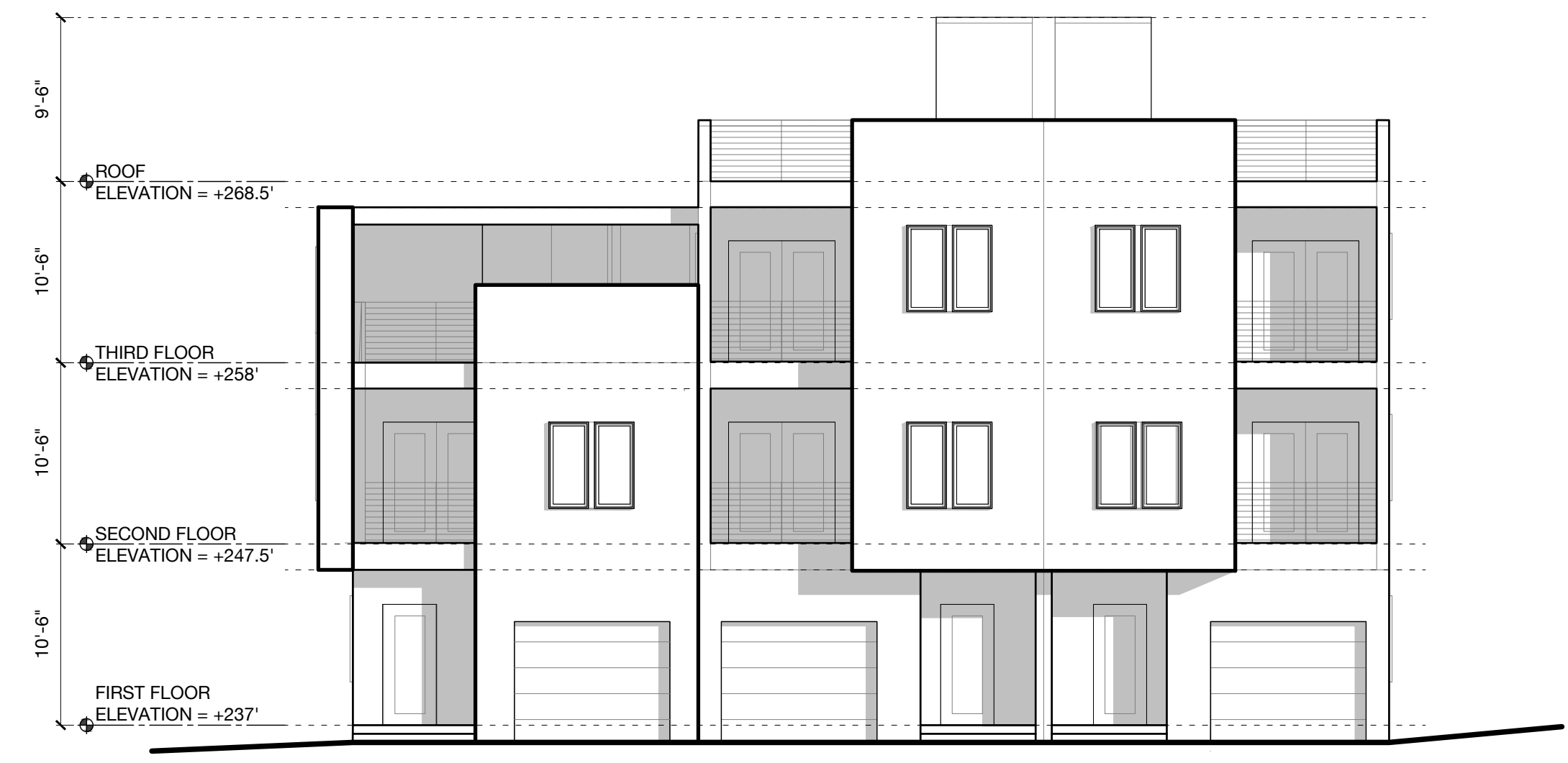
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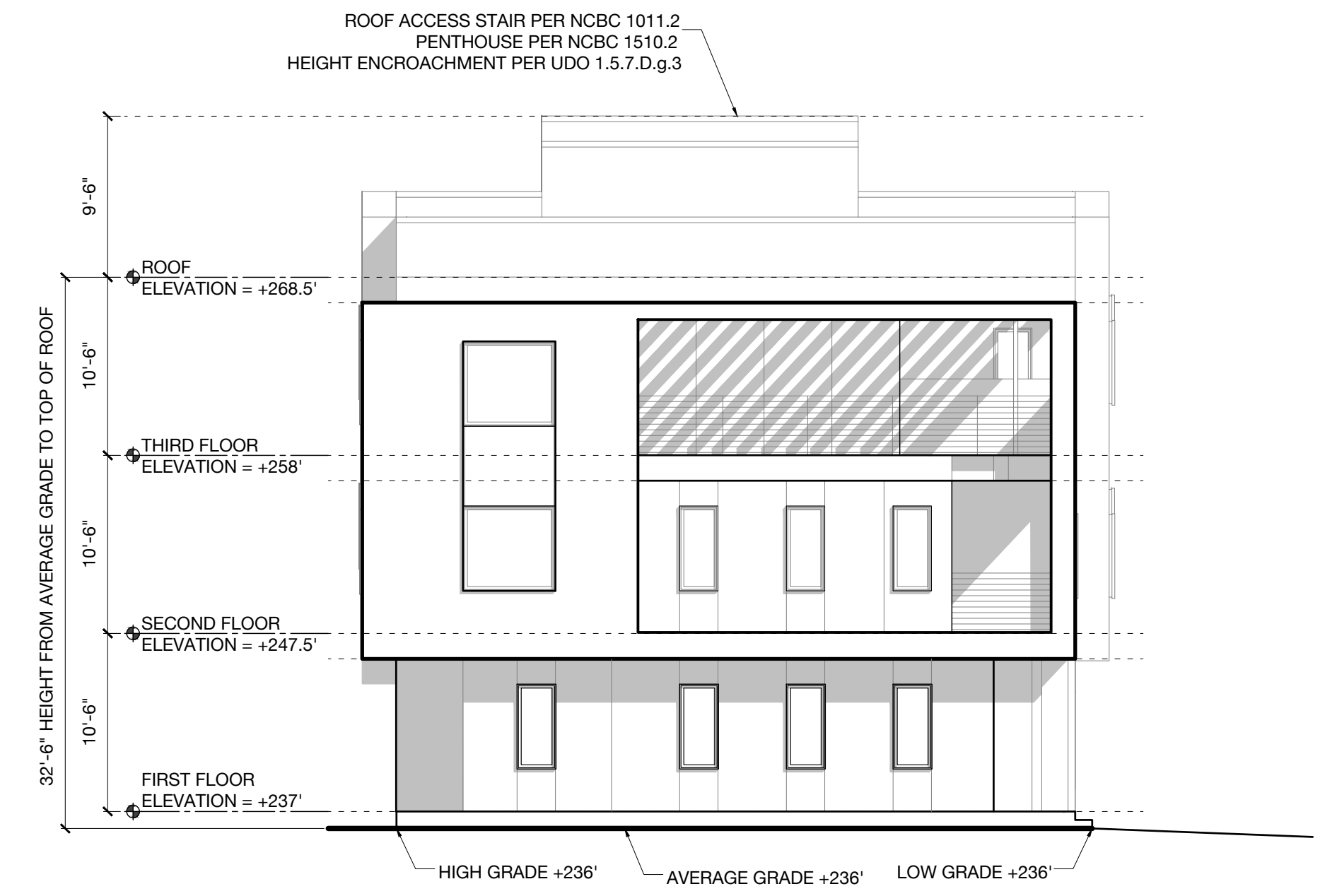
KEY PLAN
SCALE = NOT TO SCALE



C BUILDING 1 W ELEVATION
SCALE = 1/8" = 1'-0"



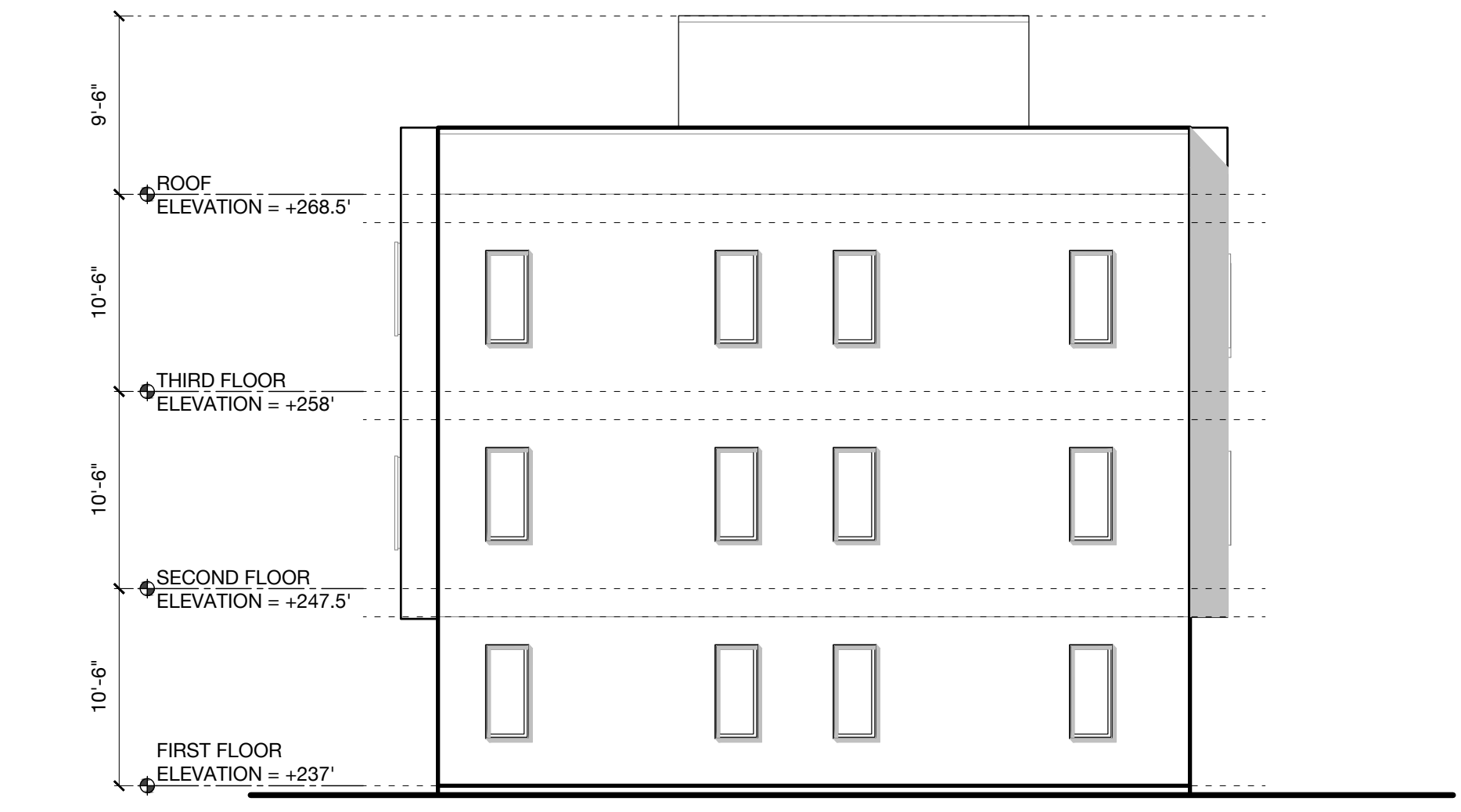
D BUILDING 1 N ELEVATION
SCALE = 1/8" = 1'-0"



A BUILDING 1 E ELEVATION
SCALE = 1/8" = 1'-0"

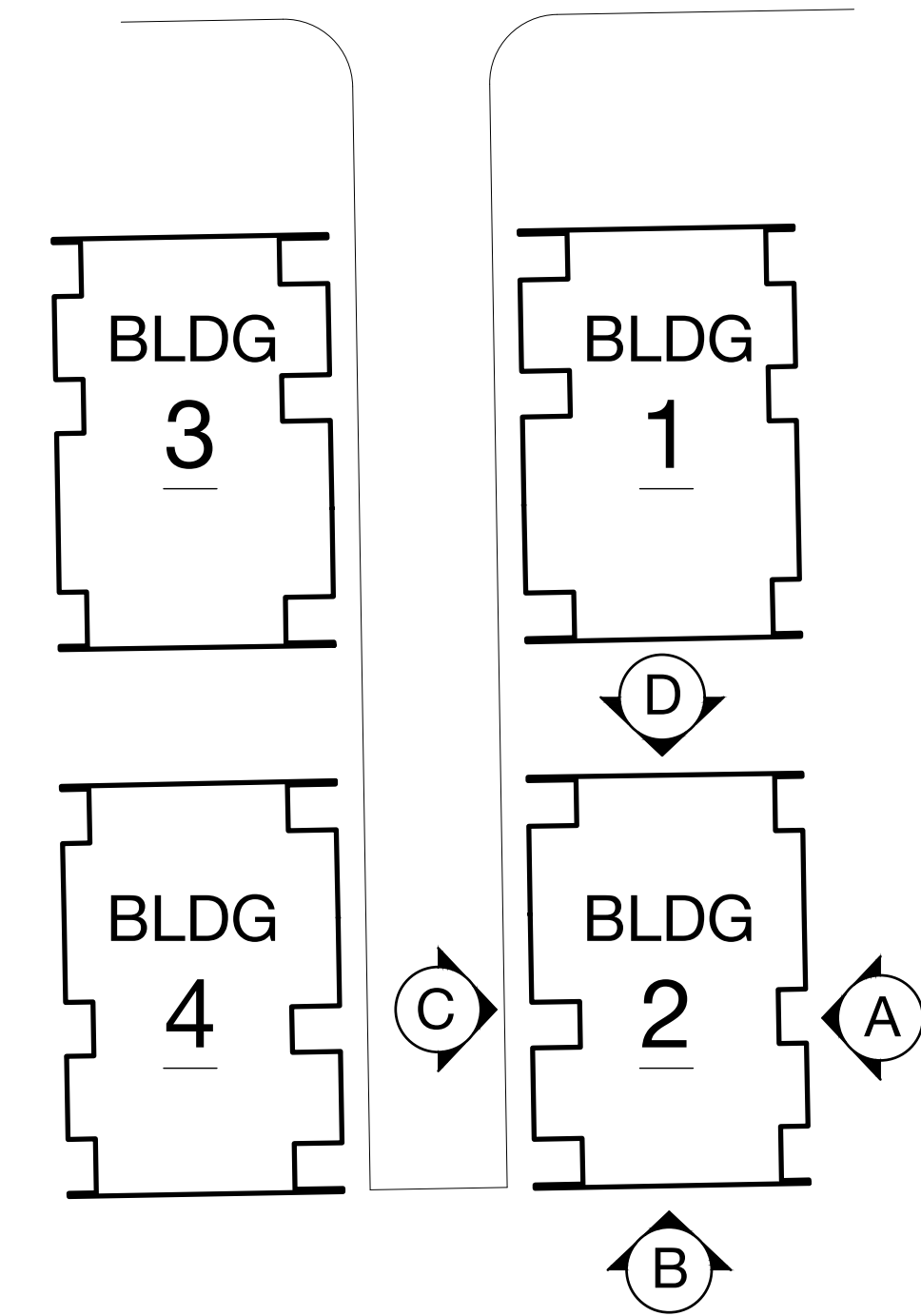
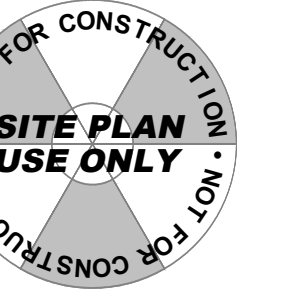


B BUILDING 1 S ELEVATION
SCALE = 1/8" = 1'-0"





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CARY, NC 27511
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(919) 357-0895



KEY PLAN
SCALE = NOT TO SCALE

NEW CONSTRUCTION FOR
528 BARKSDALE DRIVE
528 BARKSDALE DRIVE,
RALEIGH, NC 27604

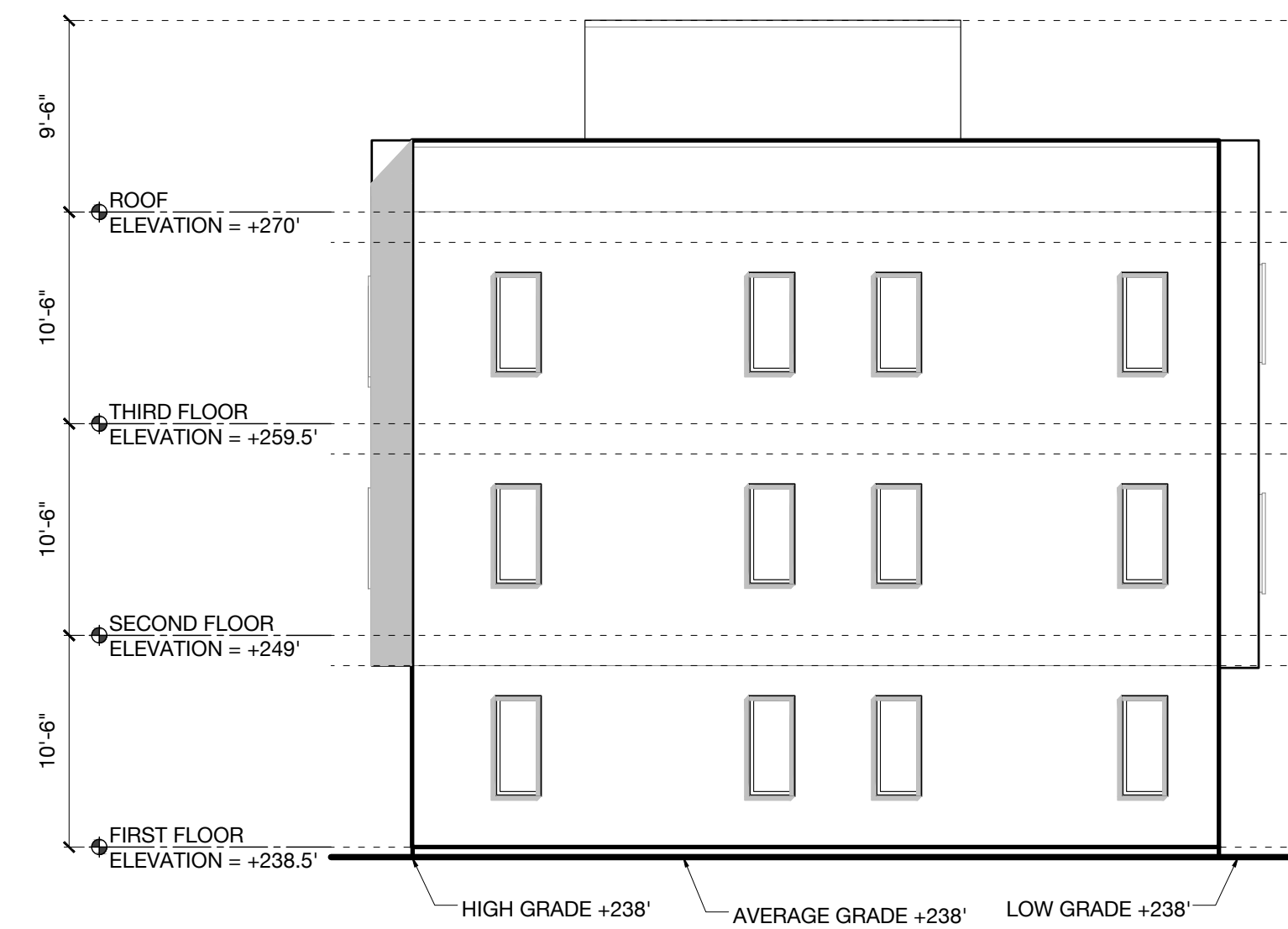
PROJECT NO. 22056
DATE: 3.22.2023
DRAWN BY: DMK/MAM
CHECKED BY: RHL

REVISIONS

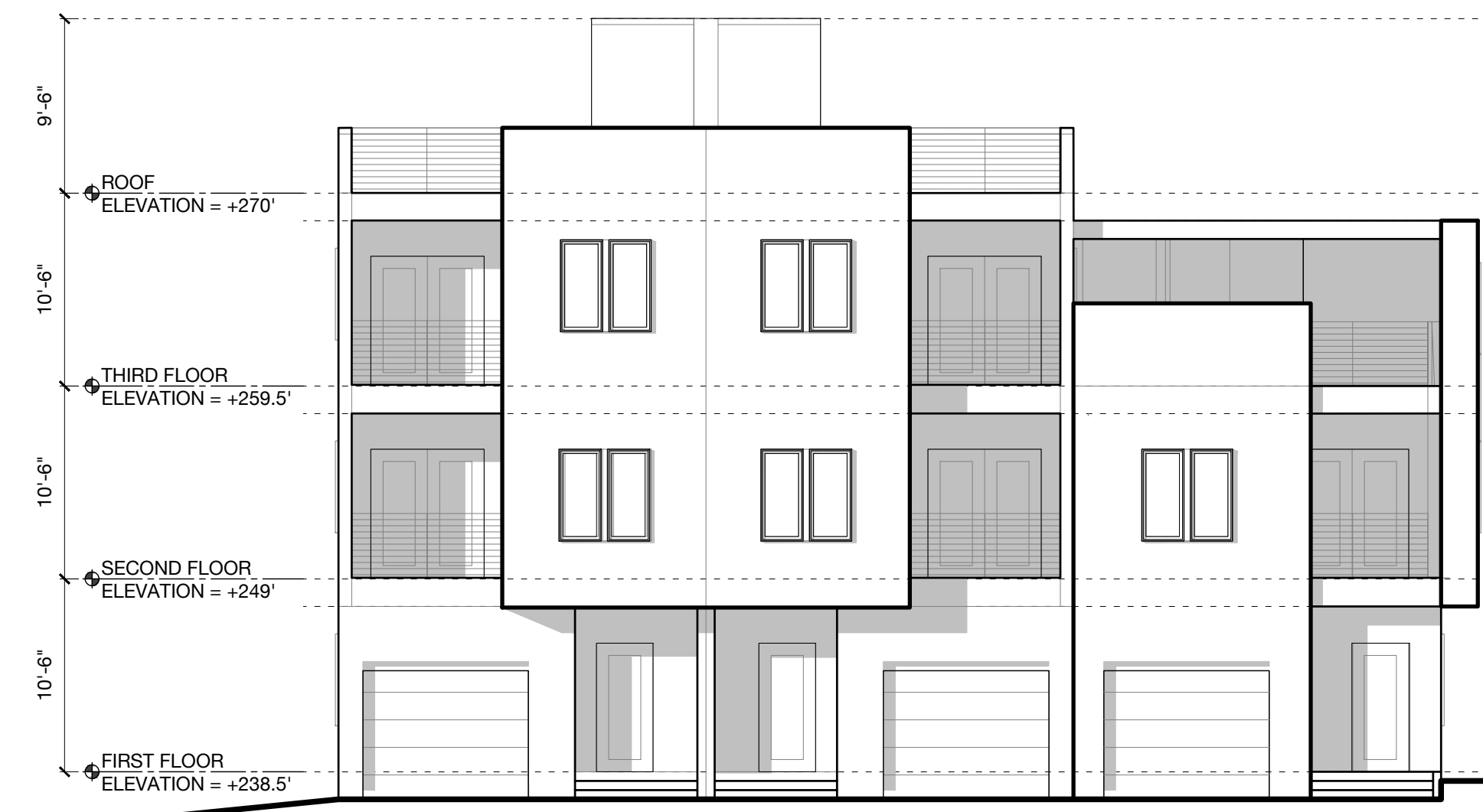
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BUILDING 2
ELEVATIONS

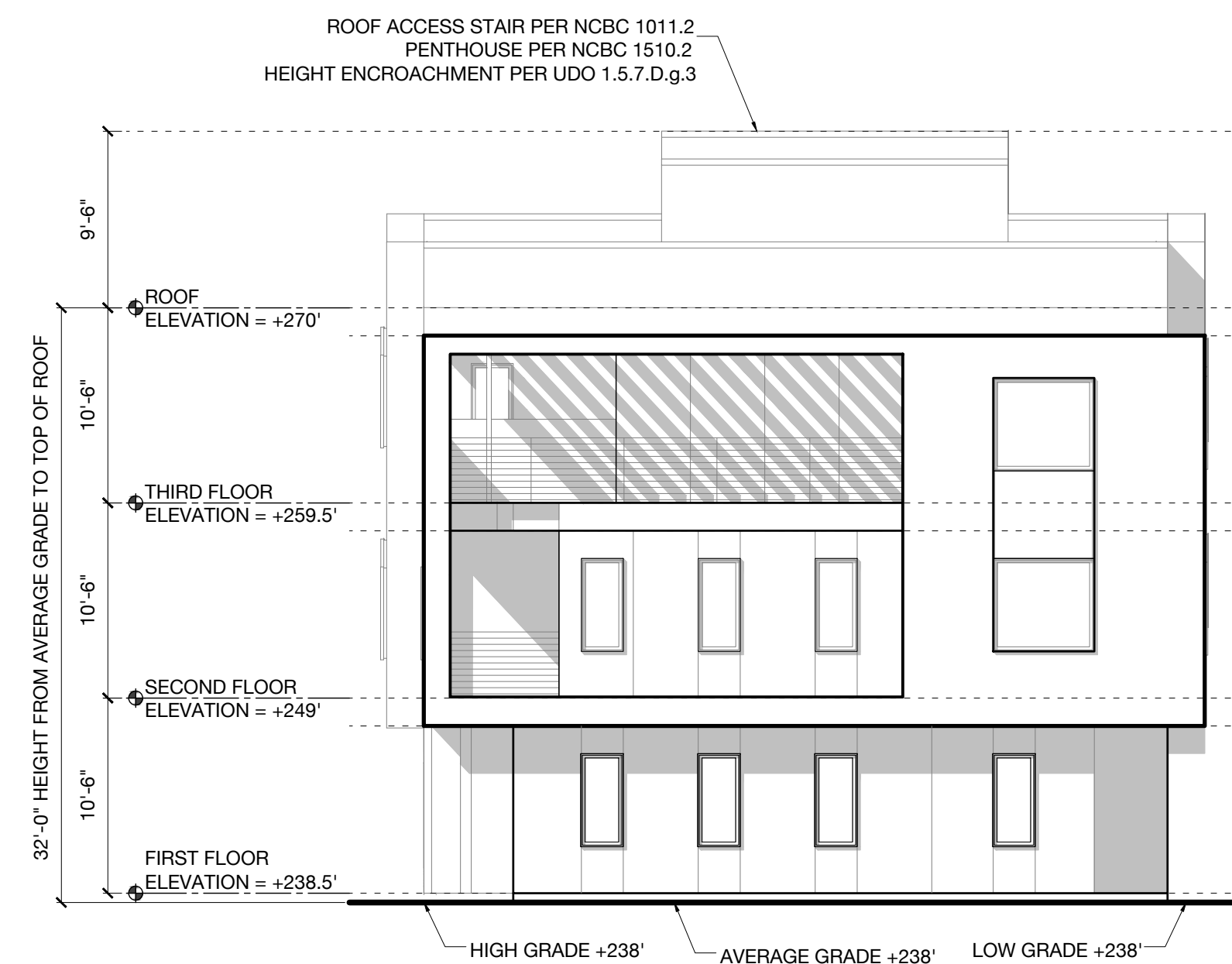
A1.02



D BUILDING 2 N ELEVATION
SCALE = 1/8" = 1'-0"



C BUILDING 2 W ELEVATION
SCALE = 1/8" = 1'-0"



B BUILDING 2 S ELEVATION
SCALE = 1/8" = 1'-0"



A BUILDING 2 E ELEVATION
SCALE = 1/8" = 1'-0"



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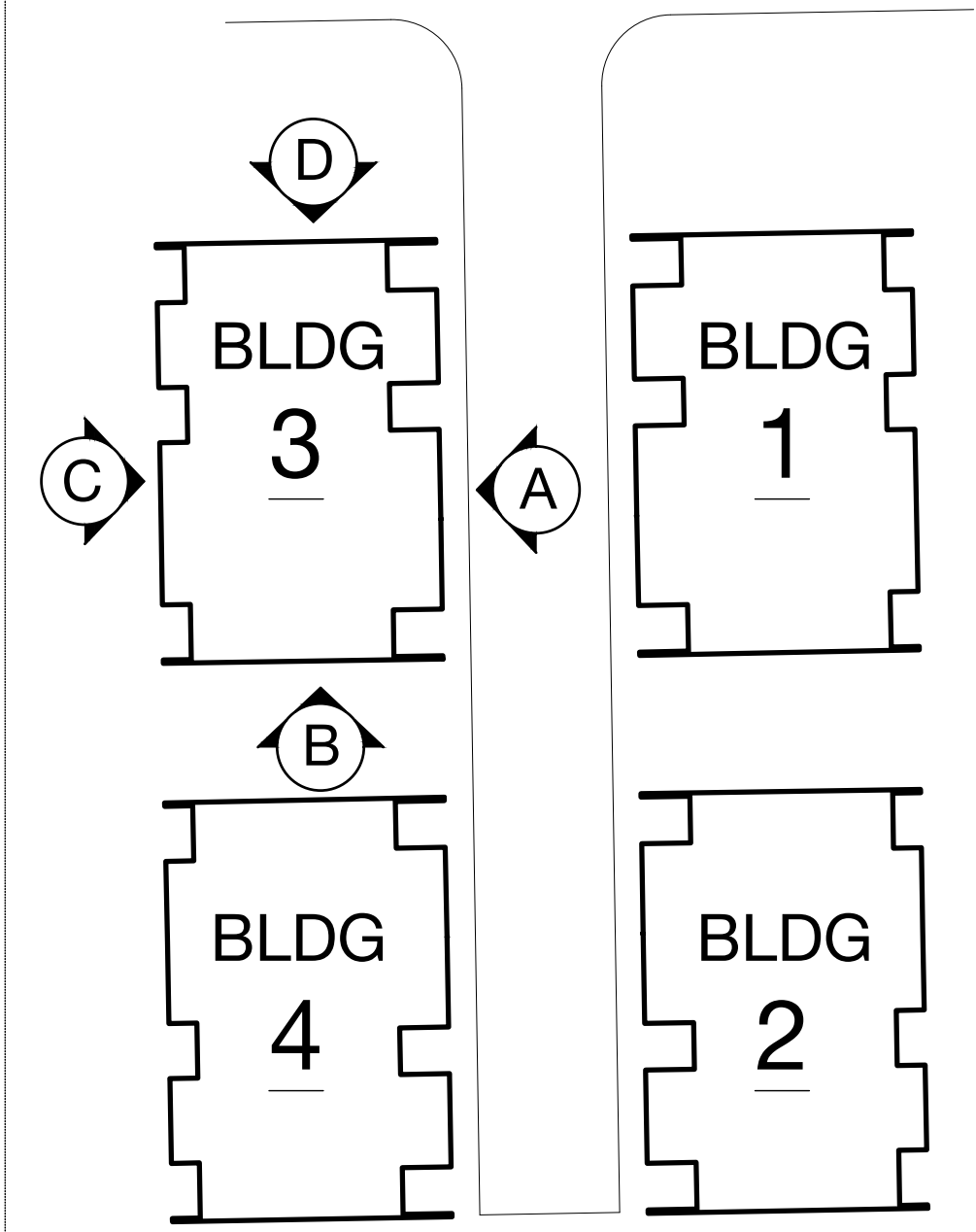
NEW CONSTRUCTION FOR
528 BARKSDALE DRIVE
528 BARKSDALE DRIVE,
RALEIGH, NC 27604

PROJECT NO. 22056
DATE: 3.22.2023
DRAWN BY: DMK/MAM
CHECKED BY: RHL

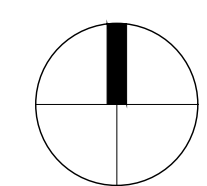
REVISIONS	
NO.	NAME
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BUILDING 3
ELEVATIONS

A1.03



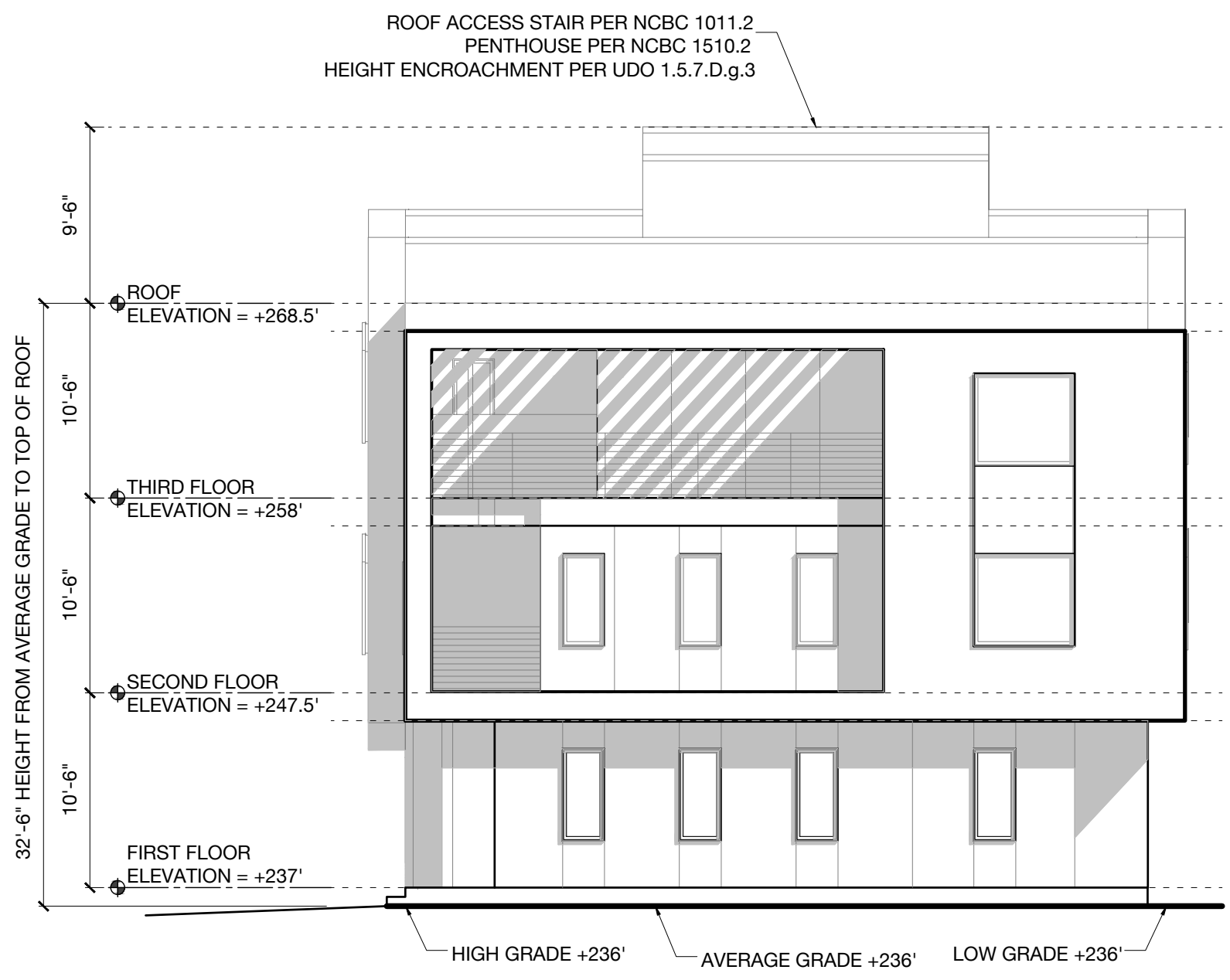
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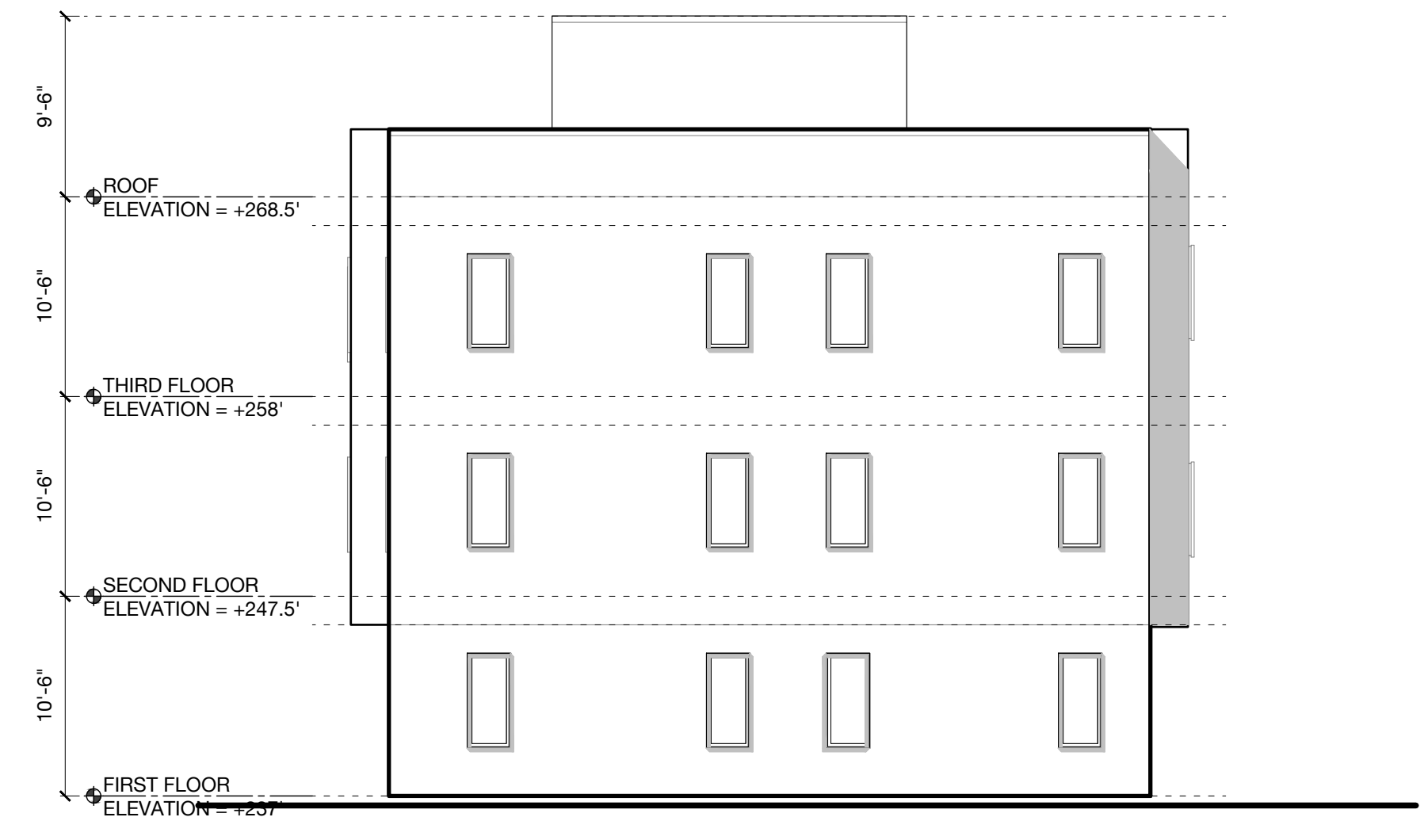
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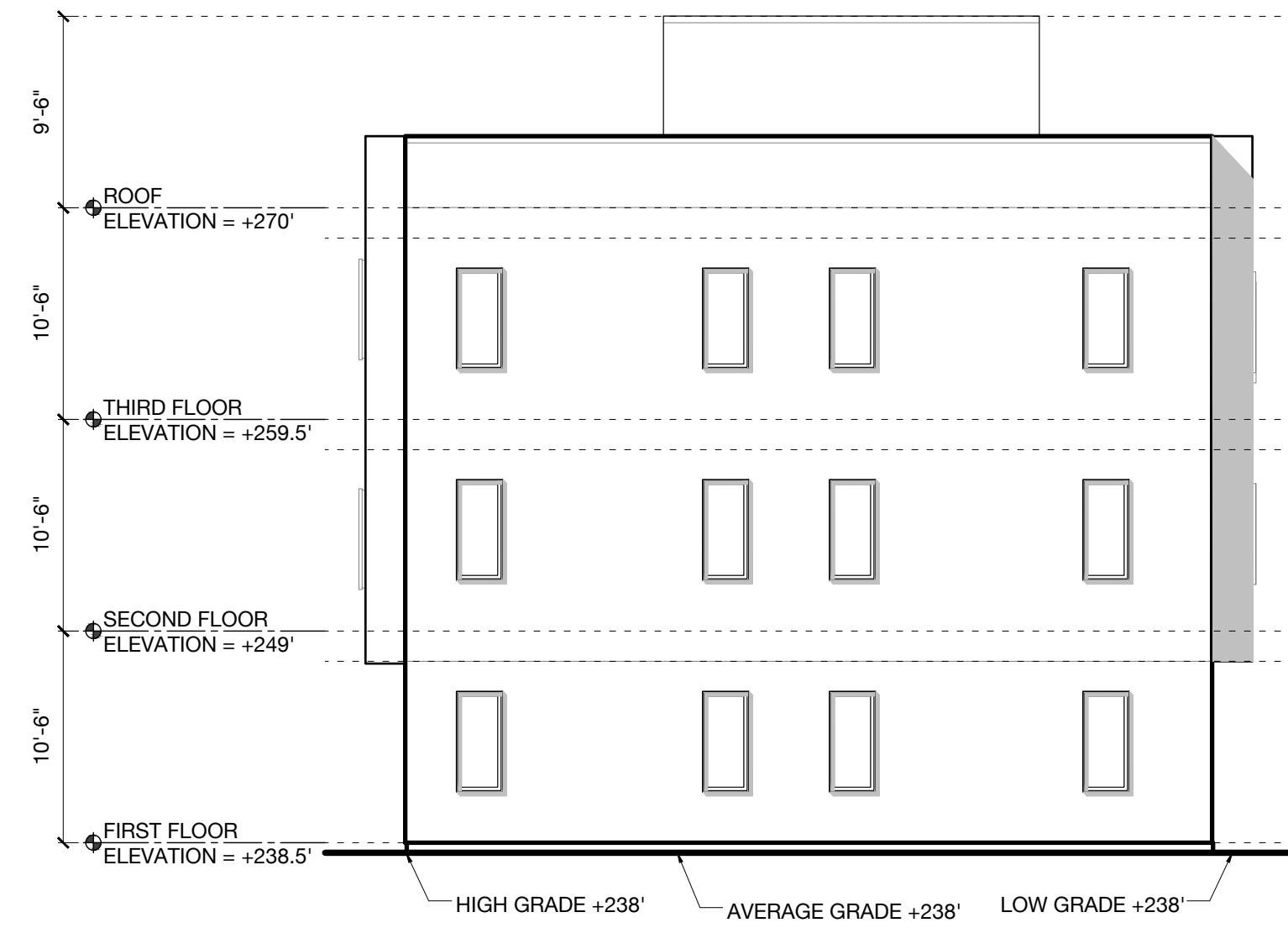
A BUILDING 3 E ELEVATION
SCALE = 1/8" = 1'-0"



D BUILDING 3 N ELEVATION
SCALE = 1/8" = 1'-0"



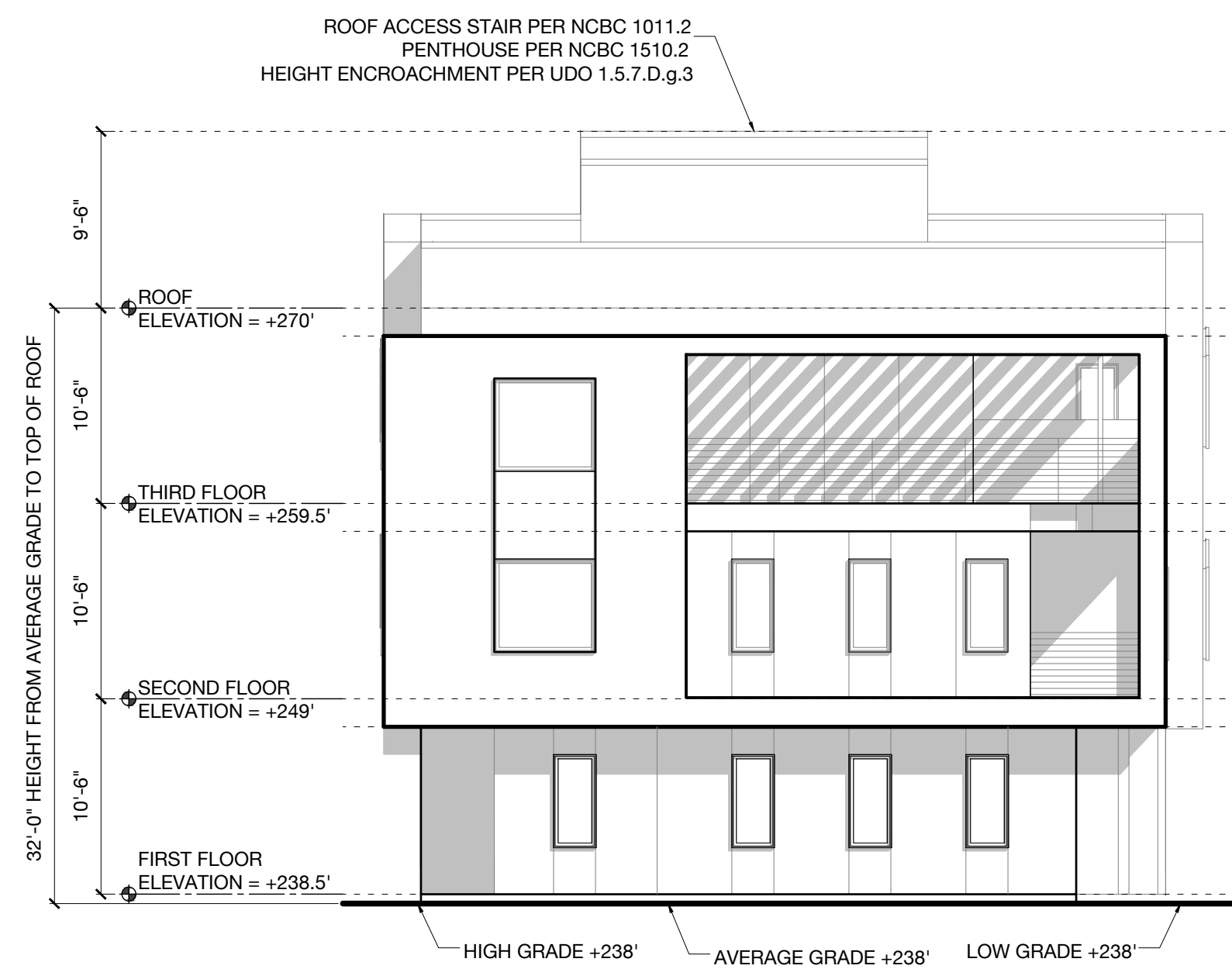
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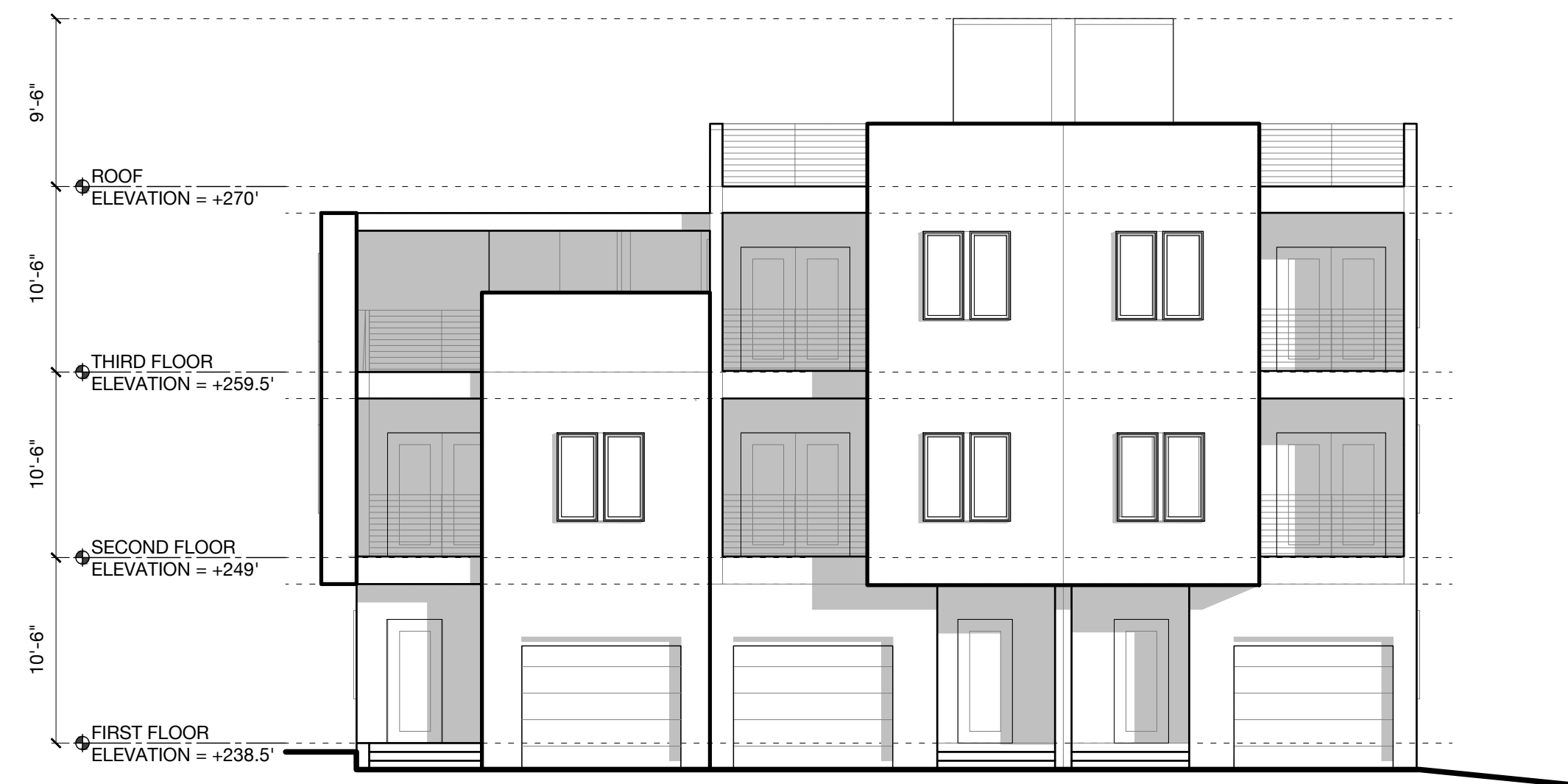
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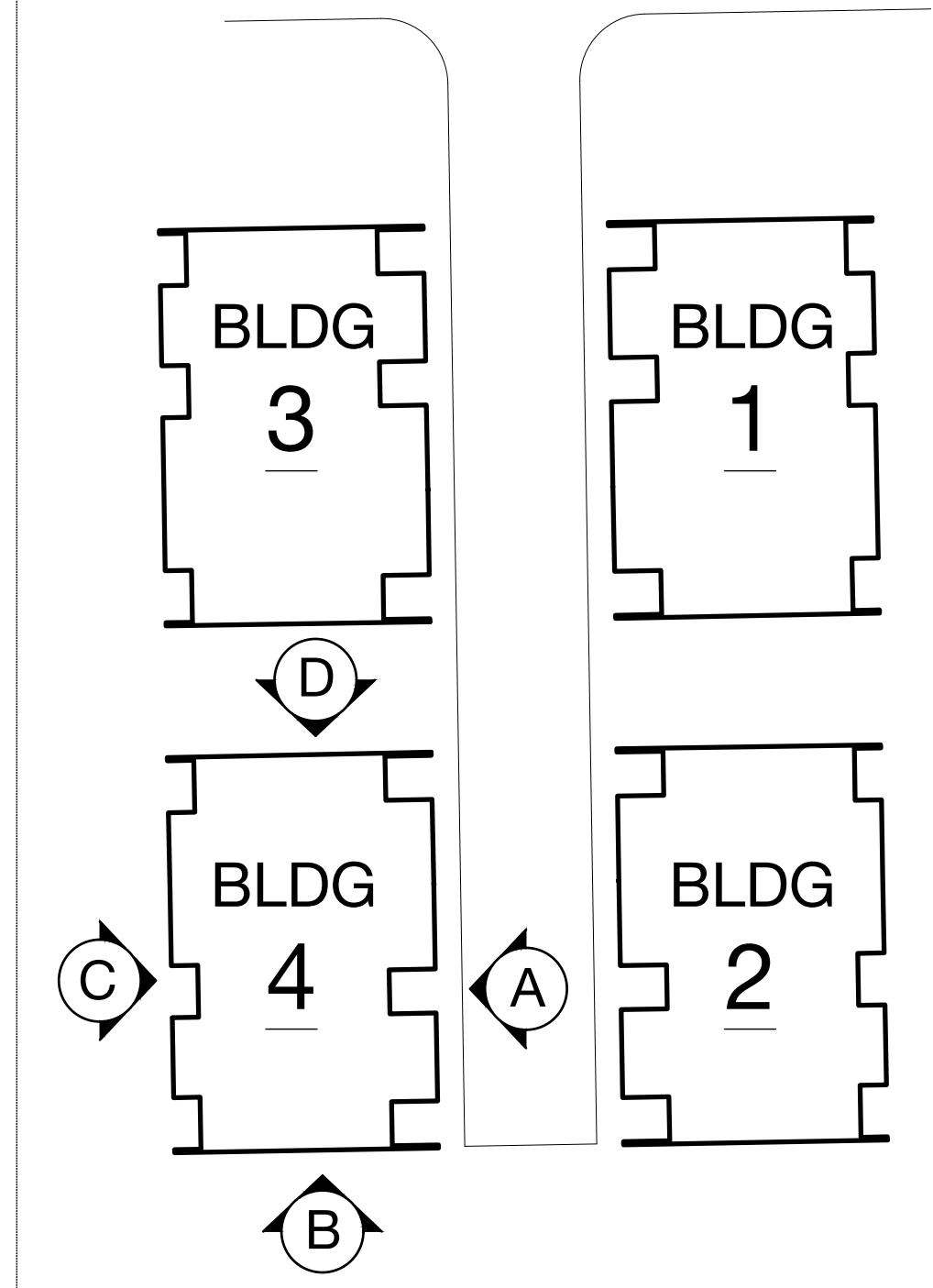
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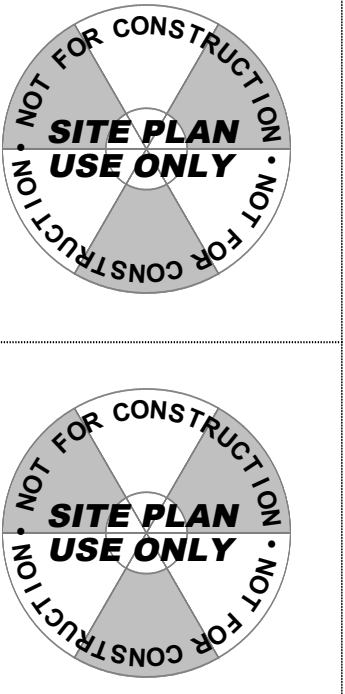
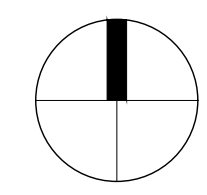
B BUILDING 4 S ELEVATION
SCALE = 1/8" = 1'-0"



A BUILDING 4 E ELEVATION
SCALE = 1/8" = 1'-0"



KEY PLAN
SCALE = NOT TO SCALE



NEW CONSTRUCTION FOR
528 BARKSDALE DRIVE
528 BARKSDALE DRIVE,
RALEIGH, NC 27604

PROJECT NO.	22056
DATE:	3.22.2023
DRAWN BY:	DMK/MAM
CHECKED BY:	RHL

REVISIONS	
NO.	NAME
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BUILDING 4
ELEVATIONS