



Administrative Approval Action

Case File / Name: ASR-0075-2022
DSL - BARKSDALE TOWNHOMES

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

- LOCATION:** This site is composed of two parcels, each containing a house to be demolished, and is located on the west side of N. Raleigh Boulevard and the south side of Barksdale Drive at 524 and 528 Barksdale Drive.
- REQUEST:** Development on two existing lots (which will remain), with existing detached single-family dwellings (to be demolished). Lots 1 and 2 have a gross area of 0.89 acre/38,940 square feet and are zoned R-10. The overall development proposes 12 dwellings in four townhouse building type structures (two buildings on each lot). The overall size of the development is 23,568 sf (5,892 sf per building). This proposed development is located in the Frequent Transit area and is utilizing the Frequent Transit Development Option per UDO Sec.2.7.1.
- DESIGN ADJUSTMENT(S)/ALTERNATES, ETC:** N/A
- FINDINGS:** City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated April 17, 2024 by Crumpler Consulting Services.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

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

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

General

1. Sewer main material will be verified during SPR process to determine whether or not a doghouse manhole will be permitted. According to City GIS, the sewer main is VCP material and doghouse manholes are prohibited on VCP. New manholes installed on existing VCP sewer lines shall be replaced with DIP or PVC pipe material from the existing downstream manhole to the existing upstream manhole. If the material is confirmed to be DIP or PVC, it is fine to proceed as proposed on this ASR.
2. All proposed lighting designs, including wall-packs, are submitted with the civil Site Permit Review (SPR) plans set and demonstrate compliance with UDO Sec.7.4.10.
3. A sewer design change proposing one 6" private sewer main on each property shall be shown with the first SPR review.

Engineering



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4. A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.

Stormwater

5. A surety equal to the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
6. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a commercial subdivision of one-half acre or less approved after May 1, 2001, but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.

LEGAL DOCUMENTS - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

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

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

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

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

General

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

Engineering

3. A cross access agreement among the lots identified as lot 1 and lot 2 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.



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

Public Utilities

7. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater

8. The maximum allocated impervious area for this lot should be identified on all maps for recording, specifically calling out the 9.2.2 exemption this qualifies for.

BUILDING PERMITS - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

General



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1. A demolition permit shall be obtained.

Engineering

2. A fee-in-lieu for 6' sidewalk across the entirety of the frontage shall be paid to the City of Raleigh (UDO 8.1.10).

Urban Forestry

3. Tree impact permits must be obtained for the approved streetscape tree installations in the right-of-way. This development proposes 7 street trees along Barksdale Drive.
4. A public infrastructure surety for 7 street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.

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

General

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
2. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
3. Final inspection of right of way street trees by Urban Forestry Staff.

Stormwater

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

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: June 11, 2027

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has



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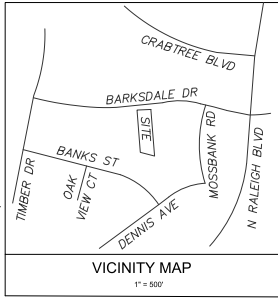
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been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed: _____ *Jermont Purifoy* _____ Date: 06/11/2024
Development Services Dir/Designee
Staff Coordinator: Jermont Purifoy



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 ADJUTING 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 IC-3-2-16.

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 NUMBERS 27017 HOOK 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 CONFORM 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 90-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.

THEATRE

- C-1 COVER
- C-2 EXISTING CONDITIONS
- C-3 SITE PLAN
- C-4 UTILITY PLAN
- C-5 GRADING AND STORMWATER PLAN
- C-6 LANDSCAPING PLAN
- D-1 DETAILS

DESCRIPTION

- C-1 COVER
- C-2 EXISTING CONDITIONS
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- C-6 LANDSCAPING PLAN
- D-1 DETAILS

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

CALL 48 HOURS
BEFORE YOU DIG



Digitally signed by
jeff.caines@raleighnc.gov
DN:
E=jeff.caines@raleighnc.gov,
CN=jeff.caines@raleighnc.gov
Reason: I am approving this document
Date: 2024.06.14
13:33:31-04'00'

RE: ASR-0075-2022 - SWS Approval 8.2.2023

Staley, Marion <Marion.Staley@raleighnc.gov>

Wed 8/2/2023 2:20 PM

To: Josh Crumpler <josh@crumplerconsulting.com>

Cc: SWS Code Compliance DL <SWSCodeCompliance@raleighnc.gov>; Purifoy, Jermont

<Jermont.Purifoy@raleighnc.gov>

Hello Josh,

This plan is approved to move forward in the planning process. Make sure the information is noted on the plans.

Remain Well,

Marion

Marion O. Staley
Code Compliance Supervisor
Code Compliance Division
City of Raleigh - Solid Waste Services
919-996-6940 - Office
919-919-5457 - Cell
919-212-4290 - Fax

Administrative Site Review Application

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.2 unless under the appropriate building type and include the plan attached document when submitting.

Check all that apply:

<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	<input type="checkbox"/> Subdivision case #
<input type="checkbox"/> Attached	<input type="checkbox"/> Other	<input type="checkbox"/> Scoping/staff plan case #
<input type="checkbox"/> Attached	<input type="checkbox"/> Other	<input type="checkbox"/> Certificate of Appropriateness #
<input type="checkbox"/> Attached	<input type="checkbox"/> Other	<input type="checkbox"/> Board of Adjustment #
<input type="checkbox"/> Attached	<input type="checkbox"/> Other	<input type="checkbox"/> Zoning Change #
<input type="checkbox"/> Attached	<input type="checkbox"/> Other	<input type="checkbox"/> Design Alternative #

GENERAL INFORMATION

Development name: Barksdale Townhomes
 Location: 524 & 528 Barksdale Drive, Raleigh, NC 27604
 Property address(es): 524 & 528 Barksdale Drive, Raleigh, NC 27604
 Site Plan No(s): 1714-67-4191, 1714-67-4192
 Please describe the scope of work. Include any additions, relocations, and uses (UDO 8.1.4):
 Construction of 12 townhouse units

Current Property Owners: Steve Sypher Design, Inc.
 Company: Steve Sypher Design, Inc.
 Address: 1615 Brooks Ave, Raleigh, NC 27607
 Email: stevesypher@aol.com
 Phone/Fax: 919-931-6505
 Applicant Name: Steve Sypher Design, Inc.
 Relationship to owner: Owner or contract purchaser Owner's authorized agent Assessment holder
 Company: Steve Sypher Design, Inc. | Address: 1615 Brooks Ave, Raleigh, NC 27607

NOTICE: Please review and sign agreement for services, fees, or materials when submitting this form.
 Developer Contact: Steve Sypher Design, Inc.
 Company: Steve Sypher Design, Inc.
 Address: 1615 Brooks Ave, Raleigh, NC 27607
 Email: stevesypher@aol.com
 Phone/Fax: 919-931-6505
 Applicant Name: Steve Sypher Design, Inc.
 Relationship to owner: Owner or contract purchaser Owner's authorized agent Assessment holder
 Company: Steve Sypher Design, Inc. | Address: 1615 Brooks Ave, Raleigh, NC 27607

DEVELOPMENT TYPE • SITE DATA TABLE		BUILDING DATA	
SITE DATA		BUILDING DATA	
Lot area (sq. ft.)	17,140	Existing gross floor area (sq. ft.) (to be demolished)	0.000
Lot area (acres)	0.394	Existing gross floor area (sq. ft.)	2,476.00
Lot coverage (%)	14	Net gross floor area (sq. ft.)	23,568.00
Max parking provided (1" = 1.0' N/A)	N/A	Total of gross (to remain and new)	23,568.00
Existing District of application - PUD	Proposed # of buildings - 4		
Existing use (UDO 8.1.4): Single-Family	Proposed # of stories for each - 3		
Proposed use (UDO 8.1.4): Townhouse	Proposed # of basement levels (UDO 1.3.7.A.6.D)		

STORMWATER INFORMATION	
Impervious Area on Parcel(s)	Impervious Area for Compliance (Includes 800's)
Existing (sq. ft.)	Existing (sq. ft.)
Proposed (sq. ft.)	Proposed (sq. ft.)

RESIDENTIAL & OVERHEAD LIGHTING LEVELS (FOOT-CANDLES)	
Level of existing units	Level of new units
# of existing units	# of new units
# of million units	# of million units
# of sq. ft.	# of sq. ft.

Continue to Applicant Signature Block on Page Three.

Page 2 of 3

APPLICANT SIGNATURE BLOCK

I, the undersigned, hereby certify that the information provided in this application is true and correct to the best of my knowledge and belief, and that I am the duly authorized representative of the applicant. I understand that the information provided in this application is subject to the review and approval of the City of Raleigh, North Carolina, and that the City of Raleigh is not bound by the information provided in this application. I understand that the information provided in this application is subject to the review and approval of the City of Raleigh, North Carolina, and that the City of Raleigh is not bound by the information provided in this application.

Signature: _____ Date: 08/02/2023



ISSUED FOR PERMITTING

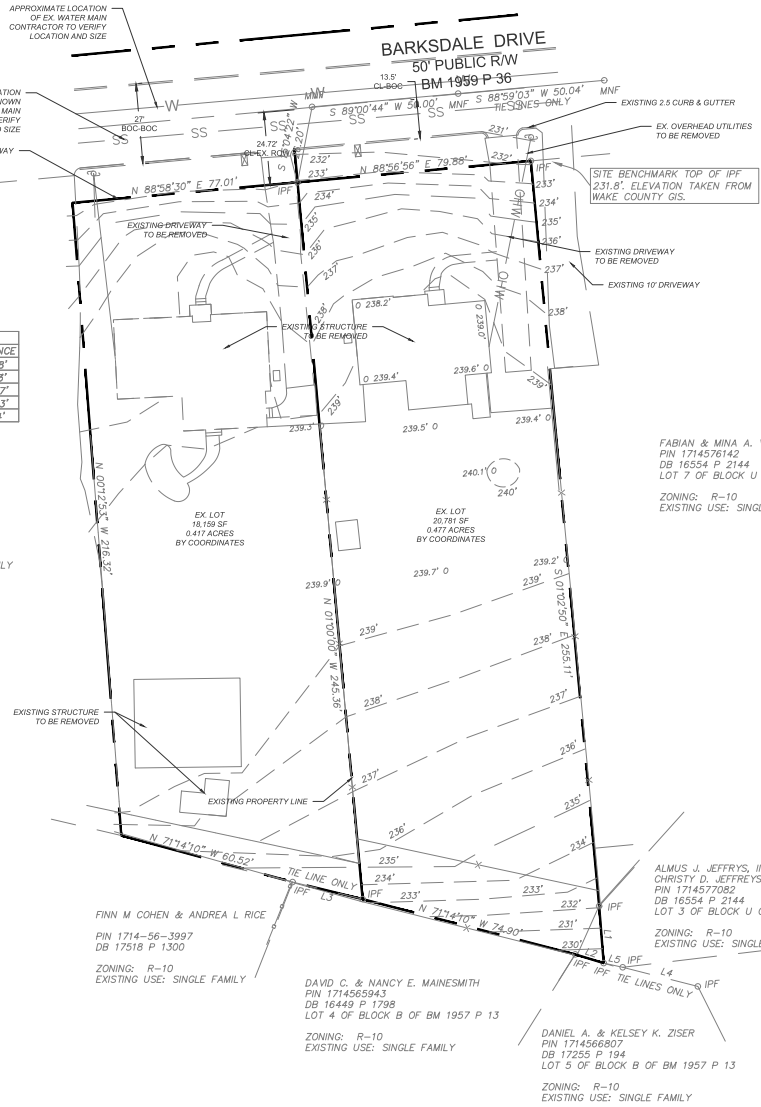
REV	DATE	DESCRIPTION
1	1/22/22	CITY OF RALEIGH COMMENTS
2	04/28/23	CITY OF RALEIGH COMMENTS
3	08/17/23	CITY OF RALEIGH COMMENTS
4	11/02/23	CITY OF RALEIGH COMMENTS
5	04/17/24	CITY OF RALEIGH COMMENTS

COVER
BARKSDALE 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.

LINE	BEARING	DISTANCE
L1	S00°22'00"E	19.48'
L2	N68°52'01"W	10.13'
L3	S72°25'10"E	2.657'
L4	N71°30'38"W	26.43'
L5	N73°22'12"W	6.64'

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

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

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

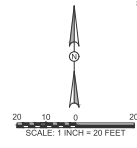
DANIEL A. & KELSEY K. ZISER
 PIN 1714566807
 DB 17255 P 194
 LOT 5 OF BLOCK B OF BM 1957 P 13
 ZONING: R-10
 EXISTING USE: SINGLE FAMILY

LEGEND

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

NOTES

- BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY PROVIDED BY CAROLINA LAND SURVEYING ON 04-23-23.
- 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 220171400K 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.
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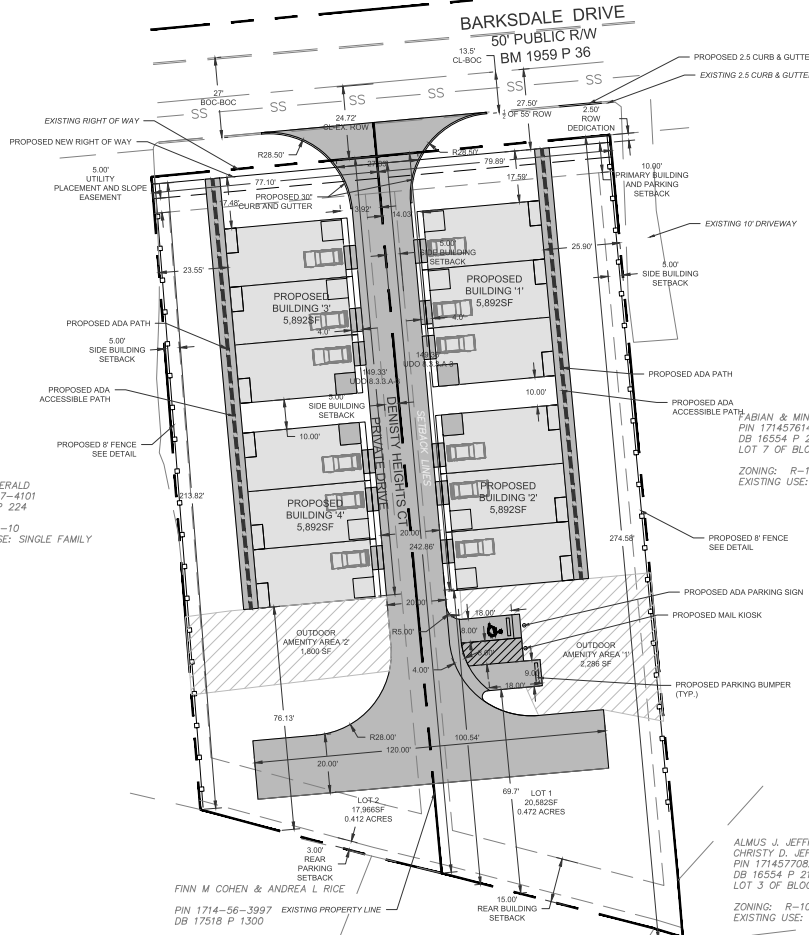
CRUMPLER
 Consulting Services, PLLC
 2300 Ridge Road
 Raleigh, NC 27615-1704
 P: 919-433-7034
 F: 919-433-1533

ISSUED FOR PERMITTING

REV	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	12/22/22
2	CITY OF RALEIGH COMMENTS	04/28/23
3	CITY OF RALEIGH COMMENTS	08/17/23
4	CITY OF RALEIGH COMMENTS	11/02/23
5	CITY OF RALEIGH COMMENTS	04/17/24

EXISTING CONDITIONS
BARKSDALE TOWNHOMES
 534 AND 538 BARKSDALE DRIVE
 RALEIGH, NORTH CAROLINA

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



LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
---	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 FENCE
---	PROPOSED DRIVE
---	PROPOSED OUTDOOR AMENITY AREA

SUMMARY INFORMATION

DEVELOPMENT NAME: BARKSDALE TOWNHOMES
SITE ADDRESS: 524 AND 528 BARKSDALE DRIVE, RALEIGH, NORTH CAROLINA
FIN NUMBER: 1714-57-5162, 1714-57-4191

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

OVERALL SITE AREA: 0.88 ACRES (38,840SF)
TOTAL DEDICATED RIGHT OF WAY: 0.008 ACRES (352SF)
TOTAL NET SITE ACREAGE: 0.89 ACRES (38,948SF)
REQUIRED NET SITE AREA/UNIT: 800 SF (MIN.)
PROVIDED NET SITE AREA/UNIT: 38,548/12 UNITS = 3,212 SF/UNIT
BLOCK PERIMETER REQUIRED (MAX.): 2,500LF
BLOCK PERIMETER PROVIDED: 2,400LF
*EXEMPT BASED ON UDO SECTION 8.3.2.A.1.b.1x FOR SITES LESS THAN 2 ACRES

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

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

EXISTING PARKING: N/A
REQUIRED PARKING: NO MAXIMUM
PROPOSED PARKING: 14 PARKING SPACES

REQUIRED SHORT TERM BICYCLE PARKING: NOT REQUIRED FOR MULTIFAMILY TOWNHOUSE BUILDING TYPE
PROPOSED SHORT TERM BICYCLE PARKING: 6 SPACES

REQUIRED LONG TERM BICYCLE PARKING: NOT REQUIRED FOR MULTIFAMILY TOWNHOUSE BUILDING TYPE
PROPOSED LONG TERM BICYCLE PARKING: 0 SPACES

LOT 1:
REQUIRED LOT AREA: 2,500SF (MIN.)
TOTAL LOT ACREAGE: 0.477 ACRES (20,781SF)
DEDICATED RIGHT OF WAY: 0.004 ACRES (199 SF)
TOTAL NET ACREAGE: 0.472 ACRES (20,582 SF)
REQUIRED LOT WIDTH: 45' (MIN.)
PROVIDED LOT WIDTH: 79.59'
REQUIRED LOT DEPTH: 60' (MIN.)
PROVIDED LOT DEPTH: 274.58'
MAXIMUM IMPERVIOUS SURFACE AREA (65%): 13,378SF
PROPOSED IMPERVIOUS SURFACE AREA: 10,500SF
REQUIRED OUTDOOR AMENITY AREA LOT 1: 2,286 SF (MIN.)
PROVIDED OUTDOOR AMENITY AREA LOT 1: 2,286 SF
BUILDING SETBACKS (UDO 2.7.1 FREQUENT TRANSIT OPTION):
REQUIRED PRIMARY STREET - 10'
REQUIRED REAR SITE BOUNDARY - 5'
REQUIRED FROM ALLEY - 4' OR 20' (MIN.)
PROVIDED PRIMARY STREET - 17.59'
PROVIDED REAR SITE BOUNDARY - 25.90'
PROVIDED FROM ALLEY - 4'
PARKING SETBACKS (UDO 2.7.1 FREQUENT TRANSIT OPTION):
REQUIRED REAR SITE BOUNDARY - 100.54'
PROVIDED FROM ALLEY - 4'

LOT 2:
REQUIRED LOT AREA: 2,500SF (MIN.)
TOTAL LOT ACREAGE: 0.417 ACRES (18,196SF)
DEDICATED RIGHT OF WAY: 0.004 ACRES (193 SF)
TOTAL NET ACREAGE: 0.412 ACRES (17,966 SF)
REQUIRED LOT WIDTH: 45' (MIN.)
REQUIRED LOT DEPTH: 60' (MIN.)
PROVIDED LOT DEPTH: 242.89'
MAXIMUM IMPERVIOUS SURFACE AREA (65%): 11,678SF
PROPOSED IMPERVIOUS SURFACE AREA: 10,500SF
REQUIRED OUTDOOR AMENITY AREA LOT 2: 1,900 SF (MIN.)
PROVIDED OUTDOOR AMENITY AREA LOT 2: 1,900 SF
BUILDING SETBACKS (UDO 2.7.1 FREQUENT TRANSIT OPTION):
REQUIRED PRIMARY STREET - 10'
REQUIRED REAR SITE BOUNDARY - 5'
REQUIRED FROM ALLEY - 4' OR 20' (MIN.)
REQUIRED REAR SITE BOUNDARY - 23.55'
PROVIDED FROM ALLEY - 4'
PARKING SETBACKS (UDO 2.7.1 FREQUENT TRANSIT OPTION):
REQUIRED REAR SITE BOUNDARY - 69.73'
PROVIDED FROM ALLEY - 24'

OWNER/DEVELOPER: STEVE SYPHER DESIGNS INC
 524 AND 528 BARKSDALE DRIVE, 3RD FLOOR
 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 820171400K DATED JULY 19, 2022.
 - NO ON-SITE 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. 1.5.12.2.
 - 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 15 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 8.3.3.D.3.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 8.3.3.A.1.b.1c.
 - 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.

CARY FITZGERALD
 PIN 1714-57-4101
 DB 13297 P 224
 ZONING: R-10
 EXISTING USE: SINGLE FAMILY

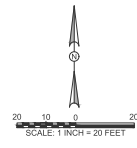
FINN M COHEN & ANDREA L RICE
 PIN 1714-56-3997
 DB 17518 P 1300
 ZONING: R-10
 EXISTING USE: SINGLE FAMILY

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

ALMUS J. JEFFREYS, III & CHRISTY D. JEFFREYS
 PIN 1714577082
 DB 16354 P 2144
 LOT 3 OF BLOCK U OF BM 1959 P 36
 ZONING: R-10
 EXISTING USE: SINGLE FAMILY

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



MPLER Services, PLLC
 3300 Ridge Road
 Raleigh, NC 27612
 P: 919-413-1704
 F: 919-413-1553

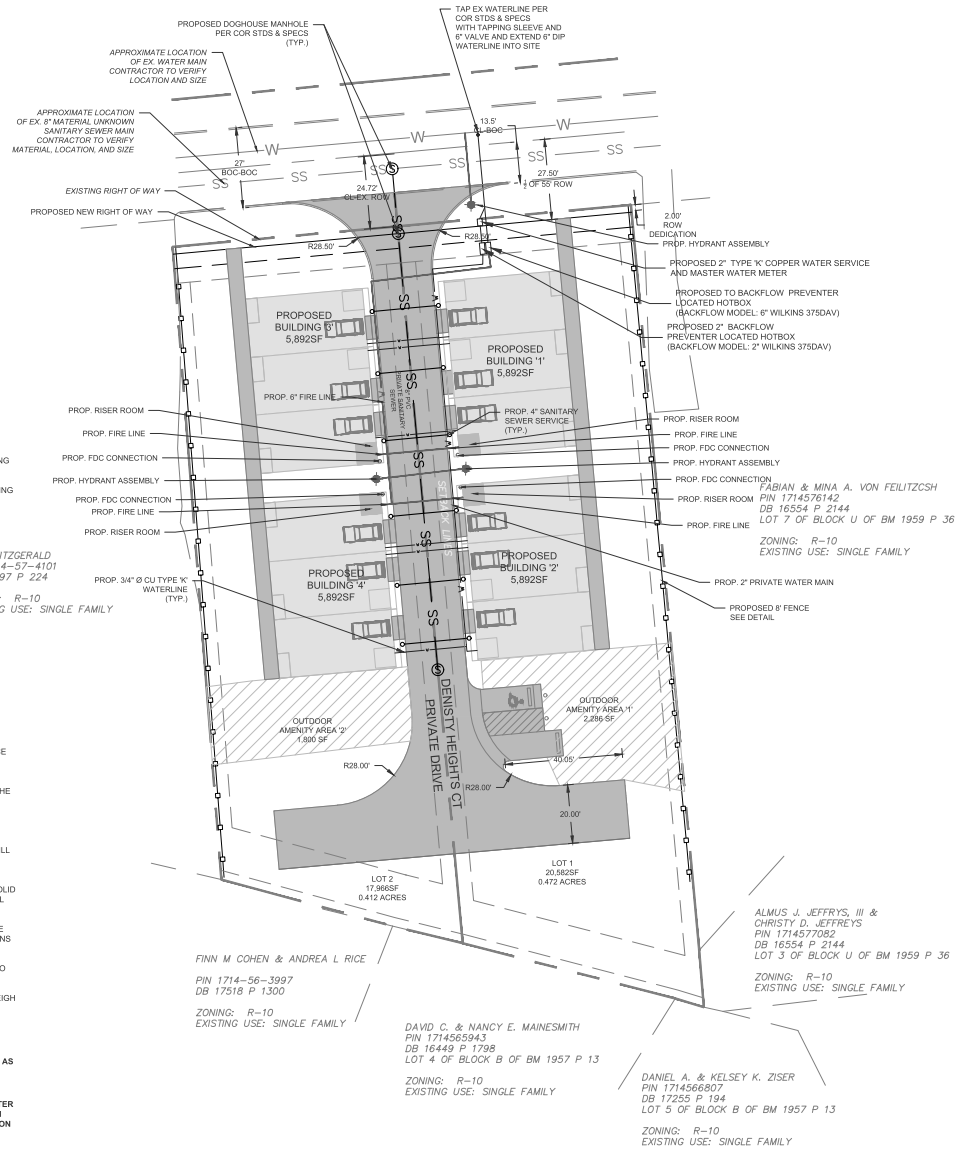
ISSUED FOR PERMITTING

REV	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	12/22/22
2	CITY OF RALEIGH COMMENTS	04/28/23
3	CITY OF RALEIGH COMMENTS	08/17/23
4	CITY OF RALEIGH COMMENTS	11/02/23
5	CITY OF RALEIGH COMMENTS	04/17/24

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---	EXISTING OVERHEAD POWER LINE
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING BUILDING SETBACK LINE
---	EXISTING PARKING SETBACK LINE
---	EXISTING EDGE OF PAVEMENT
SS	EXISTING SANITARY SEWER
W	EXISTING WATER LINE
⊙	EXISTING SANITARY SEWER MANHOLE
⊙	EXISTING SANITARY SEWER
W	PROPOSED WATER LINE
W	PROPOSED FIRE 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: CORPLD HANDBOOK, CURRENT EDITION).
- UTILITY SEPARATION REQUIREMENTS:
 - A) 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.
 - B) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE MINIMUM 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.
 - C) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASUREMENT EXTENDED 12" ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - D) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM DRAIN FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - E) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE SEPARATION REQUIREMENTS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W1 & S-49).
 - F) 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 & PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
- DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY.
- 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 FORCEMAINS. 4.0" MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE 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 1/2" 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% MINIMUM SLOPE 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 BACK PRESSURE 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 NCDOT, USACE & 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 ROW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A LIC BLDG PERMIT. CONTACT (919) 996-6516 OR FOG@RAL.EGIC.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 MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. A CERTIFICATE OF COMPLIANCE SHALL ALSO BE OBTAINED FROM THE ROW CROSS-CONNECTION COORDINATOR FOR EACH DEVICE PRIOR TO ISSUANCE OF A LIC BLDG PERMIT. CONTACT (919) 996-8923 OR CROSS.CONNECTION@RAL.EGIC.GOV FOR MORE INFORMATION.
- NOTICE FOR PROJECTS WITH REPLACED OR OVERSIZED MAINS: IF THE CITY'S REIMBURSEMENT FOR AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT PROJECT IS \$250,000 OR GREATER - THE PROJECT MUST BE PUBLICLY BID.

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.

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

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 370171400K 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 THE 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 A.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.k.
- 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.

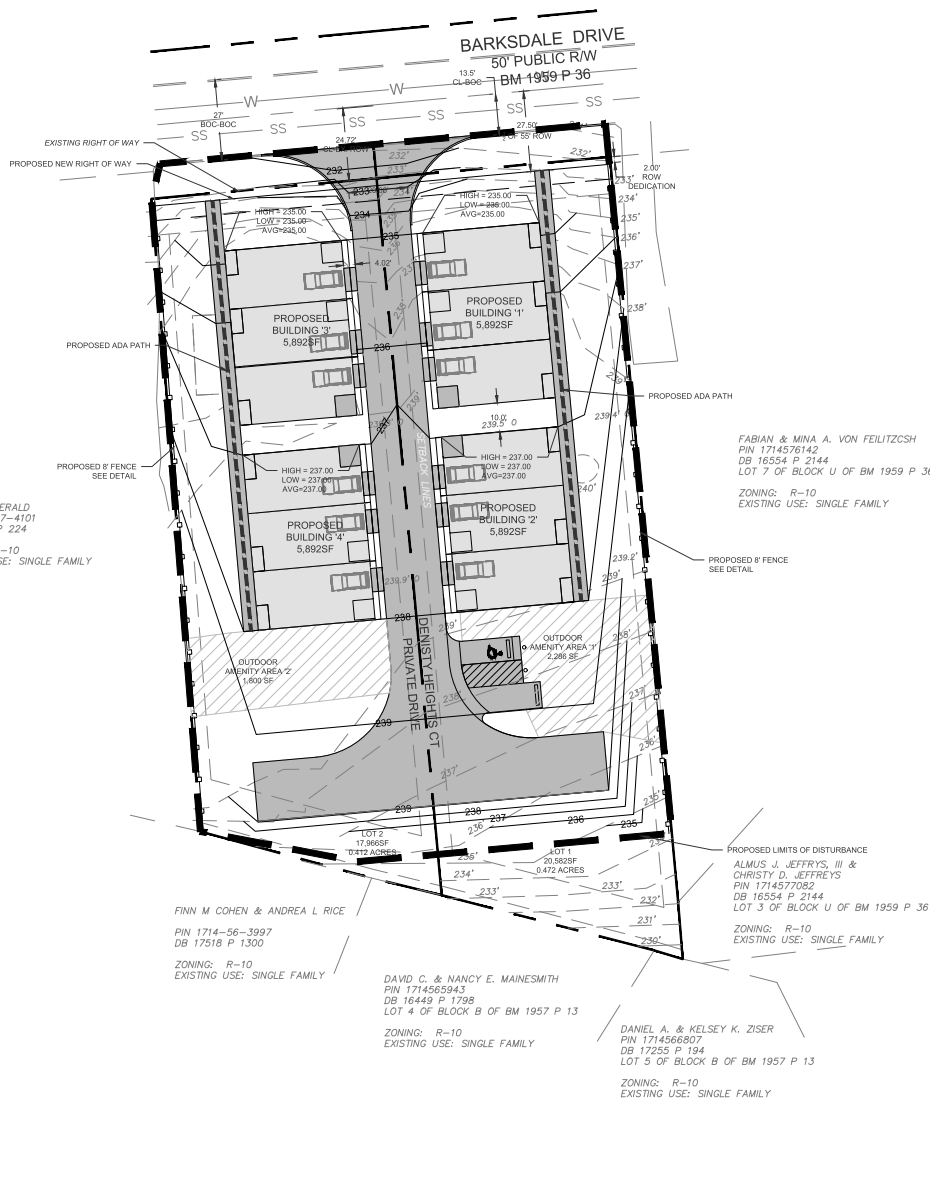
ISSUED FOR PERMITTING

REV	DATE	DESCRIPTION
1	12/22/22	CITY OF RALEIGH COMMENTS
2	04/28/23	CITY OF RALEIGH COMMENTS
3	08/17/23	CITY OF RALEIGH COMMENTS
4	11/02/23	CITY OF RALEIGH COMMENTS
5	04/17/24	CITY OF RALEIGH COMMENTS

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'

CAD FILE: D:\DCP\Projects\2023\200 - Barksdale - LAYOUT - Grading Plan

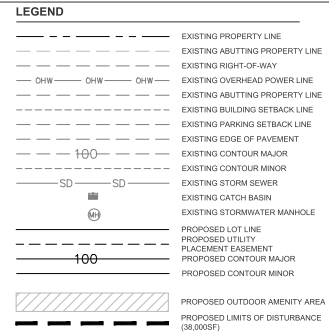


STORMWATER CALCULATIONS:

-AREA = 0.35 ACRES
-INTENSITY (10YR) = 1.22 IN/HR
-C=0.70
-Q10=(0.35AC)(1.22 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.ii.
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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.A.2 AS AMENDED BY TC-2-16.

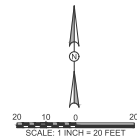


ADA NOTES

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 1:50 (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 NUMBER832017450K 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 98-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



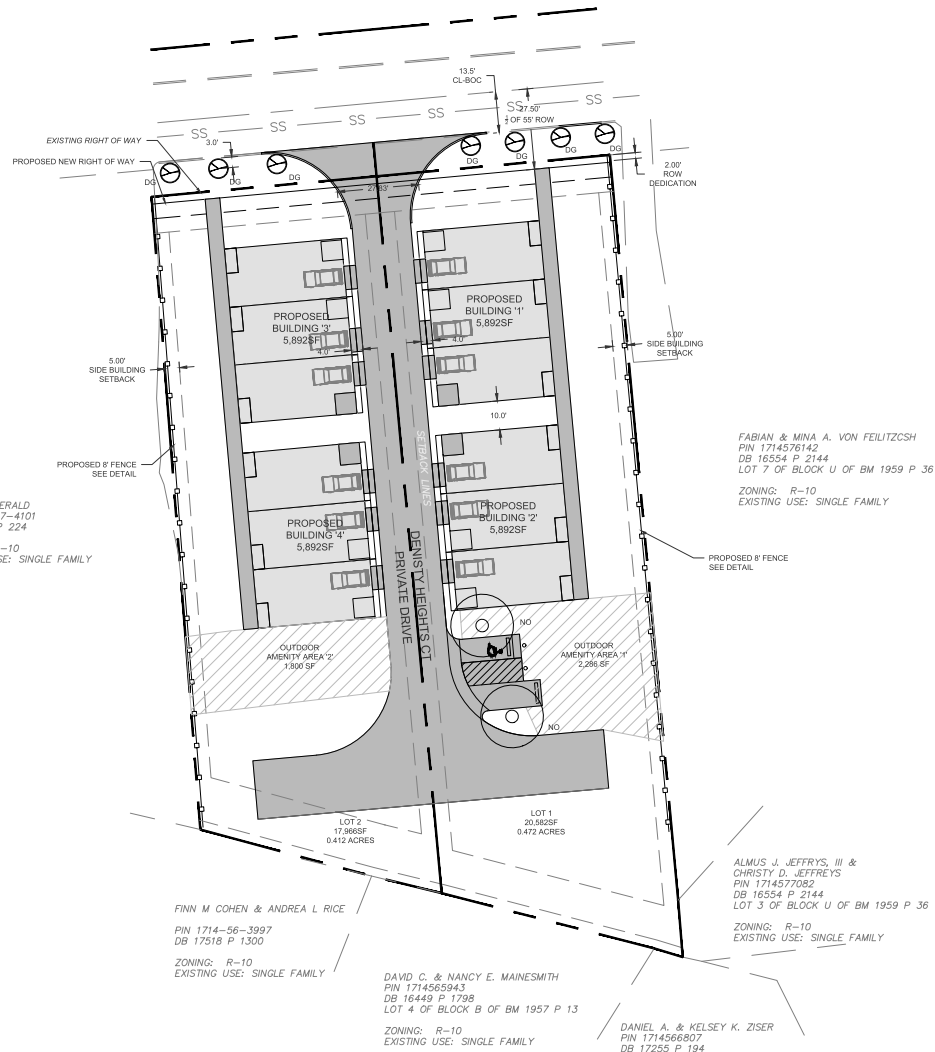
MPLER SERVICES, PLLC
300 Ridge Road
Raleigh, NC 27603
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Fax: 919-453-1553

ISSUED FOR PERMITTING

REV	DATE	DESCRIPTION
1	12/22/22	CITY OF RALEIGH COMMENTS
2	04/28/23	CITY OF RALEIGH COMMENTS
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5	04/17/24	CITY OF RALEIGH COMMENTS

GRADING AND STORMDRAINAGE PLAN
BARKSDALE TOWNHOMES
534 AND 538 BARKSDALE DRIVE
RALEIGH, NORTH CAROLINA

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

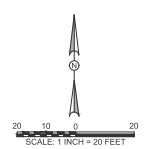


LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- OH# --- OH# --- OH# EXISTING OVERHEAD POWER LINE
- EXISTING PARKING SETBACK LINE
- EXISTING EDGE OF PAVEMENT
- SS --- SS EXISTING SANITARY SEWER
- SD --- SD 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 2" 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.
 - MINIMAL TOPSOIL DEPTH SHALL BE 4" IN LAWN AREAS AND 12" IN LANDSCAPED AREAS. CONTRACTOR TO UTILIZE ALL ON-SITE 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 FEAT 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 BURAP, LACING AND WIRE BASKET AND DISCARD FROM HOLE BEFORE BACKFILLING AROUND BALL. IS COMPLETE.
 - 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**
- 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 FLOOD PLAIN) BASED ON THE FEMA MAP NUMBER 3720171400K DATED JULY 19, 2022.
 - NO ON-SITE 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. 15.10.2.
 - 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-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+156LF/20LF+76 TREES PROVIDED: 7 TREES

KEY	QUA.	BOTANICAL NAME	COMMON NAME	AT PLANTING			MATURE	
				HEIGHT	CALIPER	ROOT	HEIGHT	SPREAD
DG	7	CORNUS FLORIDA	FLOWERING DOGWOOD	6'	1.5"	B&B		
NO	2	QUERCUS NUTTALLII	NUTTALL OAK	10'	3"	B&B	60'	45'

ISSUED FOR PERMITTING

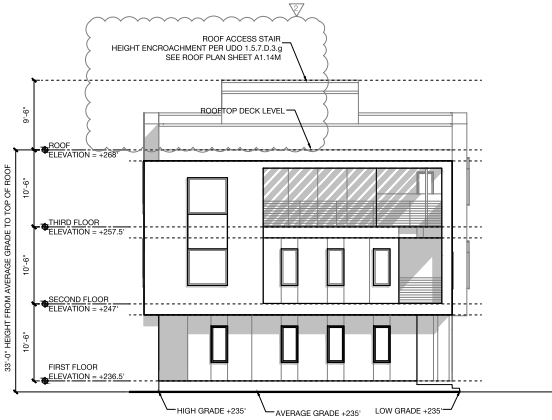
REV	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	12/22/22
2	CITY OF RALEIGH COMMENTS	04/28/23
3	CITY OF RALEIGH COMMENTS	08/17/23
4	CITY OF RALEIGH COMMENTS	11/02/23
5	CITY OF RALEIGH COMMENTS	04/17/24

LANDSCAPING PLAN
BARKSDALE TOWNHOMES
534 AND 536 BARKSDALE DRIVE
RALEIGH, NORTH CAROLINA

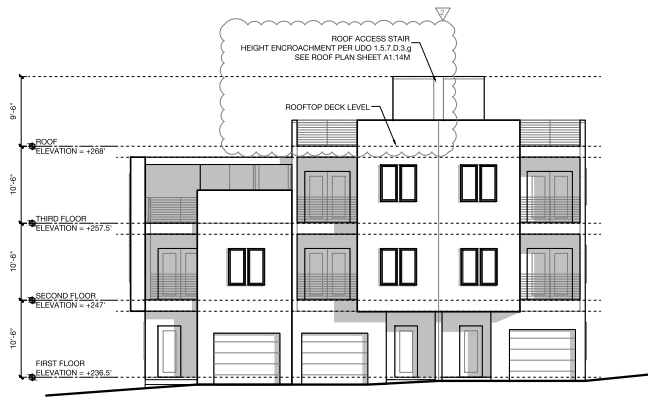
PROJECT NO.: 22001
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 08/17/22
SCALE: 1" = 20'



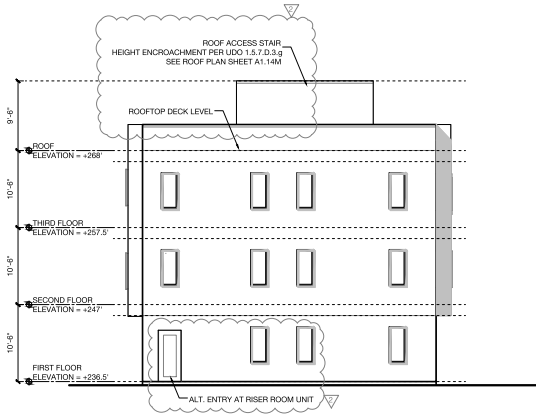
1365 KINGSTON RIDGE RD
 CARY, NC 27511
 GODWORK DESIGN
 (919) 327-8999



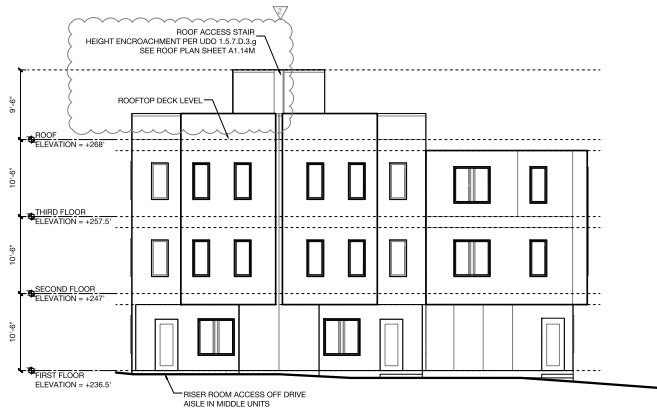
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 SCALE = 1/8" = 1'-0"



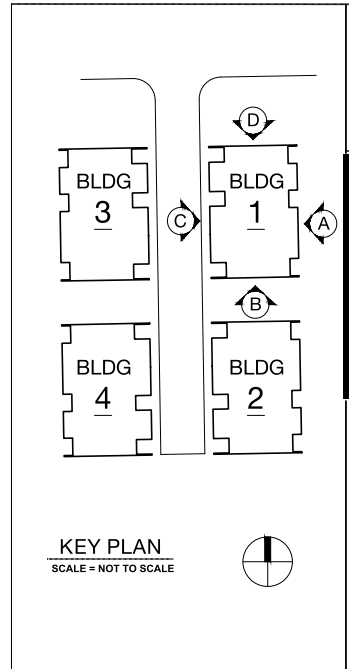
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 SCALE = 1/8" = 1'-0"



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



NEW CONSTRUCTION FOR

528 BARKSDALE DRIVE

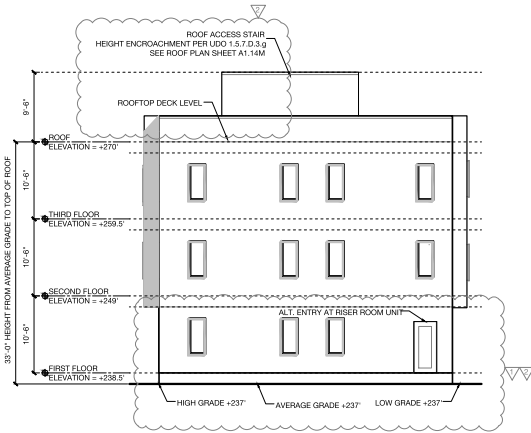
528 BARKSDALE DRIVE,
 RALEIGH, NC 27604

PROJECT NO.	22056
DATE	8/22/2023
DRAWN BY:	CHICKHEAM
CHECKED BY:	RHL

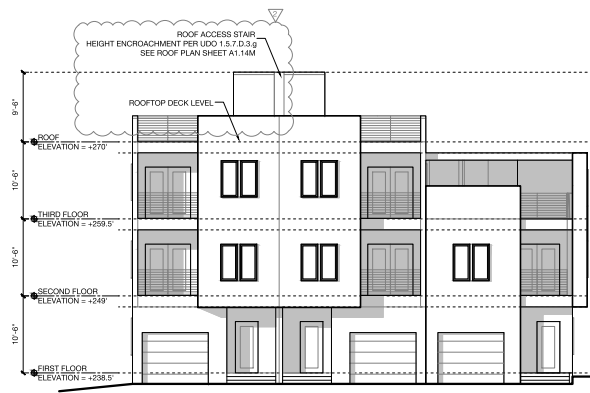
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NO.	NAME
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2	8/22/2023
-	-
-	-

BUILDING 1 ELEVATIONS

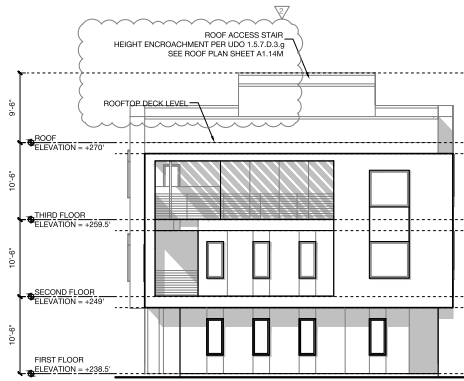
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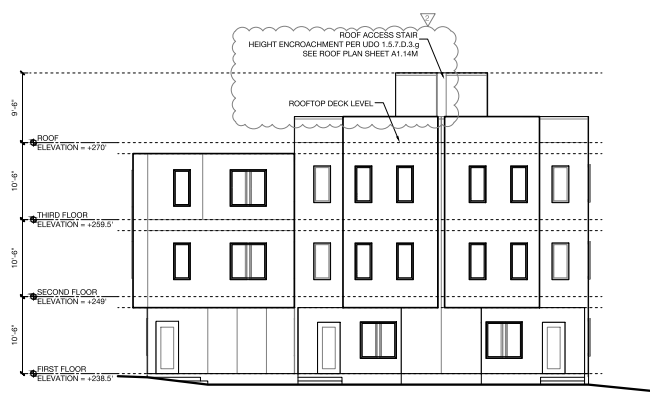
D BUILDING 2 N ELEVATION
SCALE = 1/8" = 1'-0"



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"

KEY PLAN
SCALE = NOT TO SCALE

1365 KINGSTON RIDGE RD
CARY, NC 27511
GODWORK DESIGN
(919) 327-8899

NOT FOR CONSTRUCTION
SITE PLAN
USE ONLY

NOT FOR CONSTRUCTION
SITE PLAN
USE ONLY

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

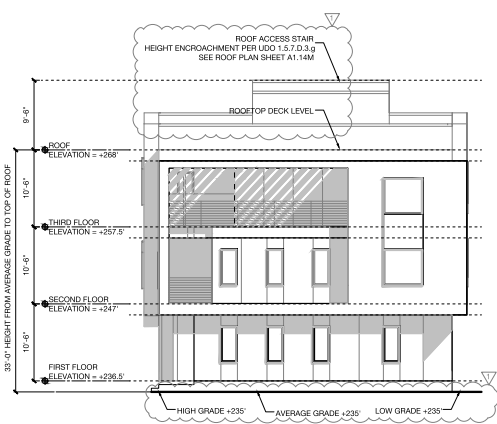
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DATE	8/22/2023
DRAWN BY:	CHIKHEM
CHECKED BY:	RHL

REVISIONS

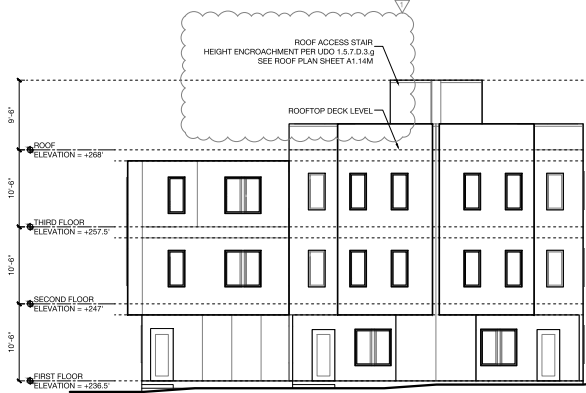
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2	8/22/2023
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BUILDING 2
ELEVATIONS

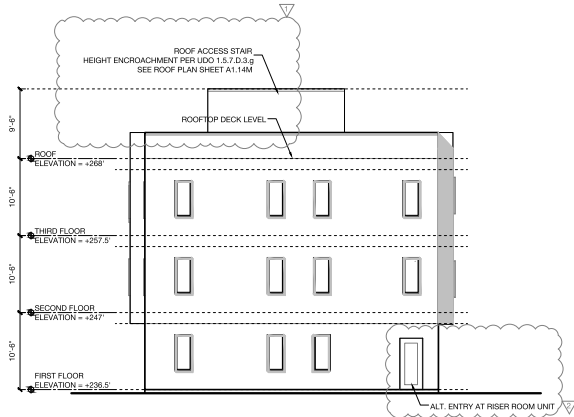
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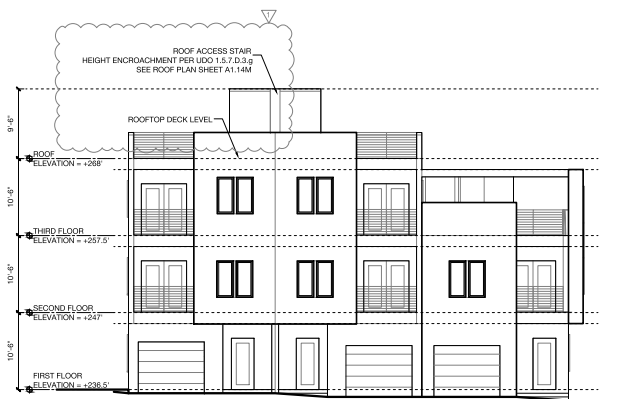
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C BUILDING 3 W ELEVATION
SCALE = 1/8" = 1'-0"



B BUILDING 3 S ELEVATION
SCALE = 1/8" = 1'-0"



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

KEY PLAN
SCALE = NOT TO SCALE

1365 KINGSTON RIDGE RD
CARY, NC 27511
GODWORK DESIGN
(919) 327-8899

528 BARKSDALE DRIVE
528 BARKSDALE DRIVE,
RALEIGH, NC 27604

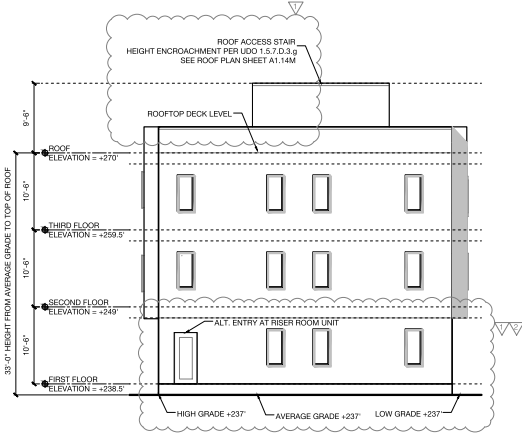
NEW CONSTRUCTION FOR

PROJECT NO.	22056
DATE	8/22/2023
DRAWN BY:	CHIKHEM
CHECKED BY:	RHL

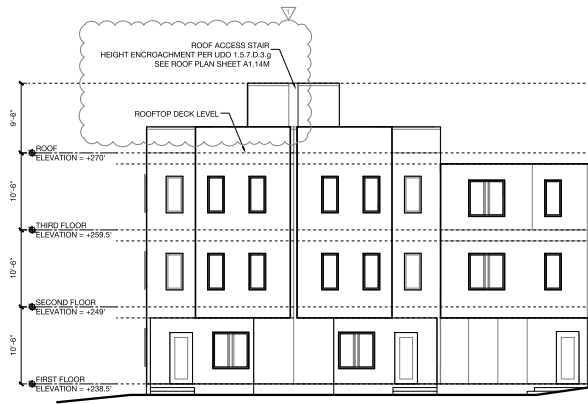
REVISIONS	
NO.	NAME
1	5/29/2023
2	8/22/2023
-	-
-	-

BUILDING 3 ELEVATIONS

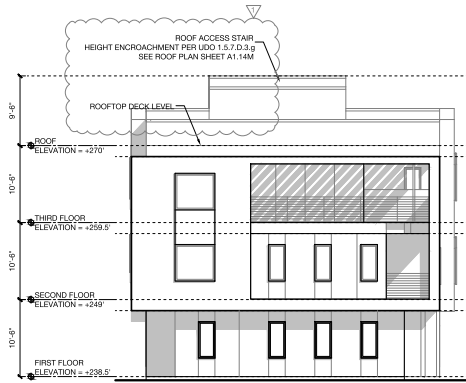
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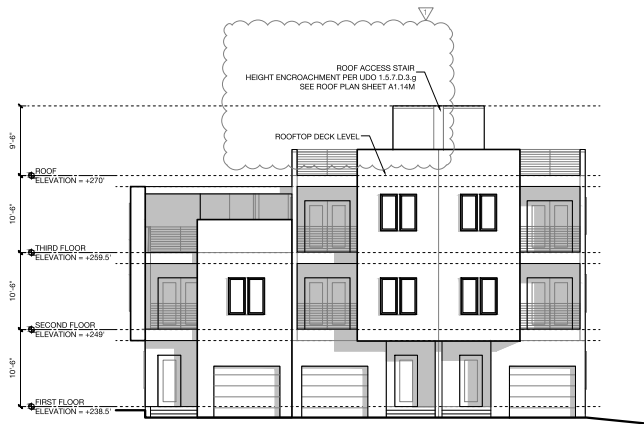
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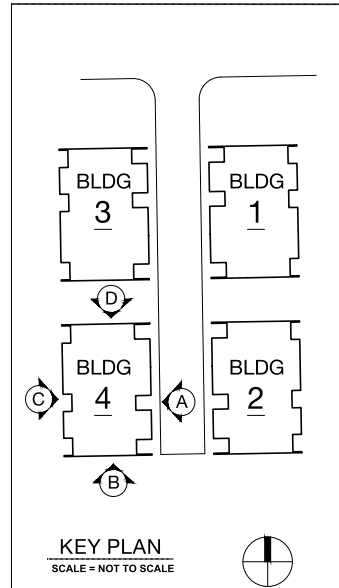
C BUILDING 4 W ELEVATION
SCALE = 1/8" = 1'-0"



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



ARCHITECTS
1365 KINGSTON RIDGE RD
CARY, NC 27511
GODWORK DESIGN
(919) 327-8899



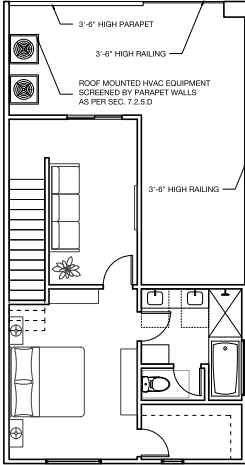
NEW CONSTRUCTION FOR
528 BARKSDALE DRIVE
528 BARKSDALE DRIVE,
RALEIGH, NC 27604

PROJECT NO.	22056
DATE	8/22/2023
DRAWN BY:	CHIKHEM
CHECKED BY:	RHL

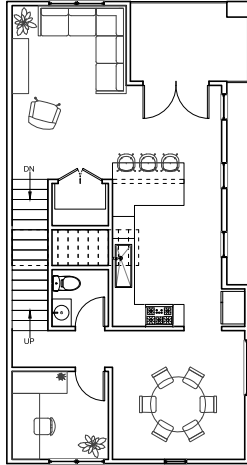
REVISIONS	
NO.	NAME
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2	8/22/2023
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-	-

BUILDING 4 ELEVATIONS

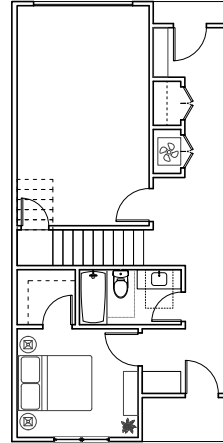
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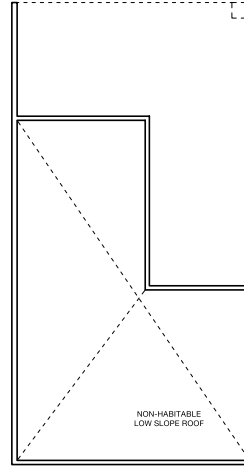
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SCALE = 3/16" = 1'-0"



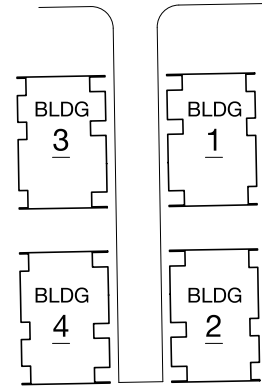
2 END UNIT 2ND FLOOR PLAN
SCALE = 3/16" = 1'-0"



1 END UNIT 1ST FLOOR PLAN
SCALE = 3/16" = 1'-0"



4 END UNIT ROOF PLAN
SCALE = 3/16" = 1'-0"



KEY PLAN
SCALE = NOT TO SCALE



1365 KINGSTON RIDGE RD
CARY, NC 27511
GOODWORK DESIGN
(919) 357-6959



NEW CONSTRUCTION FOR

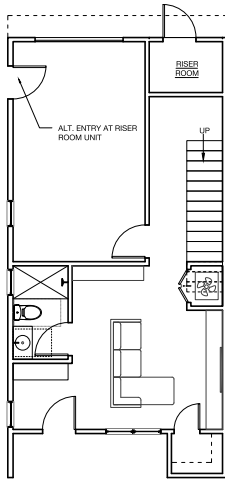
528 BARKSDALE DRIVE
528 BARKSDALE DRIVE,
RALEIGH, NC 27604

PROJECT NO.	22056
DATE	8/22/2023
DRAWN BY:	CRICKNAME
CHECKED BY:	RHL

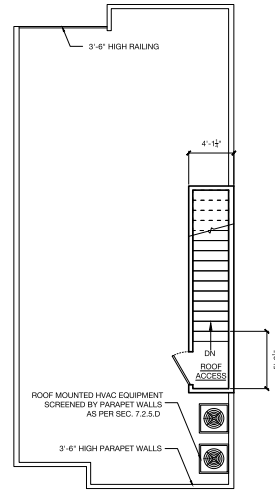
REVISIONS	
NO.	NAME
1	5/29/2023
2	8/22/2023
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END UNIT
FLOOR PLANS

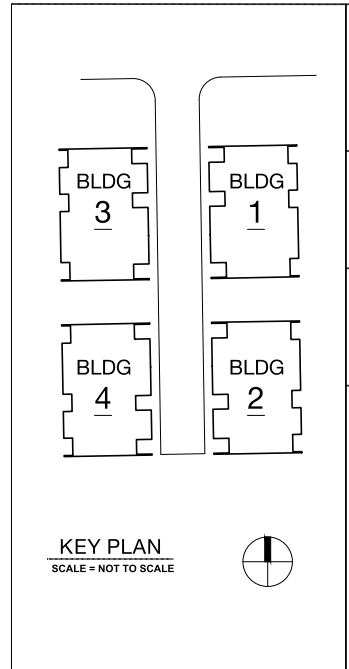
A1.05



5 RISER ROOM UNIT 1ST FLOOR PLAN
SCALE = 3/16" = 1'-0"



4 MIDDLE UNIT ROOF PLAN
SCALE = 3/16" = 1'-0"



NEW CONSTRUCTION FOR

528 BARKSDALE DRIVE

528 BARKSDALE DRIVE,
RALEIGH, NC 27604

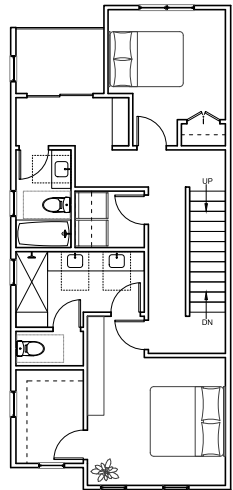
PROJECT NO.	22056
DATE	8/22/2023
DRAWN BY:	DMK/NAME
CHECKED BY:	RHL

REVISIONS	
NO.	NAME
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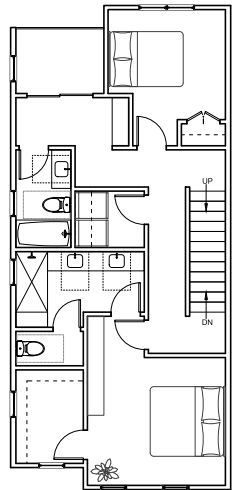
MIDDLE UNIT FLOOR PLANS

A1.06

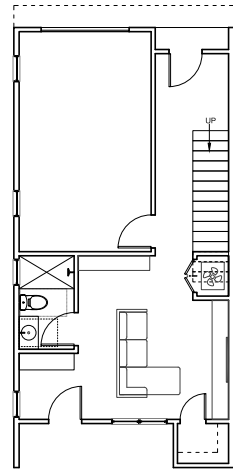
GOD WORK
ARCHITECTS
1368 KINGSTON RIDGE RD
CARY, NC 27511
GOODWORK DESIGN
(919) 307-0899



3 MIDDLE UNIT 3RD FLOOR PLAN
SCALE = 3/16" = 1'-0"



2 MIDDLE UNIT 2ND FLOOR PLAN
SCALE = 3/16" = 1'-0"



1 MIDDLE UNIT 1ST FLOOR PLAN
SCALE = 3/16" = 1'-0"