



Administrative Approval Action

Case File / Name: SUB-0015-2021
BAILEY QUARTER SUBDIVISION

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 located on the west side of Litchford Road. The site is zoned R-4 and within the corporate city limits of the City of Raleigh. The current address listed as 8809 Litchford Rd and PIN number as 1718824142.

REQUEST: Conventional Subdivision for existing 0.78 acre lot into two lots for Detached, Single Family Residential creating a density of 2.725 units per acre . Lot 1 and 2 will be created with access from Litchford Rd.

**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 August 16, 2021 by ALISON A POCKAT, ASLA.

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:

☒ **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.

☒ Utility Placement Easement Required

☒ Slope 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:

Engineering

1. A public infrastructure surety for 5 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
2. A fee-in-lieu for 6' sidewalks across the frontage is paid to the City of Raleigh (UDO 8.1.10).
3. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.



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4. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
5. A Slope easement deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld. 20' slope easements are required along the frontage.

☒ **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:

Public Utilities

1. A subdivision plat must be recorded at the Wake County Register of Deeds office

Urban Forestry

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 7 street trees along Litchford Road.

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

General

1. Final inspection of all right of way street trees by Urban Forestry Staff.

EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: January 12, 2025

Record at least ½ of the land area approved.

5-Year Sunset Date: January 12, 2027

Record entire subdivision.



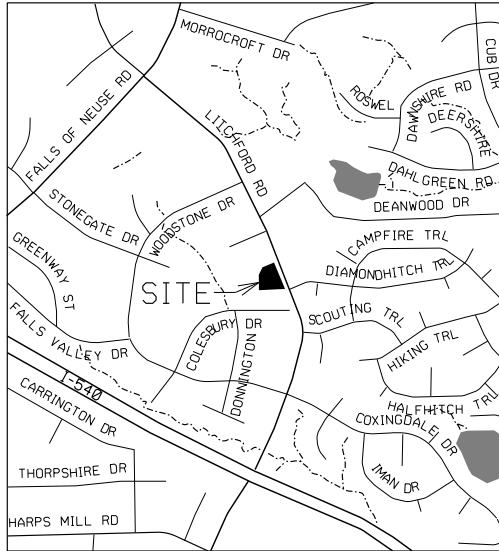
Administrative Approval Action

Case File / Name: SUB-0015-2021
BAILEY QUARTER SUBDIVISION

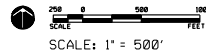
City of Raleigh
Development Services Department
One Exchange Plaza
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(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

I hereby certify this administrative decision.

Signed: *Alysia Bailey Taylor* Date: 09/15/2021
Development Services Dir/Designee
Staff Coordinator: Cara Russell



VICINITY MAP



NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.

SOLID WASTE COMPLIANCE STATEMENT: DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

LIST OF DRAWINGS

SEQ. NO.	DWG. NO.	TITLE
1	CO-0	COVER SHEET
2	EC-1	EXISTING CONDITIONS PLAN
3	SP-1	PROPOSED SUBDIVISION
4	SP-2	UTILITY PLAN
5	SP-3	LOTS & EASEMENTS
6	D-1	UTILITY DETAILS

Cara Russell

Digitally signed by Cara Russell
DN: C=US,
E=cara.russell@raleighnc.gov,
O=City of Raleigh Planning and
Development Department,
OU=Current Planning, CN=Cara
Russell
Reason: I am approving this
document
Date: 2021.09.09 14:19:42-04'00'

BAILEY QUARTER SUBDIVISION

8809 LITCHFORD RD.
RALEIGH, NORTH CAROLINA

OWNER:
ROCK CREEK BUILDERS
PO BOX 30459
RALEIGH, NC 27622
OFFICE PHONE - 919 606-7282
CONTACT: JAMES CREGGER

SITE DATA

ADDRESS: 8809 LITCHFORD RD., RALEIGH
PIN #: 1718824142 GROSS ACREAGE: 34,040 SF, 0.78 AC
ZONING: R-4
DB - 007250, PG - 00352
LAND CLASS: LOW DENSITY RESIDENTIAL -
WATER / SEWER
WATERSHED: LOWER NEUSE RIVER
NEUSE RIVER BASIN

PROPOSED USE - LOW DENSITY RESIDENTIAL

THE SITE IS A SUBDIVISION OF LOT NO. 55,
WELL LOT, WOODSTONE UTILITY, INC.

TOTAL SURFACE AREA FOR LOT = 34,040 SF, 0.78 ACRES
EXISTING IMPERVIOUS SURFACE AREA FOR LOT = 1,652 SF, 0.035 AC
PERCENT IMPERVIOUS (EXISTING COND) FOR LOT 55 = 4.4%

PROPOSED USE - TWO RESIDENTIAL LOTS
LOT 1 - 20,439 SF - 0.469 AC
LOT 2 - 11,593 SF - 0.266 AC
AREA TO BE DEDICATED TO RIGHT OF WAY - 2,008 SF = 0.046 AC
TOTAL NET AREA FOR LOT = 32,832 SF - 0.7354 AC

THE MAXIMUM ALLOWED IMPERVIOUS SURFACE AREA IS 38% PER LOT
LOT 1 MAXIMUM ALLOWED IMPERVIOUS SURFACE AREA = 6,968.76 SF
LOT 2 MAXIMUM ALLOWED IMPERVIOUS SURFACE AREA = 3,801.86 SF

PROJECTED WASTEWATER FLOW = 960 GPD
2 DWELLINGS X 4 BEDROOMS X 120 GPD

Preliminary Subdivision Application Planning and Development

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-696-2500



INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to SiteReview@raleighnc.gov.

DEVELOPMENT TYPE (UDO Section 2.1.2)			
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development	<input type="checkbox"/> Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Scoping/sketch plan case number(s):			
Development name (subject to approval): Bailey Quarter Subdivision			
Property Address(es): 8809 Litchford Rd			
Recorded Deed PIN(s): 1718824142			
What is your project type?			
<input checked="" type="checkbox"/> Single family	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Other:	<input type="checkbox"/> Attached houses
<input type="checkbox"/> Apartment	<input type="checkbox"/> Non-residential		
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION			
NOTE: Please attach purchase agreement when submitting this form			
Company: Rock Creek Builders, Inc.		Owner/Developer Name and Title: James R. Cregger, President	
Address: PO Box 30459 Raleigh, NC 27622			
Phone # 919-606-7282		Email: james@rockcreekbuildersnc.com	
APPLICANT INFORMATION			
Company: Alison A. Pockat, ASLA		Contact Name and Title: Alison Pockat, Landscape Architect	
Address: 106 Sleepy Bank Dr., Cary, NC 27518			
Phone # 919 363-4415		Email: aspockat@earthlink.net	

Continue to page 2 >>

Page 1 of 2

REVISION 07.07.20

raleighnc.gov

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 0.78	
Zoning districts (if more than one, provide acreage of each): R-4	
Overlay district: none	
Conditional Use District (CUD) Case # Z:	
Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Board of Adjustment (BOA) Case # A:	
STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.035 AC Square Feet: 1,530 SF	Proposed Impervious Surface: Acres: Square Feet:
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide the following:	
Alluvial soils:	
Flood study:	
FEMA Map Panel #:	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached Attached
Total # of single-family lots: 2	
Proposed density for each zoning district (UDO 1.5.2.F): 2.725	
Total # of open space and/or common area lots:	
Total # of requested lots: 2	
SIGNATURE BLOCK	
I hereby designate Alison A. Pockat to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.	
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after six consecutive months of inactivity.	
Signature:	Date:
Printed Name:	Date:

Page 2 of 2

Please email your completed application to SiteReview@raleighnc.gov.

REVISION 07.07.20

raleighnc.gov

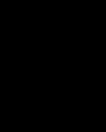


ALISON A. POCKAT, ASLA
LANDSCAPE ARCHITECT
LAND PLANNER
(919) 363-4415
106 SLEEPY BANK DRIVE
CARY, NC 27518

DESIGNED: AAP

DRAWN:

APPROVED:



BAILEY QUARTER SUBDIVISION
8809 LITCHFORD RD., RALEIGH, NC
ROCK CREEK BUILDERS
PO BOX 30459
RALEIGH, NC 27622

DATE	REVIEWER	REVISION
1/4/21	ALISON A. POCKAT	1
2/14/21	ALISON A. POCKAT	2

SCALE: NTS

DATE: JAN. 2, 2021

SHEET NO.:

COVER SHEET

CO-1

REVISION NO. 1 OF 6

SITE DATA:

PIN NUMBER - 1718824142
 ADDRESS: 8809 LITCHFORD RD., RALEIGH
 LOT 55 - WELL LOT, WOODSTONE UTIL., INC.
 DB: 007258, PG: 00352
 REID: 0097729
 TOTAL ACREAGE - 34,840 SF - 0.78 AC
 EXISTING IMPERVIOUS AREA - 90 SF WELL
 EXISTING WELL TO BE ABANDONED
 ZONING - R-4
 CURRENT LAND CLASS - WATER / SEWER

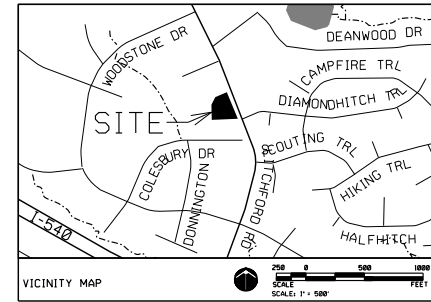
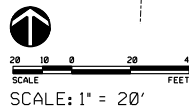
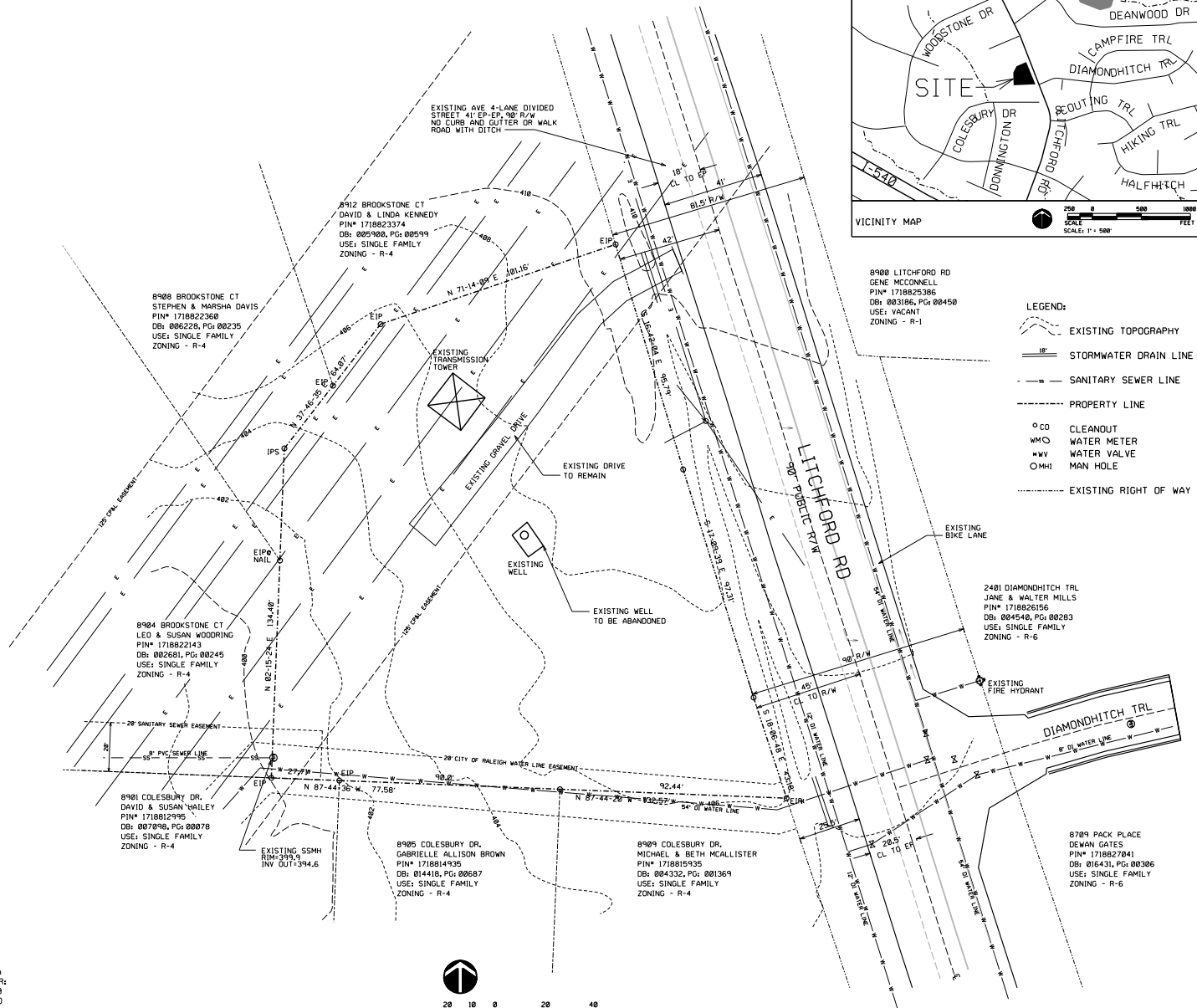


BLOCK PERIMETER EXHIBIT

BLOCK MEASURES 4,840 LF BASED ON WAKE CTY GIS
 ZONING - R-4
 LOT SIZES WITHIN THE BLOCK RANGE FROM 0.26 ACRE
 (10,890 SF) TO 1.4 ACRE (65,340 SF)
 AS PER UDD 8.3.2.2.2, THE MAXIMUM ALLOWABLE BLOCK
 LENGTH FOR 10,000 SF - 14,999 SF LOT BLOCKS IS 5,000 LF

PROPERTY NOTES:

1. EXISTING BOUNDARY AND SITE ELEMENTS INFORMATION ARE BASED ON AN EXISTING CONDITIONS SURVEY BY RWK, PA 101 W. MAIN ST., SUITE 202, GARNER, NC 27529, PHONE NUMBER: 919 779-4854, ENTITLED 'SURVEY FOR JAMES CREGGER, 8809 LITCHFORD RD., PROPERTY OF WOODSTONE UTILITIES, INC., AND DATED 1-15-2021.
2. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON WAKE COUNTY GIS.
3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDDO STANDARDS AND SPECIFICATIONS.



8900 LITCHFORD RD
 GENE MCCONNELL
 PIN# 1718823306
 DB: 003186, PG: 00450
 USE: VACANT
 ZONING - R-1

LEGEND:

- EXISTING TOPOGRAPHY
- STORMWATER DRAIN LINE
- SANITARY SEWER LINE
- PROPERTY LINE
- CLEANOUT
- WATER METER
- WATER VALVE
- MAN HOLE
- EXISTING RIGHT OF WAY

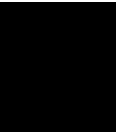
2481 DIAMONDHITCH TRL
 JANE & WALTER MILLS
 PIN# 1718826156
 DB: 004540, PG: 00283
 USE: SINGLE FAMILY
 ZONING - R-6

8709 PACK PLACE
 DEWAN GATES
 PIN# 1718827041
 DB: 016431, PG: 00306
 USE: SINGLE FAMILY
 ZONING - R-6



ALISON A. POCKAT, ASLA
 LANDSCAPE ARCHITECT
 LAND PLANNER
 (919) 363-4415
 106 STEEPBANK DRIVE
 CARY, NC 27518

DESIGNED: AAP
 DRAWN:
 APPROVED:



BAILEY QUARTER SUBDIVISION
 SUBDIVISION PLAN
 8809 LITCHFORD RD., RALEIGH, NC
 ROCK CREEK BUILDERS
 PO BOX 30450
 RALEIGH, NC 27622

NO.	DATE	REVISIONS
1	4.23.21	RALEIGH COMMENTS
2	6.14.21	RALEIGH COMMENTS - 2

SCALE: NTS
 DATE: JAN. 2, 2021

SHEET NO. 1

EXISTING CONDITIONS
 EC-1

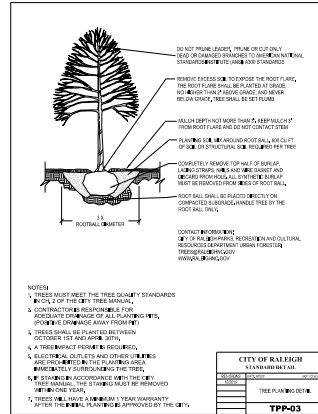
SITE DATA:

PIN NUMBER - 1718824142
 ADDRESS: 8809 LITCHFORD RD., RALEIGH
 TOTAL ACREAGE - 34,040 SF - 0.78 AC
 AREA OF RIGHT OF WAY DEDICATION - 2,008 SF
 LOT 1 - 20,439 SF - 0.469 AC
 LOT 2 - 11,593 SF - 0.266 AC
 PROPOSED SITE DENSITY - 2.725 UNITS / ACRE
 EXISTING IMPERVIOUS AREA - 1,530 SF - 0.035 AC
 EXISTING DRIVE
 ZONING - R-4

STREET TREE PLANTING

KEY COUNT PLANT NAME SPACE PLANTING SIZE
 CC 3 CERCIS CANADENSIS, REDBUD 20' 1.5'CAL.8-10'HT
 ON 4 QUERCUS NUTTALLI, NUTTALL OAK 40' 3'CAL.10'HT

NOTES:
 TREE LOCATIONS SHALL BE FIELD ADJUSTED TO PREVENT CONFLICT WITH DRIVEWAYS AND UTILITY INSTALLATIONS AND MUST BE A MIN. OF 10' FROM THE DRIVEWAYS WHERE POSSIBLE AND PRIVATE UTILITIES. TREES SHALL BE PLANTED 3' FROM THE BACK OF CURB. ALL TREES ARE TO BE PLANTED AT SPECIFIED SIZE AND SINGLE STEM.



SITE NOTES:

1. THE TOTAL AREA FOR DEVELOPMENT OF THE TWO LOTS EQUALS 34,040 SF - 0.78 AC, PER SECTION 9.2.2.2.2.1 SUBJECT TO 4.0 OF PART 10A OF THE RALEIGH UNIFIED DEVELOPMENT ORDINANCE. THESE LOTS ARE EXEMPT OF ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE.
2. THE SITE IS 0.78 ACRES UNDER SECTION 9.1.3 OF THE UDO NO TREE CONSERVATION PLAN WILL BE REQUIRED.
3. EXISTING WELL IS TO BE ABANDONED.
4. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NC DOT STANDARDS.
5. THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY LINES NECESSARY TO PROVIDE SERVICE TO THESE SITES.
6. A TREE IMPACT PERMIT FEE IS REQUIRED WHEN PLOT PLANS ARE SUBMITTED FOR BUILDING PERMIT IN ORDER TO PLANT TREES IN THE PUBLIC RIGHT-OF-WAY.
7. STREET TREES SHALL BE INSTALLED AND MAINTAINED PER CHAPTER 2 OF THE RALEIGH CITY TREE MANUAL.
8. A SURETY BOND WILL BE REQUIRED FOR THE FUTURE STREET TREE PLANTING FOR 6 TREES ALONG THE 236 LF OF STREET FRONTAGE.
9. SUBDIVISION PLAN CREATES TWO LOTS.
10. INFILL SUBDIVISION RULES MAY APPLY TO THIS DEVELOPMENT AS PER UDO SEC. 2.2.7.

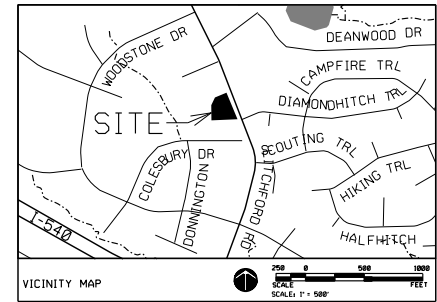
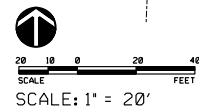
PROPERTY NOTES:

1. EXISTING BOUNDARY AND SITE ELEMENTS INFORMATION ARE BASED ON AN EXISTING CONDITIONS SURVEY BY RWK, PA 101 W. MAIN ST., SUITE 202, GARNER, NC 27529, PHONE NUMBER: 919 779-4854, ENTITLED "SURVEY FOR JAMES CREGGER, 8809 LITCHFORD RD., PROPERTY OF WOODSTONE UTILITIES, INC. AND DATED 1-15-2021.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NC DOT STANDARDS AND SPECIFICATIONS.

IMPERVIOUS SURFACE AREA LIMITS:

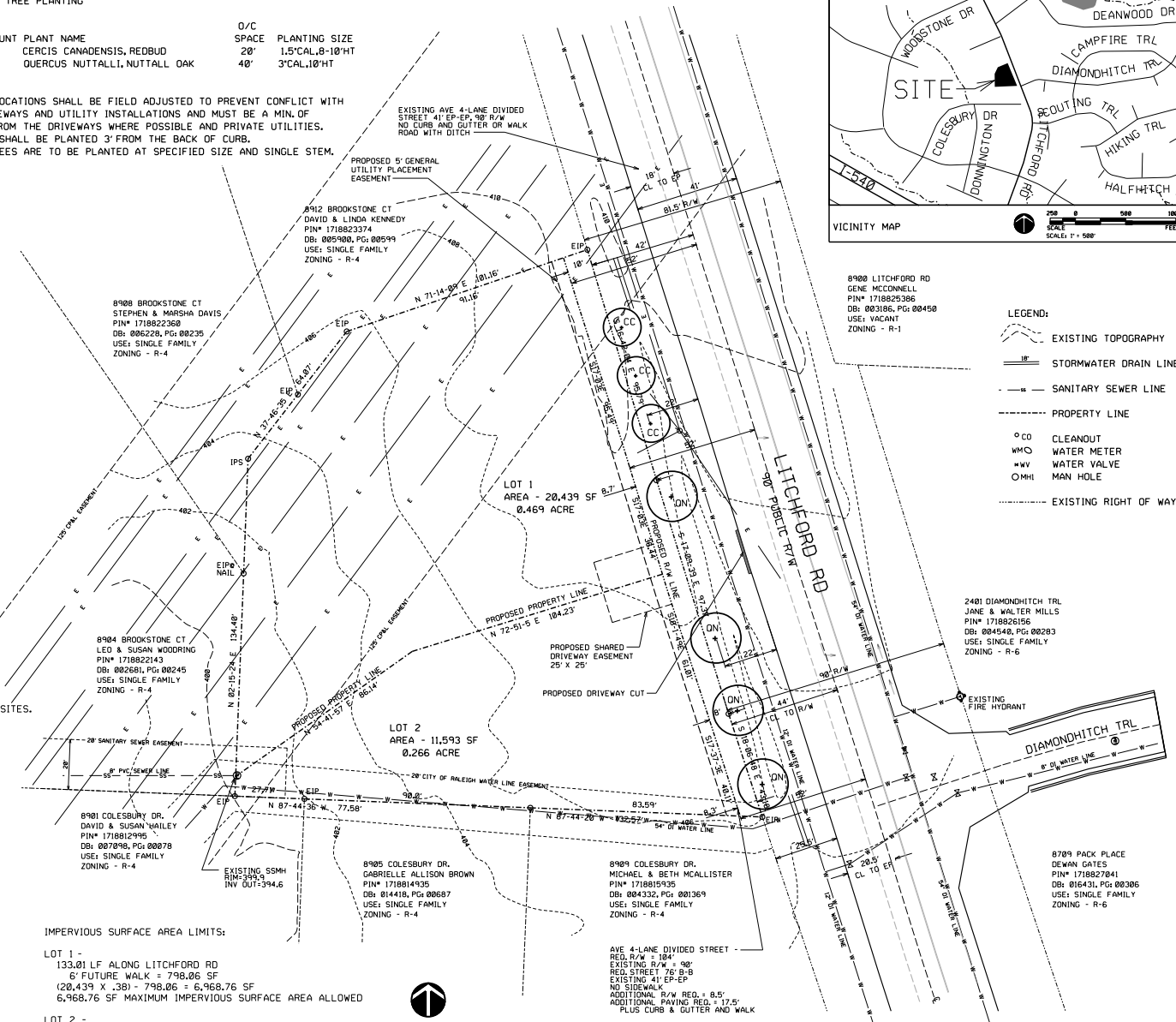
LOT 1 -
 133.01 LF ALONG LITCHFORD RD
 6' FUTURE WALK = 798.06 SF
 (20,439 X .38) = 798.06 = 6,968.76 SF
 6,968.76 SF MAXIMUM IMPERVIOUS SURFACE AREA ALLOWED

LOT 2 -
 100.58 LF ALONG LITCHFORD RD
 6' FUTURE WALK = 603.48 SF
 (11,593 X .38) = 603.48 = 3,801.86 SF
 3,801.86 SF MAXIMUM IMPERVIOUS SURFACE AREA ALLOWED



8900 LITCHFORD RD
 GENE MCCONNELL
 PIN# 1718825306
 DB: 003186, PG: 00450
 USE: VACANT
 ZONING - R-1

- LEGEND:
- EXISTING TOPOGRAPHY
 - STORMWATER DRAIN LINE
 - SANITARY SEWER LINE
 - PROPERTY LINE
 - CLEANOUT
 - WATER METER
 - WATER VALVE
 - MAN HOLE
 - EXISTING RIGHT OF WAY



ALISON A. POCKAT, ASLA
 LANDSCAPE ARCHITECT
 LAND PLANNER
 (919) 363-4415
 106 STEEPBANK DRIVE
 CARY, NC 27515

DESIGNED: AAP
 DRAWN:
 APPROVED:

BAILEY QUARTER SUBDIVISION
 SUBDIVISION PLAN
 8809 LITCHFORD RD., RALEIGH, NC
 ROCK CREEK BUILDERS
 PO BOX 30450
 RALEIGH, NC 27622

NO.	DATE	REVISION
1	4-23-21	RALEIGH COMMENTS - 2
2	6-14-21	RALEIGH COMMENTS - 1
3	6-14-21	REV. TO CL. SUBDIVISION

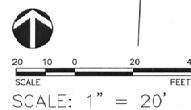
SCALE: NTS
 DATE: JAN. 2, 2021

SHEET NO. 1
 PROPOSED SUBDIVISION & PLANTING PLAN
 SP-1
 REVISION NO. 3 OF 6

PIN NUMBER - 1718824142
ADDRESS: 8809 UITCHFORD RD., RALEIGH
TOTAL ACREAGE - 34,040 SF - 0.78 AC
AREA OF RIGHT OF WAY CEDATION - 2,008 SF
LOT 1 - 25,439 SF - 0.489 AC
LOT 2 - 1,593 SF - 0.266 AC
PROPOSED SITE DENSITY - 2.725 UNITS / ACRE
EXISTING IMPERVIOUS AREA - 1,330 SF - 0.035 AC
EXISTING DRIVE
ZONING - R-4

1. THE TOTAL AREA FOR DEVELOPMENT OF THE TWO LOTS EQUALS 34,040 SF - 0.78 AC. PER SECTION 9.2.2.a.2.b.1 SUBJECT TO 4.0 OF PART 10A OF THE RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT OF ALTERNATE "STORMWATER TREATMENT" AND ARE LEFT TO FURTHER REVIEW FOR FLUME, ETC. OF IMPROVED SURFACE.
2. THE SITE IS 0.78 ACRES UNDER SECTION 9.1.3 OF THE UDC NO "TREE CONSERVATION" PLAN WILL BE REQUIRED.
3. EXISTING WELL, IS TO BE ABANDONED.
4. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR HIGHWAY STANDARDS.
5. THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY LINES NECESSARY TO PROVIDE SERVICE TO THESE SITES.
6. A TREE IMPACT PERMIT FEE IS REQUIRED WHEN PLOT PLANS ARE SUBMITTED FOR BUILDING PERMIT IN ORDER TO PLANT TREES IN THE PUBLIC RIGHT-OF-WAY.
7. STREET TREES SHALL BE MAINTAINED AND MAINTAINED PER CHAPTER 2.6 OF THE RALEIGH CITY TREE MANUAL.
8. A SURETY BOND WILL BE REQUIRED FOR THE FUTURE STREET TREE PLANTING FOR 6 TREES ALONG THE 236 LF OF STREET FRONTAGE.
9. SUBDIVISION 10B CREATES TWO LOTS.
10. INFILL SUBDIVISION RULES MAY APPLY TO THIS DEVELOPMENT AS PER UDC SEC. 2.2.7.

1. EXISTING BOUNDARY AND SITE ELEMENTS INFORMATION ARE BASED ON AN EXISTING CONDITIONS SURVEY BY RWK, PA 101 W. MAIN ST., SUITE 202, GARNER, NC 27529, PHONE NUMBER: 919 779-4854, ENTITLED "SURVEY FOR JAMES GREGER, 8809 LITCHFORD RD., PROPERTY OF WOODSTONE UTILITIES, NC AND DATED 1-15-2021.
EXISTING TOPOGRAPHIC INFORMATION IS BASED ON WAKE COUNTY G.S.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.



DESIGNED:	AAP
DRAWN:	SMM
APPROVED:	SMM

[illegible]

SHEET NO.:

SHEET NO.:

PROPOSED

PROPOSED
UTILITYUTILITY
PLAN

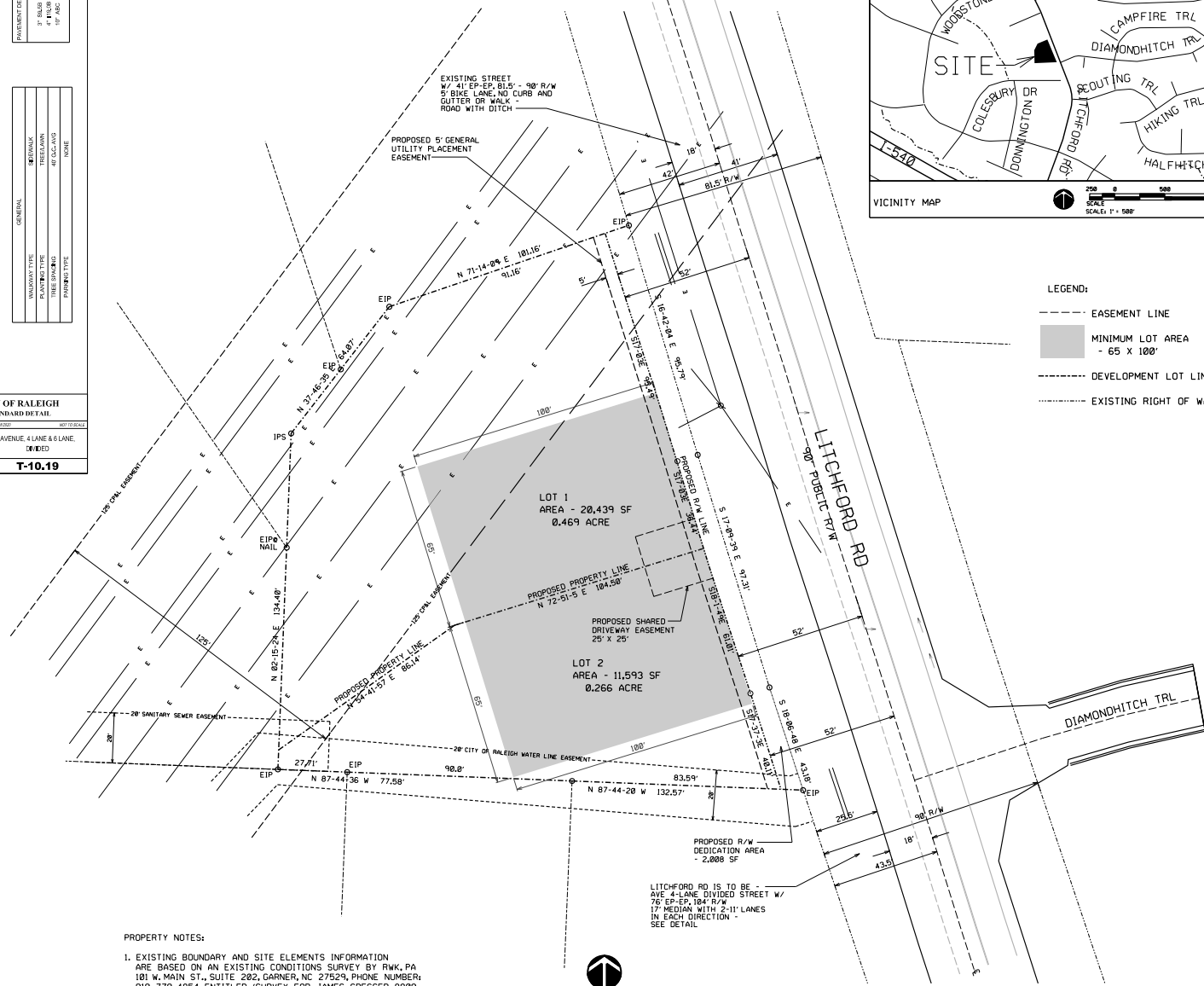
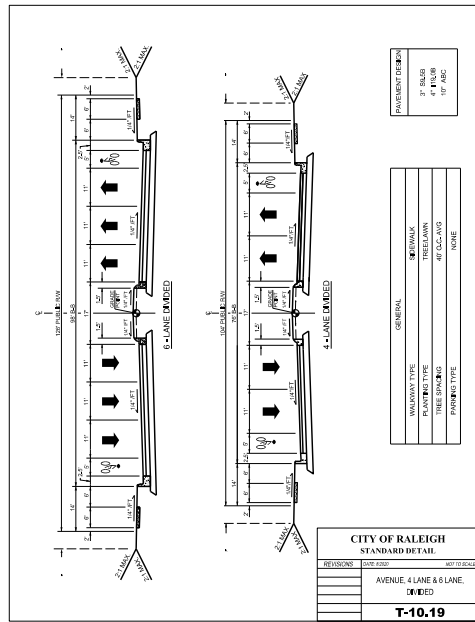
PLAN

353

SP-2

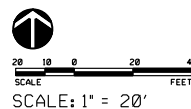
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SEQUENCE NO. 4 OF 6



PROPERTY NOTES:

- EXISTING BOUNDARY AND SITE ELEMENTS INFORMATION ARE BASED ON AN EXISTING CONDITIONS SURVEY BY RWK, PA 101 W. MAIN ST., SUITE 202, GARNER, NC 27529, PHONE NUMBER: 919 779-4884, ENTITLED "SURVEY FOR JAMES CREGGER, 8809 LITCHFORD RD, PROPERTY OF WOODSTONE UTILITIES, INC. AND DATED 1-15-2021.
- EXISTING TOPOGRAPHIC INFORMATION IS BASED ON WAKE COUNTY GIS.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.



RWK, PA
REGISTERED PROFESSIONAL ARCHITECT
101 W. MAIN ST., SUITE 202
GARNER, NC 27529
Phone: (919) 779-4884
Fax: (919) 779-4056

RWK, PA
REGISTERED PROFESSIONAL ARCHITECT
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SUBDIVISION PLAN
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ROCK CREEK BUILDERS
PO BOX 30459
RALEIGH, NC 27622

REVISIONS

NO.	DATE	DESCRIPTION
1	4-21-21	RALEIGH REVIEW COMMENTS - 2
2	10-24-21	RALEIGH REVIEW COMMENTS - 2
3	11-15-21	RALEIGH REVIEW COMMENTS - 2

SCALE: NTS
DATE: JAN. 2, 2021
SHEET NO. 5

LOTS & EASEMENTS
SP-3
SEQUENCE NO. 5 OF 6