



# Administrative Approval Action

Case File / Name: SUB-0019-2023  
DSLC - BARWELL 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 north side of Rock Quarry Road, south of Poole Road, at 2801 Barwell Road.

**REQUEST:** Subdivision of a vacant 15.11 acre/658,201 sf tract zoned R-4, with .56 acres/24,390 sf of right-of-way dedication, leaving a net area of 14.55 acres/633,811 sf. This proposed site development includes 2 new Conventional Open Lots. Proposed New Lot 1 is 5.727 acres/249,451 sf, and proposed New Lot 2 is 8.824 acres/384,359 sf. Proposed New Lot 2 currently has a proposed townhome development under review, SUB-0049-2022/Barwell Rd Townhomes, at the time of this approval.

**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 June 11, 2023 by TMTLA Associates.

## **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:***

### **Engineering**

1. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to the City of Raleigh Transportation Department – Mobility Strategy and Infrastructure Division prior to Site Permit review approval.

### **Urban Forestry**

2. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).
3. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☒ **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.



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<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required
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<input checked="" type="checkbox"/>	Slope Easement Deed of Easement Required
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☒ **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 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)
2. 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)
3. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

## Stormwater

4. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).

## Urban Forestry

5. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 1.47 acres of tree conservation area.



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DSLCL - BARWELL SUBDIVISION

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6. A public infrastructure surety for the 56 required street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion of infrastructure.

☒ **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

1. Overhead Power Lines will need to be relocated

## Urban Forestry

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 56 street trees along Barwell Rd.

**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: August 23, 2026**  
**Record at least ½ of the land area approved.**

**5-Year Sunset Date: August 23, 2028**  
**Record entire subdivision.**

I hereby certify this administrative decision.

Signed: *Daniel L. Stegall* Date: 08/23/2023  
Development Services Dir/Designee  
Staff Coordinator: Jermont Purifoy



Z:\Projects\2022 Projects\22104 - 2801 Barwell Road, Raleigh (Horvath)\Submittals (CAD)\Barwell Road Two Lot SP3.dwg, Cover, 6/9/2023 12:12:35 PM, DWG To PDF.p3

Preliminary Subdivision Application

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



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](mailto:SiteReview@raleighnc.gov).

DEVELOPMENT OPTIONS (UDO Chapter 2)		
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development
<input type="checkbox"/> Cottage Court	<input type="checkbox"/> Flag lot	<input type="checkbox"/> Frequent Transit Development Option
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): n/a		
Development name (subject to approval): Barwell Subdivision		
Property Address(es): 2801 Barwell Road		
Recorded Deed PIN(s): 1732-76-8557		
Building type(s): <input type="checkbox"/> Detached House <input type="checkbox"/> Attached House <input type="checkbox"/> Townhouse <input type="checkbox"/> Apartment <input type="checkbox"/> General Building <input type="checkbox"/> Mixed Use Building <input type="checkbox"/> Civic Building <input checked="" type="checkbox"/> Open Lot <input type="checkbox"/> Tiny House		

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION	
Current Property Owner(s) Names: Grey Berry	
Company: F & B Development Company, LLC	Title:
Address: 516 N East St, Raleigh, NC 27604	
Phone #: 919-606-8956	Email: grey@futreilproperty.com
Applicant Name (If different from owner. See "who can apply" in instructions): Chris Rurkowski	
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input checked="" type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company: TMTLA Associates	Address: 5011 Southpark Dr, Suite 200, Durham, NC 27713
Phone #: 919-484-8880	Email: chris@tmtla.com
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact Names:	
Company:	Title:
Address:	
Phone #:	Email:

DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION			
Gross site acreage: 15.11 AC			
Zoning districts (if more than one, provide acreage of each):			
R-4			
Overlay district(s): n/a	Inside City Limits? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Historic District/Landmark: N/A <input checked="" type="checkbox"/>	
Conditional Use District (CUD) Case # Z-	Board of Adjustment Case # BOA-	Design Alternate Case # DA-	
STORMWATER INFORMATION			
Imperious Area on Parcel(s): Existing (sf) 0 Proposed total (sf) 0		Imperious Area for Compliance (includes right-of-way): Existing (sf) 0 Proposed total (sf) 0	
NUMBER OF LOTS AND DENSITY			
# of Detached House Lots:	# of Attached House Lots:	# of Townhouse Lots:	
# of Tiny House Lots:	# of Open Lots: 2	# of Other Lots (Apartment, General, Mixed Use, Civic):	
Total # of Lots:		Total # Dwelling Units:	
Proposed density for each zoning district (UDO 1.5.2.F):			

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 development 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: <i>Chris Rurkowski</i>	Date: 4/4/2023
Printed Name: Chris Rurkowski	
Signature:	Date:
Printed Name:	

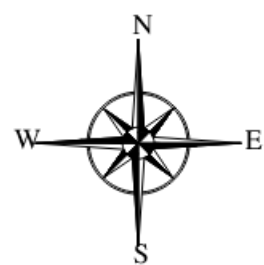
# 2801 BARWELL RD 2 TRACT SUBDIVISION

## RALEIGH, NORTH CAROLINA PRELIMINARY SUBDIVISION PLAN SUB-0019-2023



### VICINITY MAP

1"=800'



FIRST SUBMITTAL 4/4/2023

SECOND SUBMITTAL 5/12/2023

THIRD SUBMITTAL 6/11/2023

### SUBMITTALS

DEVELOPER  
F & B DEVELOPMENT COMPANY, LLC  
516 N EAST ST,  
RALEIGH, NC 27604

LANDSCAPE ARCHITECT  
TMTLA ASSOCIATES  
5011 SOUTHPARK DRIVE, STE 200  
DURHAM, NC 27713  
919-484-8880

CIVIL ENGINEER  
QUNITY  
16 CONSULTANT PLACE, STE 201,  
DURHAM, NC 27707

SURVEYOR  
CAWTHORNE, MOSS, & PANCIERA, PC  
333 S. WHITE STREET,  
WAKE FOREST, NC 27588

### SITE DATA- 2801 BARWELL RD

PIN	1732-76-8557
ADDRESSES:	2801 BARWELL RD, RALEIGH, NC
GROSS TRACT AREA:	658,201 SF 15.110 AC
R/W DEDICATION:	VARIABLE WIDTH. 24,390 SF (0.56 AC)
NET AREA:	633,811 SF (14.55 AC)
EXISTING USE:	VACANT
PROPOSED USE:	TWO (2) OPEN LOTS
NUMBER OF LOTS:	2

- NOTES:
- BLOCK PERIMETER- SITE IS NOT SUBJECT TO BLOCK PERIMETER BECAUSE IT IS BELOW THE 19 ACRE MINIMUM SITE AREA FOR APPLICABILITY OF LOTS AVERAGING 20,000-39,999 SF IN THE R-4 ZONING DISTRICT. UDO SECTION 8.3.2.A.2. AVERAGE LOT AREA WITHIN SUBJECT BLOCK IS 23,958 SF AND SUBJECT PROPERTY IS 15.11 AC.
  - INFILL REQUIREMENTS NOT APPLICABLE. SITE OVER 5 ACRES PER UDO SEC 2.2.7.B.1.a.
  - SOLID WASTE COMPLIANCE STATEMENT- DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
  - TRANSIT IMPROVEMENTS NOT REQUIRED AS SITE DOES NOT GENERATE A MINIMUM OF 500 DAILY TRIPS. WE ARE CREATING ONE ADDITIONAL OPEN LOT.

### INDEX

EXISTING CONDITIONS	EX-1
SUBDIVISION PLAN	L-2
LANDSCAPE PLAN	L-3
TCA PLAN	L-4 to L-5
SITE DETAILS	L-6

Digitally signed by  
Jermont.Purifoy@raleighnc.gov  
Date: 2023.08.21 15:41:44 -04'00'

Jermont Purifoy Raleigh



5011 SOUTHPARK DRIVE, STE 200-DURHAM, NC 27713  
p: (919) 484-8880 e: info@tmtla.com



Know what's below.  
Call before you dig.

REVISIONS:


Cover  
Barwell Rd Subdivision  
2801 Barwell Rd  
Raleigh, NC

SCALE:  
AS NOTED  
DRAWN BY:  
CDR  
PROJECT #  
22104  
DATE:  
4/4/2023

SHEET  
COVER  
OF



SITE DATA- 2801 BARWELL RD

PIN	1732-76-8557
ADDRESSES:	2801 BARWELL RD, RALEIGH, NC
GROSS TRACT AREA:	658,201 SF 15.110 AC
R/W DEDICATION:	VARIABLE WIDTH, 24,390 SF (0.56 AC)
NET AREA:	633,811 SF (14.55 AC)
NUMBER OF LOTS:	2
OWNER:	F & B DEVELOPMENT COMPANY, LLC 516 N EAST ST, RALEIGH, NC 27604

- Notes:
- Boundary, field topographic, building, and utility information taken from a digital file provided by Cawthorne, Moss & Panciera, PC dated 5/19/2022.
  - The site is located within Zone X (MINIMAL FLOOD RISK) on FEMA flood map panel 3720173200J dated 05/02/06.

LINE TABLE		
LINE	BEARING	DISTANCE
L-2	N 43°19'59" E	57.00'
L-3	S 02°30'12" E	12.14'
L-4	S 02°30'12" E	187.87'

CURVE TABLE			
CURVE	ARC LENGTH	RADIUS	CHORD BEARING
C-2	440.86'	3845.00'	N 46°57'44" E



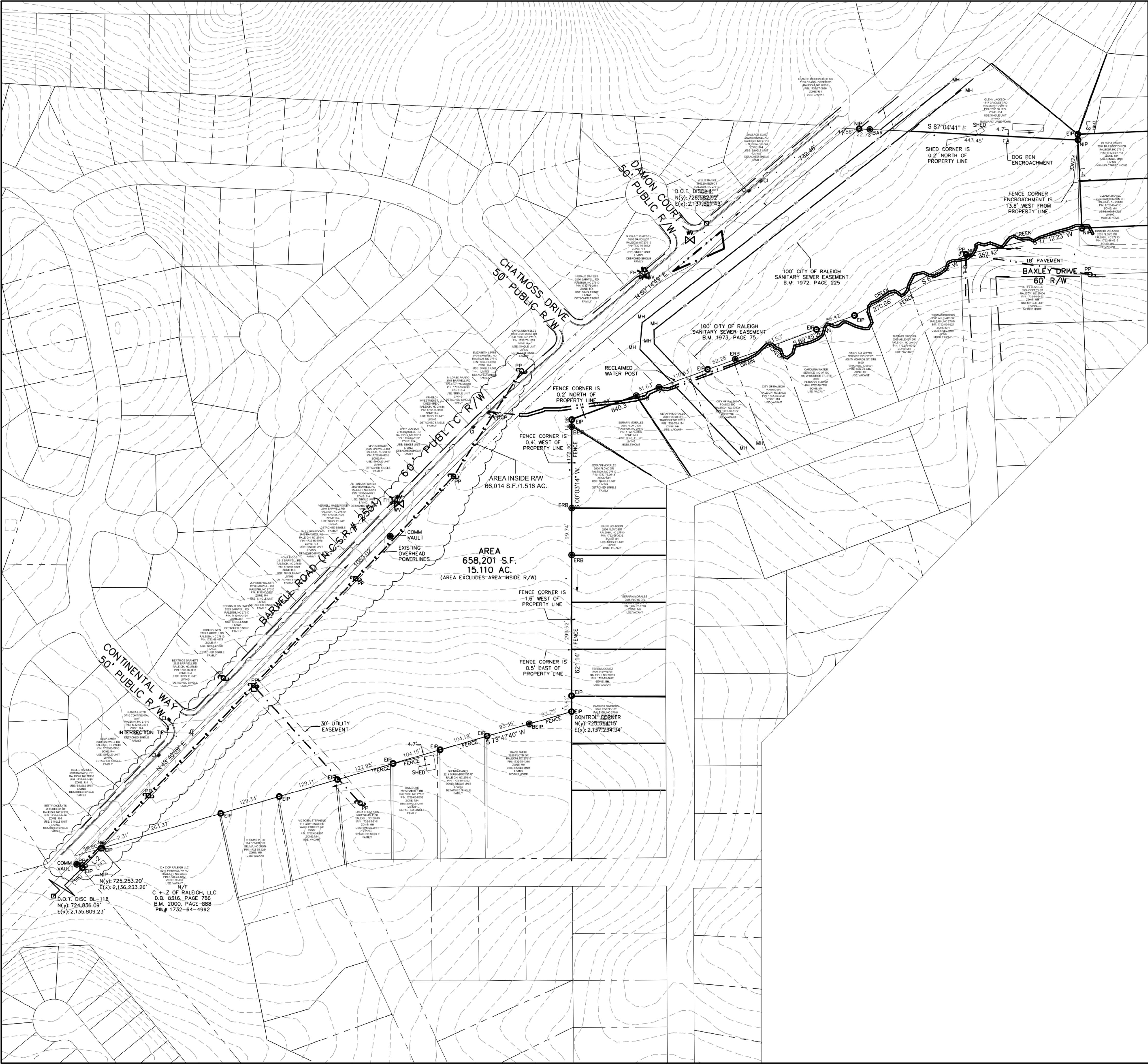
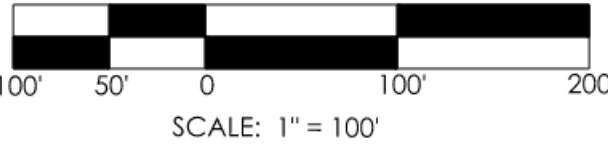
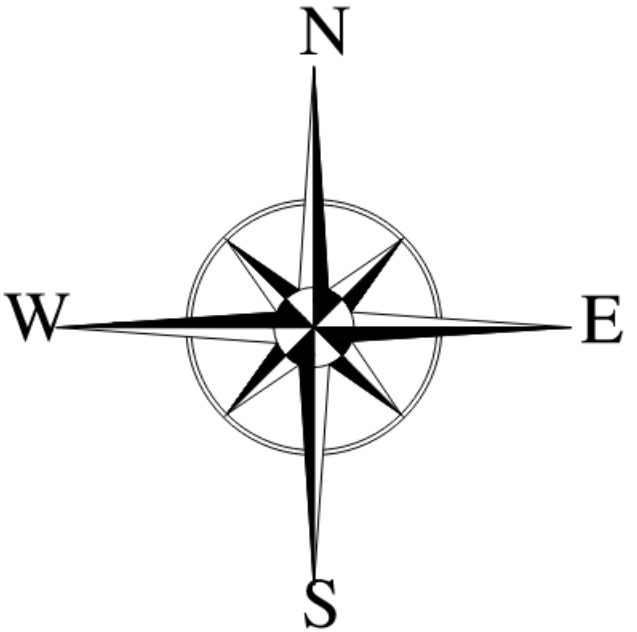
Know what's below.  
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REVISIONS:

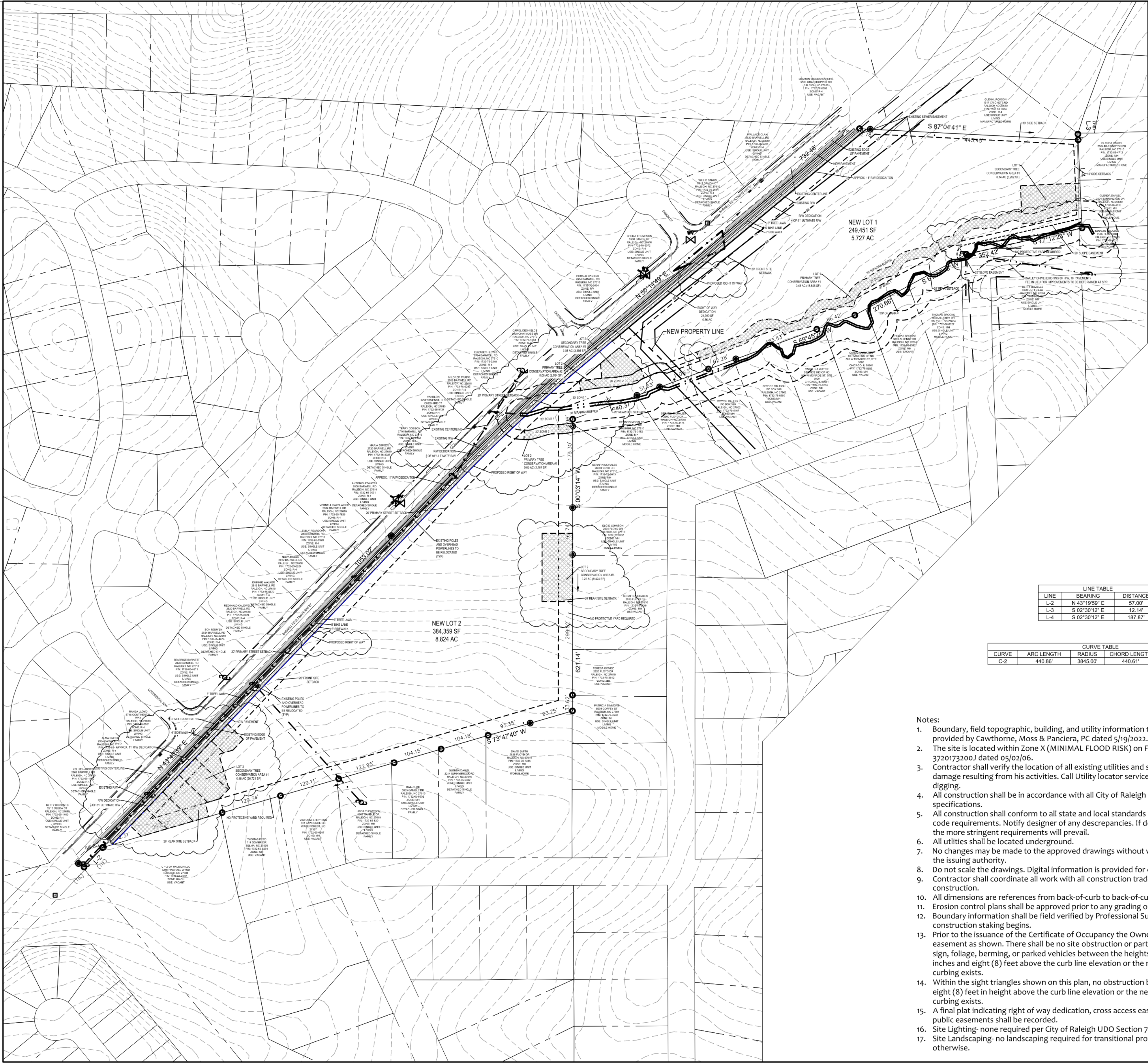

Existing Conditions  
Barwell Rd Subdivision  
2801 Barwell Rd  
Raleigh, NC

SCALE:  
AS NOTED  
DRAWN BY:  
CDR  
PROJECT #  
22104  
DATE:  
4/4/2023

SHEET  
EX-1  
OF







### SITE DATA- 2801 BARWELL RD

PIN 1732-76-8557

ADDRESSES: 2801 BARWELL RD, RALEIGH, NC

GROSS TRACT AREA: 658,201 SF  
15.110 AC

R/W DEDICATION: VARIABLE WIDTH, 24,390 SF (0.56 AC)

NET AREA: 633,811 SF (14.55 AC)

NUMBER OF UNITS: 0

ZONING: R-4

EXISTING USE: VACANT

PROPOSED USE: TWO (2) OPEN LOTS

NUMBER OF UNITS: 0

NUMBER OF LOTS: 2 LOTS

EXISTING IMPERVIOUS: 0 SF  
PROPOSED IMPERVIOUS: 0 SF

R-4 DIMENSIONAL STANDARDS:

LOT DIMENSIONS

MIN. AREA: 10,000 SF

MIN. LOT WIDTH: 65'

MIN. BUILDING COVERAGE: 17%

BUILDING/STRUCTURE SETBACKS

FROM PRIMARY ST (MIN): 20'

FROM SIDE ST (MIN): 20'

FROM SIDE LOT LINE (MIN): 10'

FROM REAR LOT LINE (MIN): 30'

PARKING SETBACKS

FROM PRIMARY ST (MIN): 10'

FROM SIDE ST (MIN): 10'

FROM SIDE/REAR LOT LINE (MIN): 10'

HEIGHT

ALL BUILDINGS/STRUCTURES (MAX): 40'/3 STORIES

PROPOSED LOTS:

NEW LOT 1- 249,451 SF (5.727 AC)

NEW LOT 2- 384,359 SF (8.824 AC)

NEW RIGHT OF WAY

TO BE DEDICATED: 24,390 SF (0.56 AC)

PARKING REQUIRED: N/A

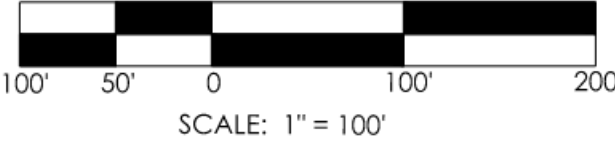
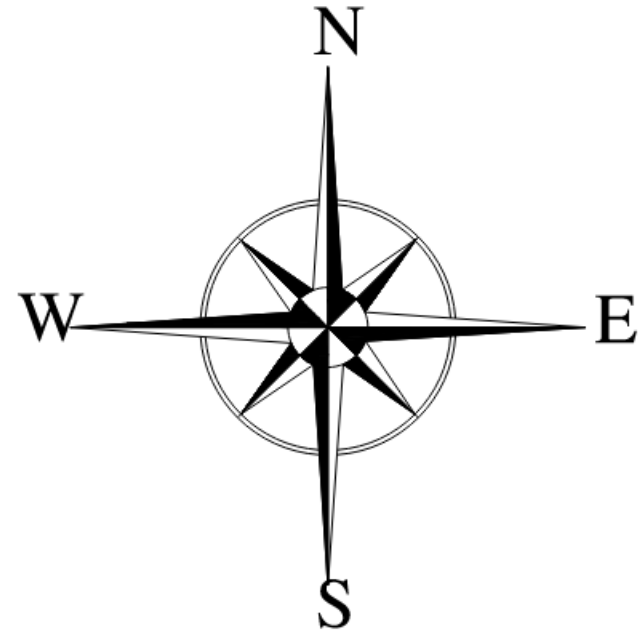
OPEN SPACE REQUIRED: N/A

AMENITY AREA REQUIRED: N/A

LINE TABLE		
LINE	BEARING	DISTANCE
L-2	N 43°19'59" E	57.00'
L-3	S 02°30'12" E	12.14'
L-4	S 02°30'12" E	187.87'

CURVE TABLE			
CURVE	ARC LENGTH	RADIUS	CHORD BEARING
C-2	440.86'	3845.00'	440.61' N 46°57'44" E

- Notes:
- Boundary, field topographic, building, and utility information taken from a digital file provided by Cawthorne, Moss & Panciera, PC dated 5/19/2022.
  - The site is located within Zone X (MINIMAL FLOOD RISK) on FEMA flood map panel 3720173200J dated 05/02/06.
  - Contractor shall verify the location of all existing utilities and shall be responsible for any damage resulting from his activities. Call Utility locator service at least 48 hours prior to digging.
  - All construction shall be in accordance with all City of Raleigh standards and specifications.
  - All construction shall conform to all state and local standards and specifications and code requirements. Notify designer of any discrepancies. If discrepancies are found the more stringent requirements will prevail.
  - All utilities shall be located underground.
  - No changes may be made to the approved drawings without written permission from the issuing authority.
  - Do not scale the drawings. Digital information is provided for construction drawings.
  - Contractor shall coordinate all work with all construction trades prior to start of construction.
  - All dimensions are references from back-of-curb to back-of-curb.
  - Erosion control plans shall be approved prior to any grading on this site.
  - Boundary information shall be field verified by Professional Surveyor before construction staking begins.
  - Prior to the issuance of the Certificate of Occupancy the Owner shall record the site easement as shown. There shall be no site obstruction or party obstruction wall, fence, sign, foliage, berming, or parked vehicles between the heights of twenty four (24) inches and eight (8) feet above the curb line elevation or the nearest traveled way if no curbing exists.
  - Within the sight triangles shown on this plan, no obstruction between two (2) feet and eight (8) feet in height above the curb line elevation or the nearest traveled way, if no curbing exists.
  - A final plat indicating right of way dedication, cross access easements and any other public easements shall be recorded.
  - Site Lighting- none required per City of Raleigh UDO Section 7.4.
  - Site Landscaping- no landscaping required for transitional protective yard or screening otherwise.



### REVISIONS:


Subdivision Plan  
Barwell Rd Subdivision  
2801 Barwell Rd  
Raleigh, NC

SCALE:  
AS NOTED  
DRAWN BY:  
CDR  
PROJECT #  
22104  
DATE:  
4/4/2023

SHEET

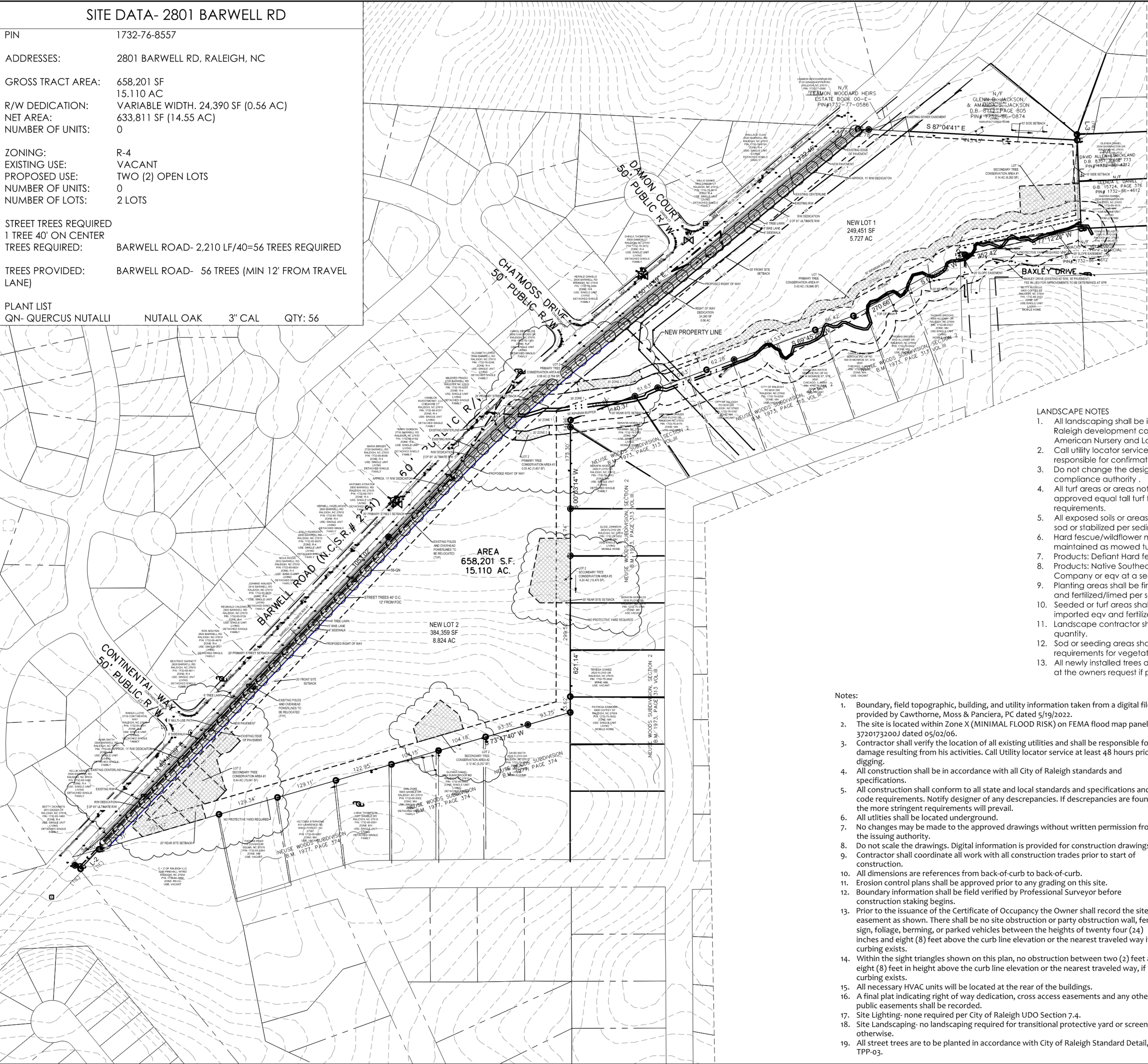
**L-2**  
OF



Z:\Projects\2022 Projects\22104 - 2801 Barwell Road, Raleigh (Horvath)\Submittals (CAD)\Barwell Road Two Lot SPT.dwg, Landscape Plan L-3, 7/27/2023 10:57:16 AM, DWG To PDF, p3

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NET AREA:	633,811 SF (14.55 AC)
NUMBER OF UNITS:	0
ZONING:	R-4
EXISTING USE:	VACANT
PROPOSED USE:	TWO (2) OPEN LOTS
NUMBER OF UNITS:	0
NUMBER OF LOTS:	2 LOTS
STREET TREES REQUIRED 1 TREE 40' ON CENTER TREES REQUIRED:	BARWELL ROAD- 2,210 LF/40=56 TREES REQUIRED
TREES PROVIDED: LANE)	BARWELL ROAD- 56 TREES (MIN 12' FROM TRAVEL
PLANT LIST	
QN- QUERCUS NUTALLI	NUTALL OAK 3" CAL QTY: 56

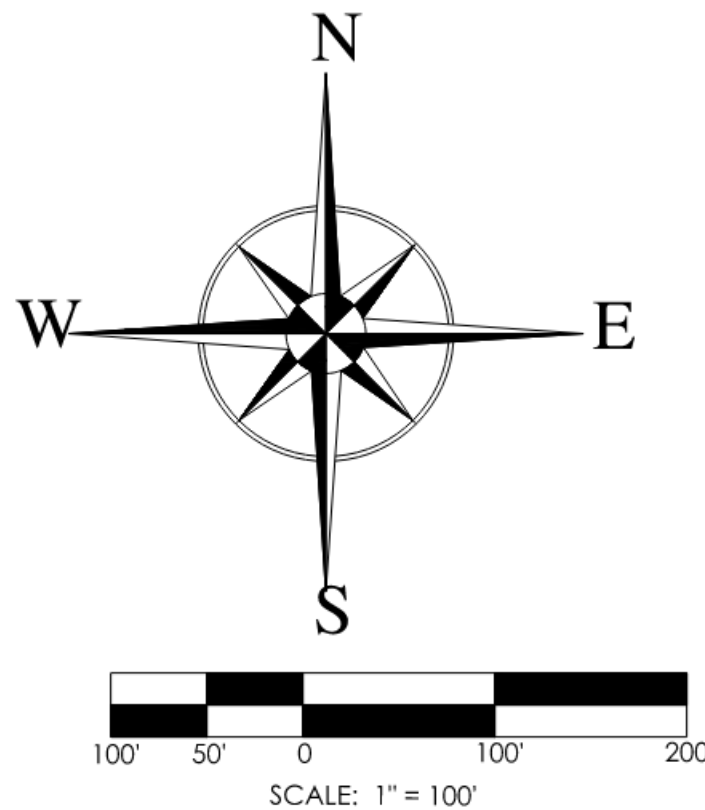


### LANDSCAPE NOTES

- All landscaping shall be installed and maintained in accordance with the City of Raleigh development code and the latest edition of nursery standards by the American Nursery and Landscape Association (ANLA).
- Call utility locator service prior to any disturbance on this site. Contractor shall be responsible for confirmation of marked utilities within the area of work.
- Do not change the design without approval from the the Owner and/or code compliance authority.
- All turf areas or areas not otherwise specified shall be seeded with Rebel IV or approved equal tall turf fescue and established per sediment and erosion control requirements.
- All exposed soils or areas of disturbance shall be mulched, seeded, covered with sod or stabilized per sediment and erosion control requirements.
- Hard fescue/wildflower mix shall be seeded in disturbed area not intended to be maintained as mowed turf or mulched landscape beds.
- Products: Defiant Hard fescue or eqv, seed rate at 5 lbs / 1000 sf.
- Products: Native Southeast Wildflower Seed Mix by American Meadows Seed Company or eqv at a seeding rate of 1 lbs /1000 sf.
- Planting areas shall be fine graded consisting of 8" of native topsoil or imported eqv and fertilized/limed per soil report.
- Seeded or turf areas shall be fine graded, consisting of 4" of native topsoil or imported eqv and fertilized/limed per soil report.
- Landscape contractor shall verify plant quantities. If discrepancy exists, use higher quantity.
- Sod or seeding areas shall be established per sediment and erosion control requirements for vegetative coverage.
- All newly installed trees and shrubs shall be guaranteed for one year and replaced at the owners request if plant is stressed, damaged, diseased or dead.

### Notes:

- Boundary, field topographic, building, and utility information taken from a digital file provided by Cawthorne, Moss & Panciera, PC dated 5/19/2022.
- The site is located within Zone X (MINIMAL FLOOD RISK) on FEMA flood map panel 3720173200J dated 05/02/06.
- Contractor shall verify the location of all existing utilities and shall be responsible for any damage resulting from his activities. Call Utility locator service at least 48 hours prior to digging.
- All construction shall be in accordance with all City of Raleigh standards and specifications.
- All construction shall conform to all state and local standards and specifications and code requirements. Notify designer of any discrepancies. If discrepancies are found the more stringent requirements will prevail.
- All utilities shall be located underground.
- No changes may be made to the approved drawings without written permission from the issuing authority.
- Do not scale the drawings. Digital information is provided for construction drawings.
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- Erosion control plans shall be approved prior to any grading on this site.
- Boundary information shall be field verified by Professional Surveyor before construction staking begins.
- Prior to the issuance of the Certificate of Occupancy the Owner shall record the site easement as shown. There shall be no site obstruction or party obstruction wall, fence, sign, foliage, berming, or parked vehicles between the heights of twenty four (24) inches and eight (8) feet above the curb line elevation or the nearest traveled way if no curbing exists.
- Within the sight triangles shown on this plan, no obstruction between two (2) feet and eight (8) feet in height above the curb line elevation or the nearest traveled way, if no curbing exists.
- All necessary HVAC units will be located at the rear of the buildings.
- A final plat indicating right of way dedication, cross access easements and any other public easements shall be recorded.
- Site Lighting- none required per City of Raleigh UDO Section 7.4.
- Site Landscaping- no landscaping required for transitional protective yard or screening otherwise.
- All street trees are to be planted in accordance with City of Raleigh Standard Detail, TPP-03.



Know what's below.  
Call before you dig.

### REVISIONS:

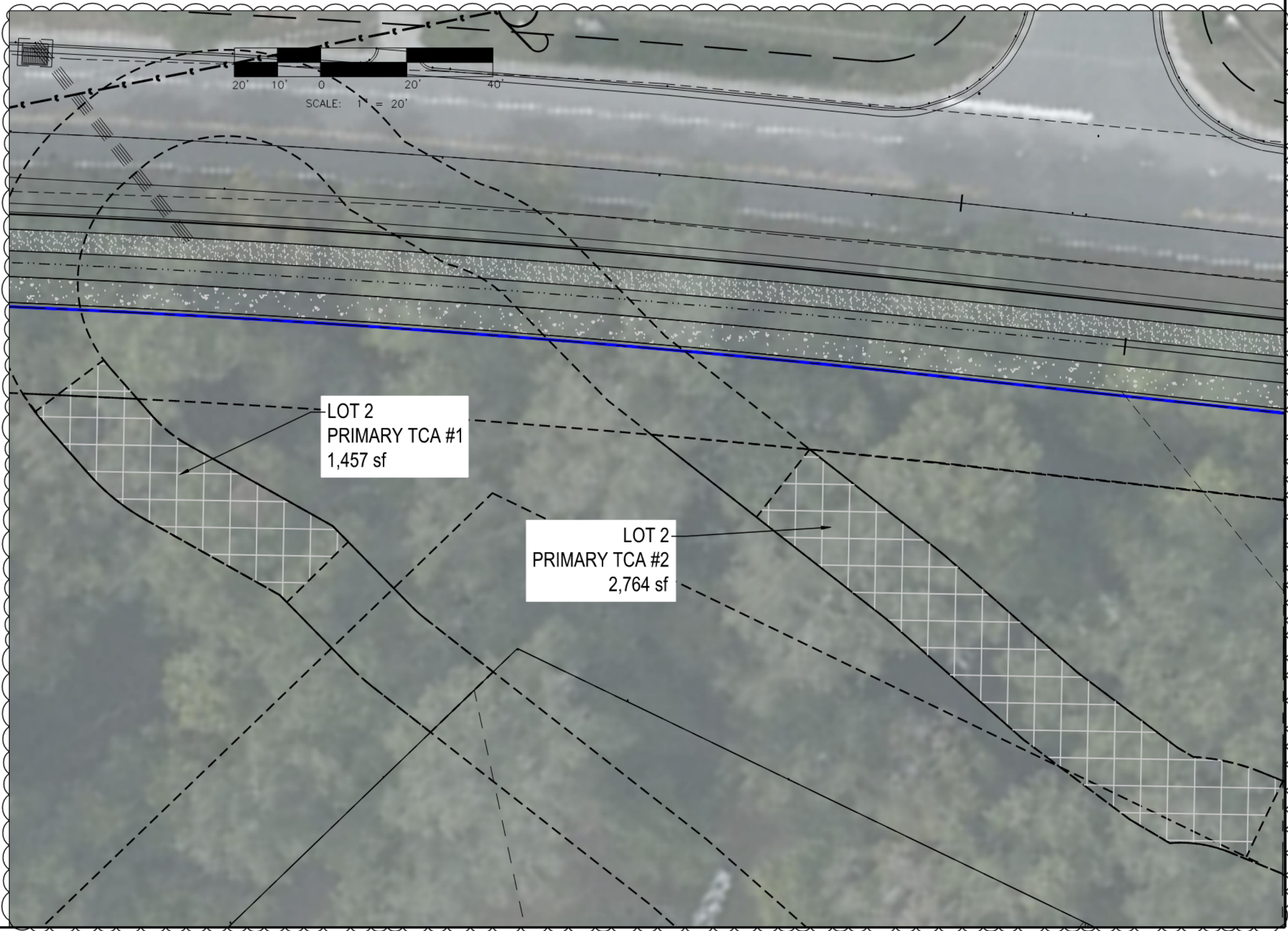
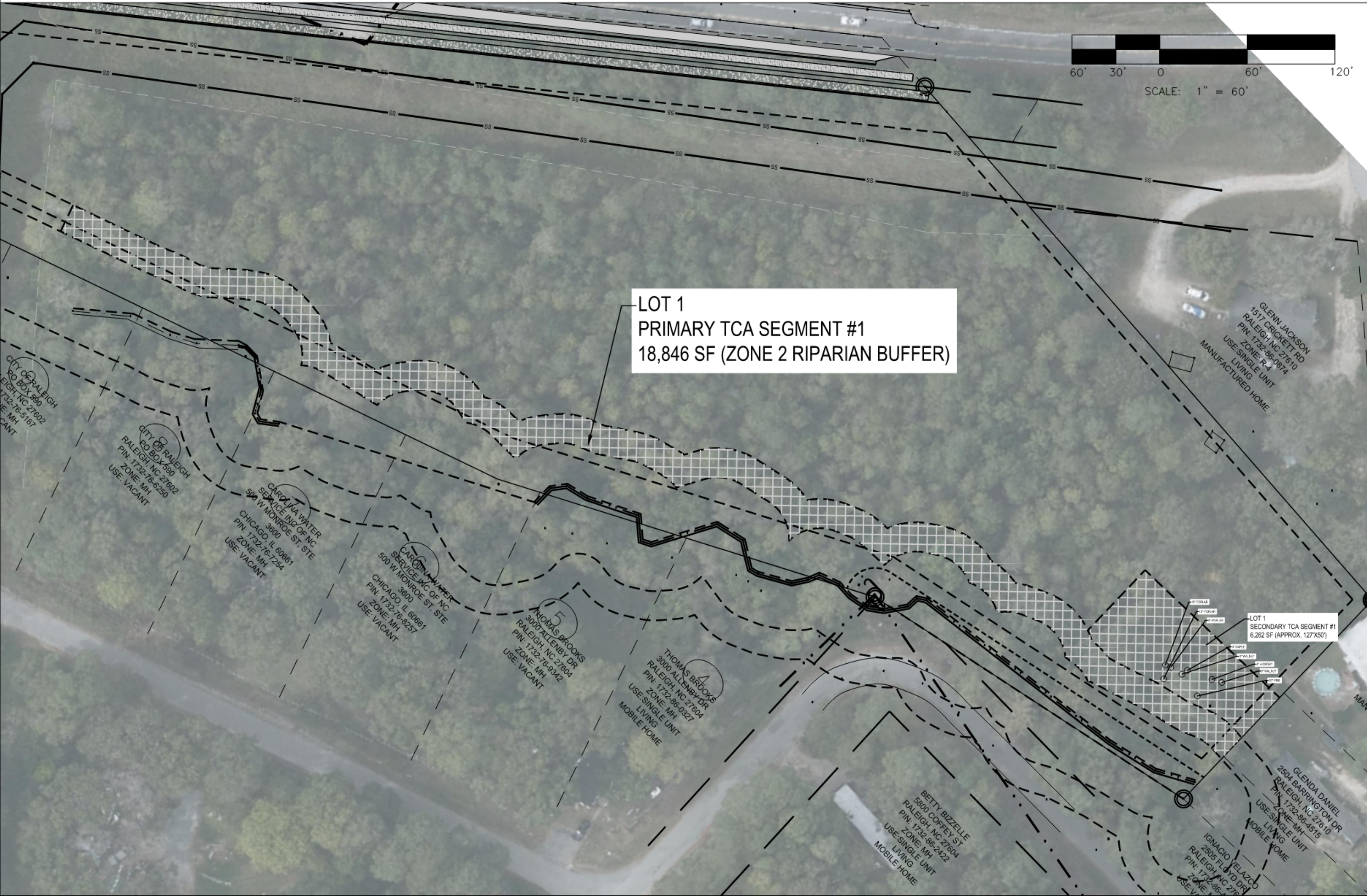
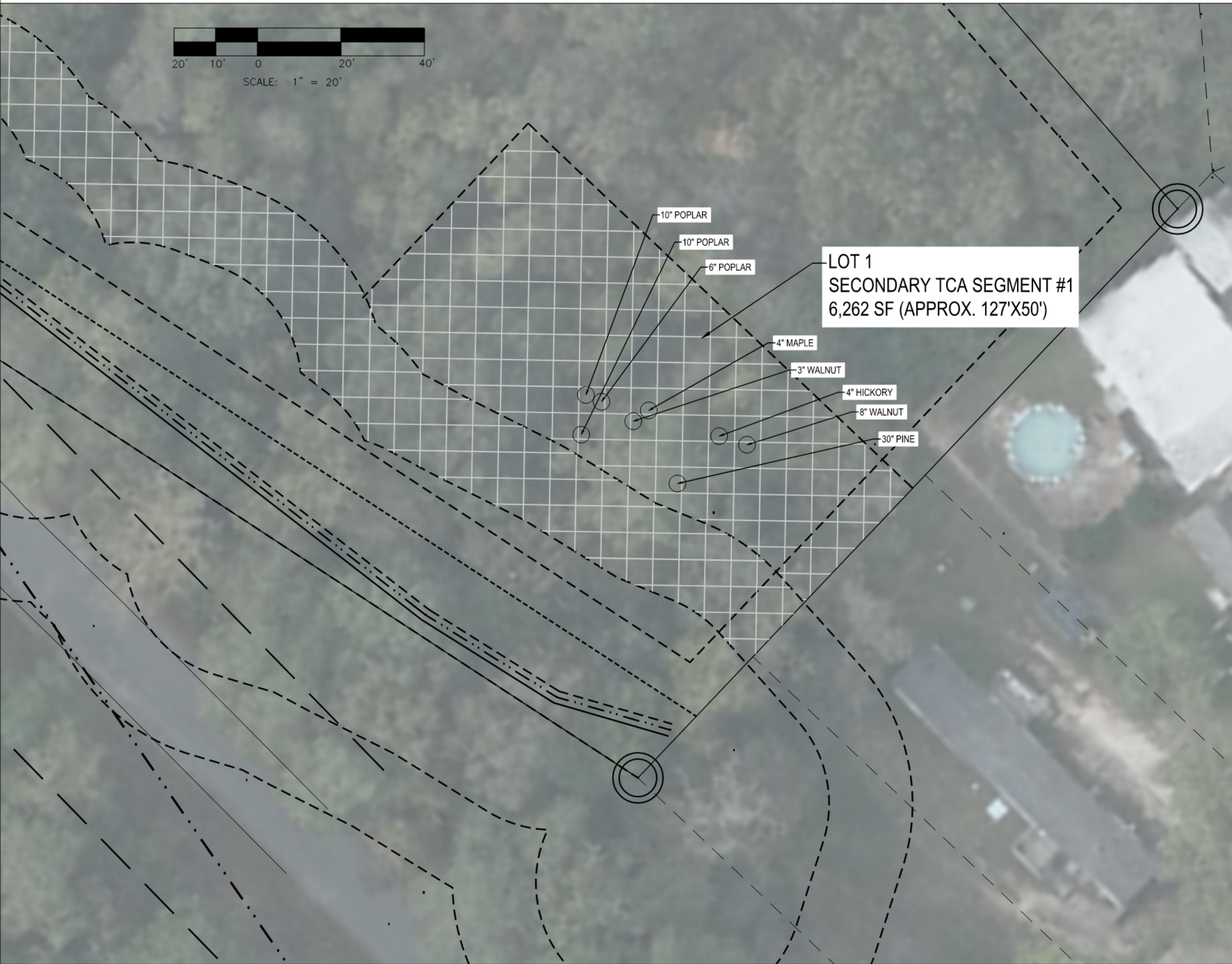
10/12/2022- PER COR COMMENTS
11/23/2022- PER COR COMMENTS
7/27/2022- PER COR COMMENTS

LANDSCAPE PLAN  
Barwell Rd Townhomes  
2801 Barwell Rd  
Raleigh, NC

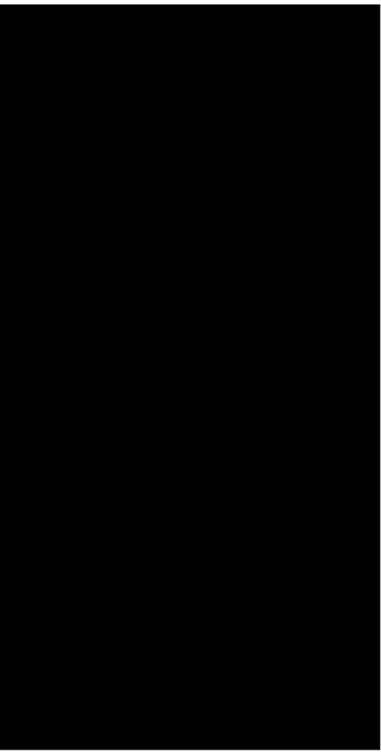
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DRAWN BY:  
CDR  
PROJECT #  
22104  
DATE:  
6/10/2022

SHEET  
L-3  
OF



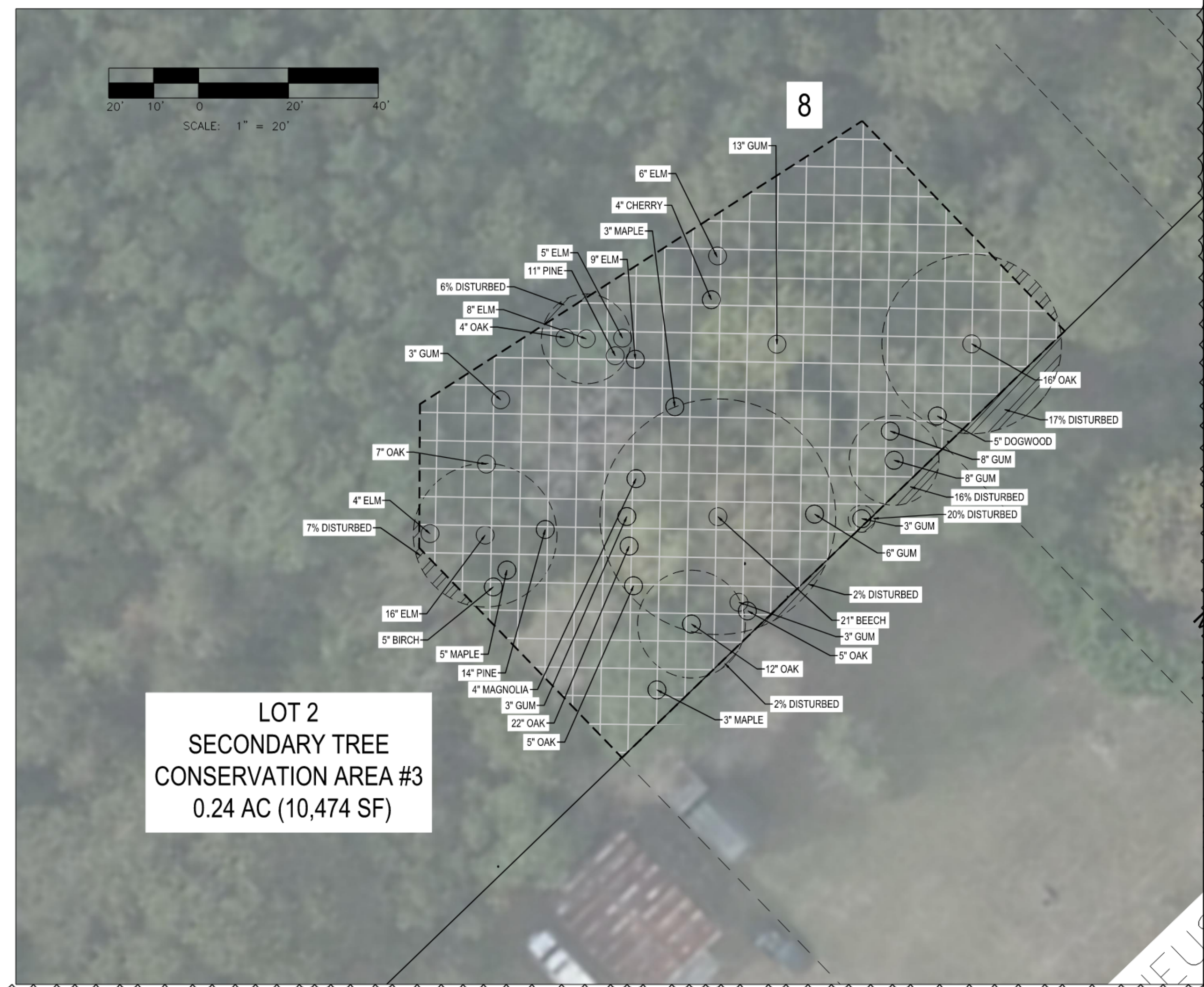
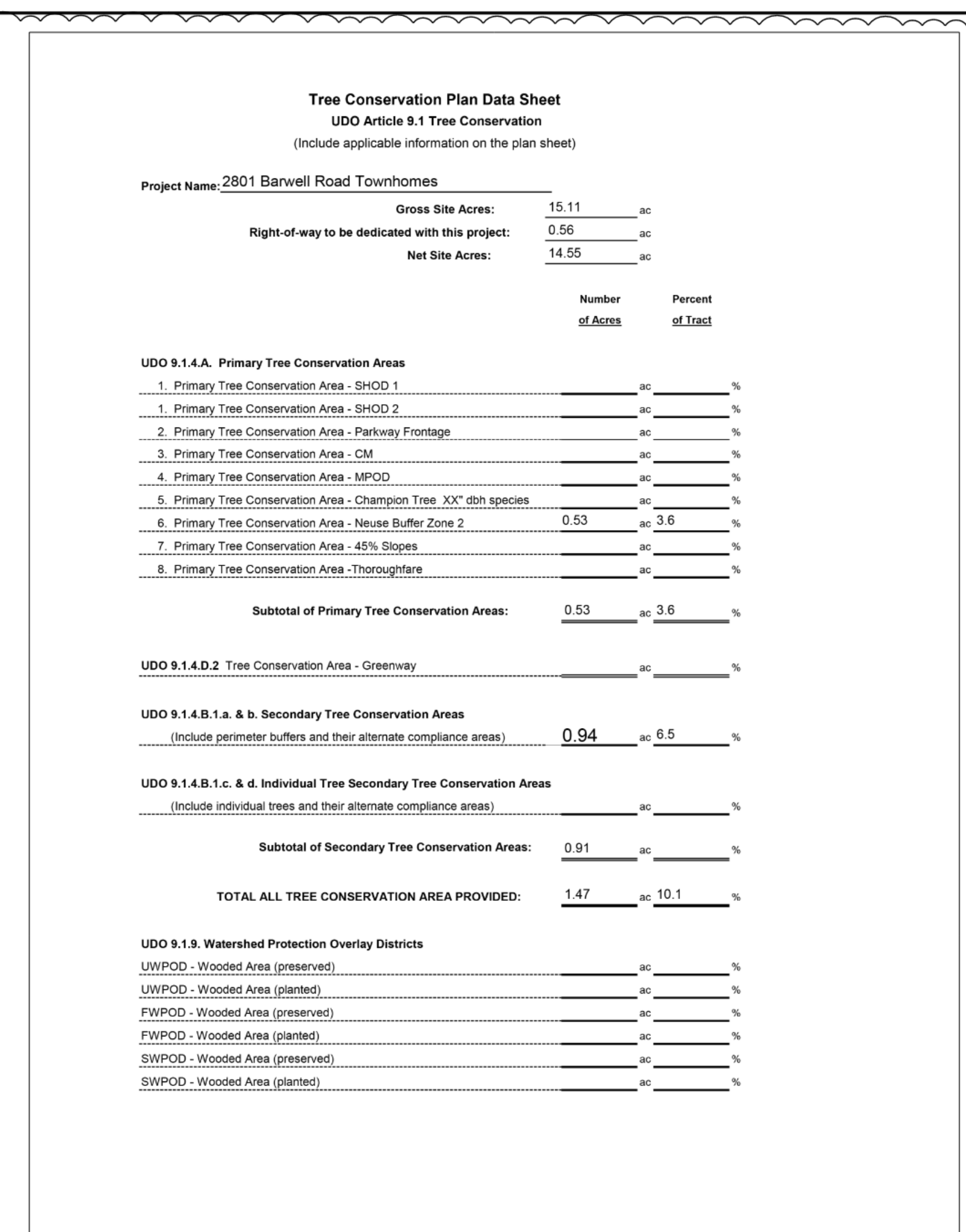


Tree Conservation Plan Data Sheet			
UDO Article 9.1 Tree Conservation			
(Include applicable information on the plan sheet)			
Project Name: 2801 Barwell Road Townhomes			
Gross Site Acres:	15.11	ac	
Right-of-way to be dedicated with this project:	0.56	ac	
Net Site Acres:	14.55	ac	
	Number of Acres	Percent of Tract	
UDO 9.1.4.A. Primary Tree Conservation Areas			
1. Primary Tree Conservation Area - SHOD 1		ac	%
1. Primary Tree Conservation Area - SHOD 2		ac	%
2. Primary Tree Conservation Area - Parkway Frontage		ac	%
3. Primary Tree Conservation Area - CM		ac	%
4. Primary Tree Conservation Area - MPOD		ac	%
5. Primary Tree Conservation Area - Champion Tree XX" dbh species		ac	%
6. Primary Tree Conservation Area - Neuse Buffer Zone 2	0.53	ac	3.6
7. Primary Tree Conservation Area - 45% Slopes		ac	%
8. Primary Tree Conservation Area - Thoroughfare		ac	%
Subtotal of Primary Tree Conservation Areas:	0.53	ac	3.6
UDO 9.1.4.D.2 Tree Conservation Area - Greenway			
		ac	%
UDO 9.1.4.B.1.a. & b. Secondary Tree Conservation Areas			
(Include perimeter buffers and their alternate compliance areas)	0.94	ac	6.5
UDO 9.1.4.B.1.c. & d. Individual Tree Secondary Tree Conservation Areas			
(Include individual trees and their alternate compliance areas)		ac	%
Subtotal of Secondary Tree Conservation Areas:	0.91	ac	%
TOTAL ALL TREE CONSERVATION AREA PROVIDED:	1.47	ac	10.1
UDO 9.1.9. Watershed Protection Overlay Districts			
UWPOD - Wooded Area (preserved)		ac	%
UWPOD - Wooded Area (planted)		ac	%
FWPOD - Wooded Area (preserved)		ac	%
FWPOD - Wooded Area (planted)		ac	%
SWPOD - Wooded Area (preserved)		ac	%
SWPOD - Wooded Area (planted)		ac	%



REVISIONS:
7/27/2022- PER COR COMMENTS





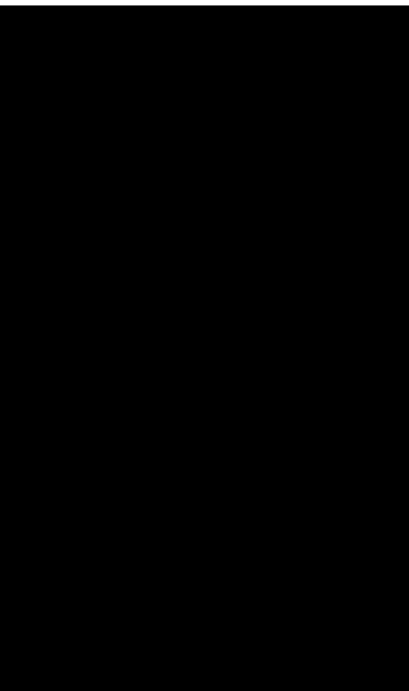
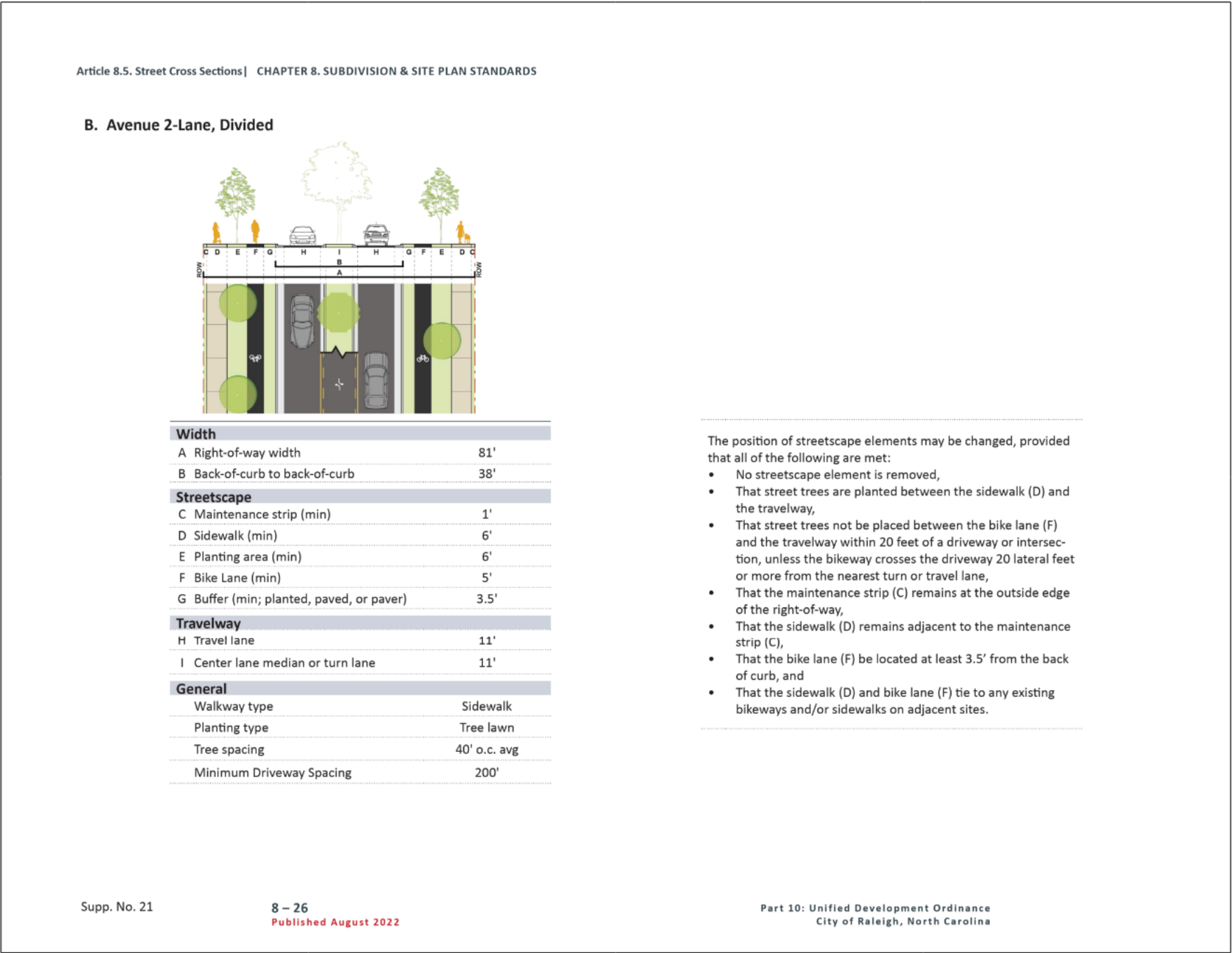
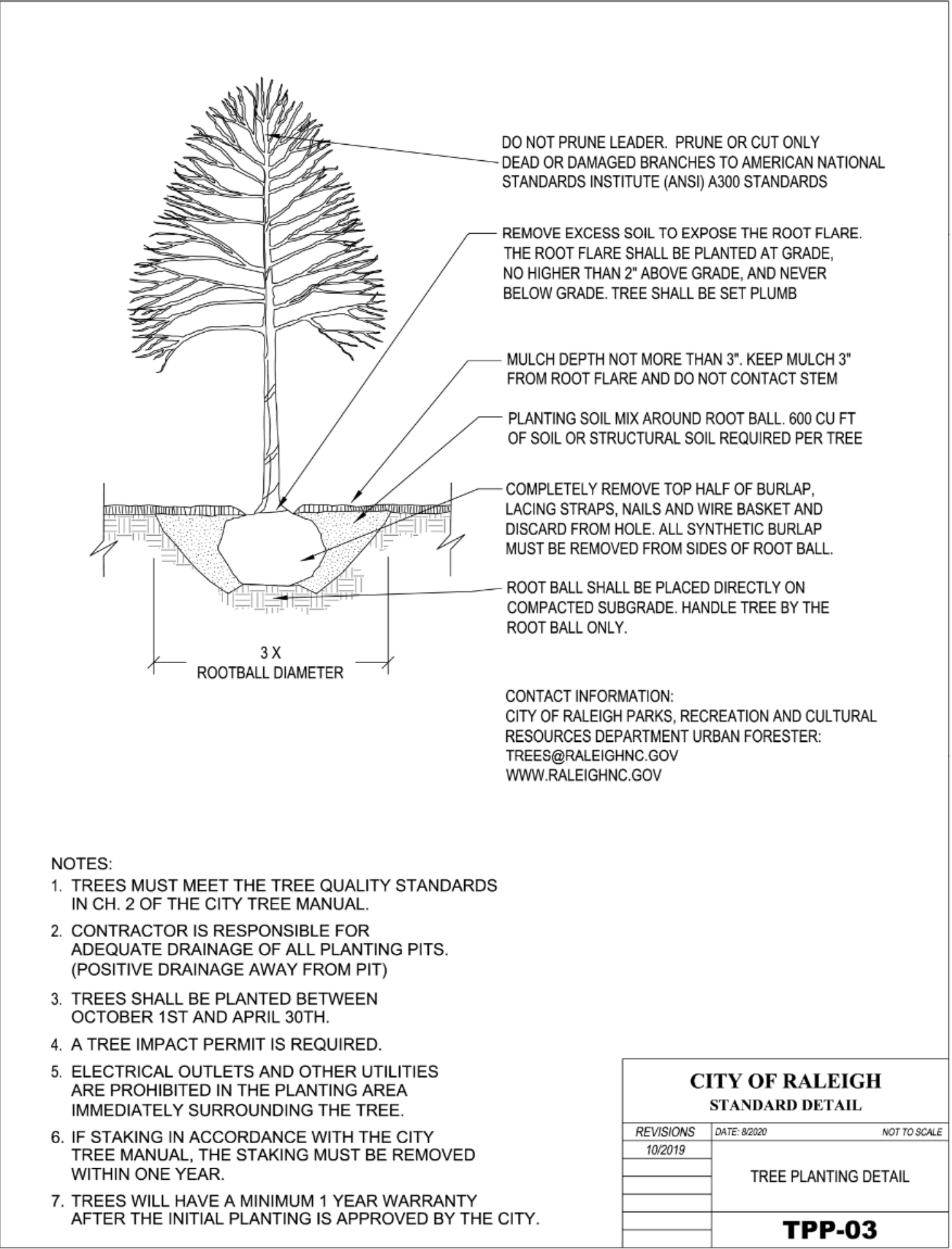
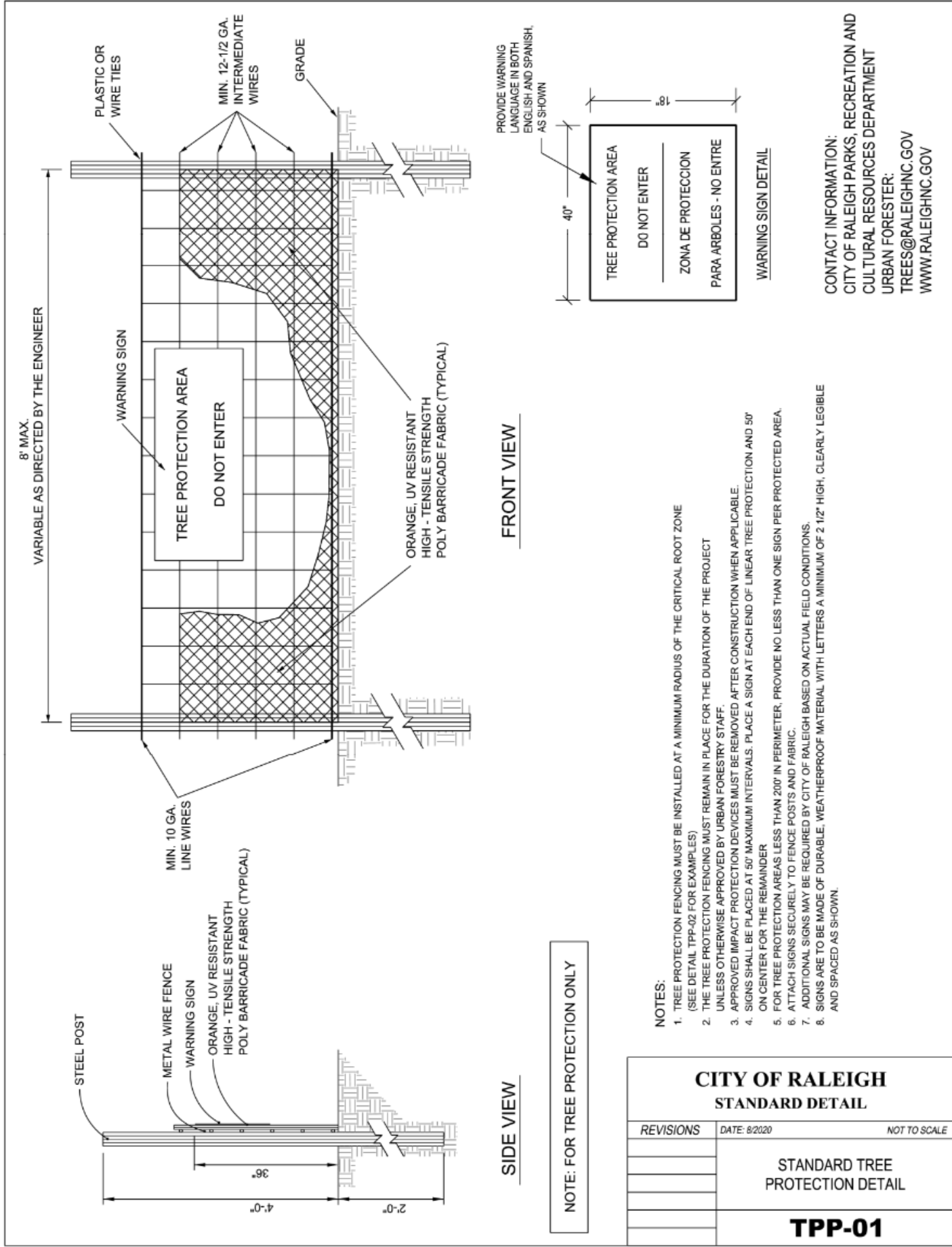
Know what's **below**.  
**Call** before you dig.

REVISIONS:  
7/27/2022- PER COR COMMENTS

TCA PLAN  
Barwell Rd Subdivision  
2801 Barwell Rd  
Raleigh, NC

SCALE:  
As Noted  
DRAWN BY:  
CDR  
PROJECT #  
22104  
DATE:  
4/4/2023  
SHEET  
L-5  
OF





REVISIONS: