

Preliminary Subdivision Application

Planning and Development

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.

DEVELOPMENT TYPE (UDO Section 2.1.2)			
Conventional Subdivision	Compact Development	Conservation Development	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):			
Property Address(es):			
Recorded Deed PIN(s):			
What is your project type?	Single family Apartment	Townhouse Non-residential	Attached houses Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company:	Owner/Developer Name and Title:
Address:	
Phone #:	Email:
APPLICANT INFORMATION	
Company:	Contact Name and Title:
	Address:
Phone #:	Email:

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DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage:	
Zoning districts (if more than one, provide acreage of each):	
Overlay district:	Inside City limits? Yes No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: _____ Square Feet: _____	Proposed Impervious Surface: Acres: _____ Square Feet: _____
Neuse River Buffer Yes No	Wetlands Yes No
Is this a flood hazard area? Yes 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:	
Proposed density for each zoning district (UDO 1.5.2.F):	
Total # of open space and/or common area lots:	
Total # of requested lots:	

SIGNATURE BLOCK	
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. I, _____ will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) 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 180 days of inactivity.	
Signature: <i>Chris Rurkowski</i>	Date:
Printed Name:	
Signature:	Date:
Printed Name:	

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

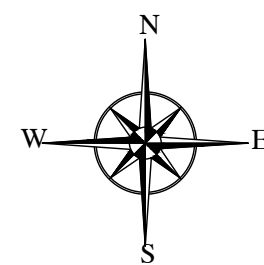
2801 BARWELL RD TOWNHOMES

RALEIGH, NORTH CAROLINA PRELIMINARY SUBDIVISION PLAN SUB-0049-2022



VICINITY MAP

1"=800'



SUBMITTALS

FIRST SUBMITTAL 6/30/2022

SECOND SUBMITTAL 10/12/2022

SITE DATA- 2801 BARWELL RD	
PIN	PORTION OF 1732-76-8557
ADDRESSES:	2801 BARWELL RD, RALEIGH, NC
TOTAL TRACT AREA:	394,574 SF
R/W DEDICATION:	9.05 AC
REMAINING AREA:	VARIABLE WIDTH. 16,908 SF (0.39 AC)
NUMBER OF UNITS:	377,665 SF (8.67 AC)
NUMBER OF LOTS:	64
	66

TRIP GENERATION (8TH EDITION ITE)	
RESID. CONDO/TOWNHOMES (230)	64 UNITS
AVERAGE DAILY TRIPS	372

NOTES:
1. BLOCK PERIMETER- SITE IS NOT SUBJECT TO BLOCK PERIMETER BECAUSE IT IS BELOW THE 11 ACRE MINIMUM SITE AREA FOR APPLICABILITY OF LOTS 6,000- 9,999 SF IN THE R-4 ZONING DISTRICT. UDO SECTION 8.3.2.A.2.

INDEX

EXISTING CONDITIONS	EX-1
SITE PLAN	L-1
SUBDIVISION PLAN	L-2
LANDSCAPE PLAN	L-3
TCA PLAN	L-4
SITE DETAILS	L-5 to L-6
UTILITY PLAN	C300 to C302
GRADING PLAN	C400 TO C402



REVISIONS:

10/12/2022- PER COR COMMENTS

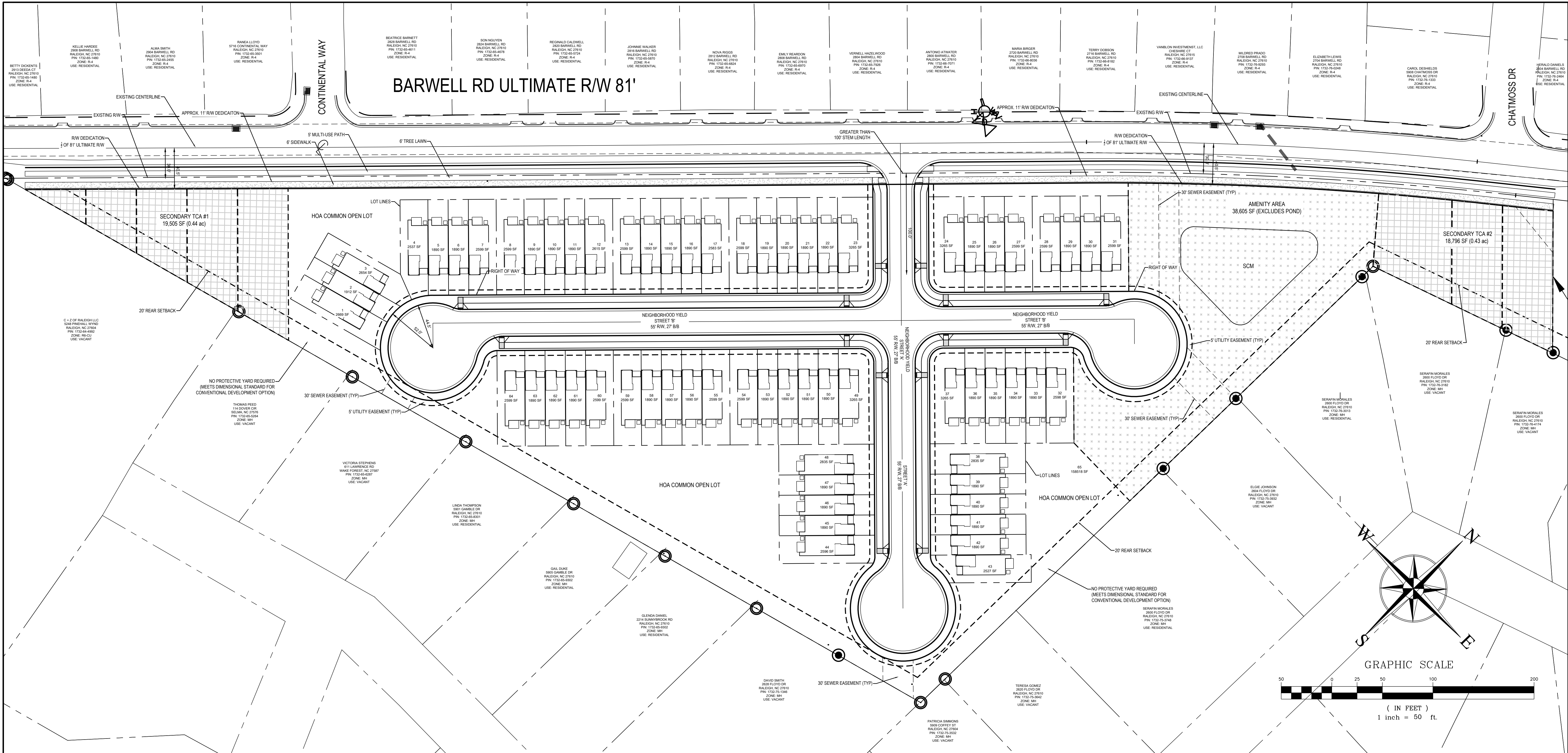
Cover
Barwell Rd Townhomes
2801 Barwell Rd
Raleigh, NC

SCALE:
AS NOTED
DRAWN BY:
CDR
PROJECT #
22104
DATE:
6/30/2022

SHEET
COVER
OF

TMTLA ASSOCIATES

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



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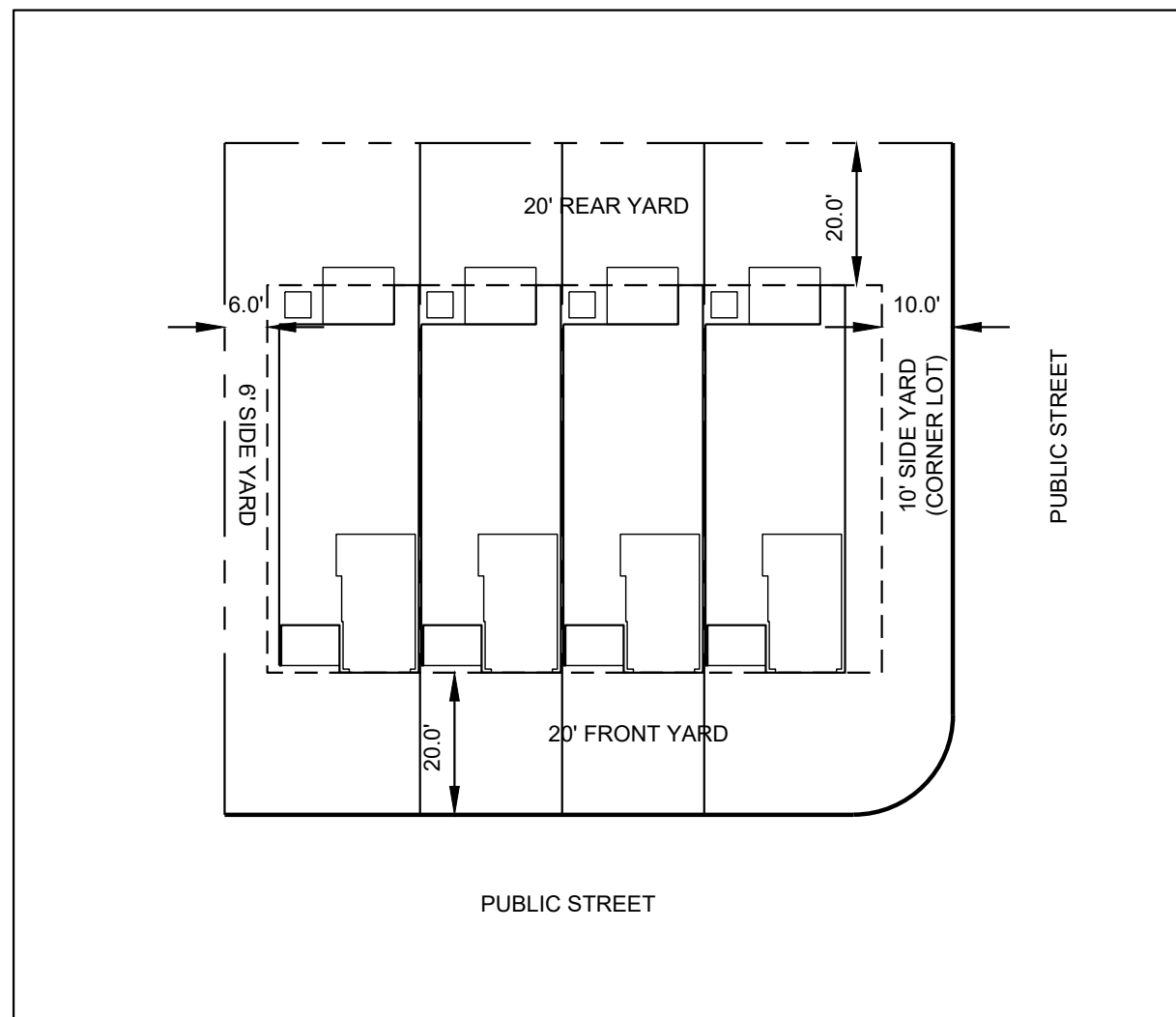
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NUMBER OF UNITS:	64
NET SITE AREA PER UNIT:	394,574 SF/ 64 UNITS = 6,165 SF PER UNIT 6,000 SF MIN.
ZONING:	R-4-COMPACT DEVELOPMENT
EXISTING USE:	VACANT
PROPOSED USE:	MULTI-UNIT LIVING (TOWNHOMES)
NUMBER OF UNITS:	64 UNITS
NUMBER OF LOTS:	66 LOTS (64 MULTI-UNIT LIVING LOTS, 1 HOA COMMON LOT, 1 FUTURE DEVELOPMENT LOT)
OPEN SPACE	
377,665 SF X 20% =	75,533 SF REQUIRED (20%) 158,518 SF PROVIDED (42%)
OUTDOOR AMENITY AREA:	
377,665 SF X 5% =	18,883 SF REQUIRED (5%) 38,605 SF PROVIDED (10%)
EXISTING IMPERVIOUS:	0 SF
PROPOSED IMPERVIOUS:	145,477 SF / 3.34 AC (37%)

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.
- 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.

COMMON OPEN SPACE CALCULATIONS

PRIMARY OPEN SPACE	0 SF
SECONDARY OPEN SPACE	0 SF
TERTIARY OPEN SPACE	38,301 SF
ADDITIONAL OPEN SPACE	120,217 SF



TOWNHOME SETBACK DETAIL (TYP)

PARKING CALCULATIONS

REQUIRED PARKING	NO MIN. OR MAXIMUM
PARKING PROVIDED	2 SPACES PER UNIT (1 IN GARAGE, 1 IN DRIVEWAY)

TOWNHOME LOT TYPICALS

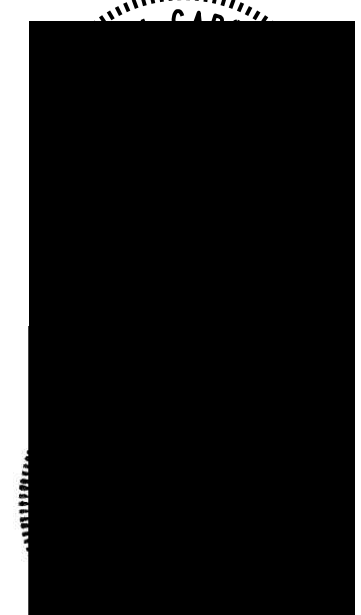
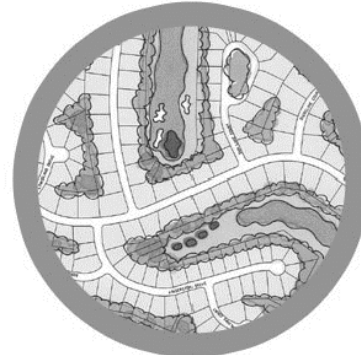
LOT WIDTH (INTERIOR)	20'
LOT WIDTH (END UNIT)	27.5'
LOT DEPTH	94.5'
TYPICAL BUILDING SEPARATION	15'

BUILDING SETBACKS

FROM PRIMARY ST (MIN)	20'
FROM SIDE ST (MIN)	10'
FROM SIDE LOT LINE (MIN)	6'
FROM REAR LOT LINE (MIN)	20'
FROM ALLEY	4' OR 20' MIN

PARKING SETBACKS

FROM PRIMARY ST (MIN)	20'
FROM SIDE ST (MIN)	10'
FROM SIDE LOT LINE (MIN)	0'
FROM REAR LOT LINE (MIN)	3'
FROM ALLEY, GARAGE ONLY	4' MIN



Know what's below.
Call before you dig.

REVISIONS:

10/12/2022- PER COR COMMENTS

SITE PLAN
Barwell Rd Townhomes
2801 Barwell Rd
Raleigh, NC

SCALE:
1"=50'

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

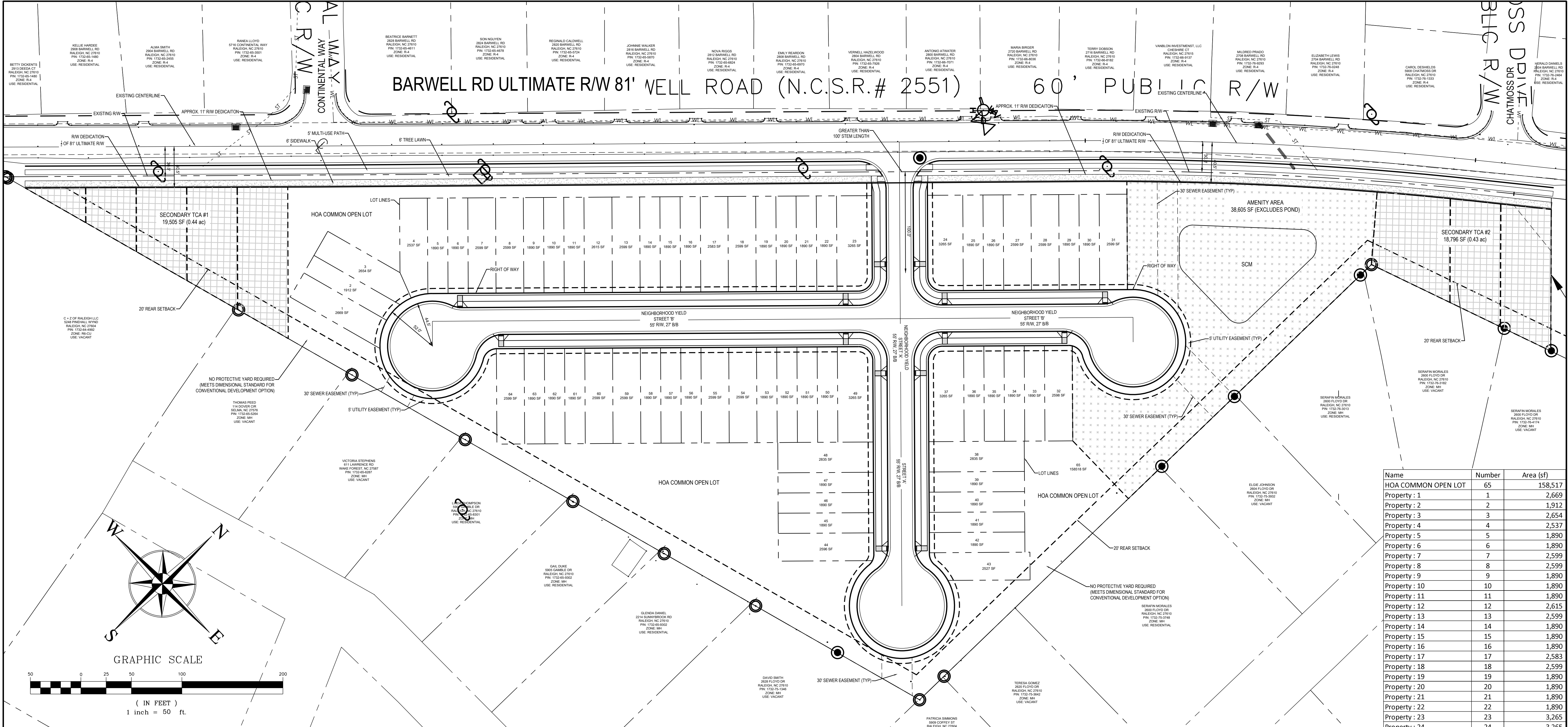
SHEET

L-1

OF

TMTLA ASSOCIATES

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BUILDING SETBACKS

FROM PRIMARY ST (MIN)	20'
FROM SIDE ST (MIN)	10'
FROM SIDE LOT LINE (MIN)	6'
FROM REAR LOT LINE (MIN)	20'
FROM ALLEY	4' OR 20' MIN

PARKING SETBACKS

FROM PRIMARY ST (MIN)	20'
FROM SIDE ST (MIN)	10'
FROM SIDE LOT LINE (MIN)	0'
FROM REAR LOT LINE (MIN)	3'
FROM ALLEY, GARAGE ONLY	4' MIN

Name	Number	Area (sf)
HOA COMMON OPEN LOT	65	158,517
Property : 1	1	2,669
Property : 2	2	1,912
Property : 3	3	2,654
Property : 4	4	2,537
Property : 5	5	1,890
Property : 6	6	1,890
Property : 7	7	2,599
Property : 8	8	2,599
Property : 9	9	1,890
Property : 10	10	1,890
Property : 11	11	1,890
Property : 12	12	2,615
Property : 13	13	2,599
Property : 14	14	1,890
Property : 15	15	1,890
Property : 16	16	1,890
Property : 17	17	2,583
Property : 18	18	2,599
Property : 19	19	1,890
Property : 20	20	1,890
Property : 21	21	1,890
Property : 22	22	1,890
Property : 23	23	3,265
Property : 24	24	3,265
Property : 25	25	1,890
Property : 26	26	1,890
Property : 27	27	2,599
Property : 28	28	2,599
Property : 29	29	1,890
Property : 30	30	1,890
Property : 31	31	2,599
Property : 32	32	2,598
Property : 33	33	1,890
Property : 34	34	1,890
Property : 35	35	1,890
Property : 36	36	1,890
Property : 37	37	3,265
Property : 38	38	2,835
Property : 39	39	1,890
Property : 40	40	1,890
Property : 41	41	1,890
Property : 42	42	1,890
Property : 43	43	2,527
Property : 44	44	2,596
Property : 45	45	1,890
Property : 46	46	1,890
Property : 47	47	1,890
Property : 48	48	2,835
Property : 49	49	3,265
Property : 50	50	1,890
Property : 51	51	1,890
Property : 52	52	1,890
Property : 53	53	1,890
Property : 54	54	2,599
Property : 55	55	2,599
Property : 56	56	1,890
Property : 57	57	1,890
Property : 58	58	1,890
Property : 59	59	2,599
Property : 60	60	2,599
Property : 61	61	1,890
Property : 62	62	1,890
Property : 63	63	1,890
Property : 64	64	2,599



REVISIONS:

10/12/2022- PER COR COMMENTS

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Barwell Rd Townhomes
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