

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.

DEVELOPMENT OPTIONS (UDO Chapter 2)		
<input 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 located in a Historic Overlay District.

GENERAL INFORMATION				
Scoping/sketch plan case number(s):				
Development name (subject to approval):				
Property Address(es):				
Recorded Deed PIN(s):				
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 type="checkbox"/> Open Lot	<input type="checkbox"/> Tiny House

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION

Current Property Owner(s) Names:	
Company:	Title:
Address:	
Phone #:	Email:
Applicant Name (If different from owner. See "who can apply" in instructions):	
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company:	Address:
Phone #:	Email:

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

Developer Contact Names:	
Company:	Title:
Address:	
Phone #:	Email:

DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION

Gross site acreage:			
Zoning districts (if more than one, provide acreage of each):			
Overlay district(s):	Inside City Limits?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Historic District/Landmark: N/A <input 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) _____ Proposed total (sf) _____	Impervious Area for Compliance (includes right-of-way): Existing (sf) _____ Proposed total (sf) _____
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NUMBER OF LOTS AND DENSITY

# of Detached House Lots:	# of Attached House Lots:	# of Townhouse Lots:
# of Tiny House Lots:	# of Open Lots:	# of Other Lots (Apartment, General, Mixed Use, Civic):
Total # of Lots:	Total # Dwelling Units:	
# of bedroom units (if known): 1br _____ 2br _____ 3br _____ 4br _____		
Proposed density for each zoning district (UDO 1.5.2.F):		

APPLICANT SIGNATURE BLOCK


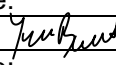
Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for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

Acting as an authorized agent requires written permission from the property owner for the purposes of making this development approval and/or permit application. Written permission from the property owner to act as an authorized agent must be made available to the City of Raleigh upon request.

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: 	Date:
Printed Name:	
Signature: 	Date:
Printed Name:	

BARWELL ROAD TOWNHOMES

3944 BARWELL ROAD RALEIGH, NORTH CAROLINA 27604 PRELIMINARY SUBDIVISION PLAN

CASE NUMBER: SUB-XXXX-2024
PROJECT NUMBER: 24120
DATE: OCTOBER 11, 2024



VICINITY MAP
SCALE: 1" = 1000'

SHEET INDEX

C-1	COVER SHEET
C-2	TOPOGRAPHIC SURVEY
C-3	PRELIMINARY SUBDIVISION PLAN
C-4	GRADING & DRAINAGE PLAN



Know what's below.
Call before you dig.
(Or call: 1-800-632-4949)

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.

SITE DATA SUMMARY	
PROJECT NAME	BARWELL ROAD TOWNHOMES
EXISTING STREET ADDRESS	3944 BARWELL ROAD
GROSS SITE AREA	1.15 AC. / 50,127 S.F.
CURRENT ZONING	R-4
OVERLAY DISTRICT(S)	NONE
PARCEL NUMBER	1732-11-7359
REAL ID NUMBER	0145640
DEED BOOK / DEED PAGE	19245 / 2476
NO. OF PROPOSED LOTS	3
EXISTING BUILDING USE	VACANT
PROPOSED BUILDING USES	RESIDENTIAL TOWNHOMES
PROPOSED NO. DWELLING UNITS	6 / 3 BED UNIT EACH
REQUIRED PARKING FOR USE	3 SPACES PER UNIT (3 BED) = 24 SPACES (MAX)
PARKING EXEMPTION	0 SPACES REQUIRED
EXISTING IMPERVIOUS AREA	0 SF
PROPOSED IMPERVIOUS AREA	0.28 AC OR 11,980 SF OR 24%

TRAFFIC CONTROL AND PEDESTRIAN PLAN (TCPED) NOTES

- PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES (rightofwayservices@raleighnc.gov) FOR APPROVAL.
- THE STREET, LANE, SIDEWALK, CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS AND ALL NCDOT STREETS WITHIN RALEIGH'S JURISDICTION.
- A PERMIT REQUEST WITH A TCPED PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
- ALL TCPED PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO:
 - MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD)
 - PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG)
 - AMERICAN DISABILITY ACT (ADA)
 - RALEIGH STREET DESIGN MANUAL (RSDM)
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBILITY DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

ACTIVE STORMWATER MEASURES

- PER SECTION 9.2.2.2.2.B. SUBJECT TO 4.A. OF THE PART 10A RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT FROM ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE AREAS.

SOLID WASTE COMPLIANCE STATEMENT:

- THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

TREE CONSERVATION PLAN:

- PER CITY OF RALEIGH UDO SECTION 9.1.2, SITES THAT ARE GREATER THAN TWO (2) ACRES REQUIRE A TREE CONSERVATION PLAN. THE SUBJECT PARCEL IS UNDER TWO (2) ACRES, SO THEREFORE A TREE CONSERVATION PLAN IS NOT REQUIRED.
- A TREE IMPACT FEE IS REQUIRED WHEN PLOT PLANS ARE SUBMITTED FOR BUILDING PERMIT IN ORDER TO PLANT TREES IN THE PUBLIC RIGHT OF WAY.

NOTES:

- NO LOTS ARE PROPOSED TO REQUIRE A PRIVATE PUMP SERVICE.
- THIS PROJECT REQUIRES RECORDATION OF A SUBDIVISION PLAT PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- RESIDENTIAL DRIVEWAYS ARE TO BE CONSTRUCTED AS PER RSDM SECTIONS 6.5.2 AND TABLE 6.5A. PLOT PLAN CRITERIA FOR RESIDENTIAL DRIVEWAYS SHALL FOLLOW THE REQUIREMENTS PER RSDM SECTION DRIVEWAYS ARE DETERMINED AT SUBMITTAL OF THE PLOT PLAN.

ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Public Works Department at (919) 996-2409, and the Public Utilities Department at (919) 996-4540 at least **twenty four hours** prior to beginning any of their construction.

Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for inspection, install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a **Fine and Possible Exclusion** from future work in the City of Raleigh.

**PRELIMINARY
DO NOT USE FOR
CONSTRUCTION**



NC License no: P-2347
Durham, NC 27713
Phone: 919.717.2147
Email: tsingletary@csitedesigns.com
www.csitedesigns.com

**BARWELL ROAD
TOWNHOMES**
PRELIMINARY SUBDIVISION PLAN
3944 BARWELL RD
RALEIGH, NORTH CAROLINA

OWNER/DEVELOPER:

EVER CRUZ
1012 COOK RD
DURHAM, NC
PHONE: 919-282-8350

REVISIONS:

NO.	DATE	DESCRIPTION
1	XX-XX-XX	

PLAN INFORMATION:

PROJECT NO. 24120
CHECKED BY THS
DRAWN BY XXX
SCALE 1" = XX'
DATE 10.11.2024

REFERENCE NO. :

COVER SHEET

C-1

Preliminary Subdivision Application

Site Review

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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 located in a Historic Overlay District.

GENERAL INFORMATION

Scoping/sketch plan case number(s): N/A
Development name (subject to approval): Barwell Road Townhomes
Property Address(es): 3944 Barwell Road
Recorded Deed PIN(s): 1732-11-7359

Building type(s): Detached House Attached House Townhouse Apartment
 General Building Mixed Use Building Civic Building Open Lot Tiny House

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION

Current Property Owner(s) Names: Ever Cruz, Yessica Bautista

Company: _____ Title: _____
Address: 1012 Cook Rd, Durham, NC 27713
Phone #: 919-282-8350 Email: build.2nc@gmail.com

Applicant Name (if different from owner. See "who can apply" in instructions): Tonya Singletary

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

Company: Civil Site Designs, PLLC Address: 1209 Capstone Dr, Durham, NC 27713
Phone #: 919-717-2147 Email: tsingletary@csitedesigns.com

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

Developer Contact Names:

Company: _____ Title: _____
Address: _____
Phone #: _____ Email: _____

Revision 05.07.24
raleighnc.gov

DEVELOPMENT TYPE + SITE DATE TABLE - ZONING INFORMATION

Gross site acreage: 1.151
Zoning districts (if more than one, provide acreage of each): R-4
Overlay district(s): None Inside City Limits? Yes No Historic District/Landmark: N/A
Conditional Use District (CUD) Board of Adjustment Case # Design Alternate Case #
Case # Z- BOA- DA-

STORMWATER INFORMATION

Impervious Area on Parcel(s): Existing (sf)⁰ Proposed total (sf)⁹⁰⁰⁰
Impervious Area for Compliance (includes right-of-way): Existing (sf)⁰ Proposed total (sf) 11,980

NUMBER OF LOTS AND DENSITY

of Detached House Lots: 0 # of Attached House Lots: 0 # of Townhouse Lots: 3
of Tiny House Lots: 0 # of Open Lots: 0 # of Other Lots (Apartment, General, Mixed Use, Civic): 0
Total # of Lots: 3 Total # Dwelling Units: 6
of bedroom units (if known): 1br 2br 3br⁶ 4br
Proposed density for each zoning district (UDO 1.5.2.F): n/a

APPLICANT SIGNATURE BLOCK

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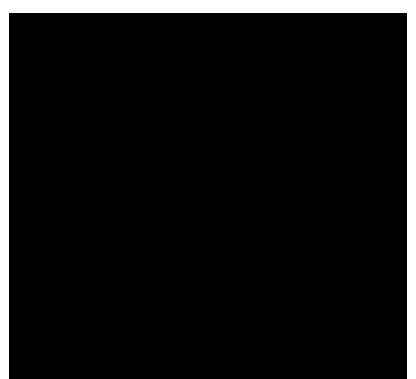
Signature: _____ Date: 10/11/24
Printed Name: EVER CRUZ
Signature: _____ Date: 10/11/24
Printed Name: YESSICA BAUTISTA

1A3F-C7D6-43AE-84F9-3F981B724FB9

I, L. JORDAN PARKER, JR. CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GLOBAL POSITIONING SYSTEM (GPS) SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS/GNSS SURVEY;

CLASS OF SURVEY: AA
 POSITIONAL ACCURACY: HORIZONTAL 0.05 US SURVEY FEET
 TYPE OF GPS FIELD PROCEDURE: REAL TIME KINEMATICS NETWORK (RTS)
 DATES OF SURVEY:
 DATUM/EPOCH: NAD 83 (2011) 2010 00
 PUBLISHED/FIXED CONTROL USE: RALEIGH DOT CORS ARP
 LAT: 35°45'49.50795" N
 LONG: 78°34'44.39448" W
 GEOID MODEL: GEOID12B
 COMBINED GRID FACTORS: 1.00009916039017
 UNITS: US SURVEY FOOT

THIS 28TH DAY OF MAY A.D. 2024.
 LARRY JORDAN PARKER, JR.
 PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-4685

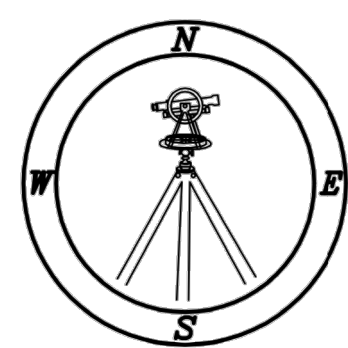


MARY E. WIGGINS
 D.B. 8646, PAGE 160
 E.M. 1998, PAGE 2378
 P.M. 1732-11-8566
 LOT 1, BOBBIE C. BELVIN SUBDIVISION

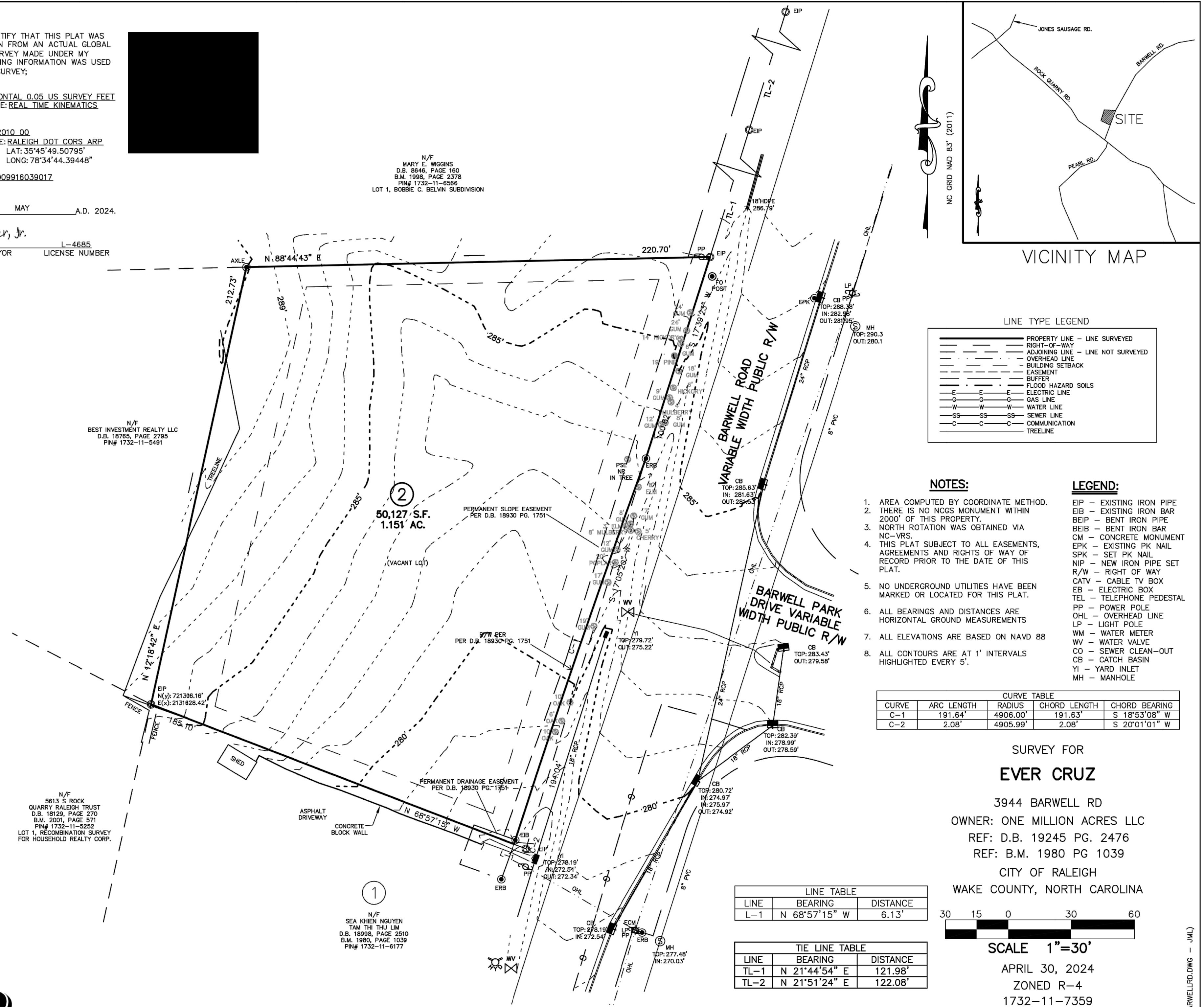
N/F
 BEST INVESTMENT REALTY LLC
 D.B. 18765, PAGE 2795
 P.M. 1732-11-5491

N/F
 5613 S ROCK QUARRY RALEIGH TRUST
 D.B. 18129, PAGE 270
 B.M. 2007, PAGE 571
 P.M. 1732-11-5292
 LOT 1, RECOMBINATION SURVEY FOR HOUSEHOLD REALTY CORP.

N/F
 SEA KHEN NGUYEN TAM THU LIM
 D.B. 18998, PAGE 2510
 B.M. 1980, PAGE 1039
 P.M. 1732-11-8177



JMP PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148



LINE TYPE LEGEND

---	PROPERTY LINE - LINE SURVEYED
---	RIGHT-OF-WAY
---	ADJOINING LINE - LINE NOT SURVEYED
---	OVERHEAD LINE
---	BUILDING SETBACK
---	EASEMENT
---	BUFFER
---	FLOOD HAZARD SOILS
---	ELECTRIC LINE
---	GAS LINE
---	WATER LINE
---	SEWER LINE
---	COMMUNICATION
---	TREELINE

- NOTES:**
- AREA COMPUTED BY COORDINATE METHOD.
 - THERE IS NO NGCS MONUMENT WITHIN 2000' OF THIS PROPERTY.
 - NORTH ROTATION WAS OBTAINED VIA NC-VRS.
 - THIS PLAT SUBJECT TO ALL EASEMENTS, AGREEMENTS AND RIGHTS OF WAY OF RECORD PRIOR TO THE DATE OF THIS PLAT.
 - NO UNDERGROUND UTILITIES HAVE BEEN MARKED OR LOCATED FOR THIS PLAT.
 - ALL BEARINGS AND DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS
 - ALL ELEVATIONS ARE BASED ON NAVD 88
 - ALL CONTOURS ARE AT 1' INTERVALS HIGHLIGHTED EVERY 5'.
- LEGEND:**
- EIP - EXISTING IRON PIPE
 - EIB - EXISTING IRON BAR
 - BEIP - BENT IRON PIPE
 - BEIB - BENT IRON BAR
 - CM - CONCRETE MONUMENT
 - EPK - EXISTING PK NAIL
 - SPK - SET PK NAIL
 - NIP - NEW IRON PIPE SET
 - R/W - RIGHT OF WAY
 - CATV - CABLE TV BOX
 - ES - ELECTRIC BOX
 - TEL - TELEPHONE PEDESTAL
 - PP - POWER POLE
 - OHL - OVERHEAD LINE
 - LP - LIGHT POLE
 - WM - WATER METER
 - WV - WATER VALVE
 - CO - SEWER CLEAN-OUT
 - CB - CATCH BASIN
 - YI - YARD INLET
 - MH - MANHOLE

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	191.64'	4906.00'	191.63'	S 18°53'08" W
C-2	2.08'	4905.99'	2.08'	S 20°01'01" W

LINE TABLE

LINE	BEARING	DISTANCE
L-1	N 68°57'15" W	6.13'

TIE LINE TABLE

LINE	BEARING	DISTANCE
TL-1	N 21°44'54" E	121.98'
TL-2	N 21°51'24" E	122.08'

SURVEY FOR
EVER CRUZ
 3944 BARWELL RD
 OWNER: ONE MILLION ACRES LLC
 REF: D.B. 19245 PG. 2476
 REF: B.M. 1980 PG 1039
 CITY OF RALEIGH
 WAKE COUNTY, NORTH CAROLINA

SCALE 1"=30'
 APRIL 30, 2024
 ZONED R-4
 1732-11-7359

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.

Civil Site Designs
 NC License no: P-2347
 Durham, NC 27713
 Phone: 919.717.2477
 Email: tsingieon@civildesigns.com
 www.civildesigns.com

BARWELL ROAD TOWNHOMES
 PRELIMINARY SUBDIVISION PLAN
 3944 BARWELL RD
 RALEIGH, NORTH CAROLINA

OWNER/DEVELOPER:
 EVER CRUZ
 1012 COOK RD
 DURHAM, NC
 PHONE: 919-282-8350

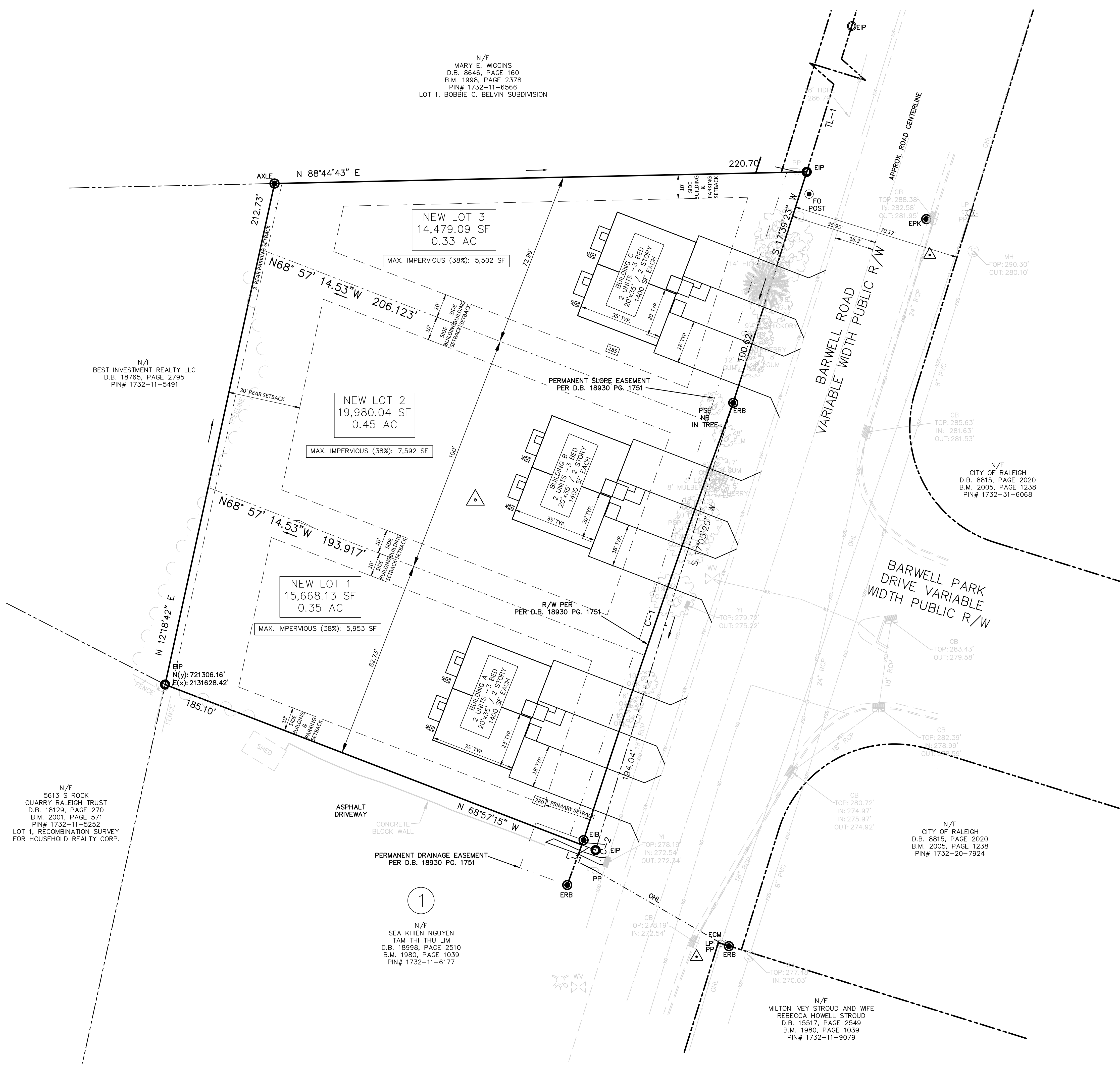
REVISIONS:

NO.	DATE	DESCRIPTION
1	XX-XX-XX	

PLAN INFORMATION:
 PROJECT NO. 24120
 CHECKED BY XXX
 DRAWN BY XXX
 SCALE AS SHOWN
 DATE 10.11.2024

REFERENCE NO.:

TOPOGRAPHICAL SURVEY
C-2



SITE DATA

PROJECT NAME:	3944 BARWELL RD
SITE ADDRESS:	3944 BARWELL RD, RALEIGH, NC
CURRENT ZONING:	R-4 (Z-24-1981)
OVERLAY DISTRICT:	NONE
PARCEL NUMBER:	1732-11-7359
REAL ID NUMBER (REID):	0145640
DEED BOOK / DEED PAGE:	19245 / 2476
GROSS SITE AREA:	1.15 AC OR 50,127 SF
EXISTING USE:	VACANT
PROPOSED USE:	RESIDENTIAL / 2 UNIT TOWNHOME
EXISTING IMPERVIOUS:	0 AC
PROPOSED IMPERVIOUS:	0.27 AC OR 11,765.8 SF OR 23.47%

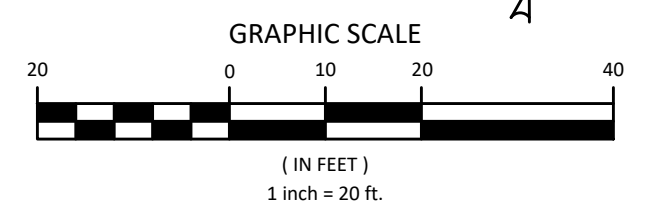
ZONING CONDITIONS

ZONING	R-4
TOWNHOME DEVELOPMENT / CONVENTIONAL DEVELOPMENT OPTION (PER UDO 2.2.3 TWO DU REGULATED BY UDO 2.2.2)	
NET SITE AREA	10,000 SF
SITE WIDTH (MIN)	65'
DEPTH (MIN)	100'
OUTDOOR AMENITY AREA	N/A
LOT DIMENSIONS	
LOT AREA	N/A
MIN. LOT WIDTH	16'
PRINCIPAL BUILDING / STRUCTURE SETBACKS	
PRIMARY STREET SETBACK	20'
SIDE LOT SETBACK	10'
REAR LOT SETBACK	30'
INTERNAL BUILDING SEPARATION	10'
PARKING SETBACKS	
PRIMARY STREET (MIN)	20'
SIDE STREET (MIN)	10'
REAR LOT (MIN)	3'
ALLEY, GARAGE (MIN)	4'
BUILDING HEIGHT	
PRINCIPAL BUILDING (MAX)	40' / 3 STORIES
ACCESSORY STRUCTURE (MAX)	26'

LEGEND

	EXISTING IRON PIPE SET
	POWER POLE
	GUY WIRE
	SIGN
	STORM DRAIN PIPE
	WATER LINE

NOTICE:
SHOWN DUPLEX BUILDING FOOTPRINTS ARE FOR REFERENCE ONLY AND SUBJECT TO CHANGE.



PRELIMINARY DO NOT USE FOR CONSTRUCTION

REFERENCES:
1. SEE SHEET C2 FOR STANDARD NOTES AND SPECIFICATIONS.

Civil Site Designs

NC License no: P-2347
Durham, NC 27713
Phone: 919.717.2147
Email: tsingiean@civilsitedesigns.com
www.civilsitedesigns.com

BARWELL ROAD TOWNHOMES
PRELIMINARY SUBDIVISION PLAN
3944 BARWELL RD
RALEIGH, NORTH CAROLINA

OWNER/DEVELOPER:
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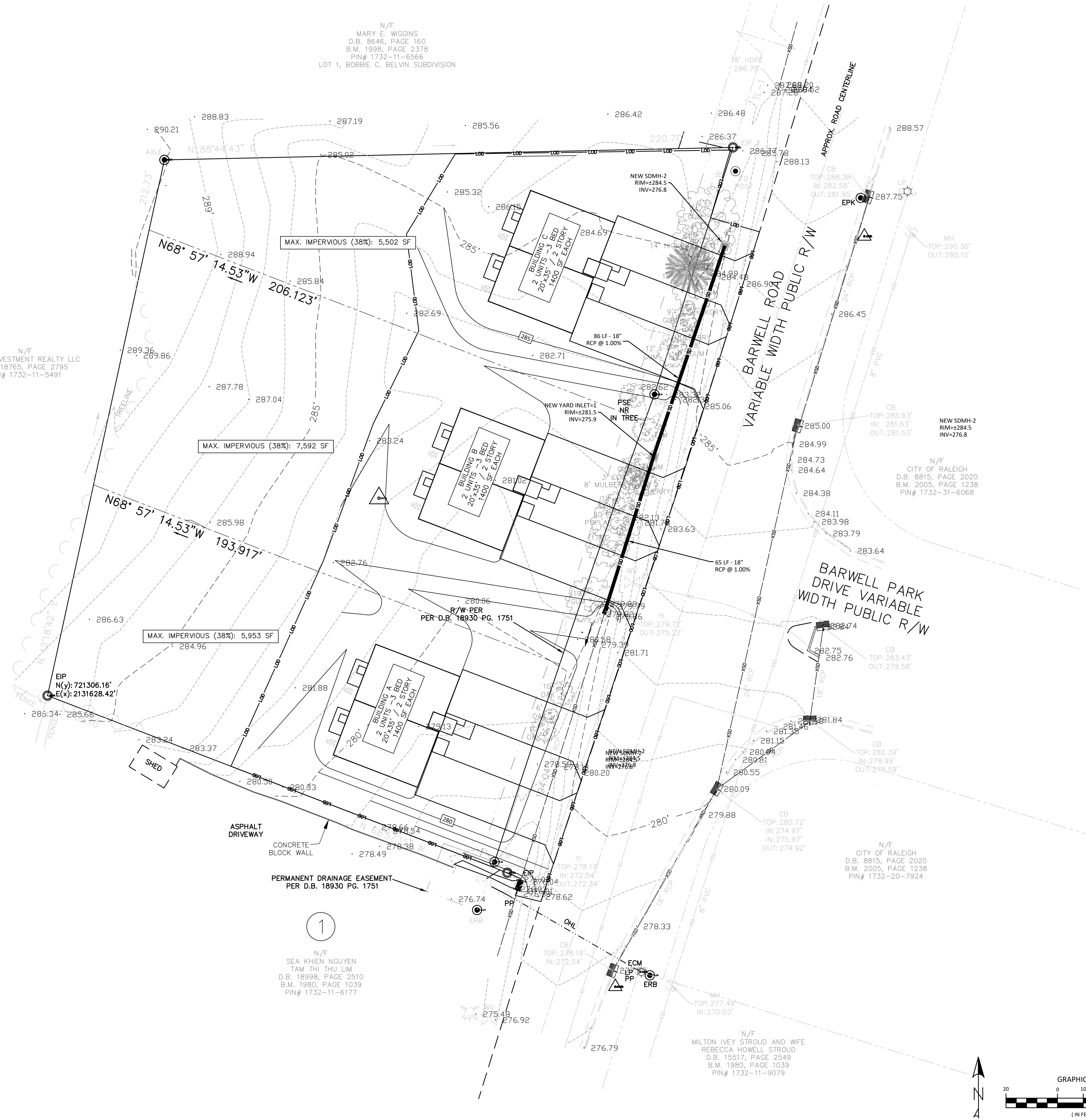
REVISIONS:

NO.	DATE	DESCRIPTION
1	XX-XX-XX	

PLAN INFORMATION:

PROJECT NO.	24120
CHECKED BY	THS
DRAWN BY	THS
SCALE	1" = 20'
DATE	10.11.2024

REFERENCE NO.:
PRELIMINARY SUBDIVISION PLAN
C-3



GRADING LEGEND

- STORM MANHOLE
- CATCH BASIN
- DROP INLET
- TW=223.00 TOP OF WALL ELEVATION
- BW=213.00 BOTTOM OF WALL ELEVATION
- (NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION)
- EXISTING STORM DRAINAGE
- NEW STORM DRAINAGE
- SF — SF — SF SILT FENCE
- TP — TP — TP TREE PROTECTION FENCE
- LD — LD — LD LIMITS OF DISTURBANCE
- 300 — MAJOR CONTOUR
- 250 — MINOR CONTOUR
- 252 — EXISTING MAJOR CONTOUR
- 252 — EXISTING MINOR CONTOUR
- EASEMENT LINE

NOTE:
EASEMENTS SHOWN HEREON SHALL NOT BE USED AS A BASIS FOR A LEGAL DESCRIPTION OR AS AN ATTACHMENT TO A DEED OF EASEMENT.

Civil Site Designs

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Durham, NC 27713
Phone: 919-717-2141
www.civildesigns.com
Email: tsingiean@civildesigns.com

**BARWELL ROAD
TOWNHOMES
PRELIMINARY SUBDIVISION PLAN
3944 BARWELL RD
RALEIGH, NORTH CAROLINA**

OWNER/DEVELOPER:
EVER CRUZ
1012 COOK RD
DURHAM, NC
PHONE: 919-282-8350

REVISIONS:

NO.	DATE	DESCRIPTION
1	XX-XX-XX	

PLAN INFORMATION:

PROJECT NO.	24120
CHECKED BY	THS
DRAWN BY	XXX
SCALE	1" = 20'
DATE	10.11.2024

REFERENCE NO. :
GRADING AND STORM DRAINAGE PLAN
C-4

NOTICE:
SHOWN DUPLEX BUILDING FOOTPRINTS ARE FOR REFERENCE ONLY AND SUBJECT TO CHANGE.



Know what's below.
Call before you dig.
(Or call: 1-800-632-4949)

REFERENCES:
1. SEE SHEET C2 FOR STANDARD NOTES AND SPECIFICATIONS.

N/F
BEST INVESTMENT REALTY LLC
D.B. 18765, PAGE 2795
PIN# 1732-11-5491

N/F
MARY E. WIGGINS
D.B. 8646, PAGE 160
B.M. 1998, PAGE 2378
PIN# 1732-11-6566
LOT 1, BOBBIE C. BELVIN SUBDIVISION

N/F
5613 S ROCK
QUARRY RALEIGH TRUST
D.B. 18129, PAGE 270
B.M. 2001, PAGE 571
PIN# 1732-11-5252
LOT 1, RECOMBINATION SURVEY
FOR HOUSEHOLD REALTY CORP.

N/F
SEA KHEN NGUYEN
TAM THU LIM
D.B. 18998, PAGE 2510
B.M. 1980, PAGE 1039
PIN# 1732-11-6177

N/F
MILTON IVEY STROUD AND WIFE
REBECCA HOWELL STROUD
D.B. 15517, PAGE 2549
B.M. 1980, PAGE 1039
PIN# 1732-11-9079

N/F
CITY OF RALEIGH
D.B. 8815, PAGE 2020
B.M. 2005, PAGE 1238
PIN# 1732-31-6068

N/F
CITY OF RALEIGH
D.B. 8815, PAGE 2020
B.M. 2005, PAGE 1238
PIN# 1732-20-7924