



Administrative Approval Action

Case File / Name: SUB-0053-2024
DSLCL - Barwell Road Townhomes

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

LOCATION: The parcel is located at 3944 Barwell Road (PIN 1732117359). The property is approximately 450 feet north of the intersection of Rock Quarry Road and Barwell Road, at the western terminus of Barwell Park Drive. The site is inside the city limits.

REQUEST: The applicant is requesting the creation of a three lot subdivision on this 1.15 acre site zoned R-4. Lots 1 and 3 are over 15,000 sq. ft. in area while lot 2 is over 17,000 sq. ft. Minimum lot size in the R-4 zoning district is 10,000 sq. ft. The applicant has indicated the building type to be attached residential dwelling units.

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 February 3, 2025 by Civil Site Designs, PLLC.

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.

<input checked="" type="checkbox"/>	Right of Way 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. 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.

Stormwater

2. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)
3. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.



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4. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a residential subdivision of one 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.

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:

Engineering

1. 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

2. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
3. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a residential subdivision of one 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.

Urban Forestry

4. Tree protection fence protecting existing right of way trees must be inspected by Urban Forestry staff prior to the issuance of a grading permit. Street trees installed with Barwell Rd CIP project will require protection from disturbance. Any proposed tree removals will require replacement on a like for like basis.

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: March 26, 2028
Record at least ½ of the land area approved.

5-Year Sunset Date: March 26, 2030

BARWELL ROAD TOWNHOMES

3944 BARWELL ROAD
RALEIGH, NORTH CAROLINA 27604
PRELIMINARY SUBDIVISION PLAN

CASE NUMBER: SUB-0053-2024
PROJECT NUMBER: 24120
DATE: OCTOBER 11, 2024
REVISED: JANUARY 9, 2025
REVISED: FEBRUARY 3, 2025

Preliminary Subdivision Application
Site Review

Planning and Development Services Center • One Centerville Place, Suite 101 • Raleigh, NC 27711 • (919) 998-2000

INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDC Section 102.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to planning@raleighnc.gov.

DEVELOPMENT OPTIONS (UDC Chapter 2)

Conventional Subdivision Compact Development Conservation Development

Subdivision Court Flag lot Frequent Transit Development Option

NOTE: Subdivisions may require City Council approval if located in a Historic Overlay District.

GENERAL INFORMATION

Spacing/lot plan case numbers: 0/A
Development name (subject to approval): Barwell Road Townhomes
Property Address(es): 3944 Barwell Road

Recorded Deed (PIN): 1732-11-739

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

Company: Ever Cruz, Yesenia **Builder(s)**

Address: 1012 Cook Rd, Durham, NC 27713
Phone #: 919-282-8350 Email: build2nc@gmail.com

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

Relationship to owner: lessee or authorized purchaser owner's authorized agent assessment holder

Company: Civil Site Designs, PLLC Address: 1008 Capstone Dr., Durham, NC 27713
Phone #: 919-717-2147 Email: tonyasingletary@csidesigns.com

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

Developer Contact Name(s):
Phone #: Email:

Revision: 02/12/25
rsl/lightg:gov

Quick Facts

UDC Section: 102.5-102.6 (Public Works Management Review Approval) - 1065-12/16/2014

Plan Book: Minor - Minor-Subdivisions@raleighnc.gov
Plan No.: 12/16/2014 1104 AM
By: Town Engineering/Engineering@raleighnc.gov
City: 3944 Cook Complex DR - CIVIL/UDC/Planning@raleighnc.gov; Jeff - jef@raleighnc.gov

Web Page: Yes

Is this a Special Use Development? No
Is this a City of Raleigh Water Use with water rights, including, but not limited to:
1. A water right associated with the site or other property.
2. A water right associated with the site or other property.
3. A water right associated with the site or other property.
4. A water right associated with the site or other property.

Is this based on your own research, but not, in whole or in part, based on the data provided by the link number City of Raleigh web page?

The valid zoning designation plan for this block is assigned:
None
M-10
M-10 (C)

Master O. Riley
Civil Construction Registrar
City of Raleigh - Solid Waste Services
Code Compliance Program
420 Research Center Drive
Raleigh, NC 27611
919-998-0200
919-228-5457 Cell
919-228-0480 Fax

Ann: Tonya Singletary tonyasingletary@csidesigns.com
Ann: Yesenia builder yesenia@csidesigns.com
Ann: Tonya Singletary tonyasingletary@csidesigns.com
Ann: Yesenia builder yesenia@csidesigns.com

Jeff Cantel is the printer. Will be printed with a letter of substitution that can be on the cover sheet.

Civil Site Designs
Company: www.csitesigns.com
Tonya Singletary, P.E.
CEO/Owner
919.717.2147



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
 - C-5 UTILITY PLAN
 - C-6 UTILITY 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.
RIGHT-OF-WAY DEDICATION	100 AC / 4,362,375 S.F.
NET SITE AREA	1.15 AC / 48,555 S.F.
CURRENT ZONING	R-4
OVERLAY DISTRICT(S)	NONE
PARCEL NUMBER	1732-11-7359
REAL ID NUMBER	0145640
DEED BOOK / DEED PAGE	29245 / 2476
NO. OF PROPOSED LOTS	3
EXISTING BUILDING USE	VACANT
PROPOSED BUILDING USES	ATTACHED DWELLING UNITS
PROPOSED NO. DWELLING UNITS	37 BFD UNIT TRACT
REQUIRED PARKING FOR USE	3 SPACES PER UNIT (1 BFD) + 24 SPACES (MAX)
PARKING EXEMPTION	0 SPACES REQUIRED
EXISTING IMPERVIOUS AREA	0 SF
PROPOSED IMPERVIOUS AREA	TOTAL = 0.42 AC OR 18,435.6 SF OR 38% (MAX) LOT 1 = 4,783.9 SF LOT 2 = 4,863.9 SF LOT 3 = 6, 087.9 SF

- TRAFFIC CONTROL AND PEDESTRIAN PLAN (TCPED) NOTES**
1. PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, SIDEWALK, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES (permits@raleighnc.gov) FOR APPROVAL.
 2. THE STREET LIGHT SIDEWALK CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS AND ALL NEARBY STREETS WITHIN RALEIGH'S JURISDICTION.
 3. A PERMIT REQUEST WITH A TCPED PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND PROCEEDING PORTAL.
 4. PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTORS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN AND RESOLVE ALL PERMITS ARE ISSUED.
 5. ALL TCPED PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO:
 - 5.1 MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
 - 5.2 PUBLIC RIGHTS OF WAY DESIGN GUIDELINES (PROVIDED)
 - 5.3 AMERICAN DISABILITY ACT (ADA), FEDERAL
 - 5.4 RALEIGH STREET DESIGN MANUAL (PROVIDED)
 6. 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 (PROVIDED), THE ADA STANDARDS FOR ACCESSIBILITY DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (UTCD).
 7. PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTORS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
 8. ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

- ACTIVE STORMWATER MEASURES**
1. ALL PERMITS SHALL BE SUBJECT TO THE PART B ACTIVE STORMWATER DEVELOPMENT ORDINANCE. THESE LOTS ARE EXEMPT FROM ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE AREA.

- SOLID WASTE COMPLIANCE STATEMENT:**
1. THE CITY OF RALEIGH SOLID WASTE WILL BE COLLECTING THE GARBAGE, RECYCLING, AND YARD WASTE.
 2. CONTAINERS WILL BE STORED ON THE SIDE OR REAR OF THE HOUSE.
 3. ALL REAR OR COLLAPPER CONTAINERS WILL BE FULLY COVERED WITH A TIGHT-FITTING COVER.
 4. CONTAINERS WILL BE REMOVED FROM THE POINT OF COLLECTION TO THE STORAGE LOCATION AFTER COLLECTION.

- TREE CONSERVATION PLAN:**
1. PER CITY OF RALEIGH SECTION 3.2.3, 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.
 2. A TREE SURVEY IS REQUIRED WHEN POST PLANS ARE SUBMITTED FOR BUILDING PERMIT IN ORDER TO PLAN TREES IN THE PUBLIC RIGHT OF WAY.

- NOTES:**
1. NO LOTS ARE PROPOSED TO REQUIRE A PRIVATE PUMP SEWER.
 2. THIS PROJECT REQUIRES RECOGNITION OF A SUBDIVISION PLAN PRIOR TO ISSUANCE OF A BUILDING PERMIT.
 3. RESIDENTIAL DRIVEWAYS ARE TO BE CONSTRUCTED AS PER FORM SECTION 6.5.2 AND TABLE 6.5.A. PLOT PLAN CRITERIA FOR RESIDENTIAL DRIVEWAYS SHALL FOLLOW THE REQUIREMENTS FOR ROADWAY DRIVEWAYS AS DETERMINED AT SUBMITTAL OF THE PLOT PLAN.

- BLOCK PERIMETER & CROSS-SECTIONS:**
1. THIS SITE DEVELOPMENT IS EXEMPT FROM THE BLOCK PERIMETER REQUIREMENTS PER UDC 3.2.3.A.1. THE SITE DOES NOT MEET THE MINIMUM APPLICABLE SITE AREA.
 2. CROSS-SECTION REQUIREMENTS PER UDC 3.2.3.D ARE NOT APPLICABLE TO THIS INDUSTRY PER EXEMPTION UNDER 3.2.3.D.1.A.

ATTENTION CONTRACTORS

THE CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER, SEWER, AND/OR REUSE, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE INFRASTRUCTURE INSPECTIONS DIVISION AND SCHEDULING A PRE-CONSTRUCTION MEETING ON THE DEVELOPMENT PORTAL PRIOR TO BEGINNING ANY CONSTRUCTION.

FAILURE TO NOTIFY 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.



Know what's below.
Call before you dig.
(or call: 1-800-632-8949)

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

**PRELIMINARY
DO NOT USE FOR
CONSTRUCTION**



**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	10-2025	CIVIL REVIEW #1
2	2-2025	CIVIL REVIEW #2

PLAN INFORMATION:

PROJECT NO: 24120
CHECKED BY: THIS
DRAWN BY: XXX
SCALE: 1" = XX'
DATE: 10.11.2024

REFERENCE NO.: SUB-0053-2024

COVER SHEET

C-1

DocuSign Envelope ID: 7203A3F-C7D6-43AE-84F8-3F81878F89

I, L. JORDAN PARKER, JR. CERTIFY THAT THIS PLAN 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/RTS SURVEY:

CLASS OF SURVEY: AA
 POSITIONAL ACCURACY: HORIZONTAL 0.05 US SURVEY FEET
 TYPE OF GPS FIELD PROCEDURE: REAL TIME KINEMATICS NETWORK (RTK)
 DATES OF SURVEY:
 DATUM/EPOCH/NAID: #302011 2010.00
 PUBLISHED/FIXED CONTROL USE: RALEIGH_DOT CORS_ABB
 LAT: 35°45'49.50765"
 LONG: 78°34'44.39448"
 CE03 MODEL: GEOD12E
 COMBINED GRID FACTOR: 1.000009916039017
 UNITS: US SURVEY FOOT



THIS 28TH DAY OF MAY A.D. 2024.
 L. Jordan Parker, Jr.
 PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-8685

BAY L. MOORE
 S.S. 1890, PAGE 103
 S.W. 1990, PAGE 216
 P.M. 1701-1706B
 LOT 1, MOORE C. BELVUE SUBDIVISION

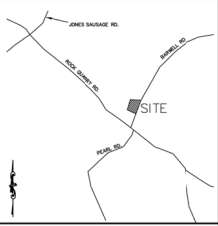
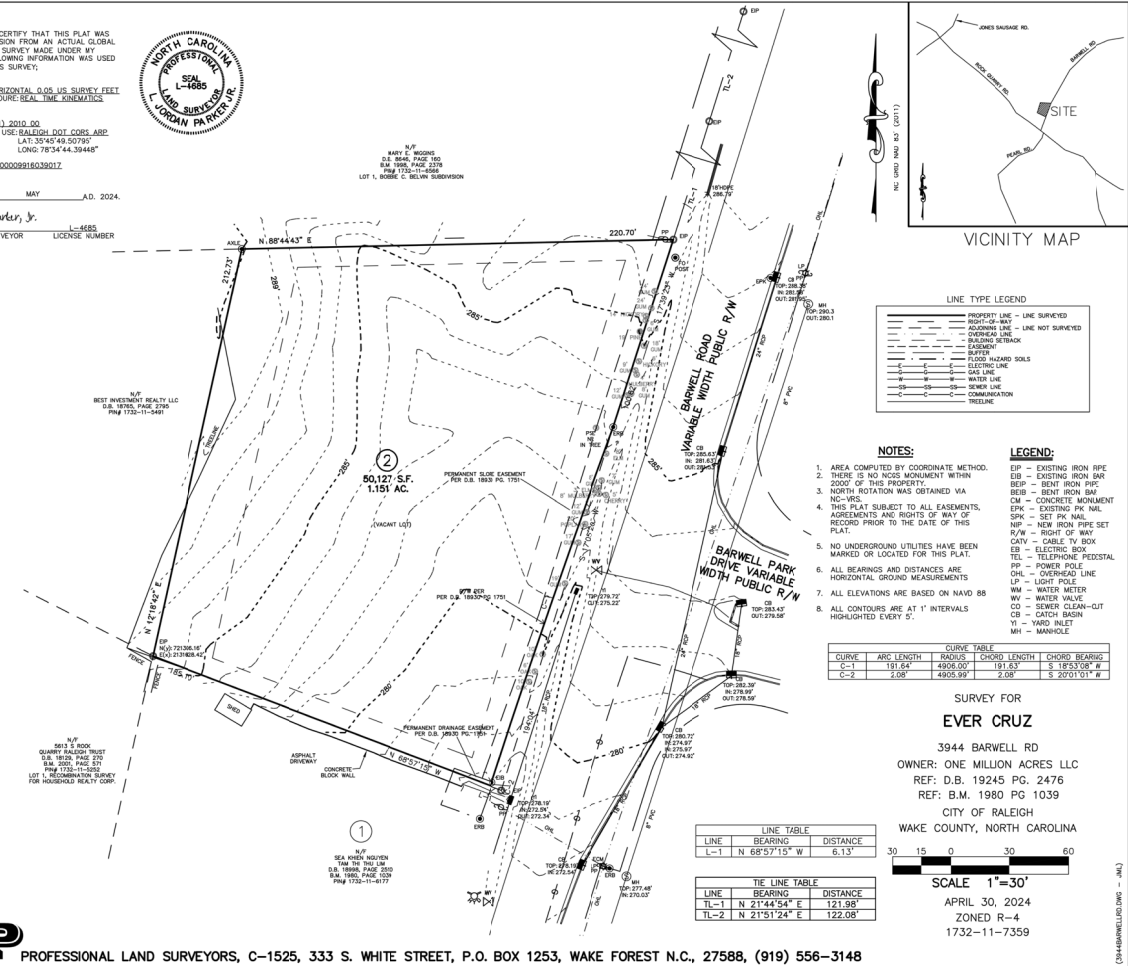
S.W. INVESTMENT REALTY LLC
 D.B. 1890, PAGE 216
 P.M. 1701-1706B

S.W. 5013.5 BOOK
 QUARTER PLAT 108
 D.B. 1890, PAGE 216
 S.W. 1990, PAGE 216
 P.M. 1701-1706B
 LOT 1, INVESTMENT REALTY SURVEY FOR HUNTERD HEALTH CORP.

S.W. SEA POWER ACQUISITION
 S.S. 1890, PAGE 216
 S.W. 1990, PAGE 216
 P.M. 1701-1706B



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



VICINITY MAP

LINE TYPE LEGEND

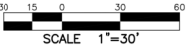
- PROPERTY LINE - LINE SURVEYED
- RIGHT-OF-WAY - LINE NOT SURVEYED
- ADJOINING LINE - LINE NOT SURVEYED
- BUILDING SETBACK - EXISTING
- SEWER
- FLOOD HAZARD SOILS
- ELECTRIC LINE
- GAS LINE
- WATER LINE
- SEWER LINE
- COMMUNICATION
- TRAILLINE

- NOTES:
- AREA COMPUTED BY COORDINATE METHOD.
 - THERE IS NO MONUMENT WITHIN 200' OF THIS PROPERTY.
 - NORTH ROTATION WAS OBTAINED VIA NG-VRS.
 - THIS PLAN SUBJECT TO ALL EASEMENTS, AGREEMENTS AND RIGHTS OF WAY OF RECORD PRIOR TO THE DATE OF THIS PLAN.
 - NO UNDERGROUND UTILITIES HAVE BEEN MARKED OR LOCATED FOR THIS PLAN.
 - ALL BEARINGS AND DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS
 - ALL ELEVATIONS ARE BASED ON NAVD 88
 - ALL CONTOURS ARE AT 1' INTERVALS HIGHLIGHTED EVERY 2'.
- LEGEND:
- EIP - EXISTING IRON PIPE
 - EB - EXISTING IRON BAR
 - BEIP - BENT IRON PIPE
 - BEIB - BENT IRON BAR
 - CM - CONCRETE MONUMENT
 - EPK - EXISTING PPK NAIL
 - SPK - SET PPK NAIL
 - NIP - NEW IRON PIPE SET
 - R/W - RIGHT OF WAY
 - CATS - CABLE TV BOX
 - EB - ELECTRIC BOX
 - TEL - TELEPHONE PEDISTAL
 - PP - POWER POLE
 - OHL - OVERHEAD LINE
 - LP - LIGHT POLE
 - MM - WATER METER
 - WV - WATER VALVE
 - CS - SEWER CLEAN-OUT
 - CB - CATCH BASIN
 - Y - YARD INLET
 - MH - MANHOLE

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	131.64'	4908.00'	191.63'	S 18°3'08" W
C-2	2.08'	4905.89'	2.08'	S 20°01'01" W

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

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



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

C:\144\BARWELL\DWG - PLAN



BARWELL ROAD TOWNHOMES

PRELIMINARY SUBDIVISION PLAN

3944 BARWELL RD

RALEIGH, NORTH CAROLINA

OWNER/DEVELOPER:
 EVER CRUZ
 3012 COOK RD
 DURHAM, NC
 PHONE: 919-282-8350

REVISIONS:

NO.	DATE	DESCRIPTION
1	XX/XX/XX	

PLAN INFORMATION:

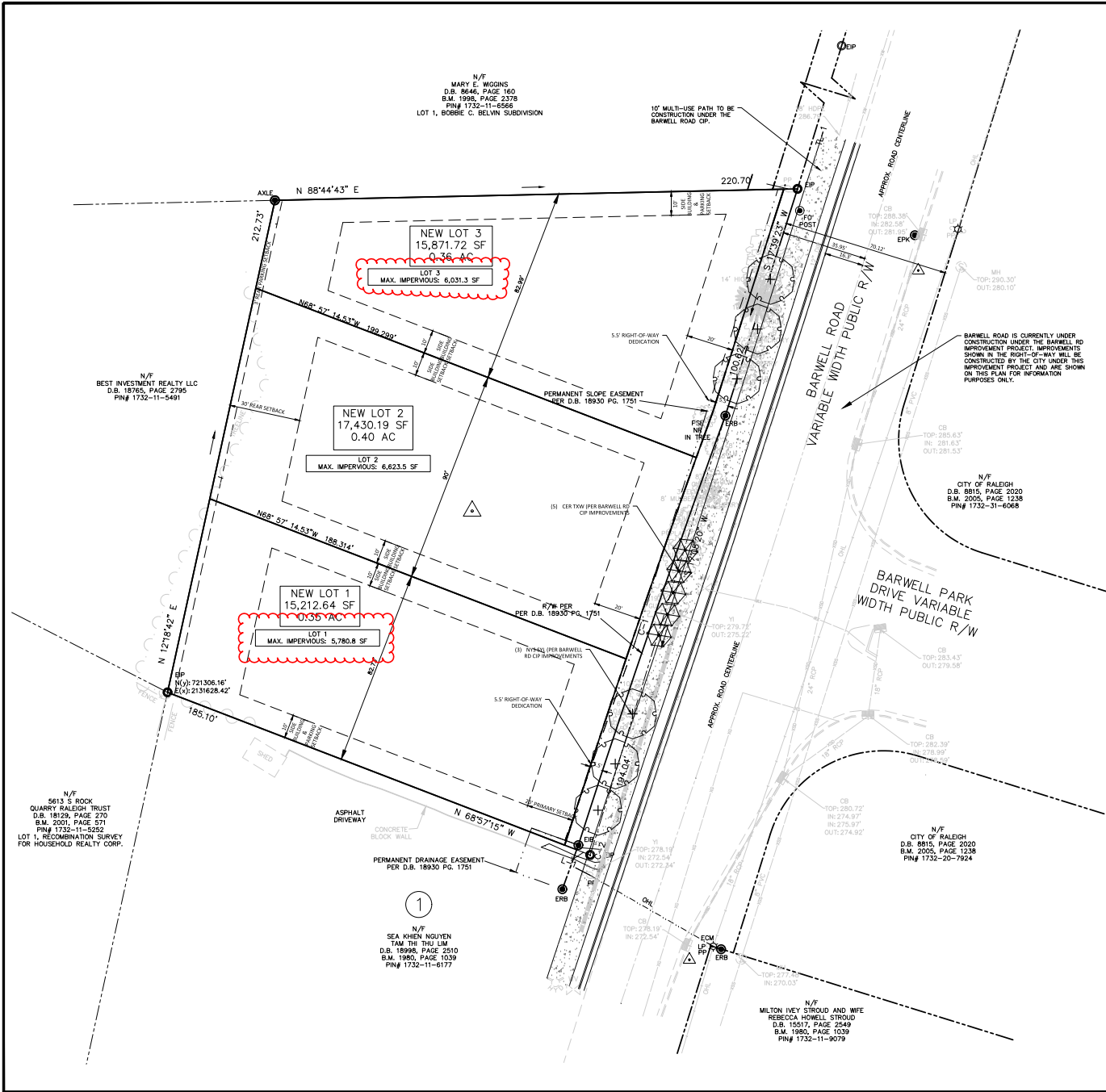
PROJECT NO. 24120
 CHECKED BY XXX
 DRAWN BY XXX
 SCALE AS SHOWN
 DATE 10.11.2024

REFERENCE NO.: SUB-0053-2024

TOPOGRAPHICAL SURVEY

C-2

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



SITE DATA

PROJECT NAME:	BARWELL RD TOWNHOMES
SITE ADDRESS:	3944 BARWELL RD, RALEIGH, NC
CURRENT ZONING:	R-4 (2-24-1983)
CITY/DISTRICT:	NONE
PARCEL NUMBER:	1732-31-7399
REAL ID NUMBER (REID):	0145640
DEED BOOK / DEED PAGE:	19345 / 2476
GROSS SITE AREA:	1.15 AC OR 50,227 SF
RIGHT OF WAY DEDICATION:	0.64 AC OR 27,812 SF
NET SITE AREA:	1.13 AC OR 48,515 SF
EXISTING USE:	VACANT
PROPOSED USE:	ATTACHED RESIDENTIAL DWELLING UNITS
EXISTING IMPERVIOUS:	0 AC
PROPOSED IMPERVIOUS:	0.27 AC OR 11,765.8 SF OR 23.47%

ZONING CONDITIONS

DOMING	R-4
TOWNHOME DEVELOPMENT / CONVENTIONAL DEVELOPMENT OPTION (PER UDO 2.2.3 TWO (2) 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 AREA	N/A
MIN LOT WIDTH	40'
MIN LOT DEPTH	100'
PRINCIPAL BUILDING / STRUCTURE SETBACKS	
PRIMARY STREET SETBACKS	20'
SIDE LOT SETBACKS	10'
REAR LOT SETBACKS	30'
INTERNAL BUILDING SEPARATION	10'
PARKING SETBACKS	
PRIMARY STREET (MIN)	20'
SIDE STREET (MIN)	10'
REAR LOT (MIN)	30'
ALLEY, GARAGE (MIN)	4'
BUILDING HEIGHT	
PRINCIPAL BUILDING (MAX)	40' / 3 STORES
ACCESSORY STRUCTURE (MAX)	20'

GENERAL SITE NOTES:

- STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.

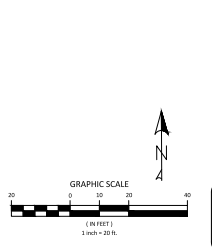
LEGEND

○	EXISTING IRON PIPE SET
□	POWER POLE
—	GY WIRE
—	SIGN
—	STORM DRAIN PIPE
—	WATER LINE

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	REMARKS
	NYS STL	6	NYSSA SYLVATICA / TUPELO	3" CAL	BBB	PRUNE TO 6" CLEAR HEIGHT
	CER TW	5	CERCIS CANADENSIS TENNIS* TEXAS WHITE* / TEXAS WHITE REDBUD	6" HT	BBB	SINGLE STRAIGHT LEADER

NOTE: STREETSCAPE LANDSCAPING SHOWN FROM BARWELL ROAD CIP PROJECT.



811
 Know what's Below.
 Call before you dig.
 (Or call: 1-800-632-4949)

**PRELIMINARY
 DO NOT USE FOR
 CONSTRUCTION**

REFERENCES:

- SEE SHEET C2 FOR STANDARD NOTES AND SPECIFICATIONS.



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

OWNER/DEVELOPER:
 EVER CRUZ
 3012 COOK RD
 DURIHAM, NC
 PHONE: 919-282-8350

REVISIONS:

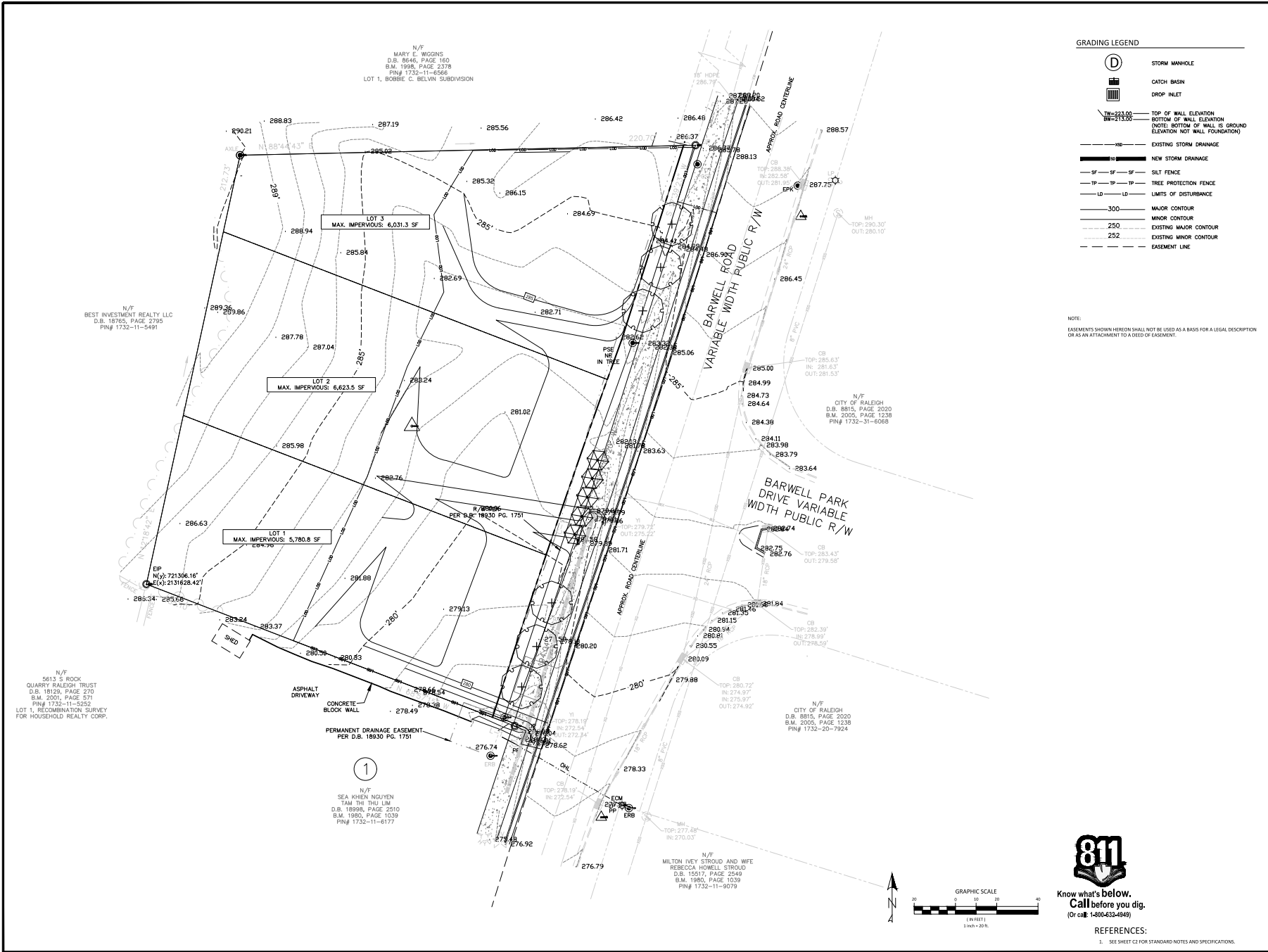
NO.	DATE	DESCRIPTION
1	10-2025	CIP REVIEW R1

PLAN INFORMATION:

PROJECT NO: 24120
 CHECKED BY: THIS
 DRAWN BY: THIS
 SCALE: 1" = 20'
 DATE: 10.11.2024

REFERENCE NO.: SUB-0053-2024

PRELIMINARY
 SUBDIVISION PLAN
C-3



- GRADING LEGEND**
- STORM MANHOLE
 - CATCH BASIN
 - DROP INLET
 - TOP OF WALL ELEVATION
 - BOTTOM OF WALL ELEVATION
(NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION)
 - EXISTING STORM DRAINAGE
 - NEW STORM DRAINAGE
 - SILT FENCE
 - TREE PROTECTION FENCE
 - LIMITS OF DISTURBANCE
 - MAJOR CONTOUR
 - MINOR CONTOUR
 - EXISTING MAJOR CONTOUR
 - 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

NC License No: 12-2347
Durham, NC 27712
Email: lingtary@civilsitedesign.com
www.civilsitedesign.com

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

OWNER/DEVELOPER:
EVER CRUZ
3012 COOK RD
DURHAM, NC
PHONE: 919-282-8350

REVISIONS:

NO.	DATE	DESCRIPTION
1	1-09-2025	GR REVIEW

PLAN INFORMATION:

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

REFERENCE NO. : SUB-0053-2024

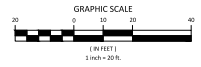
GRADING AND STORM DRAINAGE PLAN
C-4



Know what's below.
Call before you dig.
(Or call 1-800-433-6849)

REFERENCES:

1. SEE SHEET C3 FOR STANDARD NOTES AND SPECIFICATIONS.



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

LOT 2
MAX. IMPERVIOUS: 6,623.5 SF

LOT 1
MAX. IMPERVIOUS: 5,780.8 SF

N/F
SEA KHEN NGUYEN
TAM THI THU LINH
D.B. 18998, PAGE 2510
B.M. 1990, PAGE 1039
PIN# 1732-11-6177

N/F
MILTON IVEY STROUD AND WIFE
REBECCA HOWELL STROUD
D.B. 15017, PAGE 2649
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# 1732-20-7924

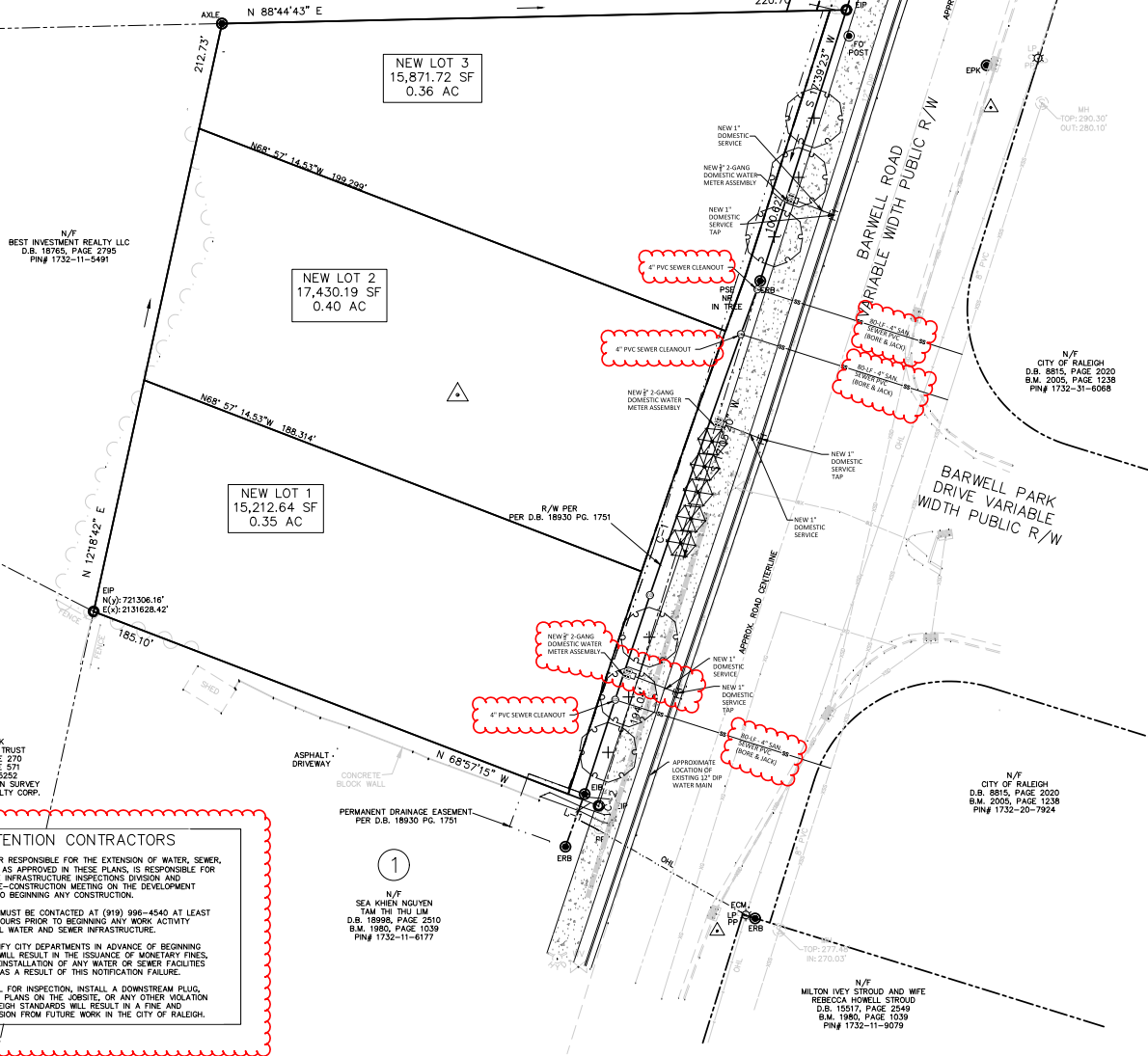
N/F
CITY OF RALEIGH
D.B. 8815, PAGE 2020
B.M. 2005, PAGE 1238
PIN# 1732-31-6068

R/89996
PER D.B. 18930 PG. 1751

PERMANENT DRAINAGE EASEMENT
PER D.B. 18930 PG. 1701

NOTICE:
PRIOR TO UTILITY INSTALLATION, FIELD DETERMINE LOCATIONS AND ELEVATIONS OF BURIED UTILITIES OR OTHER FEATURES THAT WILL BE CROSSED BY THE NEW UTILITY. VERIFY THAT ADEQUATE CLEARANCES (AND SLOPES, IF APPLICABLE) WILL BE MAINTAINED. CONSULT ENGINEER AS NEEDED TO RESOLVE ANY NON-CONFORMING CONDITIONS.

N/F
MARY E. WIGGINS
D.B. 8646, PAGE 160
B.M. 1909, PAGE 2378
P.N.# 1732-11-6566
LOT 1, BOBBIE C. BELVIN SUBDIVISION



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

N/F
5613 S ROCK
QUARRY RALEIGH TRUST
D.B. 18129, PAGE 270
B.M. 2001, PAGE 571
P.N.# 1732-11-5522
LOT 1, RECOMMENDATION SURVEY FOR HOUSEHOLD REALTY CORP.

ATTENTION CONTRACTORS
THE CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER, SEWER, AND/OR REUSE, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE INFRASTRUCTURE INSPECTIONS DIVISION AND SCHEDULE A PRE-CONSTRUCTION MEETING ON THE DEVELOPMENT PORTAL PRIOR TO BEGINNING ANY CONSTRUCTION.
RALEIGH WATER MUST BE CONTACTED AT (919) 996-4540 AT LEAST TWENTY-FOUR HOURS PRIOR TO BEGINNING ANY WORK ACTIVITY AROUND CRITICAL WATER AND SEWER INFRASTRUCTURE.
FAILURE TO NOTIFY CITY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION, WILL RESULT IN THE ISSUANCE OF MONETARY FINES, AND REPAIR/REINSTALLATION 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.

1
N/F
SEA KHEN NGUYEN
TAM TH THU LIM
D.B. 18998, PAGE 2510
B.M. 1980, PAGE 1039
P.N.# 1732-11-6177

N/F
MILTON VEY STROUD AND WIFE
REBECCA HOWELL STROUD
D.B. 15017, PAGE 2249
B.M. 1980, PAGE 1039
P.N.# 1732-11-9079

ESTIMATED WATER USAGE:
100 GPD/BEDROOM
BLDG 'A' = 6 BEDROOMS
BLDG 'B' = 6 BEDROOMS
BLDG 'C' = 6 BEDROOMS
TOTAL = 18 BEDROOMS
100 GPD/BEDROOMS * 18 BEDROOMS = 1,800 GPD

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

GRAPHIC SCALE
1"=10'
1/8"=20'

UTILITY LEGEND

- WATER METER
- WATER VALVE
- FIRE HYDRANT
- BACKFLOW PREVENTER
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- EXISTING WATERLINE
- NEW SANITARY SEWER
- EXISTING SANITARY SEWER
- NEW SANITARY SEWER

- RALEIGH STANDARD UTILITY NOTES:**
- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CONCORD HANDBOOK, CURRENT EDITION).
 - UTILITY SEPARATION REQUIREMENTS:
 - 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.
 - WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 15'. THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH. THE ELEVATION OF THE WATER MAIN AT LEAST 10" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DEPARTMENT. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DRINK WATER OR ON STEEL ENCASMENT EXTENDED 10" ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & ROP STORM DRAIN CROSSINGS. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & ROP STORM DRAIN CROSSINGS. UNLESS OTHERWISE SPECIFIED, SEPARATIONS CANNOT BE ACHIEVED, SPOFFY DIP MATERIALS & A CONCRETE ORACLE HAVING 6" MIN. CLEARANCE PER CONCORD HANDBOOK, SECTION 8.1 & 8.2.
 - 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 &/OR 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 NEIGHBORING BUSINESS THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE NOTICED TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
 - SEWER BYPASS PUMPING - A BYPASS PLAN SEALED BY AN NC PROFESSIONAL ENGINEER SHALL BE PROVIDED TO RALEIGH PUBLIC UTILITIES DEPARTMENT FOR APPROVAL. THE OPERATIONS AND EQUIPMENT SHALL COMPLY WITH THE PUBLIC UTILITIES HANDBOOK.
 - 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 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 CONCORD HANDBOOK PROCEDURE.
 - INSTALL 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.
 - INSPECTIONS OF 4" AND LARGER WATER MAINS OF THE PRIVATE DISTRIBUTION SYSTEM WILL BE INSPECTED AS PART OF THE INFRASTRUCTURE PERMIT.
 - PRIVATE SEWER MAINS AS PART OF A COLLECTION SYSTEM ARE PERMITTED AND INSPECTED UNDER THE PRIVATE INFRASTRUCTURE PERMIT FOR SEWER.
 - ANY WATER OR SEWER SERVICES ON PRIVATE PROPERTY THAT WILL BE INSTALLED UNDER CONSTRUCTION DRAWINGS MAY REQUIRE A PLUMBING UTILITY PERMIT IN THE CITY OF RALEIGH. CONSULT WITH THE ENGINEERING INSPECTION COORDINATOR DURING THE PRE-CONSTRUCTION MEETING ON THE NECESSARY PERMITS.
 - INSTALL SEWER SERVICES WITH CLEANOUTS AT ROW OR EASEMENT LINE & SPACED PER THE CURRENT NG PLUMBING CODE.
 - PRESSURE REDUCTION VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSIG. BACKFLOW VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LONGER THAN 10' ABOVE THE NEXT UPSTREAM MANHOLE.
 - ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWM, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
 - NODOT / 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 R/W FOR PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UO AND/OR BUILDING PERMIT. CONTACT (919) 996-4540 OR EDO@RALPHGEOLOGY.COM FOR MORE INFORMATION.
 - CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON THE DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA.
 - THE DEVICES SHALL MEET THE AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS AND BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST.
 - THE DEVICE AND INSTALLATION SHALL MEET THE GUIDELINES OF APPENDIX A - GUIDELINES AND REQUIREMENTS FOR THE CROSS CONNECTION PROGRAM IN RALEIGH'S SERVICE AREA.
 - THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING) THEREAFTER IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL, CROSS CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT CROSSCONNECTION@RALPHGEOLOGY.COM FOR MORE INFORMATION.
 - NOTICE FOR PROJECTS THAT INVOLVE AN OVERSEAS MAN OR URBAN MAN REPLACEMENT: ANY CITY REMUNERATION GREATER THAN \$50,000 MUST UNDERGO THE PUBLIC BIDDING PROCESS.
 - PRIVATE SUB-METERING - NO RESALE OF WATER SHALL OCCUR WITHOUT APPROVAL OF THE NORTH CAROLINA UTILITY COMMISSION. SUB-METERING SHALL BE IN ACCORDANCE WITH SECTION 1400 OF THE "SAFE DRINKING WATER ACT."

Civil Site Designs
NC License No: 12-2447
Durham, NC 27717
Email: timgilglaty@civilsitedesign.com
www.civilsitedesign.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	1-9-2025	CUR REVIEW#1
2	2-9-2025	CUR REVIEW#2

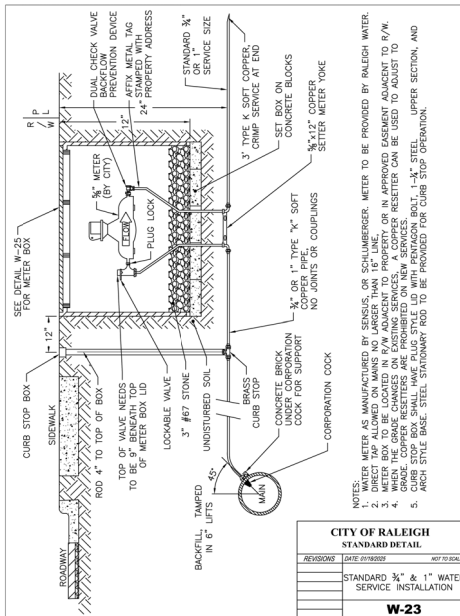
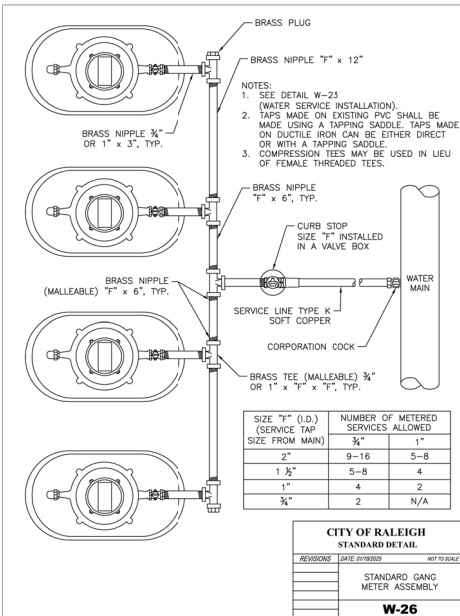
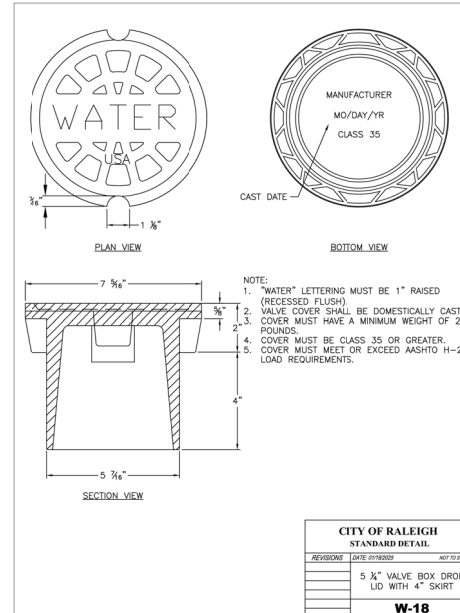
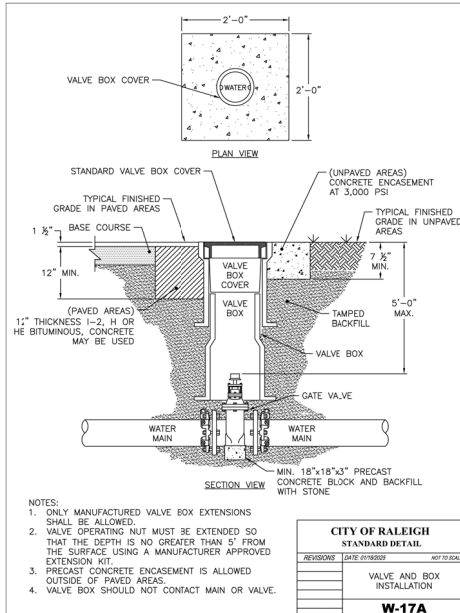
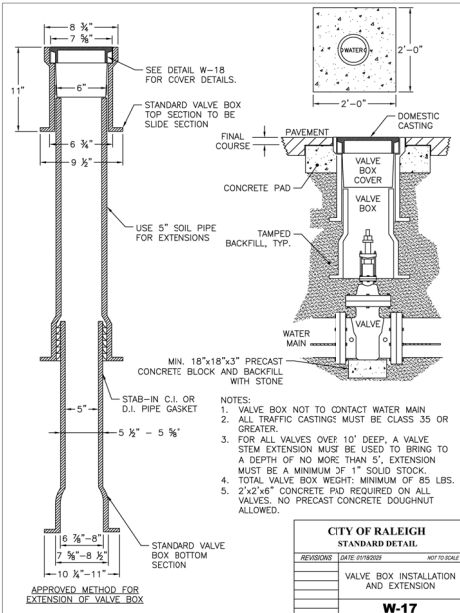
PLAN INFORMATION:

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

REFERENCE NO.: SUB-0053-2024

UTILITY PLAN

C-5



BARWELL ROAD TOWNHOMES

PRELIMINARY SUBDIVISION PLAN

3944 BARWELL RD

RALEIGH, NORTH CAROLINA

OWNER/DEVELOPER:

EVER CRUZ
 3012 COOK RD
 DURHAM, NC
 PHONE: 919-282-8350

REVISIONS:

NO.	DATE	DESCRIPTION
1	18-2025	CUR REVIEW #1
2	23-2025	CUR REVIEW #2

PLAN INFORMATION:

PROJECT NO. 24120

CHECKED BY THS

DRAWN BY XXX

SCALE N.T.S.

DATE 10.11.2024

REFERENCE NO.: SUB-0053-2024

UTILITY DETAILS