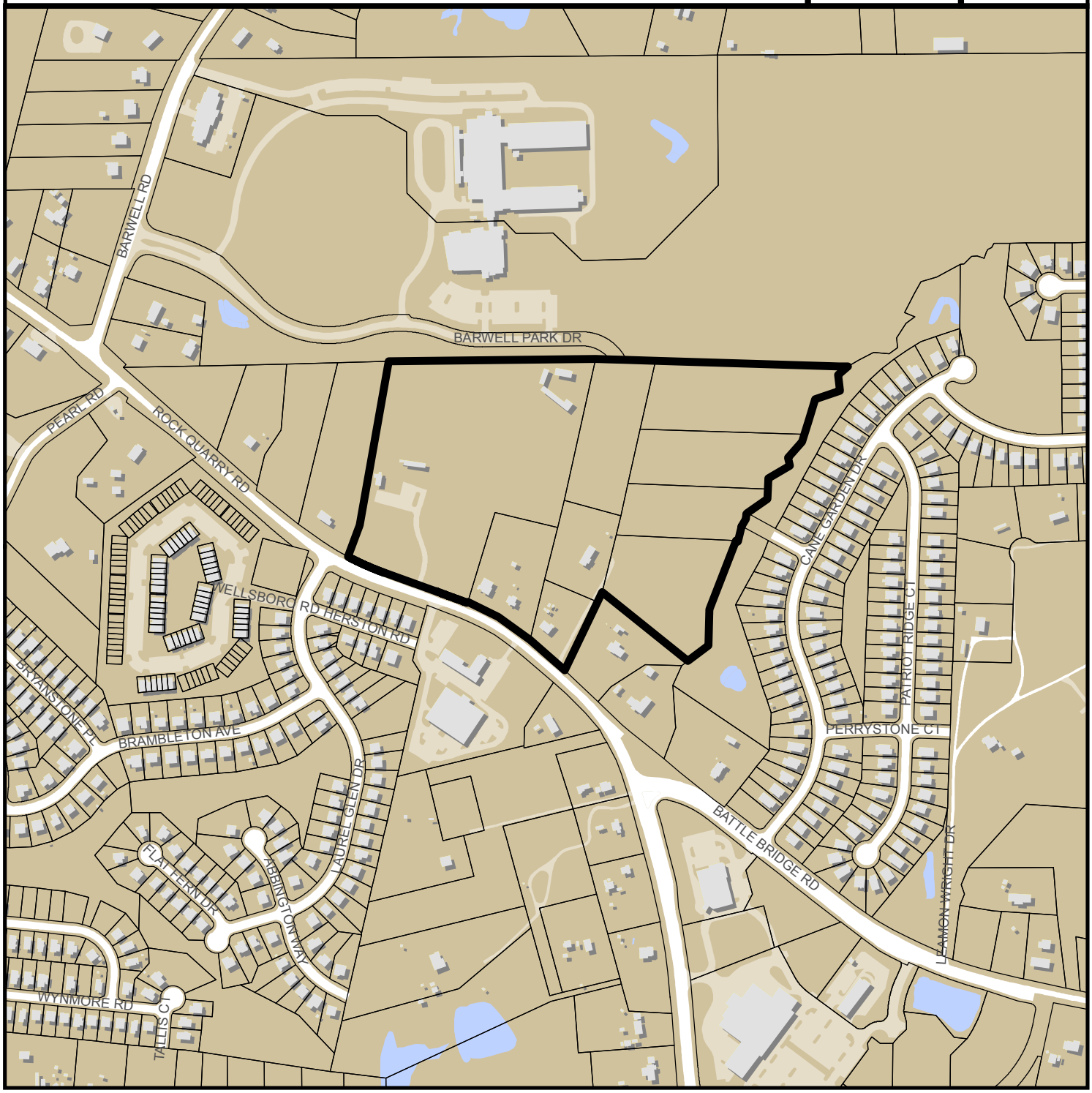
BARWELL PARK SUBDIVISION
S-46-2016



Zoning:	**R-6 CUD, R-4**
CAC:	**Southeast**
Drainage Basin:	**Neuse**
Acreage:	**3.7**
Number of Lots:	**111**

Planner:	**Justin Rametta**
Phone:	**(919) 996-2665**
Applicant:	**Penny Sekadlo**
Phone:	**919-848-1461**

Preliminary Subdivision Plan Application

DEVELOPMENT SERVICES DEPARTMENT

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831
Litchford Satellite Office | 8320 – 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate review type and include the Plan Checklist document.

5-46-16

Office Use Only: Transaction # 480372 Project Coordinator Shankle/Barbour Team Leader Rametta

PRELIMINARY APPROVALS

☒ Subdivision * ☐ Conventional Subdivision ☒ Compact Development ☐ Conservative Subdivision

*May require City Council approval if in a Metro Park Overlay or Historic Overlay District

If your project has been through the Due Diligence process, provide the transaction #:

GENERAL INFORMATION

Development Name	Barwell Park Subdivision
Proposed Use	111 Single family lots
Property Address(es)	Rock Quarry Road

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

PIN Recorded Deed	PIN Recorded Deed	PIN Recorded Deed	PIN Recorded Deed
1732-30-8586,9317 8143	5687 4272 0557 2121	1731-39-4919	1732-40-0716

What is your project type?

☒ Single family ☐ Townhouse ☐ Subdivision in a non-residential zoning district

☐ Other (describe):

OWNER/DEVELOPER INFORMATION

Company Name	MITEPE LLC	Owner/Developer Name	MITEPE LLC
Address	PO Box 90427 Raleigh NC 27675		
Phone	919-846-2668	Email	MurphyMTinc@aol.com
Fax			

CONSULTANT/CONTACT PERSON FOR PLANS

Company Name	Penny Engineering Design	Contact Name	Penny Sekadlo, PE
Address	9220 Fairbanks Dr Suite 220 Raleigh NC 27613		
Phone	919-848-1461	Email	PennyEngineer@aol.com
Fax			

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)				
ZONING INFORMATION				
Zoning District(s)	R4 CU & R-4			
If more than one district, provide the acreage of each:	16.22 ac R4 & 13.62 Ac R6CU			
Overlay District? ☐ Yes ☒ No				
Inside City Limits? ☐ Yes ☒ No				
CUD (Conditional Use District) Case # Z-	-23-06			
COA (Certificate of Appropriateness) Case #				
BOA (Board of Adjustment) Case # A-				
STORMWATER INFORMATION				
Existing Impervious Surface	acres/sf	Flood Hazard Area	☐ Yes	☐ No
Proposed Impervious Surface	acres/sf	Neuse River Buffer	☐ Yes	☐ No
		Wetlands	☐ Yes	☐ No
If in a Flood Hazard Area, 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	111	Total # of All Lots	111	
Overall Unit(s)/Acre Densities Per Zoning Districts	3.7 lots/ac			
Total # of Open Space and/or Common Area Lots	2			

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate _____ to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.

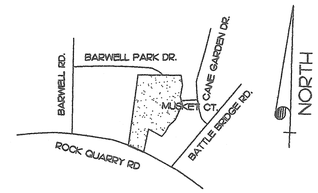
_____ 7-18-16

Signature Date

_____ _____

Signature Date

GENERAL REQUIREMENTS	TO BE COMPLETED BY APPLICANT		OFFICE USE ONLY		
	YES	N/A	YES	NO	N/A
1. Applicant must contact a Planner to determine if a Pre-Application Conference is required prior to application submittal	☑				
2. Filing fee for plan review – payments may be made by cash, Visa, Mastercard, or check made payable to the City of Raleigh (no fee for infill recombination)	☑				
3. Preliminary Subdivision Plan Application must be completed and signed by the property owner	☑	☐			
4. Applicant must complete and print page 1 and 2 of the Preliminary Subdivision Plan Application to the plan cover sheet (not applicable for infill recombination)	☑	☐			
5. I have referenced the Preliminary Subdivision Plan Checklist, and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City	☑				
6. Provide the following plan sheets:	☑				
a) Cover sheet, to include general notes, owner's name, contact's name, phone number, mailing address, email address	☑				
b) Existing conditions sheet	☑	☐			
c) Proposed Subdivision Plan	☑				
d) Proposed Grading and Stormwater Plan	☑	☐			
e) Proposed Utility Plan, including Fire	☑	☐			
f) Proposed Tree Conservation Plan	☑	☐			
g) Proposed Landscaping	☑	☐			
h) Transportation Plan	☑	☐			
7. Ten (10) sets of proposed plans to engineering scale (1"=20', 1"=100', etc.) and date of preparation. For re-submittals only, include all revision dates.	☑				
8. Plan size must be 18" x 24" or 24" x 36"	☑				
9. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	☑				
10. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	☑				
11. Digital copy of only the plan and elevations – label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	☑				
12. Wake County School form, if dwelling units are proposed	☑	☐			
13. Preliminary stormwater quantity and quality summary and calculations package	☑	☐			
14. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	☑	☐			



VICINITY MAP NTS

SITE DATA

OWNER	MITEPE LLC PO BOX 90427 RALEIGH NC 27675 919-846-2668
TAX #	1732-30-8586 -9317 -8143 -5687 -4272 1732-30-0557, 1732-30-2121 1731-39-4919, 1732-40-0716
ZONING	R-4 16.22 AC R-6 CU 13.62 AC
TOTAL AREA	29.84 AC
R/W AREA	6.58 AC
NET AREA	23.26 AC
OPEN SPACE	REQ'D = 4.65 AC PROP = 4.74 AC
LOTS/DENSITY	111 LOTS = 3.7 LOTS/AC 59 LOTS R4 = 3.6 LOTS/AC 52 LOTS R6 = 3.8 LOTS/AC

NOTES

1. TOPO FROM MAP BY MCINTYRE & ASSOCIATES
2. EXISTING BUILDINGS TO BE REMOVED. (PERMIT REQUIRED)
3. ADDITIONAL 22' R/W DEDICATED ALONG ROCK QUARRY RD.
4. ROAD WIDENING ALONG ROCK QUARRY RD AND OFFSITE ROAD CONSTRUCTION IS ELIGIBLE FOR REIMBURSEMENT. CITY OF RALEIGH SHALL PROVIDE DEDICATED R/W FOR OFFSITE ROADWAYS.
5. PERIMETER LOTS MEET UDO 2.2 CONVENTIONAL DEVELOPMENT OPTIONS OF THE APPLICABLE ZONING DISTRICT.

Z-23-06 CONDITIONS

1. DEVELOPMENT OF THE PROPERTY WILL BE LIMITED TO SINGLE FAMILY DETACHED DWELLING UNITS.
2. PARCELS TO BE RECOMBINED INTO A SINGLE TRACT PRIOR TO OR IN CONJUNCTION WITH DEVELOPMENT.

0 50 100 200 300 400

GRAPHIC SCALE

PENNY ENGINEERING DESIGN
CONSULTING ENGINEERS & LAND DESIGNERS
9220 FAIRBANKS DRIVE, SUITE 220 RALEIGH NC 27613
OFFICE 919/848-1461 FAX 919/846-0813

TRANSACTION # 422586

S-6-15

BARWELL PARK SUBDIVISION

RALEIGH WAKE COUNTY NORTH CAROLINA

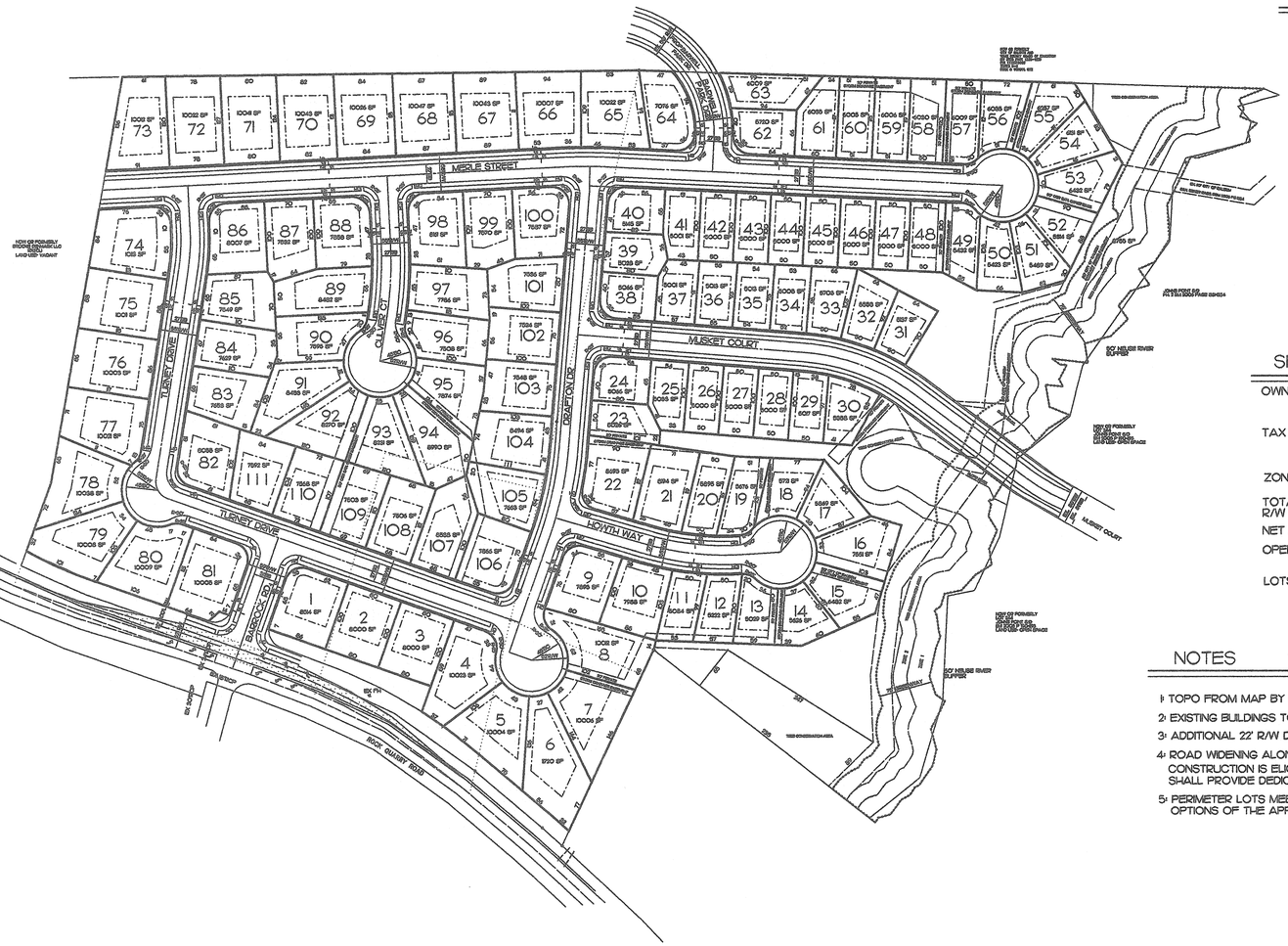
EXISTING CONDITIONS

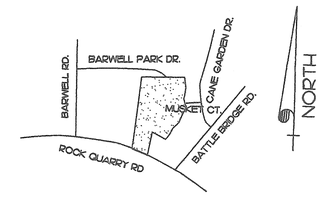
SCALE:	DRAWN:
1"= 100'	PLS
DATE:	CHK'D:
1-15-15	PLS

REV'D	
7-20-15	CITY COMMENTS
8-14-15	CITY COMMENTS
3-29-16	COMPACT DEV.
7-18-16	ROAD WIDENING

SHEET E1 OF 8

PROJ. # P1406





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0 50 100 200 300 400

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TRANSACTION # 422586

S-6-15

BARWELL PARK SUBDIVISION

RALEIGH WAKE COUNTY NORTH CAROLINA

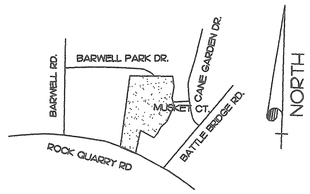
PRELIMINARY SUBDIVISION PLAN

SCALE: 1"= 100'	DRAWN: PLS
DATE: 1-15-15	CHK'D: PLS

REVD	
7-20-15	CITY COMMENTS
8-14-15	CITY COMMENTS
3-29-16	COMPACT DEV.
7-18-16	ROAD WIDENING

SHEET S1 OF 8

PROJ. # P1406



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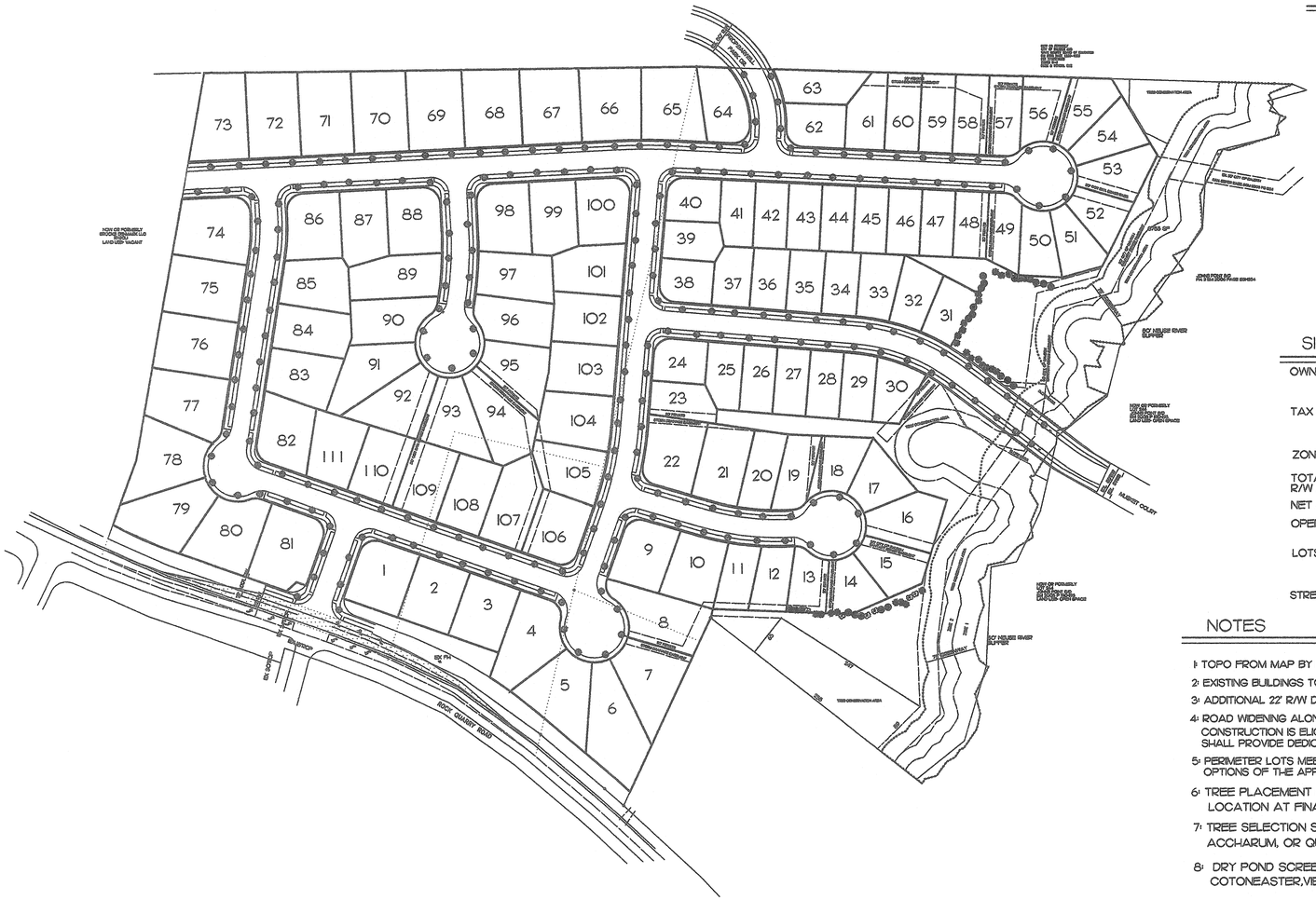

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STREET TREE 40' OC	216 TREES

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6. TREE PLACEMENT MAY MOVE DUE TO INFRASTRUCTURE LOCATION AT FINAL CONSTRUCTION PLAN DESIGN
7. TREE SELECTION SHALL BE ACER RUBRUM, ACER ACCHARUM, OR QUERCUS PALUSTRIS.
8. DRY POND SCREENING SELECTION SHALL INCLUDE COTONEASTER,VIBURNUM,EUONYMUS, AND HOLLIES.

0 50 100 200 300 400

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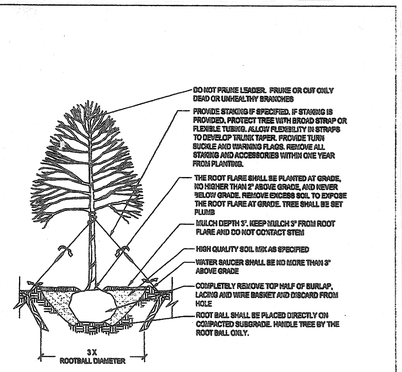

NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
2. ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
3. STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 6' MINIMUM FIRST BRANCH HEIGHT.
4. PLANTING SEASON OCT/DEC - APRIL.
5. A TREE IMPACT PERMIT IS REQUIRED.
6. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER:
TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

CITY OF RALEIGH
PARKS, RECREATION AND CULTURAL RESOURCES DEPT

REVISIONS	DATE/2012	NOT TO SCALE
		TREE PLANTING DETAIL
		PRCR-03

Z-23-06 CONDITIONS

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TRANSACTION # 422586

S-6-15

BARWELL PARK SUBDIVISION

RALEIGH WAKE COUNTY NORTH CAROLINA

TREE / LANDSCAPE PLAN

SCALE: 1"= 100'	DRAWN: PLS
DATE: 1-15-15	CHK'D: PLS

REV'D	
7-20-15	CITY COMMENTS
8-14-15	CITY COMMENTS
3-29-16	COMPACT DEV.
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SHEET L1 OF 8

PROJ. # P1406