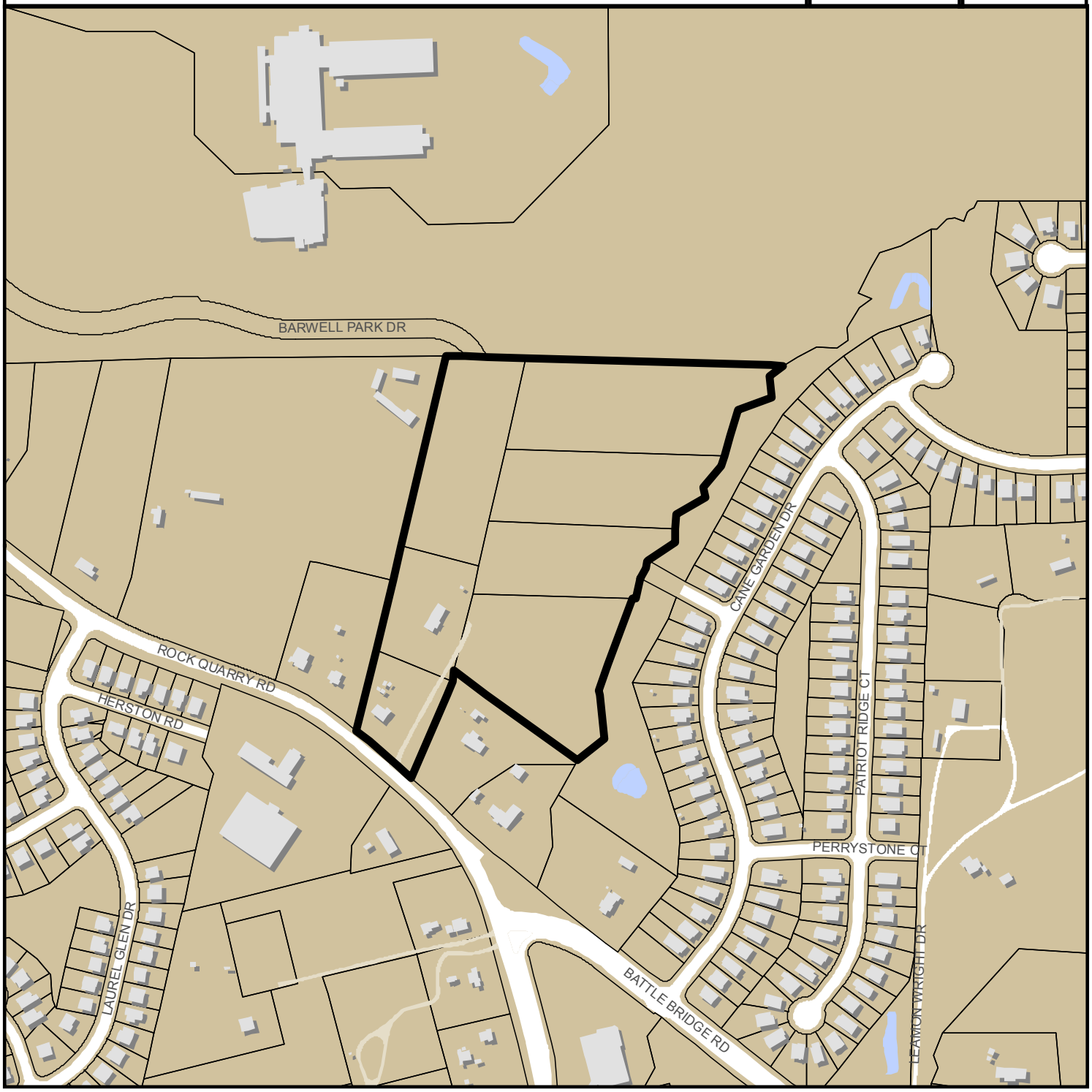
BARWELL PARK SUBDIVISION
S-6-2015



Zoning: **R-6 CU, R-4**
CAC: **Southeast**
Drainage Basin: **Neuse**
Acreage: **16.08**
Number of Lots: **57**

Planner: **Justin Rametta**
Phone: **(919) 996-2665**

Applicant: **Triangle Business**
Phone: **(919) 846-2668**

Planning & Development

Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Preliminary Development Plan Application

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

Preliminary Approvals		FOR OFFICE USE ONLY
☐ Site Plans for Planning Commission ☐ Preliminary Administrative Site Plans ☐ Group Housing ** ☐ Multifamily (Infill)**	☐ Subdivision* ☐ Cluster Subdivision** ☐ Infill Subdivision** ☐ Expedited Subdivision Review ☒ Conventional Subdivision ☐ Compact Development ☐ Conservation Subdivision 5-6-15	Transaction Number 422586 Assigned Project Coordinator Assigned Team Leader
* May require Planning Commission or City Council Approval ** Legacy Districts Only		

Has your project previously been through the Due Diligence process? If yes, provide the transaction #

GENERAL INFORMATION

Development Name	BARWELL PARK SUB'D
Proposed Use	SINGLE FAMILY LOTS
Property Address(es)	6023 ROCK QUARRY RD RALEIGH NC
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:	1732-30-8596-9317, 8143-5687, 1732-40-0716, 1731-39-4919

P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed

What is your project type? ☐ Apartment ☐ Banks ☐ Elderly Facilities ☐ Hospitals ☐ Hotels/Motels ☐ Industrial Building ☐ Mixed Residential ☐ Non-Residential Condo ☐ Office ☐ Religious Institutions ☐ Residential Condo ☐ Retail ☐ School ☐ Shopping Center ☒ Single Family ☐ Telecommunication Tower ☐ Townhouse ☐ Other: If other, please describe:

PRELIMINARY ADMINISTRATIVE REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively not requiring Planning Commission or City Council approval. CONVENTIONAL SUB'D
PLANNING COMMISSION	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval.

CLIENT (Owner or Developer)	Company TRIANGLE BUSINESS RESOURCES LLC	Name (s)	
	Address PO BOX 90427 RALEIGH NC 27675		
	Phone 919 846 2668	Email	Fax
CONSULTANT (Contact Person for Plans)	Company PENNY ENGINEERING DESIGN	Name (s)	Penny Sekadlo
	Address 9220 FAIRBANKS DR SUITE 220		
	Phone 919 848 1461	Email PENNYENGINEER@AOL.COM	Fax

SP-96-04 Previous S-65-07 Southeast CAC Neuse Drainage
Zoning R-6CU, R-4

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Zoning Information	Building Information
Zoning District(s) R-4 (2.46AC) R-6 (13.62AC)	Proposed building use(s)
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross
Overlay District	Proposed Building(s) sq. ft. gross
Total Site Acres 16.08 Inside City Limits ☐ Yes ☑ No	Total sq. ft. gross (existing & proposed)
Off street parking Required No Provided	Proposed height of building(s)
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage)
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # Z-	
Stormwater Information	
Existing Impervious Surface acres/square feet	Flood Hazard Area ☐ Yes ☑ No
Proposed Impervious Surface acres/square feet	**If Yes, please provide**
Neuse River Buffer ☑ Yes ☐ No Wetlands ☐ Yes ☑ No	Alluvial Soils Flood Study FEMA Map Panel #

CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030.

SINGLE FAMILY CONVENTIONAL SUB'D

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots Detached Attached	11. Total number of all lots 59
2. Total # Of Single Family Lots 57	12. Is your project a cluster unit development? ☐ Yes ☒ No
3. Total # Of Apartment Or Condominium Units	**If Yes, please answer the questions below:**
4. Total # Of Congregate Care Or Life Care Dwelling Units	**a)** Total number of Townhouse Lots
5. Total # Of Mobile Home Lots	**b)** Total number of Single Family Lots
6. Total Number of Hotel Units	**c)** Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above)	**d)** Total number of Open Space Lots
8. Bedroom Units 1br 2br 3br 4br or more	**e)** Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s)	**f)** Total Number of Phases
10. Total number of Open Space (only) lots 2	**g)** Perimeter Protective Yard Provided ☐ Yes ☐ No
	h) Must provide open space quotient per City Code 10-3071 (5)

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.

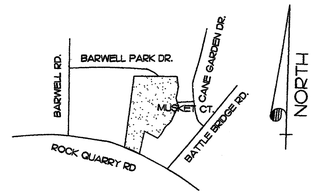
I hereby designate MITCHELL MURPHY to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

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

Signed _____ Date 2-5-15

Signed _____ Date

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
General Requirements					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination) $1790.	☐				
2. **Preliminary Development Plan Application** completed and signed by the property owner	☑		✓		
3. Client must complete and print page 1 and 2 of the **Preliminary Development Plan Application** to the plan cover sheet (not applicable for infill recombination)	☑	☐	✓		
4. I have referenced the **Preliminary Development Plan Checklist** and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	☑		✓		
5. Provide the following plan sheets:	☑				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	☑		✓		
b) Existing Conditions Sheet	☑	☐	✓		
c) Proposed Site or Subdivision Plan	☑		✓		
d) Proposed Grading and Stormwater Plan	☑	☐	✓		
e) Proposed Utility Plan, including Fire	☑	☐	✓		
f) Proposed Tree Conservation Plan	☑	☐	✓		
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions) together	☐	☑	✓		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	☐	☑			✓
i) Transportation Plan	☐	☑			✓
6. 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	☑		✓		
7. Plan size 18"x24" or 24"x36"	☑		✓		
8. 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	☑		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	☑		✓		
10. 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	☑		✓	✓	
11. Wake County School Form, if dwelling units are proposed	☑	☐	✓		
12. Preliminary stormwater quantity and quality summary and calculations package	☑	☐	✓		
13. 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	TRIANGLE BUSINESS RESOURCES, LLC PO BOX 90427 RALEIGH NC 27675 919-846-2668
TAX #	1732-30-8596 -9317 -8143 -5687 -4272 1731-39-4919, 1732-40-0716
ZONING	R-4 2.46 AC R-6 13.62 AC
TOTAL AREA	16.08 AC
LOTS/DENSITY	57 LOTS = 3.5 LOTS/AC

NOTES

1. TOPO FROM MAP BY MCINTYRE & ASSOCIATES
2. EXISTING BUILDING TO BE REMOVED. (PERMIT REQUIRED)
3. ADDITIONAL 30' R/W DEDICATED ALONG ROCK QUARRY RD.
4. ROAD WIDENING WIDTHS TO BE DETERMINED AT TIME OF CONSTRUCTION PLAN APPROVAL.

PENNY ENGINEERING DESIGN
CONSULTING ENGINEERS & LAND DESIGNERS
9220 FAIRBANKS DRIVE, SUITE 220 RALEIGH NC 27613
OFFICE 919/846-1451 FAX 919/846-0813

S- -15

BARWELL PARK SUBDIVISION

RALEIGH WAKE COUNTY NORTH CAROLINA

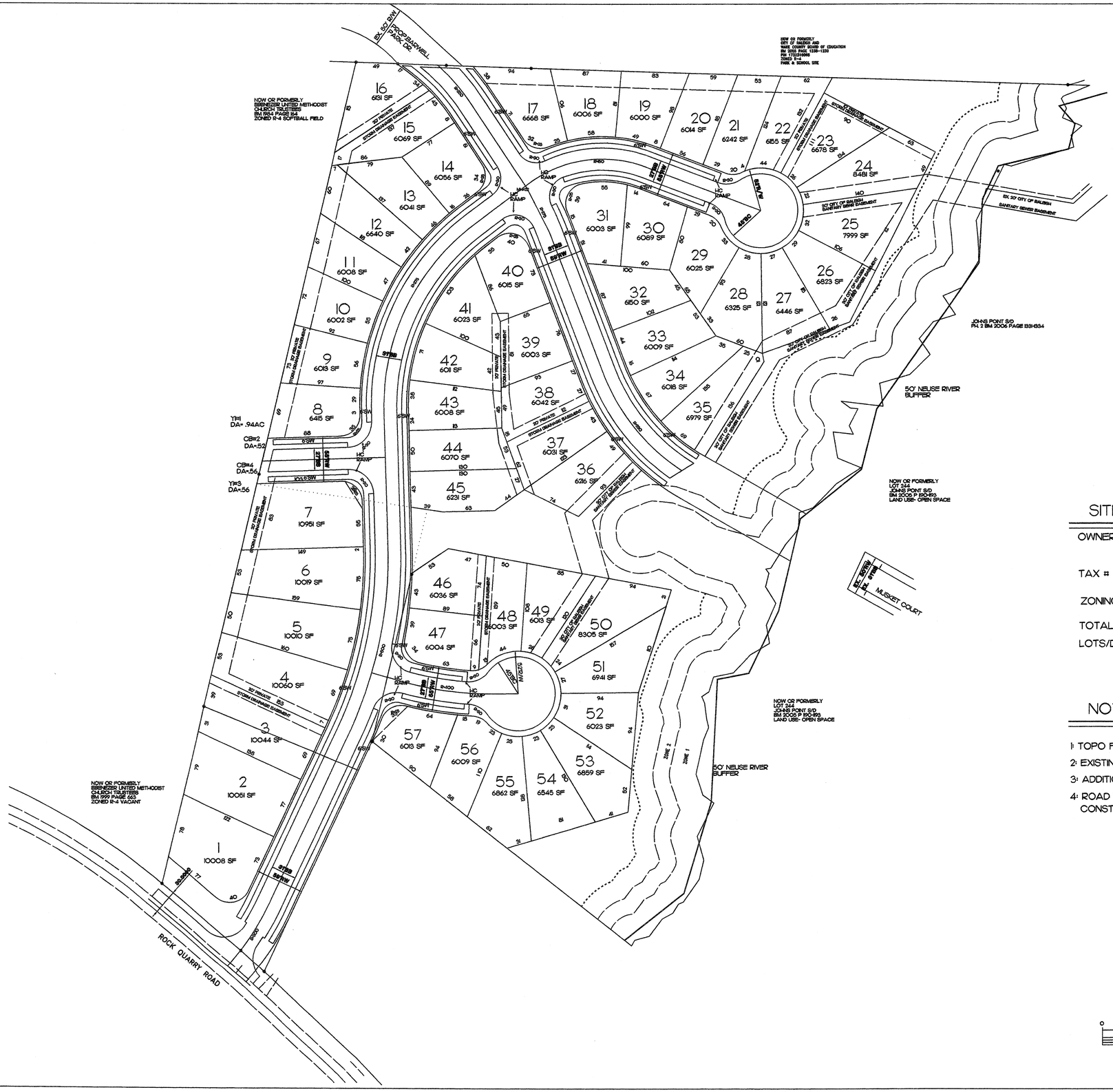
EXISTING CONDITIONS

SCALE:	DRAWN:
1"=60'	PLS
DATE:	CHK'D:
H5-15	PLS

REV'D

SHEET E1 OF 7

PROJ. # P1406



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S- -15

BARWELL PARK SUBDIVISION

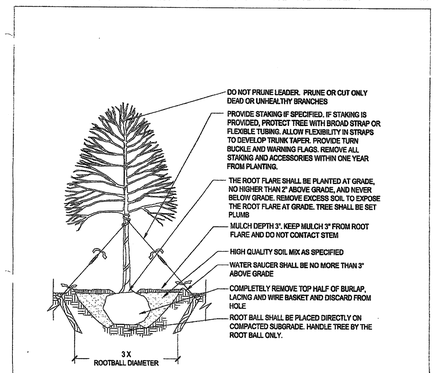
RALEIGH WAKE COUNTY NORTH CAROLINA

PRELIMINARY SUBDIVISION PLAN

SCALE: 1"=60'	DRAWN: PLS
DATE: 1-15-15	CHK'D: PLS
REV'D	

SHEET S1 OF 7

PROJ. # P1406



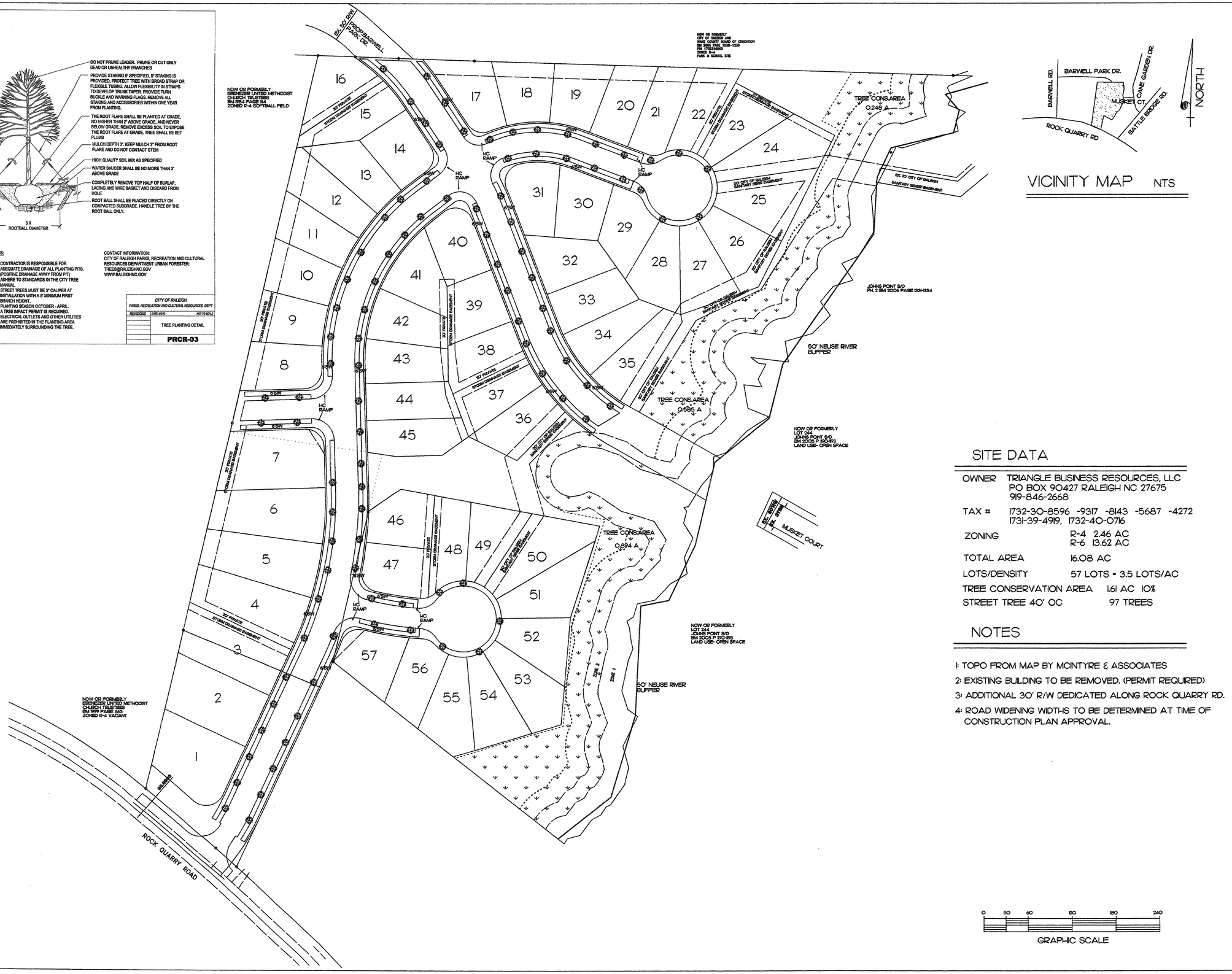
NOTES:

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 5' MINIMUM FIRST BRANCH HEIGHT.
4. PLANTING SEASON OCTOBER - 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 BY/FD	NOT TO SCALE
		TREE PLANTING DETAIL
		PRCR-03



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TOTAL AREA	16.08 AC
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TREE CONSERVATION AREA	1.61 AC 10%
STREET TREE 40' OC	97 TREES

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0 30 60 120 180 240
GRAPHIC SCALE

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OFFICE 919/848-1461 FAX 919/846-0813

S- -15

BARWELL PARK SUBDIVISION

RALEIGH WAKE COUNTY NORTH CAROLINA

TREE / LANDSCAPE PLAN

SCALE:	DRAWN:
1"=60'	PLS
DATE:	CHK'D:
1-15-15	PLS

REV'D

SHEET L1 OF 7

PROJ. # P1406