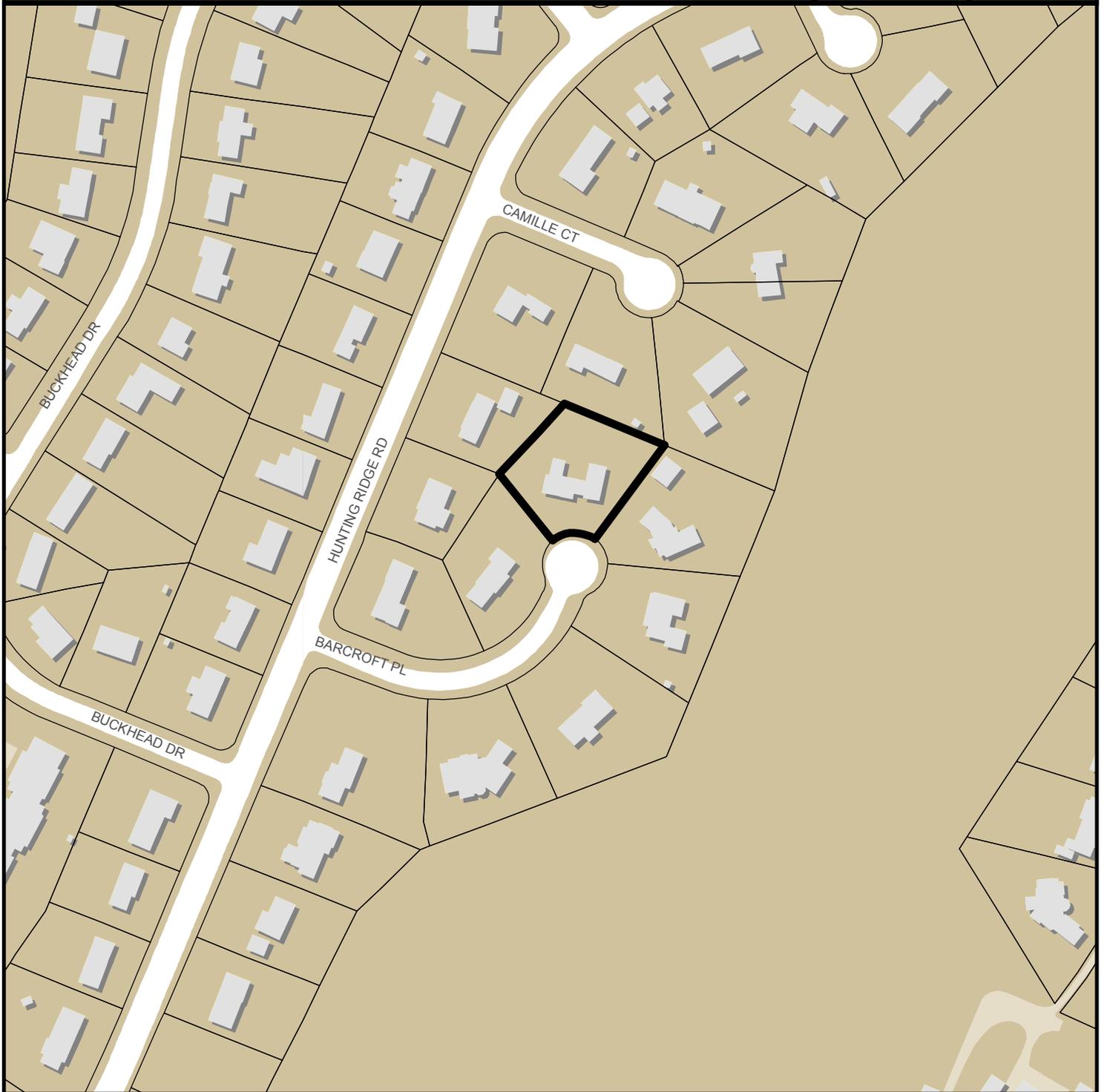


BARCROFT POINT SUBDIVISION S-48-2016



0 300 600 Feet

Zoning: **R-4**

CAC: **North**

Drainage Basin: **Perry Creek**

Acreage: **0.64**

Number of Lots: **2**

Planner: **Michael Walters**

Phone: **(919) 996-2636**

Applicant: **Alison A Pockat**

Phone: **919-363-4415**



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.

S-48-16 *Walter*

Office Use Only:	Transaction # 481242	Project Coordinator	Team Leader
PRELIMINARY APPROVALS			
<input type="checkbox"/> Subdivision *	<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> 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 Barcroft Point Subdivision			
Proposed Use two single family lots			
Property Address(es) 1213 Barcroft Place, Raleigh			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
PIN Recorded Deed 1717258099	PIN Recorded Deed	PIN Recorded Deed	PIN Recorded Deed
What is your project type?			
<input checked="" type="checkbox"/> Single family	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Subdivision in a non-residential zoning district	
<input type="checkbox"/> Other (describe):			
OWNER/DEVELOPER INFORMATION			
Company Name Raleigh Custom Homes		Owner/Developer Name Tim Thompson	
Address 6736 Falls of Neuse Rd., Suite 300, Raleigh NC 27615			
Phone 919 395-1529	Email tim@raleighcustomhomes.net	Fax 919 847-2665	
CONSULTANT/CONTACT PERSON FOR PLANS			
Company Name Alison A. Pockat, ASLA		Contact Name Alison Pockat	
Address 106 Steep Bank Dr., Cary NC 27518			
Phone 919 363-4415	Email aapockat@earthlink.net	Fax	

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)

ZONING INFORMATION

Zoning District(s) **R-4**

If more than one district, provide the acreage of each:

Overlay District? Yes No

Inside City Limits? Yes No

CUD (Conditional Use District) Case # Z-

COA (Certificate of Appropriateness) Case #

BOA (Board of Adjustment) Case # A-

STORMWATER INFORMATION

Existing Impervious Surface **5,900 SF** acres/sf

Flood Hazard Area Yes No

Proposed Impervious Surface **11,500 SF** 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 **2**

Total # of All Lots **2**

Overall Unit(s)/Acre Densities Per Zoning Districts **3 units / acre**

Total # of Open Space and/or Common Area Lots **none**

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 **Alison Pockat** 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.



Signature

July 21, 2016

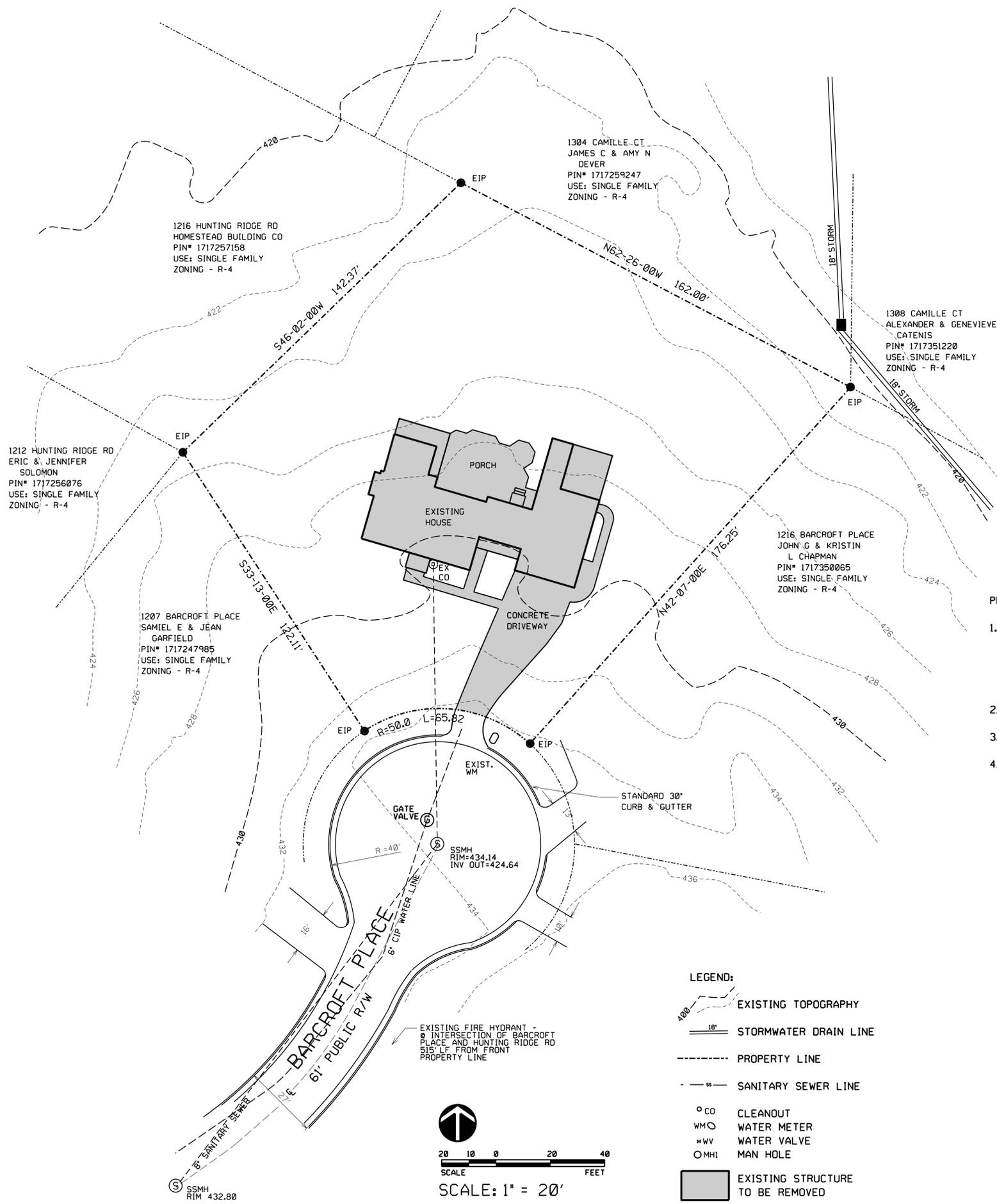
Date

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	<input checked="" type="checkbox"/>		✓		
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)	<input checked="" type="checkbox"/>				
3. Preliminary Subdivision Plan Application must be completed and signed by the property owner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
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)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
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	<input checked="" type="checkbox"/>		✓		
6. Provide the following plan sheets:	<input type="checkbox"/>				
a) Cover sheet, to include general notes, owner's name, contact's name, phone number, mailing address, email address	<input checked="" type="checkbox"/>		✓		
b) Existing conditions sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Subdivision Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
g) Proposed Landscaping	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
h) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
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.	<input checked="" type="checkbox"/>		✓		
8. Plan size must be 18" x 24" or 24" x 36"	<input checked="" type="checkbox"/>		✓		
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	<input checked="" type="checkbox"/>		✓		
10. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		✓		
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	<input checked="" type="checkbox"/>		✓		
12. Wake County School form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
13. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
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	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓

21019



SITE DATA:

PIN NUMBER: 1717258099
 ADDRESS: 1213 BARCROFT PLACE, RALEIGH
 TOTAL ACREAGE: 28,135 SF, 0.65 AC

EXISTING IMPERVIOUS -
 HOUSE/SHED = 3,806 SF
 COVERED PORCH = 710 SF
 AC PAD = 18
 WALK/DRIVE = 1,366 SF
 TOTAL = 5,900 SF

ZONING - R-4
 CITIZEN ADVISORY COUNCIL - NORTH

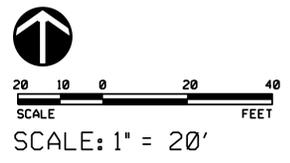
POTENTIAL AREA OF DISTURBANCE -
 9,395 SF

PROPERTY NOTES:

1. EXISTING BOUNDARY AND SITE ELEMENTS ARE BASED ON A BOUNDARY SURVEY BY BERNARD & ASSOCIATES, 324 DIMOCK WAY, WAKE FOREST, NC 27587, PHONE NUMBER 919 414-3601. ENTITLED 'LANDS OF RALEIGH CUSTOM RENTALS LLC. 1213 BARCROFT PLACE, NORTH RIDGE BLOCK 10' AND DATED MAY 24, 2016.
2. TOPOGRAPHIC INFORMATION (CONTOUR DATA) WAS TAKEN FROM WAKE COUNTY GIS - IMAPS.
3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.
4. UTILITY DESIGN IS BASED ON A DOCUMENT SEALED BY SEAN M MCLEAN, NC PE 027840 AND DATED JULY 14, 2016.

LEGEND:

- EXISTING TOPOGRAPHY
- 18" STORMWATER DRAIN LINE
- PROPERTY LINE
- SANITARY SEWER LINE
- CLEANOUT
- WATER METER
- WATER VALVE
- MAN HOLE
- EXISTING STRUCTURE TO BE REMOVED



RWA P/A
 engineering & surveying
 101 N. Main St., Suite 202
 Cary, NC 27529
 Phone (919) 779-4054
 Fax (919) 779-4056

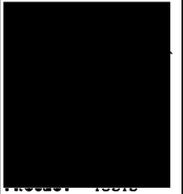


ALISON A. POCKAT, ASLA
 LANDSCAPE ARCHITECT
 LAND PLANNER
 (919) 363-4415
 106 STEEPBANK DRIVE
 CARY, NC 27518

DESIGNED: AAP

DRAWN:

APPROVED:



BARCROFT POINT SUBDIVISION
 1213 BARCROFT PLACE, RALEIGH, NC
 RALEIGH CUSTOM HOMES INC.
 6736 FALLS OF NEUSE RD., SUITE 300
 RALEIGH, NC 27615

NO.	DATE	REVISIONS

SCALE: NTS
 DATE: JULY 11, 2016

SHEET NO.:
EXISTING CONDITIONS
 EC-1

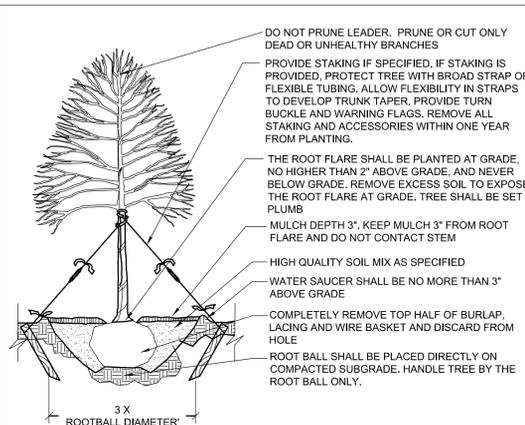
SITE NOTES:

1. THE SITE IS A TWO LOT SUBDIVISION FOR USE FOR SINGLE FAMILY RESIDENTIAL HOMES. THE TOTAL ACREAGE FOR THE SUBDIVISION IS UNDER AN ACRE. UNDER SECTION 9.4.6 OF THE UDO, NO LAND DISTURBING PERMIT WILL BE REQUIRED. AS PER 9.2.2.A.3, PER TC-6-2015 OF THE UDO, A STORMWATER EXEMPTION EXISTS.
2. THE SITE IS 0.65 ACRES. UNDER SECTION 9.1.3 NO TREE CONSERVATION PLAN WILL BE REQUIRED.
3. EXISTING HOUSE AND DRIVEWAY STRUCTURES WILL BE REMOVED PRIOR TO ANY SUBDIVISION OF LAND.
4. CLEAN-OUT IS LOCATED IN FRONT OF THE EXISTING HOUSE. WATER METER IS IN THE RIGHT OF WAY IN THE BARCROFT PLACE CUL DE SAC. RELOCATE THE WATER METER AND CLEANOUT TO THE APPROXIMATE LOCATION SHOWN ON THE PLAN.
5. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS.
6. A TREE IMPACT PERMIT IS REQUIRED PRIOR TO SUBDIVISION RECORDATION.

NOTE: A TREE IMPACT PERMIT IS REQUIRED PRIOR TO INSTALLATION OF TREES IN THE RIGHT OF WAY. ALL INSTALLATION AND TWO YEAR MAINTENANCE REQUIREMENTS ARE DETAILED IN THE RALEIGH STREET DESIGN MANUAL 6.18.1 AND 6.18.2.

DRIVEWAY NOTES:

- DRIVEWAY LOCATIONS WILL BE DETERMINED AT SITE PLAN FOR EACH LOT. THE RESTRICTIONS FOR DRIVEWAYS ARE:
- MUST BE A RAMP DRIVEWAY
 - DRIVEWAY MUST HAVE A WIDTH OF 10' MIN. - 18' MAX
 - DRIVEWAYS ARE TO BE 40' APART ON THE SAME LOT
 - DRIVEWAY MAY NOT BE WITHIN THE 20' MINIMUM CORNER CLEARANCE FROM THE POINT OF TANGENCY OF THE INTERSECTION RADIUS
 - DRIVEWAY MUST BE LOCATED A MINIMUM OF 3.5' FROM AN ADJACENT PROPERTY LINE UNLESS IT IS SHARED



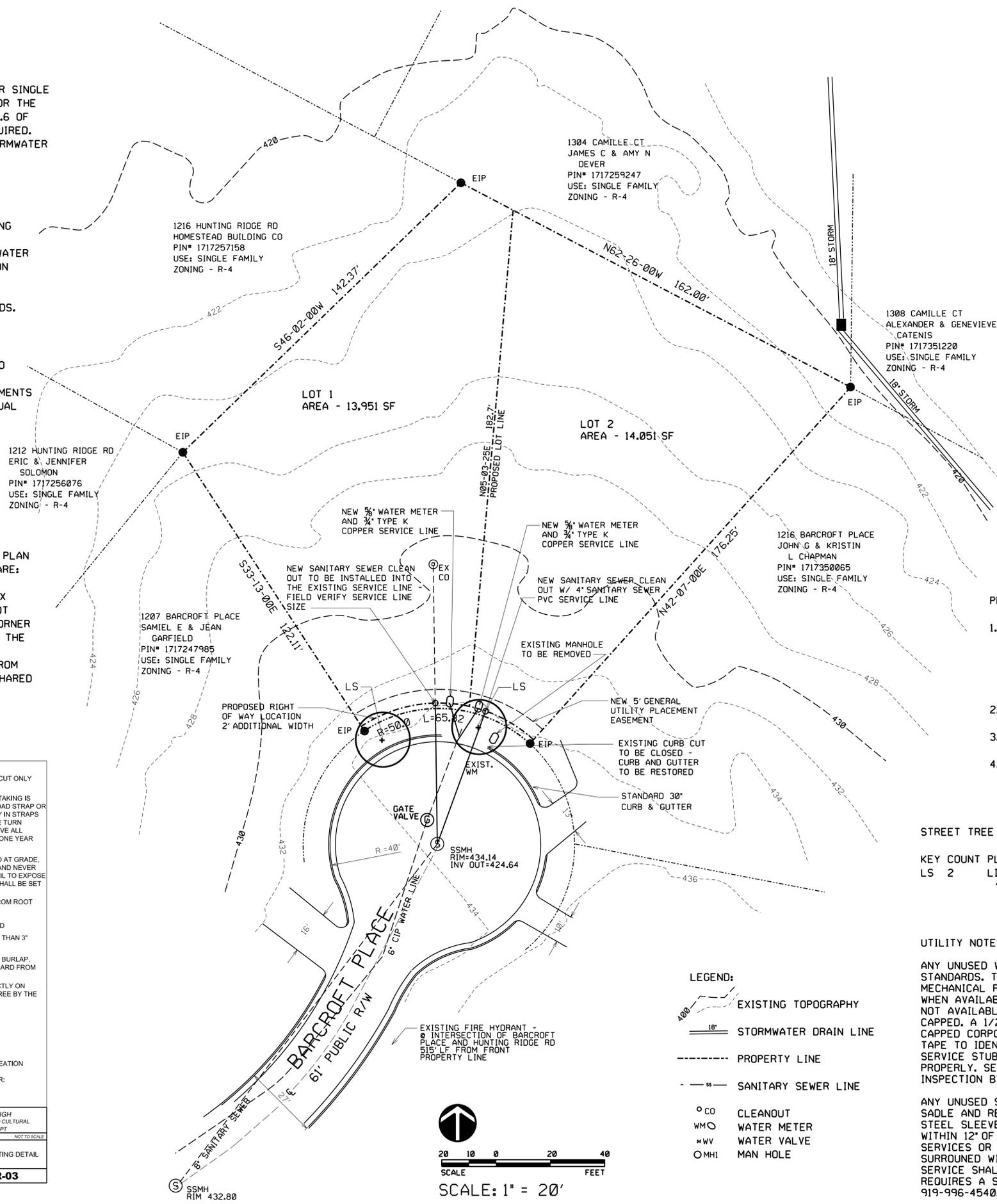
- NOTES:**
1. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
 2. ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
 3. STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
 4. PLANTING SEASON OCTOBER - APRIL.
 5. A 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

REVISIONS	DATE	BY	NOT TO SCALE

TREE PLANTING DETAIL

PRCR-03



SITE DATA:

PIN NUMBER - 1717258099
ADDRESS: 1213 BARCROFT PLACE, RALEIGH
BOOK OF MAPS 1968, PAGE 128
TOTAL ACREAGE - 28,135 SF - 0.65 AC
WITH RIGHT OF WAY DEDICATION - 133 SF
LOT 1 - 13,951 SF - 0.32 AC
LOT 2 - 14,051 SF - 0.32 AC
ESTIMATED DEVELOPED MAXIMUM AREA OF IMPERVIOUS - 10,750 SF
EXISTING IMPERVIOUS AREA - 5,900 SF - 0.135 AC
HOUSE - 3,806 SF, AC PAD - 18 SF,
PORCH - 710 SF, DRIVE / WALK - 1,366 SF
THESE STRUCTURES ARE TO BE DEMOLISHED PRIOR TO SUBDIVISION OF LOT
ZONING - R-4
CITIZENS ADVISORY COUNCIL - NORTH

NOTE:
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 top at main & removal of service from ROW or easement per CORPUD Handbook procedure.

PROPERTY NOTES:

1. EXISTING BOUNDARY AND SITE ELEMENTS ARE BASED ON A BOUNDARY SURVEY BY BERNARD & ASSOCIATES, 324 DIMOCK WAY, WAKE FOREST, NC 27587, PHONE NUMBER 919 414-3601. ENTITLED 'LANDS OF RALEIGH CUSTOM RENTALS LLC. 1213 BARCROFT PLACE, NORTH RIDGE BLOCK 10' AND DATED MAY 24, 2016.
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STREET TREE PLANTING

KEY COUNT	PLANT NAME	SPACE	SIZE
LS 2	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA', FRUITLESS GUM	40' O/C	3'CAL, 10'HT

UTILITY NOTES:

ANY UNUSED WATER SERVICE SHALL BE ABANDONED PER CORPUD STANDARDS. THE ENTIRE SERVICE STUB SHALL BE REMOVED. A MECHANICAL PLUG SHALL BE USED TO ABANDON THE CORPORATION COCK WHEN AVAILABLE. IF THE EQUIPMENT NECESSARY TO PLUG THE MAIN IS NOT AVAILABLE, THE CORPORATION STOP SHALL BE TURNED OFF AND CAPPED. A 1/2" INCH DIA. PVC PIPE SHALL EXTEND A MINIMUM ABOVE THE CAPPED CORPORATION STOP, WRAPPED AT LEAST 3 TIMES WITH CAUTION TAPE TO IDENTIFY THE ABANDONED TAP. REMAINING PORTIONS OF THE SERVICE STUB SHALL BE REMOVED FROM THE MAIN AND DISPOSED OF PROPERLY. SERVICE ABANDONMENT REQUIRES A STUB PERMIT FOR INSPECTION BY THE PUBLIC WORKS DEPARTMENT, 919-996-2409.

ANY UNUSED SEWER SERVICE SHALL BE ABANDONED BY REMOVING THE SADDLE AND REPLACING THE SADDLE WITH A 360 DEGREE STAINLESS STEEL SLEEVE. AT IN-LINE WYES, THE SERVICE LATERAL SHALL BE CUT WITHIN 12" OF THE WYE AND A MECHANICAL CAP INSTALLED ON DIP/CAST SERVICES OR GLUED TO PVC SERVICES AND THE ABANDONED WYE TO BE SURROUNDED WITH 1 CF OF CONCRETE. THE REMAINING PORTION OF THE SERVICE SHALL BE DISPOSED OF PROPERLY. SERVICE STUB ABANDONMENT REQUIRES A STUB PERMIT BY THE PUBLIC WORKS DEPARTMENT, 919-996-4540.



(919) 363-4415
106 STEEPBANK DRIVE
CARY, NC 27518

DESIGNED: AAP

DRAWN:

APPROVED:



BARCROFT POINT SUBDIVISION
1213 BARCROFT PLACE, RALEIGH, NC

RALEIGH CUSTOM HOMES INC.
6736 FALLS OF NEUSE RD., SUITE 300
RALEIGH, NC 27615

NO.	DESCRIPTION	DATE

SCALE: NTS
DATE: JULY 11, 2016

SHEET NO. 1

SITE PLAN
SP-1