BARMETTLER ST. LOT 5 SUBDIVISION
S-20-2015

Zoning: **R-6, SRPOD**
CAC: **Wade**
Drainage Basin: **Beaver**
Acreage: **0.41**
Number of Lots: **2**

Planner: **Michael Walters**
Phone: **(919) 996-2636**

Applicant: **Joseph Cebina**
Phone: **(919) 247-1932**

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. S-20-15

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	Transaction Number 420548 Assigned Project Coordinator Assigned Team Leader WALTERS TEAM #1
* 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 # 420548

GENERAL INFORMATION

Development Name	SUBDIVISION OF LOT 5, PROPERTY OF MRS. J.M. CANNON
Proposed Use	SINGLE FAMILY RESIDENTIAL
Property Address(es)	2818 BARMETTLER ST.
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:	0794.11-65-5855

P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
0794655855 DB 8583 PG. 813			

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. THIS SUBDIVISION IS NOT LOCATED IN THE METRO PARK OR HISTORIC OVERLAY DISTRICTS AND THUS SHOULD NOT REQUIRE PLANNING COMMISSION OR CITY COUNCIL APPROVAL
PLANNING COMMISSION	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. N/A

CLIENT (Owner or Developer)	Company	Name (s) CHARLES & WENDY BOSS	
	Address 8621 CASWELL CT., RALEIGH, NC 27613		
	Phone	Email CBBOSS@NCSU.EDU	Fax
CONSULTANT (Contact Person for Plans)	Company WARD SURVEYING SERVICES, PLLC	Name (s) SONYA WARD	
	Address 124 SEABOARD ST. APEX, NC 27502		
	Phone (919) 367-7858	Email GDWSONYA@BELLSOUTH.NET	Fax (919) 367-7833

BEAVER DAM SW WADE

0794 11

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

Zoning Information	Building Information
Zoning District(s) R-6	Proposed building use(s)
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross
Overlay District SPECIAL RESIDENTIAL PARKING	Proposed Building(s) sq. ft. gross
Total Site Acres 0.404 Inside City Limits ☒ Yes ☐ No	Total sq. ft. gross (existing & proposed)
Off street parking Required N/A Provided	Proposed height of building(s)
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage)
BOA (Board of Adjustment) case # A- N/A	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # Z- N/A	
Stormwater Information	
Existing Impervious Surface 4,336 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. THIS SITE IS LOCATED IN A LOW DENSITY, CURRENTLY ZONED R-6, AND IN A LOW DENSITY RESIDENTIAL AREA ON THE COMPREHENSIVE PLAN. THE PROPOSED USE IS FOR LOW DENSITY RESIDENTIAL AT A RATE OF SIX SINGLE FAMILY UNITS PER ACRE.

THE ANTICIPATED AREA OF DISTURBANCE IS ESTIMATED TO BE 11,446 SF. WHICH IS UNDER THE 12,000 SF THRESHOLD SET IN THE UDO SECT. 9.1.6 AS THE DETERMINATION FOR THE REQUIREMENT FOR A LAND DISTURBING PERMIT. AS PER SECTION 9.2.1, AN EXEMPTION FOR STORMWATER PLAN ALSO EXISTS. THE TOTAL LAND AREA IS 0.404 AC. WHICH IS UNDER THE THRESHOLD ACCROING TO SECTION 9.1.2, ALLOWING AN EXEMPTION OF A TREE CONSERVATION PLAN.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots Detached Attached	11. Total number of all lots 2
2. Total # Of Single Family Lots 2	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) 2	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) 6	f) Total Number of Phases
10. Total number of Open Space (only) lots Ø	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.

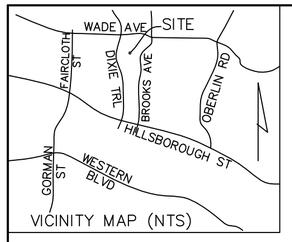
I hereby designate SONYA WARD to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

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

Signed _____ 3/23/2015 Date

Signed _____ 3/23/2015 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)	☑		✓		
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 on pg 2	☐	☑	✓		
f) Proposed Tree Conservation Plan ~~pg 2~~	☐	☑			✓
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions) pg 2	☑	☐			
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	☐	☑			✓



LEGEND:
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- T = TELECOM PEDESTAL
- E = ELECTRIC PEDESTAL
- = UTILITY POLE
- = ADDRESS
- WM = WATER METER
- = METAL FENCE
- SS = SEWER LINE
- = EXISTING CONTOUR LINE

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
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LINE TABLE		
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SITE DATA:

PIN NUMBER: 0794.11-65-5855
ADDRESS: 2818 BARMETTLER ST.
TOTAL ACREAGE: 17,591 SF/0.404 AC.
TOTAL EXISTING IMPERVIOUS AREA: 4,381 SF
- HOUSE: 2,023 SF
- DRIVE/SIDEWALK: 2,046 SF
- DECK/STEPS: 312 SF

ZONING: R-6
SPECIAL RESIDENTIAL PARKING OVERLAY DISTRICT

NOTES:
- TOPOGRAPHIC CONTOUR DATA WAS BASED ON WAKE COUNTY GIS(IMAPS) WITH AN ASSUMED ELEVATION ADOPTED.

NOTES AND INFORMATION FOUND:
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- ALL AREA CALCULATED BY COORDINATE COMPUTATION.
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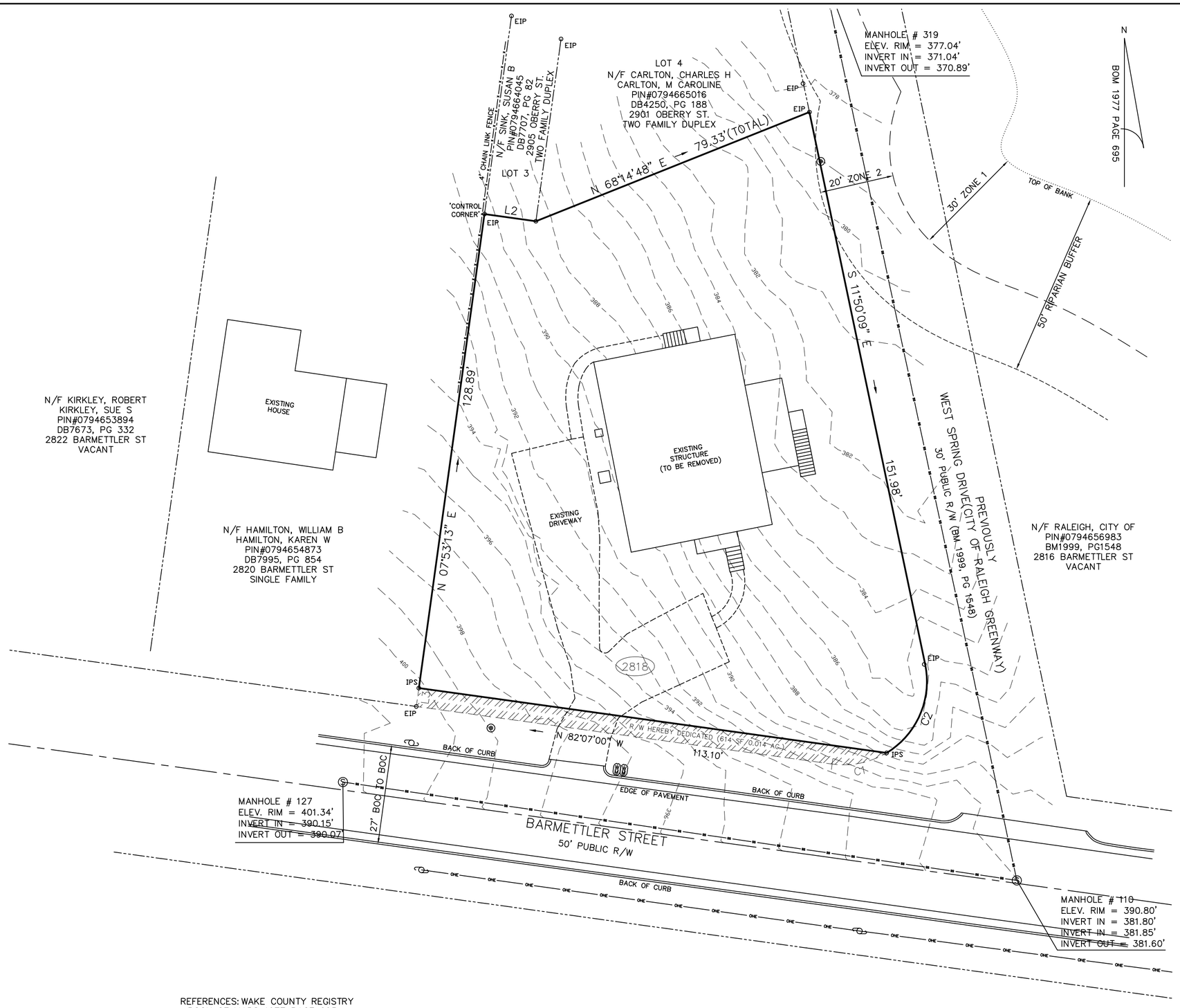
- NO NCGS MONUMENT FOUND WITHIN 2000 FEET.



REFERENCES: WAKE COUNTY REGISTRY
- BOOK OF MAPS 1977 PAGE 695
- DEED BOOK 8583 PAGE 813
- BOOK OF MAPS 1927 PAGE 66
- BOOK OF MAPS 1999 PAGE 1548

TRANSACTION # 420548

BARMETTLER STREET\2015026_LT5_SUBDIVISION.DWG

STATE OF NORTH CAROLINA WAKE COUNTY
I, SONYA A. WARD, certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book_____, Page_____, etc.)(other); that the ratio of precision as calculated by latitudes and departure is >1/_____; that the boundaries not surveyed are clearly indicated as drawn from information found in Book_____, Page_____; that this map was prepared in accordance with G.S. 47-30 as amended. Witness my hand and seal this ___ day of _____,20___.

_____ L - 4017
Professional Land Surveyor Reg. No.

SEAL

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

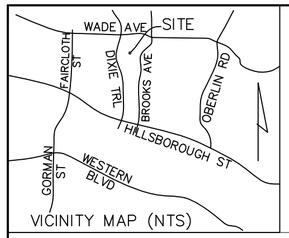
Date	Revision	By

Date: 02/13/2015
Scale: 1" = 20'
Drawn By: S. WARD
Checked By: S. WARD
Field Book: 291p64

EXISTING CONDITIONS
LOT 5, 'PROPERTY OF MRS. J.M. CANNON'
FOR CHARLES BEN BOSS & WENDY F BOSS
CITY OF RALEIGH WAKE COUNTY N.C.

SHEET 1 OF 2

WARD SURVEYING SERVICES, PLLC
LAND SURVEYING & PLANNING
124 SEABOARD ST. APEX, N.C. 27502
TELEPHONE: (919) 367-7858 FAX: (919) 367-7833



VICINITY MAP (NTS)

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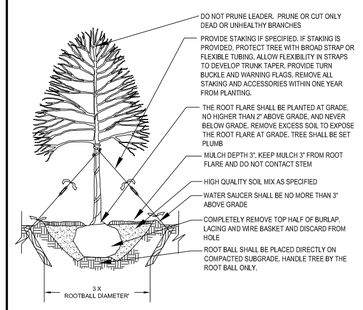

NOTES:
1. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
2. ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
3. STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
4. PLANTING SEASON OCTOBER - APRIL.
5. A TREE IMPACT 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 #YY/ | NOT TO SCALE
TREE PLANTING DETAIL
PRCR-03

SETBACKS FOR R-6 ZONING:
PRINCIPAL BUILDING SETBACKS:
FROM PRIMARY STREET = 10'
FROM REAR LOT LINE = 20'
FROM SIDE LOT LINE = 5'
SUM OF SIDE SETBACKS = 15'
FROM SIDE STREET = 10'

ACCESSORY STRUCTURE SETBACKS:
FROM PRIMARY STREET = 50'
FROM SIDE STREET = 20'
FROM SIDE LOT LINE = 5'
FROM REAR LOT LINE = 5'

NOTES:
-ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
-TOPOGRAPHIC CONTOUR DATA WAS BASED ON WAKE COUNTY GIS(IMAPS) WITH AN ASSUMED ELEVATION ADOPTED.
-PER CITY OF RALEIGH UDO SECTION 9.1.1, TREE CONSERVATION IS EXEMPT FOR SITES LESS THAN 2 ACRES.
-LANDSCAPING: STREET TREES SHALL BE PLACED AT 40' O.C. WITHIN LANDSCAPING PLANTING AREAS.
-WATER/SEWER SERVICE CONNECTIONS: WATER SERVICE: CONNECT EXISTING WATER METERS AND SERVICES TO EACH RESIDENCE.
-SEWER SERVICE: CONNECT EXISTING SANITARY SEWER CLEANOUTS TO EACH RESIDENCE WITH 4" SCH 40 PVC PIPE @ MINIMUM 2% SLOPE. ALL SERVICES TO BE COMPLIANCE WITH THE CITY OF RALEIGH PUBLIC UTILITIES HANDBOOK SPECIFICATIONS AND DETAILS.

LEGEND:
R/W = RIGHT OF WAY
C/L = CENTER LINE
EIP = EXISTING IRON PIPE
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CM = CABLE TV PEDESTAL
S = SAN. SEWER MANHOLE
T = TELECOM PEDESTAL
E = ELECTRIC PEDESTAL
= UTILITY POLE
= ADDRESS
WM = WATER METER
= METAL FENCE
= PROPOSED SEWER LINE
= PROPOSED WATER LINE
= PROPOSED TREE LOCATION

N/F KIRKLEY, ROBERT
KIRKLEY, SUE S
PIN#0794653894
DB7673, PG 332
2822 BARMETTLER ST
VACANT

EXISTING HOUSE

N/F HAMILTON, WILLIAM B
HAMILTON, KAREN W
PIN#0794654873
DB7995, PG 854
2820 BARMETTLER ST
SINGLE FAMILY

LOT 4
N/F CARLTON, CHARLES H
CARLTON, M CAROLINE
PIN#0794665016
DB4250, PG 188
2901 OBERRY ST.
TWO FAMILY DUPLEX

LOT 3
4" CHAIN LINK FENCE
N/F SINK, SUSAN B
PIN#0794664045
DB4707, PG 82
2905 OBERRY ST.
TWO FAMILY DUPLEX

MANHOLE # 319
ELEV. RIM = 377.04'
INVERT IN = 371.04'
INVERT OUT = 370.89'

BOM 1977 PAGE 695

'CONTROL CORNER'
EIP
L2
N 68°14'48" E
41.44'
79.33'(TOTAL)
37.89'
IPS
EIP
EIP
20' ZONE 2
30' ZONE 1
TOP OF BANK
50' RIPARIAN BUFFER

LOT 5A
0.156 AC

LOT 5B
0.233 AC

128.89'
N 07°53'13" E
149.36'
N 07°53'13" E
NEW PROPERTY LINE
S 11°50'09" E
151.98'
BUILDING SETBACK LINE(TYP.)
BUILDING SETBACK LINE(TYP.)
PROPOSED 4" SEWER LINE
PROPOSED 3/4" WATER LINE
PROPOSED 4" SEWER LINE
PROPOSED 3/4" WATER LINE
28__
28__
IPS
EIP
N 82°07'00" W
50.00'
N 82°07'00" W
77.22'
82°07'00" W
3.10'
R/W HEREBY DEDICATED (614 SF/0.014 AC.)
C2
C1
IPS
EIP

PREVIOUSLY
WEST SPRING DRIVE(CITY OF RALEIGH
30' PUBLIC R/W (BM 1999, PG 1548)
RALEIGH GREENWAY)

N/F RALEIGH, CITY OF
PIN#0794656983
BM1999, PG1548
2816 BARMETTLER ST
VACANT

BACK OF CURB
EDGE OF PAVEMENT
BACK OF CURB
27' BOC TO BOC
MANHOLE # 127
ELEV. RIM = 401.34'
INVERT IN = 390.15'
INVERT OUT = 390.07'
BARMETTLER STREET
50' PUBLIC R/W
BACK OF CURB
MANHOLE # 110
ELEV. RIM = 390.80'
INVERT IN = 381.80'
INVERT IN = 381.85'
INVERT OUT = 381.60'

ACREAGE TABLE AND LOT INFORMATION

TOTAL SITE ACREAGE:	17,591 SF / 0.404 AC.
R/W TO BE DEDICATED:	614 SF / 0.014 AC.
NEW LOT 5A:	6,812.6 SF / 0.156 AC.
NEW LOT 5B:	10,165 SF / 0.233 AC.

REFERENCES: WAKE COUNTY REGISTRY
-BOOK OF MAPS 1977 PAGE 695
-DEED BOOK 8583 PAGE 813
-BOOK OF MAPS 1927 PAGE 66
-BOOK OF MAPS 1999 PAGE 1548

ZONING: R-6
SPECIAL RESIDENTIAL PARKING OVERLAY DISTRICT

OWNER INFORMATION:
CHARLES BEN & WENDY F BOSS
8621 CASWELL CT
RALEIGH, NC 27613-1101

TRANSACTION # 420548

BARMETTLER STREET\2015026_LT5_SUBDIVISION.DWG

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Professional Land Surveyor — L - 4017 Reg. No.

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SITE PLAN
LOT 5, 'PROPERTY OF MRS. J.M. CANNON'
FOR CHARLES BEN BOSS & WENDY F BOSS
CITY OF RALEIGH WAKE COUNTY N.C.

SHEET 2 OF 2

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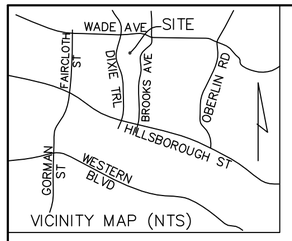

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T = TELECOM PEDESTAL
E = ELECTRIC PEDESTAL
= UTILITY POLE
= ADDRESS
W = WATER METER
= METAL FENCE
SS = SEWER LINE

THIS CERTIFIES AND WARRANTS THAT THE UNDERSIGNED IS (ARE) THE SOLE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAT AND ANY ACCOMPANYING SHEETS SUBJECT TO THE EXCEPTIONS ON RECORD, HAVING ACQUIRED THE PROPERTY IN FEE SIMPLE BY DEED(S) RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY, NORTH CAROLINA, OR OTHERWISE, AS SHOWN BELOW AND AS SUCH, HAS (HAVE) THE RIGHT TO CONVEY THE PROPERTY IN FEE SIMPLE BY, AND THAT THE DEDICATOR(S) WILL WARRANT AND DEFEND THE TITLE AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER UNLESS EXCEPTED HEREIN AND THAT BY SUBMISSION OF THIS PLAT OR MAP FOR APPROVAL I (WE) DO DEDICATE TO THE CITY OF RALEIGH FOR PUBLIC USE ALL STREETS, EASEMENTS, RIGHTS OF WAY, PARKS AND GREENWAYS, (AS THESE INTERESTS ARE DEFINED IN THE CODE), AND THE SAME MAY BE SHOWN THEREON FOR ALL LAWFUL PURPOSES TO WHICH THE CITY MAY DEVOTE OR ALLOW THE SAME TO BE USED AND UPON ACCEPTANCE THEREOF IN ACCORDANCE WITH ALL CITY POLICIES, ORDINANCES, REGULATIONS OR CONDITIONS OF THE CITY OF RALEIGH FOR THE BENEFIT OF THE PUBLIC, SAID DEDICATION SHALL BE IRREVOCABLE; PROVIDED, ANY DEDICATION OF EASEMENTS FOR STORM DRAINAGE ARE NOT MADE TO THE CITY OF RALEIGH BUT ARE IRREVOCABLY MADE TO THE SUBSEQUENT OWNERS OF ANY AND ALL PROPERTIES SHOWN HEREON FOR THEIR USE AND BENEFIT SUBJECT TO CONDITIONS OF SUBSECTIONS (B), (C), (D), AND (F) OF SECTION 1 AND SECTION 4 OF THE "CITY STORM DRAINAGE POLICY" (RESOLUTION 1970-742 AS THE SAME MAY BE FROM TIME TO TIME AMENDED).

_____ BOOK NO.

_____ PAGE NO.

_____ SIGNATURE (S) OF PROPERTY OWNER (S)

_____ SIGNATURE (S) OF PROPERTY OWNER (S)

_____ SIGNATURE (S) OF PROPERTY OWNER (S)

STATE OF NORTH CAROLINA WAKE COUNTY

I HEREBY CERTIFY THAT THE FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, EACH ACKNOWLEDGING TO ME THAT HE OR SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THEREIN AND IN THE CAPACITY INDICATED:

_____
OWNERS NAME

_____
OWNERS NAME

_____
OWNERS NAME

_____
OWNERS NAME

WITNESS MY HAND AND OFFICIAL STAMP OR SEAL, THIS _____DAY OF _____, 20___.

NOTARY PUBLIC SIGNATURE: _____

NOTARY PUBLIC PRINTED NAME: _____

MY COMMISSION EXPIRES: _____.

I, SONYA A. WARD, PLS, CERTIFY THAT THE FOLLOWING STATEMENT MARKED BY AN "X" IS TRUE AND CORRECT.

___ A. THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;

___ B. THAT THE SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND:

C. ANY ONE OF THE FOLLOWING:

___ 1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A STREET OR CHANGE AN EXISTING STREET;

___ 2. THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE; OR

___ 3. THAT THE SURVEY IS A CONTROL SURVEY.

___ D. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISON;

___ E. THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE SURVEYOR PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED (a) THORUGH (d)

_____
PROFESSIONAL LAND SURVEYOR DATE

N/F KIRKLEY, ROBERT
KIRKLEY, SUE S
PIN#0794653894
DB7673, PG 332
2822 BARMETTLER ST
VACANT

SETBACKS FOR R-6 ZONING:
PRINCIPAL BUILDING SETBACKS:
FROM PRIMARY STREET = 10'
FROM REAR LOT LINE = 20'
FROM SIDE LOT LINE = 5'
SUM OF SIDE SETBACKS = 15'
FROM SIDE STREET = 10'

ACCESSORY STRUCTURE SETBACKS:
FROM PRIMARY STREET = 50'
FROM SIDE STREET = 20'
FROM SIDE LOT LINE = 5'
FROM REAR LOT LINE = 5'

EXISTING HOUSE

N/F HAMILTON, WILLIAM B
HAMILTON, KAREN W
PIN#0794654873
DB7995, PG 854
2820 BARMETTLER ST
SINGLE FAMILY

LOT 4
N/F CARLTON, CHARLES H
CARLTON, M CAROLINE
PIN#0794665016
DB4250, PG 188
2901 OBERRY ST.
TWO FAMILY DUPLEX

N/F SINK, SUSAN B
PIN#0794664045
DB7707, PG 82
2905 OBERRY ST.
TWO FAMILY DUPLEX

LOT 3

4' CHAIN LINK FENCE

'CONTROL CORNER'

L2

N 68°14'48" E
41.44'

79.33'(TOTAL)
37.89'

IPS

20' ZONE 2

30' ZONE 1

TOP OF BANK

50' RIPARIAN BUFFER

LOT 5A
0.156 AC

LOT 5B
0.233 AC

128.89'

N 07°53'13" E

BUILDING SETBACK LINE(TYP.)

NEW PROPERTY LINE

149.36'

S 11°50'09" E

151.98'

28__

N 82°07'00" W
50.00'

N 82°07'00" W 77.22'

N 82°07'00" W
113.10'

R/W HEREBY DEDICATED (614 SF /0.014 AC.)

C1

C2

PREVIOUSLY
WEST SPRING DRIVE(CITY OF RALEIGH GREENWAY)
30' PUBLIC R/W (BM 1999, PG 1548)

N/F RALEIGH, CITY OF
PIN#0794656983
BM1999, PG1548
2816 BARMETTLER ST
VACANT

BOM 1977 PAGE 695

BACK OF CURB
EDGE OF PAVEMENT
BACK OF CURB

27' BOC TO BOC

BARMETTLER STREET
50' PUBLIC R/W

BACK OF CURB

ACREAGE TABLE AND LOT INFORMATION	
TOTAL SITE ACREAGE:	17,591 SF / 0.404 AC.
R/W TO BE DEDICATED:	614 SF / 0.014 AC.
NEW LOT 5A:	6,812.6 SF / 0.156 AC.
NEW LOT 5B:	10,165 SF / 0.233 AC.

CITY OF RALEIGH PLANNING CERTIFICATION
I, THE UNDERSIGNED PLANNING DIRECTOR OF THE CITY OF RALEIGH, AND REVIEW OFFICER FOR WAKE COUNTY, DO HEREBY CERTIFY THAT THIS MAP OR PLAT MEETS ALL THE STATUTORY REQUIREMENTS FOR RECORDING, AND THAT THE CITY OF RALEIGH, AS PROVIDED BY ITS CITY CODE, ON THE _____DAY OF _____ IN THE YEAR _____ APPROVED THIS PLAT OR MAP AND ACCOMPANYING SHEETS, AND ACCEPTED FOR THE CITY OF RALEIGH THE DEDICATIONS AS SHOWN THEREON. BUT ON THE FURTHER CONDITION THAT THE CITY ASSUMES NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME UNTIL IN THE DISCRETION AND OPINION OF THE GOVERNING BODY OF THE CITY OF RALEIGH IT IS IN THE PUBLIC INTEREST TO DO SO.

_____
PLANNING DIRECTOR / WAKE COUNTY REVIEW OFFICER DATE

REFERENCES: WAKE COUNTY REGISTRY
-BOOK OF MAPS 1977 PAGE 695
-DEED BOOK 8583 PAGE 813
-BOOK OF MAPS 1927 PAGE 66
-BOOK OF MAPS 1999 PAGE 1548

THIS PLAT NOT TO BE RECORDED AFTER_____DAY OF_____
1 COPY TO BE RETAINED FOR THE CITY.
THIS PLAT IS (IN) OUT OF THE CITY LIMITS.

SITE DATA:
PIN NUMBER: 0794.11-65-5855
ADDRESS: 2818 BARMETTLER ST.
TOTAL ACREAGE: 17,591 SF/0.404 AC.
ZONING: R-6
SPECIAL RESIDENTIAL PARKING OVERLAY DISTRICT

OWNER INFORMATION:
CHARLES BEN & WENDY F BOSS
8621 CASWELL CT
RALEIGH, NC 27613-1101

CASE # TC-3-2012
TRANSACTION # 420548

PRELIMINARY PLAT

BARMETTLER STREET\2015026_LT5_SUBDIVISION.DWG

STATE OF NORTH CAROLINA WAKE COUNTY
I, SONYA A. WARD , certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book_____, Page_____, etc.)(other); that the ratio of precision as calculated by latitudes and departure is >1/_____; that the boundaries not surveyed are clearly indicated as drawn from information found in Book_____, Page_____; that this map was prepared in accordance with G.S. 47-30 as amended. Witness my hand and seal this ___ day of _____,20___.

_____ L - 4017
Professional Land Surveyor Reg. No.

SEAL

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

RECORDED IN BOOK OF MAPS
PAGE , WAKE COUNTY REGISTRY.

Date	Revision	By

Date: 02/13/2015
Scale: 1" = 20'
Drawn By: S. WARD
Checked By: S. WARD
Field Book: 291p64

SUBDIVISION PLAT & R/W DEDICATION
LOT 5, 'PROPERTY OF MRS. J.M. CANNON'
FOR CHARLES BEN BOSS & WENDY F BOSS
CITY OF RALEIGH WAKE COUNTY N.C.

SHEET 1 OF 1

WARD SURVEYING SERVICES, PLLC
LAND SURVEYING & PLANNING
124 SEABOARD ST. APEX, N.C. 27502
TELEPHONE: (919) 367-7858 FAX: (919) 367-7833