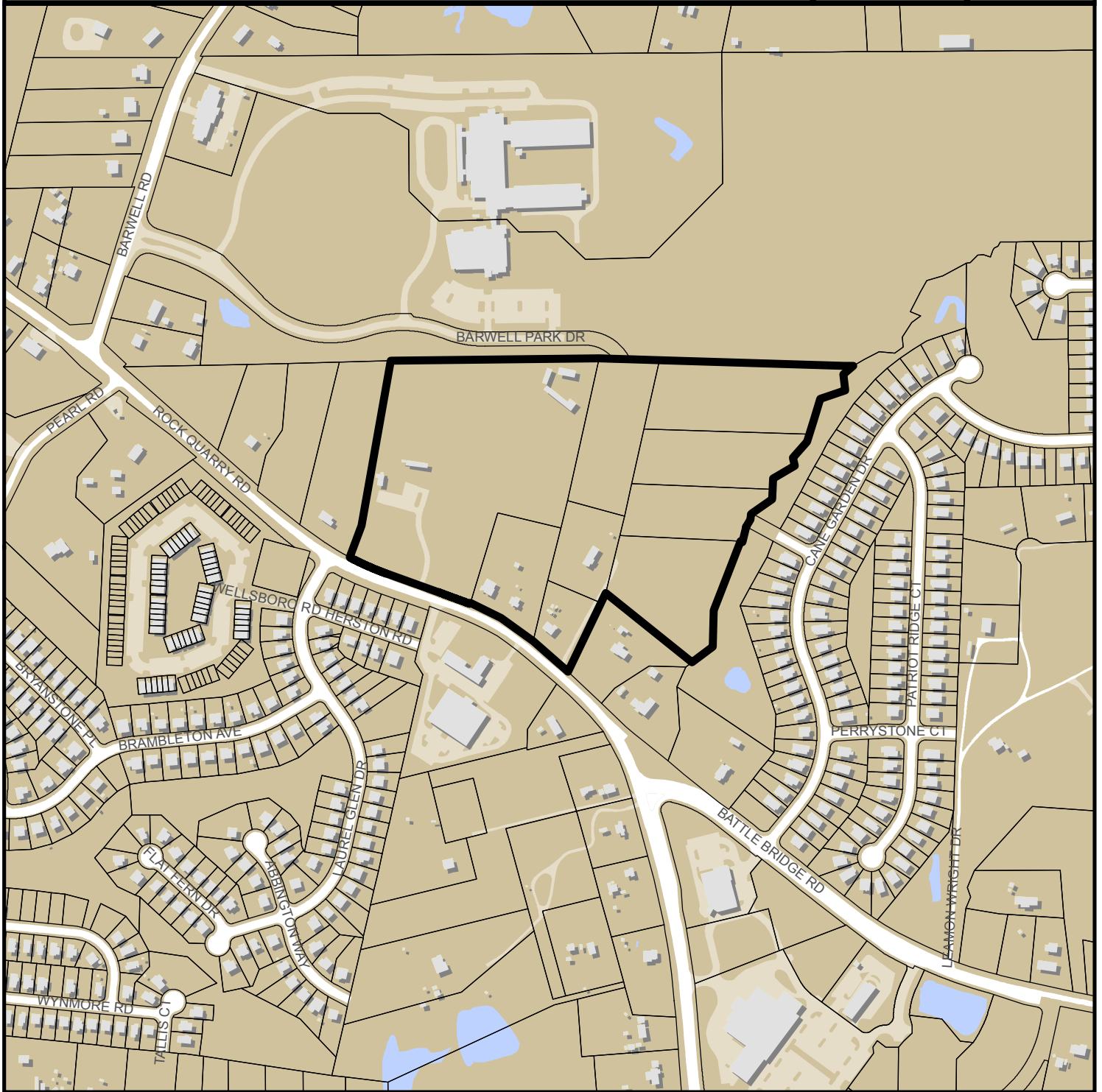


BARWELL PARK SUBDIVISION S-46-2016



0 300 600 1,200 Feet

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**





Administrative Approval Action

Case File / Name: S-46-16, Barwell Park AA# 3799
Transaction# 480372

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on the north side of Rock Quarry Road, between Barwell Road and Battle Bridge Road.

REQUEST: Development of a 29.84-acre tract zoned R-4 CU and R-6 CU into a Compact Subdivision consisting of four phases with 105 single family residential lots and four open space lots.

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 submitted by Penny Engineering Design.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: *This document must be applied to the second sheet of all future submittals with the exception of final plats.*

Stormwater: This 109 lot subdivision will utilize 2 dry detention ponds to meet stormwater quantity regulations. A TN offset payment only will be used to meet stormwater quality regulations.

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

ENGINEERING

1. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.
2. Next Step: A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

STORMWATER

3. the State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of a mass grading permit or other site permit, whichever comes first.
4. Next Step: A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.

Next Step: In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

URBAN FORESTRY

5. Obtain required stub and tree impact permits from the City of Raleigh.



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www.raleighnc.gov

6. Next Step: Prior to the issuance of a mass grading permit or other site permit, whichever comes first, submit a final tree conservation plan with a permit approved by Urban Forestry staff that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required.
7. Next Step: Tree protection fence must be located in the field and inspected by Urban Forestry staff prior to the issuance of a mass grading permit or other site permit, whichever comes first.

PRIOR TO AUTHORIZATION TO RECORD LOTS:

GENERAL

1. The City form document entitled Declaration of City of Raleigh Required City Code Provisions for Developments with Common Elements and Common Expenses shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document shall be provided to the City by the end of the next business day following the recordation of the final plat; further recordings and building permit authorization will be withheld if the recorded document is not provided to the City.
2. Demolition permits shall be issued for any existing buildings to be removed and these building permit numbers be shown on all maps for recording.
3. The greenway easement as shown on the preliminary plan shall be dedicated prior to, or in conjunction with the recording of a map in any phase affected by the greenway.
4. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
5. A recombination map shall be recorded prior to or in conjunction with the recording of lots, recombining the existing lot into a single tract.
6. Next Step: Concurrent Review Plans for public infrastructure and site grading shall be approved by the City of Raleigh, including obtaining stub permits, tree impact permit and a street lighting plan, if applicable.

ENGINEERING

7. 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.
8. A 5' general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the documents are not provided within this time period, further recordings and building permit issuance may be withheld.
9. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for curb and gutter and sidewalk along Rock Quarry Rd. is paid to the City of Raleigh.



Administrative Approval Action

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10. Next Step: In accordance with Part 10A Section 8.1.3, a public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program.

PUBLIC UTILITIES

11. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions
12. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property

STORMWATER

13. Next Step: A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund.
14. Next Step: The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office.
15. Next Step: All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements.
16. Next Step: The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with a note stating: "The areas shown on the recorded plat identified as Neuse River Riparian Buffer shall be maintained in their natural or mitigated condition, No person or entity shall fill, grade, excavate, or perform any other land-disturbing activities; nor cut, remove, or harm any vegetation; nor construct any structures nor add any additional impervious surface, nor allow animal grazing or water or any other agricultural use on such protected areas without written authorization from the state of North Carolina in accordance with the Riparian Buffer Protection Rules (15A NCAC 2B.0233 or .0259)."
17. Next Step: In accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department

URBAN FORESTRY

18. Next Step: A tree conservation map in compliance with Chapter 9 of the Unified Development Ordinance shall be recorded with metes and bound showing the designated Tree Conservation Areas.



Administrative Approval Action

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Transaction# 480372

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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: 5/10/2021

Record at least ½ of the land area approved.

5-Year Sunset Date: 5/10/2023

Record entire subdivision.

I hereby certify this administrative decision.

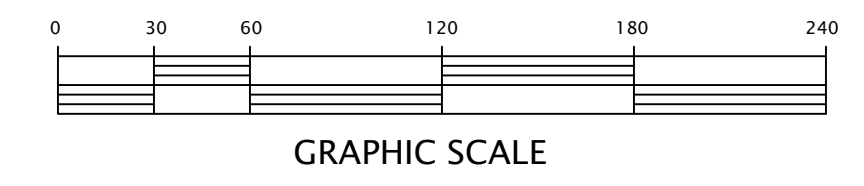
Signed:(Planning Dir./Designee)

Date: 5/10/18

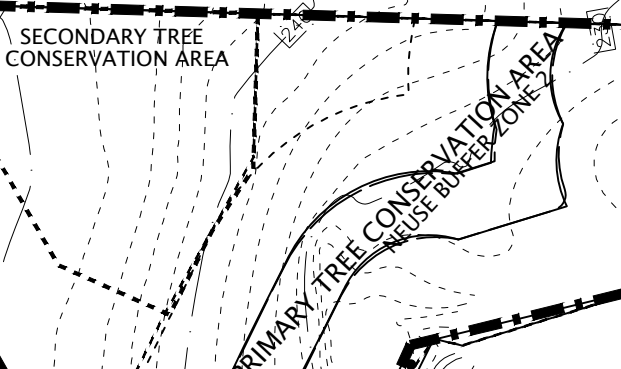
Staff Coordinator: Justin Rametta

Z-23-06 CONDITIONS

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



VICINITY MAP



PENNY ENGINEERING DESIGN
CONSULTING ENGINEERS & LAND DESIGNERS
9220 FAIRBANKS DRIVE, SUITE 220 RALEIGH, NC 27613
OFFICE 919/448-1461 PENNYENGINEER@aol.com

TRANSACTION # 480372

S-46-16

BARWELL PARK SUBDIVISION
NORTH CAROLINA
WAKE COUNTY
RALEIGH
COMPACT SUBDIVISION PLAN

TABLE OF CONTENTS

- C1 COMPACT SUBDIVISION COVER SHEET
- E1 EXISTING CONDITIONS
- S1 PRELIMINARY SUBDIVISION PLAN
- S2 OPEN SPACE PLAN
- G1 GRADING & STORM DRAINAGE PLAN
- U1 UTILITY PLAN
- D1 STORMWATER DETAILS
- D2 STREET & UTILITY DETAILS
- T1 TREE CONSERVATION PLAN
- L1 LANDSCAPE PLAN

SITE DATA

OWNER	MITEPE LLC PO BOX 90427 RALEIGH NC 27675 919-848-1461
CONTACT	PENNY SEKADLO 919-848-1461 PennyEngineer@aol.com
PIN	1732-30-8586, -9317, -8143, -5687, -4272 1732-30-0557, -2121 1731-39-4919, 1732-40-0716
ZONING	R-4 16.22 AC R-6 CU 13.62 AC 29.84 AC
TOTAL AREA	6.52 AC
R/W AREA	23.32 AC
NET AREA	PROP = 4.66 AC 20% NET AREA PROP = 5.15-0.19 = 5.34 AC 23% NET AREA
OPEN SPACE	105 LOTS = 3.5 LOTS/AC
LOTS/DENSITY	R-4 58 LOTS=3.6/AC R-6 47 LOTS=3.4/AC

NOTES

- TOPO FROM MAP BY MCINTYRE & ASSOCIATES & CITY OF RALEIGH GIS.
- EXISTING BUILDINGS TO BE REMOVED. (PERMIT REQUIRED)
- ADDITIONAL 22' R/W DEDICATED ALONG ROCK QUARRY RD.
- ROAD WIDENING ALONG ROCK QUARRY RD IS ELIGIBLE FOR REIMBURSEMENT OF ADD'L R/W AND INFRASTRUCTURE CONSTRUCTION, SUCH AS ADDITIONAL PAVEMENT, GRADING, STRIPING, ETC. PER UDO FACILITY FEES PROGRAM.
- OFFSITE ROAD CONNECTIONS AT BARWELL PARK DR. & MUSKET CT. ARE ELIGIBLE FOR REIMBURSEMENT OF INFRASTRUCTURE COSTS SUCH AS GRADING, WATER, SEWER, STORM DRAINAGE, PAVEMENT, ETC. PER UDO FACILITY FEES PROGRAM. THE CITY OF RALEIGH SHALL VERIFY R/W OF OFFSITE ROADWAYS PRIOR TO CONSTRUCTION.
- ONSITE WATER MAINS 6" OR GREATER IN DIAMETER ARE ELIGIBLE FOR REIMBURSEMENT.
- OFFSITE CONSTRUCTION WILL BE COORDINATED W/ ADJACENT PROPERTY OWNERS & PRCR STAFF.
- PERMITTER LOTS MEET UDO 2.2 CONVENTIONAL DEVELOPMENT OPTIONS OF THE APPLICABLE ZONING DISTRICT.
- THE AREA LABELED CITY OF RALEIGH 75' GREENWAY EASEMENT SHALL BE DEDICATED ON ANY FUTURE RECORDED MAPS ASSOCIATED WITH THIS SUBDIVISION PLAN.

PHASE DATA

PHASE NUMBER(S)	1	2	3	TOTAL
NUMBER OF LOTS	38	24	47	109
LOT NUMBER(S)	1-22, 72-77, & 99-108	63-71, & 78-92	23-62, & 93-98, 109	1-109
NUMBER OF UNITS	35	24	46	105
LIVABLE BUILDINGS	35	24	46	105
OPEN SPACE?	YES	NO	YES	YES
NUMBER OF OPEN SPACE LOTS	3	0	1	4
PUBLIC WATER (LF)	1530	1150	2080	4760
PUBLIC SEWER (LF)	2690	1160	1240	5090
PUBLIC STREET (LF)	1440	1070	2120	4630
PUBLIC SIDEWALK (LF)	2890	2040	4000	8930
STREET SIGNS (LF)	1440	1070	2120	4630

SCALE:	1" = 60'	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.	
	7-18-16	ROAD WIDENING	
	10-28-16	CITY COMMENTS	
	7-14-17	CITY COMMENTS	
	8-25-17	CITY COMMENTS	
	2-16-18	CITY COMMENTS	
	4-6-18	CITY COMMENTS	
SHEET	C1 OF 10		
PROJ. #	P1406		

Preliminary Subdivision Plan Application

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

Office Use Only - Transaction # _____ Project Coordinator _____ Team Leader _____

PRELIMINARY APPROVALS

Subdivision Conventional Subdivision Compact Development Conservative Subdivision

**May require City Council approval if 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: 107 Single family lots
Property Address(es): 5909 Rock Quarry Road

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

PN Recorded Date: _____
PN Recorded Date: _____
PN Recorded Date: _____
PN Recorded Date: _____

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: 919-848-1461 Email: PennyEngineer@aol.com Fax: _____

CONSULTANT/CONTACT PERSON FOR PLANS

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

Signature: _____ Date: 8-20-2017

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

ZONING INFORMATION

Zoning District(s): R-4 & R-6 CU
Total # of Single Family Units: 105
Density: 16.22 AC R-4 & 13.62 AC R-6 CU

STORMWATER INFORMATION

Existing Impervious Surface: _____
Proposed Impervious Surface: _____

NUMBER OF LOTS AND DENSITY

Total # of Townhouse Lots: Detached
Total # of Single Family Units: 107
Total # of All Lots: 110

SIGNATURE BLOCK (Applicable to all developments)

I, being the plan as the property owner(s), hereby agree and bind myself, my heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this preliminary subdivision plan as approved by the City.

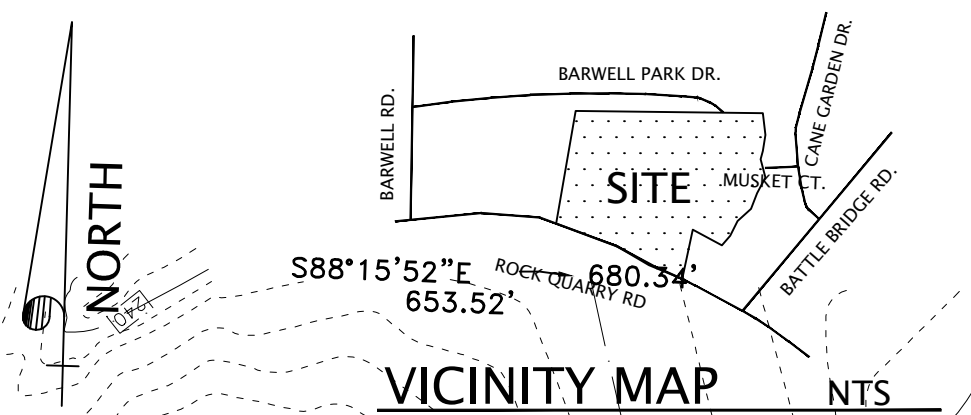
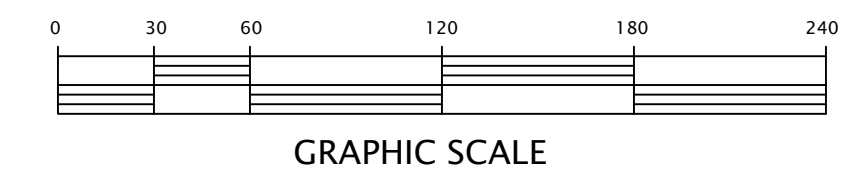
I hereby designate Penny Sekadlo as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

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

Signature: _____ Date: _____

Z-23-06 CONDITIONS

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PENNY ENGINEERING DESIGN
 CONSULTING ENGINEERS & LAND DESIGNERS
 9920 FAIRBANKS DRIVE, SUITE 220 RALEIGH, NC 27613
 OFFICE 919/848-1461 PENNYENGINEER@AOL.COM

TRANSACTION # 480372

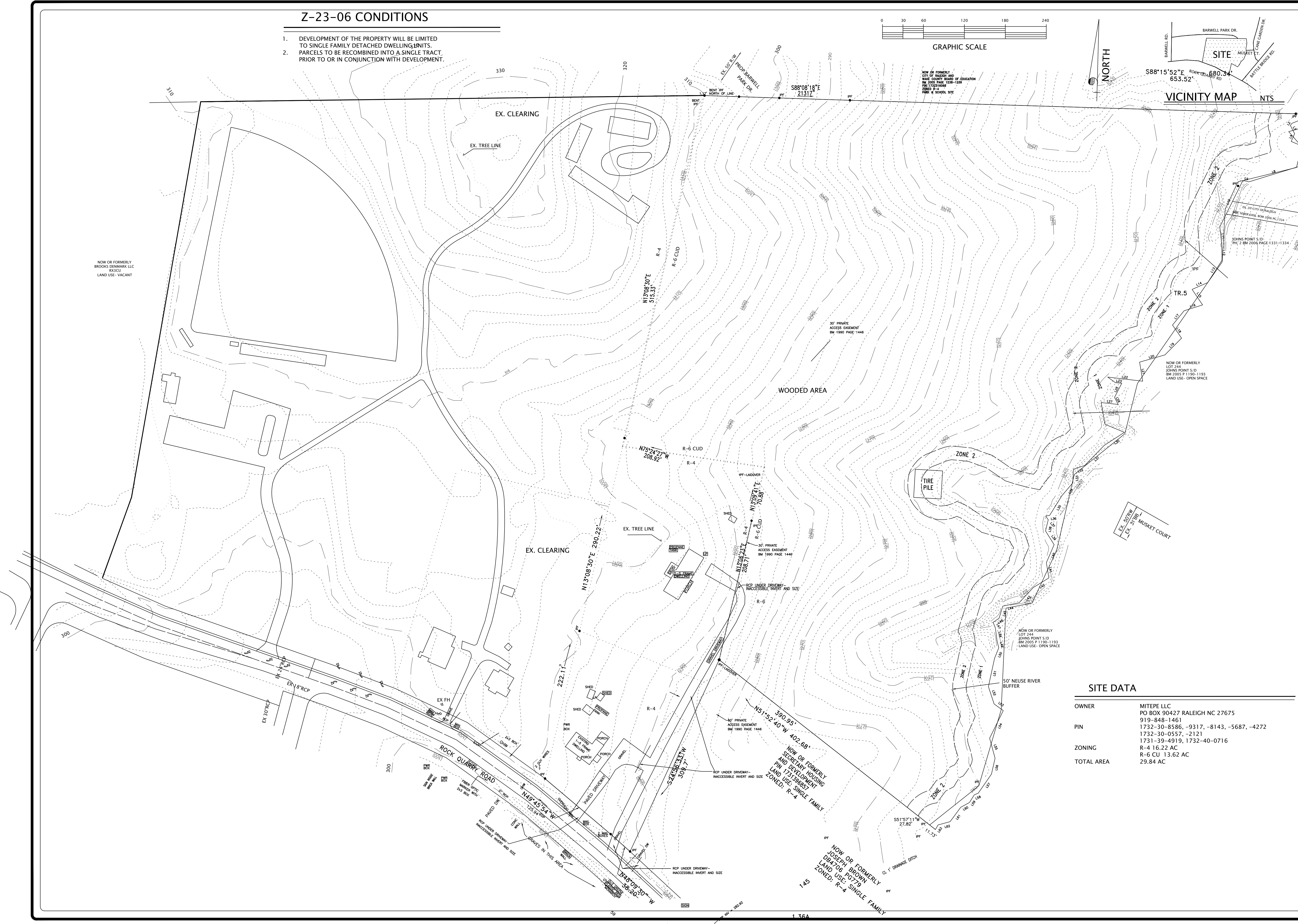
S-46-16

BARWELL PARK SUBDIVISION
 NORTH CAROLINA
 WAKE COUNTY
 RALEIGH
EXISTING CONDITIONS

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TOTAL AREA	29.84 AC

SCALE:	DRAWN:
1" = 60'	PLS
DATE:	CHK'D:
1-15-15	PLS
REV'D	CITY COMMENTS
7-20-15	
8-14-15	CITY COMMENTS
3-29-16	COMPACT DEV.
7-18-16	ROAD WIDENING
10-28-16	CITY COMMENTS
7-14-17	CITY COMMENTS
8-25-17	CITY COMMENTS
2-16-18	CITY COMMENTS
4-6-18	CITY COMMENTS

SHEET **E1** OF 10
 PROJ. # **P1406**



NOW OR FORMERLY
 BROOKS DENMARK LLC
 R-6 CU
 LAND USE- VACANT

NOW OR FORMERLY
 LOT 244
 JOHN'S POINT S.D.
 BM 2005 P 1190-1193
 LAND USE- OPEN SPACE

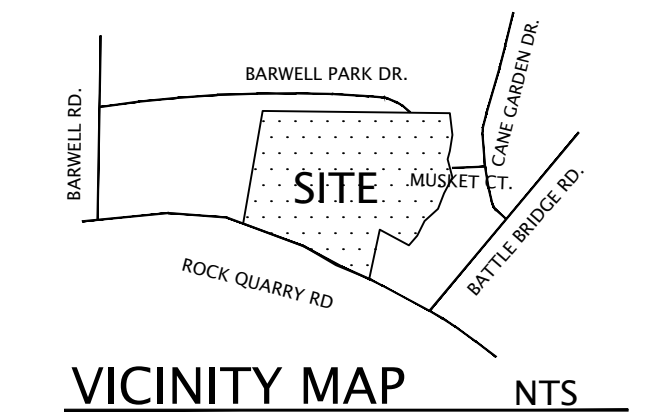
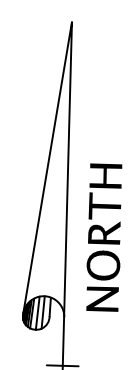
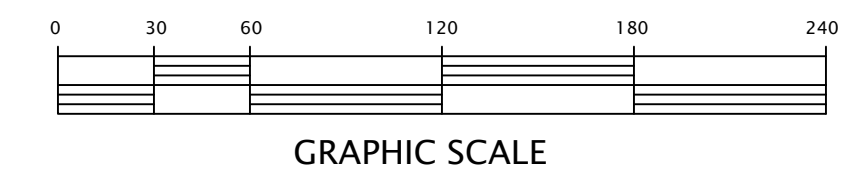
NOW OR FORMERLY
 LOT 244
 JOHN'S POINT S.D.
 BM 2005 P 1190-1193
 LAND USE- OPEN SPACE

NOW OR FORMERLY
 SECRETARY HOLDING
 AND DEVELOPMENT
 PIN 173386857
 LAND USE: SINGLE FAMILY
 ZONED: R-4

NOW OR FORMERLY
 JOSEPH BROWN
 DR 706
 LAND USE: GOLF
 ZONED: R-4

Z-23-06 CONDITIONS

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NOW OR FORMERLY
CITY OF RALEIGH AND
COUNTY OF WAKE
BM 2005 PAGE 1238-1239
PH. 173337004
ZONE R-4
PARK & SCHOOL SITE

NOW OR FORMERLY
BROOKS DENMARK LLC
R-4CU
LAND USE - VACANT



PENNY ENGINEERING DESIGN
CONSULTING ENGINEERS & LAND DESIGNERS
5920 FAIRBANKS DRIVE, SUITE 220 RALEIGH, NC 27613
OFFICE 919/448-1461
PENNYENGINEER@AOL.COM

TRANSACTION # 480372

S-46-16

BARWELL PARK SUBDIVISION
NORTH CAROLINA
WAKE COUNTY
RALEIGH
UTILITY PLAN

NOTES

ALL LOTS SHALL BE SERVED WITH 3/4" WATER SERVICE WITH 3/8" METER AND 4" SANITARY SEWER SERVICE.

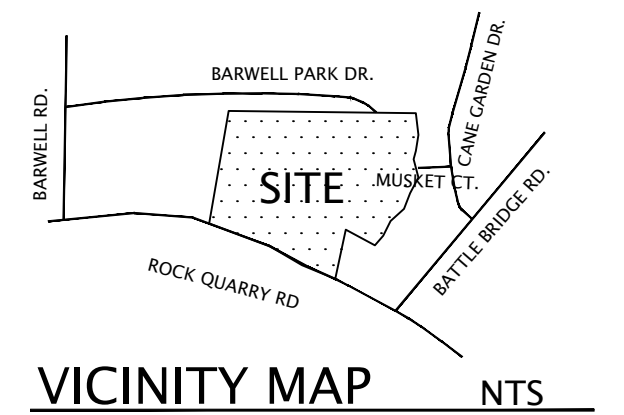
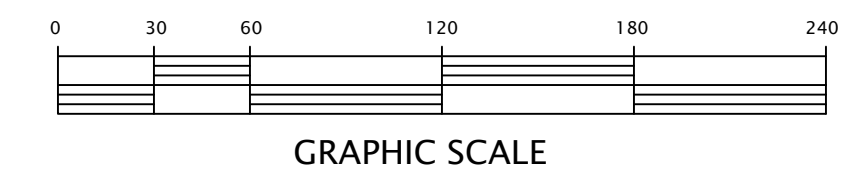
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	8-25-17	CITY COMMENTS	
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	4-6-18	CITY COMMENTS	
SHEET	U1 OF 10		
PROJ. #	P1406		

Z-23-06 CONDITIONS

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- PARCELS TO BE RECOMBINED INTO A SINGLE TRACT PRIOR TO OR IN CONJUNCTION WITH DEVELOPMENT.



NOW OR FORMERLY
CITY OF RALEIGH AND DE EDUCATION
BM 2005 PAGE 1238-1239
PH. 173237004
ZONE R-4
PARK & SCHOOL SITE



NOW OR FORMERLY
BROOKS DENMARK LLC
R-4
LAND USE - VACANT

NOW OR FORMERLY
LOT 244
JOHNS POINT S/D
BM 2005 P 1190-1193
LAND USE - OPEN SPACE

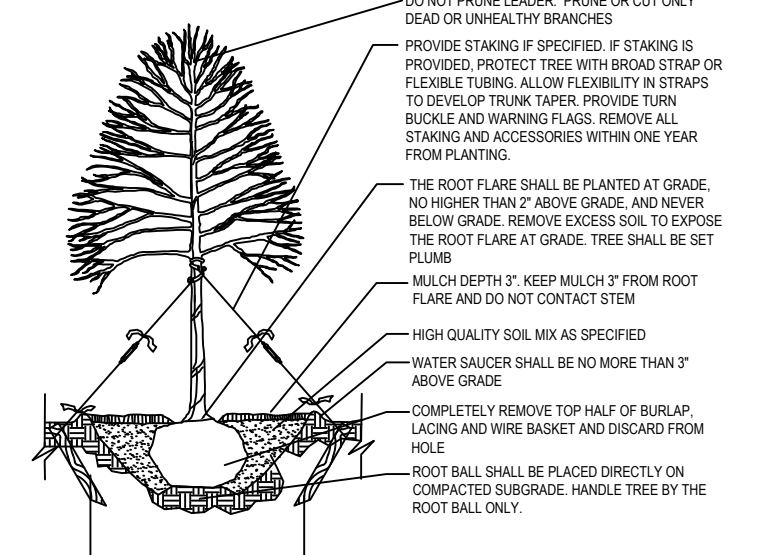
NOW OR FORMERLY
LOT 244
JOHNS POINT S/D
BM 2005 P 1190-1193
LAND USE - OPEN SPACE

LEGEND

- STREET TREES
- SCM SCREENING

LANDSCAPE NOTES

- ALL STREET TREES PLANTED ON THE PUBLIC R/W SHALL BE PLANTED AND MAINTAINED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE CITY TREE MANUAL.
- A TREE IMPACT PERMIT IS REQUIRED TO PLAN STREET TREES ON THE PUBLIC R/W PRIOR TO ISSUANCE OF BUILDING PERMITS.
- TREE PLACEMENT MAY MOVE DUE TO INFRASTRUCTURE LOCATION AT FINAL CONSTRUCTION PLAN DESIGN.
- TREE SELECTION SHALL BE ACER RUBRUM.
- DRY POND SCREENING SELECTION SHALL INCLUDE COTONEASTER, VIBURNUM, EUONYMUS AND HOLLIES.
- STREET TREE 40' OC = 198 TREES, SCM SCREENING = 58 BUSHES



NOTES:
1. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS (POSITIVE DRAINAGE AWAY FROM PIT)
2. WHERE TO EXCAVATE IN THE CITY TREE MANUAL
3. STREET TREES MUST BE 3" CALIBER 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 INDICATED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE

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

CITY OF RALEIGH
PARKS, RECREATION AND CULTURAL RESOURCES DEPT
REVISION: 000000 000000

TREE PLANTING DETAIL
PRCR-03

PENNY ENGINEERING DESIGN
CONSULTING ENGINEERS & LAND DESIGNERS
9920 FAIRBANKS DRIVE, SUITE 220 RALEIGH, NC 27613
OFFICE 919/448-1461 PENNYENGINEER@AOL.COM

TRANSACTION # 480372

S-46-16

BARWELL PARK SUBDIVISION
NORTH CAROLINA
WAKE COUNTY
TREE / LANDSCAPE PLAN

SCALE:	DRAWN:
1" = 60'	PLS
DATE:	CHK'D:
1-15-15	PLS
REV'D	CITY COMMENTS
7-20-15	
8-14-15	CITY COMMENTS
3-29-16	COMPACT DEV.
7-18-16	ROAD WIDENING
10-28-16	CITY COMMENTS
7-14-17	CITY COMMENTS
8-25-17	CITY COMMENTS
2-16-18	CITY COMMENTS
4-6-18	CITY COMMENTS
SHEET	L1 OF 10
PROJ. #	P1406