



# Administrative Approval Action

**S- 26-18 Barcroft Subdivision  
Transaction# 558990 AA#3882**

**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 east side of Falls of Neuse Road, south of Hunting Ridge Rd at 1207 Barcroft Place.

**REQUEST:** Development of a .54 acre tract zoned R-4 into a two (2) lot subdivision, Lot 1 (11,806 sf/.27 acres) and Lot 2 (11,668 sf/.27acres). There is no right-of-way dedication as part of this proposed subdivision,

**DESIGN ADJUSTMENT(S)/ALTERNATES, ETC:** A design adjustment has been submitted to the block perimeter requirements found in Article 8.3 of The Raleigh UDO

**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 dated 9/27/2018 by Taylor Land Consultants, PLLC

## CONDITIONS OF APPROVAL and NEXT STEPS:

*This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:*

**CONCURRENT SITE REVIEW NOT REQUIRED AT THIS TIME** – However, plan revisions or further development that includes land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. will require concurrent site review.

**CONCURRENT SITE REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Concurrent Site Review may be submitted upon receipt of this signed approval document.

**LEGAL DOCUMENTS** - Email to [legaldocumentreview@raleighnc.gov](mailto:legaldocumentreview@raleighnc.gov). Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input type="checkbox"/>	City Code Covenant	<input type="checkbox"/>	Slope Easement
<input type="checkbox"/>	Stormwater Maintenance Covenant	<input type="checkbox"/>	Transit Easement
<input checked="" type="checkbox"/>	Utility Placement Easement	<input type="checkbox"/>	Cross Access Easement
<input type="checkbox"/>	Sidewalk Easement	<input type="checkbox"/>	Public Access Easement
		<input type="checkbox"/>	Other:



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**RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Concurrent Site Review plans, if required, have been deemed ready for mylar signature.

*The following items must be approved prior to recording the plat:*

**General**

1. A demolition permit shall be issued and this building permit number shown on all maps for recording.

**Engineering**

2. 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 recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
3. A fee-in-lieu for 6' sidewalk across the entire frontage is paid to the City of Raleigh (UDO 8.1.10).
4. A public infrastructure surety is provided for street trees to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
5. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

**Public Utilities**

6. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

**Urban Forestry**

7. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 1 street tree along Barcroft Place.

**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: 11/9/2021**  
Record entire subdivision.

I hereby certify this administrative decision.

**Signed:**(Planning Dir./Designee)

Date: 11/9/18

**Staff Coordinator: Jermont Purifoy**

# Design Adjustment Staff Response



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

PROJECT	Project Name	1207 Barcroft Place	
	Development Case Number	S-26-18	
	Transaction Number	558990	
	Design Adjustment Number	DA - 112 - 18	
STAFF RESPONSE	<b>Staff recommendation based upon the findings in the applicable code(s):</b>		
	<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	<input type="checkbox"/> UDO Art. 8.5 Existing Streets	
	<input type="checkbox"/> UDO Art. 8.4 New Streets	<input type="checkbox"/> Raleigh Street Design Manual	
	Staff SUPPORTS <input checked="" type="checkbox"/> DOES NOT SUPPORT <input type="checkbox"/> the design adjustment request.		
	<b>DEPARTMENTS</b>		
	<input type="checkbox"/> Dev. Services Planner	<input type="checkbox"/> City Planning	
	<input type="checkbox"/> Development Engineering	<input type="checkbox"/> Transportation	
	<input type="checkbox"/> Engineering Services	<input type="checkbox"/> Parks & Recreation and Cult. Res.	
	<input type="checkbox"/> Public Utilities		
	<b>CONDITIONS:</b>		
Development Services Director or Designee Action: <input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> APPROVE WITH CONDITIONS <input type="checkbox"/> DENY			

MATTHEW W. RITCHIE, PE, MPA  
 ENGINEERING AND INFRASTRUCTURE MANAGER
 

11/9/2018  
 Date

\*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature. Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

# Staff Response

## Article 8.3 Blocks Lots, Access



DEVELOPMENT  
SERVICES  
DEPARTMENT

The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings.

- A. The requested design adjustment meets the intent of this Article;  
YES  NO
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;  
YES  NO
- C. The requested design adjustment does not increase congestion or compromise Safety;  
YES  NO
- D. The requested design adjustment does not create any lots without direct street Frontage;  
YES  NO
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
1. Topographic changes are too steep;
  2. The presence of existing buildings, stream and other natural features;
  3. Site layout of developed properties;
  4. Adjoining uses or their vehicles are incompatible;
  5. Strict compliance would pose a safety hazard; or
  6. Does not conflict with an approved or built roadway construction project
  7. adjacent to or in the vicinity of the site.
- YES  NO

### STAFF FINDINGS

Staff supports the design adjustment to the block perimeter requirements found in Article 8.3 of The Raleigh UDO.

Support based upon the following (numbers based upon those found in section "E" of this form):

2. North Ridge Subdivision is a fully established development recorded in the 1960's. Extension of a public street or creation of pedestrian passage would impact existing buildings.
3. The site layout prohibits a street connection. In addition to those items in item 2, the lots being created with this subdivision do not support a logical street connection or pedestrian passage.
5. Strict compliance would pose a safety hazard. A public street connection would be difficult to design and implement. There are potential issues with sight distance and proximity to existing buildings.
6. This does not conflict with an approved or building roadway construction project

# Design Adjustment Application



**DEVELOPMENT SERVICES DEPARTMENT**

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

<b>PROJECT</b>	Project Name 1207 Barcroft Place		
	Case Number S-26-2018		
	Transaction Number 558990		
<b>OWNER</b>	Name Samuel Garfield		
	Address 1207 Barcroft Place		City Raleigh
	State NC	Zip Code 27615	Phone
<b>CONTACT</b>	Name Jeremy Taylor		Firm Taylor Land Consultants, PLLC
	Address 1600 Olive Chapel Rd., Suite 140		City Apex
	State NC	Zip Code 27502	Phone (919) 801-1104
<b>REQUEST</b>	I am seeking a Design Adjustment from the requirements set forth in the following:		
	<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	- See page 2 for findings	
	<input type="checkbox"/> UDO Art. 8.4 New Streets	- See page 3 for findings	
	<input type="checkbox"/> UDO Art. 8.5 Existing Streets	- See page 4 for findings	
	<input type="checkbox"/> Raleigh Street Design Manual	- See page 5 for findings	
Provide details about the request; (please attach a memorandum if additional space is needed):			
The subject parcel is located on an existing cul-de-sac street which intersects with Hunting Ridge Road. Hunting Ridge Road extends around the norther portion of an existing golf course. The subject parcel is bounded by developed lots within the subdivision. The attempted construction of a road to reduce the block length would be voided by these previously developed properties. Therefore is it not possible to meet the allowable block length of 5,000 LF			

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.  
*Samuel Garfield* 9/20/18  
 Owner/Owner's Representative Signature Date

CHECKLIST		
Signed Design Adjustment Application	<input checked="" type="checkbox"/>	Included
Page(s) addressing required findings	<input checked="" type="checkbox"/>	Included
Plan(s) and support documentation	<input checked="" type="checkbox"/>	Included
Notary page (page 6) filled out; Must be signed by property owner	<input checked="" type="checkbox"/>	Included
First Class stamped and addressed envelopes with completed notification letter	<input checked="" type="checkbox"/>	Included

Submit all documentation, with the exception of the required addressed envelopes and letters to [designadjustments@raleighnc.gov](mailto:designadjustments@raleighnc.gov).

Deliver the addressed envelopes and letters to:  
 Development Services, Development Engineering  
 One Exchange Plaza, Suite 500  
 Raleigh NC, 27601

For Office Use Only	RECEIVED DATE:	DA -
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# Article 8.3, Blocks, Lots, Access

## Administrative Design Adjustment Findings



DEVELOPMENT  
SERVICES  
DEPARTMENT

The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;  
Article 8.3 is intended to provide connectivity and encourage walking. The parcel is in an established golf course development. Any sort of cut through the site would not add to pedestrian access due to the existing developed properties.
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;  
The site is located in an area identified as low density residential, currently and in the future. The addition of one single-family lot as a result of this subdivision will not significantly alter the existing density.
- C. The requested design adjustment does not increase congestion or compromise Safety;  
The addition of one single-family lot on an existing cul-de-sac street, with a current total lot count of nine, will not significantly increase congestion or compromise safety.
- D. The requested design adjustment does not create any lots without direct street Frontage;  
The existing single-family lot is being subdivided into two single-family lots. Both lots will have new driveways constructed to access Barcroft Place.
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
1. Topographic changes are too steep;
  2. The presence of existing buildings, stream and other natural features;
  3. Site layout of developed properties;
  4. Adjoining uses or their vehicles are incompatible;
  5. Strict compliance would pose a safety hazard; or
  6. Does not conflict with an approved or built roadway construction project
  7. adjacent to or in the vicinity of the site.
- The requested design adjustment is reasonable because of the existing site layout of the surrounding developed properties (single-family lots and a golf course). Both features will prevent any additional linkages from being developed.

# Individual Acknowledgement



DEVELOPMENT  
SERVICES  
DEPARTMENT

STATE OF NORTH CAROLINA  
COUNTY OF Wake

INDIVIDUAL

I, Amanda Joy Smith, a Notary Public do hereby certify that  
Samuel Earfield personally appeared before me this day and  
acknowledged the due execution of the forgoing instrument.

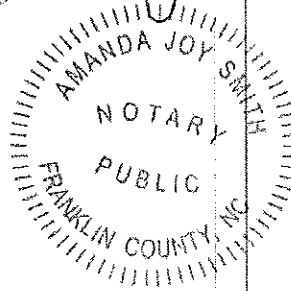
This the 20<sup>th</sup> day of September, 2018.

(SEAL)

Notary Public

A handwritten signature in cursive script, appearing to read "Amanda Joy Smith", written over a horizontal line.

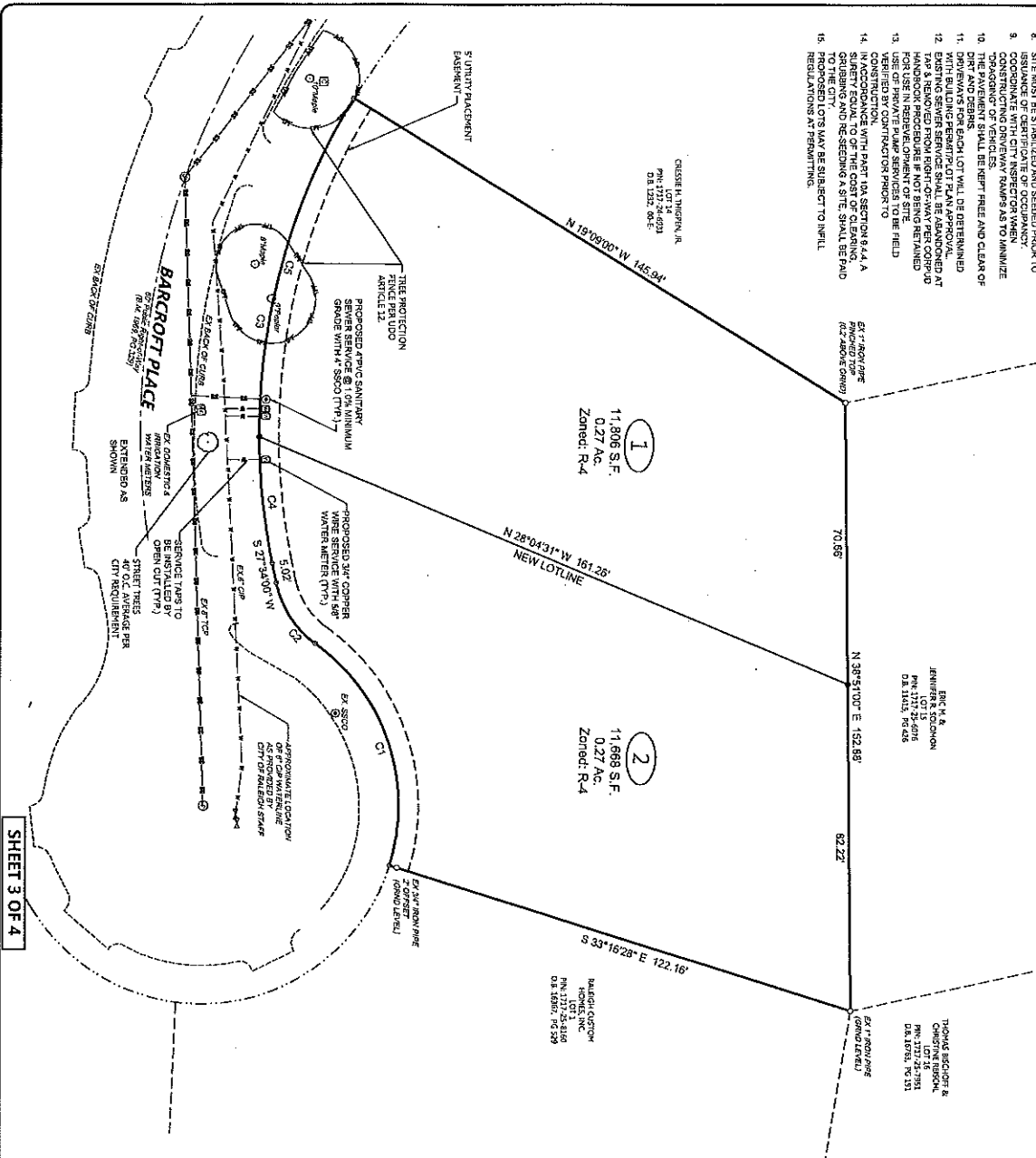
My Commission Expires: 9-1-19



**NOTES:**

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT CITY OF FALGHER STANDARDS, SPECIFICATIONS AND DETAILS.
2. PERMITS FOR CONSTRUCTION SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONDUITS PRIOR TO CONSTRUCTION.
3. TO BE CONDUCTED WITH THE CITY OF FALGHER ZONING AND SETBACK REQUIREMENTS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER FOR LOCATION FOR EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONDUITS PRIOR TO CONSTRUCTION.
4. APPROXIMATE SAFETY MEASURES, ACTIVITIES, AND PERSONNEL FOR THE PROJECT SHALL BE DETERMINED BY THE CONTRACTOR AND ALL PERSONS SHALL CALL NORTH CAROLINA ONE CALL CENTER @ 1-800-454-4848 BEFORE DIGGING.
5. FINISH GRADE.
6. SITE MUST BE STABILIZED AND SEEDED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
7. CONSTRUCTION DRIVEWAY TRAMPS AS TO MINIMIZE TRAFFIC OF VEHICLES.
8. THE PAVEMENT SHALL BE NEARLY FREE AND CLEAR OF DRAINWAYS FOR EACH LOT WILL BE DETERMINED WITH BUILDING PERMITS, LOT PLAN APPROVAL, AND EXISTING SEWER SERVICE SHALL BE DEMONSTRATED AT HANDROCK PROCEDURE IF NOT BEING RETAINED FOR USE IN REDEVELOPMENT OF SITE.
9. USE OF SPECIALTY PRODUCTS FOR THE FIELD CONSTRUCTION.
10. IN ACCORDANCE WITH PART 10A SECTION 8.4.4 A GRUBBING AND RE-SEEDING A SITE SHALL BE PAID TO THE CITY.
11. PROPOSED LOTS MAY BE SUBJECT TO INFILL REGULATIONS AT PERMITTING.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	62.86'	58.80'	S 20° 48' 53" W	72° 01' 38"
C2	25.00'	18.65'	18.22'	S 05° 11' 32" W	42° 44' 55"
C3	150.00'	121.40'	S 49° 18' 09" W	43° 28' 18"	
C4	150.00'	31.95'	S 33° 17' 15" W	11° 26' 30"	
C5	150.00'	89.44'	S 55° 01' 24" W	32° 01' 48"	



1  
11,806 S.F.  
0.27 Ac.  
Zoned: R-4

2  
11,668 S.F.  
0.27 Ac.  
Zoned: R-4

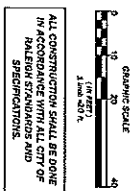
11,668 S.F.  
0.27 Ac.  
Zoned: R-4

SHEET 3 OF 4

**PRELIMINARY SUBDIVISION PLAN**  
for  
**PROPOSED SUBDIVISION, UTILITY & LANDSCAPE PLAN**

1207 BARGROFT PLACE  
CITY OF FALGHER, WAKE COUNTY, NORTH CAROLINA  
CASE # 23-06-0028  
TRANSACTOR # 3558990  
JUNE 6, 2028  
(LAST REVISED SEPTEMBER 22, 2020)

**DENSITY CALCULATIONS**  
TOTAL SITE AREA: 0.54 ACRES  
PROPOSED LOTS: 2  
2 LOTS / 0.54 ACRES = 371 UNITS PER ACRE



ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF FALGHER STANDARDS AND REGULATIONS.

**JC TAYLOR**  
LAND CONSULTANTS, LLC  
1000 S. WILSON ROAD, SUITE 100  
LITTLETON, CO 80120  
TEL: 303.733.1122  
WWW.JCTAYLOR.COM

REVISIONS

NO.	REVISION	DATE
1	ISSUED FOR PERMITTING	06/06/2028

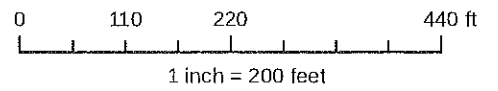
- EXHIBIT LIST**
1. BARGROFT PLACE: 121' LINEAR FEET OF ROAD FRONTAGE
  2. 121' L.F. x 40' = 4,840 S.F. STREET TREES (2 EXISTING TREES SHOWN)
  3. 121' L.F. x 40' = 4,840 S.F. STREET TREES (2 EXISTING TREES SHOWN)
  4. 121' L.F. x 40' = 4,840 S.F. STREET TREES (2 EXISTING TREES SHOWN)
  5. 121' L.F. x 40' = 4,840 S.F. STREET TREES (2 EXISTING TREES SHOWN)
  6. 121' L.F. x 40' = 4,840 S.F. STREET TREES (2 EXISTING TREES SHOWN)
  7. 121' L.F. x 40' = 4,840 S.F. STREET TREES (2 EXISTING TREES SHOWN)
  8. 121' L.F. x 40' = 4,840 S.F. STREET TREES (2 EXISTING TREES SHOWN)
  9. 121' L.F. x 40' = 4,840 S.F. STREET TREES (2 EXISTING TREES SHOWN)
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  13. 121' L.F. x 40' = 4,840 S.F. STREET TREES (2 EXISTING TREES SHOWN)
  14. 121' L.F. x 40' = 4,840 S.F. STREET TREES (2 EXISTING TREES SHOWN)
  15. 121' L.F. x 40' = 4,840 S.F. STREET TREES (2 EXISTING TREES SHOWN)

\* E&A report number, date & worksheet as appropriate.

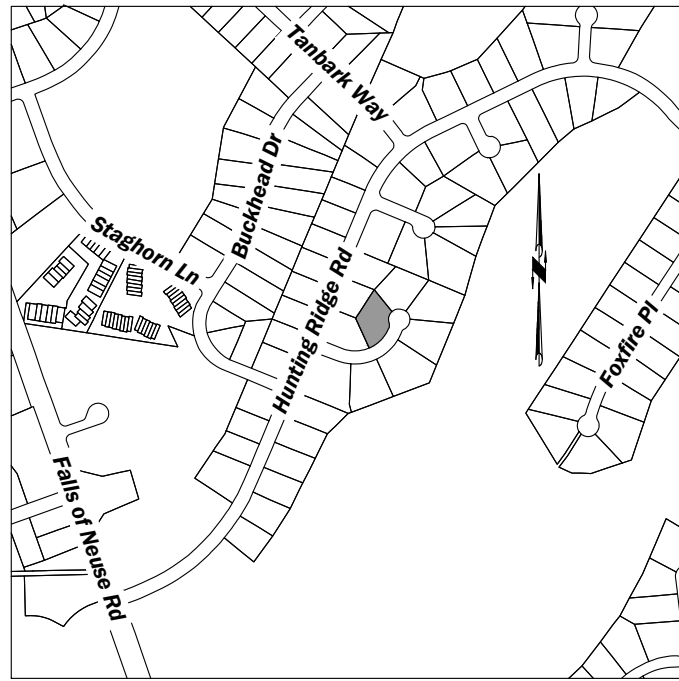




**Barcroft Place - 1207**



**Disclaimer**  
 iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



VICINITY MAP  
1" = 1,000'

# PRELIMINARY SUBDIVISION PLAN for 1207 BARCROFT PLACE

CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA  
CASE #: S-26-2018  
Transaction #: 558990

JUNE 6, 2018  
(LAST REVISED SEPTEMBER 27, 2018)

**DEVELOPER:**

SOLID ROCK CONSTRUCTION  
4016 DURHAM ROAD  
RALEIGH, NC 27614  
PHONE: (919) 624-2028  
OWNER: RYAN BLANKENSHIP

**OWNER:**

SAMUEL E. & JEAN E. GARFIELD  
1207 BARCROFT PLACE  
RALEIGH, NC

**SITE INFORMATION**

**PIN:** 1717-24-7985  
**SOURCE OF TITLE:** DB 5582, PAGE 891  
**PLAT REFERENCE:** B.M. 1969, PG 329  
**AREA:** 23,474 S.F. (0.54 Ac.)  
**ZONING:** R-4  
**CURRENT USE:** SINGLE FAMILY  
**PROPOSED USE:** SINGLE FAMILY  
**EXISTING LOTS:** 1  
**PROPOSED LOTS:** 2  
**LOT 1:** 11,806 S.F. (0.27 Ac.)  
**LOT 2:** 11,668 S.F. (0.27 Ac.)

(R-4 IMPERVIOUS LIMIT IS 38% PER 9.2.2.A.4)

**NOTES:**

- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM HIS ACTIVITIES. CALL UTILITY LOCATOR SERVICE AT LEAST 48 HOURS PRIOR TO DIGGING.
- ALL CONSTRUCTION SHALL CONFORM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- CONDITION OF APPROVAL - A DEMOLITION PERMIT MUST BE OBTAINED FOR THE EXISTING SINGLE FAMILY DWELLING AND THE PERMIT NUMBER IS TO BE NOTED ON THE PLAT PRIOR TO RECORDATION.
- THIS SITE IS EXEMPT FROM TREE CONSERVATION PER CITY OF RALEIGH UDO SECTION 9.1.2. SITE IS LESS THAN 2 ACRES.
- AS ADOPTED BY TC-2-16, SECTION 9.2.2.A.1.b.i SUBJECT TO 4.a OF THE PART 10A RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT FROM ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE AREAS.

**SHEET INDEX**

- SHEET 1 - COVER SHEET
- SHEET 2 - EXISTING CONDITIONS
- SHEET 3 - PROPOSED SUBDIVISION, UTILITY, LANDSCAPE PLAN
- SHEET 4 - DETAILS

**Preliminary Subdivision  
Plan Application**



DEVELOPMENT  
SERVICES  
DEPARTMENT

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | cfax 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.

Office Use Only: Transaction #	Project Coordinator	Team Leader
<b>PRELIMINARY APPROVALS</b>		
<input checked="" type="checkbox"/> Subdivision * <input 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 #:		
<b>GENERAL INFORMATION</b>		
Development Name 1207 Barcroft Place		
Proposed Use Single Family		
Property Address(es) 1207 Barcroft Place, Raleigh, NC		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
PIN Recorded Deed 1717-24-7985	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):		
<b>OWNER/DEVELOPER INFORMATION</b>		
Company Name Solid Rock Construction		Owner/Developer Name Ryan Blankenship
Address 4016 Durham Road, Raleigh, NC 27614		
Phone 919-624-2028	Email ryant.src@gmail.com	Fax
<b>CONSULTANT/CONTACT PERSON FOR PLANS</b>		
Company Name Taylor Land Consultants, PLLC		Contact Name Jeremy Taylor
Address 1600 Olive Chapel Road, Suite #140, Apex, NC 27502		
Phone 919-801-1104	Email jeremy@taylorlc.com	Fax

PAGE 1 OF 3

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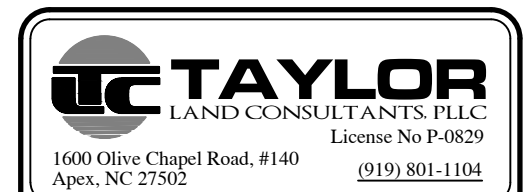
REVISION 03.11.16

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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Inside City Limits?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
CUD (Conditional Use District) Case # Z-	
COA (Certificate of Appropriateness) Case #	
BOA (Board of Adjustment) Case # A-	
STORMWATER INFORMATION	
Existing Impervious Surface	0.118/5,150 acres/sf    Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface	N/A acres/sf    Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If in a Flood Hazard Area, provide the following:	
Alluvial Soils	Flood Study    FEMA Map Panel #
Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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 3.71 units/acre	
Total # of Open Space and/or Common Area Lots 0	
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 Taylor Land Consultants 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 <i>Jean Garfield</i>	Date June 4, 2018
Signature <i>Samuel Garfield</i>	Date June 4, 2018

PAGE 2 OF 3

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REVISION 03.11.16



**REVISIONS**


**SOLID WASTE NOTES:**

- SOLID WASTE WILL BE IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL AND PER THE CITY OF RALEIGH CODE. A COPY OF THE DESIGN MANUAL CAN BE FOUND: <http://www.raleighnc.gov/content/SolidWaste/Documents/SolidWasteServicesDesignManual.pdf>
- SOLID WASTE AND RECYCLING SERVICE SHALL BE PROVIDED BY CITY OF RALEIGH SOLID WASTE SERVICES VIA 96 GALLON ROLL-OUT CART. CARTS SHALL BE STORED INSIDE COVERED GARAGE UNITS AND BE ROLLED OUT TO PUBLIC STREET TO DESIGNATED LOCATIONS AS SHOWN ON THE SUBDIVISION PLAN.

**PRELIMINARY PLAN  
FOR MUNICIPAL REVIEW  
ONLY**

**PRELIMINARY  
SUBDIVISION PLAN  
for  
1207 BARCROFT PLACE  
EXISTING CONDITIONS**

CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA  
CASE #: S-26-2018  
TRANSACTION #: 558990

JUNE 6, 2018  
(LAST REVISED SEPTEMBER 27, 2018)

**LEGEND & NOMENCLATURE**

PROPERTY BOUNDARIES		
○	EX. PROPERTY CORNER	D.B. DEED BOOK
●	NEW 3/4" IRON PIPE	B.M. BOOK OF MAPS
□	EX. CONCRETE MONUMENT	Pg. PAGE
○	COMPUTED POINT	PIN PARCEL ID NUMBER
— x —	FENCE	S.F. SQUARE FEET
		Ac. ACRES
STORM DRAINAGE		
⊞	CATCH BASIN	
⊞	STORM JUNCTION BOX	
⊞	STORM GRATED INLET	
⊞	FLARED-END SECTION	
⊞	STORM CLEANOUT	
— SD —	STORM PIPE	
WATER		
⊞	FIRE HYDRANT	
⊞	WATER VALVE	
⊞	WATER METER	
— W —	WATER MAIN	
SANITARY		
⊞	SANITARY SEWER MANHOLE	
⊞	SANITARY SEWER CLEANOUT	
— SS —	SANITARY SEWER PIPE	
ELECTRICAL		
⊞	POWER POLE	
⊞	POWER PEDESTAL	
⊞	LAMP POST	
— OP —	OVERHEAD POWER	
— UP —	UNDERGROUND POWER	
GAS		
⊞	GAS MARKER	
— G —	GAS MAIN	
COMMUNICATIONS		
⊞	FIBER OPTIC MARKER	
⊞	TELEPHONE PEDESTAL	
⊞	CABLE PEDESTAL	
— UC —	UNDERGROUND COMM.	

**SITE INFORMATION**

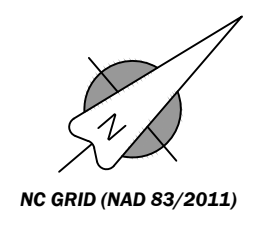
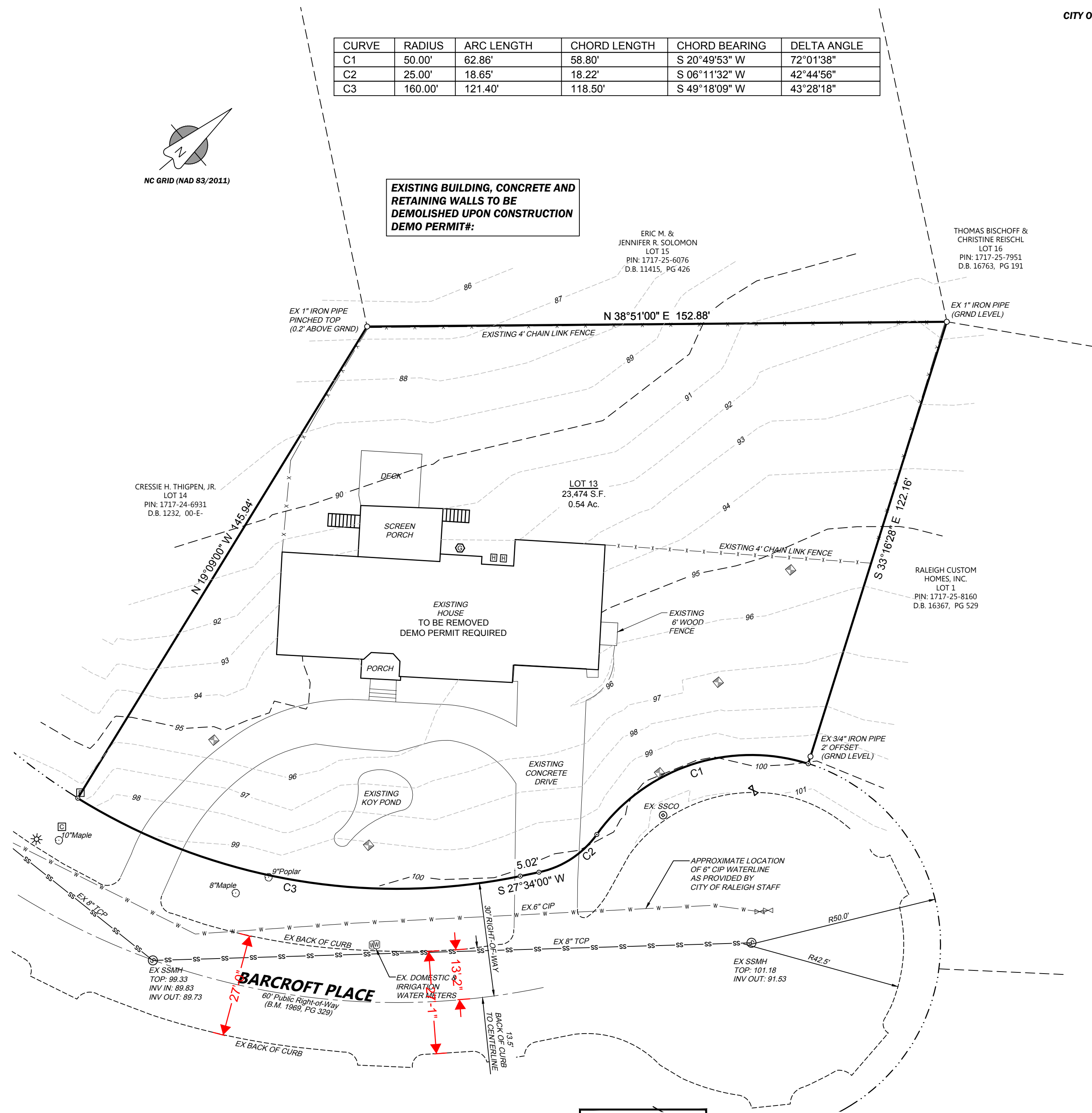
**PIN:** 1717-24-7985  
**SOURCE OF TITLE:** DB 5582, PAGE 891  
**PLAT REFERENCE:** B.M. 1969, PG 329  
**AREA:** 23,474 S.F. (0.54 Ac.)  
**ZONING:** R-4  
**CURRENT USE:** SINGLE FAMILY  
**PROPOSED USE:** SINGLE FAMILY  
**EXISTING LOTS:** 1  
**PROPOSED LOTS:** 2  
**LOT 1:** 11,806 S.F. (0.27 Ac.)  
**LOT 2:** 11,668 S.F. (0.27 Ac.)

(R-4 IMPERVIOUS LIMIT IS 38% PER 9.2.2.A.4)

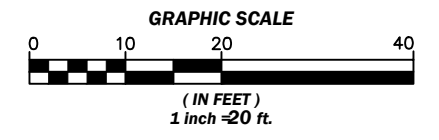
**NOTES:**

- Iron pipes set at all property corners unless otherwise noted.
- All coordinates and bearings are based on the North American Datum of 1983 (NAD83). Elevations are based on North American Vertical Datum of 1988 (NAVD88). Units of measurement are US Survey Feet.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate and current title search may disclose.
- Areas calculated by CAD software (coordinate geometry).

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	62.86'	58.80'	S 20°49'53" W	72°01'38"
C2	25.00'	18.65'	18.22'	S 06°11'32" W	42°44'56"
C3	160.00'	121.40'	118.50'	S 49°18'09" W	43°28'18"



**EXISTING BUILDING, CONCRETE AND  
RETAINING WALLS TO BE  
DEMOLISHED UPON CONSTRUCTION  
DEMO PERMIT#:**



**TAYLOR**  
LAND CONSULTANTS, PLLC  
License No P-0829  
1600 Olive Chapel Road, #140  
Apex, NC 27502 (919) 801-1104

REVISIONS

**PRELIMINARY PLAN  
FOR MUNICIPAL REVIEW  
ONLY**

**PRELIMINARY  
SUBDIVISION PLAN  
for  
1207 BARCROFT PLACE  
PROPOSED  
SUBDIVISION, UTILITY &  
LANDSCAPE PLAN**

CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA  
CASE #: 5-26-2018  
TRANSACTION #: 558990

JUNE 6, 2018  
(LAST REVISED SEPTEMBER 27, 2018)

**NOTES:**

- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH STANDARDS, SPECIFICATIONS AND DETAILS.
- CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR CONSTRUCTION SHOWN ON THESE PLANS.
- ANY WORK SHOWN ON THESE PLANS THAT IS FOUND TO BE IN CONFLICT WITH THE CITY OF RALEIGH ZONING AND SETBACK REQUIREMENTS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER FOR ADJUSTMENT.
- LOCATIONS FOR EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SAME.
- CONTRACTOR SHALL AT ALL TIMES MAINTAIN ADEQUATE SAFETY MEASURES, ACTIVITIES, AND BARRICADES FOR THE PROTECTION OF ALL PERSONS ON OR ABOUT THE LOCATION OF THE SITE. CALL NORTH CAROLINA ONE CALL CENTER @ 1-800-632-4949 BEFORE DIGGING.
- THIS SITE IS NOT WITHIN A 100 YEAR FLOODWAY FRINGE AREA.
- SITE MUST BE STABILIZED AND SEEDED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY. COORDINATE WITH CITY INSPECTOR WHEN CONSTRUCTING DRIVEWAY RAMPS AS TO MINIMIZE "DRAGGING" OF VEHICLES.
- THE PAVEMENT SHALL BE KEPT FREE AND CLEAR OF DIRT AND DEBRIS.
- DRIVEWAYS FOR EACH LOT WILL BE DETERMINED WITH BUILDING PERMIT/PLOT PLAN APPROVAL.
- EXISTING SEWER SERVICE SHALL BE ABANDONED AT TAP & REMOVED FROM RIGHT-OF-WAY PER CORPUD HANDBOOK PROCEDURE IF NOT BEING RETAINED FOR USE IN REDEVELOPMENT OF SITE.
- USE OF PRIVATE PUMP SERVICES TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
- IN ACCORDANCE WITH PART 10A SECTION 9.4.4, A SURETY EQUAL TO OF THE COST OF CLEARING, GRUBBING AND RE-SEEDING A SITE, SHALL BE PAID TO THE CITY.
- PROPOSED LOTS MAY BE SUBJECT TO INFILL REGULATIONS AT PERMITTING.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	62.86'	58.80'	S 20°49'53" W	72°01'38"
C2	25.00'	18.65'	18.22'	S 06°11'32" W	42°44'56"
C3	160.00'	121.40'	118.50'	S 49°18'09" W	43°28'18"
C4	160.00'	31.95'	31.90'	S 33°17'15" W	11°26'30"
C5	160.00'	89.44'	88.28'	S 55°01'24" W	32°01'48"

**STANDARD UTILITY NOTES (as applicable):**

- All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference CORPUD Handbook, current edition).
- Utility separation requirements:
  - A distance of 100' shall be maintained between sanitary sewer & any private or public water supply source such as an impounded reservoir used as a source of drinking water. If adequate lateral separation cannot be achieved, ferrous sanitary sewer pipe shall be specified & installed to watertight specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well.
  - When installing water &/or sewer mains, the horizontal separation between utilities shall be 10'. If this separation cannot be maintained due to existing conditions, the variation allowed is the water main in a separate trench with the elevation of the water main at least 18" above the top of the sewer & must be approved by the Public Utilities Director. All distances are measured from outside diameter to outside diameter.
  - Where it is impossible to obtain proper separation, or anytime a sanitary sewer passes over a watermain, DIP materials or steel encasement extended 10' on each side of crossing must be specified & installed to watertight specifications.
  - 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer.
  - Maintain 18" min. vertical separation at all watermain & RCP storm drain crossings; maintain 24" min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete cradle having 6" min. clearance (per CORPUD details W-41 & S-49).
  - All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required.
- Any necessary field revisions are subject to review & approval of an amended plan &/or profile by the City of Raleigh Public Utilities Department prior to construction.
- Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruptions shall be preceded by a 24 hour advance notice to the City of Raleigh Public Utilities Department.
- 3.0' minimum cover is required on all water mains & sewer forcemains. 4.0' minimum cover is required on all reuse mains.
- 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 tap at main & removal of service from ROW or easement per CORPUD Handbook procedure.
- Install 1/2" copper water services with meters located at ROW or within a 2'x3' Waterline Easement immediately adjacent. *NOTE: it is the applicant's responsibility to properly size the water service for each connection to provide adequate flow & pressure.*
- Install 4" PVC sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum.
- Pressure reducing valves are required on all water services exceeding 80 psi; backwater valves are required on all sanitary sewer services having building drains lower than 1.0' above the next upstream manhole.
- All environmental permits applicable to the project must be obtained from NCDWQ, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction.
- NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction.
- Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the CORPUD FOG Program Coordinator prior to issuance of a Building Permit. Contact Tim Beasley at (919) 996-2334 or [timothy.beasley@raleighnc.gov](mailto:timothy.beasley@raleighnc.gov) for more information.
- Cross-connection control protection devices are required based on degree of health hazard involved as listed in Appendix-B of the Rules Governing Public Water Systems in North Carolina. These guidelines are the minimum requirements. The devices shall meet American Society of Sanitary Engineering (ASSE) standards or be on the University of Southern California approval list. The devices shall be installed and tested (both initial and periodic testing thereafter) in accordance with the manufacturer's recommendations or the local cross-connection control program, whichever is more stringent. Contact Jonnie Hartley at (919) 996-5923 or [jonnie.hartley@raleighnc.gov](mailto:jonnie.hartley@raleighnc.gov) for more information.

\* Edit typical service size & material as appropriate

PLANT LIST					
BARCROFT PLACE - 121 LINEAR FEET OF ROAD FRONTAGE					
121 LF / 40' = 3 STREET TREES (2 EXISTING TREES SHOWN)					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	REMARKS
BG	NYSSA SYLVATICA	BLACKGUM	3" CAL	1	10' MIN. HT, B&B

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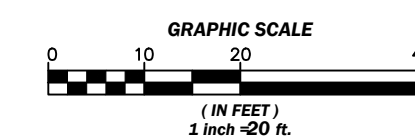
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**REVISIONS**


**DENSITY CALCULATIONS**

TOTAL SITE AREA: 0.54 ACRES  
PROPOSED LOTS: 2

2 LOTS / 0.54 ACRES = 3.71 UNITS PER ACRE



**ALL CONSTRUCTION SHALL BE DONE  
IN ACCORDANCE WITH ALL CITY OF  
RALEIGH STANDARDS AND  
SPECIFICATIONS.**

**PRELIMINARY PLAN  
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