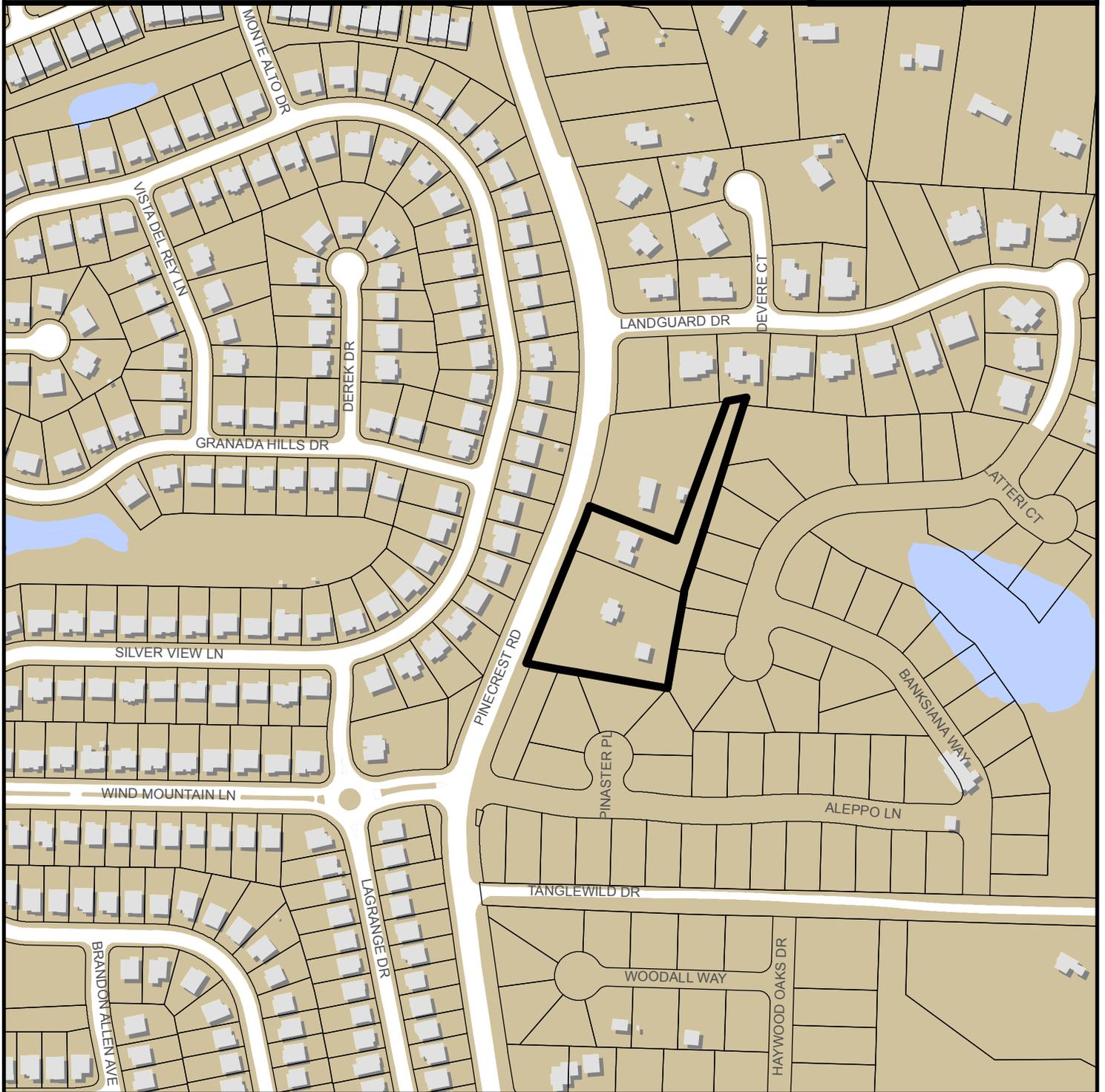


PINECREST ROAD SUBDIVISION S-25-2017



Zoning: **R-4**
CAC: **Northwest**
Drainage Basin: **Turkey Creek**
Acreage: **2.45**
Number of Lots: **5**

Planner: **Martha Lobo**
Phone: **(919) 996-2664**
Applicant: **JR Huntley Homes, LLC**
Phone: **(919) 782-2939**





Administrative Approval Action

S-25-17 / Pinecrest Subdivision
Transaction# 513814, AA#3684

City of Raleigh
Development Services
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2626
DS.help@raleighnc.gov
www.raleighnc.gov

REQUEST: Subdivision of a total of 2.45 acres zoned Residential-4 into 5 lots proposed for single family residential use. Currently this site includes two lots with two houses to be demolished.

LOCATION: 7512 Pinecrest Road/PIN 0787069463 and 7524 Pinecrest Road/0787160576. The site is located on the east side of Pinecrest Road and southeast of the intersection of Landguard Drive.

**DESIGN
ADJUSTMENTS/
ALTERNATES,
ETC:**

Not Applicable

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 Stoney Chance of Chance & Associates.

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.*

Prior to issuance of a grading permit for the site:

1. That in accordance with part 10A Section 9.4.4, a surety equal to the cost of clearing, grubbing and reseeding a site, shall be paid to the City;

Prior to approval of a concurrent review of Final Site Review and Infrastructure construction plans, or whichever is applicable:

2. That a stormwater control plan shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance;
3. That a nitrogen offset payment must be made to a qualifying mitigation bank;

Prior to authorization to record lots:

4. That demolition permits for the existing structures must be issued and permit number must be shown all maps for recording;
5. That a tree impact permit is obtained.
6. That any required right of way for proposed and/or existing streets is dedicated to the City of Raleigh and is shown on the map approved for recordation;
7. That in accordance with Part 10A Section 8.1.3, a surety equal to 100% of the cost of development related public improvements for NCDOT road Pinecrest Rd., including streetscape trees, is paid to the Development Services Department, Development Engineering Division;
8. That approved tree conservation areas be shown on the final subdivision map for recording;



**Administrative
Approval Action**
S-25-17 / Pinecrest Subdivision
Transaction# 513814, AA#3684

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9. That infrastructure construction plans or concurrent review plans be approved for required public utility improvements;
10. That the maximum impervious surface allowed for each lot is identified on all maps for recording;

Prior to Issuance of a certificate of building occupancy:

11. That in accordance with Part 10A Section 9.2.2, an impervious surface as-built survey shall be reviewed and accepted by the City prior to final stormwater inspection approval.

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.5 E, including the ability to request extensions in the expiration date, apply to this site plan. To avoid allowing this plan approval to expire, the following must take place by the following dates:

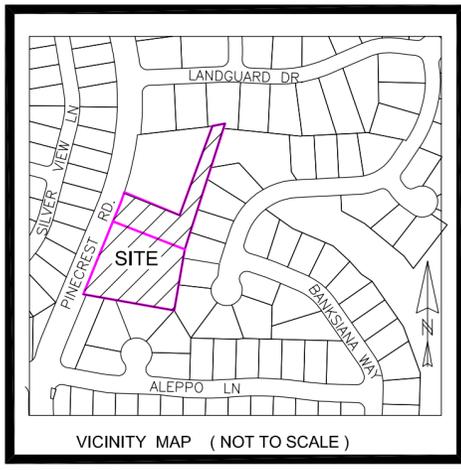
3-Year Sunset Date: 9-20-2020
Record at least ½ of the land area approved

5-Year Sunset Date: 9-20-2022
Record entire subdivision

I hereby certify this administrative decision.

Signed: (Planning Dir.) Kenneth Rouss Date: 9/20/2017
(80)

Staff Coordinator: Daniel L. Stegall



VICINITY MAP (NOT TO SCALE)

TOTAL PROJECT AREA: 2.45 AC.

PROJECT OWNER/DEVELOPER:
J.R. HUNTLEY HOMES, LLC
 514 DANIELS ST. STE. 311
 RALEIGH, NC 27605

PLANS SHEET INDEX

- SHEET 1 OF 7 - COVER SHEET
- SHEET 2 OF 7 - EXISTING CONDITIONS SHEET
- SHEET 3 OF 7 - PRELIMINARY SUBDIVISION PLAN
- SHEET 4 OF 7 - PRELIMINARY STREETScape PLAN
- SHEET 5 OF 7 - PRELIMINARY UTILITY PLAN
- SHEET 6 OF 7 - PRELIMINARY DRAINAGE PLAN
- SHEET 7 OF 7 - PRELIMINARY TREE CONSERVATION PLAN



- NOTES:
- BOUNDARY SURVEY AND ALL EXISTING ON-SITE AND OFF-SITE FEATURES PROVIDED BY TURNING POINT SUEVEY COMPANY, DATED 04/18/17.
 - STREETS, SANITARY & STORM SEWERS ARE EXISTING PER ABOVE SURVEY.
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 - CONTOURS WERE TAKEN FROM RALEIGH GIS MAPS..
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 - A SURIY COVERING ALL WORK IN THE RIGHT OF WAY SHALL BE POSTED WITH THE CITY PRIOR TO RECORDATION OF SUBDIVISION.

STORMWATER EXEMPTION:
 PER SEC. 9.2.2.E.2.C THIS SUBDIVISION MAY CLAIM AN EXEMPTION TO RUNOFF CONTROL REQUIREMENTS BY LIMITING MAXIMUM IMPERVIOUS SURFACE TO 15%. THE SUBDIVISION IS SUBJECT TO WATER QUALITY REGULATIONS.



Preliminary Subdivision Plan Application



Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | ext. 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
PRELIMINARY APPROVALS		
<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 #: N/A		
GENERAL INFORMATION		
Development Name: Pinecrest Road Subdivision		
Proposed Use: Residential - Single Family		
Property Address(es): 7512 & 7524 Pinecrest Road, Raleigh, NC 27613		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
PIN Recorded Deed 07020945	PIN Recorded Deed 972746279	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: J.R. Huntley Homes, LLC		Owner/Developer Name: Same
Address: 514 Daniels St., Ste. 311, Raleigh, NC 27605		
Phone: 919-630-5577	Email: justin@jhuntleyhomes.com	Fax:
CONSULTANT/CONTACT PERSON FOR PLANS		
Company Name: Chance & Associates		Contact Name: Stoney Chance
Address: 500 Benson Road, Ste. 207, Garner, NC 27529		
Phone: 919-779-7245	Email: cstoney@bellsouth.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?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Inside City Limits?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
CUD (Conditional Use District) Case # Z:	N/A	
CCA (Certificate of Appropriateness) Case #:	N/A	
BCA (Board of Adjustment) Case # A:	N/A	
STORMWATER INFORMATION		
Existing Impervious Surface: 0.173ac/7.578 acres/sf	Flood Hazard Area:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface: acres/sf	Neuse River Buffer:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Wetlands:	<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 #:
NUMBER OF LOTS AND DENSITY		
Total # of Townhouse Lots: Detached 0	Attached	
Total # of Single Family Lots: 5	Total # of All Lots: 5	
Overall Unit(s)/Acre Densities Per Zoning Districts: 0.49		
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 Stoney Chance 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:	April 27, 2017	Date
Signature:	Date	Date

DATE:	MAY 5, 2017
SCALE:	1" = 50'
DRAWN BY:	SC
CHECKED BY:	SC
FILE NAME:	Pinecrest Rd Cover.dwg

08-25-17	REVISIONS PER C.O.R. REVIEW COMMENTS	SC	BY
05-21-17	REVISIONS PER C.O.R. REVIEW COMMENTS	SC	REVISIONS
			DATE

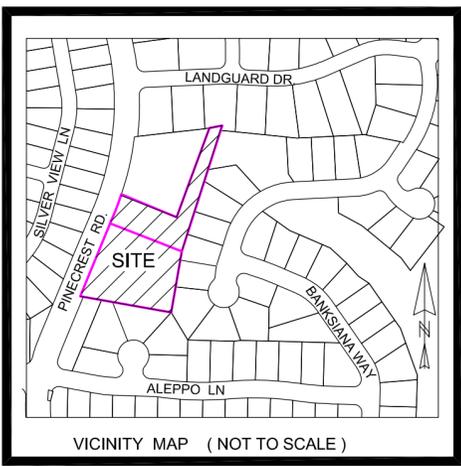
COVER SHEET
 OF
PINECREST ROAD SUBDIVISION
 FOR
 J.R. HUNTLEY HOMES, LLC
 WAKE COUNTY NORTH CAROLINA
 RALEIGH

SHEET: **1** OF: **7**

CHANCE & ASSOCIATES
 Land Planning Services
 500 Benson Road, Suite 207, Garner, North Carolina 27529
 Phone: (919) 779-7245 Fax: (919) 779-3889

FILE: S-25-17
 TRANS.#: 513814

NOT RELEASED FOR CONSTRUCTION



VICINITY MAP (NOT TO SCALE)

TOTAL PROJECT AREA: 2.45 AC.

LEGEND

- Property Line
- - - Property Line (not surveyed)
- Center Line
- - - Old R/W line
- - - Right-of-Way Line
- - - Easement Line
- DL — Drain Line
- WL — Water Line
- SS — Sanitary Sewer
- OHU — Overhead Utility
- OHS — Overhead Service
- Wood Fence
- - - Welded Wire Fence
- - - Aluminum Fence
- Existing Iron Pipe
- Iron Pipe Set (Unless Otherwise Designated)
- ▲ Existing Concrete Monument
- Concrete Monument Set
- ⊗ Property Corner
- ⊙ PK Nail
- ⊕ Geothermal Well
- ⊙ Fire Hydrant
- ⊙ Drop Inlet
- ⊙ Utility Pole
- ⊙ Telephone Box
- ⊙ Light Pole
- ⊙ Sewer Clean Out
- ⊙ Storm Drainage Manhole
- ⊙ Water Valve
- ⊙ Proposed Sewer Clean Out
- ⊙ Existing Water Meter
- ⊙ Proposed Water Meter
- ⊙ Power Box
- ⊙ Sewer Manhole
- ⊙ Curb Inlet
- EIP — Existing Iron Pipe
- NIP — Iron Pipe Set
- DB — Deed Book
- BOM — Book of Maps
- PG — Page
- R/W — Right of Way
- TM — Tax Map
- N/F — Now or Formerly
- XXX — DENOTES ADDRESS

- NOTES:
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 PER SEC. 9.2.2.E.2.C THIS SUBDIVISION MAY CLAIM AN EXEMPTION TO RUNOFF CONTROL REQUIREMENTS BY LIMITING MAXIMUM IMPERVIOUS SURFACE TO 15%. THE SUBDIVISION IS SUBJECT TO WATER QUALITY REGULATIONS.

SITE DATA:

THIS PROPERTY DOES NOT LIE WITHIN 2000' OF A N.C.G.S. MONUMENT.

SITE IS NOT LOCATED IN A FLOOD-HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP 3720078700J, EFFECTIVE MAY 2, 2006

THERE ARE NO FLOOD HAZARD AREAS ON THIS SITE.

METHOD OF COMPUTATION IS COORDINATE COMPUTATION

REFERENCE:
 DB 10487, PG 2478
 DB 10726, PG 1895
 BOM 2016, PG 526
 BOM 2015, PG 1825

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	50.13'	901.00'	3°11'16"
C2	66.09'	901.00'	4°12'10"

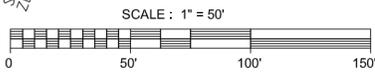
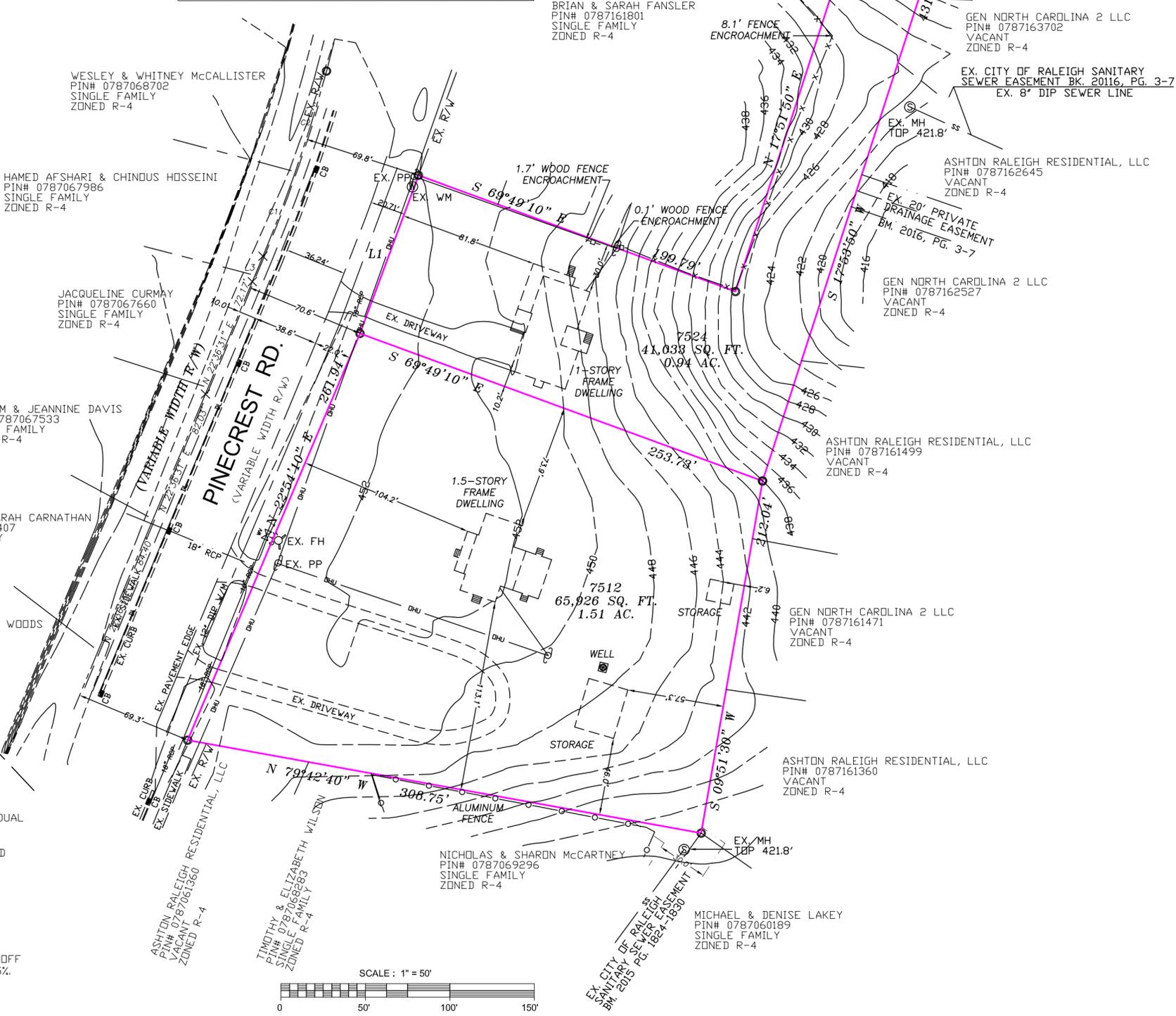
LINE TABLE		
LINE	LENGTH	BEARING
L1	100.00'	N20°15'50"E
L2	55.15'	N82°47'42"E
L3	16.35'	N22°36'31"E

NOTE:
 ALL EXISTING BUILDINGS WILL BE REMOVED.
 SEE NOTE #9 BELOW

WELL NOTE:
 EXISTING WELL WILL BE ABANDONED PER WAKE COUNTY ENVIRONMENTAL SERVICES STANDARD PROCEDURES AND PERMIT NUMBER WILL BE SHOWN ON FINAL PLAT FOR RECORDING.



NC GRID (NAT 83-2012)



CMS ENGINEERING
 P.O. Box 780
 KNIGHTDALE, NC 27545
 (919) 833-0830
 info@cmsengineering.net

DATE:	MAY 5, 2017
SCALE:	1" = 50'
DRAWN BY:	SC
CHECKED BY:	SC
FILE NAME:	Pinecrest Rd Exis.dwg

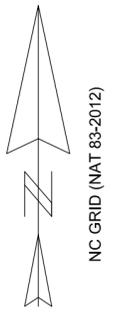
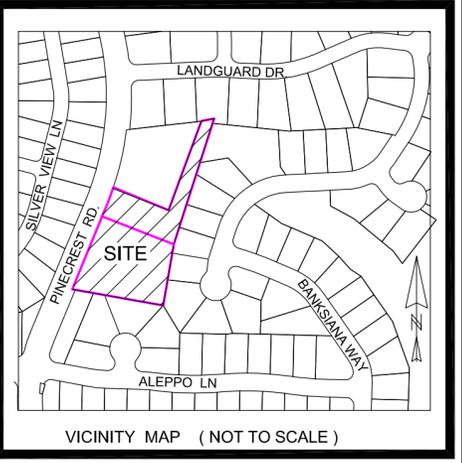
NO.	DATE	REVISIONS	BY
08-25-17		REVISIONS PER C.O.R. REVIEW COMMENTS	SC
08-21-17		REVISIONS PER C.O.R. REVIEW COMMENTS	SC

EXISTING CONDITIONS OF
PINECREST ROAD SUBDIVISION
 FOR
J.R. HUNTLEY HOMES, LLC
 RALEIGH WAKE COUNTY NORTH CAROLINA

SHEET: **2** OF: **7**

CHANCE & ASSOCIATES
 Land Planning Services
 500 Benson Road, Suite 207, Garner, North Carolina 27529
 Phone: (919) 779-7245 Fax: (919) 779-3889

NOT RELEASED FOR CONSTRUCTION



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DRAWN BY:	SC
CHECKED BY:	SC
FILE NAME:	Pinecrest Rd Sub.dwg

REVISIONS	DATE	BY
08-25-17		REVISIONS PER C.O.R. REVIEW COMMENTS
06-21-17		REVISIONS PER C.O.R. REVIEW COMMENTS

WELL NOTE:
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TOTAL PROJECT AREA: 2.45 AC.
 TOTAL R/W DEDICATION: 0.08 AC.

BLOCK PERIMETER:
 EXISTING BLOCK PERIMETER: 4,994'
 BLOCK PERIMETER ALLOWED: 5,000'

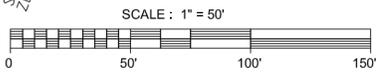
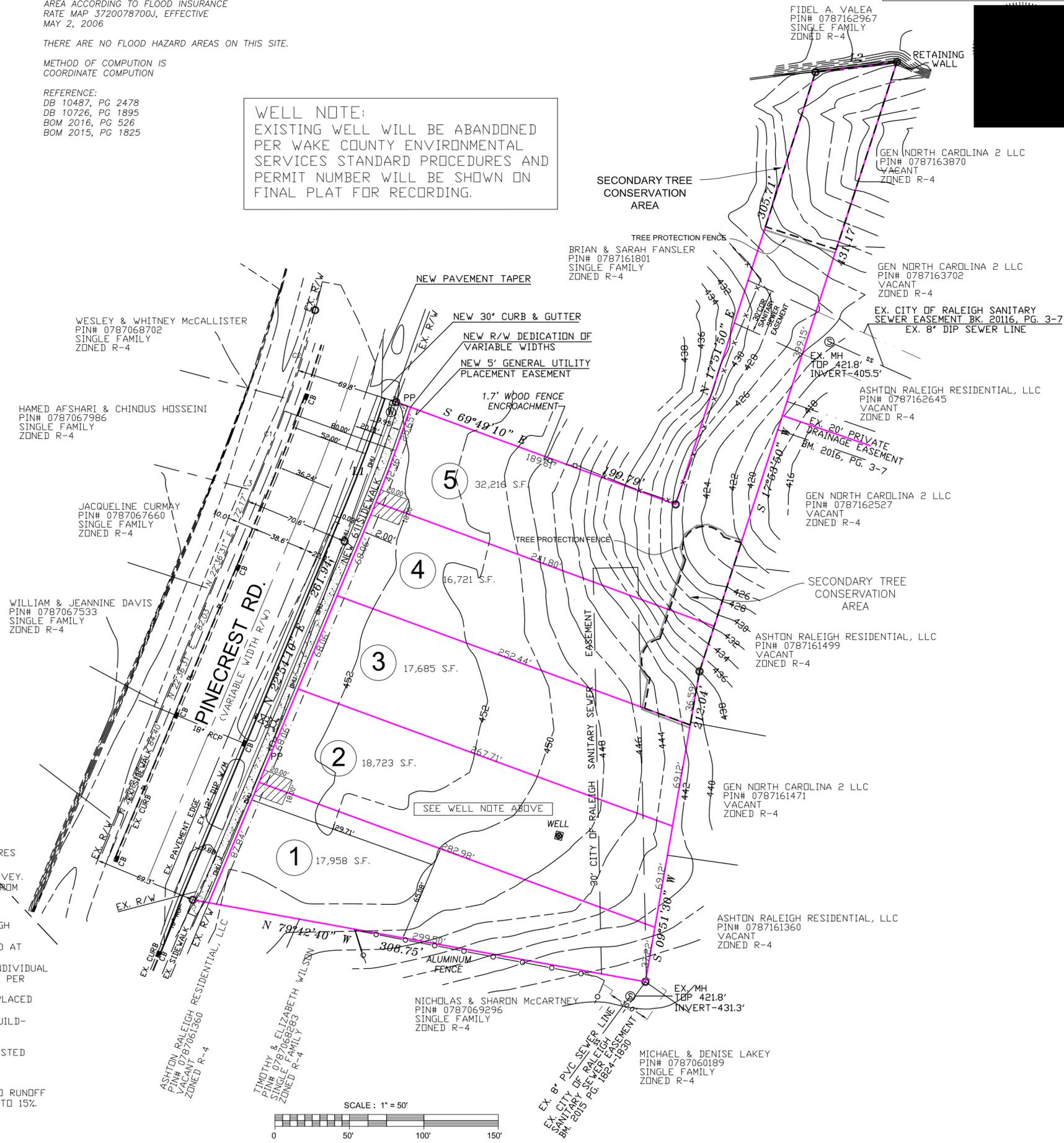
NOTE:
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 SEE NOTE #9 BELOW

DRIVEWAY NOTES:
 1. LOTS 1 & 2 WILL BE SERVED BY JOINT DRIVEWAY LOCATED ON COMMON PROPERTY LINE.
 2. LOTS 4 & 5 WILL BE SERVED BY JOINT DRIVEWAY LOCATED ON COMMON PROPERTY LINE.
 3. LOT 3 WILL BE SERVED WITH A DRIVEWAY LOCATED APPROXIMATELY 100' FROM JOINT DRIVEWAYS SERVING LOTS 1 & 2 AND 4 & 5.

APPROXIMATE LOCATION OF PROPOSED DRIVEWAY EASEMENTS TO SERVE NEW LOTS 1 & 2 AND 4 & 5 FRONTING ON PINECREST ROAD.

- NOTES:**
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TITLE: PRELIMINARY SUBDIVISION PLAN
PINECREST ROAD SUBDIVISION
 FOR J.R. HUNTLEY HOMES, LLC
 WAKE COUNTY NORTH CAROLINA
 RALEIGH

SHEET: **3** OF: **7**

CHANCE & ASSOCIATES
 Land Planning Services
 500 Benson Road, Suite 207, Garner, North Carolina 27529
 Phone: (919) 779-7245 Fax: (919) 779-3889

NOT RELEASED FOR CONSTRUCTION

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 waterline 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 waterline 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 3/4" copper* water services with meters located at ROW or within a 2'x2' 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) 250-7825 or 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 Joanie Helvey at (919) 212-5923 or joanie.hartley@raleighnc.gov for more information

APPROXIMATE LOCATION OF PROPOSED DRIVEWAY EASEMENTS TO SERVE NEW LOTS 1 & 2 AND 4 & 5 FRONTING ON PINECREST ROAD.

NOTES:

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- SOLID WASTE SERVICE WILL BE PROVIDED AT PUBLIC STREET BY INDIVIDUAL 96-GAL. STANDARD CITY OF RALEIGH RESIDENTIAL SOLID WASTE CART PER CITY OF RALEIGH WASTE DESIGN MANUAL.
- EXISTING DRIVEWAYS ON PINECREST ROAD WILL BE CLOSED AND REPLACED WITH CURB & GUTTER PER CITY OF RALEIGH STANDARDS.
- DEMOLITION PERMITS WILL BE OBTAINED FROM CITY FOR EXISTING BUILDINGS PRIOR TO RECORDATION OF FINAL SUBDIVISION PLAT & THE PERMIT NUMBERS WILL BE SHOWN ON THE SUBDIVISION PLAT.
- A SURETY COVERING ALL WORK IN THE RIGHT OF WAY SHALL BE POSTED WITH THE CITY PRIOR TO RECORDATION OF SUBDIVISION.
- PINECREST ROAD IS MAINTAINED BY NCDOT. ENCROACHMENTS AND DRIVEWAY PERMITS WILL REQUIRE NCDOT APPROVAL.

STORMWATER EXEMPTION:

PER SEC. 9.2.2.E.2.c THE SUBDIVISION MAY CLAIM AN EXEMPTION TO RUNOFF CONTROL REQUIREMENTS BY LIMITING THE MAXIMUM IMPERVIOUS SURFACE TO 15%. THE SUBDIVISION IS SUBJECT TO WATER QUALITY REGULATIONS.

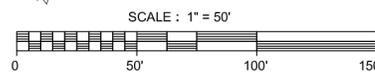
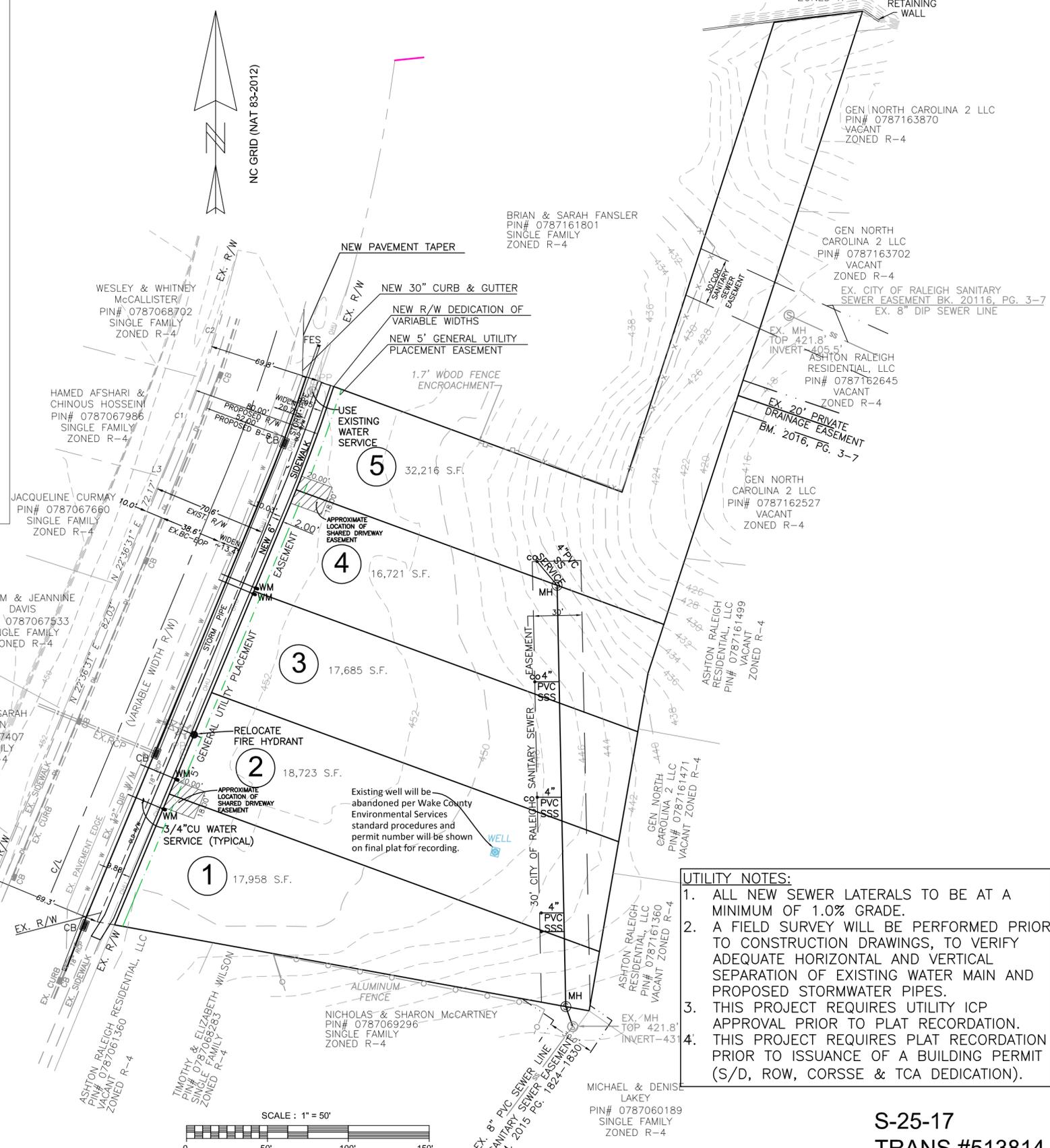
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	50.13'	901.00'	3°11'16"
C2	66.09'	901.00'	4°12'10"

LINE TABLE		
LINE	LENGTH	BEARING
L1	100.00'	N20°15'50"E
L2	55.15'	N82°47'42"E
L3	16.35'	N22°36'31"E

CMS ENGINEERING

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FIDEL A. VALEA
PIN# 0787162967
SINGLE FAMILY
ZONED R-4



UTILITY NOTES:

- ALL NEW SEWER LATERALS TO BE AT A MINIMUM OF 1.0% GRADE.
- A FIELD SURVEY WILL BE PERFORMED PRIOR TO CONSTRUCTION DRAWINGS, TO VERIFY ADEQUATE HORIZONTAL AND VERTICAL SEPARATION OF EXISTING WATER MAIN AND PROPOSED STORMWATER PIPES.
- THIS PROJECT REQUIRES UTILITY ICP APPROVAL PRIOR TO PLAT RECORDATION.
- THIS PROJECT REQUIRES PLAT RECORDATION PRIOR TO ISSUANCE OF A BUILDING PERMIT (S/D, ROW, CORSE & TCA DEDICATION).

DATE:	MAY 5, 2017
SCALE:	1" = 50'
DRAWN BY:	PDH
CHECKED BY:	PDH
FILE NAME:	Pinecrest Plat R1

REVISIONS PER COR REVIEW COMMENTS	PDH	DATE
05/26/17		
REVISIONS PER COR REVIEW COMMENTS	PDH	DATE
05/21/17		

PRELIMINARY UTILITY PLAN
OF
PINECREST ROAD SUBDIVISION
FOR
J.R. HUNTLEY HOMES, LLC
WAKE COUNTY NORTH CAROLINA
RALEIGH

SHEET: **5** OF: **7**

CHANCE & ASSOCIATES
Land Planning Services
500 Benson Road, Suite 207, Garner, North Carolina 27529
Phone: (919) 779-7245 Fax: (919) 779-3889

S-25-17
TRANS.#513814

NOT RELEASED FOR CONSTRUCTION

