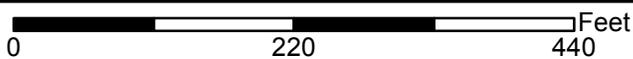


# 2000 PINE DRIVE SUBDIVISION S-52-2017



Zoning: **R-10**

CAC: **Five Points**

Drainage Basin: **Crabtree Creek**

Acreage: **0.39**

Number of Lots: **3**

Planner: **Michael Walters**

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

Applicant: **PJW Holdings, LLC**

Phone: **(919) 807-4403**





# Administrative Approval Action

AA #3695 / S-52-17, 2000 Pine Drive Subdivision  
Transaction# 525729

City of Raleigh  
Development Plans Review Center  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2626  
DS.help@raleighnc.gov  
www.raleighnc.gov

**GENERAL LOCATION:** This site is located on the northeast corner of the intersection of Pine Drive and Noble Road at 2000 Pine Drive.

**REQUEST:** Subdivision of a .387 acre (16,889 square feet) tract zoned R-10 into three single family lots ( lot 1 being 4,024 sf, lot 2, 4391 sf, and lot 3, 5478 sf.)

**DESIGN  
ADJUSTMENT(S):** 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 CMS Engineering .

## **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 the issuance of any site permits or concurrent review process, whichever is applicable;**

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

### **Prior to authorization to record lots:**

2. That ½ of 64' required right of way for Noble Rd. is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City;
3. That stub permits are obtained from the City of Raleigh;
4. That ½ of 59' required right of way for Pine Dr. is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City
5. That if the proposed public improvements are not installed and inspected by the City to be accepted for maintenance, a surety in the amount of 125% of the cost of construction for the streetscape trees installed on Pine Dr. and Noble Road is to be paid to the Development Services Department in accordance with code section 8.1.3 of the UDO;
6. That in accordance with Part 10A Section 8.1.10, a fee-in-lieu for 1' of sidewalk along the frontage of Pine Dr. and Noble Rd. is paid to the City of Raleigh.
7. That a demolition permit be issued and this building permit number be shown on all maps for recording;



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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: 1-3-2021**  
Record at least ½ of the land area approved.

**5-Year Sunset Date: 1-3-2023**  
Record entire subdivision.

I hereby certify this administrative decision.

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

*Amy Bily*

**Date:** 1/3/2018

**Staff Coordinator:** Michael Walters



**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](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 Joanie Helvey at (919) 212-5923 or [joanie.hartley@raleighnc.gov](mailto:joanie.hartley@raleighnc.gov) for more information

DIGGINS  
79-7648  
-6  
LE FAMILY

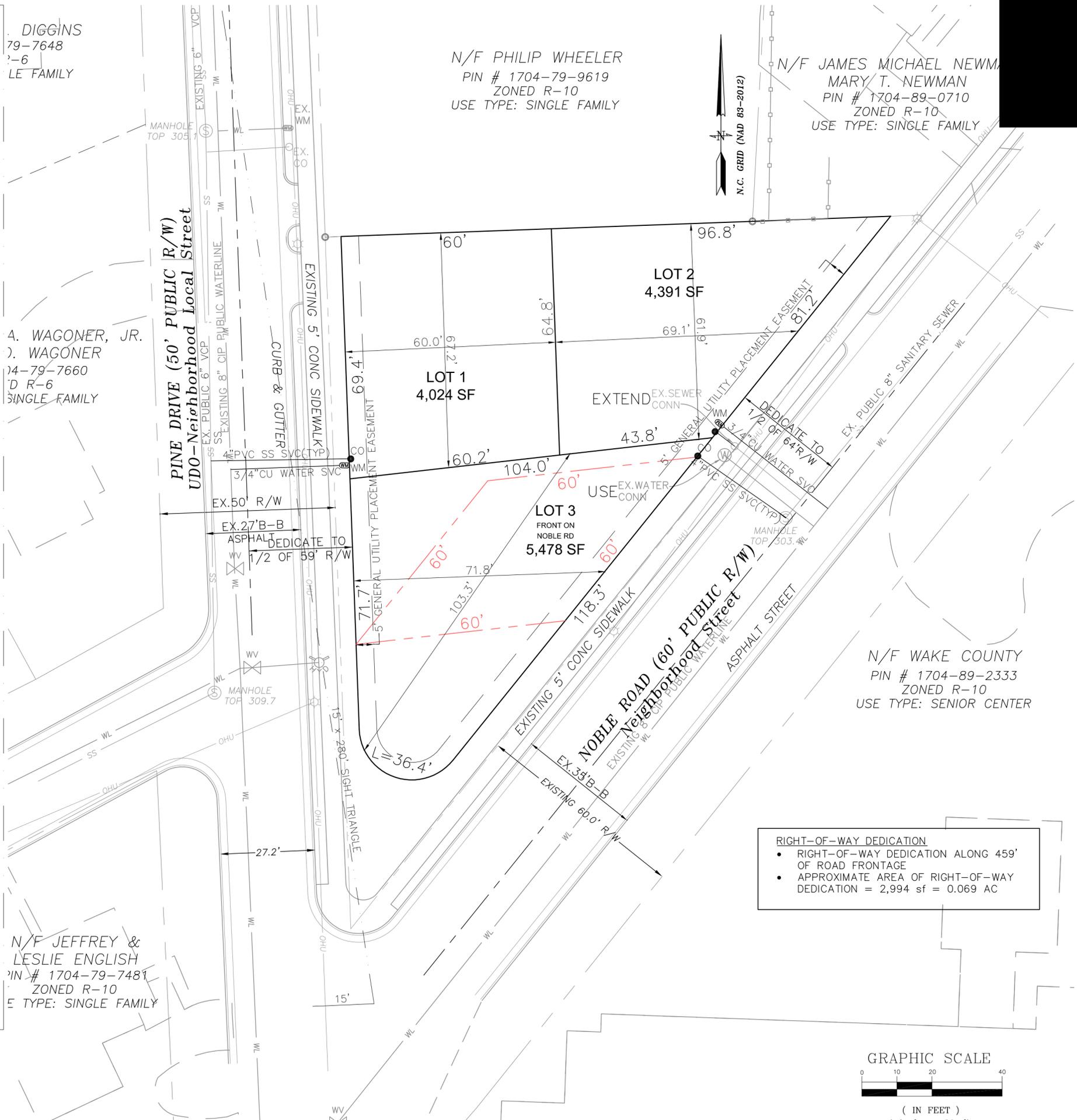
4. WAGONER, JR.  
WAGONER  
74-79-7660  
D R-6  
SINGLE FAMILY

N/F JEFFREY &  
LESLIE ENGLISH  
PIN # 1704-79-7481  
ZONED R-10  
E TYPE: SINGLE FAMILY

N/F PHILIP WHEELER  
PIN # 1704-79-9619  
ZONED R-10  
USE TYPE: SINGLE FAMILY

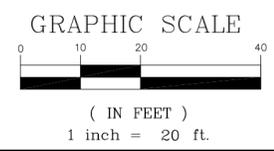
N/F JAMES MICHAEL NEWMAN  
MARY T. NEWMAN  
PIN # 1704-89-0710  
ZONED R-10  
USE TYPE: SINGLE FAMILY

N/F WAKE COUNTY  
PIN # 1704-89-2333  
ZONED R-10  
USE TYPE: SENIOR CENTER



**RIGHT-OF-WAY DEDICATION**

- RIGHT-OF-WAY DEDICATION ALONG 459' OF ROAD FRONTAGE
- APPROXIMATE AREA OF RIGHT-OF-WAY DEDICATION = 2,994 sf = 0.069 AC



PRELIMINARY - NOT FOR CONSTRUCTION

CMS Engineering P.O. Box 780 Knightdale, NC 27545 PHONE: (919) 833-0830 info@cmsengineering.net	F-0737	2000 PINE DR PRELIMINARY SUBDIVISION RALEIGH, NC	REVISIONS
			10.19.17 2ND COR REVIEW
SUBDIVISION & UTILITY PLAN		DWG NAME: 2000 PINE DR R3	DRAWN: PDH
DATE: 08/11/2017		CHECKED: CMS	DATE ISSUED: 10/19/2017
SCALE: 1"=20'		PS-2	

525729

**Table 1. Guidelines for Proximity from Center of Tree to Infrastructure**

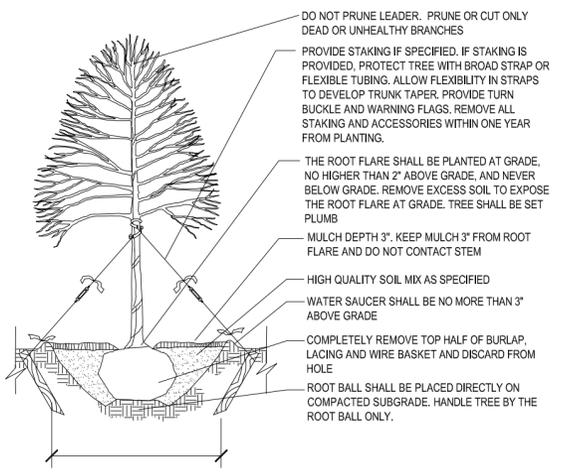
Minimum Distance from Walks, Curbs and Utilities	
Sidewalk	2'
Back of curb	2'
Driveways	10'
Structures	10'
Manholes and catch basins	10'
Fire hydrants	10'
Water meters and other utility boxes	5'
Traffic signs	10'
Stop signs	30'
Light poles	20'
Other trees	15'

**Table 1. Continued**  
Buried Utility Lines that Traverse the Planting Strip

Water & sewer	10'
Sewer easements	Planting prohibited
All other services	10'

- NOTES:**
- ALL STREET TREE INSTALLATION AND MAINTENANCE WILL COMPLY WITH CITY OF RALEIGH STREET DESIGN MANUAL SECTIONS 6.18.1 AND 6.18.2.
  - UNDERSTORY STREET TREES SHALL BE PLANTED AT A SPACING OF 20' ON CENTER & SHALL BE SINGLE STEM.
  - A TREE IMPACT PERMIT IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
  - STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE RALEIGH CITY TREE MANUAL.

- PLANTING STANDARDS:**
- ALL PLANT MATERIAL AND INSTALLATION WORK SHALL CONFORM TO THE STANDARDS DETAILED IN THE FOLLOWING DOCUMENTS:
    - AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300. AMERICAN NATIONAL STANDARDS INSTITUTE, 11 WEST 42nd STREET, NEW YORK, N.Y. 10036
    - AMERICAN NATIONAL STANDARD FOR NURSERY STOCK, ANSI Z60.
      - AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, 1250 EYE STREET, NW, SUITE 500, WASHINGTON, DC 20005
      - HORTUS THIRD, THE STAFF OF THE L.H.BAILEY HORTORIUM, 1976. MacMILLAN PUBLISHING CO., NEW YORK



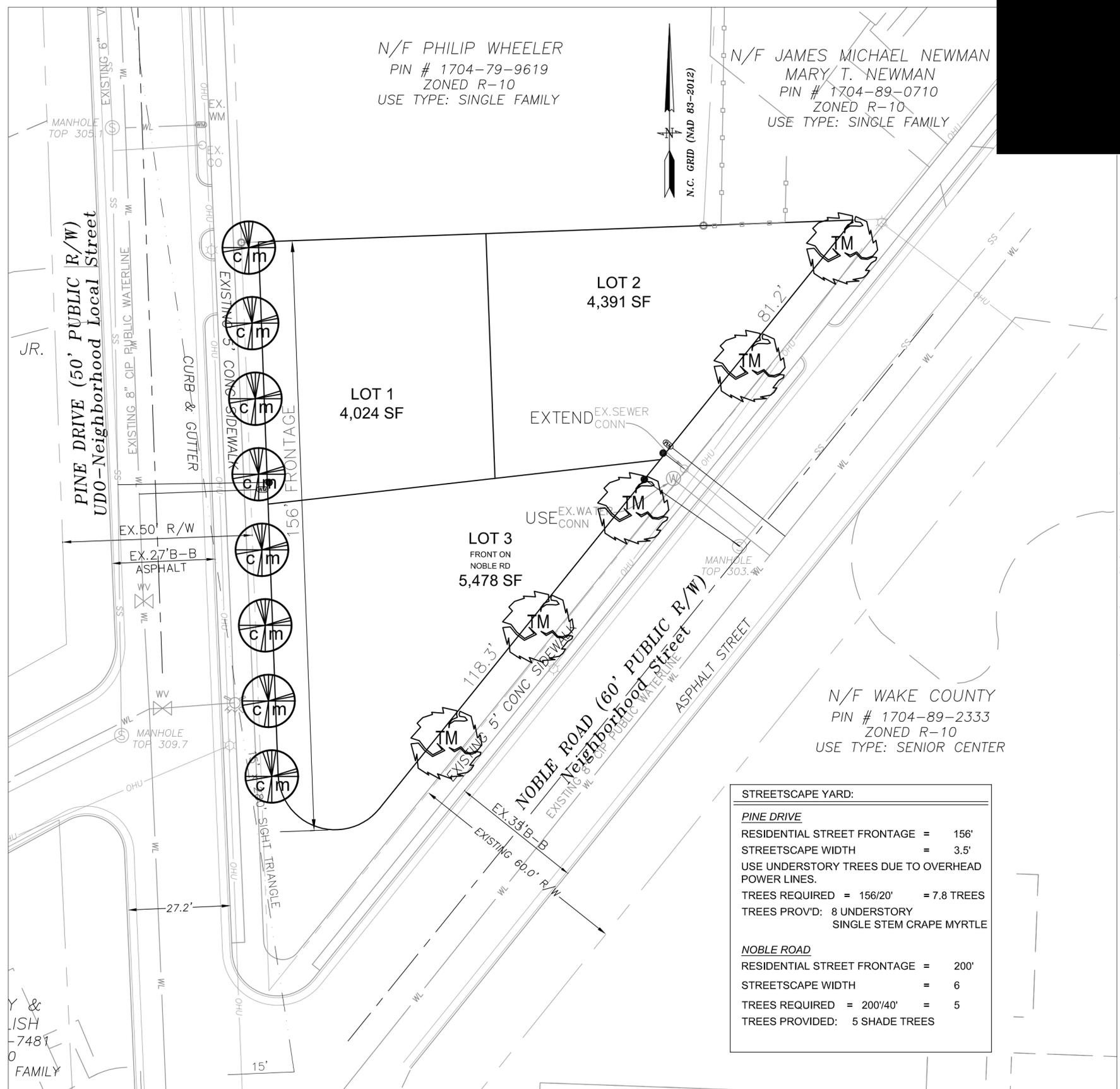
**NOTES:**

- 3 X **ROOTBALL DIAMETER**  
CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITTS. (POSITIVE DRAINAGE AWAY FROM PIT)
- ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
- STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
- PLANTING SEASON OCTOBER - APRIL
- A TREE IMPACT PERMIT IS REQUIRED.
- 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

TREE PLANTING DETAIL  
PRCR-03

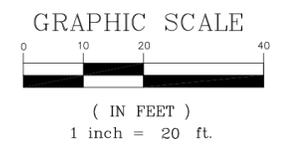


**NEW TREES PLANT LEGEND:**

QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE
8	CRAPE MYRTLE, Single Stem	Lagerstroemia, spp., L hybrid	Single Stem: 1 1/2" - CAL., 6' - 8'HT, B&B
5	TRIDENT MAPLE	Acer Buergerianum	3" - CAL., 10' - 12'HT, B&B

**NOTE:**

A FEE-IN-LIEU OF CONSTRUCTION FOR 1' OF SIDEWALK WILL BE PAID FOR THE FRONTAGE ALONG PINE DRIVE (150') & NOBLE ROAD (210'). THE FEE-IN-LIEU MUST BE PAID PRIOR TO MAP RECORDATION.



**STREETSCAPE YARD:**

PINE DRIVE	
RESIDENTIAL STREET FRONTAGE	= 156'
STREETSCAPE WIDTH	= 3.5'
USE UNDERSTORY TREES DUE TO OVERHEAD POWER LINES.	
TREES REQUIRED	= 156/20' = 7.8 TREES
TREES PROVIDED:	8 UNDERSTORY SINGLE STEM CRAPE MYRTLE
NOBLE ROAD	
RESIDENTIAL STREET FRONTAGE	= 200'
STREETSCAPE WIDTH	= 6
TREES REQUIRED	= 200/40' = 5
TREES PROVIDED:	5 SHADE TREES

PRELIMINARY - NOT FOR CONSTRUCTION

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