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**
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 25% 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;
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./Deesignee) [Signature] Date: 1/3/2018

Staff Coordinator: Michael Walters
PRELIMINARY SUBDIVISION
2000 Pine Drive, Raleigh, NC
S-52-17, Transaction #525729

INDEX OF SHEETS
- VICINITY MAP ........................................... 1
- SUBDIVISION & UTILITY PLAN .................. 2
- STREETSCAPE PLAN ................................. 3

EXISTING CONDITIONS
SCALE: 1"=40'

PLANNED SURVEY PROVIDED BY TURNING POINT SURVEYING.
2. CONTOURS TAKEN FROM WAKE COUNTY GIS.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND
   SPECIFICATIONS.
4. A FEE-IN-LIEU OF CONSTRUCTION FOR A 1' OF SIDEWALK FOR THE ENTIRE FRONTAGE LENGTH
   WILL BE PAID PRIOR TO MAP RECOGNITION.
5. PINE DRIVE IS DESIGNATED NEIGHBORHOOD LOCAL. DEED AND DEDICATION TO BE INCLUDED.
6. NOBLE ROAD IS DESIGNATED NEIGHBORHOOD STREET. DEED AND DEDICATION TO BE INCLUDED.
7. ALL NEW DRIVEWAY LOCATIONS WILL BE DETERMINED AND PERMITTED AT SITE PLAN SUBMITTAL
   PER CITY OF RALEIGH STANDARDS.
8. SOLID WASTE SERVICE WILL BE PROVIDED AT PUBLIC STREETS BY INDIVIDUAL 96-GALLON
   STANDARD CITY OF RALEIGH RESIDENTIAL SOLID WASTE CART PER CITY OF RALEIGH SOLID
   WASTE DESIGN MANUAL.
9. A SURVEY EQUAL TO 125% OF THE COST OF DEVELOPMENT FOR INCOMPLETE PUBLIC
   IMPROVEMENTS, INCLUDING STREETSCAPE TREES, WILL BE POSTED WITH THE SITE PRIOR TO
   RECOGNITION OF LOTS.
10. PER SECTION 9.1 OF THE UDO, THIS PROJECT IS EXEMPT FROM CITY OF RALEIGH TREE
    CONSERVATION REQUIREMENTS.
11. PER UDO SEC. 9.2.2.4.2.b, THIS SITE IS EXEMPT FROM STORMWATER REGULATIONS EXCEPT
    THE FOLLOWING: PER UDO 9.2.2.4.4.a (T1-02-16) THE MAXIMUM IMPERVIOUS AREA PER
    LOT IS AS FOLLOWS (25%):

    | Lot | Size   |
    |-----|--------|
    | 1   | 2,616 SF |
    | 2   | 2,854 SF |
    | 3   | 3,561 SF |

TRANS# 525729
1. **PLANTING STANDARDS:**
   - **ALL PLANT MATERIAL AND INSTALLATION WORK SHALL CONFORM TO THE STANDARDS DETAILED IN THE FOLLOWING DOCUMENTS:**
     1. AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI Z753, AMERICAN NATIONAL STANDARDS INSTITUTE, 11 WEST 42ND STREET, NEW YORK, NY, 10036
     2. AMERICAN NATIONAL STANDARD FOR NURSERY STOCK, ANSI, 1, AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, 1250 EYEW STREET, MALTA 51, WASHINGTON, DC 20055
     3. HORUS THIRDS, THE STAFF OF THE L.H. BAILEY THERMAL, 7777, MACMILLAN PUBLISHING CO., NEW YORK.

2. **NEW TREES PLANT LEGEND:**
   - **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 REVISION.