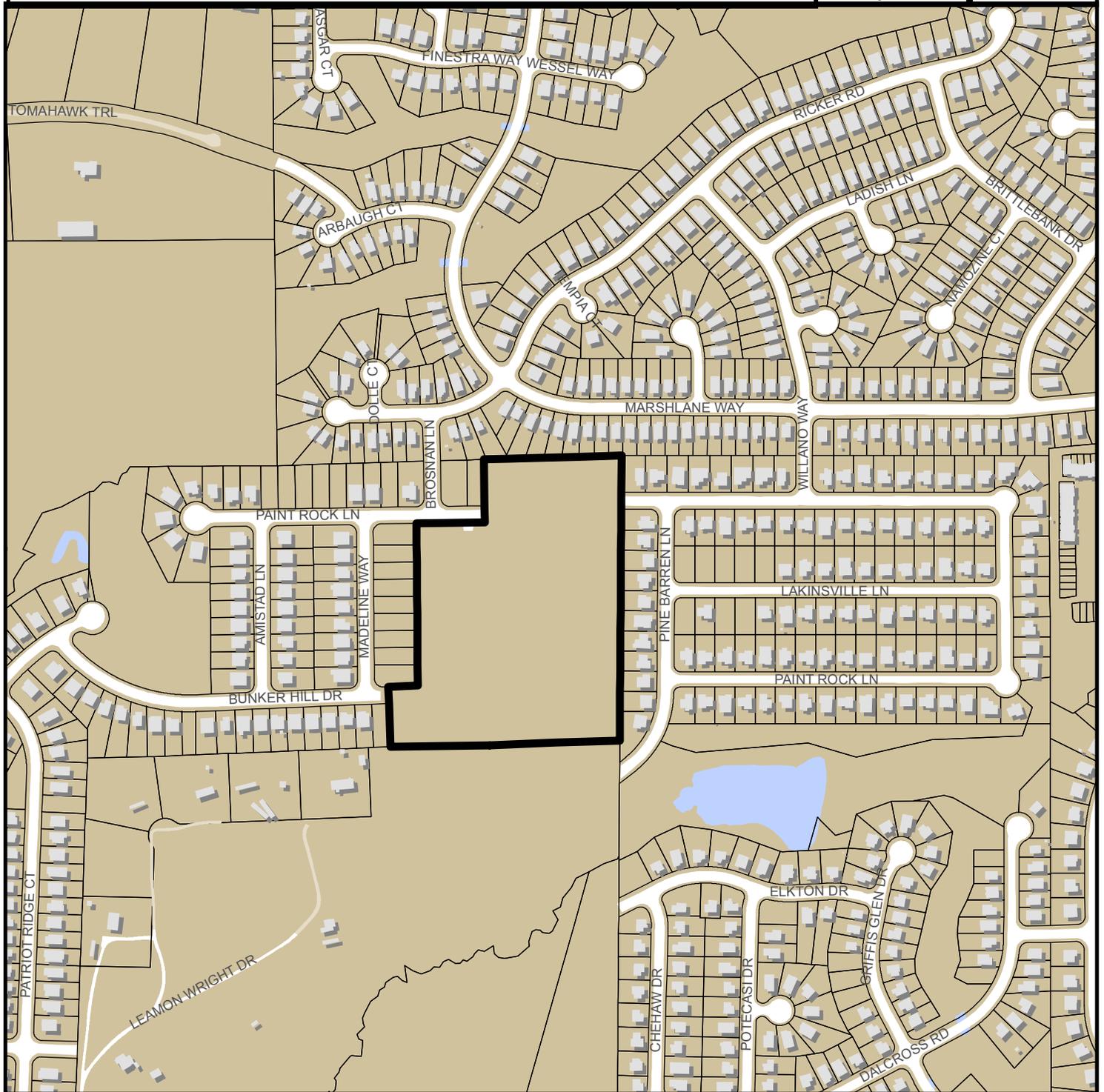
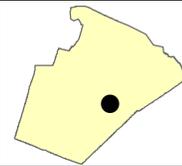


JOHNS POINTE PHASE 4 SUBDIVISION S-68-17



0 300 600 1,200 Feet

Zoning: **R-6**
CAC: **Southeast**
Drainage Basin: **Neuse**
Acreage: **10.4**
Number of Lots: **47**

Planner: **Daniel Stegall**
Phone: **(919) 996-2712**
Applicant: **Capital Civil
Engineering**
Phone: **(919) 249-8587**





Administrative Approval Action

John's Pointe Phase 4: S-68-17,
Transaction# 531843, AA# 3713

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's address is 6611 Paint Rock Lane and has the following PIN number: 1732-60-1818. The 10.4 acre parcel is located east of Paint Rock Lane and Bunker Hill Drive and parallel to Madeline Way.

REQUEST: Development of a 11.258 acre tract zoned Residential-6 (R-6) into 47 single family residential lots and one common area lot for stormwater control. The applicant is proposing 4.2 units an acre for density.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: None.

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 Michael J. Kane of Capital Civil 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.*

Stormwater Note: This phase 4 of John's Pointe subdivision was previously approved along with Phase 3 and a shared stormwater solution was approved at that point in time. Phase 3 will need to amend or modify the legal documents as needed. A TN offset payment was previously made and the Phase 4 solution will be allowed to utilize that existing payment.

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

ENGINEERING

1. An encroachment agreement for concrete pad associated with the mail kiosk within the public right-of-way shall be approved by City Council and the City Council approved encroachment agreement shall be filed with the Development Services Department. The encroachment agreement shall also be recorded with the Wake County Register of Deeds 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. 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.



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URBAN FORESTRY

4. Obtain required tree impact permit from the City of Raleigh.
5. 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. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
3. 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

4. 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.
5. 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 (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents are not provided within this 14 day period, further recordings and building permit issuance may be withheld.
6. 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

7. Concurrent submittal must be approved by the City of Raleigh Public Utilities Department for all public water and public sewer extensions. 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
8. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Subdivisions, Right Of Way and/or City of Raleigh Sanitary Sewer Easement Dedications



Administrative Approval Action

John's Pointe Phase 4: S-68-17,
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STORMWATER

9. 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.
10. 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.
11. 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.
12. 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

PRIOR TO ISSUANCE OF A BUILDING OCCUPANY PERMIT:

13. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

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: 2-21-2021
Record at least ½ of the land area approved.

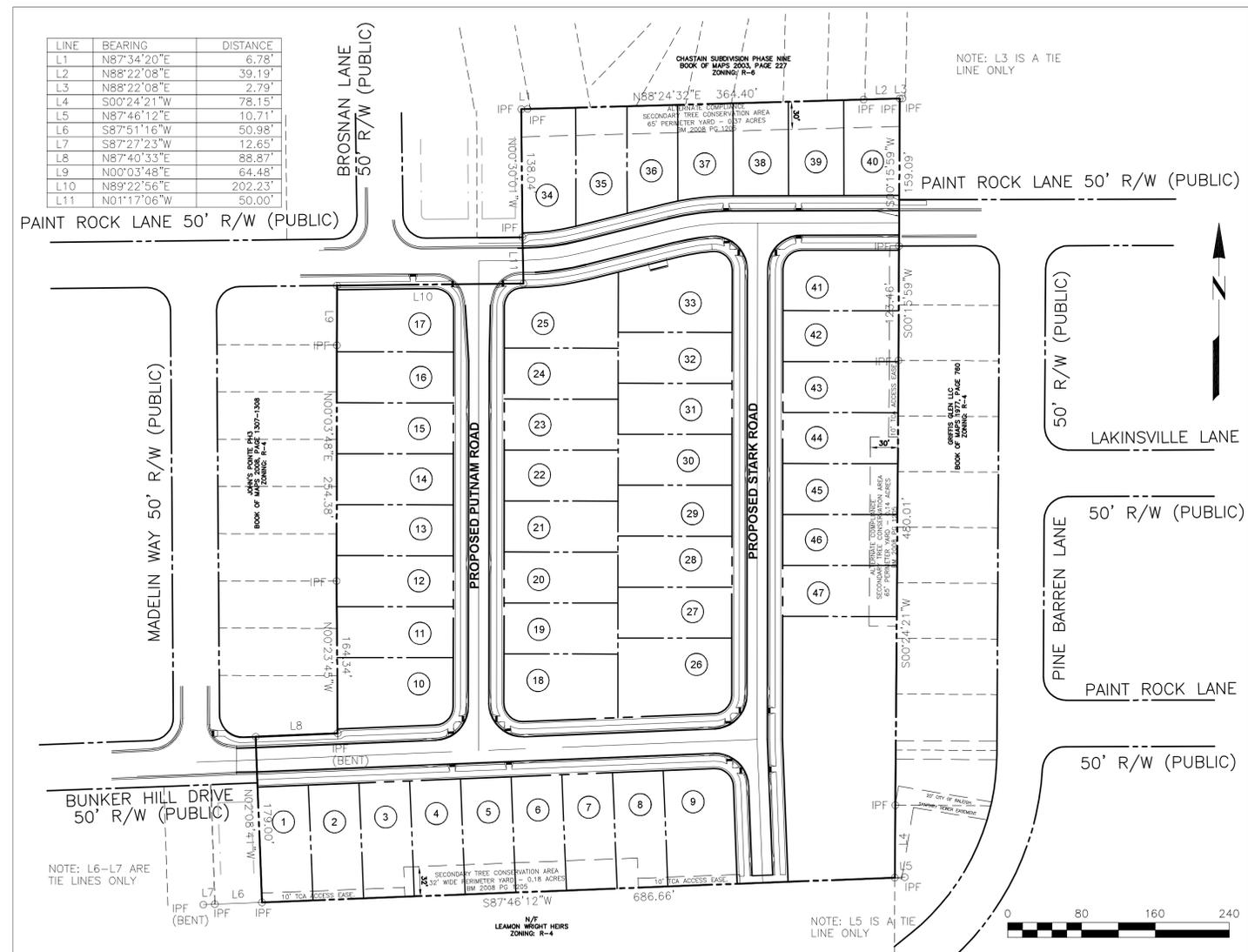
5-Year Sunset Date: 2-21-2023
Record entire subdivision.

I hereby certify this administrative decision.

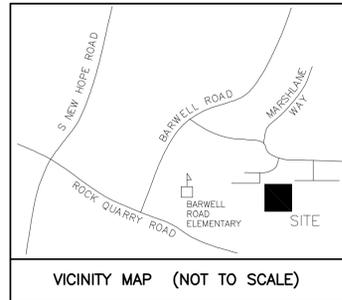
Signed: (Planning Dir./Designee) *Daniel L. Stegall* Date: 2/21/2018
Staff Coordinator: Daniel L. Stegall

PRELIMINARY SUBDIVISION S-68-17 JOHN'S POINTE PHASE 4

6611 PAINT ROCK LANE
RALEIGH TRANSACTION NUMBER 531843



LINE	BEARING	DISTANCE
L1	N87°34'20"E	6.78'
L2	N88°22'08"E	39.19'
L3	N88°22'08"E	2.79'
L4	S00°24'21"W	78.15'
L5	N87°46'12"E	10.71'
L6	S87°51'16"W	50.98'
L7	S87°27'23"W	12.65'
L8	N87°40'33"E	88.87'
L9	N00°03'48"E	64.48'
L10	N89°22'56"E	202.23'
L11	N01°17'06"W	50.00'



AERIAL OVERVIEW
1"=200'

SITE DATA	
RECORDED PLAT	BM 1984 PG 880
ADDRESS	6611 PAINT ROCK LANE
WAKE CO PIN NO	1732-60-1818
ZONING	R-6
AREA	11.258 ACRES
EXISTING USE	VACANT
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
DISTURBED AREA	10.57 ACRES
PROPOSED IMPERVIOUS	46.2%



Know what's below.
Call before you dig.

Preliminary Subdivision Plan Application

Development Services Customer Service Center | 11 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | ext 919-996-1831
Litchford Satellite Office | 1320 - 130 Litchford Road | Raleigh, NC 27603 | 919-996-1830



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
*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 #: Z-7-17		
GENERAL INFORMATION		
Development Name	Johns Pointe Phase 4	
Proposed Use	Residential	
Property Address(es)	6611 Paint Rock Lane	
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: 1732-60-1818		
PIN Recorded Deed bk 16246 pg 527	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):		
OWNER/DEVELOPER INFORMATION		
Company Name	First National Bank of Pennsylvania	
Address	3600 Glenwood Ave, Ste 300, Raleigh, NC 27612	
Phone	919 659-9015	
CONSULTANT/CONTACT PERSON FOR PLANS		
Company Name	Capital Civil Engineering, PLLC	
Address	1011 Pemberton Hill Rd, Ste 203 Apex, NC 27502	
Phone	919 249-8587	

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Zoning District(s)	R6
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	0.03 acres/sf
Proposed Impervious Surface	5.5 acres/sf
If in a Flood Hazard Area, provide the following:	
Alluvial Soils	Flood Study
NUMBER OF LOTS AND DENSITY	
Total # of Townhouse Lots:	Detached 0 Attached 0
Total # of Single Family Lots:	67 allowable / 47 proposed
Overall Unit(s)/Acre Densities Per Zoning Districts:	6/ac allowable, 4.2/ac proposed
Total # of Open Space and/or Common Area Lots:	1
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 Michael J. Kane, PE 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	7/31/2017
Signature	Date

GENERAL NOTES

ALL CONSTRUCTION SHALL CONFORM TO EITHER THE CITY OF RALEIGH SPECIFICATIONS OR TO THE LATEST EDITION OF THE NCDOT STANDARD SPECIFICATIONS

ALL NECESSARY CONSTRUCTION PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION MAY BEGIN IN ACCORDANCE WITH THE NORTH CAROLINA STATE LAW.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CITY OF RALEIGH INSPECTIONS DEPARTMENT AT LEAST TWENTY-FOUR HOURS IN ADVANCE OF BEGINNING ANY CONSTRUCTION WORK ON THE PROJECT.

SAFETY

THE CONTRACTOR AND ANY SUBCONTRACTORS SHALL BE RESPONSIBLE FOR THE TOTAL COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL ORDINANCES, LAWS AND REGULATIONS AS RELATED TO SAFE CONSTRUCTION PRACTICES AND TO PROTECTING THE EMPLOYEES AND THE PUBLIC'S HEALTH AND SAFETY.

THE CONTRACTOR SHALL ENSURE THAT ALL OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS AND STANDARDS ARE FOLLOWED DURING ALL PHASES OF THE CONSTRUCTION PROJECT.

PROPERTY PROTECTION

THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCH MARKS, PROPERTY CORNERS, REFERENCE POINTS, STAKES, AND OTHER SURVEY REFERENCE MONUMENTS OR MARKERS. IN CASE OF WILLFUL OR CARELESS DESTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATIONS. RESETTLEMENT OF MARKERS SHALL BE PERFORMED BY AN NORTH CAROLINA PROFESSIONAL SURVEYOR AS APPROVED BY THE ENGINEER.

NON-RUBBER TIRRED VEHICLES SHALL NOT BE MOVED ON PUBLIC STREETS, EXISTING PRIVATE ROADWAYS OR PARKING LOTS.

TREES, FENCES, POLES AND ALL OTHER PROPERTY SHALL BE PROTECTED UNLESS THEIR REMOVAL IS AUTHORIZED, AND ANY PROPERTY NOT AUTHORIZED FOR REMOVAL, BUT DAMAGED BY THE CONTRACTOR, SHALL BE RESTORED BY THE CONTRACTOR TO THE OWNER'S SATISFACTION. EXISTING MANHOLES WITHIN THE WORK ZONE AND OUTSIDE OF THE PAVEMENT SHALL BE PROTECTED BY ORANGE SAFETY FENCE.

ALL DISTURBED SURFACES AND PROPERTY THEREON, SHALL BE RESTORED TO A CONDITION EQUAL TO THAT EXISTING BEFORE CONSTRUCTION BEGAN.

AND SUITABLE WALKWAYS SHALL BE MAINTAINED FOR PEDESTRIAN TRAVEL.

EXISTING UTILITIES

THE CONTRACTOR SHALL GIVE NOTICE TO THE NORTH CAROLINA ONE-CALL CENTER (TELEPHONE 800-632-4949 TOLL-FREE) 2-10 WORKING DAYS PRIOR TO CONSTRUCTION AND TO THE OWNERS OF THE UNDERGROUND UTILITIES WHO ARE NOT MEMBERS OF A REGISTERED UNDERGROUND PROTECTION SERVICE.

THE IDENTITY AND LOCATION OF THE EXISTING UNDERGROUND UTILITY FACILITIES KNOWN TO BE LOCATED IN THE CONSTRUCTION AREA HAVE BEEN SHOWN ON THE PLANS AS ACCURATELY AS PROVIDED BY THE OWNER OF THE UNDERGROUND UTILITY. THE CITY OF RALEIGH AND/OR ENGINEER ASSUMES NO RESPONSIBILITY TO THE ACCURACY OR THE DEPTHS OF THE UNDERGROUND FACILITIES SHOWN ON THE PLANS.

INVESTIGATION, LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THIS WORK INCLUDES MAINTENANCE OF ADEQUATE DEPTH ON ALL EXISTING UTILITY FACILITIES. THE CONTRACTOR IS RESPONSIBLE TO IDENTIFY AND COORDINATE FIELD TAKEOUT OF ALL LOCATIONS OF POSSIBLE GRADE CONFLICTS WITH EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE COST OF THIS WORK SHALL BE INCLUDED IN THE BID PRICE FOR THE SANITARY SEWER IMPROVEMENTS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION AND/OR PROTECTION OF ANY UTILITIES AS REQUIRED BY THE PLAN WITH THE OWNER OF THE AFFECTED UTILITY.

PRIVATE UTILITY MANHOLES WITHIN THE LIMITS OF THE WORK SHALL BE READJUSTED TO GRADE BY THE RESPECTIVE UTILITY.

EXCAVATION

PRIOR TO ANY EXCAVATION OR CONSTRUCTION, THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN THE FIELD. IF HELP IS NEEDED IN LOCATING UTILITIES OPERATED BY THE PUBLIC UTILITIES DEPARTMENT, THE CONTRACTOR SHOULD CONTACT THE OPERATIONS DIVISION (250-2737).

SAFETY AND CONVENIENCE OF THE PUBLIC NECESSITATE THAT ALL WORK, INCLUDING EXCAVATION, BE DONE IN SUCH A MANNER AS TO CAUSE MINIMUM TRAFFIC INTERRUPTION, BOTH PEDESTRIAN AND VEHICULAR. UTILITIES SUCH AS FIRE HYDRANTS, VALVES, ETC., SHALL BE ACCESSIBLE AT ALL TIMES. GUTTERS AND DRAINS SHALL BE LEFT OPEN AND CLEAR AT ALL TIMES, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DRAINAGE AROUND HIS WORK. UNLESS SPECIFICALLY WAIVED BY THE TRANSPORTATION DIRECTOR, PROVISIONS SHALL BE MADE TO MAINTAIN VEHICULAR TRAFFIC ON ALL STREETS IN WHICH WORK IS IN PROGRESS, AND SUITABLE WALKWAYS SHALL BE MAINTAINED FOR PEDESTRIAN TRAVEL.

SHEET INDEX	
PS01	COVER
PS02	EXISTING CONDITIONS
PS03	SITE / LANDSCAPE PLAN
PS04	UTILITY PLAN
PS05	GRADING PLAN
PS06-07	TRANSPORTATION DETAILS



JOHN'S POINTE - PHASE 4

6611 PAINT ROCK LANE, RALEIGH, NC 27610

PIN 1732-60-1818, CITY OF RALEIGH - ZONED: R-6

COVER SHEET



CAPITAL CIVIL ENGINEERING -
1011 PEMBERTON HILL RD, STE 203, APEX, NC 27502
PH 919 249-8587 FX 919 590-1687
COPRIGHT 2018 CAPITAL CIVIL ENGINEERING, PLLC P-0809

DATE

FEBRUARY 19, 2018

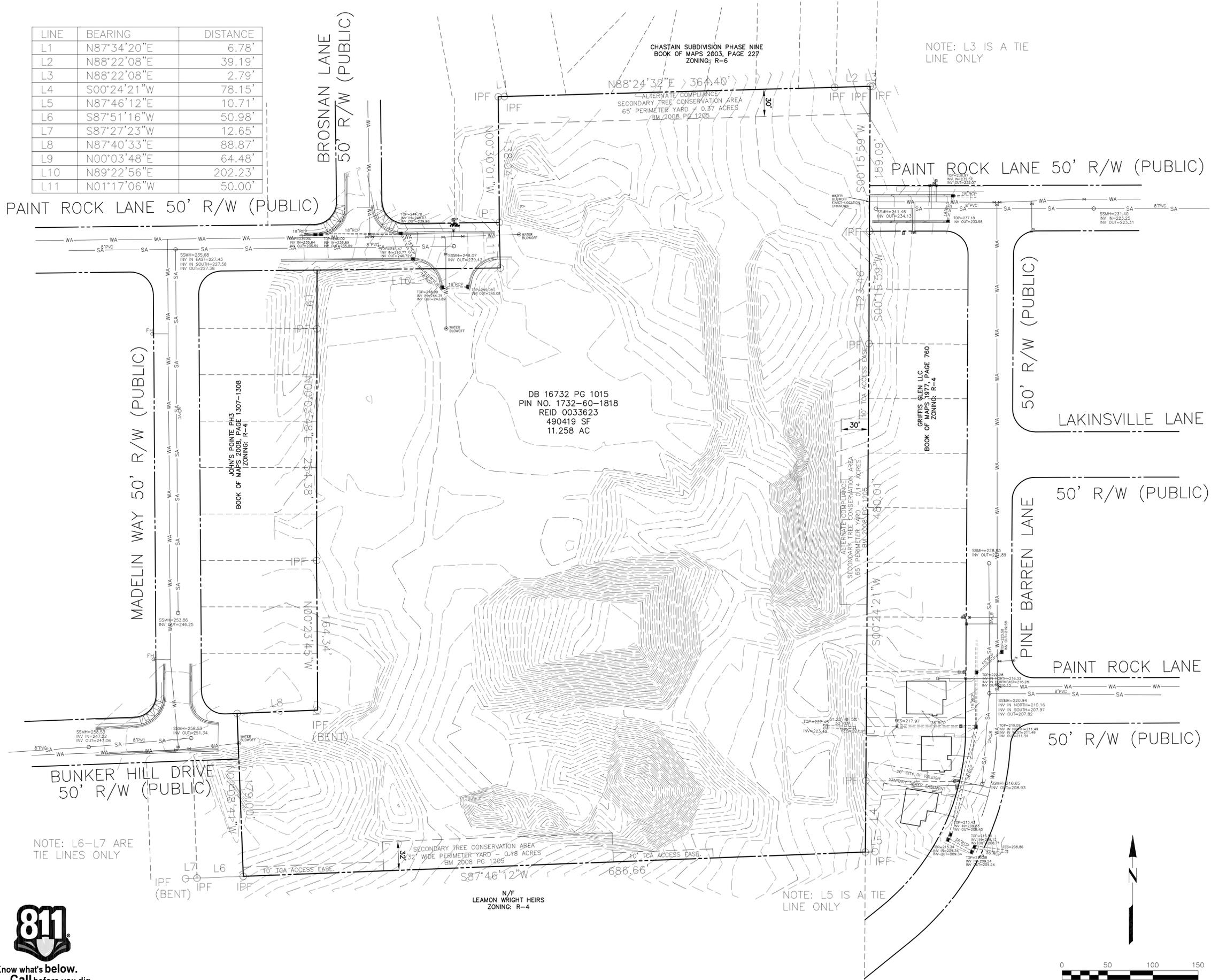
ISSUED FOR APPROVAL

SHEET NO.

PS01

S-68-2017

LINE	BEARING	DISTANCE
L1	N87°34'20"E	6.78'
L2	N88°22'08"E	39.19'
L3	N88°22'08"E	2.79'
L4	S00°24'21"W	78.15'
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L8	N87°40'33"E	88.87'
L9	N00°03'48"E	64.48'
L10	N89°22'56"E	202.23'
L11	N01°17'06"W	50.00'



CHASTAIN SUBDIVISION PHASE NINE
BOOK OF MAPS 2003, PAGE 227
ZONING: R-6

NOTE: L3 IS A TIE
LINE ONLY

DB 16732 PG 1015
PIN NO. 1732-60-1818
REID 0033623
490419 SF
11.258 AC

ALTERNATE COMPLIANCE
SECONDARY TREE CONSERVATION AREA
65' PERIMETER YARD - 0.18 ACRES
BM 2008 LEG 1203

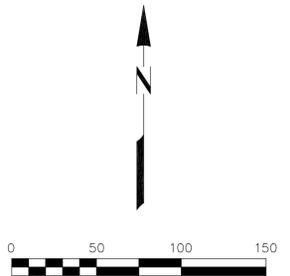
GRIFPS GEN LLC
BOOK OF MAPS 977 PAGE 760
ZONING: R-4

32' WIDE PERIMETER YARD - 0.18 ACRES
BM 2008 PG 1205

N/F
LEAMON WRIGHT HEIRS
ZONING: R-4

NOTE: L5 IS A TIE
LINE ONLY

NOTE: L6-L7 ARE
TIE LINES ONLY



- NOTES:
- BOUNDARY AND TOPO SURVEY PROVIDED BY TRUCLINE SURVEYING, PC JULY 2017
 - NO FEMA FLOODPLAIN LOCATED ON SITE
 - NO WETLANDS OR JURISDICTIONAL STREAMS LOCATED ON SITE



JOHN'S POINTE - PHASE 4
6611 PAINT ROCK LANE, RALEIGH, NC 27610
PIN 1732-60-1818, CITY OF RALEIGH - ZONED: R-6
EXISTING CONDITIONS



DATE: FEBRUARY 19, 2018
ISSUED FOR: APPROVAL
SHEET NO.

PS02

S-68-2017

