



# Administrative Approval Action

Case File / Name: SUB-0063-2019  
Roundrock Park 3

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2492  
currentplanning@raleighnc.gov  
www.raleighnc.gov

**LOCATION:** This site is located on the south side of Rowland Road, east of Cynrow Boulevard at 7000 and 7020 Cynrow Boulevard, inside the city limits.

**REQUEST:** Development of an existing 2 lot, 9.17 acre/399,536 sf site zoned IX-3 SHOD 2, into a proposed new 3 lot Conventional Subdivision (with an existing 1 lot tract, which is part of the site development). Existing Lot 1 is 70,562 sf/1.62 acres in size and Existing Lot 2 totals 328,974 sf/7.55 acres. Proposed New Lot 1 being 66,598 sf/1.53 acres; New Lot 2 being 195,195 sf/4.48 acres; New Lot 3 being 108,065 sf/2.48 acres with 29,678 sf/.681 acres of right-of-way dedication.

**DESIGN  
ADJUSTMENT(S)/  
ALTERNATES, ETC:** SPR-0136-2020: DSLC - Site Permitting Review/Major [Signature Set]  
RCMP-0159-2020: DSLC - Recorded Maps/Boundary Survey - Major  
RCMP-0160-2020: DSLC - Recorded Maps/Subdivision

**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 April 29, 2020 by William C. Piver, PE.

## **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:*

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

***The following items are required prior to approval of Site Permitting Review plans:***

### **General**

1. The impervious surface area from the ROW improvements has been allocated to the lots and shall be addressed at the time of further development of the individual parcels being created at this time
2. The landscape plan (sheet 5 of the preliminary plan) shall be revised to show lot data information, acreage and sf, and lot numbers labeled on the proposed lots.

### **Stormwater**

3. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

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



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

## **Engineering**

1. 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.
2. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
3. A 5' utility placement 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.
4. A 40'x90.25' temporary construction easement shall be recorded.

## **Stormwater**

5. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).
6. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).

## **Urban Forestry**

7. A public infrastructure surety for (11) street trees on Roundrock Dr. is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

***The following items must be approved prior to the issuance of building permits:***

## **Public Utilities**

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

## **Urban Forestry**



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2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes (11) single-stem 3-inch caliper (shade) street trees along Roundrock Dr. and (4) single-stem 3-inch caliper (shade) street trees along Cynrow Blvd. southeast of Roundrock Dr.

***The following are required prior to issuance of building occupancy permit:***

## **General**

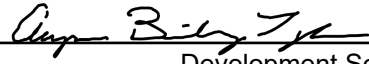
1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

**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: June 4, 2023**  
**Record at least ½ of the land area approved.**

**5-Year Sunset Date: June 4, 2025**  
**Record entire subdivision.**

I hereby certify this administrative decision.

Signed:  Date: 06/04/2020  
Development Services Dir/Designee  
Staff Coordinator: Jermont Purifoy

DEVELOPMENT SERVICES

Preliminary Subdivision Plan Application

Development Services Center, Suite 200, One Orange Park, Raleigh, NC 27601 (919) 996-2000



This form is used when submitting a Preliminary Subdivision Plan Application (UDC Section 15.2.1.1). Please check the appropriate review type and indicate the plan check(s) to be reviewed.

Please email your completed application to [ds@raleighnc.gov](mailto:ds@raleighnc.gov)

Office Use Only: Case # \_\_\_\_\_ Planner (print) \_\_\_\_\_  
Pre-application Conference Date: \_\_\_\_\_ Planner (signature) \_\_\_\_\_

DEVELOPMENT TYPE (UDC Section 15.2.1.1)  
☒ Conventional Subdivision ☐ Compact Development ☐ Conservation Development ☐ Cottage Court  
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay, or Historic Overlay District.

GENERAL INFORMATION  
Scoping/Sketch plan case number(s): N/A

Development name (subject to approval): Roundrock Park 3  
Property Address(es): 7020 Cynrow Blvd. & 7000 Cynrow Blvd.

Recorded Deed PIN(s): 1727143087 & 1727146756

What is your project type? ☐ Single family ☐ Townhouse ☒ Non-residential ☐ Other ☐ Attached houses

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION  
NOTE: Please attach proof of ownership when submitting this form.

Company: Roundrock LLC Owner/Developer Name and Title: Scott Dawson, Jr. / Manager

Address: P.O. Box 89944, Raleigh, NC 27624 Email: scottj@redinvestments.com

Phone #: (919) 954-9090 Contact Name and Title: Bill Piver, PE

Company: Roundrock LLC Address: 2100 Scottsdale Lane, Raleigh, NC 27613 Email: bill\_piver@yahoo.com

Phone #: (919) 860-4217

Continue to the next page.

Page 1 of 2

DEVELOPMENT TYPE 4 SITE DATA TABLE

(Applicable to all developments)

zoning information

Close the acreage: 0.109  
Zoning district (if more than one, provide acreage of each): DC-3

Overlay district: SRD-2 Inside City limits? ☒ Yes ☐ No  
Conditional Use District (CUD) Case # 2-10 District of Jurisdiction (DOJ) Case # A-10

STORMWATER INFORMATION

Existing 15-minute stormwater runoff: 1.17 Square Feet: 117,000  
House Runoff: ☒ Yes ☐ No Paved Impervious Surface: 117,000 Square Feet: 117,000  
Is this a flood hazard area? ☒ Yes ☐ No  
If yes, please provide the following: None  
Flood study: None  
FEMA Map Panel #: 27070000

NUMBER OF LOTS AND DENSITY

Total # of townhouse lots: 0 Detached: 0  
Total # of single-family lots: 0  
Proposed density for each zoning district (UDC 15.2.1.1): N/A

Total # of open space and/or common areas: 0  
Total # of requested lots: 0

SIGNATURE BLOCK

I, the undersigned, as the property owner(s), hereby certify that the information provided on this application is true and correct, and that the information provided on this application is true and correct, and that the information provided on this application is true and correct.

I hereby designate William C. Piver, PE to represent me in all matters relating to this application, to receive and respond to administrative comments, to represent me on my behalf, and to represent me in all public meetings regarding this application.

Use these rules, and acknowledge, and affirm that this project is conforming to all applicable requirements applicable with the proposed development. I acknowledge that this application is subject to the following conditions and that the information provided on this application is true and correct.

Signature: Scott Dawson, Jr. / Manager Date: 2-24-20

Printed Name: Scott Dawson, Jr. / Manager Date: \_\_\_\_\_

Please email your completed application to [ds@raleighnc.gov](mailto:ds@raleighnc.gov)

Page 2 of 2

ds@raleighnc.gov

# ROUNDROCK PARK 3 7000 & 7020 CYNROW BOULEVARD RALEIGH, NC CASE #: SUB-0063-2019



VICINITY MAP

SCALE: 1" = 500'

## PRELIMINARY SUBDIVISION PLAN



Digitally signed by  
Jermont Purify  
Reason: I am  
approving this  
document  
Date: 2020.05.27  
20:28:45-04'00'

OWNER/DEVELOPER:

ROUNDROCK LLC  
P.O. BOX 98747  
RALEIGH, NC 27624  
PHONE: (919) 954-9090  
[scottj@redinvestments.com](mailto:scottj@redinvestments.com)

ENGINEER:

WILLIAM C. PIVER, PE  
2709 SCOTTSDALE LANE  
RALEIGH, NORTH CAROLINA 27613  
PHONE: (919) 860-4217  
[bill\\_piver@yahoo.com](mailto:bill_piver@yahoo.com)

SURVEYOR:

RWIK, PA  
101 WEST MAIN STREET #202  
GARNER, NC 27529  
PHONE: (919) 779-4854  
[cpiratzky@nc.rr.com](mailto:cpiratzky@nc.rr.com)

SHEETS:

- C-1 COVER
- C-2 EXISTING CONDITIONS
- C-3 SUBDIVISION PLAN
- C-4 GRADING PLAN
- C-5 LANDSCAPE PLAN

CITY OF RALEIGH STANDARD UTILITY ACRES

1. ALL UTILITIES AND CONDUITS SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARD UTILITY ACRES.

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CASE #: SUB-0063-2019

REVISION	DATE	REVISION	DATE
1	10-29-20	1	10-29-20
2	10-29-20	2	10-29-20
3	10-29-20	3	10-29-20

ROUNDROCK PARK 3  
7000 & 7020 CYNROW BOULEVARD  
RALEIGH, NC  
COVER SHEET

3227 WELINGTON COURT  
RALEIGH, NC 27613  
PHONE: (919) 860-4217  
FAX: (919) 860-4217  
[info@engrconet.com](mailto:info@engrconet.com)



William C. Piver, PE  
2709 SCOTTSDALE LANE  
RALEIGH, NC 27613  
PHONE: (919) 860-4217  
[bill\\_piver@yahoo.com](mailto:bill_piver@yahoo.com)

DATE: 10/25/19

DRAWN: TC

SHEET: C-1

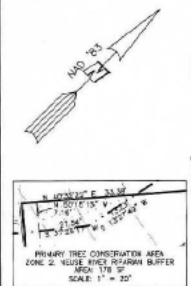
PRELIMINARY DESIGN

NOT FOR CONSTRUCTION

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EXISTING LOT 1  
70,562 SF  
1.62C AC

EXISTING LOT 2  
328,974 SF  
7.552 AC  
VACANT

35' PRIVATE DRIVE  
EXISTING IMPERVIOUS  
19,845 SF

INTERSTATE 540

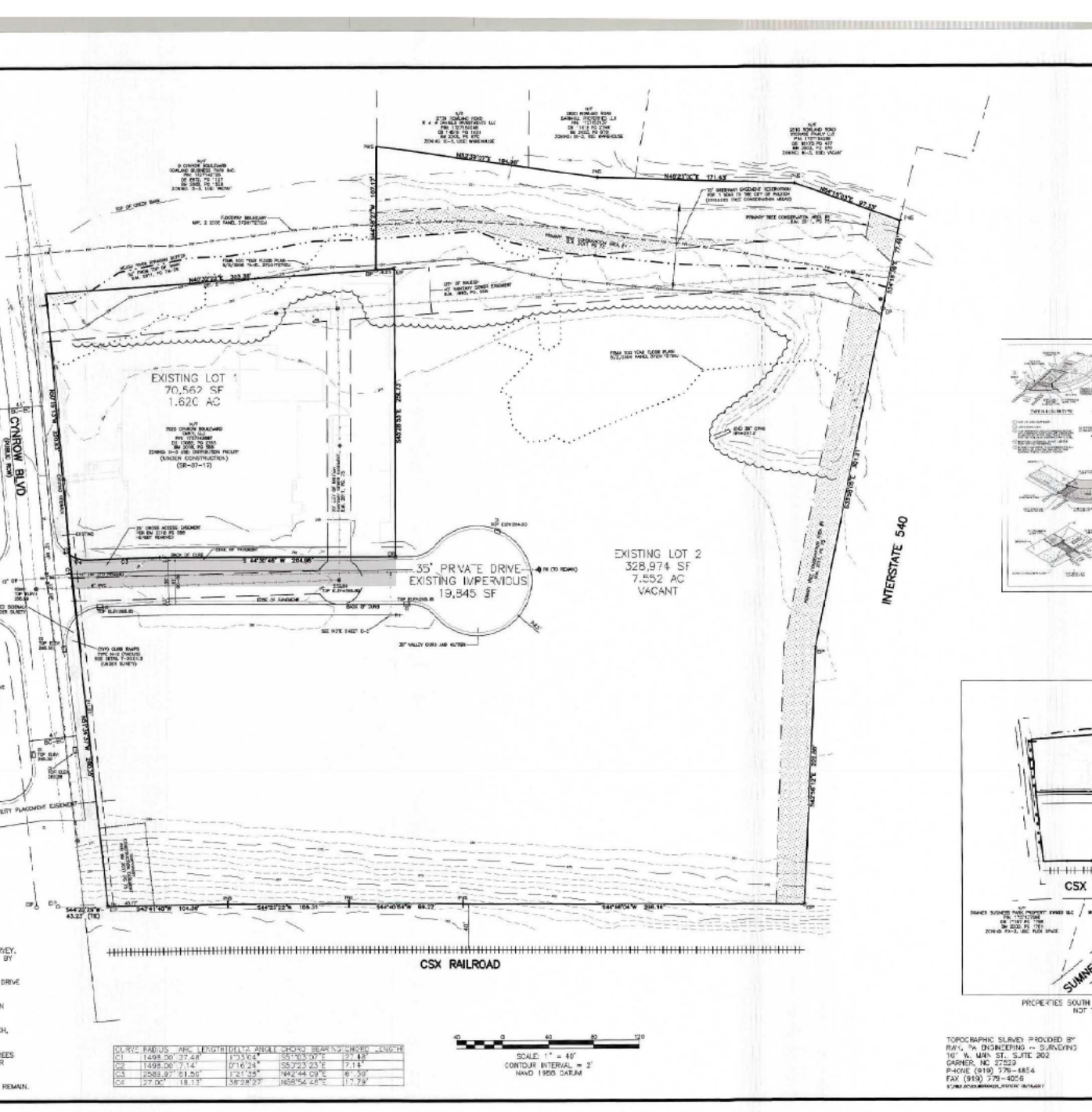
CSX RAILROAD

LEGEND

DATE: 10/25/19  
DRAWN: TC  
SHEET: C-2

PRELIMINARY DESIGN  
NOT FOR CONSTRUCTION

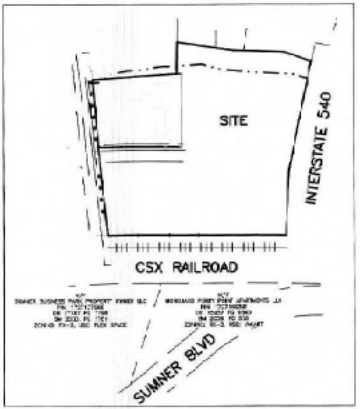
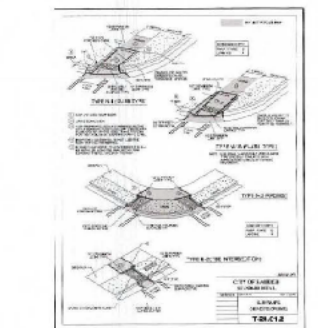
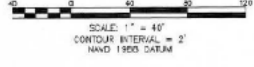
William C. Piver, PE  
2700 SCOTTSDALE LANE  
RALEIGH, NORTH CAROLINA 27613  
TELEPHONE: (919) 854-9670  
BILL.PIVER@GMAIL.COM



NOTES:

- 1) TOPOGRAPHIC INFORMATION FROM FIELD SURVEY, HAVE COUNTY MAPS AND DATA PROVIDED BY CLIENT.
- 2) EXISTING IMPERVIOUS SURFACE OF PRIVATE DRIVE IS 19,845 SF, 0.456 AC.
- 3) STREETSCAPE SHOWN APPROVED BY DESIGN ADJUSTMENT CASE S-64-17.
- 4) STREET TREES PER SR-67-17 RIVER BIRCH, 3" CALIPER.
- 5) SIDEWALKS 6' SIDEWALKS AND STREET TREES HAVE A SURETY POSTED FOR THEM UNDER CASE S-64-17.
- 6) EXISTING FIRE HYDRANTS AND 12" DIP TO REMAIN.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1498.00'	77.42'	S53°03'07"E	77.14'
C2	1498.00'	77.42'	S53°03'07"E	77.14'
C3	2588.97'	61.56'	N42°44'09"E	61.59'
C4	27.00'	18.13'	S38°28'29"E	18.22'



TOPOGRAPHIC SURVEY PROVIDED BY  
RAY, A. ENGINEERING & SURVEYING  
101 W. MAIN ST., SUITE 202  
GARNER, NC 27529  
PHONE (919) 778-4854  
FAX (919) 778-4056  
RAY@RAYENGINEERING.COM

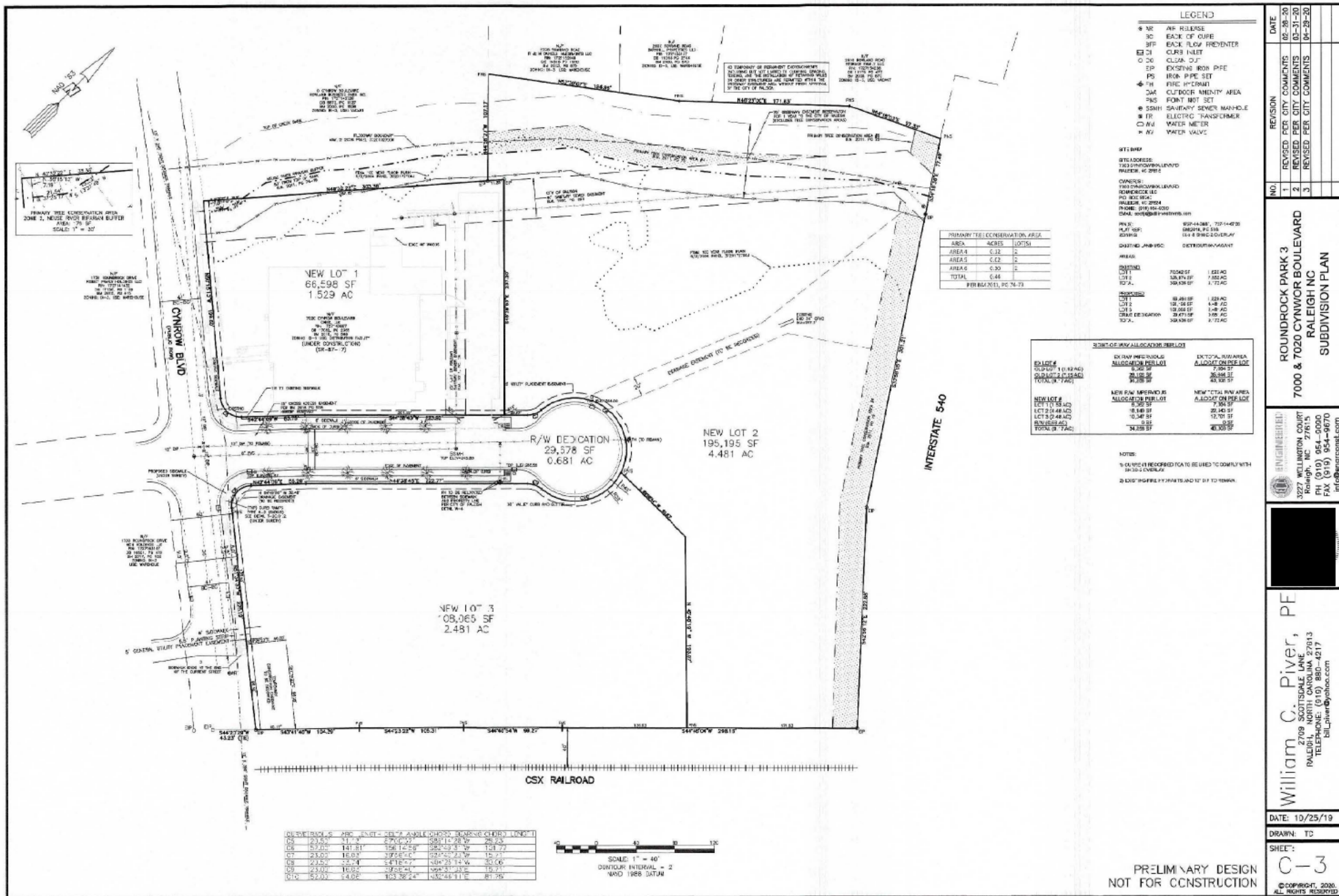
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TELEPHONE: (919) 854-9670  
BILL.PIVER@GMAIL.COM

DATE: 10/25/19  
DRAWN: TC  
SHEET: C-2

COMPILED: 3/20  
ALL RIGHTS RESERVED



NO.	REVISION	DATE
1	REVISED PER CITY COMMENTS	04-29-20



NOTES:

- 1) STREET TREES SHALL BE INSTALLED & MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
- 2) STREET TREES TO BE SINGLE STEM IN 6" BIRTH, 3" CALIPER.
- 3) ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL, TTP-03.



NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE REMOVAL OF ALL PLANTING PITS. (POST BE DRAINAGE AWAY FROM PIT)
2. ADDRESS TO STANDARD 30 OF THE CITY TREE MANUAL.
3. STREET TREES MUST BE 3' CALIPER AT INSTALLATION WITH A 1" MINIMUM FIRST BRANCH HEIGHT.
4. PLANTING SCHEDULE OCTOBER - APRIL.
5. TREE IMPACT PERMIT IS REQUIRED.
6. ELECTRICAL, OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA. IMMEDIATELY SURROUNDING THE TREE.

CITY OF RALPH  
STANDARD RETAIL

DATE	2018.12.1
TIME	

THE SPANISH / 200

	TPP-03
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## PRELIMINARY

PRELIMINARY

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ROUNDROCK PARK 3  
7000 & 7020 CYNWOR BOULEVARD  
RALEIGH NC  
LANDSCAPE PLAN

**ENGINEERING**  
CONSULTING COMPANY

**3227 WELLINGTON COURT**  
Raleigh, NC 27615  
PH (919) 954-9090  
FAX (919) 954-9670  
info@engrconst.com

William C. Piver, PE  
2709 SCOTTSDALE LANE  
RALEIGH, NORTH CAROLINA 27613  
TELEPHONE: (919) 880-4217  
bill\_piver@yahoo.com

DATE: 3/31/20

DRAWN TO

DRAWN: 10

SHEET:

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