



Administrative Approval Action

Case File / Name: SUB-0080-2021
DSLCL - AVENT FERRY SUBDIVISION

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 north west intersection of Avent Ferry Road and Pineview Drive, PIN #0783742375, at 3900 Avent Ferry Road. The site is zoned R-4 and SRPOD within the corporate city limits of the City of Raleigh.

REQUEST: Conventional Subdivision for existing 0.954 acre lot into four lots. Lots 2,3,4 will be created with access from primary street Pineview Drive and Lot 1 will have access from Avent Ferry Rd.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** 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 dated March 4, 2022 by FLM Engineering.

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:

Stormwater

1. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a residential subdivision of one acre or less approved after May 1, 2001, but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.

☒ **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.

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

General

1. A demolition permit shall be issued and this building permit number shown on all maps for recording.

Engineering

2. A fee-in-lieu for sidewalk along Pineview Drive is paid to the City of Raleigh (UDO 8.1.10).



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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 Slope easement deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat 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 recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

Stormwater

5. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

Urban Forestry

6. A public infrastructure surety for (5) street trees along Pineview Dr. shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.

☒ **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:

Engineering

1. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

Stormwater

2. If total land disturbance will be over 12,000 sq. ft. for multiple houses or lot development, a separate site plan submittal & approval will be required. Site plans require an erosion control plan. (UDO 9.4.6.)

Urban Forestry

3. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes (5) street trees along Pineview Dr.



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

Stormwater

1. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

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: August 4, 2025
Record at least ½ of the land area approved.

5-Year Sunset Date: August 4, 2027
Record entire subdivision.

I hereby certify this administrative decision.

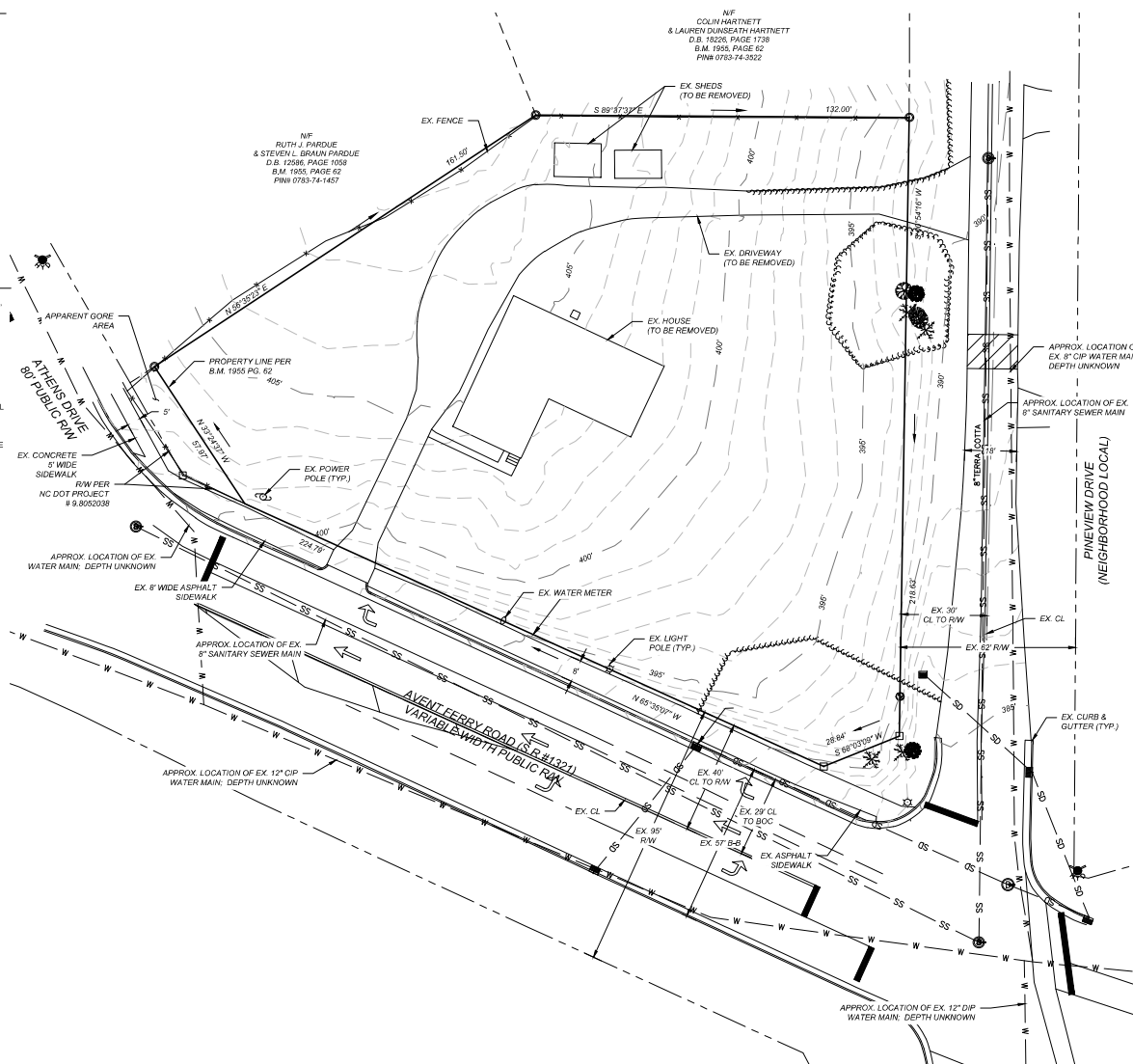
Signed: Alysis Bailey Taylor Date: 04/07/2022
Development Services Dir/Designee
Staff Coordinator: Cara Russell

LEGEND

=====	EX. PROPERTY LINE
-----	EX. RIGHT-OF-WAY
-----	EX. ADJACENT OWNERS
-----	EX. ROAD CENTERLINE
--- OHW --- OHW ---	EX. OVERHEAD ELECTRIC LINE
--- W --- W ---	EX. WATER LINE
--- SS --- SS ---	EX. SANITARY SEWER

NOTES

1. BOUNDARY, SURVEY AND TOPO DATA PROVIDED BY CAWTHORNE, MOSS & PANCIERA, PC ON JULY 1, 2021
2. THE UTILITIES SHOWN ARE NOT GUARANTEED TO BE A REPRESENTATION OF ALL UTILITIES WITHIN THE PROJECT EXTENT.
3. THE CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL-CENTER AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
4. THE CONTRACTOR SHALL VERIFY DEPTHS AND LOCATIONS OF ALL UTILITIES PRIOR TO BEGINNING WORK AND SHALL USE CARE WHEN OPERATING AROUND EXISTING UTILITIES.
5. THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR THE REPAIR OF ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.



CALL 48 HOURS BEFORE

YOU DIG



NORTH CAROLINA
ONE-CALL CENTER
1-800-632-4949

© 2021 THIS DRAWING SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION OF FLM ENGINEERING, INC.



POST OFFICE BOX 91727
RALEIGH, NORTH CAROLINA 27675
PHONE: 919.610.1051
FIRM NC LICENSE NUMBER C-4222

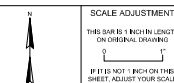
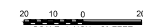
REVISION HISTORY

[illegible]

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY PLANS

DO NOT USE FOR CONSTRUCTION

PRELIMINARY SUBDIVISION
PLANS

3900 AVENT FERRY ROAD
RALEIGH, NC 27609
SUB-0080-2021

A SQUARED LLC

DATE:	09-30-2021
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	21045

EXISTING CONDITIONS PLAN

C-2

SHEET 2 OF 3

LEGEND

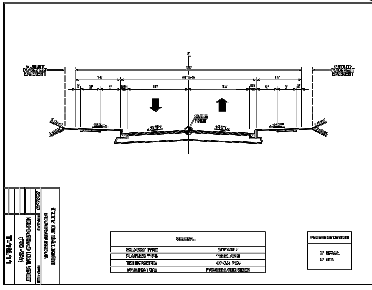
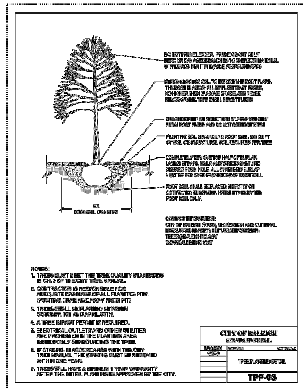
---	EX. PROPERTY LINE
---	EX. RIGHT-OF-WAY
---	EX. ADJACENT OWNERS
---	EX. ROAD CENTERLINE
---	EX. OVERHEAD ELECTRIC LINE
---	EX. WATER LINE
---	EX. SANITARY SEWER
---	PROP. LOT LINES
---	PROP. EASEMENT
---	PROP. 3/4" COPPER WATER SERVICE
---	PROP. 4" PVC SANITARY SEWER SERVICE
---	PROP. MAJOR CONTOUR (5')
---	PROP. MINOR CONTOUR (1')

NOTES

- BOUNDARY, SURVEY AND TOPO DATA PROVIDED BY CAWTHORNE, MOSS & PANCHERA, PC ON NOVEMBER 11, 2020.
- THE UTILITIES SHOWN ARE NOT GUARANTEED TO BE A REPRESENTATION OF ALL UTILITIES WITHIN THE PROJECT EXTENT.
- THE CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL-CENTER AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL VERIFY DEPTHS AND LOCATIONS OF ALL UTILITIES PRIOR TO BEGINNING WORK AND SHALL USE CARE WHEN OPERATING AROUND EXISTING UTILITIES.
- THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR THE REPAIR OF ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
- STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
- STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH TYPICAL CITY DETAIL BETWEEN OCT 1 AND APRIL 30. A LANDSCAPE AGREEMENT IS NEEDED IF CO IS REQUIRED OUTSIDE OF THE PLANTING WINDOW. CONTACT THE URBAN FORESTRY INSPECTOR WITH QUESTIONS.
- OBJECTS SUCH AS POWER POLES AND OTHER UTILITIES IN CONFLICT WITH THE PROPOSED SIDEWALK SHOULD BE RE-LOCATED.
- MAXIMUM IMPERVIOUS WITHOUT DEVICE OR SURETY PER LOT 9.2.2.4.5 & c.
 - OFF-SITE IMPERVIOUS AREA (SIDEWALK ALONG PINEVIEW DRIVE): 1,456 SF / 4 LOTS = 364 SF PER LOT
 - LOT 1 IMPERVIOUS LIMIT (11,008 SF * 38%) - 364 SF = 3,420 SF
 - LOT 2 IMPERVIOUS LIMIT (11,036 SF * 38%) - 364 SF = 4,020 SF
 - LOT 3 IMPERVIOUS LIMIT (10,028 SF * 38%) - 364 SF = 3,446 SF
 - LOT 4 IMPERVIOUS LIMIT (10,000 SF * 38%) - 364 SF = 3,436 SF
- IMPERVIOUS LIMIT FOR EACH LOT TO BE RECORDED ON FINAL PLAT PRIOR TO BUILDING PERMITS.
- SIDEWALK CONSTRUCTION ALONG PINEVIEW DRIVE TO BE MET VIA FEEL-IN-HEEL.
- PRIMARY STREET DESIGNATION:
 - LOT 1: AVENT FERRY ROAD
 - LOTS 2, 3 & 4: PINEVIEW DRIVE

SUMMARY INFORMATION

DEVELOPMENT NAME: AVENT FERRY SUBDIVISION
 STREET ADDRESS: 3900 AVENT FERRY ROAD
 PIN NUMBER(S): 0783-74-2375
 TOTAL ACREAGE: 0.854 AC (41,572 SF)
 PROPOSED SINGLE FAMILY LOTS: 4
 AVERAGE LOT SIZE: 10,393 SF
 MINIMUM LOT SIZE: 10,000 SF
 LOT 1: 0.23 AC (10,008 SF)
 LOT 2: 0.26 AC (11,536 SF)
 LOT 3: 0.23 AC (10,028 SF)
 LOT 4: 0.23 AC (10,000 SF)
 ZONING DISTRICT: R-4
 MINIMUM LOT AREA (SINGLE FAMILY): 10,000 SF
 MINIMUM LOT WIDTH: 65'
 MINIMUM LOT DEPTH: 100'
 JURISDICTION: CITY OF RALEIGH
 PROPOSED USE: DETACHED HOUSE - DWELLING/SINGLE FAMILY UNIT
 DEVELOPER:
 A SQUARED LLC
 51 KILMAYNE DRIVE, SUITE 100
 CARY, NC 27511
 366.140.4401
 ENGINEER:
 FLM ENGINEERING, INC.
 PO BOX 91727
 RALEIGH, NC 27675
 919.423.8975



LANDSCAPING CALCULATIONS

PINEVIEW DRIVE STREET TREES
 REQUIRED: TREES SPACED AT 40' O.C.
 230 LF = 5 TREES REQUIRED
 PROVIDED: 5 TREES
 AVENT FERRY ROAD STREET TREES
 REQUIRED: TREES SPACED AT 40' O.C.
 297 LF = 7 TREES REQUIRED
 PROVIDED: 7 TREES (TO BE PLANTED ON PRIVATE PROPERTY WITHIN 15' OF THE RIGHT-OF-WAY)

KEY	SCIENTIFIC NAME	COMMON NAME	QUAN.	CAL.	HT.
STREET TREES	NYSSA SYLVATICA	BLACK GUM	12	3"	10'

CITY OF RALEIGH UTILITY NOTES

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUS 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, FERRUS 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 THE 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, DP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - 5' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DP 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 DP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUS 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 AND 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 FORCE MAINS. 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 ASSESSMENT PER CORPUS HANDBOOK PROCEDURE.
- INSTALL COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2' X 2' 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 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. BACKFLOW VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEAREST LIFTSTATION MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDOH, USEPA & CDFM FOR ANY RIPARIAN BUFFER, WETLAND & ROR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NC DOT / RAILROAD ENCHANCEMENT 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 CORPUS FOS PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-5924 OR timothy.beasley@raleigh.gov FOR MORE INFORMATION.
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX A 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 JOANNE HARTLEY AT (919) 996-5923 OR joanne.hartley@raleigh.gov FOR MORE INFORMATION.



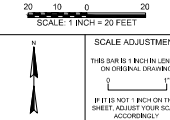
POST OFFICE BOX 91727
 RALEIGH, NORTH CAROLINA 27675
 PHONE: 919.410.1091
 FIRM NC LICENSE NUMBER 4-2222

REVISION HISTORY			
REV #	DESCRIPTION	DATE	BY
1	COR COMMENTS	1/7/2022	FLM
2	COR COMMENTS	3/4/2022	FLM

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY PLANS

DO NOT USE FOR CONSTRUCTION



PRELIMINARY SUBDIVISION PLANS

3900 AVENT FERRY ROAD
 RALEIGH, NC 27609
 SUB-0080-2021

A SQUARED LLC

DATE:	05-30-2021
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	21045

SUBDIVISION UTILITY & LANDSCAPING PLAN

C-3
 SHEET 3 OF 3