



# Administrative Approval Action

Case File / Name: SUB-S-18-2019  
Forest Pines 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 east of Garner Road at the east end of Wilson Street at 800 & 725 Wilson St. This site is outside the city limits.

**REQUEST:** Development of a 9.35 acre tract, with 2.01 acres of right-of-way dedication, zoned R-6 (5.82 acres) and R-10 (3.53 acres) into a 26 lot subdivision comprised of 23 residential and 3 open area parcels into a single-family subdivision. The development plan involves two parcels, a portion of site PIN # 1712-12-7659 with a single-family residence (which is inside the city limits) to be recombined with the primary tract and used for public street right-of-way dedication and all of site PIN # 1712-12-3393 for creation of the lots (all of which is outside the city limits).

**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 December 20, 2019 by PIEDMONT LAND DESIGN, LLP (primary).

## **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 final location of the Cluster mailbox shall be approved by the Post Master and shown on plan.
2. The purchase agreement with the lot address 725 Wilson Street must be approved and executed and the property recombined as necessary.
3. On the coversheet for the subdivision case, under the site data information for the dedicated right-of-way, the square footage for the dedicated right-of-way is listed with the acreage shown.

### **Public Utilities**

4. A plat shall be recorded for all necessary offsite right-of-way to accommodate future waterline construction.

### **Stormwater**

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



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6. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
7. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

☒ **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. The City Code Covenant 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 permits will be withheld if the recorded document is not provided to the City.
2. A note is placed on all plat recordings noting the Primary Street Determinations for Lot 1 & Lot 17 are both Huck Street.
3. A public access easement for the temporary fire apparatus turn-arounds on lots 8 and 9 as shown on the preliminary plan shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld. The public access easements shall be shown on all plats for recording.

## Engineering

4. 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.
5. 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.
6. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).



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7. A cross access agreement between proposed lots 7 and 8 and 9 and 10 for shared driveways as shown on the preliminary plan shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld. The cross access easements shall be shown on all plats for recording.

## **Public Utilities**

8. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.
9. 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.
10. A Water and/or Sewer Assessment fee shall be paid to the Assessment Specialist in the City of Raleigh Engineering Services Department.

## **Stormwater**

11. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
12. 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).
13. 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 (UDO 9.2.2.G).
14. 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 (UDO 9.2).

## **Urban Forestry**

15. A public infrastructure surety for 30 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
16. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes .935 acres of tree conservation area.
17. A fee-in-lieu for (2) (shade) street trees [for Lots 8 & 9] is paid to the City of Raleigh (UDO 8.1.10).



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☒ **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

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 35 (shade) street trees along Wilson St. and 30 (shade) street trees along Huck St.

*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: January 27, 2023**  
Record at least ½ of the land area approved.

**5-Year Sunset Date: January 27, 2025**  
Record entire subdivision.

I hereby certify this administrative decision.

Signed:   
Development Services Dir/Designee  
Staff Coordinator: Daniel Stegall

Date: 01/28/2020



Preliminary Subdivision  
Plan Application

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | ext 919-996-1831  
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200



DEVELOPMENT  
SERVICES  
DEPARTMENT

When submitting plans, please check the appropriate review type and include the Plan Checklist document.

Office Use Only:	Transaction #	Project Coordinator	Team Leader
<b>PRELIMINARY APPROVALS</b>			
<input type="checkbox"/> Subdivision * <input checked="" type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservative Subdivision			
*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 #: 577852			
<b>GENERAL INFORMATION</b>			
Development Name Forest Pines Subdivision			
Proposed Use Single Family Residential Subdivision			
Property Address(es) 800 Wilson Street & Portion of 725 Wilson Street (to be recombined)			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
PIN Recorded Deed 1712123393	PIN Recorded Deed Portion of 1712-12-7659	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):			
<b>OWNER/DEVELOPER INFORMATION</b>			
Company Name Spectrum Homes, LLC		Owner/Developer Name David Phillips	
Address 8652 Valley Brook Drive Raleigh, NC 27613			
Phone 919-625-6763	Email david.phillips1358@gmail.com	Fax	
<b>CONSULTANT/CONTACT PERSON FOR PLANS</b>			
Company Name Piedmont Land Design, LLP		Contact Name David Lasley	
Address 8522-204 Six Forks Road Raleigh, NC 27615			
Phone 919-845-7600	Email david@piedmontlanddesign.com	Fax 919-845-7703	

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[WWW.RALEIGHNC.GOV](http://WWW.RALEIGHNC.GOV)

REVISION 03.11.16

<b>DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)</b>			
<b>ZONING INFORMATION</b>			
Zoning District(s) R-6 & R-10			
If more than one district, provide the acreage of each: R-6 (5.82 ac.) & R-10 (3.53 ac.)			
Overlay District? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Inside City Limits? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
CUD (Conditional Use District) Case # Z- N/A			
COA (Certificate of Appropriateness) Case # N/A			
BOA (Board of Adjustment) Case # A- N/A			
<b>STORMWATER INFORMATION</b>			
Existing Impervious Surface 0.00 acres/sf	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Proposed Impervious Surface 1.55/67,810 acres/sf	Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If in a Flood Hazard Area, provide the following:			
Alluvial Soils	Flood Study	FEMA Map Panel #	
<b>NUMBER OF LOTS AND DENSITY</b>			
Total # of Townhouse Lots: Detached 0	Attached 0		
Total # of Single Family Lots 23	Total # of All Lots 26		
Overall Unit(s)/Acre Densities Per Zoning Districts R-6 14 lots/5.82 ac=2.40 du/ac. R-10 9 lots/3.53 ac=2.55 du/ac			
Total # of Open Space and/or Common Area Lots 3			
<b>SIGNATURE BLOCK (Applicable to all developments)</b>			
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 Piedmont Land Design 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		Date 14 NOV 2019	
Signature		Date	

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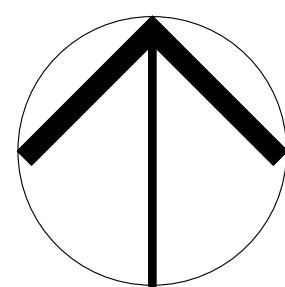
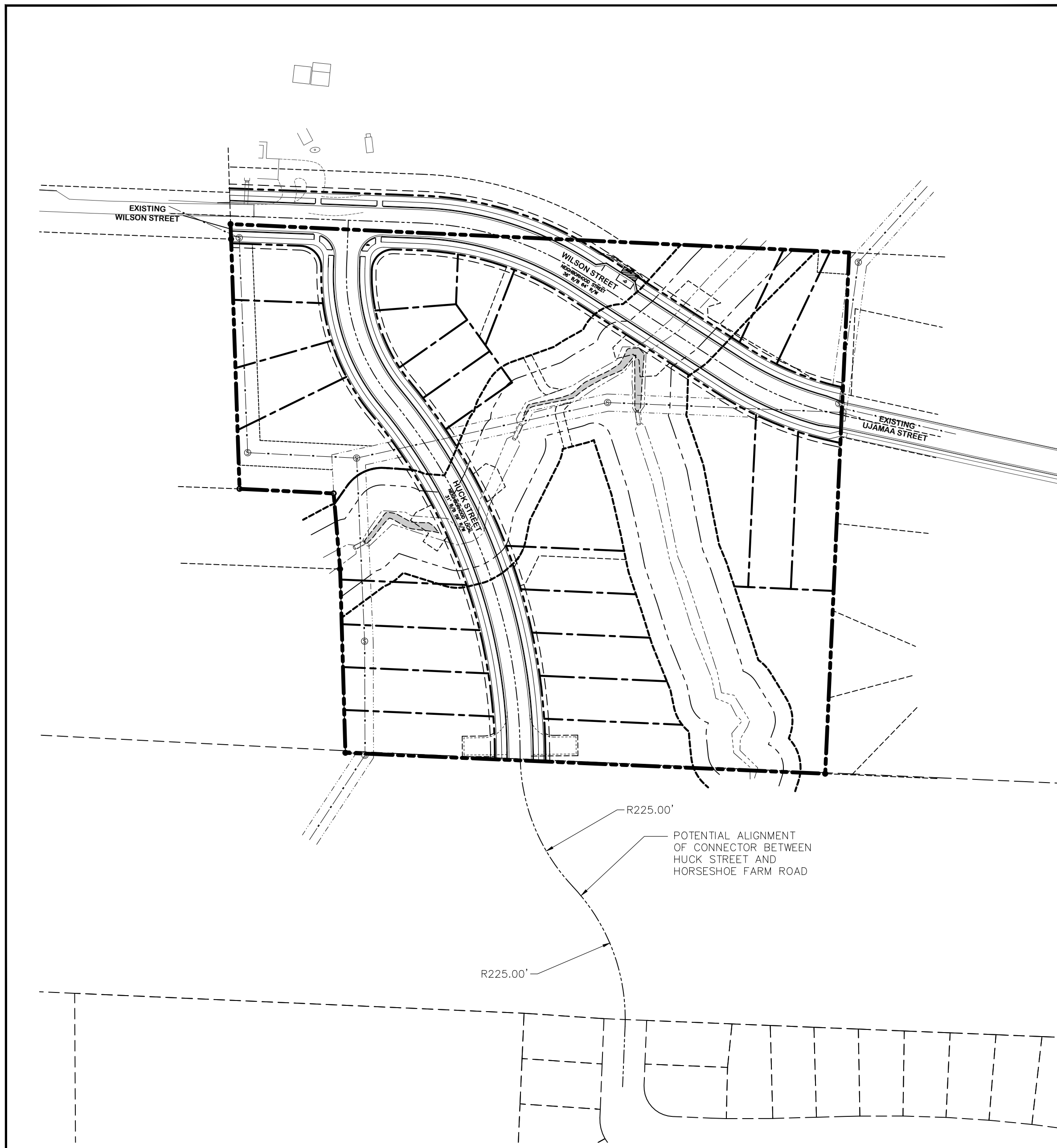
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REVISION 03.11.16

PRELIMINARY SUBDIVISION PLANS FOR:

FOREST PINES  
SUBDIVISION

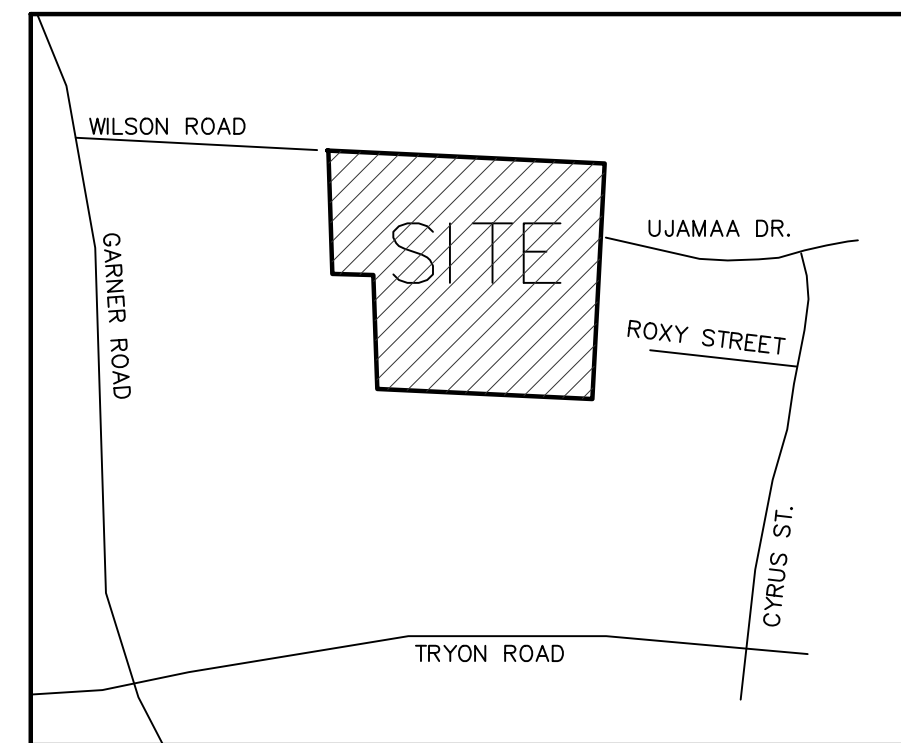
800 WILSON STREET  
RALEIGH, NORTH CAROLINA  
CASE #SUB-S-18-19 TRANS #592596



NORTH



SCALE IN FEET



VICINITY MAP

SCALE: 1" = 1000'



NORTH

DRAWING INDEX

- |      |                          |
|------|--------------------------|
| PS.1 | COVER SHEET              |
| PS.2 | EXISTING CONDITIONS PLAN |
| PS.3 | STAKING PLAN             |
| PS.4 | GRADING PLAN             |
| PS.5 | UTILITY PLAN             |
| PS.6 | LANDSCAPE PLAN           |
| PS.7 | TREE CONSERVATION PLAN   |
| PS.8 | SITE DETAILS             |

GENERAL NOTES

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- SURVEY AND HORIZONTAL/VERTICAL DATUM INFORMATION IS TAKEN FROM AN AS-BUILT SURVEY BY TURNING POINT SURVEYING.
- THE SUBJECT PROPERTIES ARE LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATIONS "X" BY FEMA PANELS 3720171700J WITH AN EFFECTIVE DATE OF MAY 2, 2006. SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA.

CITY OF RALEIGH SITE PLAN INFORMATION

THIS PLAN REQUIRES APPROVAL BY PLANNING COMMISSION OR CITY COUNCIL: YES ☐ NO ☒

- |   |  |          |
|---|--|----------|
| 1. DEVELOPMENT NAME:                                | FOREST PINES SUBDIVISION   |          |
| 2. STREET ADDRESS:                                  | 800 WILSON STREET & PORTION OF 725 WILSON STREET<br>RALEIGH, NORTH CAROLINA  |          |
| 3. WAKE COUNTY P.I.N.:                              | 1712-12-3393 & PORTION OF 1712-12-7659   |          |
| 4. TOTAL NUMBER OF LOTS:                            | 26 (INCLUDES 3 OPEN SPACE LOTS)  |          |
| 5. TOTAL AREA:                                      | 9.35 AC.   |          |
| 6. ZONING:  | R-6 (5.82 AC.) & R-10 (3.53 AC.)   |          |
| 7. EXISTING USE:                                    | VACANT   |          |
| 8. PROPOSED USE:                                    | SINGLE FAMILY RESIDENTIAL  |          |
| 9. DISTURBED AREA:                                  | 144,510 SF (3.318 AC.)   |          |
| 10. INSIDE CITY LIMITS:                             | NO   |          |
| 11. INSIDE FLOOD HAZARD BOUNDARY:                   | NO   |          |
| 12. INSIDE FALLS LAKE OR SWIFT CREEK DRAINAGE AREA: | NO   |          |
| 13. DEDICATED STREET RIGHT OF WAY:                  | 2.01 AC.   |          |
| 14. MINIMUM LOT SIZE                                | R-6  | R-10     |
|   | 6,000 SF   | 4,000 SF |
| 15. MINIMUM LOT DIMENSIONS                          | R-6  | R-10     |
| WIDTH   | 50'  | 45'      |
| CORNER WIDTH  | 65'  | 60'      |
| DEPTH   | 80'  | 60'      |
| 16. LOT SETBACKS                                    | R-6  | R-10     |
| FRONT   | 10'  | 10'      |
| SIDE  | 5'   | 5'       |
| CORNER SIDE   | 10'  | 10'      |
| SIDE AGGREGATE                                      | 15'  | 10'      |
| REAR  | 20'  | 20'      |
| 17. DENSITY   | R-6  | R-10     |
|   | 5.82 AC.   | 3.53 AC. |
|   | 14 LOTS  | 9 LOTS   |
|   | 2.40/AC.   | 2.55/AC. |
| 18. OWNER/DEVELOPER:                                | SPECTRUM HOMES, LLC<br>DAVID PHILLIPS<br>8652 VALLEY BROOK DRIVE<br>RALEIGH, NORTH CAROLINA 27613<br>(919) 625-6763<br>david.phillips1358@gmail.com  |          |
| 19. CONTACT PERSON                                  | PIEDMONT LAND DESIGN, LLP<br>c/o DAVID LASLEY<br>8522-204 SIX FORKS ROAD<br>RALEIGH, NORTH CAROLINA 27615<br>(919) 845-7600 (PHONE)<br>(919) 845-7703 (FAX)<br>david@piedmontlanddesign.com (E-MAIL) |          |

SOLID WASTE SERVICES STATEMENT

- THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
- THE DEVELOPER PLANS TO USE PUBLIC HAULER TO HANDLE TRASH NEEDS.

**PLD**

PIEDMONT LAND DESIGN, LLP

8522-204 SIX FORKS ROAD  
RALEIGH, NORTH CAROLINA 27615  
919.845.7600 PHONE  
919.845.7703 FAX  
FIRM LICENSE #F-0843

PRELIMINARY  
NOT FOR CONSTRUCTION

FOREST PINES SUBDIVISION

800 WILSON STREET  
RALEIGH, NORTH CAROLINA

ISSUED: 10 APR 2019

REVISIONS:

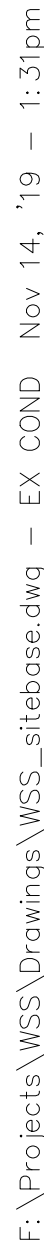
- |  |                           |  |
|--|---------------------------|--|
|  | 21 JUN 2019               |  |
|  | REVISED PER CITY COMMENTS |  |
|  | 15 NOV 2019               |  |
|  | REVISED PER CITY COMMENTS |  |

DRAWN BY: CRP  
CHECKED BY: JDL

PROJECT: WSS

COVER  
SHEET

DWG. NO. PS.1



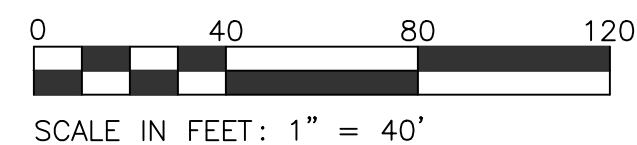
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2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
4. CONTRACTOR IS RESPONSIBLE FOR REMOVING OR RELOCATING ALL UTILITIES IN CONFLICT WITH NEW CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO DISTURBANCE.
5. CONTRACTOR SHALL DISPOSE OF ALL MATERIALS IN ACCORDANCE WITH ALL LOCAL AND STATE REGULATIONS.

**PRELIMINARY**  
NOT FOR CONSTRUCTION

**800 WILSON STREET  
RALEIGH, NC**

15 NOV 2019  
REVISED PER CITY COMMENTS

# EXISTING CONDITIONS PLAN

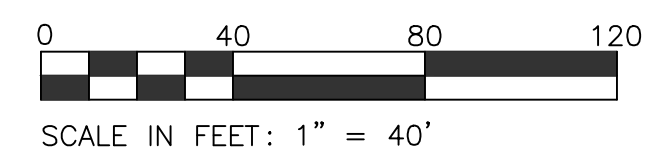




THIS PLAN REQUIRES APPROVAL BY PLAN, COMM. OR CITY COUNCIL: YES \_\_\_\_\_ NO \_\_\_\_\_

### STAKING NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF TURNED DOWN WALK, EDGE OF PAVING, BUILDING WALL FACE OR PROPERTY LINE.
2. PARKING SPACES ARE 9' 0" WIDE MINIMUM EXCEPT HANDICAP SPACES WHICH ARE 8' 0" WIDE MINIMUM WITH 5.0' AISLES (8.0' AISLES - VAN).
3. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF THE BUILDING AND DUMPSTER ENCLOSURE.
4. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DIMENSIONAL CONFLICTS PRIOR TO THE BEGINNING OF CONSTRUCTION.
5. ALL CURB AND GUTTER ONSITE SHALL BE 24" WIDE. ALL CURB AND GUTTER IN THE PUBLIC RIGHT OF WAY SHALL BE 30" WIDE.
6. TRANSITION FROM 30" TO 24" CURB AND GUTTER IS TO OCCUR ON-SITE. THIS TRANSITION SHALL BE 10' LONG IMMEDIATELY ADJACENT TO PUBLIC RIGHT OF WAY









STREET TREE CALCULATIONS

WILSON STREET:	715 LF	/40 LF = 18 TREES	REQ'D/PROVIDED
NORTH SIDE:	688 LF	/40 LF = 17 TREES	REQ'D/PROVIDED
HUCK STREET:	585 LF	/40 LF = 15 TREES	REQ'D/PROVIDED
WEST SIDE:	569 LF	/40 LF = 14 TREES	REQ'D/PROVIDED
EAST SIDE:			

NOW OR FORMERLY  
PRESTIGE CONSTRUCTION  
& LAND DEVELOPMENT LLC  
1712-12-3393  
USE: VACANT  
ZONED: R-6/R-10

TCA AREA #8  
PRIMARY TREE CONSERVATION AREA-  
NEUSE BUFFER ZONE 2  
3,221 SF./0.074 ACRES

TCA AREA #3  
PRIMARY TREE CONSERVATION AREA-  
NEUSE BUFFER ZONE 2  
1,357 SF./0.031 ACRES

TCA AREA #4  
PRIMARY TREE CONSERVATION AREA-  
NEUSE BUFFER ZONE 2  
619 SF./0.014 ACRES

TCA AREA #5  
PRIMARY TREE CONSERVATION AREA-  
NEUSE BUFFER ZONE 2  
2,104 SF./0.048 ACRES

NOW OR FORMERLY  
CYMEN COMMONS HOME  
OWNERS ASSOC.  
1712-22-0563  
USE: OPEN SPACE  
ZONED: R-6

NOW OR FORMERLY  
WASHINGTON, WILLIAMS  
GLADYS M.  
1712-12-7487  
USE: SINGLE FAM. RES.  
ZONED: R-6

NOW OR FORMERLY  
WARD, STEPHEN THADEUS &  
WARD, JENNIFER MUNROE  
1712-12-7372  
USE: SINGLE FAM. RES.  
ZONED: R-6

NOW OR FORMERLY  
WOODARD, TABITHA  
1712-12-7189  
USE: SINGLE FAM. RES.  
ZONED: R-6

NOW OR FORMERLY  
WILLIAMS, BRANDON L.  
1712-12-7172  
USE: SINGLE FAM. RES.  
ZONED: R-6

NOW OR FORMERLY  
EVEREST ARVO, LLC  
1712-12-7075  
USE: SINGLE FAM. RES.  
ZONED: R-6

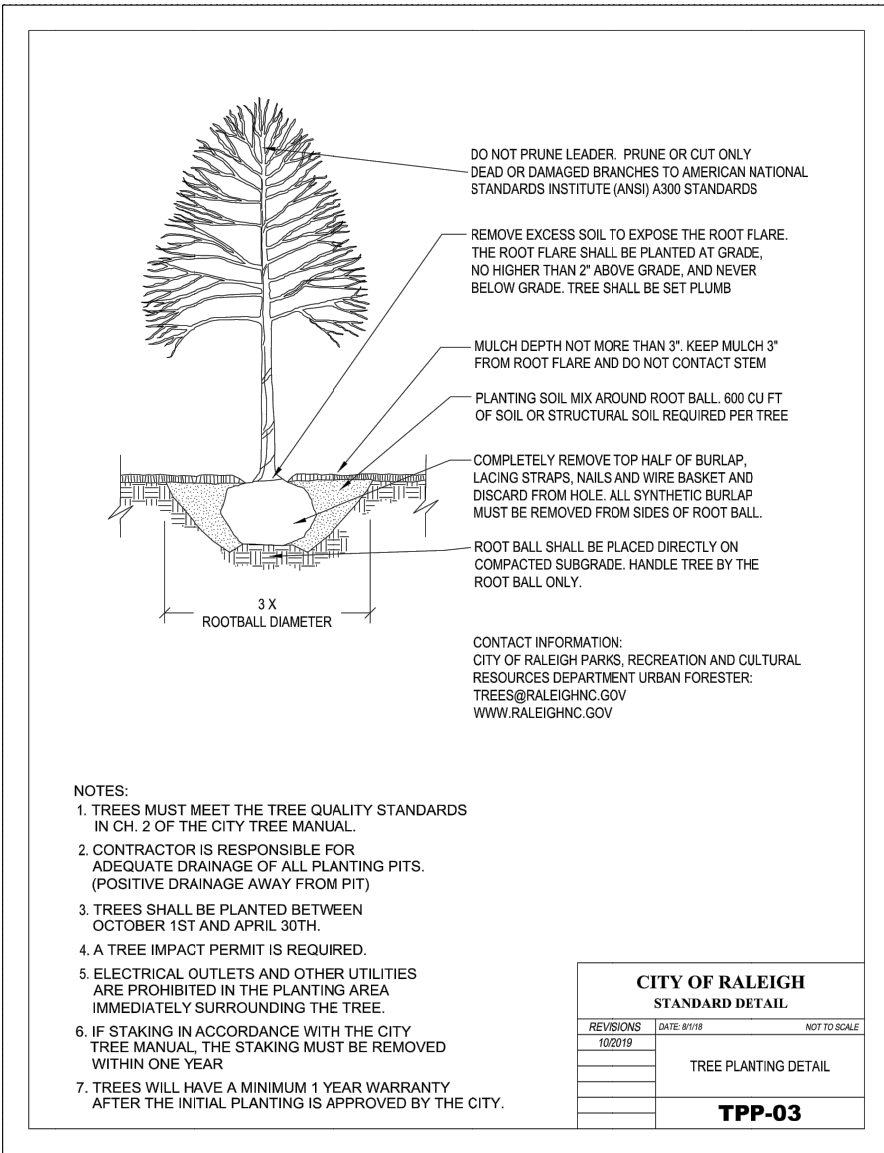
NOW OR FORMERLY  
MILLER, PEARLIE M.  
1712-22-8032  
USE: SINGLE FAM. RES.  
ZONED: R-6

NOW OR FORMERLY  
SKILLEN, RICHARD D.  
1712-11-4823  
USE: VACANT  
ZONED: R-6/CX-3-UL-CU

TCA AREA #7  
PRIMARY TREE CONSERVATION AREA-  
NEUSE BUFFER ZONE 2  
9,009 SF./0.206 ACRES

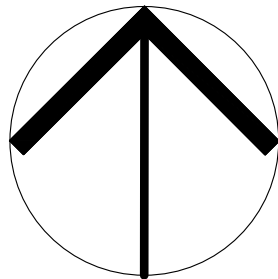
TCA AREA #10  
SECONDARY TREE CONSERVATION AREA  
11,990 SF./0.275 ACRES  
SEE ENLARGED PLAN

KEY	STREET TREE PLANT LIST		QUAN.	CAL.	HT.	ROOT	REMARKS
	BOTANICAL NAME	COMMON NAME					
TREES							
QP	Quercus phellos	Willow Oak	68	3"	12–14'	B&B	STREET TREE
SHRUBS							
MC	Myrica cerifera	Wax Myrtle	128		18"		BMP/SCM SCREENING



LANDSCAPE NOTES

- CONTRACTOR SHALL REMOVE ALL WEEDS, ROCKS, CONSTRUCTION ITEMS, ETC., IN LANDSCAPE AREAS DISTURBED BY CONSTRUCTION. LANDSCAPE BEDS SHALL BE SCARIFIED TO A DEPTH OF 6" AND GRADED SMOOTH TO ALLOW FOR POSITIVE DRAINAGE.
- ALL NEW TREES AND SHRUBS ARE TO BE COMPLETELY COVERED WITH HARDWOOD SHREDED MULCH TO A MINIMUM DEPTH OF THREE (3) INCHES BY (5) FIVE FOOT DIAMETER.
- FINISHED GRADE IN LANDSCAPE ISLANDS SHALL BE INSTALLED SO THAT THEY ARE 1" LOWER THAN THE TOP OF THE SURROUNDING CURBS.
- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
- ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF THE PLANTING AREAS AND LAWN UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE PLANT MATERIAL INSTALLED ON FOR PRIVATE PROPERTY FOR A PERIOD OF ONE YEAR (OR AS INDICATED IN THE LANDSCAPE SPECIFICATIONS) BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH TPP-03 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.



0 40 80 120  
SCALE IN FEET: 1" = 40'

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PRELIMINARY  
NOT FOR CONSTRUCTION

FOREST PINES SUBDIVISION

800 WILSON STREET  
RALEIGH, NC

ISSUED: 10 APR 2019

REVISIONS:

21 JUN 2019	REVISED PER CITY COMMENTS
15 NOV 2019	REVISED PER CITY COMMENTS

DRAWN BY: CRP  
CHECKED BY: JDL  
PROJECT: WSS

LANDSCAPE  
PLAN

DWG. NO. PS.6