

2010 PINE DRIVE S-33-2017



0 195 390 Feet

Zoning: **R-10**

CAC: **Five Points**

Drainage Basin: **Crabtree Basin**

Acreage: **0.38**

Number of Lots: **2**

Planner: **Daniel Stegall**

Phone: **(919) 996-2712**

Applicant: **Patti Haldreth**

Phone: **(919) 833-0830**





Administrative Action Preliminary Subdivision

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2626
www.raleighnc.gov

Case File / Name: S-33-17 / 2010 Pine Drive Subdivision

General Location: The site is located on the east side of Pine Drive, north of the intersection of Pine Drive and Hudson Street, inside the city limits. PIN:1704799619 and Address: 2010 Pine Drive.

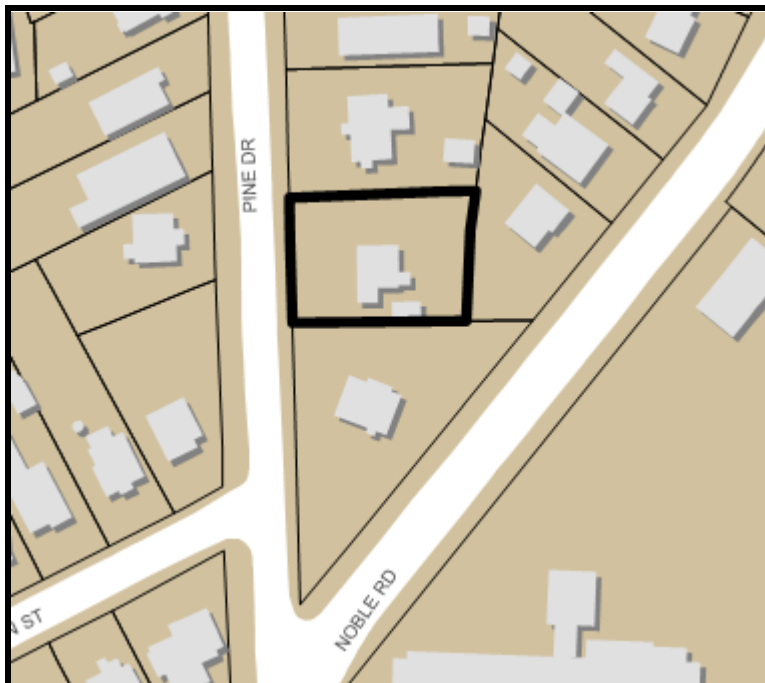
CAC: Five Points

Nature of Case: Subdivision of a 0.26 acre parcel into two lots zoned Residential-10.
Contact:

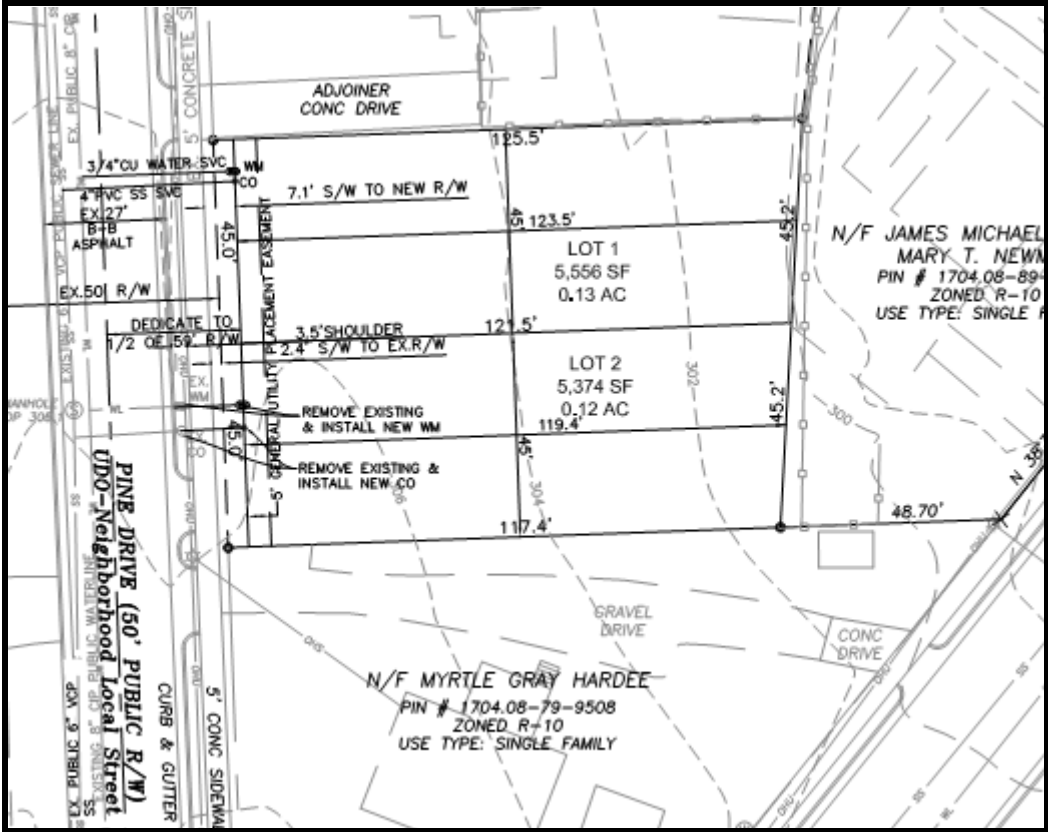
Design Adjustment: Two Design Adjustments have been approved by the Development Services Designee for this project, noted below:

1. A Design Adjustment waiving the block perimeter requirement (UDO Section 8.3) has been approved due to existing residential development.
2. A Design Adjustment permitting the location of street trees behind the sidewalk but still within the right-of-way due to the narrow width of the planting strip between back of curb and sidewalk. (UDO Section 8.5) has been approved due to existing residential development.

Administrative Alternate: NA



Location Map



Preliminary Subdivision Layout

Design Adjustment Staff Response



**DEVELOPMENT
SERVICES
DEPARTMENT**

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

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.


PROJECT	Project Name	2010 Pine Drive	Date completed Application received	7/5/2017
	Case Number	S-33-17	Transaction Number	517727

DEPARTMENT RESPONSE/RECOMMENDATION	Staff SUPPORTS the Design Adjustment based upon the findings in these applicable code:																						
	<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access		<input type="checkbox"/> UDO Art. 8.4 New Streets																				
	<input checked="" type="checkbox"/> UDO Art. 8.5 Existing Streets		<input checked="" type="checkbox"/> Raleigh Street Design Manual <input type="checkbox"/> Other																				
	<table border="1"> <thead> <tr> <th>DEPARTMENT</th> <th>REPRESENTATIVE SIGNATURE</th> <th>DEPARTMENT</th> <th>REPRESENTATIVE SIGNATURE</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/> Dev. Services Planner</td> <td></td> <td><input type="checkbox"/> City Planning</td> <td></td> </tr> <tr> <td><input checked="" type="checkbox"/> Development Engineering</td> <td></td> <td><input type="checkbox"/> Transportation</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Engineering Services</td> <td></td> <td><input checked="" type="checkbox"/> PRCR</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Public Utilities</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				DEPARTMENT	REPRESENTATIVE SIGNATURE	DEPARTMENT	REPRESENTATIVE SIGNATURE	<input type="checkbox"/> Dev. Services Planner		<input type="checkbox"/> City Planning		<input checked="" type="checkbox"/> Development Engineering		<input type="checkbox"/> Transportation		<input type="checkbox"/> Engineering Services		<input checked="" type="checkbox"/> PRCR		<input type="checkbox"/> Public Utilities		
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<input type="checkbox"/> Public Utilities																							

Findings:
Staff is in support of the two attached design adjustments:

- Request for an exemption from the block perimeter requirement for an R-10 zoning which would not meet the street spacing requirements due to the skewed street intersection within 200' of the lot to be subdivided in addition to the existing development on all sides of this lot.
- Request for location of street trees behind the sidewalk but still within the right-of-way due to the narrow width of the planting strip between back of curb and sidewalk.

Development Services Director or Designee Action: Approve Approval with Conditions Deny


 Authorized Signature MOUNTH W. RITCHIE, PE Date _____
 ENGINEERING MANAGER

*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature.

CONDITIONS	
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Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

SUBJECT: S-33-17 / Pine Drive Subdivision

CROSS-REFERENCE: Transaction # 517727

LOCATION: The site is located on the east side of Pine Drive, north of the intersection of Pine Drive and Hudson Street, inside the city limits. PIN:1704799619 and Address: 2010 Pine Drive.

PIN: 1704799619

REQUEST: This is a request to approve the subdivision of a 0.26 acre parcel into two lots of 5,556 square feet and 5,374 square feet zoned Residential-10 (R-10). Overall density is 8 units per acre, based on a maximum of 10 units per acre.

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to issuance of a grading permit for the site:

- (1) That in accordance with Part 10A Section 9.4.4, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City;

Prior to Planning Department authorization to record lots:

- (2) That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements, including streetscape trees on Pine Drive is paid to the Public Works Department;
 - (3) That a demolition permit be issued and this permit number be shown on all maps for recording;
 - (4) That a tree impact permit is obtained from the urban forester in the Parks and Recreation Department for landscaping in the public right-of-way;
 - (5) That ½ of 59' required right of way with a utility placement easement for Pine Drive is dedicated to the City of Raleigh and recorded with the Wake County Register of Deeds;
 - (6) That a fee-in-lieu for 1' of sidewalk is required for the entire frontage length of Pine Drive.
-

I hereby certify this administrative decision.

Signed:(Planning Dir.) Kenneth Bonner (BT) Date: 8/2/2017

Staff Coordinator: Daniel L. Stegall

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE SUBDIVISION PROCESS.

FINDINGS: City Administration finds that this request, with the above conditions being met, conforms to the Unified Development Ordinance including Chapter 2, Article 2.2, Sections 2.2.1. This approval is based on a preliminary plan dated July 12, 2017 owned by PJW Holdings, LLC., submitted by Patti Hildreth of CMS Engineering.

ZONING:

ZONING DISTRICTS: Residential-10 (R-10)

TREE CONSERVATION: This site is less than 2 acres and is exempt from the tree conservation per UDO Article 9.1 Section 9.1.2.

PHASING: There is one phase in this development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

STREET PLAN MAP: Dedication of right-of-way along Pine Drive is required by the Street Plan Map of the Comprehensive Plan. Pine Drive is classified as a Neighborhood Local Street.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)	Slope Easement
Pine Drive	Neighborhood Local Street	50'	1/2-59'	27' B-B	27' B-B	NA

A surety for the required improvements shall be provided in accordance with 8.1 of the UDO.

TRANSIT: This site is presently not served by the existing transit system.

COMPREHENSIVE PLAN: This site is located in the Five Points Advisory Council in an area designated as low density residential.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in Residential-10 zoning district is 4,000 square feet. The minimum lot depth in this zoning district is 60 feet. The minimum lot width of an interior lot in this zoning district is 45 feet. Lots in this development conform to these minimum standards.

PUBLIC UTILITIES: City water and sewer services are available. The subdivider is responsible for installation of all lines necessary to provide service to this site.

SOLID WASTE: Individual lot service by the City is to be provided.

BLOCKS / LOTS / ACCESS: Block perimeters, lot arrangement and access conform to Chapter 8 of the UDO via a design adjustment approved by the Development Services Director.

STREETSCAPE TYPE: The applicable streetscape type for Pine Drive is Residential. The required streetscape tree will be planted behind the sidewalk within an existing 6' planting strip. A design adjustment has been approved for the street tree planting. 5 understory street trees shall be installed and maintained in accordance with the requirements of Chapter 2 of the Raleigh City Tree Manual.

PEDESTRIAN: A fee-in-lieu for 1' of sidewalk is required prior to lot recordation. Access to the public right of way is provided in accordance with 8.3.4 of the UDO.

FLOOD HAZARD: There are no flood hazard areas on this site.

STORMWATER MANAGEMENT: Subdivision is less than 1 acre in size and may claim exemption from Stormwater regulations under Article 9.2.2 as amended by TC-2-16 by limiting impervious on each lot based on R-10 zoning. There are no Neuse Buffers or floodplain on the site.

WETLANDS / RIPARIAN BUFFERS: No wetland areas or Neuse River riparian buffers are required on this site.

STREET NAMES: There are no new streets are being proposed with this development.

OTHER REGULATIONS: Developer shall meet all City requirements, including underground utility service, flood protection measures, and the soil erosion ordinance, unless specifically varied by this approval.

SUNSET 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: 8-2-2020

Record the entire subdivision.

WHAT NEXT?:

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE INFRASTRUCTURE CONSTRUCTION DRAWINGS FOR ANY PUBLIC IMPROVEMENTS Streets, Utility lines to be owned and maintained by the City. and submit them to the Development Plans Review Center for approval.
- HAVE A REGISTERED SURVEYOR PREPARE FINAL PLATS FOR RECORDING. These also must be submitted to the Development Plans Review Center for authorization signature prior to recording with the Wake County Register of Deeds.
- MEET THE REQUIREMENTS OF THE SUNSET THRESHOLDS AS NOTED ABOVE.

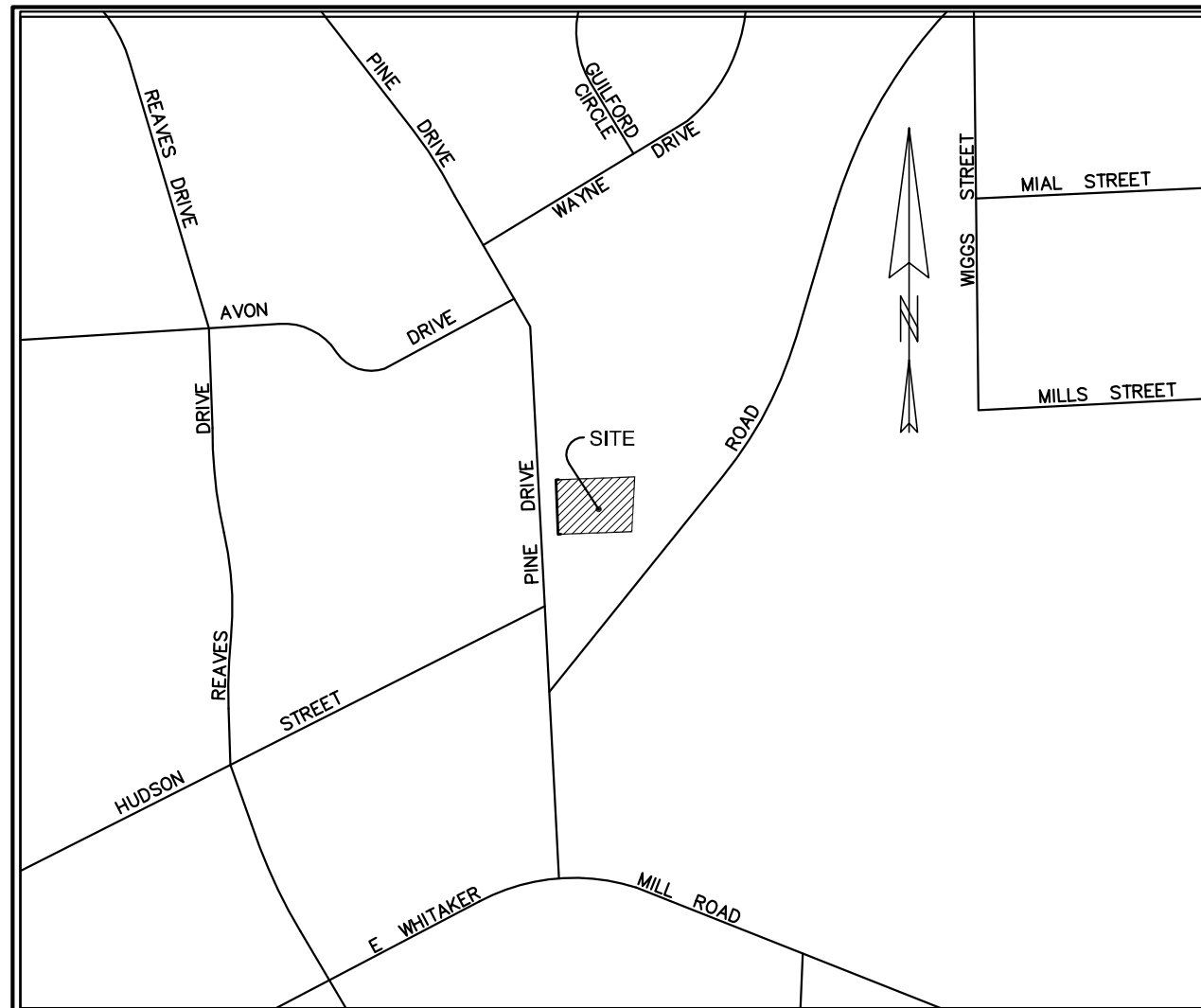
**FACILITY FEES
REIMBURSEMENT:**

If oversized street construction takes place, or greenway or oversized public street right-of-way is conveyed to the public, the owner is responsible for application to the City for reimbursement allowed by Code. Reimbursement takes place twice a year in January and July; a written request must be filed with the Planning Department for greenway and street right-of-way; and in the Public Works Department for street construction; by the first working day in November and May each year.

PRELIMINARY SUBDIVISION

2010 Pine Drive, Raleigh, NC

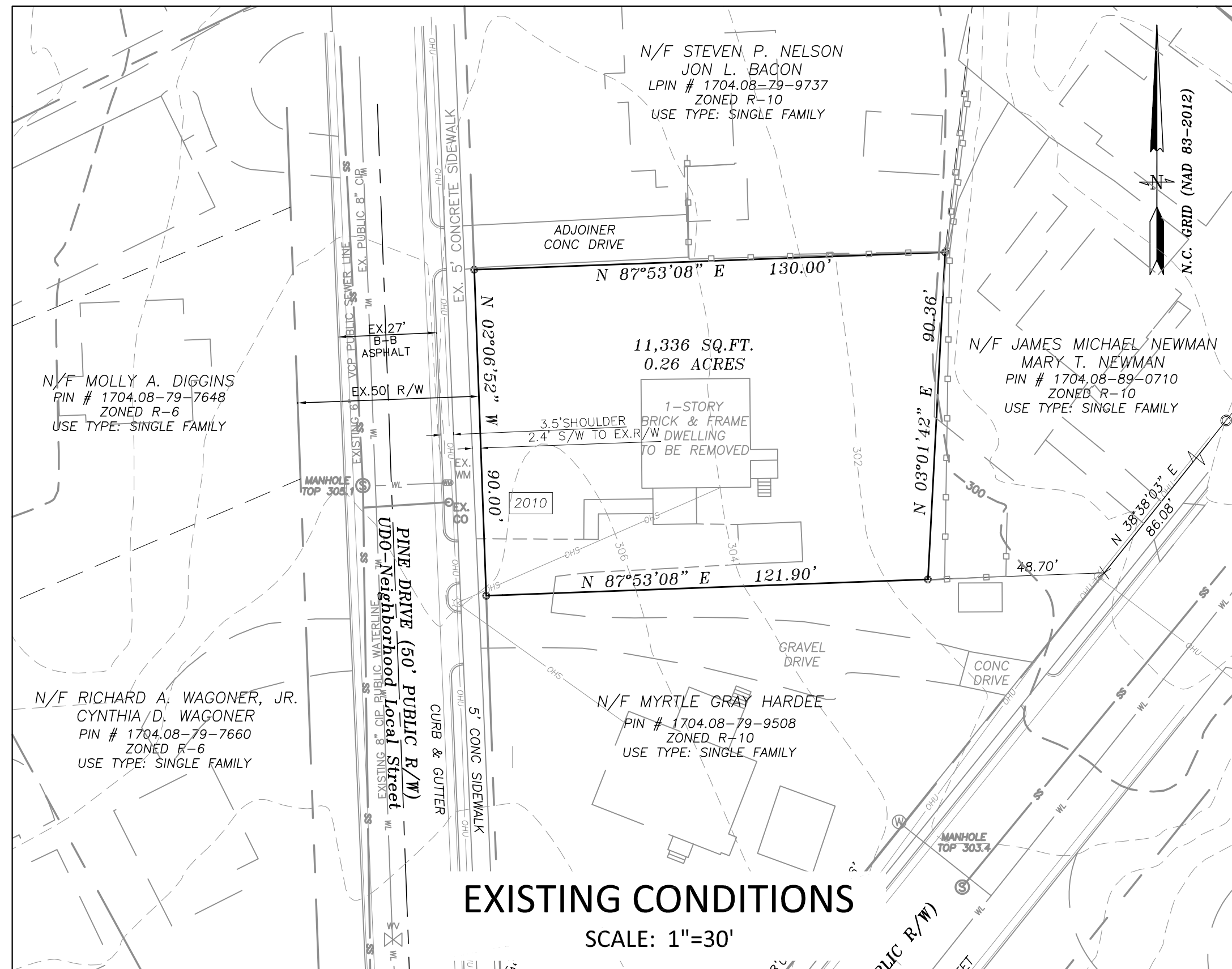
S-33-17



VICINITY MAP
SCALE: 1"=300'

INDEX OF SHEETS

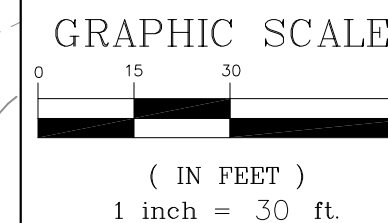
TITLE.....	1
SUBDIVISION & UTILITY PLAN	2
STREETScape PLAN	3



EXISTING CONDITIONS
SCALE: 1"=30'

LEGEND

- WL Water Line
- SS Sanitary Sewer
- OHU Overhead Utility
- Existing Iron Pipe
- Fire Hydrant
- Drop Inlet
- Utility Pole
- Telephone Box
- Light Pole
- Proposed Sewer Clean Out(* service line)
- Water Valve
- Water Meter (3/4" service line)
- Sewer Manhole
- EIP - Existing Iron Pipe
- NIP - Iron Pipe Set
- PP - Power Pole
- N/F - Now or Formerly



PRELIMINARY - NOT FOR CONSTRUCTION

CMS Engineering
P.O. Box 780
Knightdale, NC 27545

PHONE: (919) 833-0830

FAX: (919) 833-1926

2010 PINE DRIVE
PRELIMINARY SUBDIVISION
PJW HOLDINGS LLC
RALEIGH, NC

517727

Preliminary Subdivision Plan Application

Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | (919) 996-3300 | (fax) 919-996-1331
Landscape Services Office | 1020 - 101 Lenoir Road | Raleigh, NC 27601 | (919) 996-4200

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

Subdivision * Conventional Subdivision Compact Development 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 # _____

GENERAL INFORMATION

Development Name: 2010 Pine Drive
Proposed Use: Single Family Residential
Property Address(es): 2010 Pine Drive

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

Pin Recorded Deed 1704-79-8908 Pin Recorded Deed Pin Recorded Deed Pin Recorded Deed

What is your project type?

Single family Townhouse Subdivision in a non-residential zoning district

OWNER/DEVELOPER INFORMATION

Company Name: PJW Holdings LLC Owner/Developer Name: Phillip Wheeler
Address: 504 Fallon Grove Way, Raleigh, NC 27608
Phone: (978) 807-4403 Email: phil@pswheeler.net Fax:

CONSULTANT/CONTACT PERSON FOR PLANS

Company Name: CMS Engineering Contact Name: Patti Hildreth
Address: P.O. Box 780, Knightdale, NC 27545
Phone: (919) 833-0830 Email: patti@cmsengineering.net Fax:

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)	
Zoning District	R-10
If more than one district, provide the acreage of each:	n/a
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 #:	
CDA (Certificate of Appropriateness) Case #:	
SDA (Board of Adjustment) Case #:	
STORMWATER INFORMATION	
Existing Impervious Surface	0.073ac/3,198 sq ft
Proposed Impervious Surface	acres/sf
Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Neuse River Buffer	<input type="checkbox"/> Yes <input checked="" 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 #
NUMBER OF LOTS AND DENSITY	
Total # of Townhouse Lots:	Detached n/a Attached n/a
Total # of Single Family Lots:	2 Total # of All Lots 2
Overall Units/Acre Densities Per Zoning Districts:	B
Total # of Open Space and/or Common Area Lots:	n/a
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 CMS Engineering to serve as my agent regarding this application, to receive and respond to administrative comments to 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: <i>[Signature]</i>	Date: 6/9/12
Signature:	Date:

PLAN SUMMARY

WAKE CO PIN OWNER	1704-79-9619 Clarence F. Johnson 2010 Pine Drive Raleigh, NC 27608
DEVELOPER	Philip J. Wheeler PJW Holdings LLC 504 Fallon Grove Way Raleigh, NC 27608 phil@pswheeler.net (978) 807-4403
ZONING	R-10
TOTAL AREA	0.26 AC (11,335 sf)
AREA IN R/W TO BE DEDICATED	0.0093 AC (405 sf)
NET AREA	0.25 AC (10,930 sf)
NUMBER OF LOTS DENSITY	2 8 UNITS/ACRE
MIN. LOT SIZE	4,000 SF
AVG. LOT SIZE	5,465 SF

NOTES

- BOUNDARY SURVEY PROVIDED BY TURNING POINT SURVEYING.
- CONTOURS TAKEN FROM WAKE COUNTY GIS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- A FEE-IN-LIEU OF CONSTRUCTION FOR A 1' OF SIDEWALK FOR THE ENTIRE FRONTAGE LENGTH WILL BE PAID PRIOR TO MAP RECORDATION.
- PINE DRIVE IS DESIGNATED NEIGHBORHOOD LOCAL. DEDICATE RIGHT-OF-WAY TO 1/2 OF 59'.
- ALL NEW DRIVEWAY LOCATIONS WILL BE DETERMINED AND PERMITTED AT SITE PLAN SUBMITTAL PER CITY OF RALEIGH STANDARDS.
- SOLID WASTE SERVICE WILL BE PROVIDED AT PUBLIC STREET BY INDIVIDUAL 96-GALLON STANDARD CITY OF RALEIGH RESIDENTIAL SOLID WASTE CART PER CITY OF RALEIGH SOLID WASTE DESIGN MANUAL.
- A SURETY EQUAL TO 125% OF THE COST OF DEVELOPMENT FOR INCOMPLETE PUBLIC IMPROVEMENTS, INCLUDING STREETScape TREES WILL BE POSTED WITH THE CITY PRIOR TO RECORDING LOTS.
- PER SECTION 9.1 OF THE UDO, THIS PROJECT IS EXEMPT FROM CITY OF RALEIGH TREE CONSERVATION REQUIREMENTS.
- PER UDO SEC. 9.2.2.A.3, THIS SITE IS EXEMPT FROM STORMWATER REGULATIONS EXCEPT THE FOLLOWING: PER UDO 9.2.2.A.4.a. (TC-02-16) THE MAXIMUM IMPERVIOUS AREA PER LOT IS AS FOLLOWS (65%):

LOT 1	3,611 SF
LOT 2	3,493 SF

S-33-17
TRANS#517727

REVISIONS

07.12.17 1st Review

TITLE & EXISTING CONDITIONS

DWG NAME: 2010 PINE DR R1

DRAWN: PDH

CHECKED: CMS

DATE: 06/09/2017

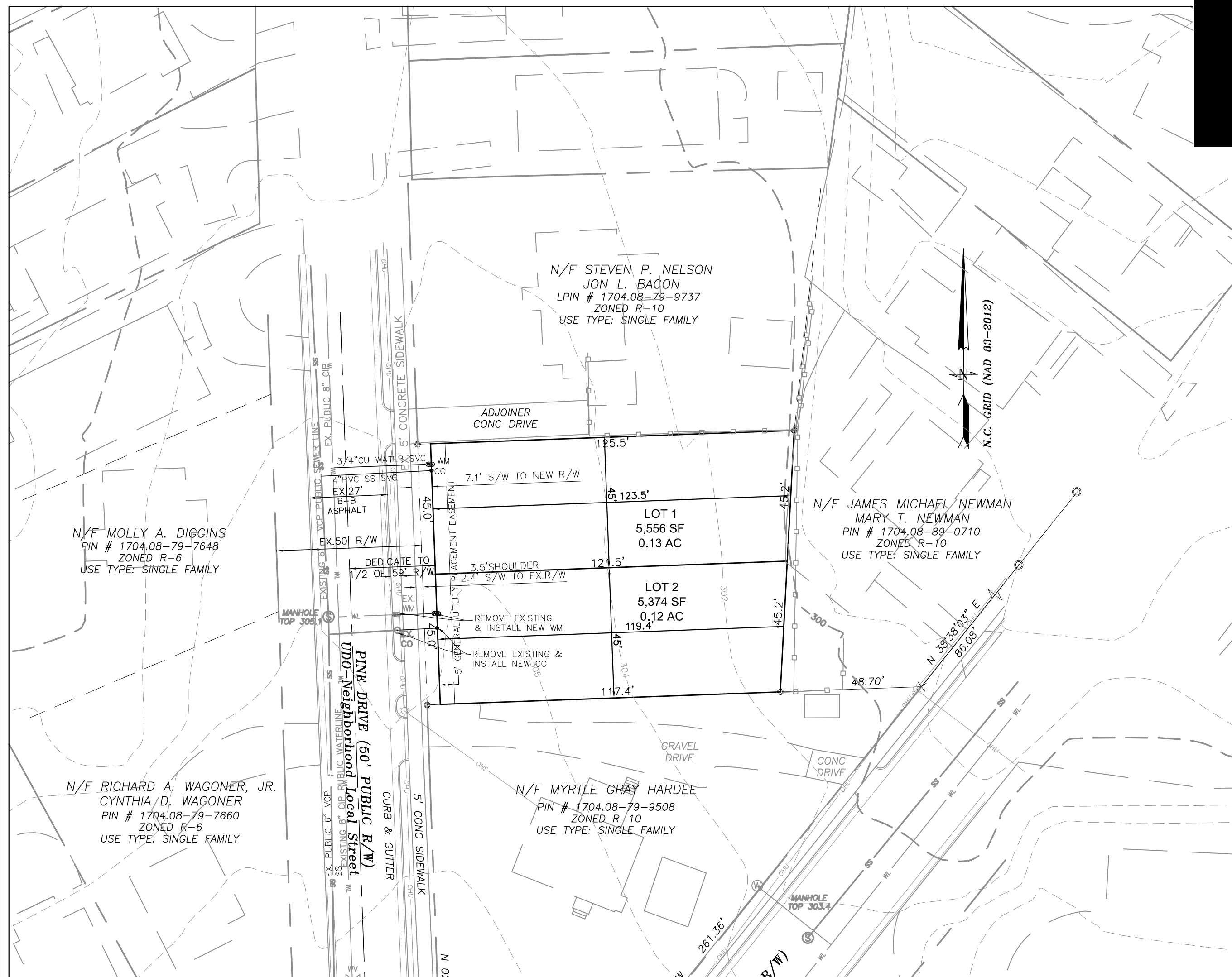
DATE ISSUED: 07/12/2017

SCALE: AS SHOWN

PS-1

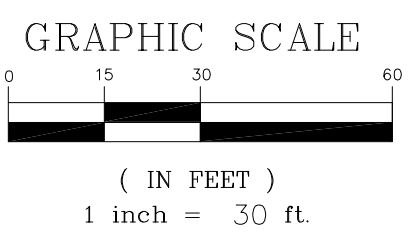
STANDARD UTILITY NOTES (as applicable):

1. All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition)
2. Utility separation requirements:
 - a) 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, ferrous 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
 - b) When installing water &/or sewer mains, the horizontal separation between utilities shall be 10'. If this 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
 - c) Where it is impossible to obtain proper separation, or anytime a sanitary sewer passes over a watermain, DIP materials or steel encasement extended 10' on each side of crossing must be specified & installed to waterline specifications
 - d) 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer
 - e) 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 DIP materials & a concrete cradle having 6" min. clearance (per CORPUD details W-41 & S-49)
 - f) All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required
3. Any necessary field revisions are subject to review & approval of an amended plan &/or profile by the City of Raleigh Public Utilities Department prior to construction
4. 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
5. 3.0' minimum cover is required on all water mains & sewer forcemains. 4.0' minimum cover is required on all reuse mains
6. 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 easement per CORPUD Handbook procedure
7. Install 3/4" copper* water services with meters located at ROW or within a 2'x2' 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*
8. Install 4" PVC* sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum
9. Pressure reducing valves are required on all water services exceeding 80 psi; backwater valves are required on all sanitary sewer services having building drains lower than 1.0' above the next upstream manhole
10. All environmental permits applicable to the project must be obtained from NCDWQ, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction.
11. NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction
12. Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the CORPUD FOG Program Coordinator prior to issuance of a Building Permit. Contact Tim Beasley at (919) 250-7825 or timothy.beasley@raleighnc.gov for more information
13. Cross-connection control protection devices are required based on degree of health hazard involved as listed in Appendix-B 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 Joanie Helvey at (919) 212-5923 or joanie.hartley@raleighnc.gov for more information



RIGHT-OF-WAY DEDICATION

- RIGHT-OF-WAY DEDICATION ALONG 90' OF ROAD FRONTAGE
- APPROXIMATE AREA OF RIGHT-OF-WAY DEDICATION = 405 SF = 0.0093 AC



PRELIMINARY - NOT FOR CONSTRUCTION

2010 PINE DR
PRELIMINARY SUBDIVISION
PJW HOLDINGS LLC
RALEIGH, NC

REVISIONS
07.12.17 1st Review

SUBDIVISION & UTILITY PLAN
DWG NAME: 2010 PINE DR R1
DRAWN: PDH
CHECKED: CMS
DATE: 06/09/2017
DATE ISSUED: 07/12/2017
SCALE: 1"=30'
PS-2

CMS Engineering
P.O. Box 780
Knightdale, NC 27545
PHONE: (919) 833-0830
FAX: (919) 833-1926

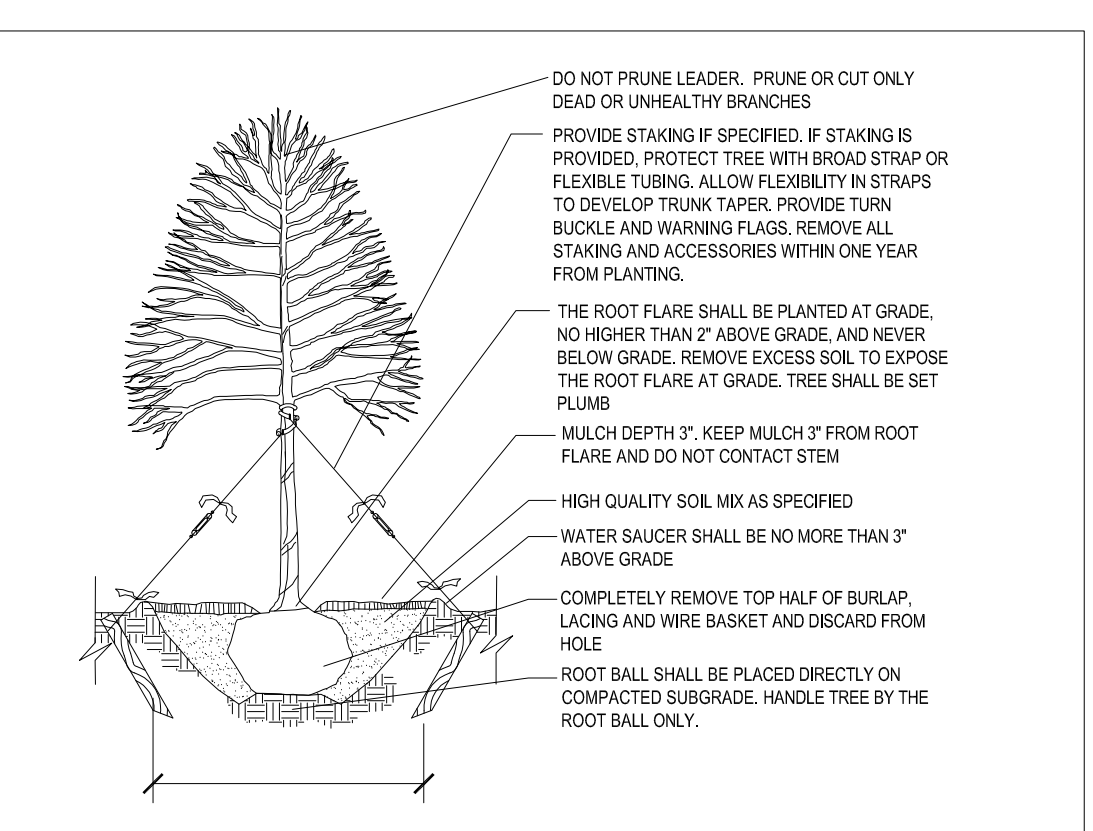
517727

- NOTES:**
1. ALL STREET TREE INSTALLATION AND MAINTENANCE WILL COMPLY WITH CITY OF RALEIGH STREET DESIGN MANUAL SECTIONS 6.18.1 AND 6.18.2.
 2. UNDERSTORY STREET TREES SHALL BE PLANTED AT A SPACING OF 20' ON CENTER & SHALL BE SINGLE STEM.
 3. A TREE IMPACT PERMIT IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
 4. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE RALEIGH CITY TREE MANUAL.

- PLANTING STANDARDS:**
1. ALL PLANT MATERIAL AND INSTALLATION WORK SHALL CONFORM TO THE STANDARDS DETAILED IN THE FOLLOWING DOCUMENTS:
 - a. AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300. AMERICAN NATIONAL STANDARDS INSTITUTE, 11 WEST 42nd STREET, NEW YORK, N.Y. 10036
 - b. AMERICAN NATIONAL STANDARD FOR NURSERY STOCK, ANSI Z60. 1. AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, 1250 EYE STREET, NW, SUITE 500, WASHINGTON, DC 20005
 - c. HORTUS THIRD, THE STAFF OF THE L.H.BAILEY HORTORIUM, 1976. MacMILLAN PUBLISHING CO., NEW YORK

NEW TREES PLANT LEGEND:

QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE
5	GRAPE MYRTLE	Lagerstroemia, spp., L hybrid	Single Stem: 1 1/2" - CAL., 6'HT

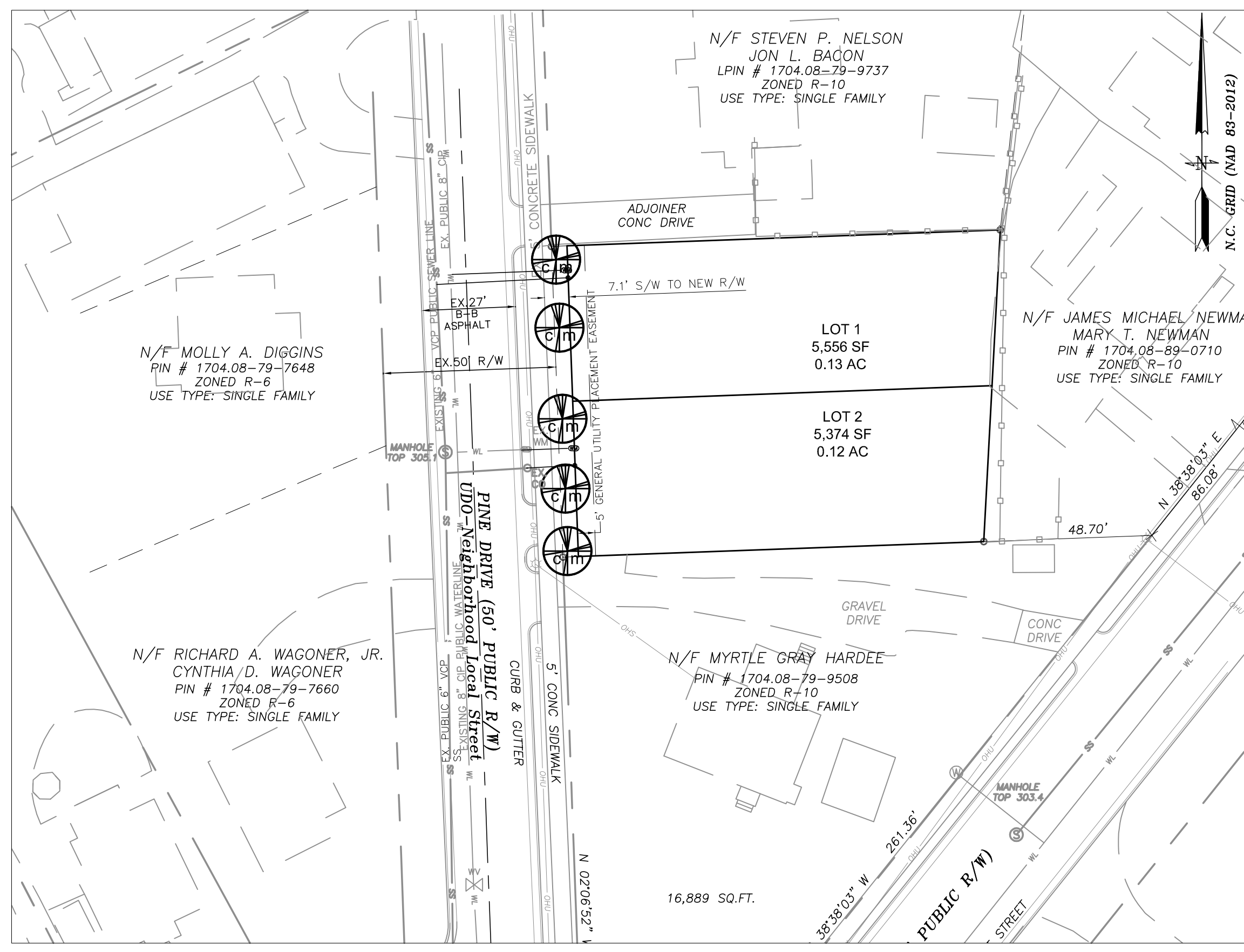
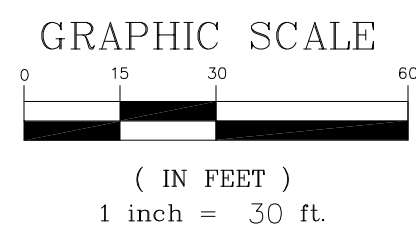


- NOTES:**
1. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
 2. ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
 3. STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
 4. PLANTING SEASON OCTOBER - APRIL.
 5. A TREE IMPACT PERMIT IS REQUIRED.
 6. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.
- CONTACT INFORMATION:**
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER;
TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV
- | | |
|--|-------------------------------|
| CITY OF RALEIGH
PARKS, RECREATION AND CULTURAL RESOURCES DEPT | |
| REVISIONS | DATE: 07/12/2017 NOT TO SCALE |
| TREE PLANTING DETAIL | |
| PRCR-03 | |

STREETSCAPE YARD:

RESIDENTIAL STREET FRONTAGE: 90'
STREETSCAPE WIDTH = 6' STREETSCAPE
TREES REQ'D: 90'/40'=2.25 TREES
TREES PROV'D: 5 UNDERSTORY

NOTE:
A FEE-IN-LIEU OF CONSTRUCTION FOR 1' OF SIDEWALK WILL BE PAID FOR THE FRONTAGE ALONG PINE DRIVE (90'). THE FEE-IN-LIEU MUST BE PAID PRIOR TO MAP RECORDATION.



PRELIMINARY - NOT FOR CONSTRUCTION

2010 PINE DRIVE
PRELIMINARY SUBDIVISION
PJW HOLDINGS LLC
RALEIGH, NC

REVISIONS
07.12.17 1st Review

LANDSCAPE PLAN

DWG NAME: 2010 PINE DR R1
DRAWN: PDH
CHECKED: CMS
DATE: 06/09/2017
DATE ISSUED: 07/12/2017
SCALE: 1"=30'
PS-3

CMS Engineering
P.O. Box 780
Knightdale, NC 27545

PHONE: (919) 833-0830 FAX: (919) 833-1926

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