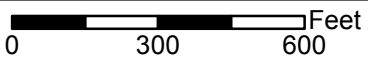
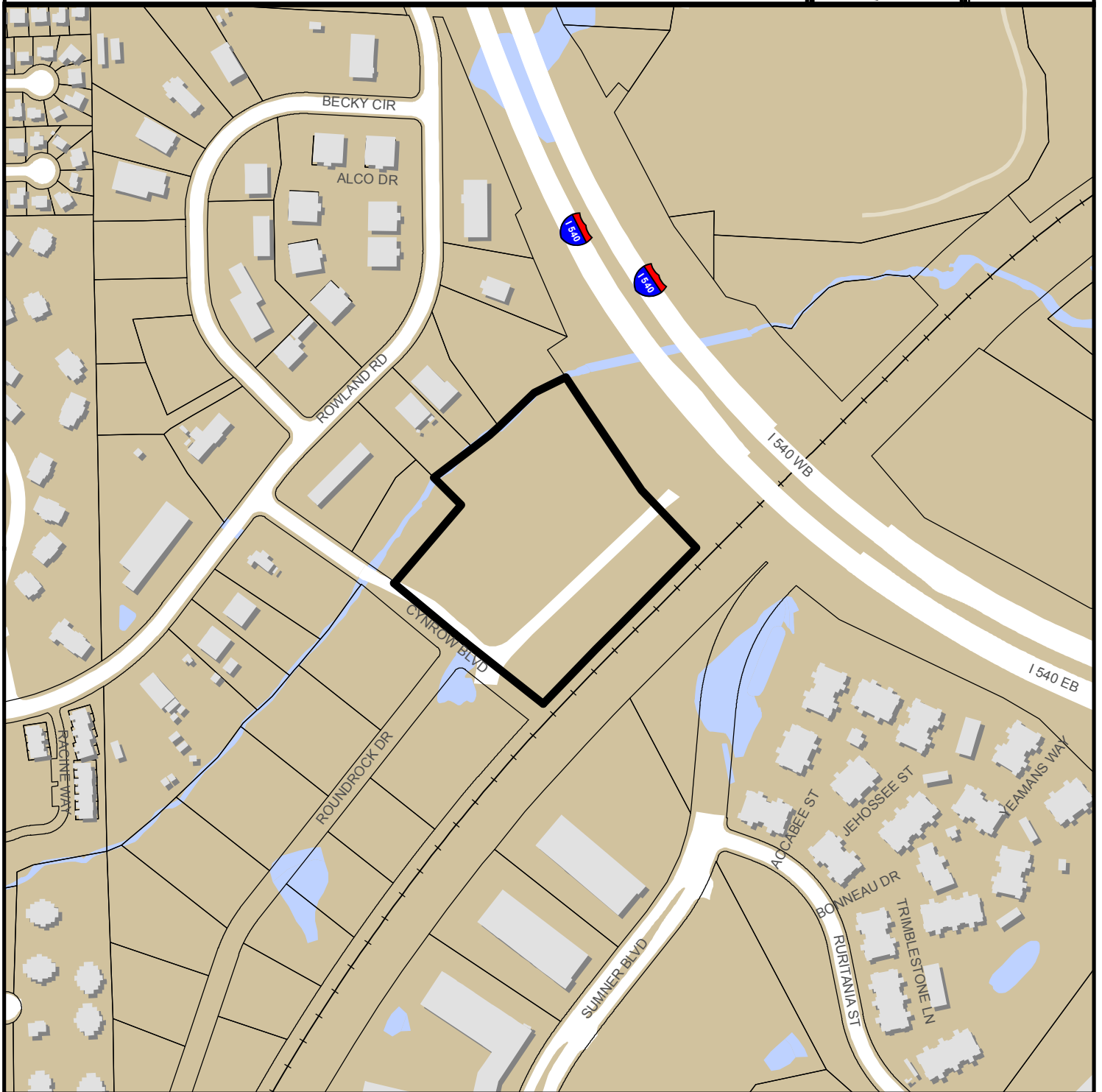
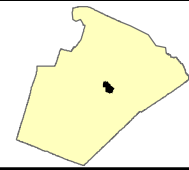


GREENSHIELD ORGANIC S-64-17



Zoning: **IX-3 w/SRPOD**
CAC: **East Raleigh**
Drainage Basin: **Perry Creek**
Acreage: **9.16**
Number of Lots: **2**

Planner: **Ryan Boivin**
Phone: **(919) 996-2681**
Applicant: **Bill Piver**
Phone: **(919) 880-4217**





Administrative Approval Action

Case File / Name: S-64-17, Greenshield Organic Subdivision
Transaction # 530739, AA # 3702

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 is located on the east side of Cynrow Blvd, at the intersection with Roundrock Dr. The site's address is 7000 Cynrow Blvd. The site is located within City limits.

REQUEST: Subdivision of a 9.16 acre tract zoned IX-3 with SHOD-1 overlay into two lots. Proposed Lot 1 is 69,882 SF/1.6043 acres and Lot 2 is 327,375 SF/7.5155 acres.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: Design adjustments were approved for block perimeter and modification to the Cynrow Blvd streetscape.

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 William C. Piver, dated 12/29/17.

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.*

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

ENGINEERING

1. 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.

URBAN FORESTRY

2. Obtain required tree impact permits from the City of Raleigh.

PRIOR TO AUTHORIZATION TO RECORD LOTS:

GENERAL

3. The 75' greenway easement reservation as shown on the preliminary plan shall be shall be shown on the final subdivision map for recording.
4. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
5. 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

6. 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.
7. 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



Administrative Approval Action

Case File / Name: S-64-17, Greenshield Organic Subdivision
Transaction # 530739, AA # 3702

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

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.

8. A cross access agreement among the proposed lots 1 and 2 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 1 day of lot recordation. If a recorded copy of the documents is not provided within this period, further recordings and building permit issuance may be withheld.
9. 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.

STORMWATER

10. Current lot 229 right-of-way and impervious surface allocation has been reallocated to the 2 new lots and shown on C-3 of the preliminary plans. No new impervious area is yet proposed for the subdivision. The stormwater requirements will be met on each lot as it is developed.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

1. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Subdivisions, Recombinations, Right Of Way and/or Easement Dedications, and Tree Save Areas.

ENGINEERING

2. Next Step: A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

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: 1-11-2021

Record the lots.

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee)

Date: 1/11/2016

Staff Coordinator: Ryan Boivin

**Preliminary Subdivision
Plan Application**



Development Services Customer Service Center | 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

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 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 #: <u>N/A</u>			
GENERAL INFORMATION			
Development Name <u>Greenshield Organic</u>			
Proposed Use <u>Distribution facility</u>			
Property Address(es) <u>7000 Cynrow Boulevard</u>			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
PIN Recorded Deed	PIN Recorded Deed	PIN Recorded Deed	PIN Recorded Deed
<u>1727-14-6714</u>			
What is your project type?			
<input type="checkbox"/> Single family <input type="checkbox"/> Townhouse <input checked="" type="checkbox"/> Subdivision in a non-residential zoning district <input type="checkbox"/> Other (describe):			
OWNER/DEVELOPER INFORMATION			
Company Name <u>Roundrock LLC</u>		Owner/Developer Name <u>Scott Dawson, Jr.</u>	
Address <u>PO Box 98474, Raleigh, NC 27624</u>			
Phone <u>(919) 954-9090</u>	Email <u>scottjr@sddinvestments.com</u>	Fax <u>N/A</u>	
CONSULTANT/CONTACT PERSON FOR PLANS			
Company Name <u>William C. Piver, PE</u>		Contact Name <u>Bill Piver, PE</u>	
Address <u>2709 Scottsdale Lane, Raleigh, NC 27613</u>			
Phone <u>(919) 880-4217</u>	Email <u>bill_piver@yahoo.com</u>	Fax <u>N/A</u>	

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Zoning District(s) <u>X-3</u>	
If more than one district, provide the acreage of each: <u>N/A</u>	
Overlay District?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Inside City Limits?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
CUD (Conditional Use District) Case #	<u>2- N/A</u>
COA (Certificate of Appropriateness) Case #	<u>N/A</u>
BOA (Board of Adjustment) Case #	<u>A- N/A</u>
STORMWATER INFORMATION	
Existing Impervious Surface <u>.456/19,870</u> acres/sf	Flood Hazard Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface <u>.456/19,870</u> acres/sf	Nause 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 # <u>372017200J</u>
NUMBER OF LOTS AND DENSITY	
Total # of Townhouse Lots: Detached <u>N/A</u>	Attached <u>N/A</u>
Total # of Single Family Lots <u>N/A</u>	Total # of All Lots <u>2</u>
Overall Unit(s)/Acre Densities Per Zoning Districts <u>N/A</u>	
Total # of Open Space and/or Common Area Lots <u>N/A</u>	
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 <u>William C. Piver, PE</u> 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 <u>9/26/17</u>
Signature	Date

LOT 229
7000 CYNROW BOULEVARD
RALEIGH, NC
FILE #: S-64-2017
TRANS #: 530739



VICINITY MAP
SCALE: 1" = 500'

PRELIMINARY
SUBDIVISION PLAN

OWNER/DEVELOPER:

ROUNDROCK LLC
P.O. BOX 98747
RALEIGH, NC 27624
PHONE: (919) 954-9090
scottjr@sddinvestments.com

ENGINEER:

WILLIAM C. PIVER, PE
2709 SCOTTSDALE LANE
RALEIGH, NORTH CAROLINA 27613
PHONE: (919) 880-4217
bill_piver@yahoo.com

SURVEYOR:

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

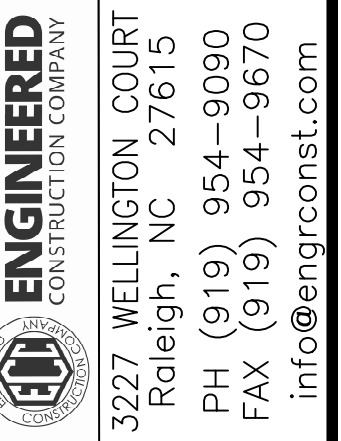
SHEETS:

- C-1 COVER
- C-2 EXISTING CONDITIONS
- C-3 SUBDIVISION PLAN

FILE #: S-64-2017 TRANS #: 530739

NO.	REVISION	DATE
1	REVISED PER CITY COMMENTS	10-24-17
2	REVISED PER CITY COMMENTS	11-27-17
3	REVISED PER CITY COMMENTS	12-18-17

SUBDIVISION OF LOT 229
ROUNDROCK BUSINESS PARK
RALEIGH NC
COVER SHEET



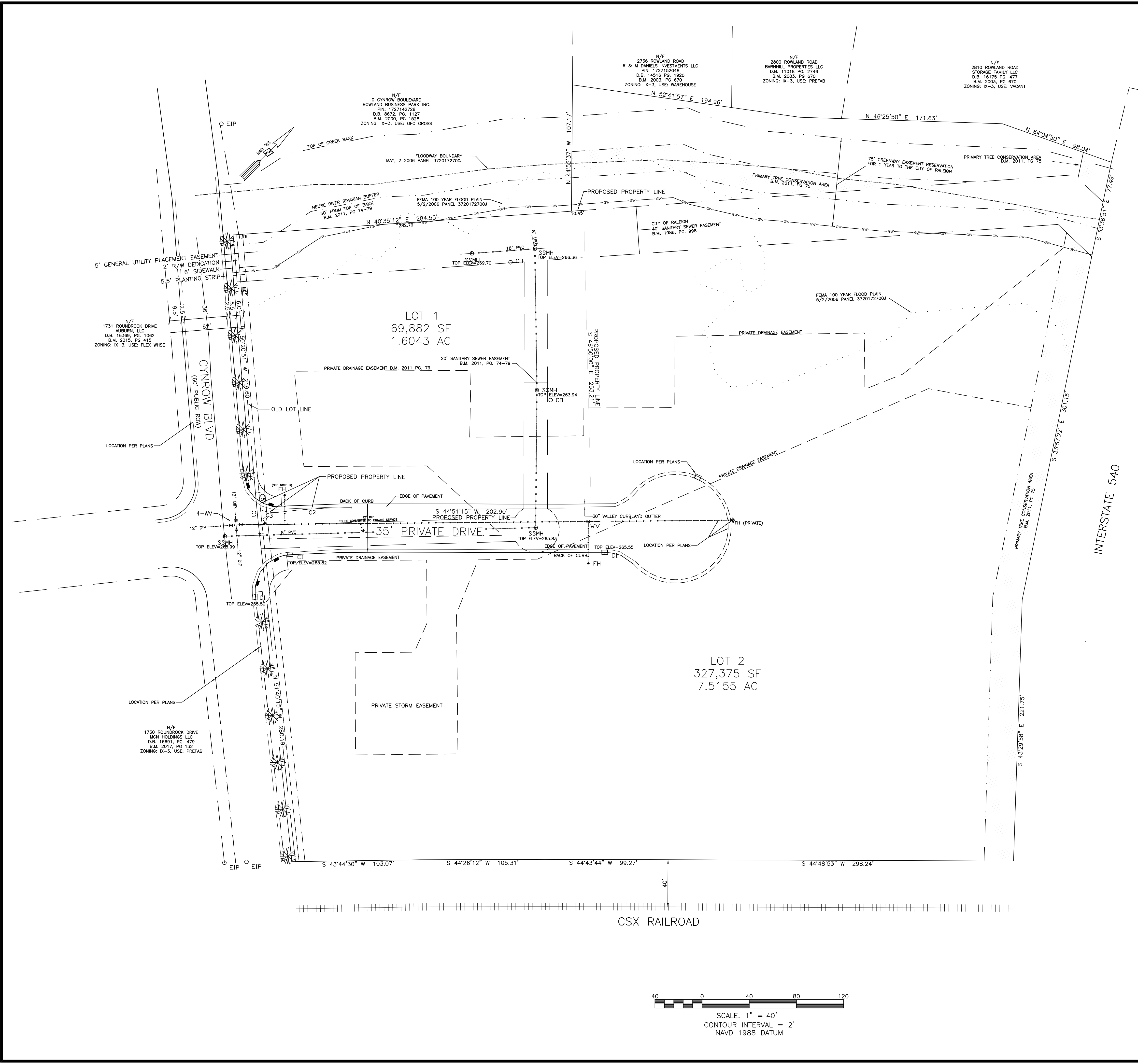
William C. Piver, PE
2709 SCOTTSDALE LANE
RALEIGH, NORTH CAROLINA 27613
TELEPHONE: (919) 880-4217
bill_piver@yahoo.com

DATE: 9/27/17

DRAWN: TC

SHEET:

C-1



LEGEND

- CI CURB INLET
- CD CLEAN DUT
- FH FIRE HYDRANT
- SSMH SANITARY SEWER MANHOLE
- TR ELECTRIC TRANSFORMER
- WM WATER METER
- WV WATER VALVE

- NOTES:**
- EXISTING IMPERVIOUS SURFACE OF PRIVATE DRIVE IS 19,870 S.F., 0.456 AC.
 - CURRENT RECORDED TCA TO BE USED TO COMPLY WITH SHOD-2 OVERLAY.
 - FIRE HYDRANT TO BE REMOVED PER S-87-17.

AREAS:

EXISTING	PROPOSED
LOT 229	LOT 1
398,860 SF	69882 SF
9.1566 AC	1.6043 AC
	LOT 2
	327,375 SF
	7.5155 AC
	R/W DEDICATION
	1,603 SF
	0.0368 AC
	TOTAL
	398,860 SF
	9.1566 AC

STREET TREES:
STREET TREES WILL BE INSTALLED AS REQUIRED, 12 TREES FOR 480 LF FRONTAGE.

PRIMARY TREE CONSERVATION AREA

AREA	ACRES	LOT(S)
AREA 1	0.13	222-224
AREA 2	0.08	223-227
AREA 3	0.02	227-228
AREA 4	0.12	229
AREA 5	0.02	229
AREA 6	0.30	229
TOTAL	0.65	

PER BM 2011, PG 74-79

IMPERVIOUS ALLOCATION PER LOT

EX LOT #	EX R/W IMPERVIOUS ALLOCATION PER LOT	EX TOTAL R/W AREA ALLOCATION PER LOT
OLD LOT 229 (9.16 Ac.)	34,258 SF	43,308 SF
NEW LOT #	NEW R/W IMPERVIOUS ALLOCATION PER LOT	NEW TOTAL R/W AREA ALLOCATION PER LOT
LOT 1 (1.62 Ac.)	8,082 SF	7,664 SF
LOT 2 (7.54 Ac.)	28,196 SF	35,644 SF
TOTAL (9.16 Ac.)	34,258 SF	43,308 SF

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	34.65'	1,500.00'	1°19'25"	S 51°00'33" E	34.65'
C2	61.95'	465.00'	7°37'59"	N 41°02'25" E	61.90'
C3	19.55'	30.00'	37°20'05"	N 55°53'37" E	19.20'
C4	20.06'	1,497.00'	0°46'04"	S 51°20'03" E	20.06'
C5	14.52'	1,497.00'	0°33'21"	S 50°40'21" E	14.52'

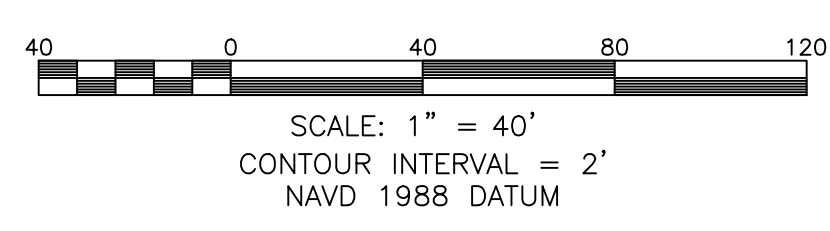
NO.	REVISION	DATE
1	REVISED PER CITY COMMENTS	10-24-17
2	REVISED PER CITY COMMENTS	11-27-17
3	REVISED PER CITY COMMENTS	12-18-17

SUBDIVISION OF LOT 229
ROUNDROCK BUSINESS PARK
RALEIGH NC
SUBDIVISION PLAN

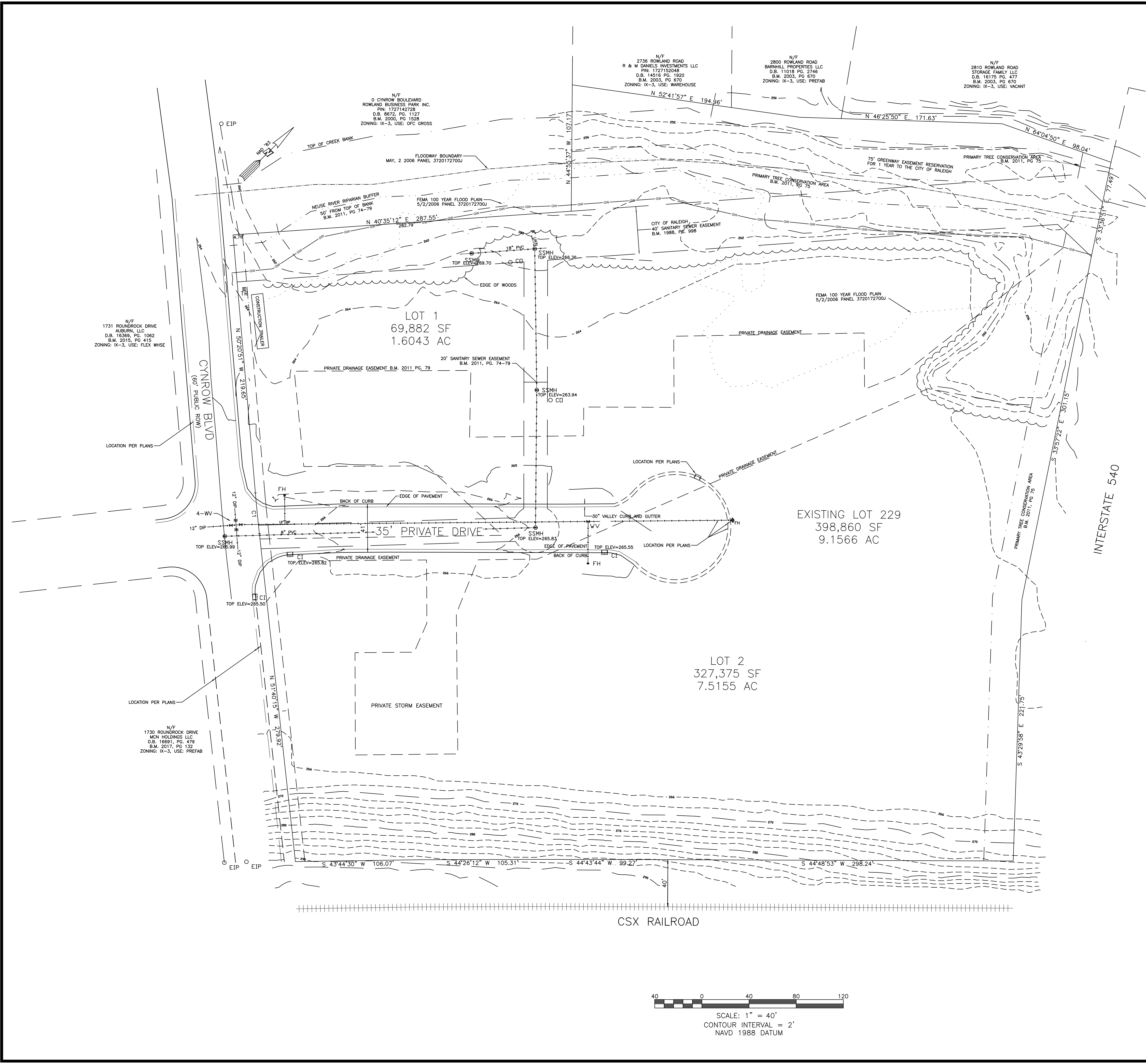
ENGINEERED CONSTRUCTION COMPANY
3227 WELINGTON COURT
RALEIGH, NC 27615
PH (919) 954-9090
FAX (919) 954-9670
info@engrconst.com

William C. Piver, PE
2709 SCOTTSDALE LANE
RALEIGH, NORTH CAROLINA 27613
TELEPHONE: (919) 880-4217
bill_piver@yaho.com

DATE: 9/25/17
DRAWN: TC
SHEET: C-3
© COPYRIGHT, 2017. ALL RIGHTS RESERVED.



PRELIMINARY DESIGN



LEGEND

CI	CURB INLET
CO	CLEAN OUT
FH	FIRE HYDRANT
SSMH	SANITARY SEWER MANHOLE
TR	ELECTRIC TRANSFORMER
WM	WATER METER
WV	WATER VALVE

NOTES:

- 1) TOPOGRAPHIC INFORMATION FROM FIELD SURVEY, WAKE COUNTY IMAPS AND DATA PROVIDED BY CLIENT.
- 2) EXISTING IMPERVIOUS SURFACE OF PRIVATE DRIVE IS 19,870 S.F. 0.456 AC.

SURVEYORS NOTES:

- 1) PAVEMENT AND CURB LINE OF CYNROW BLVD IS NOT PARALLEL WITH RIGHT-OF-WAY.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	34.65'	1,500.00'	1°19'25"	S 51°00'33" E	34.65'
C2	61.95'	465.00'	7°37'59"	N 41°02'25" E	61.90'
C3	19.55'	30.00'	37°20'05"	N 55°53'37" E	19.20'
C4	20.06'	1,497.00'	0°46'04"	S 51°20'03" E	20.06'
C5	14.52'	1,497.00'	0°33'21"	S 50°40'21" E	14.52'

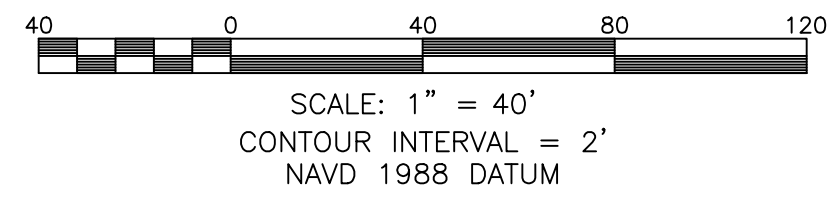
NO.	REVISION	DATE
1	REVISED PER CITY COMMENTS	10-24-17
2	REVISED PER CITY COMMENTS	11-27-17
3	REVISED PER CITY COMMENTS	12-18-17

SUBDIVISION OF LOT 229
 ROUNDROCK BUSINESS PARK
 RALEIGH NC
 EXISTING CONDITIONS

ENGINEERED CONSTRUCTION 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, SUITE 202
 RALEIGH, NORTH CAROLINA 27613
 TELEPHONE: (919) 880-4217
 bill_piver@yahooc.com

DATE: 9/27/17
 DRAWN: TC
 SHEET: C-2
 © COPYRIGHT, 2017. ALL RIGHTS RESERVED



TOPOGRAPHIC SURVEY PROVIDED BY
 RWK, PA ENGINEERING ~ SURVEYING
 101 W. MAIN ST., SUITE 202
 GARNER, NC 27529
 PHONE (919) 779-4854
 FAX (919) 779-4056
 0:\FIELD\05\ROUNDROCK229_110P01.DWG 08/25/2017

PRELIMINARY DESIGN