S-18-19 Forest Pines Subd.

Preliminary Subdivision Plan Application

DEVELOPMENT SERVICES DEPARTMENT

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 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 # 592598 Project Coordinator Natasha Team Leader Stegall

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 #: 577852

GENERAL INFORMATION

Development Name: Forest Pines Subdivision

Proposed Use: Single Family Residential Subdivision

Property Address(es): 800 Wilson Street

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
1712123393			

What is your project type?

☒ Single family ☐ Townhouse ☐ Subdivision in a non-residential zoning district

☐ Other (describe):

OWNER/DEVELOPER INFORMATION

Company Name: Tall Pines Custom Homes, LLC	Owner/Developer Name: David Phillips	
Address: 8645 Valley Brook Drive Raleigh, NC 27613		
Phone: 919-625-6763	Email: david.phillips1358@gmail.com	Fax:

CONSULTANT/CONTACT PERSON FOR PLANS

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

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)

ZONING INFORMATION

Zoning District(s) R-6 & R-10

If more than one district, provide the acreage of each: R-6 (5.82 ac.) & R-10 (3.19 ac.)

Overlay District? ☐ Yes ■ No

Inside City Limits? ☐ Yes ■ No

CUD (Conditional Use District) Case # Z- N/A

COA (Certificate of Appropriateness) Case # N/A

BOA (Board of Adjustment) Case # A- N/A

STORMWATER INFORMATION

Existing Impervious Surface 0.00	acres/sf	Flood Hazard Area	☐ Yes	■ No
Proposed Impervious Surface 1.55/67,810	acres/sf	Neuse River Buffer	■ Yes	☐ No
		Wetlands	☐ Yes	■ 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 0 Attached 0

Total # of Single Family Lots 24	Total # of All Lots 27

Overall Unit(s)/Acre Densities Per Zoning Districts R-6 14 lots/5.82 ac=2.40 du/ac. R-10 10 lots/3.19 ac=3.13 du/ac

Total # of Open Space and/or Common Area Lots 3

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 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.

DEVELOPER Signature DAVID PHILLIPS, TALL PINES CUSTOM HOMES, LLC Date 04 APRIL 19

OWNER Signature LYLE GARDNER PRESIDENT, SPECTRUM HOMES, INC. Date 4/5/19

GENERAL REQUIREMENTS	TO BE COMPLETED BY APPLICANT		OFFICE USE ONLY		
	YES	N/A	YES	NO	N/A
1. Applicant must contact a Planner to determine if a Pre-Application Conference is required prior to application submittal	x		✓		
2. Filing fee for plan review – payments may be made by cash, Visa, Mastercard, or check made payable to the City of Raleigh (no fee for infill recombination)	x		✓		
3. Preliminary Subdivision Plan Application must be completed and signed by the property owner	x	☐	✓		
4. Applicant must complete and print page 1 and 2 of the Preliminary Subdivision Plan Application to the plan cover sheet (not applicable for infill recombination)	x	☐	✓		
5. I have referenced the Preliminary Subdivision Plan Checklist, and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City	x		✓		
6. Provide the following plan sheets:	x				
a) Cover sheet, to include general notes, owner's name, contact's name, phone number, mailing address, email address	x		✓		
b) Existing conditions sheet	x	☐	✓		
c) Proposed Subdivision Plan	x		✓		
d) Proposed Grading and Stormwater Plan	x	☐	✓		
e) Proposed Utility Plan, including Fire	x	☐	✓		
f) Proposed Tree Conservation Plan	x	☐	✓		
g) Proposed Landscaping	x	☐	✓		
h) Transportation Plan	x	☐	✓		
7. Ten (10) sets of proposed plans to engineering scale (1"=20', 1"=100', etc.) and date of preparation. For re-submittals only, include all revision dates.	x		✓		
8. Plan size must be 18" x 24" or 24" x 36"	x		✓		
9. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	x		✓		
10. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	x		✓		
11. Digital copy of only the plan and elevations – label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	x		✓		
12. Wake County School form, if dwelling units are proposed	x	☐	✓		
13. Preliminary stormwater quantity and quality summary and calculations package	x	☐	✓		
14. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	x	☐	✓		

Pre-Application Conference

(this form must be provided at the time of formal submittal)

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PROCESS TYPE
☐ **Board of Adjustment**
☐ **Comprehensive Plan Amendment**
☐ **Rezoning**
☐ **Site Review***
☒ **Subdivision**
☐ **Subdivision (Exempt)**
☐ **Text Change**
* Optional conference

GENERAL INFORMATION	
Date Submitted	Pre-Application Mtg.
Applicant(s) Name	Piedmont Land Design, LLP
Applicant's Mailing Address	8522-204 Six Forks Road Raleigh, NC 27615
Phone	(919) 845-7600
Email	david@piedmontlanddesign.com
Property PIN #	1712123393
Site Address / Location	800 Wilson Street
Current Zoning	Split zoned R-10 and R-6
Additional Information (if needed) :	This property was the subject of a Sketch Plan Review Trans #577852

OFFICE USE ONLY	
Transaction # : 592596	Date of Pre-Application Conference : 4/10/19
Staff Signature Daniel T. Hegwood	

Wake County Public School System
New Residential Development Notification

Date of Application APRIL 10, 2019

Developer TALL PINES CUSTOM HOMES LLC Phone number (919) 625-6763

Developer's Representative PIEDMONT LAND DESIGN, PLLC Phone Number (919) 845-7600

Fax Number (919) 845-7703 E-mail address LASLEY DALTON @ PIEDMONTLANDDESIGN.COM

Name of residential development FORREST PINES

Location address 800 WILSON ST

If no address, located on WILSON ST between GARNER RD and UTAMAA DR.

REID(s) 0052124

PIN(s) 1712123393 Total acres 9.01

Lot-by-lot developments

Number of single family lots proposed 24
Number of two family lots proposed —
Number of three family lots proposed —

There is a correlation between the size of housing and the number of school children added to the system. Could you estimate the range of how large the dwelling units in your subdivision will be, either in square feet or in number of bedrooms?

Sq. ft. ±1600 Bedrooms 3

Phasing - How many dwelling units do you anticipate will be constructed each year? _____

Attached and multi-family dwelling units

Number of 2 bedroom dwelling units expected to be completed for occupancy.
2013 _____ 2014 _____ 2015 ____ Future years _____

Number of 3 bedroom dwelling units expected to be completed for occupancy.
2013 _____ 2014 _____ 2015 ____ Future years 24 IN 2019-2020

Number of 4 or more bedroom dwelling units expected to be completed for occupancy.
2013 _____ 2014 _____ 2015 ____ Future years _____

What is your target market?

Empty nesters or senior housing ☐ Move-up buyers with young children ☑
First-time homebuyers ☑ Move-up buyers with older children ☐

THIS SECTION TO BE COMPLETED BY LOCAL GOVERNMENT STAFF

PLEASE FAX TO: Laura Evans or Judy Stafford of Wake County PUBLIC SCHOOL SYSTEM AT 919-850-1671
- AND -
FAX or EMAIL TO: Mike Ping of Wake County PLANNING DEPARTMENT AT (919) 856-6184 or mike.ping@wakegov.com

Contacts: WCPSS Laura Evans 919-713-0652 or Judy Stafford 919-850-1636 and WCPD Mike Ping 919-856-6386.

Date faxed _____ By _____

Preliminary Subdivision Plan Application

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Developer Signature DAVID PHILLIPS, TALL PINES CUSTOM HOMES, LLC Date 05 APRIL 19

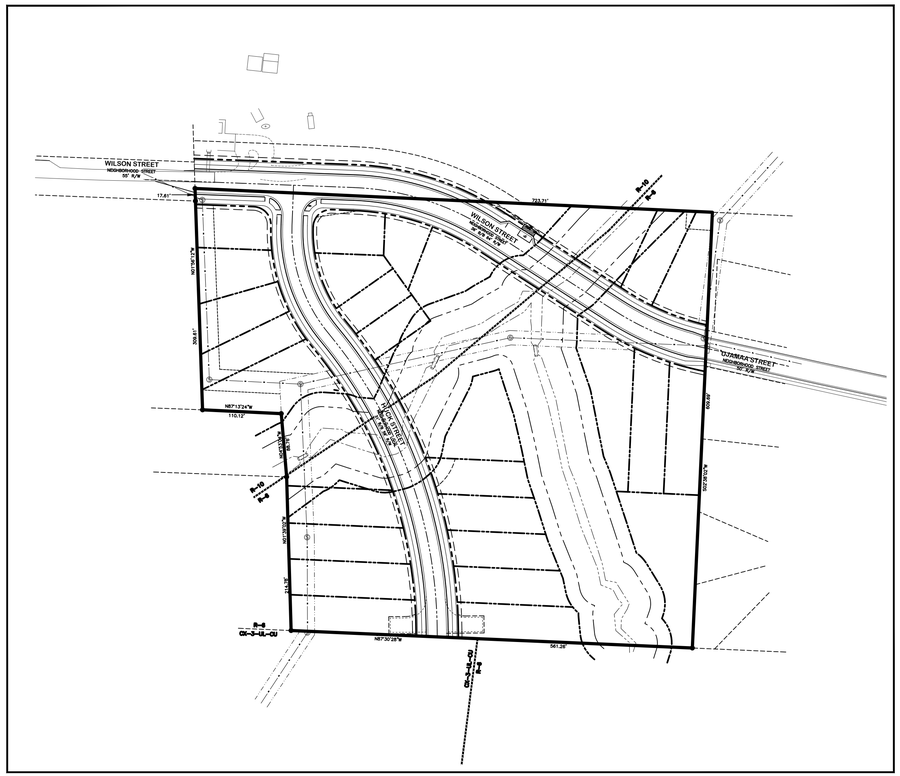
Owner Signature LYLE GARDNER, PRESIDENT, SPECTRUM HOMES, INC. Date 4/5/19

PRELIMINARY SUBDIVISION PLANS FOR:

FOREST PINES SUBDIVISION

800 WILSON STREET
RALEIGH, NORTH CAROLINA

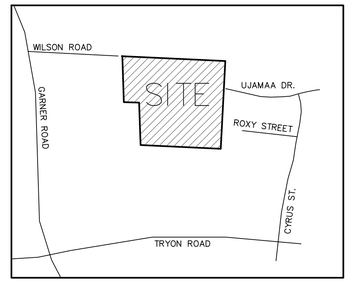
CASE #___ TRANS #____



NORTH

0 100 200 300

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

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
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. SURVEY AND HORIZONTAL/VERTICAL DATUM INFORMATION IS TAKEN FROM AN AS-BUILT SURVEY BY TURNING POINT SURVEYING.
5. 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 X

1.	DEVELOPMENT NAME:	FOREST PINES SUBDIVISION
2.	STREET ADDRESS:	800 WILSON STREET RALEIGH, NORTH CAROLINA
3.	WAKE COUNTY P.I.N.:	1712-12-3393
4.	TOTAL NUMBER OF LOTS:	27 (INCLUDES 3 OPEN SPACE LOTS)
5.	TOTAL AREA:	9.01 AC.
6.	ZONING:	R-6 (5.82 AC.) & R-10 (3.19 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 6,000 SF; R-10 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.	OWNER/DEVELOPER:	TALL PINES CUSTOM HOMES DAVID PHILLIPS 8645 VALLEY BROOK DRIVE RALEIGH, NORTH CAROLINA 27613 (919) 625-6763 david.phillips1358@gmail.com
18.	CONTACT PERSON	PIEDMONT LAND DESIGN, LLP c/o DAVID LASLEY 8522-204 SIX FORKS ROAD RALEIGH , NORTH CAROLINA 27615 (919) 845-7600 (PHONE) (919) 845-7703 (FAX) david@piedmontlanddesign.com (E-MAIL)

SOLID WASTE SERVICES STATEMENT

1. THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
2. 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

FOREST PINES SUBDIVISION
800 WILSON STREET
RALEIGH, NORTH CAROLINA

ISSUED: 10 APR 2019

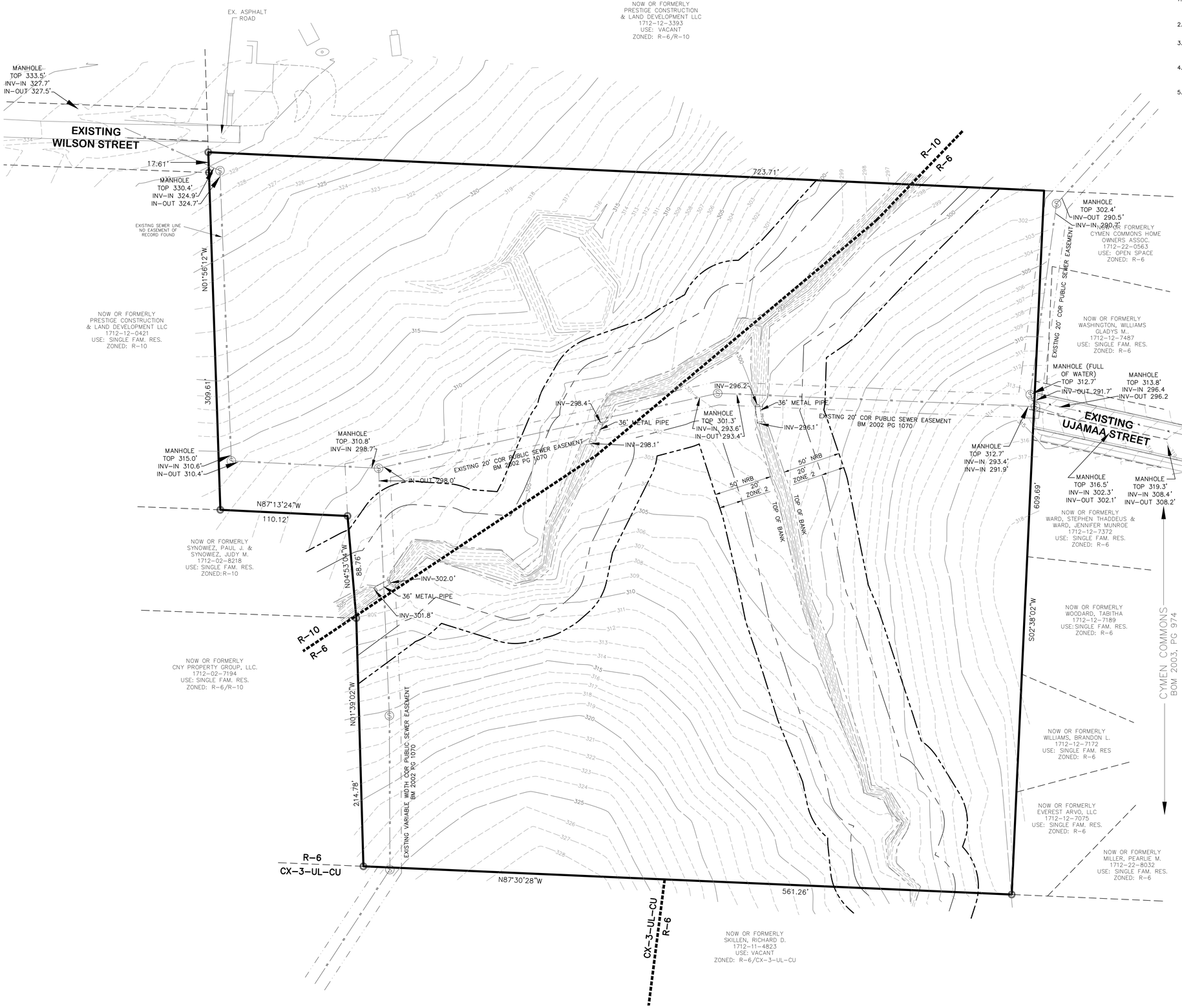
REVISIONS:

DRAWN BY: CRP
CHECKED BY: JDL

PROJECT: WSS

COVER SHEET

DWG. NO. PS.1



EXISTING CONDITIONS/DEMOLITION NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
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.

NORTH

0 40 80 120

SCALE IN FEET: 1" = 40'

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

P
NOT FOR CONSTRUCTION

FOREST PINES SUBDIVISION

800 WILSON STREET
RALEIGH, NC

ISSUED: **10 APR 2019**

REVISIONS:

DRAWN BY: **CRP**
CHECKED BY: **JDL**

PROJECT: **WSS**

EXISTING CONDITIONS PLAN

DWG. NO. **PS.2**

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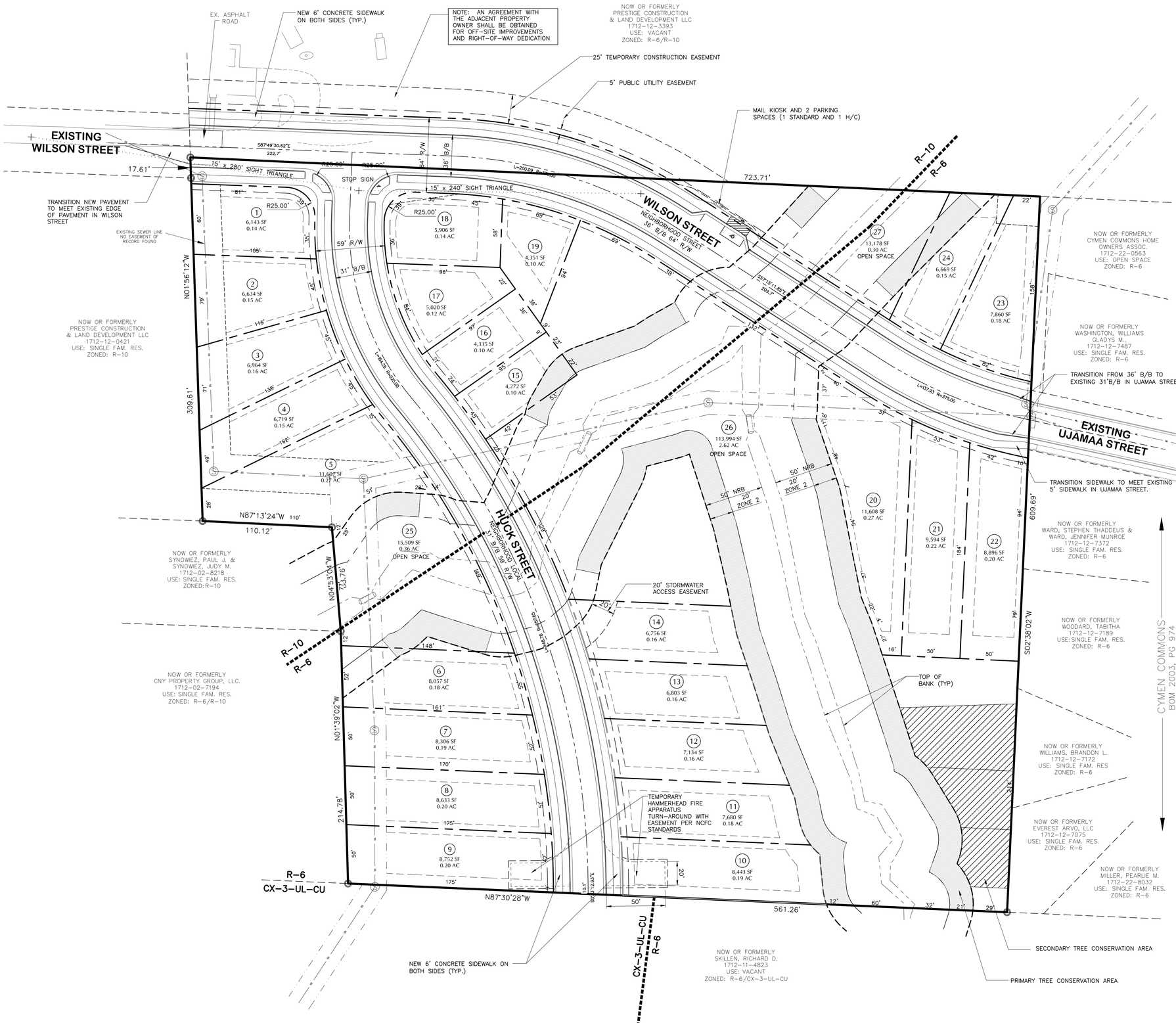
STAKING NOTES

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 ENCLSURE.
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



NORTH

0 40 80 120

SCALE IN FEET: 1" = 40'

PLD

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919.845.7600 PHONE
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FIRM LICENSE #F–0843

P
NOT FOR CONSTRUCTION

FOREST PINES SUBDIVISION

800 WILSON STREET
RALEIGH, NC

ISSUED: **10 APR 2019**

REVISIONS:

DRAWN BY: **CRP**
CHECKED BY: **JDL**

PROJECT: **WSS**

STAKING PLAN

DWG. NO. **PS.3**

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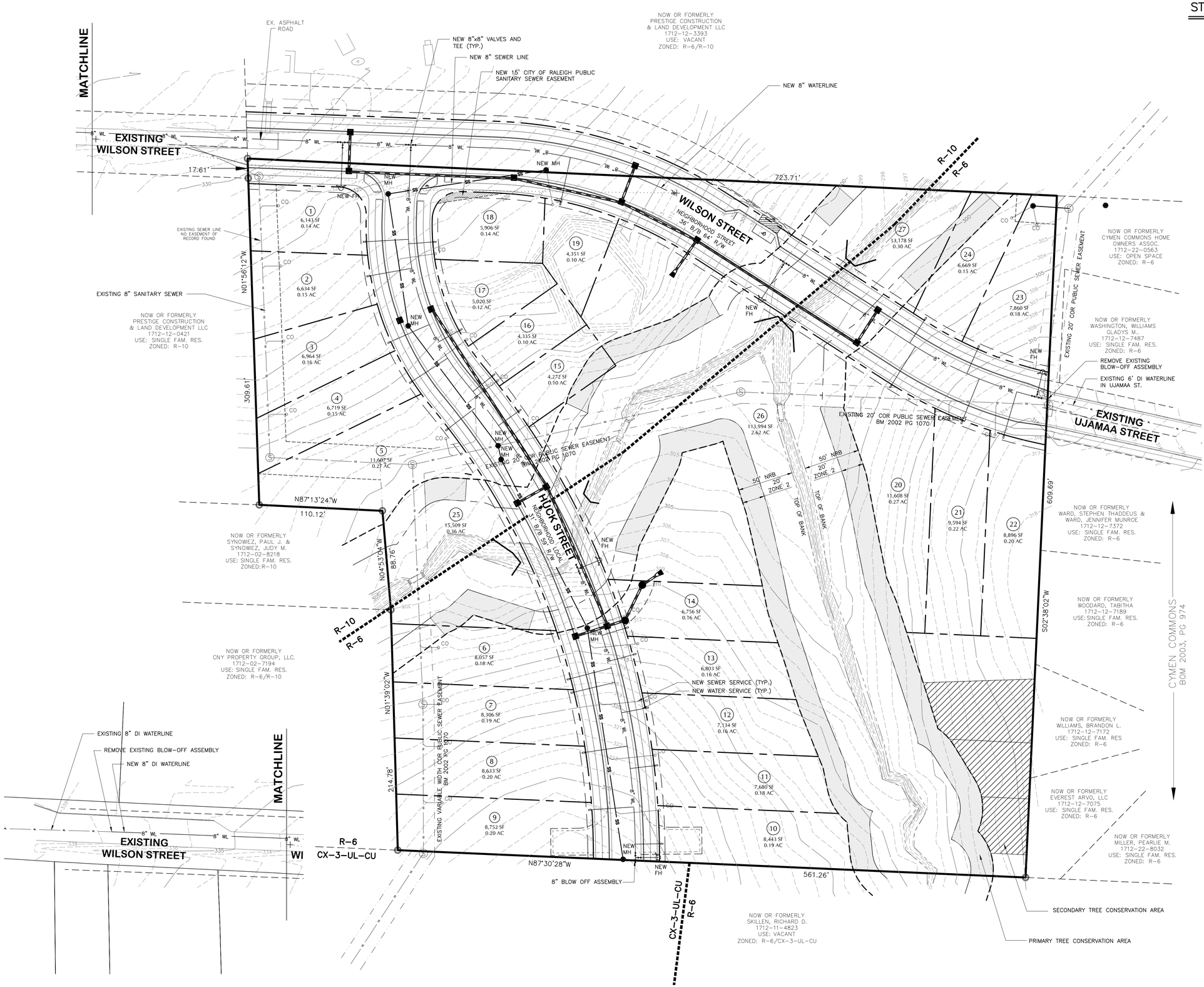

CITY OF RALEIGH STANDARD UTILITY NOTES

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 1.5" METER & 2" COPPER WATER SERVICE WITH METER 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" DIP SEWER SERVICES @ 1.04% 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) 996-2334 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 HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION

NORTH

0 40 80 120

SCALE IN FEET: 1" = 40'

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NOT FOR CONSTRUCTION

FOREST PINES SUBDIVISION

800 WILSON STREET
RALEIGH, NC

ISSUED: **10 APR 2019**

REVISIONS:

DRAWN BY: **CRP**
CHECKED BY: **JDL**

PROJECT: **WSS**

UTILITY PLAN

DWG. NO. **PS.5**

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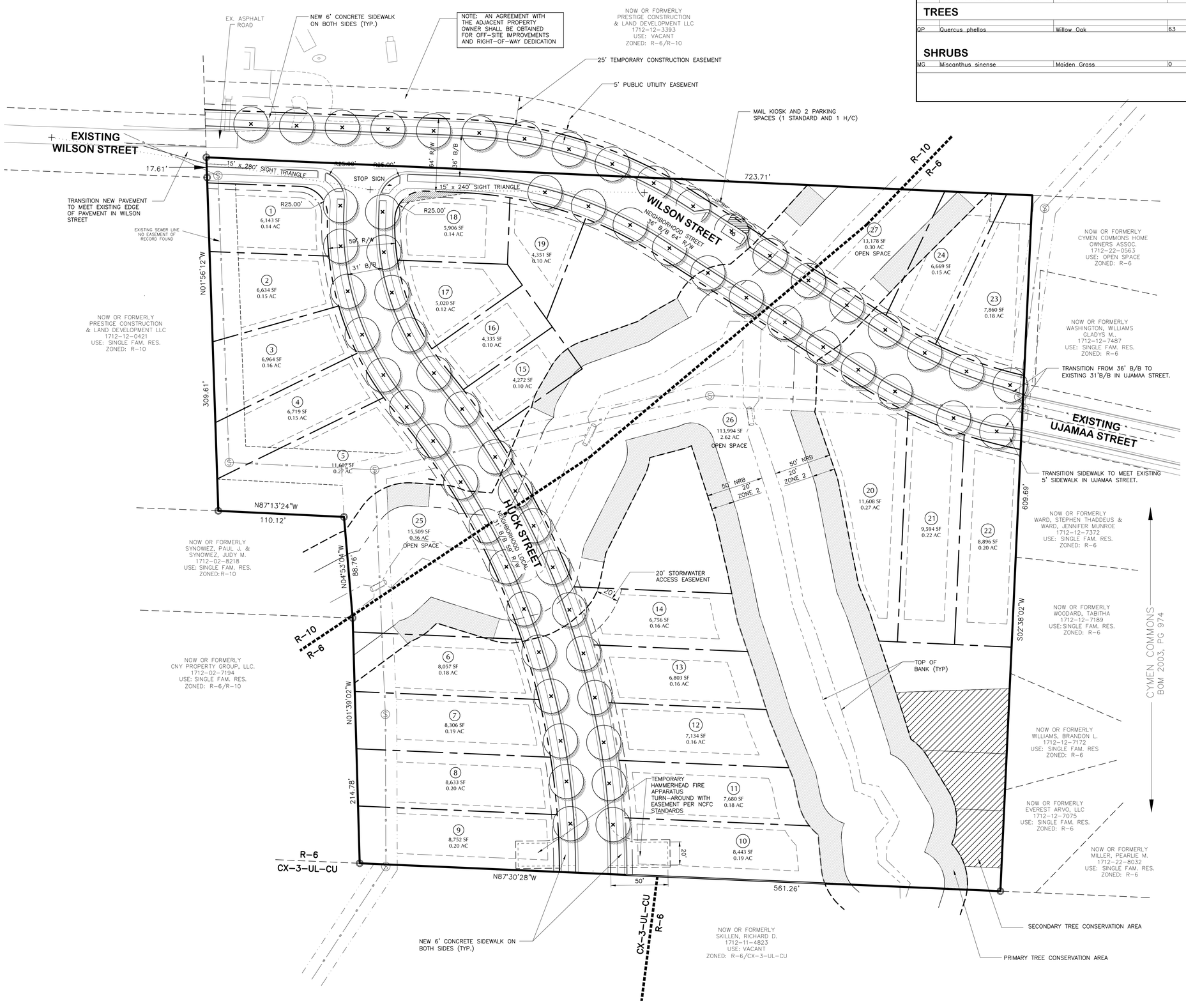
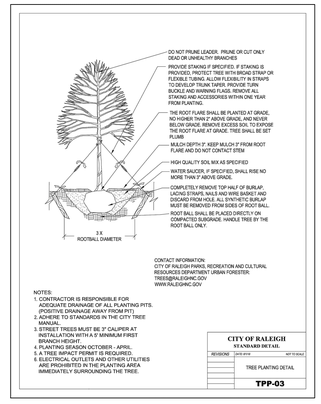
KEY	BOTANICAL NAME	COMMON NAME	QUAN.	CAL.	HT.	ROOT	REMARKS
TREES							
QP	Quercus phellos	Willow Oak	63	3"	12–14'	B&B	STREET TREE
SHRUBS							
MG	Miscanthus sinense	Maiden Grass	0		4–6"	#3 pot	8" O/C BETWEEN RETAINING WALLS





LANDSCAPE NOTES

1. 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.
2. ALL NEW TREES AND SHRUBS ARE TO BE COMPLETELY COVERED WITH HARDWOOD SHREDDED MULCH TO A MINIMUM DEPTH OF FOUR (4) INCHES BY (5) FIVE FOOT DIAMETER.
3. FINISHED GRADE IN LANDSCAPE ISLANDS SHALL BE INSTALLED SO THAT THEY ARE 1" LOWER THAN THE TOP OF THE SURROUNDING CURBS.
4. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
5. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
6. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
7. 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.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
9. 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.
10. 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.
11. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.

NORTH

0 40 80 120

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LANDSCAPE PLAN

DWG. NO. **PS.6**