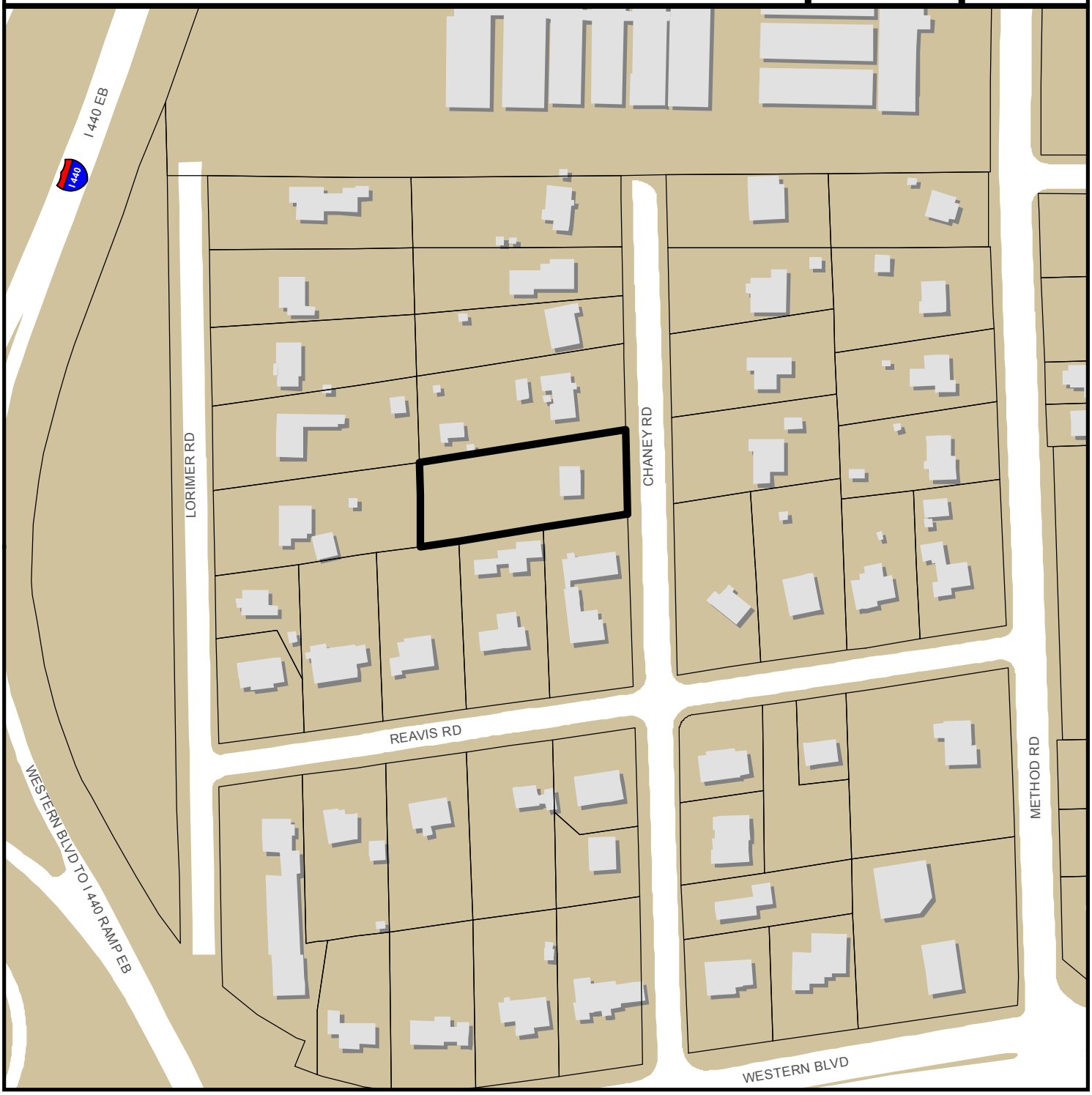
CHANEY STREET SUBDIVISION
S-16-2016



Zoning:	**R-10 w/ SRPOD**
CAC:	**West**
Drainage Basin:	**Bushy Branch**
Acreage:	**0.65**
Number of Lots:	**2**

Planner:	**Michael Walters**
Phone:	**(919) 996-2636**
Applicant:	**Chance & Associates**
Phone:	**919-779-7245**

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 # 466506	Project Coordinator M. Walters		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 #: N/A			
GENERAL INFORMATION			
Development Name Chaney Street Subdivision			
Proposed Use Residential			
Property Address(es) 910 Chaney Street, Raleigh, NC 27606			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
PIN Recorded Deed 0794011184	PIN Recorded Deed	PIN Recorded Deed	PIN Recorded Deed
What is your project type? ☐ Single family ☐ Townhouse ☐ Subdivision in a non-residential zoning district ☒ Other (describe): Duplex lots			
OWNER/DEVELOPER INFORMATION			
Company Name Financial Housing Solutions, LLC		Owner/Developer Name Woody Burnette	
Address 7413 Capstone Dr., Raleigh, NC 27615			
Phone 919-630-5577	Email justin.huntley@gmail.com	Fax	
CONSULTANT/CONTACT PERSON FOR PLANS			
Company Name Chance & Associates		Contact Name Stoney Chance	
Address 500 Benson Rd., Ste. 207, Garner, NC 27529			
Phone 919-779-7245	Email cstoney@bellsouth.net	Fax 919-779-3889	

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

ZONING INFORMATION

Zoning District(s) R-10 w. SPROD

If more than one district, provide the acreage of each:

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	0.65/2,830	acres/sf	Flood Hazard Area	☐ Yes	■ No
Proposed Impervious Surface	N/A	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 N/A Attached

Total # of Single Family Lots	Total # of All Lots 2

Overall Unit(s)/Acre Densities Per Zoning Districts 6.89

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 Stoney Chance 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.

Financial Housing Solutions
Woodford L Burnette — March 23, 2016

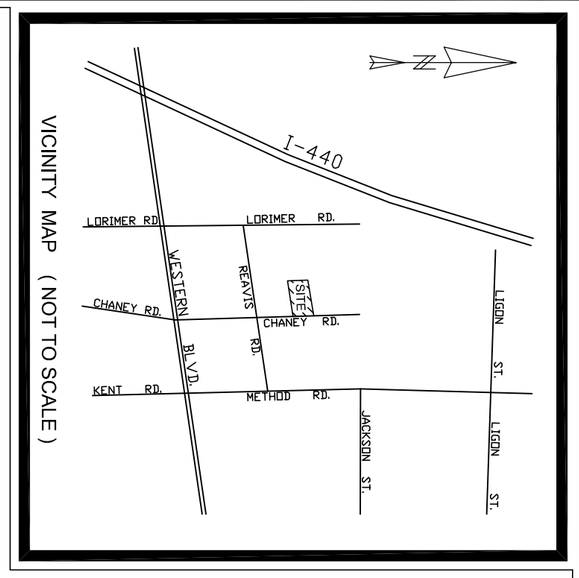
Signature Date

Signature Date

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]	[ ]	streetscape		
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]			

TOTAL PROJECT AREA: 0.58 AC.

VICINITY MAP (NOT TO SCALE)



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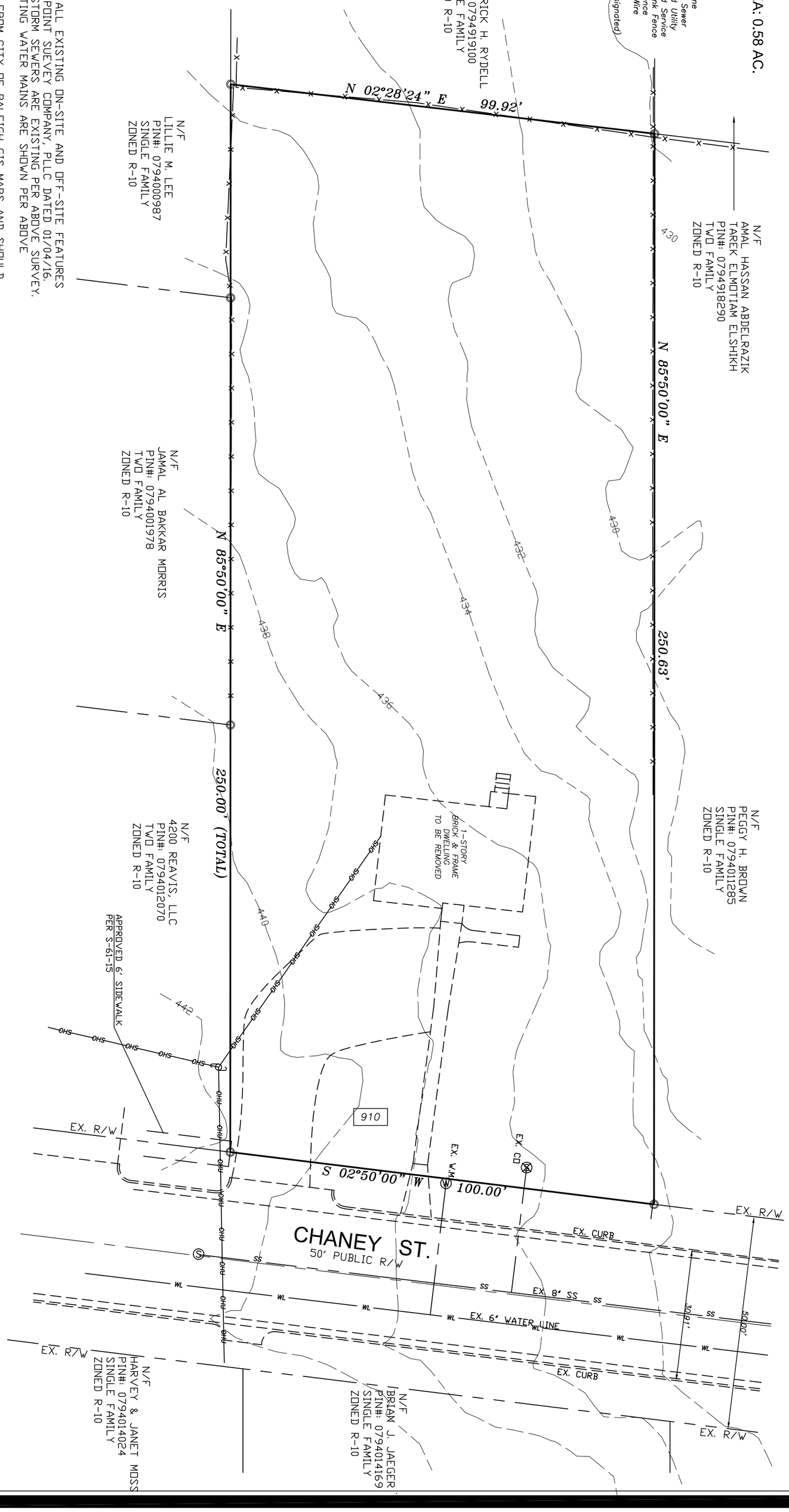

DB 11689, PG 2316

SCALE : 1" = 20'

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NOTES:

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STORMWATER EXEMPTION:

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SITE IS NOT LOCATED IN A FLOOD-HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP 3720097400J, EFFECTIVE MAY 2, 2006

METHOD OF COMPUTION IS COORDINATE COMPUTION

REFERENCE:
DB 11689, PG 2316
BOM 1951, PG 100

FILE: S-00-16
TRANS.#: 000000

CHANCE & ASSOCIATES
Land Planning Services
500 Benson Road, Suite 207, Garner, North Carolina 27529
Phone: (919) 779-7245 Fax: (919) 779-3889

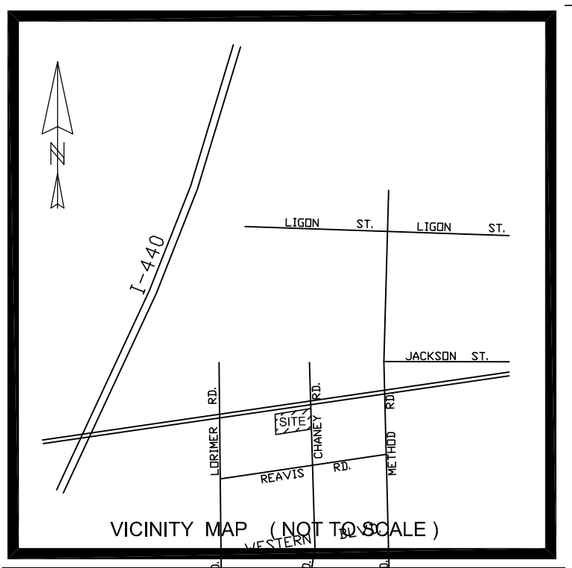
SHEET: 2 OF: 5

TITLE :
EXISTING CONDITIONS PLAN
CHANEY STREET SUBDIVISION
FOR
NAME OF OWNERSHIP
RALEIGH TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

DATE	REVISIONS	BY

DATE : MARCH 18, 2016
SCALE : 1" = 20'
DRAWN BY : SC
CHECKED BY : SC
FILE NAME : Chaney St. Exist.dwg

NOT RELEASED FOR CONSTRUCTION



VICINITY MAP (NOT TO SCALE)

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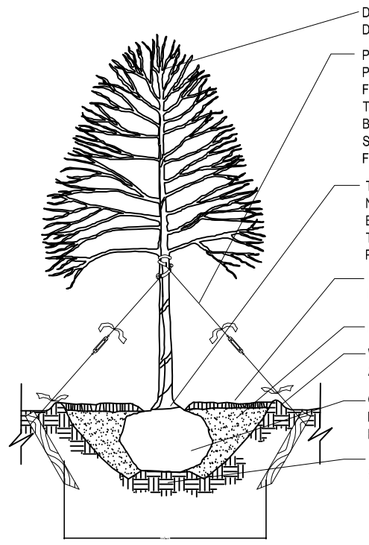

DO NOT PRUNE LEADER. PRUNE OR CUT ONLY DEAD OR UNHEALTHY BRANCHES

PROVIDE STAKING IF SPECIFIED. IF STAKING IS PROVIDED, PROTECT TREE WITH BROAD STRAP OR FLEXIBLE TUBING. ALLOW FLEXIBILITY IN STRAPS TO DEVELOP TRUNK TAPER. PROVIDE TURN BUCKLE AND WARNING FLAGS. REMOVE ALL STAKING AND ACCESSORIES WITHIN ONE YEAR FROM PLANTING.

THE ROOT FLARE SHALL BE PLANTED AT GRADE, NO HIGHER THAN 2" ABOVE GRADE, AND NEVER BELOW GRADE. REMOVE EXCESS SOIL TO EXPOSE THE ROOT FLARE AT GRADE. TREE SHALL BE SET PLUMB

MULCH DEPTH 3". KEEP MULCH 3" FROM ROOT FLARE AND DO NOT CONTACT STEM

HIGH QUALITY SOIL MIX AS SPECIFIED

WATER SAUCER SHALL BE NO MORE THAN 3" ABOVE GRADE

COMPLETELY REMOVE TOP HALF OF BURLAP, LACING AND WIRE BASKET AND DISCARD FROM HOLE

ROOT BALL SHALL BE PLACED DIRECTLY ON COMPACTED SUBGRADE. HANDLE TREE BY THE ROOT BALL ONLY.

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: 9/1/13	NOT TO SCALE
	TREE PLANTING DETAIL	
	PRCR-03	

NEW TREES PLANT LEGEND:

QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE
3	SOUTHERN SUGAR MAPLE	Acer barbatum floridanum	3" - CAL. 10' to 12' HGT. - B&B

STREETSCAPE YARD:

RESIDENTIAL STREET FRONTAGE: 100.00'
STREETSCAPE WIDTH = 6'
STREETSCAPE TREES REQ'D:
100.00'/40'=2.5 TREES

STREETSCAPE TREES PROV'D:
TREES: 3

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. TREES SHALL BE PLANTED 40' OFF CENTER.
3. A TREE IMPACT PERMIT IS REQUIRED FROM C.O.R. PRIOR TO INSTALLATION OF STREET TREES.

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

DB 11689, PG 2316

N/F
PEGGY H. BROWN
PIN#: 0794011285
SINGLE FAMILY
ZONED R-10

NEW 4.5' R/W DEDICATION

5' GENERAL UTILITY PLACEMENT EASEMENT

EX. R/W

N 85°50'00" E 250.63'

N/F
FREDERICK H. RYDELL
PIN#: 0794919100
SINGLE FAMILY
ZONED R-10

N 02°28'24" E 99.92'

N 85°50'00" E 245.80'

1
12,205 S.F.
0.28 AC.

2
12,190 S.F.
0.28 AC.

S 02°50'00" W 100.00'

CHANEY ST.
50' PUBLIC R/W

EX. 6' SIDEWALK

EX. 8" SS

EX. 6" WATER LINE

EX. CURB

50.00'

30.21'

54.50'

4.50

N/F
BRIAN J. JAEGER
PIN#: 0794014169
SINGLE FAMILY
ZONED R-10

N/F
LILLIE M. LEE
PIN#: 0794000987
SINGLE FAMILY
ZONED R-10

NOTE:
EXISTING DRIVEWAY TO BE REPLACED WITH STD. CITY OF RALEIGH RESIDENTIAL RAMP TYPE DRIVEWAY AND CURB SECTION.

N 85°50'00" E 250.00' (TOTAL)

N/F
JAMAL AL BAKKAR MORRIS
PIN#: 0794001978
TWO FAMILY
ZONED R-10

N/F
4200 REAVIS, LLC
PIN#: 0794012070
TWO FAMILY
ZONED R-10

APPROVED 6' SIDEWALK PER S-61-15

N/F
HARVEY & JANET MOSS
PIN#: 0794014024
SINGLE FAMILY
ZONED R-10

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TRANS.#: 000000

DATE : MARCH 18, 2016
SCALE : 1" = 20'
DRAWN BY : SC
CHECKED BY : SC
FILE NAME : Chaney St. Streetscape.dwg

DATE	REVISIONS	BY

TITLE :
PRELIMINARY STREETSCAPE PLAN
FOR
CHANEY STREET SUBDIVISION
NAME OF OWNERSHIP
RALEIGH TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

SHEET: 4 OF: 5

CHANCE & ASSOCIATES
Land Planning Services
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Phone: (919) 779-7245 Fax: (919) 779-3889

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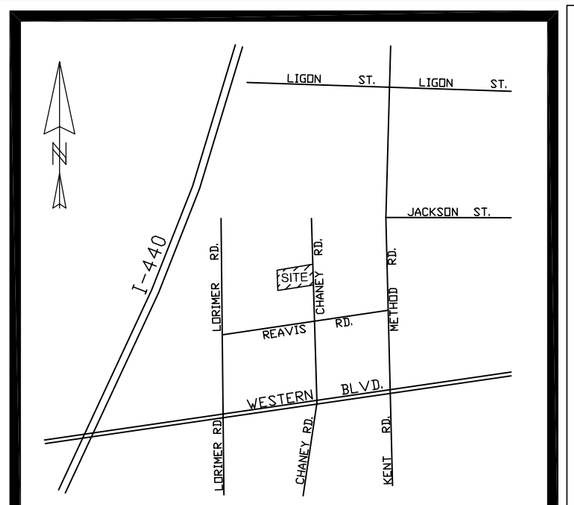

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UTILITY NOTES:

1. NEW WATER & SEWER SERVICES SHALL BE INSTALLED BY OPEN CUT PER CITY OF RALEIGH STANDARDS.

2. WATER & SEWER SERVICES CANNOT CROSS PROPERTY LINES (PU HANDBOOK PAGE 39).

INSTALL NEW UTILITIES BY OPEN CUT

USE EXISTING WATER & SEWER SERVICES FOR LOTS 1.

FIRE PROTECTION NOTES:

1. FIRE HYDRANTS SHALL BE NO MORE THAN 400' FROM A DUILDING OR HOUSE ALONG AN APPROVED APPARATUS ACCESS ROAD, AS MEASURED BY AN APPROVED ROUTE AROUND THE BUILDING OR HOUSE. (ENFORCED AT TIME OF BLDG. PLAN SUBMITTAL) PER THE 2012 NCFPC, SECTION 507.3.1.

2. ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST FLOOR SHALL BE LOCATED WITHIN 150 FEET OF THE APPARATUS ROAD SURFACE.

3. FIRE FLOW ANALYSIS MUST BE PROVEN AT TIME OF BUILDING PERMITS PER THE 2012 NCFC, SECTION 507.3.

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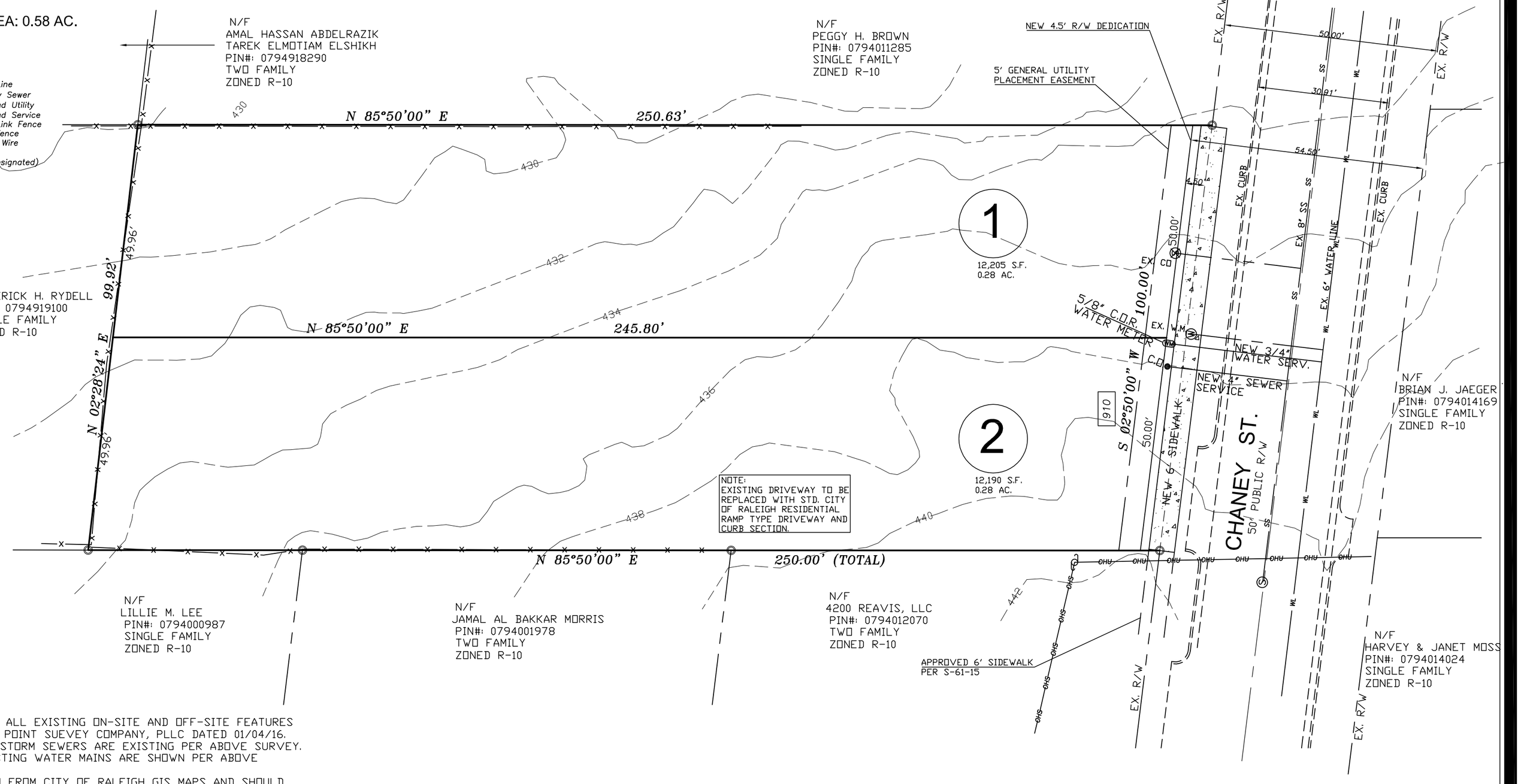

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FILE NAME : Chaney St. Utility.dwg

DATE	REVISIONS	BY

PRELIMINARY UTILITY PLAN

TITLE : CHANEY STREET SUBDIVISION

FOR

NAME OF OWNERSHIP

RALEIGH TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

SHEET: 5 OF: 5

CHANCE & ASSOCIATES
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