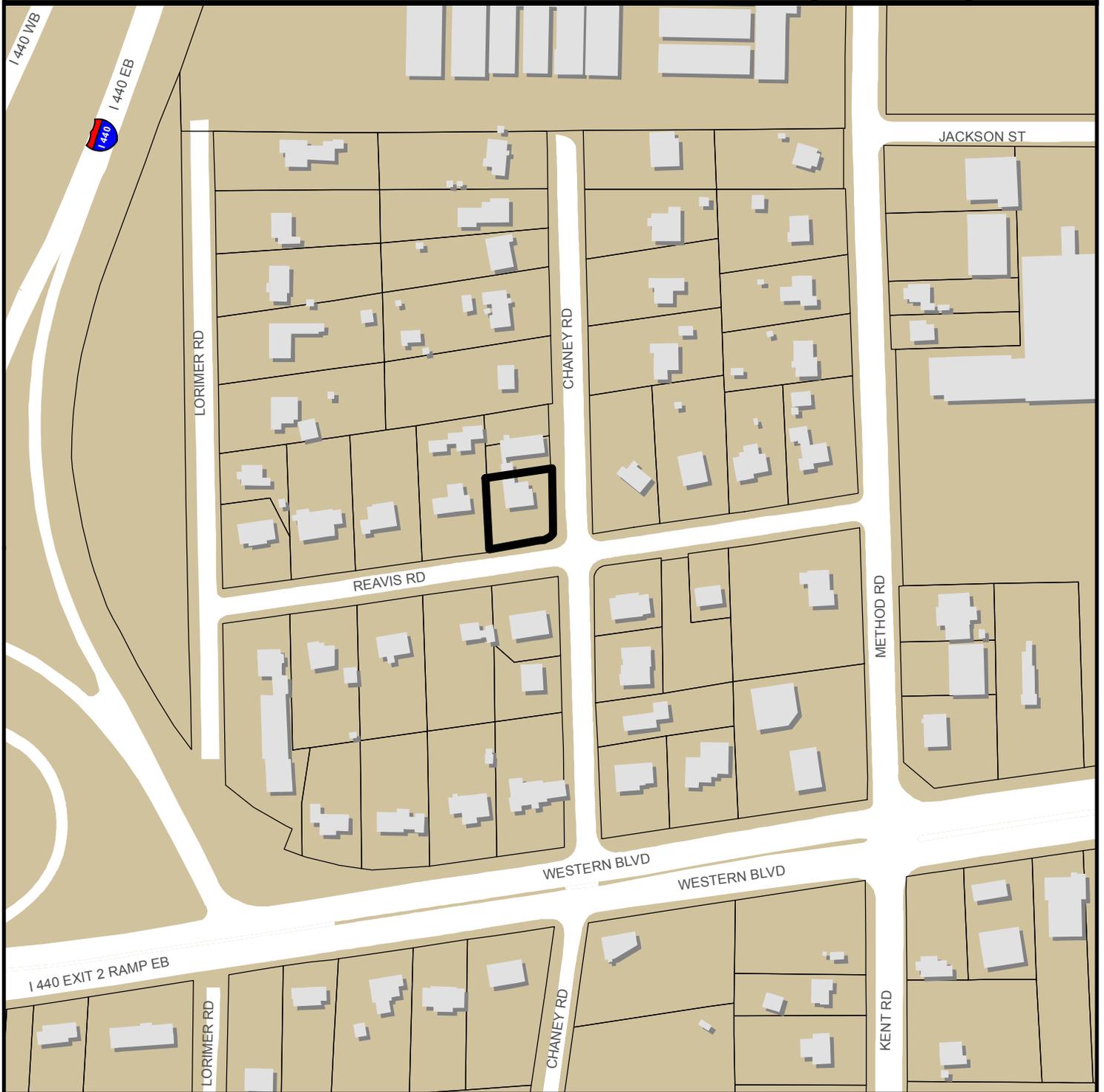


928 CHANEY ROAD DUPLEX SR-36-2016



Zoning: **R-10**

CAC: **West**

Drainage Basin: **Bushy Branch**

Acreage: **0.23**

Lots sq. ft.: **2,139**

Planner: **Justin Rametta**

Phone: **(919) 996-2665**

Applicant: **CMS Engineering**

Phone: **919-833-0830**



Administrative Site Review Application (for UDO Districts only)



**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

SR-36-16

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

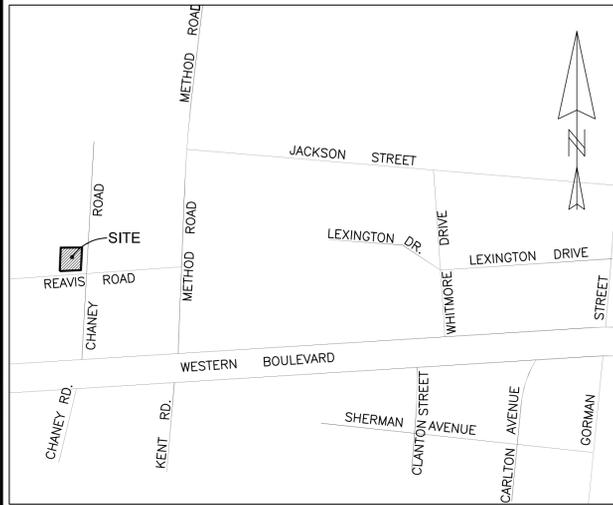
BUILDING TYPE		FOR OFFICE USE ONLY
<input type="checkbox"/> Detached <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot	Transaction Number 474260 Assigned Project Coordinator CHIP Assigned Team Leader Roumetta
Has your project previously been through the <i>Due Diligence or Sketch Plan Review</i> process? If yes, provide the transaction #		N/A
GENERAL INFORMATION		
Development Name 928 Chaney Road		
Zoning District R-10	Overlay District (if applicable) SRPOD	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Use Duplex - residential		
Property Address(es) 928 Chaney Road	Major Street Locator: Reavis Road	
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
P.I.N. 0794-00-2976	P.I.N.	P.I.N.
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Office <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Banks <input type="checkbox"/> Industrial Building <input checked="" type="checkbox"/> Duplex <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> Cottage Court <input type="checkbox"/> Other: If other, please describe: _____		
WORK SCOPE	Per City Code Section 10.2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements. construction of duplex	
DESIGN ADJUSTMENT OR ADMIN ALTERNATE	Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE AZCO REAVIS LLC	
CLIENT/DEVELOPER/OWNER	Company J.R. Huntley Homes, LLC	Name (s) Justin Huntley
	Address P.O. Box 6256, Raleigh, NC 27628	
	Phone (919) 630-5577	Email justin@jrhuntleyhomes.com Fax (888)337-2511
CONSULTANT (Contact Person for Plans)	Company CMS Engineering	Name (s) Patti Hildreth
	Address 743 W. Johnson St., Suite C, Raleigh, NC 27603	
	Phone (919) 833-0830	Email patti@cmsengineering.net Fax (919) 833-1926

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)	
Zoning Information	Building Information
Zoning District(s) R-10	Proposed building use(s) RESIDENTIAL
If more than one district, provide the acreage of each:	Existing Building(s) sq. ft. gross
Overlay District SRPOD	Proposed Building(s) sq. ft. gross 2,139 sf
Total Site Acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed)
Off street parking: Required 4 Provided 4	Proposed height of building(s) 29'5"
COA (Certificate of Appropriateness) case # N/A	# of stories 2
BOA (Board of Adjustment) case # A- N/A	Ceiling height of 1 st Floor 9'
CUD (Conditional Use District) case # Z- N/A	
Stormwater Information	
Existing Impervious Surface 0.07ac/3,041 sf acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 0.08/3,624 acres/square feet	If Yes, please provide:
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils Flood Study
	FEMA Map Panel #
FOR RESIDENTIAL DEVELOPMENTS	
1. Total # Of Apartment, Condominium or Residential Units 2	5. Bedroom Units: 1br 2br 3br 4br or more 2
2. Total # Of Congregate Care Or Life Care Dwelling Units	6. Infill Development 2.2.7 yes
3. Total Number of Hotel Units	7. Open Space (only) or Amenity N/A
4. Overall Total # Of Dwelling Units (1-6 Above) 2	8. Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
SIGNATURE BLOCK (Applicable to all developments)	
<p>I 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 development plan as approved by the City.</p> <p>I hereby designate CMS Engineering 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.</p> <p>I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.</p> <p>Signed _____ Date 5/31/16</p> <p>Printed Name Justin R. Hartley</p> <p>Signed _____ Date _____</p> <p>Printed Name _____</p>	

\$351

TO BE COMPLETED BY APPLICANT	TO BE COMPLETED BY CITY STAFF				
	YES	N/A	YES	NO	N/A
General Requirements					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to the City of Raleigh	<input checked="" type="checkbox"/>		✓		
2. Administrative Site Review Application completed and signed by the property owner(s)	<input checked="" type="checkbox"/>		✓		
3. Client must complete and adhere page 1 and 2 of the Administrative Site Review Application to the plan cover sheet	<input type="checkbox"/>		✓		
4. I have referenced the Administrative Site Review Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>		✓		
5. Provide the following plan sheets:	<input type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		✓		
b) Existing Conditions Sheet, including, but not limited to, structures, buildings, utilities, infrastructure, and vegetation	<input checked="" type="checkbox"/>		✓		
c) Proposed Site Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading Plan	<input type="checkbox"/>	✗			✓
e) Proposed Stormwater Plan, including preliminary stormwater quantity and quality summary and calculations package. If not required, provide City Code section on front cover.	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
f) Proposed Utility Plan, including Fire	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
g) Proposed Tree Conservation Plan – For secondary Tree Conservation Areas, include two copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina register forester. If not required, provide City Code section on front cover.	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
h) Proposed Landscape Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
i) Building elevations that show existing and/or proposed building height. If demolition, do not include buildings to be demolished.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
j) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals – include all revision dates</u>	<input checked="" type="checkbox"/>		✓		
7. Minimum plan size 18"x24" not to exceed 36"x42"	<input checked="" type="checkbox"/>		✓		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the plan with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		✓		
10. Digital copy of only the plan and elevations. Label the CD or flash drive with the plan name, case file number, and indicate the review cycle #.	<input checked="" type="checkbox"/>		✓		
11. Wake County School Form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
12. If applicable, zoning conditions adhered to the plan cover sheet	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	✓		✓

928 Chaney Road Final Site Plan



VICINITY MAP
SCALE: 1"=400'

INDEX
TITLE & EXISTING CONDITIONS SP-1
SITE PLAN SP-2

PLAN SUMMARY

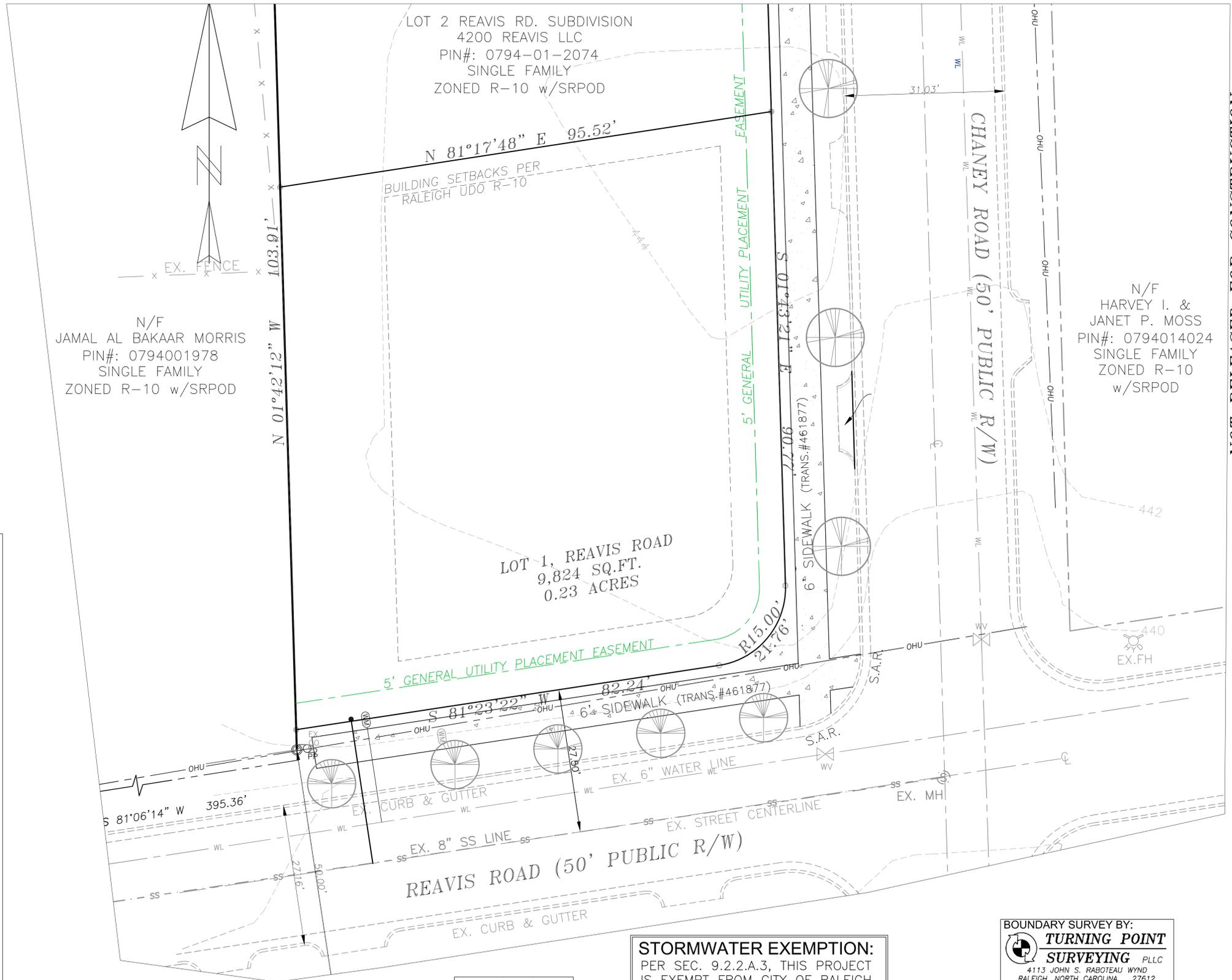
ADDRESS 928 Chaney Road
WAKE CO. PIN 0794-00-2976
ZONING R-10 w/SRPOD
LOT AREA 0.23 ac
OWNER 4200 Reavis LLC
P.O. Box 6256
Raleigh, NC 27628
(919) 630-5577
justin.huntley@gmail.com

Final Site and Commercial Building Data Sheet



Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

GENERAL INFORMATION	
Development Name	928 Chaney Street
Proposed Use	Duplex
Property Address(es)	928 Chaney Street
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply	
P.I.N.	0794-00-2976
What is the project type?	
<input type="checkbox"/> Apartment Bank	<input type="checkbox"/> Elderly Facility
<input type="checkbox"/> Hospital	<input type="checkbox"/> Hotel/Motel
<input type="checkbox"/> Industrial Building	<input type="checkbox"/> Mixed Residential
<input type="checkbox"/> Non-residential Condo	<input type="checkbox"/> Office
<input type="checkbox"/> Religious Institution	<input type="checkbox"/> Retail
<input type="checkbox"/> School	<input type="checkbox"/> Residential Condo
<input type="checkbox"/> Shopping Center	<input type="checkbox"/> Single Family
<input type="checkbox"/> Telecommunication Tower	<input type="checkbox"/> Townhouse
<input checked="" type="checkbox"/> Other (describe): Duplex	
Scope of Work: building duplex	
FOR APARTMENTS, CONDOS and TOWNHOMES ONLY	
1. Total # of Townhouse Lots:	Detached Attached
4. Overall Total # of Dwelling Units (1-3 Above):	
2. Total # of Apartment Or Condominium Units:	5. Bedroom Units: 1br 2br 3br 4br or more
3. Total # of Congregate Care Or Life Care Dwelling Units:	6. Overall Unit(s)/Acre Densities Per Zoning District(s):
DEVELOPMENT TYPE AND SITE DATA TABLE (Applicable to all developments)	
Zoning Information	Building Information
Zoning District(s): R-10	Proposed building use(s): duplex
Building Lot Coverage percentage:	Existing Building(s) sq. ft. gross:
Overlay District(s): SRPOD	Proposed Building(s) sq. ft. gross:
Total Site Acres: 0.23	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Total sq. ft. gross (existing & proposed):	Off street parking: Required 4 Provided 4
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage):
BOA (Board of Adjustment) case # A-	If more than one zoning district, provide the acreage of each:
CUD (Conditional Use District) case # Z-	
Stormwater Information	
Existing Impervious Surface: exempt	acres/square feet
Proposed Impervious Surface: exempt	acres/square feet
Flood Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If YES, provide the following:
Alluvial Soils Flood Study FEMA Map Panel #	
Neuse River Buffer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Total Disturbed Area: already have grading permit, permit#01817	acres/square feet



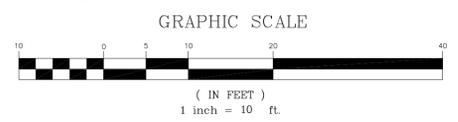
LEGEND

- Existing Iron Pipe
- Fire Hydrant
- Utility Pole
- Sanitary Sewer Manhole
- Water Valve
- Proposed Water Meter
- Proposed Sewer Clean Out

STORMWATER EXEMPTION:
PER SEC. 9.2.2.A.3, THIS PROJECT IS EXEMPT FROM CITY OF RALEIGH STORMWATER REQUIREMENTS.

N.C. UNDERGROUND UTILITIES
3 DAYS BEFORE DIGGING CALL
811
A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY

BOUNDARY SURVEY BY:
TURNING POINT SURVEYING PLLC
4113 JOHN S. RABOTEAU WYND
RALEIGH, NORTH CAROLINA 27612
FAX (800)948-0213 PH (919)781-0234
License No. P-0121



NOT RELEASED FOR CONSTRUCTION

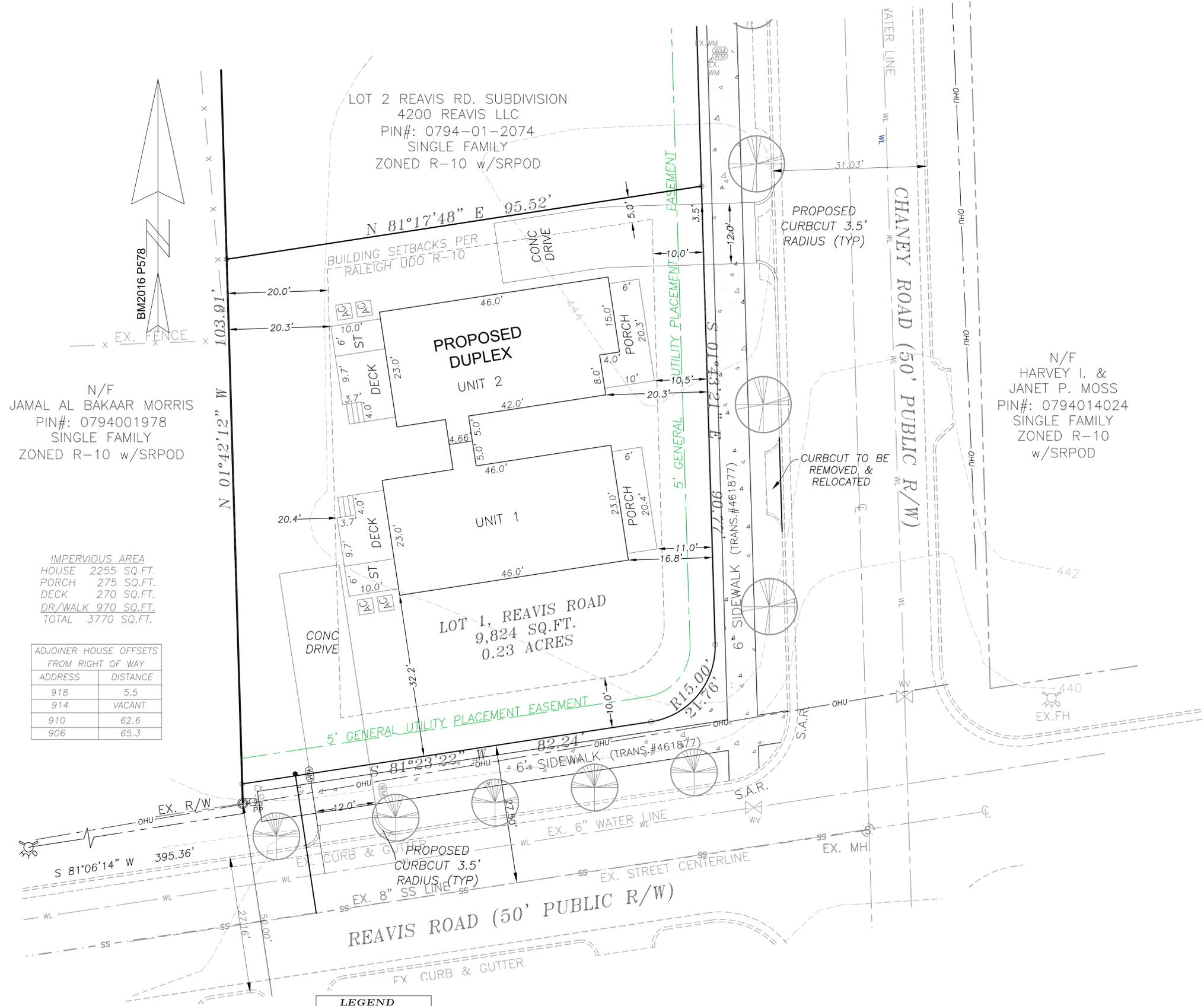
CMS Engineering
743 W. Johnson St., Suite C
Raleigh, NC 27603
PHONE: (919) 833-0830 FAX: (919) 833-1926

928 CHANEY ROAD
FINAL SITE PLAN
FOR BUILDING PERMIT
4200 Reavis Road, Raleigh, NC

REVISIONS

TITLE & EXISTING CONDITIONS

DWG NAME: 928 CHANEY SITE
DRAWN: PDH
CHECKED: CMS
PLAN DATE: 05/12/2016
DATE ISSUED: 05/12/2016
SCALE: 1"=10'
SP-1



N/F
JAMAL AL BAKAAR MORRIS
PIN#: 0794001978
SINGLE FAMILY
ZONED R-10 w/SRPOD

IMPERVIOUS AREA
HOUSE 2255 SQ.FT.
PORCH 275 SQ.FT.
DECK 270 SQ.FT.
DR/WALK 970 SQ.FT.
TOTAL 3770 SQ.FT.

ADJOINER HOUSE OFFSETS FROM RIGHT OF WAY	
ADDRESS	DISTANCE
918	5.5
914	VACANT
910	62.6
906	65.3

LOT 2 REAVIS RD. SUBDIVISION
4200 REAVIS LLC
PIN#: 0794-01-2074
SINGLE FAMILY
ZONED R-10 w/SRPOD

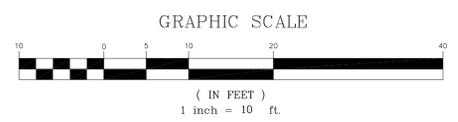
LOT 1, REAVIS ROAD
9,824 SQ.FT.
0.23 ACRES

N/F
HARVEY I. &
JANET P. MOSS
PIN#: 0794014024
SINGLE FAMILY
ZONED R-10
w/SRPOD

- LEGEND**
- o Computed Point
 - o Existing Iron Pipe
 - o Fire Hydrant
 - o Utility Pole
 - o Sanitary Sewer Manhole
 - o Water Valve
 - o Proposed Water Meter
 - o Proposed Sewer Clean Out

STORMWATER EXEMPTION:
PER SEC. 9.2.2.A.3, THIS PROJECT IS EXEMPT FROM CITY OF RALEIGH STORMWATER REQUIREMENTS.

N.C. UNDERGROUND UTILITIES
3 DAYS BEFORE DIGGING CALL
811
A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY



NOT RELEASED FOR CONSTRUCTION

928 CHANEY ROAD
FINAL SITE PLAN
FOR BUILDING PERMIT
4200 Reavis Road, Raleigh, NC

FINAL SITE PLAN

DWG NAME:
928 CHANEY SITE
DRAWN:
PDH
CHECKED:
CMS
PLAN DATE:
05/12/2016
DATE ISSUED:
05/12/2016
SCALE: 1"=10'

SP-2

CMS Engineering
743 W. Johnson St., Suite C
Raleigh, NC 27603
PHONE: (919) 833-0830
FAX: (919) 833-1926