

5-51-18

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 # 571174 Project Coordinator NaTasha Team Leader Walters			
PRELIMINARY APPROVALS			
<input checked="" type="checkbox"/> Subdivision * <input 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 #:			
GENERAL INFORMATION			
Development Name Battery Heights, Lot 120 Subdivision			
Proposed Use Residential			
Property Address(es) 1332 Battery Drive, Raleigh, NC 27610			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
PIN Recorded Deed 1713381326	PIN Recorded Deed	PIN Recorded Deed	PIN Recorded Deed
What is your project type?			
<input checked="" type="checkbox"/> Single family <input type="checkbox"/> Townhouse <input type="checkbox"/> Subdivision in a non-residential zoning district <input type="checkbox"/> Other (describe):			
OWNER/DEVELOPER INFORMATION			
Company Name Hatteras Holdings, LLC		Owner/Developer Name Bradley K. Ransome, Manager	
Address 12321 Pawleys Mill Circle, Raleigh, NC 27614			
Phone 919-770-0519	Email brad@hholdings.us	Fax	
CONSULTANT/CONTACT PERSON FOR PLANS			
Company Name Chance & Associates		Contact Name Stoney Chance	
Address 500 Benson Road, Suite 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**

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 .03ac/1,231sf acres/sf	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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Proposed Impervious Surface N/A acres/sf	Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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If in a Flood Hazard Area, provide the following:

Alluvial Soils	Flood Study	FEMA Map Panel #
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NUMBER OF LOTS AND DENSITY

Total # of Townhouse Lots: Detached N/A	Attached
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Total # of Single Family Lots 2	Total # of All Lots 2
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Overall Unit(s)/Acre Densities Per Zoning Districts **2/0.245=7.81**

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.



Signature
BRADLEY K. RANSOME, MANAGER
Signature

August 24, 2018
Date
August 24, 2018
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	<input checked="" type="checkbox"/>		✓		
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)	<input checked="" type="checkbox"/>		✓		
3. Preliminary Subdivision Plan Application must be completed and signed by the property owner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
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)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
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	<input checked="" type="checkbox"/>				
6. Provide the following plan sheets:	<input checked="" type="checkbox"/>				
a) Cover sheet, to include general notes, owner's name, contact's name, phone number, mailing address, email address	<input checked="" type="checkbox"/>		✓		
b) Existing conditions sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Subdivision Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
g) Proposed Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
h) Transportation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
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.	<input checked="" type="checkbox"/>		✓		
8. Plan size must be 18" x 24" or 24" x 36"	<input checked="" type="checkbox"/>		✓		
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	<input checked="" type="checkbox"/>		✓		
10. 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"/>		✓		
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	<input checked="" type="checkbox"/>		✓		
12. Wake County School form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
13. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
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	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

Wake County Residential Development Notification

Developer/Company Information	
Company Name	HATTERAS HOLDINGS, LLC
Company Phone Number	919-770-0519
Developer Representative Name	STONEY CHANCE
Developer Representative Phone Number	919-779-7245
Developer Representative Email	cstoneyc@bellsouth.net

New Residential Subdivision Information	
Date of Application for Subdivision	SEPT. 28, 2018
City, Town or Wake County Jurisdiction	RALEIGH
Name of Subdivision	BATTERY HEIGHTS LOT 120 SUB
Address of Subdivision (if unknown enter nearest cross streets)	1332 BATTERY DR, RAL, NC 27610
REID(s)	A39114
PIN(s)	1713381326

Projected Dates Information	
Subdivision Completion Date	
Subdivision Projected First Occupancy Date	

Unit Type	Total # of Units	Lot by Lot Development Information					Anticipated Completion Units & Dates												
		Senior Living	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Square Foot Range	Price Range	# Units	Year	# Units	Year	# Units					
Single Family	2																		
Townhomes																			
Condos																			
Apartments																			
Other																			

Please complete each section and return by email or fax to all:

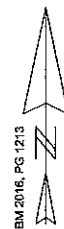
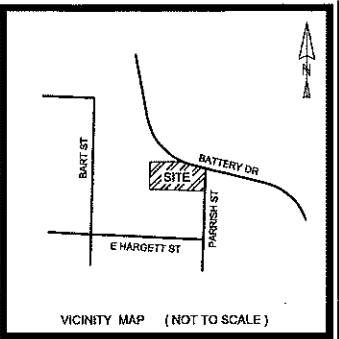
WCPSS
Debra Adams
dbadams@wcpss.net

Judy Stafford
jstafford1@wcpss.net

Fax: 919-431-7302

WAKE
Mike Ping
Mike.ping@wakegov.com

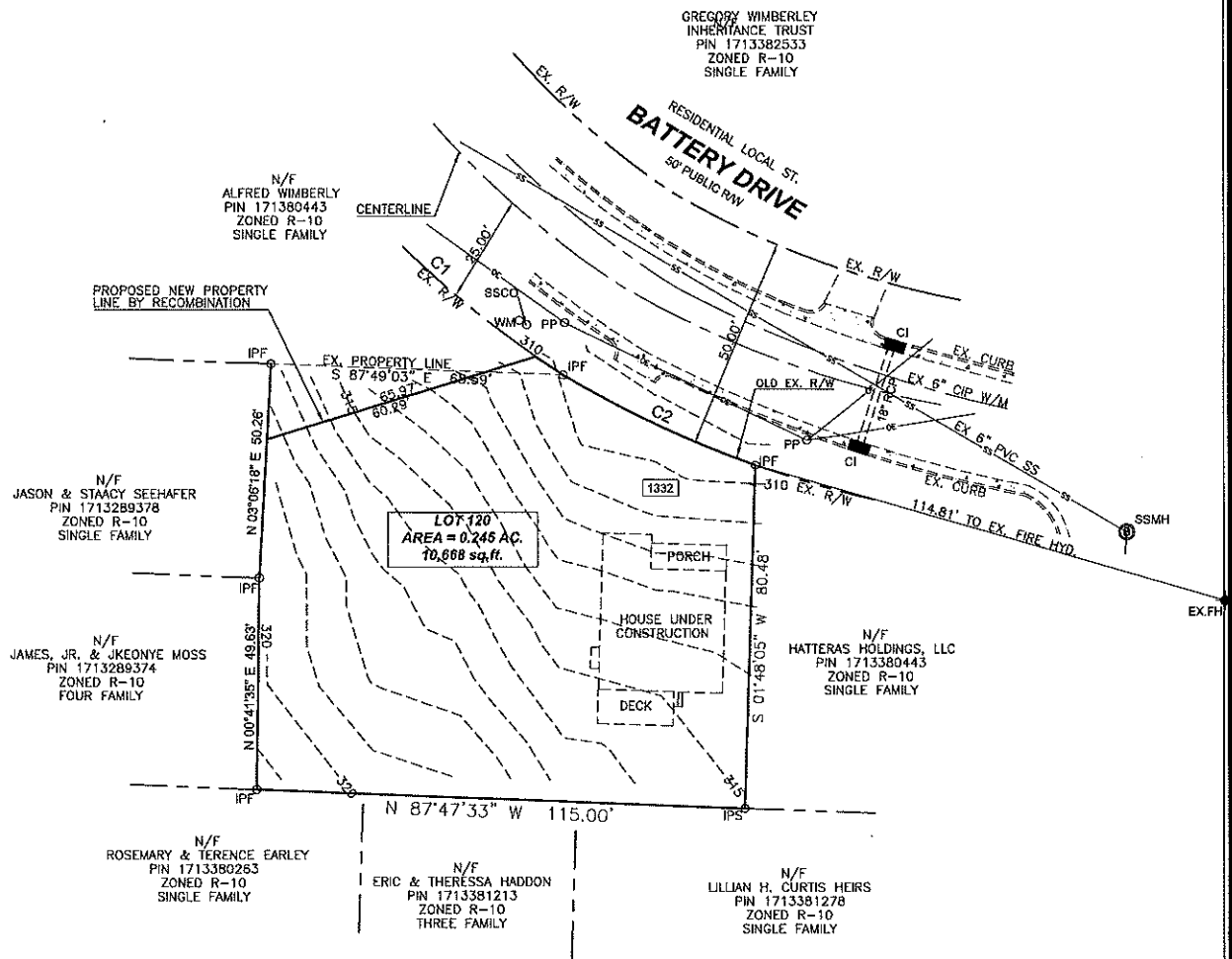
Fax: 919-856-6389



CURVE	ARC LEN	RADIUS	CH LEN	CH BEARING
C1	77.91'	238.68'	77.56'	S 47°41'38" E
C2	60.34'	265.00'	60.26'	S 65°03'58" E

- REFERENCES:
1. DB 11717, PG 1853
 2. DB 16978, PG 1020
 3. BM 2016, PG 1213

- LEGEND:
- IPF = IRON PIPE FOUND
 - IPS = IRON PIPE SET
 - CP = COMPUTED POINT
 - N/F = NOW OR FORMERLY
 - R/W = RIGHT OF WAY
 - LP = LIGHT POLE
 - PP = POWER POLE
 - OE- = OVERHEAD ELECTRIC LINE



DATE:	SEPTEMBER 27 2018
SCALE:	1" = 20'
DRAWN BY:	STONEY CHANCE
CHECKED BY:	STONEY CHANCE
FILE NAME:	Battery Heights Lot 120 Sub.dwg

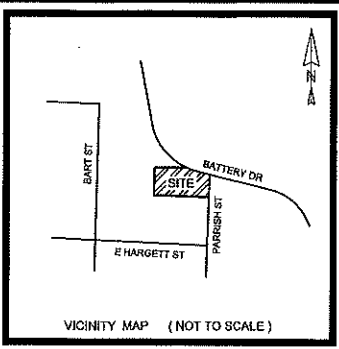
REVISIONS	BY	DATE

TITLE: EXISTING CONDITIONS SHEET
BATTERY HEIGHTS SUBDIVISION
 LOT 120
 RALEIGH TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

SHEET: **2** OF: **5**

CHANCE & ASSOCIATES
 Land Planning Services
 500 Benson Road Ste. 207, Garner, North Carolina 27529
 Phone: 919-778-7245
 Email: cstone@chanceplanning.com

NOT RELEASED FOR CONSTRUCTION



REFERENCES:
 1. DB 11717, PG 1853
 2. DB 16978, PG 1020
 3. BM 2016, PG 1213

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CURVE	ARC LEN	RADIUS	CH LEN	CH BEARING
C1	77.91'	238.68'	77.56'	S 47°41'38" E
C2	60.34'	265.00'	60.26'	S 65°03'56" E

NEW TREES PLANT LEGEND:

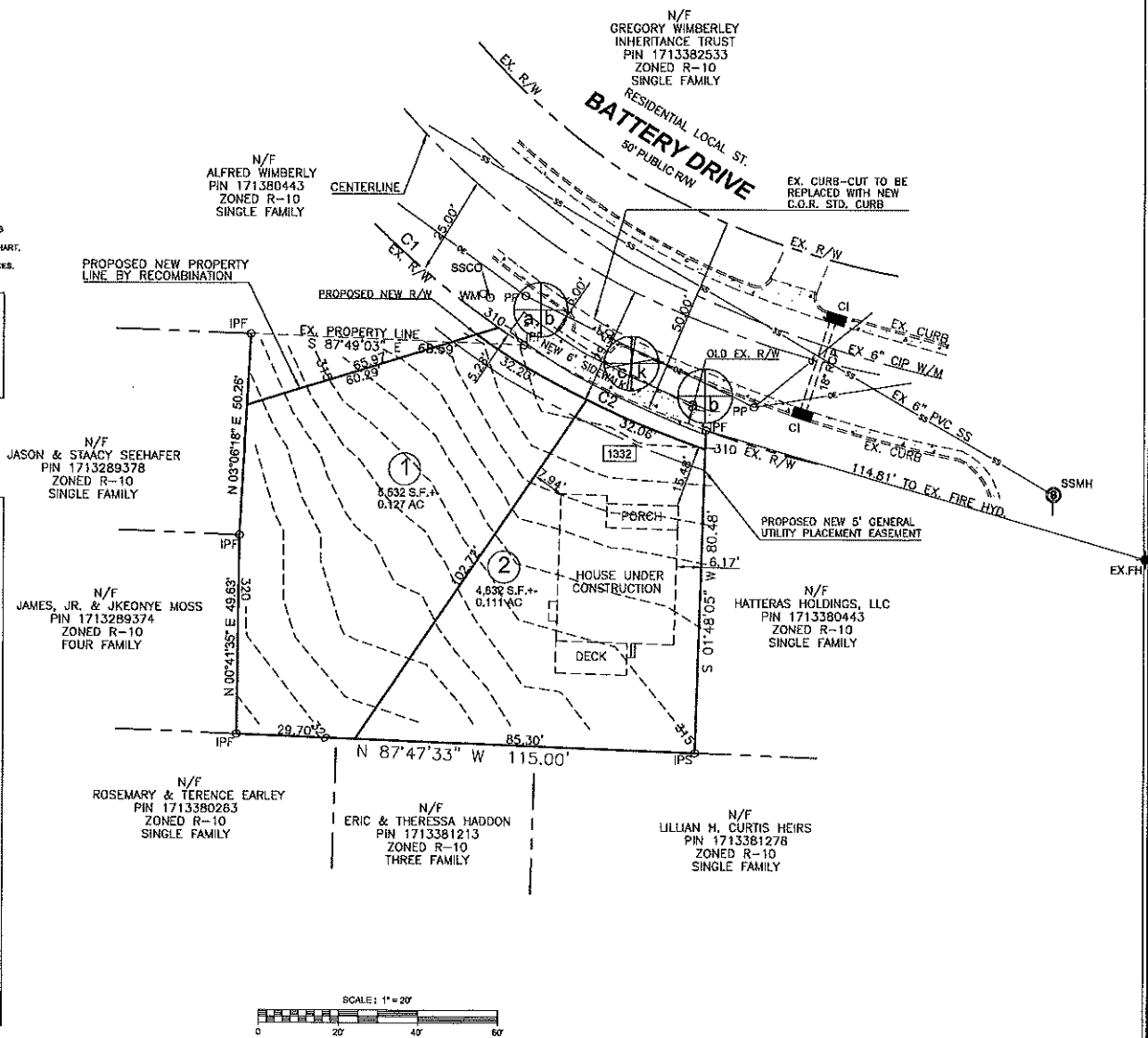
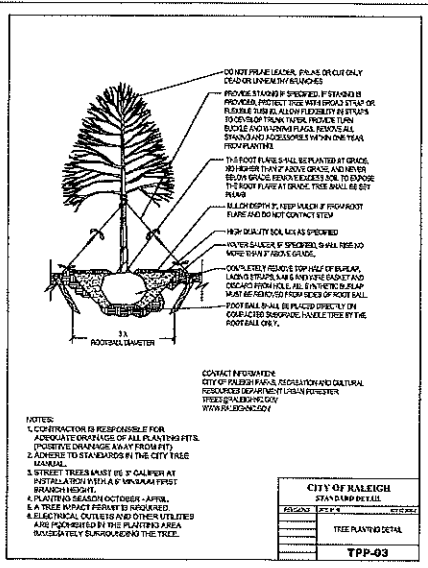
QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE
1	KOUSSA DOGWOOD	<i>Cornus kousa</i>	1.5" - CAL 9 to 8" HOY. - 1/4" IN SINGLE STEM
2	TROBENT MAPLE	<i>Acer boerhaavii</i>	1.5" - CAL 8 to 8" HOY. - 1/4" IN SINGLE STEM

- NOTES:
 1. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 7 OF THE CITY TREE MANUAL.
 2. TREES SHALL BE PLANTED AN AVERAGE OF 30' ON CENTER AS NOTED IN STREETSCAPE YARDS CHART.
 3. A TREE IMPACT PERMIT IS REQUIRED FROM C.O.R. PRIOR TO INSTALLATION OF STREET TREES.
 4. STREET TREE SPACING MAY BE ADJUSTED TO ACCOMMODATE NEW DRIVEWAYS & UTILITY SERVICES.

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 HURSEY STOCK, ALSO 280 1. AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, 1550 EYE STREET, NW, SUITE 600, WASHINGTON, DC 20005
 c. NORTUS THIRD, THE STAFF OF THE LILIBURY HORTICULTURE, 1976, MARGALLA PUBLISHING CO., NEW YORK

STREETSCAPE YARDS:

BATTERY DR. FRONTAGE: 64.26'
 TREES REQ'D: 64.26'/20' = 3.21 TREES
 TREES PROV'D: 3



DATE: SEPTEMBER 27, 2018
 SCALE: 1" = 20'
 DRAWN BY:
 CHECKED BY: STONEY CHANCE
 FILE NAME: Battery Heights Lot 120 Streetscape.dwg
 BATTERY HEIGHTS LOT 120 SUBDIVISION

REVISIONS	DATE

TITLE: PROPOSED PRELIMINARY STREETSCAPE PLAN
 BATTERY HEIGHTS LOT 120 SUBDIVISION
 RALEIGH TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

SHEET: 4 OF 5

CHANCE & ASSOCIATES
 Land Planning Services
 500 Benson Road Ste. 207, Garner, North Carolina 27529
 Phone: 919-792-2442 Fax: 919-779-3889
 Email: carolyn@chanceassociates.net

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