



Administrative Approval Action

S-43-18 / Chaney Road 906 Subdivision
Transaction# 567385 AA#3938

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 north side of Western Boulevard, east of Chaney Road at 906 Chaney Road.

REQUEST: Development of a 24,812 square foot/.57 acre tract zoned R-10 SPROD into a two (2) lot subdivision with proposed New Lot 1 being 12,189 sf/.28 acres and proposed New Lot 2 being 12,204 sf/.28 acres. In addition, there is a proposed 419 sf/.009 acres of right-of-way dedication.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: A Design Adjustment for Article 8.3, Blocks, Lots, and Access of the UDO has been requested and approved in accordance with Section 10.2.18 of the UDO.

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 dated 9/11/2018 with revisions dated 1/28/2019 by *Chance & Associates LPS*.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

CONCURRENT SITE REVIEW NOT REQUIRED AT THIS TIME – However, plan revisions or further development that includes land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. will require concurrent site review.

CONCURRENT SITE REVIEW - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Concurrent Site Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Concurrent Site Review plans:

Engineering

1. 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.

Stormwater

2. A stormwater control plan for a shared device with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).



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3. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

LEGAL DOCUMENTS - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input type="checkbox"/>	City Code Covenant	<input type="checkbox"/>	Slope Easement
<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant	<input type="checkbox"/>	Transit Easement
<input checked="" type="checkbox"/>	Utility Placement Easement	<input type="checkbox"/>	Cross Access Easement
<input type="checkbox"/>	Sidewalk Easement	<input type="checkbox"/>	Public Access Easement
<input type="checkbox"/>		<input type="checkbox"/>	Other:

RECORDED MAP(S) - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Concurrent Site Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

General

1. A demolition permit shall be issued and this building permit number shown on all maps for recording.

Engineering

2. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and be shown on the map approved for recordation.
3. 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 day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
4. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3) in the amount of 125% of the cost.



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Stormwater

5. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
6. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).
7. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
8. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).

BUILDING PERMITS – For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Concurrent Site Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

Urban Forestry

1. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 2 street trees along Chaney Rd.

The following are required prior to issuance of building occupancy permit:

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
2. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).
3. Impervious added for right-of-way improvements must be subtracted from the maximum impervious allowed on each lot. The impervious restriction for each lot must be recorded on a plat prior to building permit.
4. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff.



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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: 3-5-2022
Record entire subdivision.

I hereby certify this administrative decision.

Signed:(Development Services Dir./Designee)

Date: 3/5/19

Staff Coordinator: Jermont Purifoy

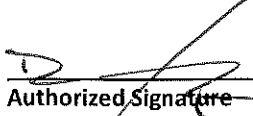
Design Adjustment Staff Response



**DEVELOPMENT
SERVICES
DEPARTMENT**

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

PROJECT	Project Name	Chaney Road 906 Subdivision	
	Development Case Number	S-43-2018	
	Transaction Number	567385	
	Design Adjustment Number	DA - 108 - 2018	
Staff recommendation based upon the findings in the applicable code(s):			
<input checked="" type="checkbox"/> <u>UDO Art. 8.3 Blocks, Lots, Access</u>		<input type="checkbox"/> <u>UDO Art. 8.5 Existing Streets</u>	
<input type="checkbox"/> <u>UDO Art. 8.4 New Streets</u>		<input type="checkbox"/> <u>Raleigh Street Design Manual</u>	
Staff <input checked="" type="checkbox"/> SUPPORTS <input type="checkbox"/> DOES NOT SUPPORT <input type="checkbox"/> the design adjustment request.			
DEPARTMENTS			
<input type="checkbox"/> Dev. Services Planner		<input type="checkbox"/> City Planning	
<input checked="" type="checkbox"/> Development Engineering		<input type="checkbox"/> Transportation	
<input type="checkbox"/> Engineering Services		<input type="checkbox"/> Parks & Recreation and Cult. Res.	
<input type="checkbox"/> Public Utilities			
STAFF RESPONSE	CONDITIONS:		
Development Services Director or Designee Action: <input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> APPROVE WITH CONDITIONS <input type="checkbox"/> DENY			



Daniel G. Kunk, PE
 ENGINEERING REVIEW MANAGER

 3/5/19
 Date

*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature. Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

Staff Response

Article 8.3 Blocks Lots, Access



DEVELOPMENT
SERVICES
DEPARTMENT

The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings.

- A. The requested design adjustment meets the intent of this Article;
YES NO
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
YES NO
- C. The requested design adjustment does not increase congestion or compromise Safety;
YES NO
- D. The requested design adjustment does not create any lots without direct street Frontage;
YES NO
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
1. Topographic changes are too steep;
 2. The presence of existing buildings, stream and other natural features;
 3. Site layout of developed properties;
 4. Adjoining uses or their vehicles are incompatible;
 5. Strict compliance would pose a safety hazard; or
 6. Does not conflict with an approved or built roadway construction project
 7. adjacent to or in the vicinity of the site.
- YES NO

STAFF FINDINGS

Chaney Road is developed with single-family residential and townhouses and based on R-10 zoning has a maximum allowable block perimeter of 2,500 linear feet. The measurable block perimeter which is shown on the attached map is 1,670 linear feet with Chaney Road and Lorimer Road ending at NC State property.

The proposed development will provide sidewalk to encourage walking and provide a well connected sidewalk network. The City Street Plan or Comprehensive Plan does not propose any new streets in this vicinity. All the neighboring properties are developed with single family buildings, which would make a cross street not possible. An additional street would lead to a Stop situation, thus causing more congestion.

The neighborhood is currently served by emergency vehicles and City Services and this adjustment would not negate said services and both lots will have direct street frontage;

The NC State property, approximately 300 feet to the north is developed and houses Laboratories for research, which will not allow for a street, as that boundary also contains powerlines.

Design Adjustment Application



DEVELOPMENT SERVICES DEPARTMENT

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

PROJECT	Project Name Chaney Road 906 Subdivision	
	Case Number S-43-18	
	Transaction Number 567385	
OWNER	Name PW Family Realty, LLC, Woodford Burnette, Managing Partner	
	Address 7413 Capstone Drive	City Raleigh
	State NC	Zip Code 27615
CONTACT	Name Stoney Chance	Firm Chance & Associates
	Address 500 Benson Road, Ste. 207	City Garner
	State NC	Zip Code 27529
REQUEST	Phone 919-870-0708	
	I am seeking a Design Adjustment from the requirements set forth in the following:	
	<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	- See page 2 for findings
	<input type="checkbox"/> UDO Art. 8.4 New Streets	- See page 3 for findings
	<input type="checkbox"/> UDO Art. 8.5 Existing Streets	- See page 4 for findings
	<input type="checkbox"/> Raleigh Street Design Manual	- See page 5 for findings
	Provide details about the request; (please attach a memorandum if additional space is needed):	
Due to the existing infrastructure surrounding this project, there is no opportunity for further street connectivity within this block area; therefore, owners are unable to comply with Block Perimeter requirements of UDO Article 8.3.		

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

Woodford Burnette
 Owner/Owner's Representative Signature Date
Oct 9, 18
Stoney Chance 10/4/18

CHECKLIST	
Signed Design Adjustment Application	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input checked="" type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input checked="" type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input checked="" type="checkbox"/> Included

Submit all documentation, with the exception of the required addressed envelopes and letters to designadjustments@raleighnc.gov.

Deliver the addressed envelopes and letters to:
 Development Services, Development Engineering
 One Exchange Plaza, Suite 500
 Raleigh NC, 27601

For Office Use Only	RECEIVED DATE:	DA -
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Article 8.3, Blocks, Lots, Access
Administrative Design Adjustment Findings



**DEVELOPMENT
SERVICES
DEPARTMENT**

The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;
Due to existing infrastructure surrounding this project, there is no opportunity to interconnect public streets. However, public fire, police, transit, trash and emergency services are already provided to this project through existing infrastructure system that is consistent with the intent of this Article.
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
This project block area is comprised of a mix of residential and office uses. The Comprehensive Plan proposed land uses for this area are: Low and moderate density residential, private open space and office/residential mixed use. The proposed development of R-10 low density residential use is consistent with adopted Comprehensive Plan.
- C. The requested design adjustment does not increase congestion or compromise Safety;
The two proposed lots will have their driveway access from Chaney Road, a Neighborhood Local Street which will not have any significant increase in congestion or compromise safety. A public 6' sidewalk will be installed along Chaney Road for the length of the project frontage per City of Raleigh Standards to provide additional pedestrian circulation in the area.
- D. The requested design adjustment does not create any lots without direct street Frontage;
Per S-43-18, all new lots have frontage on existing public street, Chaney Road
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
1. Topographic changes are too steep;
 2. The presence of existing buildings, stream and other natural features;
 3. Site layout of developed properties;
 4. Adjoining uses or their vehicles are incompatible;
 5. Strict compliance would pose a safety hazard; or
 6. Does not conflict with an approved or built roadway construction project
 7. adjacent to or in the vicinity of the site.
- Number 3: Due to existing street and development infrastructure surrounding this project, there is no opportunity for further street connectivity within this block area; therefore, we are unable to comply with above Block Perimeter requirements. For these reasons, this Design Adjustment Application is requesting the Block Perimeter requirements of the UDO and RSDM be waived.

Individual Acknowledgement



DEVELOPMENT
SERVICES
DEPARTMENT

STATE OF NORTH CAROLINA
COUNTY OF Wake

INDIVIDUAL

I, Holly W. Ezell, a Notary Public do hereby certify that
Wendford Burnette personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

This the 4TH day of October, 2018.

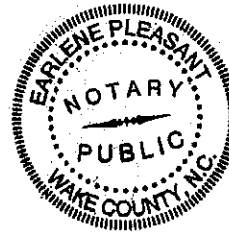


Notary Public Holly W. Ezell

My Commission Expires: 2-3-20

State of North Carolina
County of Wake

I, Earlene Pleasant, a Notary Public
for said County and State, do hereby certify
that Sherry Chase
personally appeared before me this day and
acknowledged the due execution of the
foregoing instrument.

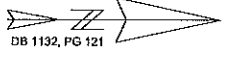
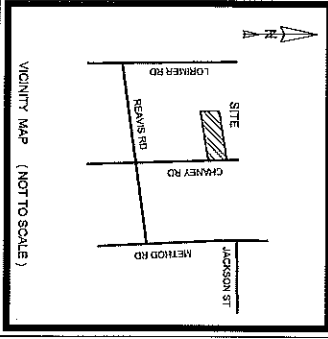


Witness my hand and official seal,

this the 4 day of Oct, 2018
month year

Earlene Pleasant
signature of notary public

My commission expires 02-24, 2020
month year

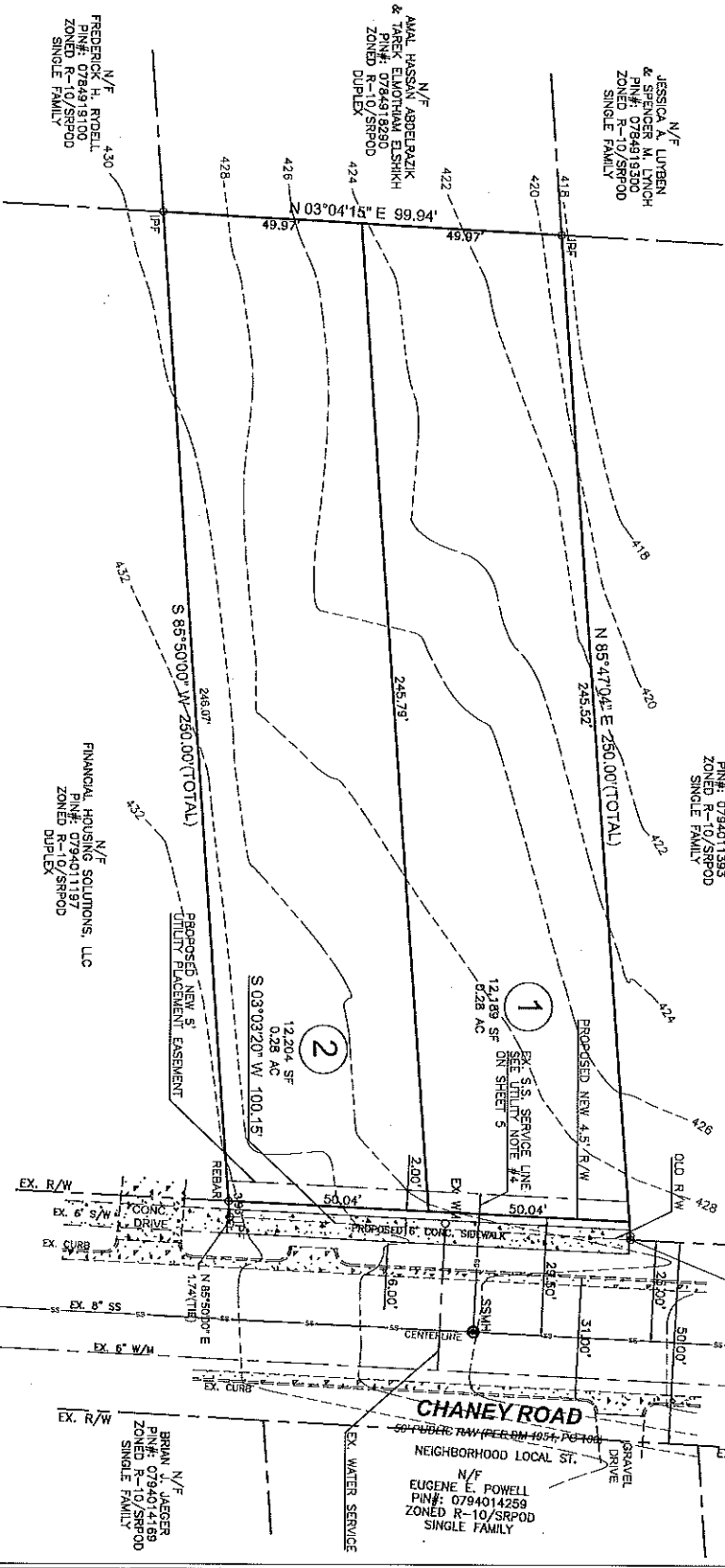


SUMMARY DATA:
 PROJECT ADDRESS:
 906 CHANEY RD.
 RALEIGH, NC 27606

TOTAL AREA OF SITE: 24,912 SF
 TOTAL NUMBER OF LOTS: 2
 MIN. LOT SIZE: 12,189 SF
 AVER. LOT SIZE: 12,456 SF
 ZONING: R-10/SRPOD
 PIN#: 0794011285
 INSIDE RALEIGH CITY LIMITS
 EXIST. IMPROVEMENTS: 19' S/W, 100' AC
 LOT 1 AREA: 28 AC/12,189 SF
 LOT 2 AREA: 28 AC/12,204 SF

REFERENCES:
 1. PERMITS: PG 121
 2. BM 1937, PG 100

LEGEND:
 IPF = IRON PIPE FOUND
 IS = IRON PIPE SET
 NIF = NEW OR FORMERLY
 RW = RIGHT OF WAY
 LP = LIGHT POLE
 PP = POWER POLE
 OE = OVERHEAD ELECTRIC LINE



BLOCK PERIMETER:
 EXISTING R-10 BLOCK PERIMETER: 1,670'
 BLOCK PERIMETER ALLOWED: 2,500'
 DUE TO EXISTING INFRASTRUCTURE, AN ALTERNATE DESIGN ADJUSTMENT IS BEING REQUESTED.

SURETY NOTE:
 A SURETY FOR ANY PUBLIC IMPROVEMENTS MUST BE PROVIDED PRIOR TO MAP RECORDDATION.

DRIVEWAY NOTE:
 EXISTING DRIVEWAY WILL BE CLOSED AND REPLACED WITH STANDARD CITY OF RALEIGH CURB.

INFILL RULE:
 RESIDENTIAL INFILL RULES WILL APPLY TO THE CURRENT SITE LAYOUT PER UDO SEC. 2.2.7.



CHANCE & ASSOCIATES
 Land Planning Services

500 Benson Road Ste. 207, Garner, North Carolina 27529
 Phone: 919-778-7245 Fax: 919-779-3889
 Email: cstone@bellsouth.net

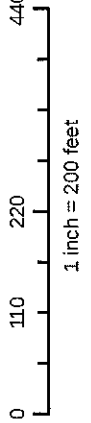
SHEET:
3
 OF:
5

TITLE: PROPOSED PRELIMINARY SUBDIVISION PLAN
 FOR
CHANEY ROAD 906 SUBDIVISION

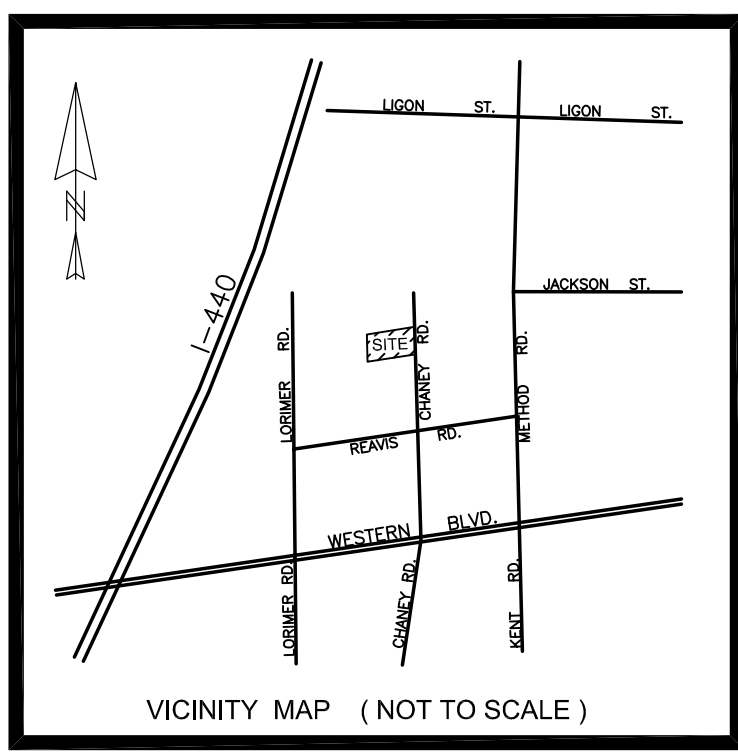
RALEIGH TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

DATE	REVISIONS	BY
08-11-18	REVISED FOR C.A.A. REVIEW COMMENTS	SC

DATE: AUGUST 18, 2018
 SCALE: 1" = 20'
 DRAWN BY: SC
 CHECKED BY: STONEY CHANCE
 FILE NAME: Chaney Rd 906 Sub.dwg



Disclaimer
 Maps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



VICINITY MAP (NOT TO SCALE)

PROJECT OWNER/DEVELOPER:
 PW FAMILY REALTY, LLC
 WOODFORD BURNETTE, MANAGING MEMBER
 7413 CAPSTONE DR.
 RALEIGH, NC 27615

PLANS SHEET INDEX

- SHEET 1 OF 6 - COVER SHEET
- SHEET 2 OF 6 - EXISTING CONDITIONS SHEET
- SHEET 3 OF 6 - PROPOSED PRELIMINARY SUBDIVISION PLAN
- SHEET 4 OF 6 - PROPOSED PRELIMINARY STREETScape PLAN
- SHEET 5 OF 6 - PROPOSED PRELIMINARY UTILITY PLAN
- SHEET 6 OF 6 - PROPOSED PRELIMINARY STORMWATER PLAN

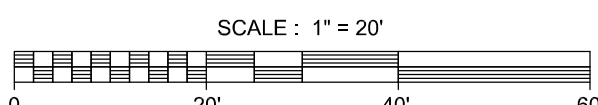
SUMMARY DATA:
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 906 CHANEY RD.
 RALEIGH, NC 27606

TOTAL AREA OF SITE: 24,812 SF/0.57 AC
 TOTAL NUMBER OF LOTS: 2
 MIN. LOT SIZE: 12,189 SF
 AVER. LOT SIZE: 12,196.5 SF
 ZONING R-10/SRPOD
 PIN#: 0794011285
 INSIDE RALEIGH CITY LIMITS
 AREA IN NEW R/W: 419 SF/.009 AC
 EXIST. IMPERVIOUS AREA: 6,119.89 SF/.14 AC
 LOT 1 AREA: .28 AC/12,189 SF
 LOT 2 AREA: .28 AC/12,204 SF



- NOTES:
1. BOUNDARY SURVEY AND ALL EXISTING ON-SITE AND OFF-SITE FEATURES PROVIDED BY CHANCE SURVEY COMPANY DATED 08/03/18.
 2. STREETS, SANITARY & STORM SEWERS ARE EXISTING PER ABOVE SURVEY.
 3. THE LOCATION OF EXISTING WATER MAIN IF SHOWN PER CITY OF RALEIGH UTILITY MAPS.
 4. CONTOURS WERE TAKEN FROM CITY OF RALEIGH GIS MAPS AND SHOULD BE VERIFIED BY SURVEYOR.
 5. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CITY OF RALEIGH DEVELOPMENT STANDARDS AND SPECIFICATIONS.
 6. ALL NEW DRIVEWAY LOCATIONS WILL BE DETERMINED AND PERMITTED AT SITE PLAN SUBMITTAL PER CITY OF RALEIGH STANDARDS.
 7. SOLID WASTE SERVICE WILL BE PROVIDED AT PUBLIC STREET BY INDIVIDUAL 96-GAL. STANDARD CITY OF RALEIGH RESIDENTIAL SOLID WASTE CART PER CITY OF RALEIGH WASTE DESIGN MANUAL.
 8. EXISTING DRIVEWAY ON CHANEY ROAD WILL BE CLOSED AND REPLACED WITH STANDARD CURB & GUTTER PER CITY OF RALEIGH STANDARDS.
 9. DEMOLITION PERMITS WILL BE OBTAINED FROM CITY OF RALEIGH FOR EXISTING BUILDINGS PRIOR TO RECORDATION OF FINAL SUBDIVISION PLAT.
 10. A SURETY COVERING ALL WORK IN THE RIGHT OF WAY SHALL BE POSTED WITH THE CITY PRIOR TO RECORDATION OF SUBDIVISION.
 11. PER SEC. 9.1, THIS PROJECT IS EXEMPT FROM CITY OF RALEIGH TREE CONSERVATION REQUIREMENTS.
 12. RESIDENTIAL INFILL RULES WILL APPLY TO THE CURRENT SITE LAYOUT PER UDO SEC. 2.2.7.

STORMWATER EXEMPTION:
 PER SEC. 9.2.2, A.2, b.i SUBJECT TO 4.a OF THE PART 10A RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT FROM ACTIVE STORM-WATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE AREAS.



Preliminary Subdivision Plan Application
 Development Services Customer Service Center | 1 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 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: Chaney Road 906 Subdivision		
Proposed Use: Residential		
Property Address(es): 906 Chaney Road, Raleigh, NC 27606		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
PIN Recorded Deed	PIN Recorded Deed	PIN Recorded Deed
0794011285		
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 PW Family Realty, LLC		Owner/Developer Name Woodford Burnette, Managing Partner
Address 7413 Capstone Drive, Raleigh, NC 27615		
Phone 919-870-0708	Email wburnett1040@gmail.com	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/SRPOD	
If more than one district, provide the acreage of each:	
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 #	2- N/A
COA (Certificate of Appropriateness) Case #	N/A
BOA (Board of Adjustment) Case #	A- N/A
STORMWATER INFORMATION	
Existing Impervious Surface	.14/6,119.89 acres/sf
Proposed Impervious Surface	N/A acres/sf
Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Neuse River Buffer	<input type="checkbox"/> Yes <input checked="" 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 #
NUMBER OF LOTS AND DENSITY	
Total # of Townhouse Lots:	Detached N/A Attached
Total # of Single Family Lots	2 Total # of All Lots 2
Overall Units/Acre Densities Per Zoning Districts 2/.57=3.5	
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	Date
Woodford Burnette Manager/Member	October 4, 2018
Signature	Date
Woodford Burnette Manager/Member	October 4, 2018
Signature	Date

FILE: S-43-18
 TRANS.#: 567385

DATE:	AUGUST 18, 2018
SCALE:	1" = 20'
DRAWN BY:	SC
CHECKED BY:	SC
FILE NAME:	Chaney Rd. 906 Cover.dwg

01-28-18	REVISIONS PER C.O.R. REVIEW COMMENTS	SC			
12-20-18	REVISIONS PER C.O.R. REVIEW COMMENTS	SC			
11-01-18	REVISIONS PER C.O.R. REVIEW COMMENTS	SC			
09-11-18	REVISIONS PER C.O.R. REVIEW COMMENTS	SC			
	REVISIONS				BY
					DATE

COVER SHEET

CHANEY ROAD 906 SUBDIVISION

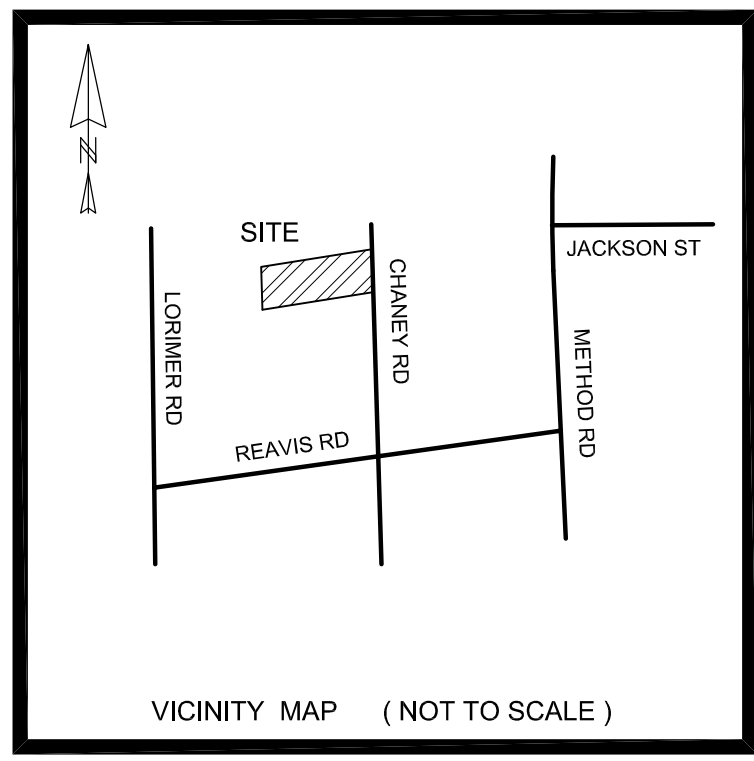
S-43-18, TRANS#: 567385

RALEIGH TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

SHEET: **1** OF: **6**

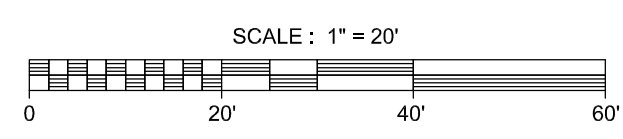
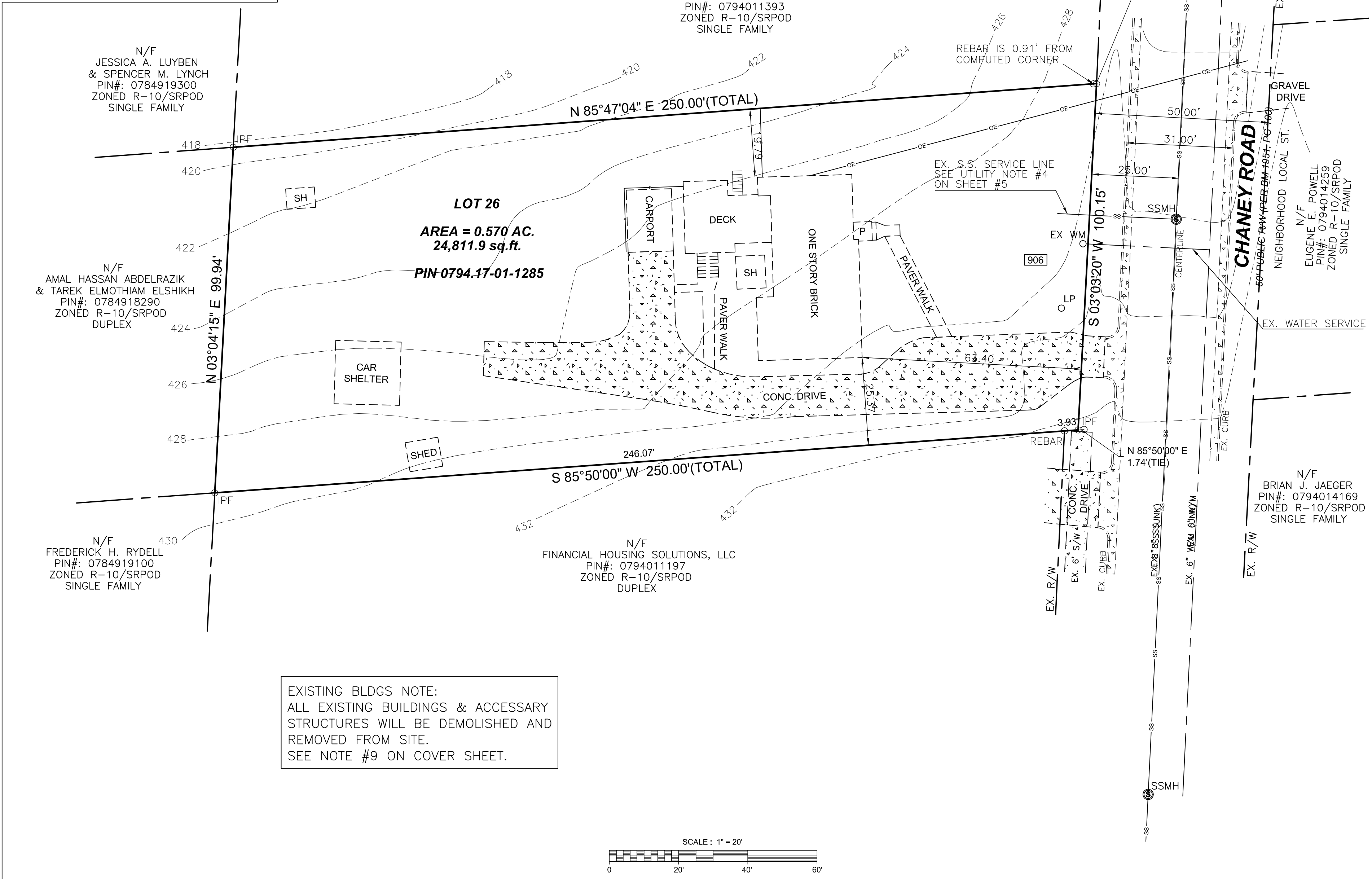
CHANCE & ASSOCIATES
 Land Planning Services
 500 Benson Road, Suite 207, Garner, North Carolina 27529
 Phone: (919) 779-7245 Fax: (919) 779-3889

NOT RELEASED FOR CONSTRUCTION



REFERENCES:
 1. DB 1132, PG 121
 2. BM 1951, PG 100

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
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 -OE- = OVERHEAD ELECTRIC LINE



DATE:	AUGUST 18, 2018
SCALE:	1" = 20'
DRAWN BY:	SC
CHECKED BY:	STONEY CHANCE
FILE NAME:	Chaney Rd 906 Exist.dwg

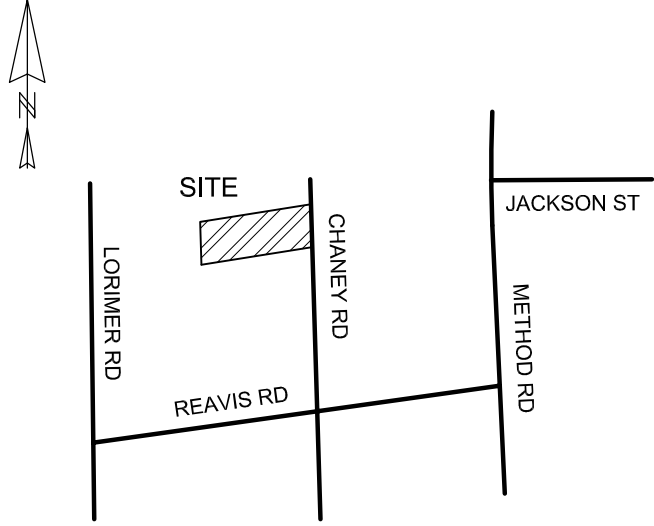
NO.	DATE	REVISIONS	BY
01-26-19		REVISIONS PER C.O.R. REVIEW COMMENTS	SC
12-20-18		REVISIONS PER C.O.R. REVIEW COMMENTS	SC
11-01-18		REVISIONS PER C.O.R. REVIEW COMMENTS	SC
09-14-18		REVISIONS PER C.O.R. REVIEW COMMENTS	SC

EXISTING CONDITIONS SHEET
 FOR
CHANEY ROAD 906 SUBDIVISION
 RALEIGH TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

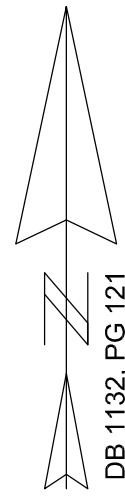
SHEET: **2**
 OF: **6**

CHANCE & ASSOCIATES
 Land Planning Services
 500 Benson Road Ste. 207, Garner, North Carolina 27529
 Phone: 919-779-7245 Fax: 919-779-3889
 Email: cstone@bellsouth.net

NOT RELEASED FOR CONSTRUCTION



VICINITY MAP (NOT TO SCALE)

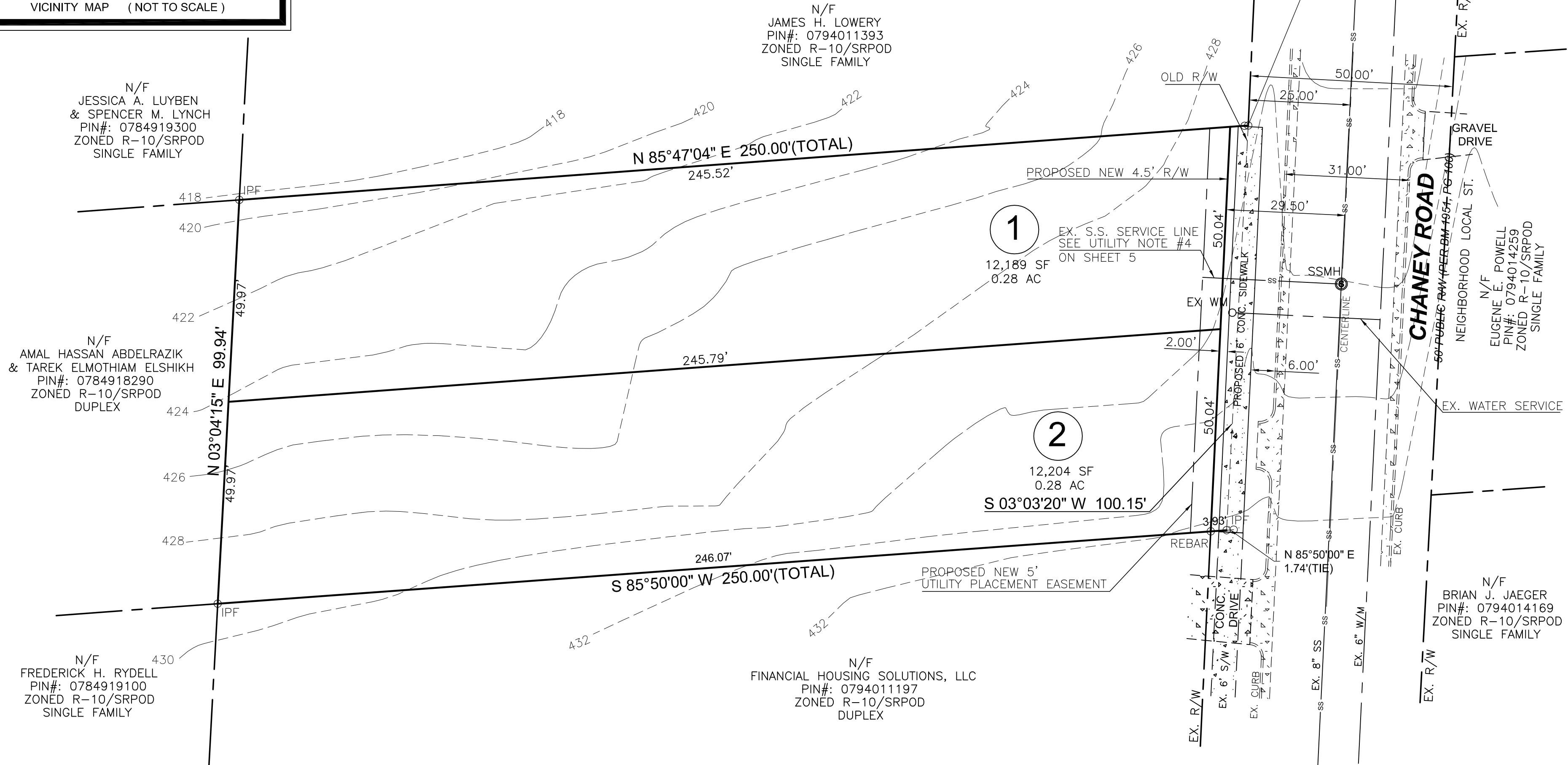


SUMMARY DATA:
 PROJECT ADDRESS:
 906 CHANEY RD.
 RALEIGH, NC 27606

TOTAL AREA OF SITE: 24,812 SF
 TOTAL NUMBER OF LOTS: 2
 MIN. LOT SIZE: 12,189 SF
 AVER. LOT SIZE: 12,196.5 SF
 ZONING R-10/SRPOD
 PIN#: 0794011285
 INSIDE RALEIGH CITY LIMITS
 AREA IN NEW R/W: 419 SF/.009 AC
 EXIST. IMPERVIOUS AREA: 6,119.89 SF/.14 AC
 LOT 1 AREA: .28 AC/12,189 SF
 LOT 2 AREA: .28 AC/12,204 SF

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N/F
 JESSICA A. LUYBEN
 & SPENCER M. LYNCH
 PIN#: 0784919300
 ZONED R-10/SRPOD
 SINGLE FAMILY

N/F
 AMAL HASSAN ABDELRAZIK
 & TAREK ELMOTHAM ELSHIKH
 PIN#: 0784918290
 ZONED R-10/SRPOD
 DUPLEX

N/F
 FREDERICK H. RYDELL
 PIN#: 0784919100
 ZONED R-10/SRPOD
 SINGLE FAMILY

N/F
 JAMES H. LOWERY
 PIN#: 0794011393
 ZONED R-10/SRPOD
 SINGLE FAMILY

N/F
 FINANCIAL HOUSING SOLUTIONS, LLC
 PIN#: 0794011197
 ZONED R-10/SRPOD
 DUPLEX

N/F
 EUGENE E. POWELL
 PIN#: 0794014259
 ZONED R-10/SRPOD
 SINGLE FAMILY

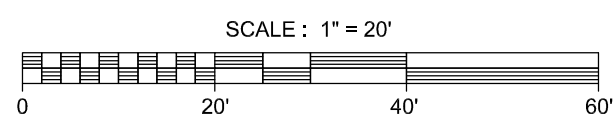
N/F
 BRIAN J. JAEGER
 PIN#: 0794014169
 ZONED R-10/SRPOD
 SINGLE FAMILY

BLOCK PERIMETER:
 EXISTING R-10 BLOCK PERIMETER: 1,670'
 BLOCK PERIMETER ALLOWED: 2,500'
 DUE TO EXISTING INFRASTRUCTURE, AN
 ALTERNATE DESIGN ADJUSTMENT IS BEING
 REQUESTED.

DRIVEWAY NOTE:
 EXISTING DRIVEWAY WILL BE CLOSED
 AND REPLACED WITH STANDARD CITY
 OF RALEIGH CURB.

SURETY NOTE:
 A SURETY FOR ANY PUBLIC IMPROVE-
 MENTS MUST BE PROVIDED PRIOR TO
 MAP RECORDATION.

INFILL RULE:
 RESIDENTIAL INFILL RULES WILL APPLY
 TO THE CURRENT SITE LAYOUT PER
 UDO SEC. 2.2.7.



DATE: AUGUST 18, 2018

SCALE: 1" = 20'

DRAWN BY: SC

CHECKED BY: STONEY CHANCE

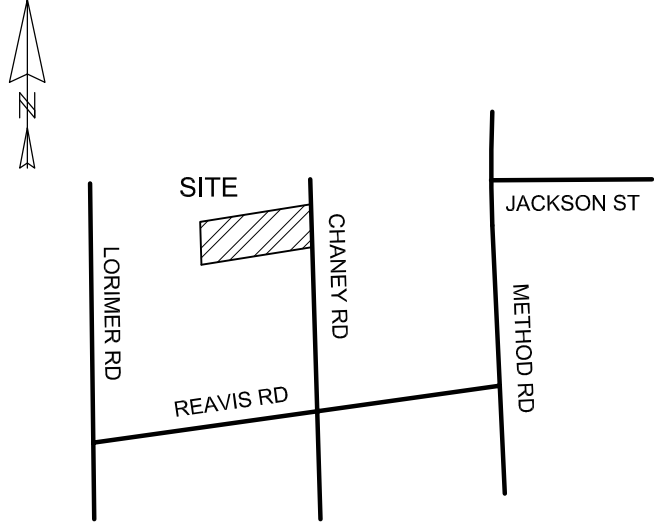
FILE NAME: Chaney Rd 906 Sub.dwg

NO.	DATE	REVISIONS	BY
01-28-19		REVISIONS PER C.O.R. REVIEW COMMENTS	SC
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09-11-18		REVISIONS PER C.O.R. REVIEW COMMENTS	SC

TITLE: PROPOSED PRELIMINARY SUBDIVISION PLAN
 FOR
CHANEY ROAD 906 SUBDIVISION
 RALEIGH TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

SHEET: **3** OF: **6**

CHANCE & ASSOCIATES
 Land Planning Services
 500 Benson Road Ste. 207, Garner, North Carolina 27529
 Phone: 919-779-7245 Fax: 919-779-3889
 Email: cstoney@bellsouth.net

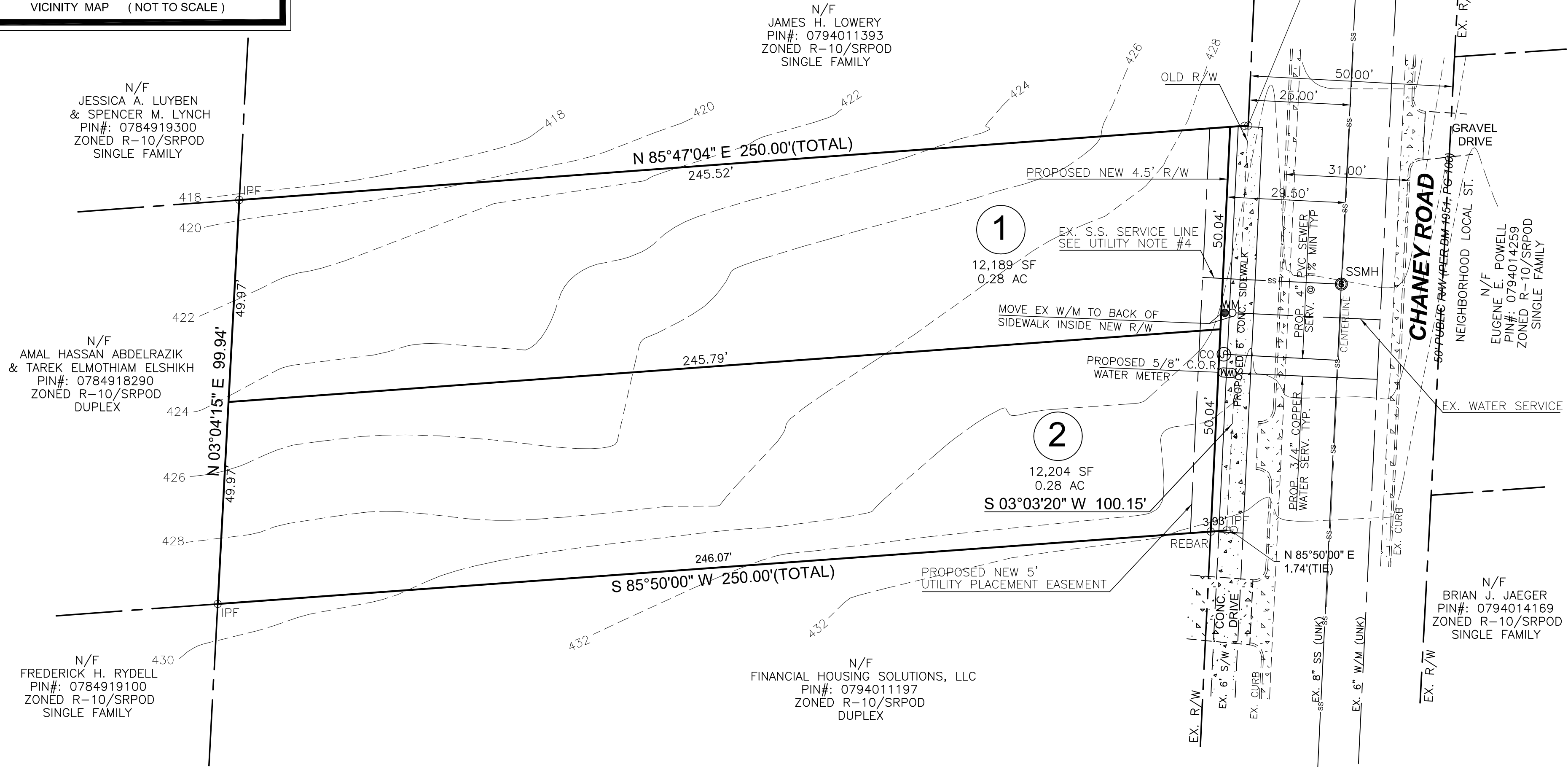
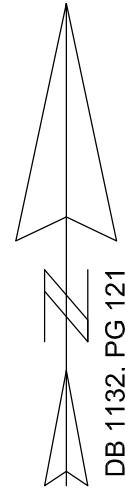


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NOTE:
 EXISTING SEWER SERVICE CLEANOUT WAS NOT FOUND. IT WILL BE LOCATED PRIOR TO RECORDING PLAT. IF IT IS LOCATED OUTSIDE NEW LOT 1, IT WILL BE RE-LOCATED ENTIRELY ON NEW LOT 1. EXISTING LOT 1 WATER METER WILL BE RELOCATED BETWEEN R/W & SIDEWALK AS SHOWN ON PLAN.



N/F
 JESSICA A. LUYBEN
 & SPENCER M. LYNCH
 PIN#: 0784919300
 ZONED R-10/SRPOD
 SINGLE FAMILY

N/F
 AMAL HASSAN ABDELRAZIK
 & TAREK ELMOTHAM ELSHIKH
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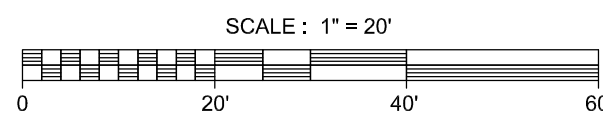
N/F
 FINANCIAL HOUSING SOLUTIONS, LLC
 PIN#: 0794011197
 ZONED R-10/SRPOD
 DUPLEX

FIRE PROTECTION NOTES:

1. FIRE HYDRANTS SHALL BE NO MORE THAN 400' FROM A BUILDING 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 NCFPC, SECTION 507.3.

UTILITY NOTES:

1. NEW WATER & SEWER SERVICES SHALL BE INSTALLED BY OPEN CUT PER CITY OF RALEIGH STANDARDS.
2. PRIVATE WATER & SEWER MAINS OR SERVICES CANNOT CROSS PROPERTY LINES, SEC. 8-2007.
3. EXISTING UTILITY SERVICES (UNUSED) SHALL BE ABANDONED AT TAP (MAIN) & REMOVED FROM R.O.W. OR EASEMENT-PU HANDBOOK PG. 67 & PG. 125.
4. EXISTING SEWER SERVICE LINE TO LOT 1 WAS LOCATED BUT CLEANOUT WAS NOT FOUND. THE EXISTING WATER & SEWER WILL BE USED TO SERVE NEW LOT 1. EXISTING SEWER CLEANOUT WILL BE LOCATED PRIOR TO RECORDING PLAT.



DATE:	AUGUST 18, 2018
SCALE:	1" = 20'
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CHECKED BY:	STONEY/CHANGE
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TITLE: PROPOSED PRELIMINARY UTILITY PLAN
 FOR
CHANEY ROAD 906 SUBDIVISION
 RALEIGH TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

SHEET: **5** OF: **6**

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