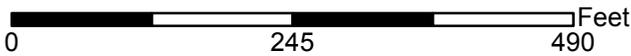
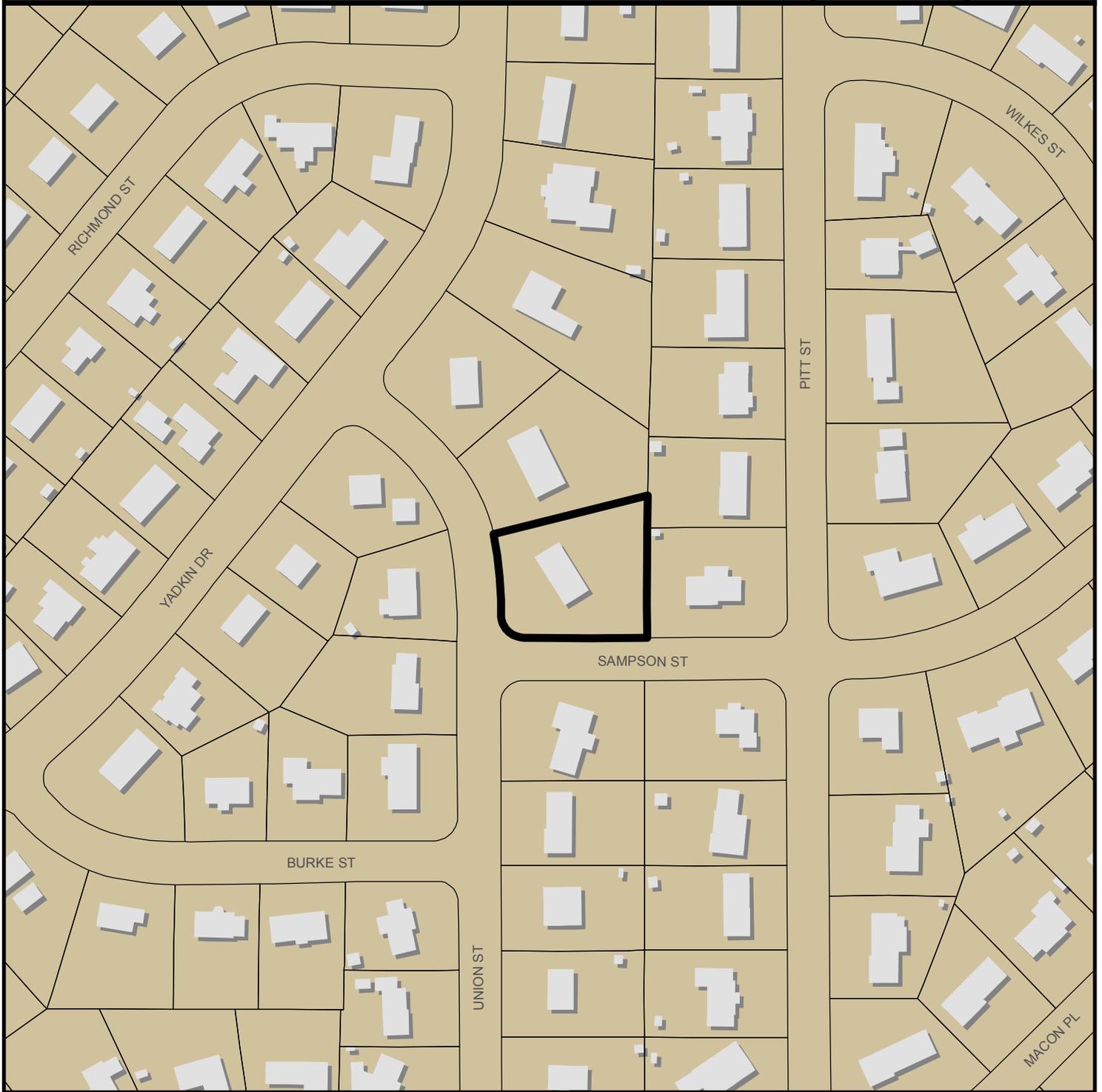


SAMPSON STREET SUBDIVISION S-38-2016



Zoning: **R-4**
CAC: **Midtown**
Drainage Basin: **Crabtree Basin**
Acreage: **0.58**
Number of Lots: **2**

Planner: **Justin Rametta**
Phone: **(919) 996-2665**
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.

5-38-16

Office Use Only: Transaction # 47845		Project Coordinator CKIP		Team Leader RAMETTA	
PRELIMINARY APPROVALS					
<input type="checkbox"/> Subdivision *		<input checked="" 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 Sampson Street Subdivision (0.57 ac.)					
Proposed Use Residential					
Property Address(es) 4308 Union St., Raleigh, NC 27609					
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:					
PIN Recorded Deed 1706313145		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 Justin R. Huntley			Owner/Developer Name Same		
Address 514 Daniels St., Ste. 311 Raleigh, NC 27605					
Phone 919-630-5577		Email justin@jrhuntleyhomes.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-4**

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 **N/A** 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 **0** Attached **0**

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

Overall Unit(s)/Acre Densities Per Zoning Districts **0.285**

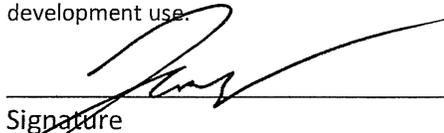
Total # of Open Space and/or Common Area Lots **N/A**

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

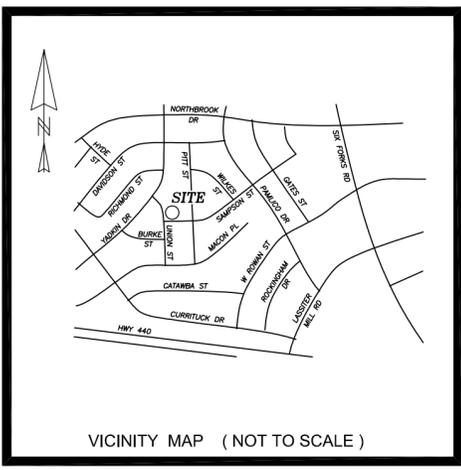
6/15/16

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	<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 checked="" type="checkbox"/>	<input 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"/>			/



CURVE	LENGTH	RADIUS	DELTA
C1	39.08'	25.00'	89°33'41"
C2	57.30'	235.99'	1°54'43"

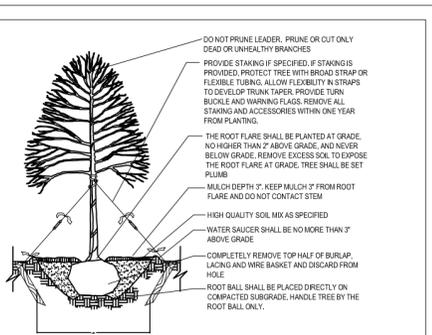


TOTAL PROJECT AREA: 0.57 AC.

BLOCK PERIMETER:
EXISTING BLOCK PERIMETER: 2,701'
BLOCK PERIMETER ALLOWED: 5,000'

LEGEND

- Property Line
- Property Line (not surveyed)
- Old R/W line
- Right-of-Way Line
- Easement Line
- Creek Centerline
- Water Line
- Sanitary Sewer
- Overhead Utility
- Overhead Service
- Chain Link Fence
- Wood Fence
- Welded WIRE
- Existing Iron Pipe
- Iron Pipe Set (Unless Otherwise Designated)
- Existing Concrete Monument
- Concrete Monument Set
- Property Corner
- PK Nail
- Cable TV Box
- Fire Hydrant
- Drop Inlet
- Utility Pole
- Telephone Box
- Light Pole
- Sewer Clean Out
- Water Valve
- Water Meter
- Gas Meter
- Handicapped Parking
- Sewer Manhole
- Existing Iron Pipe
- Iron Pipe Set
- Power Pole
- Dead Book
- Page
- Page
- Page
- Right of Way
- Tax Map
- Now or Formerly
- XXX - DENOTES ADDRESS



NOTES:

- CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
- ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
- STREET TREES MUST BE 2" CALIPER AT INSTALLATION WITH A 2" MINIMUM FIRST BRANCH HEIGHT.
- PLANTING SEASON: OCTOBER - APRIL.
- A TREE IMPACT PERMIT IS REQUIRED.
- 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@RAL.EGNC.GOV
WWW.RALEIGH.ENC.GOV

CITY OF RALEIGH
PARKS, RECREATION AND CULTURAL RESOURCES DEPT.
REVISIONS: 01/15/11 02/10/11 03/10/11
TREE PLANTING DETAIL
PRCR-03

NEW TREES PLANT LEGEND:

QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE
7	TRIDENT MAPLE	Acer buergerianum	1.5" - CAL. 6' to 8' HGT. - MIN. SINGLE STEM
7	KUSA DOGWOOD	Cornus kousa	1.5" - CAL. 6' to 8' HGT. - MIN. SINGLE STEM

- NOTES:**
- ALL STREET TREE INSTALLATION AND MAINTENANCE WILL COMPLY WITH CITY OF RALEIGH STREET DESIGN MANUAL SECTIONS 6.18.1 AND 6.18.2.
 - TREES SHALL BE PLANTED 20' OFF CENTER.
 - A TREE IMPACT PERMIT IS REQUIRED FROM C.O.R. PRIOR TO INSTALLATION OF STREET TREES.
 - STREET TREE SPACING MAY BE ADJUSTED TO ACCOMMODATE EXISTING DRIVES & UTILITY SERVICES.

PLANTING STANDARDS:

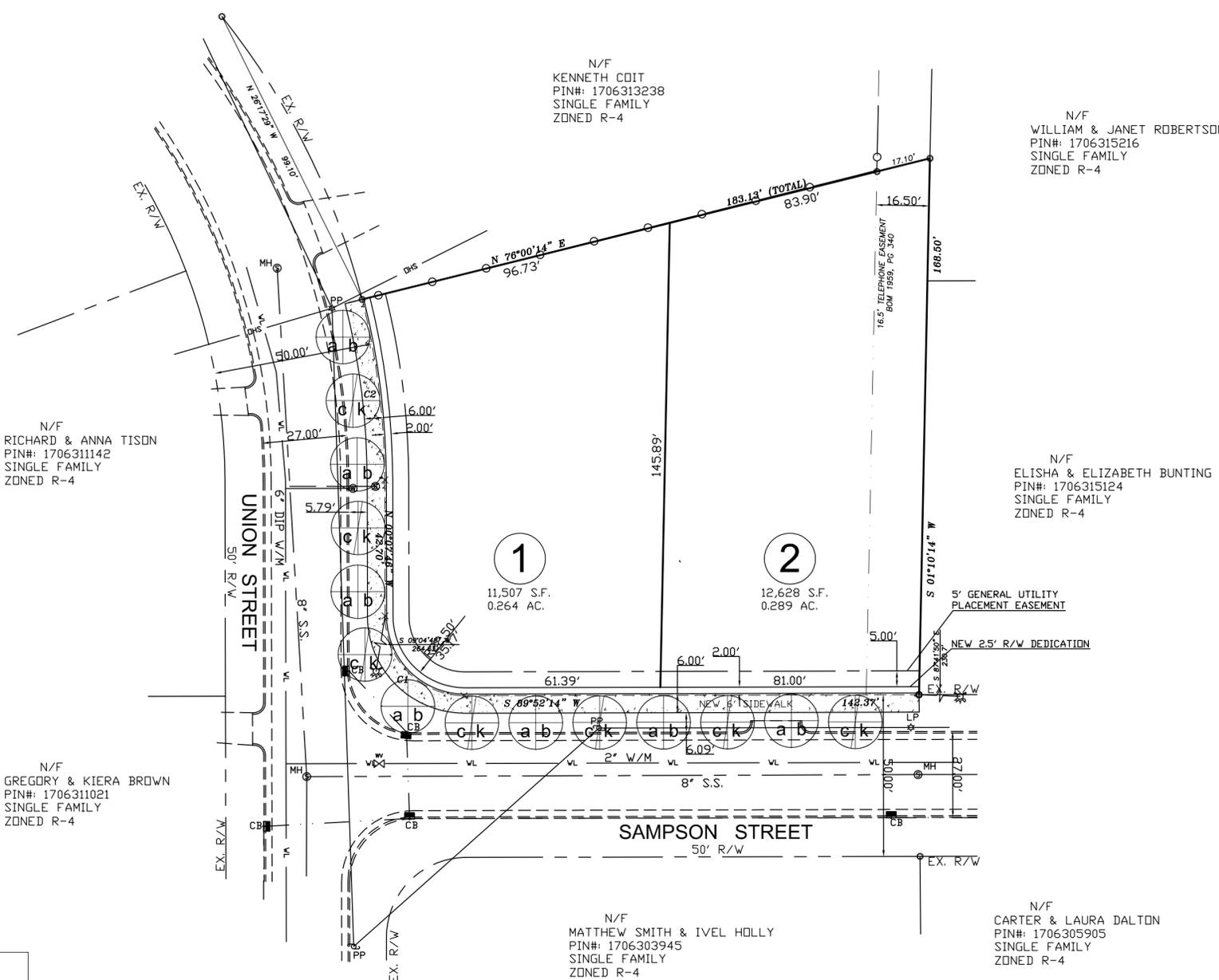
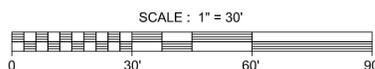
1. ALL PLANT MATERIAL AND INSTALLATION WORK SHALL CONFORM TO THE STANDARDS DETAILED IN THE FOLLOWING DOCUMENTS:

- AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300. AMERICAN NATIONAL STANDARDS INSTITUTE, 11 WEST 42nd STREET, NEW YORK, N.Y., 10036
- AMERICAN NATIONAL STANDARD FOR NURSERY STOCK, ANSI Z60.1. AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, 1250 EYE STREET, NW, SUITE 500, WASHINGTON, DC 20005
- HORTUS THIRD, THE STAFF OF THE L.H.BAILEY HORTORIUM, 1976. MACMILLAN PUBLISHING CO., NEW YORK

STREETSCAPE YARD:

RESIDENTIAL STREET FRONTAGE: 278.17'
STREETSCAPE WIDTH = 6'
STREETSCAPE TREES REQ'D:
278.17' / 20' = 13.9 TREES

STREETSCAPE TREES PROVIDED:
TREES: 14



DATE: JUNE 10, 2016
SCALE: 1" = 30'
DRAWN BY: SC
CHECKED BY: SC
FILE NAME: Sampson St. Streetscape.dwg

NO.	DATE	REVISIONS	BY

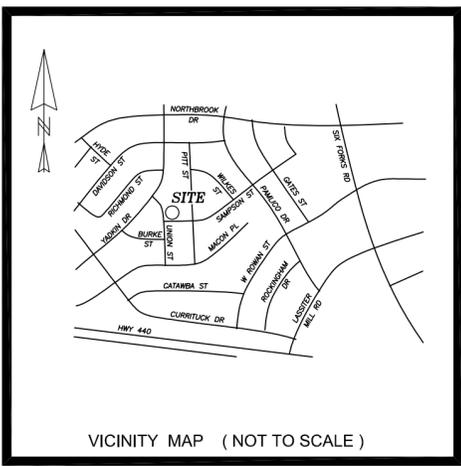
TITLE: PRELIMINARY STREETSCAPE PLAN
SAMPSON STREET SUBDIVISION
FOR
JUSTIN R. HUNTLEY
RALEIGH TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

SHEET: **4** OF: **5**

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

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

NOT RELEASED FOR CONSTRUCTION



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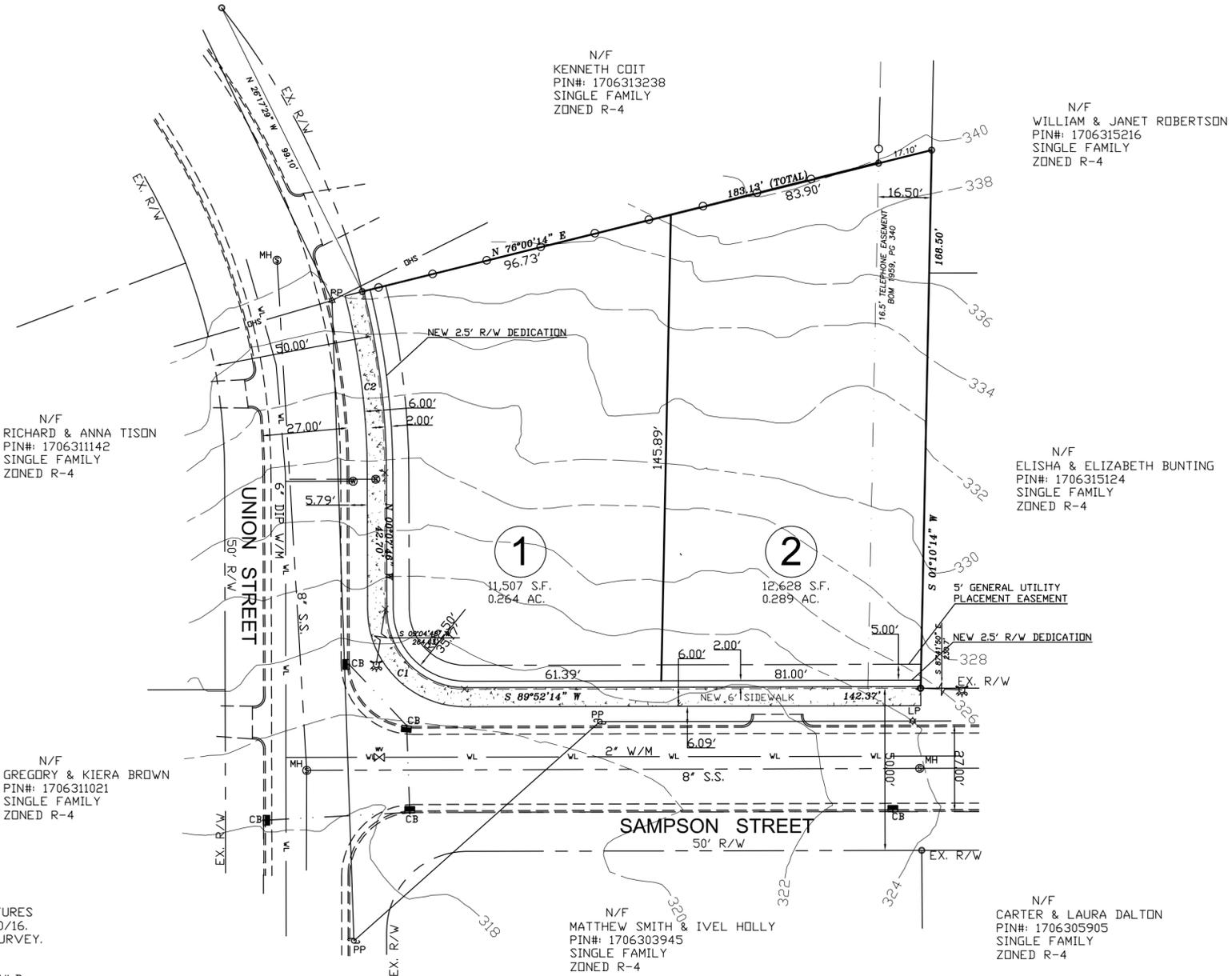


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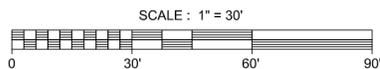
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- Iron Pipe Set
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- NOTES:
- BOUNDARY SURVEY AND ALL EXISTING ON-SITE AND OFF-SITE FEATURES PROVIDED BY TURNING POINT SURVEY COMPANY, PLLC DATED 05/20/16.
 - STREETS, SANITARY & STORM SEWERS ARE EXISTING PER ABOVE SURVEY.
 - THE LOCATION OF EXISTING WATER MAINS ARE SHOWN PER ABOVE SURVEY MAP.
 - CONTOURS WERE TAKEN FROM CITY OF RALEIGH GIS MAPS AND SHOULD BE VERIFIED BY SURVEYOR.
 - ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CITY OF RALEIGH DEVELOPMENT STANDARDS AND SPECIFICATIONS.
 - ALL NEW DRIVEWAY LOCATIONS WILL BE DETERMINED AND PERMITTED AT SITE PLAN SUBMITTAL PER CITY OF RALEIGH STANDARDS.
 - 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.
 - EXISTING DRIVEWAYS ON SAMPSON STREET WILL BE USED FOR ACCESS TO NEW LOTS WHERE POSSIBLE. DRIVEWAYS NOT USED WILL BE CLOSED AND REPLACED WITH CURB & GUTTER PER CITY OF RALEIGH STANDARDS.
 - DEMOLITION PERMITS WILL BE OBTAINED FROM CITY FOR EXISTING BUILDINGS PRIOR TO RECORDATION OF FINAL SUBDIVISION PLAT.
 - A SURETY COVERING ALL WORK IN THE RIGHT OF WAY SHALL BE POSTED WITH THE CITY PRIOR TO RECORDATION OF SUBDIVISION.
 - PER SEC. 91, THIS PROJECT IS EXEMPT FROM CITY OF RALEIGH TREE CONSERVATION REQUIREMENTS.

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



DATE:	JUNE 10, 2016
SCALE:	1" = 30'
DRAWN BY:	SC
CHECKED BY:	SC
FILE NAME:	Sampson St_Sub.dwg

BY:	
REVISIONS	
DATE	

TITLE: PRELIMINARY SUBDIVISION PLAN
3
SAMPSON STREET SUBDIVISION
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RALEIGH TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

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