



Administrative Approval Action

Case File / Name: ASR-SR-31-2019
906 Chaney Duplex

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located north of Western Boulevard on the west side of Chaney Road at 906 Chaney Rd.

REQUEST: Development of a 0.57 acre tract zoned R-10 and SRPOD into a proposed 2 duplexes with 4 units of attached housing totalling 5,980 sf on lots 1 and 2 as recorded in Book of Maps 2020 page 508. Lot 1 being .28 acres/12,189 sf; Lot 2 being .28 acres/12,204 sf. Note the recently recorded subdivision for these two lots was approved under case number SUB-S-43-2018.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** N/A

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 July 31, 2019 by CMS Engineering PLLC.

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:

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

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

General

1. Building sf area both attached structures (5,980 sf) on Lots 1, 2 are shown & labeled on the SPR plans set and match the area listed on the ASR application shown on the coversheet of plans set (May 6, 2019) date issued 7/31/2019.
2. Applicant reviews & make any revisions to the "existing" and "proposed" site data information tables, on Sheet 4, of the final online electronic version set dated May 6, 2019, if referencing lot area data (as shown on sheet 1 & the coversheet application).

Stormwater

3. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a residential subdivision of one acre or less approved after May 1, 2001, but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.
4. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).



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

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

Stormwater

1. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
2. All stormwater control measures and means of transporting stormwater runoff to and from any stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting 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:

General

1. A 20' Shared Driveway Access Easement is approved between the two properties.

Engineering

2. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

Stormwater

3. 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).
4. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.
5. If total land disturbance will be over 12,000 sq. ft. for multiple houses, a separate site plan submittal & approval will be required. Site plans require an erosion control plan. (UDO 9.4.6.)
6. 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).
7. 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).



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8. A mass grading permit will be required prior to demolition. (UDO 9.4.6)

Urban Forestry

9. 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 Road.

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

Stormwater

1. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
2. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

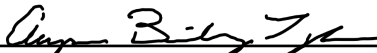
3-Year Expiration Date: April 30, 2023

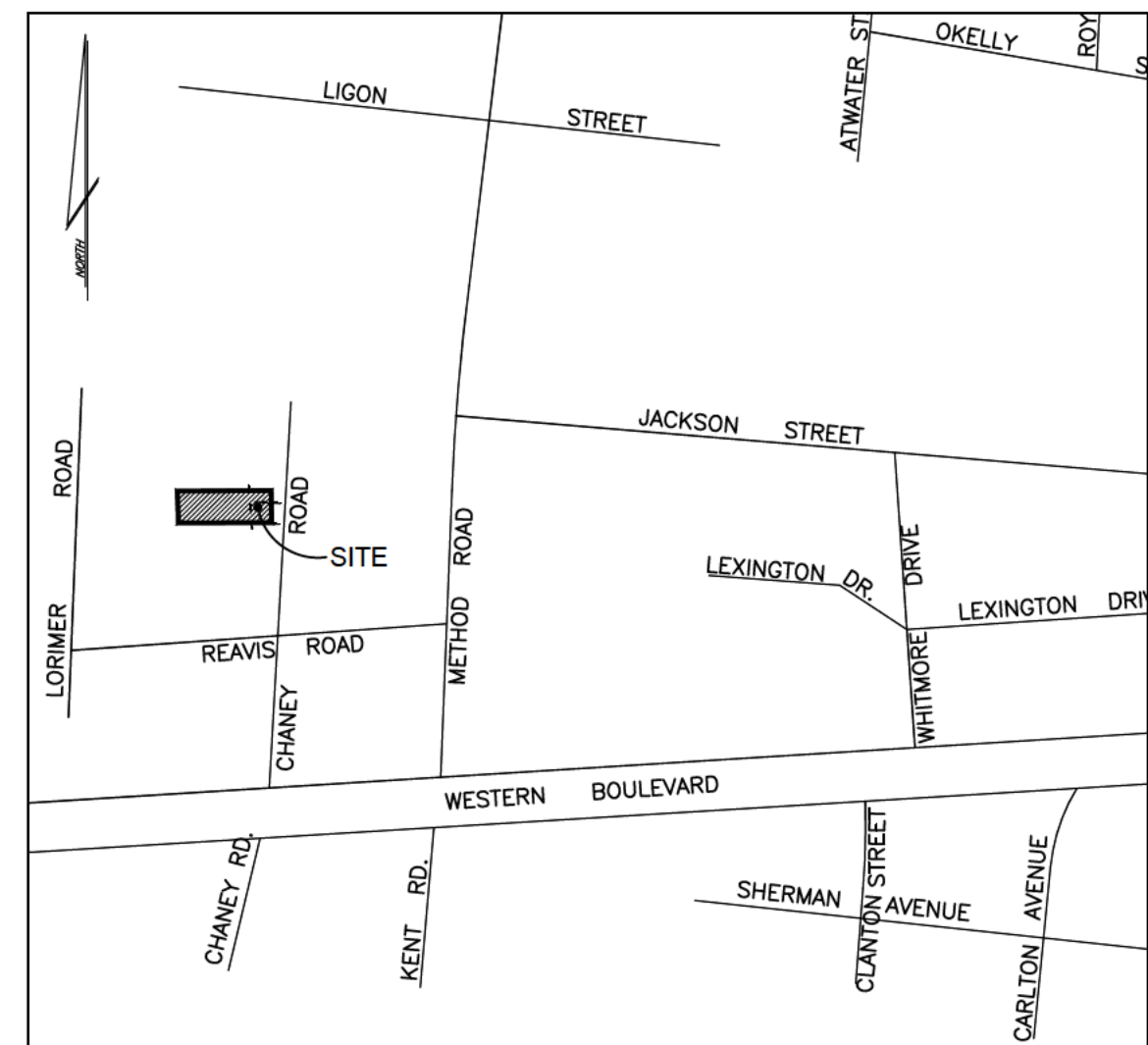
Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

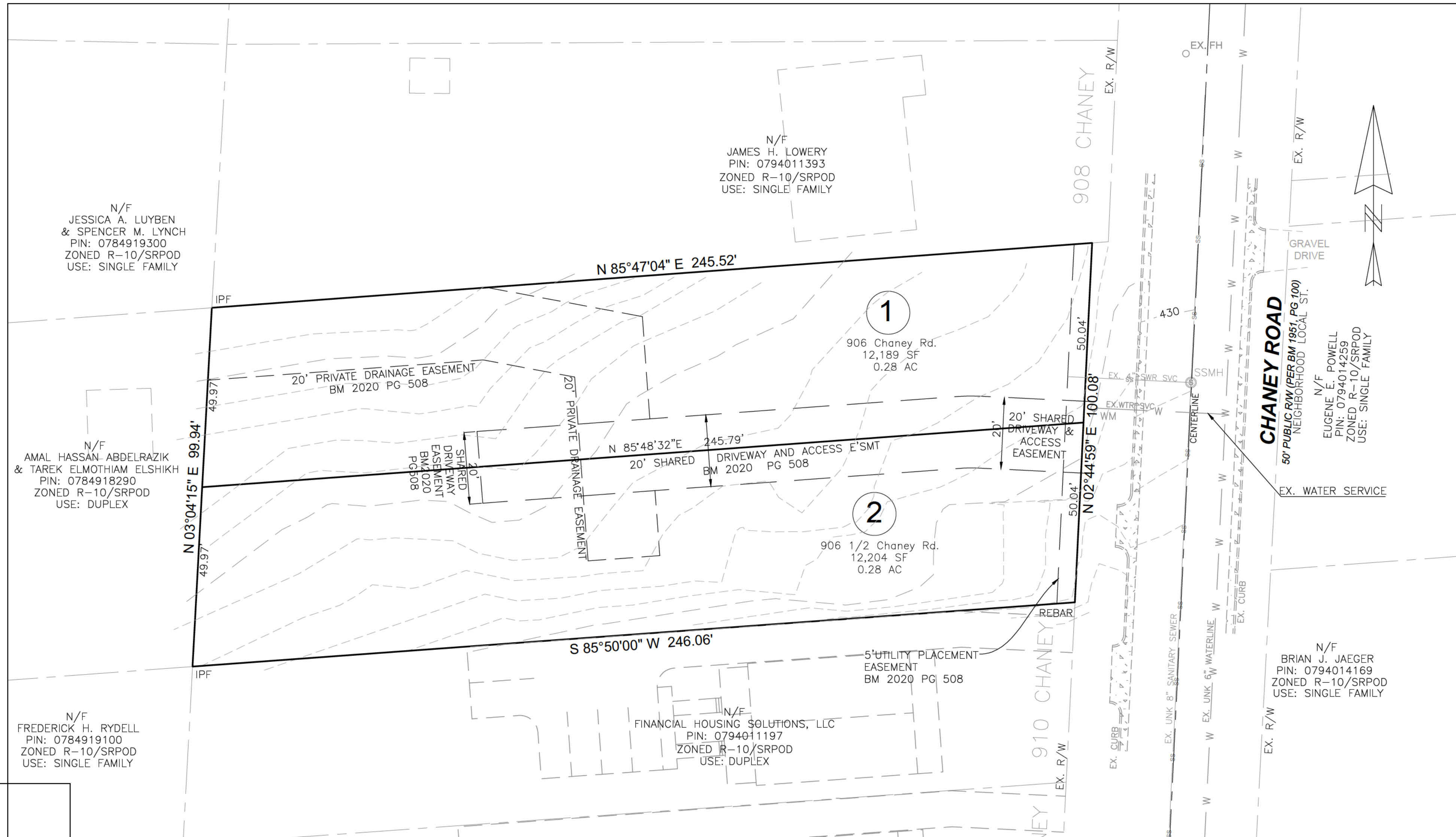
Signed:  Date: 04/30/2020
Development Services Dir/Designee
Staff Coordinator: Jermont Purifoy



VICINITY MAP
SCALE: 1"=500'

INDEX

TITLE & EXISTING CONDITIONS	SR-1
INFILL COMPATIBILITY	SR-2
SITE PLAN	SR-3
UTILITY, GRADING & STORMWATER PLAN	SR-4
LANDSCAPE PLAN	SR-5
DETAILS	SR-6
BUILDING ELEVATIONS	A2.1a
BUILDING ELEVATIONS	A2.1b



LEGEND

	Existing Iron Pipe
	Property Corner
	PK Nail
	Cable TV Box
	Fire Hydrant
	Drop Inlet
	Utility Pole
	Telephone Box
	Light Pole
	Sewer Clean Out
	Water Valve
	Water Meter
	Power Box
	Gas Meter
	Handicapped Parking
	Sewer Manhole
	Proposed Water Meter
	Existing Iron Pipe
	Iron Pipe Set
	Power Pole

- NOTES:
1. PRELIMINARY SUBDIVISION APPROVAL CASE S-43-18, TRANS#557993.
 2. DEMOLITION PERMIT NO. BL-154065.
 3. BOUNDARY SURVEY AND ALL EXISTING ON-SITE AND OFF-SITE FEATURES PROVIDED BY TURNING POINT SURVEY COMPANY, PLLC DATED 01/04/16.
 4. STREETS, SANITARY & STORM SEWERS ARE EXISTING PER ABOVE SURVEY.
 5. THE LOCATION OF EXISTING WATER MAINS ARE SHOWN PER ABOVE SURVEY MAP.
 6. CONTOURS WERE TAKEN FROM CITY OF RALEIGH GIS MAPS AND SHOULD BE VERIFIED BY SURVEYOR.
 7. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CITY OF RALEIGH DEVELOPMENT STANDARDS AND SPECIFICATIONS.
 8. ALL NEW DRIVEWAY LOCATIONS WILL BE DETERMINED AND PERMITTED AT SITE PLAN SUBMITTAL PER CITY OF RALEIGH STANDARDS.
 9. DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. 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.
 10. EXISTING DRIVEWAYS ON CHANEY ROAD 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.
 11. DEMOLITION PERMITS WILL BE OBTAINED FROM CITY FOR EXISTING BUILDINGS PRIOR TO RECORDED OF FINAL SUBDIVISION PLAT.
 12. A SURETY OF 125% OF ESTIMATED CONSTRUCTION COST IS REQUIRED FOR THE CONSTRUCTION COSTS OF ALL PUBLIC IMPROVEMENTS WHICH ARE NOT COMPLETE AT THE TIME OF BUILDING PERMIT.
 13. PER SEC. 9.1, THIS PROJECT IS EXEMPT FROM CITY OF RALEIGH TREE CONSERVATION REQUIREMENTS.
 14. RESIDENTIAL INFILL RULES MAY APPLY (SEC.2.2.7).

STORMWATER EXEMPTION:
PER SEC. 9.2.2, A, 3, AS AMENDED BY TC-6-15 THIS PROJECT IS EXEMPT FROM CITY OF RALEIGH STORMWATER REQUIREMENTS.

Administrative Site Review Application
(for UDC Districts only)

Development Services Customer Service Center: 1 Exchange Plaza, Suite 401 | Raleigh, NC 27601 | 919-996-2445 | Fax: 919-996-1831
Litchfield Satellite Office: 1221-1231 Litchfield Road, Raleigh, NC 27601 | 919-996-4200

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 Assigned Project Coordinator Assigned Team Leader

Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction #

GENERAL INFORMATION

Development Name: 906 Chaney Duplex

Zoning District: R-10
Overlay District (if applicable): SRPOD
Inside City Limits? ☒ Yes ☐ No

Proposed Use: Residential

Property Address(es): 906 Chaney
Major Street Location: Method Road

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. 0794-01-1285	P.I.N.	P.I.N.	P.I.N.
What is your project type?	<input type="checkbox"/> Single-Family	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Attached Residential	<input type="checkbox"/> Non-Residential Condo	<input type="checkbox"/> Shopping Center	<input type="checkbox"/> Industrial Building
<input type="checkbox"/> Office	<input type="checkbox"/> Religious Institution	<input type="checkbox"/> Residential Condo	<input type="checkbox"/> Retail
Other, if other, please describe:			

WORK SCOPE

Per City Code/Section 10.2.2.2, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDC), indicate impacts on parking requirements.
Construction of two duplexes (four units) on two lots

DESIGN ADJUSTMENT OR ALTERNATE

Per City Code/Chapter 6, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administration.

CLIENT/DEVELOPER/OWNER

Company: PW Family Realty LLC
Address: 7413 Capstone Drive, Raleigh, NC 27615
Phone: (919) 870-0708 Email: wburnette1040@gmail.com Fax:

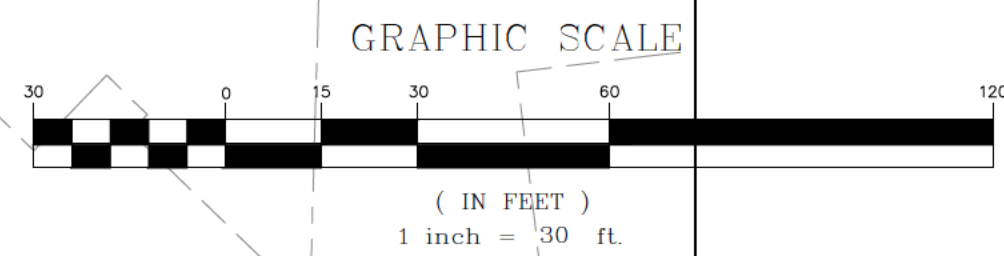
CONSULTANT
(Contact Person for Plans)

Company: CMS Engineering PLLC
Address: P.O. Box 780, Knightdale, NC 27545
Phone: (919) 833-0830 Email: pattil@cmsengineering.net Fax:

PAGE 1 OF 3
WWW.RALEIGHNC.GOV
REVISION 05.13.16

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Zoning Information	Building Information
Zoning District: R-10 If more than one district, provide the acreage of each: Overlay District: SRPOD Total Site Acres: Inside City Limits: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Off street parking: Required: 8 Provided: 12 CDA (Certificate of Appropriateness) case #: BDA (Board of Adjustment) case #A: CUD (Conditional Use District) case #2:	Proposed building use(s): Existing Building(s) sq. ft. gross: Proposed Building(s) sq. ft. gross: Total sq. ft. gross (existing & proposed): Proposed height of building(s): LSR 1'-22' 0" LSR 2'-22' 0" LSR 3'-22' 0" LSR 4'-22' 0" LSR 5'-22' 0" LSR 6'-22' 0" LSR 7'-22' 0" LSR 8'-22' 0" LSR 9'-22' 0" LSR 10'-22' 0" LSR 11'-22' 0" LSR 12'-22' 0" LSR 13'-22' 0" LSR 14'-22' 0" LSR 15'-22' 0" LSR 16'-22' 0" LSR 17'-22' 0" LSR 18'-22' 0" LSR 19'-22' 0" LSR 20'-22' 0" LSR 21'-22' 0" LSR 22'-22' 0" LSR 23'-22' 0" LSR 24'-22' 0" LSR 25'-22' 0" LSR 26'-22' 0" LSR 27'-22' 0" LSR 28'-22' 0" LSR 29'-22' 0" LSR 30'-22' 0" LSR 31'-22' 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723'-22' 0" LSR 724'-22' 0" LSR 725'-22' 0" LSR 726'-22' 0" LSR 727'-22' 0" LSR 728'-22' 0" LSR 729'-22' 0" LSR 730'-22' 0" LSR 731'-22' 0" LSR 732'-22' 0"



- LEGEND**
- Existing Iron Pipe
 - Property Corner
 - PK Nail
 - Cable TV Box
 - Fire Hydrant
 - Drop Inlet
 - Utility Pole
 - Telephone Box
 - Light Pole
 - Sewer Clean Out
 - Water Valve
 - Water Meter
 - Power Box
 - Gas Meter
 - Handicapped Parking
 - Sewer Manhole
 - Proposed Water Meter
 - EIP - Existing Iron Pipe
 - NIP - Iron Pipe Set
 - PP - Power Pole

INFILL SETBACK						
ADDRESS	SETBACK TO CENTERLINE					
914	47.60					
910	70.90					
912	71.60	Median	+10%	-10%		
908	77.70	74.65	82.12	67.19		
902	80.60					
904	82.00	Setback range(to CL)= 67.19 to 82.12				
		Allowed Setback to R/W= 37.69 to 52.62				
		Proposed Setback to R/W: Minimum Maximum				
		Lot 1	37.7'	41.5'		
		Lot 2	37.7'	41.6'		

BUILDING HEIGHT DATA								
906 Chaney Street Lot 1								
ASR-SR-31-2019								
PRE-DEVELOPMENT			PROPOSED GRADE					
	High	Low	Average	High	Low	Average		
East	427.70	426.00	426.85	428.70	426.00	427.35		
South	427.60	425.80	426.70	428.70	427.20	427.95		
West	425.80	424.00	424.90	427.20	424.10	425.65		
North	426.00	424.00	425.00	426.00	424.10	425.05		
Average			425.86	Average			426.50	
Most Restrictive Grade - Pre Development 425.86								

BUILDING HEIGHT DATA						
906 1/2 Chaney Street Lot 2						
ASR-SR-31-2019						
PRE-DEVELOPMENT			PROPOSED GRADE			
	High	Low	Average	High	Low	Average
East	430.50	428.50	429.50	430.50	428.50	429.50
South	430.50	430.50	430.50	430.50	430.00	430.25
West	430.50	427.00	428.75	430.00	427.00	428.50
North	428.50	427.00	427.75	428.50	427.00	427.75
Average			429.13	Average 429.00		
Most Restrictive Grade - Post Development 429.00						

REVISIONS	
07/31/19	PER COR REVIEW
03/23/2020	PER 2nd COR REVIEW

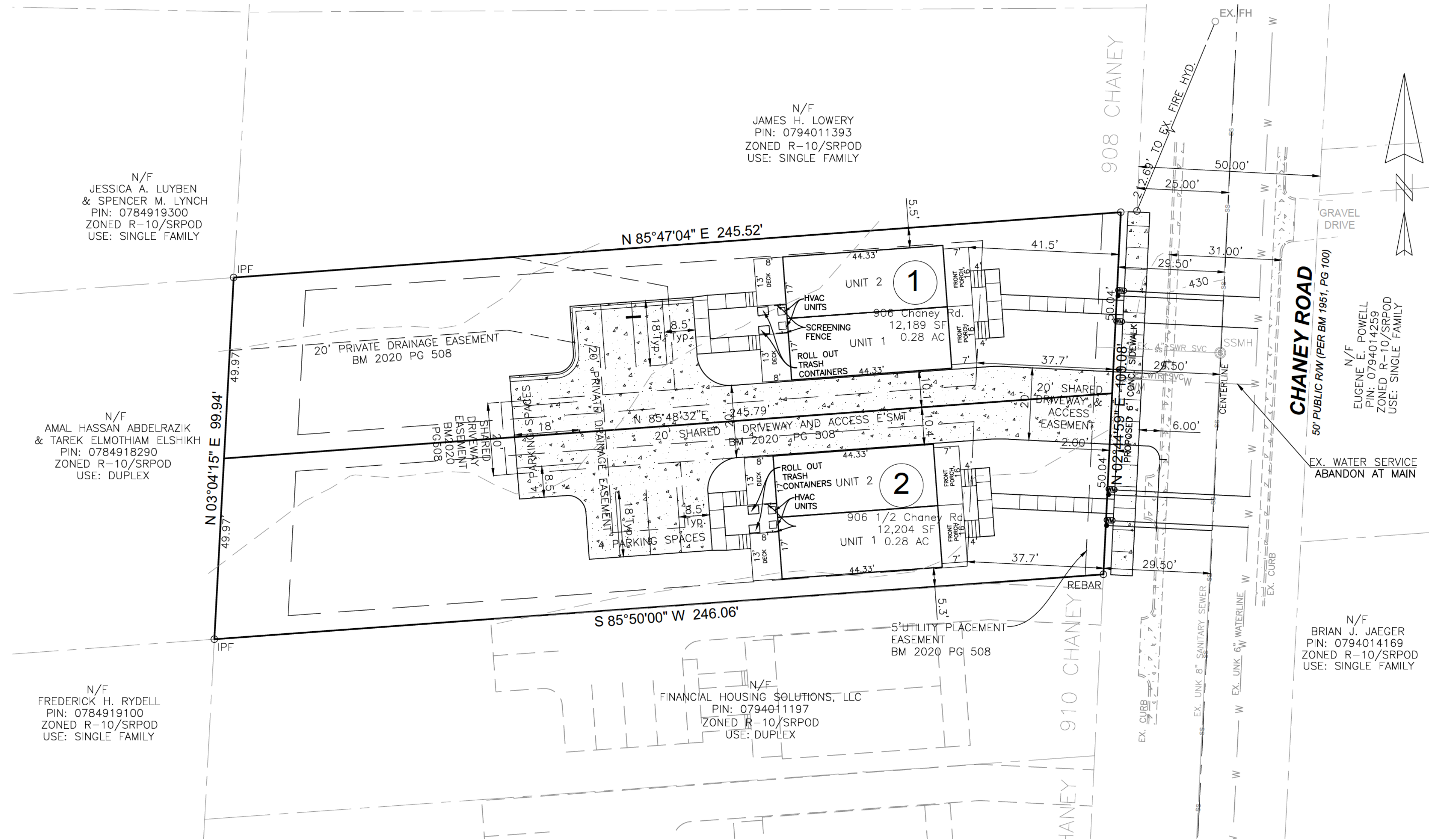
INFILL
COMPATIBILITY

DWG NAME:
906 CHANEY SR2
DRAWN:
PDH
CHECKED:
PDH
PLAN DATE:
05/06/19
DATE ISSUED:
03/23/2020
SCALE: 1"=30'

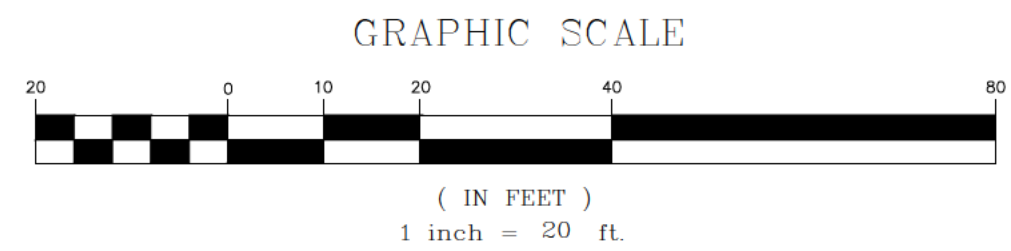
SR-2

CMS Engineering, PLLC
P.O. Box 780
Knightdale, NC 27545
PHONE: (919) 833-0830
EMAIL: info@cmsengineering.net

P-1867



PARKING DATA	
LOT 1	
2 UNITS, 4 Bedrooms Each	
REQUIRED PARKING	2 SP/UNIT = 4 SPACES
PROVIDED PARKING	= 6 SPACES
LOT 2	
2 UNITS, 4 Bedrooms Each	
REQUIRED PARKING	2 SP/UNIT = 4 SPACES
PROVIDED PARKING	= 6 SPACES



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P-1867

906 CHANEY ROAD
DUPLEXES
SITE REVIEW
ASR-SR-31-2019

REVISIONS
07/31/19 PER
COR REVIEW
03/23/2020 PER
2nd COR REVIEW

SITE PLAN

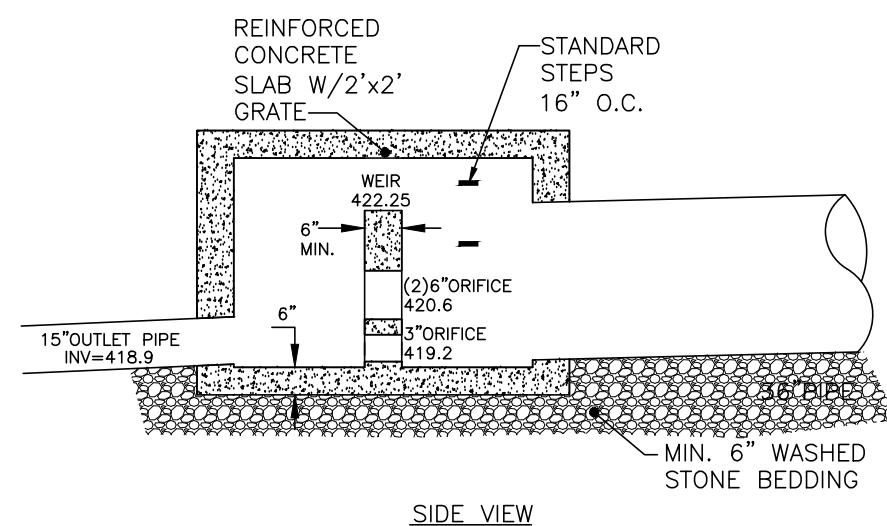
PLAN

DWG NAME:
906 CHANEY SR2
DRAWN:
PDH
CHECKED:
PDH
PLAN DATE:
05/06/19
DATE ISSUED:
03/23/2020
SCALE: 1"=20'

SR-3

STORMWATER NOTES:

- RUNOFF FROM ALL NEW IMPERVIOUS TO BE DIRECTED TO UNDERGROUND PIPE STORAGE. DOWNSPOUTS FROM UNIT 2 OF BUILDING 1 TO BE DIRECTED TO DROP INLET. ALL OTHER DOWNSPOUTS TO BE DIRECTED TO PAVEMENT WHICH WILL DRAIN TO UNDERGROUND PIPE STORAGE.
- ACCESS EASEMENTS MUST BE RECORDED FOR MAINTENANCE OF SCMs.
- A STORMWATER FACILITY REPLACEMENT FUND PAYMENT OF 24% OF THE ESTIMATED COST OF THE CONSTRUCTION IS REQUIRED PRIOR TO RECORDING THE LOTS.
- A SURETY EQUAL TO 125% OF THE COST OF THE CONSTRUCTION OF THE SCMs IS REQUIRED PRIOR TO RECORDING THE LOTS.
- AN AS BUILT SURVEY OF THE IMPERVIOUS SURFACE WILL BE REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR EITHER LOT.



NOTES:

- CONCRETE SHALL BE 4000 P.S.I. MINIMUM FOR ALL PRECAST CONCRETE CATCH BASINS.
- PRECAST CONCRETE STRUCTURES MAY ONLY BE INSTALLED TO DEPTHS CERTIFIED AS ACCEPTABLE BY THE MANUFACTURER.

STORMWATER CONTROL BOX

Existing Conditions at 906 Chaney Road			
	Total Area		
	24,812 sf	0.57 ac	
Buildings	2,229 sf	0.05 ac	
Deck (@ 50%)	251 sf	0.01 ac	
Parking/SW	3,261 sf	0.07 ac	
Total Impervious	5,740 sf	0.13 ac	
Lawn	19,072 sf	0.44 ac	

Proposed Conditions at 906 Chaney Road			
	Total Area		
	24,812 sf	0.57 ac	
R/W to be Dedicated	3,462 sf	0.08 ac	
Net Lot Area	21,350 sf	0.49 ac	
Buildings	3,462 sf	0.08 ac	
Deck (@ 50%)	272 sf	0.01 ac	
Parking/SW	6,669 sf	0.15 ac	
Total Impervious	10,403 sf	0.24 ac	
Lawn	10,947 sf	0.25 ac	

Simple Runoff Volume Method

Lot 1 - 906 Chaney Road
 $R_v = 0.05 + 0.9 \cdot I_a$

R_v = runoff coefficient
 I_a = Impervious fraction

Treatment Areas	
Impervious	10,403
Landscape areas(sf)	200
Total Area(sf)	10603
I_a	1.00

Lot size (acres)	0.24
Total Impervious Area	0.24
Percent Impervious	0.98
R_v	0.93

Runoff Volume
 $\text{Volume} = 3630 \cdot R_d \cdot R_v \cdot \text{Area in acres}$
 R_d = rainfall depth

Constant	3630
R_d	0.5
R_v	0.93
Area in acres	0.24
Volume (cf)	412

Required Storage Volume 906 Chaney Road

$Q_{100} =$	2.29 cfs	10 Year Peak Inflow Post	
$Q_{100} =$	3.14 cfs	MPRR =	2.47 cfs
$T_p =$	300 seconds	Maximum Permissible Release Rate	$Q_c \cdot P \cdot 1.08$
		Time to peak	5 min = 300 seconds

$$S = (Q_c \cdot \text{MPRR}) \cdot T_p$$

$$S = 201.53 \text{ cf}$$

Pipe diameter	Length Required
18 in	114 ft
24 in	64 ft
30 in	41 ft
36 in	29 ft

ORIFICE EQUATION

$$Q = CDA\sqrt{2 \cdot g \cdot h}$$

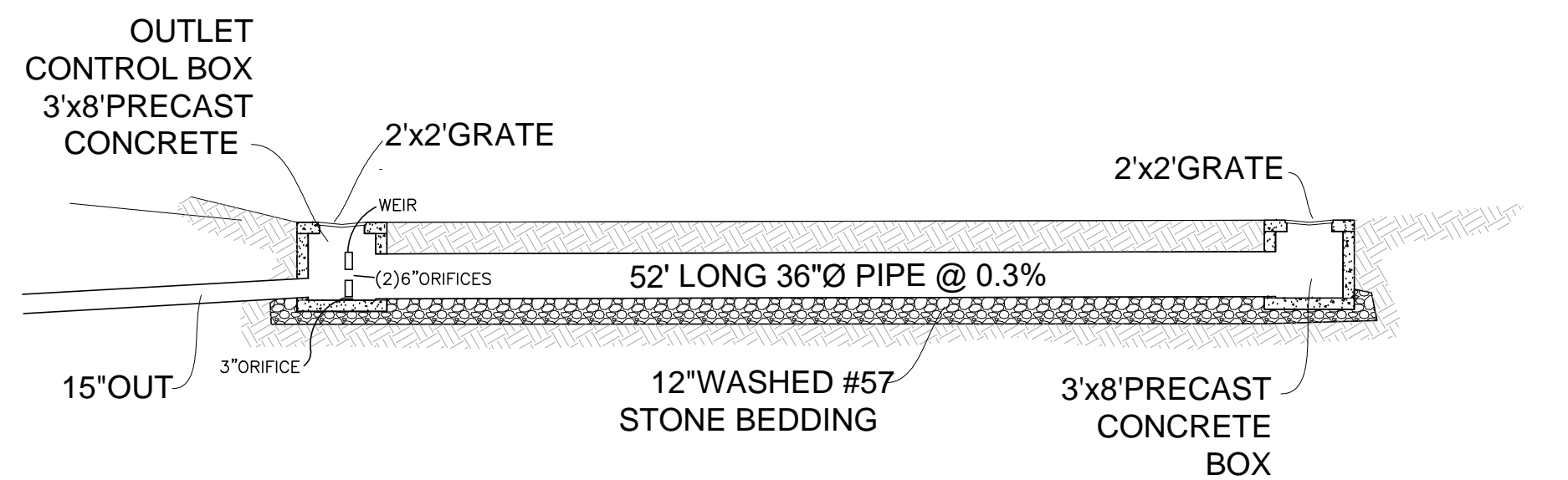
$$h = 2 \text{ ft}$$

$$\text{Pipe Size} = 12 \text{ in}$$

$$Q_c = 10.00 \text{ cfs}$$

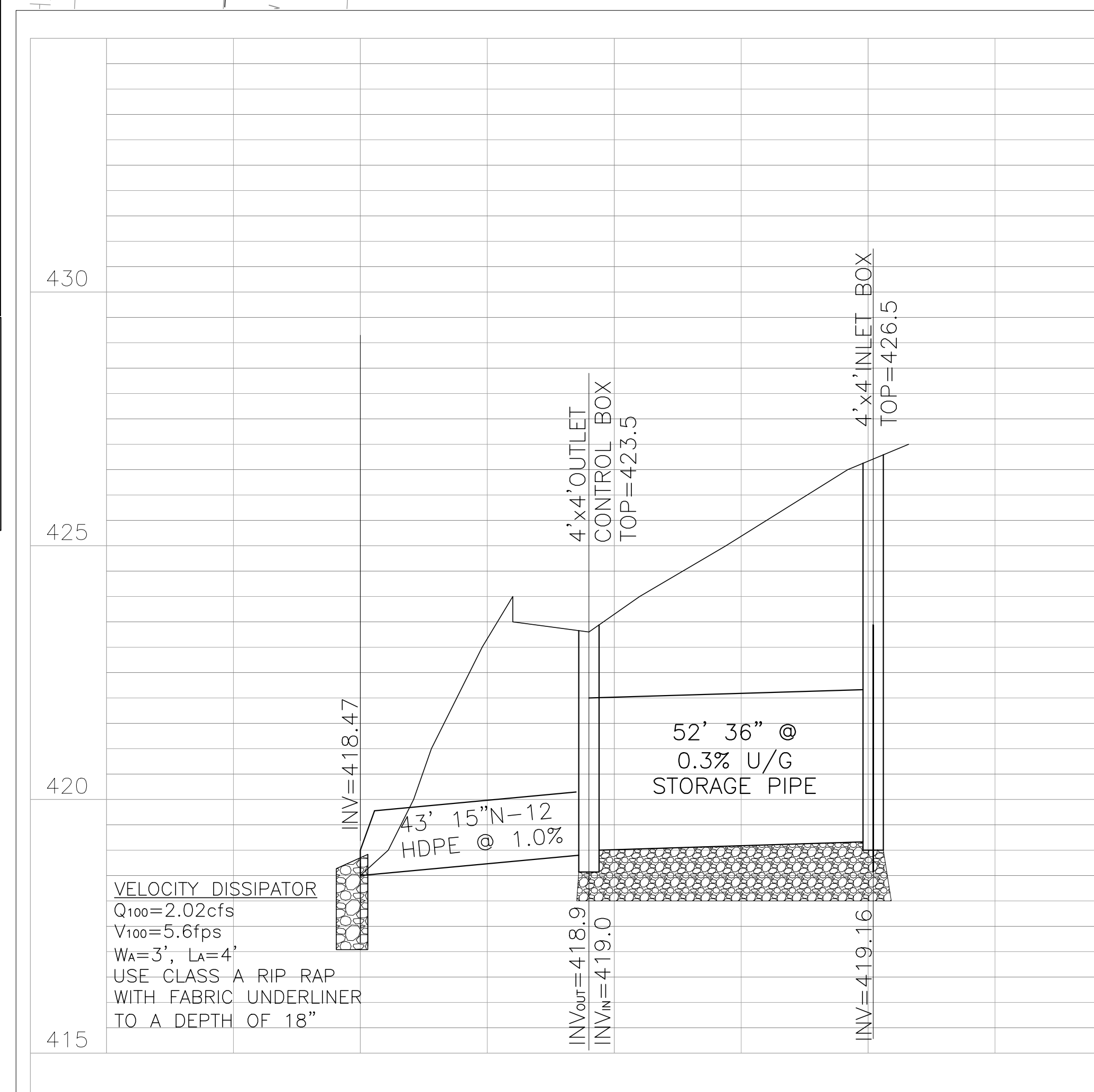
$$CD = 0.59$$

$$A = 0.79 \text{ ft}^2$$



UNDERGROUND PIPE STORAGE

NOT TO SCALE



VELOCITY DISSIPATOR

$$Q_{100} = 2.02 \text{ cfs}$$

$$V_{100} = 5.6 \text{ fps}$$

$$W_a = 3', L_a = 4'$$

$$\text{USE CLASS A RIP-RAP}$$

$$\text{WITH FABRIC UNDERLINER}$$

$$\text{TO A DEPTH OF 18"}$$

CMS Engineering, PLLC

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P-1867

906 CHANEY ROAD
 DUPLEXES
 SITE REVIEW

ASR-SR-31-2019

REVISIONS

07/31/19 PER
 COR REVIEW
 03/23/2020 PER
 2nd COR REVIEW

UTILITY,
 GRADING &
 STORMWATER
 PLAN

DWG NAME:
 906 CHANEY SR2

DRAWN:
 PDH

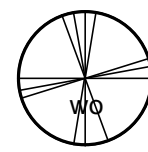
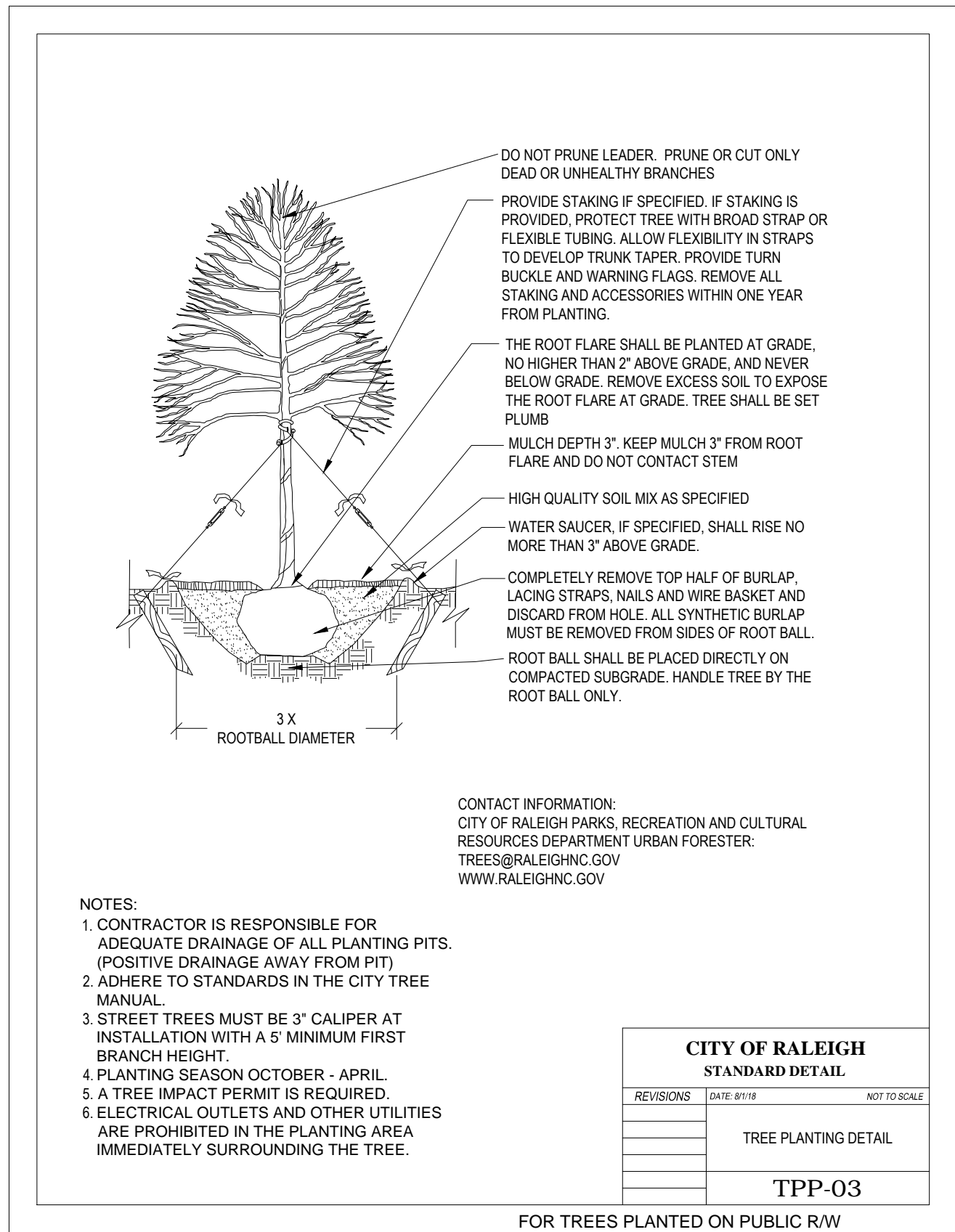
CHECKED:
 PDH

PLAN DATE:
 05/06/19

DATE ISSUED:
 03/23/2020

SCALE: 1"=20'

SR-4



NEW TREES PLANT LEGEND:

LANDSCAPE PLANTING SCHEDULE				
QTY	COMMON	SCIENTIFIC	SIZE @ PLANTING	MATURE HT/CROWN SPREAD
6	WILLOW OAK	QUERCUS PHELLOS	3" CAL, 10'to 12', B&B	Height 60-90', Spread 30-40'

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. 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

STREETSCAPE YARD:
RESIDENTIAL STREET FRONTAGE: 100.8'
STREETSCAPE TREES REQ'D: 100.8/40' = 2.5 TREES
STREETSCAPE TREES PROVIDED: 2

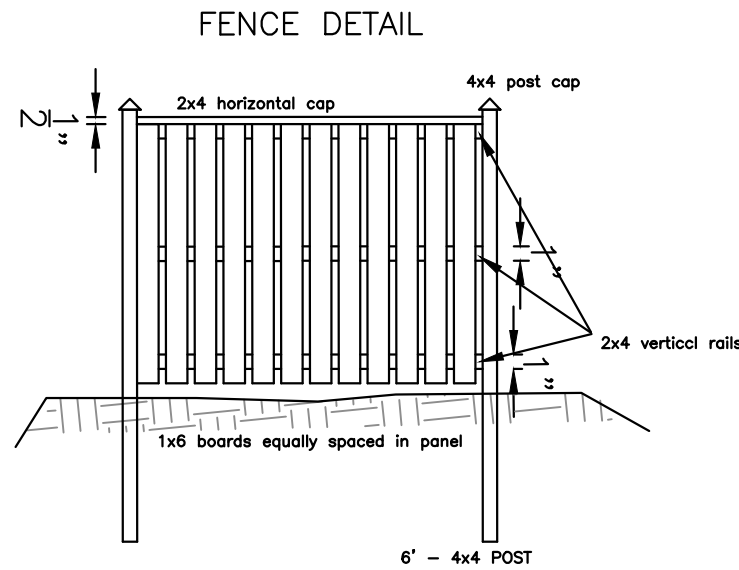
LEGEND
Computed Point
Existing Iron Pipe
Fire Hydrant
Utility Pole
Sanitary Sewer Manhole
Water Valve
Proposed Water Meter
Proposed Sewer Clean Out

N.C. UNDERGROUND UTILITIES



42" HIGH HVAC SCREENING FENCE DETAIL

- HEIGHT OF HEAT PUMP UNITS ~36". FENCE HEIGHT TO BE SUFFICIENT TO SCREEN HEAT PUMP UNITS. PROVIDE 18" CLEARANCE FROM HVAC UNITS.
- USE TREATED LUMBER & GALVANIZED FASTENERS
- INSTALL CAPS ON TOP OF POSTS
- PLACE HORIZONTAL TOP RAIL 2" FROM TOP OF POST.
- VERTICAL RAILS TO BE ON 32" CENTERS
- USE 1x6 BOARDS SPACED 1 1/4" APART BETWEEN POSTS
- ANCHOR POST BY TAMPING WASHED STONE AROUND THEM
- PAINT OR STAIN FENCE TO BLEND WITH THE BUILDING EXTERIOR.

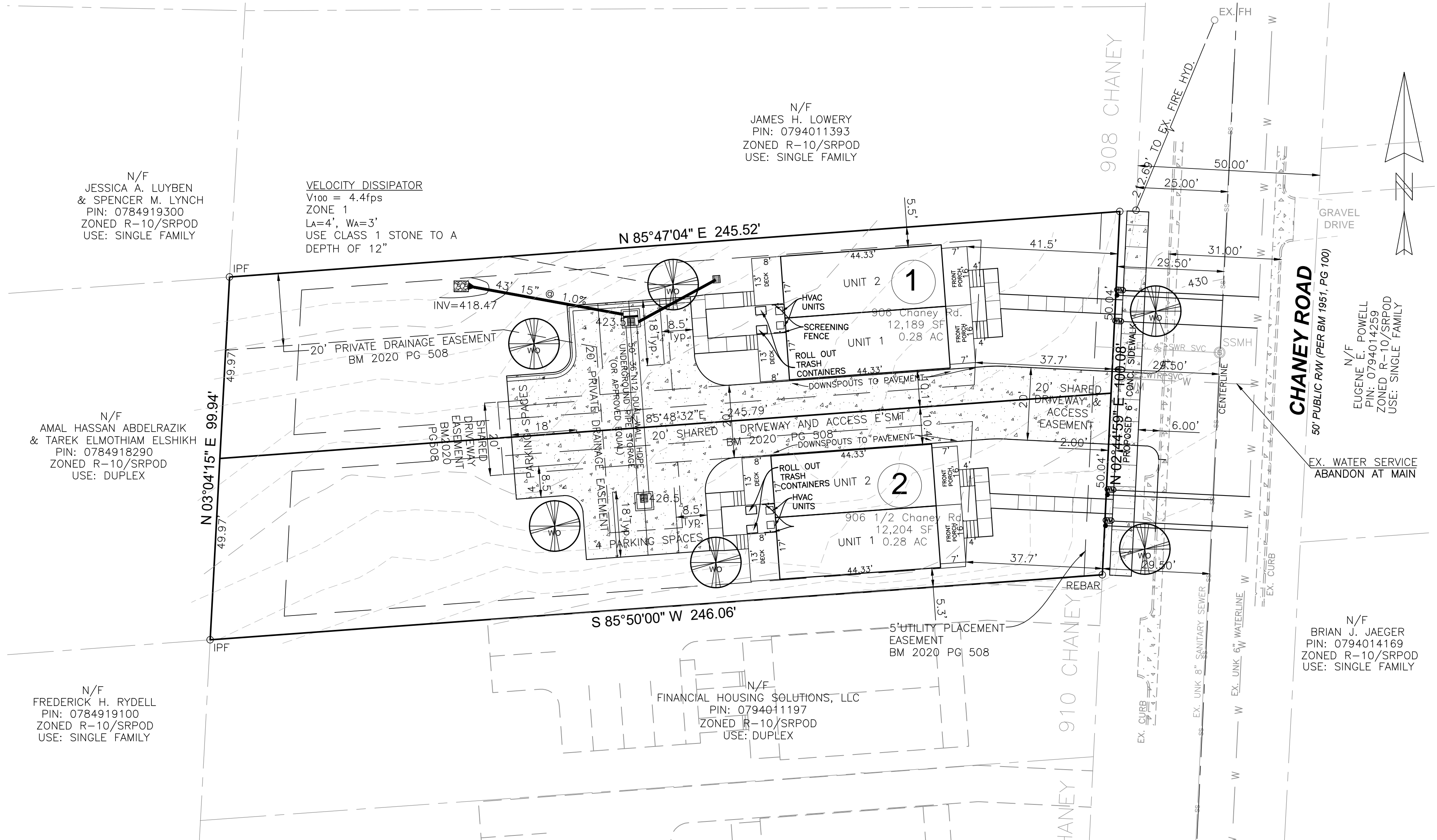
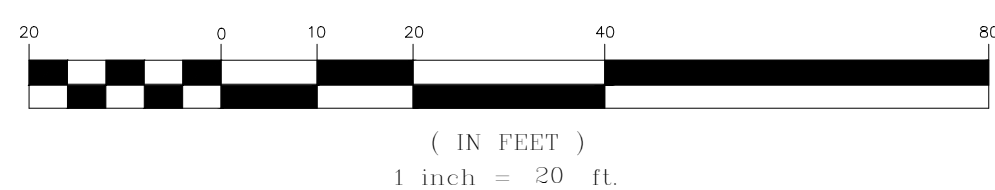


HVAC SCREENING FENCE

NOTES:

1. THIS PARCEL IS LESS THAN 2 ACRES THEREFORE COMPLIANCE WITH ARTICLE 9.1 TREE CONSERVATION IS NOT REQUIRED.
2. A TREE IMPACT PERMIT WILL BE REQUIRED PRIOR TO SUBDIVISION OR PRIOR TO ISSUANCE OF BUILDING PERMITS, WHICHEVER COMES FIRST.
3. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.

GRAPHIC SCALE



REVISIONS

07/31/19 PER
COR REVIEW

03/23/2020 PER
2nd COR REVIEW

LANDSCAPE PLAN

DWG NAME:
906 CHANEY SR2

DRAWN:
PDH

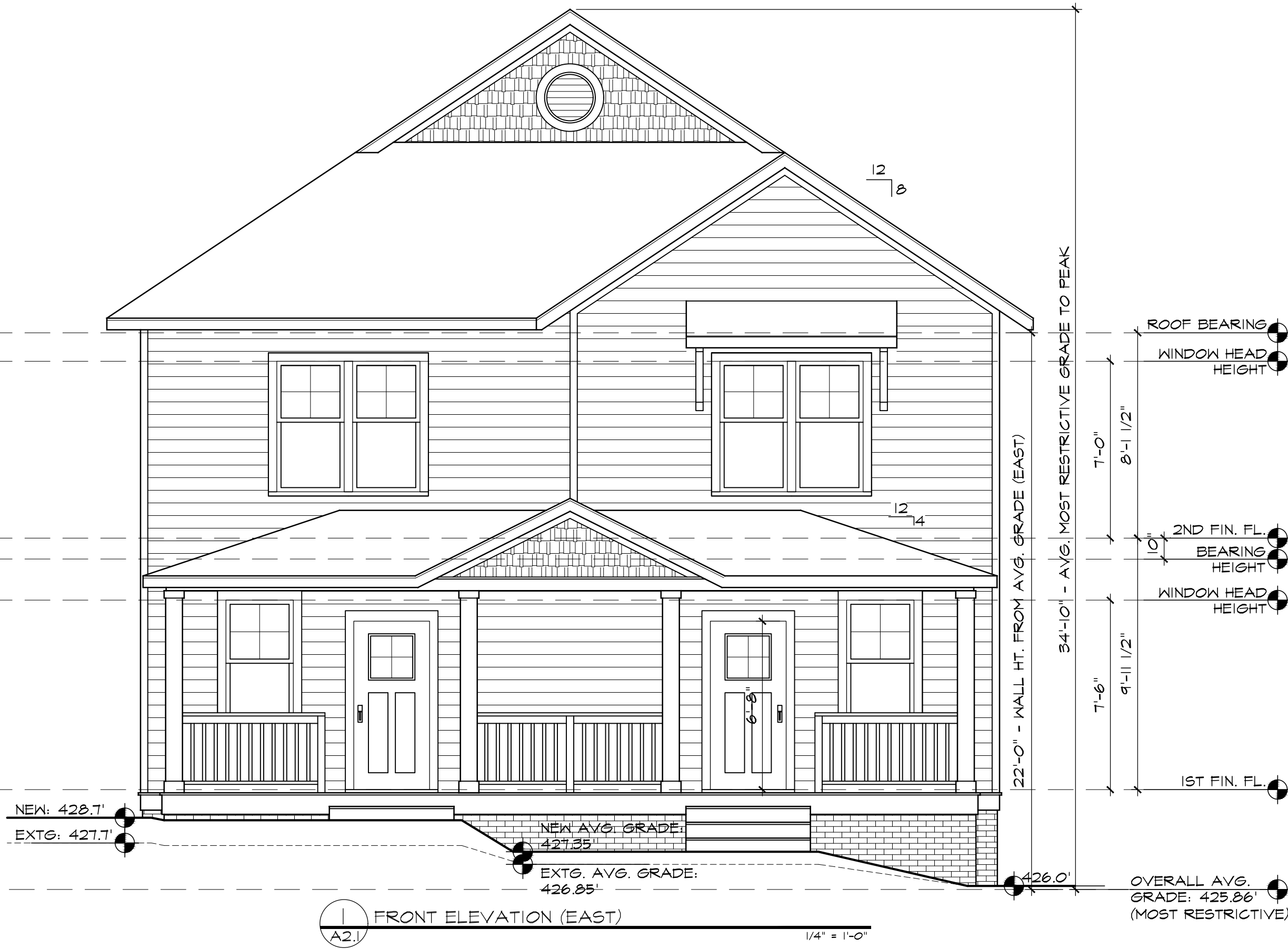
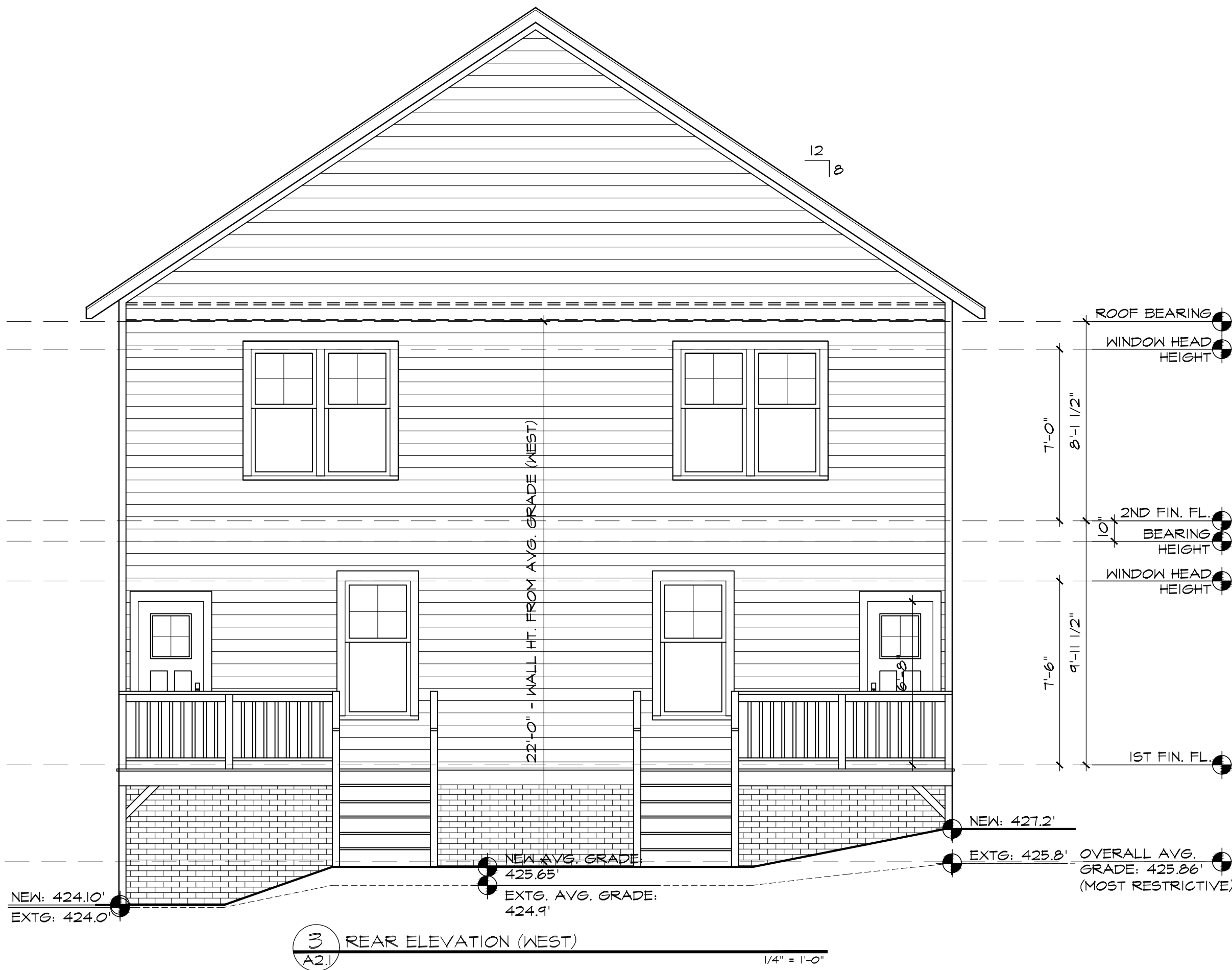
CHECKED:
PDH

PLAN DATE:
05/06/19

DATE ISSUED:
03/23/2020

SCALE: 1"=20'

NOTE: GRADES SHOWN REFLECT THE MOST RESTRICTIVE GRADE POINTS, WHICH ARE INDICATED PER THE SITE PLAN (BY OTHERS); TRANSACTION #596131.	PRE-DEVELOPMENT GRADE POINTS:			PROPOSED GRADE POINTS:		
	HIGH	LOW	AVG.	HIGH	LOW	AVG.
	NORTH: 426.00'	424.00'	425.00'	NORTH: 426.00'	424.00'	425.05'
	SOUTH: 421.60'	425.80'	426.70'	SOUTH: 428.70'	421.20'	427.95'
	EAST: 421.70'	426.00'	426.85'	EAST: 428.70'	426.00'	427.35'
	WEST: 425.80'	424.00'	424.90'	WEST: 421.20'	424.10'	425.65'
	AVERAGE: 425.86'			AVERAGE: 426.50'		
MOST RESTRICTIVE GRADE - PRE-DEVELOPMENT: 425.86'						



THIS PLAN IS
AUTHORIZED FOR THIS
ADDRESS ONLY AND IS
NOT TO BE USED FOR
ANY ADDITIONAL
ADDRESSES WITHOUT THE
PURCHASE OF ADDITIONAL
LICENSES OR WRITTEN
AUTHORIZATION FROM
TIGHTLINES:

Single-Use License
Lot 1 - 906 Chaney Rd.
Raleigh, NC

TightLines Designs
creating great places to live

115.5 E. Hargett St, Suite 300, Raleigh, NC 27601
919-834-3600 • www.tightlinesdesigns.com

**Nowell Duplex
Modified**
Lot 1 - 906 Chaney Rd.
Raleigh, NC

**NOT FOR
CONSTRUCTION**

date 03.09.20
drafter R.L.M.
checked by D.S.M.
proj. no. T-18060.1
revisions date

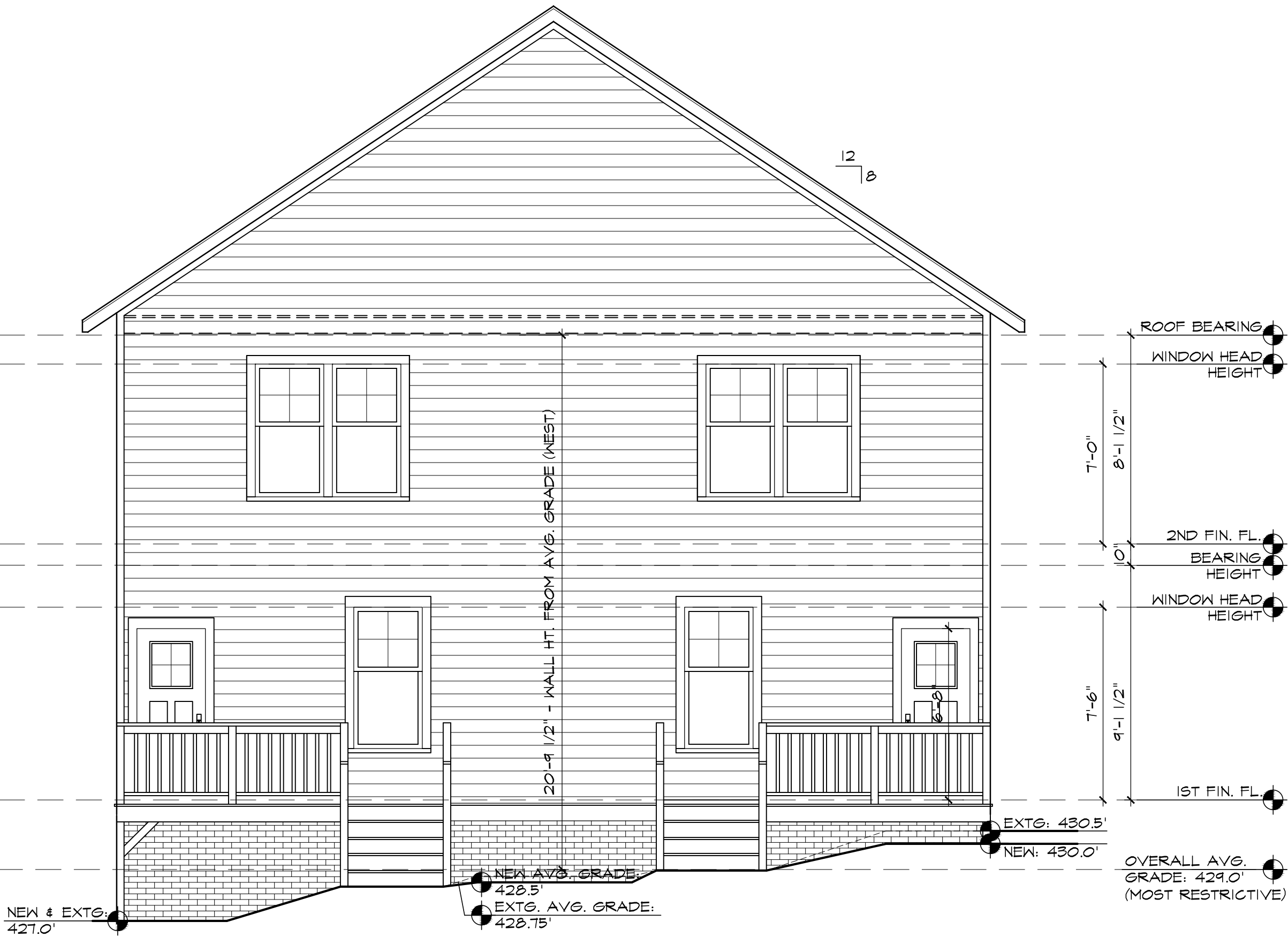
Elevations,
Details & Notes

A2.1

NOTE: GRADES SHOWN REFLECT THE MOST RESTRICTIVE GRADE POINTS, WHICH ARE INDICATED PER THE SITE PLAN (BY OTHERS); TRANSACTION #596131.	PRE-DEVELOPMENT GRADE POINTS:			PROPOSED GRADE POINTS:				
	HIGH	LOW	AVG.	HIGH	LOW	AVG.		
	NORTH:	428.50'	427.00'	427.75'	NORTH:	428.50'	427.00'	427.75'
	SOUTH:	430.50'	430.50'	430.50'	SOUTH:	430.50'	430.00'	430.25'
	EAST:	430.50'	428.50'	429.50'	EAST:	430.50'	428.50'	429.50'
	WEST:	430.50'	427.00'	428.75'	WEST:	430.00'	427.00'	428.50'
	AVERAGE: 429.13'			AVERAGE: 429.00'				
	MOST RESTRICTIVE GRADE - PRE-DEVELOPMENT: 429.00'							



4 LEFT ELEVATION (NORTH)
1/4" = 1'-0"



3 REAR ELEVATION (WEST)
1/4" = 1'-0"



2 RIGHT ELEVATION (SOUTH)
1/4" = 1'-0"



1 FRONT ELEVATION (EAST)
1/4" = 1'-0"

THIS PLAN IS
AUTHORIZED FOR THIS
ADDRESS ONLY AND IS
NOT TO BE USED FOR
ANY ADDITIONAL
ADDRESSES WITHOUT THE
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Raleigh, NC

**NOT FOR
CONSTRUCTION**

date 03.09.20
drafter R.L.M.
checked by D.S.M.
proj. no. T-18060.2
revisions date

Elevations,
Details & Notes

A2.1