

WESTRIDGE LOT 13 SUBDIVISION S-2-2017



Zoning: **R-4**
CAC: **Northwest**
Drainage Basin: **Richard Creek**
Acreage: **3.26**
Number of Lots: **4**

Planner: **Daniel Stegall**
Phone: **(919) 996-2712**
Applicant: **Chance & Associates**
Phone: **(919) 779-7245**





Administrative Action Preliminary Subdivision

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2626
www.raleighnc.gov

Case File / Name: 3589 / Westridge Lot 13 Preliminary Subdivision

General Location: The site is located on the north side of Windy Woods Drive, east of the intersection of Trenton Road, inside the city limits.

CAC: Northwest Citizen's Advisory Council

Nature of Case: Subdivision of a 3.26 acre parcel into 4 lots zoned Residential-4.

Contact:

Design Adjustment: One Design Adjustment has been approved by the Development Services Director Designee for this project, noted below.

1. A Design Adjustment waiving the block perimeter requirement (UDO Section 8.3) has been approved by the Development Services Director Designee due to existing streams and other natural features which inhibit an additional public street connection.

Administrative Alternate: NA



Location Map

SUBJECT: S-2-17/ Westridge Lot 13 Subdivision

CROSS-REFERENCE: Transaction# 499721

LOCATION: The site is located on the north side of Windy Woods Drive, east of the intersection of Trenton Road inside the city limits.

PIN: 0775749791

REQUEST: This request is to approve the Subdivision of a 3.26 acre parcel into four single family lots, zoned Residential-4.

OFFICIAL ACTION: **Approval with conditions**

CONDITIONS OF APPROVAL:

Prior to issuance of a grading permit for the site:

- (1) That in accordance with Part 10A Section 9.4.4, a surety equal to the cost of clearing, grubbing and reseeding a site, shall be paid to the City;
- (2) That a final tree conservation plan with permit be approved by the Forestry Specialist. The plan must show metes and bounds descriptions of all tree conservation areas, and tree protection fence around all tree conservation areas;

Prior to approval of a concurrent review of Final Site Review and Infrastructure construction plans, or whichever is applicable:

- (3) That a nitrogen offset payment must be made to a qualifying mitigation bank;

Prior to Planning Department authorization to record lots:

- (4) That a fee in lieu of 5' of sidewalk width, for the entire width of the parent tract, shall be paid to the City of Raleigh prior to recordation in the Wake County Register of deed;
- (5) That a tree conservation map be recorded with metes and bound showing the designated Tree Conservation Areas and shall be in compliance with Chapter 9 of the Unified Development Ordinance;
- (6) That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements, including streetscape trees on Windy Woods Drive is paid to the Public Works Department;
- (7) That a final subdivision map show general utility easement, sanitary sewer easement and dedication of ½- 70' Right of Way along Windy Woods Drive to the City of Raleigh prior to map recordation with the Wake County Register of Deeds
- (8) That flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map;

- (9) That the maximum allowable impervious surface allocated per lot as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map;
- (10) That a petition for annexation into the City Limits be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City Limits. This voluntary annexation in no way obligates the City to extend utility services to the property;
- (11) That a well abandonment permit be issued by the Wake County Environmental Services Department and that the permit number be noted on the final subdivision map;
- (12) That the City form document entitled Declaration of City of Raleigh Required City Code Provisions for Developments with Common Elements and Common Expenses shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document be provided to the City by the end of the next business day following the recordation of the final plat; further recordings and building permit authorization will be withheld if the recorded document is not provided to the City;

Prior to issuance of a building permit for either lot:

- (13) That a tree impact permit is obtained for streetscape trees planted in the right of way per lot; That a tree impact permit is obtained from the urban forester in the Parks and Recreation Department for landscaping in the public right-of-way;

Prior to issuance of a certificate of occupancy for either lot:

- (14) That in accordance with Part 10A Section 9.2.2, an impervious surface as-built survey shall be reviewed and accepted by the City prior to final stormwater inspection approval;

I hereby certify this administrative decision.

Signed:(Planning Dir.) Ker Bauer (CDOp) Date: 4-25-17

Staff Coordinator: Daniel L. Stegall

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE SUBDIVISION PROCESS.

FINDINGS: City Administration finds that this request, with the above conditions being met, conforms to the Unified Development Ordinance including Chapter 2, Article 2.2, Sections 2.2.1. This approval is based on a preliminary plan dated 02/08/2017 owned by David L. Neter, submitted by Stoney Chance.

ZONING:

ZONING DISTRICTS: Residential-4 (R-4)

TREE CONSERVATION: This site is subject to the Unified Development Ordinance Article 9.1, Tree Conservation.

PHASING: There is one phases in this development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

STREET PLAN MAP: Dedication of right-of-way is required by the Street Plan Map of the Comprehensive Plan.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)	Slope Easement
Windy Woods Drive	Sensitive Area Residential Street	60'	½ 70'	20'	N/A	N/A

Existing streets on the site are classified as Sensitive Area Residential Street (Windy Woods Drive).

A surety for the required improvements shall be provided in accordance with 8.1 of the Unified Development Ordinance.

TRANSIT: This site is presently not served by the existing transit system.

COMPREHENSIVE PLAN: This site is located in the Northwest Citizens Advisory Council in an area designated as low density residential.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in Residential-4 zoning district is 10,000 square feet. The minimum lot depth in this zoning district is 100 feet. The minimum lot width of an interior lot in this zoning district is 65 feet. Lots in this development conform to these minimum standards.

PUBLIC UTILITIES: City water and sewer services are available. The subdivider is responsible for installation of all lines necessary to provide service to this site.

SOLID WASTE: Individual lot service by the City is to be provided.

**BLOCKS / LOTS /
ACCESS:** The block perimeter requirements are being met via an approved design adjustment by the Development Review Manager Designee. See Design Adjustment approval document below.

Design Adjustment Staff Response



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

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 Westridge Lot 13 Preliminary Subdivision	Date completed Application received 1/5/17
	Case Number S-2-17	Transaction Number 499721

DEPARTMENT RESPONSE/RECOMMENDATION	Staff SUPPORTS the Design Adjustment based upon the findings in these applicable code:																						
	<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access		<input type="checkbox"/> UDO Art. 8.4 New Streets																				
	<input type="checkbox"/> UDO Art. 8.5 Existing Streets		<input type="checkbox"/> Raleigh Street Design Manual <input type="checkbox"/> Other																				
	<table border="1"> <thead> <tr> <th>DEPARTMENT</th> <th>REPRESENTATIVE SIGNATURE</th> <th>DEPARTMENT</th> <th>REPRESENTATIVE SIGNATURE</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/> Dev. Services Planner</td> <td></td> <td><input type="checkbox"/> City Planning</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Development Engineering</td> <td></td> <td><input checked="" type="checkbox"/> Transportation</td> <td>Jason Myere </td> </tr> <tr> <td><input checked="" type="checkbox"/> Engineering Services</td> <td>Cadell Hall </td> <td><input type="checkbox"/> PRCR</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Public Utilities</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				DEPARTMENT	REPRESENTATIVE SIGNATURE	DEPARTMENT	REPRESENTATIVE SIGNATURE	<input type="checkbox"/> Dev. Services Planner		<input type="checkbox"/> City Planning		<input type="checkbox"/> Development Engineering		<input checked="" type="checkbox"/> Transportation	Jason Myere	<input checked="" type="checkbox"/> Engineering Services	Cadell Hall	<input type="checkbox"/> PRCR		<input type="checkbox"/> Public Utilities		
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<input type="checkbox"/> Public Utilities																							
Findings: Staff supports the design adjustment for exemption of the block perimeter requirements of UDO 8.3. The design adjustment is deemed reasonable due to existing streams and other natural features which inhibit an additional public street connection.																							

Development Services Director or Designee Action: Approve Approval with Conditions Deny

Authorized Signature **KENNETH W. RITCHIE, PE**
DEVELOPMENT REVIEW MANAGER

3/9/2017
Date

*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature.

CONDITIONS	
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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).

STREETSCAPE

TYPE: The applicable streetscape is a Residential streetscape. A fee in lieu for a 5' sidewalk along Windy Woods Drive is required prior to lot recordation. The street requirement is being met inside the right of way and with the approval of the North Carolina Department of Transportation. A tree impact permit is obtained from the City of Raleigh prior to building permit issuance for each lot.

PEDESTRIAN: A fee in lieu for a 5' sidewalk along Windy Woods Drive.

FLOOD HAZARD: Flood hazard areas are identified on the preliminary plan and shall be reviewed and approved by the City Stormwater Engineer and shown on the recorded map.

**STORMWATER
MANAGEMENT:**

The subdivision is subject to stormwater control regulations under Article 9.2 of the Unified Development Ordinance. In order to comply with runoff requirements the subdivision will limit impervious surfaces to only 15% in accordance with 92.2.E.2.C. A nitrogen offset buy down will be paid to satisfy water quality regulations. Flood prone soils are located on the site and any development on proposed Lot 4 will have to comply with Raleigh Floodplain Regulations.

**WETLANDS
/ RIPARIAN
BUFFERS:**

No wetland areas or Neuse River riparian buffers are required on this site.

STREET NAMES: No new streets are being proposed with this development.

**OTHER
REGULATIONS:**

Developer shall meet all City requirements, including underground utility service, flood protection measures, and the soil erosion ordinance, unless specifically varied by this approval.

SUNSET 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:

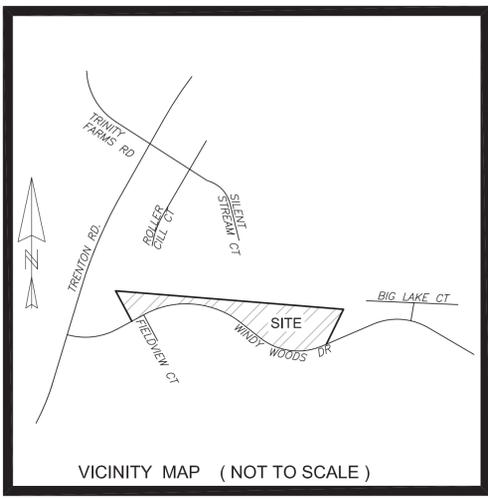
3-Year Sunset Date: 4/25/2020
Record 100% of the land area approved.

WHAT NEXT?:

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE INFRASTRUCTURE CONSTRUCTION DRAWINGS FOR ANY PUBLIC IMPROVEMENTS Streets, Utility lines to be owned and maintained by the City and submit them to the Development Plans Review Center for approval.
- HAVE A REGISTERED SURVEYOR PREPARE FINAL PLATS FOR RECORDING. These also must be submitted to the Development Plans Review Center for authorization signature prior to recording with the Wake County Register of Deeds.
- MEET THE REQUIREMENTS OF THE SUNSET THRESHOLDS AS NOTED ABOVE.

**FACILITY FEES
REIMBURSEMENT:**

If oversized street construction takes place, or greenway or oversized public street right-of-way is conveyed to the public, the owner is responsible for application to the City for reimbursement allowed by Code. Reimbursement takes place twice a year in January and July; a written request must be filed with the Planning Department for greenway and street right-of-way; and in the Public Works Department for street construction; by the first working day in November and May each year.



PROJECT OWNER/DEVELOPER:
 WAYNE J. TIMBERLAKE
 6827 KNIGHTDALE BLVD.
 KNIGHTDALE, NC 27545

PLANS SHEET INDEX

- SHEET 1 OF 7 - COVER SHEET
- SHEET 2 OF 7 - EXISTING CONDITIONS SHEET
- SHEET 3 OF 7 - PRELIMINARY SUBDIVISION PLAN
- SHEET 4 OF 7 - PRELIMINARY STREETScape PLAN
- SHEET 5 OF 7 - PRELIMINARY UTILITIES PLAN
- SHEET 6 OF 7 - PRELIMINARY STORMWATER MANAGEMENT PLAN
- SHEET 7 OF 7 - TREE CONSERVATION AREA PLAN

TOTAL ACRES: 3.250
 ZONING: R-4

REFERENCES:
 1. DB 7355, PG 577
 2. BM 1988, PG 41
 3. PIN 0775.16-74-9791

LEGEND:
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 IPF = IRON PIPE FOUND
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 WM = WATER METER
 WV = WATER VALVE
 GV = GAS VALVE
 FOM = FIBER OPTIC MARKER



BLOCK PERIMETER:
 SEE ATTACHED DESIGN ADJUSTMENT
 ADJUSTMENT.

- NOTES:
- BOUNDARY SURVEY AND ALL EXISTING ON-SITE AND OFF-SITE FEATURES PROVIDED BY CHANCE SURVEYING COMPANY DATED 08/17/16.
 - STREETS, SANITARY & STORM SEWERS ARE EXISTING PER ABOVE SURVEY.
 - THE LOCATION OF EXISTING WATER MAINS ARE SHOWN PER CITY OF RALEIGH UTILITIES MAPS.
 - 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.
 - A SURETY COVERING ALL WORK IN THE RIGHT OF WAY SHALL BE POSTED WITH THE CITY PRIOR TO RECORDATION OF SUBDIVISION.



Preliminary Subdivision Plan Application



Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | fax 919-996-1831
 Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4300

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 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: Westridge Lot 13 Preliminary Subdivision			
Proposed Use: Single Family Residential			
Property Address(es): 2320 Windy Woods Dr., Raleigh, NC 27607			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
PIN Recorded Deed 075749791	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: David L. Neter		Owner/Developer Name: Same	
Address: 3605 Laurel Cir., Raleigh, NC 27612			
Phone: 919-522-4055	Email: dneter@gmail.com	Fax:	
CONSULTANT/CONTACT PERSON FOR PLANS			
Company Name: Chance & Associates		Contact Name: Stoney Chance	
Address: 500 Benson Rd. Ste. 207, Garner, NC 27529			
Phone: 919-779-7245	Email: cstoney@bellsouth.net	Fax: 919-779-3889	

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REVISION 03.11.16

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Zoning District(s) R-4 (3.25 ac.)	
If more than one district, provide the acreage of each:	
Overlay District?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Inside City Limits?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
CLD (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: 0.1827,931 acres/sf	Flood Hazard Area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface: N/A acres/sf	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: 4	Total # of All Lots: 4
Overall Unit(s)/Acre Densities Per Zoning Districts: 0.81	
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: <i>David Neter</i>	Date: 4/1/16
Signature: _____	Date: _____

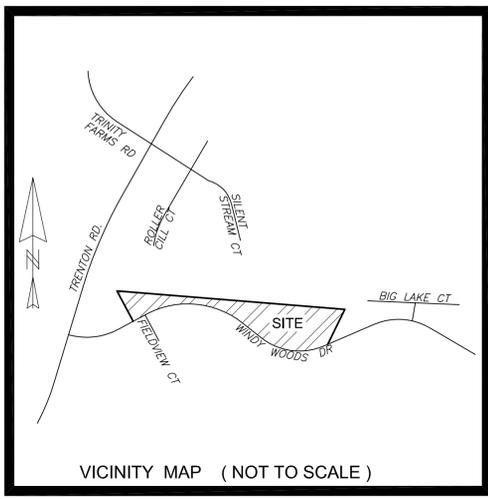
PAGE 2 OF 3

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REVISION 03.11.16

FILE: S-2-17
 TRANS#: 499721

SHEET: 1 OF 7
 DATE: NOVEMBER 2, 2016
 SCALE: 1" = 50'
 DRAWN BY: STONEY CHANCE
 CHECKED BY: NETER
 FILE NAME: Neter Westridge Lot 13 Cover.DWG
 REVISIONS: SC BY DATE
 TITLE: COVER SHEET OF WESTRIDGE, LOT 13 FOR DAVID L. NETER & ANN HARRISON RALEIGH, NC OWNER/DEV:
 Chance & Associates
 Land Planning Services
 500 Benson Road - Suite 207 - Garner, N.C. 27529 - Ph. (919) 779-7245 Fax: (919) 779-3889
 NOT RELEASED FOR CONSTRUCTION



VICINITY MAP (NOT TO SCALE)

REFERENCES:
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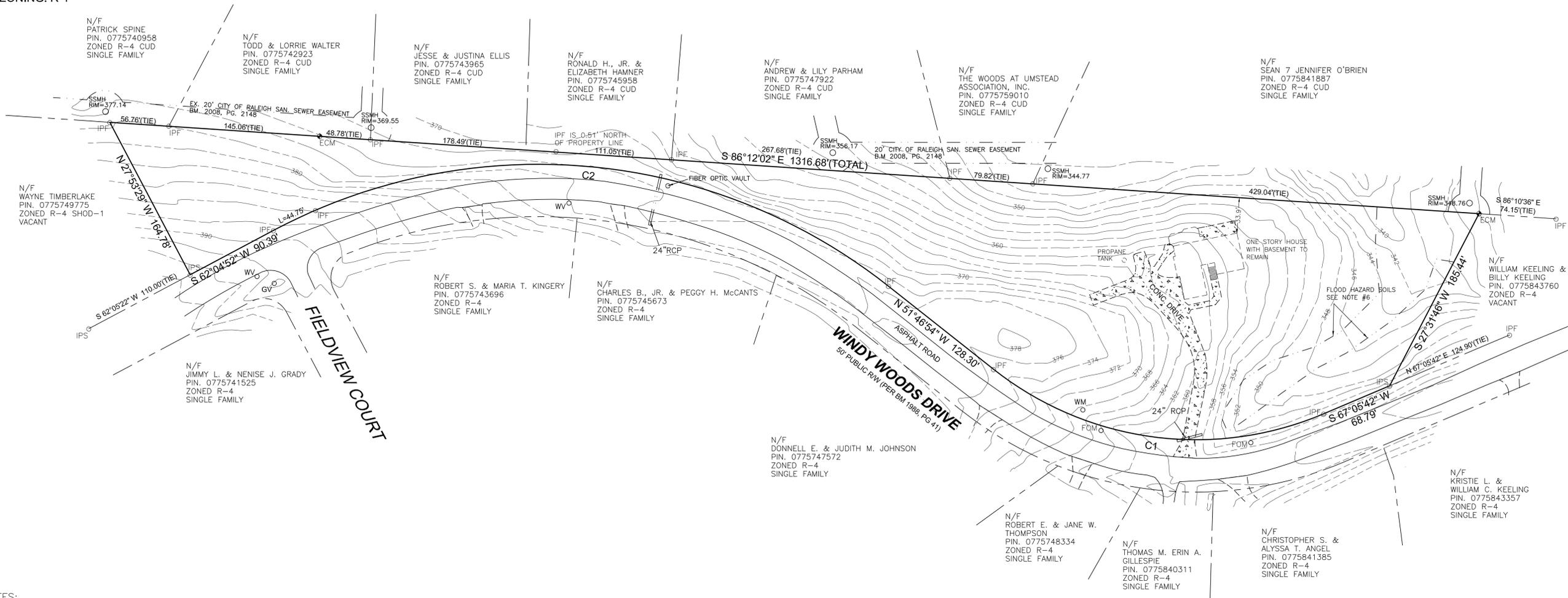
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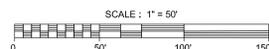
NOTES:
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 2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 3. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOOD). SEE FIRM #3720077500J, EFFECTIVE DATE MAY 2, 2006.
 4. SUBJECT PROPERTY IS ZONED R-4 (PER WAKE COUNTY GIS).
 5. FLOOD HAZARD SOILS ARE PER FLAGGING BY THE TIMMONS GROUP, INC., DATED 8/15/16.

CURVE	ARC LEN	RADIUS	CH LEN	CH BEARING
C1	335.30'	314.30'	319.62'	N 82°20'36" W
C2	626.79'	543.00'	592.57'	N 84°51'01" W

TOTAL ACRES: 3.250
 ZONING: R-4



NOTES:
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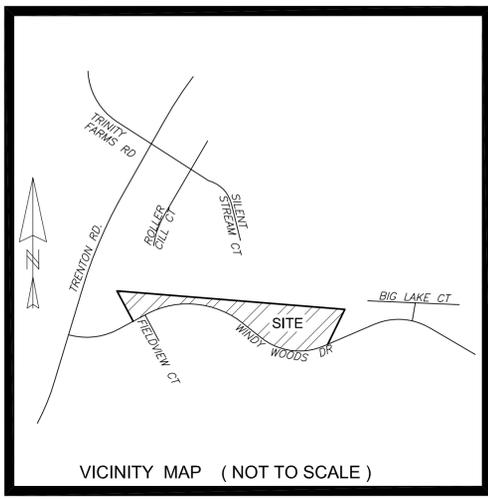
SHEET: 2	OF: 7
DATE: NOVEMBER 2, 2016	SCALE: 1" = 50'
DRAWN BY: STONEY CHANCE	CHECKED BY:
FILE NAME: Meter Westridge Lot 13 Excl.DWG	REVISIONS
DATE	BY

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PRELIMINARY SUBDIVISION PLAN
 OF
WESTRIDGE, LOT 13
 FOR
DAVID L. NETER & ANN HARRISON
 RALEIGH, NC
 OWNER/DEV: NETER

Chance & Associates
 Land Planning Services
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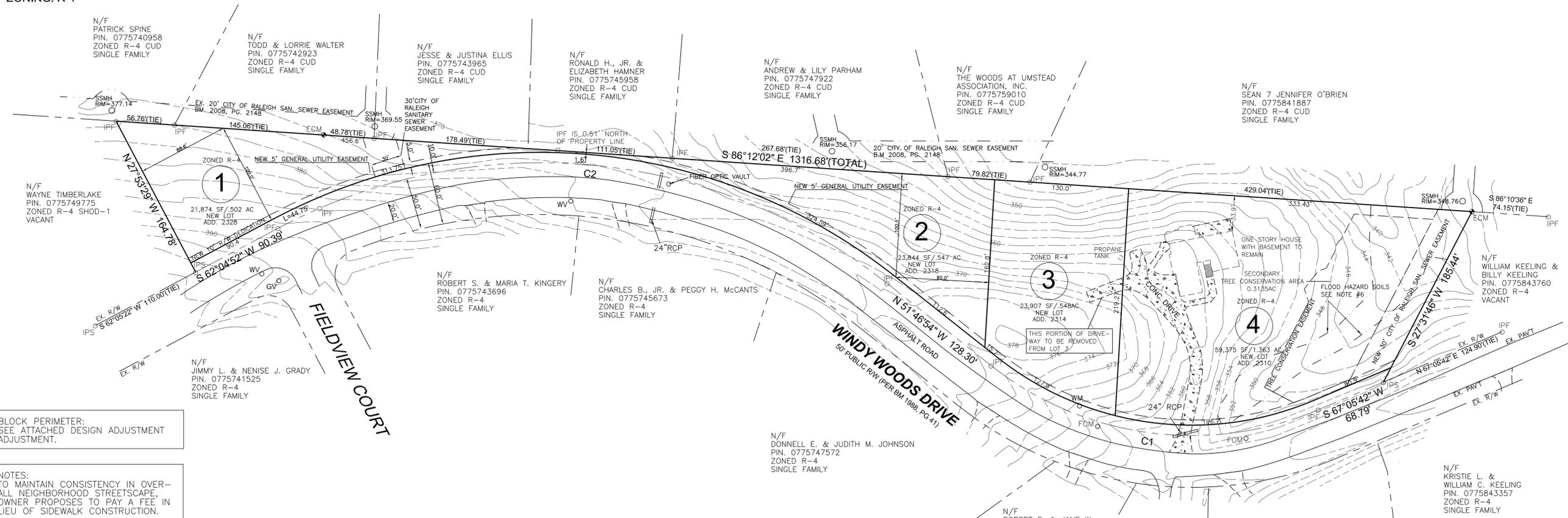
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FILE NAME: Netwr Westridge Lot 13 Sub DWG	REVISIONS
DATE	BY

TOTAL ACRES: 3.250
 ZONING: R-4



BLOCK PERIMETER:
 SEE ATTACHED DESIGN ADJUSTMENT
 ADJUSTMENT.

NOTES:
 TO MAINTAIN CONSISTENCY IN OVER-ALL NEIGHBORHOOD STREETSCAPE, OWNER PROPOSES TO PAY A FEE IN LIEU OF SIDEWALK CONSTRUCTION.

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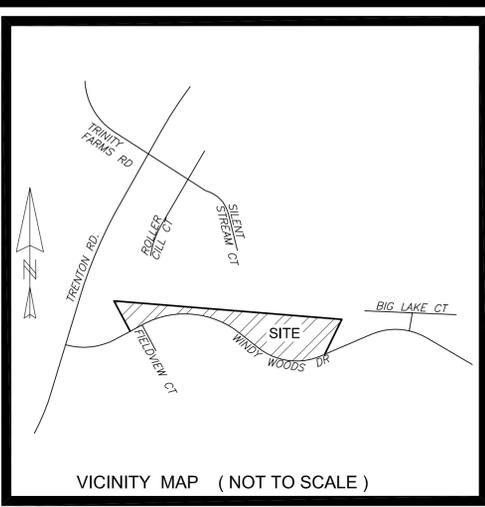


DATE: NOVEMBER 2, 2016
 SCALE: 1" = 50'
 DRAWN BY: STONEY CHANCE
 CHECKED BY:
 FILE NAME: Netwr Westridge Lot 13 Sub DWG

PRELIMINARY SUBDIVISION PLAN
 OF
WESTRIDGE, LOT 13
 FOR
DAVID L. NETER & ANN HARRISON
 RALEIGH, NC
 OWNER/DEVELOPER: NETER

Chance & Associates
 Land Planning Services
 500 Benson Road - Suite 207 - Garner, N.C. 27529 - Ph. (919) 779-7245
 Fax: (919) 779-3889

NOT RELEASED FOR CONSTRUCTION



BM 1988, PG 41

- REFERENCES:
 1. DB 7355, PG 577
 2. BM 1988, PG 41
 3. PIN 0775.16-74-9791

- LEGEND:
 IPS = IRON PIPE SET
 IPF = IRON PIPE FOUND
 ECM = EXISTING CONCRETE MONUMENT
 N/F = NOW OR FORMERLY
 RW = RIGHT OF WAY
 SSMH = SANITARY SEWER MANHOLE
 SSCO = SANITARY SEWER CLEANOUT
 -SS = SANITARY SEWER LINE
 WM = WATER METER
 WV = WATER VALVE
 GV = GAS VALVE
 FOM = FIBER OPTIC MARKER

CURVE	ARC LEN	RADIUS	CH LEN	CH BEARING
C1	335.30'	314.30'	319.62'	N 82°20'36" W
C2	626.79'	543.00'	592.57'	N 84°51'01" W

BLOCK PERIMETER:
 SEE ATTACHED DESIGN ADJUSTMENT
 ADJUSTMENT.

NOTES:
 TO MAINTAIN CONSISTENCY IN OVER-
 ALL NEIGHBORHOOD STREETScape,
 OWNER PROPOSES TO PAY A FEE IN
 LIEU OF SIDEWALK CONSTRUCTION.

NEW TREES PLANT LEGEND:

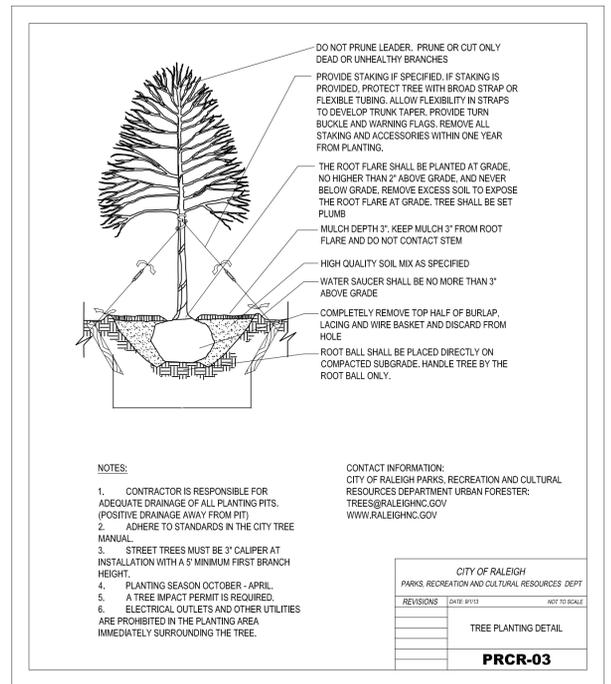
QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE
13	EASTERN RED OAK	Quercus rubra maxima	3" - CAL. 10' to 12' HGT. - B-B
13	SCARLET OAK	Quercus coccinea	3" - CAL. 10' to 12' HGT. - B-B

- NOTES:
 1. ALL STREET TREE INSTALLATION AND MAINTENANCE WILL COMPLY WITH CITY OF RALEIGH STREET TREE DESIGN MANUAL.
 2. TREES SHALL BE PLANTED AN AVERAGE OF 50' FOOT 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 EXISTING DRIVES & UTILITY SERVICES.

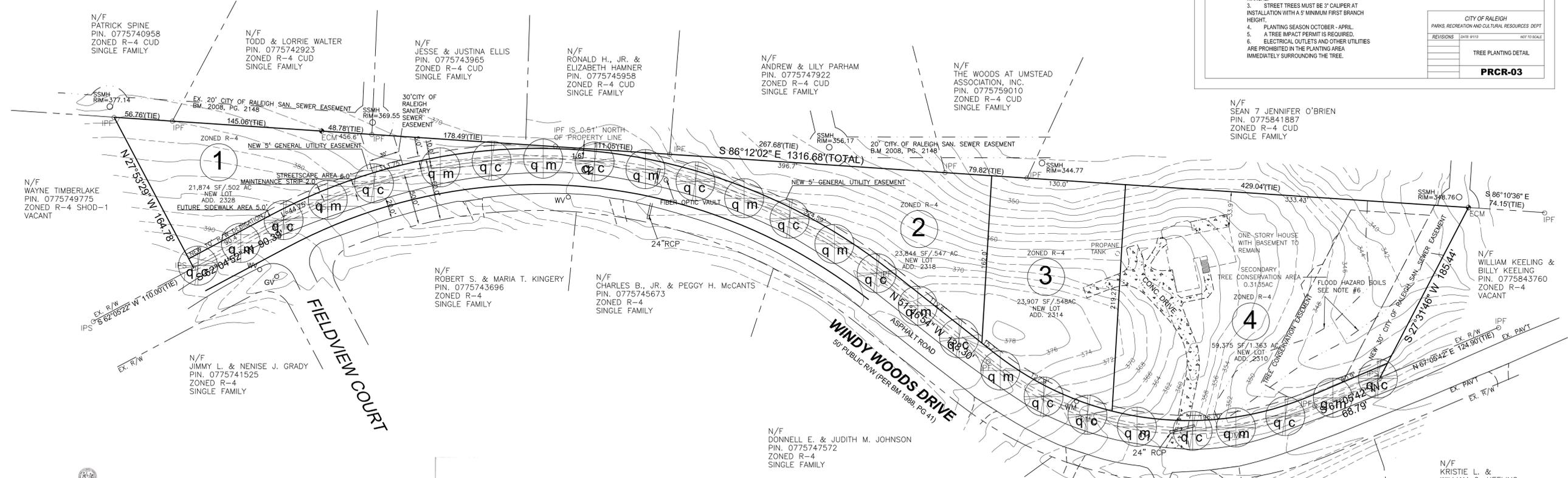
- PLANTING STANDARDS:
 1. ALL PLANT MATERIAL AND INSTALLATION WORK SHALL CONFORM TO THE STANDARDS DETAILED IN THE FOLLOWING DOCUMENTS:
 a. AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300, AMERICAN NATIONAL STANDARDS INSTITUTE, 11 WEST 42nd STREET, NEW YORK, N.Y. 10036
 b. AMERICAN NATIONAL STANDARD FOR 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 YARDS:

WINDY WOODS DR. FRONTAGE: 1,307.29'
TREES REQ'D: 1,307.29' / 50' = 26.14 TREES
TREES PROV'D: 26



TOTAL ACRES: 3.250
 ZONING: R-4



STATE OF NORTH CAROLINA
 DEPARTMENT OF TRANSPORTATION
 February 8, 2017

Re: **Chance**
 500 Benson Rd., Suite 207
 Garner, NC 27529

Subject: **Planting Permit for Westridge, Lot 13**

Dear Mr. Chance:

Please be advised that the subject planting plan has been conditionally approved for Westridge, Lot 13 located on Windy Woods Dr., Wake County, North Carolina.

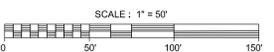
This letter is issued in accordance with the North Carolina Department of Transportation policy.

The following standard provisions are made part of this agreement:

- The permittee shall maintain a clear right-of-way for vehicles utilizing driveway connections.
- The Division of Highways will not be responsible for any damage to the plants, which may be done by their parties.
- Maintenance of the planting will be the responsibility of the permittee. Should the plants not be maintained to a sufficient degree the plants will be subject to removal.
- Plants to be first class quality of their species.
- A copy of this permit must be on the work-site at all times while the work is being performed.
- All trees and plants shall be ground and maintained in such a manner as to not encroach upon the travel way.

- The traveling public shall be advised of construction with complete and proper signing and traffic control devices in accordance with the current Manual on Uniform Traffic Device (MUTCD). No work shall be performed in the Right of Way unless this requirement is satisfied. NCDOT reserves the right to require a written traffic control plan for construction operations.
- NCDOT does not guarantee the Right of Way on this road, nor will it be responsible for any claims for damage brought by any property owner by reason of the installation.
- Temporary traffic shall be maintained at all times.
- No lane of traffic shall be closed or restricted between the hours of 6:00 AM - 9:00 AM and 4:00 PM - 7:00 PM Monday - Friday. Any violation of these hours will result in termination of the construction agreement.
- Temporary traffic shall be maintained at all times.
- NCDOT reserves the right to further limit, restrict, or suspend operations within the Right of Way if, in the opinion of NCDOT, safety or traffic conditions warrant such action.
- The North Carolina Department of Transportation shall be notified at (919) 871-0200 for the Division prior to beginning work on the Right of Way if there are existing NCDOT signs, traffic signals, or signal equipment in or near the proposed work area. Costs to relocate, replace, or repair NCDOT signs, signals, or associated equipment shall be the responsibility of the Contractor.
- The applicant will be required to notify the Resident Environmental Technician, Mark Carter at (919) 870-5200 and 248 prior to beginning and after completion of work.
- It shall be the responsibility of the Contractor to determine the location of other utilities within the construction area. The Contractor shall be responsible for notifying other utility owners and providing protection and relocation, to prevent damage or interruption to existing facilities in or near the construction area.
- At the end of each working day, equipment shall be parked a minimum of 50 feet from the edge of any travel lane and be barricaded to reduce or eliminate any equipment obstruction within the clear recovery area.
- The applicant is responsible for identifying permit impacts to waters of the United States (wetlands, intermittent streams, perennial streams and ponds) located within the NCDOT Right of Way. The change of land use will require a site assessment of the United States waters and riparian habitat from the United States Army Corps of Engineers (USACE) and certification from the North Carolina Division of Water Quality (NCDWQ). The applicant is required to obtain permit approval from the USACE and NCDWQ prior to beginning construction of the project except waters of the United States within the NCDOT Right of Way. Additional information can be obtained by contacting the USACE for NCDOT.
- The applicant is responsible for complying with the Noise and Vibration Impact Mitigation Plan as required by the NCDOT. The Risk mitigation activity within a 50-foot buffer along permanent streams, intermittent streams and ponds. Additional information can be obtained by contacting the NCDOT.

Sincerely,
J. B. Higgins
 J. B. Higgins, PE
 Division Engineer



- NOTES:
 1. THIS SURVEY PERFORMED AND MAPPED WITHOUT THE BENEFIT OF A TITLE SEARCH BY A LICENSED NORTH CAROLINA REAL ESTATE ATTORNEY. THE SURVEYOR ASSUMES NO LIABILITY FROM ANY FACTS AND/OR OMISSIONS (SUCH AS EASEMENTS, ETC.) THAT MAY BE REVEALED BY A TITLE SEARCH BY A LICENSED NORTH CAROLINA REAL ESTATE ATTORNEY.
 2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 3. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOOD). SEE FIRM #3720077500J, EFFECTIVE DATE MAY 2, 2006.
 4. FLOOD HAZARD SOILS ARE PER FLAGGING BY THE TIMMONS GROUP, INC., DATED 8/15/16.

- NOTES:
 1. BOUNDARY SURVEY AND ALL EXISTING ON-SITE AND OFF-SITE FEATURES PROVIDED BY CHANCE SURVEYING COMPANY DATED 08/17/16.
 2. STREETS, SANITARY & STORM SEWERS ARE EXISTING PER ABOVE SURVEY.
 3. THE LOCATION OF EXISTING WATER MAINS ARE SHOWN PER CITY OF RALEIGH UTILITIES MAPS.
 4. CONTOURS WERE TAKEN FROM CITY OF RALEIGH GIS MAPS AND SHOULD BE VERIFIED BY SURVEYOR.
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SHEET: 4 OF 7

NO.	DATE	BY	REVISIONS

DATE: NOVEMBER 2, 2016
 SCALE: 1" = 50'
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PRELIMINARY STREETScape PLAN
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