



Administrative Approval Action

Case File / Name: SUB-0026-2024
DSLCL - RYS GARDENS SUBDIVISION

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

LOCATION: This 0.49 acre parcel is located north of Reavis Road, south of Ligon Street where Chaney Road terminates between Lorimer Road and Method Road. It is adjacent to NC State University's Method Greenhouse Fieldhouse Laboratories. Identified as 900 Chaney Road, the parcel is zoned R-10 and SRPOD and located in a Frequent Transit Area.

REQUEST: The plan proposes demolishing an existing detached house for a conventional subdivision with five townhouse lots and one common/HOA lot, for a total of six lots.

**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 April 14, 2025 by Children Of Julie LLC.

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. Add a note to the plans that states building setbacks and footprints are shown for reference only. Setbacks, building height, story height, etc. will be reviewed for compliance as part of building permit reviews.
2. Clearly label all new lots on the subdivision plan with lot number, dimensions, and area (in acres and square feet). There is shared data between the layout plan (Sheet SP-1) and subdivision plan (Sheet SP-2). All lots shall be identified (townhouse lots 1-5 and common/HOA/amenity area lot 6) with the required information on a subdivision plan sheet and/or a lots & easements sheet.

Stormwater

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.



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<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required
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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:

General

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

Engineering

2. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

Stormwater

3. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

☒ **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:

Public Utilities

1. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Stormwater

2. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.



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www.raleighnc.gov

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

General

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.

Stormwater

2. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

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: June 30, 2028

Record at least ½ of the land area approved.

5-Year Sunset Date: June 30, 2030

Record entire subdivision.

I hereby certify this administrative decision.

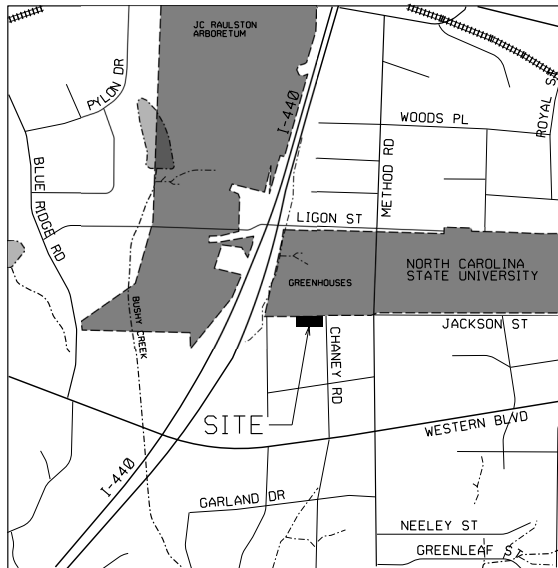
Signed: Keegan.McDonald@raleighnc.gov

Digitally signed by Keegan.McDonald@raleighnc.gov
DN: E=Keegan.McDonald@raleighnc.gov, CN=Keegan.McDonald@raleighnc.gov
Reason: I am approving this document
Date: 2025.06.30 08:16:45-0400

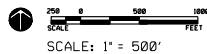
Date: 06/30/2025

Development Services Dir/Designee

Staff Coordinator: Jessica Gladwin



VICINITY MAP



SCALE: 1" = 500'

LIST OF DRAWINGS

SEQ. NO.	DWG. NO.	TITLE
1	CO-1	COVER SHEET
2	EC-1	EXISTING CONDITIONS PLAN
3	SP-1	SITE LAYOUT PLAN
4	SP-2	SITE SUBDIVISION PLAN
5	SP-3	GRADING PLAN
6	SD-1	SITE DETAILS
7	U-1	UTILITY PLAN
8	D-1	UTILITY DETAILS

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.

SOLID WASTE COMPLIANCE STATEMENT:
DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
SOLID WASTE WILL BE INDIVIDUAL LOT BASED ROLL-OUT CARTS.

A TREE IMPACT FEE IS REQUIRED WHEN PLOT PLANS ARE SUBMITTED FOR BUILDING PERMIT IN ORDER TO PLANT TREES IN THE PUBLIC RIGHT OF WAY.

RESIDENTIAL INFILL RULES APPLICABLE AT BUILDING PERMIT REVIEW - AS PER SEC. 2.2.3.E.3 AND SEC. 2.2.21.B.8.5.

RHYS GARDENS SUBDIVISION

902 CHANEY RD.
RALEIGH, NORTH CAROLINA

OWNER:
REVOLUTION HOMES, LLC
211 E. SIX FORKS RD.,
SUITE 101
RALEIGH, NC 27609

CONTACT: RYAN W. JOHNSON
PHONE - 919 536-2781

SITE DATA

ADDRESS: 900 CHANEY RD., RALEIGH
PIN #: 0794011487
GROSS ACREAGE: 21,599.8 SF - 0.496 AC
NET ACREAGE: 21,380.2 SF - 0.491 AC
(RIGHT OF WAY DEDICATION - 218.8 SF)

ZONING: R-10 - FREQUENT TRANSIT AREA / BUS RAPID TRANSIT
FREQUENT TRANSIT OPTION WILL NOT BE UTILIZED
LAND CLASS: RESIDENTIAL - LESS THAN 10 ACRES

WATERSHED: WALNUT CREEK
NEUSE RIVER BASIN

THE SITE IS A SUBDIVISION OF LOT 3, JAMES L. PENNY PROPERTY
AS PER FEB. 3, 1960 MAP

EXISTING IMPERVIOUS SURFACE AREA FOR LOT = 2,120 SF
PERCENT IMPERVIOUS (EXISTING COND.) FOR LOT = 9.8%

PROPOSED USE -
PLAN BASED ON CONVENTIONAL DEVELOPMENT - UDO 2.2.3
FIVE RESIDENTIAL TOWNHOME LOTS PLUS A SINGLE
HOMEOWNER'S ASSOCIATION LOT
UNIT OWNERSHIP TO BE INDIVIDUAL LOT

SETBACK & LOT DIMENSIONS AS PER UDO SEC.2.2.3 - TOWNHOUSE
B1 - MIN. LOT AREA = N/A SF / UNIT
B2 - MIN. LOT WIDTH = 16'
C - MIN. SETBACKS = FROM PRIMARY STREET - 10', FROM SIDE
STREET - 10', FROM SIDE LOT LINE - 6', FROM REAR LOT
LINE - 20'
E - MAX. HEIGHT = PRINCIPAL BLDG - 45/3 STORIES

PROJECTED WASTEWATER FLOW = 1,500 GPD
5 DWELLINGS X 4 BEDROOMS X 75 GRP

DocuSign Envelope ID: 835E9ACC-538D-406F-A65F-73F7BE5E77F

Preliminary Subdivision Application

Site Review

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-696-2500



INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to SiteReview@raleighnc.gov.

DEVELOPMENT OPTIONS (UDO Chapter 2)	
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development
<input type="checkbox"/> Cottage Court	<input type="checkbox"/> Flag lot
<input type="checkbox"/> Frequent Transit Development Option	<input type="checkbox"/> Conservation Development
NOTE: Subdivisions may require City Council approval if located in a Historic Overlay District.	
GENERAL INFORMATION	
Scoping/sketch plan case number(s):	
Development name (subject to approval): Rhys Commons Subdivision	
Property Address(es): 900 Chaney Rd.	
Recorded Deed PIN(s): 0794011487	
Building type(s): <input type="checkbox"/> Detached House <input type="checkbox"/> Attached House <input checked="" type="checkbox"/> Townhouse <input type="checkbox"/> Apartment	
<input type="checkbox"/> General Building <input type="checkbox"/> Mixed Use Building <input type="checkbox"/> Civic Building <input type="checkbox"/> Open Lot <input type="checkbox"/> Tiny House	
CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION	
Current Property Owner(s) Name: Ryan Johnson	
Company: Children of Julie, LLC Title: Manager	
Address: 211 E Six Forks Rd., Ste 101, Raleigh, NC 27609	
Phone #: 919 536-2781 Email: ryan@revolutionhomes.biz	
Applicant Name (if different from owner. See "who can apply" in instructions):	
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company: address:	
Phone #: Email:	
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact Name: Ryan Johnson	
Company: Revolution Homes Title: President	
Address: 211 E Six Forks Rd., Ste 101, Raleigh, NC 27609	
Phone #: 919 536-2781 Email: ryan@revolutionhomes.biz	

Revision 05.07.24
raleighnc.gov

DocuSign Envelope ID: 835E9ACC-538D-406F-A65F-73F7BE5E77F

DEVELOPMENT TYPE • SITE DATE TABLE - ZONING INFORMATION	
Gross site acreage: 0.496 ac	
Zoning districts (if more than one, provide acreage of each): R-10	
Overlay district(s): SRPOD	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Historic District/Landmark: N/A	Design Alternate Case #
Conditional Use District (CUD)	Board of Adjustment Case #
Case # Z-	DA-
STORMWATER INFORMATION	
Impervious Area on Parcel(s): Existing (sf): 2120 SF	Impervious Area for Compliance (includes right-of-way): Existing (sf): 2120 SF
Proposed total (sf): 2120 SF	
NUMBER OF LOTS AND DENSITY	
# of Detached House Lots:	# of Attached House Lots:
# of Tiny House Lots:	# of Open Lots:
# of Other Lots (Apartment, General, Mixed Use, Civic):	# of Townhouse Lots: 5
Total # of Lots: 6	Total # of Dwelling Units: 5
# of bedroom units (if known): 1br	2br
3br	4br
5br	10,18
Proposed density for each zoning district (UDO 1.5.2.F): 10,18	
APPLICANT SIGNATURE BLOCK	
Pursuant to state law (N.C. Gen. Stat. § 160C-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.	
Acting as an authorized agent requires written permission from the property owner for the purposes of making this development approval and/or permit application. Written permission from the property owner to act as an authorized agent must be made available to the City of Raleigh upon request.	
By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160C-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentation made in securing the development approval, pursuant to N.C. Gen. Stat. § 160C-403(f).	
The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.	
The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued, and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.	
Signature:	Date: 9/19/2024 1:19 PM EDT
Printed Name: Ryan Johnson	Date:
Signature:	Date:
Printed Name:	



ALISON A. POCKAT, ASLA
LANDSCAPE ARCHITECT
LAND PLANNER
(919) 363-4415
106 STEEPBANK DRIVE
CARY, NC 27518

DESIGNED: AAP
DRAWN:
APPROVED:

RHYS GARDENS
SUBDIVISION PLAN
902 CHANEY RD., RALEIGH, NC
REVOLUTION HOMES, LLC
211 E SIX FORKS RD., SUITE 101
RALEIGH, NC 27609

1	9-18-24	RALEIGH COMMENTS 7.1-2.4
2	9-18-24	NEW LOT LAYOUT
3	9-18-24	RESPONSES TO 7.1-2.4 CHVS
4	9-18-24	REVISED SITE PLAN
5	9-18-24	REVISED GRADING
6	9-18-24	REVISED UTILITY
7	9-18-24	REVISED SITE DETAILS
8	9-18-24	REVISED UTILITY DETAILS

SCALE: NTS

DATE: MARCH 16, 2024

SHEET NO. 1
COVER SHEET
CO-1

SEQUENCE NO. 1 OF 8

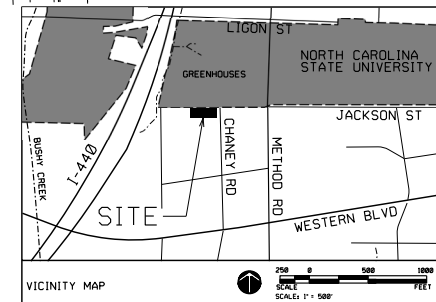
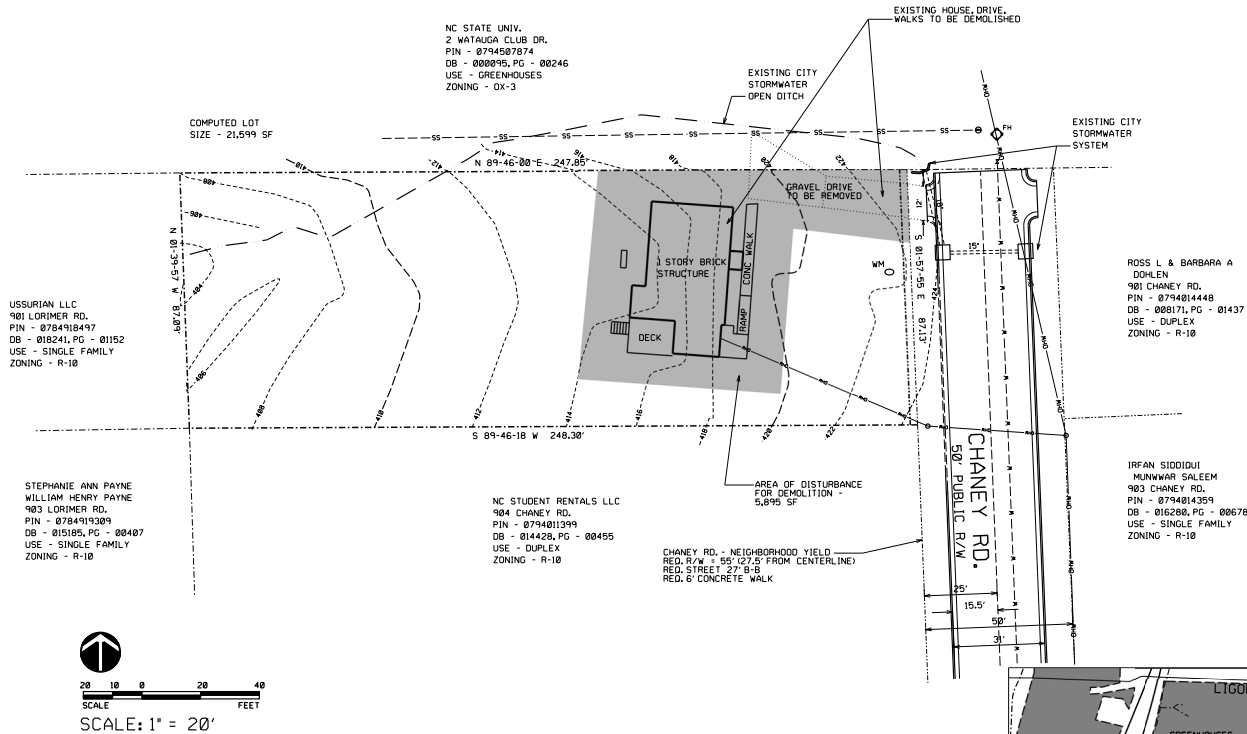
SITE DATA:

PIN NUMBER - 0794011487
 ADDRESS: 902 CHANEY RD., RALEIGH
 LOT 3 OF JAMES L. PENNY PROPERTY
 REID: 0064926
 DB 018887, PAGE 01169
 TOTAL ACREAGE - 21,599 SF - 0.496 AC
 EXISTING IMPERVIOUS AREA - 21,120 SF - 0.049 AC
 HOUSE - 1,370 SF, WALK - 130 SF,
 DRIVE - 600 SF, AC PAD - 20 SF
 EXISTING HOUSE / WALK / DRIVE
 TO BE DEMOLISHED
 AREA OF DISTURBANCE FOR DEMOLITION = 5,895 SF

ZONING - R-10
 WATERSHED - WALNUT CREEK
 NEUSE RIVER BASIN

LEGEND:

 --- EXISTING TOPOGRAPHY
 --- 18" STORMWATER DRAIN LINE
 --- SANITARY SEWER LINE
 --- PROPERTY LINE
 ○ CD CLEANOUT
 W M O WATER METER
 W V WATER VALVE
 M H MAN HOLE
 --- EXISTING RIGHT OF WAY



PROPERTY NOTES:

- EXISTING BOUNDARY, TOPOGRAPHY, SITE ELEMENTS AND INFORMATION ARE BASED ON AN EXISTING CONDITIONS SURVEYS BY RWK, PA, 101 W. MAIN ST., SUITE 202, GARNER, NC 27529, PHONE NUMBER: 919 779-4854, ENTITLED 'SURVEY FOR REVOLUTION HOMES, 902 CHANEY ROAD' AND 'TOPOGRAPHIC SURVEY FOR REVOLUTION HOMES, 902 CHANEY ROAD' AND DATED 2-14-2022.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.



(919) 363-4415
 106 STEEPBANK DRIVE
 CARY, NC 27518

DESIGNED: AAP
 DRAWN: AAP
 APPROVED:

RHYS GARDENS SUBDIVISION
 LAYOUT PLAN
 900 CHANEY RD., RALEIGH, NC
 REVOLUTION HOMES, LLC
 211 E. SIX FORKS RD., SUITE 101
 RALEIGH, NC 27609

1	18-24	RALEIGH COMMENTS 7.1.24
2	18-24	NEW LOT LAYOUT
3	18-24	REVISIONS
4	18-24	REVISIONS
5	18-24	REVISIONS
6	18-24	REVISIONS
7	18-24	REVISIONS
8	18-24	REVISIONS
9	18-24	REVISIONS
10	18-24	REVISIONS

SCALE: NTS
 DATE: MARCH 16, 2024
 SHEET NO. 1
 EXISTING CONDITIONS
 EC-1
 SEQUENCE NO. 2 OF 8

SITE NOTES:

1. THE SITE IS 0.496 ACRES, UNDER SECTION 9.1.3 OF THE UDO NO TREE CONSERVATION PLAN WILL BE REQUIRED.
2. EXISTING HOUSE, WALK, DRIVEWAY AND OTHER STRUCTURES ARE TO BE REMOVED. A DEMOLITION PERMIT IS REQUIRED PRIOR TO THE APPROVAL OF A RECORDED PLAT. THE DEMO PERMIT NUMBER SHALL BE SHOWN ON ALL MAPS FOR RECORDING.
3. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS.
4. THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY LINES NECESSARY TO PROVIDE SERVICE TO THESE SITES.
5. A TREE IMPACT PERMIT FEE IS REQUIRED WHEN PLOT PLANS ARE SUBMITTED FOR BUILDING PERMIT IN ORDER TO PLANT TREES IN THE PUBLIC RIGHT-OF-WAY.
6. STREET TREES SHALL BE INSTALLED AND MAINTAINED PER CHAPTER 2 OF THE RALEIGH CITY TREE MANUAL.
7. A SURETY BOND IS REQUIRED FOR 6' OF WALK ALONG CHANEY AND FOR THE PROPOSED STREET TREES INDICATED ON THE PLAN - SHEET SP-3.
8. A SURETY BOND IS REQUIRED FOR ALL PUBLIC INFRASTRUCTURE IMPROVEMENTS PRIOR TO MAP RECORDATION. SEE RALEIGH STREET DESIGN MANUAL SECTION 5.3.4. THE BOND LETTER OF CREDIT OR CERTIFIED CHECK IS REQUIRED FOR ALL INCOMPLETE PUBLIC IMPROVEMENTS BASED ON 125% OF ESTIMATED CONSTRUCTION COSTS PRIOR TO MAP RECORDATION. SEE RSDM SECTION 5.6.
9. SUBDIVISION PLAN CREATES FIVE TOWNHOME LOTS AND ONE HOMEOWNERS ASSOCIATION LOT.
10. INFILL SUBDIVISION RULES MAY APPLY TO THIS DEVELOPMENT AS PER UDO SEC. 2.2.7.
11. ANY EXISTING WATER OR SEWER COMPONENTS THAT ARE TO BE ABANDONED SHALL BE ABANDONED AS PER CORPUD STANDARDS PUBLIC UTILITY HANDBOOK, PAGES 67 AND 125.
12. BLOCK PERIMETER REQUIREMENTS ARE NOT APPLICABLE TO THIS SITE UNDER UDO SEC. 8.3.2.A.1 (THE SITE IS LESS THAN THREE ACRES) AND SEC. 8.3.2.A.1.v.i.a (THE CREATION OF A STREET WOULD BE OBSTRUCTED BY EXISTING NCSU GREENHOUSES AND HOUSING).
13. THE MAXIMUM BUILDING HEIGHT BY UDO 2.2.3.E IS 45' / THREE STORIES.
14. GARBAGE AND RECYCLING COLLECTION IS TO BE INDIVIDUAL ROLL-OUT CARTS TO BE STORED WITHIN GARAGES AND PLACED AT THE STREET ON COLLECTION DAY.

USSURIAN LLC
981 LORIMER RD.
PIN - 0784919389
DB - 018241, PG - 01152
USE - SINGLE FAMILY
ZONING - R-10

STEPHANIE ANN PAYNE
WILLIAM HENRY PAYNE
983 LORIMER RD.
PIN - 0784919389
DB - 018105, PG - 00407
USE - SINGLE FAMILY
ZONING - R-10

NC STATE UNIV.
2 WATAUGA CLUB DR.
PIN - 0774507874
DB - 000095, PG - 00246
USE - GREENHOUSES
ZONING - OX-3

COMPUTED LOT
SIZE - 21,599 SF

SITE DATA:

PIN NUMBER - 0794011487
ADDRESS: 900 CHANEY RD.
TOTAL NET ACREAGE - 21,380.2 SF - 0.491 AC
UNITS PROPOSED - 5
SITE SQUARE FOOTAGE PER UNIT
LOTS 1, 3, 4, 5 = 968 SF
LOT 2 = 1,056 SF
LOT AREA -
LOT 1 - 3,467.8 SF - 0.08 AC
LOT 2 - 2,185 SF - 0.05 AC
LOT 3 - 2,428.2 SF - 0.056 AC
LOT 4 - 2,409.6 SF - 0.055 AC
LOT 5 - 4,087.13 SF - 0.094 AC
HOA LOT - 6,802.47 - 0.156 AC
AMENITY AREA / OPEN SPACE AREA -
2,857 SF - 0.066 AC
RED. = 10% OF NET SITE AREA
PROPOSED AREA = 13.4 % OF NET SITE AREA

IMPERVIOUS SURFACE AREA LIMITS:

LOT 1 -
3,467.8 x .65 = 2,254
MAXIMUM IMPERVIOUS ALLOWED FOR LOT 1 = 2,254 SF
LOT 2 -
2,185.0 x .65 = 1,420.25
MAXIMUM IMPERVIOUS ALLOWED FOR LOT 2 = 1,420.25 SF
LOT 3 -
2,428.2 x .65 = 1,578.33
MAXIMUM IMPERVIOUS ALLOWED FOR LOT 3 = 1,578.33 SF
LOT 4 -
2,409.6 x .65 = 1,566.24
MAXIMUM IMPERVIOUS ALLOWED FOR LOT 4 = 1,566.24 SF
LOT 5 -
4,087.13 x .65 = 2,656.63
MAXIMUM IMPERVIOUS ALLOWED FOR LOT 5 = 2,656.63 SF
HOA - LOT 6 -
IMPERVIOUS SURFACE PROPOSED AS A PART OF THIS DEVELOPMENT
DRIVE, BIKE RACK, MAIL KIOSK AND NEW WALK ALONG CHANEY
= 3,881.18 SF
(6,802.47 x .65) - 3,881.18 = 540.43 SF
MAXIMUM ADDITIONAL IMPERVIOUS ALLOWED FOR HOA LOT 6
= 540.43 SF

CURVE DATA:

CURVE	CHORD	LENGTH	RADIUS
C1	N 85-48-52 E	8.26'	60'
C2	N 85-48-52 E	5.51'	40'

LINE DATA:

LINE	CHORD	LENGTH
L1	S 0-14-18 E	9.68'
L2	N 01-52-02 E	3.58'
L3	N 44-46-18 W	11.31'
L4	S 89-46-18 W	14.62'
L5	N 44-46-18 W	11.31'
L6	S 87-52-04 W	12.51'
L7	N 8-14-00 W	6.0'
L8	N 8-14-00 W	6.0'
L9	N 8-14-00 W	6.0'
L10	N 8-14-00 W	6.0'
L11	S 87-34-17 W	22.21'
L12	S 45-13-42 E	23.68'
L13	S 0-14-18 E	18.64'



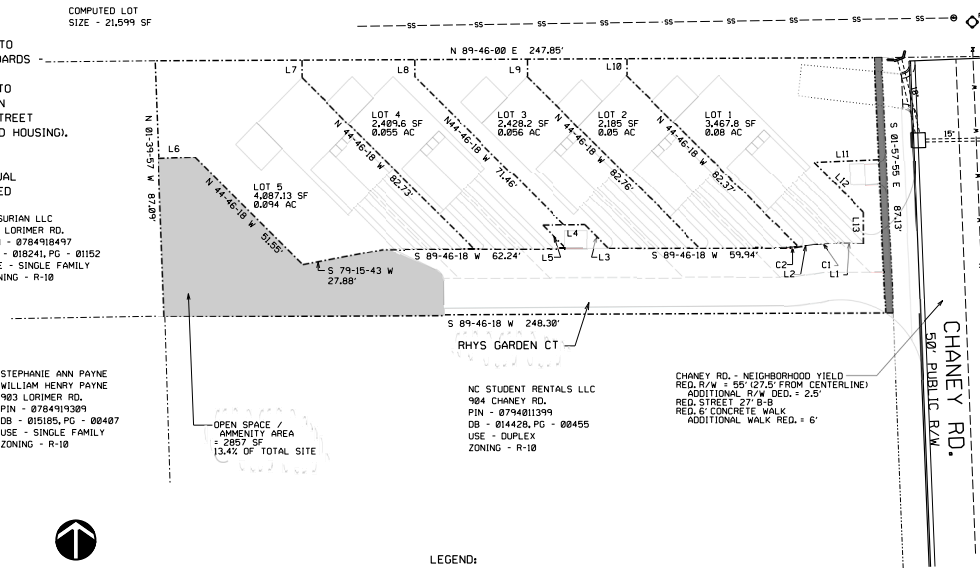
SCALE
1" = 20'

LEGEND:

- PROPERTY LINE
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- PROPOSED TOWNHOME LOT
- AREA DEDICATED TO NEW R/W

PROPERTY NOTES:

1. EXISTING BOUNDARY, TOPOGRAPHY, SITE ELEMENTS AND INFORMATION ARE BASED ON AN EXISTING CONDITIONS SURVEY BY RWK, PA, 101 W. MAIN ST., SUITE 202, GARNER, NC 27529, PHONE NUMBER: 919 779-4854, ENTITLED 'SURVEY FOR REVOLUTION HOMES, 902 CHANEY ROAD' AND 'TOPOGRAPHIC SURVEY FOR REVOLUTION HOMES, 902 CHANEY ROAD' DATED 2-14-2022.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.



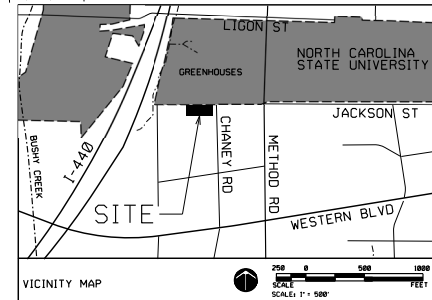
ROSS L & BARBARA A
DODLEN
981 CHANEY RD.
PIN - 0794814448
DB - 008171, PG - 01437
USE - DUPLEX
ZONING - R-10

IRFAN SIDDIQUI
MUNWAR SALEEM
983 CHANEY RD.
PIN - 0794814359
DB - 016288, PG - 00678
USE - SINGLE FAMILY
ZONING - R-10

NC STUDENT RENTALS LLC
904 CHANEY RD.
PIN - 0794811399
DB - 014428, PG - 00455
USE - DUPLEX
ZONING - R-10

CHANEY RD. - NEIGHBORHOOD YIELD
RED. R/W = 55' (27.5' FROM CENTERLINE)
ADDITIONAL R/W DED. = 2.5'
RED. STREET 27' 0" 0"
RED. 6" CONCRETE WALK
ADDITIONAL WALK RED. = 6'

OPEN SPACE /
AMENITY AREA
= 2,857 SF
13.4% OF TOTAL SITE



ALISON A. POCKAT, ASLA
LANDSCAPE ARCHITECT
LAND PLANNER
(919) 363-4415
106 STEEPBANK DRIVE
CARY, NC 27518

DESIGNED: AAP
DRAWN: AAP
APPROVED:

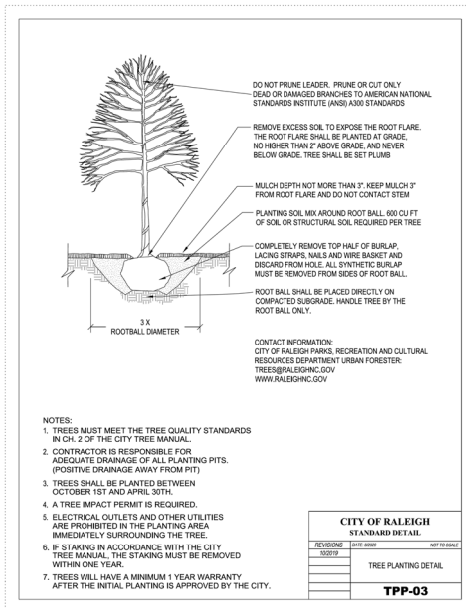
RHYS GARDENS SUBDIVISION
SUBDIVISION PLAN
902 CHANEY RD, RALEIGH, NC
REVOLUTION HOMES, LLC
211 E. SIX FORKS RD., SUITE 101
RALEIGH, NC 27603

REVISIONS	DATE	BY	DESCRIPTION
1	11-18-24	RALEIGH COMMENTS 7.1, 2.4	NEW LOT LAYOUT
2	4-14-25	NEW LOT LAYOUT	NEW LOT LAYOUT

SCALE: NTS
DATE: MARCH 16, 2024
SHEET NO. 1

PROPOSED SUBDIVISION PLAN
SP-2
SEQUENCE NO. 4 OF 8

RALEIGH CASE NUMBER: SUB-0026-2024



GRADING NOTES:

1. INITIATE EROSION CONTROL SEQUENCE.
2. PLACE TREE PROTECTION FENCING / SILT FENCE ALONG THE LIMIT OF GRADING LINE.
3. CLEAR AREAS TO BE GRADED OF ALL VEGETATION. PROTECT EXISTING VEGETATION BEYOND THE LIMIT OF GRADING LINE. DO NOT DISTURB AREAS BEYOND SAID LINE.
4. STRIP TOPSOIL TO FULL DEPTH IN AREAS TO BE GRADED AND STOCKPILED. REDISTRIBUTE EVENLY OVER NEW LAWN AREAS UPON COMPLETION OF CONSTRUCTION.
5. COMPACT ALL FILL AREAS TO MAXIMUM DENSITY AND MOISTURE CONTENT - WITHIN STRUCTURES AND PARKING AREAS, 95% OF MAXIMUM DENSITY; WITHIN PLANTING AREAS, 85% OF MAXIMUM DENSITY.
6. ALL GRADING MUST HAVE ADEQUATE SURFACE DRAINAGE SO THAT WATER IS DIRECTED TO THE INFILTRATION SWALES; NO PUDDLES OR WET LAWN AREAS. THE CONTRACTOR IS RESPONSIBLE FOR THE PREVENTION OF CONFLICTS WITH GRADING AND EXISTING UNDERGROUND UTILITIES.
7. SPOT ELEVATIONS ARE TO THE FINISHED GRADE.

NC STATE UNIV.
2 WATAUGA CLUB DR.
PIN - 0794507874
DB - 000095, PG - 00246
USE - GREENHOUSES
ZONING - OX-3

SILT FENCE OUTLET
SEE DETAIL

TOPSOIL STOCKPILE
AREA

USSURIAN LLC
901 LORIMER RD.
PIN - 0784918497
DB - 010241, PG - 01152
USE - SINGLE FAMILY
ZONING - R-10

STEPHANIE ANN PAYNE
WILLIAM HENRY PAYNE
903 LORIMER RD.
PIN - 0784919389
DB - 015185, PG - 00407
USE - SINGLE FAMILY
ZONING - R-10

NC STUDENT RENTALS LLC
904 CHANEY RD.
PIN - 0794011399
DB - 014428, PG - 00455
USE - DUPLEX
ZONING - R-10

TEMPORARY CONSTRUCTION
ENTRANCE - SEE DETAIL

PROPOSED AREA OF
DISTURBANCE FOR
CONSTRUCTION = 18,850 SF

ROSS L & BARBARA A
DODLEN
901 CHANEY RD.
PIN - 0794814448
DB - 000171, PG - 01437
USE - DUPLEX
ZONING - R-10

IRFAN SIDDIQUI
MUNAWAR SALEEM
903 CHANEY RD.
PIN - 0794814359
DB - 016288, PG - 00678
USE - SINGLE FAMILY
ZONING - R-10

CONSTRUCTION SEQUENCE:

1. OBTAIN GRADING PERMIT.
2. INSTALL GRAVEL CONSTRUCTION ENTRANCES, TEMPORARY DIVERSIONS, AND SILT FENCING AS SHOWN ON THE PLAN. CLEAR ONLY AS NECESSARY TO INSTALL THESE DEVICES. PROTECT EXISTING VEGETATION TO REMAIN IN PLACE.
3. CALL FOR ON-SITE INSPECTION BY CITY CONSERVATION INSPECTOR. IF APPROVED, BEGIN CLEARING AND GRUBBING.
4. MAINTAIN DEVICES AS NEEDED. ROUGH GRADE THE SITE.
5. INSTALL NEW DITCH LOCATION WITH SILT FENCING, AS INDICATED ON THE PLAN. BEGIN CONSTRUCTION OF THE STRUCTURES.
6. STABILIZE THE SITE AS AREAS ARE BROUGHT UP TO THE FINISHED GRADE WITH VEGETATION, PAVING, MULCH OR STRUCTURES.
7. WHEN CONSTRUCTION IS COMPLETE AND ALL AREAS ARE STABILIZED COMPLETELY, CALL FOR AN INSPECTION.
8. IF THE SITE IS APPROVED, REMOVE TEMPORARY DIVERSIONS, SILT FENCING, SEDIMENT BASINS, ETC., AND SEED OR PAVE ANY RESULTING BARE AREAS.
9. WHEN VEGETATION HAS BECOME ESTABLISHED, CALL FOR A FINAL SITE INSPECTION.



SCALE: 1" = 20'

NOTES:

1. UNDER UDO 9.2.2.a.2.b.11, STORMWATER IS NOT REQUIRED FOR A LOT UNDER 0.5 ACRES IN SIZE. THIS LOT IS 0.491 ACRES. IT IS THEREFORE EXEMPT FROM STORMWATER REQUIREMENTS.
2. UDO 9.2.2.a.4.a LIMITS IMPERVIOUS SURFACE AREA WITHIN A DEVELOPMENT IN R-10 TO 65%. THIS SITE PROVIDES FOR 12,585 SF - 58.9 % OF THE TOTAL IF THE ENTIRE BUILDING BLOCK INDICATED IS UTILIZED AS THE BUILDING ENVELOPE. PLEASE SEE THE STORMWATER REPORT THAT DEMONSTRATES THAT THE AMOUNT OF FLOW WILL BE UNDER THE AMOUNT OF FLOW FOR THE MAXIMUM AMOUNT OF IMPERVIOUS SURFACE AREA ALLOWED FOR THE SITE.
3. STREET TREE PLANTING IS REQUIRED TO BE PROVIDED IN THE RIGHT OF WAY UNLESS THE AREA WITHIN THIS SPACE IS TOO NARROW FOR PLANTING. THE WIDTH BETWEEN THE BACK OF CURB AND THE EDGE OF WALK IS 3'; THE WALK IS 6'; THE WIDTH BETWEEN THE EDGE OF WALK AND THE RIGHT OF WAY IS 2'; UDO 8.4.1.D.5.d.2 ALLOWS FOR PLANTING WITHIN 15' OF THE RIGHT OF WAY. TREES LOCATED ON THIS PLAN ARE 7' FROM THE RIGHT OF WAY AND PLACED 40' ON CENTER.

STREET TREE PLANTING

KEY COUNT PLANT NAME

OP 2 QUERCUS PHELLOS, WILLOW OAK

O/C SPACE PLANTING SIZE

40' 3'CAL.10'HT

NOTES:

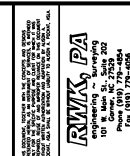
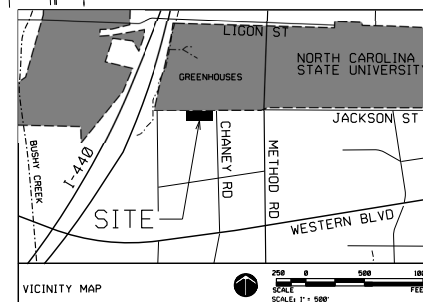
TREE LOCATIONS SHALL BE FIELD ADJUSTED TO PREVENT CONFLICT WITH DRIVEWAYS AND UTILITY INSTALLATIONS AND MUST BE A MIN. OF 10' FROM THE DRIVEWAYS WHERE POSSIBLE AND PRIVATE UTILITIES. ALL TREES ARE TO BE PLANTED AT SPECIFIED SIZE AND SINGLE STEM.

PROPERTY NOTES:

1. EXISTING BOUNDARY, TOPOGRAPHY, SITE ELEMENTS AND INFORMATION ARE BASED ON AN EXISTING CONDITIONS SURVEY BY RWK, PA, 101 W. MAIN ST., SUITE 202, GARNER, NC 27529, PHONE NUMBER: 919 779-4854, ENTITLED 'SURVEY FOR REVOLUTION HOMES, 902 CHANEY ROAD' AND 'TOPOGRAPHIC SURVEY FOR REVOLUTION HOMES, 902 CHANEY ROAD' DATED 2-14-2022.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.

LEGEND:

- EXISTING TOPOGRAPHY
- PROPOSED TOPOGRAPHY
- STORMWATER DRAIN LINE
- PROPOSED STREET TREE
- TREE PROTECTION / SILT FENCE LIMIT OF GRADING
- PROPOSED FINISHED FLOOR ELEVATION



ALISON A. POCKAT, ASLA
LANDSCAPE ARCHITECT
LAND PLANNER
(919) 363-4415
106 STEEPBANK DRIVE
CARY, NC 27518

DESIGNED: AAP
DRAWN: AAP
APPROVED:

RHYS GARDENS SUBDIVISION
SUBDIVISION & PLANTING PLAN
902 CHANEY RD, RALEIGH, NC
REVOLUTION HOMES, LLC
211 E. SIX FORKS RD., SUITE 101
RALEIGH, NC 27609

RALEIGH CASE NUMBER: SUB-9026-2024

1. 9.18.24 RALEIGH COMMENTS - 7.1.24
2. 9.18.24 RALEIGH COMMENTS - 7.1.24
3. 9.18.24 RALEIGH COMMENTS - 7.1.24
4. 9.18.24 RALEIGH COMMENTS - 7.1.24
5. 9.18.24 RALEIGH COMMENTS - 7.1.24
6. 9.18.24 RALEIGH COMMENTS - 7.1.24
7. 9.18.24 RALEIGH COMMENTS - 7.1.24
8. 9.18.24 RALEIGH COMMENTS - 7.1.24
9. 9.18.24 RALEIGH COMMENTS - 7.1.24
10. 9.18.24 RALEIGH COMMENTS - 7.1.24

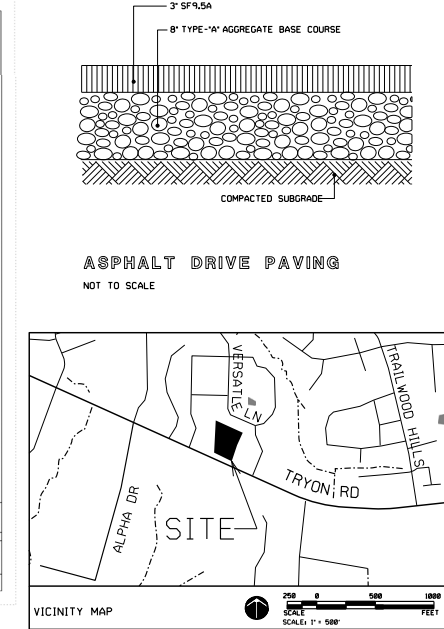
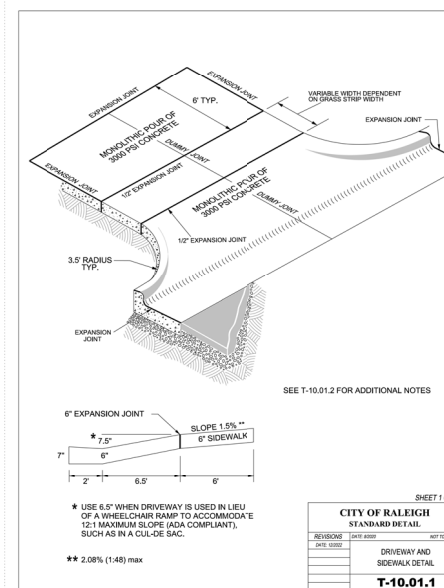
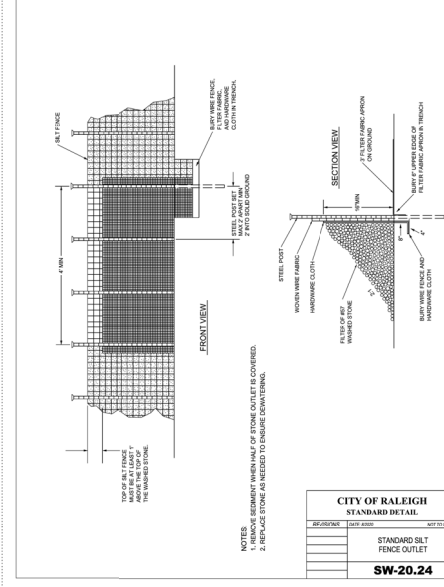
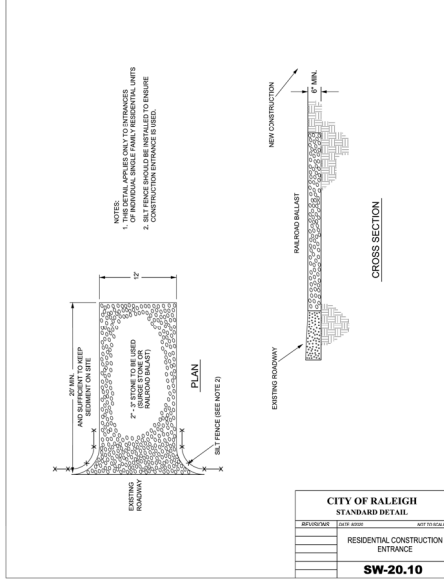
SCALE: NTS
DATE: MARCH 16, 2024

SHEET NO. 1

PROPOSED DEVELOPMENT
PLANTING
& GRADING

SP-2

SEQUENCE NO. 4 OF 8





DESIGNED: AAP
DRAWN: AAP
APPROVED:

VICINITY MAP

SUBDIVISION PLAN
 302 CHERRY RD., RALEIGH, NC
 211 E. SIX FORKS RD., SUITE 101
 RALEIGH, NC 27609

03-14-2020 RECORDED IN REC. 8 POSITION
 STREET NAME
 100-13-70-00 REWARDS SITE LAYOUT
 25-00-00-00

APRIL 12, 2024
 PROPOSED
 SUBDIVISION
 UTILITY
 PLAN
 U-1

6 OF 8

