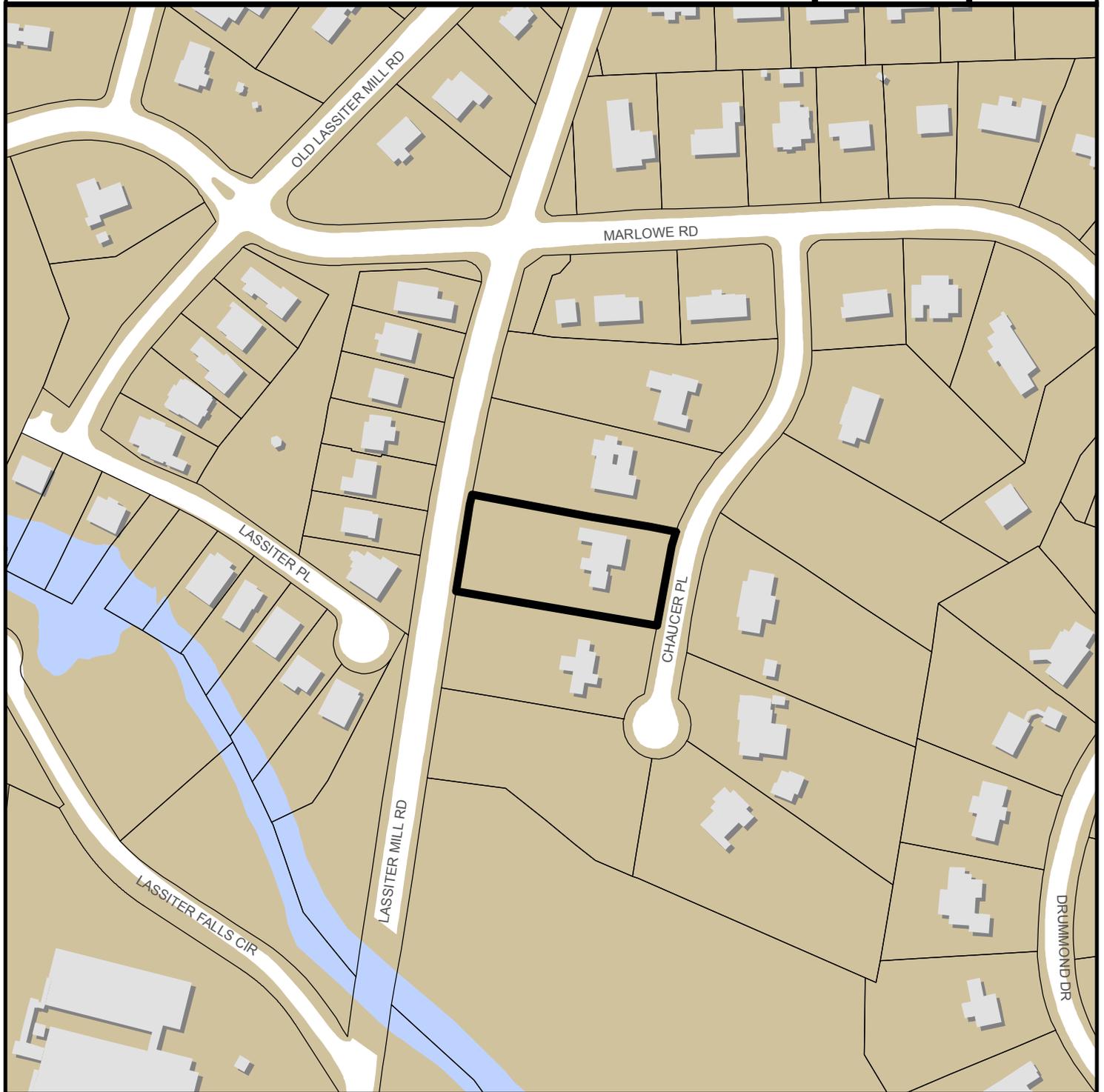


FOUNTAIN SUBDIVISION S-34-2016



0 300 600 Feet

Zoning: **R-4**
CAC: **Midtown**
Drainage Basin: **Crabtree Creek**
Acreage: **0.98**
Number of Lots: **2**

Planner: **Michael Walters**
Phone: **(919) 996-2636**
Applicant: **Richard & Emily**
Fountain III
Phone: **919-749-4068**



5-34-16

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.

5-34-16

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 Richard T. & Emily P. Fountain, III Preliminary Subdivision					
Proposed Use Single Family					
Property Address(es) 3509 Chaucer Place, Raleigh, NC 27609					
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:					
PIN Recorded Deed 1705462366		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 Richard T. & Emily P. Fountain, III			Owner/Developer Name Same		
Address 3509 Chaucer Place, Raleigh, NC 27609					
Phone 919-749-4068		Email fountaininvestments@nc.rrcom		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	

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)

ZONING INFORMATION

Zoning District(s) **R-4** *.0.983*

If more than one district, provide the acreage of each: **N/A**

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 <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 N/A
---	---------------------

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

Overall Unit(s)/Acre Densities Per Zoning Districts **0.49**

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

SIGNATURE BLOCK (Applicable to all developments)

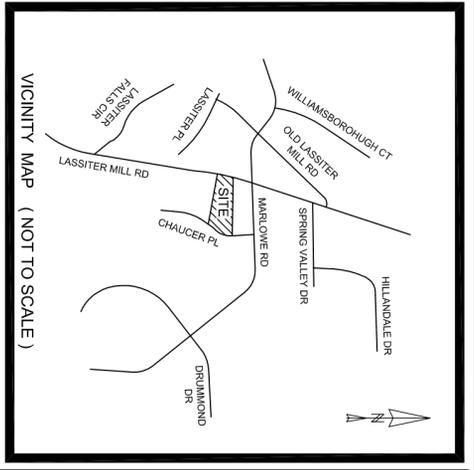
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

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.

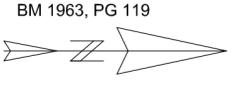
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.

<i>Rachel T. Zamboni</i> _____ Signature	<i>5/16/16</i> _____ Date
<i>Emily P. Fountain</i> _____ Signature	<i>5/16/16</i> _____ 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"/>			

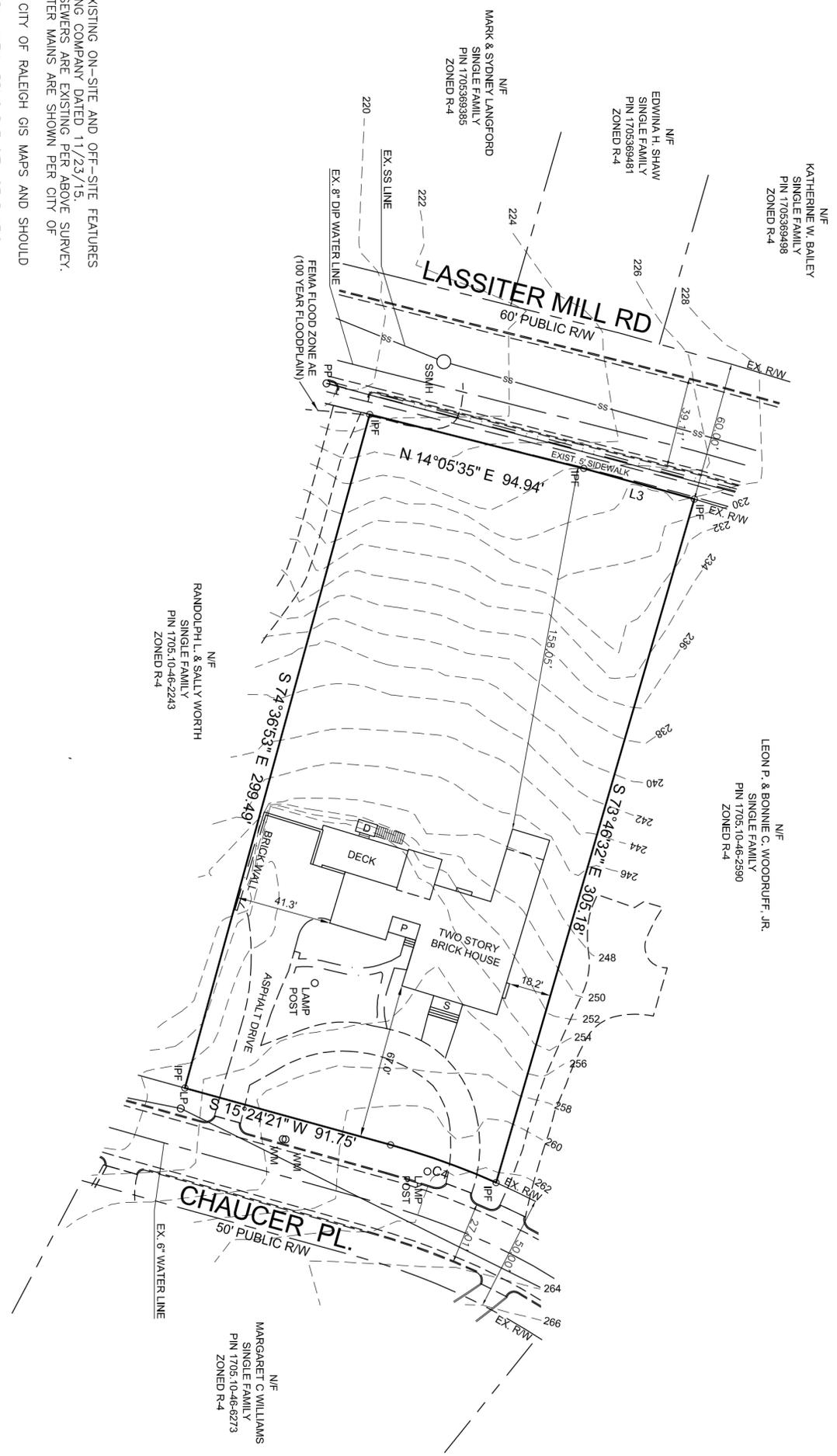


TOTAL SITE AREA: 0.983 ACRES
CURRENT ZONING: R-4



BM 1963, PG 119

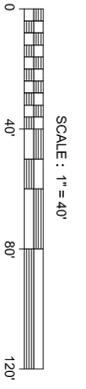
- LEGEND:
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 - PS = IRON PIPE SET
 - CP = COMPUTED POINT
 - NIF = NOW OR FORMERLY
 - RW = RIGHT OF WAY
 - LP = LIGHT POLE
 - PP = POWER POLE
 - EB = ELECTRIC BOX
 - OE = OVERHEAD ELECTRIC
 - SSCO = SAN. SEWER CLEAN OUT
 - SSMH = SAN. SEWER MANHOLE
 - SS = SAN. SEWER LINE
 - WV = WATER VALVE
 - WM = WATER METER
 - FH = FIRE HYDRANT
 - CI = CURB INLET
 - RCP = REINFORCED CONC. PIPE



CURVE	ARC LEN	RADIUS	CH LEN	CH BEARING
C4	48.22'	329.00'	48.18'	S 19°36'17" W

LINE	BEARING	DISTANCE
L3	N 15°27'39" E	49.35'

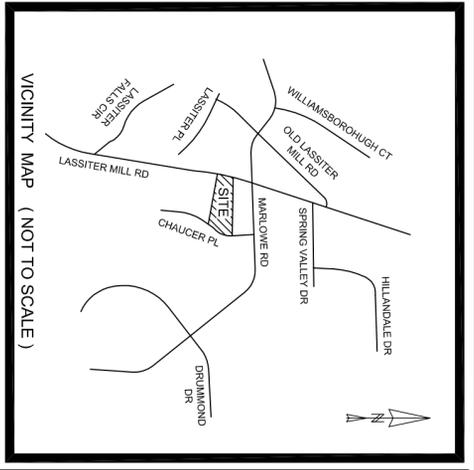
- NOTES:
1. BOUNDARY SURVEY AND ALL EXISTING ON-SITE AND OFF-SITE FEATURES PROVIDED BY CHANCE SURVEYING COMPANY DATED 11/23/15.
 2. STREETS, SANITARY & STORM SEWERS ARE EXISTING PER ABOVE SURVEY.
 3. THE LOCATION OF EXISTING WATER MAINS ARE SHOWN PER CITY OF RALEIGH UTILITIES MAPS.
 4. CONTOURS WERE TAKEN FROM CITY OF RALEIGH GIS MAPS AND SHOULD BE VERIFIED BY SURVEYOR.
 5. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CITY OF RALEIGH DEVELOPMENT STANDARDS AND SPECIFICATIONS.
 6. ALL NEW DRIVEWAY LOCATIONS WILL BE DETERMINED AND PERMITTED AT SITE PLAN SUBMITTAL PER CITY OF RALEIGH STANDARDS.
 7. SOLID WASTE SERVICE WILL BE PROVIDED AT PUBLIC STREET BY INDIVIDUAL 96-GAL. STANDARD CITY OF RALEIGH RESIDENTIAL SOLID WAST CART PER CITY OF RALEIGH WASTE DESIGN MANUAL.
 8. EXISTING DRIVEWAYS SHALL REMAIN TO SERVE EXISTING RESIDENCE ON LOT 1.
 9. A SURTY COVERING ALL WORK IN THE RIGHT OF WAY SHALL BE POSTED WITH THE CITY PRIOR TO RECORDATION OF SUBDIVISION.
 10. AT TIME OF PLOT PLAN REVIEW, RESIDENTIAL INFILL COMPATIBILITY WILL APPLY PER UDO SECTION 2.2.7.
 11. PER SECTION 9.1, THIS PROJECT IS EXEMPT FROM CITY OF RALEIGH TREE CONSERVATION REQUIREMENTS.
 12. PER SECTION 9.2.2.A.3, THIS PROJECT IS EXEMPT FROM CITY OF RALEIGH ACTIVE STORMWATER REQUIREMENTS.



- REFERENCES:
1. BM 1963, PG 119
 2. DB 8576, PG 296 (LOT 193)
 3. PIN 1705-10-46-2366 (LOT 193)

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

<p>CHANCE & ASSOCIATES Land Planning Services 500 Benson Road, Suite 207, Garner, North Carolina 27529 Phone: (919) 779-7245 Fax: (919) 779-3889</p>	<p>SHEET: 2 OF: 5</p>	<p>TITLE: EXISTING CONDITIONS SHEET FOR RICHARD T. & EMILY P. FOUNTAIN III RALEIGH WAKE COUNTY NORTH CAROLINA</p>	<p>DATE: MAY 2, 2016 SCALE: 1" = 40' DRAWN BY: SC CHECKED BY: SC FILE NAME: Fountain_Exist.dwg</p>															
		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DATE</th> <th>REVISIONS</th> <th>BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	DATE	REVISIONS	BY													
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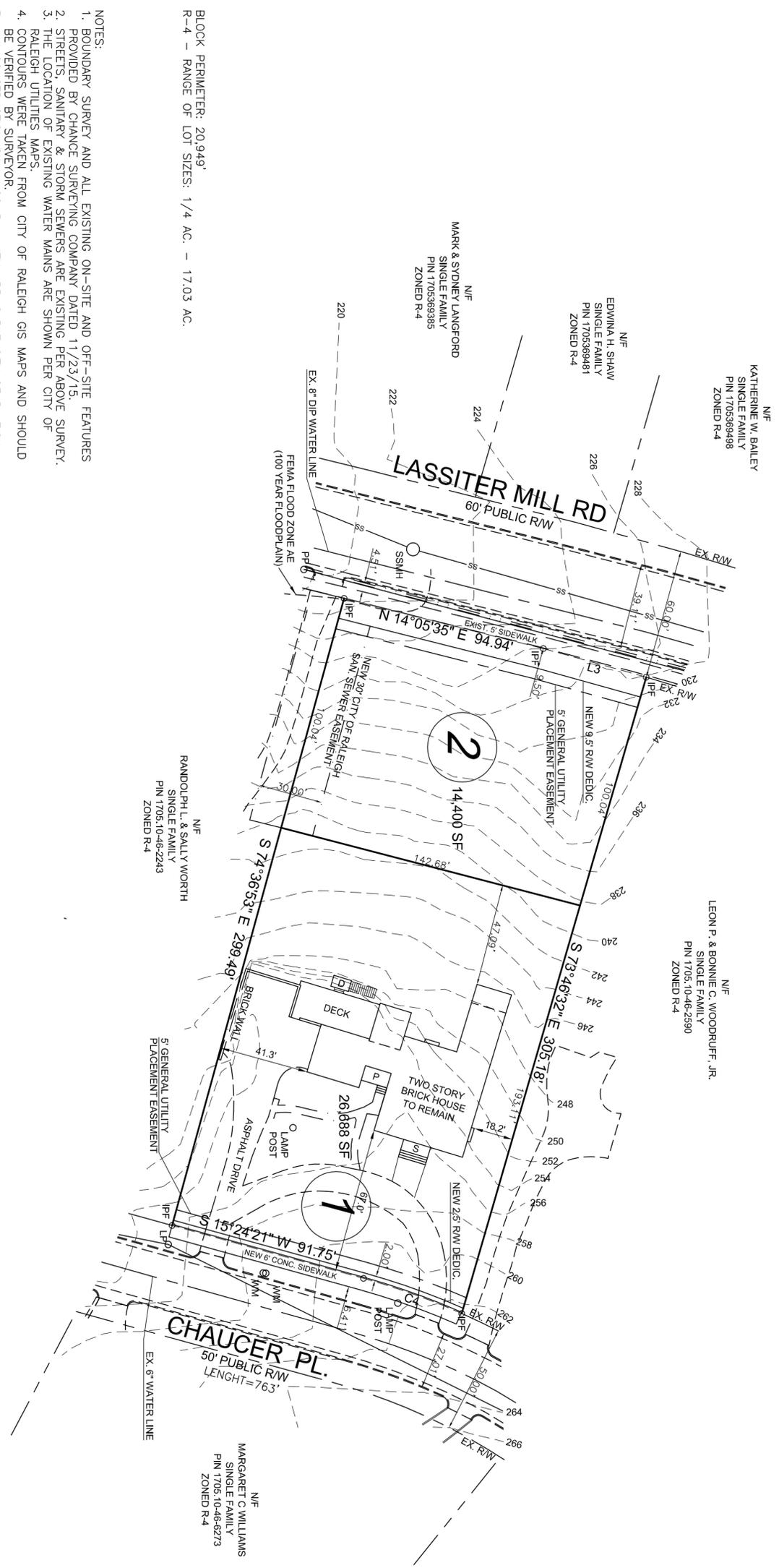


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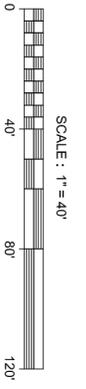


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BLOCK PERIMETER: 20,949'
R-4 - RANGE OF LOT SIZES: 1/4 AC. - 17.03 AC.



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<p>CHANCE & ASSOCIATES Land Planning Services 500 Benson Road, Suite 207, Garner, North Carolina 27529 Phone: (919) 779-7245 Fax: (919) 779-3889</p>	<p>SHEET: 3 OF: 5</p>	<p>TITLE: PRELIMINARY SUBDIVISION PLAN FOR RICHARD T. & EMILY P. FOUNTAIN III RALEIGH WAKE COUNTY NORTH CAROLINA</p>	<p>DATE: MAY 2, 2016 SCALE: 1" = 40' DRAWN BY: SC CHECKED BY: SC FILE NAME: Fountain_Sub.dwg</p>															
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NOT RELEASED FOR CONSTRUCTION