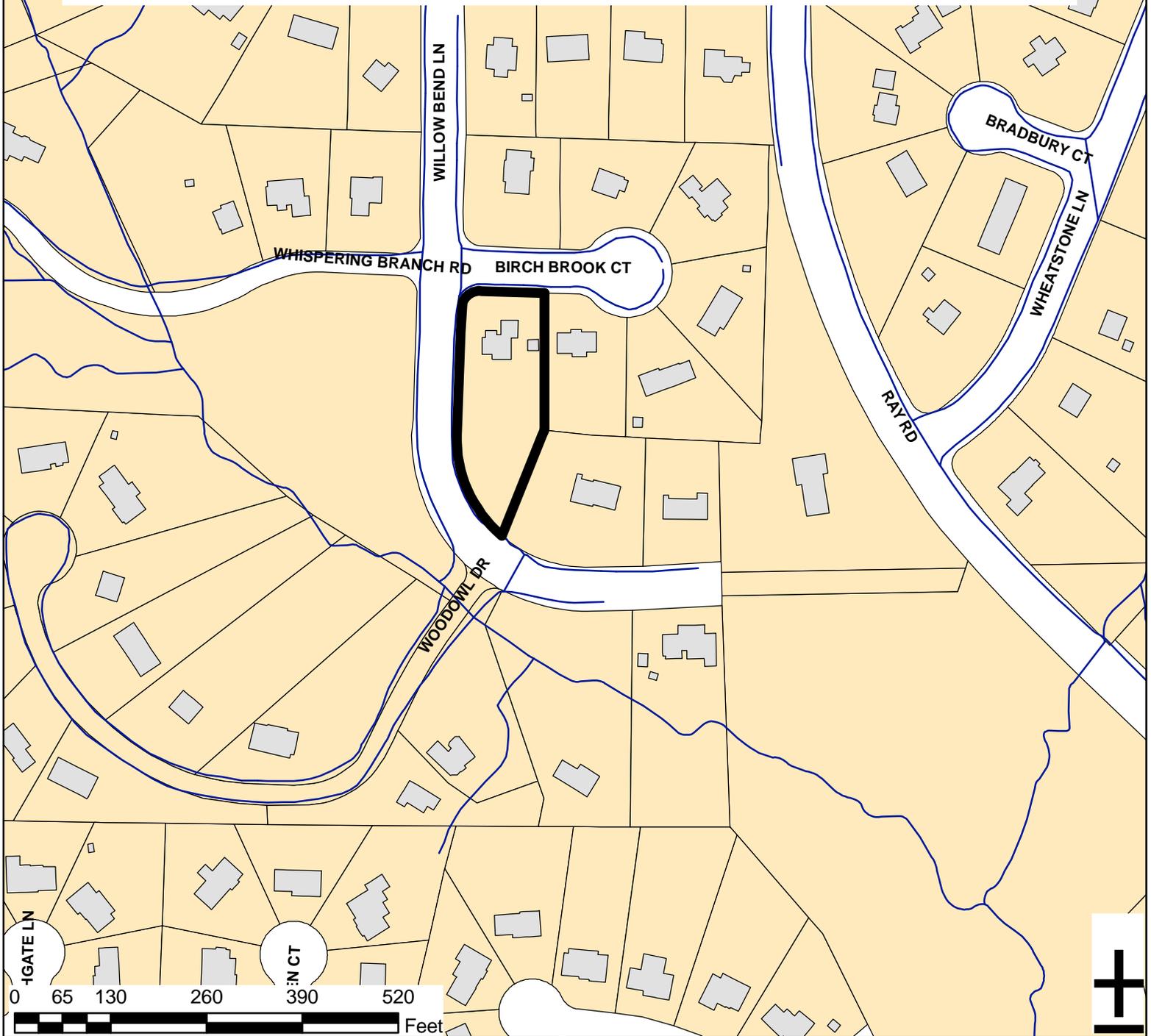


BIRCH BROOK COURT SUBDIVISION S-15-2011



Zoning: **R-4**
CAC: **NORTHWEST**
Drainage: **HARE SNIPE**
Basin:
Acreage: **0.73**

Number of Lots: **2**
Planner:
Phone:
Applicant Contact:
Phone:

JAMES MARAPOTI
(919) 516-2642
BOWERMAN HOUSEWRIGHTS
(919) 602-4068



Development SERVICES

FIRE • INSPECTIONS • PLANNING
PUBLIC UTILITIES • PUBLIC WORKS

5-15-11

Customer Service Center
One Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-516-2495
Fax 919-516-2685

Grp# 258804b

Preliminary Development Plan Application

When submitting plans, please check appropriate review type and include the Plan Checklist document.

Preliminary Approvals		FOR OFFICE USE ONLY
<input type="checkbox"/> Site Plans for Planning Commission or City Council <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing * <input type="checkbox"/> Multifamily (Infill)*	<input checked="" type="checkbox"/> Subdivision* <input type="checkbox"/> Infill Subdivision* <input type="checkbox"/> Infill Recombination* <input type="checkbox"/> Cluster Subdivision <input type="checkbox"/> Expedited Subdivision Review	Transaction Number 311460
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name: RE BOWERMAN LOT

Proposed Use: RESIDENTIAL SINGLE FAMILY

Property Address(es): 3713 BIRCH BROOK CT 27613

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

P.I.N.	P.I.N.	P.I.N.	P.I.N.
0748.20-40-0037			

What is your project type? Apartment Banks Elderly Facilities Hospitals Hotels/Motels Industrial Building
 Mixed Residential Non-Residential Condo Office Religious Institutions Residential Condo Retail School Shopping Center
 Single Family Telecommunication Tower Townhouse Other: If other, please describe:

PRELIMINARY ADMINISTRATIVE REVIEW
Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively not requiring Planning Commission or City Council approval.

PLANNING COMMISSION OR CITY COUNCIL REVIEW
Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval.

CLIENT (Owner or Developer)

Company: ~~RTR COOKE~~

Name (s): RTR COOKE

Address: 3713 BIRCH BROOK CT 27613

Phone: 676-4529 Email: RCOOKE8@NC.RR.COM Fax:

CONSULTANT (Contact Person for Plans)

Company: BOWERMAN HOUSEWRIGTS

Name (s): MARK BOWERMAN

619-602-4068 MARKB61@YAHOO.COM

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

Has your project previously been through the pre-submittal process? If yes, provide the transaction #

Zoning Information	Building Information
Zoning District(s) <u>R-4</u>	Proposed building use(s)
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross
Overlay District	Proposed Building(s) sq. ft. gross
Total Site Acres <u>.73</u> Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed)
Off street parking Required <input checked="" type="checkbox"/> Provided <input checked="" type="checkbox"/>	Proposed height of building(s)
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage)
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # Z-	

Stormwater Information

Existing Impervious Surface acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface acres/square feet	If Yes, please provide
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel #

CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1. Total # Of Townhouse Lots Detached Attached	11. Total number of Open Space (only) lots <u>NA</u>
2. Total # Of Single Family Lots <u>2</u>	12. Total number of all lots <u>2</u>
3. Total # Of Apartment Or Condominium Units	13. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4. Total # Of Congregate Care Or Life Care Dwelling Units	If Yes, please answer the questions below: a) Total number of Townhouse Lots b) Total number of Single Family Lots c) Total number of Group Housing Units d) Total number of Open Space Lots e) Minimum Lot Size f) Total Number of Phases g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No h) Must provide open space quotient per City Code 10-3071 (5)
5. Total # Of Mobile Home Lots	
6. Total Number of Hotel Units	
7. Overall Total # Of Dwelling Units (1-6 Above) <u>2</u>	
8. Bedroom Units 1br 2br <u>3br</u> 4br or more	
9. Overall Unit(s)/Acre Densities Per Zoning District(s) <u>2.74 / 1 ACRE</u>	
10. If your project is an infill subdivision, provide the infill calculations per City Code 10-3032 on the front cover of your drawing sets	

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 MARK BOWERMAN 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.

Signed [Signature] Date _____
 Signed [Signature] Date _____

Section B

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
General Requirements					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input type="checkbox"/>				
2. Preliminary Development Plan Application completed and signed by the property owner	<input type="checkbox"/>				
3. Client must complete and print page 1 and 2 of the Preliminary Development Plan Application to the plan cover sheet (not applicable for infill recombination)	<input type="checkbox"/>	<input type="checkbox"/>			
4. I have referenced the Preliminary Development Plan Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input type="checkbox"/>				
5. Provide the following plan sheets:	<input type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input type="checkbox"/>				
b) Existing Conditions Sheet	<input type="checkbox"/>	<input type="checkbox"/>			
c) Proposed Site, Subdivision Plan, or Recombination Plan	<input type="checkbox"/>				
d) Proposed Grading and Stormwater Plan	<input type="checkbox"/>	<input type="checkbox"/>			
e) Proposed Utility Plan, including Fire	<input type="checkbox"/>	<input type="checkbox"/>			
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input type="checkbox"/>			
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input type="checkbox"/>	<input type="checkbox"/>			
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input type="checkbox"/>	<input type="checkbox"/>			
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" =100', etc.), and date of preparation. <u>For re-submittals only – include all revision dates</u>	<input type="checkbox"/>				
7. Plan size 18"x24" or 24"x36"	<input type="checkbox"/>				
8. 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 type="checkbox"/>				
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input type="checkbox"/>				
10. Digital copy of only the plan and elevations, if applicable. The purpose of this image is to illustrate the basic character of the preliminary plan. It should contain only such basic information as: building outline, landscaping, parking and drives, stormwater facilities, and lot boundary. The digital image should be provided in the form of .pdf on a CD. If the plan was not digitally created, provide an 8 1/2" x 11" reduction of the plan. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input type="checkbox"/>				
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input type="checkbox"/>			
12. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	<input type="checkbox"/>			
13. 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 type="checkbox"/>			

NOTES:

- 1) FLOOD HAZARD NOTE: NO PORTION OF LOT 54 ARE IN A FEMA FLOOD HAZARD ZONE, PER FIRM 3720078700J & 3720078800J, DATED: 05/02/06, ZONED "X".
- 2) RECOMBINED PROPERTIES ARE SUBJECT TO PART 10, CHAPTER 9 (STORMWATER CONTROLS AND WATERCOURSE BUFFER REGULATIONS) OF THE RALEIGH CITY CODE.

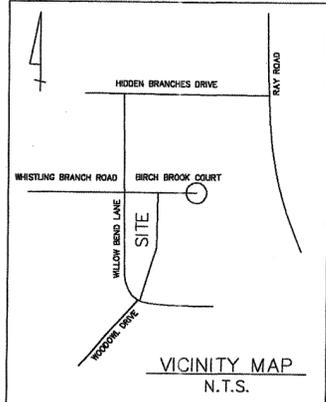
CURVE TABLE						
#	RADIUS	DELTA	LENGTH	CH. BEARING	DISTANCE	TANGENT
C1	25.00'	90°49'41"	39.63'	N46°27'10"E	35.61'	25.36'
C2	25.00'	53°07'47"	23.18'	N27°36'14"E	23.18'	12.50'

GENERAL NOTES:

- 1) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN US SURVEY FEET. (UNLESS OTHERWISE STATED)
- 2) NO N.C. GRID MONUMENT FOUND WITHIN 2000' OF PROPERTY.
- 3) THE SURVEY MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS SURVEY IS SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- 4) ALL AREAS BY COORDINATE CALCULATIONS.
- 5) CALCULATIONS WERE MADE TO DETERMINE THAT THIS PROPERTY IS NOT A INFILL SUBDIVISION WITH REGARDS TO THE 68% SINGLE FAMILY GUIDELINES AND THE 80% LOT SIZE MEDIAN GUIDELINES.
- 6) 10' PRIVATE SANITARY SEWER EASEMENT CREATED TO SERVICE LOT 99 ONLY.
- 7) N.C. GRID NORTH TAKEN FROM EXISTING SUBDIVISION MAP OF SANDY CHASE SUBDIVISION B.O.M. 1980-990.

REFERENCE: Lots 54
SANDY CHASE SUBDIVISION
 Map Bk. 1995, Page 136
 Deed Bk. 7831, Page 813
 P.I.N. - 0788.20-80-0037
 ZONED: R-4

* DENOTES PROPOSED STREET TREES
 2" CALIPER WILLOW OAK @ 50' INTERVAL



LEGEND

- Storm Sewer Manhole
- Sanitary Sewer Manhole
- Water Valve
- Now or Formerly
- Power Box
- Sewer Cleanout
- Cable Television Pedestal
- Power Pole
- Fire Hydrant
- Acres
- Book of Maps
- Not To Scale
- Existing P.K. Nail
- Existing Iron Pipe
- Line Not Surveyed
- Right-of-way
- Computed Point
- Water Meter
- Street Address
- Concrete

THIS PLAT NOT TO BE RECORDED
 AFTER _____ DAY OF _____
 1 COPY TO BE RETAINED FOR THE CITY.
 THIS PLAT IS IN OUT OF THE CITY LIMITS

State of NORTH CAROLINA
 County of WAKE

I certify that the following person(s) personally appeared before me this day, each acknowledging to me the he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Date: _____ 2007

Printed name: _____ Notary Public

My commission expires: _____

THIS CERTIFIES AND WARRANTS THAT THE UNDERSIGNED IS (ARE) THE SOLE OWNER(S) OF THE PROPERTY SHOWN ON THIS MAP OR PLAT AND ANY ACCOMPANYING SHEETS SUBJECT TO THE EXCEPTIONS ON RECORD, HAVING ACQUIRED THE PROPERTY IN FEE SIMPLE BY DEED(S) RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY, NORTH CAROLINA, OR OTHERWISE, AS SHOWN BELOW AND AS SUCH, HAS (HAVE) THE RIGHT TO CONVEY THE PROPERTY IN FEE SIMPLE BY, AND THAT THE DEDICATOR(S) WILL WARRANT AND DEFEND THE TITLE AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER UNLESS EXCEPTED HEREIN AND THAT BY SUBMISSION OF THE PLAT OR MAP FOR APPROVAL I (WE) DO DEDICATE TO THE CITY OF RALEIGH FOR PUBLIC USE ALL STREETS, EASEMENTS, RIGHTS OF WAY, PARKS AND GREENWAYS, (AS THESE INTERESTS ARE DEFINED IN THE CODE), AND AS THE SAME WAY MAY BE SHOWN THEREON FOR ALL LAWFUL PURPOSES TO WHICH THE CITY MAY DEVOTE OR ALLOW THE SAME TO BE USED AND UPON ACCEPTANCE THEREOF IN ACCORDANCE WITH ALL CITY POLICIES, ORDINANCES, REGULATIONS OR CONDITIONS OF THE CITY OF RALEIGH FOR THE BENEFIT OF THE PUBLIC, SAID DEDICATION SHALL BE IRREVOCABLE; PROVIDED, ANY DEDICATION OF EASEMENTS FOR STORM DRAINAGE ARE NOT MADE TO THE CITY OF RALEIGH BUT ARE IRREVOCABLY MADE TO THE SUBSEQUENT OWNERS OF ANY AND ALL PROPERTIES SHOWN HEREON FOR THEIR USE AND BENEFIT SUBJECT TO CONDITIONS OF SUBSECTIONS (b), (c), (d), AND (f) OF SECTION 1 AND SECTION 4 OF THE "CITY STORM DRAINAGE POLICY" (RESOLUTION 1970-742 AS THE SAME MAY BE FROM TIME TO TIME AMENDED).

BOOK NO. _____
 PAGE NO. _____
 SIGNATURE(S) OF PROPERTY OWNER(S) _____
 TITLE/POSITION _____
 SIGNATURE(S) OF PROPERTY OWNER(S) _____
 TITLE/POSITION _____

I, LARRY I. CHASAK, PROFESSIONAL LAND SURVEYOR # L-1369 CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED.
 A: THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
 B: THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
 C: THAT THIS IS OF A SURVEY OF AN EXISTING PARCEL OR PARCELS
 D: THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS. A COURT-ORDERED SURVEY OR OTHER EXCEPTIONS TO THE DEFINITION OF SUBDIVISION;
 E: THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE

LARRY I. CHASAK P.L.S. #L-1369

I, _____, certify that this map was drawn (by me) (under my supervision) from an actual (survey by me) (survey made under my supervision) deed description recorded in Book _____, Page _____, etc.: (other); that the error of closure as calculated by latitudes and departures is 1/_____; that the boundaries not surveyed are shown as broken lines plotted from information found in Book _____, Page _____; that this map was prepared in accordance with G.S.47-30 as amended. Witness my hand and seal this _____ day of _____, 2007

Signed: _____

PRELIMINARY NOT FOR RECORDATION

Alluvial Soils Per Christopher S. Pliz 099173 Project # 121-07-51570 Dated: June 26, 2007

63 N/F C.C. & A.M. PAWLAK D.B. 9211-1709 B.O.M. 1996-1532 P.I.N. 0788.20-70-8352 (SINGLE FAMILY) ±0.459 ACRES ZONED R-4

WHISTLING BRANCH ROAD 30' (EXISTING PRIVATE) R/W

WILLOW BEND LANE 60' (EXISTING PUBLIC) R/W

WOODOWL DRIVE 30' (EXISTING PRIVATE) R/W

BIRCH BROOK COURT 60' (EXISTING PUBLIC) R/W

SANDY CHASE COMMON AREA SANDY CHASE HOMEOWNERS ASSOC. INC. D.B. 3727-026 P.I.N.: 0788.19-70-2243 (VACANT) ZONED R-4

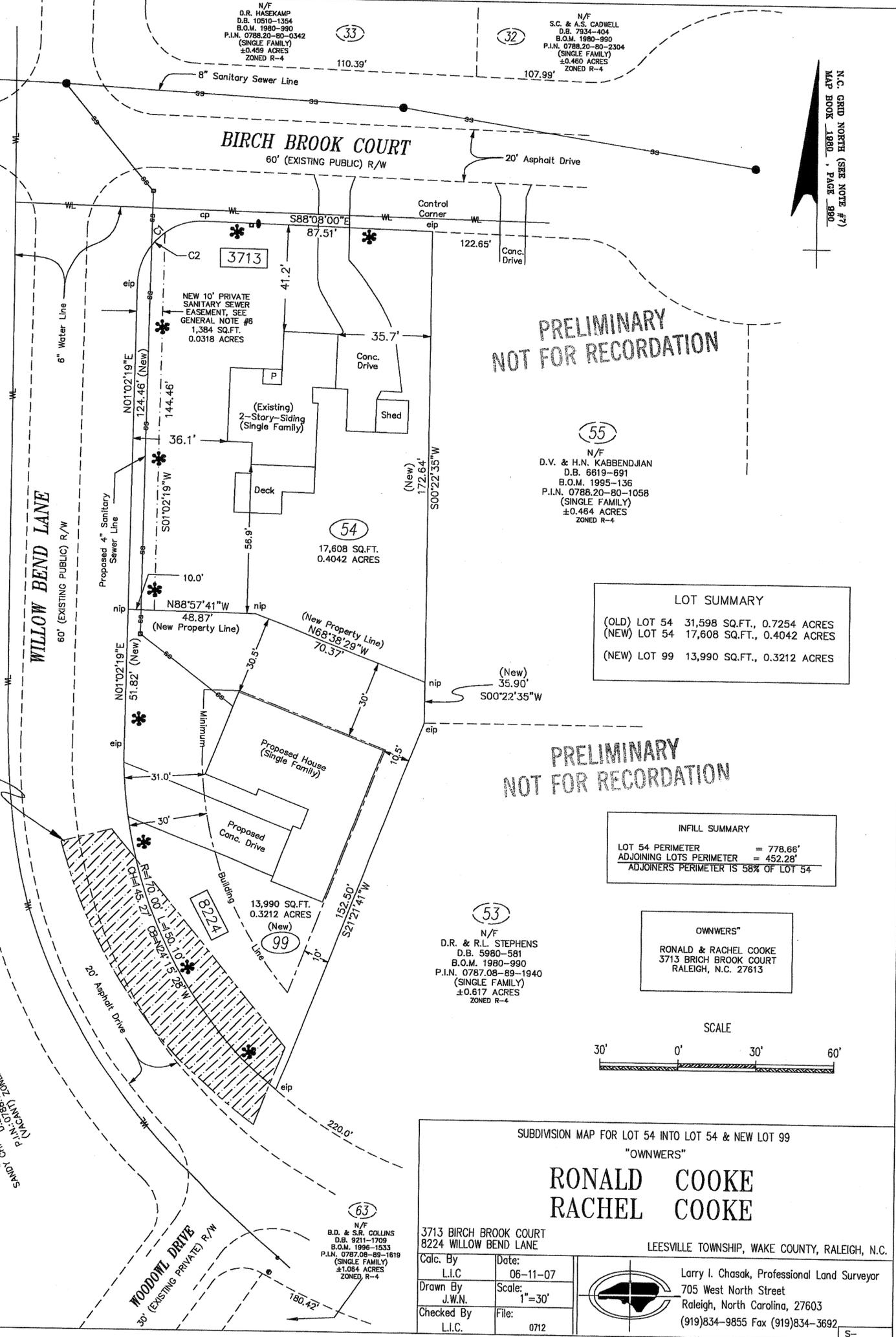
33 N/F D.R. HASEKAMP D.B. 10510-1354 B.O.M. 1980-990 P.I.N. 0788.20-80-0342 (SINGLE FAMILY) ±0.459 ACRES ZONED R-4

32 N/F S.C. & A.S. CADWELL D.B. 7934-404 B.O.M. 1980-990 P.I.N. 0788.20-80-2304 (SINGLE FAMILY) ±0.460 ACRES ZONED R-4

55 N/F D.V. & H.N. KABBENDJIAN D.B. 6619-691 B.O.M. 1995-136 P.I.N. 0788.20-80-1058 (SINGLE FAMILY) ±0.464 ACRES ZONED R-4

53 N/F D.R. & R.L. STEPHENS D.B. 5980-581 B.O.M. 1980-990 P.I.N. 0787.08-89-1940 (SINGLE FAMILY) ±0.617 ACRES ZONED R-4

63 N/F B.D. & S.R. COLLINS D.B. 9211-1709 B.O.M. 1996-1533 P.I.N. 0787.08-89-1619 (SINGLE FAMILY) ±1.084 ACRES ZONED R-4



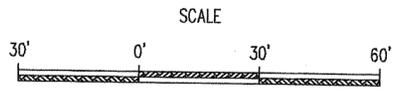
LOT SUMMARY

(OLD) LOT 54	31,598 SQ.FT.	0.7254 ACRES
(NEW) LOT 54	17,608 SQ.FT.	0.4042 ACRES
(NEW) LOT 99	13,990 SQ.FT.	0.3212 ACRES

INFILL SUMMARY

LOT 54 PERIMETER	= 778.66'
ADJOINING LOTS PERIMETER	= 452.28'
ADJOINERS' PERIMETER IS	58% OF LOT 54

OWNERS'
 RONALD & RACHEL COOKE
 3713 BIRCH BROOK COURT
 RALEIGH, N.C. 27613



SUBDIVISION MAP FOR LOT 54 INTO LOT 54 & NEW LOT 99
 "OWNERS"
RONALD COOKE
RACHEL COOKE
 LEESVILLE TOWNSHIP, WAKE COUNTY, RALEIGH, N.C.

3713 BIRCH BROOK COURT
 8224 WILLOW BEND LANE

Calc. By	Date:
L.I.C.	06-11-07
Drawn By	Scale:
J.W.N.	1"=30'
Checked By	File:
L.I.C.	0712

Larry I. Chasak, Professional Land Surveyor
 705 West North Street
 Raleigh, North Carolina, 27603
 (919)834-9855 Fax (919)834-3692

N.C. GRID NORTH (SEE NOTE #7)
 MAP BOOK 1880, PAGE 880