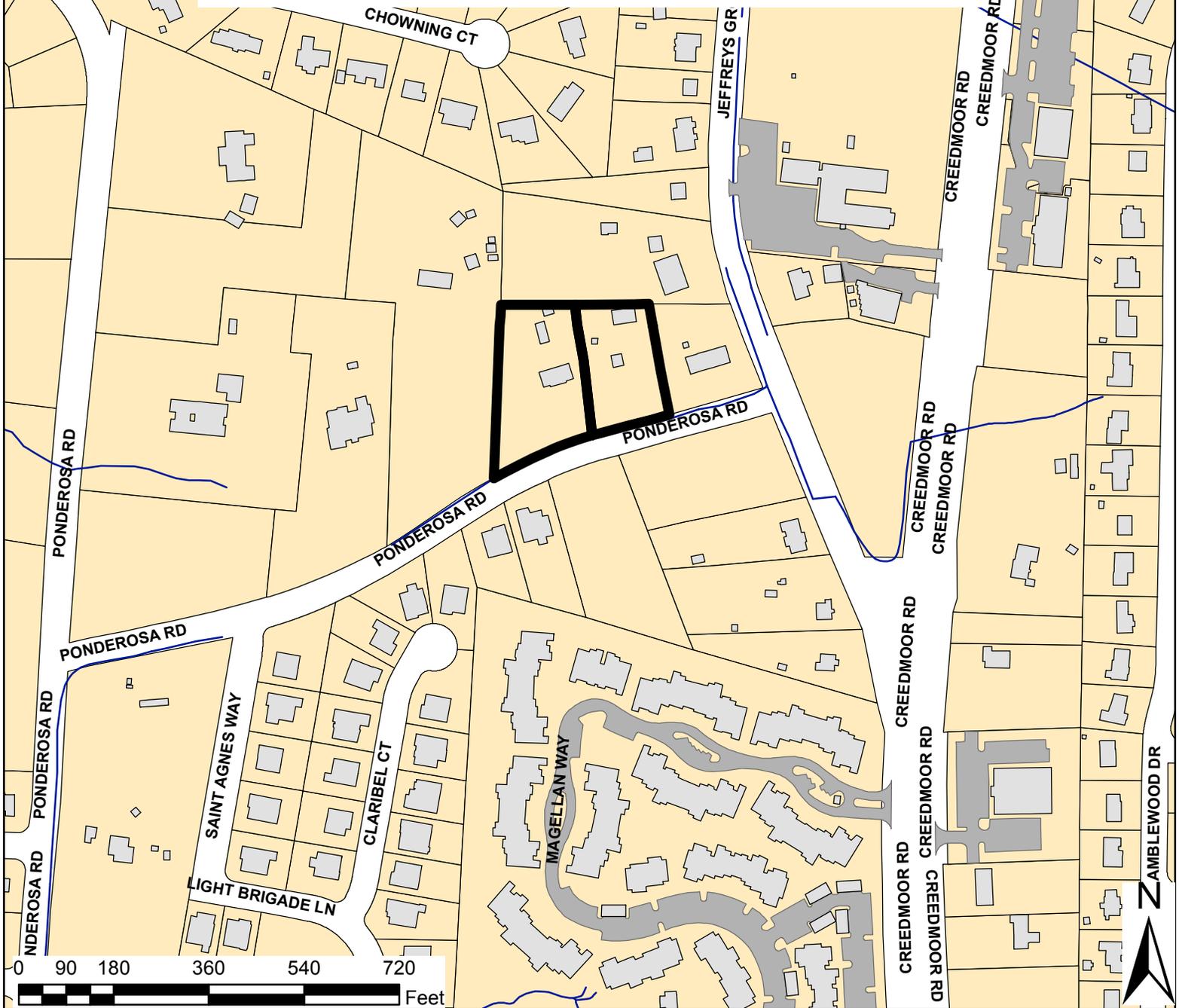


BROOKHAVEN ESTATES SUBDIVISION S-37-2013



Zoning: **R-4**
CAC: **Northwest**
Drainage Basin: **Hare Snipe Creek**
Acreage: **1.81**

Number of Lots: **4**
Planner: **Stan Wingo**
Phone: **(919) 996-2663**
Applicant Contact: **Chance & Associates**
Phone: **(919) 779-7245**



Development SERVICES

FIRE • INSPECTIONS • PLANNING
PUBLIC UTILITIES • PUBLIC WORKS

Customer Service Center

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

5-37-13

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 type="checkbox"/> Subdivision* <input checked="" type="checkbox"/> Infill Subdivision* <input type="checkbox"/> Infill Recombination* <input type="checkbox"/> Cluster Subdivision <input type="checkbox"/> Expedited Subdivision Review	Transaction Number 372971
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name - Brookhaven Estates Subdivision

Proposed Use - Single Family Residential

Property Address(es) - 6113 & 6117 Ponderosa Rd., Raleigh, NC 27608

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

P.I.N. 0796398877

P.I.N. 0796490911

P.I.N.

P.I.N.

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 <u>not</u> requiring Planning Commission or City Council approval. N/A		
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. Plan does not comply with median lot area or frontage		
CLIENT (Owner or Developer)	Company Colanco Company		
	Name (s) John Coley, President		
	Address 517 Chrismill Ln., Holly Springs, NC 27540		
	Phone 919-971-9772	Email coley@bpropnc.com	Fax 919-869-2702
CONSULTANT (Contact Person for Plans)	Company Chance & Associates		
	Name (s) Stoney Chance		
	Address 500 Benson Road, Suite 207, Garner, NC 27529		
	Phone 919-779-7245	Email cstoney@bellsouth.net	Fax 919-779-3889

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) R-4	Proposed building use(s) N/A
If more than one district, provide the acreage of each N/A	Existing Building(s) sq. ft. gross N/A
Overlay District N/A	Proposed Building(s) sq. ft. gross N/A
Total Site Acres 1.81 Inside City Limits <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Total sq. ft. gross (existing & proposed) N/A
Off street parking Required N/A Provided	Proposed height of building(s) N/A
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) N/A
BOA (Board of Adjustment) case # A-N/A	Building Lot Coverage percentage N/A (site plans only)
CUD (Conditional Use District) case # Z-N/A	
Stormwater Information	
Existing Impervious Surface 0.22AC/9,597SFacres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface See Drainage Plan 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-Low density residential development

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1. Total # Of Townhouse Lots N/A Detached Attached	11. Total number of Open Space (only) lots B/A
2. Total # Of Single Family Lots 4	12. Total number of all lots 4
3. Total # Of Apartment Or Condominium Units N/A	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 N/A	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 N/A	
6. Total Number of Hotel Units N/A	
7. Overall Total # Of Dwelling Units (1-6 Above) 4	
8. Bedroom Units 1br 2br 3br 4br or more X	
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 1.81 per ac.	
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.

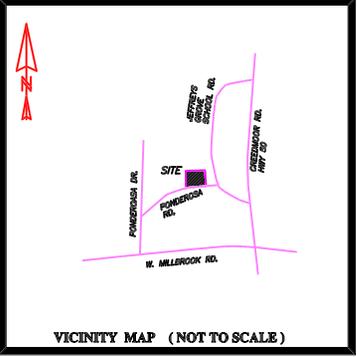
I hereby designate Stoney Chance _____ to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

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

Signed John Coley, Pres. Colanco Co. By: John T. Coley, President Date Aug. 21, 2013

Signed _____ 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 checked="" type="checkbox"/>		✓		
2. Preliminary Development Plan Application completed and signed by the property owner	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>		✓		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Site, Subdivision Plan, or Recombination 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 Plan (Landscape Plan not required for commercial subdivisions)	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>		✓		
7. Plan size 18"x24" or 24"x36"	<input checked="" 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 checked="" 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 checked="" 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 ½" 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 checked="" type="checkbox"/>		✓		
11. Wake County School Form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" 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 checked="" type="checkbox"/>		✓	



- REFERENCES:
 1. B.M. 1951, PG. 15
 2. D.B. 14012, PG. 1984
 3. WELL EASEMENT
 D.B. 8227, PG. 829 (FOR LOT A)

N.C. GRID NORTH MAD 83 (2007)
 DATED 4-25-12

- LEGEND**
- (RBS)—REBAR SET
 - (SF)—SPIKE SET
 - (PF)—IRON PIPE FOUND
 - (PP)—POWER POLE
 - (CW)—GUY WIRE
 - (OHP&PHL)—OVERHEAD POWER AND PHONE LINES
 - (HWALL)—HEADWALL
 - (WF)—WIRE FENCE
 - (CPAD)—CONCRETE PAD
 - (RCP)—REINFORCED CONCRETE PIPE
 - (CMF)—CONCRETE MONUMENT FOUND
 - (SRF)—SPLIT RAIL FENCE
 - (NSF)—NAIL IN TOP OF STONE FOUND
 - (SS)—SPIKE SET
 - (OHP)—OVERHEAD POWER LINES
 - (CP)—CARPORT
 - ADDRESS

- NOTES:**
1. BOUNDARY SURVEY AND ALL EXISTING ON-SITE AND OFF-SITE FEATURES PROVIDED BY ROBINSON & PLANTE, P.C. SURVEYORS DATED 7-17-13.
 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 AND BROOKHAVEN PLACE PLANS.
 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. DEMOLITION PERMIT MUST BE REQUESTED BY OWNER AND ISSUED BY CITY AND PERMIT NUMBER PLACED ON PLAT FOR RECORDING.
 7. EXISTING WATER SERVICE IS BEING RETAINED TO SERVE LOT 2.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 75°09'09" W	38.81'
L2	S 74°59'31" W	30.29'
L3	S 73°49'54" W	30.83'
L4	S 71°26'55" W	11.22'
L5	S 71°26'55" W	39.09'
L6	S 69°15'51" W	52.44'
L7	S 65°51'14" W	51.04'
L8	S 61°53'22" W	21.53'
L9	S 58°44'33" W	8.04'
L10	S 75°09'09" W	32.87'
L11	S 74°59'31" W	49.94'
L12	S 73°49'54" W	42.56'
L13	S 71°26'55" W	16.83'
L14	S 71°26'55" W	33.16'
L15	S 69°15'51" W	50.08'
L16	S 65°51'14" W	48.02'
L17	S 61°53'22" W	49.89'
L18	S 58°44'33" W	27.82'
L19	N 09°07'43" W	0.19'



DATE: AUGUST 17, 2013	BY:
SCALE: 1" = 40'	DATE:
DRAWN BY: SC	REVISIONS:
CHECKED BY: SC	
FILE NAME: Brookhaven Estates Sub.dwg	

PRELIMINARY SUBDIVISION PLAN
 FOR
BROOKHAVEN ESTATES
 OWNER: COLANCO COMPANY
 RALEIGH WAKE COUNTY NORTH CAROLINA

TITLE:
 SHEET: **3** OF: **6**

CHANCE & ASSOCIATES
 Land Planning Services
 500 Benson Road, Suite 207, Garner, North Carolina 27529
 Phone: (919) 779-7245 Fax: (919) 779-3889

FILE: S-00-13
 TRANS.#: 000000

NOT RELEASED FOR CONSTRUCTION