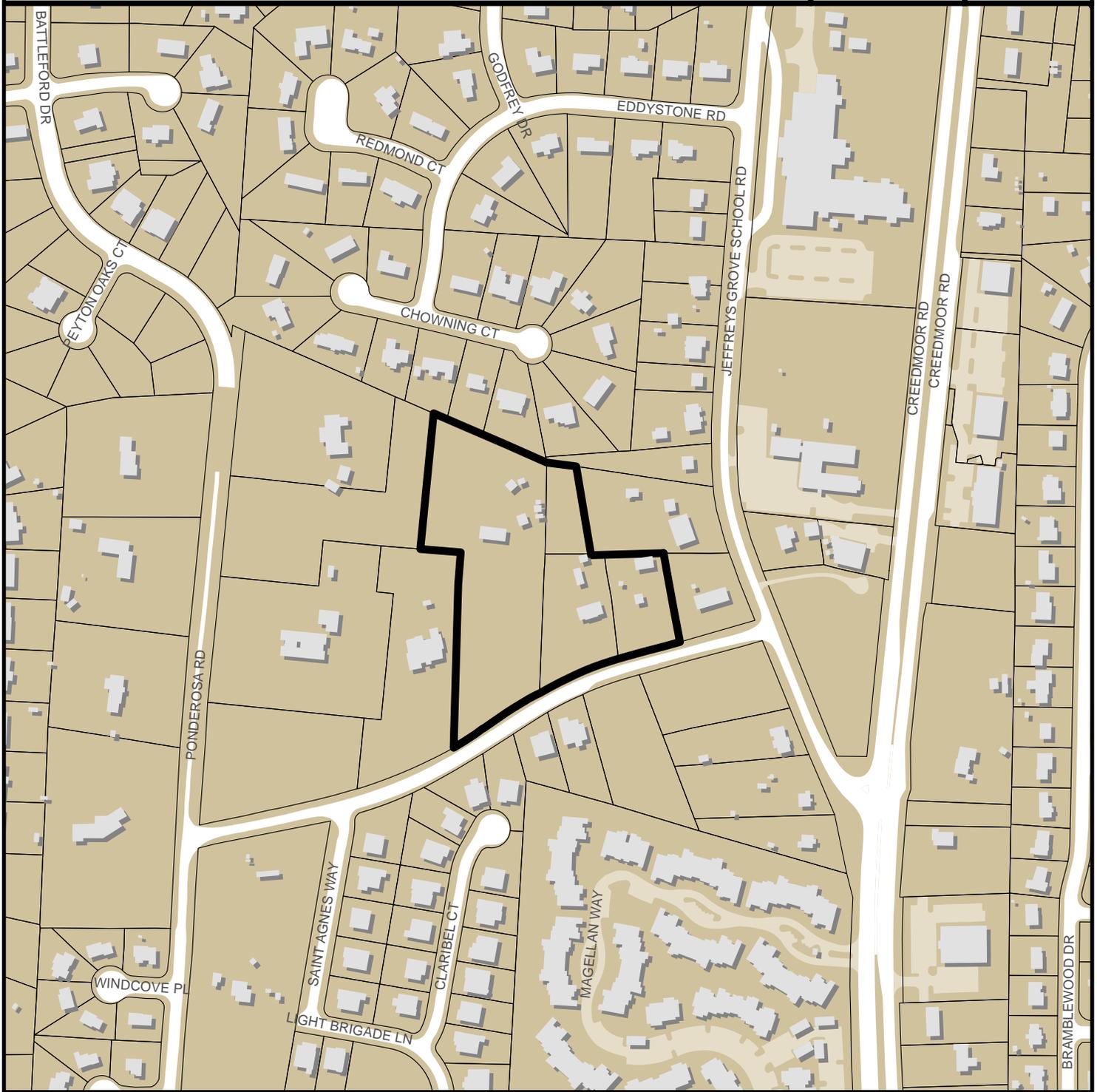


BROOKHAVEN ESTATES LOTS 1-16

S-49-2014



0 300 600 Feet

Zoning: **R-4**
CAC: **Northwest**

Drainage Basin: **Hare Snipe Creek**
Acreage: **5.96**
Number of Lots: **16**

Planner: **Justin Rametta**
Phone: **(919) 996-2665**

Applicant: **Colanco Company**
Phone: **(919) 971-9772**





Planning & Development

Development Services
 Customer Service Center
 One Exchange Plaza
 1 Exchange Plaza, Suite 400
 Raleigh, North Carolina 27601
 Phone 919-996-2495
 Fax 919-516-2685

5-49-14

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 <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing ** <input type="checkbox"/> Multifamily (Infill)**	<input type="checkbox"/> Subdivision* <input type="checkbox"/> Cluster Subdivision** <input type="checkbox"/> Infill Subdivision** <input type="checkbox"/> Expedited Subdivision Review <input checked="" type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision	Transaction Number 412733 Assigned Project Coordinator Newsome Assigned Team Leader Rametta 2
* May require Planning Commission or City Council Approval ** Legacy Districts Only		

Has your project previously been through the Due Diligence process? If yes, provide the transaction #

GENERAL INFORMATION

Development Name Brookhaven Estates

Proposed Use Single Family Residential

Property Address(es) 6109, 6113 & 6117 Ponderosa Road, Raleigh, NC 27612

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

P.I.N. Recorded Deed 0797306094	P.I.N. Recorded Deed 0796398877	P.I.N. Recorded Deed 0796490911	P.I.N. Recorded Deed Rear part of 0797309193
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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. Preliminary plan is compliant with UDO Standards.		
PLANNING COMMISSION	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. N/A		
CLIENT (Owner or Developer)	Company Colanco Company		Name (s) John T. Coley, IV, President
	Address 517 Chrismill Lane, Holly Springs, NC 27540		
	Phone 919-971-9772	Email coley@bpropnc.com	Fax
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)

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 5.957 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 0.164/7.131 acres/square feet.		Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Proposed Impervious Surface See Stormwater 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. Project is low density residential development.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots N/A Detached Attached	11. Total number of all lots 17
2. Total # Of Single Family Lots 16	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units N/A	If Yes, please answer the questions below:
4. Total # Of Congregate Care Or Life Care Dwelling Units N/A	a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots N/A	b) Total number of Single Family Lots
6. Total Number of Hotel Units N/A	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above) 16	d) Total number of Open Space Lots
8. Bedroom Units 1br 2br 3br 4br or more X	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 2.66 per ac.	f) Total Number of Phases
10. Total number of Open Space (only) lots 1	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)

SIGNATURE BLOCK (Applicable to all developments)

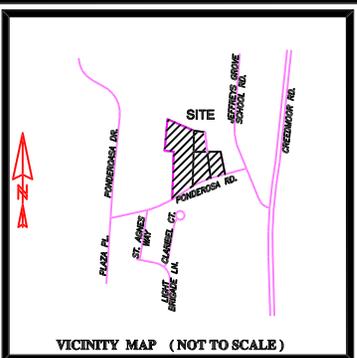
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

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 Colance Co. By: John T. Coley, II, President Date Oct. 20, 2014
 Signed _____ Date _____

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)	X		✓		
2. Preliminary Development Plan Application completed and signed by the property owner	X		✓		
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)	X	<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	X		✓		
5. Provide the following plan sheets:	X				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	X		✓		
b) Existing Conditions Sheet	X	<input type="checkbox"/>	✓		
c) Proposed Site or Subdivision Plan	X		✓		
d) Proposed Grading and Stormwater Plan	X	<input type="checkbox"/>	✓		
e) Proposed Utility Plan, including Fire	X	<input type="checkbox"/>	✓		
f) Proposed Tree Conservation Plan	X	<input type="checkbox"/>	✓		
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	X	<input type="checkbox"/>	✓		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input type="checkbox"/>	X			✓
i) Transportation Plan	<input type="checkbox"/>	X			✓
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>	X		✓		
7. Plan size 18"x24" or 24"x36"	X		✓		
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	X		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	X		✓		
10. 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	X		✓		
11. Wake County School Form, if dwelling units are proposed	X	<input type="checkbox"/>	✓		
12. Preliminary stormwater quantity and quality summary and calculations package	X	<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	X	<input type="checkbox"/>	✓		



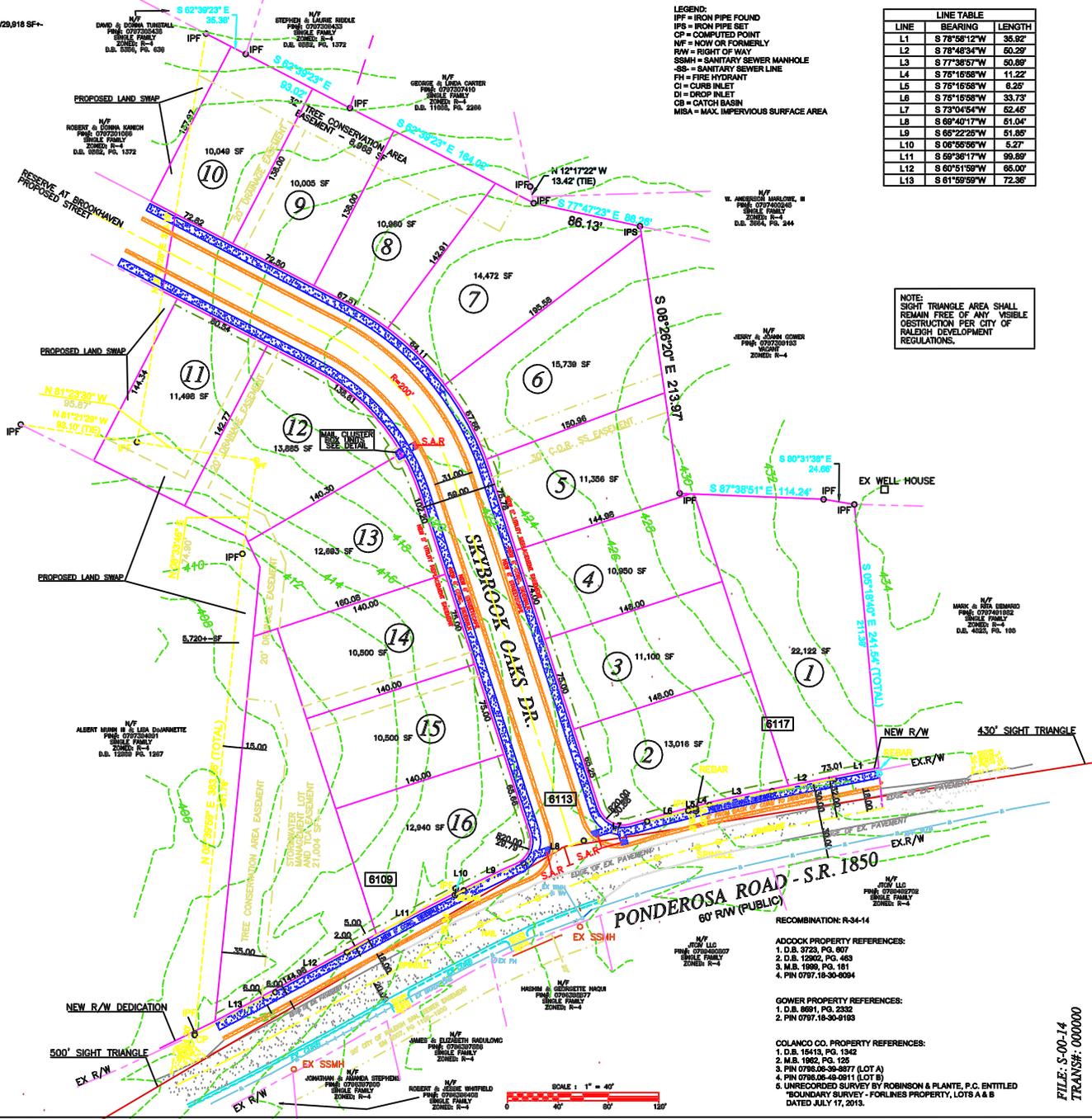
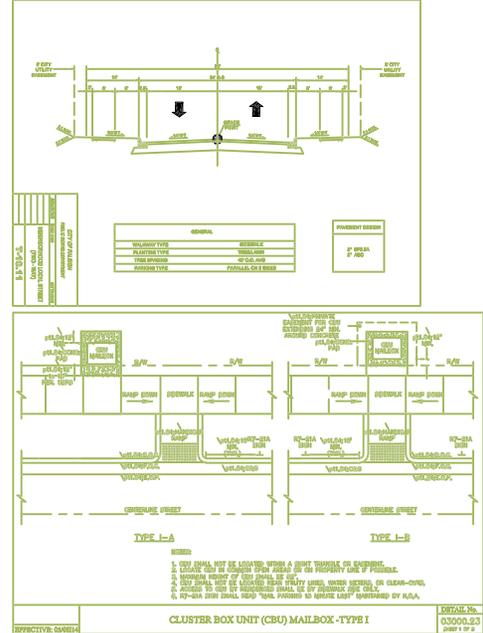
M.B. 1989, PG. 181

TOTAL ACRES: 5.6574
 RECD TCA AREA: .666 AC./23,918 SF+
 TOTAL LOTS: 16

LEGEND:
 IPF = IRON PIPE FOUND
 IPS = IRON PIPE SET
 CP = COMPUTED POINT
 NF = NOW OR FORMERLY
 RW = RIGHT OF WAY
 SSMH = SANITARY SEWER MANHOLE
 SSS = SANITARY SEWER LINE
 FH = FIRE HYDRANT
 CI = CURB INLET
 DI = DRAIN INLET
 CB = CATCH BASIN
 MISA = MAX. IMPERVIOUS SURFACE AREA

LINE	BEARING	LENGTH
L1	S 78°58'12"W	35.92'
L2	S 77°38'57"W	50.89'
L3	S 77°38'57"W	50.89'
L4	S 75°16'58"W	11.22'
L5	S 75°16'58"W	6.25'
L6	S 75°16'58"W	33.73'
L7	S 73°03'54"W	62.46'
L8	S 69°40'17"W	51.04'
L9	S 65°22'25"W	51.89'
L10	S 65°56'56"W	5.27'
L11	S 69°36'17"W	99.89'
L12	S 60°51'59"W	65.00'
L13	S 61°59'59"W	72.36'

NOTE:
 SIGHT TRIANGLE AREA SHALL REMAIN FREE OF ANY VISIBLE OBSTRUCTION PER CITY OF RALEIGH DEVELOPMENT REGULATIONS.



- NOTES:
- BOUNDARY SURVEY AND ALL EXISTING ON-SITE AND OFF-SITE FEATURES PROVIDED BY CHANCE SURVEY CO., INC. DATED 2/13/14 & 3/12/14.
 - CONTOURS WERE TAKEN FROM CITY OF RALEIGH GIS MAPPING.
 - THE LOCATION OF EXISTING WATER MAINS ARE SHOWN PER CITY OF RALEIGH UTILITIES MAPS.
 - ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE CITY OF RALEIGH DEVELOPMENT STANDARDS AND SPECIFICATIONS.
 - MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB; NO DRIVEWAYS SHALL ENCRUSH ON THIS MINIMUM CORNER CLEARANCE.
 - ALL STREETS SHOWN ON THESE PLANS SHALL HAVE THE FULL WIDTH OF RIGHTS OF WAY CLEARED AND GRADED WITHIN 50 FEET OF ALL STREET INTERSECTIONS. THE FULL WIDTH OF THE RIGHT OF WAY SHALL BE CLEARED AND GRADED ALONG ALL MAJOR, MINOR & SENSITIVE AREA THROUGHFARES.
 - WHEEL CHAIR ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH RALEIGH ENGINEERING STANDARD DRAWING STD #T-20.01.1, WHERE SIDEWALK IS NOT REQUIRED ALONG THE PUBLIC ROW, CURB IS TO BE DEPRESSED AT ALL RAMP LOCATIONS SHOWN ON STD #T-20.01.1.
 - NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, SIGN, PARKED VEHICLE, OR OTHER OBJECT BETWEEN THE HEIGHT OF TWO FEET AND EIGHT FEET ABOVE THE CURB LINE ELEVATION (OR THE EDGE OF PAVEMENT IF NO CURB EXISTS) SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
 - SOLID WASTE SERVICE FOR EACH LOT WILL BE PROVIDED AT PUBLIC STREET BY INDIVIDUAL 96"-DIA. STANDARD CITY OF RALEIGH RESIDENTIAL SOLID WASTE CART PER CITY OF RALEIGH WASTE SERVICE DESIGN MANUAL SECTIONS B-1 & C-1.
 - DEMO PERMITS FOR EXISTING STRUCTURES WILL BE A CONDITION OF APPROVAL.
 - ALL NEW DRIVEWAYS WILL COMPLY WITH RALEIGH STREET DESIGN MANUAL SECTION 6.5 DRIVEWAY ACCESS POINTS.
 - LOTS 2 AND 16 WILL HAVE NO DRIVEWAY ACCESS ONTO PONDEROSA ROAD.



- RECOMBINATION: R-34-14
- ADCOCK PROPERTY REFERENCES:
 1. D.B. 3723, PG. 807
 2. D.B. 12902, PG. 463
 3. M.B. 1989, PG. 181
 4. PIN 0797.16-30-0304
- GWOWER PROPERTY REFERENCES:
 1. D.B. 8691, PG. 2332
 2. PIN 0797.16-30-9183

- COLANCO CO. PROPERTY REFERENCES:
 1. D.B. 15413, PG. 1342
 2. M.B. 1982, PG. 125
 3. PIN 0785.08-39-8877 (LOT A)
 4. PIN 0785.08-48-0811 (LOT B)
 5. UNRECORDED SURVEY BY ROBINSON & PLANTE, P.C. ENTITLED "BOUNDARY SURVEY - FORLINES PROPERTY, LOTS A & B DATED JULY 17, 2013."

PROJECT: 3 OF 7

DATE: 08/23/2018 2:28:11 PM
 SCALE: 1" = 40'
 DRAWN BY: J. CHANCE
 CHECKED BY: J. CHANCE
 TITLE: PRELIMINARY SUBDIVISION PLAN FOR BROOKHAVEN ESTATES

FILE: S-00-14
 TRANSF: 000000

OPPORTUNITY: COLANCO COMPANY
 RALEIGH, NC

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