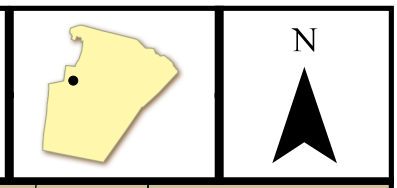
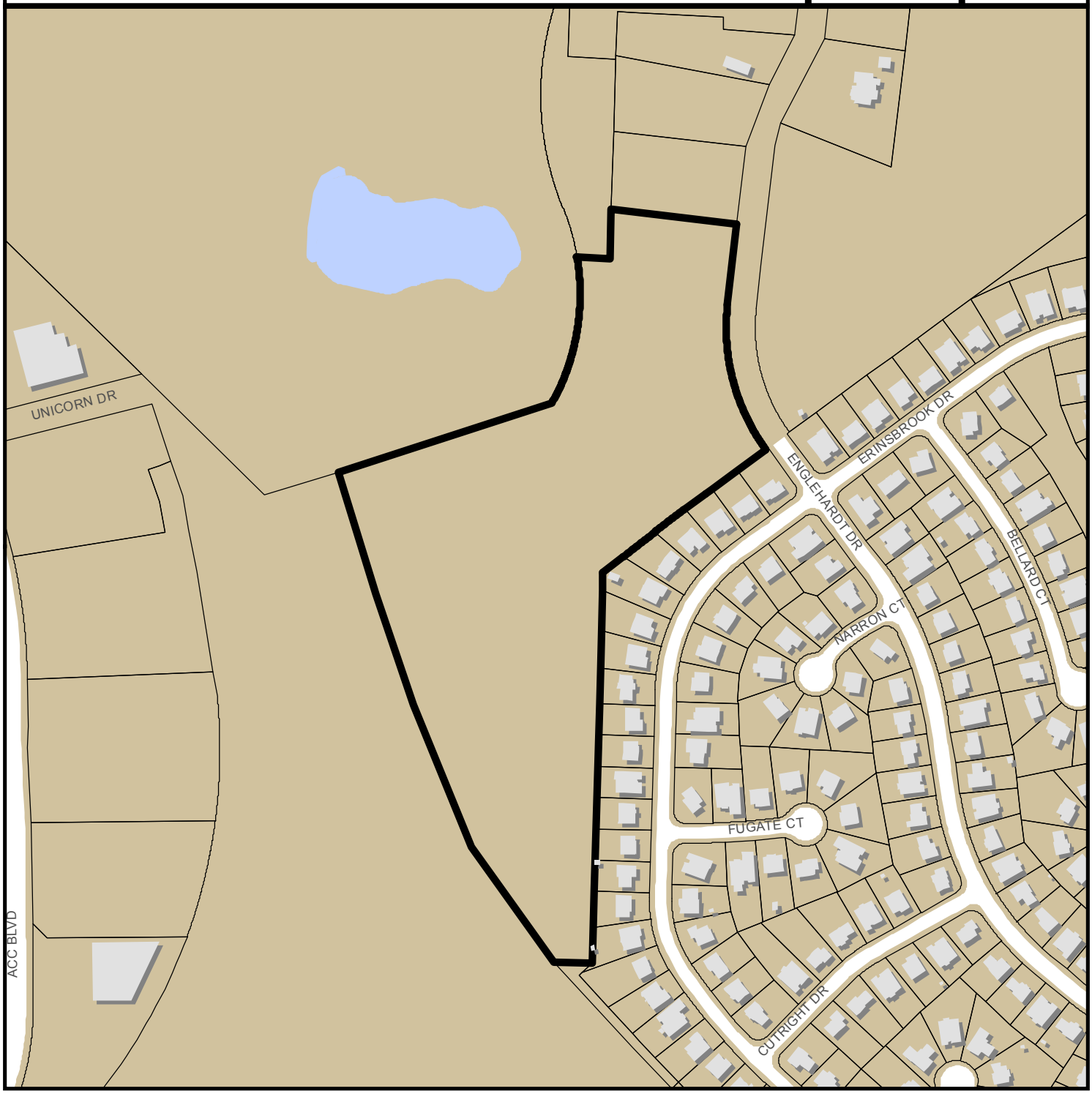
ENGLEHARDT PRESERVE SUBDIVISION
S-5-2016





0 300 600 Feet

Zoning: **R-6 CUD**
CAC: **Northwest**
Drainage Basin: **Sycamore**
Acreage: **13.84**
Number of Lots: **45**

Planner: **Meade Bradshaw**
Phone: **(919) 996-2664**

Applicant: **Calatlantic Homes**
Phone: **(919) 465-5929**

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

Preliminary Development Plan Application

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

Preliminary Approvals		FOR OFFICE USE ONLY
☐ Site Plans for Planning Commission ☐ Preliminary Administrative Site Plans ☐ Group Housing ** ☐ Multifamily (Infill)**	☒ Subdivision* ☐ Cluster Subdivision** ☐ Infill Subdivision** ☐ Expedited Subdivision Review ☐ Conventional Subdivision ☐ Compact Development ☐ Conservation Subdivision	Transaction Number 459313 Assigned Project Coordinator Assigned Team Leader 5-5-16
* 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 #

Pre application meeting

GENERAL INFORMATION

Development Name: Englehardt Preserve

Proposed Use: Single Family Subdivision

Property Address(es): 7201 Englehardt Drive, Raleigh, NC 27617

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: 0778-38-2107

P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
BK 011309 PG 01643			

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. Development does not qualify as an infill subdivision and the Project does not exceed density therefore not requiring Planning Commission or Council approval.
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: CalAtlantic Homes; Name (s): Jason Rivenbark Address: 1100 Perimeter Park Drive, Suite 112, Morrisville, NC 27560 Phone: 919-465-5929; Email: Jason.Rivenbark@calatl.com; Fax:
CONSULTANT (Contact Person for Plans)	Company: Bass, Nixon & Kennedy, Inc.; Name (s): Kirby R. Bell, Jr. Address: 6310 Chapel Hill Rd., Suite 250, Raleigh, NC 27607 Phone: 919-851-4422; Email: robbie.bell@bnkinc.com; Fax: 919-851-8968

13.84 ac. Sycamore Drainage
NW CAC Shad 2 overlay R-6 CUD

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

Zoning Information	Building Information
Zoning District(s) R6-CU- w/SHOD - 2	Proposed building use(s) Single Family
If more than one district, provide the acreage of each N/A	Existing Building(s) sq. ft. gross N/A
Overlay District SHOD-2 / Airport Overlay	Proposed Building(s) sq. ft. gross N/A
Total Site Acres 13.84 Inside City Limits ☐ Yes ☐ No	Total sq. ft. gross (existing & proposed) N/A
Off street parking Required N/A Provided N/A	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- 8-2015	

Stormwater Information	
Existing Impervious Surface 0 acres/square feet	Flood Hazard Area ☒ Yes ☐ No Soils Only
Proposed Impervious Surface acres/square feet	**If Yes, please provide**
Neuse River Buffer ☒ Yes ☐ No Wetlands ☐ Yes ☐ No	Alluvial Soils ~~Flood Study~~ XXXXXX ~~FEMA Map Panel #~~ XXXXXXXXXXXX

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.

This tract of land was rezoned specifically for R6 zoning.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots N/A Detached 45 Attached N/A	11. Total number of all lots 47
2. Total # Of Single Family Lots 45	12. Is your project a cluster unit development? ☐ Yes ☒ 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 N/A
5. Total # Of Mobile Home Lots N/A	b) Total number of Single Family Lots N/A
6. Total Number of Hotel Units N/A	c) Total number of Group Housing Units N/A
7. Overall Total # Of Dwelling Units (1-6 Above) 45	d) Total number of Open Space Lots N/A
8. Bedroom Units 1br 2br 3br 4br or more	e) Minimum Lot Size N/A
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 3.4	f) Total Number of Phases N/A
10. Total number of Open Space (only) lots 2	g) Perimeter Protective Yard Provided ☐ Yes ☐ 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 Kirby R. Bel, Jr. (w/Bass, Nixon & Kennedy, Inc.) 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.

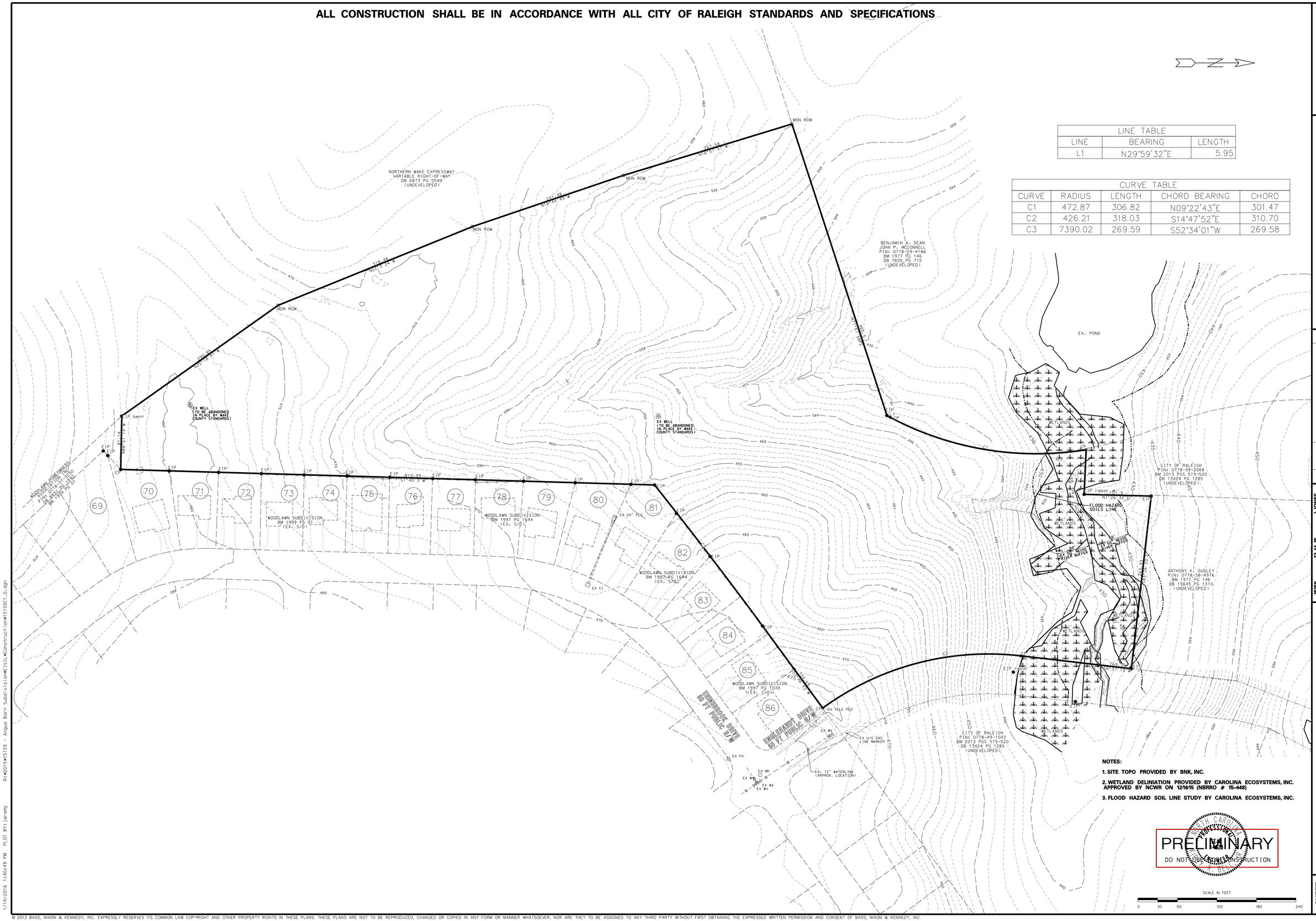
I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed [illegible] MANAGING MEMBER 1/11/2016 Date

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)	☒		✓		
2. **Preliminary Development Plan Application** completed and signed by the property owner	☒		✓		
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)	☒	☐	✓		
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	☒		✓		
5. Provide the following plan sheets:	☒		✓		
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	☒		✓		
b) Existing Conditions Sheet	☒	☐	✓		
c) Proposed Site or Subdivision Plan	☒		✓		
d) Proposed Grading and Stormwater Plan	☒	☐	✓		
e) Proposed Utility Plan, including Fire	☒	☐	✓		
f) Proposed Tree Conservation Plan	☒	☐	✓		
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	☒	☐	✓		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	☐	☒			✓
i) Transportation Plan	☐	☒			✓
6. 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	☒		✓		
7. Plan size 18"x24" or 24"x36"	☒		✓		
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	☒		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	☒		✓		
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	☐		✓		
11. Wake County School Form, if dwelling units are proposed	☒	☐	✓		
12. Preliminary stormwater quantity and quality summary and calculations package	☒	☐	✓		
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	☒	☐	✓		

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS



LINE TABLE		
LINE	BEARING	LENGTH
L1	N29°59'32"E	5.95

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	472.87	306.82	N09°22'43"E	301.47
C2	426.21	318.03	S14°47'52"E	310.70
C3	7390.02	269.59	S52°34'01"W	269.58

NOTES:

1. SITE TOPO PROVIDED BY BNK, INC.
2. WETLAND DELINIATION PROVIDED BY CAROLINA ECOSYSTEMS, INC. APPROVED BY NCWR ON 12/16/15 (NBRRO # 15-448)
3. FLOOD HAZARD SOIL LINE STUDY BY CAROLINA ECOSYSTEMS, INC.

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

SCALE IN FEET
0 30 60 120 180 240

BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
TELEPHONE: (919)851-4422 OR (800)354-1879 FAX: (919)851-8968
CERTIFICATION NUMBERS: NCBELS (C-0110); NCBOLA (C-0267)

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

JOB NO.	DATE	DRAWN BY
15159	12-14-15	J.JONES

EXISTING CONDITIONS PLAN

SCALE: 1" = 60'

ENGLEHARDT

CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

SHEET **C1.0**

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

1/14/2016 1:40:49 PM PLOT BY:jeremy R:\2015\15159 - Angus Barn Subdivision\CIVIL\Construction\15159C1.0.dgn

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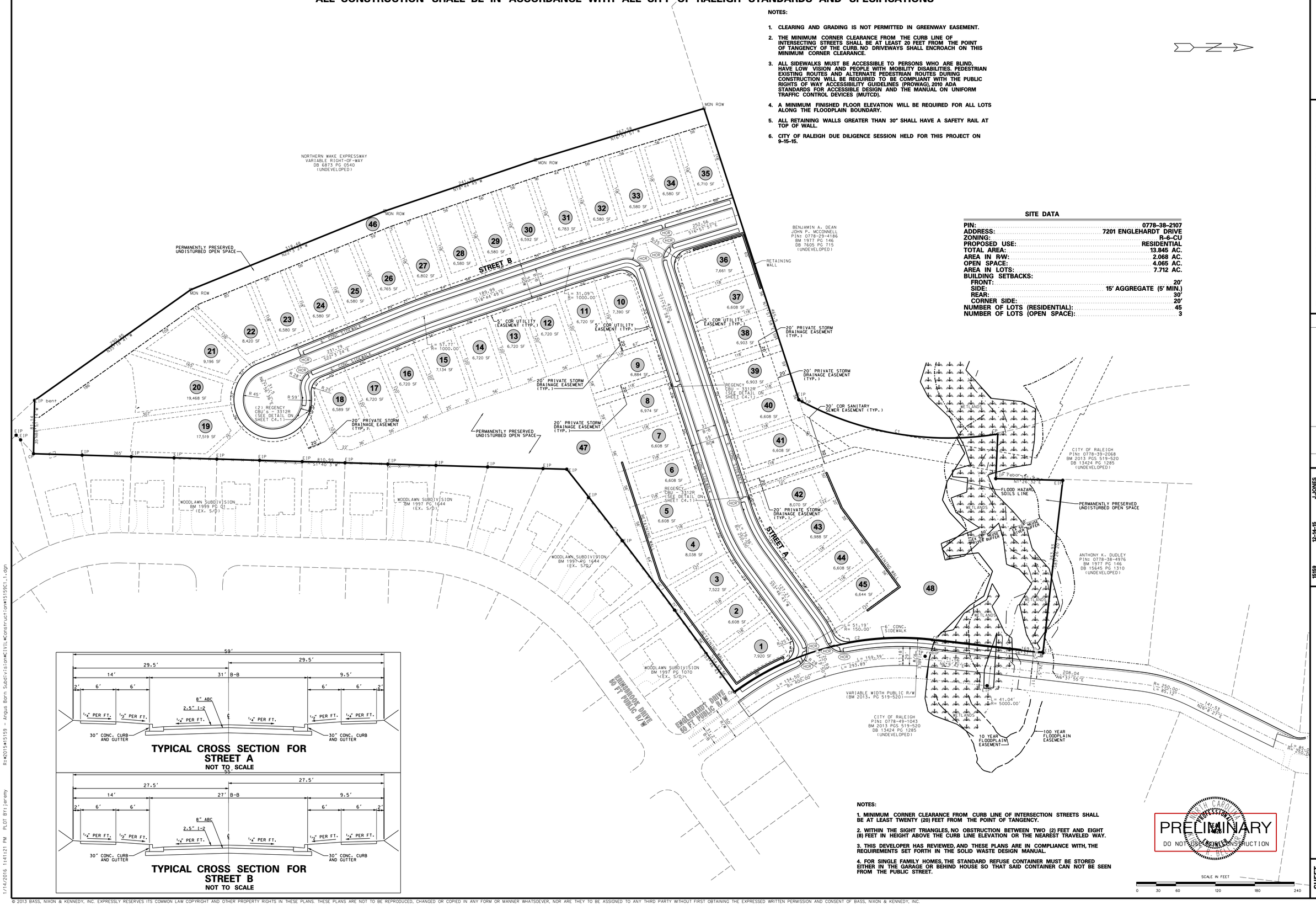
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS

NOTES:

1. CLEARING AND GRADING IS NOT PERMITTED IN GREENWAY EASEMENT.
2. THE 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 ENCROACH ON THIS MINIMUM CORNER CLEARANCE.
3. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
4. A MINIMUM FINISHED FLOOR ELEVATION WILL BE REQUIRED FOR ALL LOTS ALONG THE FLOODPLAIN BOUNDARY.
5. ALL RETAINING WALLS GREATER THAN 30" SHALL HAVE A SAFETY RAIL AT TOP OF WALL.
6. CITY OF RALEIGH DUE DILIGENCE SESSION HELD FOR THIS PROJECT ON 9-15-15.



SITE DATA

PIN:	0778-38-2107
ADDRESS:	7201 ENGLEHARDT DRIVE
ZONING:	R-6-CU
PROPOSED USE:	RESIDENTIAL
TOTAL AREA:	13.845 AC.
AREA IN RAW:	2.068 AC.
OPEN SPACE:	4.065 AC.
AREA IN LOTS:	7.712 AC.
BUILDING SETBACKS:	
FRONT:	20'
SIDE:	15' AGGREGATE (5' MIN.)
REAR:	30'
CORNER SIDE:	20'
NUMBER OF LOTS (RESIDENTIAL):	45
NUMBER OF LOTS (OPEN SPACE):	3

NOTES:

1. MINIMUM CORNER CLEARANCE FROM CURB LINE OF INTERSECTION STREETS SHALL BE AT LEAST TWENTY (20) FEET FROM THE POINT OF TANGENCY.
2. WITHIN THE SIGHT TRIANGLES, NO OBSTRUCTION BETWEEN TWO (2) FEET AND EIGHT (8) FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY.
3. THIS DEVELOPER HAS REVIEWED, AND THESE PLANS ARE IN COMPLIANCE WITH, THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
4. FOR SINGLE FAMILY HOMES, THE STANDARD REFUSE CONTAINER MUST BE STORED EITHER IN THE GARAGE OR BEHIND HOUSE SO THAT SAID CONTAINER CAN NOT BE SEEN FROM THE PUBLIC STREET.

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

BNK
BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
TELEPHONE: (919)851-4422 OR (800)354-1879 FAX: (919)851-8968
CERTIFICATION NUMBERS: NCBELS (C-0110); NCBOLA (C-0267)

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

15159	12-14-15	J.JONES	
JOB NO.	DATE	DRAWN BY	

SITE PLAN

SCALE: 1" = 60'

ENGLEHARDT

CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

SHEET C1.1

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

R:\2015\15159 - Angus Barn Subdivision\CIVIL\Construction\15159C1.1.dgn
1/14/2016 1:41:21 PM PLOT BY:Jeremy

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BNK EX TREE TYPE ABBREVIATIONS

APPLE	–	*AP*
ASH	–	*AS*
BEECH	–	*BE*
BLACK WALNUT	–	*BW*
BRADFORD PEAR	–	*BP*
BURFORD HOLLY	–	*BH*
CATALPA	–	*CP*
CEDAR	–	*CR*
COTTONWOOD	–	*CW*
CRABAPPLE	–	*CA*
CREPE MYRTLE	–	*CM*
CYPRESS	–	*CY*
DOGWOOD	–	*DW*
ELM	–	*EL*
GUM	–	*GM*
HACKBERRY	–	*HB*
HICKORY	–	*HK*
HOLLY	–	*HY*
IRONWOOD	–	*IW*
LOCUST	–	*LC*
MAGNOLIA	–	*MG*
MAPLE	–	*MP*
MIMOSA	–	*MM*
PEAR	–	*PR*
PECAN	–	*PC*
PERSIMMON	–	*PS*
REDTIP	–	*RT*
PINE	–	*PN*
POPLAR	–	*PP*
REDBUD	–	*RB*
RED OAK	–	*RO*
SOURWOOD	–	*SW*
SWEETBAY	–	*SB*
SYCAMORE	–	*SY*
WAX MYRTLE	–	*WM*
WHITE OAK	–	*WO*
WILD CHERRY	–	*WC*
WILLOW	–	*WW*
ZELKOVA	–	*ZA*

PLANT LIST

KEY	SCIENTIFIC NAME	COMMON NAME	QUAN.	CAL	HT	ROOT	REMARKS
	SHADE TREES						
FP	Fraxinus pennsylvanica 'Marshall's Seedless'	Marshall's Seedless Ash	34	3"	12'-14'	B&B	Street tree
QS	Quercus shumardii	Shumard Oak	32	3"	12'-14'	B&B	Street tree
ZS	Zelkova serrata 'Village Green'	Village Green Zelkova	20	3"	12'-14'	B&B	Street tree
	SHRUBS						
MC	Myrica cerifera	Wax Myrtle	98		24"	5 gal.	Shod 2

LANDSCAPE CALCULATIONS

STREET YARDS:

ENGLEHARDT DRIVE – 420 LF/ 40 = 11 TREES REQUIRED/PROVIDED

STREEET A – 1,3000 LF/40 = 33 TREES REQUIRED/PROVIDED

STREET B – 1,530 LF/40 = 38 TREES REQUIRED/PROVIDED

SHOD 2 YARD:

1,120 LINEAR FEET ALONG FUTURE LEESVILLE ROAD
3 DECIDUOUS TREES, 2 EVERGREEN TREES, 3 UNDERSTORY TREES AND 16 SHRUBS/100 LINEAR FEET (8 SHRUBS BASED ON EXISTING TREES)

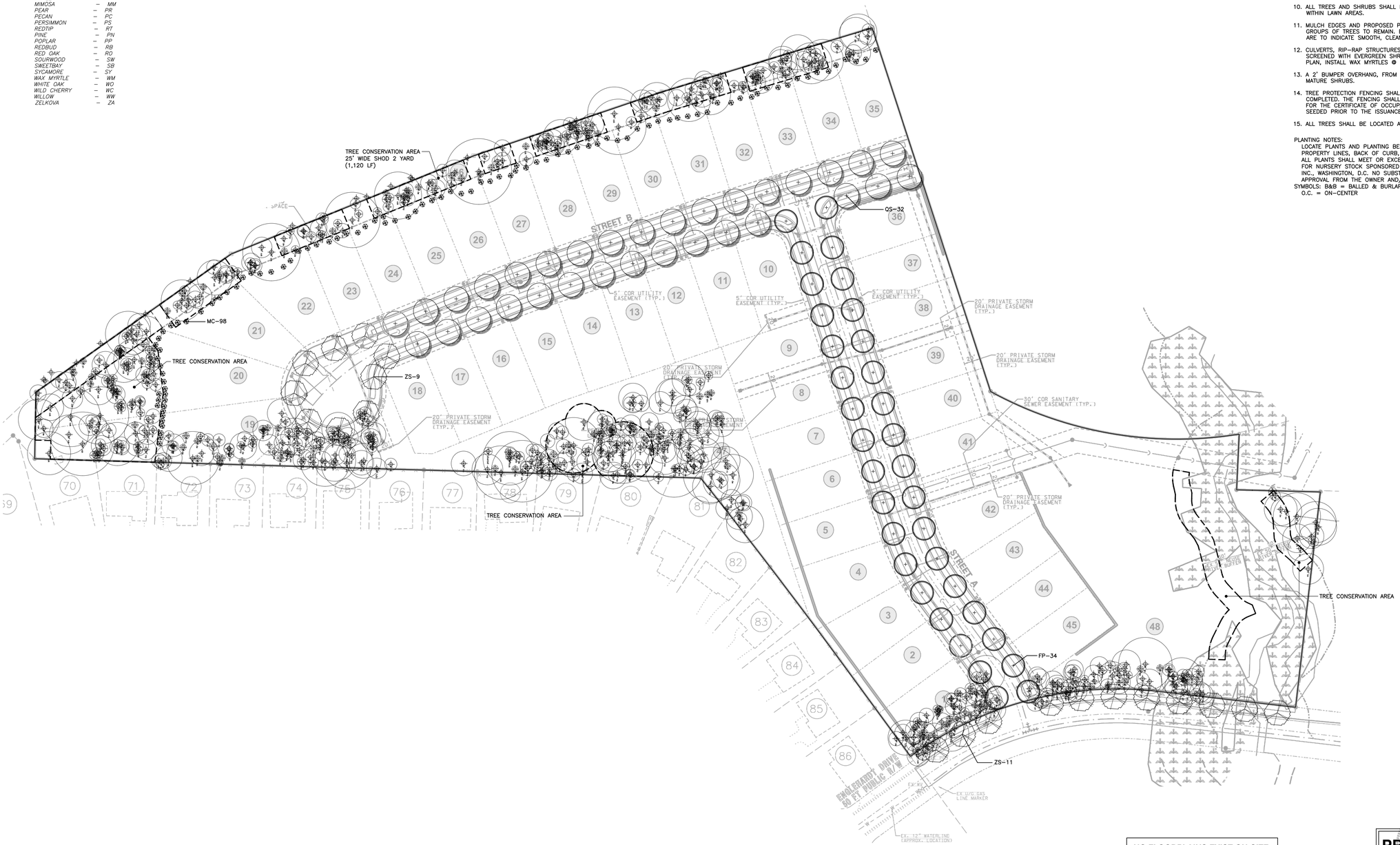
EXISTING TREES MEET REQUIREMENTS FOR SHOD 2 YARD

1,120/100 =11.2 X 8 = 98 SHRUBS REQUIRED/PROVIDED

GENERAL NOTES

1. A/C UNITS, TRANSFORMERS AND OTHER MECHANICAL OR UTILITY EQUIPMENT, NOT SHOWN ON THE PLAN, SHALL BE SCREENED FROM VIEW EITHER BY ADJUSTING PLANTINGS SHOWN IN CLOSE PROXIMITY TO EQUIPMENT OR BY THE ADDITION OF WAX MYRTLES @ 24" HT, 5' OC (SEE GENERAL NOTES FOR EQUIPMENT ACCESSIBILITY AND PLANTING PROXIMITY, ETC.). DUMPSTER IS SCREENED FROM OFF–SITE VIEWS.
2. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO PLANTING.
3. MULCH SHALL BE 3" DEEP PINE STRAW UNLESS OTHERWISE NOTED.
4. VERIFICATION OF TOTAL QUANTITIES AS SHOWN IN THE PLANT LIST AND ON THE PLAN SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY DISCREPANCIES BETWEEN PLANT LIST AND PLANTING PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
5. ALL TREES, SHRUBS, GROUNDCOVER, ETC. SHALL CONFORM TO ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
6. ALL ROOTBALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO PLANTING.
7. B&B AS LISTED UNDER "ROOT" IN THE PLANT LIST INDICATES BALLED & BURLAPPED.
8. ALL PLANTS/PLANTINGS SHALL BE MULCHED IMMEDIATELY AFTER PLANTING AND WATERED.
9. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THEY BORE TO PREVIOUS EXISTING GRADE (UNLESS OTHERWISE NOTED).
10. ALL TREES AND SHRUBS SHALL REQUIRE MULCH RINGS AT THEIR BASE IF LEFT WITHIN LAWN AREAS.
11. MULCH EDGES AND PROPOSED PLANTINGS SHALL NOT DISTURB ANY EXISTING GROUPS OF TREES TO REMAIN. EDGES ARE SHOWN FOR APPROXIMATION ONLY, BUT ARE TO INDICATE SMOOTH, CLEAN CURVES.
12. CULVERTS, RIP–RAP STRUCTURES, AND OTHER STORMWATER DEVICES SHALL BE SCREENED WITH EVERGREEN SHRUBS. IF STRUCTURES ARE NOT SHOWN ON THE PLAN, INSTALL WAX MYRTLES @ 24" HT. – 5' OC.
13. A 2' BUMPER OVERHANG, FROM THE BACK OF CURB, SHALL BE ALLOTTED FOR MATURE SHRUBS.
14. TREE PROTECTION FENCING SHALL BE MAINTAINED UNTIL ALL SITE WORK IS COMPLETED. THE FENCING SHALL BE REMOVED PRIOR TO THE FINAL SITE INSPECTION FOR THE CERTIFICATE OF OCCUPANCY (C.O.). THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO THE ISSUANCE OF A (C.O.).
15. ALL TREES SHALL BE LOCATED A MINIMUM OF 6' FROM SIDEWALKS.

PLANTING NOTES:
LOCATE PLANTS AND PLANTING BEDS BY USING SCALED DIMENSIONS FROM STREET, PROPERTY LINES, BACK OF CURB, BUILDINGS, WALLS, ETC.
ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET BY THE U.S.D.A. FOR NURSERY STOCK SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., WASHINGTON, D.C. NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL FROM THE OWNER AND/OR THE LANDSCAPE ARCHITECT.
SYMBOLS: B&B = BALLED & BURLAPPED; B.R. = BARE ROOT; CONT. = CONTAINER, O.C. = ON–CENTER



NO FLOODPLAINS EXIST ON-SITE

NOTE: ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH THE ACCEPTED POLICIES OF THE CITY OF RALEIGH AND NCDOT

PRELIMINARY

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT LARRY P. WALSTON

SCALE IN FEET
0 30 60 120 180 240

BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
TELEPHONE: (919)851-4422 OR (800)354-1879 FAX: (919)851-8968
CERTIFICATION NUMBERS: NCBELS (C-0110); NCBOLA (C-0267)

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

JOB NO. 03-15159	DATE 01-14-16
DRAWN BY GPW	CHK BY: GPW
SCALE: 1" = 60'	

LANDSCAPE PLAN

ENGLEHARDT SUBDIVISION
7201 ENGLEHARDT DRIVE
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

SHEET L1.1

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

CITY OF RALEIGH PROJECT NO. XX-XX-XX