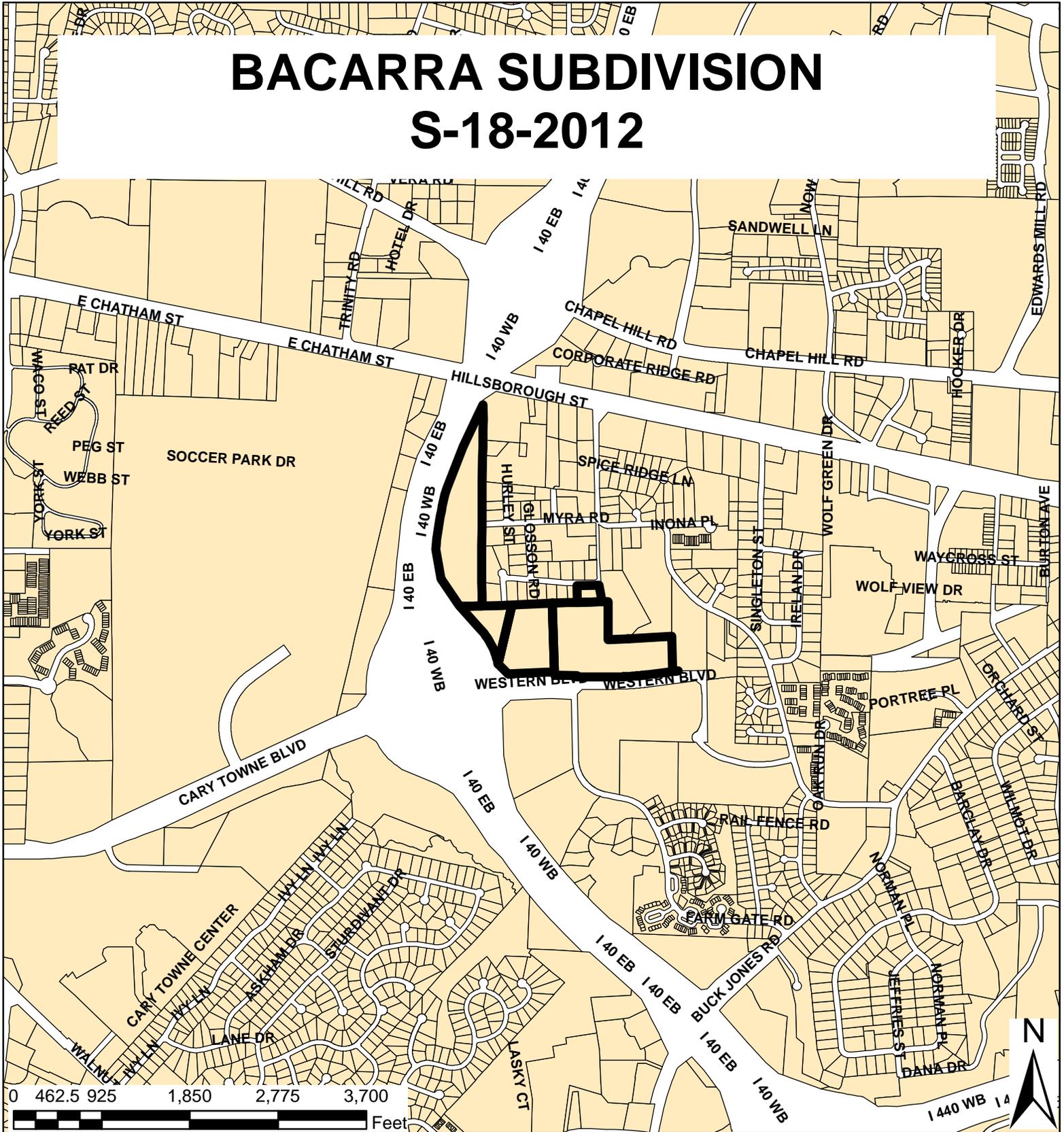


BACARRA SUBDIVISION

S-18-2012



Zoning: **R-4 SHOD-1**
 CAC: **West**
 Drainage **Walnut Creek**
 Basin:
 Acreage: **44.60**

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

3
Eric Hodge, AICP
(919) 516-2639
Priest, Craven & Assoc.
(919)781-0300



Planning & Development

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

5-18-12

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 337381
* May require Planning Commission or City Council Approval		
Section A		
GENERAL INFORMATION		
Development Name Bacarra		
Proposed Use Multi-Family Apts		
Property Address(es) 6300 Western Blvd		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: 0773-69-4448		
P.I.N. 0773-59-5634	P.I.N. 0773-56-1832	P.I.N. 0774-41-7095
P.I.N. 0774-60-1120		
What is your project type? <input checked="" type="checkbox"/> Apartment <input type="checkbox"/> Banks <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Industrial Building <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Office <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Townhouse <input type="checkbox"/> 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. <small>“(e) Administrative Approval of Site Plans. The City administration shall approve a final site plan following the approval of a preliminary site plan by the City Council or Planning Commission. All other site plans which do not require preliminary approval shall receive final site plan approval by the City administration. Site plans not otherwise reviewed by the Planning Commission or City Council for the following developments in any zoning district shall require the approval by City administration of both a preliminary and final site plan. (2) Group Housing Developments;”</small>	
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 Bacarra, LLC	
	Name (s) Roy E. Carroll, II - Manager (Dennis Burton - Client Contact)	
	Address 201 North Elm Street, Suite 201 Greensboro, NC 27401	
	Phone (336) 275-6198	Email
CONSULTANT (Contact Person for Plans)	Company Priest, Craven and Associates, Inc.	
	Name (s) Ben Williams	
	Address 3803B Computer Drive Suite 104	
	Phone (919)781-0300	Email bwilliams@priestcraven.com
		Fax (919)782-1288

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

Has your project previously been through the pre-submittal process? If yes, provide the transaction # 330290

Zoning Information	Building Information
Zoning District(s) CUD TD, TD, R-4, CM	Proposed building use(s)
If more than one district, provide the acreage of each TD 19.78, R-4 9.48, O&I-2 15.36	Existing Building(s) sq. ft. gross
Overlay District SHOD-1	Proposed Building(s) sq. ft. gross
Total Site Acres 44.62 Inside City Limits <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Total sq. ft. gross (existing & proposed)
Off street parking Required Provided	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-34-96, Z-35-96, Z-33-87	
Stormwater Information	
Existing Impervious Surface 10,815 SFacres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 11.9 Ac acres/square feet	If Yes, please provide
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Wetlands <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Alluvial Soils No Flood Study No FEMA Map Panel # 0774J 0773J

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

The subdivision plan conforms to the conditions and exhibits as shown in Z-34-96 and Z-35-96 with the extension of Farmgate Rd through the property to the existing O&I zoning district. The plan seeks to preserve the CM zoning district and other natural drainage ways that are abundant to the site. Public infrastructure is planned to be extended through the property in conformance with City of Raleigh regulations.

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1. Total # Of Townhouse Lots Detached Attached	11. Total number of Open Space (only) lots
2. Total # Of Single Family Lots	12. Total number of all lots 3
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)	
8. Bedroom Units 1br 2br 3br 4br or more	
9. Overall Unit(s)/Acre Densities Per Zoning District(s)	
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 PRIEST, CRAVEN & ASSOCIATED, 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 Bob Stalkin Date _____

Signed _____ Date _____

Bob Stalkin - Authorized Agent

Section B

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	N/A	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"/>		<input checked="" type="checkbox"/>		
2. <u>Preliminary Development Plan Application</u> completed and signed by the property owner	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
3. Client must complete and print page 1 and 2 of the <u>Preliminary Development Plan Application</u> to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4. I have referenced the <u>Preliminary Development Plan Checklist</u> 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"/>		<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"/>		<input checked="" type="checkbox"/>		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c) Proposed Site, Subdivision Plan, or Recombination Plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f) Proposed Tree Conservation Plan	<input checked="" type="checkbox"/>	<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"/>	<input checked="" 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"/>		<input checked="" type="checkbox"/>	
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	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>		<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"/>		<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"/>		<input checked="" type="checkbox"/>		
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	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>		<input checked="" type="checkbox"/>	

EPHESUS BAPTIST CHURCH
0714512486
DB.2440 PG.513

R-4

EPHESUS BAPTIST CHURCH
071451558
DB.3107 PG.342
R-4

EPHESUS BAPTIST CHURCH
0714513412
DB.3511 PG.428
R-4

EPHESUS BAPTIST CHURCH
0714512486
DB.2440 PG.513

R-4

EPHESUS BAPTIST CHURCH
071451558
DB.3107 PG.342
R-4

EPHESUS BAPTIST CHURCH
0714513412
DB.3511 PG.428
R-4

I-40
VARIABLE WITH
PUBLIC R/W

GLOSSON
ESTATES

CUD CM Z-35-46
BM1963 PG.196

I-40
VARIABLE WITH
PUBLIC R/W

WESTERN BLVD. LLC
071441045
DB.6427 PG.115
868,974 SF / 15.36 AC
6815 HILLSBOROUGH STREET

WESTERN BLVD. LLC
071351832
DB.1041 PG.667
142,539 SF / 3.21 AC
401 CANAL DRIVE
CUD TD Z-34-46

WESTERN BLVD. LLC
0713545634
DB.6421 PG.115
383,530 SF / 8.80 AC
6350 WESTERN BLVD.
CUD TD Z-35-81

WESTERN BLVD
VARIABLE WITH
PUBLIC R/W

1052 LLC
0713566583
DB.12228 PG.342

I-40
VARIABLE WITH
PUBLIC R/W



A PRELIMINARY SUBDIVISION PLAN

BACARRA

SPONSORED BY: BACARRA, LLC

RALEIGH, NORTH CAROLINA

SCALE: 1"=100'

DATE: JULY 11, 2012

PROJECT: 2012.003-001

EXISTING CONDITIONS SHEET

PRIEST, CRAVEN & ASSOCIATES, INC.

LAND USE CONSULTANTS / PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, NC. 27609. Phone 919 / 781-0300. Fax 919 / 782-1288. Email PCA@PriestCraven.com / Firm #: C-0488

01

ORDINANCE NO. (1996) 7 ZC 399
Effective: 11/19/96

Z-34-96

Z-34-96 Interstate-40, east side, generally between US 64 West and Western Blvd Extension, at the end of Myra Road, being Map 0774.19 41 0795, approximately 15.4 acres rezoned to Office & Institution-2 Conditional Use and Conservation Management (with the SHOD-1 to remain).

CONDITIONS (10/28/96):

- a. Upon development, stormwater discharge from the rezoned area will be controlled in accordance with CR 7107. In addition to compliance with CR 7107, stormwater runoff from all impervious surfaces (with the exception of Myra Road improvements), shall be directed, channeled or otherwise piped so as to not be discharged across nor into the "Glosson Estates Subdivision" as recorded in BOM 1963 Page 196 in the Wake County Registry.
- b. The property being rezoned to O&I-2 CUD shall not be used for the following purposes:
 1. Emergency Shelter Type B
 2. Dance, recording or music studio
 3. Group Housing Developments, cluster unit developments, multifamily dwelling, townhouse development, congregate care facility, fraternity or sorority houses, residential condominiums, single family dwelling, life care facility or any other dwelling or equivalent dwelling unit.
 4. All recreational uses (except for a recreation club as an accessory use in an office building)
 5. Temporary Events
 6. Residential related services
 7. Manufacturing facilities
 8. Correctional/penal facilities - governmental or non-governmental
 9. Outdoor stadium, outdoor theater, outdoor race track, outdoor movie theater
 10. Telecommunication Tower
 11. Utility services and substations
 12. Commercial, including retail uses, except for nonresidential related services located within office buildings
 13. Hotel/Motel
- c. The cumulative floor area gross of the rezoned property shall not exceed 230,000 sf.
- d. If a five (5) story building is constructed on the property there shall be no more than a total of two (2) buildings on the rezoned property.
- e. Subject to approval by the City, no access shall be available to the rezoned property via Myra Drive. This condition is only applicable if alternative access is approved by the City of Raleigh for Lots 1, 2 and 3 as shown on "Exhibit A", attached hereto and incorporated by reference as if fully set forth herein.

ORDINANCE NO. (1996) 7 ZC 399
Effective: 11/19/96

f. No building, including any attached transmission devices, mechanical equipment and screens, stair enclosures, or elevator shafts shall exceed the elevation of 540.0 feet above mean sea level (MSL).

g. A building setback of 75 feet shall be maintained parallel to the current eastern boundary of the rezoned property adjoining PIN #s 0774.19 51 3966, 0774.19 51 1558, 0774.19 51 3472, 0774.19 51 1155, 0774.19 51 1053, 0774.19 50 1943, 0774.19 50 1773, 0774.19 50 1452 and 0774.19 50 1143. In addition, no building exceeding two stories (thirty feet) in height shall be built closer than 100 feet to this boundary.

h. The 50-foot wide strip of land running parallel to the common property line between the subject property and the "Glosson Estates Subdivision" as recorded in Book of Maps 1963 page 196, herein after referred to as a "buffer", shall be rezoned to Conservation Management District CUD and shall be subject to the following additional restrictions:

1. Said "buffer" shall become a permanently vegetative buffer as described in condition h.7 below, between the single family residential uses in the "Glosson Estates Subdivision" as recorded in BOM 1963 page 196 and the nonresidential uses to be developed on the subject property.
2. The buffer shall remain undisturbed except for:
 - a. The first thirteen (13) feet closest to the O&I zoned property which shall be used for the installation of storm drainage facilities, erosion control devices, electric, telephone, cable television and similar installations (fiber optic cable, etc.) gas and/or water, sanitary sewer installations and similar utilities located underground all subject to approval of the appropriate local government authority and for the planting of new vegetation, construction of fences, walls, berms, pedestrian trails and for or similar construction which tends to enhance the area's visual appeal or provide sight or noise screening characteristics. Any such construction shall be designed and undertaken so as to create as little disturbance of the buffer as possible while still honoring public service, health and safety requirements.
 - b. Private utility easements and services serving the "Glosson Estates Subdivision" as recorded in BOM 1963 page 196.
 - c. Public utility easements and mains as may be required to serve the "Glosson Estates Subdivision" as recorded in BOM 1963 page 196 or the subject property.
 - d. The installation of a chain link fence as described in condition h5 below.
 - e. The installation of a wood fence as described in condition h6 below.
3. Prior to the issuance of any construction permits, the developer shall prepare a tree survey for all existing 5" caliper (15 5/8 inches in circumference) and larger trees as measured 4 1/2 feet above grade that are located within the undisturbed portions of

ORDINANCE NO. (1996) 7 ZC 399
Effective: 11/19/96

i. The buffer, for that portion of the buffer extending south from Myra Drive, all 3" caliper (9.42 inches in circumference) and larger trees as measured 4 1/2 feet above grade shall be surveyed.

4. In the event existing 5" caliper (15 5/8 inches in circumference) or larger trees as measured 4 1/2 feet above grade [3" caliper (9.42 inches in circumference) and larger trees as measured 4 1/2 feet above grade for that portion of the buffer extending south from Myra Drive] located within the undisturbed portion of the "buffer" are lost during the construction process because of damage from the construction of utility or storm drainage facilities, the property owner shall replace lost trees within the next planting season with a quantity of evergreen shade trees whose sum of diameters equal the diameter of the lost trees as defined by the City Code. The replacement trees shall be a minimum of 2" caliper (6.28 inches in circumference) as measured 1/2 foot above grade and 6' tall at time of planting. These replacement trees shall be planted in the (13) foot portion of the "buffer".

5. A standard six foot high chainlink fence shall be installed and maintained within and parallel to the "buffer" for the entire length of the common property line between the subject property and the property located north of the Glosson Estates Subdivision as recorded in BOM 1963 page 196. Said fence shall be located anywhere within the "buffer" and shall connect to the fence described in condition h6 below.

6. An eight foot high closed wooden fence shall be installed parallel to the "buffer" from the entire length of the "Glosson Estates Subdivision" as recorded in BOM 1963 page 196 and the subject property and shall be connected to adjacent fencing so as to create a continuous fence separating the adjacent residential properties from the subject property. The fence shall be constructed in a manner which does not require the removal of any trees.

7. In order to supplement the existing vegetation remaining in the buffer and to provide additional screening, the transitional protective yard to be planted in the "buffer" between the subject property and the Glosson Estates Subdivision" as recorded in BOM 1963 page 196 shall include a continuous evergreen shrub screen consisting of a single row of evergreen material planted at a minimum of eight feet on center. This material shall be a minimum of 48" in height at the time of planting. The plant material shall be located on the development side of the wood fence.

i. Freestanding exterior lighting fixtures located on the property shall not be placed higher than twenty feet in height. No exposed bulbs shall be utilized and there will be no direct beaming of the light onto the adjoining residential "Glosson Estates Subdivision" properties as recorded in BOM 1963 page 196. Computerized lighting controls or timers shall be installed and designed to regulate lighting patterns so as not to cause illumination in excess of four-luxths (0.4) foot-candle measured at the common property line of the subject property and the "Glosson Estates Subdivision" as recorded in BOM 1963 Page 196.

ORDINANCE NO. (1996) 7 ZC 399
Effective: 11/19/96

j. Within 30 days of approval of a preliminary subdivision plan by the City which prohibits access to the property from Myra Drive, the developer shall sign a petition supporting the closure of the adjacent portion of the Myra Drive and join in with the neighborhood in petitioning the appropriate governmental entities for the abandonment of the Myra Drive right of way.

k. Prior to or concurrently with the submission of preliminary subdivision or site plan approval applications to the City of Raleigh, the Owners of the subject property shall notify, by certified mail, return receipt requested, owners of property within the "Glosson Estates Subdivision" as recorded in BOM 1963 page 196 as listed by the Wake County Tax Assessor, adjacent to or within 100 feet of any portion of the rezoned property proposed to be subdivided or developed. A similar notice shall be also provided by the Owners of the property to the chairman of the West Raleigh Citizens Advisory Council at his or her residence address listed with the City of Raleigh. Plans shall be made available at no charge to all persons notified up to a two copy limit.

l. Ground signage shall be limited to low profile ground signs.

m. The Owners of the subject property shall conduct a study of the existing drinking water quality of the adjacent "Glosson Estates Subdivision" properties as recorded in BOM 1963 page 196 prior to any construction on the subject property and at the completion of any phase of the development of the property. If any system(s) are found to be contaminated as a direct result of construction on the rezoned property as defined by the water quality standards of the "Regulations Governing Permitting Construction, Repair, Inspection, Sampling and Abandonment of Private and Semi-public Water Supply Wells in Wake County" last amended on April 11, 1995, the developer shall provide public water along the frontage of the affected property owner(s) at no cost to the affected property owner(s). Bottled water shall be provided at no cost to any affected property owners until said waterline is constructed.

n. Prior to the issuance of the certificate of compliance for the first building constructed on the subject property, the owners of the subject property shall construct a public water line of adequate size to serve the development and "Glosson Estates Subdivision" as recorded in BOM 1963 page 196 as prescribed by the City of Raleigh. Said water shall be located within the right of way of the planned access road as shown on the attached Exhibit "A". If it is determined that a waterline must be extended from Bashford Road via Myra Road in order to adequately serve the subject property, the owners of the subject property shall not damage or destroy the two large oak trees near the northwest corner of Bashford Road and Myra Drive during the waterline construction process.

o. The maximum cumulative total building coverage for the rezoned property shall be no greater than 100,380 square feet.

ORDINANCE NO. (1996) 7 ZC 399
Effective: 11/19/96

p. The developer shall make every reasonable effort to preserve the existing large oak tree located on the subject property approximately 200' west of the Myra Road stub.

q. Subject to approval by the City of Raleigh and at the written request of the owner of Wake County parcel, PIN #0774.19 50 1143, (Lot 9, "Glosson Estates Subdivision" as recorded in BOM 1963, Page 196 in the Wake County Registry.) the owner/developer of the property shall make available to the respective parcel owner a recordable 10' wide easement through the "buffer" set out hereinabove in condition h for the purpose of installing a private service water line from the respective tax parcel to the public water line to be installed in the access road proposed and described on "Exhibit A" attached hereto.

(Exhibits can be found in the case file located in the Planning Department.)

ORDINANCE NO. (1997) 980 ZC 212
Effective: 5-8-97

Z-35-87

Z-35-87 Interstate-40, east side, at the interchange with future Western Boulevard, being portions of Parcels 3, 4, 7, 757, and 769, Tax Map 547, rezoned to Thoroughfare Conditional Use, according to map on file in the Planning Department.

CONDITIONS:

- 1) The subject property shall not be used for the following purposes, which are otherwise authorized in the Thoroughfare District: outdoor theaters; public utilities plants; storage terminals; industrial uses involving the processing of materials, fabricating, mixing, assembling, cutting or repairing of articles and products; above ground bulk storage of flammable and combustible liquids; indoor operation of solid waste reclamation; outdoor storage as an accessory use to the operation of an industrial or manufacturing use including the storage of coal, ores, minerals, stone, sand, gravel, or earth; emergency shelters; and any outside recreational activity involving motorized vehicles.
- 2) Upon development of the subject property, the petitioner will dedicate the right of way, two hundred (200) feet in width, for that portion of the extension of Western Boulevard adjacent thereto. Such two hundred (200) feet shall include all slope and planting easements related to the roadway, and the dedication thereof shall be subject to the condition that the City will use its best efforts to locate all utilities and rights of way associated therewith entirely within the aforesaid two hundred (200) feet.

ORDINANCE NO. (1996) 7 ZC 399
Effective: 11/19/96

Z-35-96

Z-35-96 Proposed Western Boulevard extension, at its intersection with I-40, extending to Bashford Road, being Map 0773.07, Block 59, Parcels 1832 and 8764, Block 68, Parcels 7688 and 2621, Block 69, Parcel 7443 and Block 79, Parcel 2352, Block 56, Parcel 6563 and Map 0774.19 50 1120, approximately 16.45 acres rezoned to Thoroughfare District Conditional Use, Special Highway Overlay District-2 and Conservation Management Conditional Use (with the SHOD-1 to remain).

Conditions (10/28/06):

- a. Upon development, stormwater discharge from the rezoned area will be controlled in accordance with CR 7107.
- b. The subject property shall not be used for the following purposes, which are otherwise authorized in the Thoroughfare District:
 1. outdoor theaters
 2. public utilities plants
 3. storage terminals
 4. Industrial uses involving the processing of materials, fabricating, mixing, assembling, cutting or repairing of articles and products
 5. above ground bulk storage of flammable and combustible liquids
 6. Indoor operation of solid waste reclamation
 7. outdoor storage as an accessory use to the operation of an industrial or manufacturing use including the storage of coal, ores, minerals, stone, sand, gravel or earth
 8. emergency shelters
 9. any outside recreational activity involving motorized vehicles
- c. In addition to the above listed use restrictions, the parcel identified by PIN #0773.07 50 1832 (commonly known as the "Strother Triangle") shall have additional use restrictions which shall not permit the following uses:
 1. camps;
 2. not for profit recreational uses restricted to membership;
 3. commercial recreational uses restricted to membership;
 4. indoor commercial recreational uses;
 5. outdoor commercial recreational uses;
 6. indoor arenas or coliseums of any size or seating capacity;
 7. riding stables;
 8. indoor or outdoor rifle ranges;
 9. storage of mobile homes or travel trailers;
 10. cluster unit developments;
 11. group housing developments;
 12. rooming houses, boarding houses, room rental in a dwelling unit or utility apartments;
 13. fraternity or sorority houses;
 14. transitional housing (except supportive housing residence);

ORDINANCE NO. (1996) 7 ZC 399
Effective: 11/19/96

15. civic, convention center or assembly hall of any kind;
16. crematory;
17. fire station, police precinct or training facility;
18. adult establishments;
19. bar, nightclub, tavern or lounge;
20. radio or television studio;
21. telecommunication tower of any kind;
22. eating establishments with or without drive-thru that allows on premise alcohol consumption;
23. retail food store;
24. indoor or outdoor movie theater;
25. retail sales - highway;
26. all industrial uses;
27. outdoor temporary events with amplified noise;
28. outdoor amphitheaters of any size or seating capacity;
29. hotel/motel

d. On said "Strother Triangle", no building, including any attached transmission devices mechanical equipment screens, stair enclosures, or elevator shafts shall exceed the elevation of 486.0 feet above mean sea level (msl).

e. Freestanding exterior lighting fixtures located on the property shall not be placed higher than twenty feet in height. No exposed bulbs shall be utilized and there will be no direct beaming of the light onto the adjoining residential "Glosson Estates Subdivision" as recorded in BOM 1963 page 196 of the Wake County Registry.

f. Within 30 days of approval of a preliminary subdivision plan by the City which prohibits access to the property from Canal Drive, the developer shall sign a petition supporting the closure of the adjacent portion of the Canal Drive and join in with the neighborhood in petitioning the appropriate governmental entities for the abandonment of the Canal Drive right of way.

g. Upon City approval, a public street shall be constructed through the property connecting Farmgate Road with the Office and Institutional property identified by PIN #0774.18 41 7095. This road shall be located as shown on the attached Exhibit "A".

h. Upon City approval, no public or private access road shall be constructed to connect Farmgate Road with Strother Road.

i. The 50 foot wide strip of land running parallel to the common property line between the subject property and the "Glosson Estates Subdivision" as recorded in BOM 1963 page 196, beginning at a point 50' west of the southwest corner of PIN # 0774.19 50 1143 and ending at the southeast corner of PIN #0774.19 50 9109 hereinafter referred to as "buffer", shall be rezoned to Conservation Management District CUD and shall be subject to the following additional restrictions:

ORDINANCE NO. (1996) 7 ZC 399
Effective: 11/19/96

1. Said "buffer" shall become a permanent vegetative buffer as described in Condition 1.6 below, between the single family residential uses in "Glosson Estates Subdivision" as recorded in BOM 1963 page 196 and the nonresidential uses to be developed on the subject property.

2. The buffer shall remain undisturbed except for:

- a. A portion of the buffer beginning at a point 50' west of the southwest corner of PIN # 0774.19 50 1143 and extending easterly to the southeast corner of PIN # 0774.19 50 9162, in which the first twenty five (25) feet closest to the thoroughfare district zoned property may be used for storm drainage facilities, erosion control devices and grading for the construction of the access drive as shown on the Exhibit "A" and for the planting of new vegetation, construction of fences, walls, berms, pedestrian trails or similar construction which tends to enhance the area's visual appeal or provide sight or noise screening characteristics. Any such construction shall be designed and undertaken so as to create as little disturbance of the buffer as possible while still honoring public service, health and safety requirements.
- b. Private utility easements and services serving the "Glosson Estates Subdivision" as recorded in BOM 1963 page 196.
- c. Public utility easements and mains as may be required to serve the "Glosson Estate Subdivision" recorded in BOM 1963 page 196 or the subject property.

3. Prior to the issuance of any construction permits, the developer shall prepare a tree survey for all existing 5" caliper (15 5/8 inches in circumference) and larger trees as measured 4 1/2 feet above grade that are located within the undisturbed portions of the buffer. For the portion of the buffer located on the "Strother Triangle" all 3" caliper (9.42 inches in circumference) and larger trees as measured 4 1/2 feet above grade shall be surveyed.

4. In the event existing trees 5" caliper (15 5/8 inches in circumference) or larger as measured 4 1/2 feet above grade [3" caliper (9.42 inches in circumference) or larger as measured 4 1/2 feet above grade within the buffer on the "Strother Triangle] located within the remaining undisturbed portion of the "buffer" are lost during the construction process because of damage from the construction of utility or storm drainage facilities, the property owner shall replace lost trees within the next planting season with a quantity of evergreen shade trees whose sum of diameters equal the diameter of the lost trees as defined by the City Code. The replacement trees shall be a minimum of 2" caliper (6.28 inches in circumference) as measured 1/2 foot above grade and 6' tall at time of planting. These replacement trees shall be planted in a manner which maximizes their screening abilities.

ORDINANCE NO. (1996) 7 ZC 399
Effective: 11/19/96

5. An eight foot high closed wooden fence shall be installed parallel to the "buffer" for the entire length of the "buffer". Said fence shall be located no closer than 25 feet from the common property line of the "Glosson Estates Subdivision" as recorded in BOM 1963 page 196 and the subject property shall be connected to adjacent fencing so as to create a continuous fence separating the adjacent residential properties from the subject property. The fence shall be constructed in a manner which does not require the removal of any trees.

6. In order to supplement the existing vegetation remaining in the buffer and to provide additional screening, the transitional protective yard to be planted in the "buffer" between the subject property and the "Glosson Estates Subdivision" as recorded in BOM 1963 page 196 shall include a continuous evergreen shrub screen consisting of a single row of evergreen screening material planted at a minimum of eight feet on center. This material shall be a minimum of 48" in height at the time of planting. The plant material shall be located on the development side of the fence.

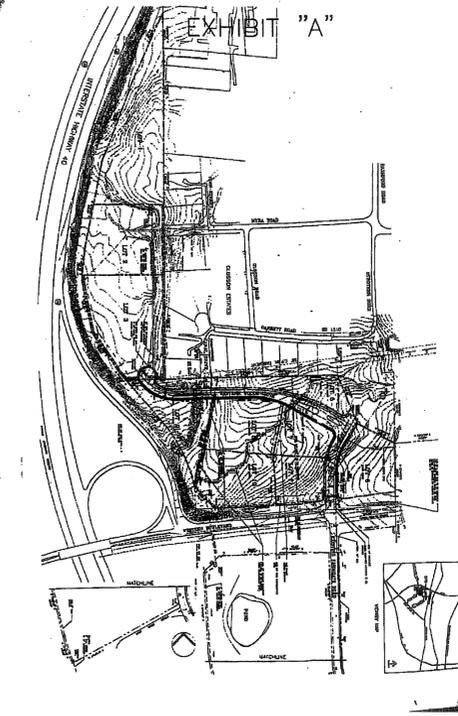
j. Subject to the approval by the City, the final elevation of the centerline of the proposed access road as shown on Exhibit "A" shall be below the existing pregraded centerline elevation except in the areas where the access road crosses any natural drainageways.

k. Subject to approval by the City of Raleigh and at the written request of the owner(s) of any of the following Wake County parcels, PIN #s 0774.19 50 9109, 0774.19 50 8180, 0774.19 50 7172, 0774.19 50 8182, 0774.19 50 5163, 0774.19 50 4172, 0774.19 50 3162 and 0774.19 50 1143, the owner/developer of the property to be rezoned shall make available to the respective parcel owner a recordable 10' wide easement through the "buffer" set out hereinabove in condition i for the purpose of installing a private service water line from the respective tax parcel to the public water line to be installed in the access road proposed and described on "Exhibit A" attached hereto.

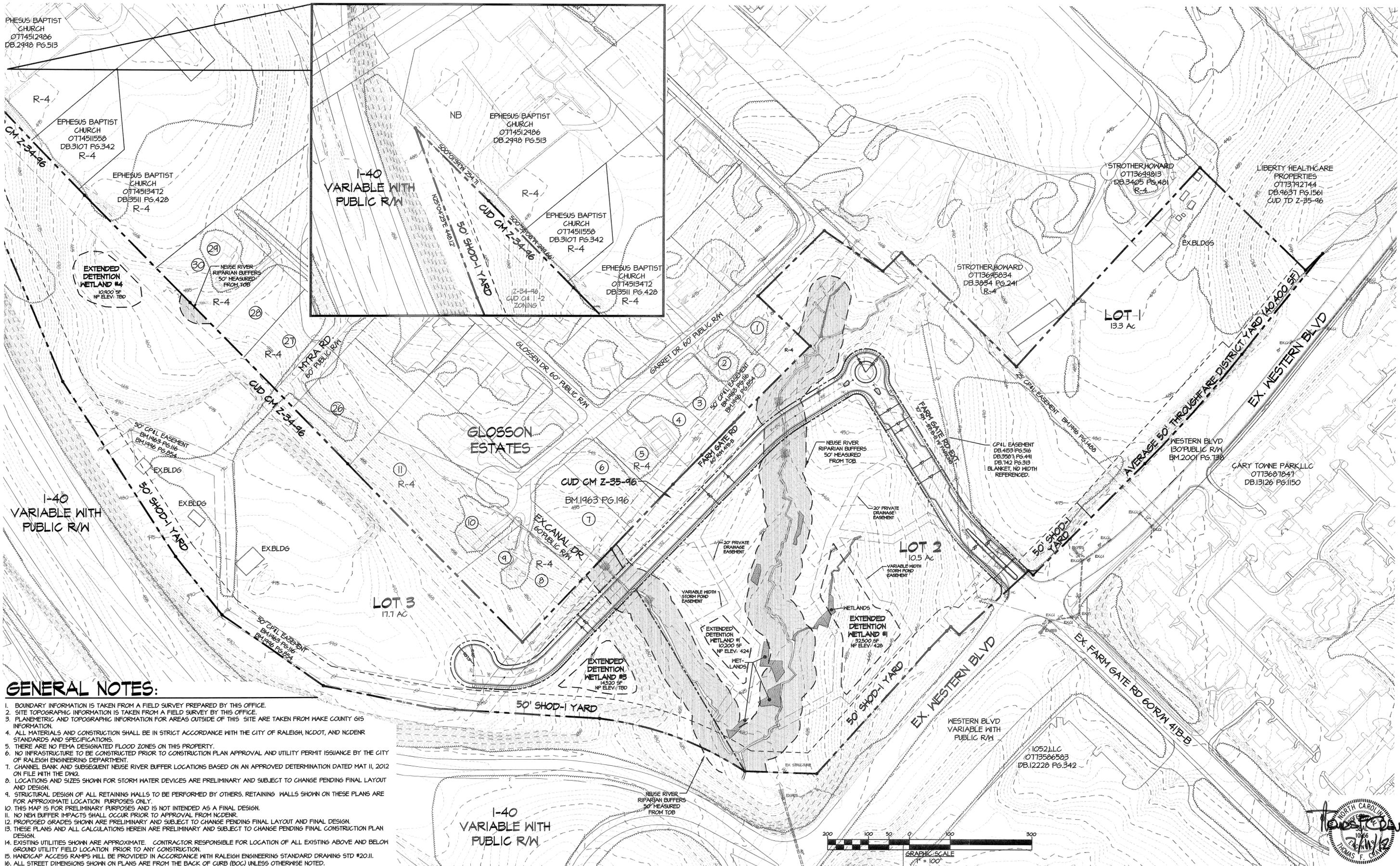
l. All right-of-way dedications eligible for reimbursement shall be reimbursed at Residential-4 values.

m. Upon development of the subject property, the petitioner will dedicate the right-of-way, up to a maximum of 130 feet in width, for that portion of the extension of Western Boulevard adjacent thereto.

(Exhibits can be found in the case file located in the Planning Department.)



EPHESUS BAPTIST CHURCH
 0714512486
 DB.2990 PG.513



GENERAL NOTES:

- BOUNDARY INFORMATION IS TAKEN FROM A FIELD SURVEY PREPARED BY THIS OFFICE.
- SITE TOPOGRAPHIC INFORMATION IS TAKEN FROM A FIELD SURVEY BY THIS OFFICE.
- PLANIMETRIC AND TOPOGRAPHIC INFORMATION FOR AREAS OUTSIDE OF THIS SITE ARE TAKEN FROM WAKE COUNTY GIS INFORMATION.
- ALL MATERIALS AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OF RALEIGH, NCDOT, AND NCDENR STANDARDS AND SPECIFICATIONS.
- THERE ARE NO FEMA DESIGNATED FLOOD ZONES ON THIS PROPERTY.
- NO INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL AND UTILITY PERMIT ISSUANCE BY THE CITY OF RALEIGH ENGINEERING DEPARTMENT.
- CHANNEL BANK AND SUBSEQUENT NEUSE RIVER BUFFER LOCATIONS BASED ON AN APPROVED DETERMINATION DATED MAR 11, 2012 ON FILE WITH THE DMG.
- LOCATIONS AND SIZES SHOWN FOR STORM WATER DEVICES ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL LAYOUT AND DESIGN.
- STRUCTURAL DESIGN OF ALL RETAINING WALLS TO BE PERFORMED BY OTHERS. RETAINING WALLS SHOWN ON THESE PLANS ARE FOR APPROXIMATE LOCATION PURPOSES ONLY.
- THIS MAP IS FOR PRELIMINARY PURPOSES AND IS NOT INTENDED AS A FINAL DESIGN.
- NO NEW BUFFER IMPACTS SHALL OCCUR PRIOR TO APPROVAL FROM NCDENR.
- PROPOSED GRADES SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL LAYOUT AND FINAL DESIGN.
- THESE PLANS AND ALL CALCULATIONS HEREIN ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL CONSTRUCTION PLAN DESIGN.
- EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITY FIELD LOCATION PRIOR TO ANY CONSTRUCTION.
- HANDICAP ACCESS RAMP WILL BE PROVIDED IN ACCORDANCE WITH RALEIGH ENGINEERING STANDARD DRAWING STD #20.11.
- ALL STREET DIMENSIONS SHOWN ON PLANS ARE FROM THE BACK OF CURB (BOC) UNLESS OTHERWISE NOTED.

A PRELIMINARY SUBDIVISION PLAN
BACARRA
 SPONSORED BY: BACARRA, LLC RALEIGH, NORTH CAROLINA

SCALE:	1"=100'
DATE:	JULY 11, 2012
PROJECT:	2012.003-001

PRELIMINARY SUBDIVISION PLAN



PRIEST, CRAVEN & ASSOCIATES, INC.
 LAND USE CONSULTANTS / PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
 3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 · Phone 919 / 781-0300 · Fax 919 / 782-1288 · Email PCA@PriestCraven.com / Firm #: C-0488

03

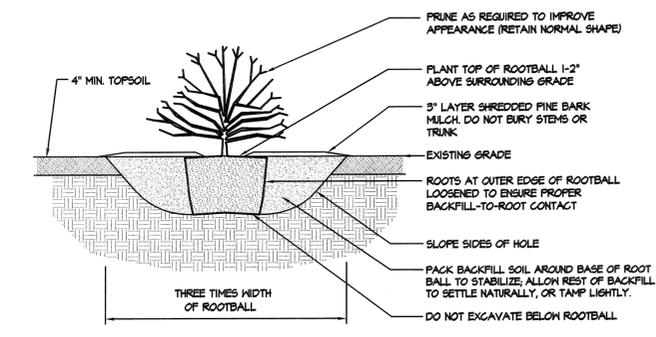
F:\LAND PROJECTS\OTHERS\2012-003\001\01 - WESTERN BLVD APIS - RALEIGH\DWG\SUBDIVISION\03-PR-2012003-01.dwg - Jul 11, 2012 - 6:41 PM - BSR

PRELIMINARY NOT-RELEASED FOR CONSTRUCTION

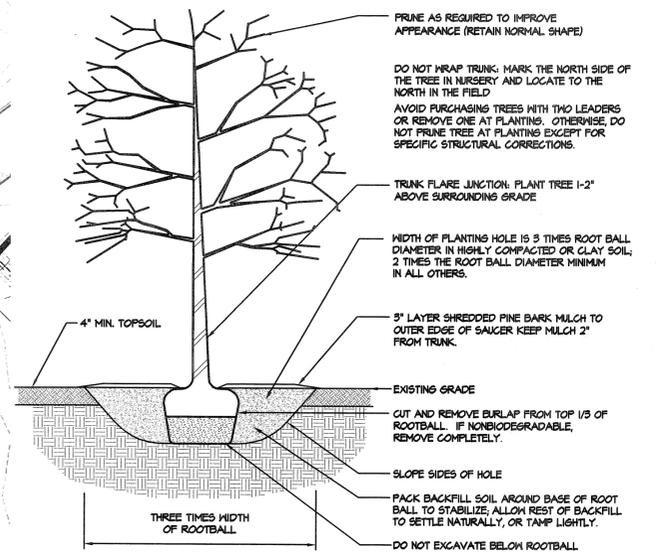
PLANTING SUMMARY:

LARGE TREES

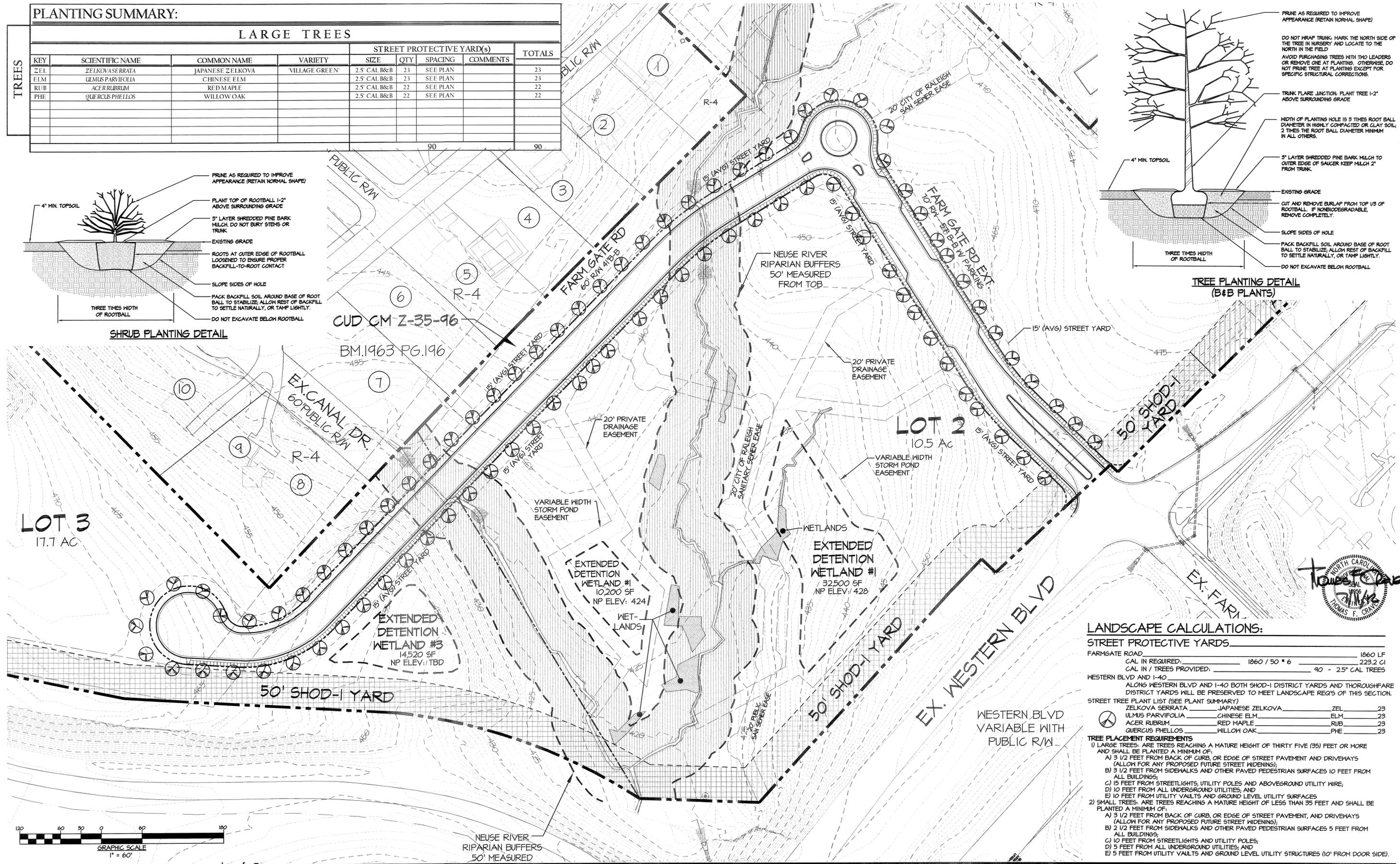
KEY	SCIENTIFIC NAME	COMMON NAME	VARIETY	STREET PROTECTIVE YARD(S)				TOTALS
				SIZE	QTY	SPACING	COMMENTS	
ZEL	ZELKOVA SERRATA	JAPANESE ZELKOVA	VILLAGE GREEN	2.5' CAL B&B	23	SEE PLAN	23	
ELM	ULMUS PARVIFOLIA	CHINESE ELM		2.5' CAL B&B	23	SEE PLAN	23	
RUB	ACER RUBRUM	RED MAPLE		2.5' CAL B&B	22	SEE PLAN	22	
PHE	QUERCUS PHELLOS	WILLOW OAK		2.5' CAL B&B	22	SEE PLAN	22	
					90		90	



SHRUB PLANTING DETAIL



TREE PLANTING DETAIL (B&B PLANTS)



LANDSCAPE CALCULATIONS:

STREET PROTECTIVE YARDS

FARMGATE ROAD	CAL IN REQUIRED:	1860 / 50 * 6	1860 LF
	CAL IN / TREES PROVIDED:	90 - 2.5' CAL TREES	223.2 CI

WESTERN BLVD AND I-40
ALONG WESTERN BLVD AND I-40 BOTH SHOD-I DISTRICT YARDS AND THOROUGHFARE DISTRICT YARDS WILL BE PRESERVED TO MEET LANDSCAPE REQ'S OF THIS SECTION.

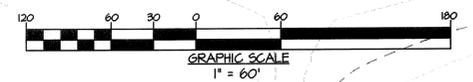
STREET TREE PLANT LIST (SEE PLANT SUMMARY)

ZELKOVA SERRATA	JAPANESE ZELKOVA	ZEL	23
ULMUS PARVIFOLIA	CHINESE ELM	ELM	23
ACER RUBRUM	RED MAPLE	RUB	23
QUERCUS PHELLOS	WILLOW OAK	PHE	22

TREE PLACEMENT REQUIREMENTS

1) LARGE TREES: ARE TREES REACHING A MATURE HEIGHT OF THIRTY FIVE (35) FEET OR MORE AND SHALL BE PLANTED A MINIMUM OF:
 A) 3 1/2 FEET FROM BACK OF CURB, OR EDGE OF STREET PAVEMENT AND DRIVEWAYS (ALLOW FOR ANY PROPOSED FUTURE STREET WIDENING);
 B) 3 1/2 FEET FROM SIDEWALKS AND OTHER PAVED PEDESTRIAN SURFACES 10 FEET FROM ALL BUILDINGS;
 C) 15 FEET FROM STREETLIGHTS, UTILITY POLES AND ABOVEGROUND UTILITY WIRE;
 D) 10 FEET FROM ALL UNDERGROUND UTILITIES, AND
 E) 10 FEET FROM UTILITY VAULTS AND GROUND LEVEL UTILITY SURFACES

2) SMALL TREES: ARE TREES REACHING A MATURE HEIGHT OF LESS THAN 35 FEET AND SHALL BE PLANTED A MINIMUM OF:
 A) 3 1/2 FEET FROM BACK OF CURB, OR EDGE OF STREET PAVEMENT, AND DRIVEWAYS (ALLOW FOR ANY PROPOSED FUTURE STREET WIDENING);
 B) 2 1/2 FEET FROM SIDEWALKS AND OTHER PAVED PEDESTRIAN SURFACES 5 FEET FROM ALL BUILDINGS;
 C) 10 FEET FROM STREETLIGHTS AND UTILITY POLES;
 D) 5 FEET FROM ALL UNDERGROUND UTILITIES; AND
 E) 5 FEET FROM UTILITY VAULTS AND GROUND LEVEL UTILITY STRUCTURES (10' FROM DOOR SIDE).



A PRELIMINARY SUBDIVISION PLAN

BACARRA

SPONSORED BY: BACARRA, LLC RALEIGH, NORTH CAROLINA

SCALE: 1"=60'

DATE: JULY 11, 2012

PROJECT: 2012.003-001

PRELIMINARY LANDSCAPE PLAN

PRIEST, CRAVEN & ASSOCIATES, INC.

LAND USE CONSULTANTS / PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS

3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 Phone 919 / 781-0300 Fax 919 / 782-1288 Email PCA@PriestCraven.com / Firm # C-0488

05

PRELIMINARY NOT-RELEASED FOR CONSTRUCTION

EPHESUS BAPTIST CHURCH
0714512486
DB.2448 PG.513

R-4

EPHESUS BAPTIST CHURCH
0714511558
DB.3107 PG.342
R-4

EPHESUS BAPTIST CHURCH
0714513412
DB.3511 PG.428
R-4

NB

EPHESUS BAPTIST CHURCH
0714512486
DB.2448 PG.513

R-4

EPHESUS BAPTIST CHURCH
0714511558
DB.3107 PG.342
R-4

EPHESUS BAPTIST CHURCH
0714513412
DB.3511 PG.428
R-4

PRIMARY TREE CONSERVATION AREA #10
20' WIDE NEUSE RIPARIAN BUFFER ZONE 2
0.02 AC

PRIMARY TREE CONSERVATION AREA #11
20' WIDE NEUSE RIPARIAN BUFFER ZONE 2
0.11 AC

STROTHER HOWARD
0713649813
DB.3405 PG.481
R-4

STROTHER HOWARD
0713649813
DB.3405 PG.481
R-4

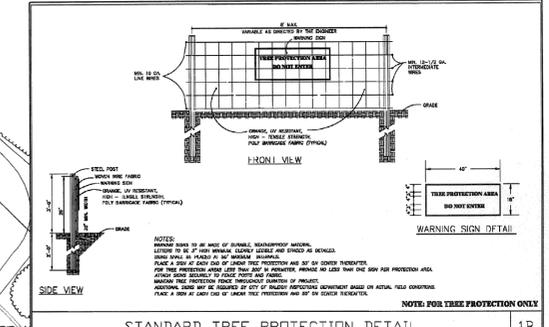
PROPERTIES
0713742144
DB.4631 PG.1561
CUD TD Z-35-46

PRIMARY TREE CONSERVATION AREA #7
50' WIDE TH DISTRICT YARD
0.18 AC

PRIMARY TREE CONSERVATION AREA #6
50' WIDE TH DISTRICT YARD
0.12 AC

EX. WESTERN BLVD

CARY TOWNE PARK LLC
0713687847
DB.13126 PG.1150



PRIMARY TREE CONSERVATION AREA #1
50' WIDE SHOD 1 YARD
1.17 AC

PRIMARY TREE CONSERVATION AREA #4
57' WIDE CM DISTRICT
0.33 AC
SEE Z-34-46 & Z-35-46 FOR DETAILS

PRIMARY TREE CONSERVATION AREA #12
20' WIDE NEUSE RIPARIAN BUFFER ZONE 2
0.10 AC

PRIMARY TREE CONSERVATION AREA #5
50' WIDE SHOD 1 YARD
0.23 AC

GLOSSON ESTATES

PRIMARY TREE CONSERVATION AREA #13
20' WIDE NEUSE RIPARIAN BUFFER ZONE 2
0.05 AC

PRIMARY TREE CONSERVATION AREA #15
20' WIDE NEUSE RIPARIAN BUFFER ZONE 2
0.22 AC

PRIMARY TREE CONSERVATION AREA #2
50' WIDE SHOD 1 YARD
0.41 AC

PRIMARY TREE CONSERVATION AREA #3
57' WIDE CM DISTRICT
1.6 AC
SEE Z-34-46 & Z-35-46 FOR DETAILS

PRIMARY TREE CONSERVATION AREA #8
50' WIDE SHOD 1 YARD
0.9 AC

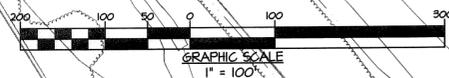
PRIMARY TREE CONSERVATION AREA #17
20' WIDE NEUSE RIPARIAN BUFFER ZONE 2
0.14 AC

PRIMARY TREE CONSERVATION AREA #16
20' WIDE NEUSE RIPARIAN BUFFER ZONE 2
0.14 AC

PRIMARY TREE CONSERVATION AREA #4
50' WIDE SHOD 1 YARD
0.12 AC

PRIMARY TREE CONSERVATION AREA #15
20' WIDE NEUSE RIPARIAN BUFFER ZONE 2
0.3 AC

PRIMARY TREE CONSERVATION AREA #14
20' WIDE NEUSE RIPARIAN BUFFER ZONE 2
0.04 AC



TREE CONSERVATION AREAS:

TREE CONSERVATION AREAS ARE BEING PROVIDED WITHIN THE SHOD 1 YARDS ADJACENT TO WESTERN BLVD AND I-40 AND WITHIN THE THOROUGHFARE DISTRICT YARD WESTERN BLVD. ADDITIONAL TREE CONSERVATION AREAS ARE BEING PROVIDED WITHIN ZONE 2 OF THE NEUSE RIVER RIPARIAN BUFFERS AND WITHIN PORTIONS OF THE CONSERVATION MANAGEMENT ZONING DISTRICTS ADJACENT TO GLOSSON ESTATES. DETAILS FOR DISTURBANCE INTO THE CONSERVATION MANAGEMENT DISTRICTS CAN BE FOUND IN ZONING CASES Z-34-46 AND Z-35-46.

Tree Conservation Plan Data Sheet
(Refer To Ordinance TC-7-04 And User's Manual For Instructions)

Project Name: **WESTERN BLVD APTS** Total Site Acres: **44.6 AC**

	Number of Acres	Percent of Total
(1) Primary Tree Conservation Areas		
(a1) SHOD 1 Yards	35 AC	79 %
(a2) SHOD 2 Yards		
(a3) SHOD 3 Yards		
(a4) SHOD 4 Yards	0.9 AC	2.0 %
(a5) Thoroughfare District Yards	1.4 AC	4.2 %
(a6) Conservation Management District		
(a7) Metro Park Overlay District		
(a8) Conditional Use Zoning Tree Save Areas		
(a9) Natural Protective Yards Required By Re-zoning Or Other Conditions		
(a10) Other Required Tree Save Areas		
(b) Champion Trees including their Critical Root Zones		
(c) Zone 2 of Neuse riparian buffers	1.0 AC	2.2 %
(d) Areas with slopes of 45% or more adjacent to or within floodways		
Subtotal of Primary Tree Conservation Areas:	73 AC	16.3 %
Greenway Easement: (voluntarily inclusion of a portion of greenway)		
(2) Secondary Tree Conservation Areas		
(a) Major Thoroughfare: 60-foot Average Buffer		
(b) Minor Thoroughfare: 50-foot Average Buffer		
(c) 65-foot perimeter yard adjacent to non-vacant property		
(d) Alternate compliance area: 65-foot perimeter yard		
(e) 32-foot perimeter yard adjacent to vacant property		
(f) Alternate compliance area: 32-foot perimeter yard		
(g) Individual trees 12" dbh & larger within 65' of roadways or any non-vacant property		
(h) Individual trees 10" dbh & larger within 32' of any vacant property		
Subtotal of Secondary Tree Conservation Areas:		
TOTAL ALL TREE CONSERVATION AREAS:	73 AC	16.3 %

BMP SOIL GROUP TABLE - POST-DEVELOPMENT

SOILS		EDW #1 DRAINAGE AREA			
SOIL ID	HSG	SF	AC	%	CN OPEN SPACE / LAWN
AgB2	B	334,214	7.67	49.5%	61.0
AgC2	B	5,401	0.12	0.8%	61.0
ApC	B	0	0.00	0.0%	61.0
CeD	B	141,113	3.24	20.9%	61.0
CgB	B	7,427	0.17	1.1%	61.0
CgB2	B	70,219	1.61	10.4%	61.0
CgC2	B	104,653	2.40	15.5%	61.0
CnA	C	675	0.02	0.1%	80.0
PaF	B	0	0.00	0.0%	61.0
UdD	B	10,803	0.25	1.8%	61.0
TOTALS		674,505	15.48	100.0%	61.0

SOILS		EDW #2 DRAINAGE AREA			
SOIL ID	HSG	SF	AC	%	CN OPEN SPACE / LAWN
AgB2	B	21,780	0.50	10.9%	61.0
AgC2	B	30,492	0.70	15.2%	61.0
CeD	B	17,424	0.40	8.7%	61.0
CgC2	B	56,628	1.30	28.3%	61.0
CnA	C	69,696	1.60	34.8%	80.0
PaF	B	4,356	0.10	2.2%	61.0
TOTALS		200,376	4.60	100.0%	61.0

SOILS		EDW #3 DRAINAGE AREA			
SOIL ID	HSG	SF	AC	%	CN OPEN SPACE / LAWN
CeD	B	47,741	1.10	13.7%	61.0
CgB2	B	93,741	2.15	26.9%	61.0
CgC2	B	206,648	4.74	59.3%	61.0
CnA	C	348	0.01	0.1%	80.0
TOTALS		348,478	8.00	100.0%	61.0

SOILS		EDW #4 DRAINAGE AREA			
SOIL ID	HSG	SF	AC	%	CN OPEN SPACE / LAWN
AgB2	B	46,775	1.07	18.2%	61.0
AgC2	B	30,640	0.71	12.0%	61.0
CgC2	B	11,051	0.25	4.3%	61.0
CgB2	B	0	0.00	0.0%	61.0
CgC2	B	93,035	2.14	36.2%	61.0
CnA	C	75,045	1.72	29.2%	80.0
TOTALS		286,747	6.89	100.0%	66.8

DEVICE SUMMARY

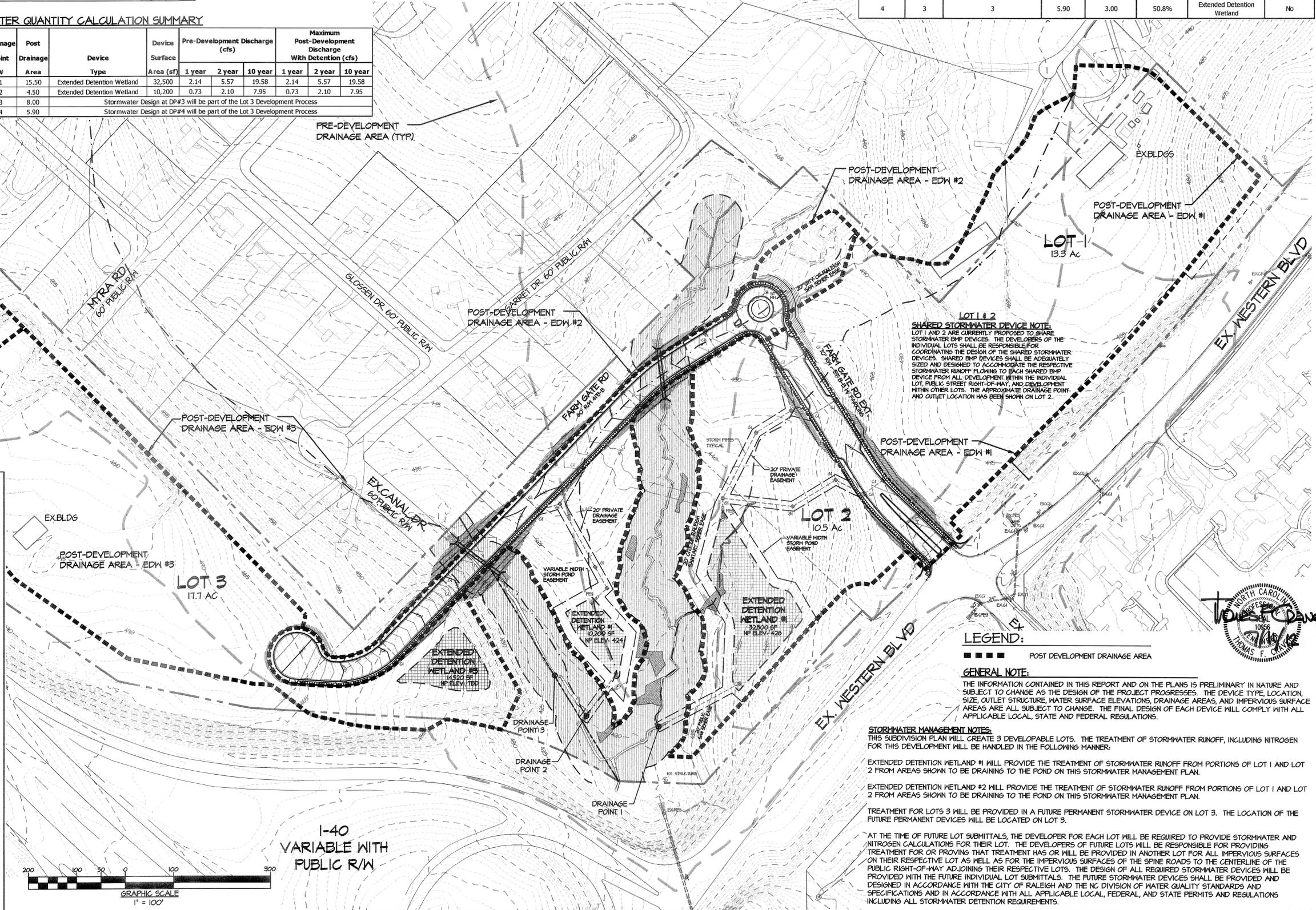
DRAINAGE POINT #	Located on Lot	Lots Draining to BMP	Post Drainage Area	Impervious Surface Area	Impervious Surface %	Device Type	Shared Device (yes / no)
1	2	Portions 1 and 2	15.50	9.06	58.5%	Extended Detention Wetland	Yes
2	2	Portions 1 and 2	4.50	2.74	60.9%	Extended Detention Wetland	Yes
3	3	3	8.00	4.00	50.0%	Extended Detention Wetland	No
4	3	3	5.90	3.00	50.8%	Extended Detention Wetland	No

WATER QUANTITY CALCULATION SUMMARY

Drainage Point #	Post Drainage Area	Device Type	Device Surface Area (sf)	Pre-Development Discharge (cfs)			Maximum Post-Development Discharge With Detention (cfs)		
				1 year	2 year	10 year	1 year	2 year	10 year
1	15.50	Extended Detention Wetland	32,500	2.14	5.57	19.58	2.14	5.57	19.58
2	4.50	Extended Detention Wetland	10,200	0.73	2.10	7.95	0.73	2.10	7.95
3	8.00	Stormwater Design at DP#3 will be part of the Lot 3 Development Process							
4	5.90	Stormwater Design at DP#4 will be part of the Lot 3 Development Process							

WATER QUALITY CALCULATION SUMMARY

EXTENDED DETENTION WETLAND #1	POST DEVELOPMENT DRAINAGE AREA = 15.50 AC	CN = 98
	PROPOSED/EXST. IMPERVIOUS SURFACE = 9.06 AC	CN = 64 (AVG FOR DRNG AREA)
	PROPOSED/EXST. LAWN & LANDSCAPE = 6.44 AC	SEE OVERALL STORMWATER MGMT. PLAN - POST DEVELOPMENT CONDITIONS FOR SOIL BREAKDOWN
	WATER QUALITY VOLUME TO TREAT (SIMPLE METHOD 1" RUNOFF) = 32,409 CF	
	IMP. SURFACE% = 9.06/15.50 = 58.45%	Rv = .05 + 0.9(0.5845) = 0.57601
		V = (3630)(1)(0.57601)(15.5) = 32,409 CF
		VREQ = 32,409 CF
EXTENDED DETENTION WETLAND #2	POST DEVELOPMENT DRAINAGE AREA = 4.50 AC	CN = 98
	PROPOSED/EXST. IMPERVIOUS SURFACE = 2.74 AC	CN = 64 (AVG FOR DRNG AREA)
	PROPOSED/EXST. LAWN & LANDSCAPE = 1.76 AC	SEE OVERALL STORMWATER MGMT. PLAN - POST DEVELOPMENT CONDITIONS FOR SOIL BREAKDOWN
	WATER QUALITY VOLUME TO TREAT (SIMPLE METHOD 1" RUNOFF) = 9,759 CF	
	IMP. SURFACE% = 2.74/4.50 = 60.82%	Rv = .05 + 0.9(0.6082) = 0.59740
		V = (3630)(1)(0.59740)(4.5) = 9,759 CF
		VREQ = 9,759 CF
DRAINAGE POINT #3 (ESTIMATE)	POST DEVELOPMENT DRAINAGE AREA = 8.00 AC	CN = 98
	PROPOSED/EXST. IMPERVIOUS SURFACE = 4.00 AC	CN = 64 (AVG FOR DRNG AREA)
	PROPOSED/EXST. LAWN & LANDSCAPE = 4.00 AC	SEE OVERALL STORMWATER MGMT. PLAN - POST DEVELOPMENT CONDITIONS FOR SOIL BREAKDOWN
	WATER QUALITY VOLUME TO TREAT (SIMPLE METHOD 1" RUNOFF) = 14,520 CF	
	IMP. SURFACE% = 4.00/8.00 = 50.00%	Rv = .05 + 0.9(0.5000) = 0.50000
		V = (3630)(1)(0.50000)(8) = 14,520 CF
		VREQ = 14,520 CF
DRAINAGE POINT #4 (ESTIMATE)	POST DEVELOPMENT DRAINAGE AREA = 5.90 AC	CN = 98
	PROPOSED/EXST. IMPERVIOUS SURFACE = 3.00 AC	CN = 64 (AVG FOR DRNG AREA)
	PROPOSED/EXST. LAWN & LANDSCAPE = 2.90 AC	SEE OVERALL STORMWATER MGMT. PLAN - POST DEVELOPMENT CONDITIONS FOR SOIL BREAKDOWN
	WATER QUALITY VOLUME TO TREAT (SIMPLE METHOD 1" RUNOFF) = 10,872 CF	
	IMP. SURFACE% = 3.00/5.90 = 50.85%	Rv = .05 + 0.9(0.5085) = 0.50763
		V = (3630)(1)(0.50763)(5.9) = 10,872 CF
		VREQ = 10,872 CF



LEGEND:
 ■■■■■ POST DEVELOPMENT DRAINAGE AREA

GENERAL NOTE:
 THE INFORMATION CONTAINED IN THIS REPORT AND ON THE PLANS IS PRELIMINARY IN NATURE AND SUBJECT TO CHANGE AS THE DESIGN OF THE PROJECT PROGRESSES. THE DEVICE TYPE, LOCATION, SIZE, OUTLET STRUCTURE, WATER SURFACE ELEVATIONS, DRAINAGE AREAS, AND IMPERVIOUS SURFACE AREAS ARE ALL SUBJECT TO CHANGE. THE FINAL DESIGN OF EACH DEVICE WILL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

STORMWATER MANAGEMENT NOTES:
 THIS SUBDIVISION PLAN WILL CREATE 3 DEVELOPABLE LOTS. THE TREATMENT OF STORMWATER RUNOFF, INCLUDING NITROGEN FOR THIS DEVELOPMENT WILL BE HANDLED IN THE FOLLOWING MANNER:
 EXTENDED DETENTION WETLAND #1 WILL PROVIDE THE TREATMENT OF STORMWATER RUNOFF FROM PORTIONS OF LOT 1 AND LOT 2 FROM AREAS SHOWN TO BE DRAINING TO THE POND ON THIS STORMWATER MANAGEMENT PLAN.
 EXTENDED DETENTION WETLAND #2 WILL PROVIDE THE TREATMENT OF STORMWATER RUNOFF FROM PORTIONS OF LOT 1 AND LOT 2 FROM AREAS SHOWN TO BE DRAINING TO THE POND ON THIS STORMWATER MANAGEMENT PLAN.
 TREATMENT FOR LOTS 3 WILL BE PROVIDED IN A FUTURE PERMANENT STORMWATER DEVICE ON LOT 3. THE LOCATION OF THE FUTURE PERMANENT DEVICES WILL BE LOCATED ON LOT 3.
 AT THE TIME OF FUTURE LOT SUBMITTALS, THE DEVELOPER FOR EACH LOT WILL BE REQUIRED TO PROVIDE STORMWATER AND NITROGEN CALCULATIONS FOR THEIR LOT. THE DEVELOPERS OF FUTURE LOTS WILL BE RESPONSIBLE FOR PROVIDING TREATMENT FOR OR PROVING THAT TREATMENT HAS OR WILL BE PROVIDED IN ANOTHER LOT FOR ALL IMPERVIOUS SURFACES ON THEIR RESPECTIVE LOT AS WELL AS FOR THE IMPERVIOUS SURFACES OF THE SPINE ROADS TO THE CENTERLINE OF THE PUBLIC RIGHT-OF-WAY ADJOINING THEIR RESPECTIVE LOTS. THE DESIGN OF ALL REQUIRED STORMWATER DEVICES WILL BE PROVIDED WITH THE FUTURE INDIVIDUAL LOT SUBMITTALS. THE FUTURE STORMWATER DEVICES SHALL BE PROVIDED AND SPECIFICATIONS AND IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE NC DIVISION OF WATER QUALITY STANDARDS AND REGULATIONS INCLUDING ALL STORMWATER DETENTION REQUIREMENTS.

	A PRELIMINARY SUBDIVISION PLAN		SCALE: 1"=100'	PRELIMINARY STORMWATER MANAGEMENT PLAN	PRIEST, CRAVEN & ASSOCIATES, INC. LAND USE CONSULTANTS / PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS 3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609. Phone 919/781-0300. Fax 919/782-1288. Email PCA@PriestCraven.com / Firm #: C-0488	07
	BACARRA SPONSORED BY: BACARRA, LLC RALEIGH, NORTH CAROLINA		DATE: JULY 11, 2012 PROJECT: 2012.003-001			

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PRELIMINARY NOT-RELEASED FOR CONSTRUCTION