Preliminary Subdivision Plan Application WATKINS GLEN SUBD 5-19-19





Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831 Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

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

Office Use Only: Transaction # 5929	Project Coordi	nator Te	am Leader BOIVIN
-161		XY APPROVALS	001.01/0
	onal Subdivision	Compact Development	Conservative Subdivision
If your project has been through the Due			
		FORMATION	
Development Name CARLTON G	ROUP OF NC L	LC	
Proposed Use SINGLE FAMILY	HOMES ON IND	DIVIDUAL LOTS	
Property Address(es) 3937 WATKINS	ROAD , RALEIG	6H NC	
Wake County Property Identification Num	ber(s) for each parcel to	which these guidelines will app	ly:
PIN Recorded Deed PIN Reco 1747847561	orded Deed	PIN Recorded Deed	PIN Recorded Deed
What is your project type? Single family Other (describe):	e Subdivision	in a non-residential zoning distri	ict
	OWNER/DEVELOR	PER INFORMATION	
Company Name CARLTON GROU	P OF NC LLC	Owner/Developer Name MO	RT SILBERBURG
Address 5856 FARINGDON PL	ACE SUITE 200	RALEIGH NC 27609)
Phone 914-402-7852	Email morcarltor	n@aol.com Fax	
CO	NSULTANT/CONTA	CT PERSON FOR PLANS	
Company Name Caa Engineers Inc	;	Contact Name GEORGE	"MAC" MCINTYRE PE
Address 4932 B WINDY HILL D	RIVE RALEIG	1 ··_ · · · · · · · · · · · · · · ·	
Phone 919-427-5227	Email macmcintyr	epe@gmail.com	

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	NING INFOR	MATION		
Zoning District(s) R-4				
If more than one district, provide the acreage of each:				
Overlay District?				
Inside City Limits? 🗌 Yes 🔳 No				
CUD (Conditional Use District) Case # Z- N/A				
COA (Certificate of Appropriateness) Case # N/A				
BOA (Board of Adjustment) Case # A- N/A				
STOR	/WATER INF	ORMATION		
Existing Impervious Surface .25 AC. acres/s	f Floo	od Hazard Area	Yes	No
Proposed Impervious Surface 14.13 AC acres/s	f Neu	ise River Buffer	Yes	No
	We	tlands	Yes	No
If in a Flood Hazard Area, provide the following:				
Alluvial Soils Flood Study		FEMA Map	Panel #	
NUMBE	R OF LOTS A	ND DENSITY		
Total # of Townhouse Lots: Detached N/A	Atta	ched N/A		
Total # of Single Family Lots 100	Tota	al # of All Lots 100)	
Overall Unit(s)/Acre Densities Per Zoning Districts 4	ITS/ACRE	(ALLOWED)	1.65 UNITS	S /ACRE (ACTUA
Total # of Open Space and/or Common Area Lots 8 O				
SIGNATURE BLOC	K (Applicable	e to all developr	nents)	
In filing this plan as the property owner(s), I/we do here successors and assigns jointly and severally to construct subdivision plan as approved by the City.	all improvemen	ts and make all dec	lications as show	vn on this proposed
I hereby designate to se administrative comments, to resubmit plans on my beha	erve as my agen If, and to repre	t regarding this app sent me in any publ	lication, to recei lic meeting regar	ive and respond to ding this application.
I/we have read, acknowledge, and affirm that this project development use.	t is conforming	to all application re	equirements app	licable with the propose
Signature		Date	<u>^</u>	

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PAGE 2 OF 3

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REVISION 03.11.16

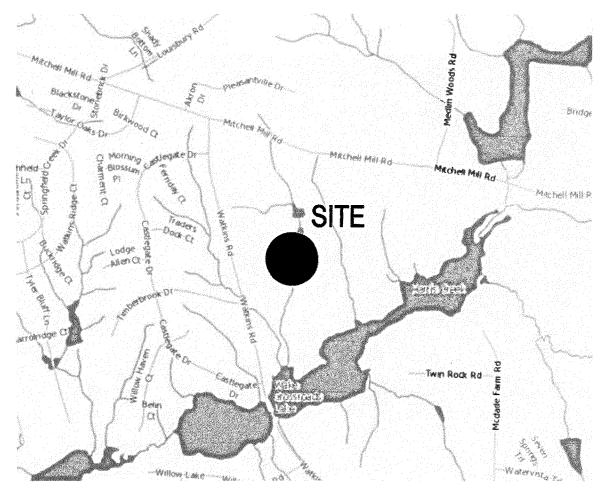
GENERAL REQUIREMENTS	COMPLI	TO BE COMPLETED BY APPLICANT		OFFICE USE ONLY	
	YES	N/A	YES	NO	N/A
1. Applicant must contact a Planner to determine if a Pre-Application Conference is required prior to application submittal	\boxtimes		i		
 Filing fee for plan review – payments may be made by cash, Visa, Mastercard, or check made payable to the City of Raleigh (no fee for infill recombination) 					
3. Preliminary Subdivision Plan Application must be completed and signed by the property owner			~		
4. Applicant must complete and print page 1 and 2 of the Preliminary Subdivision Plan Application to the plan cover sheet (not applicable for infill recombination)					
5. I have referenced the Preliminary Subdivision Plan Checklist, and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City			~		
6. Provide the following plan sheets:	Ŕ		4		
a) Cover sheet, to include general notes, owner's name, contact's name, phone number, mailing address, email address	X		Cont		
b) Existing conditions sheet	X		1		
c) Proposed Subdivision Plan	\boxtimes		V		
d) Proposed Grading and Stormwater Plan	\boxtimes		~		
e) Proposed Utility Plan, including Fire	\boxtimes		V		
f) Proposed Tree Conservation Plan	\square		i		
g) Proposed Landscaping	\boxtimes				
h) Transportation Plan	\square				
7. 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.			Commentation		
8. Plan size must be 18" x 24" or 24" x 36"	\square		L		
9. 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	Ø		\checkmark		
10. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	\boxtimes		V	-	
11. 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		1		
12. Wake County School form, if dwelling units are proposed	\square				
13. Preliminary stormwater quantity and quality summary and calculations package			V		
14. 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					

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PAGE 3 OF 3

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REVISION 03.11.16



VICINITY MAP 1"=800'

PROJECT INFORMATION:

PROJECT:

OWNER/DEVELOPER:

PHONE: CONTACT: EMAIL: ENGINEER:

PHONE: EMAIL: SURVEYOR:

PHONE:

PROJECT ADDRESS: PIN: **ZONING:** EXIST USE: FLOOD ZONE:



Know what's below. Call before you dig. (Or call: 1-800-632-4949)

TREE (LANDSCAPE / SURVEY

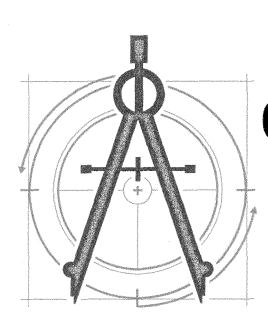
WATKINS GLEN SUBDIVISION PRELIMINARY SUBDIVISION PLAN CARLTON GROUP OF NC LLC **5856 FARINGDON PLACE** RALEIGH, NC 27609 (914) 403-7848 MARSHALL SKIP DAVIS SKIPD4@AOL.COM **KEITH GETTLE, PE** caaENGINEERS. INC 4932 B WINDY HILL DRIVE RALEIGH, NC 27609 (919) 210-3934 KGETTLE@CAAENGINEERS.COM THE WOODCOCK GROUP LLC P O BOX 336, YOUNGSVILLE NC, 27598 (919) 522-7253 3937 WATKINS ROAD, RALEIGH NC 1747847561 R-4 SINGLE FAMILY RESIDENTIAL / VACANT FEMA FIRM MAP 3720174700J

SITE DATA 60.55 AC (2,637,558 SF) 2,637,558 SF - 2500 SF = 2,635,058 SF (60.49 AC) **GROSS SITE AREA** NET SITE AREA (LESS ROW DED) LOT SUMMARY - SINGLE FAMILY 100 LOTS 2500 SF 10 LF PROPOSED RIGHT OF WAY DEDICATION SETBACK FROM A PRIMARY STREET (MIN REQ) 10 LF 10 LF ETBACK FROM A PRIMARY STREET (PROVIDED) TRACK FROM A SIDE STREET 5 LF 15 LF 20 LF 20 LF FROM A REAR LOT LINE (MIN REQ) FROM A REAR LOT LINE (PROVIDED) **MAXIMUM HEIGHT** 40' MAX R4 = 4 UNITS / ACREDENSITY CALCULATIONS: 60.55 ACRES / 4 UNITS / AC = 242 UNITS ALLOWED DENSITY ALLOWED: **DENSITY PROVIDED:** 100 UNITS **OPEN SPACE REQUIRED (10%)** 263,756 SF **OPEN SPACE PROVIDED** 1,511,908 SF % LOTS ABUTTING OPEN SPACE (REQ'D) % LOTS ABUTTING OPEN SPACE (PROVIDED) CONTIGUOUS AREA (% REQ'D) 40 LOTS (40%) 97 LOTS (97%) 907,144.8 SF (60%) CONTIGUOUS AREA (% PROVIDED) 1,099,018.8 SF (72%) 50 FT (MIN) 50 FT OPEN SPACE WIDTH REQUIRED **OPEN SPACE WIDTH PROVIDED**

	NEW LEGEN	ND EXISTING
DRAINAGE STRUCTURE		
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SANITARY SEWER CLEANOUT	C.O.	c.o.
WATER VALVE	8	8
FIRE HYDRANT	*	A Contraction of the contraction
OVERHEAD UTILITY LINE	OH	XOH
UNDERGROUND ELECTRIC LINE	E	XE
UNDERGROUND TELECOM/DATA LINE		
FIBER OPTIC CABLE	FO	
GAS LINE	G	— — — XG — — — —
STORM DRAINAGE PIPE	SD	XSD
SANITARY SEWER LINE	SS	XSS
WATER LINE		XW
SURFACE ELEVATION CONTOUR	400	400
SURFACE SPOT ELEVATION	* ^{356,44}	x 356.44
CLEARING LIMIT/TREE LINE	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	$\land \land $
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ELECTRICAL TRANSFORMER PAD	T	Т

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S.



Preliminary Subdivsion Plan Watkins Glen **Preliminary Subdivis Plan Application** Subdivision Office Use Only: Transaction

City of Raleigh Wake County, North Carolina

The Carlton Group of NC, LLC

5856 Faringdon Place Suite 200 Raleigh, NC 27609

SHEET	DESCRIPTION
	Cover Sheet
C1	Standard Notes
C2	Existing Conditions & Demolition Plan
C3	Overall Site Plan
C4	Subdivision and Transportation Plan - West
C5	Subdivision and Transportation Plan - East
C6	Grading and Storm Drainage - West
C7	Grading and Storm Drainage - East
C8	Utility Plan - West
C9	Utility Plan - East
C10	Utility Plan - Insets
C11	Landscape Plan
C12	Watkins Road Widening
C13	Tree Conservation Plan
D-1	Standard Site Details
D-2	Site and Stormwater Details
D-3	Stormwater Details
D-4	Sanitary Sewer Details
D-5	Water Details



DATED JANUARY 26, 2019. 2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES & SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM HIS ACTIVITIES. CALL UTILITY LOCATOR SERVICE AT LEAST 48 HOURS PRIOR TO DIGGING. 3. ALL CONSTRUCTION WILL BE IN STRICT CONFORMANCE TO THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS. 4. NO CHANGES MAY BE MADE TO THE APPROVED DRAWINGS WITHOUT WRITTEN PERMISSION FROM THE ISSUING AUTHORITY. 5. CONSTRUCTION PLANS FOR PUBLIC STREETS AND UTILITIES MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO RECORDING OF ANY PLAT FOR THIS DEVELOPMENT. 6. THIS PLAN DOES NOT GRANT APPROVAL OF PROPOSED DECKS, PATIOS, PORCHES AND HVAC UNITS, WHICH SHALL ADHERE TO SEC. 1.5.4.D.1 SETBACK ENCROACHMENTS AND WILL BE REVIEWED AT THE TIME OF BUILDING PERMIT ISSUANCE.

SOLID WASTE COMPLIANCE STATEMENT:

DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

REFUSE CONTAINERS WILL BE ROLLED TO THE CURB OF THE PUBLIC RIGHT-OF-WAY AND SERVICED BY CITY OF RALEIGH SOLID WASTE SERVICES.

caaENGINEERS, Inc.

McIntyre, Gettle, Crowley **PROFESSIONAL ENGINEERS**

1233 Heritage Links Drive, Wake Forest, North Carolina 27587 4932B Windy Hill Drive, Raleigh, North Carolina 27609 (919)625-6755 © caaENGINEERS, Inc. All Rights Reserved C-2151

	DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)
Preliminary Subdivision	ZONING INFORMATION
Dian Application SERVICES	Zoning District(s) R-4
Plan Application	If more than one district, provide the acreage of each:
Development Services Customer Service Center Exchange Plaza, Suite 400 Raleigh, NC 27601 919-996-2495 efax 919-996-1831 the same Litchford Satellite Office 8320 - 130 Litchford Road Raleigh, NC 27601 919-996-4200	Overlay District? Yes No
Electriora Satellite Office 6520 – 150 Litchiora Road Raleign, NC 2/601 919-996-4200	Inside City Limits? Yes 🔳 No
When submitting plans, please check the appropriate review type and include the Plan Checklist document.	CUD (Conditional Use District) Case # Z- N/A
	COA (Certificate of Appropriateness) Case # N/A
Office Use Only: Transaction # Project Coordinator Team Leader	BOA (Board of Adjustment) Case # A- N/A
PRELIMINARY APPROVALS	STORMWATER INFORMATION
Subdivision * Conventional Subdivision Compact Development Conservative Subdivision	Existing Impervious Surface .25 AC. acres/sf Flood Hazard Area Yes No
*May require City Council approval if in a Metro Park Overlay or Historic Overlay District	Proposed Impervious Surface 14.13 AC acres/sf Neuse River Buffer Yes No
If your project has been through the Due Difference	Wetlands Yes No
If your project has been through the Due Diligence process, provide the transaction #:	If in a Flood Hazard Area, provide the following:
GENERAL INFORMATION Development Name CARLTON GROUP OF NC LLC	Alluvial Soils Flood Study FEMA Map Panel #
Proposed Use SINGLE FAMILY HOMES ON INDIVIDUAL LOTS	NUMBER OF LOTS AND DENSITY
Property Address(es) 3937 WATKINS ROAD , RALEIGH NC	Total # of Townhouse Lots: Detached N/A Attached N/A
	Total # of Single Family Lots 100 Total # of All Lots 100
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:	Overall Unit(s)/Acre Densities Per Zoning Districts 4 UNITS/ACRE (ALLOWED) 1.65 UNITS /ACRE (ACTUAL)
PIN Recorded Deed	Total # of Open Space and/or Common Area Lots 8 OPEN SPACE LOTS
What is your project type?	SIGNATURE BLOCK (Applicable to all developments)
Single family Townhouse Subdivision in a non-residential zoning district	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.
OWNER/DEVELOPER INFORMATION	I hereby designate to serve as my agent regarding this application, to receive and respond to
Company Name CARLTON GROUP OF NC LLC Owner/Developer Name MORT SILBERBURG	administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.
Address 5856 FARINGDON PLACE SUITE 200 RALEIGH NC 27609	I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed
Phone 914-402-7852 Email morcarlton@aol.com Fax	development use.
CONSULTANT/CONTACT PERSON FOR PLANS	Wlankell plans
Company Name Caa Engineers Inc Contact Name GEORGE "MAC" MCINTYRE PE	Signature Date ¹
	Signature Date
Phone 919-427-5227 Email macmcintyrepe@gmail.com Fax	

1. BOUNDARY AND TOPO INFORMATION TAKEN FROM THEWOODCOCK GROUP, LLC

Right-of-Way Obstruction Notes:

• Street, Lane, and Sidewalk closures or detours: Prior to any work that impacts the right-of-way or closing of any street, lane, or sidewalk, the contractor must apply for a permit with Right-of-Way Services.

 A permit request with a traffic control and/or pedestrian plan shall be submitted to rightofwayservices@raleighnc.gov at www.raleighnc.gov Keyword "Right-of-Way Services.

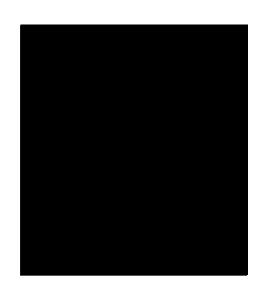
 Prior to the start of work, the Client shall schedule a Pre-Construction meeting with the Engineering Inspections Coordinator to review the specific components of the approved plan, and ensure all permits are issued.

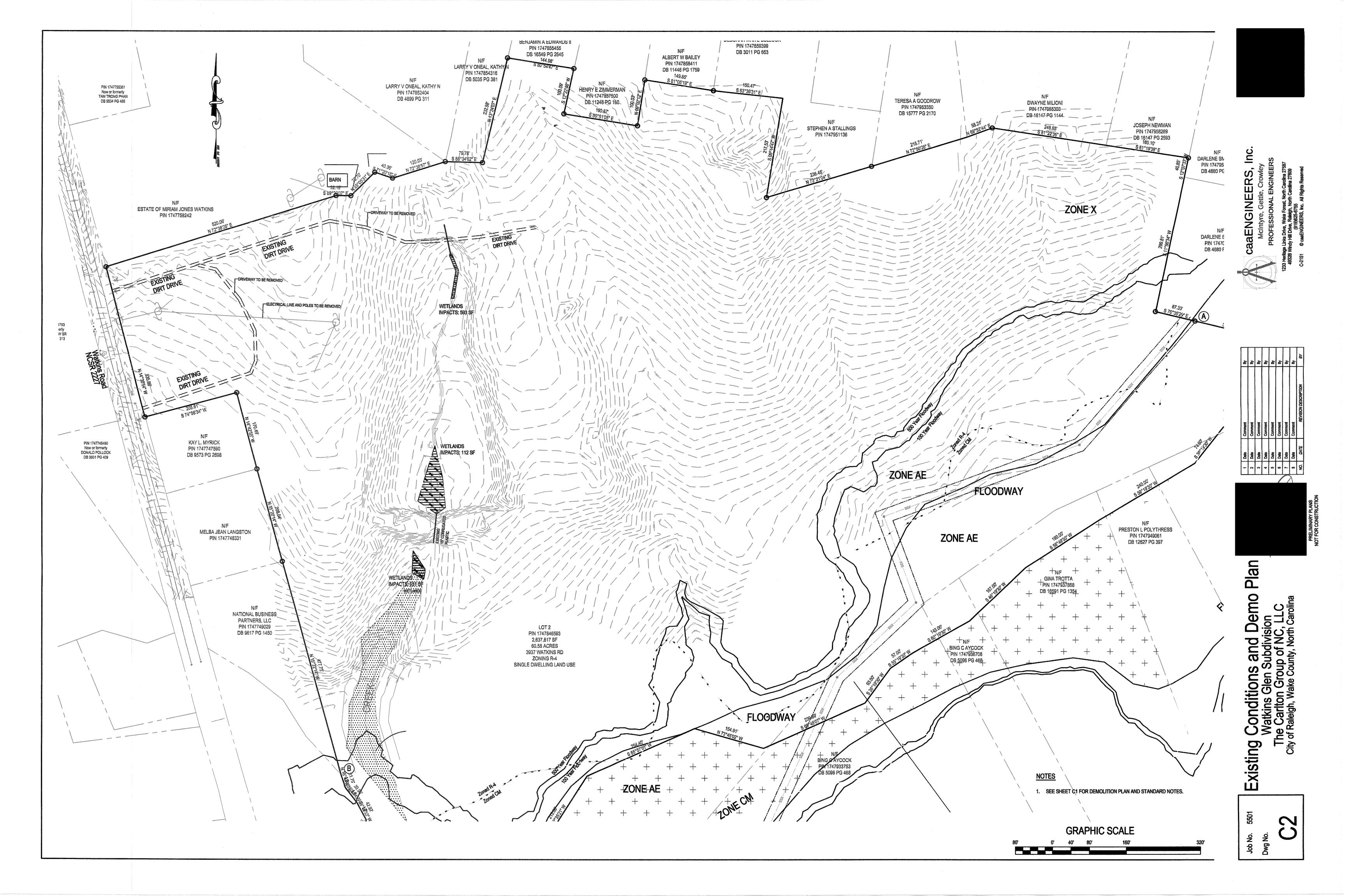
 The City of Raleigh requires an approved Right-of-Way Obstruction Permit for work on any public street or sidewalk and NCDOT road within Raleigh's Jurisdiction.

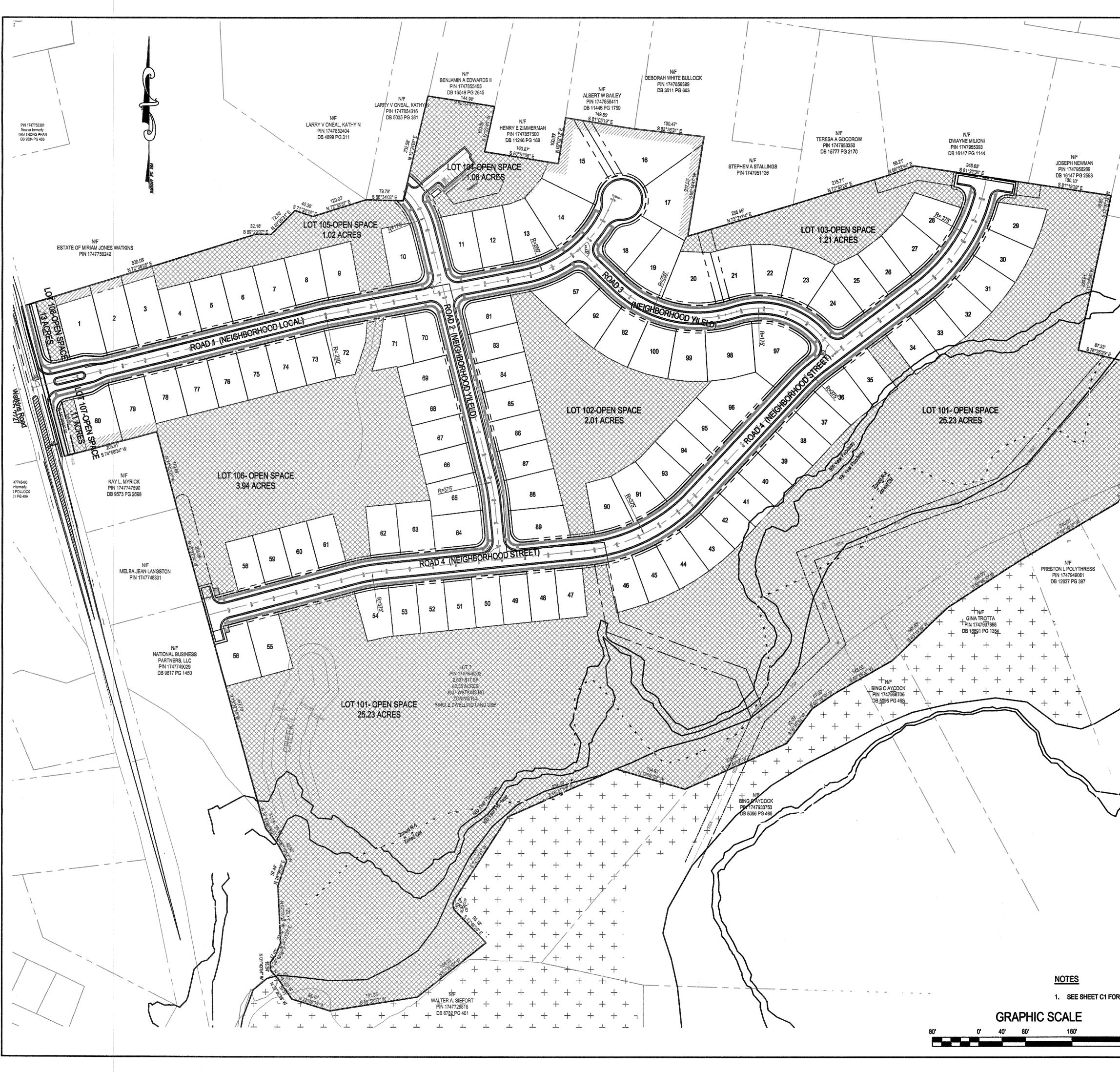
• All Traffic Control Signage and practices shall adhere to the Manual on Uniform Traffic Control, and the latest edition of the NCDOT "Standard Specification for Roadway Structures", NCDOT "Roadway Standard Drawing Manual", and the NCDOT supplement to the MUTCD.

• All public sidewalks must be accessible to pedestrians who are visually impaired and/or people with mobility concerns. Existing and alternative pedestrian routes during construction shall be required to be compliant with the Public Rights of Way Accessibility Guidelines (PROWAG), the ADA Standards for Accessible Design and the Manual on Uniform Traffic Control Devices (MUTCD).

• All permits must be available and visible on site during the operation.







	Watki	ot Summary ns Road Subd igh, North Car	ivision				۲۰۰۰ - ۰۰۰ ۱۹۹۳ - ۱۹۹۳ - ۱۹۹۹ - ۱۹۹۹ - ۱۹۹۹ - ۱۹۹۹ - ۱۹۹۹ - ۱۹۹۹ ۱۹۹۳ - ۱۹۹۹ - ۱۹۹۹ - ۱۹۹۹ - ۱۹۹۹ - ۱۹۹۹ - ۱۹۹۹ - ۱۹۹۹ - ۱۹۹۹ ۱۹۹۳ - ۱۹۹۹ - ۱۹۹۹ - ۱۹۹۹ - ۱۹۹۹ - ۱۹۹۹ - ۱۹۹۹ - ۱۹۹۹ - ۱۹۹۹ - ۱۹۹۹ - ۱۹۹۹ - ۱۹۹۹ - ۱۹۹۹ - ۱۹۹۹ - ۱۹۹۹ - ۱۹۹۹
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320'	Watkins Roadway	9,300 1,511,908	9,300 5,912	0	Add	litional pavem	ent
	Open Space Total (acre)	1,511,908 60.55	5,912 14.13	1,505,996 46.42	androstation and a state of the		1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 -

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 1233 Hertlage Links Drive, Wake Forest, North Carolina 2760 (919)625-6755

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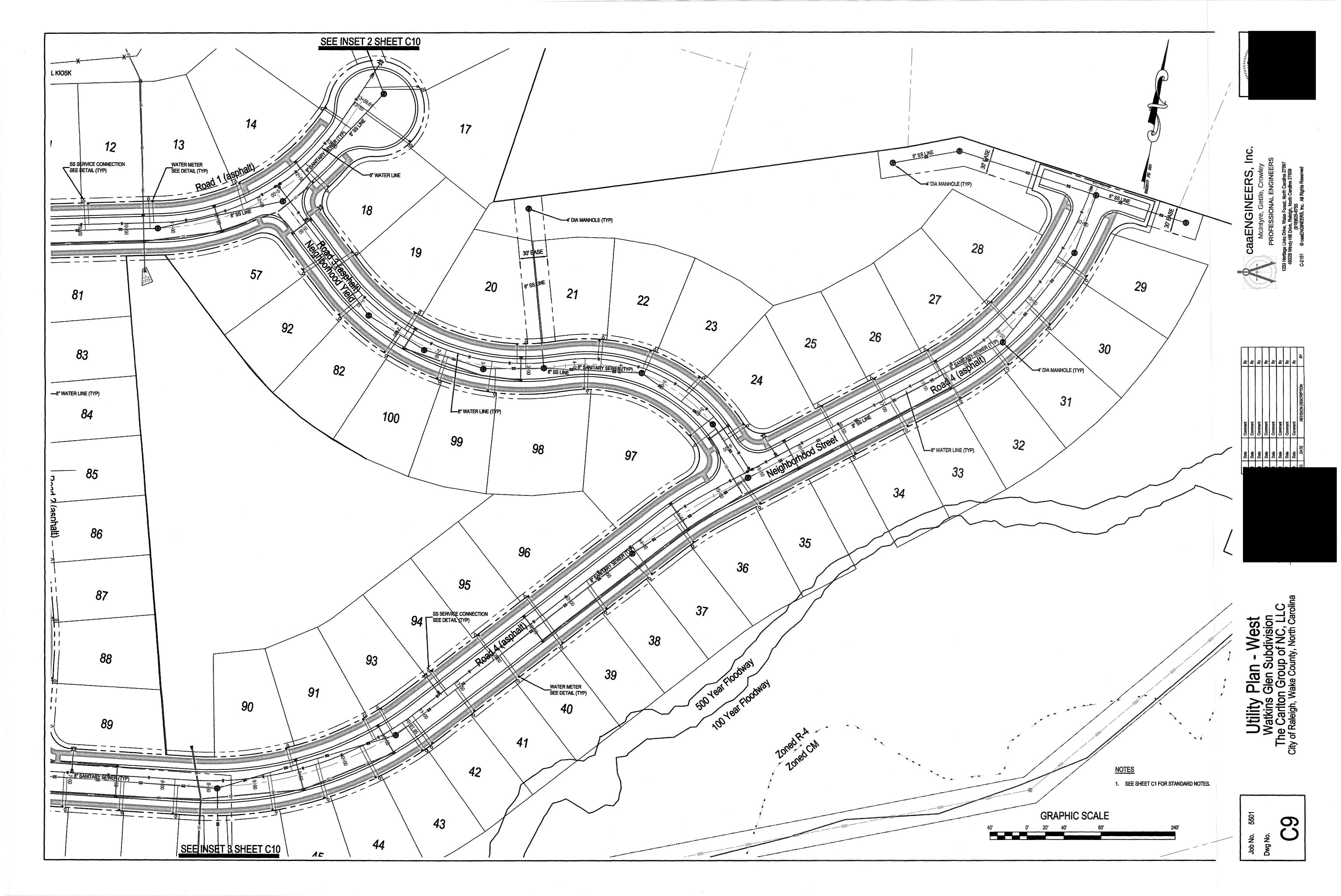
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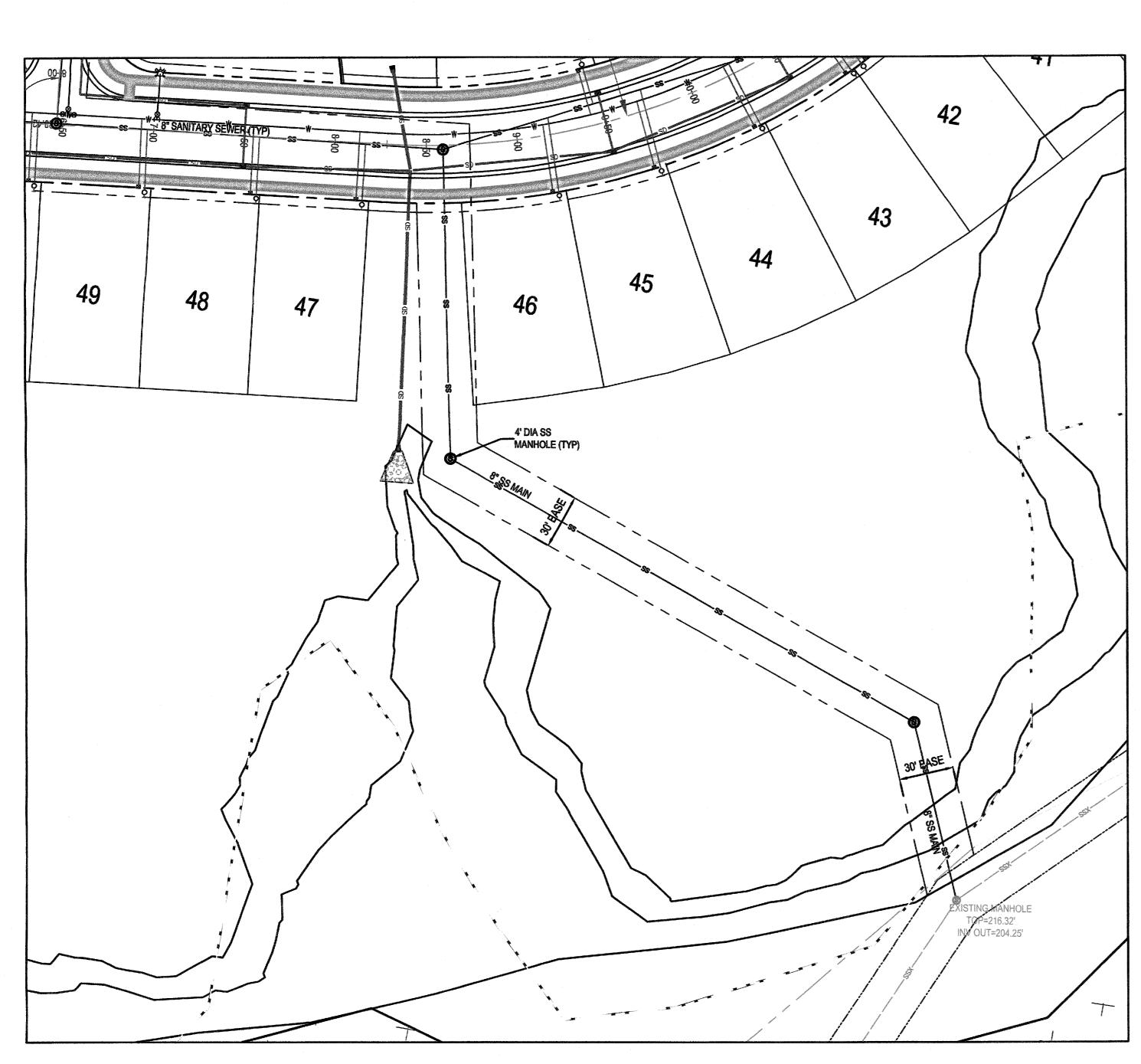
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Overall Site Plan Watkins Glen Subdivision The Carlton Group of NC, LLC of Raleigh, Wake County, North Caroli

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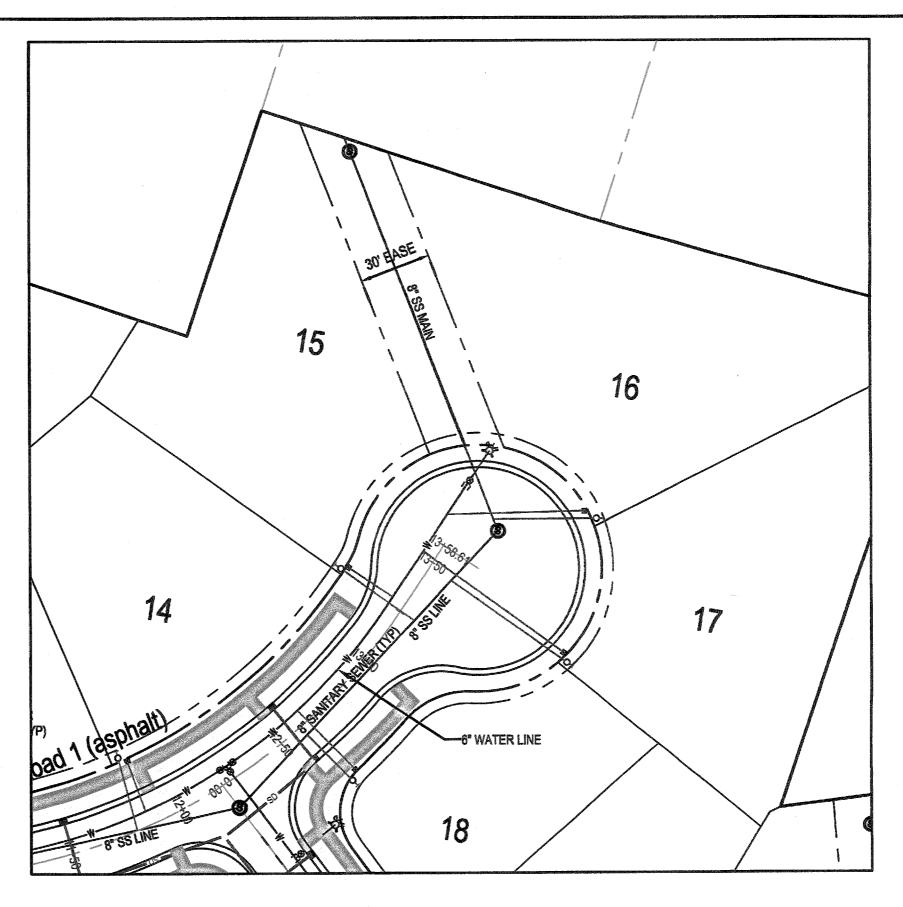




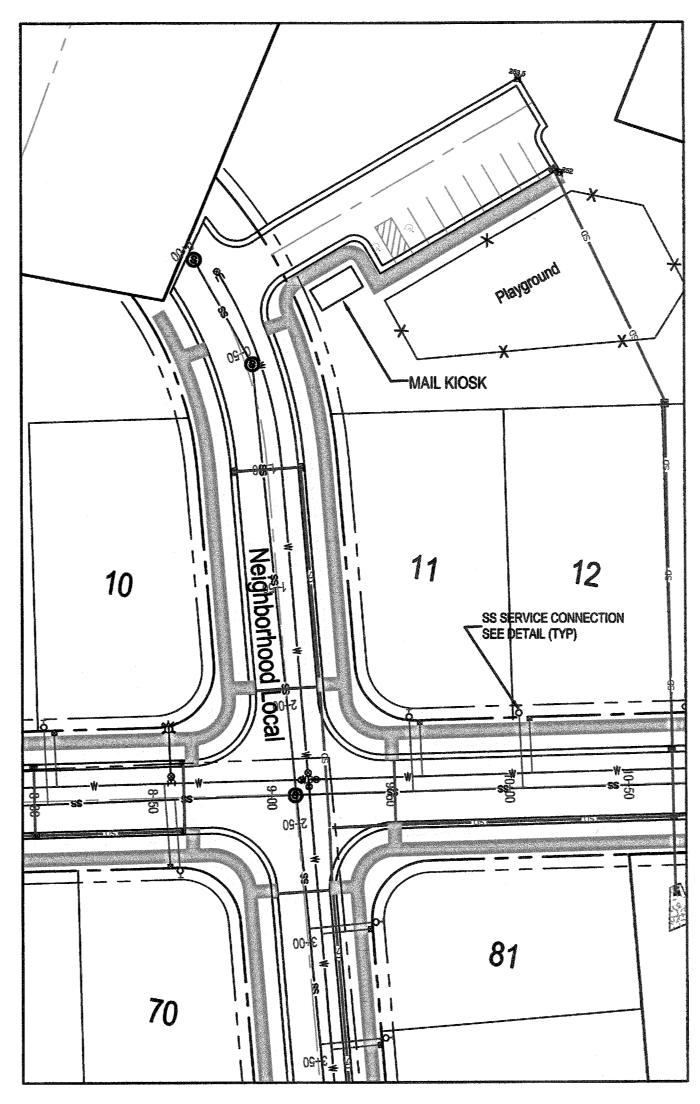


SANITARY SEWER OUTFALL - INSET 3



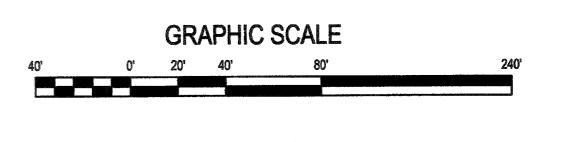


SANITARY SEWER OUTFALL - INSET 2



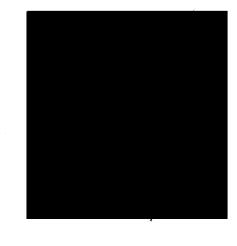
UTILITY PLAN - INSET 1



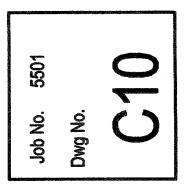


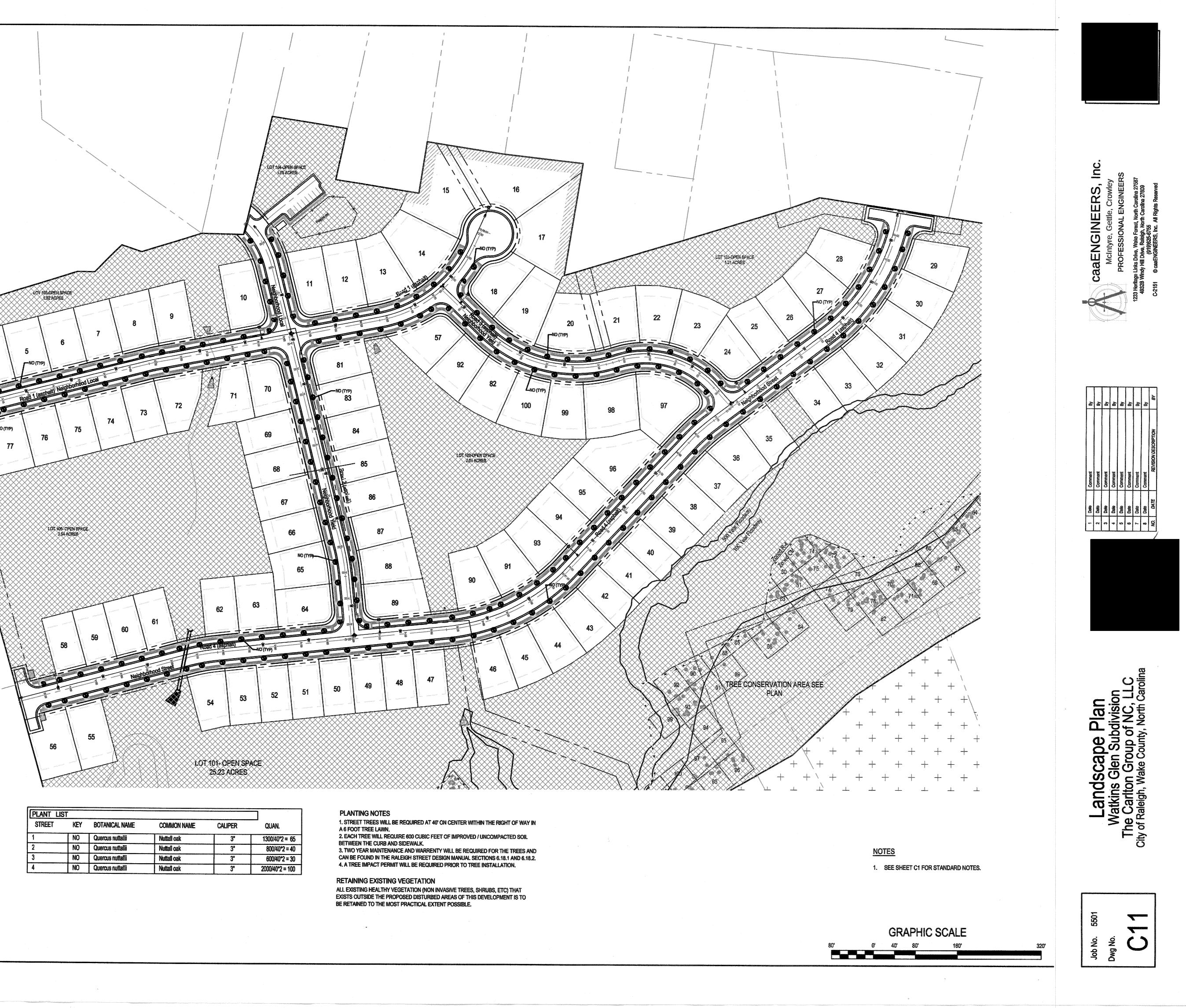


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Utility Plan - Insets Watkins Glen Subdivision The Carlton Group of NC, LLC y of Raleigh, Wake County, North Carolir





GENERAL PLANTING NOTES

DB 9701 PG 2512

1. ALL LAWN AREAS TO BE SEEDED WITH "REBEL IV", CONFEDERATE PLUS, OR FESCO TALL TURF TYPE FESCUE. 2. ALL MULCH TO BE DOUBLE SHREDDED HARDWOOD. NO PINE STRAW MULCH

ADJACENT TO STRUCTURES. 3. PLANT MATERIAL ON THIS SITE MUST BE INSTALLED IN CONFORMANCE WITH THE GENERAL PLANTING NOTES AND DETAILS ON THIS PLAN OR TO THE STANDARDS OF THE CITY OF RALEIGH CODE OF ORDINANCES.

4. ALL PLANTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN.

5. OWNERS SHALL MAINTAIN ALL PLANT BEDS AND PLANT MATERIAL IN GOOD HEALTH, AND ANY DEAD, UNHEALTHY, OR MISSING PLANTS SHALL BE REPLACED WITH LOCALLY ADAPTED VEGETATION WHICH CONFORMS TO THE INITIAL PLANTING STANDARDS OF THE LANDSCAPING ORDINANCE.

6. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ANY UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK.

7. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND UTILITIES, SITE FEATURES, OR STRUCTURES. 8. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND

LICENSES TO PERFORM THE REQUIRED WORK. 9. ALL PLANT BEDS SHALL BE TREATED WITH PRE-EMERGENT WEED CONTROL (I.E. TREFLAN).

10. ALL PLANTS SHALL BE VIGOROUS, HEALTHY MATERIAL FREE FROM PESTS AND DISEASE.

STREET	KEY	BOTANICAL NAME	COMMON NAME
1	NO	Quercus nuttallii	Nuttall oak
2	NO	Quercus nuttallii	Nuttall oak
3	NO	Quercus nuttallii	Nuttall oak
4	NO	Quercus nuttallii	Nuttall oak

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