

Preliminary Subdivision Plan Application

WATKINS GLEN SUBD
5-19-19



DEVELOPMENT
SERVICES
DEPARTMENT

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 # 592980		Project Coordinator		Team Leader BOIVIN	
PRELIMINARY APPROVALS					
<input checked="" type="checkbox"/> Subdivision * <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservative Subdivision					
*May require City Council approval if in a Metro Park Overlay or Historic Overlay District					
If your project has been through the Due Diligence process, provide the transaction #:					
GENERAL INFORMATION					
Development Name CARLTON GROUP OF NC LLC					
Proposed Use SINGLE FAMILY HOMES ON INDIVIDUAL LOTS					
Property Address(es) 3937 WATKINS ROAD , RALEIGH NC					
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:					
PIN Recorded Deed 1747847561		PIN Recorded Deed		PIN Recorded Deed	
What is your project type?					
<input checked="" type="checkbox"/> Single family <input type="checkbox"/> Townhouse <input type="checkbox"/> Subdivision in a non-residential zoning district					
<input type="checkbox"/> Other (describe):					
OWNER/DEVELOPER INFORMATION					
Company Name CARLTON GROUP OF NC LLC			Owner/Developer Name MORT SILBERBURG		
Address 5856 FARINGDON PLACE SUITE 200 RALEIGH NC 27609					
Phone 914-402-7852		Email morcarlton@aol.com		Fax	
CONSULTANT/CONTACT PERSON FOR PLANS					
Company Name Caa Engineers Inc			Contact Name GEORGE "MAC" MCINTYRE PE		
Address 4932 B WINDY HILL DRIVE RALEIGH NC 27609					
Phone 919-427-5227		Email macmcintyrepe@gmail.com		Fax	

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)			
ZONING INFORMATION			
Zoning District(s) R-4			
If more than one district, provide the acreage of each:			
Overlay District? <input type="checkbox"/> Yes <input type="checkbox"/> No			
Inside City Limits? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
CUD (Conditional Use District) Case # Z- N/A			
COA (Certificate of Appropriateness) Case # N/A			
BOA (Board of Adjustment) Case # A- N/A			
STORMWATER INFORMATION			
Existing Impervious Surface .25 AC. acres/sf	Flood Hazard Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Proposed Impervious Surface 14.13 AC acres/sf	Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
	Wetlands <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
If in a Flood Hazard Area, provide the following:			
Alluvial Soils	Flood Study	FEMA Map Panel #	
NUMBER OF LOTS AND DENSITY			
Total # of Townhouse Lots: Detached N/A		Attached N/A	
Total # of Single Family Lots 100		Total # of All Lots 100	
Overall Unit(s)/Acre Densities Per Zoning Districts 4 UNITS/ACRE (ALLOWED) 1.65 UNITS /ACRE (ACTUAL)			
Total # of Open Space and/or Common Area Lots 8 OPEN SPACE LOTS			
SIGNATURE BLOCK (Applicable to all developments)			
<p>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.</p> <p>I hereby designate _____ 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.</p> <p>I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> <p><u><i>Marshall Plani - OWNER</i></u></p> <p>Signature</p> </div> <div style="width: 45%;"> <p><u>4/1/19</u></p> <p>Date</p> </div> </div> <div style="margin-top: 20px;"> <p>_____ Signature</p> <p>_____ Date</p> </div>			

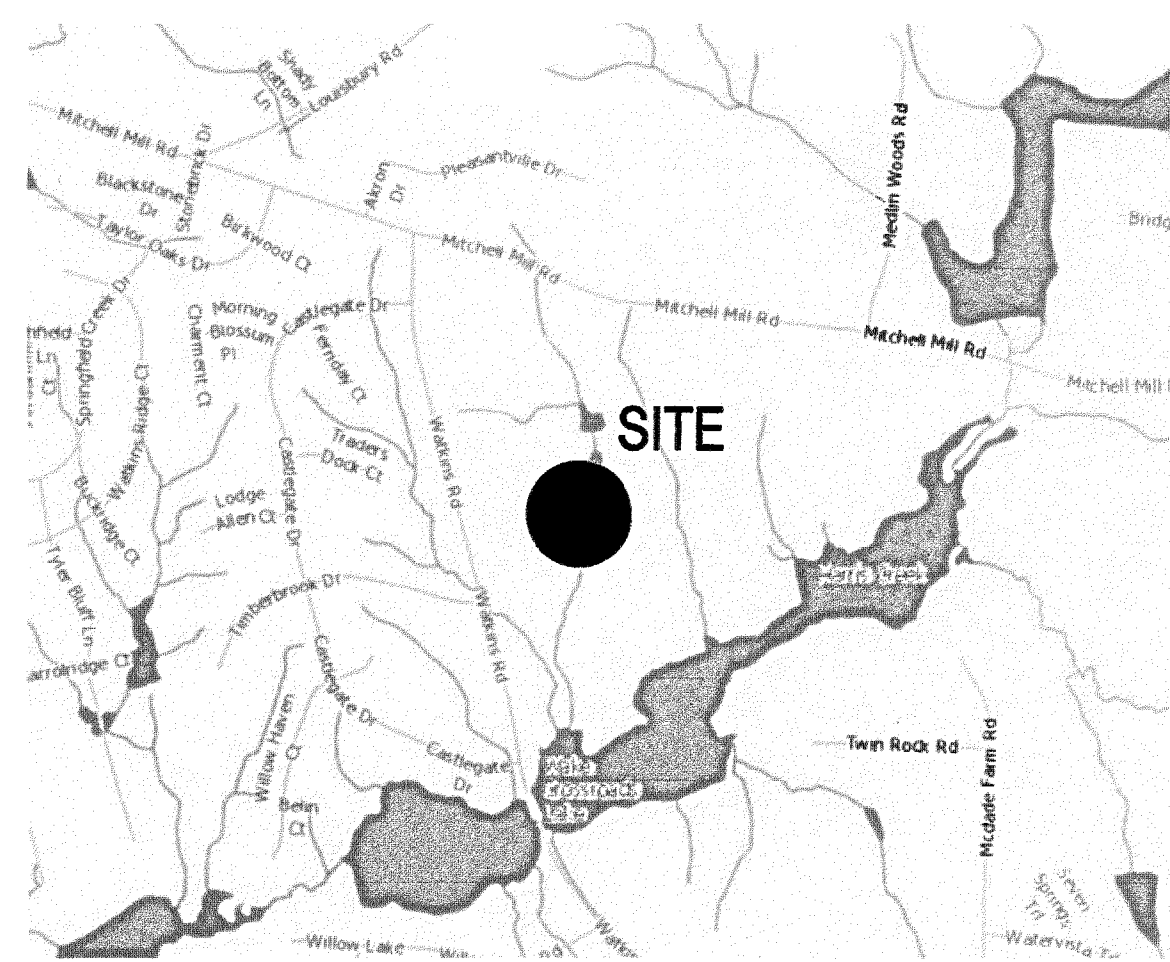
GENERAL REQUIREMENTS	TO BE COMPLETED BY APPLICANT		OFFICE USE ONLY		
	YES	N/A	YES	NO	N/A
1. Applicant must contact a Planner to determine if a Pre-Application Conference is required prior to application submittal	<input checked="" type="checkbox"/>		✓		
2. Filing fee for plan review – payments may be made by cash, Visa, Mastercard, or check made payable to the City of Raleigh (no fee for infill recombination)	<input checked="" type="checkbox"/>		✓		
3. Preliminary Subdivision Plan Application must be completed and signed by the property owner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
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)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
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	<input checked="" type="checkbox"/>		✓		
6. Provide the following plan sheets:	<input checked="" type="checkbox"/>		✓		
a) Cover sheet, to include general notes, owner's name, contact's name, phone number, mailing address, email address	<input checked="" type="checkbox"/>		✓		
b) Existing conditions sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Subdivision Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
f) Proposed Tree Conservation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
g) Proposed Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
h) Transportation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
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.	<input checked="" type="checkbox"/>		✓		
8. Plan size must be 18" x 24" or 24" x 36"	<input checked="" type="checkbox"/>		✓		
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	<input checked="" type="checkbox"/>		✓		
10. 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"/>		✓		
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	<input checked="" type="checkbox"/>		✓		
12. Wake County School form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
13. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
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	<input type="checkbox"/>	<input type="checkbox"/>	✓		

Preliminary Subdivision Plan Watkins Glen Subdivision

City of Raleigh
Wake County, North Carolina

The Carlton Group of NC, LLC

5856 Faringdon Place
Suite 200
Raleigh, NC 27609



VICINITY MAP
1"=800'

PROJECT INFORMATION:

PROJECT: WATKINS GLEN SUBDIVISION
PRELIMINARY SUBDIVISION PLAN

OWNER/DEVELOPER: CARLTON GROUP OF NC LLC
5856 FARINGDON PLACE
RALEIGH, NC 27609

PHONE: (914) 403-7848
CONTACT: MARSHALL SKIP DAVIS
EMAIL: SKIPD4@AOL.COM

ENGINEER: KEITH GETTLE, PE
caaENGINEERS, INC.
4932 B WINDY HILL DRIVE
RALEIGH, NC 27609

PHONE: (919) 210-3934
EMAIL: KGETTLE@CAAENGINEERS.COM

SURVEYOR: THE WOODCOCK GROUP, LLC
P O BOX 336, YOUNGSVILLE, NC, 27598
(919) 522-7253

PHONE:

PROJECT ADDRESS: 3937 WATKINS ROAD, RALEIGH NC

PIN: 1747847561

ZONING: R-4

EXIST USE: SINGLE FAMILY RESIDENTIAL / VACANT

FLOOD ZONE: FEMA FIRM MAP 3720174700J



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

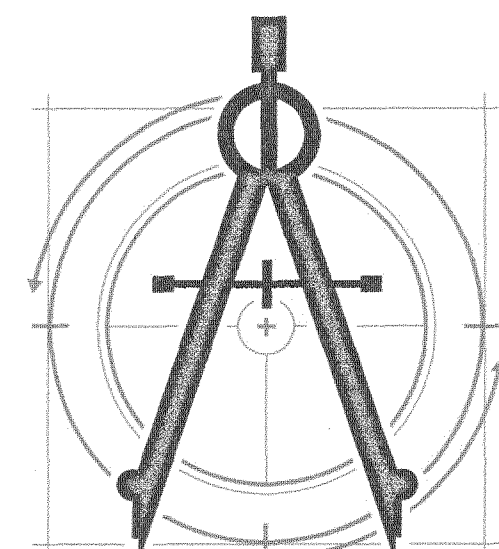
SITE DATA

GROSS SITE AREA 60.55 AC (2,637,558 SF)
NET SITE AREA (LESS ROW DED) 2,637,558 SF - 2500 SF = 2,635,058 SF (60.49 AC)
LOT SUMMARY - SINGLE FAMILY 100 LOTS
PROPOSED RIGHT OF WAY DEDICATION 2500 SF
SETBACK FROM A PRIMARY STREET (MIN REQ) 10 LF
SETBACK FROM A PRIMARY STREET (PROVIDED) 10 LF
SETBACK FROM A SIDE STREET 10 LF
SETBACK FROM A SIDE LOT LINE (MIN REQ) 5 LF
SETBACK FROM A SIDE LOT LINE (PROVIDED) 5 LF
SUM OF SIDE LOT LINES (PROVIDED) 15 LF
FROM A REAR LOT LINE (MIN REQ) 20 LF
FROM A REAR LOT LINE (PROVIDED) 20 LF
MAXIMUM HEIGHT 40' MAX
DENSITY CALCULATIONS: R 4 = 4 UNITS / ACRE
DENSITY ALLOWED: 60.55 ACRES / 4 UNITS / AC = 242 UNITS 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) 40 LOTS (40%)
% LOTS ABUTTING OPEN SPACE (PROVIDED) 97 LOTS (97%)
CONTIGUOUS AREA (% REQ'D) 907,144.8 SF (60%)
CONTIGUOUS AREA (% PROVIDED) 1,089,018.8 SF (72%)
OPEN SPACE WIDTH REQUIRED 50 FT (MIN)
OPEN SPACE WIDTH PROVIDED 50 FT

SHEET

DESCRIPTION

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



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

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Phone: 914-402-7852	Email: morcarton@aol.com	Fax: _____
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Company Name: Caa Engineers Inc Contact Name: GEORGE "MAC" MCINTYRE PE		
Address: 4932 B WINDY HILL DRIVE RALEIGH NC 27609		
Phone: 919-427-5227	Email: macmcintyre@gmail.com	Fax: _____

GENERAL NOTES

- BOUNDARY AND TOPO INFORMATION TAKEN FROM THEWOODCOCK GROUP, LLC, DATED JANUARY 26, 2019.
- 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.
- ALL CONSTRUCTION WILL BE IN STRICT CONFORMANCE TO THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- NO CHANGES MAY BE MADE TO THE APPROVED DRAWINGS WITHOUT WRITTEN PERMISSION FROM THE ISSUING AUTHORITY.
- 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.
- 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:

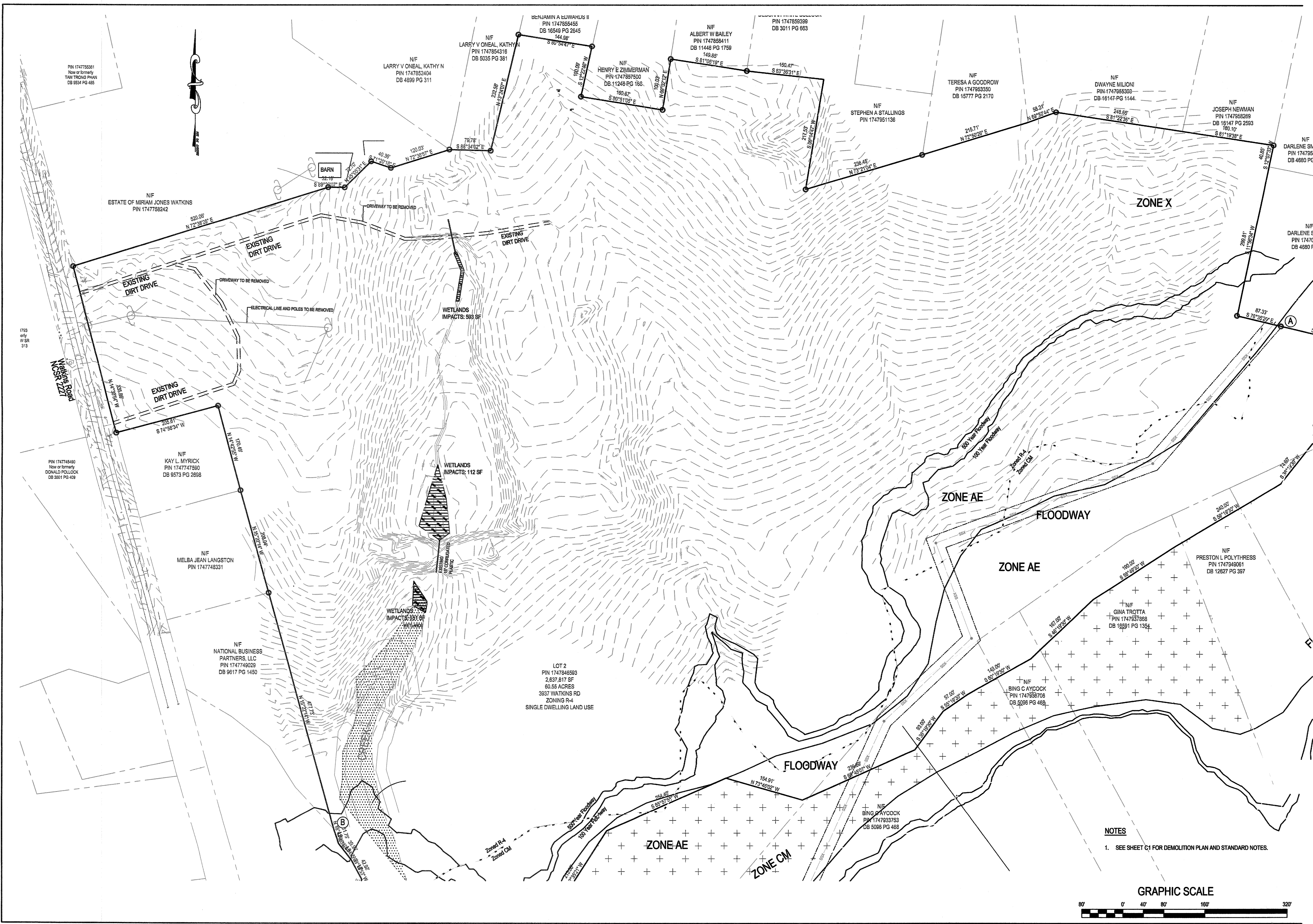
DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

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

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ZONING INFORMATION	
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I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.	
Signature:	Date: 4/1/19
Signature: _____	Date: _____

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.



caaENGINEERS, Inc.
McIntyre, Gettle, Crowley
PROFESSIONAL ENGINEERS
1233 Hedgely Lane Drive, Wake Forest, North Carolina 27587
4828 Windy Hill Drive, Raleigh, North Carolina 27609
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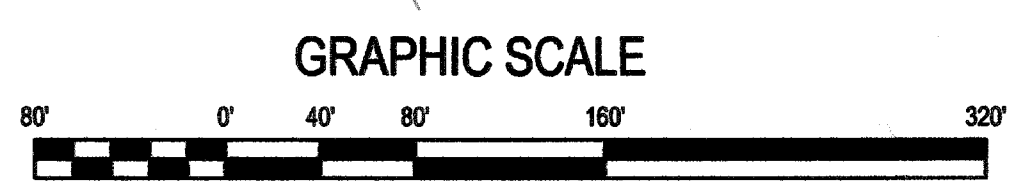
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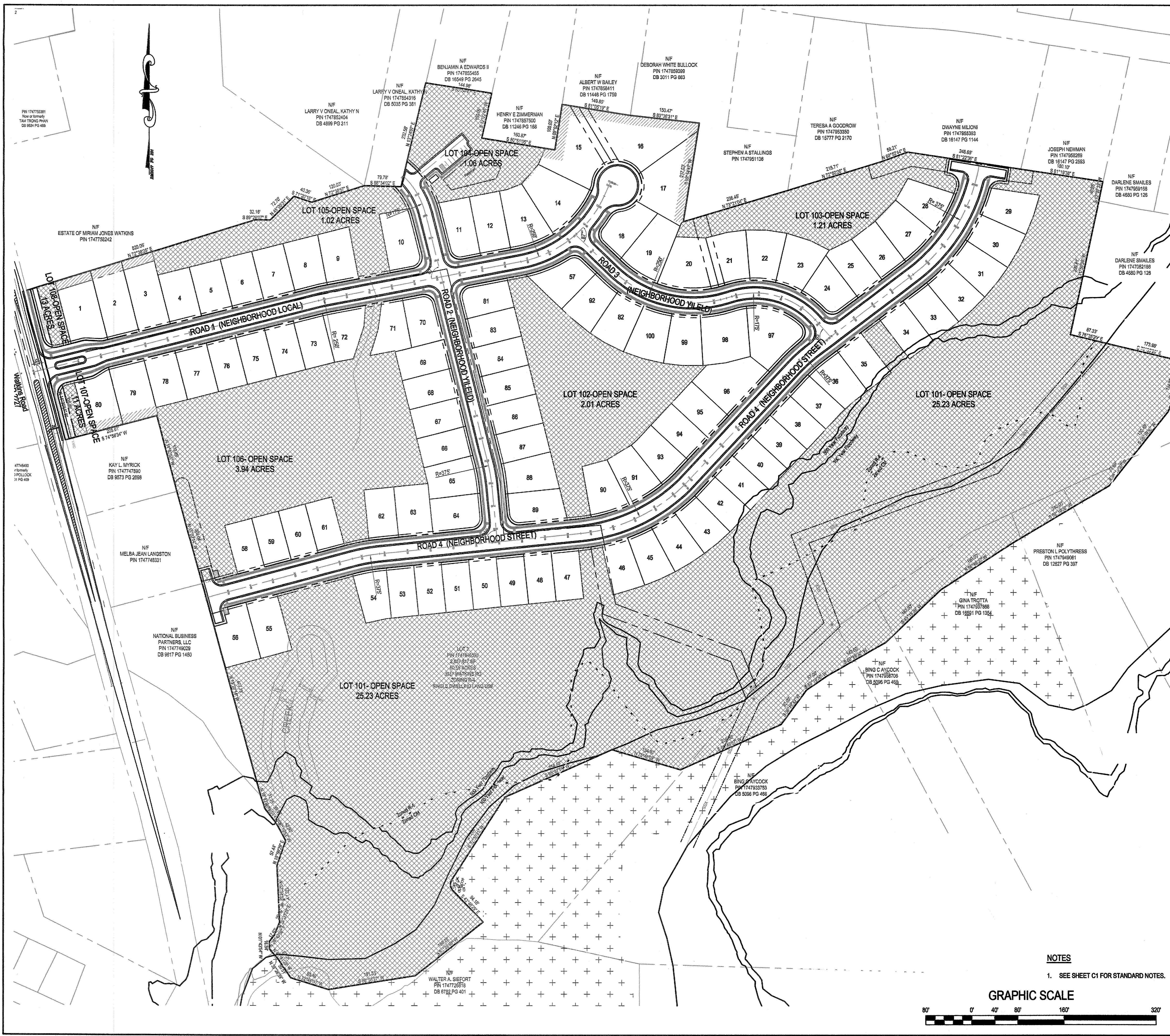
PRELIMINARY PLANS
NOT FOR CONSTRUCTION

Existing Conditions and Demo Plan
Watkins Glen Subdivision
The Carlton Group of NC, LLC
City of Raleigh, Wake County, North Carolina

Job No. 5501
Dwg No. C2

NOTES
1. SEE SHEET C-1 FOR DEMOLITION PLAN AND STANDARD NOTES.





Lot Summary					
Watkins Road Subdivision					
Raleigh, North Carolina					
Lot Number	Area (sq ft)	Impervious	Open Space	Lot Width	Lot Depth
1	11,846	3,800	7,846	80	146
2	10,862	3,800	7,162	70	157
3	11,224	3,800	7,424	70	160
4	7,700	3,800	3,900	70	110
5	7,700	3,800	3,900	70	110
6	7,700	3,800	3,900	70	110
7	7,700	3,800	3,900	70	110
8	8,192	3,800	4,392	72	113
9	7,938	3,800	4,138	70	113
10	9,299	3,800	5,499	75	124
11	8,724	3,800	4,924	66	132
12	8,675	3,800	4,875	67	129
13	9,867	3,800	6,067	88	112
14	12,065	3,800	8,265	106	114
15	15,315	3,800	11,515	85	180
16	19,430	3,800	15,630	78	249
17	14,598	3,800	10,798	72	203
18	8,512	3,800	4,712	76	112
19	10,262	3,800	6,462	91	113
20	11,336	3,800	7,536	103	110
21	8,710	3,800	4,910	71	123
22	7,974	3,800	4,174	72	110
23	8,670	3,800	4,870	79	110
24	8,079	3,800	4,279	70	115
25	7,520	3,800	3,720	65	116
26	7,149	3,800	3,349	65	110
27	8,522	3,800	4,722	77	110
28	8,335	3,800	4,535	75	111
29	8,326	3,800	4,526	76	110
30	8,020	3,800	4,220	73	110
31	7,896	3,800	4,096	72	110
32	7,735	3,800	3,935	70	110
33	7,354	3,800	3,554	67	110
34	7,150	3,800	3,350	65	110
35	7,150	3,800	3,350	65	110
36	7,985	3,800	4,185	73	110
37	6,805	3,800	2,805	60	110
38	6,600	3,800	2,800	60	110
39	6,600	3,800	2,800	60	110
40	6,600	3,800	2,800	60	110
41	6,600	3,800	2,800	60	110
42	6,885	3,800	3,085	62	110
43	7,171	3,800	3,371	65	110
44	7,388	3,800	3,588	67	110
45	7,054	3,800	3,254	64	110
46	7,163	3,800	3,363	65	110
47	6,600	3,800	2,800	60	110
48	6,600	3,800	2,800	60	110
49	6,600	3,800	2,800	60	110
50	6,600	3,800	2,800	60	110
51	6,600	3,800	2,800	60	110
52	6,600	3,800	2,800	60	110
53	6,600	3,800	2,800	60	110
54	7,262	3,800	3,462	66	110
55	8,820	3,800	5,020	70	126
56	10,128	3,800	6,328	80	126
57	8,865	3,800	5,065	81	110
58	6,600	3,800	2,800	60	110
59	6,600	3,800	2,800	60	110
60	6,600	3,800	2,800	60	110
61	6,600	3,800	2,800	60	110
62	7,253	3,800	3,453	66	110
63	8,254	3,800	4,454	75	110
64	8,286	3,800	4,486	75	110
65	8,418	3,800	4,618	77	110
66	7,150	3,800	3,350	65	110
67	7,150	3,800	3,350	65	110
68	7,150	3,800	3,350	65	110
69	7,150	3,800	3,350	65	110
70	7,373	3,800	3,573	67	110
71	7,319	3,800	3,519	67	110
72	7,980	3,800	4,180	72	110
73	7,150	3,800	3,350	65	110
74	7,150	3,800	3,350	65	110
75	7,150	3,800	3,350	65	110
76	7,150	3,800	3,350	65	110
77	7,700	3,800	3,900	70	110
78	7,700	3,800	3,900	70	110
79	10,090	3,800	6,290	79	128
80	9,676	3,800	5,876	76	128
81	7,342	3,800	3,542	67	110
82	8,039	3,800	4,239	73	110
83	7,150	3,800	3,350	65	110
84	7,150	3,800	3,350	65	110
85	7,150	3,800	3,350	65	110
86	7,150	3,800	3,350	65	110
87	7,151	3,800	3,351	65	110
88	8,347	3,800	4,547	71	118
89	8,505	3,800	4,705	72	118
90	8,041	3,800	4,241	73	110
91	8,142	3,800	4,342	74	110
92	7,833	3,800	4,033	71	110
93	7,583	3,800	3,783	69	110
94	7,150	3,800	3,350	65	110
95	7,150	3,800	3,350	65	110
96	11,887	3,800	7,887	106	110
97	12,329	3,800	8,529	112	110
98	11,370	3,800	7,570	103	110
99	8,083	3,800	4,283	73	110
100	8,484	3,800	4,684	77	110
Site Roadway	170,331	165,241	5,090		
Site Sidewalk	55,902	55,080	822		
Site ROW	65,340	0	65,340		
Watkins Roadway	9,300	9,300	0		
Open Space	1,511,908	5,912	1,505,996		
Total (acre)	60.55	14.13	46.42		

caaeENGINEERS, Inc.

McIntyre, Gettle, Crowley

PROFESSIONAL ENGINEERS

1233 Heritage Lake Drive, Wake Forest, North Carolina 27387

(919) 652-9755

4823 Windy Hill Road, Raleigh, North Carolina 27609

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C-2161

Overall Site Plan

Watkins Glen Subdivision

The Carlton Group of NC, LLC

City of Raleigh, Wake County, North Carolina

Job No. 5501

Dwg No. C3

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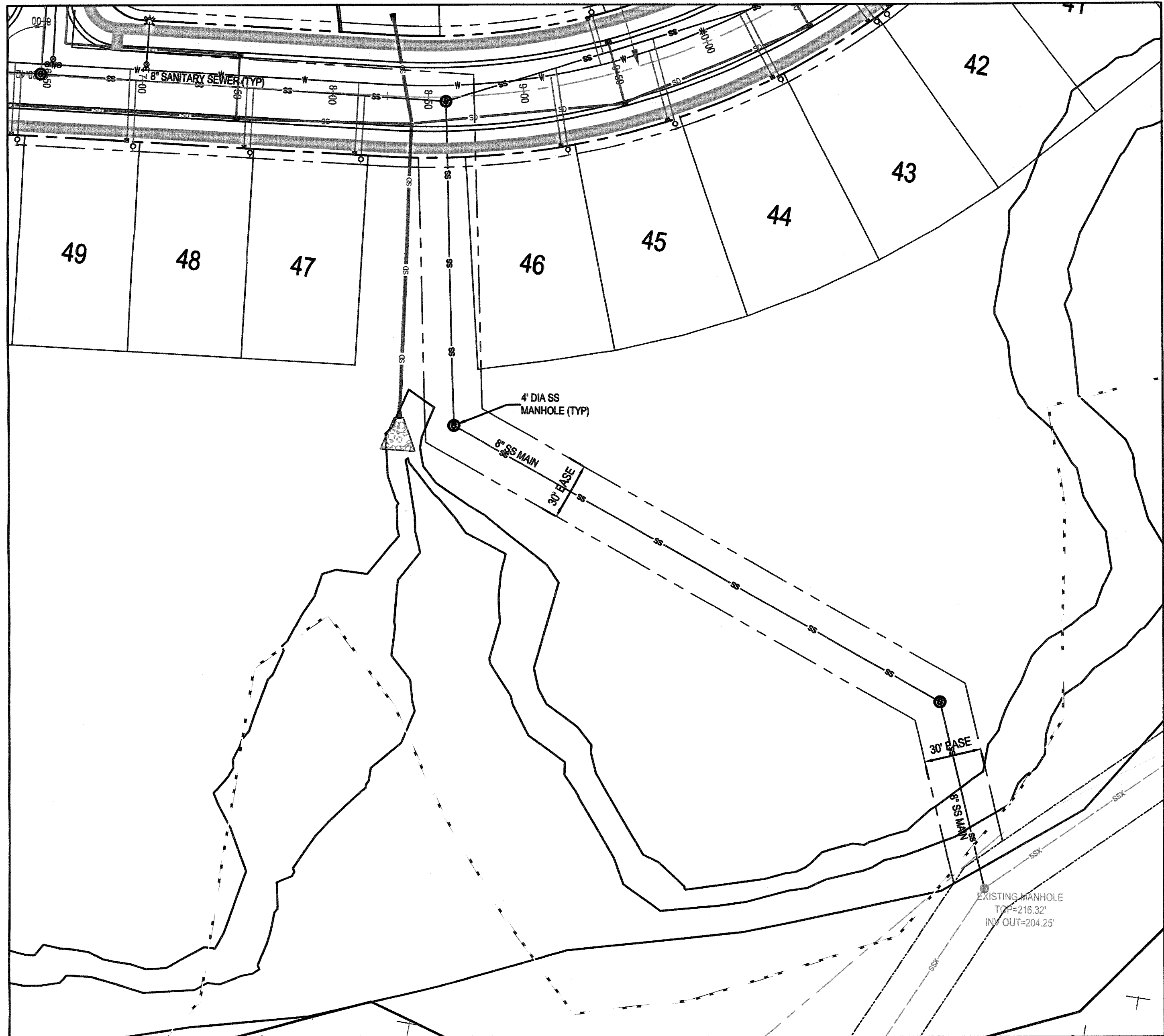


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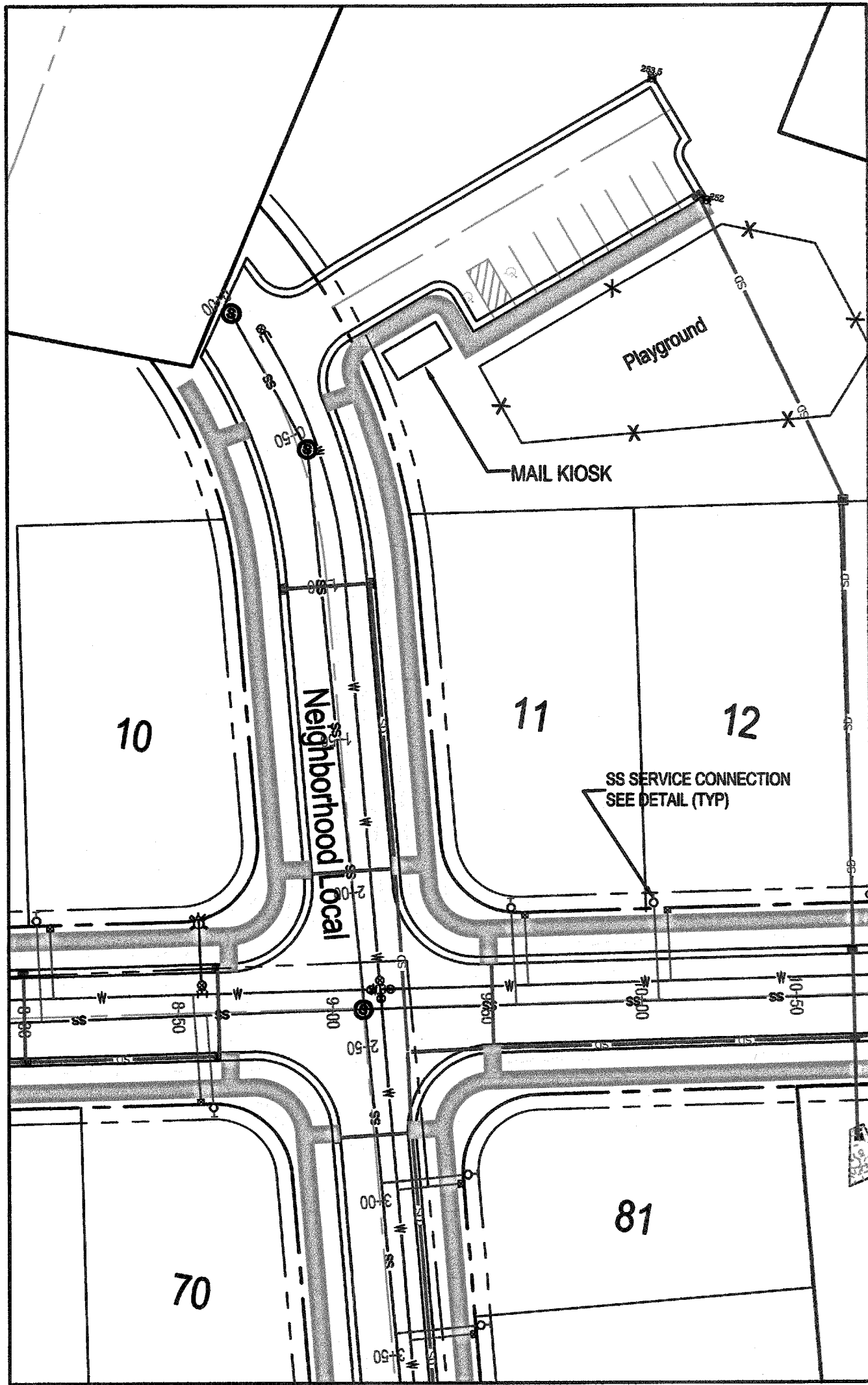
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Utility Plan - East
Watkins Glen Subdivision
The Carlton Group of NC, LLC
City of Raleigh, Wake County, North Carolina

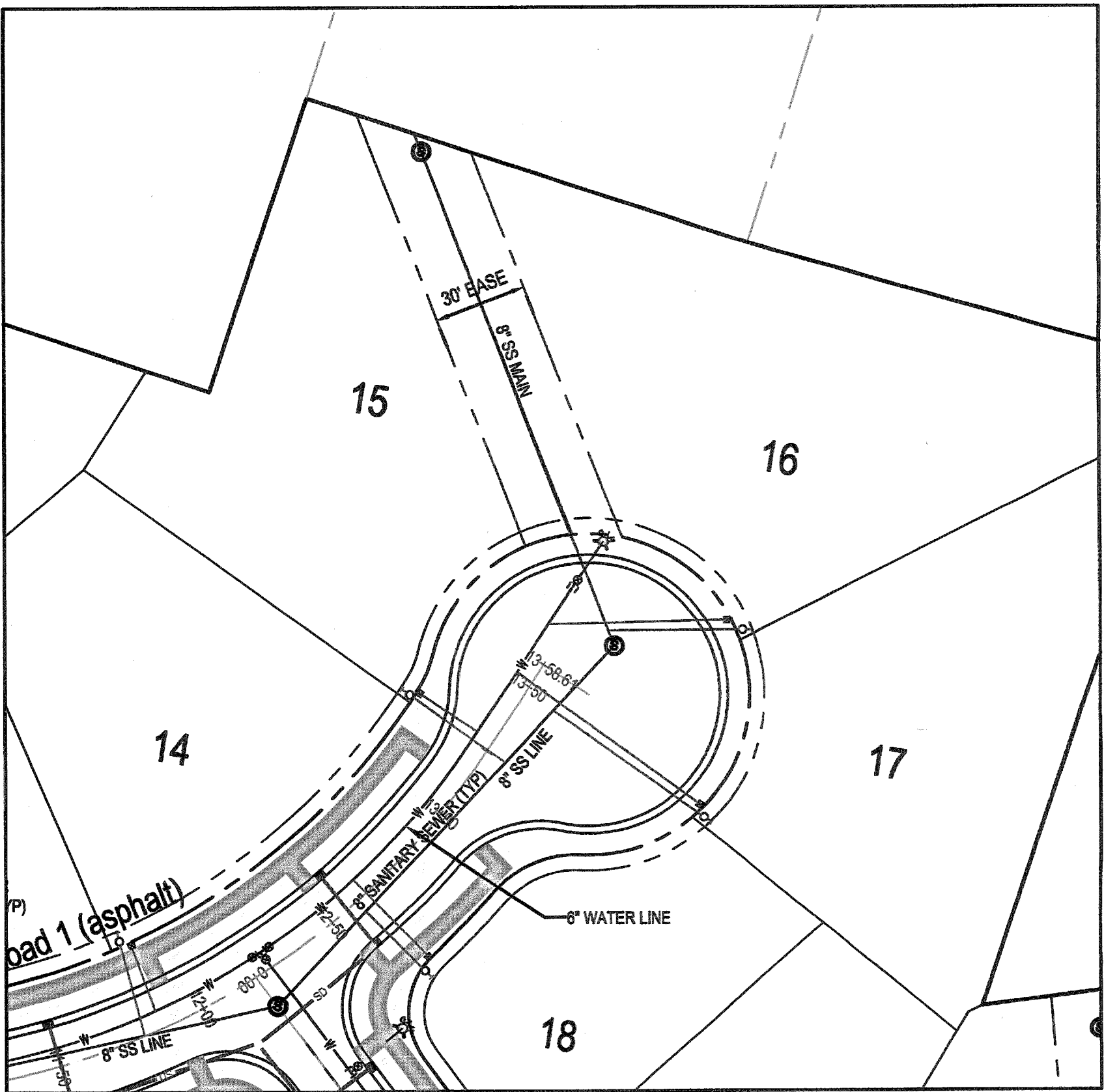
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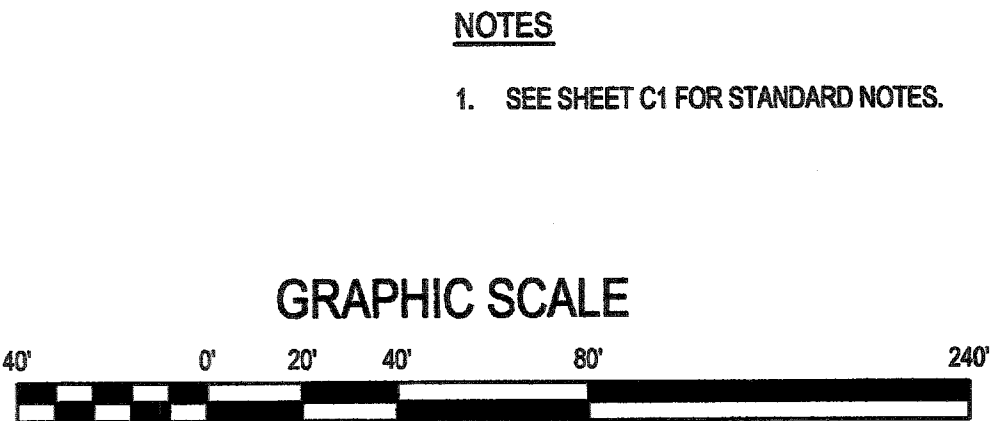
SANITARY SEWER OUTFALL - INSET 3



UTILITY PLAN - INSET 1



SANITARY SEWER OUTFALL - INSET 2

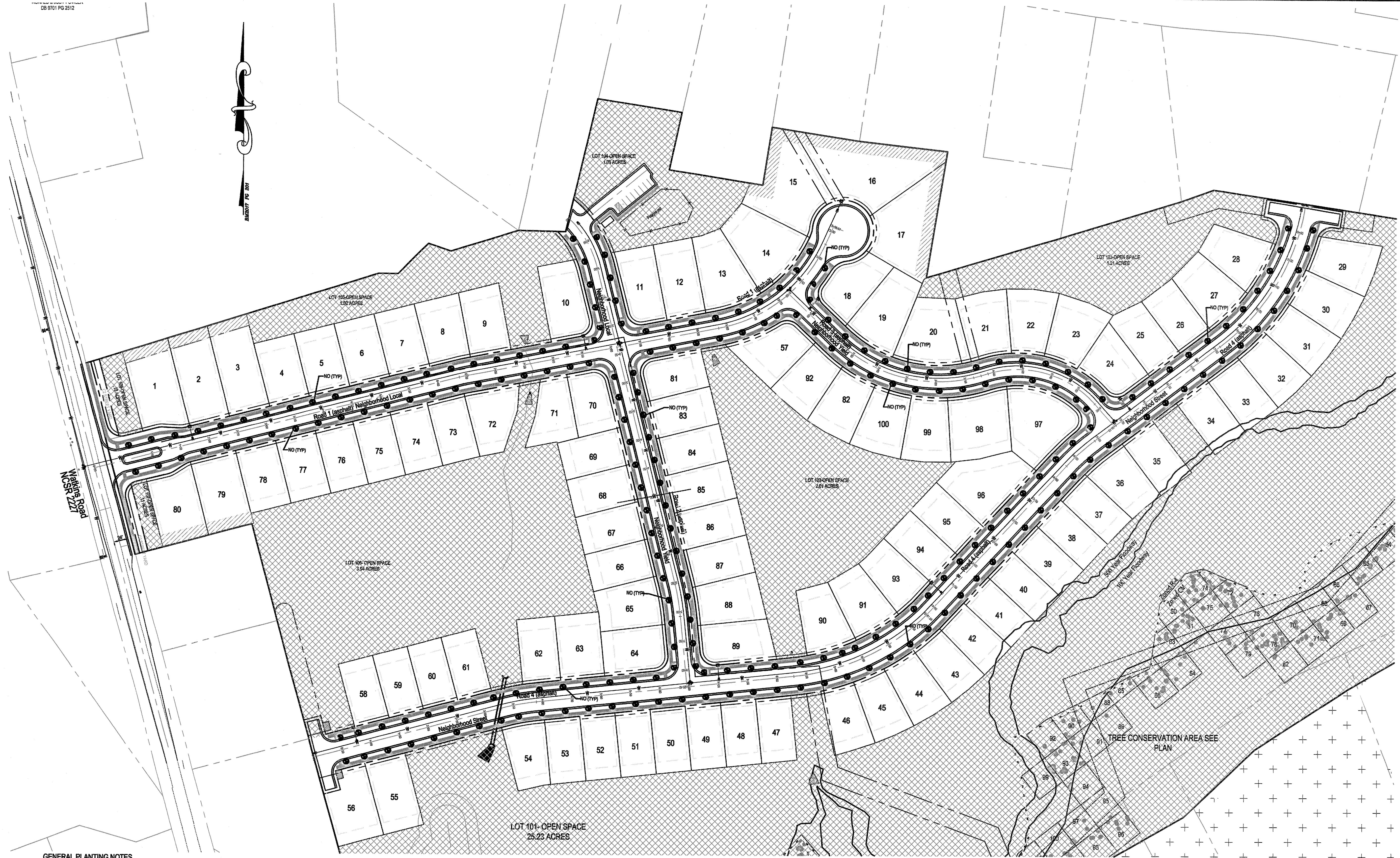


Utility Plan - Insets
 Watkins Glen Subdivision
 The Carlton Group of NC, LLC
 City of Raleigh, Wake County, North Carolina

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GENERAL PLANTING NOTES

1. ALL LAWN AREAS TO BE SEEDED WITH "REBEL IV", CONFEDERATE PLUS, OR FESCO TALL TURF TYPE PESCUE.
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. TRIFLORALIN).
10. ALL PLANTS SHALL BE VIGOROUS, HEALTHY MATERIAL FREE FROM PESTS AND DISEASE.

PLANT LIST					
STREET	KEY	BOTANICAL NAME	COMMON NAME	CALIPER	QUAN.
1	NO	Quercus nuttallii	Nuttall oak	3"	1300/40'2 = 65
2	NO	Quercus nuttallii	Nuttall oak	3"	800/40'2 = 40
3	NO	Quercus nuttallii	Nuttall oak	3"	600/40'2 = 30
4	NO	Quercus nuttallii	Nuttall oak	3"	2000/40'2 = 100

PLANTING NOTES

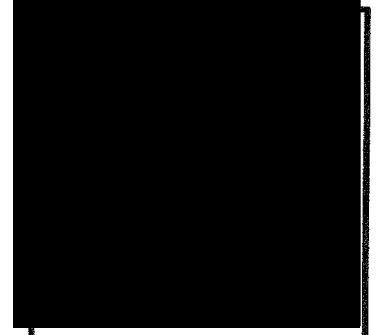
1. STREET TREES WILL BE REQUIRED AT 40' ON CENTER WITHIN THE RIGHT OF WAY IN A 6 FOOT TREE LAWN.
2. EACH TREE WILL REQUIRE 600 CUBIC FEET OF IMPROVED / UNCOMPACTED SOIL BETWEEN THE CURB AND SIDEWALK.
3. TWO YEAR MAINTENANCE AND WARRANTY WILL BE REQUIRED FOR THE TREES AND CAN BE FOUND IN THE RALEIGH STREET DESIGN MANUAL SECTIONS 6.18.1 AND 6.18.2.
4. A TREE IMPACT PERMIT WILL BE REQUIRED PRIOR TO TREE INSTALLATION.

RETAINING EXISTING VEGETATION

ALL EXISTING HEALTHY VEGETATION (NON INVASIVE TREES, SHRUBS, ETC) THAT EXISTS OUTSIDE THE PROPOSED DISTURBED AREAS OF THIS DEVELOPMENT IS TO BE RETAINED TO THE MOST PRACTICAL EXTENT POSSIBLE.

NOTES

1. SEE SHEET C1 FOR STANDARD NOTES.



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