

# Preliminary Subdivision Application

## Planning and Development

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



**INSTRUCTIONS:** This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to [SiteReview@raleighnc.gov](mailto:SiteReview@raleighnc.gov).

DEVELOPMENT TYPE (UDO Section 2.1.2)			
Conventional Subdivision	Compact Development	Conservation Development	Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Scoping/sketch plan case number(s): N/A			
Development name (subject to approval): WATKIN'S GROVE			
Property Address(es): 4400 FORESTVILLE RD			
Recorded Deed PIN(s): 1746585742			
What is your project type?	<input checked="" type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses <input type="checkbox"/> Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
<b>NOTE: Please attach purchase agreement when submitting this form</b>	
Company: CAROLINA DEVELOPMENT GROUP	Owner/Developer Name and Title: MARK PURYEAR, MANAGING PARTNER
Address: 10136 MIZNER LANE, RALEIGH NC 27617	
Phone #: 919-931-2300	Email: MARK@CAROLINADEVGROUP.COM
APPLICANT INFORMATION	
Company: CAROLINA DEVELOPMENT GROUP	Contact Name and Title: MARK PURYEAR, MANAGING PARTNER
Address: 10136 MIZNER LANE, RALEIGH NC 27617	
Phone #: 919-931-2300	Email: MARK@CAROLINADEVGROUP.COM

Continue to page 2 >>

**DEVELOPMENT TYPE + SITE DATE TABLE**

(Applicable to all developments)

**ZONING INFORMATION**

Gross site acreage: 27.9 BY IMAPS, 26.562 BY SURVEY

Zoning districts (if more than one, provide acreage of each): R-4

Overlay district: N/A

Inside City limits? ☐ Yes ☒ No

Conditional Use District (CUD) Case # Z-

Board of Adjustment (BOA) Case # A-

**STORMWATER INFORMATION**

Existing Impervious Surface:

Acres: 0 Square Feet: 0

Proposed Impervious Surface:

Acres: 8.98 Square Feet: 391,168

Neuse River Buffer ☐ Yes ☒ NoWetlands ☐ Yes ☒ NoIs this a flood hazard area? ☐ Yes ☒ No

If yes, please provide the following:

Alluvial soils: \_\_\_\_\_

Flood study: \_\_\_\_\_

FEMA Map Panel #:

**NUMBER OF LOTS AND DENSITY**

Total # of townhouse lots: Detached 0 Attached 0

Total # of single-family lots: 69

Proposed density for each zoning district (UDO 1.5.2.F):  $69 / 26.562 = 2.598 \text{ DU/AC}$ 

Total # of open space and/or common area lots: 3

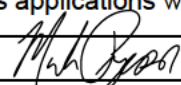
Total # of requested lots: 0

**SIGNATURE BLOCK**

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

I, MCADAMS COMPANY will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) 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. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Signature: 

Date:

Printed Name:

Signature:

Date:

Printed Name:

Please email your completed application to [SiteReview@raleighnc.gov](mailto:SiteReview@raleighnc.gov).



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Conventional Subdivision	<input checked="" type="checkbox"/> Compact Development
Conservation Development	<input type="checkbox"/>
Cottage Court	<input type="checkbox"/>
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District	
GENERAL INFORMATION	
Scoping/sketch plan case number(s): N/A	
Development name (subject to approval): WATKINS GROVE	
Property Address(es): 4400 FORESTVILLE RD	
Recorded Deed PIN(s): 1746585742	
What is your project type?	<input checked="" type="checkbox"/> Single family Apartment
	<input type="checkbox"/> Townhouse Non-residential
	<input type="checkbox"/> Other:
	<input type="checkbox"/> Attached houses
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: CAROLINA DEVELOPMENT GROUP Owner/Developer Name and Title: MARK PURYEAR, MANAGING PARTNER	
Address: 10136 MIZNER LANE, RALEIGH NC 27617	
Phone # 919-931-2300	Email: MARK@CAROLINADEVGROUP.COM
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Continue to page 2 >>

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REVISION 02.19.21

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DEVELOPMENT TYPE + SITE DATE TABLE	
(Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 27.9 BY IMAPS, 26.562 BY SURVEY	
Zoning districts (if more than one, provide acreage of each): R-4	
Overlay district: N/A	Inside City limits? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-
STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0 Square Feet: 0	Proposed Impervious Surface: Acres: 5.98 Square Feet: 391,168
Nause River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide the following: Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: _____	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots: Detached 0 Attached 0	
Total # of single-family lots: 69	
Proposed density for each zoning district (UDO 1.5.2.F): 69 / 26.562 = 2.598 DU/AC	
Total # of open space and/or common area lots: 3	
Total # of requested lots: 72	
SIGNATURE BLOCK	
The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.	
I, MCADAMS COMPANY will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) 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. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.	
Signature: Mark Puryear	Date: 3/15/2021
Printed Name: Mark Puryear	
Signature: _____	Date: _____
Printed Name: _____	

Please email your completed application to [SiteReview@raleighnc.gov](mailto:SiteReview@raleighnc.gov).

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# WATKINS GROVE

4400 FORESTVILLE ROAD

RALEIGH, NC 27616

## PRELIMINARY SUBDIVISION PLAN

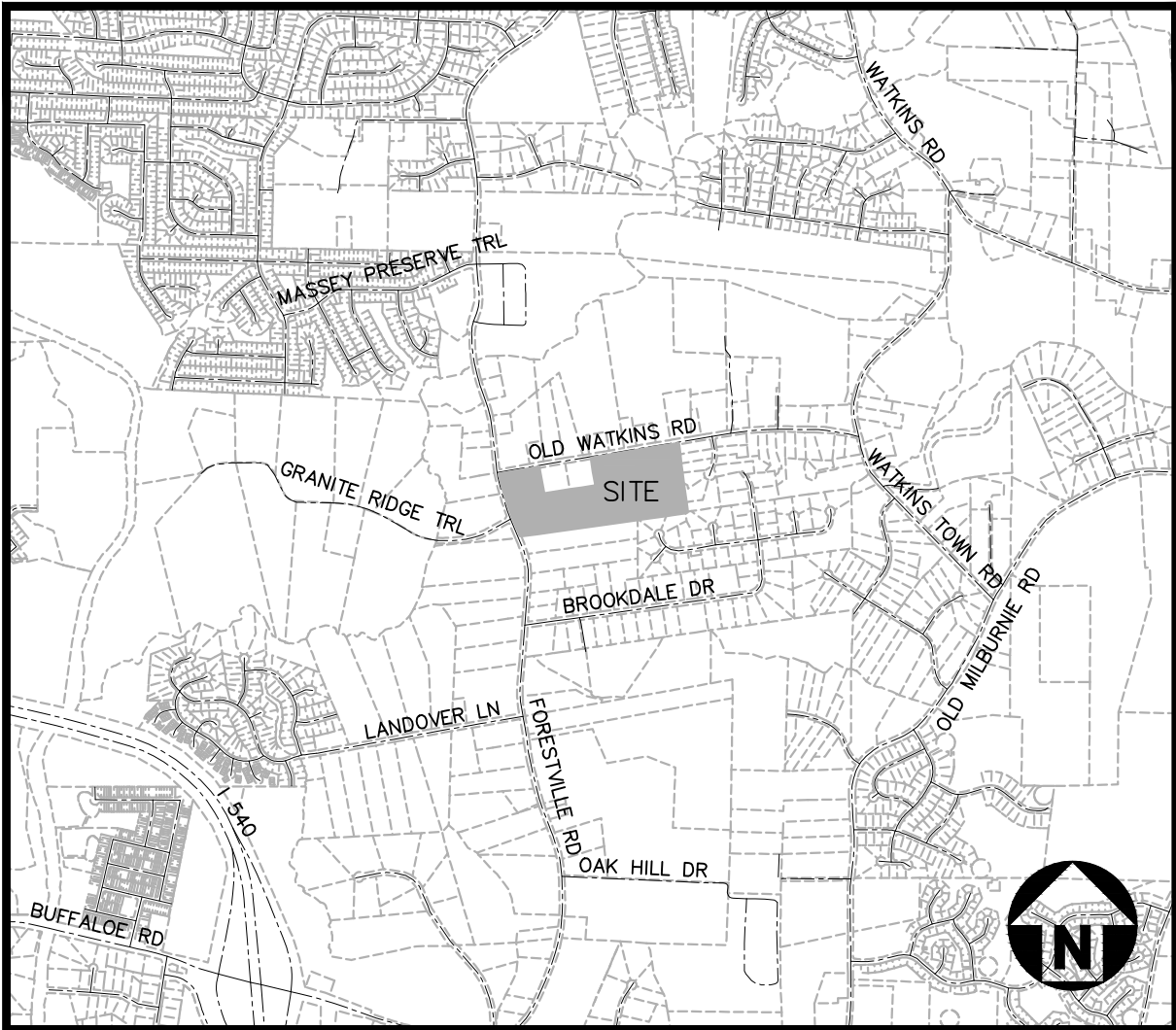
RALEIGH CASE NUMBER: SUB-0022-2021

PROJECT NUMBER: 2020110440

DATE: MARCH 31, 2021

REV: 06.10.2021 2ND SUB - REVISED PER COR COMMENTS

07.23.2021 3RD SUB - REVISED PER COR COMMENTS



### VICINITY MAP

1"=2000'



Know what's below.  
Call before you dig.

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

### SHEET INDEX

- C0.01 PROJECT NOTES
- C1.00 EXISTING CONDITIONS
- C1.10 EXISTING CONDITIONS OFFSITE
- C2.00 OVERALL SUBDIVISION PLAN
- C2.01 SUBDIVISION PLAN - AREA "A"
- C2.02 SUBDIVISION PLAN - AREA "B"
- C2.03 SUBDIVISION PLAN - AREA "C"
- C2.11 LOT DIMENSION PLAN - AREA "A"
- C2.12 LOT DIMENSION PLAN - AREA "B"
- C2.13 LOT DIMENSION PLAN - AREA "C"
- C2.20 BLOCK PERIMETER PLAN
- C2.21 TRANSPORTATION PLAN
- C3.00 OVERALL GRADING & STROM DRAINAGE PLAN
- C3.01 GRADING & STROM DRAINAGE PLAN - AREA "A"
- C3.02 GRADING & STROM DRAINAGE PLAN - AREA "B"
- C3.03 GRADING & STROM DRAINAGE PLAN - AREA "C"
- C4.00 OVERALL UTILITY PLAN
- C4.01 UTILITY PLAN - AREA "A"
- C4.02 UTILITY PLAN - AREA "B"
- C4.03 UTILITY PLAN - AREA "C"
- C4.04 UTILITY PLAN - AREA "D"
- C8.01 SITE DETAILS
- C8.02 SITE DETAILS
- C8.03 STORM DRAINAGE DETAILS
- C8.04 WATER DETAILS
- C8.05 SANITARY SEWER DETAILS
- C9.10 STORMWATER CONTROL MEASURE "A" PLAN VIEW
- C9.20 STORMWATER CONTROL MEASURE "B" PLAN VIEW
- L1.00 TREE CONSERVATION PLAN
- L2.00 OPEN SPACE PLAN
- L5.01 LANDSCAPE PLAN - AREA "A"
- L5.02 LANDSCAPE PLAN - AREA "B"
- L5.03 LANDSCAPE PLAN - AREA "C"
- L5.04 LANDSCAPE DETAILS

### NOTE:

- RESIDENTIAL DRIVEWAY LOCATIONS AND WIDTHS WILL BE SUBJECT TO APPROVAL AT TIME OF PERMITTING. WHEN DESIGNING THE SITE, THE DESIGNER SHOULD KEEP IN MIND THE CITY OF RALEIGH RESIDENTIAL DRIVEWAY STANDARD DETAILS AND REGULATIONS AS FOUND IN RALEIGH STREET DESIGN MANUAL ARTICLE 9.5 AND SECTION 4.6.1.
- PER TC-SA-18, THE FOLLOWING PRIMARY STREET DESIGNATIONS ARE APPLICABLE FOR THE FOLLOWING LOTS: LOT 4, LOT 15, LOT 15, LOT 15, LOT 43, LOT 64, LOT 69 - ROAD C; LOTS 53, 58 & 63 - LOT D.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

I:\Projects\CarolinaDev\2020110440\04-Production\Engineering\Production Drawings\Current Drawings\Preliminary Site Plan\2020110440-CS1.dwg, 7/23/2021, 10:28:42 AM, Probst, Tyler



The John R. McAdams Company, Inc.  
2905 Meridian Parkway  
Durham, NC 27713

phone 919. 361. 5000  
fax 919. 361. 2269  
license number: C-0293, C-187

www.mcadamsco.com

### CLIENT

CAROLINA DEVELOPMENT GROUP  
10136 MIZNER LANE  
RALEIGH, NC 27617  
PHONE: 919.931.2300



### CONTACT

TYLER PROBST, PE  
probst@mcadamsco.com  
PHONE: 919.361.5000

### PROJECT DIRECTORY

### REVISIONS

NO.	DATE	
1	06.10.2021	2ND SUB - REVISED PER COR COMMENTS
2	07.23.2021	3RD SUB - REVISED PER COR COMMENTS
3		
4		
5		
6		

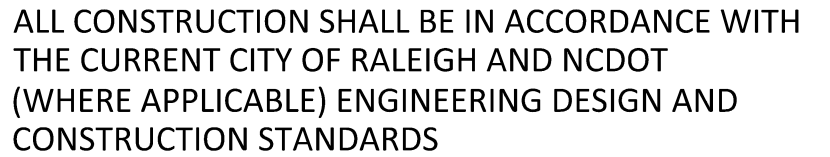
### PRELIMINARY SUBDIVISION PLAN FOR: WATKINS GROVE

4400 FORESTVILLE ROAD  
RALEIGH, NC 27616  
PROJECT NUMBER: 2020110440











SEE SHEET C2.01

SEE SHEET C2.03

SITE LEGEND

- 0' —  
PROPERTY LINE  
— — — —  
RIGHT-OF-WAY LINE  
- - - -  
LOT LINE  
- - - -  
EASEMENT LINE  
- - - -  
CENTERLINE  
  
XXX  
HOA MAINTAINED OPEN SPACE  
  
\*C\*  
CONVENTIONAL LOT  
SECONDARY TREE  
CONSERVATION AREA  
PRIMARY TREE  
CONSERVATION AREA  
CODE COMPLIANT  
OPEN SPACE AREAS  
35' B2 TRANSITIONAL  
PROTECTIVE YARD

KEY LEGEND

- A CURB RAMP  
B HIGH VISIBILITY CROSSWALK

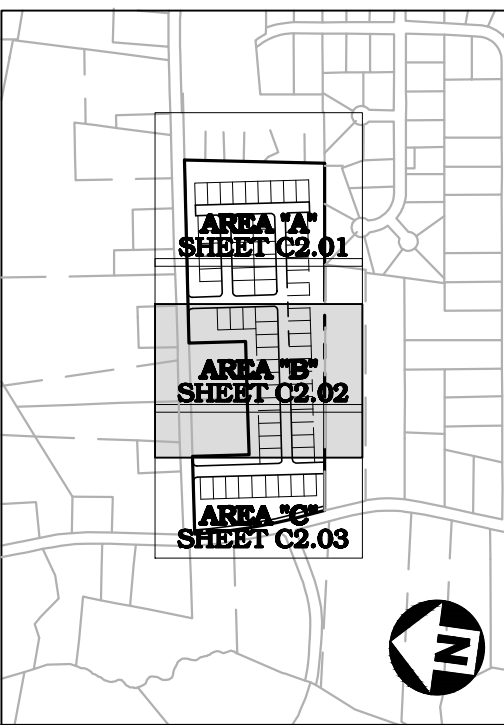
SIGNAGE LEGEND

- STOP  
STOP  
(R1-1)

SIGHT DISTANCE TRIANGLE TABLE			
SPEED LIMIT	SIGHT DISTANCE TRIANGLE TYPE	LEFT TURN	RIGHT TURN
25 MPH (2 LANE UNDIVIDED)	SINGLE STAGE SIGHT DISTANCE TRIANGLE	15'x280'	15'x240'
45 MPH (2 LANE UNDIVIDED)	SINGLE STAGE SIGHT DISTANCE TRIANGLE	15'x500'	15'x430'

EASEMENT LEGEND

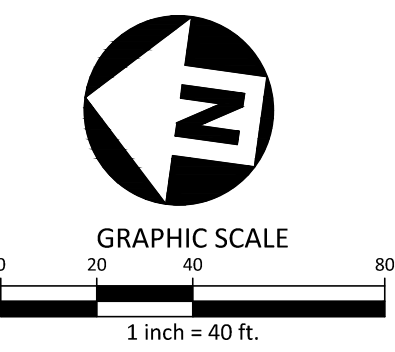
- CD PRIVATE STORM DRAINAGE EASEMENT  
PDE PUBLIC STORM DRAINAGE EASEMENT  
SDTE SIGHT DISTANCE TRIANGLE EASEMENT  
RWE RETAINING WALL EASEMENT  
SSS CITY OF RALEIGH SANITARY SEWER EASEMENT  
UE 5' CITY OF RALEIGH UTILITY EASEMENT  
TCE TEMPORARY CONSTRUCTION EASEMENT



INDEX MAP

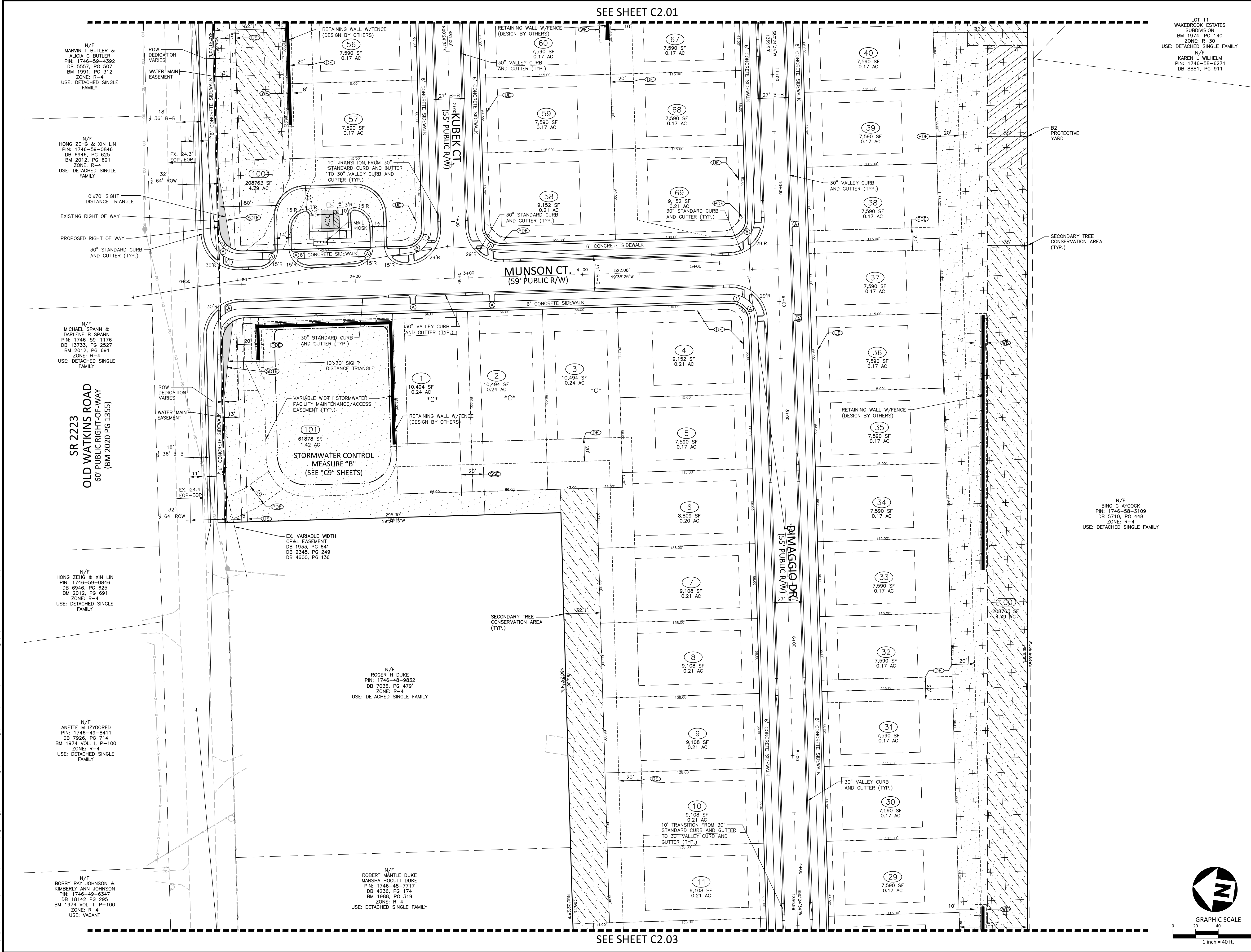
SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING,  
STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH  
THE CURRENT CITY OF RALEIGH AND NC DOT  
(WHERE APPLICABLE) ENGINEERING DESIGN AND  
CONSTRUCTION STANDARDS



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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**McADAMS**

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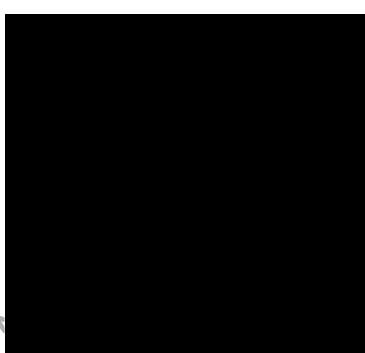
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**WATKINS GROVE**  
**PRELIMINARY SUBDIVISION PLAN**  
**4400 FORESTVILLE ROAD**  
RALEIGH, NC 27616

PLAN INFORMATION

PROJECT NO.	2020110440
FILENAME	2020110440-S1
CHECKED BY	TEP
DRAWN BY	TEP/LRS
SCALE	1" = 40'
DATE	03.31.2021

SUBDIVISION PLAN -  
AREA "B"

**C2.02**



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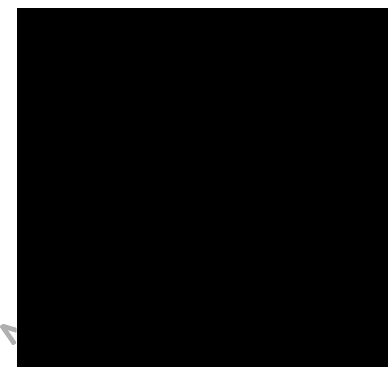
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## WATKINS GROVE

### PRELIMINARY SUBDIVISION PLAN

#### 4400 FORESTVILLE ROAD

RALEIGH, NC 27616

#### PLAN INFORMATION

PROJECT NO.	2020110440
FILENAME	2020110440-S1
CHECKED BY	TEP
DRAWN BY	TEP/LRS
SCALE	1" = 40'
DATE	03.31.2021

#### SUBDIVISION PLAN - AREA "C"

# C2.03

