



# Administrative Approval Action

Case File / Name: SUB-0022-2021  
DSLCL - Watkin's Subdivision

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2492  
currentplanning@raleighnc.gov  
www.raleighnc.gov

**LOCATION:** This site is located on the east side of Forestville Road, south of Old Watkins Rd at 4400 Forestville Road. It is outside the city limits.

**REQUEST:** Development of a 26.56 acre tract zoned R-4 into a Compact Subdivision Development (UDO Sec.2.3) with 4.88 acres of right-of-way dedication leaving a net area 21.68 acres. An overall total of 72 lots, 69 proposed detached single-family dwellings with 3 Open Space lots. Per UDO Sec.3.2.1.B, 20% of the site must be designated reserved Open Space and 23.7% or 274,364 sf/6.3 acres is being proposed with this development. The proposed density of 2.598 units/acre.

**DESIGN  
ADJUSTMENT(S)/  
ALTERNATES, ETC:** N/A

**FINDINGS:** City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated July 23, 2021 by McAdams.

## **CONDITIONS OF APPROVAL and NEXT STEPS:**

*This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:*

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

***The following items are required prior to approval of Site Permitting Review plans:***

### **General**

1. Demonstrate compliance with Open Space requirements per UDO Sec.2.5.1 and revise labeling for the Open Space designations and HOA Open Lots.
2. Label and delineate all required right-of-way dedication areas noted on the site information table and shown on all proposed subdivision sheets.
3. Revise the labeling on the site data table and subdivision sheets, differentiating between HOA & required Open Space designations & boundaries per UDO Section 2.3 and Section 2.5.
4. Revise all landscaping sheets to show dimensions and calculations for the Protective Type B2 yards shown on sheets L5.01, L5.02 & L5.03; and are listed in the planting schedule table.
5. Revise the primary street designation references, for corner lots on the Site Permit Review plans set to show the actual approved street names.

### **Engineering**

6. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.



# Administrative Approval Action

Case File / Name: SUB-0022-2021  
DSLCL - Watkin's Subdivision

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2492  
currentplanning@raleighnc.gov  
www.raleighnc.gov

## Public Utilities

7. A deed shall be recorded prior to concurrent approval for all necessary offsite City of Raleigh Sanitary Sewer Easements to accommodate future sewer line construction.

## Stormwater

8. A surety equal to the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
9. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
10. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

## Urban Forestry

11. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).
12. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☒ **LEGAL DOCUMENTS** - Email to [legaldocumentreview@raleighnc.gov](mailto:legaldocumentreview@raleighnc.gov). Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

|                                     |                                          |
|-------------------------------------|------------------------------------------|
| <input checked="" type="checkbox"/> | Stormwater Maintenance Covenant Required |
| <input checked="" type="checkbox"/> | Public Access Easement Required          |

|                                     |                                     |
|-------------------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> | Utility Placement Easement Required |
| <input checked="" type="checkbox"/> | Slope Easement Required             |

☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

***The following items must be approved prior to recording the plat:***

## General

1. Demonstrate compliance with UDO Section 2.5.7 regarding required open space.
2. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
3. Provide documentation indicating a Property Owner's Association has been established for the subject development. (UDO Section 2.5.7.)



# **Administrative Approval Action**

**Case File / Name: SUB-0022-2021**  
**DSLCL - Watkin's Subdivision**

**City of Raleigh**  
**Development Services Department**  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2492  
currentplanning@raleighnc.gov  
www.raleighnc.gov

## **Engineering**

4. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
5. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
6. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
7. A Public Access deed of easement for the sidewalk connection from the terminus of Road E to the sidewalk on Old Watkins Road be approved by City staff, and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of this document is not provided, further recordings and building permit issuance will be withheld.
8. A fee-in-lieu for Gehrig Lane extension (Full Neighborhood Local) for 30 l.f. is paid to the City of Raleigh (UDO 8.1.10).
9. A Slope easement deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

## **Public Utilities**

10. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.
11. A Water and/or Sewer Assessment fee shall be paid to the Assessment Specialist in the City of Raleigh Engineering Services Department. \$25,194.00
12. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.

## **Stormwater**



# Administrative Approval Action

Case File / Name: SUB-0022-2021  
DSLCL - Watkin's Subdivision

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2492  
currentplanning@raleighnc.gov  
www.raleighnc.gov

13. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
14. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
15. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).
16. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).

## Urban Forestry

17. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 2.43 acres of tree conservation area.
18. A public infrastructure surety for 154 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

*The following items must be approved prior to the issuance of building permits:*

## Public Utilities

1. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

## Urban Forestry

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 32 street trees along Gerhig Lane, 19 street trees along Munson Court, 60 street trees along Dimaggio Drive, 18 street trees along Kubek Court, and 25 street trees along Stengel Street for a total of 154 street trees.

*The following are required prior to issuance of building occupancy permit:*

## General



# Administrative Approval Action

Case File / Name: SUB-0022-2021  
DSLCL - Watkin's Subdivision

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2492  
currentplanning@raleighnc.gov  
www.raleighnc.gov

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
2. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff
3. All street lights and street signs required as part of the development approval are installed.

## Stormwater

4. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

**EXPIRATION DATES:** If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

**3-Year Sunset Date: December 22, 2024**  
**Record at least ½ of the land area approved.**

**5-Year Sunset Date: December 22, 2026**  
**Record entire subdivision.**

I hereby certify this administrative decision.

**Signed:** *Alysia Bailey Taylor* Date: 08/25/2021  
Development Services Dir/Designee  
**Staff Coordinator: Jermont Purifoy**

## Preliminary Subdivision Application

Planning and Development  
Planning and Development Customer Service Center • One Exchange Place, Suite 400 • Raleigh, NC 27601 • (919) 996-2880



**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 [StaffReview@raleighnc.gov](mailto:StaffReview@raleighnc.gov).

|                                                                                                                  |                                                                          |
|------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| <b>DEVELOPMENT TYPE (UDO Section 2.1.2)</b>                                                                      |                                                                          |
| Conventional Subdivision                                                                                         | <input checked="" type="checkbox"/> Compact Development                  |
| NOTE: Subdivisions may require City Council approval if it is a Major Park Overlay or Historic Overlay District. |                                                                          |
| <b>GENERAL INFORMATION</b>                                                                                       |                                                                          |
| Scoping/Watch plan case number: <b>N/A</b>                                                                       |                                                                          |
| Development name (subject to approval): <b>WATKINS GROVE</b>                                                     |                                                                          |
| Property Address(es): <b>4400 FORESTVILLE RD</b>                                                                 |                                                                          |
| Recorded Deed PIN(s): <b>1748585742</b>                                                                          |                                                                          |
| What is your project type?                                                                                       |                                                                          |
| <input checked="" type="checkbox"/> Single family                                                                | <input type="checkbox"/> Townhouse                                       |
| <input type="checkbox"/> Apartment                                                                               | <input type="checkbox"/> Other: <input type="checkbox"/> Attached houses |
| <b>CURRENT PROPERTY OWNER/DEVELOPER INFORMATION</b>                                                              |                                                                          |
| NOTE: Please attach purchase agreement when submitting this form.                                                |                                                                          |
| Company: <b>CAROLINA DEVELOPMENT GROUP</b> Owner/Developer Name and Title: <b>MARK PURYEAR, MANAGING PARTNER</b> |                                                                          |
| Address: <b>10136 MIZNER LANE, RALEIGH NC 27617</b>                                                              |                                                                          |
| Phone: <b>#919-931-2300</b> Email: <b>MARK@CAROLINADEVGROUP.COM</b>                                              |                                                                          |
| <b>APPLICANT INFORMATION</b>                                                                                     |                                                                          |
| Company: <b>CAROLINA DEVELOPMENT GROUP</b> Contact Name and Title: <b>MARK PURYEAR, MANAGING PARTNER</b>         |                                                                          |
| Address: <b>10136 MIZNER LANE, RALEIGH NC 27617</b>                                                              |                                                                          |
| Phone: <b>#919-931-2300</b> Email: <b>MARK@CAROLINADEVGROUP.COM</b>                                              |                                                                          |

Continue to page 2 >>

Page 2 of 2

RECEIVED 06/10/21  
raleighnc.gov

|                                                                                                                                                                                                                                                                                                                                                              |                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| <b>DEVELOPMENT TYPE - SITE DATA TABLE</b><br>(Applicable to all developments)                                                                                                                                                                                                                                                                                |                        |
| <b>ZONING INFORMATION</b>                                                                                                                                                                                                                                                                                                                                    |                        |
| Gross site acreage: <b>27.9</b> BY IMAPS, <b>26.562</b> BY SURVEY                                                                                                                                                                                                                                                                                            |                        |
| Zoning districts (if more than one, provide acreage of each): <b>21-4</b>                                                                                                                                                                                                                                                                                    |                        |
| Overlay district: <b>N/A</b>                                                                                                                                                                                                                                                                                                                                 |                        |
| Conditional Use District (CUD) Case # <b>2</b>                                                                                                                                                                                                                                                                                                               |                        |
| Inside City limits? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                                                                                                                                                                                                                                                      |                        |
| Board of Adjustment (BOA) Case # <b>2</b>                                                                                                                                                                                                                                                                                                                    |                        |
| <b>STORMWATER INFORMATION</b>                                                                                                                                                                                                                                                                                                                                |                        |
| Existing Impervious Surface:<br>Acres: <b>0</b> Square Feet: <b>0</b>                                                                                                                                                                                                                                                                                        |                        |
| New Impervious Surface:<br>Acres: <b>0.98</b> Square Feet: <b>391,168</b>                                                                                                                                                                                                                                                                                    |                        |
| Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                                                                                                                                                                                                                                             |                        |
| If yes, please provide the following:<br>Flood study: _____                                                                                                                                                                                                                                                                                                  |                        |
| FEMA Map Panel #: _____                                                                                                                                                                                                                                                                                                                                      |                        |
| <b>NUMBER OF LOTS AND DENSITY</b>                                                                                                                                                                                                                                                                                                                            |                        |
| Total # of lots: <b>69</b>                                                                                                                                                                                                                                                                                                                                   |                        |
| Total # of single-family lots: <b>69</b>                                                                                                                                                                                                                                                                                                                     |                        |
| Proposed density for each zoning district (UDO 10.2.7): <b>69 / 26.562 = 2.598 DU/AC</b>                                                                                                                                                                                                                                                                     |                        |
| Total # of open space and/or common area lots: <b>3</b>                                                                                                                                                                                                                                                                                                      |                        |
| Total # of requested lots: <b>72</b>                                                                                                                                                                                                                                                                                                                         |                        |
| <b>SIGNATURE BLOCK</b>                                                                                                                                                                                                                                                                                                                                       |                        |
| The undersigned certifies that the property owner is aware of the 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, <b>MCADAMS COMPANY</b> , will serve as the agent regarding this application, and will receive and respond to administrative comments, resident plans and applicable documentation, and will represent the property owner in any public meeting regarding this application.                                                                                |                        |
| I have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development plan. I acknowledge that this application is subject to the filing calendar and standard policy, which states applications will expire after 180 days of inactivity.                                           |                        |
| Signature: <b>Mark Puryear</b>                                                                                                                                                                                                                                                                                                                               | Date: <b>3/15/2021</b> |
| Printed Name: <b>Mark Puryear</b>                                                                                                                                                                                                                                                                                                                            | Date: _____            |

Page 2 of 2

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

RECEIVED 06/10/21  
raleighnc.gov

# WATKINS GROVE

4400 FORESTVILLE ROAD  
RALEIGH, NC 27616

## PRELIMINARY SUBDIVISION PLAN

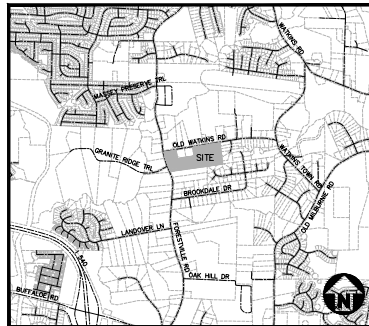
RALEIGH CASE NUMBER: SUB-0022-2021

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

| SITE DATA                       |                                          |
|---------------------------------|------------------------------------------|
| DEVELOPER:                      | CAROLINA DEVELOPMENT GROUP               |
| 10136 MIZNER LANE               |                                          |
| RALEIGH, NORTH CAROLINA 27617   |                                          |
| OWNER:                          | MCADAMS NORTH CAROLINA, LLC              |
| (EXISTING LOT 10)               |                                          |
| 1220 OLD WYOMING ROAD           |                                          |
| RALEIGH, NORTH CAROLINA 27616   |                                          |
| PIN NUMBER:                     | 1748585742                               |
| GROSS SITE AREA:                | 1,157,053 SF / 26.56 AC.                 |
| ROW DEGRADATION:                | 212,084 SF / 4.88 AC.                    |
| NET SITE AREA:                  | 944,969 SF / 21.68 AC.                   |
| EXISTING ZONING:                | R-4 (COMPACT DEVELOPMENT)                |
| OVERLAY DISTRICT:               | N/A                                      |
| CURRENT USE:                    | VACANT                                   |
| PROPOSED USE:                   | DETACHED SINGLE-FAMILY DWELLINGS         |
| RESIDENTIAL LOTS:               | 69                                       |
| OPEN SPACE LOTS:                | 3                                        |
| TOTAL LOTS:                     | 72                                       |
| MAXIMUM DENSITY:                | 4 UNITS/ACRE                             |
| PROPOSED DENSITY:               | 2.598 UNITS/ACRE                         |
| NEUSE CITY LIMITS:              | NO (UNDENIED EIO)                        |
| FEMA FIRM MAP:                  | 3702174602L, DATED MAY 2, 2006           |
| FEMA FLOOD HAZARD PRESENT:      | NO                                       |
| RIVER BASIN:                    | NEUSE RIVER                              |
| EXISTING IMPERVIOUS:            | 0 SF / 0 AC.                             |
| PROPOSED IMPERVIOUS:            | 370,544 SF / 8.50 AC.                    |
| IMP. ALLOCATION PER LOT:        | 5,369 SF                                 |
| BLOCK PERIMETER:                | 2,361' (4,200' MAX.)                     |
| OPEN SPACE REQUIRED:            | 251,411 SF / 5.81 AC. (20%)              |
| OPEN SPACE PROVIDED:            | 274,364 SF / 6.30 AC. (23.71%)           |
| TREE CONSERVATION REQUIRED:     | 94,448 SF / 2.168 AC. (10% NET SITE)     |
| TREE CONSERVATION PROVIDED:     | 150,817 SF / 3.428 AC. (11.18%)          |
| MINIMUM LOT SIZE REQUIRED:      | 7,500 SF COMPACT, 10,000 SF CONVENTIONAL |
| MINIMUM LOT SIZE PROVIDED:      | 7,890 SF COMPACT, 10,032 SF CONVENTIONAL |
| AVERAGE LOT SIZE:               | 7,899 SF                                 |
| MINIMUM LOT WIDTH (ENTIRE LOT): | 80'                                      |
| MINIMUM LOT WIDTH (CORNER):     | 80'                                      |
| MINIMUM LOT DEPTH:              | 100'                                     |
| LOT SETBACKS:                   |                                          |
| PRIMARY STREET (MIN.):          | 10' COMPACT, 20' CONVENTIONAL            |
| SIDE STREET (MIN.):             | 10'                                      |
| SIDE LOT (MIN.):                | 10'                                      |
| SIDE AGGREGATE:                 | 15' COMPACT, 20' CONVENTIONAL            |
| REAR (MIN.):                    | 10'                                      |



### VICINITY MAP

1"=2000'



Know what's below.  
Call before you dig.

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-432-4949) 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 & STORM DRAINAGE PLAN
- C3.01 GRADING & STORM DRAINAGE PLAN - AREA "A"
- C3.02 GRADING & STORM DRAINAGE PLAN - AREA "B"
- C3.03 GRADING & STORM 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:

1. RETENTION 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 UNIFORM STANDARD DETAILS AND REGULATIONS AS FOUND IN RALEIGH STREET DESIGN MANUAL ARTICLE 9.5 AND SECTION 4.6.1.
2. PER FC 2A-18, THE FOLLOWING PRIMARY STREET DESIGNATIONS ARE APPLICABLE FOR THE FOLLOWING LOTS: LOT 4, LOT 15, LOT 16, LOT 41, LOT 44, LOT 69, ROAD C, LOTS 51, 58 & 63 - LOT D.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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](http://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       | DESCRIPTION                        |
|-----|------------|------------------------------------|
| 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

THE FIRM HAS RELY UPON TITLE REPORT PUN#887 BY METRO TITLE COMPANY TITLE COMMITMENT, COMMITMENT NUMBER: MTR0012-00667, DATED JANUARY 26, 2011, WHILE CONDUCTING THIS SURVEY. THE SURVEYOR HAS REVIEWED THE TITLE REPORT FOR ANY TITLE EXCEPTIONS NOT DISCLOSED BY THE REFERENCED TITLE COMMITMENT.

2. AREAS COMPUTED BY COORDINATE METHOD.

3. THE SURVEYOR HAS BEEN SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, AND RESTRICTIONS OF RECORD.

4. ALL DISTANCES GIVEN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

5. RIGHT-OF-WAY INFORMATION IS BASED ON DEEDS AND MAPS OF RECORD.

6. THE SURVEYOR HAS BEEN ADVISED THAT THERE ARE NO OTHER SURVEY INSTRUMENTS OR RECORDS OF RECORD THAT MAY AFFECT THIS SURVEY.

7. BASIS OF BEARING SUGGESTED HEREIN IS NAD 83 GRID HEDS IS HEREIN 2011.

8. THE PROPERTY SHOWN HEREIN IS LOCATED IN ALCOCKSIDE ZONE 97, AREA OF MINIMAL FLOODING, AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED MAY 2, 2006.

9. NO OBSERVED EVIDENCE OF BUILT-UPON CHANGES AT THE TIME OF SURVEY.

10. NO OBSERVED EVIDENCE OF EARTH-MOVING WORK AT THE TIME OF SURVEY.

11. NO OBSERVED EVIDENCE OF SITE BEING USED AS DUMP/LANDFILL AT THE TIME OF

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART 1-REQUIREMENTS ARE MET, NOT A SURVEY MATTER.

1. ANY DEFECT, LIE, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMPLETION DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART 2 REQUIREMENTS ARE MET.  
NOT A SURVEY MATTER.
2. TAXES AND ASSESSMENTS FOR THE YEAR 2001 AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE.  
NOT A SURVEY MATTER.
3. SURETIES/IN FAVOR OF CAROLINA POWDER LIGHT COMPANY AS RECORDED IN BOOK 1103, PAGE 041; BOOK 235, PAGE 210 AND BOOK 490, PAGE 158, WAKE COUNTY REGISTRY.  
AFFECTS SUBJECT PROPERTY, APPROXIMATE TARRANT LOCATION IS SHOWN ON MAP.  
AGREEMENT IS BLANKET IN TYPE.

4. EASEMENTS TO STATE HIGHWAY COMMISSION FILED IN BOOK 1612, PAGE 553 AND BOOK 1714, PAGE 20, WAKE COUNTY REGISTRY.  
AFFECTS SUBJECT PROPERTY, RIGHT-OF-WAY ALONG THE SUBJECT PROPERTY OF OLD WATKINS ROAD AND FORESTVILLE ROAD, ARE SHOWN ON THE SURVEY.
5. EASEMENTS, SETBACK LINES AND ANY OTHER MATTERS SHOWN ON PLAT RECORDED IN BOOK OF MAPS 1958, PAGE 316, WAKE COUNTY REGISTRY.  
AFFECTS SUBJECT PROPERTY, PLAT OF THE ADJACENT PROPERTY

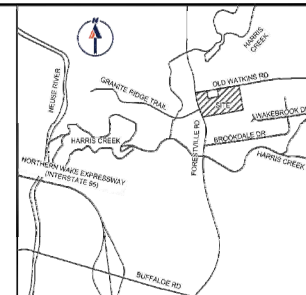
5. ENCROACHMENTS, OVERLAPS, OVERHANGS, UNRECORDED EASEMENTS, VIOLATED RESTRICTIVE COVENANTS, DEFICIENT QUANTITY OF GROUND, LACK OF ACCESS, VIOLATED PLAT BUILDING LINES, OR ANY MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE LAND. THE ABOVE INFORMATION IS PLOTTED AND SHOWN ON THE SURVEY AS PLOTTABLE AND APPLICABLE. POSSIBLE GAP IS SHOWN ON THE SURVEY. POSSIBLE SHED & POSSIBLE GARAGE ENCROACHMENT ARE SHOWN ON THE SURVEY.

7. NO COVERAGE IS PROVIDED AS TO THE AMOUNT OF ACREAGE OR SQUARE FOOTAGE OF THE LAND.  
AREA AND SQUARE FOOTAGE SHOWN ON THE SURVEY.

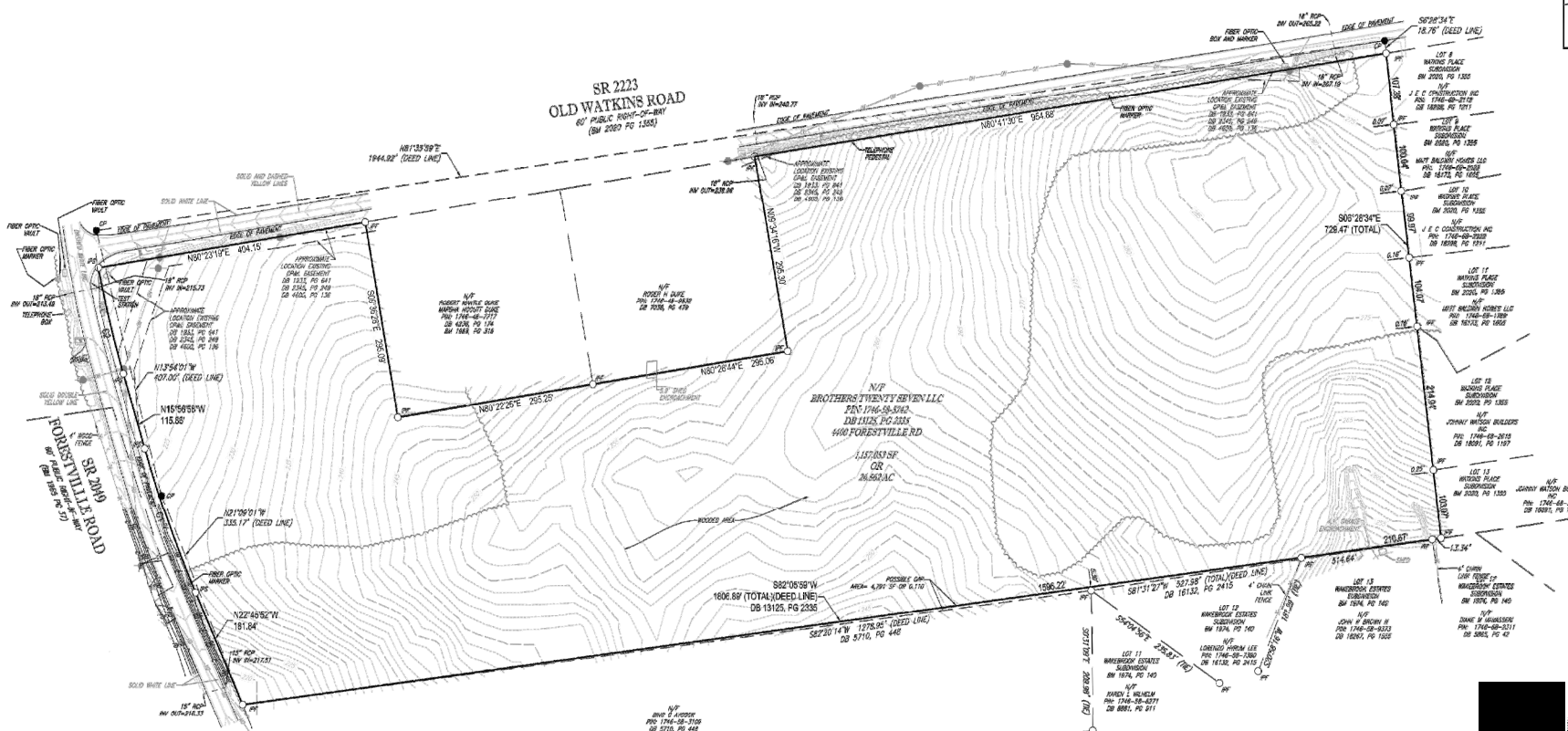
8. TITLE TO THAT PORTION OF THE LAND LYING WITHIN THE BOUNDS OF ANY ROADS OR HIGHWAYS; AND/OR RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO IN AND TO THE USE OF THAT PORTION OF THE INSURED PREMISES WITHIN THE BOUNDS OF STREET OR ROADWAY, IF ANY.
- RIGHT-OF-WAY ALONG THE SUBJECT PROPERTY OF OLD**  
**WATKINS ROAD AND FORESTVILLE ROAD, ARE SHOWN ON THE**

9. RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES: (TO BE DELETED UPON RECEIPT OF A SATISFACTORY AFFIDAVIT AS TO TENANTS AS REFERENCED IN THE REQUIREMENT SECTION).  
NOT A SURVEY MATTER.

10. THIS POLICY SPECIFICALLY EXCLUDES ANY CLOSING PROTECTION SERVICES (COVERAGE OR INSURANCE) AS THEY APPLY TO THIS TRANSACTION.  
NOT A SURVEY MATTER.



### LOCATION MAP



|  |                   |
|--|-------------------|
|  | LINE SURVIVED     |
|  | LINE NOT SURVIVED |
|  | HYDRANT           |
|  | WATER VALVE       |
|  | OVERHEAD WIRES    |
|  | TREE LINE         |
|  | UTILITY POLE      |
|  | WATER MANHOLE     |
|  | FENCE             |
|  | GUY WIRE          |

- 09M
- APPROX. LOG UNDERGROUND FIBER OPTIC LINE PER UTILITY MARKOUT
- APPROX. LOG UNDERGROUND CABLE LINE PER UTILITY MARKOUT
- APPROX. LOG UNDERGROUND GAS LINE PER UTILITY MARKOUT
- APPROX. LOG UNDERGROUND WATER LINE PER UTILITY MARKOUT
- APPROX. LOG UNDERGROUND TEL. LINE PER UTILITY MARKOUT
- ☐ PF RICH PIPE FOUND
- ☐ RF RICH REBAR FOUND
- ☐ PS RICH PIPE SET
- ☐ CP COMPUTED POINT
- ☐ MAIL BOX
- 0° 40° 80°
- 1" = 80'



TO: METRO TITLE COMPANY, FIRST AMERICAN TITLE INSURANCE COMPANY,  
BEAZER HOMES, LLC, AND/OR ITS ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE  
MADE IN ACCORDANCE WITH THIS 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR  
ALTA/NSP LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSP,  
AND INCLUDES FIGURES 1, 2, 3, 4, 7A1, 6, 9, 12, 14, 16 AND 17 OF TABLE A THEREOF. THIS FIELD  
WORK WAS COMPLETED ON JANUARY 22, 2021.

THOMAS E. TEABO, PLS

**NORTH CAROLINA PROFESSIONAL LAND SURVEYOR NO. L-5620**  
THIS CERTIFICATION IS ONE OF THOSE MADE AVAILABLE FOR PERSONAL AND OR NOTARIAL USE BY THE BOARD OF PROFESSIONAL LAND SURVEYORS. NO INFORMATION OR DATA IS OBTAINED BY SURVEYOR OTHER PURPOSES INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY AFFIDAVIT, RESALE OF PAPER, NOT LISTED BY CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

DATE \_\_\_\_\_

20

**CATALOGUE OF  
EXHIBITS FOR**

DATE OF PREP:

---

ALTA/NSPS LAND TITLE SURVEY  
FOR  
BEAZER HOMES, LLC

PIN: 1746-58-5742  
 4400 FORESTVILLE RD  
 TOWN OF WAKE FOREST  
 ST. MATTHEWS TOWNSHIP  
 WAKE COUNTY, NORTH CAROLINA

**ROLI ED** //

**BOHLER** //

|           |        |          |          |        |
|-----------|--------|----------|----------|--------|
| CDR CHIEF | DEPUTY | REVIEWED | APPROVED | SCALE  |
| CDRJ      | JT     | TEST     | TET      | T = 00 |

---

BOHLER ENGINEERING-ALL RIGHTS RESERVED.

THE PARTY HAS NOT YET PREPARED NOR RELIED UPON A TITLE COMMITMENT OR ANY TITLE REPORT IN AND WHILE PREPARING THIS SURVEY AND THE CLIENT SHOULD NOT RELY UPON THIS SURVEY AS EVIDENCE OF OWNERSHIP, AS A GUARANTEE OF MARKETABLE TITLE OR AS A GUARANTEE OF THE ACCURACY OF THE SURVEY. THE CLIENT'S SOLE RESPONSIBILITY FOR THE PROPERTY, THE CLIENT MUST OBTAIN A TITLE AGENT TITLE INSURANCE COMPANY FOR THE PROPERTY AND OBTAINING A TITLE COMMITMENT REGARDING MARKETABLE TITLE.

AREAS COMPLETED BY COORDINATE METHOD:

3. PROPERTY SURVEY HEREIN IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND EASEMENTS.

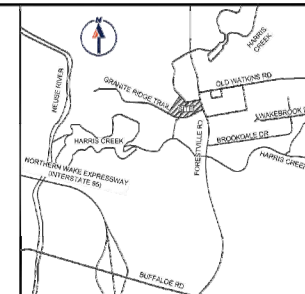
4. ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

5. RIGHT-OF-WAY INFORMATION IS BASED ON DEEDS AND MAPS OF RECORD.

6. NO GRID COORDINATES (NAD83) OBTAINED BY USING GPS, FOR THE MOVING SURVEY.

7. BASIS OF BEARING SHOWN HEREIN IS NO GRID (NAD 83) IS 1898/1911.

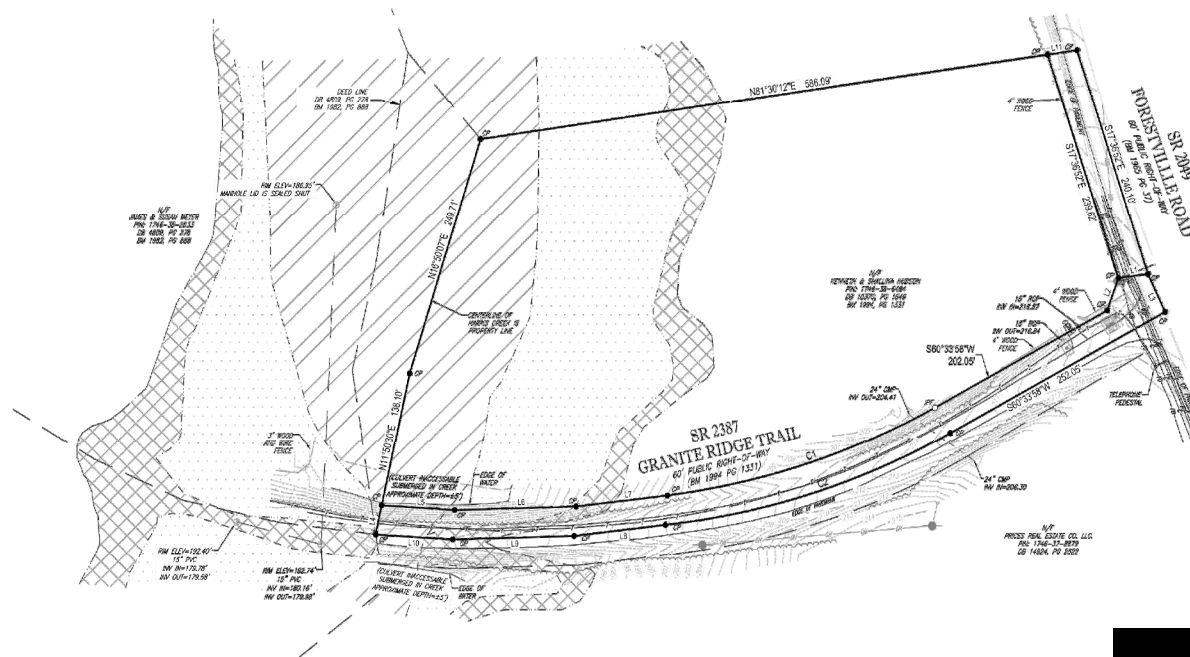
8. THE PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA, NATIONAL FLOOD CHANCE FLOOD HAZARD, "ZONE A" 1% ANNUAL CHANCE FLOOD HAZARD AND "ZONE A" FLOODPLAIN" (FLOODPLAIN INSURANCE RATE MAP 920174000, PAGES 1740 EFFECTIVE DATE 01/01/2015).



LOCATION MAP  
NOT TO SCALE

| I N F T A R I F |               |          |
|-----------------|---------------|----------|
| LINE            | BEARING       | DISTANCE |
| L1              | S82° 23' 45"W | 30.46'   |
| L2              | S19° 16' 41"W | 35.00'   |
| L3              | S24° 20' 19"E | 42.33'   |
| L4              | N11° 50' 30"E | 30.29'   |
| L5              | N86° 26' 17"W | 74.84'   |
| L6              | S88° 22' 58"W | 124.10'  |
| L7              | S83° 10' 58"W | 94.03'   |
| L8              | S83° 10' 58"W | 94.03'   |
| L9              | S88° 22' 58"W | 124.10'  |
| L10             | N86° 26' 17"W | 79.04'   |
| L11             | N81° 30' 12"E | 30.38'   |

| CURVE TABLE |         |         |               |         |            |         |
|-------------|---------|---------|---------------|---------|------------|---------|
| CURVE       | RADIUS  | LENGTH  | CHORD BEARING | CHORD   | DELTA      | TANGENT |
| C1          | 763.94' | 289.37' | S71°45'33"W   | 287.65' | 021°42'11" | 146.44' |
| C2          | 763.94' | 307.71' | S72°06'48"W   | 306.64' | 023°04'42" | 155.97' |



|  |                                      |  |                                                            |
|--|--------------------------------------|--|------------------------------------------------------------|
|  | LINE SURVEYED                        |  | APPROX. LOC. UNDERGROUND TEL. LINE PER UTILITY MAINTENANCE |
|  | LINE NOT SURVEYED                    |  | MAIL BOX                                                   |
|  | EXISTING CONTOUR                     |  | SEIN                                                       |
|  | EXISTING STOP ELEVATION              |  | GRIP PINS                                                  |
|  | OVERSIGHT DIPS                       |  | UTILITY POLE                                               |
|  | OVERSIGHT DIPS                       |  | SANITARY MANHOLE                                           |
|  | TREE LINE                            |  | IRON PIPE FRAME                                            |
|  | FENCE                                |  | IRON TREAT FOUND                                           |
|  | APPROX. LOC. UNDERGROUND POWER       |  | IRON PIPE RYE                                              |
|  | SPECIAL LINE FOR UTILITY MAINTENANCE |  | CORRUPTED POINT                                            |
|  | APPROX. LOC. UNDERGROUND FIBER       |  |                                                            |
|  | LINE PER UTILITY MAINTENANCE         |  | 0.5% ARIAL CHANCE FLOODING                                 |
|  |                                      |  | 1% FLOODING AREA - 1% ARIAL CHANCE                         |
|  |                                      |  | ZONE A FLOODING                                            |

DB 13125, PG 2335  
DB 16267, PG 1655  
DB 16173, PG 1605  
DB 18061, PG 1187  
DB 16132, PG 2415  
DB 6491, PG 011  
DB 7036, PG 479  
DB 6585, PG 42  
DB 8710, PG 448  
DB 4236, PG 174  
DB 4806, PG 378  
DB 16370, PG 1849  
BIA 3040, PG 1385  
BIA 1962, PG 886  
BIA 1954, PG 1331  
BIA 1986, PG 379  
BIA 1978, PG 249  
BIA 1979, PG 110

I, THOMAS E. SEAGO, P.L.S. HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP.

THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY OF THE SURVEY AS CALCULATED IS 1: 10,000; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS SHAKEN LINES PLOTTED FROM INFORMATION OF RECORD; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH TITLE 21, CHAPTER 56, N.D.A.C. AS AMENDED.

I HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL CREW SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

(1) CLASS OF SURVEY: "CLASS A"  
(2) POSITIONAL ACCURACY: 0.4"  
(3) TYPE OF GPS USED & PROCEDURE: REAL-TIME KINEMATIC

(4) DATE OF SURVEY: 1/15/2021 - 1/26/2021  
(5) DATUM/EPOCH: NAD 83 01/01 EPOCH 30.01/01  
(6) PUBLISHED/FIXED-CONTROL USE: NCVRS  
(7) GRID MODEL: NAD 83 (GCSNAD)  
(8) COORDINATE FACTORS: 0.99999103  
(9) UNIT: US SURVEY FEET

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL  
THIS 22ND DAY OF MARCH A.D., 2021.

**PRELIMINARY - NOT FOR RECORDATION,  
SALES OR CONVEYANCES**

SURVEYOR NC L-3920



TOPOGRAPHIC SURVEY  
FOR  
**BEAZER HOMES, LLC**  
PINS 1746-38-6484 & 1746-38-3333  
1416 FORESTVILLE RD & 1416 GRANITE RIDGE TRL  
TOWN OF WAKE FOREST  
ST. LUTHERS TOWNSHIP  
WAKE COUNTY, NORTH CAROLINA

|                   |                                                                                                                                                       |                |                 |                 |              |                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-----------------|-----------------|--------------|-----------------|
| <b>FILE NO.</b>   | <b>BOHLER //</b>                                                                                                                                      |                |                 |                 |              |                 |
| N8201078          | 400 PRAIRIE AVENUE, SUITE<br>200 FARMERS & MERCHANTS CENTER<br>TULSA OKLAHOMA 74103<br><a href="http://WWW.BOHLEROUTLET.COM">WWW.BOHLEROUTLET.COM</a> |                |                 |                 |              |                 |
| <b>DATE</b>       |                                                                                                                                                       |                |                 |                 |              |                 |
| 03/28/2001        |                                                                                                                                                       |                |                 |                 |              |                 |
| <b>FIELD CODE</b> | <b>ORIGIN SHEET</b>                                                                                                                                   | <b>DRAWING</b> | <b>REVIEWED</b> | <b>APPROVED</b> | <b>SCALE</b> | <b>DWG. NO.</b> |
| 03-18/0029        | COPY                                                                                                                                                  | JT             | TET             | TET             | 1" = 6"      | 1 OF 1          |







11

GRAPHIC SCALE  
0 20 40  
feet

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

## C2.02



# CITY OF RALEIGH PUBLIC UTILITIES STANDARD UTILITY NOTES (AS APPLICABLE)

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUS HANDBOOK, CURRENT EDITION)
2. UTILITY SEPARATION REQUIREMENTS:
  - a. A DISTANCE OF 30" SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN UNPUMPED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FIBROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERTIGHT SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
  - b. WHEN INSTALLING WATER &/or SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 12". IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VERTICAL SEPARATION SHALL BE 18". THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 1' ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIVISION. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
  - c. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, OR MATERIALS OR STEEL ENCASUREMENT EXTENDED 30" ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERTIGHT SPECIFICATIONS.
  - d. 5/8" MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIFFERENT MATERIALS ARE SPECIFIED FOR SANITARY SEWER.
  - e. MAINTAIN 30" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATION CANNOT BE ACHIEVED, SPECIFY DIFFERENT MATERIALS & A CONCRETE CRACK HAVING 6" MIN. CLEARANCE (PER CORPUS DETAILS W-41 & S-49).
  - f. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AUTHORIZED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.

5. 3/8" MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORECAMS. 4/8" MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
6. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE, UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM MAIN OR EASEMENT PER CORPUS HANDBOOK PROCEDURE.
7. INSTALL 3/4" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'x2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROTECTLY SITE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE. SERVICE FROM MAIN OR EASEMENT PER CORPUS HANDBOOK PROCEDURE.
8. INSTALL 4" PVC SEWER SERVICES @ 1/8" MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI BACKWATER. VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINAGE LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCOWD, USACE &/OR FEMA FOR ANY WETLAND, RARE, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
11. NCOTD / RAILROAD ENDOCHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TIES) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
12. GREASE INTERCEPTION / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUS FOR PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION.
13. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED BOTH INITIAL AND PERIODIC TESTING THEREAFTER IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM. UNLESS OTHERWISE STATED, CONTACT JOANNE HARTLEY AT (919) 996-9923 OR JOANNE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

## EASEMENT LEGEND

- PRIVATE STORM DRAINAGE EASEMENT
- PUBLIC STORM DRAINAGE EASEMENT
- SIGHT DISTANCE TRIANGLE EASEMENT
- RETAINING WALL EASEMENT
- CITY OF RALEIGH SANITARY SEWER EASEMENT
- CITY OF RALEIGH UTILITY EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT

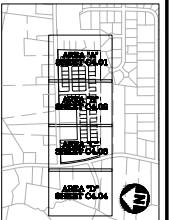
## NOTES:

1. ALL BACK OF CURB STREET RADII ARE 30' UNLESS OTHERWISE NOTED.

## UTILITY LEGEND

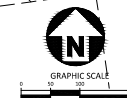
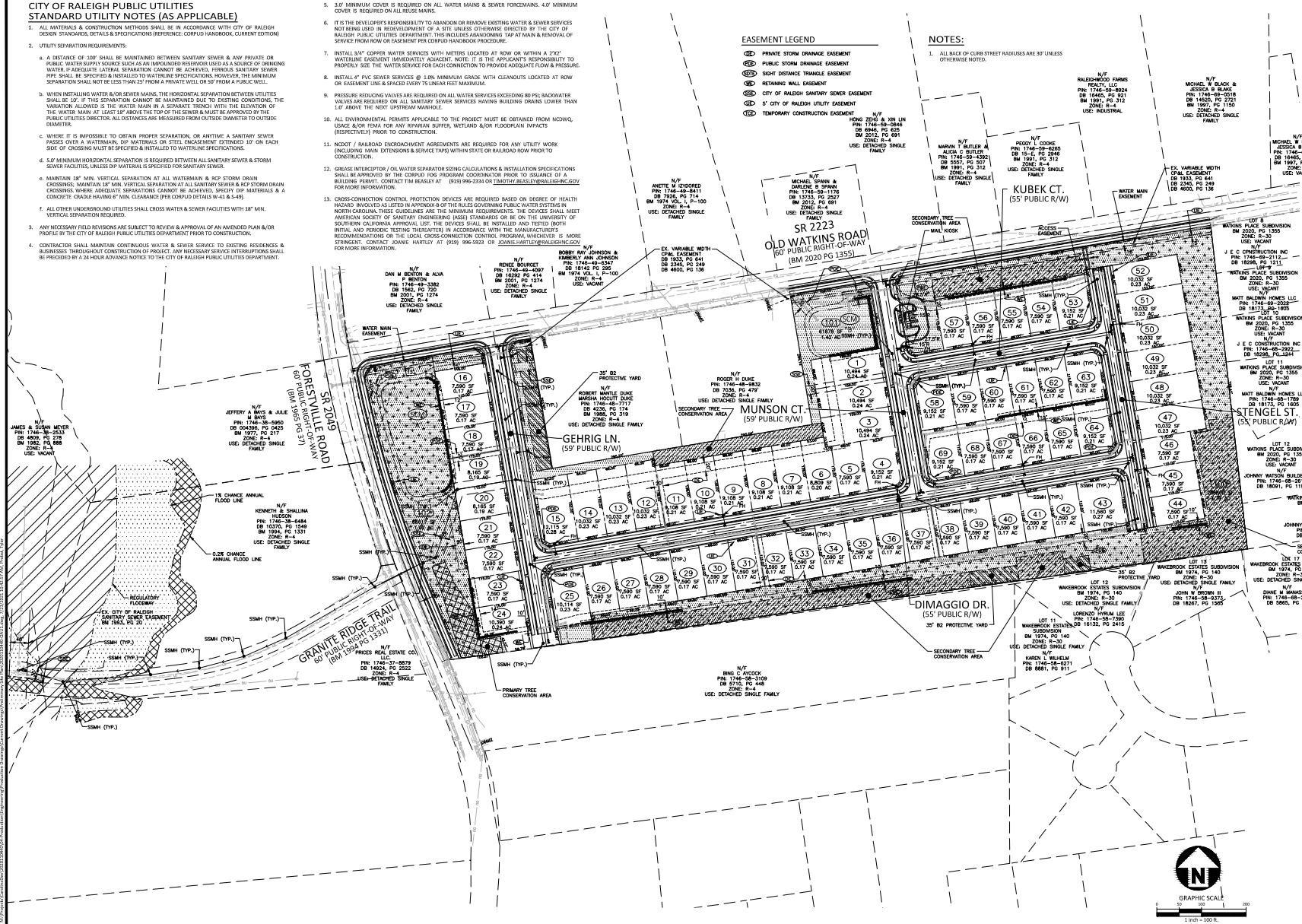
- FIRE HYDRANT ASSEMBLY
- WATER DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- SEWER FLOW DIRECTION ARROW
- LIGHT POLE
- POWER POLE
- WATERLINE
- WATER SERVICE LINE
- UTILITY ALLEYS
- SANITARY SEWER
- SEWER SERVICE LINE
- SEWER FORCE MAIN
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- EASEMENT LINE
- HOA MAINTAINED OPEN SPACE

- CONVENTIONAL LOT
- SECONDARY TREE CONSERVATION AREA
- PRIMARY TREE CONSERVATION AREA
- CODE COMPLIANT OPEN SPACE AREAS
- 30' B2 TRANSITIONAL PROTECTIVE YARD



## 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 NCOTD (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

**McAdams**  
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 MIGNER LANE  
RALEIGH, NC 27617  
MARK PURYEAR, MANAGING PARTNER  
PHONE: 919.953.2300

**REVISIONS**

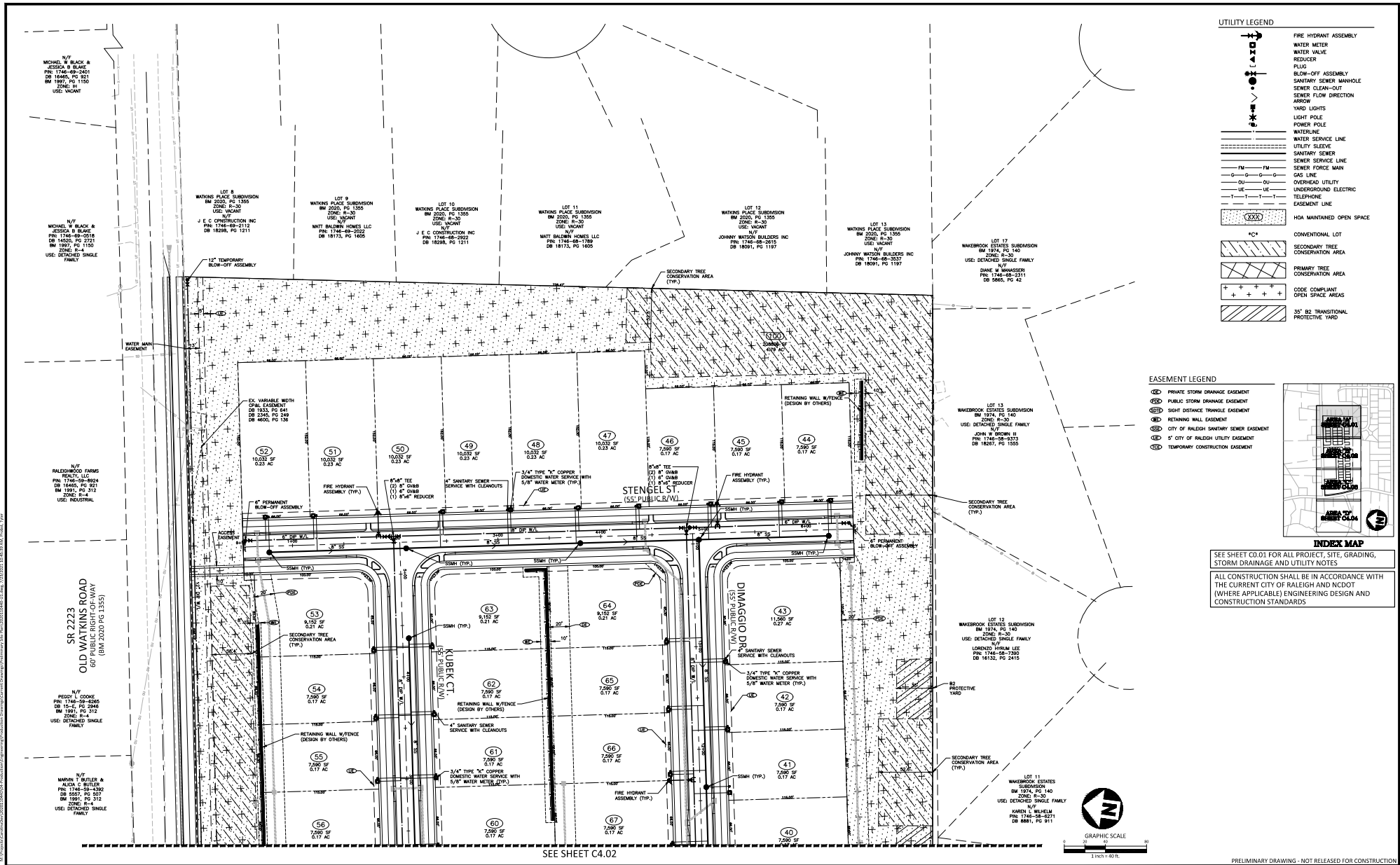
| NO. | DATE       | 2ND SUB - REVISED PER COR COMMENTS | 3RD SUB - REVISED PER COR COMMENTS |
|-----|------------|------------------------------------|------------------------------------|
| 1   | 06.10.2021 |                                    |                                    |
| 2   | 07.23.2021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



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

**PLAN INFORMATION**  
PROJECT NO. 2020110440  
FILENAME 2020110440.DAUI  
CHECKED BY TEP  
DRAWN BY TEP/ARS  
SCALE 1" = 100'  
DATE 03.31.2021

**OVERALL UTILITY PLAN**  
**C4.00**



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  
MARK PURYEAR, MANAGING PARTNER  
PHONE: 919.951.2300



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

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

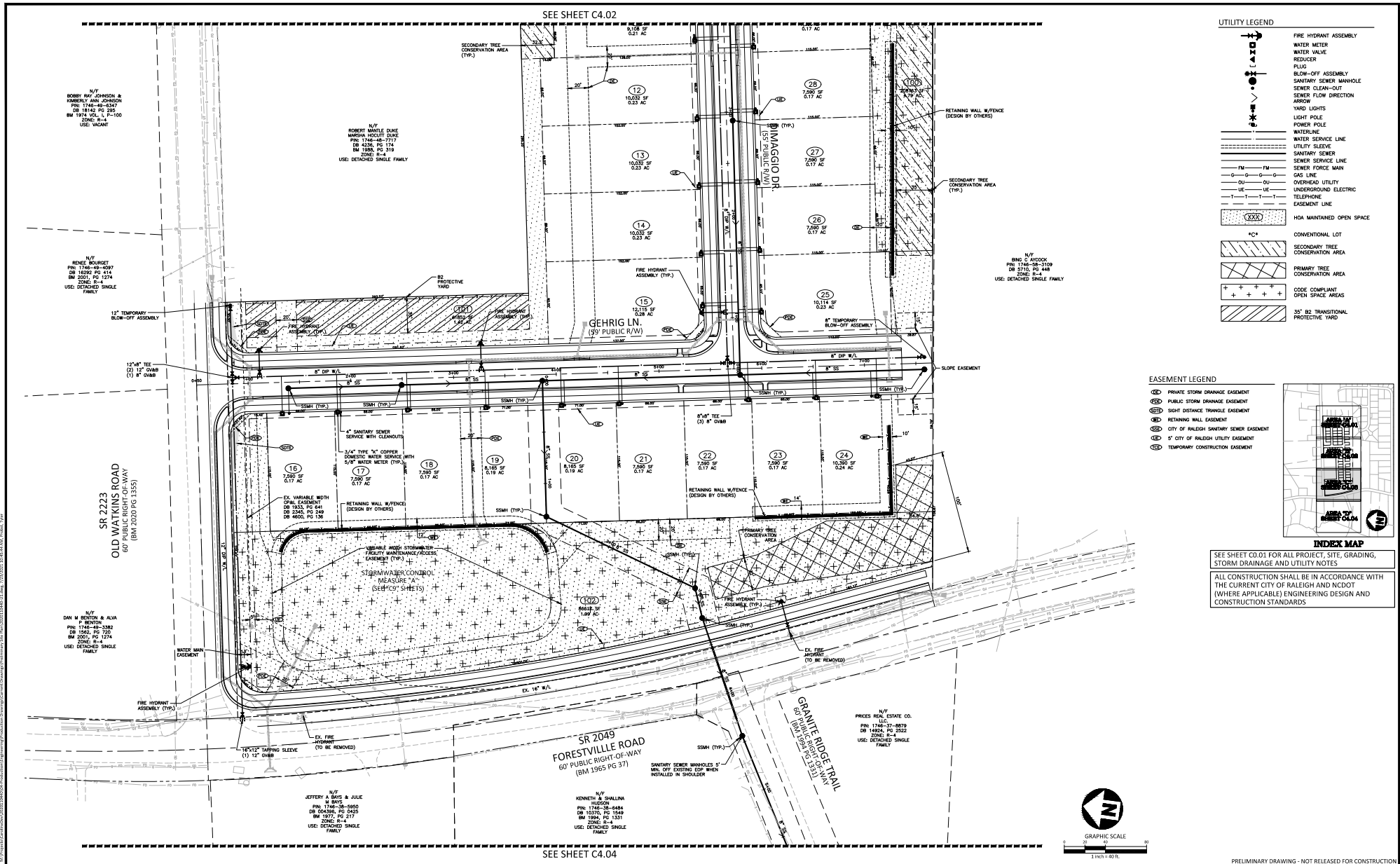
**PLAN INFORMATION**

PROJECT NO. 2020110440  
FILENAME 2020110440 U1  
CHECKED BY TEP  
DRAWN BY TEP/ARS  
SCALE 1" = 40'  
DATE 03.31.2021

UTILITY PLAN - AREA "A"

**C4.01**





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 MIDNER LANE  
RALEIGH, NC 27617  
MARK PURYEAR, MANAGING PARTNER  
PHONE: 919.951.2300



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



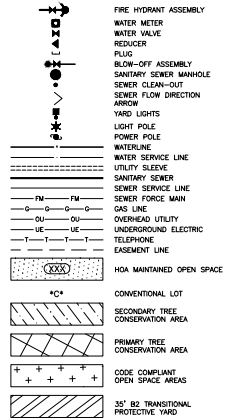
**WATKINS GROVE**  
PRELIMINARY SUBDIVISION PLAN  
4400 FORESTVILLE ROAD  
RALEIGH, NC 27616

**PLAN INFORMATION**  
PROJECT NO. 2020110440  
FILENAME 2020110440 U1  
CHECKED BY TEP  
DRAWN BY TEP/RS  
SCALE 1" = 40'  
DATE 03.31.2021

**UTILITY PLAN - AREA**  
**"C"**  
**C4.03**

SEE SHEET C4.03

# UTILITY LEGEND



## EASEMENT LEGEND

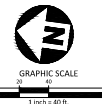
- PRIVATE STORM DRAINAGE EASEMENT
- PUBLIC STORM DRAINAGE EASEMENT
- RIGHT-OF-WAY TRIMMING EASEMENT
- RETAINING WALL EASEMENT
- CITY OF RALEIGH SANITARY SEWER EASEMENT
- 5' CITY OF RALEIGH UTILITY EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT



## INDEX MAP

SEE SHEET C4.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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



GRAPHIC SCALE  
1" = 40'

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



The John R. McAdams Company, Inc.  
2905 Meridian Parkway  
Durham, NC 27713  
  
phone 919.361.5000  
fax 919.361.2269  
license number: C-0295, C-187  
  
www.mcadamsco.com

**CLIENT**  
CAROLINA DEVELOPMENT GROUP  
10136 MIDNER LANE  
RALEIGH, NC 27617  
MARK PURYEAR, MANAGING PARTNER  
PHONE: 919.951.2300



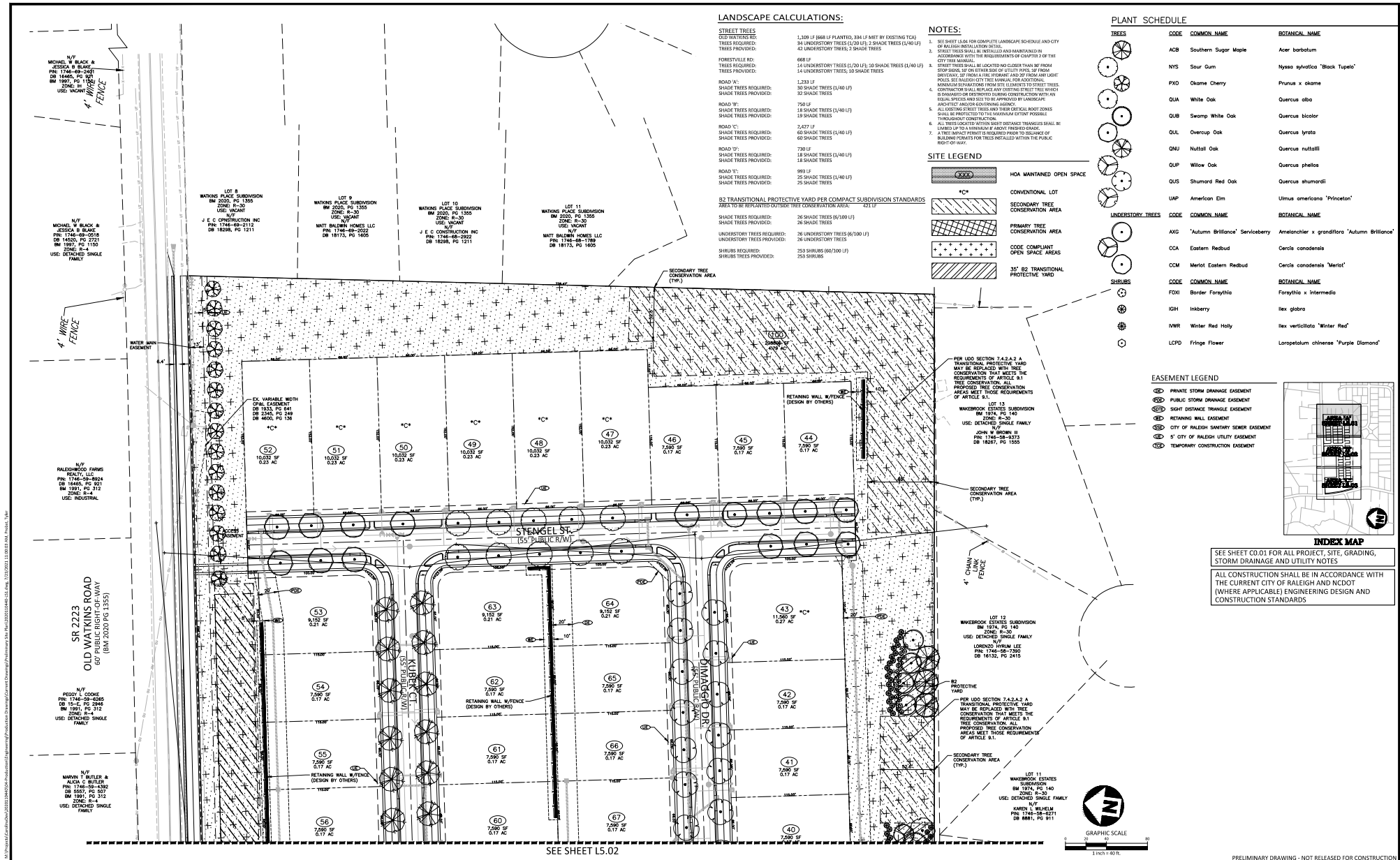
| REVISIONS |            |                                    |
|-----------|------------|------------------------------------|
| NO.       | DATE       | DESCRIPTION                        |
| 1         | 06.10.2021 | 2ND SUB - REVISED PER COR COMMENTS |
| 2         | 07.23.2021 | 3RD SUB - REVISED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



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

**PLAN INFORMATION**  
PROJECT NO. 2020110440  
FILENAME 2020110440 U1  
CHECKED BY TEP  
DRAWN BY TEP/RS  
SCALE 1" = 40'  
DATE 03.31.2021

UTILITY PLAN - AREA  
"D"  
**C4.04**



SEE SHEET L5.01

SEE SHEET L5.03

## PLANT SCHEDULE

| TREES            | CODE | COMMON NAME                      | BOTANICAL NAME                                |
|------------------|------|----------------------------------|-----------------------------------------------|
|                  | ACB  | Southern Sugar Maple             | Acer barbatum                                 |
|                  | NYS  | Sour Gum                         | Nyssa sylvatica 'Black Tupelo'                |
|                  | PYO  | Okame Cherry                     | Prunus x okame                                |
|                  | QUA  | White Oak                        | Quercus alba                                  |
|                  | QUB  | Swamp White Oak                  | Quercus bicolor                               |
|                  | QUL  | Overcup Oak                      | Quercus lyrata                                |
|                  | ONU  | Nuttall Oak                      | Quercus nuttallii                             |
|                  | QUP  | Willow Oak                       | Quercus phellos                               |
|                  | QUS  | Shumard Red Oak                  | Quercus shumardii                             |
|                  | UAP  | American Elm                     | Ulmus americana 'Princeton'                   |
| UNDERSTORY TREES | CODE | COMMON NAME                      | BOTANICAL NAME                                |
|                  | AXG  | 'Autumn Brilliance' Serviceberry | Amelanchier x grandiflora 'Autumn Brilliance' |
|                  | CCA  | Eastern Redbud                   | Cercis canadensis                             |
|                  | CCM  | Marlot Eastern Redbud            | Cercis canadensis 'Marlot'                    |
| SHRUBS           | CODE | COMMON NAME                      | BOTANICAL NAME                                |
|                  | FOXJ | Border Forsythia                 | Forsythia x intermedia                        |
|                  | IGH  | Inkberry                         | Ilex glabra                                   |
|                  | IWR  | Winter Red Holly                 | Ilex verticillata 'Winter Red'                |
|                  | LDPD | Fringe Flower                    | Loropetalum chinense 'Purple Diamond'         |

## SITE LEGEND

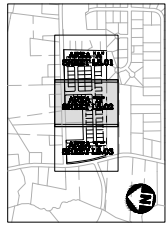
|  |                                     |
|--|-------------------------------------|
|  | HMA MAINTAINED OPEN SPACE           |
|  | CONVENTIONAL LOT                    |
|  | SECONDARY TREE CONSERVATION AREA    |
|  | PRIMARY TREE CONSERVATION AREA      |
|  | CODE COMPLIANT OPEN SPACE AREAS     |
|  | 35' B2 TRANSITIONAL PROTECTIVE YARD |

## EASEMENT LEGEND

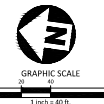
|  |                                         |
|--|-----------------------------------------|
|  | PRIVATE STORM DRAINAGE EASEMENT         |
|  | PUBLIC STORM DRAINAGE EASEMENT          |
|  | SIGHT TRIANGLE EASEMENT                 |
|  | RETAINING WALL EASEMENT                 |
|  | CITY OF RALEIGH SANITARY SEWER EASEMENT |
|  | CITY OF RALEIGH UTILITY EASEMENT        |
|  | TEMPORARY CONSTRUCTION EASEMENT         |

SEE SHEET L5.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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



## INDEX MAP



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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 MIDWAY LANE  
RALEIGH, NC 27617  
MARK PURYEAR, MANAGING PARTNER  
PHONE: 919.931.2300



## REVISIONS

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

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

## PLAN INFORMATION

PROJECT NO. 2020110440  
FILENAME 2020110440 L51  
CHECKED BY TEP  
DRAWN BY TEP/ARS  
SCALE 1" = 40'  
DATE 03.31.2021

LANDSCAPE PLAN -  
AREA "B"

**L5.02**

