



Administrative Approval Action

Case File / Name: SUB-S-19-2019
Watkins Glen Subd

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

- LOCATION:** The site is generally located on the east side of Watkins Road north of Harris Creek with a common street addresses of 3931 Watkins Road. It is outside the City limits.
- REQUEST:** Conservation subdivision of approximately 60.5 acres zoned R-4 and CM to create 100 lots intended for development with detached homes and five open lots.
- 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 February 28, 2020 by MAC MCINTYRE.

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:

Engineering

1. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.
2. A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

Stormwater

3. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
4. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
5. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).
6. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

Urban Forestry



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7. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
8. 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).

LEGAL DOCUMENTS - Email to 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"/>	Slope Easement Required
<input checked="" type="checkbox"/>	City Code Covenant Required
<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant Required

<input checked="" type="checkbox"/>	Utility Placement Easement Required
<input checked="" type="checkbox"/>	Greenway 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. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
2. The City Code Covenant shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document shall be provided to the City by the end of the next business day following the recordation of the final plat. Further recordings and building permits will be withheld if the recorded document is not provided to the City.
3. The greenway easement as shown on the preliminary plan shall be dedicated prior to, or in conjunction with the recording of a map in any phase affected by the greenway.

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.



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6. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
7. A slope 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.

General Condition

8. The turn around areas of the Hammerheads shall be located within a slope easement. The turn around areas of the hammerhead can be removed when a public street connects to the stub streets. The right-of-way lines and 5' UPE will extend over the hammerheads.

Public Utilities

9. 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.
10. 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

11. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).
12. 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).
13. 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).

Urban Forestry

14. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 6.66 acres of tree conservation area.
15. A public infrastructure surety for street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).



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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:

Stormwater

1. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

Urban Forestry

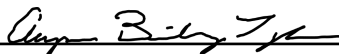
2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 60 street trees along Wesley Chapel Way, 38 street trees along Telluride Trail, 30 street trees along Blythedale Lane, and 99 street trees along Balvenie Drive, for a total of 227 street trees.

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:

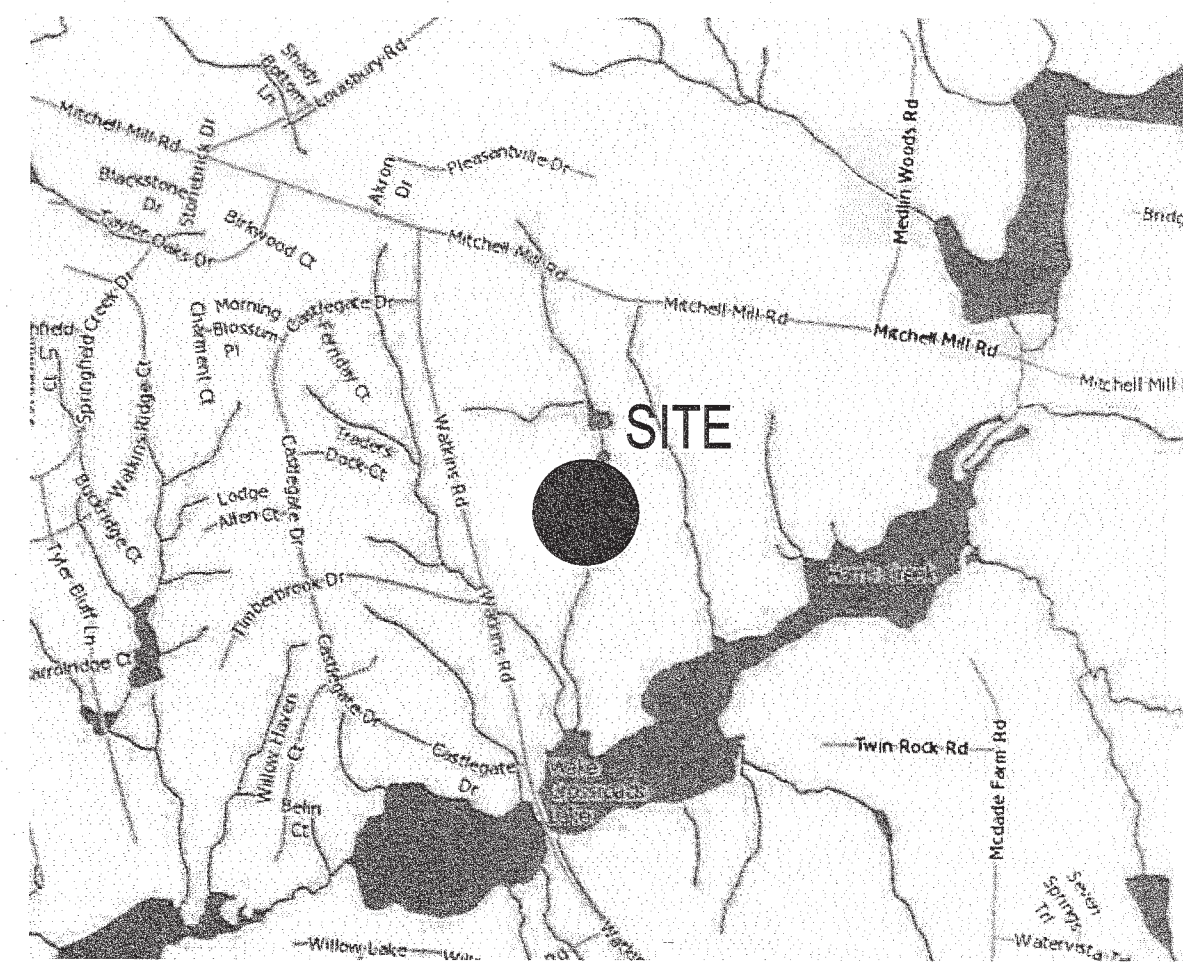
3-Year Sunset Date: April 1, 2023
Record at least ½ of the land area approved.

5-Year Sunset Date: April 1, 2025
Record entire subdivision.

I hereby certify this administrative decision.

Signed:  Date: 04/01/2020
Development Services Dir/Designee

Staff Coordinator: Ryan Boivin



VICINITY MAP
1"=800'

Preliminary Subdivision Plan

Watkins Glen Subdivision

City of Raleigh
Wake County, North Carolina
SUB-S-19-2019

PROJECT INFORMATION:

PROJECT: WATKINS GLEN SUBDIVISION
PRELIMINARY SUBDIVISION PLAN

OWNER/DEVELOPER: CARLTON GROUP OF NC LLC
5856 FARINGDON PLACE, SUITE 200
RALEIGH, NC 27609
(914) 403-7848

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

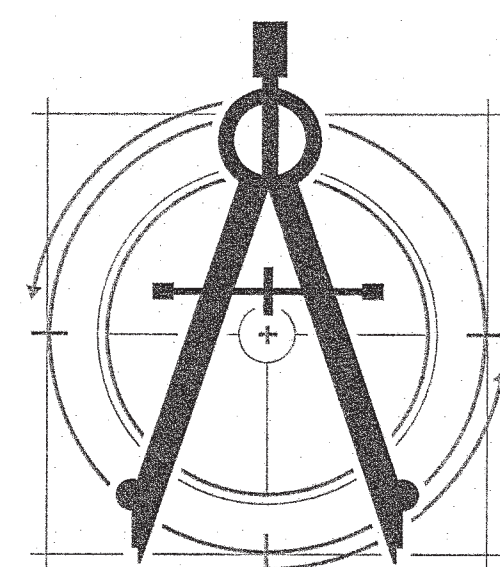
SURVEYOR: THE WOODCOCK GROUP LLC
P O BOX 336, YOUNGVILLE NC, 27598
(919) 522-7253

PROJECT ADDRESS: 3937 WATKINS ROAD, RALEIGH NC
PIN: 1747847561
ZONING: R-4 & CM
EXIST USE: SINGLE FAMILY RESIDENTIAL / VACANT
FLOOD ZONE: FEMA FIRM MAP 3720174700J

SITE DATA

GROSS SITE AREA: 60.55 AC (2,637,558 SF)
PROPOSED DEVELOPMENT: R-4 CONSERVATION DEVELOPMENT
NET SITE AREA (LESS ROW WATKINS RD. 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 (WATKINS): 2500 SF
MAXIMUM HEIGHT: 40' MAX
DENSITY CALCULATIONS: R 4 = 4 UNITS / ACRE
DENSITY PROVIDED: 100 UNITS / 60.55 ACRES = 1.65 UNITS PER ACRE
% 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%) - (20.82 ACRES)
CONTIGUOUS AREA (% PROVIDED): 1,099,018.8 SF (72%) - (25.23 ACRES)
OPEN SPACE WIDTH REQUIRED: 50 FT (MIN)
OPEN SPACE WIDTH PROVIDED: 50 FT
OPEN SPACE REQUIRED (40%): 1,055,023 SF (24.22 ACRES)
OPEN SPACE PROVIDED - TOTAL (57%): 1,516,323 SF (34.81 ACRES)
OPEN SPACE - PRIMARY (25%): 666,032 SF (15.29 ACRES)
OPEN SPACE - SECONDARY (16%): 436,471 SF (10.02 ACRES)
OPEN SPACE - TERTIARY (15%): 413,820 SF (9.5 ACRES)

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
C14	Overall Site Plan - Block Perimeter
C15	Tree Conservation Plan
C16	Tree Conservation Enlarged Plan
D-1	Standard Site Details
D-2	Site and Stormwater Details
D-3	Stormwater Details
D-4	Sanitary Sewer Details
D-5	Water Details



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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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APPLICATION



DEVELOPMENT SERVICES

Preliminary Subdivision Plan Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

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.

Office/Use Only: Transaction #: _____ Planning Coordinator: _____

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

Development name (subject to approval): Watkins Glen Subdivision

Property Address(es): 3937 Watkins Rd., Raleigh, NC

Recorded Deed PIN(s): 1747847561

What is your project type? Single family Apartment Townhouse Non-residential Other: _____ Attached houses

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION

NOTE: please attach purchase agreement when submitting this form.

Company: Carlton Group of NC, LLC Owner/Developer Name and Title: Skip Davis, Member Mgr
Address: 5856 Faringdon Place, Suite 200, Raleigh NC 27609
Phone #: 914-403-7848 Email: Skipd4@AOL.com

APPLICANT INFORMATION

Company: CaaEngineers Contact Name and Title: Mac McIntyre
Address: 4932 B Windy Hill Drive
Phone #: 919-427-5227 Email: macmcintyre@gmail.com

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

ZONING INFORMATION

Gross site acreage: 60.55 acres

Zoning districts (if more than one, provide acreage of each): R4 and CM

Overlay district: _____ Inside City limits? Yes No

Conditional Use District (CUD) Case # Z- _____ Board of Adjustment (BOA) Case # A- _____

Please continue to page two...

GENERAL NOTES

- BOUNDARY AND TOPO INFORMATION TAKEN FROM THE WOODCOCK 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 AND NCDOT STANDARDS AND SPECIFICATIONS.
- NO CHANGES MAY BE MADE TO THE APPROVED DRAWINGS WITHOUT WRITTEN PERMISSION FROM THE ISSUING AUTHORITY.
- CONCURRENT PLANS FOR PUBLIC STREETS AND UTILITIES MUST BE APPROVED BY THE DEVELOPMENT SERVICES 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.
- ALL DRIVEWAYS ARE TO BE PERMITTED AT THE PLOT PLAN APPLICATION FOR EACH LOT AND MEET THE REQUIREMENTS AS PER COR, RSDM, ARTICLE 4.6.
- NO TEMPORARY OR PERMANENT ENCROACHMENTS (INCLUDING, BUT NOT LIMITED TO, CLEARING, GRADING, FENCING, AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES) ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.

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.

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.

PRIVATE STREET INSPECTION STATEMENT

THE CONSTRUCTION INSPECTIONS OF PRIVATE STREETS WITHIN CLUSTER UNITS, CONDOMINIUMS, GROUP HOUSING, TOWNHOUSE DEVELOPMENTS AND MOBILE HOME PARKS SUBMITTED FOR CITY APPROVAL IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER. COPIES OF CERTIFIED INSPECTION REPORTS INVOLVING SUBGRADE/AGGREGATE BASE PROOF ROLLS, AGGREGATE BASE AND ASPHALT DENSITIES AND THICKNESSES, AND OTHER PERTINENT INFORMATION MUST BE SUBMITTED TO THE ENGINEERING INSPECTIONS MANAGER AT P.O. BOX 590; RALEIGH NC, 27602. CONTACT ERIC BATTLE AT 919-996-2880 TO OBTAIN DETAILS OF THESE REQUIREMENTS.

INITIAL SUBMITTAL - APRIL 4, 2019
REVISION #1 - SEPTEMBER 20, 2019
REVISION #2 - DECEMBER 5, 2019
REVISION #3 - JANUARY 21, 2020
REVISION #4 - FEBRUARY 28, 2020

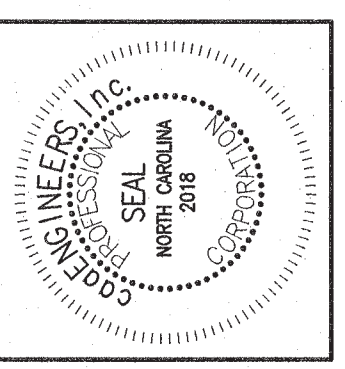
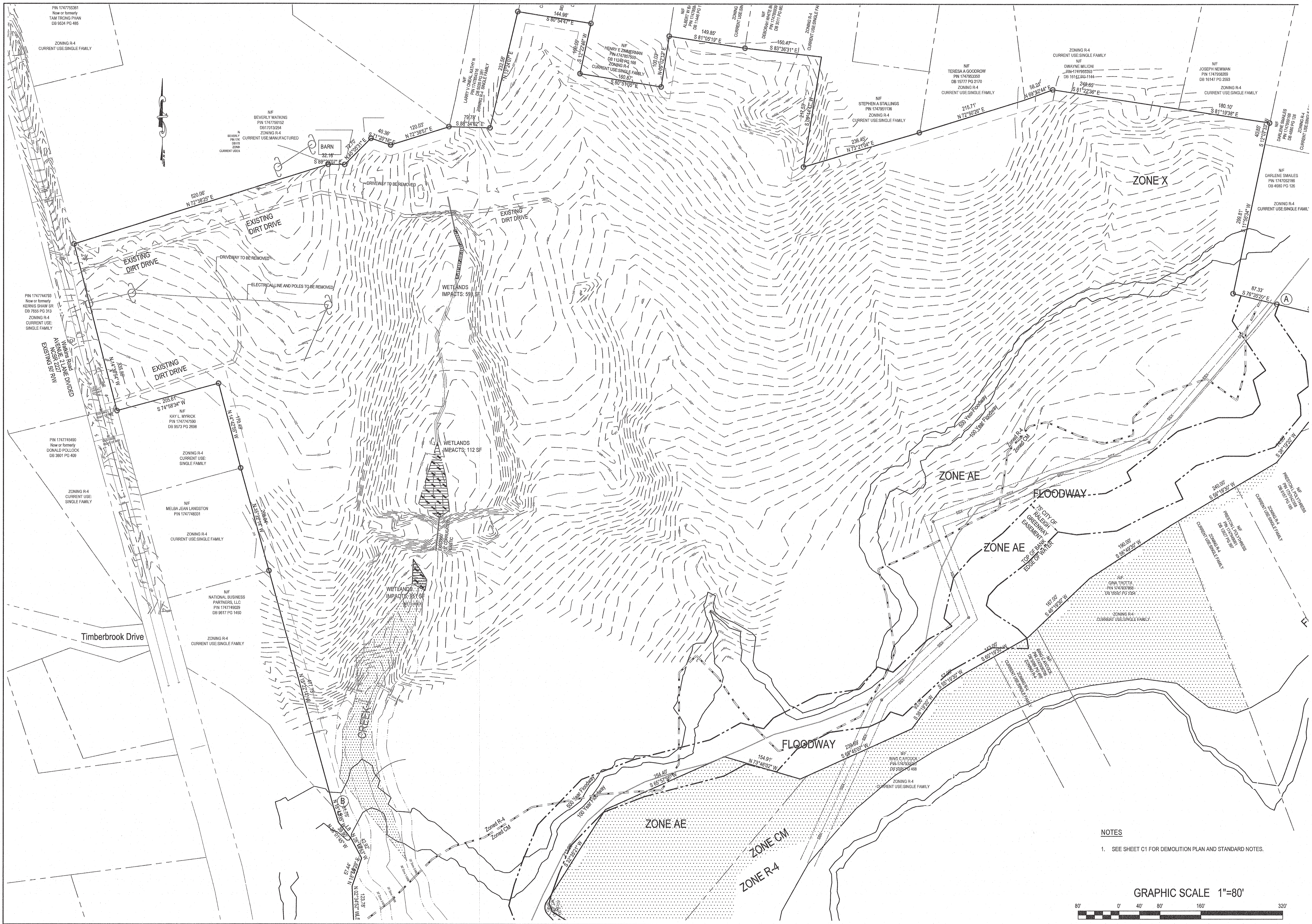
Sketch Plan review (T# 551543)
Transaction # 592980
S-19-19



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

LEGEND

	NEW	EXISTING
DRAINAGE STRUCTURE	□ □ □ □ □	□ □ □ □ □
SANITARY SEWER MANHOLE	⊙	⊙
SANITARY SEWER CLEANOUT	⊙	⊙
WATER VALVE	⊙	⊙
FIRE HYDRANT	⊙	⊙
OVERHEAD UTILITY LINE	— OH —	— XOH —
UNDERGROUND ELECTRIC LINE	— E —	— XE —
UNDERGROUND TELECOM/DATA LINE	— TD —	— XTD —
FIBER OPTIC CABLE	— FO —	— XFO —
GAS LINE	— G —	— XG —
STORM DRAINAGE PIPE	— SD —	— XSD —
SANITARY SEWER LINE	— SS —	— XSS —
WATER LINE	— W —	— XW —
SURFACE ELEVATION CONTOUR	400	400
SURFACE SPOT ELEVATION	358.44	358.44
CLEARING LIMIT/TREE LINE	⊖	⊖
LIMIT OF DISTURBANCE	⊖	⊖
ELECTRICAL TRANSFORMER PAD	⊖	⊖
TREE (LANDSCAPE / SURVEY)	⊖	⊖



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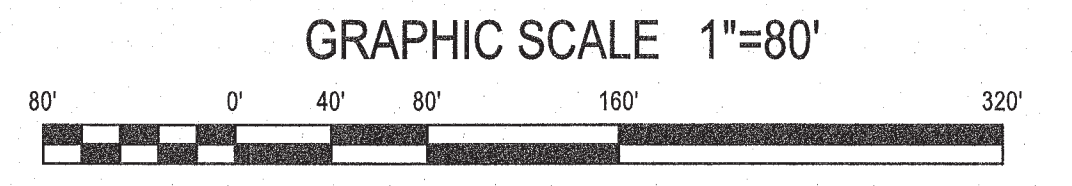
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3	01/21/2020	REVISED PER CITY COMMENT	PPG
4		Comment	By
5		Comment	By
6		Comment	By
7		Comment	By
8		Comment	By

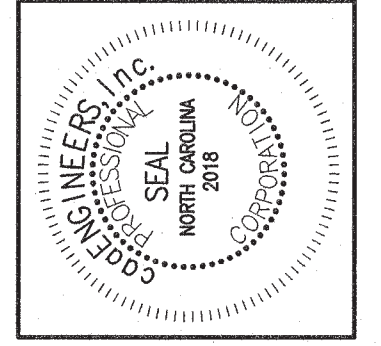
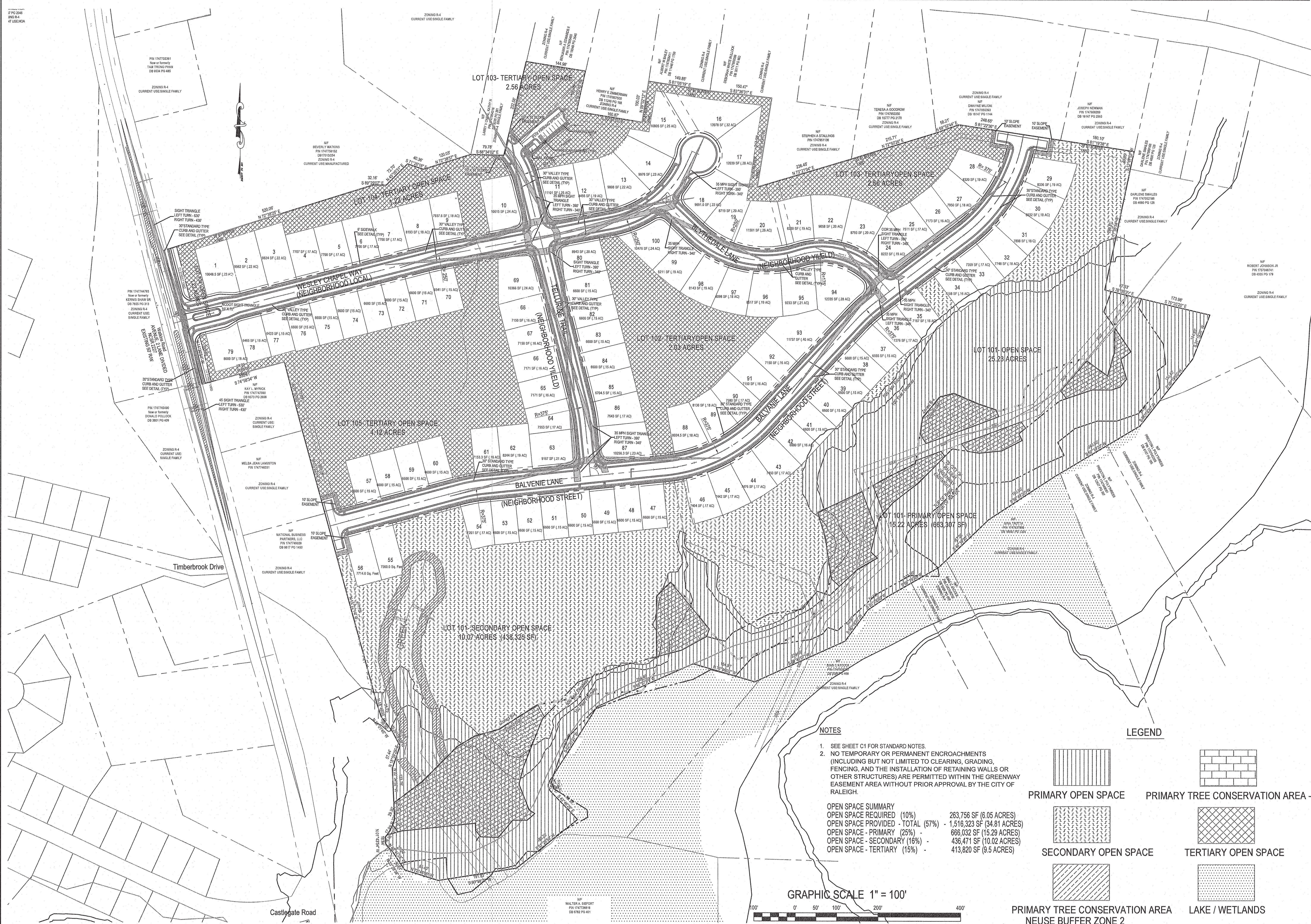
PRELIMINARY PLANS
 NOT FOR CONSTRUCTION

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

Job No. 5501
 Dwg No. **C2**

- NOTES**
- SEE SHEET C1 FOR DEMOLITION PLAN AND STANDARD NOTES.





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NO.	DATE	REVISION DESCRIPTION	BY
1	08/20/2019	REVISION PER CITY	BY
2	12/26/2019	REVISION PER CITY COMMENT	BY
3	01/27/2020	REVISION PER CITY COMMENT	BY
4		Draw Comment	By
5		Draw Comment	By
6		Draw Comment	By
7		Draw Comment	By
8		Draw Comment	By

PRELIMINARY PLANS
 NOT FOR CONSTRUCTION

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

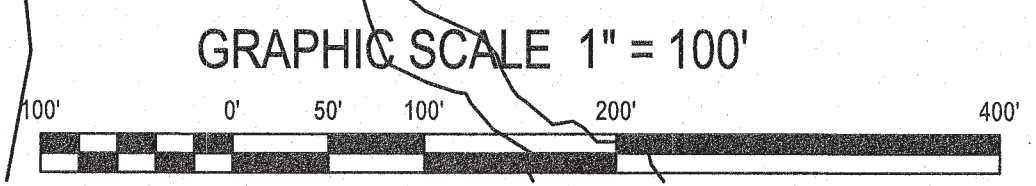
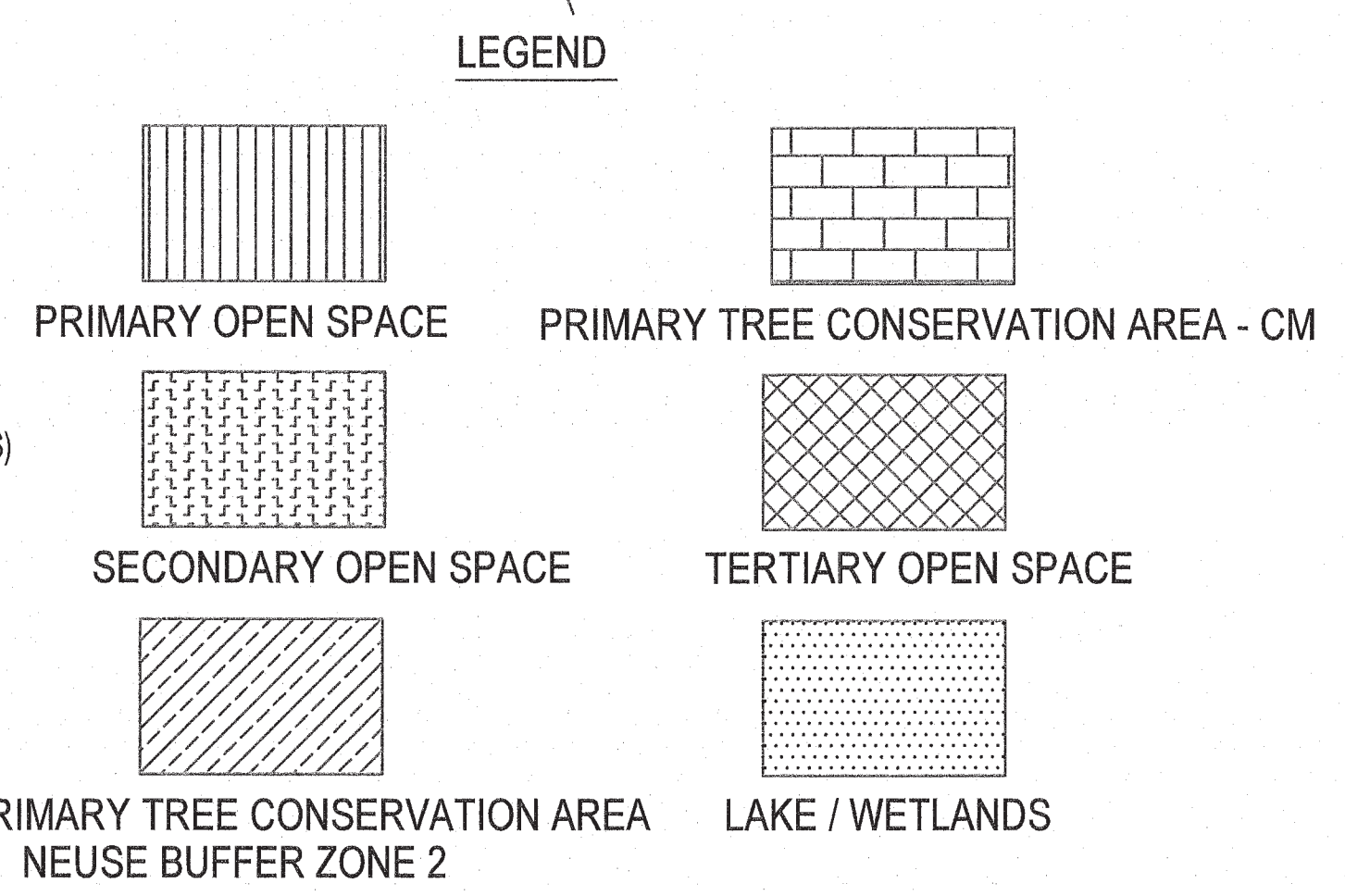
Job No. 5501
 Dwg No. **C3**

NOTES

- SEE SHEET C1 FOR STANDARD NOTES.
- NO TEMPORARY OR PERMANENT ENCROACHMENTS (INCLUDING BUT NOT LIMITED TO CLEARING, GRADING, FENCING, AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES) ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.

OPEN SPACE SUMMARY

OPEN SPACE REQUIRED (10%)	263,756 SF (6.05 ACRES)
OPEN SPACE PROVIDED - TOTAL (57%)	- 1,516,323 SF (34.81 ACRES)
OPEN SPACE - PRIMARY (25%)	666,032 SF (15.29 ACRES)
OPEN SPACE - SECONDARY (16%)	436,471 SF (10.02 ACRES)
OPEN SPACE - TERTIARY (15%)	413,820 SF (9.5 ACRES)





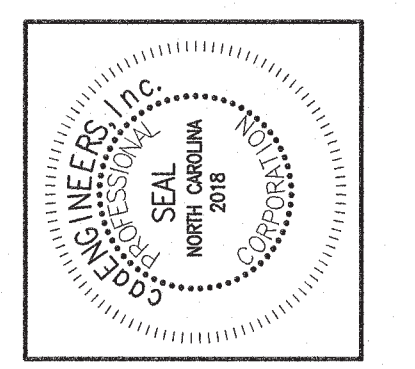
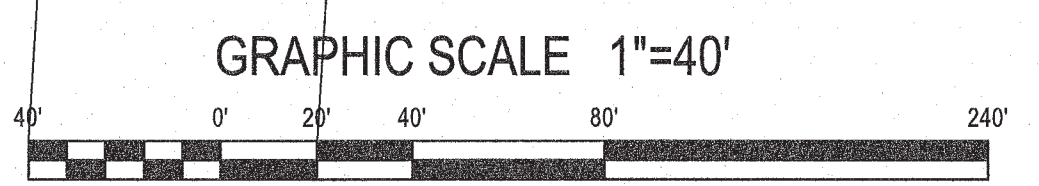
SEE INSET 1 SHEET C10

Watkins Road
 AVENUE, 2 LANE DIVIDED
 NCSR 2227
 EXISTING 50' RW

Timberbrook Drive

NOTES

- 1. SEE SHEET C1 FOR STANDARD NOTES.



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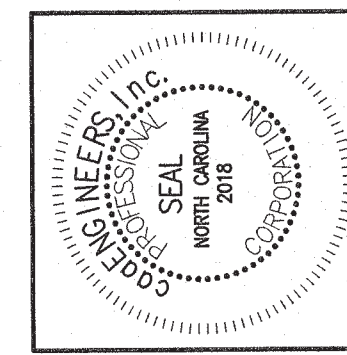
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2	12/05/19	REVISED PER CITY COMMENT	BY
3	01/21/20	REVISED PER CITY COMMENT	BY
4	Date	Comment	By
5	Date	Comment	By
6	Date	Comment	By
7	Date	Comment	By
8	Date	Comment	By

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

Job No. 5501
 Dwg No. **C8**

PRELIMINARY PLANS
 NOT FOR CONSTRUCTION

SEE INSET 2 SHEET C10



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48528 Winery Hill Drive, Cary, North Carolina 27513
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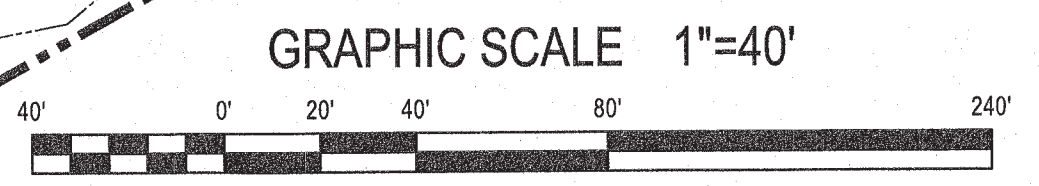


NO.	DATE	REVISION DESCRIPTION	BY
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5		Comment	By
6		Comment	By
7		Comment	By
8		Comment	By

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

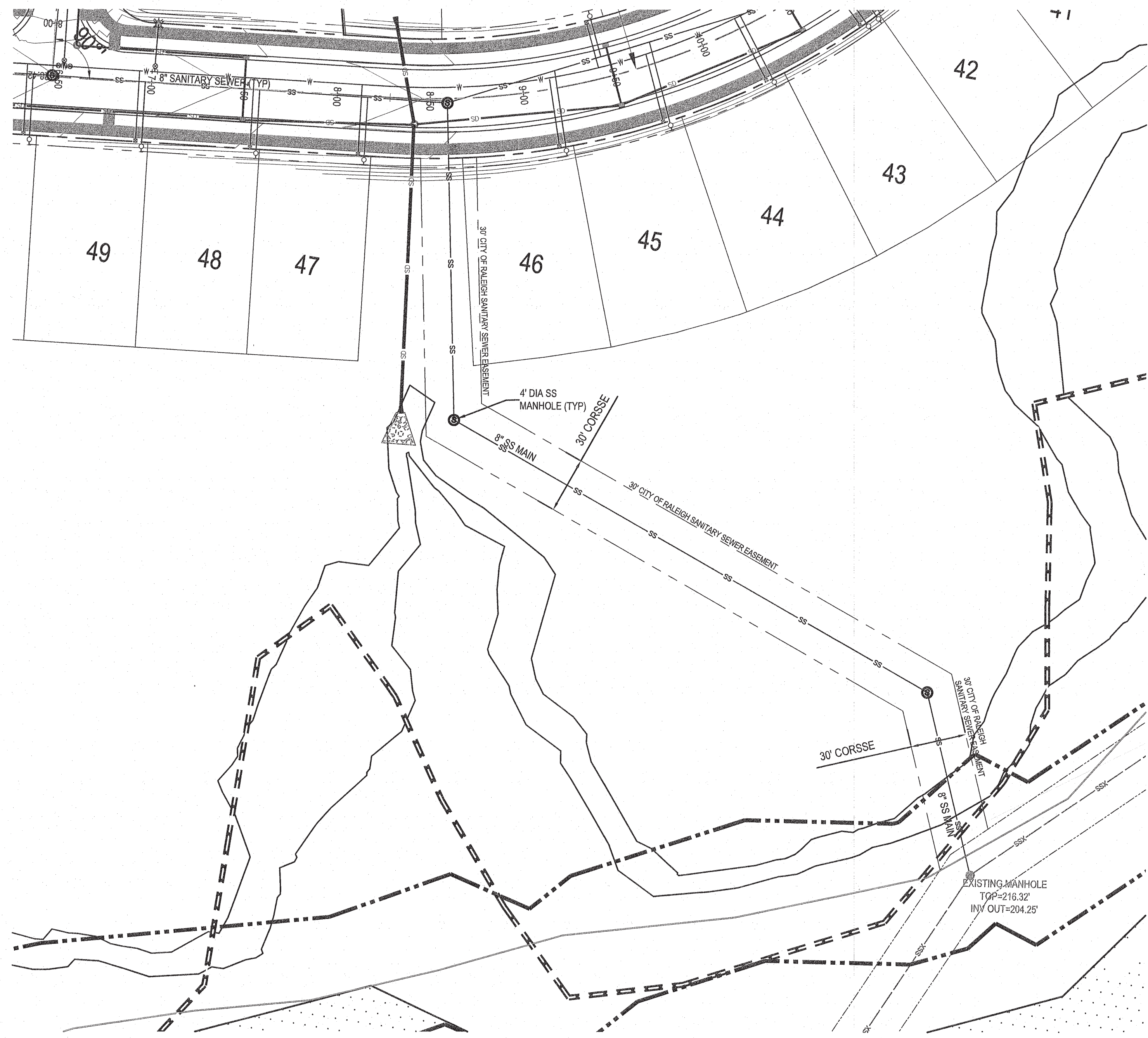
Utility Plan - West
Watkins Glen Subdivision
The Carlton Group of NC, LLC
City of Raleigh, Wake County, North Carolina

NOTES
1. SEE SHEET C1 FOR STANDARD NOTES.

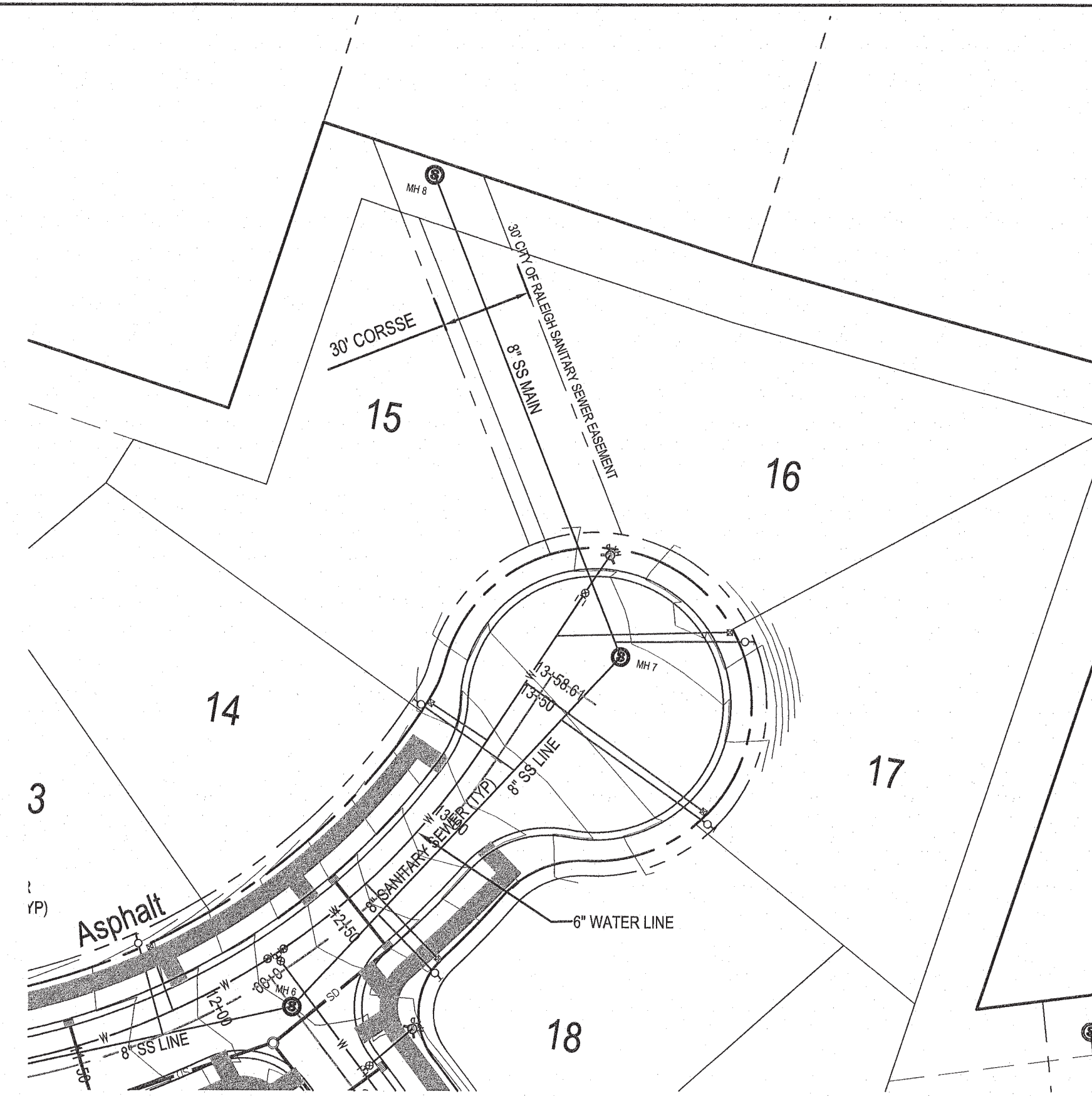


SEE INSET 3 SHEET C10

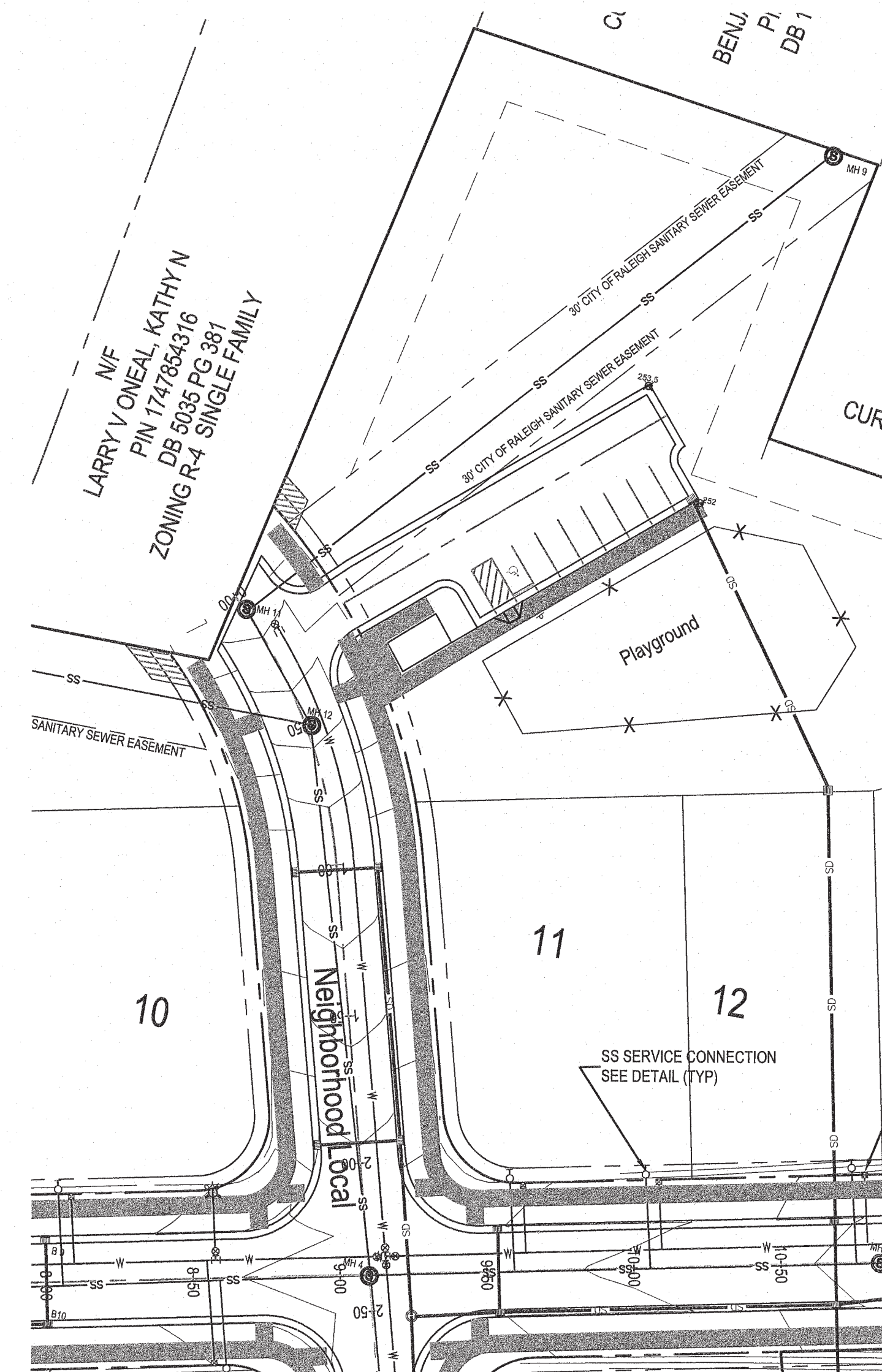
Job No. 5501
Dwg No. C9



SANITARY SEWER OUTFALL - INSET 3



SANITARY SEWER OUTFALL - INSET 2

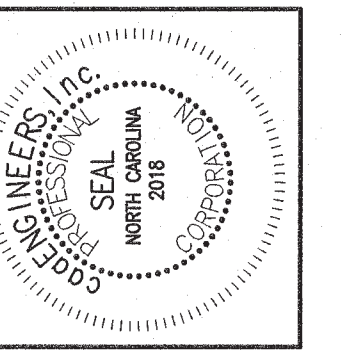


UTILITY PLAN - INSET 1

NOTES

- SEE SHEET C1 FOR STANDARD NOTES.

GRAPHIC SCALE 1"=40'



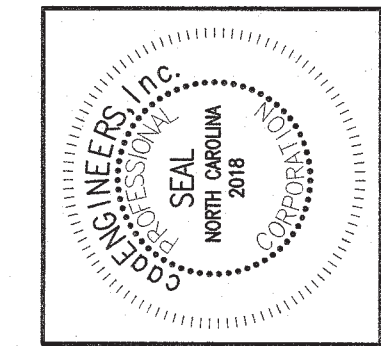
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 McIntyre, Gettle, & Crowley
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5		Checked	By
6		Comment	By
7		Drawn	By
8		Checked	By
9		Comment	By
10		REVISION DESCRIPTION	By

PRELIMINARY PLANS
 NOT FOR CONSTRUCTION

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

Job No. 5501
 Dwg No. **C10**



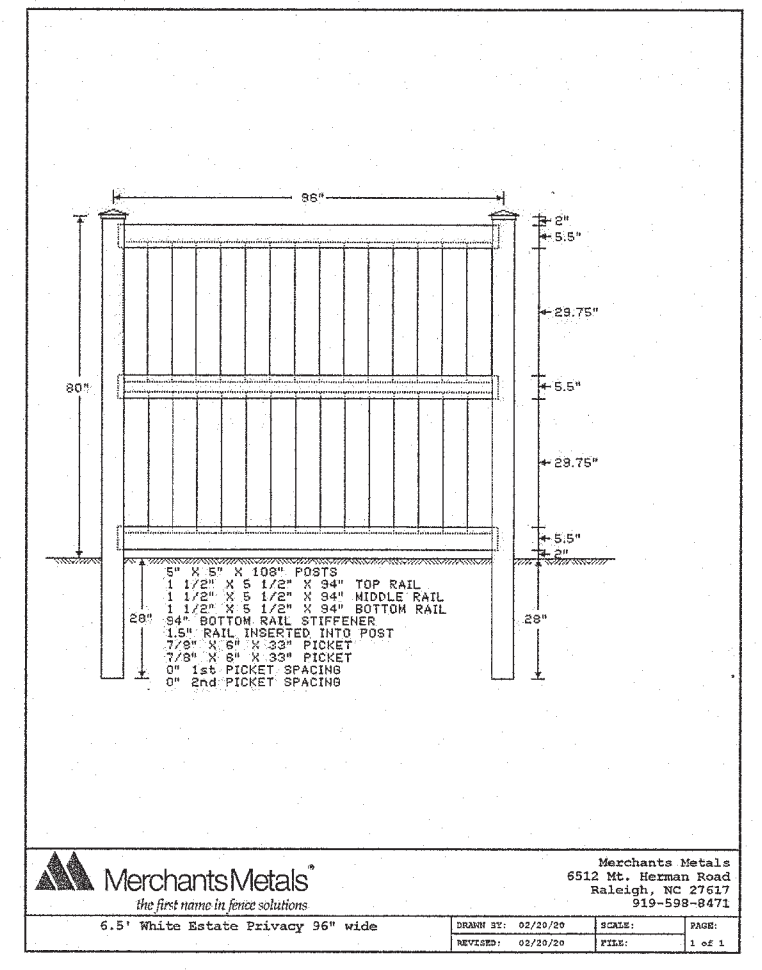
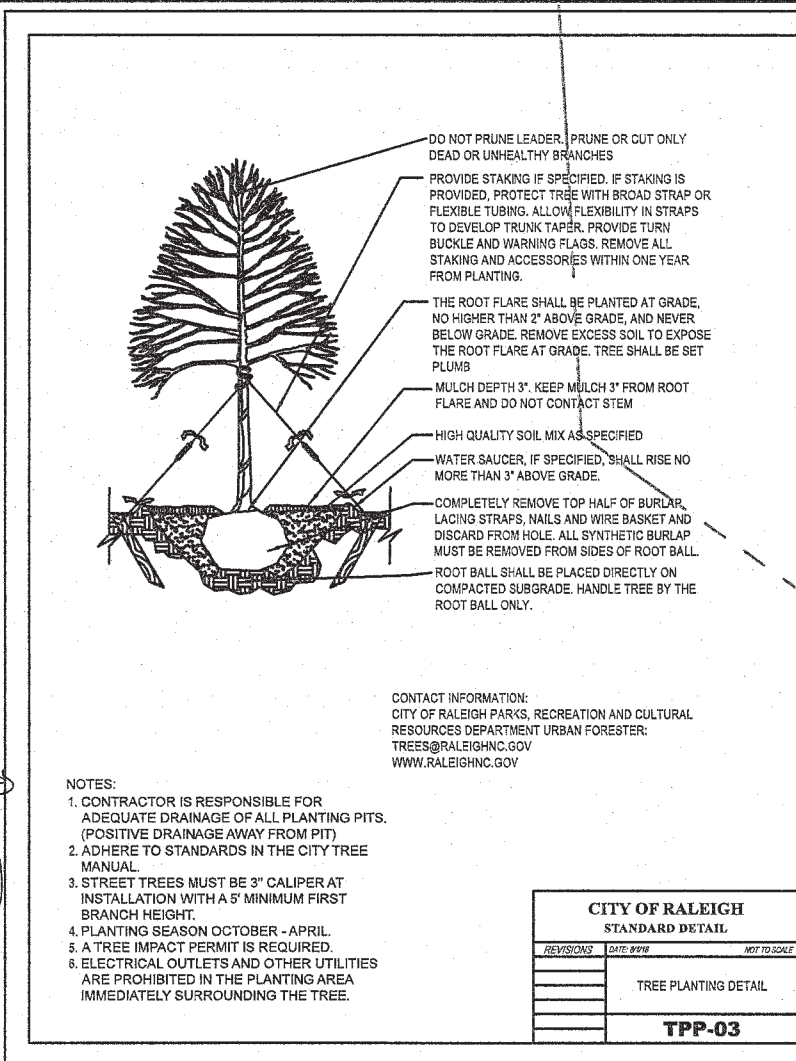
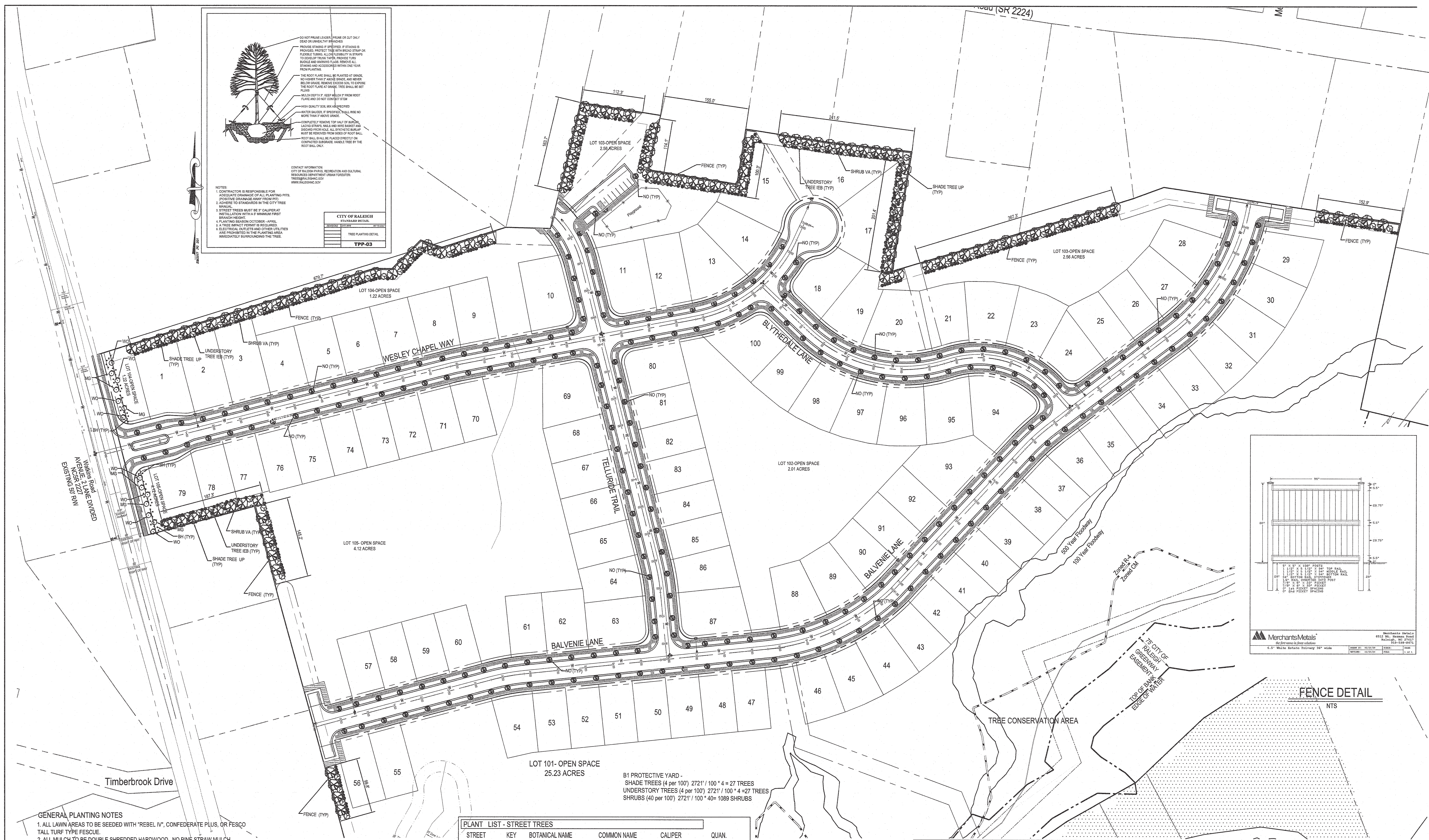
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6	Date	Comment	By
7	Date	Comment	By
8	Date	Comment	By

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

Landscape Plan
Watkins Glen Subdivision
The Carillon Group of NC, LLC
City of Raleigh, Wake County, North Carolina

Job No. 5501
Dwg No. **C11**



GENERAL PLANTING NOTES

- ALL LAWN AREAS TO BE SEED WITH "REBEL IV", CONFEDERATE PLUS, OR PESCO TALL TURF TYPE FESCUE.
- ALL MULCH TO BE DOUBLE SHREDDED HARDWOOD. NO PINE STRAW MULCH ADJACENT TO STRUCTURES.
- 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.
- ALL PLANTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
- 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.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ANY UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND UTILITIES, SITE FEATURES, OR STRUCTURES.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND LICENSES TO PERFORM THE REQUIRED WORK.
- ALL PLANT BEDS SHALL BE TREATED WITH PRE-EMERGENT WEED CONTROL (I.E. TRIFLURALIN).
- ALL PLANTS SHALL BE VIGOROUS, HEALTHY MATERIAL FREE FROM PESTS AND DISEASE.

PLANT SCHEDULE - C2 YARD

TREES	QTY	BOTANICAL NAME	COMMON NAME	MINIMUM INSTALLED SIZE	MINIMUM HEIGHT AT PLANTING	REMARKS
WO	7	QUERCUS PHELLOS	WILLOW OAK	3" CAL	10'	C-2 YARD
MG	7	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	3" CAL	10'	C-2 YARD
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	MINIMUM INSTALLED SIZE	MINIMUM HEIGHT AT PLANTING	REMARKS
BH	51	ILEX CORNUTA BURFORDI	BURFORD HOLLY	5" HT/SPRD	18"	C-2 YARD

C-2 BUFFER YARD CALCULATIONS
4 SHADE TREES PER 100' X 336 LF OF FRONTAGE = 14 SHADE TREES
15 SHRUBS PER 100' X 336 LF OF FRONTAGE = 51 SHRUBS

PLANT LIST - STREET TREES

STREET	KEY	BOTANICAL NAME	COMMON NAME	CALIPER	QUAN.
Wesley Chapel	NO	Quercus nuttallii	Nuttall oak	3"	1200/40'2 = 60
Telluride Trail	NO	Quercus nuttallii	Nuttall oak	3"	760/40'2 = 38
Blythedale Ln	NO	Quercus nuttallii	Nuttall oak	3"	600/40'2 = 30
Balvenie Drive	NO	Quercus nuttallii	Nuttall oak	3"	1980/40'2 = 99

B1 PROTECTIVE YARD

TREES	QTY	BOTANICAL NAME	COMMON NAME	MINIMUM INSTALLED SIZE	MINIMUM HEIGHT AT PLANTING	REMARKS
UP	27	Ulmus Parvifolia	CHINESE ELM	2.5" CAL	14'	B1 YARD
IEB	27	Ilex x 'Emily Bruner'	EMILY BRUNER HOLLY	-	8'	B1 YARD
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	MINIMUM INSTALLED SIZE	MINIMUM HEIGHT AT PLANTING	REMARKS
VA	1089	Viburnum Awabaki 'Chindo'	SWEET VIBURNUM	-	2'	B1 YARD

NOTE: STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CHAPTER 2 OF THE CITY OF RALEIGH TREE MANUAL

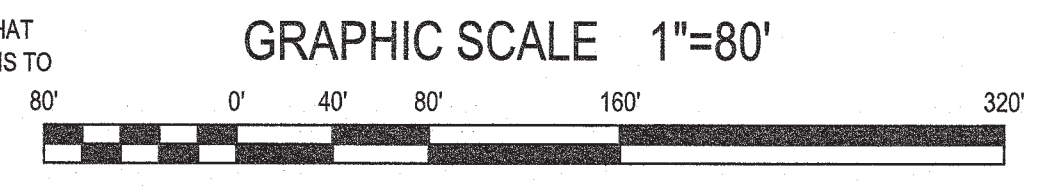
PLANTING NOTES

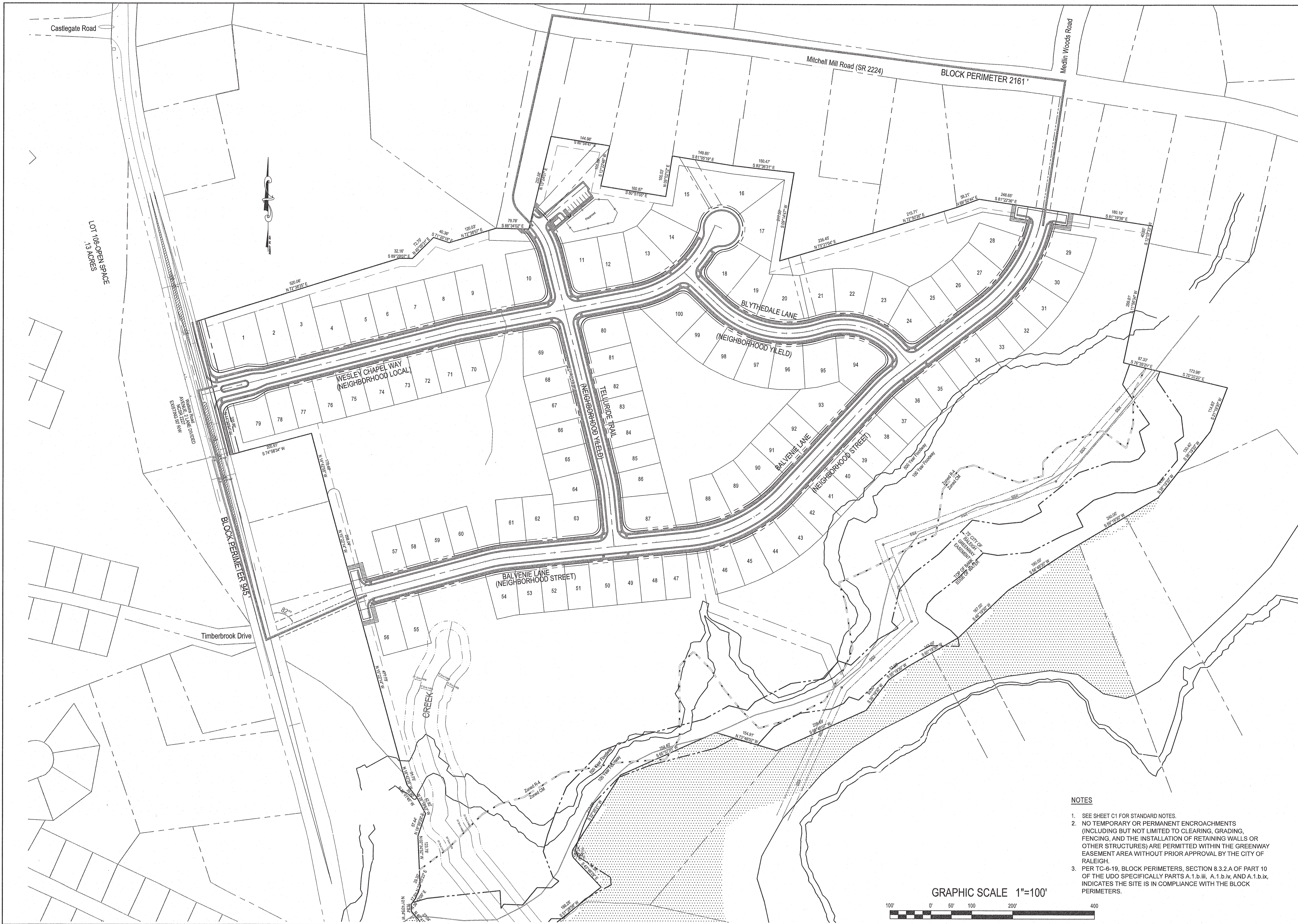
- STREET TREES WILL BE REQUIRED AT 40' ON CENTER WITHIN THE RIGHT OF WAY IN A 6 FOOT TREE LAWN.
- EACH TREE WILL REQUIRE 600 CUBIC FEET OF IMPROVED / UNCOMPACTED SOIL BETWEEN THE CURB AND SIDEWALK.
- TWO YEAR MAINTENANCE AND WARRANTY WILL BE REQUIRED FOR THE TREES AND CAN BE FOUND IN THE RALEIGH STREET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

- SEE SHEET C1 FOR STANDARD NOTES.





Castlegate Road

LOT 108-OPEN SPACE
.13 ACRES



BLOCK PERIMETER 2161

Timberbrook Drive

Mitchell Mill Road (SR 2224)

BLOCK PERIMETER 2161'

Medlin Woods Road

WESLEY CHAPEL WAY
(NEIGHBORHOOD LOCAL)

BLYTHEDALE LANE

(NEIGHBORHOOD YIELD)

TELURIDE TRAIL
(NEIGHBORHOOD YIELD)

BALVENIE LANE
(NEIGHBORHOOD STREET)

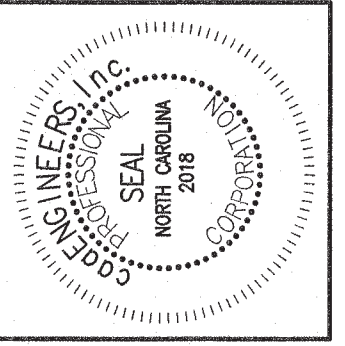
NEIGHBORHOOD STREET

TOP OF BANK
SIDE OF WATER

NOTES

1. SEE SHEET C1 FOR STANDARD NOTES.
2. NO TEMPORARY OR PERMANENT ENCROACHMENTS (INCLUDING BUT NOT LIMITED TO CLEARING, GRADING, FENCING, AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES) ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.
3. PER TC-6-19, BLOCK PERIMETERS, SECTION 8.3.2.A OF PART 10 OF THE UDO SPECIFICALLY PARTS A.1.b.iii, A.1.b.iv, AND A.1.b.ix, INDICATES THE SITE IS IN COMPLIANCE WITH THE BLOCK PERIMETERS.

GRAPHIC SCALE 1"=100'



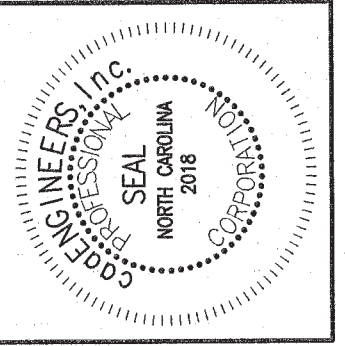
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8	Date	Comment	By

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

Overall Site - Block Perimeter
Watkins Glen Subdivision
The Carlton Group of NC, LLC
City of Raleigh, Wake County, North Carolina

Job No. 5501
Dwg No. **C13**



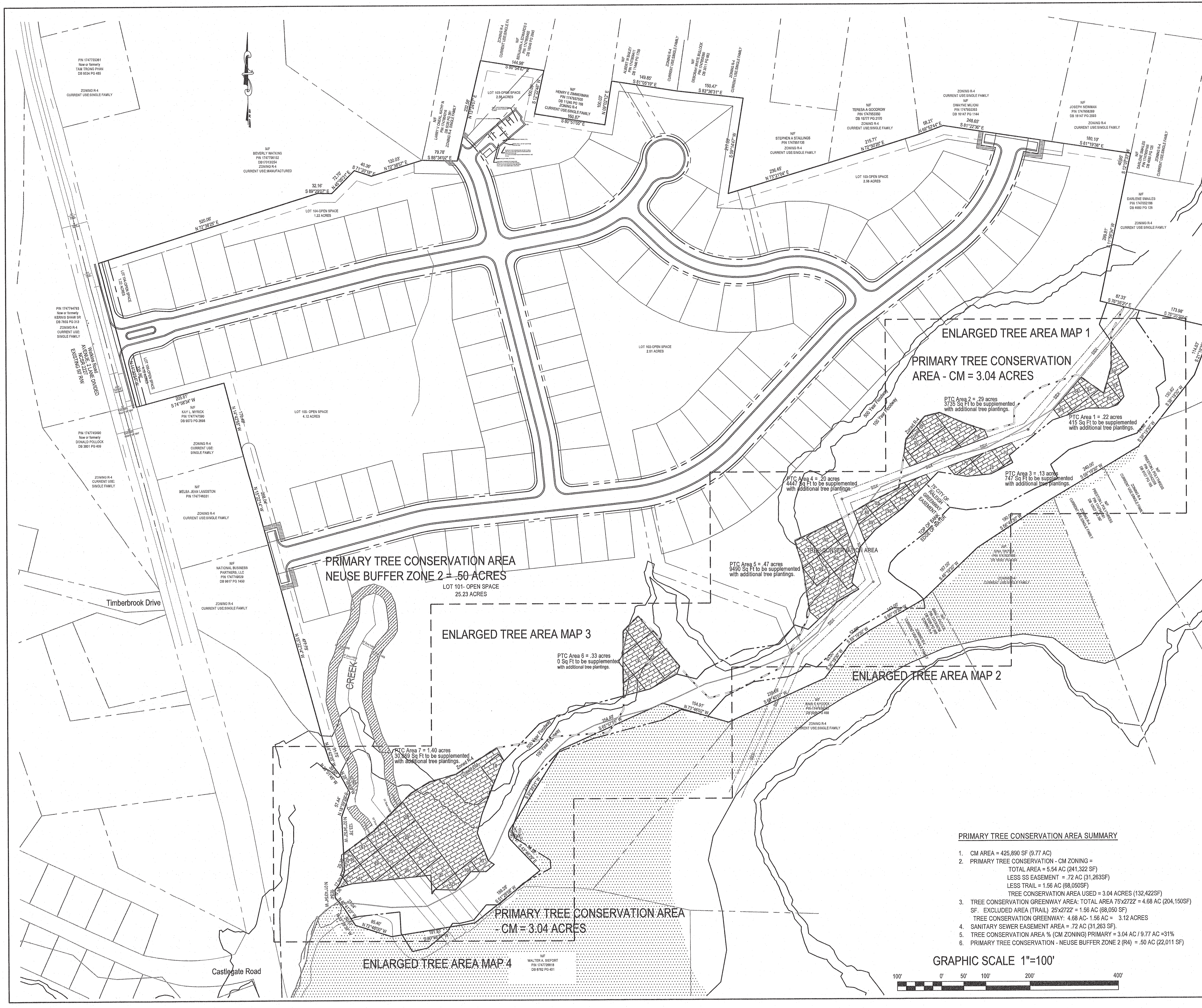
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5	Date	Comment	By
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INC		REVISION DESCRIPTION	BY

PRELIMINARY PLANS
 NOT FOR CONSTRUCTION

LEGEND

- PRIMARY TREE CONSERVATION AREA - CM
- PRIMARY TREE CONSERVATION AREA NEUSE BUFFER ZONE 2
- LAKE / WETLANDS



Tree Conservation Area Plat Statement
 This statement is to be included on all plats with Tree Conservation Areas:
 "Tree Conservation Areas are strictly protected by the City of Raleigh. No soil or tree disturbing activity shall take place within tree conservation areas; including: changes to vegetative cover, stabilization of a structure or fence, road or walkway construction, tree removal or pruning, chemical or biological agent application, permanent or temporary encroachments of impervious surfaces, vehicles, equipment or materials"

Tree Conservation Plan Data Sheet
 UDO Article 5.1 Tree Conservation
 (include applicable information on the plan sheet)

Project Name: **Watkins Glen**

Gross Site Acres:	60.54	%
Right-of-way to be dedicated with this project:	6.54	%
Net Site Acres:	54	%

	Number of Acres	Percent of Total
UDO 9.1.4.A. Primary Tree Conservation Areas		
1. Primary Tree Conservation Area - SHOD 1	NA	0 %
1. Primary Tree Conservation Area - SHOD 2	NA	0 %
2. Primary Tree Conservation Area - Parkway Frontage	NA	0 %
3. Primary Tree Conservation Area - CM	3.04	5.63 %
4. Primary Tree Conservation Area - MFOD	NA	0 %
6. Primary Tree Conservation Area - Champion Tree 20" dbh saplings	NA	0 %
6. Primary Tree Conservation Area - Neuse Buffer Zone 2	.50	0.93 %
7. Primary Tree Conservation Area - 40% Slope	NA	0 %
8. Primary Tree Conservation Area - Thoroughfare	NA	0 %
Subtotal of Primary Tree Conservation Areas:	3.54	6.56 %
UDO 9.1.4.D.2 Tree Conservation Area - Greenway	3.12	5.78 %
UDO 9.1.4.B.1.a. & b. Secondary Tree Conservation Areas (include perimeter buffers and their alternate compliance areas)		
NA	0 %	
UDO 9.1.4.B.1.c. & d. Individual Tree Secondary Tree Conservation Areas (include individual trees and their alternate compliance areas)		
NA	0 %	
Subtotal of Secondary Tree Conservation Areas:	NA	0 %
TOTAL ALL TREE CONSERVATION AREAS PROVIDED:	6.66	12.34 %

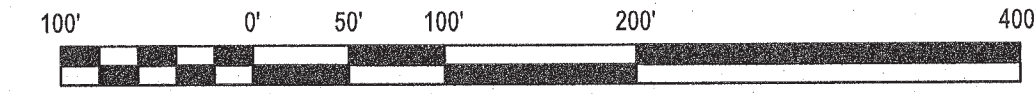
UDO 9.1.5. Watershed Protection Overlay Districts

WVPOD - Wooded Area (reserved)	%
WVPOD - Wooded Area (planted)	%
FWPOD - Wooded Area (reserved)	%
FWPOD - Wooded Area (planted)	%
WVPOD - Wooded Area (reserved)	%
WVPOD - Wooded Area (planted)	%

PRIMARY TREE CONSERVATION AREA SUMMARY

- CM AREA = 425,890 SF (9.77 AC)
- PRIMARY TREE CONSERVATION - CM ZONING = TOTAL AREA = 5.54 AC (241,322 SF)
 LESS SS EASEMENT = .72 AC (31,263 SF)
 LESS TRAIL = 1.56 AC (68,050 SF)
 TREE CONSERVATION AREA USED = 3.04 ACRES (132,422 SF)
 SF EXCLUDED AREA (TRAIL) 25'x272' = 1.56 AC (68,050 SF)
 TREE CONSERVATION GREENWAY: 4.68 AC - 1.56 AC = 3.12 ACRES
- TREE CONSERVATION GREENWAY AREA: TOTAL AREA 75'x272' = 4.68 AC (204,150 SF)
 SF EXCLUDED AREA (TRAIL) 25'x272' = 1.56 AC (68,050 SF)
 TREE CONSERVATION GREENWAY: 4.68 AC - 1.56 AC = 3.12 ACRES
- SANITARY SEWER EASEMENT AREA = .72 AC (31,263 SF)
- TREE CONSERVATION AREA % (CM ZONING) PRIMARY = 3.04 AC / 9.77 AC = 31%
- PRIMARY TREE CONSERVATION - NEUSE BUFFER ZONE 2 (R4) = .50 AC (22,011 SF)

GRAPHIC SCALE 1"=100'



Tree Conservation Plan
 Watkins Glen Subdivision
 The Carlton Group of NC, LLC
 City of Raleigh, Wake County, North Carolina

Job No. 5501
 Dwg No. C14