



Administrative Approval Action

S-69-18 / Watkins Subdivision
Transaction# 578575 AA#3961

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located south of Crabtree Boulevard on the north side of Watkins Street at 2301 Watkins Street.

REQUEST: Development of a 22,140 sf/.514 acre tract zoned R-10 into a proposed new two (2) lot subdivision overall totaling 22,003 square foot /.505 acres and .009 ac/137 sf of right-of-way dedication.

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 2/12/2019 by *John A. Edwards Company*.

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:

CONCURRENT SITE REVIEW NOT REQUIRED AT THIS TIME – However, plan revisions or further development that includes land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. will require concurrent site review.

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

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 type="checkbox"/>	City Code Covenant	<input type="checkbox"/>	Slope Easement
<input type="checkbox"/>	Stormwater Maintenance Covenant	<input type="checkbox"/>	Transit Easement
<input checked="" type="checkbox"/>	Utility Placement Easement	<input type="checkbox"/>	Cross Access Easement
<input type="checkbox"/>	Sidewalk Easement	<input type="checkbox"/>	Public Access Easement
		<input type="checkbox"/>	Other:



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

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

General

1. A demolition permit shall be issued and this building permit number shown on all maps for recording.

Engineering

2. 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.
3. A 5' general utility 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.
4. A fee-in-lieu for a 6' sidewalk is paid to the City of Raleigh (UDO 8.1.10).
5. A public infrastructure surety 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 Concurrent Site 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:

General

1. A demolition permit shall be obtained.

Engineering

2. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

Stormwater

3. Revise the Neuse buffer information on the plat to show stream indicated.



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4. Any impervious added for right-of-way improvements must be subtracted from the maximum impervious allowed on each lot. The impervious restriction for each lot must be recorded on a plat prior to building permit.

Urban Forestry

5. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 4 street trees along Watkins Street.

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

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. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
3. Final inspection of right of way street trees by Urban Forestry Staff.

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:

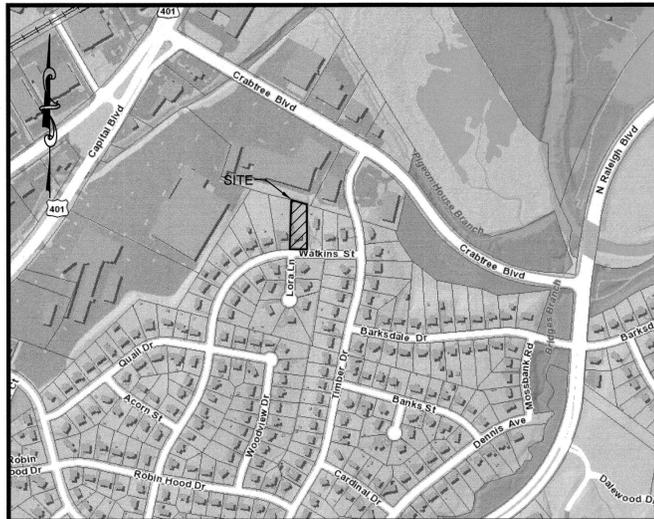
3-Year Sunset Date: 5-23-2022
Record entire subdivision

I hereby certify this administrative decision.

Signed:(Development Services Dir./Designee)

Date: 5/23/19

Staff Coordinator: Jermon Purifoy



WATKINS SUBDIVISION

SUBDIVISION PLAN

S-69-18

TRANS# 578575

RALEIGH, NORTH CAROLINA

NOVEMBER 15, 2018

REVISED FEBRUARY 12, 2019

SITE DATA	
PROPERTY OWNER:	STATION NORTH, LLC 7101 CREEDMOOR RD SUITE 142 RALEIGH, NC 27613
SITE ADDRESS:	2301 WATKINS ST
LOT SIZE: BEFORE R/W DEDICATION AFTER R/W DEDICATION	22,140 SF (0.514 AC.) 22,003 SF (0.505 AC.)
WAKE COUNTY PIN #:	1714476865
ZONING DISTRICT:	R-10
TOTAL ACREAGE: BEFORE R/W DEDICATION AFTER R/W DEDICATION NEW LOT 1 BEFORE R/W DEDICATION AFTER R/W DEDICATION NEW LOT 2 BEFORE R/W DEDICATION AFTER R/W DEDICATION	0.514 AC. 0.505 AC. 0.269 AC 0.264 AC 0.246 AC 0.241 AC
EXISTING USE:	SINGLE FAMILY
STREET CLASSIFICATION:	NEIGHBORHOOD LOCAL
MINIMUM LOT WIDTH:	45'
STREETSCAPE REQUIRED:	6' SIDEWALK 6' TREE LAWN
STREETSCAPE PROVIDED:	FEE-IN-LIEU
MAXIMUM DENSITY ALLOWED: DENSITY PROPOSED:	10 UNITS/AC. 2 UNITS/ 0.514AC. = 4 UNITS/AC.

APPLICANT IS SEEKING FEE-IN-LIEU FOR (2) STREET TREES,
90 LF OF SIDEWALK AND 1.75' OF PAVEMENT WIDTH

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

OWNER/DEVELOPER:

STATION NORTH, LLC
1701 CREEDMOOR ROAD SUITE 142
Raleigh, N.C. 27613

CIVIL ENGINEER:

JOHN A. EDWARDS & COMPANY

Consulting Engineers
NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com



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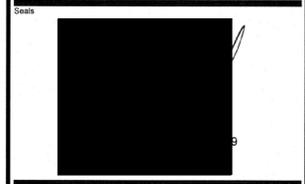
CE-1	RECORDED PLAT
CE-2	EXISTING CONDITIONS
CE-3	SITE & UTILITY PLAN
CE-4	UTILITY DETAILS



JOHN A. EDWARDS & COMPANY
Consulting Engineers
and Land Surveyors

NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com

www.jaeco.com



Project

**2301 WATKINS
SUBDIVISION**
2301 WATKINS ST
RALEIGH, NC 27604

Client

STATION NORTH, LLC
7101 CREEDMOOR RD ST 142
RALEIGH, NC 27613

Revisions

Number	Description	Date
1	CITY OF RALEIGH COMMENTS	2/12/19

Approvals

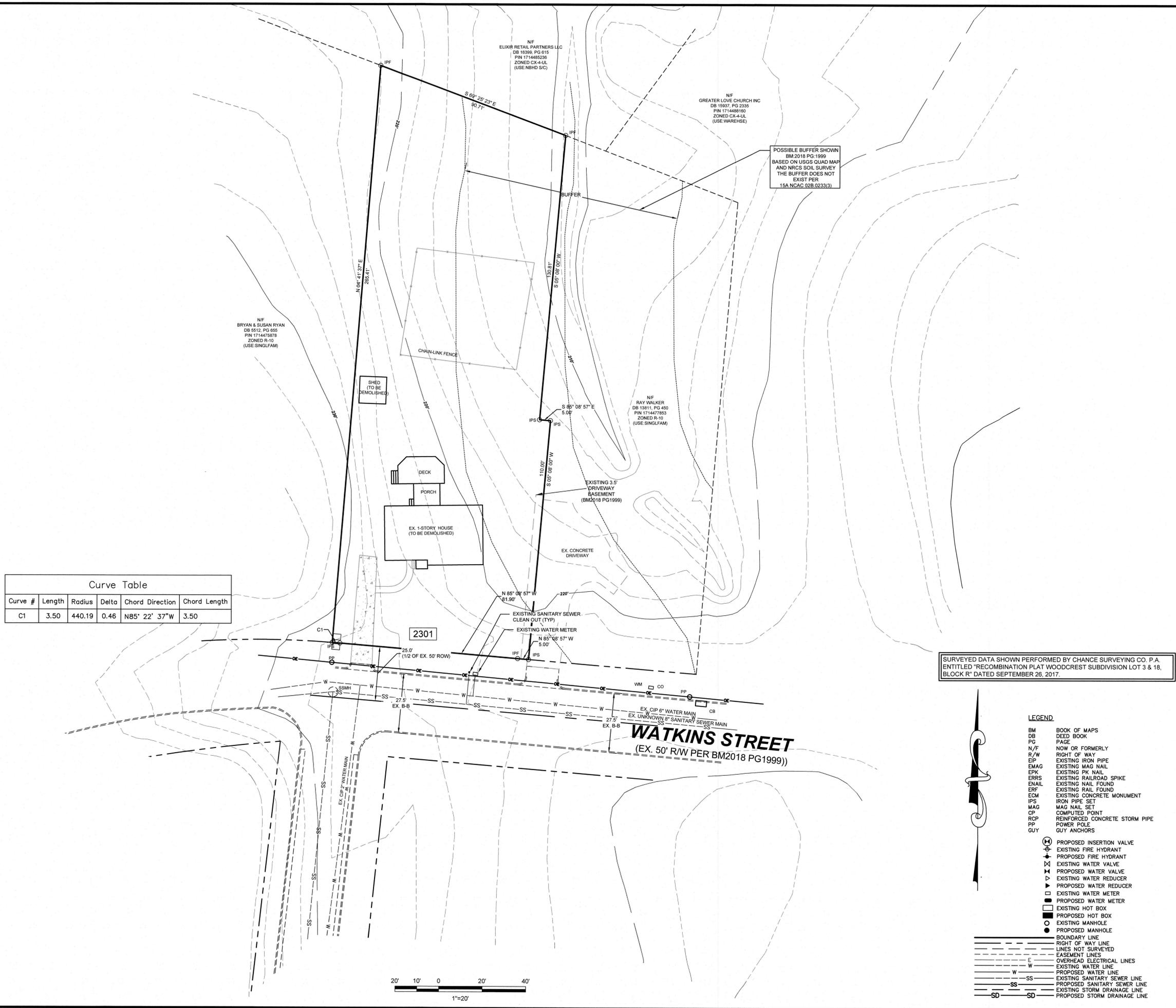
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

**EXISTING
CONDITIONS**

JAECO # 248-03
Drawn By CZB
Checked By JRC
Date Issued 3/20/19

CE-2

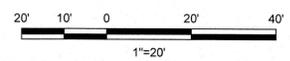
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	3.50	440.19	0.46	N85° 22' 37"W	3.50



POSSIBLE BUFFER SHOWN
BM 2018 PG 1999
BASED ON USGS QUAD MAP
AND NRCS SOIL SURVEY
THE BUFFER DOES NOT
EXIST PER
15A NCAC 02B.0233(3)

SURVEYED DATA SHOWN PERFORMED BY CHANCE SURVEYING CO. P.A.
ENTITLED "RECOMBINATION PLAT WOODCREST SUBDIVISION LOT 3 & 18,
BLOCK R" DATED SEPTEMBER 26, 2017.

- LEGEND**
- BM BOOK OF MAPS
 - DB DEED BOOK
 - PG PAGE
 - N/F NOW OR FORMERLY
 - R/W RIGHT OF WAY
 - EIP EXISTING IRON PIPE
 - EMAG EXISTING MAG NAIL
 - EPAK EXISTING PK NAIL
 - ERRS EXISTING RAILROAD SPIKE
 - ENAIL EXISTING NAIL FOUND
 - ERF EXISTING RAIL FOUND
 - EQM EXISTING CONCRETE MONUMENT
 - IPS IRON PIPE SET
 - MAG MAG NAIL SET
 - CP COMPUTED POINT
 - RCP REINFORCED CONCRETE STORM PIPE
 - PP POWER POLE
 - GUY GUY ANCHORS
 - ⊕ PROPOSED INSERTION VALVE
 - ⊙ EXISTING FIRE HYDRANT
 - ⊕ PROPOSED FIRE HYDRANT
 - ⊙ EXISTING WATER VALVE
 - ⊕ PROPOSED WATER VALVE
 - ⊙ EXISTING WATER REDUCER
 - ⊕ PROPOSED WATER REDUCER
 - ⊙ EXISTING WATER METER
 - ⊕ PROPOSED WATER METER
 - ⊙ EXISTING HOT BOX
 - ⊕ PROPOSED HOT BOX
 - ⊙ EXISTING MANHOLE
 - ⊕ PROPOSED MANHOLE
 - BOUNDARY LINE
 - RIGHT OF WAY LINE
 - LINES NOT SURVEYED
 - EASEMENT LINES
 - OVERHEAD ELECTRICAL LINES
 - EXISTING WATER LINE
 - W PROPOSED WATER LINE
 - SS EXISTING SANITARY SEWER LINE
 - SS PROPOSED SANITARY SEWER LINE
 - EXISTING STORM DRAINAGE LINE
 - SD PROPOSED STORM DRAINAGE LINE



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