

Preliminary Subdivision Application

Planning and Development

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



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

DEVELOPMENT TYPE (UDO Section 2.1.2)			
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development	<input type="checkbox"/> Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Scoping/sketch plan case number(s):			
Development name (subject to approval): WATKINS STREET-4 LOT SUBDIVISION			
Property Address(es): 1900, 1904, AND 1908 WATKINS STREET			
Recorded Deed PIN(s): 1714-35-9804, 1714-35-9819, 1714-35-9925			
What is your project type?	<input checked="" type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses <input type="checkbox"/> Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: LTB CONSTRUCTION	Owner/Developer Name and Title: LEON BURWELL-OWNER
Address: 2905 STUBBLE FIELD DRIVE, RALEIGH, NC 27613	
Phone #: 919-576-5571	Email: LTBLEON@GMAIL.COM
APPLICANT INFORMATION	
Company: CRUMPLER CONSULTING SERVICES, PLLC	Contact Name and Title: JOSH CRUMPLER, PE
Address: 2308 RIDGE ROAD, RALEIGH, NC 27612	
Phone #: 919-413-1704	Email: JOSH@CRUMPLERCONSULTING.COM

Continue to page 2 >>

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

ZONING INFORMATION

Gross site acreage: 0.777

Zoning districts (if more than one, provide acreage of each): R-10

Overlay district: N/A

Inside City limits? Yes No

Conditional Use District (CUD) Case # Z-

Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION

Existing Impervious Surface:

Acres: 0.17 Square Feet: 7,430

Proposed Impervious Surface:

Acres: Square Feet:

Neuse River Buffer Yes No

Wetlands Yes No

Is this a flood hazard area? Yes No

If yes, please provide the following:

Alluvial soils: NO

Flood study:

FEMA Map Panel #: 3720171400J DATED MAY 2, 2006

NUMBER OF LOTS AND DENSITY

Total # of townhouse lots: Detached 4 Attached

Total # of single-family lots: 4

Proposed density for each zoning district (UDO 1.5.2.F): 5.14

Total # of open space and/or common area lots: 0

Total # of requested lots: 4

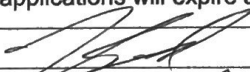
SIGNATURE BLOCK

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

I, JOSH CRUMPLER, PE will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Signature:



Date:

9/1/2021

Printed Name:

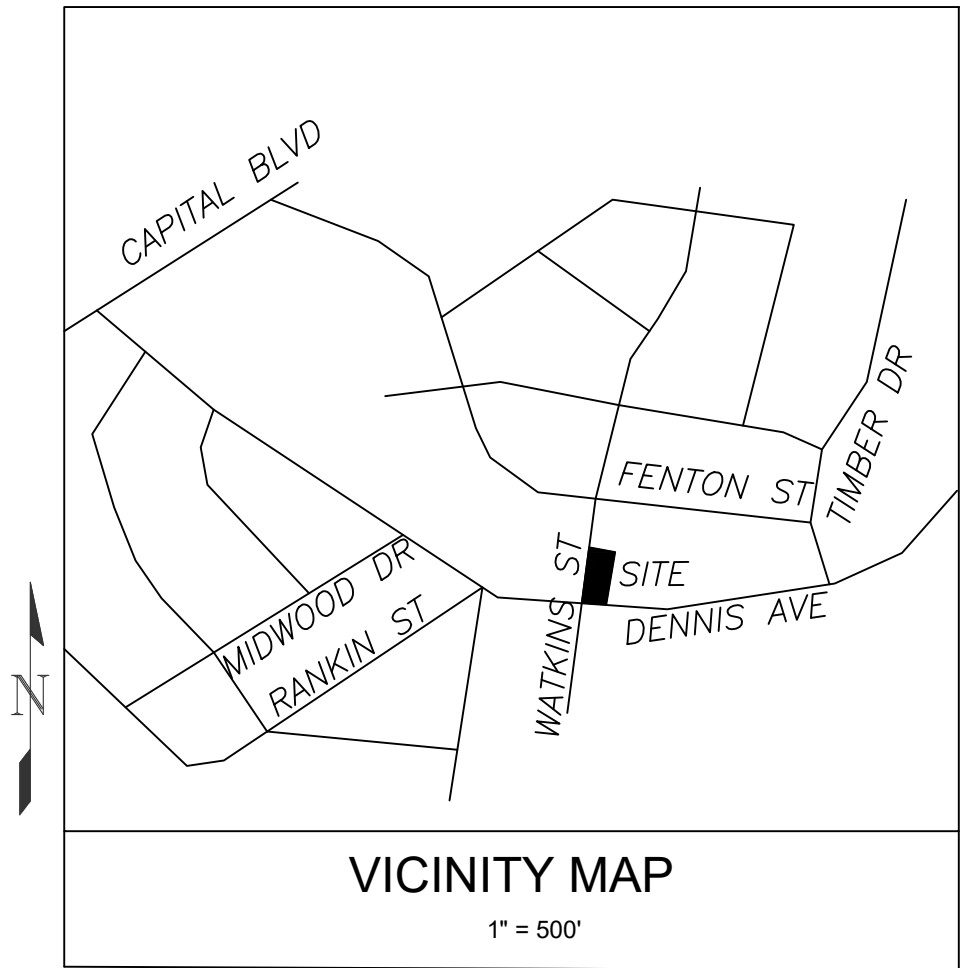
Leon Burwell

Signature:

Date:

Printed Name:

Please email your completed application to SiteReview@raleighnc.gov.



SUBDIVISION PLANS FOR WATKINS STREET-4 LOT SUBDIVISION 1900, 1904, AND 1908 WATKINS STREET RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: SUB-0065-2021

PREPARED FOR:
LTB CONSTRUCTION, LLC
2905 STUBBLE FIELD DRIVE
RALEIGH, NC 27613

PREPARED BY:
CRUMPLER
Consulting Services, PLLC

2308 Ridge Road
Raleigh, North Carolina 27612
Ph. 919-413-1704
P-1533

SITE EXEMPTION NOTES:

- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF BLOCK PERIMETER AS THE SITE WILL BE DEVELOPED FOR DETACHED RESIDENTIAL USES ON LOTS NO LARGER THAN 2 ACRES PER EXEMPTION BASED ON UDO SECTION 8.3.2.A.1.b.ix.
- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.
- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF STORMWATER CONTROL REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.2.2.A-2 AS AMENDED BY TC-2-16.

NOTES

1. BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY PROVIDED BY TURNING POINT SURVEYING, PLLC ON 07/07/21.
2. THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720171400J DATED MAY 2, 2006.
3. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
4. THIS DRAWING IS NOT FOR RECORDATION.
5. EXISTING DRIVEWAY WILL BE ABANDONED AND REPLACED WITH STANDARD CITY OF RALEIGH CURB AND GUTTER. NEW DRIVEWAYS WILL CONFIRM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
6. SOLID WASTE TO BE HANDLED BY ROLL OUT TRASH CANS FOR EACH LOT.

SHEET	DESCRIPTION
C-1	COVER
C-2	EXISTING CONDITIONS
C-3	PROPOSED SUBDIVISION PLAN
C-4	PROPOSED GRADING AND STORMWATER PLAN
C-5	PROPOSED UTILITY PLAN
C-6	PROPOSED LANDSCAPING PLAN
D-1	DETAILS

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



NORTH CAROLINA
ONE-CALL CENTER
1-800-632-4949

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 Conventional Subdivision Compact Development Conservation Development Cottage Court
 NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District

GENERAL INFORMATION
 Scoping/sketch plan case number(s):
 Development name (subject to approval): WATKINS STREET-4 LOT SUBDIVISION
 Property Address(es): 1900, 1904, AND 1908 WATKINS STREET
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What is your project type?
 Single family Townhouse Attached houses
 Apartment Non-residential Other:

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 NOTE: Please attach purchase agreement when submitting this form
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Continue to page 2 >>

Page 1 of 2 REVISION 02.19.21 raleighnc.gov

DEVELOPMENT TYPE - SITE DATE TABLE
(Applicable to all developments)

ZONING INFORMATION
 Gross site acreage: 0.777
 Zoning districts (if more than one, provide acreage of each): R-10
 Overlay district: N/A Inside City limits? Yes No
 Conditional Use District (CUD) Case # Z- Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION
 Existing Impervious Surface: Acres: 0.17 Square Feet: 7,430 Proposed Impervious Surface: Acres: Square Feet:
 Neuse River Buffer: Yes No Wetlands: Yes No
 Is this a flood hazard area? Yes No
 If yes, please provide the following:
 Alluvial soils: 10'
 Flood study:
 FEMA Map Panel #: 3720171400J DATED MAY 2, 2006

NUMBER OF LOTS AND DENSITY
 Total # of townhouse lots: Detached: 4 Attached:
 Total # of single-family lots: 4
 Proposed density for each zoning district (UDO 1.5.2.F): N/A
 Total # of open space and/or common area lots: 0
 Total # of requested lots: 4

SIGNATURE BLOCK
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 Signature: _____ Date: 7/1/2021
 Printed Name: Leon Burwell
 Signature: _____ Date: _____
 Printed Name: _____

Please email your completed application to SiteReview@raleighnc.gov.

Page 2 of 2 REVISION 02.19.21 raleighnc.gov

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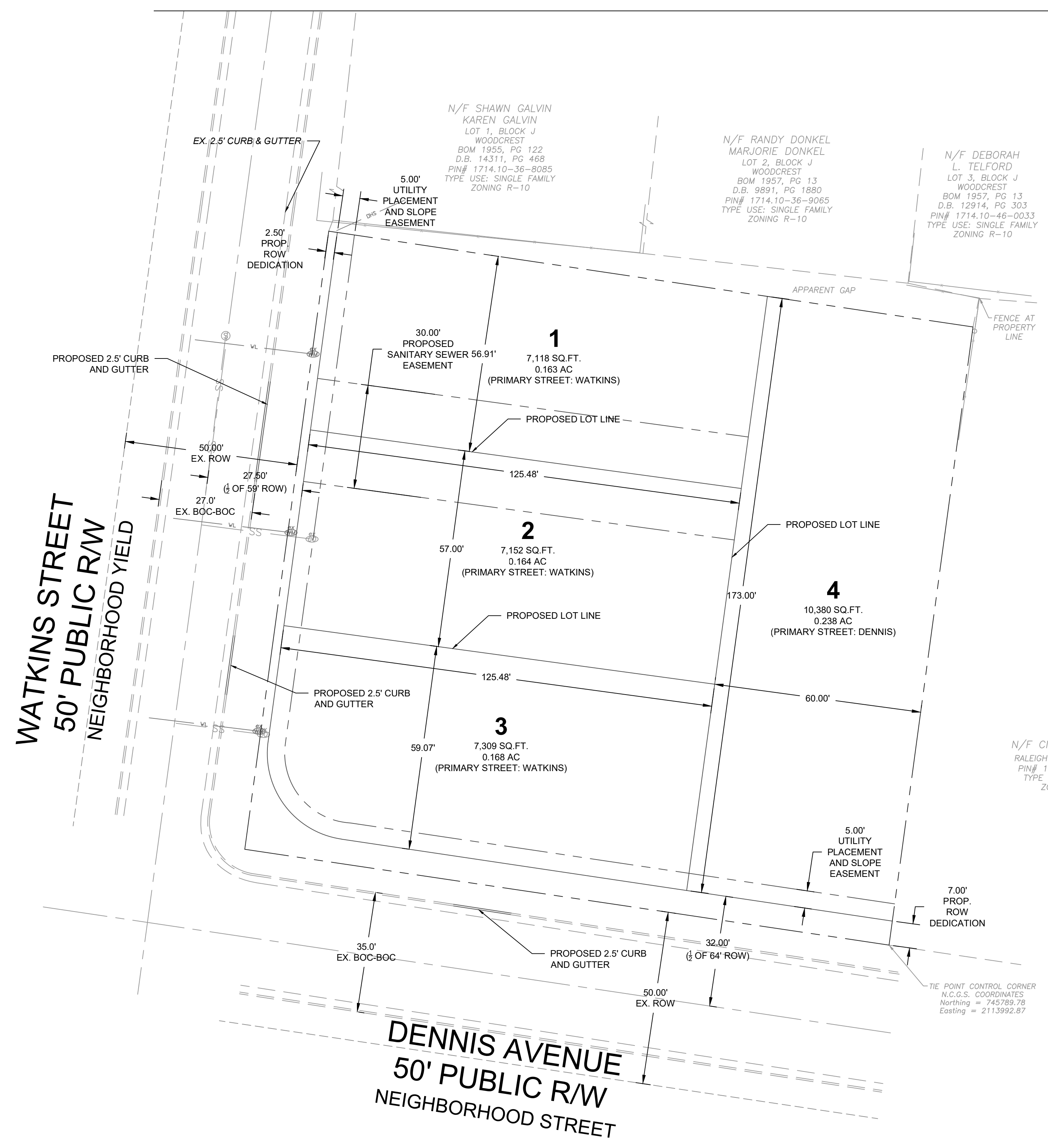


ISSUED FOR PERMITTING

DATE	DESCRIPTION	REV

COVER
WATKINS STREET-4 LOT SUBDIVISION
1900, 1904, AND 1908 WATKINS STREET
RALEIGH, NORTH CAROLINA

PROJECT NO.: 21015
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 08/27/21
SCALE: N.T.S.



LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
---	EXISTING OVERHEAD POWER LINE
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING EDGE OF PAVEMENT
---	EXISTING EASEMENT
---	PROPOSED CITY OF RALEIGH GENERAL UTILITY EASEMENT
---	PROPOSED LOT LINE

SUMMARY INFORMATION

DEVELOPMENT NAME: WATKINS STREET-4 LOT SUBDIVISION

SITE ADDRESS: 1900, 1904, AND 1908 WATKINS STREET RALEIGH, NORTH CAROLINA

PIN NUMBER: 1714-35-9804, 1714-35-9819, 1714-35-9925

JURISDICTION: CITY OF RALEIGH
CURRENT ZONING DISTRICT: R-10

TOTAL ACREAGE: 0.777 ACRES (33,837 SF)
PROPOSED LOT 1: 0.163 ACRES (7,118 SF)
PROPOSED LOT 2: 0.164 ACRES (7,152 SF)
PROPOSED LOT 3: 0.168 ACRES (7,309 SF)
PROPOSED LOT 4: 0.238 ACRES (10,380 SF)
DEDICATED RIGHT OF WAY: 0.043 ACRES (1,879 SF)

LOT AREA REQUIRED: 4,000SF
LOT AREA PROVIDED: 7,118SF MIN.
LOT WIDTH REQUIRED: 45LF
LOT WIDTH PROVIDED: 45LF MIN.
LOT DEPTH REQUIRED: 60LF
LOT DEPTH PROVIDED: 125.48LF MIN.

BLOCK PERIMETER REQUIRED (MAX.): 2,500LF
BLOCK PERIMETER PROVIDED: 2,120LF**
 **EXEMPT BASED ON UDO SECTION 8.3.2.A.1.b.ix FOR SITES LESS THAN 2 ACRES

OWNER/DEVELOPER:
 LTB CONSTRUCTION, LLC
 2905 STUBBLE FIELD DRIVE
 RALEIGH, NC 27613

ENGINEER:
 CRUMPLER CONSULTING SERVICES, PLLC
 CONTACT: JOSH CRUMPLER, PE
 2308 RIDGE ROAD
 RALEIGH, NC 27612
 (919) 413-1704

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DATE	DESCRIPTION	REV.

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SUBDIVISION PLAN
WATKINS STREET-4 LOT SUBDIVISION
 1900, 1904, AND 1908 WATKINS STREET
 RALEIGH, NORTH CAROLINA

PROJECT NO.: 21015
 DRAWN BY: JAC
 CHECKED BY: JAC
 DATE: 08/27/21
 SCALE: 1" = 20'

