LOCATION: This site is located on 1900, 1904, and 1908 Watkins Street, located on the north east corner of the intersection of Watkins Street and Dennis Ave. The site is zoned R-10 within the corporate limits of the City of Raleigh.

REQUEST: Subdivision of existing three lots totaling 0.77 acres into four lots for conventional detached single family units. No existing structures are to remain. Lot 1, 2, and 3 will be created with access onto Watkins Street and Lot 4 will be created with access to Dennis Street.

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 December 2, 2021 by Crumpler Consulting Services.

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:

Urban Forestry

1. A tree impact permit must be obtained for the removal of 12 existing street trees in the rights-of-way prior to the issuance of a grading permit or demolition permits, whichever comes first.

☑ 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.

☑ Slope Easement Required ☑ Utility Placement 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. A demolition permit shall be issued for the existing houses and this building permit number shown on all maps for recording.

**Engineering**

2. A fee-in-lieu for a 6 ft sidewalk will be applied along both streets and is paid to the City of Raleigh (UDO 8.1.10). Dennis Avenue - 188 lf of 6 ft sidewalk, Watkins Street - 180 ft of 6 ft sidewalk.

3. 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.

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 recording. 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.

**Public Utilities**

6. Infrastructure Construction Plans (spr submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

**Urban Forestry**

7. A public infrastructure surety for 12 street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.

**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 the proposed subdivision and all utility easement dedications.

**Stormwater**
2. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a residential subdivision of one acre or less approved after May 1, 2001, but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.

3. If total land disturbance will be over 12,000 sq. ft. for multiple houses, a separate site plan submittal & approval will be required. Site plans require an erosion control plan. (UDO 9.4.6.)

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

**Urban Forestry**

5. Tree impact permits must be obtained for the approved streetscape tree installations in the rights of way. This development proposes 8 street trees along Watkins Street and 4 street trees along Dennis Avenue for a total of 12 street trees.

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

**General**

1. Final inspection of right of way street trees by Urban Forestry Staff.

2. 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.

**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:** May 11, 2025
  Record at least ½ of the land area approved.

- **5-Year Sunset Date:** May 11, 2027
  Record entire subdivision.

I hereby certify this administrative decision.

**Signed:** Alycia Bailey Taylor  
Development Services Dir/Designee  
Date: 01/12/2022

**Staff Coordinator:** Cara Russell
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
2020 Ridge Road
Raleigh, North Carolina 27612
Ph: 919-475-1104
F: 1513

NOTE:
- THE SITE WILL BE CONFORM TO THE ZONING CODE INCLUDED IN THIS PLANNING APPLICATION.
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SHEET DESCRIPTION
C-1 COVER
C-2 EXISTING CONDITIONS
C-3 PROPOSED SUBDIVISION PLAN
C-4 PROPOSED GRADING
C-5 PROPOSED STORMWATER PLAN
C-6 PROPOSED UTILITY PLAN
D-1 PROPOSED LANDSCAPING PLAN

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