

# 1108 S. STATE STREET S-42-2017



0 300 600 Feet

Zoning: **R-10**  
CAC: **South Central**  
Drainage Basin: **Walnut Creek**  
Acreage: **0.63**  
Number of Lots: **2**

Planner: **Daniel Stegall**  
Phone: **(919) 996-2712**

Applicant: **Ashkan Hosseini**  
Phone: **(919) 413-1005**





# Administrative Approval Action

1108 South State Street Subdivision, S-42-17,  
Transaction# 520443, AA# 3665

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

**LOCATION:** The site is located on the west side of South State Street, southwest of the intersection of South State Street and Martin Luther King Jr. Boulevard, inside the city limits. The address is 1108 South State Street and the PIN number is 1713141344.

**REQUEST:** Subdivision of a 0.63 acre parcel into 2 lots zoned Residential-10 (R-10). Lot 1 is 13,760 square feet and Lot 37 is 13,543 square feet. Overall density is 3.17 units per acre, based on a maximum of 10 units per acre.

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

Design Adjustments have been approved by the Development Services Designee for this project, noted below.

1. A Design Adjustment waiving the block perimeter requirement (UDO Section 8.3) has been approved by the Public Works Director Designee due to the development exceeding the maximum block perimeter allowed in R10 zoning.
2. Street trees have been shown on the approved plans as being placed behind the proposed sidewalk, but still within the public right of way due to the alternate street scape designed to maintain conformity with the existing infrastructure.
3. A Design Adjustment has been approved for a 4' planting strip and 5' sidewalk as opposed to the typical 6' sidewalk and 6' planting strip.

**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 submitted by Herb Proctor of Stewart & Proctor PLLC.

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

**Note:** *This document must be applied to the second sheet of all future submittals with the exception of final plats.*

**PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:**

### **ENGINEERING**

1. 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**

2. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of a mass grading permit or other site permit, whichever comes first.



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3. In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeded a site, shall be paid to the City.

## URBAN FORESTRY

Obtain required stub and tree impact permits from the City of Raleigh.

## PRIOR TO AUTHORIZATION TO RECORD LOTS:

### GENERAL

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

### ENGINEERING

2. The required right of way for 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 (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents are not provided within this 14 day period, further recordings and building permit issuance may be withheld.
4. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 1' of sidewalk is paid to the City of Raleigh.
5. In accordance with Part 10A Section 8.1.3, a public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program.

### STORMWATER

6. 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 a note stating: "The areas shown on the recorded plat identified as Neuse River Riparian Buffer shall be maintained in their natural or mitigated condition, No person or entity shall fill, grade, excavate, or perform any other land-disturbing activities; nor cut, remove, or harm any vegetation; nor construct any structures nor add any additional impervious surface, nor allow animal grazing or water or any other agricultural use on such protected areas without written authorization from the state of North Carolina in accordance with the Riparian Buffer Protection Rules (15A NCAC 2B.0233 or .0259)."

### URBAN FORESTRY

7. A tree impact permit will need to be obtained prior to recording subdivision.
8. In accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements, including streetscape trees on South State Street is paid to the City.



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## PRIOR TO ISSUANCE OF BUILDING PERMITS:

### GENERAL

1. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Subdivisions, Recombinations, Right Of Way and/or Easement Dedications, and Tree Save Areas.
2. A demolition permit shall be obtained.

### 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. Next Step: Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
3. Next Step: All street lights and street signs required as part of the development approval are installed.
4. Next Step: Final inspection of all right of way tree protection areas 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: 10-25-2020**  
Record entire subdivision.

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee)

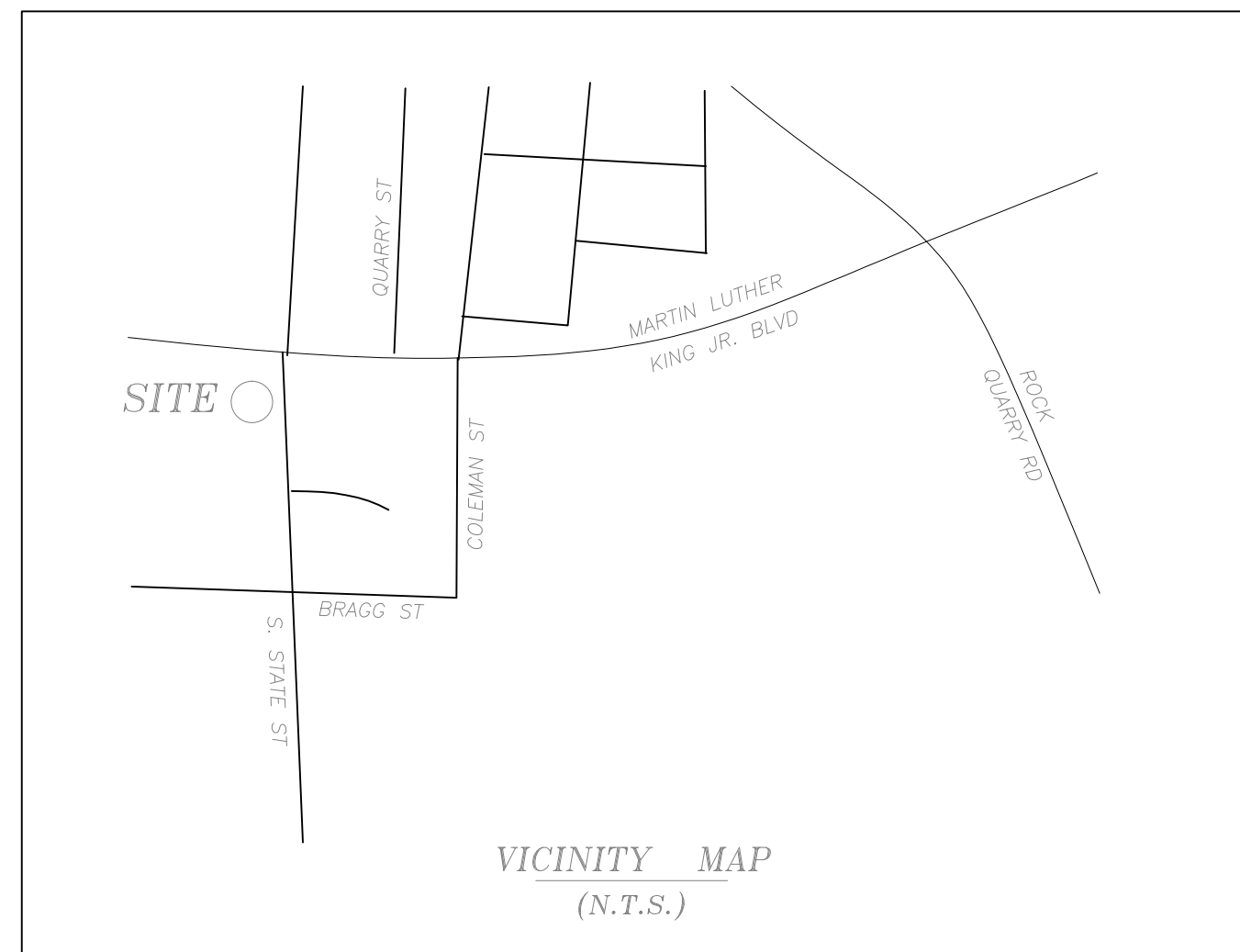
Date: 10/25/2017

Staff Coordinator: Daniel L. Stegall

# PRELIMINARY SUBDIVISION PLAN FOR 33 POL LLC

1108 S. STATE STREET  
CITY OF RALEIGH, NORTH CAROLINA

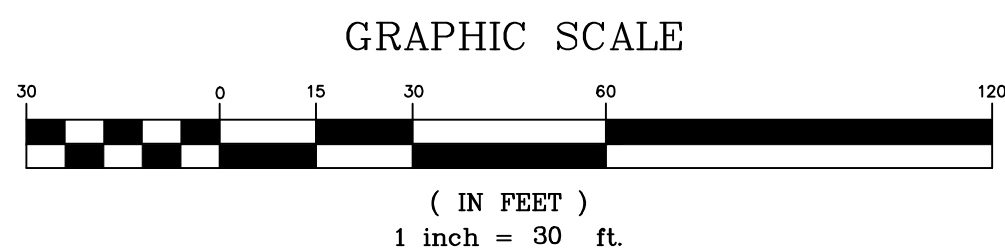
OWNER: 33 POL LLC  
LOT 37 WATSON PROPERTY  
DEED BOOK 16712, PAGE 2412  
BOOK OF MAPS 1885, PAGE 29  
S-42-17



SITE DATA TABLE	
TRANSACTION #	520443
PIN#	1713-14-1344
ZONED:	R-10
OVERLAY DISTRICT	NONE
TOTAL AREA:	27,277 S.F. (0.63 ACS.)
TOTAL LOTS PROPOSED:	2 SINGLE FAMILY
AVERAGE LOT SIZE:	0.315 ACRES
MINIMUM LOT SIZE:	0.115 ACRES
DENSITY: 2 LOTS / 0.63 ACS. =	3.17 UNITS/ACRE
EXISTING IMPERVIOUS SURFACE:	0.096 ACS. / 4,120 S.F.
PROPOSED USE:	RESIDENTIAL

PROPOSED LAND USE: SINGLE FAMILY DETACHED  
PROPERTY LIES WITHIN RALEIGH CITY LIMITS

THIS PROPERTY IS NOT LOCATED IN A F.E.M.A.  
100 YEAR FLOOD HAZARD AREA  
REFERENCE: F.E.M.A. COMMUNITY PANEL NO. 3720170300J  
MAY 2, 2006



THIS SUBDIVISION WILL CLAIM AN EXEMPTION TO ACTIVE STORMWATER CONTROLS UNDER 9.2.2.A.2.b OF THE UDO AS THIS IS A SUBDIVISION LESS THAN 1 ACRE IN CUMULATIVE SIZE

SITE IS LESS THAN 2 ACRES AND THEREFORE EXEMPT FROM TREE CONSERVATION REQUIREMENTS, AS PER CITY OF RALEIGH UDO 9.1.2.

LOTS CREATED BY THIS SUBDIVISION WILL BE SUBJECT TO MAXIMUM IMPERVIOUS LIMITATIONS AS DESCRIBED IN UDO 9.2.2.A.4 (AS AMENDED BY TC-2-16)

OWNER:  
33POL LLC

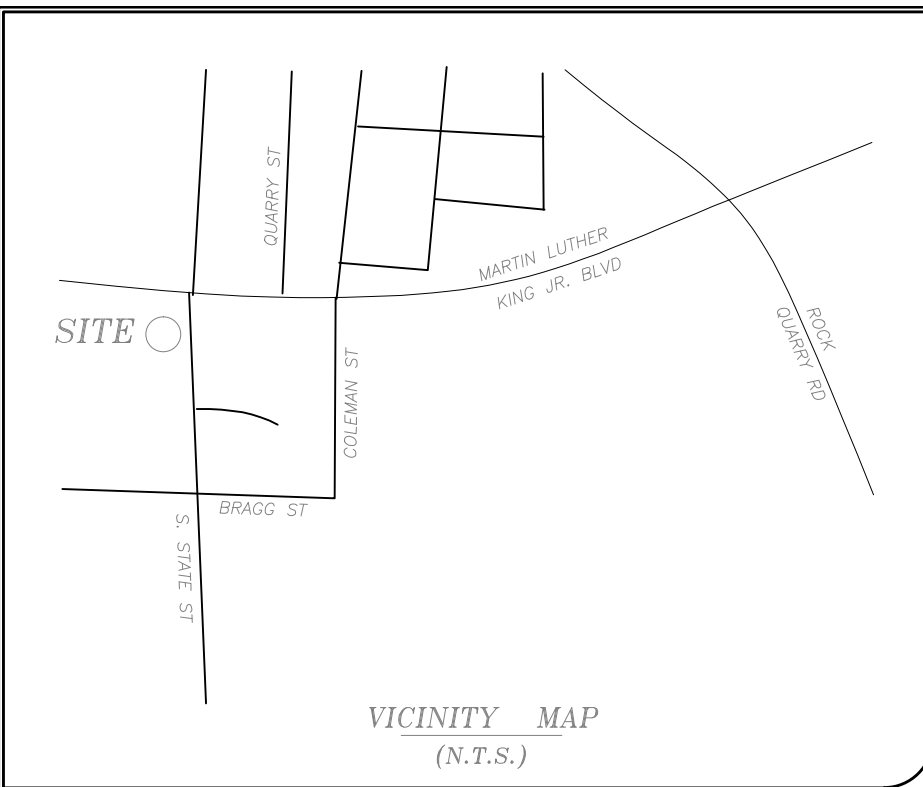
SITE ADDRESS:  
1108 S. STATE STREET  
RALEIGH, N.C.

INDEX TO PLANS		
SHEET 1	COVER SHEET	
SHEET 2	EXISTING CONDITIONS	
SHEET 3	SUBDIVISION PLAN	

TRANSACTION #520443  
S-42-17  
DEMOLITION PERMIT #441553

STEWART-PROCTOR, PLLC ENGINEERING and SURVEYING (FIRM LICENSE # P-0148) 319 CHAPANOKE ROAD SUITE 106 RALEIGH, NC 27603 TEL. 919 779-1855 FAX 919 779-1661		SUBDIVISION PLAN <b>33 POL LLC</b>	
DATE 6/28/2017	SURVEYED BY	JOB	RALEIGH TOWNSHIP NORTH CAROLINA
SCALE 1"=20'	DRAWN BY		WAKE COUNTY OWNER
REVISIONS: 7NOV2016	DWG. NO. 1108-S-STATE STREET-PRELM	ZONED R-10	P.I.N. 1713-14-1344

SHEET 1 OF 3

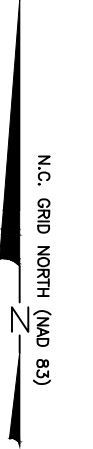


**REFERENCES**

- B.M. 1885, PG. 29
- B.M. 2012, PG. 469
- D.B. 16712, PG. 2412
- ALL DEEDS AND MAPS SHOWN ON THIS SURVEY.
- WAKE COUNTY G.I.S. INFO.

**LEGEND**

- = EXISTING IRON PIPE
- = CABLE TV BOX
- ⊙ = SANITARY SEWER MANHOLE
- ⊞ = TELEPHONE BOX
- ⊕ = EXISTING WATER METER
- ⊗ = WATER VALVE
- ⊛ = FIRE HYDRANT



**IMPERVIOUS SURFACE AREAS (EXISTING)**

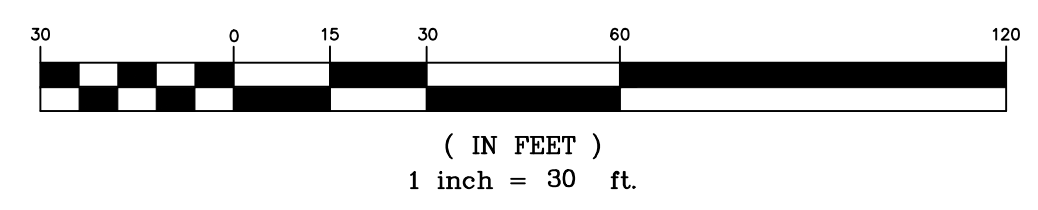
HOUSE	= 1,183 S.F.
CONC.	= 2,307 S.F.
CARPORT	= 580 S.F.
MISC.	= 50 S.F.
<b>TOTAL</b>	<b>= 4,120 S.F. / 0.095 ACS.</b>
<b>PROPOSED</b>	<b>= 11,000 S.F. / 0.253 ACS.</b>

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PROPOSED USE:	RESIDENTIAL

PROPOSED LAND USE: SINGLE FAMILY DETACHED  
PROPERTY LIES WITHIN RALEIGH CITY LIMITS

**GRAPHIC SCALE**



**N/F SHIRLKEYMU WINSTON**  
D.B. 16464, PG 1545  
BOM 2012, PG 469  
PIN # 1713.13-04-9429  
USE TYPE: VACANT

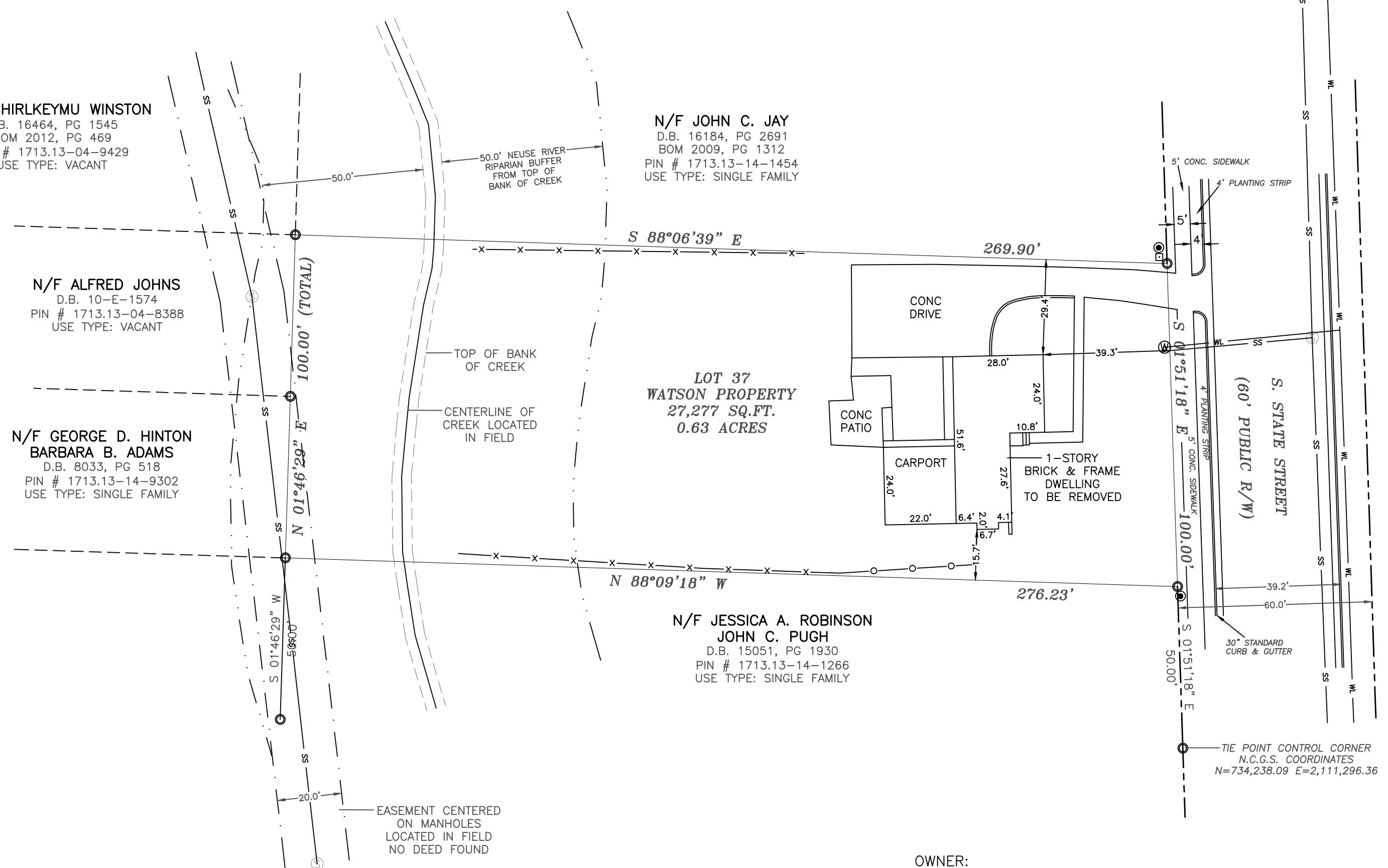
**N/F ALFRED JOHNS**  
D.B. 10-E-1574  
PIN # 1713.13-04-8388  
USE TYPE: VACANT

**N/F GEORGE D. HINTON  
BARBARA B. ADAMS**  
D.B. 8033, PG 518  
PIN # 1713.13-14-9302  
USE TYPE: SINGLE FAMILY

**N/F JOHN C. JAY**  
D.B. 16184, PG 2691  
BOM 2009, PG 1312  
PIN # 1713.13-14-1454  
USE TYPE: SINGLE FAMILY

**LOT 37  
WATSON PROPERTY  
27,277 SQ.FT.  
0.63 ACRES**

**N/F JESSICA A. ROBINSON  
JOHN C. PUGH**  
D.B. 15051, PG 1930  
PIN # 1713.13-14-1266  
USE TYPE: SINGLE FAMILY



OWNER:  
33POL LLC

SITE ADDRESS:  
1108 S. STATE STREET  
RALEIGH, N.C.

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PRELIMINARY PLAT  
NOT FOR RECORDATION,  
SALES, OR CONVEYANCES

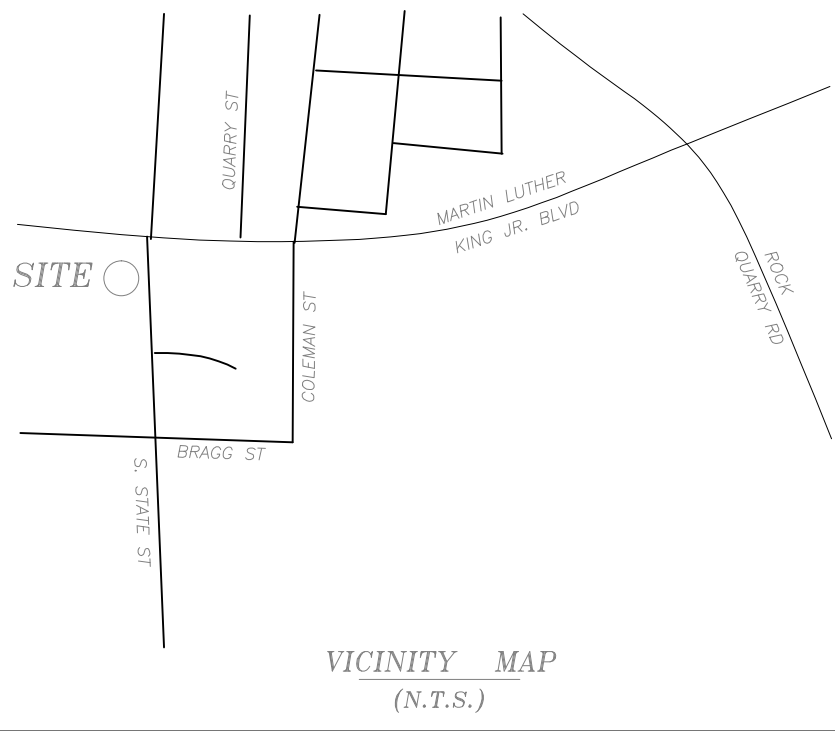
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319 CHAPANOKE ROAD SUITE 106  
RALEIGH, NC 27603  
TEL. 919-779-1855 FAX 919-779-1661

DATE	6/28/2017	SURVEYED BY	
SCALE	1"=20'	DRAWN BY	
REVISIONS:	7NOV2016		

JOB	RALEIGH TOWNSHIP	NORTH CAROLINA
DWG. NO.	WAKE COUNTY	OWNER
1108-S-STATE STREET-PRELIM	ZONED R-10	P.I.N. 1713-14-1344

EXISTING CONDITIONS MAP  
**33 POL LLC**



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- ⊗ = EXISTING WATER METER
- ⊕ = WATER VALVE
- ⊕ = FIRE HYDRANT
- ⊙ = WHITE OAK TREE ALSO KNOWN AS QUERCUS ALBA (W/ 3" CALIPER TREE AT TIME OF PLANTING)

NOTE\* DEVELOPER WILL INSTALL A SHADE TREE IN THE RIGHT-OF-WAY AS DESCRIBED IN SECTION 12.2 OF THE CITY OF RALEIGH UDO.

NOTE\* THE TREES SHOULD BE SHOWN ON PLAN, WITHIN THE RIGHT-OF-WAY, AND SPACED 40' APART, THERE WILL BE ONE ON EACH LOT.

N.C. GRID NORTH (NAD 83)

NOTE: EXISTING WATER AND SEWER SERVICES ON LOT 37 TO BE USED FOR NEW SERVICES ON LOT 37. ANY EXISTING WATER OR SEWER NOT USED SHALL BE ABANDONED AT TAP (MAIN) AND REMOVED FROM R.O.W. OR EASEMENT PER P.U. HANDBOOK PAGES 68 AND 125.

NOTE: PRIVATE WATER AND SEWER MAINS (OR SERVICES) MAY NOT CROSS PROPERTY LINES PER SE. B-2007.

NOTE: SEWER CLEAN-OUTS AND WATER VALVES ARE NOT TO BE WITHIN THE FUTURE DRIVEWAY OR SIDEWALK.

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BARBARA B. ADAMS  
D.B. 8033, PG 518  
PIN # 1713.13-14-9302  
USE TYPE: SINGLE FAMILY

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0.32 ACRES

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JOHN C. PUGH  
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**GRAPHIC SCALE**



( IN FEET )  
1 inch = 30 ft.

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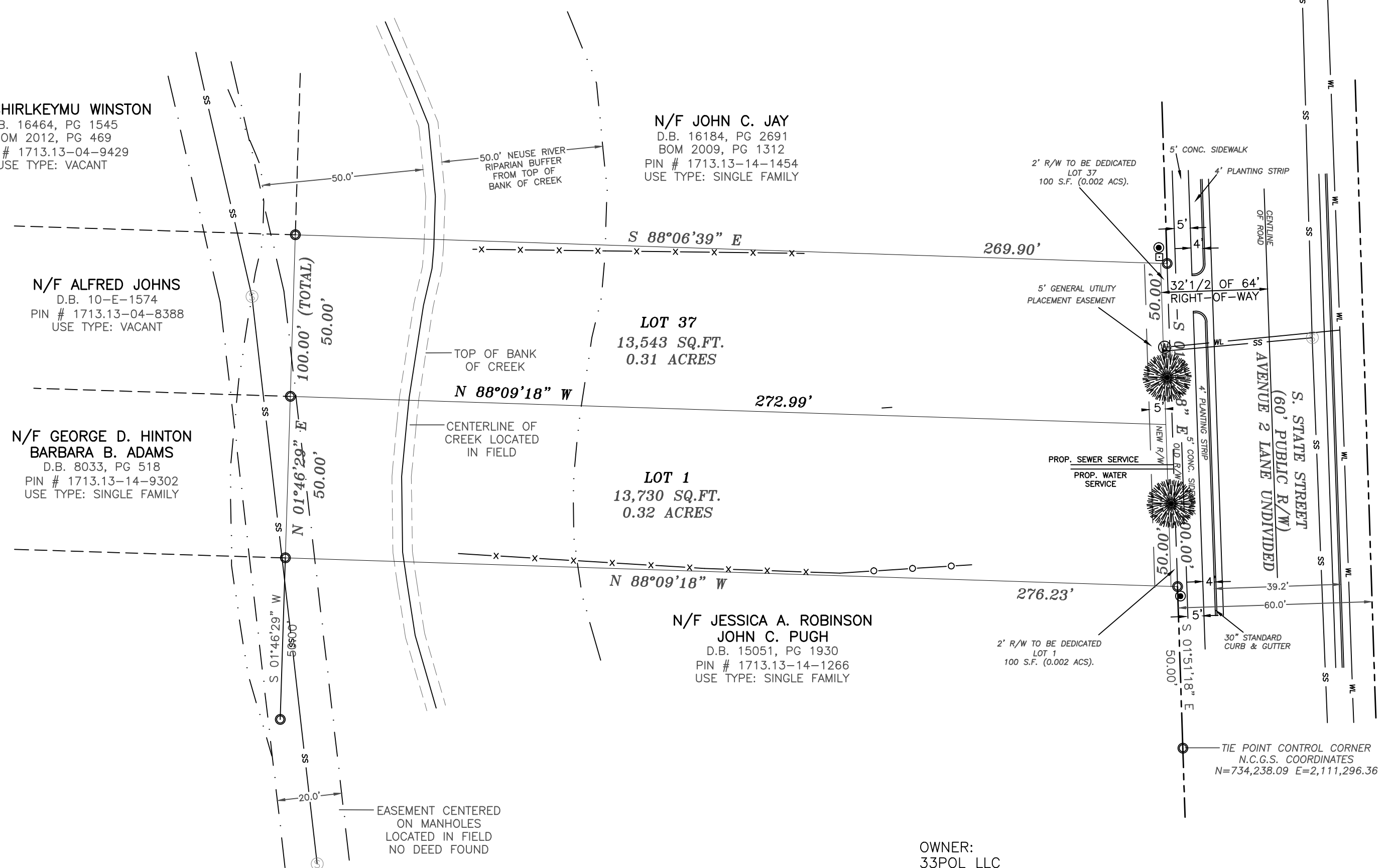
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SUBDIVISION PLAN  
**33 POL LLC**

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