### Administrative Approval Action

### S-16-18 Midtown Collingswood Subdivision Transaction #551551, AA#3849

LOCATION: This site is located south of W. Millbrook Rd, west of Six Forks Rd at 5212 Collingswood Dr.

**REQUEST:** Development of a 0.535-acre tract zoned R-4 into a proposed 23,316.14 square foot/ two (2) lot subdivision, Lot 1, 11,474.49 sq.ft.; .263 acres & Lot 2, 11,131.2 sq.ft; .256 acres. And 710.45 sq.ft or .016 acres of right-of-way dedication.

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

**C:** A design adjustment has been approved for a waiver from the maximum block perimeter in an established residential neighborhood (case DA-65-18).

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 Alison A. Pockat, ASLA.

### 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. <u>Next Step:</u> 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

 <u>Next Step:</u> 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 reseeding a site, shall be paid to the City.

### 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 and slope easement on Collingswood Drive 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



### Administrative Approval Action

#### S-16-18 Midtown Collingswood Subdivision Transaction #551551, AA#3849

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 is 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 6' sidewalk along Collingswood Drive is paid to the City of Raleigh.
- <u>Next Step:</u> In accordance with Part 10A Section 8.1.3, a surety for incomplete public improvements, at 125% of construction costs, is provided to the City of Raleigh Development Services – Development Engineering program.

### STORMWATER

6. <u>Next Step:</u> If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)

### 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.

### ENGINEERING

3. <u>Next Step:</u> A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

#### STORMWATER

- 4. 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.
- 5. <u>Next Step:</u> A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.
- 6. 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.)



### Administrative Approval Action

S-16-18 Midtown Collingswood Subdivision Transaction #551551, AA#3849 City of Raleigh Development Services Department One Exchange Plaza Raleigh, NC 27602 (919) 996-2495 DS.help@raleighnc.gov www.raleighnc.gov

### **URBAN FORESTRY**

7. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

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: 8-29-2021 Record the entire subdivision.

I hereby certify this administrative decision.

Bey Ze \_\_\_\_ Date: 8/29/2018 Signed: (Planning Dir./Designee) ( Staff Coordinator: Jermont Purifoy

### Design Adjustment **Staff Response**



SERVICES

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

Project Name	Midtown Collingswood Subdivision
Development Case Number	S-16-2018
Transaction Number	551551
Design Adjustment Number	DA - 65 - 2018
UDO Art. 8.3 Blocks, Lots, Acce	
UDO Art. 8.4 New Streets	Raleigh Street Design Manual
Staff SUPPORTS 🖌 DOES NOT SUPP	PORT the design adjustment request.
	DEPARTMENTS
Dev. Services Planner	City Planning
✓ Development Engineering K	Beard Transportation
Engineering Services	Parks & Recreation and Cult. Res.
Public Utilities	
CONDITIONS:	
for R-4 zoning. The measurable exist	n the maximum block perimeter requirement of 5,000 linear feet ing block perimeter is 8,500 linear feet and a public street will sting residential homes that are 2 homes deep between ive.
the has	nee Action: Approve Approve with conditions deny
	Development Case Number Transaction Number Design Adjustment Number Staffrecommendation based upon t UDO Art. 8.3 Blocks, Lots, Acce UDO Art. 8.4 New Streets Staff SUPPORTS DOES NOT SUPF Development Engineering KC Engineering Services Public Utilities CONDITIONS: The applicant is seeking a waiver from for R-4 zoning. The measurable exist not provide a benefit due to the preexi Wimbleton Drive and Collingswood Dr

Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

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### Staff Response Article 8.3 Blocks Lots, Access



### DEVELOPMENT SERVICES DEPARTMENT

The Development Services Director may in accordance with *Sec. 10.2.18*. approve a design adjustment, subject to all of the following findings.

- A. The requested design adjustment meets the intent of this Article; YES V NO
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;

YES 🗸 NO 🗌

C. The requested design adjustment does not increase congestion or compromise Safety;

YES 🖌 NO 🗌

D. The requested design adjustment does not create any lots without direct street Frontage;

YES 🗸 NO 🗌

- E. The requested design adjustment is deemed reasonable due to one or more of the following:
  - 1. Topographic changes are too steep;
  - 2. The presence of existing buildings, stream and other natural features;
  - 3. Site layout of developed properties;
  - 4. Adjoining uses or their vehicles are incompatible;
  - 5. Strict compliance would pose a safety hazard; or
  - 6. Does not conflict with an approved or built roadway construction project
  - 7. adjacent to or in the vicinity of the site.

YES 🗸 NO 🗌

#### STAFF FINDINGS

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**REVISION 1/30/2018** 

### Design Adjustment Application



#### DEVELOPMENT SERVICES DEPARTMENT

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

Transaction Number 5	51551		
Name Laura Siegmu	nd, Midtown Custom	Homes, LLC	na da ser da Regio da ser d
Address P.O. Box 319	12		City Raleigh
Name     Laura Siegmund, Midlown Custom Homes, LLC       Address     P.O. Box 31912     City Raleigh       State NC     Zip Code 27622     Phone 919 696-9088			
Name Alison Pockat		Firm Ali	son A Pockat, ASLA
Address 106 Steep Ban	ık Dr.		City Cary
Name Alison Pockat       F         Address 106 Steep Bank Dr.       State NC         Zip Code 27518			Phone 919 363-4415
I am seeking a Design Adj	justment from the requ	uirements set fo	rth in the following:
UDO Art. 8.3 Blocks, Lo	ots, Access	- See page	2 for findings
UDO Art. 8.4 New Streets - See page 3 for findings			3 for findings
UDO Art. 8.5 Existing Streets - See page 4 for findings			
Raleigh Street Design Manual       - See page 5 for findings         Provide details about the request; (please attach a memorandum if additional space is needed);         The site is on a bend in an existing cul-de-sac which in turn leads to other cul-de-sacs. There is no complete block and the statement of the statemen			5 for findings
Dunidal a datalla ali sut the	request: Inlesse attac	h a memorandu	m if additional space is needed):

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I herefy acknowledge the information on this application is, to my knowledge, accurate.

Jaura.	L-Allamund
Owner/Owner's Repres	entative Signature

CHECKLIST			
Signed Design Adjustment Application			✓ Included
Page(s) addressing required findings			Included
Plan(s) and support documentation			🖌 Included
Notary page (page 6) filled out; Must be sig	gned by property own	er	Included
First Class stamped and addressed envelop			🔲 Included
			1

Submit all documentation, with the exception of the required addressed envelopes and letters to

designadjustments@raleighnc.gov.

Deliver the addressed envelopes and letters to:

**Development Services, Development Engineering** 

One Exchange Plaza, Suite 500

Raleigh NC, 27601

For Office Use Only	RECEIVED DATE: DA	

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**REVISION 1/30/2018** 

Date

Individual Acknowledgement Laura R. Liegnund	DEVELOPMENT SERVICES DEPARTMENT
STATE OF NORTH CAROLINA, COUNTY OF //JAhe	INDIVIDUAL
1, April L. Fernell Jar	Notary Public do hereby certify that ally appeared before me this day and nent.
This the 13th day of JULY	20_18
APRIL FENNELL Notary Public Wake Co North Carolina (SEAL) My Commission Expires Sept. 20. 2022 Notary Public	Kit fanel
My Commission Expires: $07.2025$	)

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**REVISION JAN. 30, 18** 

Article 8.3, Blocks, Lots, Access Administrative Design Adjustment Findings



SERVICES

The Development Services Director may in accordance with Sec. 10.2.18. approve a design adjustment, subject to all of the following findings. Describe how each item is met:

The requested design adjustment meets the intent of this Article;

The intent of Article 8.3 is to provide for connectivity and to encourage walking. This site is a lot in an established existing subdivision that is defined by a series of cul-de-sacs and thus a series of dead end streets. Property along these streets has been built and no further access can be provided without demolishing existing housing.

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans:

The site is located in an area identified as low density residential, currently and in the future. This design adjustment is in keeping with that definition as completed it will maintain a density of 3.74 units per acre.

C. The requested design adjustment does not increase congestion or compromise Safety:

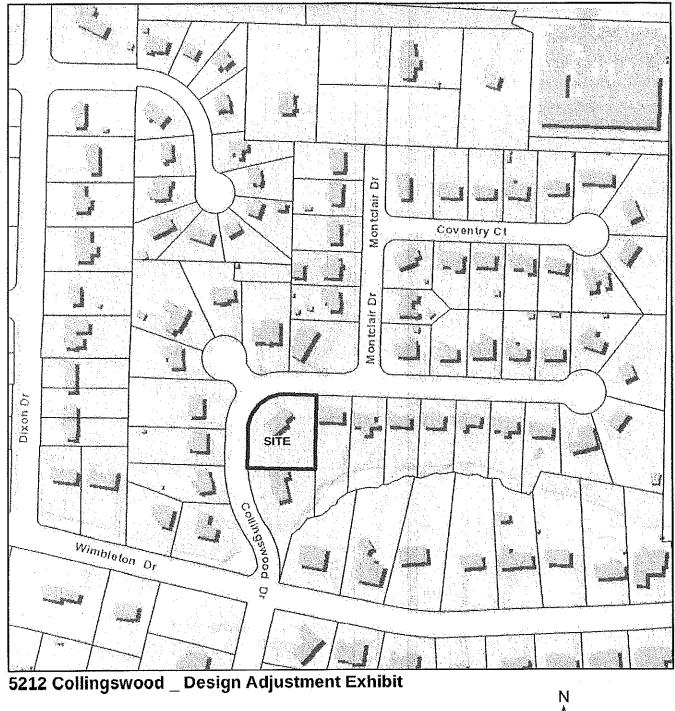
The proposed subdivision will add one additional lot and driveway onto an existing cul-de-sac. Very little additional traffic is anticipated from this additional lot.

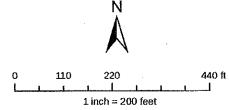
D. The requested design adjustment does not create any lots without direct street Frontage;

Both lots have direct frontage onto the existing cul-de-sac.

- E. The requested design adjustment is deemed reasonable due to one or more of the following:
  - 1. Topographic changes are too steep;
  - 2. The presence of existing buildings, stream and other natural features;
  - Site layout of developed properties;
  - 4. Adjoining uses or their vehicles are incompatible;
  - 5. Strict compliance would pose a safety hazard; or
  - 6. Does not conflict with an approved or built roadway construction project
  - 7. adjacent to or in the vicinity of the site.

The requested design adjustment is reasonable because of two existing lots surrounding the site and a series of cul-de-sacs leading to the site. These features prevent any additional linkages from being created.





<u>Disclaimer</u> iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied ,are provided for the data therein, its use,or its interpretation.

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

CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL

LIST OF DRAWINGS SEQ. | DWG. TITLE NO. NO. COVER SHEET C0-0 EC-1 EXISTING CONDITIONS PLAN **SP-1** SUBDIVISION & PLANTING UTILITY DETAILS D-1

RALEIGH CASE NUMBER: S-16-2018 TRANSACTION NUMBER: 551551 DESIGN ADJUSTMENT CASE NUMBER: DA-65-2018

VICINITY MAP

250 0 500 100 SCALE FEET SCALE: 1" = 500'

SANDERSON HIGH SCHOOL W MILLBROOK RD FEMPLE ST GREEN Elementary DR JIMBLEIMAN -SHELLEY RD -SITE CRANBROOK RD MANCHESTER YAN ·\_.\_. <u>GUNNISON PI</u>

## **Preliminary Subdivision Plan Application**

MIDTOWN COLLINGSWOOD SUBDIVISION

> 5212 COLLINGSWOOD DR. RALEIGH, NORTH CAROLINA

OWNER: CUSTOM MIDTOWN HOMES LLC BOX 31912  $\mathbb{P}$   $\mathbb{O}$ RALEIGH,NC 27622 CONTACT: TRAVIS LAM PHONE 919 410-5542 0 CONTACT: LAURA SIEGMUND PHONE - 919 696-9088

## SITE DATA

ADDRESS: 5212 COLLINGSWOOD DR., RALEIGH ACREAGE: 23,316.14 SF - 0.535 AC PIN **\*:** 1706451727 ZONING: R-4 BOOK OF MAPS 1965, PAGE 59 LAND CLASS: LOW DENSITY RESIDENTIAL -LESS THAN 10 UNITS PER AC - HOMESITE CITIZENS ADVISARY COUNCIL - MIDTOWN WATERSHED: CRABTREE CREEK NEUSE BASIN PROPOSED USE - LOW DENSITY RESIDENTIAL THE SITE IS A SUBDIVISION OF LOT NO. 2, PART A MONTCLAIR BLOCK B TOTAL SURFACE AREA FOR LOT = 22,605.29 SF, 0.519 ACRES EXISTING IMPERVIOUS SURFACE AREA FOR LOT = 2,786.9 SF PERCENT IMPERVIOUS (EXISTING COND.) FOR LOT 31 = 12.33% PROPOSED USE - TWO RESIDENTIAL LOTS LOT 1 - 11,474.49 SF - 0.263 AC LOT 2 - 11,131.2 SF - 0.256 AC AREA TO BE DEDICATED TO RIGHT OF WAY - 710.45 SF = 0.016 AC PROJECTED WASTEWATER FLOW = 960 GPD 2 DWELLINGS X 4 BEDROOMS X 120 GRP

Company N Address 32 Phone 919

Company N Address 1 Phone 919 363-441

PAGE 1 OF 3

Zoning Dist If more tha Overlay Dis Inside City CUD (Cond COA (Certif BOA (Board Existing Imp Proposed Ir

Total # of T Total # of S Overall Uni Total # of O



Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831 Litchford Satellite Office | 8320 – 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate review type and include the Plan Checklist document.				
Office Use Only:     Transaction #     Project Coordinator     Team Leader				
	PRELIMINAR	Y APPROVALS		
Subdivision *	<b>X</b> Conventional Subdivision	Compact Develop	ment	Conservative Subdivision
*May req	uire City Council approval if in a M	letro Park Overlay or Hi	storic Over	ay District
If your project has been through	the Due Diligence process, provic	le the transaction #:		
	GENERAL IN	FORMATION		
Development Name Midtown C	ollingswood Subdivision			
Proposed Use two single family lots				
Property Address(es) 5212 Collingswood Dr. Raleigh, NC				
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:				
PIN Recorded Deed 1706451727	PIN Recorded Deed	PIN Recorded Deed		PIN Recorded Deed
What is your project type?				
<b>X</b> Single family Townhouse Subdivision in a non-residential zoning district				
Other (describe):				
OWNER/DEVELOPER INFORMATION				
Company Name Midtown Custom Homes LLC Owner/Developer Name Laura Siegmund				
Address 3210 Cobblestone Ct., Raleigh, NC 27607				
Phone 919 696-9088	Email laura@midtow	ncustomhomes.com	Fax	
	CONSULTANT/CONTA	CT PERSON FOR PL	ANS	
Company Name Alison A. Pocka	t, ASLA	Contact Name Alisor	Pockat	
Address 106 Steep Bank Dr., Cary, NC 27518				

Email aapockat@earthlink.net

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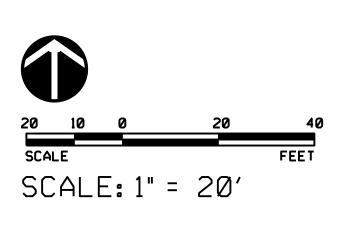
Fax

**REVISION 03.11.16** 

DEVELOPMENT TYPE	AND SITE DATE T	ABLE (Appl	icable to all	developm	ents)
	ZONING INF	ORMATION	J		
Zoning District(s) <b>R-4</b>					
If more than one district, provide the acreage	of each:				
Overlay District?					
Inside City Limits?					
CUD (Conditional Use District) Case # Z-					
COA (Certificate of Appropriateness) Case #					
BOA (Board of Adjustment) Case # A-					
	STORMWATER	INFORMAT	ION		
Existing Impervious Surface 2786.9 SF	acres/sf	Flood Hazard	d Area	☐ Yes	□ <b>X</b> No
Proposed Impervious Surface <b>0 SF</b>	acres/sf	Neuse River	Buffer	🗌 Yes	□ Х №
		Wetlands		☐ Yes	□ <b>X</b> No
If in a Flood Hazard Area, provide the following	g:				
Alluvial Soils Flood S	tudy	F	EMA Map Par	nel#	
	NUMBER OF LO	TS AND DEN	ISITY		
Total # of Townhouse Lots: Detached		Attached			
Total # of Single Family Lots 2 Total # of All Lots 2					
Overall Unit(s)/Acre Densities Per Zoning Distr	icts <b>3.74 Units /</b>	acre			
Total # of Open Space and/or Common Area L	ots None				
SIGNATU	RE BLOCK (Appli	cable to all	developme	nts)	
In filing this plan as the property owner(s), I/w successors and assigns jointly and severally to subdivision plan as approved by the City. I hereby designate Alison A Pockat	construct all improv	ements and m	ake all dedica	tions as show	
administrative comments, to resubmit plans of					-
I/we have read, acknowledge, and affirm that development use.	this project is confo	rming to all ap	plication requ	irements app	licable with the propose
Laura Rinne Siegmun	d	Ow	ner, Midtow	n Custom l	Homes
Signature		Date	March 26,	2018	
Signature		Date	2		
PAGE 2 OF 3	WWW.RALE	IGHNC.G	<u>OV</u>	 	REVISION 03.11.1

								_
S	DATE: AP Sheet	1     5_30_18     RALEIGH REVIEW COMMENTS       2     7_30_18     DESIGN ADJ. CASE NUMBER       *     *     *	MIDTOWN COLLINGSWOOD SUBDIVISION	DRAWN: Approv	ALISON A.POCKAT, ASLA		THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICES, IS INTENDED ONLY FOR THE SECARC PURPOSE AND CLENT FOR WHICH IT WAS PREPARED, RELVISE OF AND LIMPOSER RELLIMENT ON THIS DOCUMENT WITCH JATUARDATION AND ADAPTATION BY ALISON A, POCKAT, ASIA SHALL BE WITHOUT LUBURY TO ALISON A, POCKAT, ASIA	
	RIL N <b>o.</b> ;	TS	DZIZ LULLINGSWUUU UK. KALEIUH, NU		LAND PLANNER			
/ E   E E - 1 1 ••	•		MIDTOWN CUSTOM HOMES LLC		DA (919) 363-4415			
T			PO BOX 31912		106 STEEPBANK DRIVE		Gorner, St., Sure zuz Gorner, A. 2729	_
	8	REVISIONS	RALEIGH, NC 27622		CARY, NC 27518	•	Figure (919) 779-4056 Fox (919) 779-4056	

# LANSDOWNE PL.

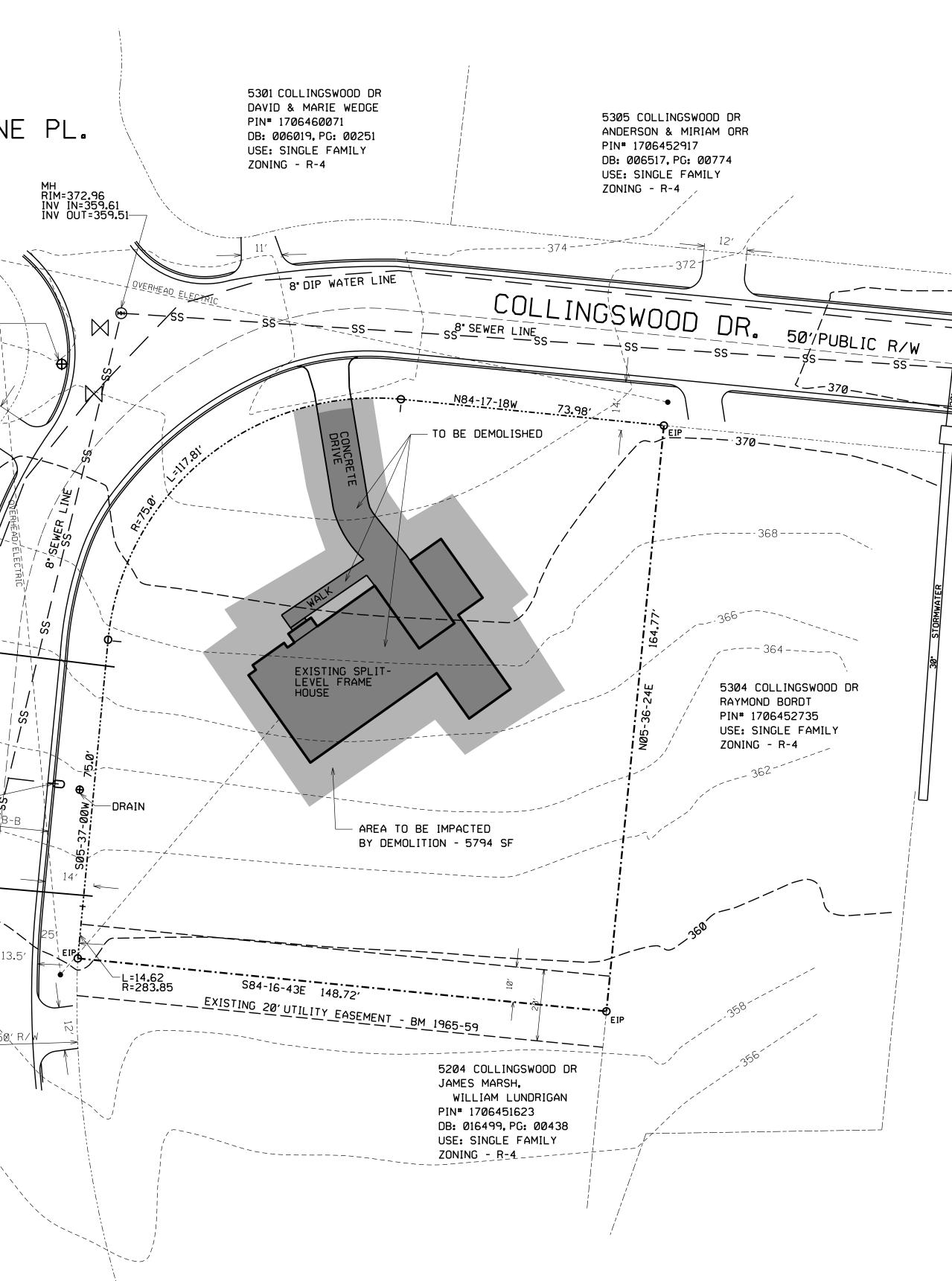


### LEGEND:

	EXISTING TOPOGRAPHY
18*	STORMWATER DRAIN LINE
ss	SANITARY SEWER LINE
	PROPERTY LINE
° <sub>CO</sub>	CLEANOUT
WM O	WATER METER
₩WV	WATER VALVE
O MH1	MAN HOLE

···-·· EXISTING RIGHT OF WAY

EXISTING FIRE HYDRANT -374-5215 COLLINGSWOOD DR 615 ASSOCIATES PIN# 1706358884 — — — DB: 007499, PG: 00257 USE: SINGLE FAMILY ZONING - R-4 5211 COLLINGSWOOD DR KENNETH FITZWATER DANA RASCH PIN# 1706358784 `<sup>3</sup>6∢ DB: 016984,PG: 02386 USE: SINGLE FAMILY ZONING - R-4 EXISTING WATER METER --362--、 MH RIM=358.46 INV ELEV=350.01 **Þ** ISTING 50(F 5207 COLLINGSWOOD DR CARSON & ANNE DUNNING PIN# 1706358696 DB: 002006, PG: 00492 USE: SINGLE FAMILY ZONING - R-4 EXISTING NEIGHBORHOOD YIELD -STREET 27' B-B, WITH 30 CURB AND GUTTER, NO WALK ON EITHER SIDE



1 THE CONCEPTS AND DESIGNS RAMENT OF SERVICES, IS INTENDED SE AND LIENT FOR WHICH IT WAS DOPER RELLANCE ON THIS DOCUMENT A AND ADAPTATION BY ALISON A SITE DATA: THS DOCAMENT, TOGETHER WITH TH PRESENTED HEREN, AS AN INSTRUM ONLY FOR THE SPECIFIC PURPOSE DOLY FOR THE SPECIFIC AND MARONE PREMECD. REUSE OF AND MARONE POCANT, ASIA SSIAL BE WITHOUT L In W. Moin Sconer, Non Sconer, Phone (919) PIN NUMBER - 1706451727 ADDRESS: 5212 COLLINGSWOOD DR., RALEIGH LOT 2, BLOCK B MONTCLAIR SUBDIVISION, PART A, BM 1965-59 TOTAL ACREAGE - 23,316.14 SF - 0.535 EXISTING IMPERVIOUS AREA - 2,786.9 SF - 0.06 AC HOUSE / GARAGE - 1,902.6 SF DRIVE / WALK - 884.3 SF EXISTING HOUSE / WALK / DRIVE TO BE DEMOLISHED AREA OF DISTURBANCE - 5,795 SF ZONING - R-4 CITIZENS ADVISARY COUNCIL -MIDTOWN CAC ASLA  $\bowtie$ ALISON A.POCKAT, A LANDSCAPE ARCHITECT LAND PLANNER  $\bowtie$ DRIVE — <del>—</del> MH RIM=370.09 INV ELEV=361.29 ) 363-4415 STEEPBANK Y. NC 27518 (919) 106 9 CARY, DESIGNED: AAP DRAWN: APPROVED: C MIDTOWN COLLINGSWOOD SUBDIVISION & PLANTING 5212 COLLINGSWOOD DR., RALEIGH, NC MIDTOWN CUSTOM HOMES L PO BOX 31912 RALEIGH, NC 27622 SCALE: NTS DATE, APRIL 4, 2018 SHEET NO.: EXISTING CONDITIONS EC-1 SEQUENCE NO. 2 OF 4

**PROPERTY NOTES:** 

- 1. EXISTING BOUNDARY AND SITE ELEMENTS AND INFORMATION ARE BASED ON A PLOT PLAN BY BERNARD & ASSOCIATES 324IMOCK WAY, WAKE FOREST, NC 27587, PHONE NUMBER: 919 414-3601, ENTITLED 'LANDS OF MIDTOWN CUSTOM HOMES, 5212 COLLINGSWOOD, PART A MONTCLAIR BLOCK B' AND DATED 02-06-18.
- TOPOGRAPHIC INFORMATION IS BASED ON WAKE COUNTY GIS. 2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL
- CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS. 3. UTILITY DESIGN IS TAKEN FROM A DOCUMENT ISSUED AND SEALED BY SEAN MCLEAN, NC PE 027840 AND DATED MARCH 26, 2018.

LANSDOWNE PL.

EXISTING FIRE HYDRANT SCALE FEET SCALE: 1" = 20' 5215 COLLINGSWOOD DR 615 ASSOCIATES PIN# 1706358884 ---LEGEND: DB: 007499, PG: 00257 USE: SINGLE FAMILY EXISTING TOPOGRAPHY ZONING - R-4 PROPOSED 5' GENERAL \_\_\_\_\_\_ STORMWATER DRAIN LINE UTILITY PLACEMENT EASEMENT — SANITARY SEWER LINE ----- PROPERTY LINE о<sub>СО</sub> CLEANOUT WM O WATER METER 5211 COLLINGSWOOD DR WATER VALVE MMV KENNETH FITZWATER MAN HOLE O MH1 DANA RASCH PIN# 1706358784 ...- EXISTING RIGHT OF WAY DB: 016984.PG: 02386 USE: SINGLE FAMILY ....- PROPOSED RIGHT OF WAY ZONING - R-4 --362--、 MINIMUM AREA FOR LOT REO. BY ZONING ABANDON EXISTING WATER SERVICE LINE PER CITY OF RALEIGH STANDARDS AS SHOWN ON SHEET D1. DO NOT PRUNE LEADER. PRUNE OR CUT ONLY RIM=358.46 INV ELEV=350.01 >**M** DEAD OR UNHEALTHY BRANCHES PROVIDE STAKING IF SPECIFIED. IF STAKING IS PROVIDED, PROTECT TREE WITH BROAD STRAP OR FLEXIBLE TUBING. ALLOW FLEXIBILITY IN STRAPS TO DEVELOP TRUNK TAPER. PROVIDE TURN BUCKLE AND WARNING FLAGS. REMOVE ALL STAKING AND ACCESSORIES WITHIN ONE YEAR FROM PLANTING. 5207 COLLINGSWOOD DR THE ROOT FLARE SHALL BE PLANTED AT GRADE, NO HIGHER THAN 2" ABOVE GRADE, AND NEVER CARSON & ANNE DUNNING BELOW GRADE. REMOVE EXCESS SOIL TO EXPOSE PIN# 1706358696 THE ROOT FLARE AT GRADE. TREE SHALL BE SET DB: 002006, PG: 00492 PLUMB - MULCH DEPTH 3", KEEP MULCH 3" FROM ROOT USE: SINGLE FAMILY FLARE AND DO NOT CONTACT STEM ZONING - R-4 - HIGH QUALITY SOIL MIX AS SPECIFIED - WATER SAUCER SHALL BE NO MORE THAN 3" ABOVE GRADE EXISTING NEIGHBORHOOD YIELD STREET 27' B-B, WITH 30 COMPLETELY REMOVE TOP HALF OF BURLAP, CURB AND GUTTER, NO WALK LACING AND WIRE BASKET AND DISCARD FROM ON EITHER SIDE - ROOT BALL SHALL BE PLACED DIRECTLY ON COMPACTED SUBGRADE. HANDLE TREE BY THE ROOT BALL ONLY. 3 X ROOTBALL DIAMETER' TRANSPORTATION NOTES: NOTES: CONTACT INFORMATION: CITY OF RALEIGH PARKS, RECREATION 1. CONTRACTOR IS RESPONSIBLE FOR AND CULTURAL RESOURCES ADEQUATE DRAINAGE OF ALL PLANTING PITS. DEPARTMENT URBAN FORESTER: (POSITIVE DRAINAGE AWAY FROM PIT) TREES@RALEIGHNC.GOV ADHERE TO STANDARDS IN THE CITY TREE WWW.RALEIGHNC.GOV RIGHT OF WAY. MANUAL 3. STREET TREES MUST BE 3" CALIPER AT CITY OF RALEIGH INSTALLATION WITH A 5' MINIMUM FIRST PARKS, RECREATION AND CULTURAL

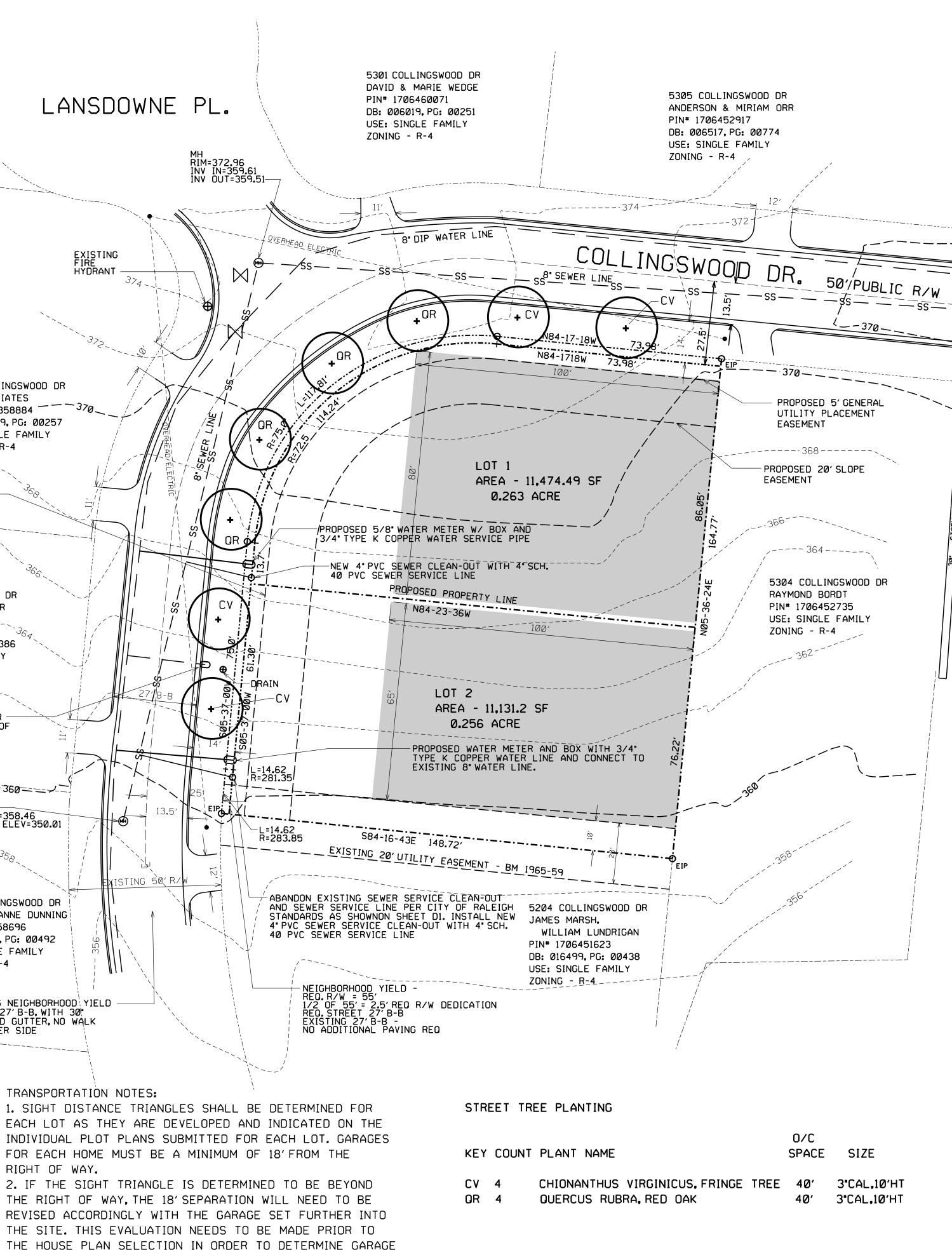
RESOURCES DEPT

TREE PLANTING DETAIL

PRCR-03

LOCATION.

- BRANCH HEIGHT. 4. PLANTING SEASON OCTOBER - APRIL.
- A TREE IMPACT PERMIT IS REQUIRED. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.



THE CONCEPTS AND DESIGNS AUMENT OF SERVICES, IS INTENDED SE AND CLENT FOR WHICH IT WAS OPER RELIANCE ON THIS DOCUMENT AND ADMPTION BY AUSON A SITE DATA: **Ģ**ī PIN NUMBER - 1706451727 RVI ADDRESS: 5212 COLLINGSWOOD DR., RALEIGH THIS DOCUMENT, IULLITCK PRESENTED HEREIN, AS AN I ONLY FOR THE SPECIFIC PU ONLY FOR THE SPECIFIC PU PREPARED, REUSE OF AND I WITHOUT WRITTEN AUTHORIZA POCKAT, ASLA SHALL BE WI TOTAL ACREAGE - 23,316 SF - 0.535 AC AREA OF RIGHT OF WAY DEDICATION - 710.5 SF (0.016 AC) LOT 1 - 11,474.491 SF - 0.263 AC LOT 2 - 11,131.2 SF - 0.256 AC PROPOSED SITE DENSITY - 3.74 UNITS / ACRE EXISTING IMPERVIOUS AREA - 2.787 SF - 0.06 AC HOUSE, GARAGE - 1902.6 SF DRIVE, WALK - 884.3 SF ZONING - R-4 CITIZENS ADVISARY COUNCIL MIDTOWN CAC ASL  $\bowtie$ N A.POCKAT, APE ARCHITECT - ANNER  $\bowtie$ MH RIM=370.09 INV ELEV=361.29 ALISON LANDSCAP LAND PLA 363 STE (919) 106 ( DESIGNED: AAP DRAWN: **APPROVED:** SITE NOTES: 1. THE TOTAL AREA AVAILABLE FOR DEVELOPMENT OF THESE TWO LOTS IS 22,605.69 SF (0.519 ACRE). PER SECTION 9.2.2.A.2.b.1 SUBJECT TO 4.a OF THE PART C 10A RALEIGH UNIFIED DEVELOPMENT ORDINANCE. THESE LOTS ARE EXEMPT FROM ACTIVE STORMWATER MEASURES AND LINGSWOOD R PLANTING ഗ SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE AREAS. A LAND DISTURBING PERMIT IS REQUIRED IF LAND DISTURBANCE EXCEEDS 12.000 SF. 2. THE SITE IS 0.519 ACRES. UNDER SECTION 9.1.3 OF THE МО UDO NO TREE CONSERVATION PLAN WILL BE REQUIRED. ר א א 3. EXISTING HOUSE, WALK AND DRIVEWAY STRUCTURES MIDTOWN COLI SUBDIVISION 8 5212 COLLINGSWOOD S ARE TO BE REMOVED. A DEMO PERMIT NUMBER SHALL  $\sim \sim$ C BE SHOWN ON ALL MAPS FOR RECORDING. N E 4. ALL CONSTRUCTION IS TO BE IN ACCORDANCE DTO/ BOX EIGH WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS. 5. THE DEVELOPER IS RESPONSIBLE FOR THE MII PO RAL INSTALLATION OF ALL UTILITY LINES NECESSARY TO PROVIDE SERVICE TO THESE SITES. 6. A TREE IMPACT PERMIT FEE IS REQUIRED WHEN PLOT PLANS ARE SUBMITTED FOR BUILDING PERMIT IN ORDER TO PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. 7. STREET TREES SHALL BE INSTALLED AND MAINTAINED PER THE REQUIREMENTS FOUND IN CHAPTER 2 OF THE RALEIGH CITY TREE MANUAL. 8. THE IMPERVIOUS SURFACE AREA LIMITATIONS SHALL BE INDICATED ON THE RECORDED PLAT FOR EACH LOT. 9. A FEE-IN-LIEU FOR 6' OF SIDEWALK IS REQUIRED FOR THE ENTIRE FRONTAGE OF COLLINGSWOOD DR. 10. A SURETY BOND IS REQUIRED FOR ALL PUBLIC INFRASTRUCTURE IMPROVEMENTS PRIOR TO MAP RECORDATION. SEE RALEIGH STREET DESIGN MANUAL SECTION 5.3.4. THE BOND LETTER OF CREDIT OR CERTIFIED CHECK IS REQUIRED FOR ALL INCOMPLETE PUBLIC SCALE: NTS IMPROVEMENTS BASED ON 125% OF ESTIMATED CONSTRUCTION DATE: APRIL 4, 2018 COSTS PRIOR TO MAP RECORDATION. SEE RSDM SECTION 5.6. SHEET NO.: 11. SUBDIVISION PLAN CREATES TWO LOTS. NO SITE SUBDIVISION GRADING IS ANTICIPATED AS A RESULT OF THIS PLAN. & PLANTING 12. INFILL SUBDIVISION RULES MAY APPLY TO THIS PLAN DEVELOPMENT AS PER UDO SEC. 2.2.7 SP-SEQUENCE NO. 3 OF 4