



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

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: 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. Next Step: 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. Next Step: 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



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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.
5. Next Step: 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. Next Step: 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. Next Step: 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. Next Step: 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.)



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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.

Signed: (Planning Dir./Designee)

Date: 8/29/2018

Staff Coordinator: Jermont Purifoy

Design Adjustment Staff Response



**DEVELOPMENT
SERVICES
DEPARTMENT**

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 | Project Name | Midtown Collingswood Subdivision | |
| | Development Case Number | S-16-2018 | |
| | Transaction Number | 551551 | |
| | Design Adjustment Number | DA - 65 - 2018 | |
| STAFF RESPONSE | Staff recommendation based upon the findings in the applicable code(s): | | |
| | <input checked="" type="checkbox"/> <u>UDO Art. 8.3 Blocks, Lots, Access</u> | <input type="checkbox"/> <u>UDO Art. 8.5 Existing Streets</u> | |
| | <input type="checkbox"/> <u>UDO Art. 8.4 New Streets</u> | <input type="checkbox"/> <u>Raleigh Street Design Manual</u> | |
| | Staff SUPPORTS <input checked="" type="checkbox"/> DOES NOT SUPPORT <input type="checkbox"/> the design adjustment request. | | |
| | DEPARTMENTS | | |
| | <input type="checkbox"/> Dev. Services Planner | <input type="checkbox"/> City Planning | |
| | <input checked="" type="checkbox"/> Development Engineering <i>KC Beard</i> | <input type="checkbox"/> Transportation | |
| | <input type="checkbox"/> Engineering Services | <input type="checkbox"/> Parks & Recreation and Cult. Res. | |
| | <input type="checkbox"/> Public Utilities | | |
| | CONDITIONS: | | |
| The applicant is seeking a waiver from the maximum block perimeter requirement of 5,000 linear feet for R-4 zoning. The measurable existing block perimeter is 8,500 linear feet and a public street will not provide a benefit due to the preexisting residential homes that are 2 homes deep between Wimbleton Drive and Collingswood Drive. | | | |
| Development Services Director or Designee Action: <input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> APPROVE WITH CONDITIONS <input type="checkbox"/> DENY | | | |


 Authorized Signature KENNETH W. RITCHIE, PE, MPA Date 8/29/2018
ENGINEERING AND INFRASTRUCTURE MANAGER

*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature. 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).

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 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

[Empty box for Staff Findings]

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.

| | | |
|---|--|-----------------------------------|
| PROJECT | Project Name Midtown Collingswood Subdivision | |
| | Case Number S-16-2018 | |
| | Transaction Number 551551 | |
| OWNER | Name Laura Siegmund, Midtown Custom Homes, LLC | |
| | Address P.O. Box 31912 | City Raleigh |
| | State NC | Zip Code 27622 |
| CONTACT | Name Alison Pockat | Firm Alison A Pockat, ASLA |
| | Address 106 Steep Bank Dr. | City Cary |
| | State NC | Zip Code 27518 |
| REQUEST | Phone 919 696-9088 | |
| | I am seeking a Design Adjustment from the requirements set forth in the following: | |
| | <input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access | - See page 2 for findings |
| | <input type="checkbox"/> UDO Art. 8.4 New Streets | - See page 3 for findings |
| | <input type="checkbox"/> UDO Art. 8.5 Existing Streets | - See page 4 for findings |
| | <input type="checkbox"/> 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 with existing lots completed and developed, no way to complete a block. Thus the block perimeter requirement of 5,000 SF cannot physically be met at this point in time. | | |

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 hereby acknowledge the information on this application is, to my knowledge, accurate.

Laura R. Siegmund
Owner/Owner's Representative Signature

7/13/18
Date

| CHECKLIST | |
|--|--|
| Signed Design Adjustment Application | <input checked="" type="checkbox"/> Included |
| Page(s) addressing required findings | <input type="checkbox"/> Included |
| Plan(s) and support documentation | <input checked="" type="checkbox"/> Included |
| Notary page (page 6) filled out; Must be signed by property owner | <input checked="" type="checkbox"/> Included |
| First Class stamped and addressed envelopes with completed notification letter | <input type="checkbox"/> Included |

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 - | - |
|----------------------------|-----------------------|-------------|---|

**Individual
Acknowledgement**



**DEVELOPMENT
SERVICES
DEPARTMENT**

Launa R. Siegmund

STATE OF NORTH CAROLINA

INDIVIDUAL

COUNTY OF Wake

I, April L. Fennell a Notary Public do hereby certify that
LAUNA R. SIEGMUND personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

This the 13th day of July, 2018

APRIL FENNEL
Notary Public
Wake Co., North Carolina
My Commission Expires Sept. 20, 2022

(SEAL)

Notary Public

April L. Fennell

My Commission Expires: 09-20-2022

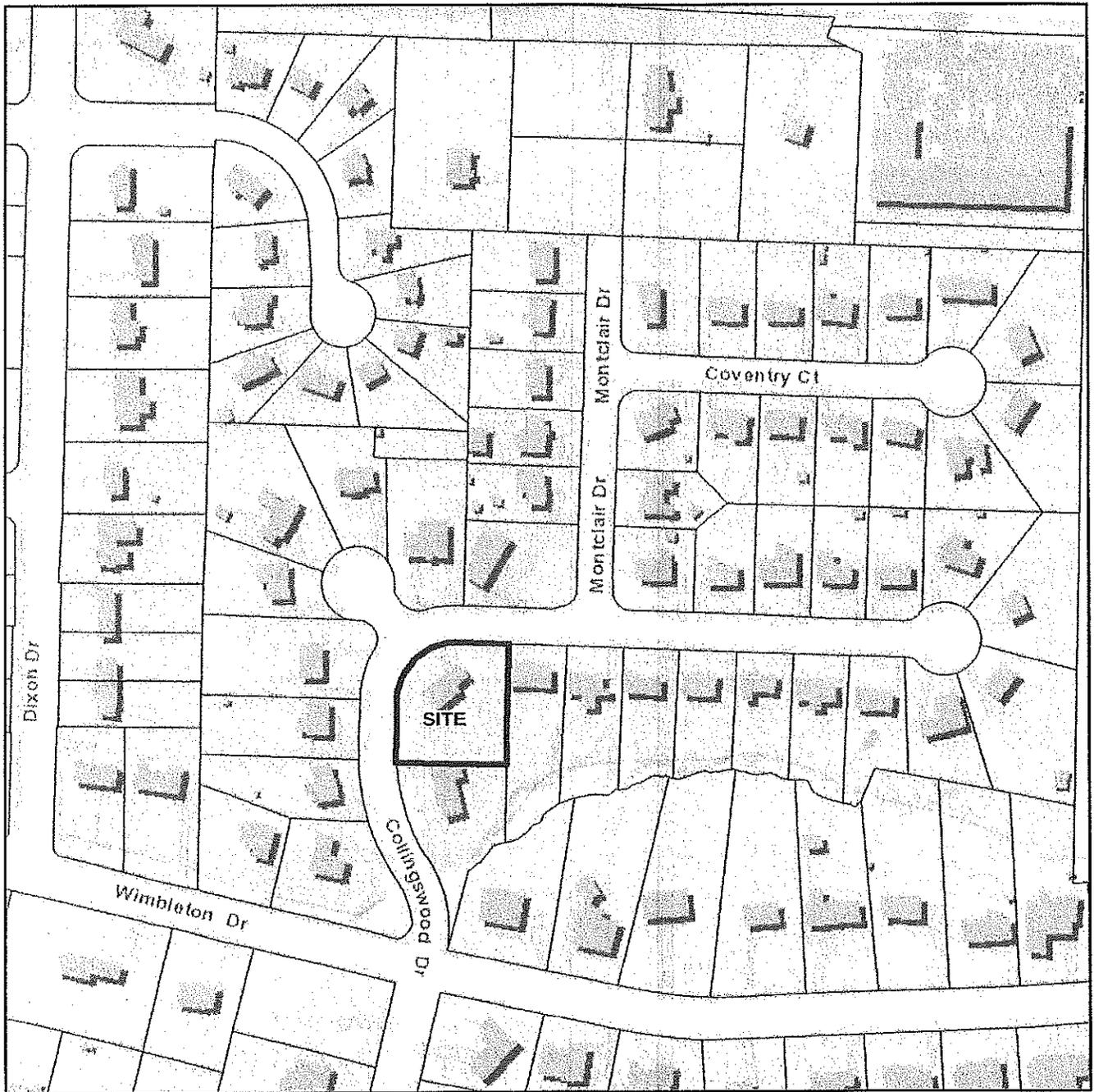
Article 8.3, Blocks, Lots, Access Administrative Design Adjustment Findings



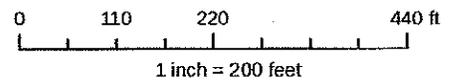
DEVELOPMENT
SERVICES
DEPARTMENT

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

- A. 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;
 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.
- 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.



5212 Collingswood _ Design Adjustment Exhibit



Disclaimer
 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.

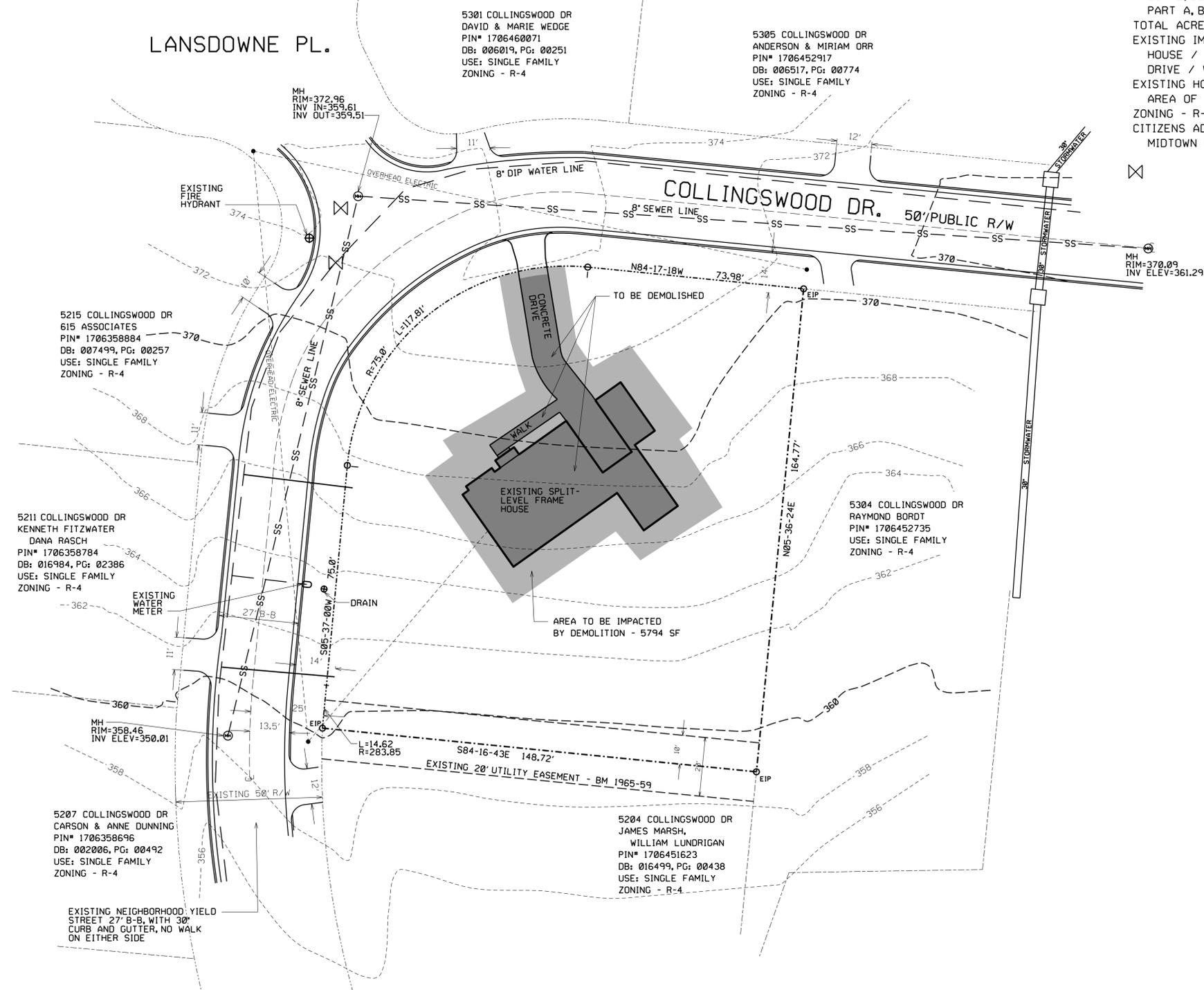


SCALE
20 10 0 20 40
FEET

SCALE: 1" = 20'

LEGEND:

- - - - - EXISTING TOPOGRAPHY
- ==== 18" STORMWATER DRAIN LINE
- - - - - SS SANITARY SEWER LINE
- - - - - PROPERTY LINE
- CO CLEANOUT
- WM○ WATER METER
- MWV WATER VALVE
- MHI MAN HOLE
- - - - - EXISTING RIGHT OF WAY



SITE DATA:

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 ADVISORY COUNCIL -
 MIDTOWN CAC

RWK PA
 Engineering & Surveying
 101 W. Main St., Suite 202
 Corner, NC 27539
 Phone (919) 779-4854
 Fax (919) 779-4856



ALISON A. POCKAT, ASLA
 LANDSCAPE ARCHITECT
 LAND PLANNER
 (919) 363-4415
 106 STEEPBANK DRIVE
 CARY, NC 27518

DESIGNED: AAP
 DRAWN:
 APPROVED:

MIDTOWN COLLINGSWOOD
 SUBDIVISION & PLANTING
 5212 COLLINGSWOOD DR., RALEIGH, NC
 MIDTOWN CUSTOM HOMES LLC
 PO BOX 31912
 RALEIGH, NC 27622

| NO. | DATE | REVISIONS |
|-----|---------|-------------------------|
| 1 | 5.30.18 | RALEIGH REVIEW COMMENTS |
| 2 | 7.30.18 | TRANS. SLOPE EASEMENT |

SCALE: NTS
 DATE: APRIL 4, 2018

SHEET NO.:
**EXISTING
 CONDITIONS
 EC-1**

PROPERTY NOTES:

- EXISTING BOUNDARY AND SITE ELEMENTS AND INFORMATION ARE BASED ON A PLOT PLAN BY BERNARD & ASSOCIATES 3241MOCK 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.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.
- UTILITY DESIGN IS TAKEN FROM A DOCUMENT ISSUED AND SEALED BY SEAN MCLEAN, NC PE 027840 AND DATED MARCH 26, 2018.

SITE DATA:

PIN NUMBER - 1706451727
 ADDRESS: 5212 COLLINGSWOOD DR., RALEIGH
 TOTAL ACREAGE - 23,316 SF - 0.535 AC
 AREA OF RIGHT OF WAY DEDICATION - 710.5 SF (0.016 AC)
 LOT 1 - 11,474.49 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 ADVISORY COUNCIL - MIDTOWN CAC

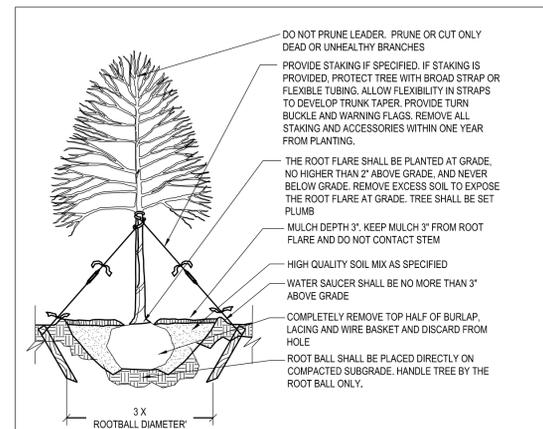


SCALE: 1" = 20'

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LEGEND:

- EXISTING TOPOGRAPHY
- 18" STORMWATER DRAIN LINE
- SANITARY SEWER LINE
- PROPERTY LINE
- CLEANOUT
- WATER METER
- WATER VALVE
- MAN HOLE
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- MINIMUM AREA FOR LOT REQ. BY ZONING



- NOTES:
- CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
 - ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
 - STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5" MINIMUM FIRST BRANCH HEIGHT.
 - 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.

CONTACT INFORMATION:
 CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES
 DEPARTMENT URBAN FORESTER:
 TREES@RALEIGHNC.GOV
 WWW.RALEIGHNC.GOV

| REVISIONS | DATE #103 | NOT TO SCALE |
|-----------|-----------|--------------|
| | | |
| | | |
| | | |
| | | |
| | | |

TREE PLANTING DETAIL

PRCR-03

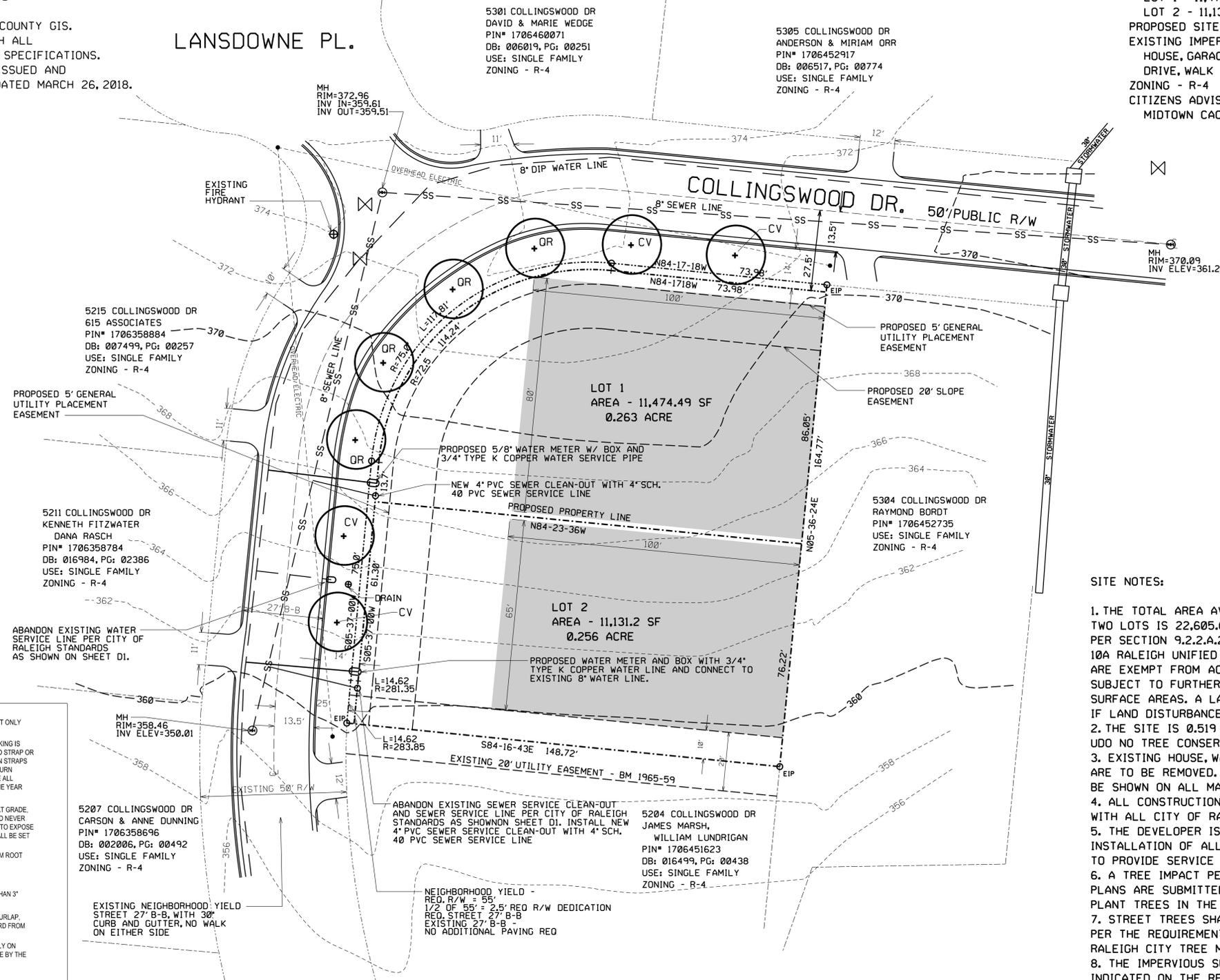
TRANSPORTATION NOTES:

- SIGHT DISTANCE TRIANGLES SHALL BE DETERMINED FOR EACH LOT AS THEY ARE DEVELOPED AND INDICATED ON THE INDIVIDUAL PLOT PLANS SUBMITTED FOR EACH LOT. GARAGES FOR EACH HOME MUST BE A MINIMUM OF 18' FROM THE RIGHT OF WAY.
- IF THE SIGHT TRIANGLE IS DETERMINED TO BE BEYOND THE RIGHT OF WAY, THE 18' SEPARATION WILL NEED TO BE REVISED ACCORDINGLY WITH THE GARAGE SET FURTHER INTO THE SITE. THIS EVALUATION NEEDS TO BE MADE PRIOR TO THE HOUSE PLAN SELECTION IN ORDER TO DETERMINE GARAGE LOCATION.

STREET TREE PLANTING

| KEY COUNT | PLANT NAME | O/C | SPACE | SIZE |
|-----------|-------------------------------------|-----|-------|--------------|
| CV 4 | CHIONANTHUS VIRGINICUS, FRINGE TREE | | 40' | 3'CAL, 10'HT |
| OR 4 | QUERCUS RUBRA, RED OAK | | 40' | 3'CAL, 10'HT |

LANSDOWNE PL.



SITE NOTES:

- 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.i. SUBJECT TO 4.a OF THE PART 10A RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT FROM ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE AREAS. A LAND DISTURBING PERMIT IS REQUIRED IF LAND DISTURBANCE EXCEEDS 12,000 SF.
- THE SITE IS 0.519 ACRES. UNDER SECTION 9.1.3 OF THE UDO NO TREE CONSERVATION PLAN WILL BE REQUIRED.
- EXISTING HOUSE, WALK AND DRIVEWAY STRUCTURES ARE TO BE REMOVED. A DEMO PERMIT NUMBER SHALL BE SHOWN ON ALL MAPS FOR RECORDING.
- ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS.
- THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY LINES NECESSARY TO PROVIDE SERVICE TO THESE SITES.
- 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.
- STREET TREES SHALL BE INSTALLED AND MAINTAINED PER THE REQUIREMENTS FOUND IN CHAPTER 2 OF THE RALEIGH CITY TREE MANUAL.
- THE IMPERVIOUS SURFACE AREA LIMITATIONS SHALL BE INDICATED ON THE RECORDED PLAT FOR EACH LOT.
- A FEE-IN-LIEU FOR 6' OF SIDEWALK IS REQUIRED FOR THE ENTIRE FRONTAGE OF COLLINGSWOOD DR.
- 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 IMPROVEMENTS BASED ON 125% OF ESTIMATED CONSTRUCTION COSTS PRIOR TO MAP RECORDATION. SEE RSDM SECTION 5.6.
- SUBDIVISION PLAN CREATES TWO LOTS. NO SITE GRADING IS ANTICIPATED AS A RESULT OF THIS PLAN.
- INFILL SUBDIVISION RULES MAY APPLY TO THIS DEVELOPMENT AS PER UDO SEC. 2.2.7

RWK PA
 engineering & surveying
 101 W. Main St., Suite 202
 Cary, NC 27539
 Phone (919) 779-0654
 Fax (919) 779-0656



ALISON A. POCKAT, ASLA
 LANDSCAPE ARCHITECT
 LAND PLANNER
 (919) 363-4415
 106 STEEPBANK DRIVE
 CARY, NC 27518

DESIGNED: AAP
 DRAWN:
 APPROVED:

MIDTOWN COLLINGSWOOD
 SUBDIVISION & PLANTING
 5212 COLLINGSWOOD DR., RALEIGH, NC
 MIDTOWN CUSTOM HOMES LLC
 PO BOX 31912
 RALEIGH, NC 27622

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| 1 | 5-30-18 | RALEIGH REVIEW COMMENTS |
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SCALE: NTS
 DATE: APRIL 4, 2018
 SHEET NO.:
SUBDIVISION & PLANTING PLAN
 SP-1
 SEQUENCE NO. 3 OF 4