Zoning: R-10
CAC: East Raleigh
Drainage Basin: Crabtree Basin
Acreage: 0.3
Number of Lots: 2

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

Applicant: Zak Shipman
Phone: (919) 552-0849
LOCATION: This site is located on the south side of North King Charles Road, southwest of the intersection of North King Charles Road and Brighton Road. The address is 1019 Brighton Road and the PIN is 1714644100.

REQUEST: Subdivision of a 0.369 acre site comprised of one lot and a portion of the adjacent to be recombined with it to create two lots. The property is zoned R-6. Lot 1 will be 7,291 square feet and Lot 2 will be 8,462 square feet. Both lots are being developed for single family homes and the allowable density is 5.42 units per acre where 6 units is the maximum permitted.

DESIGN ADJUSTMENT(S): 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 submitted by Zak Shipman of The Curry Engineering Group. The approved plan is dated August 22, 2017.

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 issuance of a mass grading permit for the site:

1. That in accordance with Part 10A Section 9.4.4, 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:

2. That a nitrogen offset payment must be made to a qualifying mitigation bank;

3. That flood prone areas, as approved by the City Stormwater Engineer, are shown on the preliminary plan and shall be shown on the recorded map;

4. That a tree impact permit is obtained from the urban forester in the Parks and Recreation Department for landscaping in the public right-of-way;

5. That in accordance with Part 10A Section 9.4.4, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City;

6. That prior to or in conjunction with the final subdivision map, a recombination map showing a portion of lot PIN#1714644030/1015 Brighton Road with PIN#17114644100/1019 Brighton Road be recorded to satisfy density requirements for this subdivision case, S-18-17/ Transaction 509059. The recombination is referenced under Transaction 518876 and case R-71-17;
7. That the final subdivision map show dedication of all rights-of-way and easements as shown on the preliminary plan;

8. That in accordance with Part 10A Section 8.1.10, a fee-in-lieu for 1' of sidewalk along the North King Charles Road frontage is paid to the City of Raleigh prior to authorization to record lots.

9. That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related public improvements on Brighton Rd., including streetscape trees, is paid to the Development Services Department, Development Engineering Division prior to authorization to record lots.

SUNSET 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: 9-13-2020
Record entire subdivision.

I hereby certify this administrative decision.

Signed: (Planning Dir.) Kenneth Brown
Date: 9/13/2017

Staff Coordinator: Daniel L. Stegall
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

GENERAL SURVEY NOTES:
1. GENERAL SURVEY NOTES: ALL SURVEY POINTS ARE PLACED TO THE NEAREST CONVENIENT POINT TO FORMAT THE POINT NUMBER. (THE CENTERLINE POINTS HAVE BEEN DETERMINED TO THE NEAREST 1/10 OF A FOOT FOR CORRECTNESS) THE POINTS SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES OR LANDSCAPING. ADDITIONAL EXISTING CONDITIONS DATA PROVIDED BY SUPPLEMENTAL GEOMATICS)
2. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, COVENANTS, AND ANY CLEARING, GRUBBING, OR DEMOLITION OPERATIONS.
3. NO TITLE OPINION ON THIS PROPERTY HAS BEEN Furnished.
4. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS, DEPTHS, AND MATERIALS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
5. ALL DISTANCES SHOWN ON THE SURVEY ARE HORIZONTAL GROUND DISTANCES.
6. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, COVENANTS, AND ANY CLEARING, GRUBBING, OR DEMOLITION OPERATIONS.
7. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, COVENANTS, AND ANY CLEARING, GRUBBING, OR DEMOLITION OPERATIONS.
8. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, COVENANTS, AND ANY CLEARING, GRUBBING, OR DEMOLITION OPERATIONS.
9. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS, DEPTHS, AND MATERIALS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

SIDEWALK NOTE:
- CONCRETE SIDEWALK
- BRICK SIDEWALK
- SOD SIDEWALK
- EARTH SIDEWALK

PROPERTY LINE NOTE:
- PROPERTY LINE TO BE ABANDONED
- PROPERTY LINE TO BE ABANDONED
- PROPERTY LINE TO BE ABANDONED

THE SURVEY LEGEND.

COORDINATE SYSTEM:
- NAD83/2011
- NAD83/2011
- NAD83/2011

GRID BEARING:
- GRID BEARING; HORIZONTAL GROUND DISTANCE
- GRID BEARING; HORIZONTAL GROUND DISTANCE
- GRID BEARING; HORIZONTAL GROUND DISTANCE

ELEVATION:
- ELEVATION
- ELEVATION
- ELEVATION

SURVEY LAYOUT:
- SURVEY LAYOUT
- SURVEY LAYOUT
- SURVEY LAYOUT

INDEX:
- INDEX
- INDEX
- INDEX

SCALE:
- SCALE: 1 IN = 10 FT
- SCALE: 1 IN = 10 FT
- SCALE: 1 IN = 10 FT

EXACT LOCATION:
- EXACT LOCATION
- EXACT LOCATION
- EXACT LOCATION

SCALE:
- SCALE: 1 IN = 10 FT
- SCALE: 1 IN = 10 FT
- SCALE: 1 IN = 10 FT

NOT FOR CONSTRUCTION
- NOT FOR CONSTRUCTION
- NOT FOR CONSTRUCTION
- NOT FOR CONSTRUCTION

Lockwood Infill Subdivision
Existing Conditions & Demolition Plan

Date: 3/14/2017

Victor Wooten & Co.
Fuquay-Varina, NC 27526
(919) 552-0849
(919) 552-2043

Curry & Associates
Geomatics
24 x 36

OHE

All construction shall be in accordance with city of Raleigh standards and specifications.
STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE RALEIGH CITY TREE MANUAL. 

A TREE IMPACT PERMIT IS REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.