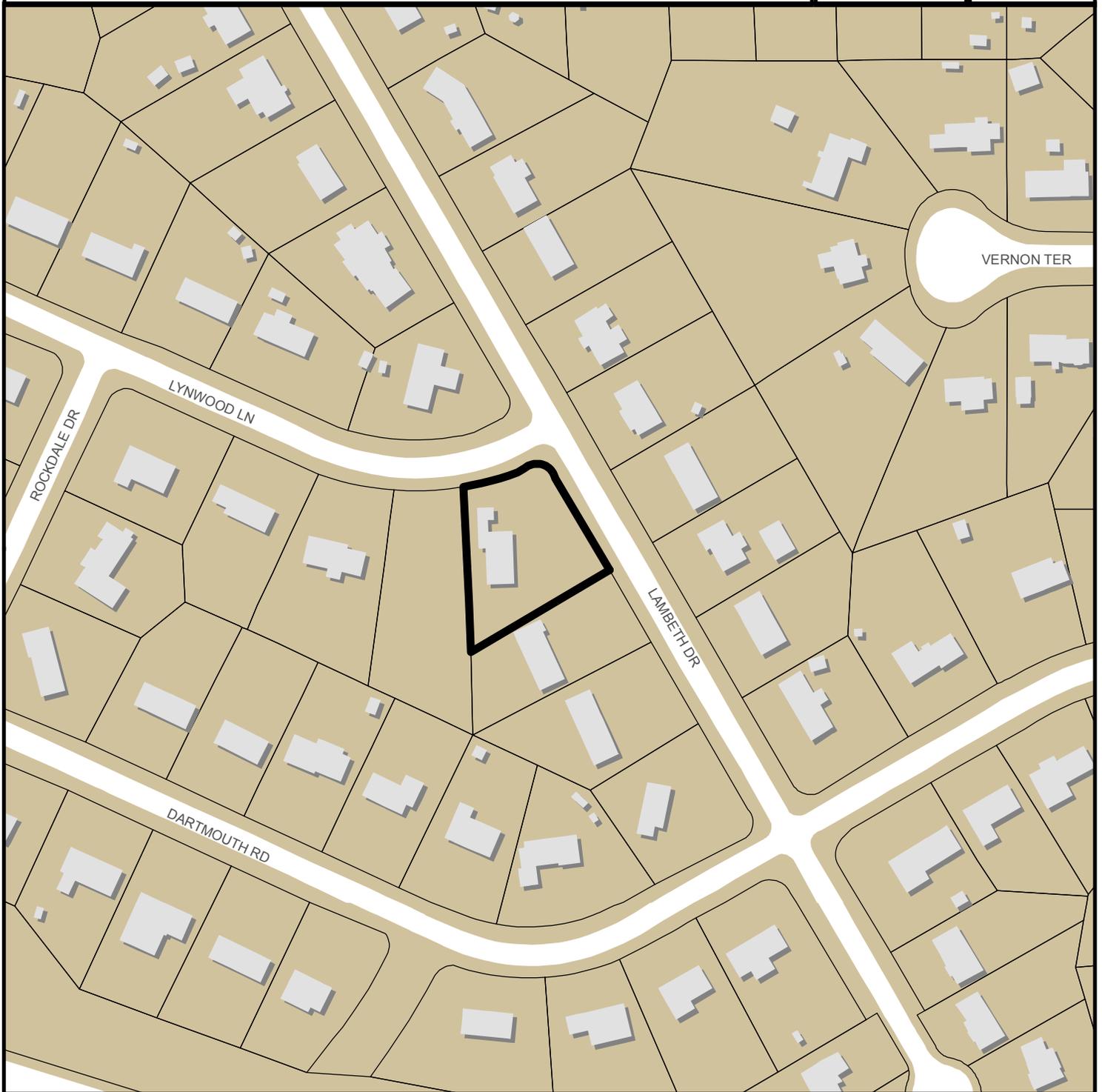


4217 LAMBETH DRIVE SUBDIVISION S-56-2017



Zoning: **R-4**
CAC: **Midtown**
Drainage Basin: **Big Branch**
Acreage: **0.54**
Number of Lots: **2**

Planner: **Martha Lobo**
Phone: **(919) 996-2664**
Applicant: **Jerald Franklin**
Fountain
Phone: **(704) 201-9195**





Administrative Approval Action

Case File / Name: S-56-17, 4217 Lambeth Drive Estates
Transaction # 526136, AA # 3674

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 at 4217 Lambeth Drive on the southwest corner of the intersection of Lambeth Drive and Lynwood Lane. The site is located within City limits.

REQUEST: Subdivision of a 0.548 acre tract zone R-4 into 2 lots for single family home use. Lot 1 is 11,811 SF/0.271 acres and Lot 2 is 12,090.5 SF/0.278 acres.

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 submitted by Alison A. Pockat, dated 11/2/17.

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.

URBAN FORESTRY

2. Obtain required stub and tree impact permits from the City of Raleigh. Understory trees are required to be single stem and 1.5" caliper per the City Tree Manual.

PRIOR TO AUTHORIZATION TO RECORD LOTS:

ENGINEERING

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 250' of 6' sidewalk is paid to the City of Raleigh.
5. **Next Step:** In accordance with Part 10A Section 8.1.3, a public infrastructure surety for street trees is provided to the City of Raleigh Development Services – Development Engineering program.



Administrative Approval Action

Case File / Name: S-56-17, 4217 Lambeth Drive Estates
Transaction # 526136, AA # 3674

City of Raleigh
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PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

6. A Final Plat must be recorded at the Wake County Register of Deeds office for all necessary Subdivisions / Recombinations, Right-of-Way, Utility / Stormwater Easement Dedications and/or Tree Save Areas

URBAN FORESTRY

7. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. Understory trees are required to be single stem and 1.5" caliper per the City Tree Manual.

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: Final inspection of all required street trees 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: 12-1-2020
Record the subdivision.

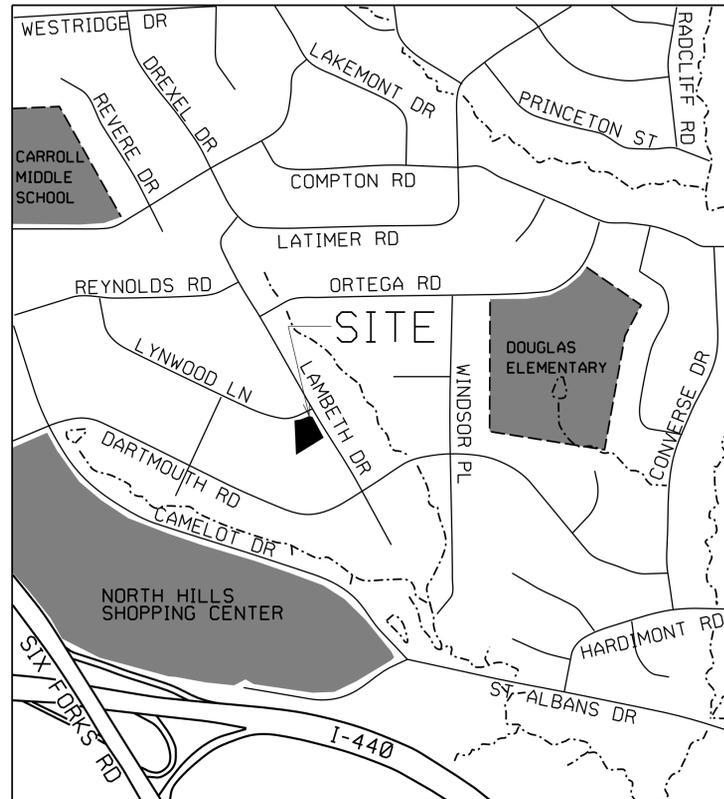
I hereby certify this administrative decision.

Signed:(Planning Dir./Designee)

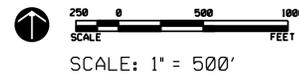


Date: 12/1/2017

Staff Coordinator: Ryan Boivin



VICINITY MAP



RALEIGH CASE NUMBER: S-56-17
TRANSACTION NUMBER: 526136

LIST OF DRAWINGS		
SEQ. NO.	DWG. NO.	TITLE
1	CO-1	COVER SHEET
2	EC-1	EXISTING CONDITIONS PLAN
3	SP-1	PROPOSED SUBDIVISION
4	D-1	SEWER UTILITY DETAILS
5	D-2	WATER UTILITY DETAILS

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.

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

REFUSE CONTAINERS ARE TO BE ROLLED TO THE CURB OF THE PUBLIC RIGHT-OF-WAY AND SERVICED BY CITY OF RALEIGH SOLID WASTE SERVICES. CARTS WILL BE STORED IN GARAGES OR ON A 6' X 6' CONCRETE PAD TO THE SIDE OR REAR OF THE HOUSE.

4217 LAMBETH DRIVE ESTATES

4217 LAMBETH DR.
RALEIGH, NORTH CAROLINA

DEVELOPER:
HAYES BARTON HOMES, INC.
236 SOUTH BOYLAN AVE.
RALEIGH, NC 27603

CONTACT:
JERALD FRANKLIN FOUNTAIN
PHONE: 704 201-9195

SITE DATA

ADDRESS: 4217 LAMBETH DR., RALEIGH
PIN #: 1706803491 ACREAGE: 0.548
ZONING: R-4
LAND CLASS: LOW DENSITY RESIDENTIAL - LESS THAN 10 UNITS PER AC - HOMESITE
TWO SINGLE FAMILY RESIDENTIAL HOMES
CITIZENS ADVISORY COUNCIL - MIDTOWN
WATERSHED: CRABTREE CREEK UPPER NEUSE BASIN

PROPOSED USE - LOW DENSITY RESIDENTIAL

THE SITE IS A SUBDIVISION OF LOT NO. 5, FARRIOR HILLS SUBDIVISION

TOTAL SURFACE AREA FOR LOT = 23,889 SF, 0.548 ACRES
EXISTING IMPERVIOUS SURFACE AREA FOR LOT = 0 SF
PERCENT IMPERVIOUS (EXISTING COND.) FOR LOT 5 = 0%

PROPOSED USE - TWO RESIDENTIAL LOTS
LOT 1 - 11,811 SF - 0.271 AC
LOT 2 - 12,090.5 SF - 0.278 AC

OVERALL UNIT / ACRE DENSITY = 3.65
DENSITY MAXIMUM FOR R-4 = 4

TOTAL POTENTIAL IMPERVIOUS SURFACE AREA FOR LOT = 11,101 SF
PERCENT IMPERVIOUS (PROPOSED COND.) FOR LOT 5 = 46.5%

PROJECTED WASTEWATER FLOW = 960 GPD
2 DWELLINGS X 4 BEDROOMS X 120 GRP

VERTICAL DATUM IS BASED ON FIELD MEASUREMENTS TO EXISTING MANHOLE 1, IDENTIFIED AS ELEVATION 311.2.

Preliminary Subdivision Plan Application



DEVELOPMENT SERVICES DEPARTMENT

Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | cfax 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
PRELIMINARY APPROVALS		
<input checked="" type="checkbox"/> Subdivision *	<input type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development <input type="checkbox"/> Conservative Subdivision
*May require City Council approval if in a Metro Park Overlay or Historic Overlay District		
If your project has been through the Due Diligence process, provide the transaction #:		
GENERAL INFORMATION		
Development Name 4217 Lambeth Drive Estates		
Proposed Use Single family residential		
Property Address(es) 4217 Lambeth Dr., Raleigh, NC		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
PIN Recorded Deed 1706803491	PIN Recorded Deed	PIN Recorded Deed
What is your project type?		
<input checked="" type="checkbox"/> Single family	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Subdivision in a non-residential zoning district
<input type="checkbox"/> Other (describe):		
OWNER/DEVELOPER INFORMATION		
Company Name Hayes Barton Homes, Inc.		Owner/Developer Name Jerald Franklin Fountain
Address 236 South Boylan Ave., Raleigh, NC 27603		
Phone 704 201-9195	Email jfountain1965@gmail.com	Fax
CONSULTANT/CONTACT PERSON FOR PLANS		
Company Name Alison A. Pockat, ASLA		Contact Name Alison A. Pockat
Address 106 Steep Bank Dr., Cary NC 27518		
Phone 919-363-4415	Email aapockat@earthlink.net	Fax

PAGE 1 OF 3

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REVISION 03.11.16

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)		
ZONING INFORMATION		
Zoning District(s) R-4		
If more than one district, provide the acreage of each:		
Overlay District?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Inside City Limits?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
CUD (Conditional Use District) Case # Z-		
COA (Certificate of Appropriateness) Case #		
BOA (Board of Adjustment) Case # A-		
STORMWATER INFORMATION		
Existing Impervious Surface 6,083 SqFt	acres/sf	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 0 sf	acres/sf	Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
		Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If in a Flood Hazard Area, provide the following:		
Alluvial Soils	Flood Study	FEMA Map Panel #
NUMBER OF LOTS AND DENSITY		
Total # of Townhouse Lots: Detached	Attached	
Total # of Single Family Lots 2	Total # of All Lots 2	
Overall Unit(s)/Acre Densities Per Zoning Districts 3.65 units / acre		
Total # of Open Space and/or Common Area Lots		
SIGNATURE BLOCK (Applicable to all developments)		
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.		
I hereby designate Alison Pockat to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.		
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.		
Signature	Date 8-4-17	
Signature	Date	

PAGE 2 OF 3

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REVISION 03.11.16

THE DOCUMENTS SUBMITTED WITH THIS CONVEYANCE AND RECORDING STATEMENT ARE THE PROPERTY OF THE DEVELOPER AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE DEVELOPER.

RWK PA
Raleigh, NC
101 W. Main St., Suite 202
Cary, NC 27518
Phone (919) 779-4884
Fax (919) 779-4886



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

DESIGNED: AAP
DRAWN:

APPROVED:

4217 LAMBETH DRIVE ESTATES
4712 LAMBETH DR., RALEIGH, NC

HAYES BARTON HOMES, INC.
236 SOUTH BOYLAN AVE.
RALEIGH, NC 27603

NO.	DATE	REVISIONS
1	9/21/17	RALEIGH COMMENTS
2	10/12/17	SIDEWALKS / FEE-IN-LIEU

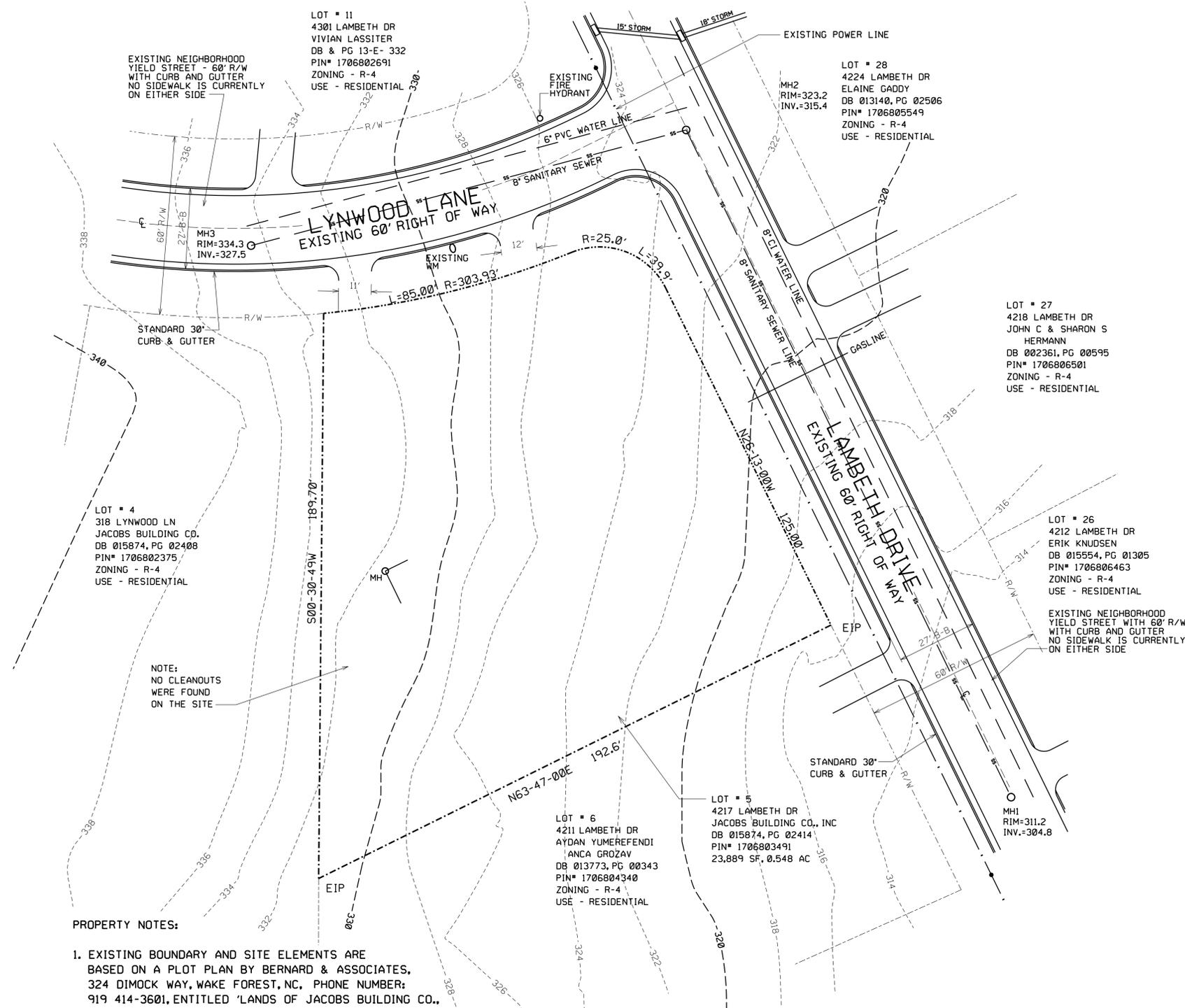
SCALE: NTS
DATE: JULY 17, 2017
SHEET NO.:
COVER SHEET
CO-1

SEQUENCE NO. 1 OF 4

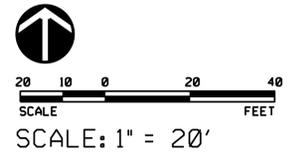
SITE DATA:

PIN NUMBER - 1706803491
 ADDRESS: 4217 LAMBETH DR., RALEIGH
 TOTAL ACREAGE - 23,889 SF - 0.548 AC

PREVIOUS IMPERVIOUS AREA - 6,083 SF -
 HOUSE DEMOLISHED UNDER PERMIT NUMBER 350492
 ZONING - R-4
 CITIZENS ADVISORY COUNCIL -
 MIDTOWN



- PROPERTY NOTES:
- EXISTING BOUNDARY AND SITE ELEMENTS ARE BASED ON A PLOT PLAN BY BERNARD & ASSOCIATES, 324 DIMOCK WAY, WAKE FOREST, NC, PHONE NUMBER: 919 414-3601, ENTITLED 'LANDS OF JACOBS BUILDING CO., INC., AND DATED 02-05-15.
 - TOPOGRAPHIC INFORMATION (CONTOUR DATA) WAS TAKEN FROM WAKE COUNTY GIS - IMAPS.
 - ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.
 - VERTICAL ELEVATIONS ARE BASED ON FIELD DATA PROVIDED BY BERNARD. ELEVATIONS OF MANHOLES ARE BASED ON ACTUAL FIELD MEASUREMENTS AND ARE RELATIVE TO A BASE ELEVATION SET AT MANHOLE 1 OF 311.2.
 - UTILITY DESIGN IS TAKEN FROM A DOCUMENT ISSUED AND SEALED BY CHARLES R. PIRATZKY, NC PE AND DATED 4/6/15.



- LEGEND:
- EXISTING TOPOGRAPHY
 - 18" STORMWATER DRAIN LINE
 - SANITARY SEWER LINE
 - PROPERTY LINE
 - CO CLEANOUT
 - WM WATER METER
 - WV WATER VALVE
 - MHI MAN HOLE



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 LANDSCAPE ARCHITECT
 LAND PLANNER
 (919) 363-4415
 106 STEEPBANK DRIVE
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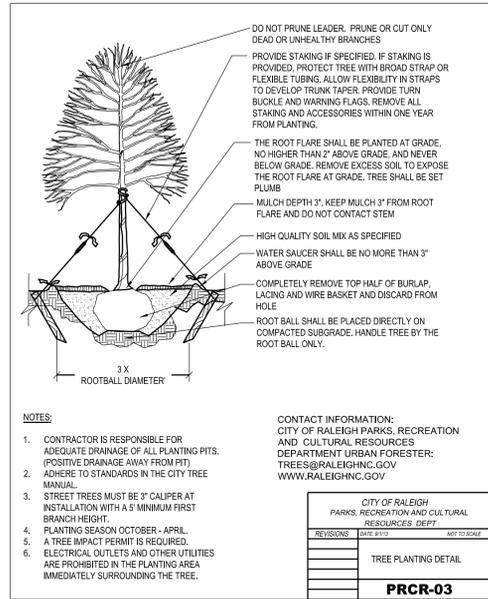
DESIGNED: AAP
 DRAWN:
 APPROVED:

4217 LAMBETH DRIVE ESTATES
 4217 LAMBETH DR., RALEIGH, NC
 HAYES BARTON HOMES, INC.
 236 SOUTH BOYLAN AVE.
 RALEIGH, NC 27603

NO.	DATE	REVISIONS
1	9.22.17	RALEIGH COMMENTS
2	10.12.17	SIDEWALKS / FEE-IN-LIEU
3	11.2.17	ELECTRIC LINE / STREET TREES

SCALE: NTS
 DATE: JULY 17, 2017

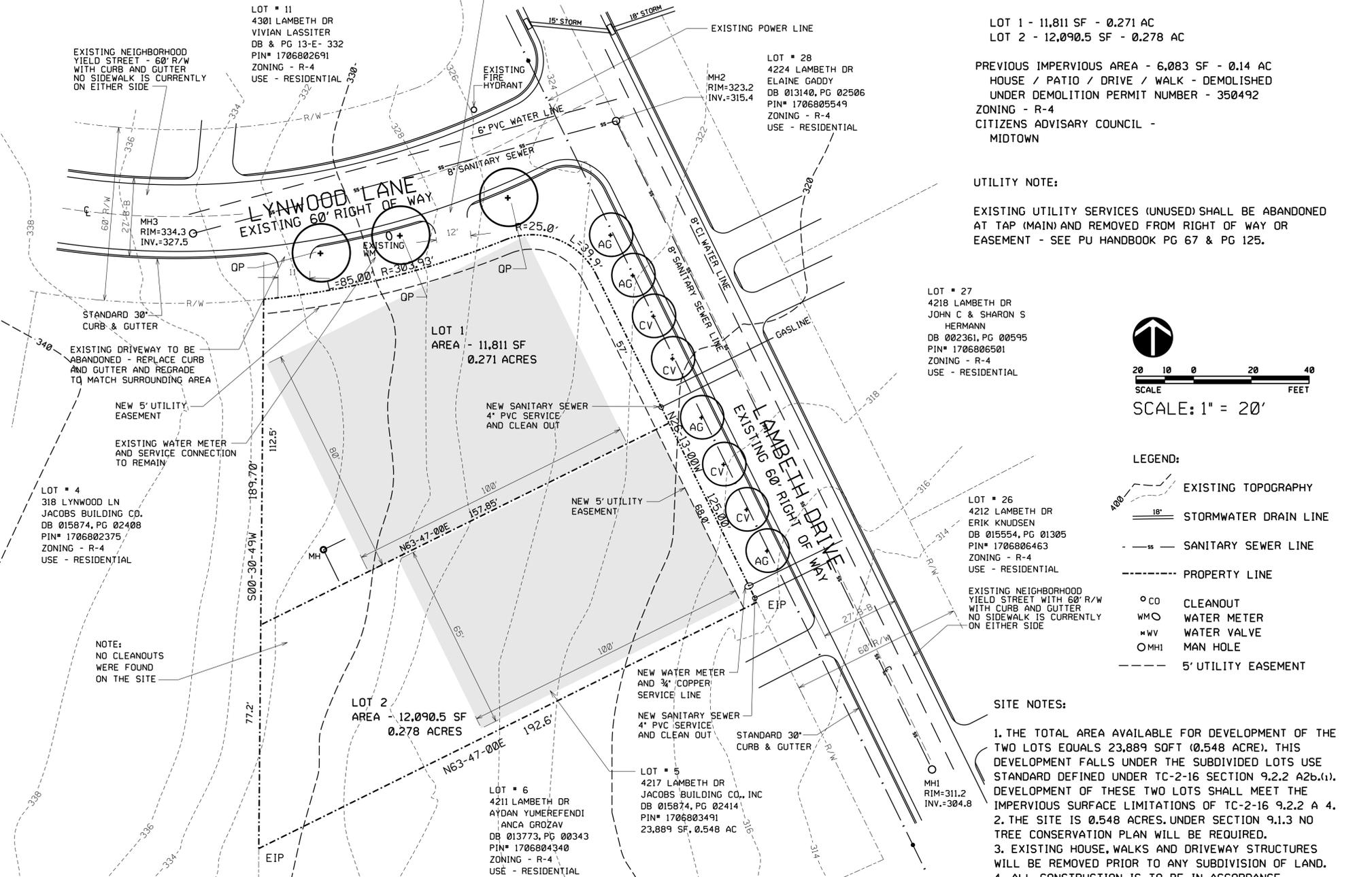
SHEET NO.:
 EXISTING
 CONDITIONS
 EC-1



PLANTING NOTE:
TREES PLANTED ALONG LAMBETH DR. ARE UNDERSTORY TREES PLANTED AT 20' ON CENTER. AN EXISTING POWER LINE RUNS ALONG THE ROAD CREATING A CONFLICT WITH ANY SHADE TREES THAT MIGHT BE PLANTED IN THIS AREA.

STREET TREE PLANTING

KEY COUNT	PLANT NAME	O/C SPACE	SIZE
AG 4	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE', SERVICE BERRY	20'	*20.6'HT
CV 4	CHIONANTHUS VIRGINICUS, FRINGE TREE	20'	6'HT, B&B
QP 3	QUERCUS PHELLOS, WILLOW OAK	40'	3'CAL, 10'HT



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DATE: JULY 17, 2017

SHEET NO.:
PROPOSED SUBDIVISION
SP-1