



# Administrative Approval Action

**S-59-18 / Midtown Kipawa Subdivision  
Transaction# 573682 AA#3912**

**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 on the west side of Ridge Road, east of Kipawa Street at 2118 Kipawa Street.

**REQUEST:** Development of a 31,816.06 sf/0.73 acre tract zoned R-4 subdivided into proposed two (2) residential lots. Proposed New Lot 1 being 15,925.87 sf/0.366 acres and a proposed New Lot 2 being 15,890.19 sf/0.365 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 dated 12/10/2018 by *Alison A. Pockat, ASLA*.

## CONDITIONS OF APPROVAL and NEXT STEPS:

*This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:*

**CONCURRENT SITE REVIEW NOT REQUIRED AT THIS TIME** – However, plan revisions or further development that includes land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. will require concurrent site review.

**LEGAL DOCUMENTS** - Email to [legaldocumentreview@raleighnc.gov](mailto:legaldocumentreview@raleighnc.gov). Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input type="checkbox"/>	City Code Covenant	<input type="checkbox"/>	Slope Easement
<input type="checkbox"/>	Stormwater Maintenance Covenant	<input type="checkbox"/>	Transit Easement
<input checked="" type="checkbox"/>	Utility Placement Easement	<input type="checkbox"/>	Cross Access Easement
<input type="checkbox"/>	Sidewalk Easement	<input type="checkbox"/>	Public Access Easement
		<input type="checkbox"/>	Other:

**RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Concurrent Site Review plans, if required, have been deemed ready for mylar signature.



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***The following items must be approved prior to recording the plat:***

## **General**

1. A demolition permit shall be issued for the existing house on the site and this building permit number shown on all maps for recording.
2. A demolition permit shall be issued for the existing sheds in the rear of the property in addition to the existing structure(s). The label shown on the preliminary plan copy shall be revised and labeled "to be demolished" on all plat recordings of the subdivision in accordance with UDO Section 6.7.1. B (no accessory structure may be established on a lot as a permitted principal use).

## **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 day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
4. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3). The Surety for all the public infrastructure shall be in the amount of 125% of the construction cost.

**BUILDING PERMITS** – For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Concurrent Site Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

***The following items must be approved prior to the issuance of building permits:***

## **General**

1. A recombination map shall be recorded prior to or in conjunction with the recording of lots, recombining the existing lot into a single tract.

## **Engineering**

2. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.



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**Stormwater**

3. 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.

**Urban Forestry**

4. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 4 street trees along Kipawa Street.

***The following are required 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. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
3. Final inspection of all right of way 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:

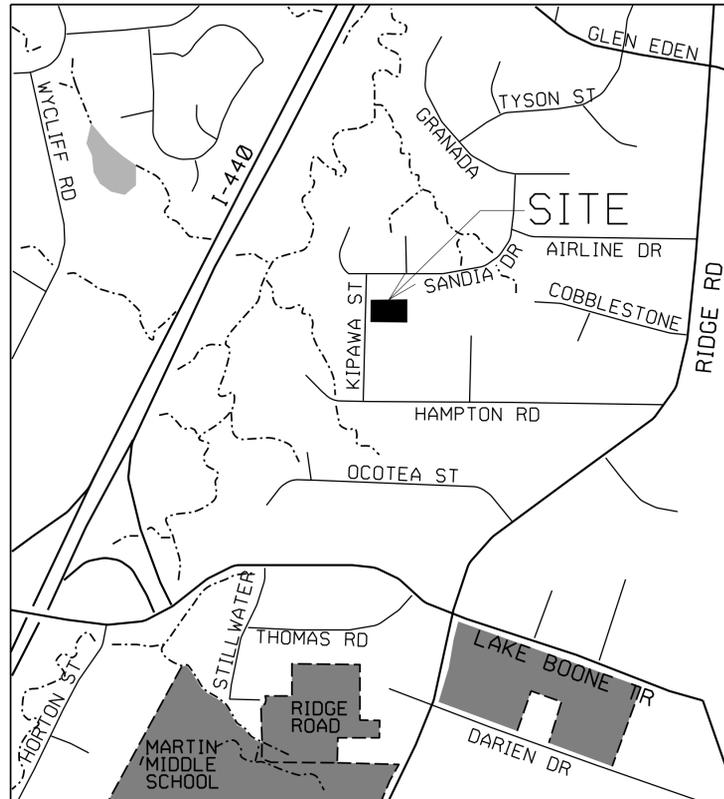
**3-Year Sunset Date: 12-20-2021**  
Record entire subdivision

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee)

Date: 12/20/18

Staff Coordinator: **Jermont Purifoy**

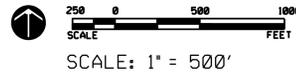


# MIDTOWN KIPAWA SUBDIVISION

2118 KIPAWA ST.  
RALEIGH, NORTH CAROLINA

OWNER:  
MIDTOWN CUSTOM HOMES LLC  
P.O. BOX 31912  
RALEIGH, NC 27622  
CONTACT: TRAVIS LAM  
PHONE - 919 410-5542  
CONTACT: LAURA SIEGMUND  
PHONE - 919 696-9088

VICINITY MAP



RALEIGH CASE NUMBER: S-59-2018  
TRANSACTION NUMBER: 573682

## LIST OF DRAWINGS

SEQ. NO.	DWG. NO.	TITLE
1	C0-0	COVER SHEET
2	EC-1	EXISTING CONDITIONS PLAN
3	SP-1	PROPOSED SUBDIVISION
4	D-1	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 DESIGN MANUAL.

A TREE IMPACT FEE IS REQUIRED WHEN PLOT PLANS ARE SUBMITTED FOR BUILDING PERMIT IN ORDER TO PLANT TREES IN THE PUBLIC RIGHT OF WAY.

## SITE DATA

ADDRESS: 2118 KIPAWA ST, RALEIGH  
PIN #: 0795337665 ACREAGE: 0.73  
BM 2017, PG 735  
ZONING: R-4  
LAND CLASS: LOW DENSITY RESIDENTIAL -  
LESS THAN 10 UNITS PER AC - HOMESITE  
CITIZENS ADVISORY COUNCIL - GLENWOOD  
WATERSHED: CRABTREE CREEK  
UPPER NEUSE BASIN

PROPOSED USE - LOW DENSITY RESIDENTIAL

THE SITE IS A SUBDIVISION OF LOT NO. 17,  
C C CARTER SUBDIVISION

TOTAL SURFACE AREA FOR LOT = 31,816.06 SF, 0.73 ACRES  
EXISTING IMPERVIOUS SURFACE AREA FOR LOT = 7,769 SF  
PERCENT IMPERVIOUS (EXISTING COND.) FOR LOT 49 = 24.42%

PROPOSED USE - TWO RESIDENTIAL LOTS  
LOT 1 - 15,925.87 SF - 0.366 AC  
LOT 2 - 15,890.19 SF - 0.365 AC

TOTAL POTENTIAL IMPERVIOUS SURFACE AREA FOR LOT = 11,000 SF  
PERCENT IMPERVIOUS (PROPOSED COND.) FOR LOT 49 = 38.6%

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

## Preliminary Subdivision Plan Application



DEVELOPMENT  
SERVICES  
DEPARTMENT

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | fax 919-996-1831  
Litchford Satellite Office | 1820 - 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
<b>PRELIMINARY APPROVALS</b>		
<input type="checkbox"/> Subdivision * <input type="checkbox"/> X 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 #:		
<b>GENERAL INFORMATION</b>		
Development Name: <b>Midtown Kipawa Subdivision</b>		
Proposed Use: two single family lots		
Property Address(es): 2118 Kipawa St. Raleigh, NC		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
PIN Recorded Deed 0795337665	PIN Recorded Deed	PIN Recorded Deed
What is your project type?		
<input type="checkbox"/> X Single family <input type="checkbox"/> Townhouse <input type="checkbox"/> Subdivision in a non-residential zoning district <input type="checkbox"/> Other (describe):		
<b>OWNER/DEVELOPER INFORMATION</b>		
Company Name: Midtown Custom Homes LLC		Owner/Developer Name: Laura Siegmund
Address: 3210 Cobblestone Ct., Raleigh, NC 27607		
Phone: 919 696-9088	Email: laura@midtowncustomhomes.com	Fax:
<b>CONSULTANT/CONTACT PERSON FOR PLANS</b>		
Company Name: Alison A. Pockat, ASLA		Contact Name: Alison Pockat
Address: 106 Steep Bank Dr., Cary, NC 27518		
Phone: 919 363-4415	Email: aapockat@earthlink.net	Fax:

PAGE 1 OF 3

[WWW.RALEIGHNC.GOV](http://WWW.RALEIGHNC.GOV)

REVISION 03.11.16

## DEVELOPMENT TYPE AND SITE DATA TABLE (Applicable to all developments)

ZONING INFORMATION		
Zoning District(s) <b>R-4</b>		
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 <b>7,769 SF</b> acres/sf	Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface <b>11,000 SF</b> 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: <b>2</b>	Total # of All Lots: <b>2</b>	
Overall Unit(s)/Acre Densities Per Zoning Districts: <b>2.74 Units / acre</b>		
Total # of Open Space and/or Common Area Lots: None		
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 <b>Alison A Pockat</b> 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, acknowledged, and affirm that this project is conforming to all application requirements applicable with the proposed development use.		
Signature: <i>Laura Siegmund</i>	Date: <b>10/10/18</b>	MANAGER: <b>Laura Siegmund</b> , Midtown Custom Homes LLC
Signature: _____	Date: _____	

PAGE 2 OF 3

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REVISION 03.11.16



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

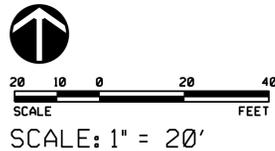
DESIGNED: AAP  
DRAWN:  
APPROVED:

MIDTOWN SUBDIVISION  
2118 KIPAWA ST., RALEIGH NC  
MIDTOWN CUSTOM HOMES LLC  
P.O. BOX 31912  
RALEIGH, NC 27622

NO.	DATE	REVISIONS
1	11.16.18	RALEIGH REVIEW COMMENTS

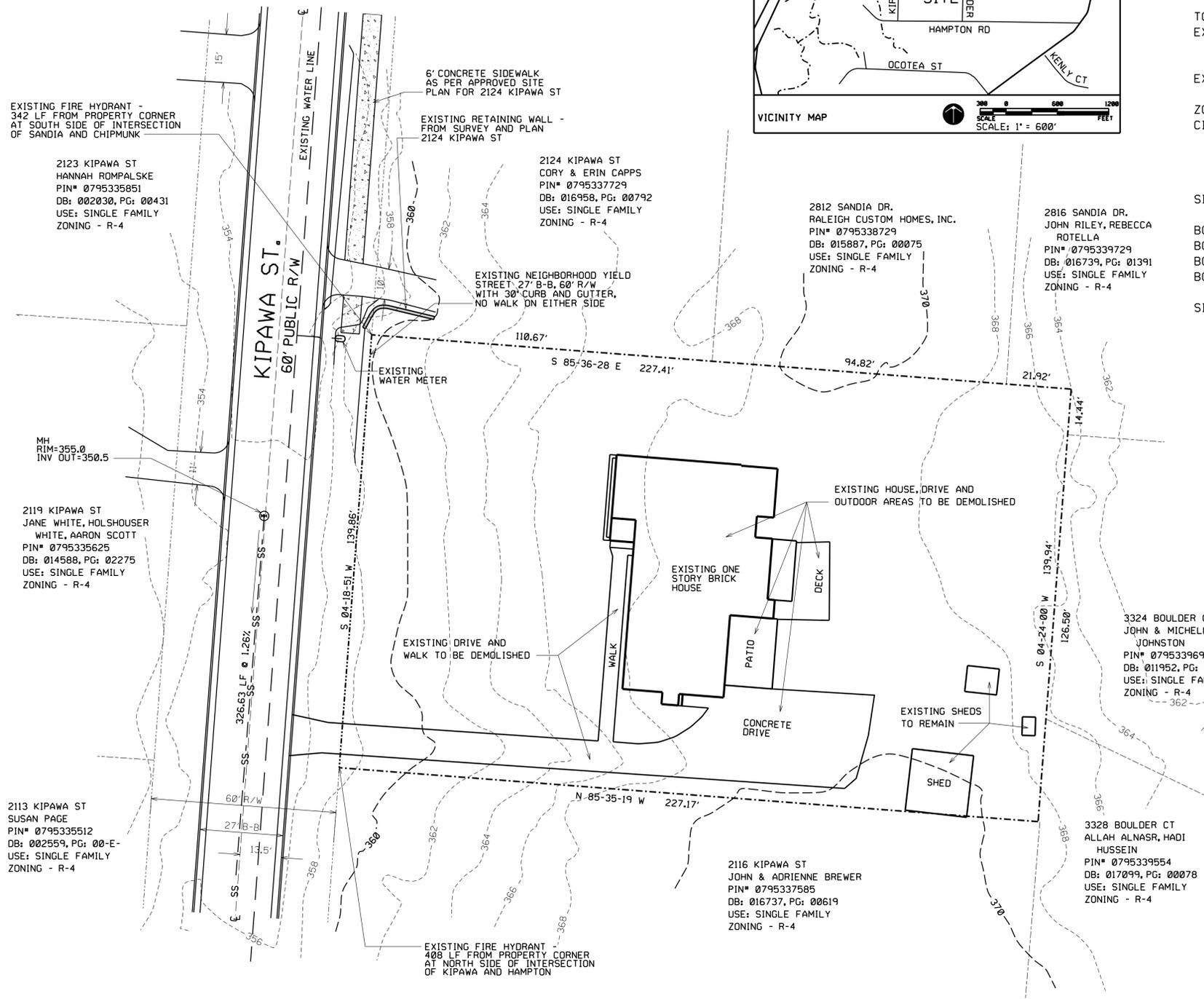
SCALE: NTS  
DATE: SEPT. 26, 2018  
SHEET NO.:  
**COVER SHEET  
CO-1**  
SEQUENCE NO. 1 OF 4

RALEIGH CASE NUMBER: S-59-2018  
TRANSACTION NUMBER: 573682



**LEGEND:**

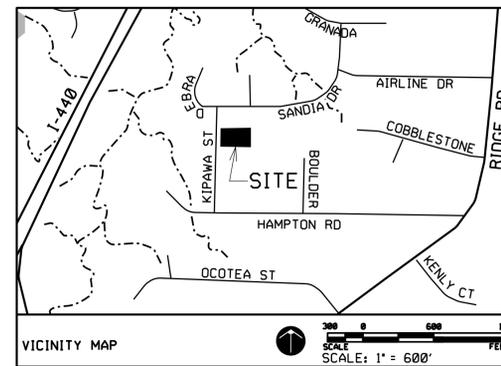
- EXISTING TOPOGRAPHY
- PROPOSED TOPOGRAPHY
- 18" STORMWATER DRAIN LINE
- SANITARY SEWER LINE
- PROPERTY LINE
- CLEANOUT
- WATER METER
- WATER VALVE
- MAN HOLE
- EXISTING RIGHT OF WAY



**ADJACENT PROPERTY NOTES:**

1. EXISTING WALL LOCATION IS BASED ON A PLOT PLAN BY BERNARD & ASSOCIATES, 324 DIMOCK WAY, WAKE FOREST, NC, PHONE NUMBER: 919 414-3601, ENTITLED 'LANDS OF RALEIGH CUSTOM HOMES, 2124 KIPAWA ST., AND DATED 12-16-14.
2. TOPOGRAPHIC INFORMATION AND WALK LOCATION FOR 2124 KIPAWA IS BASED ON A PLAN APPROVED AS S-9-15 ENTITLED 'SUBDIVISION OF LOT NUMBER 49 - STARVIEW SUBDIVISION' BY ALISON A. POCKAT, ASLA AND DATED 3/12/15.
3. THE RETAINING WALL IS EXISTING. THE WALK ALONG 2124 KIPAWA HAS NOT BEEN CONSTRUCTED.

NOTE:  
SANITARY SEWER CLEANOUT  
COULD NOT BE FOUND



**SITE DATA:**

PIN NUMBER - 0795337665  
 ADDRESS: 2118 KIPAWA ST., RALEIGH  
 LOT 17 C C CARTER SUBDIVISION,  
 BOM 2017, PAGE 735  
 TOTAL ACREAGE - 31,816.06 SF - 0.73  
 EXISTING IMPERVIOUS AREA - 7,769 SF - 0.18 AC  
 HOUSE / GARAGE - 3,258 SF, OUTBUILDINGS - 513 SF  
 DRIVE / WALK - 3,167.0 SF, PATIO / DECK - 831 SF  
 EXISTING HOUSE / WALK / DRIVE TO BE DEMOLISHED  
 AREA OF DISTURBANCE - 5,795 SF  
 ZONING - R-4  
 CITIZENS ADVISORY COUNCIL -  
 GLENWOOD CAC

**SITE REFERENCES:**

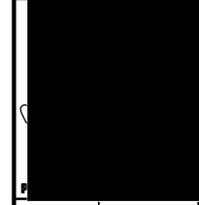
BOOK OF MAPS 1959, PAGE 249  
 BOOK OF MAPS 1969, PAGE 238  
 BOOK OF MAPS 2004, PAGE 511  
 BOOK OF MAPS 2017, PAGE 735  
 SITE IS ALL OF LOT 17 AS LISTED  
 BOOK OF MAPS 1959, PAGE 249

**RWMA PA**  
 Engineering & Surveying  
 101 W. Main St., Suite 202  
 Cary, NC 27539  
 Phone (919) 779-4684  
 Fax (919) 779-4686



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

**DESIGNED:** AAP  
**DRAWN:**  
**APPROVED:**



MIDTOWN KIPAWA SUBDIVISION  
 SUBDIVISION & PLANTING PLAN  
 2118 KIPAWA ST., RALEIGH, NC  
 MIDTOWN CUSTOM HOMES LLC  
 PO BOX 31912  
 RALEIGH, NC 27622

NO.	DATE	REVISIONS

SCALE: NTS  
 DATE: SEPT. 26, 2018

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

**SITE DATA:**

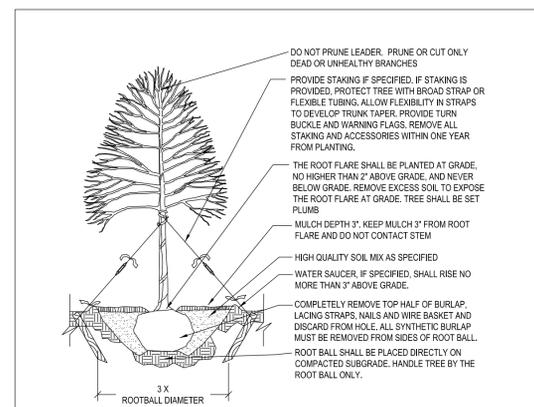
PIN NUMBER - 0795337665  
 ADDRESS: 2118 KIPAWA ST., RALEIGH  
 TOTAL ACREAGE - 31,816.06 SF - 0.73 AC  
 AREA OF RIGHT OF WAY DEDICATION - NONE REQ.  
 LOT 1 - 15,925.87 SF - 0.366 AC  
 LOT 2 - 15,890.19 SF - 0.365 AC  
 PROPOSED SITE DENSITY - 2.74 UNITS / ACRE  
 EXISTING IMPERVIOUS AREA - 7,769 SF - 0.18 AC  
 HOUSE, GARAGE - 3,258 SF, OUTBUILDINGS - 513 SF  
 DRIVE, WALK - 3,167 SF, PATIO / DECK - 831 SF  
 ZONING - R-4  
 CITIZENS ADVISORY COUNCIL -  
 GLENWOOD CAC



SCALE: 1" = 20'  
 20 10 0 20 40  
 FEET

**LEGEND:**

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



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

- 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.

CITY OF RALEIGH STANDARD DETAIL		
REVISION	DATE	BY

TREE PLANTING DETAIL

TPP-03

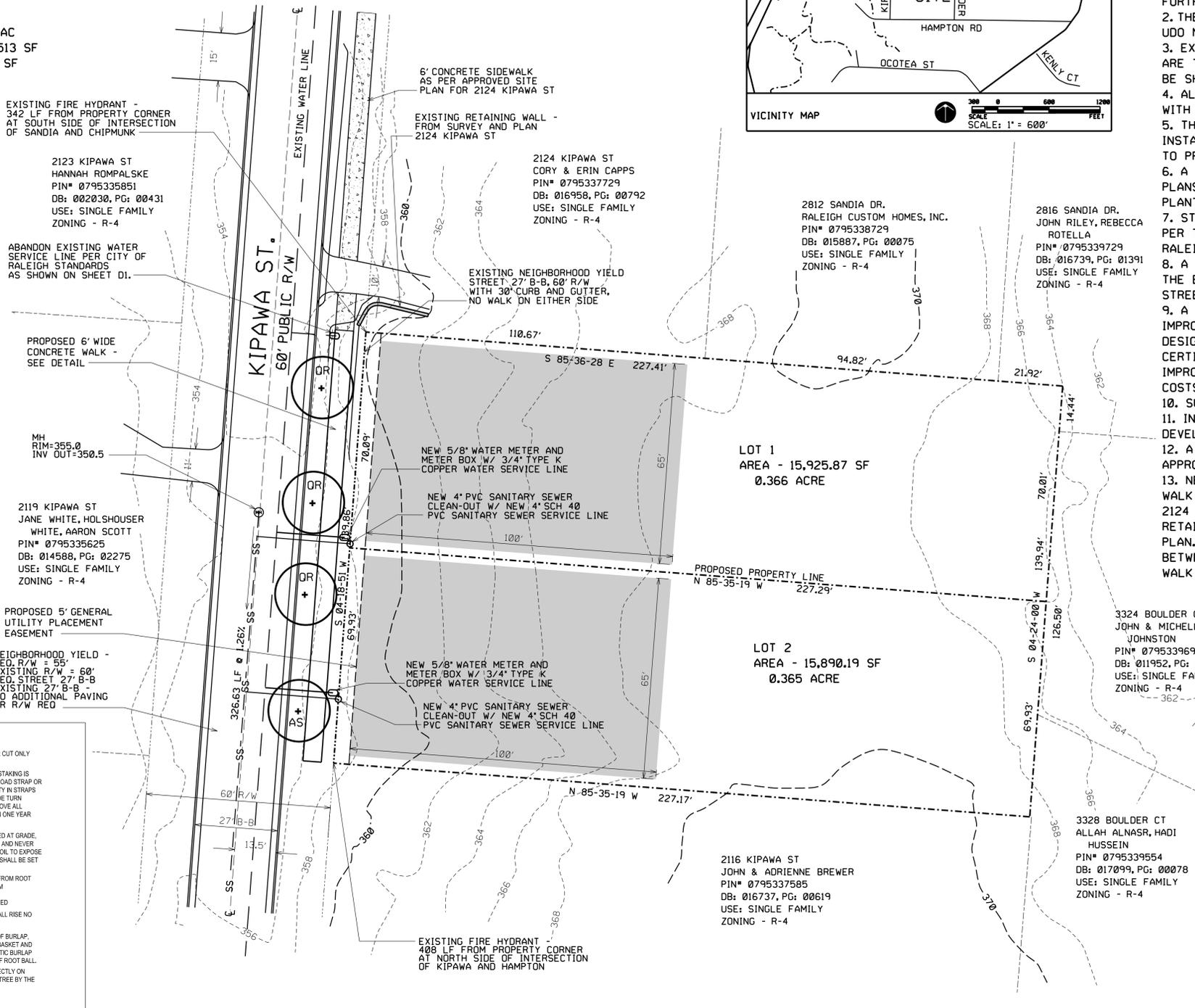
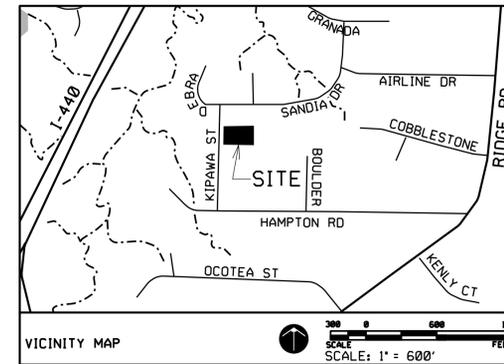
**STREET TREE PLANTING**

**KEY COUNT PLANT NAME**

AS	OR	PLANT NAME	SPACE	SIZE
AS 1	OR 3	ACER SACCHARUM, SUGAR MAPLE	40'	3" CAL, 10' HT
		QUERCUS RUBRA, RED OAK	40'	3" CAL, 10' HT

ALL TREES PROPOSED ARE LARGE MATURING TREES.

O/C SPACE SIZE



**ADJACENT PROPERTY NOTES:**

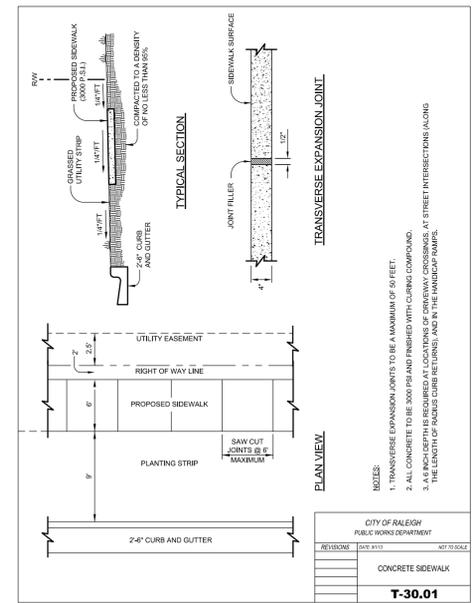
- EXISTING WALL LOCATION IS BASED ON A PLOT PLAN BY BERNARD & ASSOCIATES, 324 DIMOCK WAY, WAKE FOREST, NC, PHONE NUMBER: 919 414-3601, ENTITLED 'LANDS OF RALEIGH CUSTOM HOMES, 2124 KIPAWA ST., AND DATED 12-16-14.
- TOPOGRAPHIC INFORMATION AND WALK LOCATION FOR 2124 KIPAWA IS BASED ON A PLAN APPROVED AS S-9-15 ENTITLED 'SUBDIVISION OF LOT NUMBER 49 - STARVIEW SUBDIVISION' BY ALISON A. POKKAT, ASLA AND DATED 3/12/15.
- THE RETAINING WALL IS EXISTING. THE WALK ALONG 2124 KIPAWA HAS NOT BEEN CONSTRUCTED.

**PROPERTY NOTES:**

- EXISTING BOUNDARY AND SITE ELEMENTS AND INFORMATION ARE BASED ON A PLOT PLAN BY BERNARD & ASSOCIATES 324 DIMOCK WAY, WAKE FOREST, NC 27587, PHONE NUMBER: 919 414-3601, ENTITLED 'LANDS OF TRAVIS LAM, 2118 KIPAWA ST., E E CARTER PROPERTY AND DATED 07-18-18. 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 OCT. 16, 2018.

**SITE NOTES:**

- THE TOTAL AREA AVAILABLE FOR DEVELOPMENT OF THESE TWO LOTS IS 31,816.06 SF (0.73 ACRE). PER SECTION 9.2.2.A.2.b.1 SUBJECT TO 4.0 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.
- THE SITE IS 0.73 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.
- A SURETY BOND FOR 6" OF SIDEWALK IS REQUIRED FOR THE ENTIRE FRONTAGE OF KIPAWA ST. AND FOR THE PROPOSED STREET TREES INDICATED ON THE PLAN.
- 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.
- INFILL SUBDIVISION RULES MAY APPLY TO THIS DEVELOPMENT AS PER UDO SEC. 2.2.7.
- A DEMOLITION PERMIT IS REQUIRED PRIOR TO THE APPROVAL OF A RECORDED PLAT.
- NEW CONCRETE WALK IS TO TIE INTO THE NEW CONCRETE WALK BEING CONSTRUCTED ON THE ADJACENT PROPERTY - 2124 KIPAWA ST. THUS OFFSITE GRADING AND AN EXISTING RETAINING WALL HAVE BEEN LOCATED AND SHOWN ON THIS PLAN. WALK CONSTRUCTION WILL NEED TO BE COORDINATED BETWEEN THE TWO LOTS TO ENSURE A CONTINUOUS GRADE WALK WITH NO OBSTRUCTIONS.



**RWA PA**  
 engineering & surveying  
 101 W. Main St., Suite 202  
 Cary, NC 27513  
 Phone (919) 778-4684  
 Fax (919) 778-4686



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

DESIGNED: AAP  
 DRAWN:  
 APPROVED:

MIDTOWN KIPAWA SUBDIVISION  
 SUBDIVISION & PLANTING PLAN  
 2118 KIPAWA ST., RALEIGH, NC  
 MIDTOWN CUSTOM HOMES LLC  
 PO BOX 31912  
 RALEIGH, NC 27622

NO.	DATE	REVISIONS

SCALE: NTS  
 DATE: SEPT. 26, 2018  
 SHEET NO.:  
**PROPOSED SUBDIVISION & PLANTING PLAN**  
 SP-1  
 SEQUENCE NO. 3 OF 4