Administrative Approval Action  
S-59-18 / Midtown Kipawa Subdivision  
Transaction# 573682 AA#3912

LOCATION: This site is located on the west side of Ridge Road, east of 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. 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.

☐ City Code Covenant  ☐ Slope Easement
☐ Stormwater Maintenance Covenant  ☐ Transit Easement
☒ Utility Placement Easement  ☐ Cross Access Easement
☐ Sidewalk Easement  ☐ Public Access Easement
☐ 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

Stff Coordinator: Jermont Purifoy
# MIDTOWN KIPAWA SUBDIVISION

2118 KIPAWA ST.
RALEIGH, NORTH CAROLINA

OWNER:
MIDTOWN CUSTOM HOMES LLC
P.O. BOX 31012
RALEIGH, NC 27622

CONTACT: TRAVIS LAM
PHONE: 919-410-5542

PHONE: 919-888-5900

SUBDIVISION: MIDTOWN KIPAWA

## SITE DATA

- **Address:** 2118 KIPAWA ST, RALEIGH, NC
- **Owner:** MIDTOWN CUSTOM HOMES LLC
- **Contact:** TRAVIS LAM
- **Phone:** 919-410-5542

## LIST OF DRAWINGS

<table>
<thead>
<tr>
<th>SEQ NO</th>
<th>DWG NO</th>
<th>TITLE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>C-0</td>
<td>COVER SHEET</td>
</tr>
<tr>
<td>2</td>
<td>EC-1</td>
<td>EXISTING CONDITIONS PLAN</td>
</tr>
<tr>
<td>3</td>
<td>SP-1</td>
<td>PROPOSED SUBDIVISION</td>
</tr>
<tr>
<td>4</td>
<td>D-1</td>
<td>UTILITY DETAILS</td>
</tr>
</tbody>
</table>

## SITE DATA

- **Address:** 2118 Kipawa St., Raleigh, NC
- **Owner:** Midtown Custom Homes LLC
- **Contact:** Laura Siegmund
- **Phone:** 919-888-5900

- **Lot Size:** 0.73 acres
- **Lot Area:** 31,816.06 square feet
- **Lot Dimensions:** 15,890.19 square feet
- **Lot Dimensions:** 15,925.87 square feet

### PROPOSED USE - TWO RESIDENTIAL LOTS

- **Proposed Use:** Two residential lots
- **Proposed Area:** Total potential impervious surface area for Lot 49 = 11,000 SF
- **Proposed Surface Area:** Total surface area for Lot 49 = 24.42%

### EXISTING CONDITIONS

- **Existing Use:** Low density residential
- **Existing Area:** Total existing impervious surface area = 7,769 SF
- **Existing Surface Area:** Total area = 31,816.06 SF

### PROPOSED IMPACTS

- **Wastewater Flow:** Projected wastewater flow = 960 GPD
- **Impervious Surfaces:** Projected impervious surfaces = 11,000 SF

### DEVELOPMENT TYPE AND Site Data (Applicable to all developments)

- **Permits:** Building permit
- **Requirements:** Solid Waste Compliance Statement

## SIGNATURES

- **Prepared By:** Alan K. Pickard
- **Owner:** Midtown Custom Homes LLC
- **Date:** September 26, 2018

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**Note:** All construction to be in accordance with all City of Raleigh & NCDOT standards and specifications. Soil and waste compliance statements are in compliance with the requirements set forth in the Solid Waste Design Manual. A tree impact fee is required when plots are submitted for building permits in order to plant trees in the public right-of-way.
EXISTING RIGHT OF WAY
WATER VALVE
STORMWATER DRAIN LINE
SANITARY SEWER CLEANOUT

NOTE:

SS 1 8"

CO

10

NOTE:

SS 1 3.5 '

SS K

180

2113 KIPAWA ST

AT SOUTH SIDE OF INTERSECTION

USE:  SINGLE FAMILY
DB:  014588, PG:  02275
PIN# 0795335625
WHITE, AARON SCOTT

2119 KIPAWA ST

RIM=355.0
MH

ZONING - R-4

THE RETAINING WALL IS EXISTING.  THE WALK ALONG 2124

TOPOGRAPHIC INFORMATION AND WALK LOCATION FOR 2124

NC, PHONE NUMBER:  919 414-3601, ENTITLED 'LANDS OF

KIPAWA AND HAMPTON

408 LF FROM PROPERTY CORNER

EXISTING FIRE HYDRANT -

WITH 30" CURB AND GUTTER,

CONCRETE

P""T"IO

WASTE WATER MAIN

WATER MAIN

CONNECTING HOUSE WITH
OUTDOOR WASTES TO BE REMOVED

SITE DATA:

PIN NUMBER - 0795339554

SITE IS ALL OF LOT 17 AS LISTED

BOOK OF MAPS 1969, PAGE 238

BOOK OF MAPS 2007, PAGE 730

USE:  SINGLE FAMILY

LAD souRce - R-4

AREA OF DISTURBANCE - 5,795 SF

ZONING - R-4

SITE DESCRIPTION - 

BLUEPRINT, INFORMATION AND WALK LOCATION FOR 2124

KIPAWA IS BASED ON A PLAN APPROVED AS OF 6-15-16 ENTITLING

SUBMISSION OF LOT NUMBER 49 - SURVEY SUBMITTED BY

Frieden, Frank, INC. AND DATED 6/9/16.

THE WALK ALONG 2124

KIPAWA WAS NOT CONSIDERED.