Zoning: R-6 CU
CAC: Southeast
Drainage Basin: Neuse
Acreage: 10.93
Number of Lots: 2

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

Applicant: Timmons Group
Phone: (919) 866-4943
Administrative Approval Action
The Gower Center at Battle Bridge Subdivision
S-57-17, Transaction # 526627, AA# 3802

LOCATION: This site is located at the southeastern corner of the intersection of Whitfield Road and Battle Bridge Road. The address is 0 Whitfield road and the PIN number is 1731872621.

REQUEST: Subdivision of a 9.57 acre tract into two lots zoned Residential-6 CUD with conditions in case Z-3-2010. Lot 1 is 4.94 acres and Lot 2 is 4.63 acres.

DESIGN
ADJUSTMENT(S)/ALTERNATES, ETC: None.

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 Patrick Barbeau of Timmons Group

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.

Planning: Reference Transaction # 481672/SR-55-16 for Gower Day Care Center site plan on proposed Parcel 1.

Stormwater: Each parcel is greater than 1 acre in size so they are able to address stormwater regulations at the time impervious surfaces are added to the individual sites. The impervious surface area allocation for the right of way impervious additions are allocated to the 2 new parcels.

PRIOR TO AUTHORIZATION TO RECORD LOTS:

GENERAL
1. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property
2. A demolition permit shall be issued for any structures on site and this building permit number be shown on all maps for recording.
3. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
4. The existing cemetery on site shall be shown on all plans for permitting. The final subdivision plat for recording also shall show the existing cemetery on the site labeled with dimensions.
5. An offer of cross access easement to the adjacent parcel to the east, PIN 1731-87-7347, shall be recorded with the Wake County Register of Deeds in accordance with zoning condition f of Z-3-10 and a copy of the recorded offer of cross access shall be provided to the City prior to lot recordation.
6. **Next Step:** Concurrent Review Plans for public infrastructure and site grading shall be approved by the City of Raleigh, including obtaining stub permits, tree impact permit and a street lighting plan, if applicable.

ENGINEERING

7. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

8. 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 is not provided within this 14 day period, further recordings and building permit issuance may be withheld.

9. **Next Step:** In accordance with Part 10A Section 8.1.3, a public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program.

PUBLIC UTILITIES

10. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions

TRANSPORTATION

A 15' x 20' transit deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat 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 14 days from authorization of lot recording. If a recorded copy of the documents is not provided within this 14 day period, further recordings and building permit issuance may be withheld.

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: 5-16-2021
Record entire subdivision.

I hereby certify this administrative decision.

Signed: (Planning Dir./Designee) [Signature] Date: 5/16/2019

Staff Coordinator: Daniel L. Stegall