LOCATION: This 0.64 acre site zoned R-6, is located on the northeast corner of the intersection of Harps Mill Road and Hardwick Drive. The parent tract is at 7920 Hardwick Drive.

REQUEST: Subdivision of a 0.64 acre tract zoned R-6 into a total of two residential lots.

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 January 12, 2020 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:

☐ SITE PERMITTING REVIEW - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

Stormwater

1. 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.

2. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

☐ 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.

☐ Slope Easement Required ☐ Utility Placement Easement Required

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

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

General
1. A demolition permit shall be issued and this building permit number shown on all maps for recording.

2. A 10’ Slope 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.

**Engineering**

3. A fee-in-lieu for 1’ of sidewalk along Harps Mill Road is paid to the City of Raleigh (UDO 8.1.10).

4. A 5’ utility placement 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.

5. 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.

6. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

**Stormwater**

7. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording. The square footage of impervious to be added in the ROW shall be deducted from the overall maximum impervious for the each lot.

8. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)

**Urban Forestry**

9. A public infrastructure street tree surety for 7 trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

☑️ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting 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:*

**Stormwater**
Administrative Approval Action
Case File / Name: SUB-0052-2019
HARDWICK ON THE GREEN SUBDIVISION

1. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

2. If total land disturbance will be over 12,000 sq. ft. for multiple houses, a separate site plan submittal & approval will be required. Site plans require an erosion control plan. (UDO 9.4.6.)

Urban Forestry

3. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 3 street trees along Hardwick Dr and 4 street trees along Harps Mill Rd.

The following are required prior to issuance of building occupancy permit:

Urban Forestry

1. 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: February 11, 2023
Record at least ¼ of the land area approved.

5-Year Sunset Date: February 11, 2025
Record entire subdivision.

I hereby certify this administrative decision.

Signed: ___________________________ Date: 02/12/2020
Development Services Dir/Designee

Staff Coordinator: Michael Walters
HARDWICK ON THE GREEN SUBDIVISION

7920 HARDWICK DR.
RALEIGH, NORTH CAROLINA

OWNER:
RALEIGH CUSTOM HOMES
8786 FALLS OF NEUSE RD., SUITE 300
RALEIGH, NC 27615

OFFICE PHONE - 919 395-1529
CONTACT: TIM THOMPSON

SITE DATA

ADDRESS: 7920 HARDWICK DR., RALEIGH
PIN #: 1717488724
ACREAGE: 27,721 SF, 0.64 AC
ZONE: R-6
BOK OF MAPS 1972, PAGE 208, VOL. 2
LOT NO. 44
NORTH RIDGE HIGHMARKET BLOCK 32
THE SITE IS A SUBDIVISION OF LOT NO. 44,
UPPER NEUSE BASIN
WATERSHED: LOWER NEUSE
LAND CLASS: LOW DENSITY RESIDENTIAL
BOOK OF MAPS 1972, PAGE 208, VOL. 2
ZONING: R-6
PIN #: 1717488724
ACREAGE: 27,721 SF, 0.64 AC
ADDRESS: 7920 HARDWICK DR., RALEIGH
OFFICE PHONE - 919 395-1529
CONTACT: TIM THOMPSON

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH DEP AHD NC DEP STANDARDS AND SPECIFICATIONS.
PROPERTY NOTES:

1. Existing Right-of-Way and Site Elements are based on a plot plan by John A. Edwards & Co., Raleigh, NC, entitled Property of Earl E. Arundel Jr. & Wife, dated 7/25/74. General Topographic Information is based on Wake County GIS, utility grades provided by R.W.K. PA.


3. Zoning - R-6 Use: Single Family

1. The total area available for development of the two lots equals 27,720 square feet. Per Section 6.5.2 of the City of Raleigh Zoning Code, a development shall not exceed 40% of the site area. This development plan provides 20% of the site area for development.

2. The site is a 0.64-acre site under Section 9.1.3 of the Zoning Code. The proposed lot 2 = 7,042.7 square feet, and lot 1 = 3,826 square feet.

3. The existing house, driveway, walks and patio are to be removed. The developer is responsible for the installation of all utility lines necessary to provide service to these sites.

4. A survey for a curb cut shall be across the entire frontage of the driveway and a Street Parallel for the sidewalk along the front. The survey is required for the design of the street to be proposed and all the infrastructure improvements required by the City.

5. Site density as per UDO Section 2.2.7 will apply to the development of these proposed lots.

6. The primary street as per TC-5-18 is Hardwick. The developer is responsible for the installation of all utility lines necessary to provide service to these sites.

7. Site density as per UDO Section 1.5.2.F is 3.125 units per acre.

8. TheDeveloper is responsible for the installation of all utility lines necessary to provide service to these sites.

9. Impervious surface restrictions for each lot will apply to the development of these proposed lots.

10. The developer is responsible for the installation of all utility lines necessary to provide service to these sites.

11. Site density as per UDO Section 2.2.7 will apply to the development of these proposed lots.

12. Impervious surface added for right of way defined in the UDO Section 2.2.7 will apply to the development of these proposed lots.

13. The primary street as per TC-5-18 is Hardwick.

14. Site density as per UDO Section 1.5.2.F is 3.125 units per acre.

15. The developer is responsible for the installation of all utility lines necessary to provide service to these sites.

16. Street parallel for the sidewalk along the front. The survey is required for the design of the street to be proposed and all the infrastructure improvements required by the City.

17. A survey for a curb cut shall be across the entire frontage of the driveway and a Street Parallel for the sidewalk along the front.