LOCATION: This 8.52 acre tract zoned R-10 CU (Z-14-17) is located on the east side of S. New Hope Road at the end of Eva Mae Drive at 1421 S. New Hope Road.

REQUEST: This is a revision to phases 2 and 3 of Bethel Park II - (S-18-18) proposing seven residential single family lots, one open space lot, and one future development lot. There are two phases in this revised plan. Note the existing Bethel Park - phase 1 is recorded in BM 2020 pages 1038 and 1039.

One Design alternate was approved for this subdivision DA-0005-2021 (4/1/21) - allowing Eva Mae Drive to terminate in a cul de sac (SUB-0052 - 2020). Stub street and block perimeter were approved via this design alternate.

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 April 29, 2021 by Jones & Cnossen Engineering, PLLC.

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:

General

1. Regarding lots 76-80, (see sheet 4) - Cul-de-sac lot depth is measured from where the lot meets the minimum width, in this case 50 feet. (UDO Section 1.5.2.E.2). Demonstrate on the site permit drawings that the proposed lot depth of 60 feet (UDO Section 2.2.1.A.3) is met or exceeded from where the lot width is equal to 50 feet.

Stormwater

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

3. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

Urban Forestry
4. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

5. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).

☑️ **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.

☐ ☑️ Utility Placement Easement Required ☑️ Stormwater Maintenance Covenant

☑️ **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:**

**Engineering**

1. A fee-in-lieu for 1' of sidewalk width is paid to the City of Raleigh (UDO 8.1.10). Evaluation of sidewalk on the south side of the cul-de-sac to be evaluated at SPR as a receiving ramp would be needed for an ADA ramp projecting from the north.

2. 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.

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

4. 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.

**Stormwater**

5. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).

6. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
7. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).

8. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

Urban Forestry

9. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 1.2769 acres of tree conservation area.

10. A public infrastructure surety for 15 street 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:

Urban Forestry

1. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 15 street trees along S. New Hope Road.

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

General

1. All street lights and street signs required as part of the development approval are installed.

2. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

Stormwater

3. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

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: October 6, 2024
Administrative Approval Action

Case File / Name: SUB-0052-2020
Bethel Park II - Phases 1 & 2

Record at least ½ of the land area approved.

5-Year Sunset Date: October 6, 2026
Record entire subdivision.

I hereby certify this administrative decision.

Signed: [Signature] Date: 06/09/2021
Alycia Bailey Taylor
Development Services Dir/Designee

Staff Coordinator: Michael Walters