



Administrative Approval Action

Case File / Name: SUB-0066-2022
DSLC - Bradley Place (Formerly Ridgewood)

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This 0.512 acre site located at 3412 Bradley Place is south of Churchill Road, west of Dogwood Lane, east of Crabapple Lane. The parcel is zoned R-4 and an existing detached dwelling is located on the property. A recombination was recorded in BM 2022, Page 1642 between Lots 4 and 5 (3406 and 3412 Bradley Place) creating the currently configured lot to be subdivided.

REQUEST: A conventional subdivision to subdivide the 0.512 acre parcel into two lots (11,174 SF and 11,152 SF) to later construct a detached single family dwelling on each new lot.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** FIL-0867-2022: DSENG - Fee-In-Lieu Estimator/Fee-In-Lieu Estimator

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 December 12, 2022 by Bateman Civil Survey.

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.

☒ **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.

<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required
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☒ **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:



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Engineering

1. A fee-in-lieu for 6' of public sidewalk will be applied along the frontage of this development for Bradley Pl. The amount will be calculated when a plat is received for review and prior to approval of the plat to be recorded. (UDO Section 8.1.10)
2. A 2.5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

Stormwater

3. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

Urban Forestry

4. A public infrastructure surety for 2 street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.

☒ **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

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

Urban Forestry

2. Tree impact permits must be obtained for the approved streetscape tree installation in the right of way. This development proposes 2 street trees along Bradley Place.
3. Tree protection fence around existing trees in the right-of-way to remain must be inspected by Urban Forestry staff.

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



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General

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: January 26, 2026

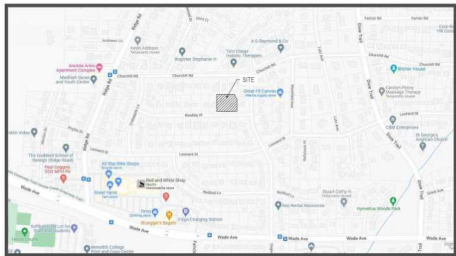
Record at least $\frac{1}{2}$ of the land area approved.

5-Year Sunset Date: January 26, 2028

Record entire subdivision.

I hereby certify this administrative decision.

Signed: *Daniel L. Stegall* Date: 01/26/2023
Development Services Dir/Designee
Staff Coordinator: Jessica Gladwin



VICINITY MAP
SCALE: NTS

SITE DATA	
OWNER	JAMES ALLEN, LLC
ADDRESS	3000 FALLS OF NEUSE ROAD, SUITE 100
PIN	0794-47-0647
OVERLAY	NA
EXISTING USE	DETACHED SINGLE FAMILY DWELLING
ZONING	R-4
WATERSHED	CRABTREE CREEK
RIVER BASIN	NEUSE
FEMA MAP	MAP# 372007H400J (DATE 05.02.06)
GROSS TRACT AREA	0.512 AC. (22,322 SF)
ROW DEDICATION	314 SF
NET SITE AREA	0.51 AC. (22,008 SF)
DEVELOPMENT TYPE - PRELIMINARY SUBDIVISION (CONVENTIONAL)	
PROPOSED USE	DETACHED SINGLE FAMILY DWELLING
DENSITY	3.91 UNITS/AC. (MAX.)
UNITS PROVIDED	1 UNIT/LOT
LOT 1 - 0.26 AC. (11,174 SF)	
MIN LOT AREA	10,000 SF
PROPOSED LOT AREA	11,077 SF
MIN LOT WIDTH	65'
PROPOSED LOT WIDTH	66'
LOT DEPTH (MIN.)	100'
LOT 2 - 0.26 AC. (11,152 SF)	
MIN LOT AREA	10,000 SF
PROPOSED LOT AREA	10,964 SF
MIN LOT WIDTH	65'
PROPOSED LOT WIDTH	66'
LOT DEPTH (MIN.)	100'
BUILDING SETBACKS - SINGLE UNIT LIVING	
PRIMARY STREET	20'
SIDE STREET	20'
SIDE LOT LINE	10'
REAR LOT LINE	30'
LOT 1 - 0.26 AC. (11,174 SF) IMPERVIOUS	
IMPERVIOUS MAX. ALLOWED	4,246 SF (38%)
8' SIDEWALK (PL)	396 SF
ROADWAY B-B	0 SF
IMPERVIOUS PROVIDED	3,850 (34.5%)
LOT 2 - 0.26 AC. (11,152 SF) IMPERVIOUS	
IMPERVIOUS MAX. ALLOWED	4,238 SF (38%)
8' SIDEWALK	396 SF
ROADWAY B-B	0 SF
IMPERVIOUS PROVIDED	3,842 SF (34.5%)

ATTENTION CONTRACTORS

THE CONTRACTOR CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER, SEWER AND/OR REUSE, AS APPROVED IN THESE PLANS IS RESPONSIBLE FOR CONTACTING THE PUBLIC WORKS DEPARTMENT AT 919-986-4300 AND THE PUBLIC UTILITIES DEPARTMENT AT 919-986-4300 AT LEAST 24 HOURS PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION.

FAILURE TO NOTIFY BOTH CITY DEPARTMENTS IN ADVANCE OF THE BEGINNING OF CONSTRUCTION WILL RESULT IN THE ISSUANCE OF MONETARY FINES AND PROHIBIT REINSTATEMENT OF ANY WATER OR SEWER FACILITIES NOT SUSPECTED AS A RESULT OF THIS VIOLATION/Failure.

FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM PILE, HAVE PRINTED PLANS ON THE JOBSITE OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.

REV#	DATE	DESCRIPTION
1	11.02.22	CDR Plan Corrections Dated 10.27.22
2	12.12.22	CDR Plan Corrections Dated 12.02.22

BRADLEY PLACE

SUB -0066-2022

PRELIMINARY SUBDIVISION

SUBMITTAL 1: 09.26.22

SUBMITTAL 2: 11.02.22

SUBMITTAL 3: 12.12.22

3412 BRADLEY PLACE
RALEIGH, NC 27607
WAKE COUNTY



PROJECT PLAN

SCALE: 1" = 150'

OWNER:
JAMES ALLEN, LLC
3000 FALLS OF NEUSE ROAD
SUITE 100
RALEIGH, NC 27608

DEVELOPER:
B.F. BUILDERS, INC.
CONTACT: DENNIS FIDDERMAN
3717 NATIONAL DRIVE, SUITE 140
RALEIGH, NC 27612

ENGINEER:
BATEMAN CIVIL SURVEY COMPANY
CONTACT: TIM SPRINGER
2524 RELEVANCE AVE.
APEX, NC 27539



Bateman Civil Survey Company
Engineers • Surveyors • Planners
2524 Relevance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

Preliminary Subdivision Application

Planning and Development
Raleigh, NC

DEVELOPMENT TYPE - PRELIMINARY SUBDIVISION

GENERAL INFORMATION

Project Name: 3412 BRADLEY PLACE, RALEIGH, NC 27607
Project Address: 3412 BRADLEY PLACE, RALEIGH, NC 27607
Project Owner: JAMES ALLEN, LLC
Project Engineer: TIM SPRINGER
Project Date: 11/02/22

DEVELOPMENT TYPE - PRELIMINARY SUBDIVISION

GENERAL INFORMATION

Project Name: 3412 BRADLEY PLACE, RALEIGH, NC 27607
Project Address: 3412 BRADLEY PLACE, RALEIGH, NC 27607
Project Owner: JAMES ALLEN, LLC
Project Engineer: TIM SPRINGER
Project Date: 11/02/22

NOTES:

- BOUNDARY AND TOPOGRAPHIC SURVEY WAS PROVIDED BY BATEMAN CIVIL SURVEY COMPANY. CONTRACTOR TO CONFIRM INFORMATION BEFORE CONSTRUCTION.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH STANDARDS, SPECIFICATIONS AND DETAILS.
- CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR CONSTRUCTION SHOWN ON THESE PLANS.
- ALL DIMENSIONS AND STAKING POINT LOCATIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- ANY WORK SHOWN ON THESE PLANS THAT IS FOUND TO BE IN CONFLICT WITH THE CITY OF RALEIGH ZONING AND SETBACK REQUIREMENTS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT FOR ADJUSTMENT.
- LOCATIONS FOR EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SAME.
- CONTRACTOR SHALL AT ALL TIMES MAINTAIN ADEQUATE SAFETY MEASURES, ACTIVITIES, AND BARRIERS FOR THE PROTECTION OF ALL PERSONS ON OR ABOUT THE LOCATION OF THE SITE.
- CALL NORTH CAROLINA ONE CALL CENTER @ 800-454-4444 BEFORE DIGGING.
- TRAFFIC CONTROL SHALL BE PROVIDED BY CONTRACTOR. NOT CITY OF RALEIGH.
- SITE MUST BE STABILIZED AND SEEDS PRIOR TO RESUMPTION OF OCCUPANCY.

TRAFFIC CONTROL & PEDESTRIAN (TOPPED) NOTES:

- PRIOR TO ANY WORK THAT IMPACTS THE HIGHWAY, CLOSING OR DETOURS OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH THE HIGHWAY DIVISION. PLEASE DIRECT ANY QUESTIONS TO: HIGHWAY DIVISION, 2000 W. GARRISON DRIVE, RALEIGH, NC 27601.
- THE CITY OF RALEIGH REQUIRES AN APPROVED HIGHWAY PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NOT ON ROAD WITHIN RALEIGH JURISDICTION.
- A PERMIT REQUEST WITH TOPPED PLAN SHALL BE SUBMITTED TO HIGHWAY DIVISION SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN AND ENSURE ALL PERMITS ARE ISSUED.
- ALL TOPPED PLANS SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO:
 - MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD)
 - SUBSISTENT TRAFFIC ACCESSIBILITY GUIDELINES (PROVIDED)
 - AMERICAN TRAFFIC CONTROL REQUIREMENTS
 - TRAFFIC CONTROL MANUAL, 2009
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC SIDEWALK ACCESSIBILITY GUIDELINES (PROVIDED), THE ADA STANDARDS FOR ACCESSIBILITY DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL, DEVICES (MUTCD).
- ALL PERMITS MUST BE AVAILABLE AND ADHESIVE ON SITE DURING THE OPERATION.

SOLID WASTE COMPLIANCE STATEMENT:

DEVELOPER HAS REVIEWED AND HAS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH BY THE SOLID WASTE MANUAL.

PROJECT DETAILS:

- INTERIM LIMIT FOR EACH LOT TO BE RECORDED ON PLAT PRIOR TO BUILDING PERMITS.
- ALL PRIVATE ACCESS SHALL BE FROM BRADLEY PLACE.
- ALL SIDEWALKS SHALL BE A MINIMUM 5' PLANTER AREA NOTED IN THE SITE DATA TABLE.



KNOW WHAT IS BELOW
CALL BEFORE YOU DIG

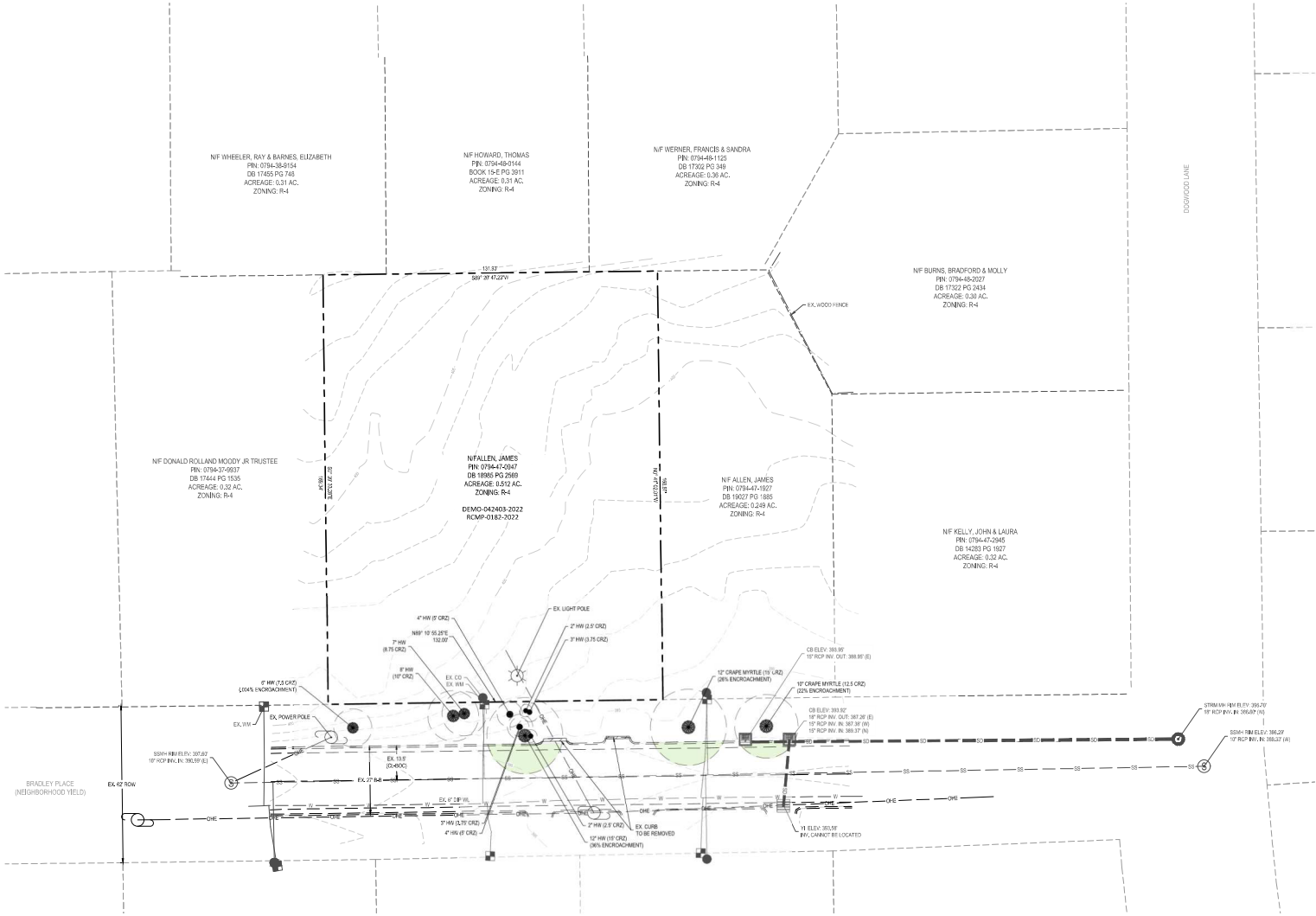
Date: 09.26.22
Project #: 220289
SHEET
C000

LEGEND:

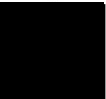
- DEMOLITION
- DEMOLITION TREES
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING ELECTRIC POLE
- EXISTING FENCE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- EXISTING POND
- EXISTING PROPERTY CORNER
- EXISTING APPOINTMENT
- EXISTING RIGHT-OF-WAY
- EXISTING STREAM
- EXISTING STRUCTURES
- EXISTING TREE LINE
- EXISTING TREES
- EXISTING WETLAND
- IRON PIPE SET

TREE LEGEND:

- CRZ
- TREE ENCROACHMENT



REV#	DATE	DESCRIPTION
1	11.01.22	COR Plan Corrections Dated 10.27.22
2	12.12.22	COR Plan Corrections Dated 12.02.22



Bateman Civil Survey Company
Engineers • Surveyors • Planners
2000 Highway 40, Suite 100, Dallas, Texas 75243
Phone: 972.377.0001 Fax: 972.377.0001
NCELES PIN No. C-2278



BRADLEY PLACE
SUB-00066-2022
PRELIMINARY SUBDIVISION
NCELES PIN No. C-2278
UNIVERSITY

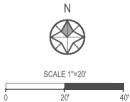
EXISTING CONDITIONS

Project Manager: TSG
Designed by: MEM
Scale: AS SHOWN
Date: 05.26.22
Project#: P220289

SHEET
C100

GENERAL NOTES:

- PER SECTION 9.2.2.2.b) SUBJECT TO 4.8. OF THE RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT FROM ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE AREAS.
- BRADLEY PLACE IS A NEIGHBORHOOD YIELD WITH THE FOLLOWING REQUIREMENTS. ALL DIMENSIONS ARE BASED OFF THE EXISTING CENTERLINE.
- 2.1. 55' ROW
 - 2.2. 27'-8"
 - 2.3. 8' SIDEWALK (FEET-IN-LEU)
 - 2.4. 6' PLANTING AREA
 - 2.5. 15' UPE
 - 2.6. 2' MS
- BRADLEY PLACE IS THE PRIMARY STREET FOR LOT 1 AND LOT 2.



REV#	DATE	DESCRIPTION
1	11.01.22	COR Plan Corrections Dated 10.27.22
2	12.12.22	COR Plan Corrections Dated 12.02.22

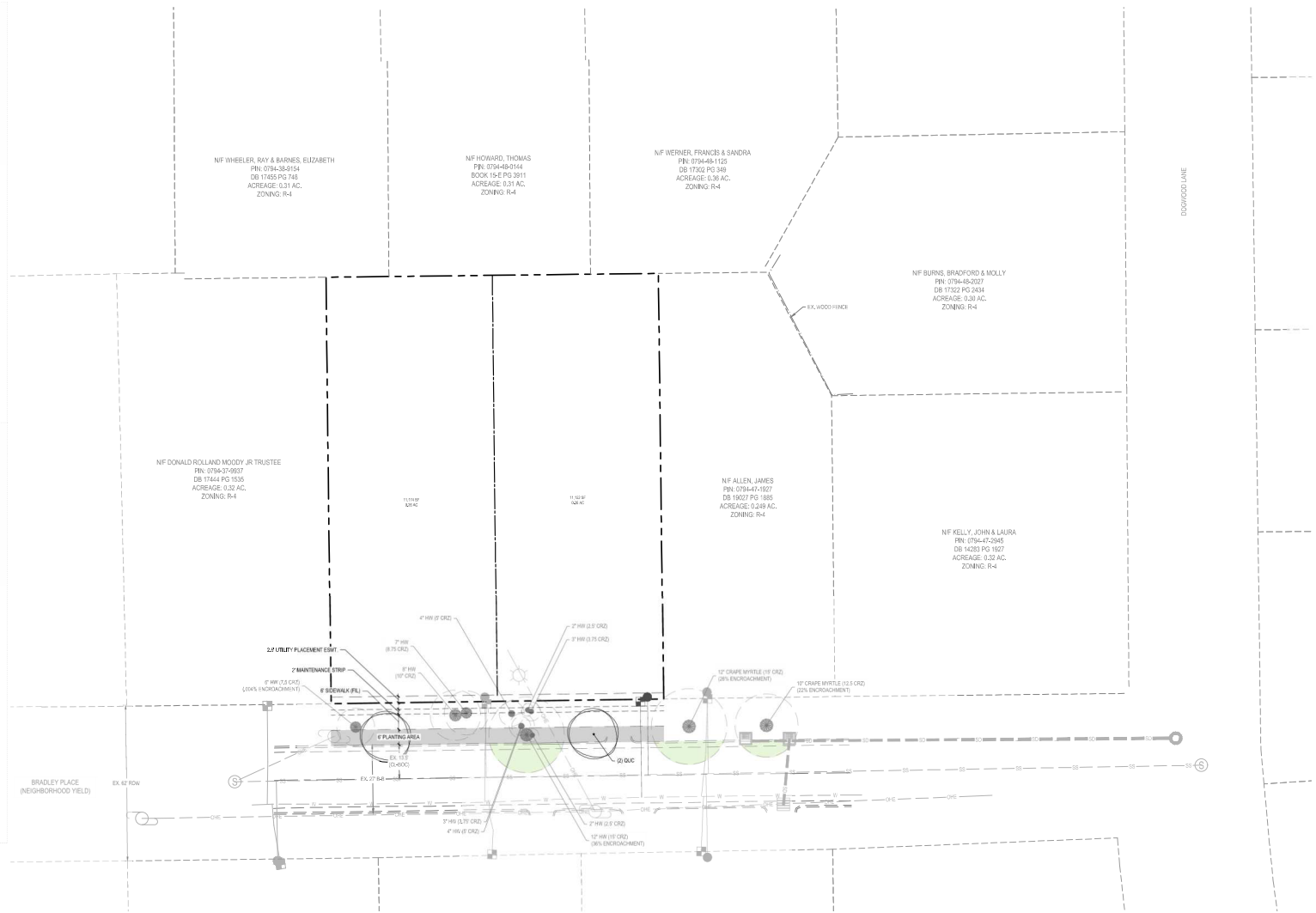
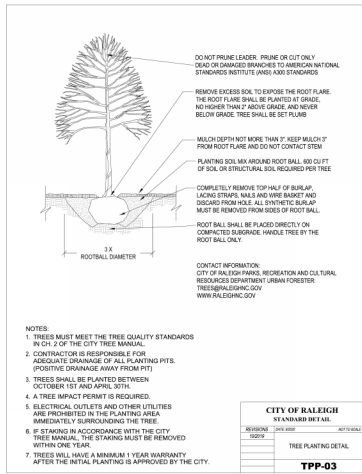



BRADLEY PLACE
SUB-00066-2022
PRELIMINARY SUBDIVISION


SITE & UTILITY PLAN

Project Manager:	TSG
Designed By:	MEM
Scale:	AS SHOWN
Date:	05-28-22
Project #:	P220269

SHEET
C200



PLANT SCHEDULE										
PLANT TYPE	SYMBOL	QTY	KEY	BUTANIAN NAME	CORANIAN NAME	ROOT	SIZE	HEIGHT	NOTES	MATURE HEIGHT / GROWN SPREAD
LARGE TREES		2	QUC	Quercus coccinea	Southern Oak	B&B:	3" CAL.	10 MIN.	WATCHED	30' / 30 MIN. CROWN



CRZ

TREE ENCROACHMENT

STREET TREES (STREET DESIGN MANUAL)

NEED-BORDED VELD (3,2,2A)

- MINERAL PLANTING AREA, P
- TRAIL SPACING: 45' O.C. VELD
- ROUND DOWN 45' H/L

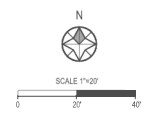
BRADLY PLANT (12' L)

1 TREES REQUIRED

2 TREES + EXISTING TREES PROVIDED

GENERAL NOTES: (CITY CH 2.0, B)

- ALL STREET TREES BE MAINTAINED ACCORDING TO REQUIREMENTS OF THE CITY TREE MAINTENANCE DEPARTMENT
- STREET TREES SHALL BE MAINTAINED AND MAINTAINED BY ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL



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