LOCATION: The southeast corner of the intersection of Harps Mill Road and S. Bridgewater Ct. at 7917 S. Bridgewater Ct.

REQUEST: This is a revision to the previously approved two lot residential subdivision on a 0.519 acre parcel zoned Residential-6. The revision being that the direction of the two lots is now fronting on Harps Mill Road instead of S. Bridgewater Ct. Additionally the revised plan shows a new public sanitary sewer easement and sewer line. The plan was originally approved on November 10, 2021 with a sunset date of November 10, 2024. The sunset date is unchanged.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: FIL-1420-2021: DSENG - Fee-In-Lieu Estimator/Fee-In-Lieu Estimator
FIL-1422-2021: 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 20, 2021 by FLM Engineering.

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.

☐ 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.

Engineering

2. A fee-in-lieu for 1’ of public sidewalk will be applied along the frontage of this development for Harps Mill Road. 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)

3. 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.

4. A fee-in-lieu for 6’ of public sidewalk will be applied along the frontage of this development for N Bridgewater Ct. 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)

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.

Public Utilities

6. 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.

Stormwater

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

8. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording. That maximum impervious surface area is LOT 1= 5810 sf; LOT 2 = 4939 sf

Urban Forestry

9. A public infrastructure surety for 7 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.

扭 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. Tree impact permits must be obtained for the approved streetscape tree installations in the right of way. This development proposes 4 street trees along Harps Mill Road and 3 street trees along Bridgewater Court for a total of 7 street trees.

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

General

1. Final inspection of 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: November 10, 2024
Record at least ½ of the land area approved.

5-Year Sunset Date: November 10, 2026
Record entire subdivision.

I hereby certify this administrative decision.

Signed: Alycia Bailey Taylor
Development Services Dir/Designee

Date: 12/22/2021

Staff Coordinator: Michael Walters
PRELIMINARY SUBDIVISION REVISION FOR

BRIDGEWATER COURT SUBDIVISION

SUB-0071-2021

7917 S BRIDGEWATER COURT
RALEIGH, NORTH CAROLINA 27615
PIN: 1717-59-1497