



Administrative Approval Action

Case File / Name: SUB-0071-2021
DSLC - BRIDGEWATER COURT SUBDIVISION

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

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.

<input checked="" type="checkbox"/>	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:



Administrative Approval Action

Case File / Name: SUB-0071-2021
DSLCL - BRIDGEWATER COURT SUBDIVISION

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

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.

☒ **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.



Administrative Approval Action

Case File / Name: SUB-0071-2021
DSL - BRIDGEWATER COURT SUBDIVISION

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

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.

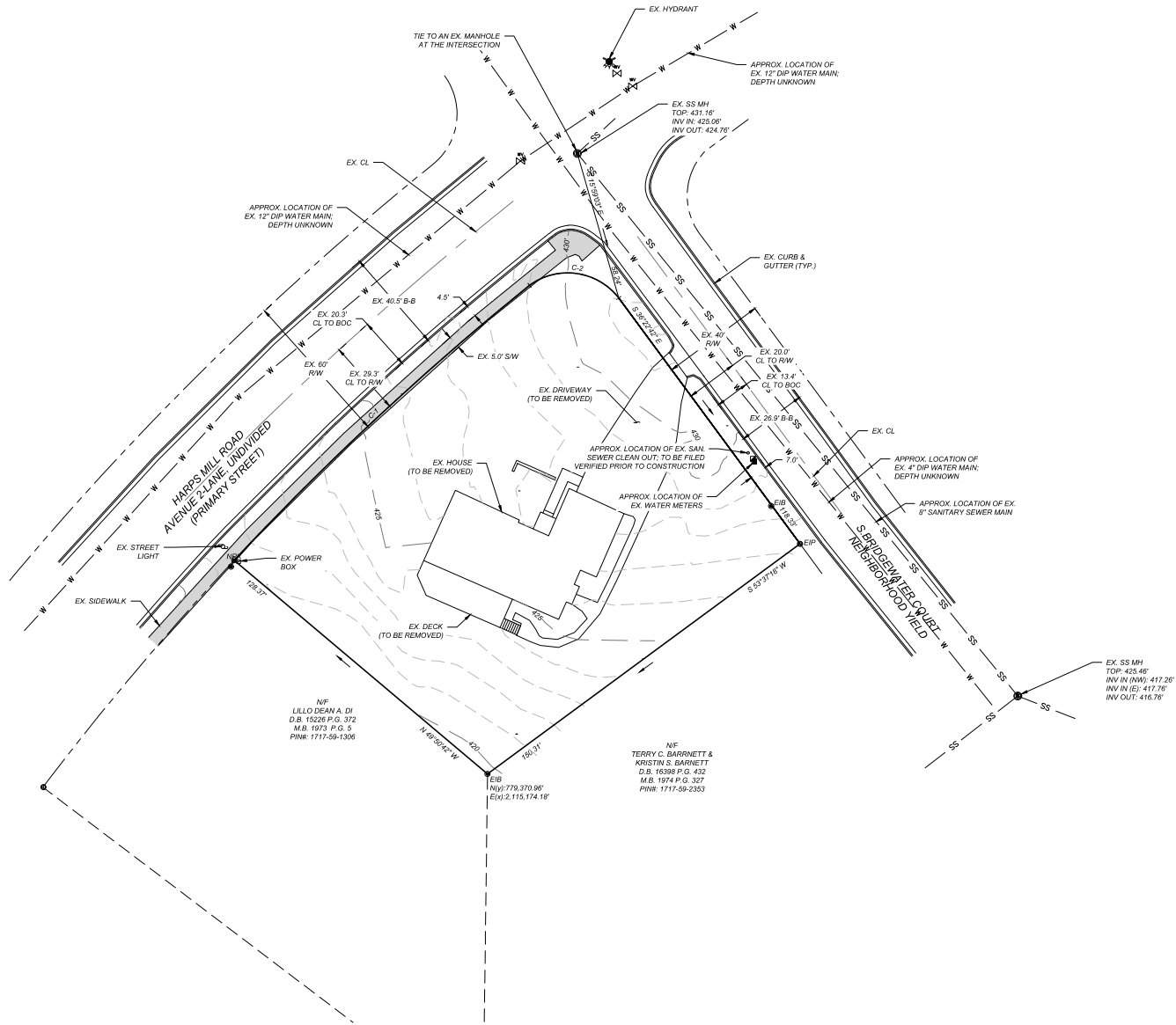
Signed: Alysia Bailey Taylor Date: 12/22/2021
Development Services Dir/Designee
Staff Coordinator: Michael Walters

LEGEND

---	EX. PROPERTY LINE
---	EX. RIGHT-OF-WAY
---	EX. ADJACENT OWNERS
---	EX. ROAD CENTERLINE
---	EX. MAJOR CONTOUR (5')
---	EX. MINOR CONTOUR (1')
---	EX. FENCE
OHW	EX. OVERHEAD ELECTRIC LINE
SD	EX. STORM SEWER
W	EX. WATER LINE
SS	EX. SANITARY SEWER

NOTES

1. BOUNDARY, SURVEY AND TOPO DATA PROVIDED BY CAWTHORNE, MOSS & PANGIERA, PC ON NOVEMBER 25, 2020.
2. THE UTILITIES SHOWN ARE NOT GUARANTEED TO BE A REPRESENTATION OF ALL UTILITIES WITHIN THE PROJECT EXTENT.
3. THE CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL-CENTER AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
4. THE CONTRACTOR SHALL VERIFY DEPTHS AND LOCATIONS OF ALL UTILITIES PRIOR TO BEGINNING WORK AND SHALL USE CARE WHEN OPERATING AROUND EXISTING UTILITIES.
5. THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR THE REPAIR OF ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	156.44'	1122.59'	156.31'	S 47° 02' 16" W
C2	38.63'	25.00'	34.90'	S 81° 57' 01" W

CALL 48 HOURS BEFORE
YOU DIG



NORTH CAROLINA
ONE-CALL CENTER
1-800-632-4949

© 2020 THIS DRAWING SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION OF FLM ENGINEERING, INC.



POST OFFICE BOX 91727
RALEIGH, NORTH CAROLINA 27675
PHONE: 919.810.1051
FIRM NC LICENSE NUMBER C-4222

REVISION HISTORY

REV #	DESCRIPTION	DATE	BY
1	C.O.R. COMMENTS	10/18/2021	FLM
2	LOT LINE REVISION	11/17/2021	FLM
3	PRIMARY STREET DIMENSIONS	12/20/2021	FLM

ORIGINAL PLAN SIZE: 24" X 36"

**PRELIMINARY
PLANS**
DO NOT USE FOR CONSTRUCTION

SCALE: 1" = 20 FEET



PRELIMINARY SUBDIVISION REVISION

7917 S BRIDGEWATER COURT
RALEIGH, NC 27615
SUB-0071-2020

DATE:	07-03-2021
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	20087

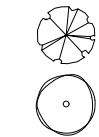
EXISTING CONDITIONS

C-2

SHEET 2 OF 3

LEGEND

---	EX. PROPERTY LINE
---	EX. RIGHT-OF-WAY
---	EX. ADJACENT OWNERS
---	EX. ROAD CENTERLINE
---	EX. MAJOR CONTOUR (5')
---	EX. MINOR CONTOUR (1')
---	EX. FENCE
---	EX. OVERHEAD ELECTRIC LINE
---	EX. STORM SEWER
---	EX. WATER LINE
---	EX. SANITARY SEWER
---	PROP. RIGHT-OF-WAY
---	PROP. LOT LINES
---	PROP. EASEMENT
---	PROP. MAJOR CONTOUR (5')
---	PROP. MINOR CONTOUR (1')
---	PROP. 3/4" COPPER WATER SERVICE
---	PROP. 4" PVC SANITARY SEWER SERVICE



NOTES

- BOUNDARY, SURVEY AND TOPO DATA PROVIDED BY CAWTHORNE, MOSS & PANCIERA, PC ON NOVEMBER 11, 2020.
- THE UTILITIES SHOWN ARE NOT GUARANTEED TO BE A REPRESENTATION OF ALL UTILITIES WITHIN THE PROJECT EXTENT.
- THE CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL CENTER AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL VERIFY DEPTHS AND LOCATIONS OF ALL UTILITIES PRIOR TO BEGINNING WORK AND SHALL USE CARE WHEN OPERATING AROUND EXISTING UTILITIES.
- THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR THE REPAIR OF ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
- STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
- STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH TPO-03 CITY DETAIL BETWEEN OCT 1 AND APRIL 30. A LANDSCAPE AGREEMENT IS NEEDED IF CO IS REQUIRED OUTSIDE OF THE PLANTING WINDOW. CONTACT THE URBAN FORESTRY INSPECTOR WITH QUESTIONS.
- OBJECTS SUCH AS POWER POLES AND OTHER UTILITIES IN CONFLICT, WITH THE PROPOSED SIDEWALK SHOULD BE RELOCATED.
- PER SECTION 9.2.2.2.2.1 SUBJECT TO 4.4. OF THE PART 19A RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT FROM ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE AREAS.
- FEE-IN-LIEU REQUIRED TO MEET STANDARD C SIDEWALK SECTION.
- MAXIMUM IMPERVIOUS WITHOUT DEVICE OR SURETY PER UDO 9.2.2.4.b & c
LOT 1 MAX. IMPERVIOUS SURFACE AREA (10,875 SF * 51%) = 5,546 SF
LOT 2 MAX. IMPERVIOUS SURFACE AREA (10,203 SF * 51%) = 5,203 SF
- IMPERVIOUS LIMIT FOR EACH LOT TO BE RECORDED ON FINAL PLAT PRIOR TO BUILDING PERMITS.

SUMMARY INFORMATION

DEVELOPMENT NAME: BRIDGEWATER COURT SUBDIVISION

STREET ADDRESS: 7917 S BRIDGEWATER COURT

PIN NUMBER(S): 1717-59-1497

TOTAL ACRES: 0.519 AC (22,619 SF)
LESS ROAD ROW DEDICATION: 0.035 AC (1,540 SF)
NET ACRES: 0.484 AC (21,079 SF)

PROPOSED SINGLE FAMILY LOTS: 2

AVERAGE LOT SIZE: 10,539 SF
MINIMUM LOT SIZE: 10,203 SF

**LOT 1: 0.25 AC (10,875 SF)
LOT 2: 0.23 AC (10,203 SF)**

ZONING DISTRICT: R-6
MINIMUM LOT AREA (SINGLE FAMILY): 6,000 SF
MINIMUM LOT WIDTH: 50'
MINIMUM LOT DEPTH: 50'

JURISDICTION: CITY OF RALEIGH
PROPOSED USE: DETACHED HOUSE - DWELLING/SINGLE FAMILY UNIT

DEVELOPER:
SITE PROPERTY DEVELOPMENT, LLC
933 OLD KNIGHT ROAD
KINGSTON, NC 27545

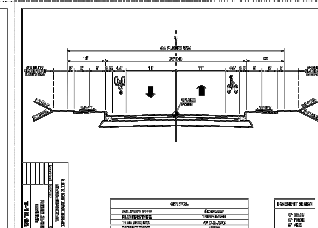
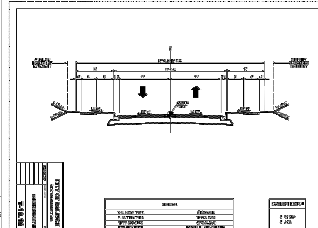
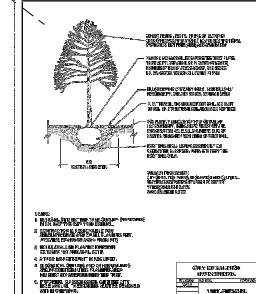
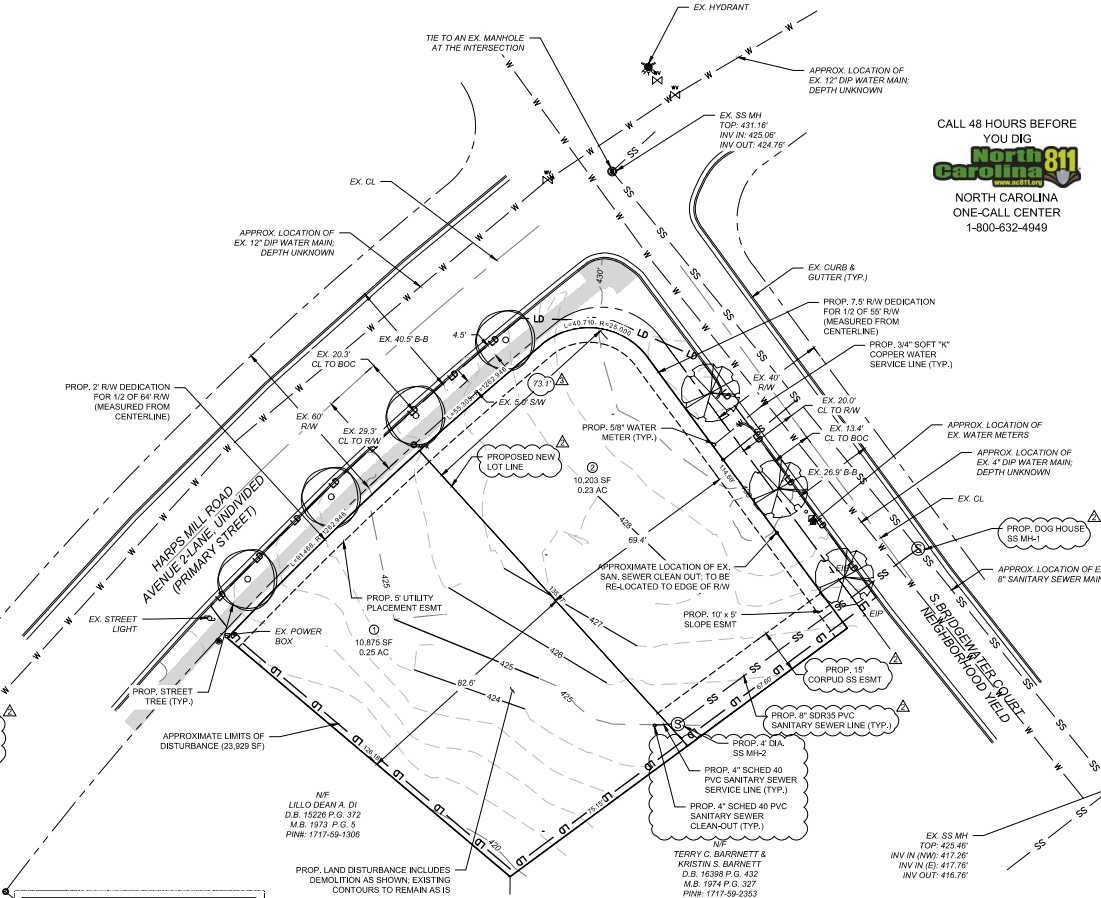
ENGINEER:
FLM ENGINEERING, INC.
PO BOX 91727
RALEIGH, NC 27675
(919) 423-5975

LANDSCAPING CALCULATIONS

STREET TREES
REQUIRED: TREES SPACED AT 40' O.C.
302 LF = 7 TREES REQUIRED

PROVIDED: 7 TREES

KEY	SCIENTIFIC NAME	COMMON NAME	QUAN.	CAL.	HT.
STREET TREES					
JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	4	3"	10'
AF	ACER FLORIDANUM	SOUTHERN SUGAR MAPLE	3	3"	10'



CITY OF RALEIGH UTILITY NOTES

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
- UTILITY SEPARATION REQUIREMENTS:
a. A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, PERVIOUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
b. WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
c. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
d. 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES. UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
e. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE GRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49).
f. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
- INSTALL COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
- INSTALL PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75' LINEAR FEET MAXIMUM.
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKFLOW VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 10' ABOVE THE NEXT UPSTREAM MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCOW, USACE &/or FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TM BEASLEY AT (919) 986-2324 OR timothy.beasley@raleighnc.gov FOR MORE INFORMATION.
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANNE HARTLEY AT (919) 986-5923 OR joanne.hartley@raleighnc.gov FOR MORE INFORMATION.



POST OFFICE BOX 91727
RALEIGH, NORTH CAROLINA 27675
PHONE: 919.410.1051
FIRM NC LICENSE NUMBER C-4222

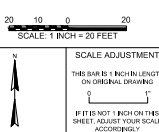
REVISION HISTORY

REV #	DESCRIPTION	DATE	BY
1	C.O.R. COMMENTS	10/18/2021	FLM
2	LOT LINE REVISION	11/17/2021	FLM
3	PRIMARY STREET DIMENSIONS	12/20/2021	FLM

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY PLANS

DO NOT USE FOR CONSTRUCTION



PRELIMINARY SUBDIVISION REVISION

7917 S BRIDGEWATER COURT
RALEIGH, NC 27615
SUB-0071-2020

DATE:	07-03-2021
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	20087

SUBDIVISION, UTILITY & LANDSCAPING PLAN

C-3

SHEET 3 OF 3