LOCATION: The site is located on the south side of Burt Drive and east side of Collegeview Avenue. The site is addressed at 3609 Burt Drive and is located inside City limits.

REQUEST: Redevelopment of a 0.63-acre tract zoned R-10 and located in the Special Residential Parking Overlay District (SRPOD). The plans propose three attached houses, each on their own lot, with a total gross floor area of 7,695 SF (each attached house to be 2,565 SF). This project is affiliated with Preliminary Subdivision SUB-S-29-2019 which was approved on 9/25/19, but not yet recorded at the time of this plan approval.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: SPR-0282-2019: DSLC - Site Permitting Review/Major [Signature Set] SUB-S-29-2019: DSLC - Preliminary Subdivision/Preliminary Subdivision

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 October 31, 2019 by Capital Civil 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:

General

1. The Site Permitting Review plans for Preliminary Subdivision SUB-S-29-2019 will be signed/approved by City staff prior to submittal of Site Permitting Review plans for this Administrative Site Review (ASR-0063-2019).

2. In the Site Permitting Review plans, the average curb level for each proposed Attached House will be clearly stated/labeled on the Grading Plan and the Elevations. All dimensions provided in the elevations for ground floor elevation will clearly demonstrate compliance with UDO 2.2.2.E and 1.5.7.B.

3. In the Site Permitting Review plans, the Grading Plan will identify/label all spot grades used for the average grade determination (i.e. for pre-development and post-development), per UDO 1.5.7.A.

✔ 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: ASR-0063-2019
Evans Place on Burt Subdivision

The following items must be approved prior to the issuance of building permits:

General

1. The approved preliminary subdivision plan for this site, case SUB-S-29-19, shall be recorded and all conditions of subdivision approval shall be met prior to issuance of building permits on this site.

Engineering

2. A cross access agreement among the 3 lots shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

3. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

Stormwater

4. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance. Amount of fee in lieu right of way improvements must be subtracted from impervious limit for each lot.

Urban Forestry

5. Tree impact permits must be obtained for the approved streetscape tree installation in the rights-of-way. This development proposes 5 street trees along Burt Drive and 3 street trees along Collegeview Avenue.

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: December 3, 2022
Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:
Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.
I hereby certify this administrative decision.

Signed: [Signature]

Development Services Dir/Designee

Date: 12/04/2019

Staff Coordinator: Ryan Boivin
EVANS PLACE ON BURT
3609 BURT DRIVE - R-10 ZONED RESIDENTIAL ATTACHED HOMES
ADMINISTRATIVE SITE PLAN - ASR-0063-2019

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