Zoning: **R-10**  
CAC: **East Raleigh**  
Drainage Basin: **Crabtree Creek**  
Acreage: **0.4**  
Sq. Ft.: **1,322**  

Planner: **Martha Lobo**  
(919) 996-2664  
Applicant: **Mangrum Building, LLC**  
(919) 868-3114
LOCATION: This site is located at 2759 Milburnie Road, on the north side of Milburnie Road.

REQUEST: Development of a 0.39 acre tract, zoned R-6. Applicant is seeking to construct a 2-unit attached house, consisting of 2,506 square feet gross (1,253 sq ft per unit). Building height is 24’.

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 submitted by Horvath Associates, PA, dated 8/12/17.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: This document must be applied to the second sheet of all future submittals with the exception of final plats.

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

ENGINEERING
1. Next Step: A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

STORMWATER
2. A 100-year floodplain analysis shall be submitted and approved by the Engineering Services Department prior to the issuance of a mass grading permit or other site permit, whichever comes first.

   Next Step: In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

URBAN FORESTRY
3. Obtain required stub and tree impact permits from the City of Raleigh. (used with new streets and infrastructure)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL
1. Provide fire flow analysis.

ENGINEERING
2. A 5’ general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on a map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department.

3. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 1’ of sidewalk along the Milburnie Rd. Frontage shall be paid to the City of Raleigh.
4. **Next Step:** A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

**STORMWATER**

5. **Next Step:** The flood prone areas, as approved by the City Stormwater Engineer, must be shown on the preliminary plan and shall be shown on the recorded map.

**URBAN FORESTRY**

6. A final inspection of required tree conservation and right of way tree protection areas by Urban Forestry staff must be completed.

7. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

**PRIOR TO ISSUANCE OF BUILDING OCCUPANCY PERMITS:**

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

2. **Next Step:** All street lights and street signs required as part of the development approval are installed.

3. **Next Step:** Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.

4. **Next Step:** Final inspection of all required Tree Conservation and right of way tree protection areas by Urban Forestry Staff.

**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 reapproval 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:** 11-9-2020
  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:** (Planning Dir./Designee) ___________________________ Date: 11/9/2017

**Staff Coordinator:** Ryan Boivin

SR-107-16 Duplex of Milburnie