LOCATION: The site is generally located on the south side of Burt Drive east of the intersection of Burt Drive and Gorman Street, with common street addresses of 3709 & 3713 Burt Drive.

REQUEST: Conventional subdivision of approximately 0.673 acres zoned R-10 and SRPOD to create 3 detached house lots from two existing lots.

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 February 18, 2021 by Cawthorne, Moss & Panciera.

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:

- **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:

  **Engineering**

  1. A public infrastructure surety for (2) right of way trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

  2. A fee-in-lieu for 6’ sidewalk across the proposed lot frontages is paid to the City of Raleigh (UDO 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.
Stormwater

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

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

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. A tree impact permit must be obtained for the approved streetscape tree installation and protection of 31" oak in the right of way. This development proposes 2 street trees along Burt Dr.

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: March 17, 2024
Record at least ½ of the land area approved.

5-Year Sunset Date: March 17, 2026
Record entire subdivision.

I hereby certify this administrative decision.

Signed: Alyssa Bailey Taylor
Development Services Dir/Desigee
Date: 03/17/2021

Staff Coordinator: Kasey Evans