LOCATION: This site is located on the northside of Burt Drive PIN # 0793273929. The site is zoned R-10 and SRPOD within the corporate limits of the City of Raleigh.

REQUEST: Conventional Subdivision for existing 0.247 acre lot into two lots for Detached, Single Family Residential, creating a density of 8.10 units per acre. Lot 1 and Lot 2 will be created with shared access from Burt Drive.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: RCMP-0230-2021: DSLC - Recorded Maps/Boundary Survey - Major
RCMP-0231-2021: DSLC - Recorded Maps/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 July 1, 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:

✔ 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.

✔ 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 cross access agreement among the lots identified as Lot 1 and Lot 2 (two lot subdivision) shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of 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 within this time, further recordings and building permit issuance will be withheld.

2. 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.

3. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

Urban Forestry

4. A public infrastructure surety for (2) street trees shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

☑ 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 in the right of way. This development proposes (4) understory street trees along Burt Dr.

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: December 15, 2024
Record at least ½ of the land area approved.

5-Year Sunset Date: December 15, 2026
Record entire subdivision.

I hereby certify this administrative decision.

Signed: Alycia Bailey Taylor
Development Services Dir/Designee
Date: 08/18/2021

Staff Coordinator: Cara Russell
Preliminary Subdivision Application
Planning and Development

INSTRUCTIONS: This form is to be used when submitting a Preliminary Subdivision (CDO Section 15.3.3). Please check the appropriate boxes. Your application may require additional information. Please refer to your preliminary subdivision plan at https://www.cmp.permits.nc.gov.

DEVELOPMENT TYPE (CDO Section 2.1.3):
- [ ] Residential
- [ ] Commercial
- [ ] Mixed Use
- [ ] Vacant Land
- [ ] Other

GENERAL INFORMATION:
- Name of Project:
- Location:
- Zoning:
- Number of Lots:
- Lot Size:
- Gross Area:
- Net Area:
- Notes:

EXISTING IMPROVEMENTS:
- Curbs:
- Storm Sewer:
- Drainage:
- Stormwater:
- Utilities:

CURRENT PROPERTY OWNERS/DEVELOPER INFORMATION:
- Name:
- Address:
- Phone:
- Email:

APPLICANT INFORMATION:
- Name:
- Address:
- Phone:
- Email:

SIGNATURES:
- Name:
- Title:
- Date:

Page 1 of 7

CGW_48822

CMP
CATHORNE, MOSS & FANCERA, P.C. PROFESSIONAL LAND SURVEYS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27587, (919) 556-3148

Cara Russell

Sheet 1 of 3

Preliminary Subdivision Plan Cover Sheet

LOT 7, TENZING INVESTMENTS
OWNER: TENZING INVESTMENTS, LLC
REF: D.3. 17145, PAGE 549
REF: B.M. 2021, PAGE 92
CITY OF RALEIGH
WAKE COUNTY, NORTH CAROLINA

SCALE 1"=20'

MARCH 22, 2021
REVISED JULY 1, 2021
ZONED R-1D SRFCO
FIN: #1275-13-3092
CASE #: SUB-0021-2021