

Zoning: Acreage: 0.35 Number of Lots: 2

R-10 w/SRPOD CAC: West Drainage Basin: Bushy Branch

Planner: Martha Lobo (919) 996-2664 Phone:

A Squared LLC Applicant: (919) 623-7719 Phone:



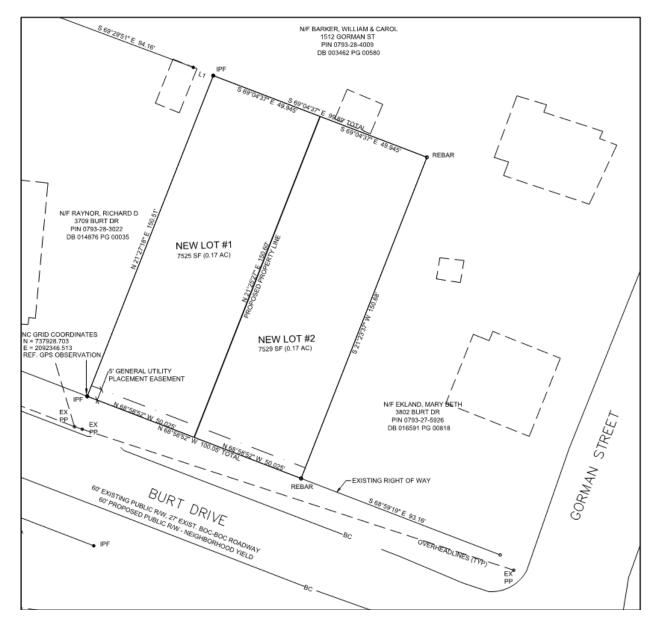


Administrative Action Preliminary Subdivision City of Raleigh Development Plans Review Center One Exchange Plaza Raleigh, NC 27602 (919) 996-2626 www.raleighnc.gov

Case File / Name:	S-22-17 / Burt Drive Subdivision			
General Location:				
CAC:	SouthWest			
Nature of Case:	Subdivision of a .35 acre parcel into 2 lots zoned Residential-10 (R-10)/Special Residential Parking Overlay District (SRPOD)			
Contact:	Amber Farrelly, PE, B&F Consulting, Inc.			
Design Adjustment:	N/A			
Administrative Alternate:	N/A			

### **Burt Drive Subdivision Location Map S-22-17**





#### **Burt Drive Subdivision S-22-17**

SUBJECT:	S-22-17 / Burt Drive Subdivision
CROSS- REFERENCE:	Transaction # 511792
LOCATION:	The site is located north side of Burt Drive, between Stovall Drive and Gorman Street, inside the city limits.
PIN(S):	0793-27-4928
REQUEST:	This request is to approve the subdivision of a .35 acre parcel into 2 lots, zoned Residential-10 (R-10)/Special Residential Parking Overlay District (SRPOD). Overall residential density units per acre in Residential-10 are 5.71, based on a maximum of 10 units per acre.
OFFICIAL ACTION:	Approval with conditions
CONDITIONS OF APPROVAL:	Prior to issuance of a grading permit for the site:
	Prior to issuance of a grading permit for the site.
	<ol> <li>That in accordance with Part 10A Section 9.4.4, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City;</li> </ol>
	Prior to approval of a concurrent review of Final Site Review and Infrastructure construction plans, whichever is applicable:
	Prior to Planning Department authorization to record lots:
	<ol> <li>That a tree impact permit is obtained from the Urban Forester in the Parks and Recreation Department for landscaping in the public right-of-way, prior to subdivision or issuance of building permit, whichever occurs first;</li> </ol>
	<ol><li>That a demolition permit be issued and this building permit number be shown on all maps for recording;</li></ol>
	<ol><li>That the necessary approval from Wake County for the removal of existing well be obtained and permit shall be shown on the map for recordation;</li></ol>
	<ol> <li>That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements is paid to the Public Works Department;</li> </ol>
	<ol> <li>That a fee-in-lieu for 100 linear feet of a 6' sidewalk be paid to Development Services;</li> </ol>
	<ol> <li>That the 5' general utility placement easement for the proposed private utilities is shown on the final subdivision plat;</li> </ol>

#### Prior to issuance of building permits:

8. That a tree impact permit is obtained from the Urban Forester in the Parks and Recreation Department for landscaping in the public right-of-way, prior to subdivision or issuance of building permit, whichever occurs first;

#### Prior to issuance of a certificate of occupancy for either lot:

9. That in accordance with Part 10A Section 9.2.2, an impervious surface asbuilt survey shall be reviewed and accepted by the City prior to final stormwater inspection approval;

I hereby certify this ad	I hereby certify this administrative decision.									
Signed:(Planning Dire	ector) Kenneth Barren Date: 7/14/2017									
Staff Coordinator:	Martha Y. Lobo									
	SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE SUBDIVISION PROCESS.									
FINDINGS:	City Administration finds that this request, with the above conditions being met, conforms to the Unified Development Ordinance including UDO Sec 2.2.1. This approval is based on a preliminary plan dated 6/9/17 owned by A Squared, LLC. submitted by B&F Consulting, Inc									
ZONING:										
ZONING DISTRICTS:	Residential-10 (R-10)/Special Residential Parking Overlay District (SRPOD)									
TREE CONSERVATION:	The subject parcel is smaller than two acres. Compliance with UDO Article 9.1 Tree Conservation is therefore not required.									
PHASING:	There is one phase in this development.									

#### COMPREHENSIVE PLAN:

#### GREENWAY: N/A

#### STREET

**PLAN MAP:** Existing street is classified as a Neighborhood Yield Street. Dedication of right-ofway is not required.

Street Name	Designation	Exist R/W	Required R/W	Existing street (boc to boc)	Proposed street (b to b)	Slope Easement
Burt Drive	Neighborhood Yield Street	60'	<sup>1</sup> ∕₂ of 55'	27'		N/A

A surety for the required improvements shall be provided in accordance with 8.1 of the UDO.

**TRANSIT:** This site is not presently served by the existing transit system.

#### COMPREHENSIVE

PLAN:

This site is located in the SouthWest CAC in an area designated for Moderate Density Residential development.

#### SUBDIVISION STANDARDS:

LOT LAYOUT:	The minimum lot size in Residential-10 (R-10)/Special Residential Parking Overlay District (SRPOD) zoning district is 4,000 square feet. The minimum lot depth in this zoning district is 60 feet. The minimum lot width of an interior lot in this zoning district is 45 feet and the minimum lot width of a corner lot is 60 feet. Lots in this development conform to these minimum standards.

- **PUBLIC UTILITIES:** City water and sewer services are available. The subdivider is responsible for installation of all lines necessary to provide service to this site.
  - **SOLID WASTE**: Individual lot service by the City is to be provided.

BLOCKS / LOTS / ACCESS: Block perimeters, lot arrangement and access conform to Chapter 8 of the UDO.

#### STREETSCAPE TYPE:

**TYPE:** The applicable streetscape is a Neighborhood Yield Street. The street tree installation will be within the 6' planting area, which is at the back-of-curb. The 6' sidewalk, when constructed in the future, will be at the back of the planting area. A fee-in-lieu for 100 linear feet shall be paid for a 6' sidewalk, along the property frontage.

**PEDESTRIAN:** Proposed 6' sidewalk location conforms to City regulations. A fee-in-lieu for 100 linear feet shall be paid for a 6' sidewalk, along the property frontage. Access to the public right of way in addition to internal connection requirements is provided in accordance with 8.3.4 of the UDO.

**FLOOD HAZARD:** There are no flood hazard areas on this site.

#### STORMWATER

**MANAGEMENT:** Proposed subdivision will comply with Stormwater regulations under article 9.2 of the UDO as amended by TC-2-16 as it is a residential subdivision less than 1 acre in size zoned R-10.

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WETLANDS
/ RIPARIAN
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- **BUFFERS:** No wetland areas or Neuse River riparian buffers are required on this site.
- STREET NAMES: No new streets are being proposed with this development.

#### OTHER

- **REGULATIONS:** Developer shall meet all City requirements, including underground utility service, flood protection measures, and the soil erosion ordinance, unless specifically varied by this approval.
- **SUNSET 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:** 7-14-2020 Record entire subdivision.

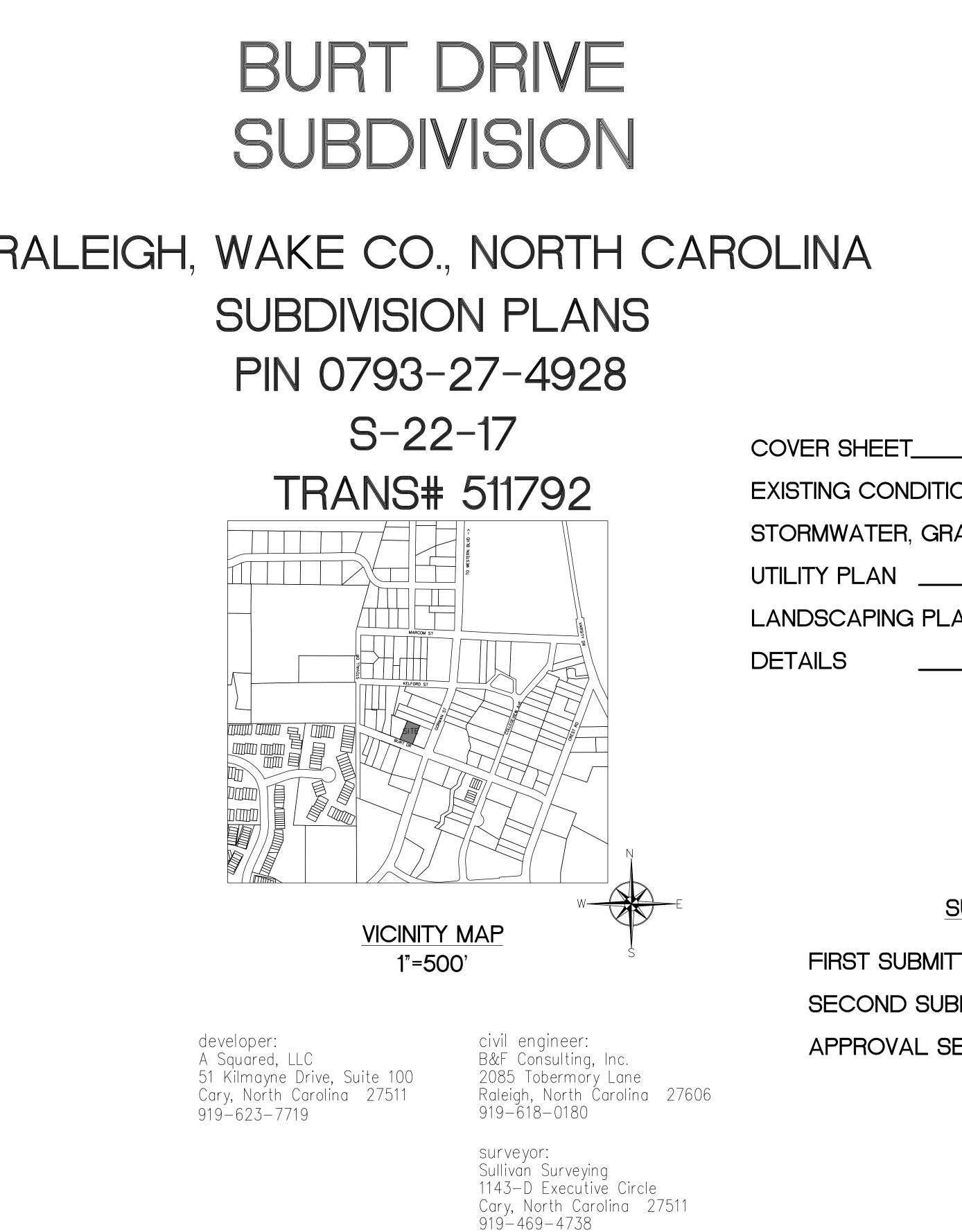
#### WHAT NEXT?:

- MEET ALL CONDITIONS OF APPROVAL.
- <u>COMPLETE INFRASTRUCTURE CONSTRUCTION DRAWINGS FOR ANY</u> <u>PUBLIC IMPROVEMENTS</u> Streets, Utility lines to be owned and maintained by the City and submit them to the Development Plans Review Center for approval.
- <u>HAVE A REGISTERED SURVEYOR PREPARE FINAL PLATS FOR</u> <u>RECORDING</u>. These also must be submitted to the Development Plans Review Center for authorization signature prior to recording with the Wake County Register of Deeds.
- MEET THE REQUIREMENTS OF THE SUNSET THRESHOLDS AS NOTED ABOVE.

#### FACILITY FEES REIMBURSEMENT:

If oversized street construction takes place, or greenway or oversized public street right-of-way is conveyed to the public, the owner is responsible for application to the City for reimbursement allowed by Code. Reimbursement takes place twice a year in January and July; a written request must be filed with the Planning Department for greenway and street right-of-way; and in the Public Works Department for street construction; by the first working day in November and May each year.

Development Services Customer Service Center   1 Ea	change Plaza, Suite 400   Raleigh, NC 2	27601   919-996-249	5   efax 919-996-1831
Litchford Satellite Office   8320 – 1			
When submitting plans, please check the approp	riate review type and include the	ne Plan Checklis	t document.
Office Use Only: Transaction # Project Co		Team Leader	
Subdivision *     Conventional Subdivision	Compact Developmer	t Co	nservative Subdivision
<ul> <li>Subdivision</li> <li>May require City Council approval if in</li> </ul>			
		ic orenaj bist	
If your project has been through the Due Diligence process, p	rovide the transaction #:		
Development Name Burt Drive Subdivision			
Proposed Use Single Family Subdivision (one	lot into two lots)		
Property Address(es) 3806 Burt Drive, Raleigh, NC			
Wake County Property Identification Number(s) for each pare	el to which these guidelines wi	ll apply:	
PIN Recorded Deed PIN Recorded Deed 0793-27-4928	PIN Recorded Deed	PIN Re	corded Deed
What is your project type?		· · · ·	
	sion in a non-residential zoning	district	
Other (describe):			
<sup>Company Name</sup> A Squared, LLC <sup>Address</sup> 51 Kilmayne Drive, Suite 100, Cary	Owner/Developer Name	A.J. Stillitt	ano
	ttano@outlook.com	×919-882-	1225
	NTACT PERSON FOR PLAN	_	
Company Name B&F Consulting, Inc.	Contact Name Amber	Farrelly, P	E
Address 2805 Tobermory Lane, Raleigh, NC Phone 919-389-8102 Email amber.far	27606 relly@bandfconsulting.com Fa		
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SOLID WASTE COMPLIANCE STATEMENT: Developers have reviewed and are in compliance with the requirements set forth in the SOLID WASTE DESIGN MANUAL.

Refuse containers will be rolled to the curb of the public right-of-way and serviced by City of Raleigh Solid Waste Services. Carts will be stored in garages or on 6'x6' concrete pad to side or rear of house.

TCA EXEMPTION:

# B&F CONSULTIN 2805 Tobermory Lane Raleigh, NC 27606 Phone No. (919) 618-0180 License No. C-2149



# REVISIONS

NO.	DATE	DESCRIPTION
		-

### **PROJECT INFORMATION**

PROJECT MANAGER:	RJB
DRAWN BY:	AJF
APPROVED BY:	RJB
DRAWING NAME:	BURT

AJF RJB BURT-LOT3908

**PROJECT NAME** 

BURT DRIVE SUBDIVISION S-22-17 TRANS #511792 3806 BURT DRIVE

RALEIGH, N.C.

DEVELOPER

A SQUARED, LLC

51 KILMAYNE DRIVE SUITE 100 CARY, N.C. 27511

SHEET NAME

**COVER SHEET** 

DRAWING SCALE

1"=500' PLAN SET

PRELIMINARY PLANS

DATE 6-9-2017

SHEET NUMBER

**COVER** FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

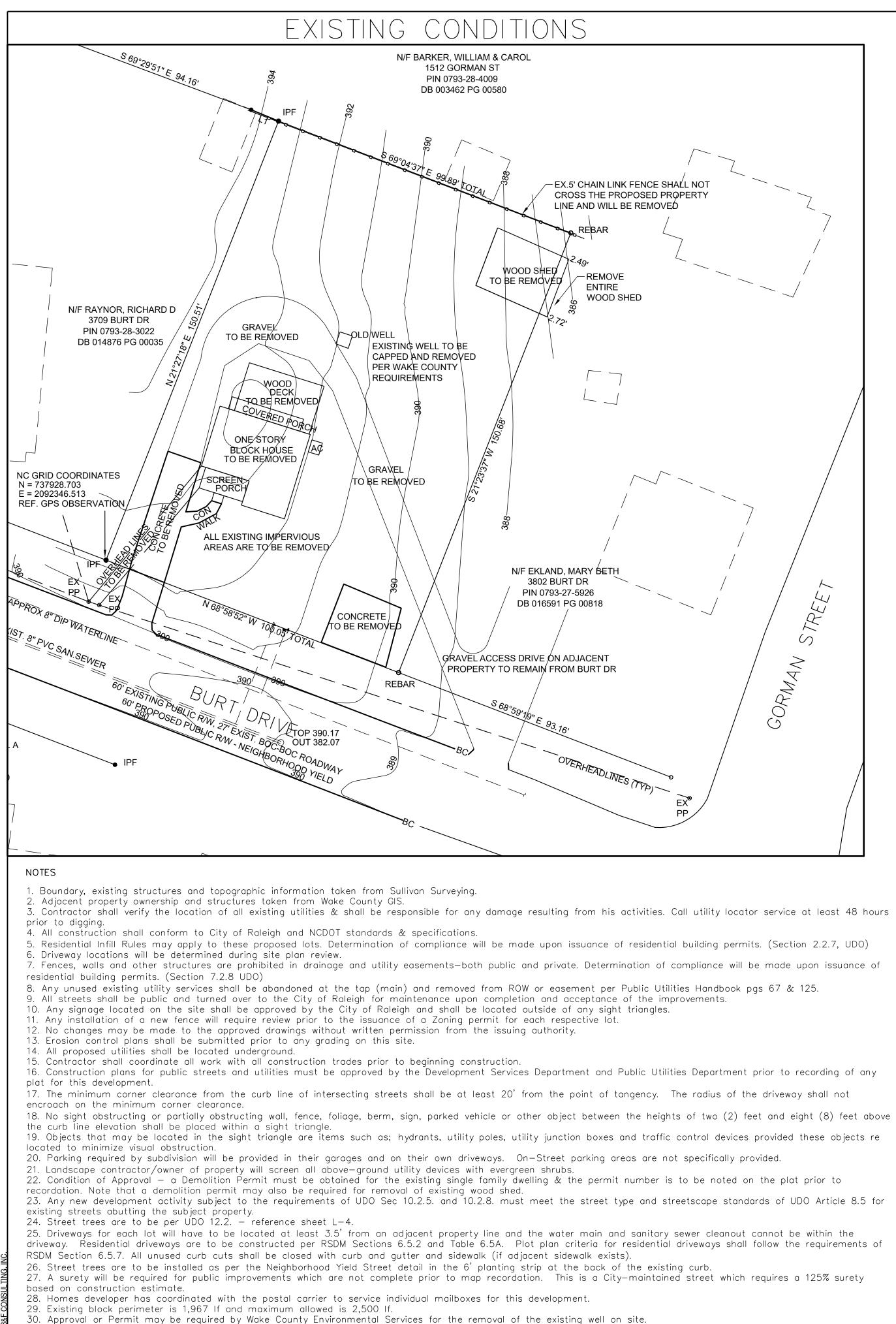
# INDEX

	COVER
ONS AND SITE PLAN	L-1
ADING AND DRAINAGE	L-2
	L-3
AN	L-4
	L-5

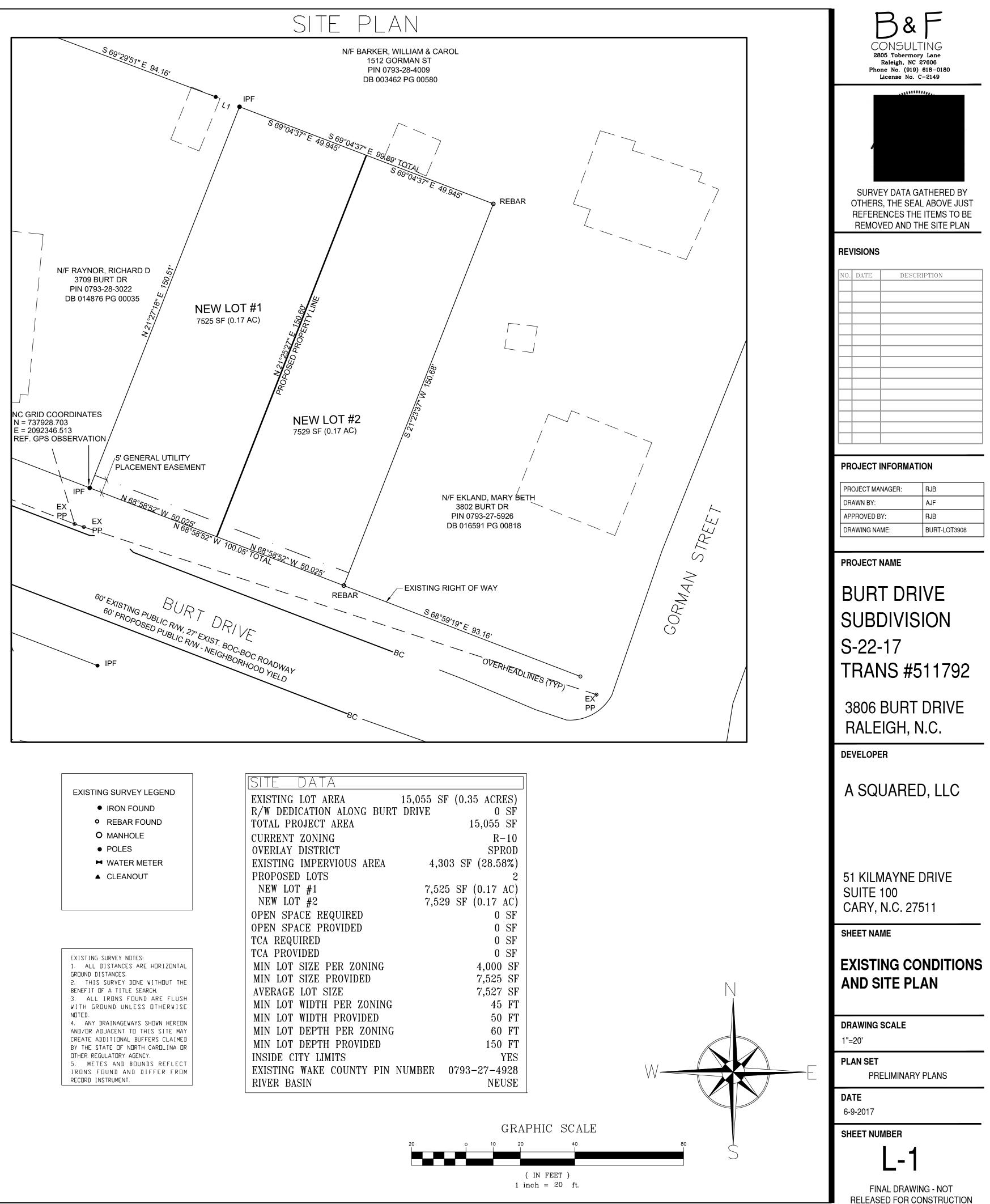
# SUBMITTALS

	4/20/2017
BMITTAL	5/19/2017
ET	6/9/2017

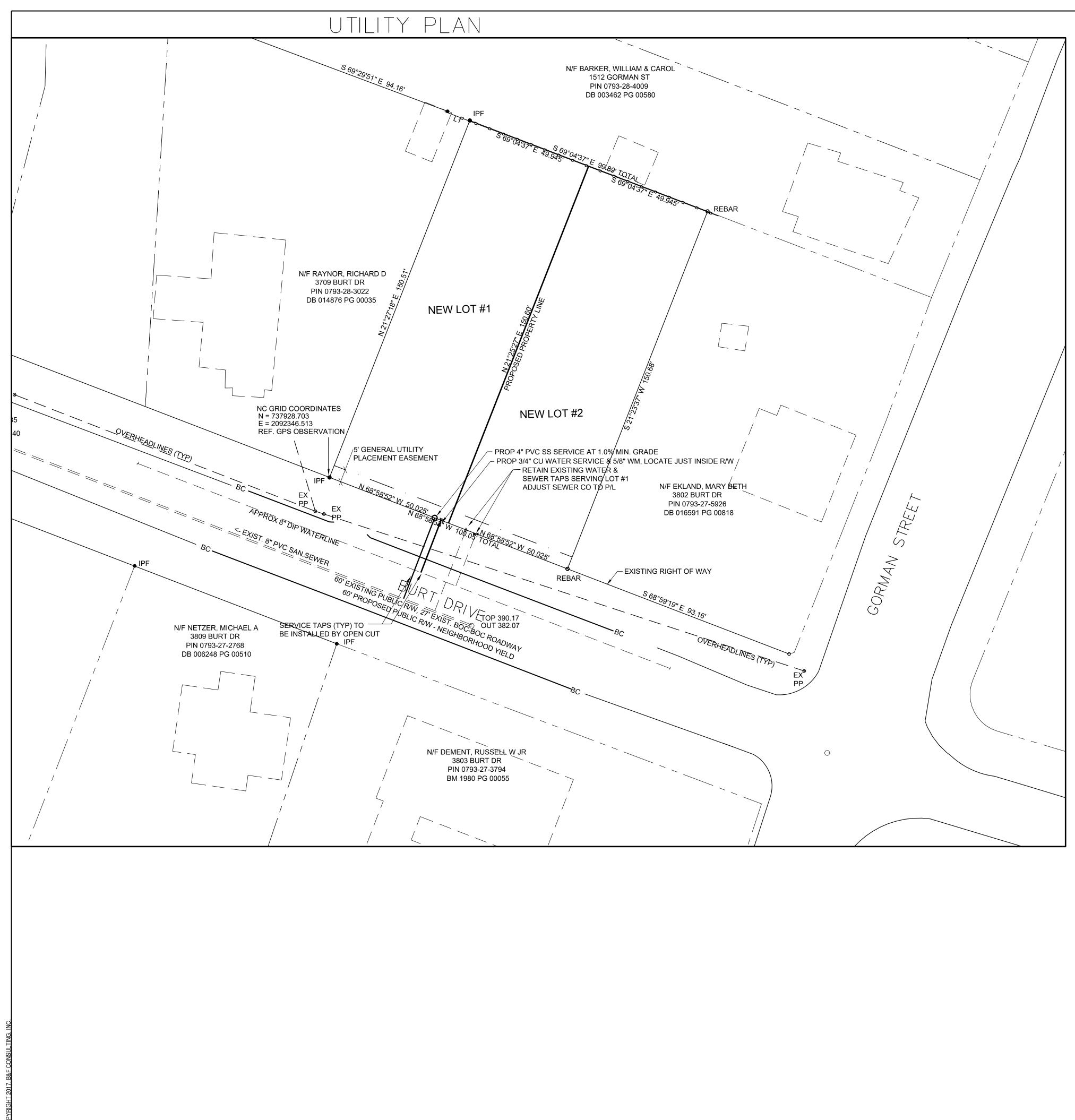
Per City UDO Section 9.1.2 - site is less than 2 acres



- 31. A fee-in-lieu will be required for 100 If of 6' wide sidewalk along the property frontage.



SITE DATA	
EXISTING LOT AREA	15,055 SF
R/W DEDICATION ALONG BURT	DRIVE
TOTAL PROJECT AREA	
CURRENT ZONING	
OVERLAY DISTRICT	
EXISTING IMPERVIOUS AREA	4,30
PROPOSED LOTS	
NEW LOT #1	7,52
NEW LOT #2	7,529
OPEN SPACE REQUIRED	
OPEN SPACE PROVIDED	
TCA REQUIRED	
TCA PROVIDED	
MIN LOT SIZE PER ZONING	
MIN LOT SIZE PROVIDED	
AVERAGE LOT SIZE	
MIN LOT WIDTH PER ZONING	
MIN LOT WIDTH PROVIDED	
MIN LOT DEPTH PER ZONING	
MIN LOT DEPTH PROVIDED	
INSIDE CITY LIMITS	
EXISTING WAKE COUNTY PIN N	NUMBER
RIVER BASIN	
L	



FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL. MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER. SPECIFIED FOR SANITARY SEWER. UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION. DEPARTMENT. FEET MAXIMUM.

<u>STANDARD UTILITY NOTES:</u> 1. ALL MATERIALS & CONSTRUCTION ME

REFERENCE: CORPUD HANDBOOK, CURR

WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION. STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION. FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION. 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION. \*EDIT TYPICAL SERVICE SIZE & MATERIAL AS APPROPRIATE.

THODS SHALL	. BE	IN	ACCORDANCE	WITH	CITY	OF	RALEIGH	DESIGN	STANDARDS,	DETAILS	&	SPECIFICA TIONS
PENT EDITION	)											

2. 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, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' 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

c) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATER MAIN, 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

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 CRADLE HAVING 6" MINIMUM 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

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 5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.

6. 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. 7. INSTALL 5/8" COPPER\* WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2' X 2' 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. 8. INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR 9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE. 10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, 11. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN 12. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD

13. 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 MANUFACTURERS' RECOMMENDATIONS OR THE LOCAL CROSS-CONECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919)

#### PUBLIC UTILITY NOTES

1. Utility layout is preliminary and is subject to vary with final site plans and construction drawings.

2. All public sanitary sewer mains are existing and installed within street right of ways or dedicated sanitary sewer easements. 3. No public water or sewer extensions are proposed with this development. Any public

water and sewer extensions shall be submitted and approved by the City of Raleigh Public Utilities Department. 4. All water meters are to be 5/8" water meters per the City of Raleigh Standards.

5. All sewer service lines to each individual property are to be 4" in diameter. 6. No person shall place any part of a structure, construction fill material, permanent equipment, or impoundment or plat trees, shrubs or any other plant on sanitary sewer easements or mains.

7. Reference sheet L-1 for additional notes pertaining to the entire site. 8. If existing water service is galvanized, it will need to be upgraded prior to being utilized.

9. Only straight extensions to relocate water meters at the proposed right of way per detail W-23 will be allowed. Angled extensions are not allowed. 10. Any unused existing utility services shall be abandoned at the tap (main) and

removed from ROW or easement per Public Utilities Handbook pgs 67 & 125. 11.Private water and sewer mains (or services) may not cross property lines per Sec.8-2007

12.CONDITION OF APPROVAL: Recordation of Subdivision & Easement Plat is required prior to issuance of a Building Permit.

### EXISTING SURVEY LEGEND

- IRON FOUND
- REBAR FOUND
- **O** MANHOLE
- POLES
- ► WATER METER
- CLEANOUT

#### CONSULTING 2805 Tobermory Lane Raleigh, NC 27606 Phone No. (919) 618-0180 License No. C-2149

B&



### REVISIONS

NO.	DATE	DESCRIPTION

### **PROJECT INFORMATION**

DRAWN BY:	A
APPROVED BY:	R
DRAWING NAME:	В

BURT-LOT3908

PROJECT NAME

**BURT DRIVE SUBDIVISION** S-22-17 TRANS #511792

3806 BURT DRIVE RALEIGH, N.C.

DEVELOPER

# A SQUARED, LLC

# **51 KILMAYNE DRIVE** SUITE 100 CARY, N.C. 27511

SHEET NAME

# UTILITY PLAN

#### DRAWING SCALE

1"=20'

PLAN SET PRELIMINARY PLANS

DATE

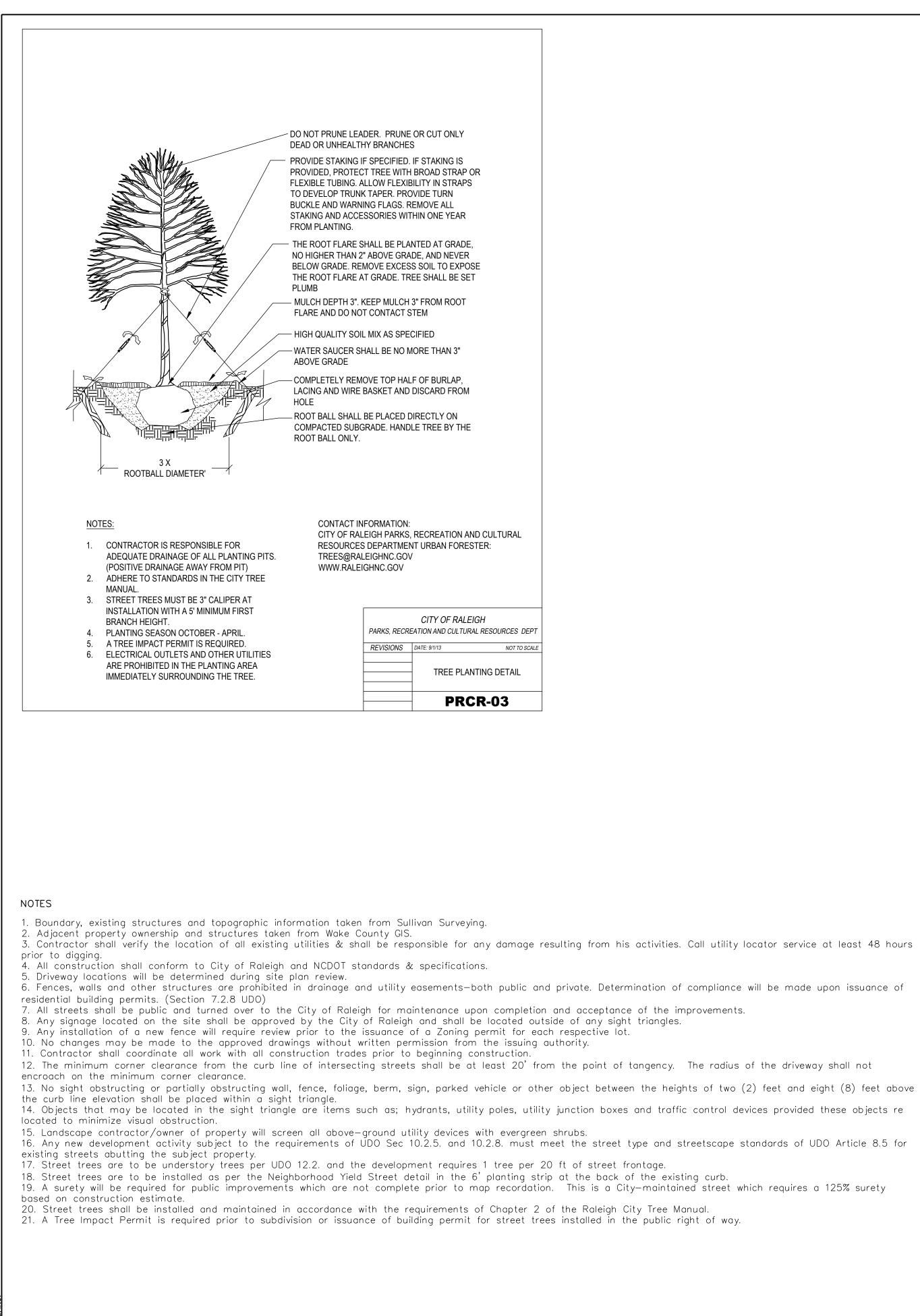
6-9-2017

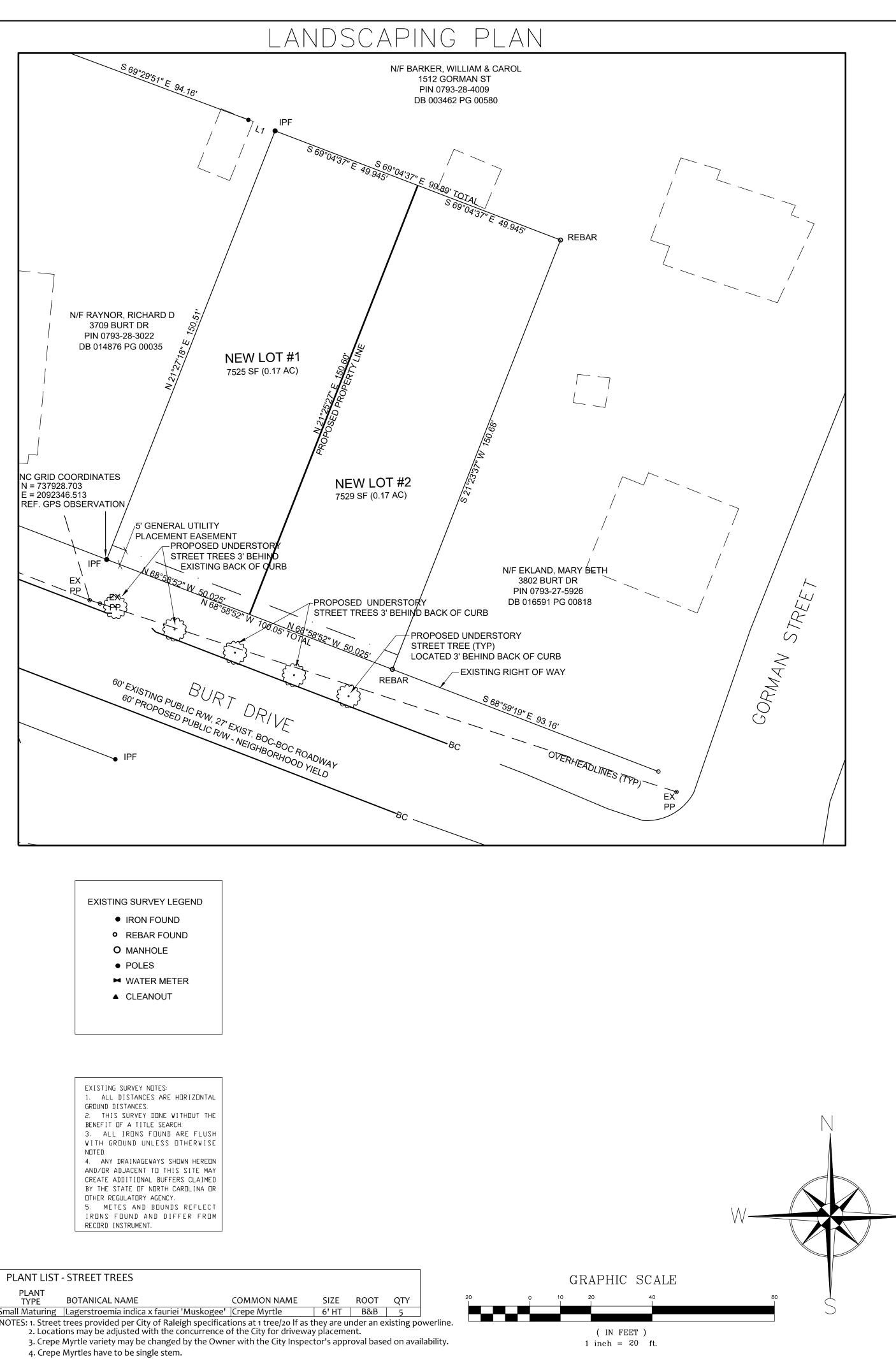
SHEET NUMBER



FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

GRAPHIC SCALE 20 $40( IN FEET )1 inch = 20 ft.$	80 S





Small Maturing |Lagerstroemia indica x fauriei 'Muskogee' |Crepe Myrtle | 6' HT | B&B | 5 NOTES: 1. Street trees provided per City of Raleigh specifications at 1 tree/20 lf as they are under an existing powerline.

B&F
CONSULTING
2805 Tobermory Lane
Raleigh, NC 27606
Phone No. (919) 618-0180
License No. C-2149



## REVISIONS

NO.	DATE	DESCRIPTION
		-

#### PROJECT INFORMATION

PROJECT MANAGER:
DRAWN BY:
APPROVED BY:
DRAWING NAME:

IB
IF
IB
JRT-LOT3908

#### PROJECT NAME

**BURT DRIVE** SUBDIVISION S-22-17 TRANS #511792

3806 BURT DRIVE RALEIGH, N.C.

DEVELOPER

# A SQUARED, LLC

51 KILMAYNE DRIVE SUITE 100 CARY, N.C. 27511

SHEET NAME

LANDSCAPING PLAN

DRAWING SCALE

# 1"=20'

PLAN SET PRELIMINARY PLANS

DATE 6-9-2017

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