

Preliminary Subdivision Application

Planning and Development

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to SiteReview@raleighnc.gov.


DEVELOPMENT TYPE (UDO Section 2.1.2)			
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development	<input type="checkbox"/> Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Scoping/sketch plan case number(s):			
Development name (subject to approval):			
Property Address(es):			
Recorded Deed PIN(s):			
What is your project type?	<input type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company:	Owner/Developer Name and Title:
Address:	
Phone #:	Email:
APPLICANT INFORMATION	
Company:	Contact Name and Title:
Address:	
Phone #:	Email:

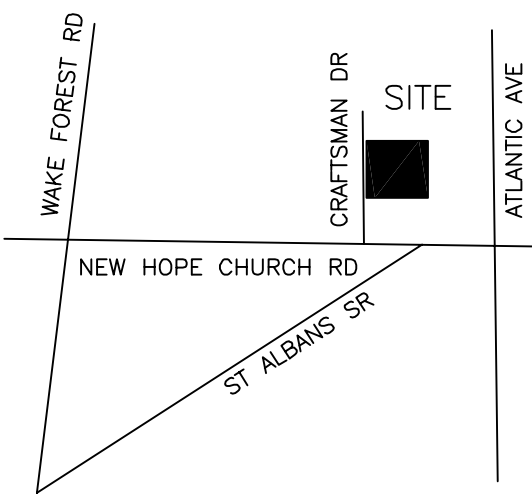
Continue to page 2 >>

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage:	
Zoning districts (if more than one, provide acreage of each):	
Overlay district:	Inside City limits? Yes No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: _____ Square Feet: _____	Proposed Impervious Surface: Acres: _____ Square Feet: _____
Neuse River Buffer Yes No	Wetlands Yes No
Is this a flood hazard area? Yes No	
If yes, please provide the following:	
Alluvial soils: _____	
Flood study: _____	
FEMA Map Panel #:	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached Attached
Total # of single-family lots:	
Proposed density for each zoning district (UDO 1.5.2.F):	
Total # of open space and/or common area lots:	
Total # of requested lots:	

SIGNATURE BLOCK	
<p>I hereby designate _____ to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.</p> <p>I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after six consecutive months of inactivity.</p>	
Signature: 	Date: 1/8/20
Printed Name: Jason Tuttle	
Signature:	Date:
Printed Name:	

Please email your completed application to SiteReview@raleighnc.gov.



VICINITY MAP (NOT TO SCALE)

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DEVELOPMENT TYPE (UDO Section 2.1.2)			
Conventional Subdivision	Compact Development	Conservation Development	Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Scoping/sketch plan case number(s):			
Development name (subject to approval):			
Property Address(es): 4220 Craftsman Dr, Raleigh NC 27609			
Recorded Deed PIN(s): 1716608003			
What is your project type?	<input type="checkbox"/> Single family	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Attached houses
	<input type="checkbox"/> Apartment	<input checked="" type="checkbox"/> Non-residential	<input type="checkbox"/> Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: Craftsman BP, LLC.	Owner/Developer Name and Title:
Address: 3717 National Drive, Suite 104, Raleigh, NC 27612-4877	
Phone #:	Email:
APPLICANT INFORMATION	
Company: True Line Surveying, P.C.	Contact Name and Title: Curk T. Lane, PLS
Address: 205 W. Main St, Clayton, NC 27520	
Phone # 919-359-0427	Email: curk@truelinesurveying.com

DEVELOPMENT TYPE + SITE DATA TABLE	
(Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 4.503 ac	
Zoning districts (if more than one, provide acreage of each): IX-3	
Overlay district:	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0 Square Feet: 0	Proposed Impervious Surface: Acres: Square Feet:
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this a flood hazard area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, please provide the following:	
Alluvial soils: As shown	
Flood study:	
FEMA Map Panel #: 3720171500 J	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots: Detached: 0 Attached: 0	
Total # of single-family lots: 0	
Proposed density for each zoning district (UDO 1.5.2.F):	
Total # of open space and/or common area lots: 0	
Total # of requested lots: 2	

SIGNATURE BLOCK	
I hereby designate _____ True Line Surveying, P.C. to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.	
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after _____ of inactivity.	
Signature:	Date: 1/8/21
Printed Name: Jason Tuttle - Manager Craftsman BP LLC	
Signature:	Date:
Printed Name:	

DEVELOPER/APPLICANT:

CRAFTSMAN BP, LLC.
 3717 NATIONAL DRIVE, SUITE 104
 RALEIGH, NORTH CAROLINA, 27612-4487

LAND SURVEYOR

TRUE LINE SURVEYING, P.C.
 205 WEST MAIN STREET
 CLAYTON, NORTH CAROLINA, 27520
 TELEPHONE: 919-359-0427
 FAX: 919-359-0428

ENGINEER

OAK ENGINEERING
 4929 MONROE ROAD
 CHARLOTTE, NORTH CAROLINA, 28205
 TELEPHONE: 704-559-9456

PRELIMINARY SUBDIVISION PLAN

FOR

CRAFTSMAN BP, LLC.

RALEIGH, NORTH CAROLINA

SUB-0001-2021
 ASR-SR-81-2018

SHEET 1: COVER SHEET

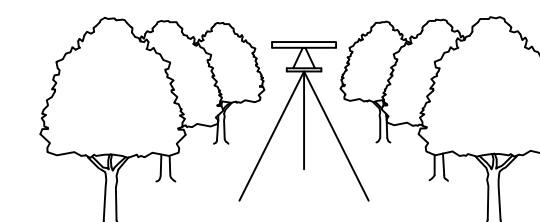
SHEET INDEX

SHEET TITLE	SHEET No.
EXISTING CONDITIONS.....	2
SUBDIVISION PLAN.....	3
SUBDIVISION PLAN (NEW EASEMENTS).....	4

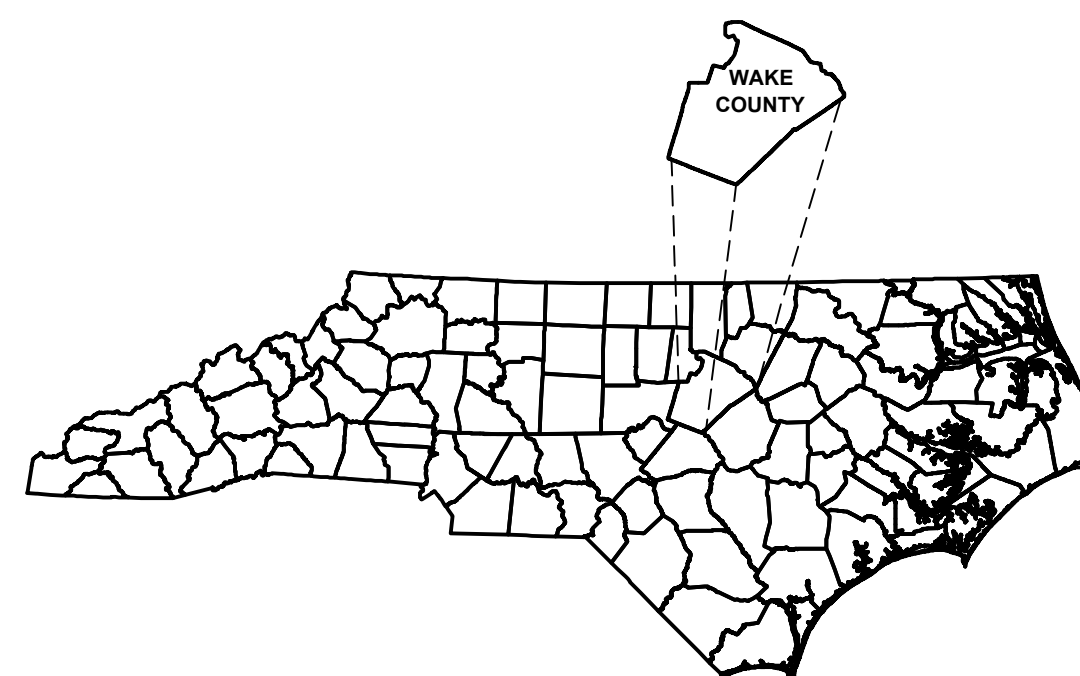
PREVIOUS CASE NUMBERS FOR THIS SITE:
 SR-81-18
 RCMP-0047-2019

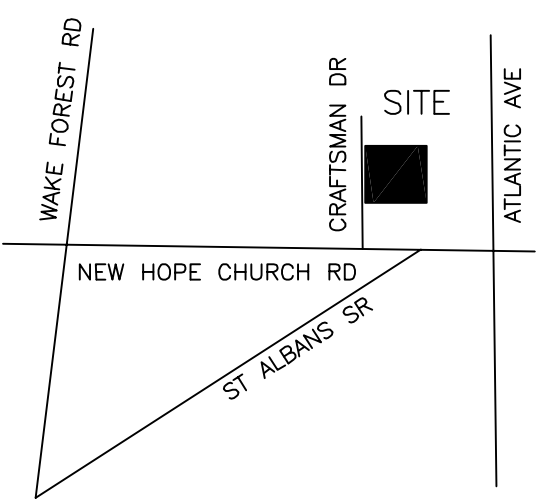
SURVEYED BY: TLS
DRAWN BY: MIKE
CHECKED BY: CURK
DRAWING NAME: COVER SHEET.DWG
SURVEY DATE: 12-15-20
JOB NO. 3597.001

TRUE LINE SURVEYING, P.C.



205 WEST MAIN STREET
 CLAYTON, N.C. 27520
 TELEPHONE: (919) 359-0427
 FAX: (919) 359-0428
www.truelinesurveying.com



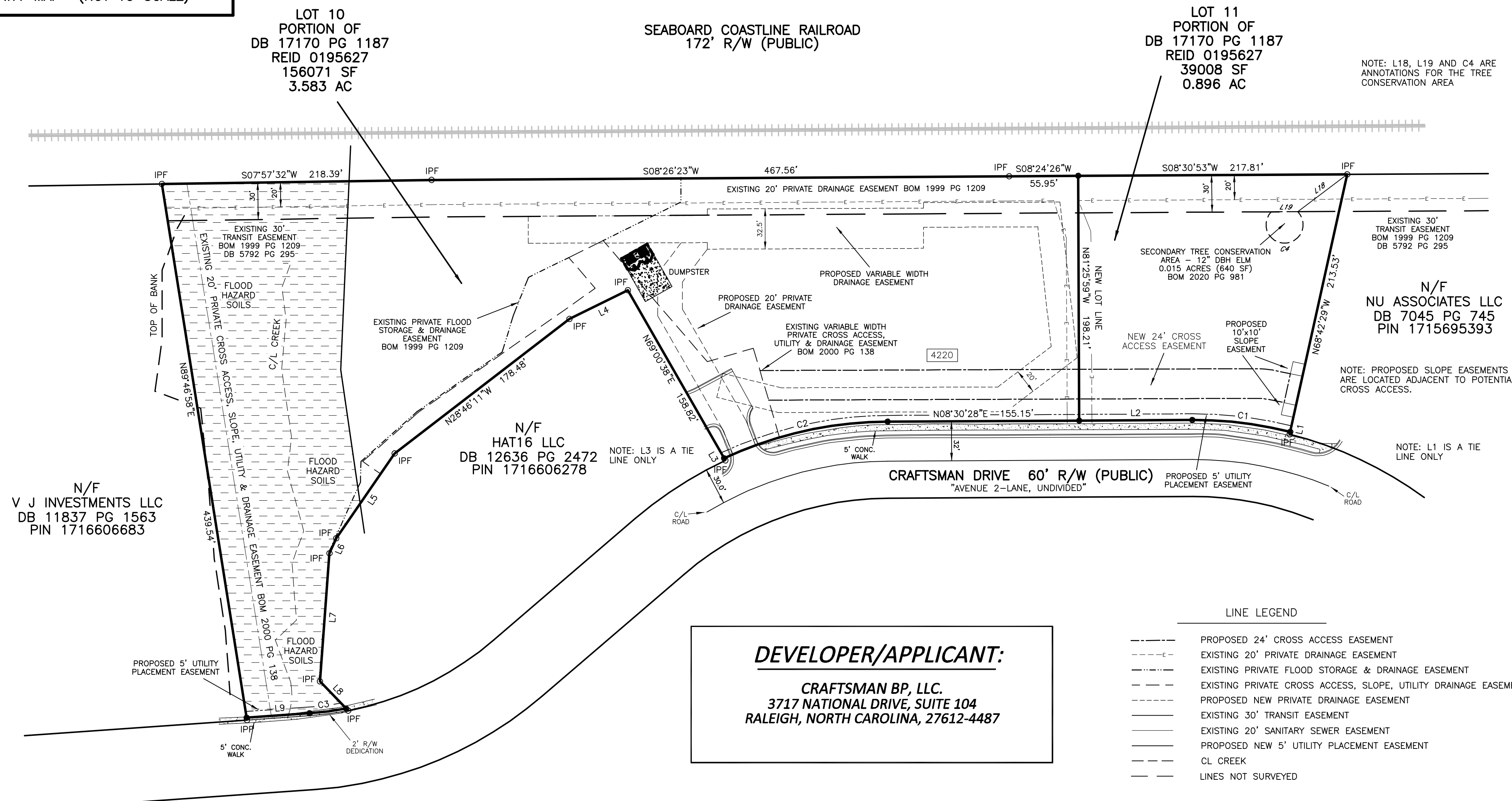


VICINITY MAP (NOT TO SCALE)

* TREE CONSERVATION AREAS ARE STRICTLY PROTECTED BY THE CITY OF RALEIGH. NO SOIL OR TREE DISTURBING ACTIVITY SHALL TAKE PLACE WITHIN TREE CONSERVATION AREAS; INCLUDING: CHANGES TO VEGETATIVE COVER, STABILIZATION OF A STRUCTURE OR FENCE, ROAD OR WALKWAY CONSTRUCTION, TREE REMOVAL OR PRUNING, CHEMICAL OR BIOLOGICAL AGENT APPLICATION, PERMANENT OR TEMPORARY ENCROACHMENTS OF IMPERVIOUS SURFACES, VEHICLES, EQUIPMENT OR MATERIALS.

NOTE: ALL PRIVATE STORM DRAINAGE EASEMENTS AND STORMWATER MEASURES WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

DATA & INFORMATION TABLE
 AREA IN LOTS.....195079 S.F. 4.478 AC
 CURRENT IMPERVIOUS SURFACE AREA.....2155 S.F.
 (SITE IS VACANT)
 ZONING: IX-3
 PARCEL NO. 1716608003
 REID. 0195627
 PARENT TRACT DEED DB 17170 PG 1187
 LEGAL: LOT 10 PADDINGTON STATION BOM 1999 PG 1209
 SITE ADDRESS: 4220 CRAFTSMAN DRIVE, RALEIGH NC, 27609
 THERE ARE NO INSTANCES OF 100 YEAR FEMA FLOOD ON SITE
 FEMA FLOOD PANEL 3720171500 J
 EFFECTIVE DATE MAY 2, 2006



N/F
 V J INVESTMENTS LLC
 DB 11837 PG 1563
 PIN 1716606683

N/F
 HAT16 LLC
 DB 12636 PG 2472
 PIN 1716606278

N/F
 NU ASSOCIATES LLC
 DB 7045 PG 745
 PIN 1715695393

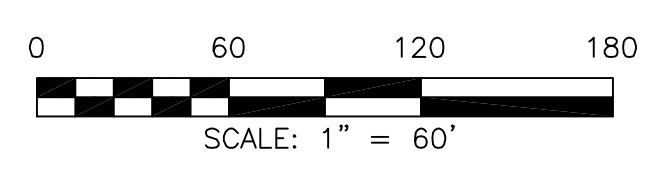
DEVELOPER/APPLICANT:
CRAFTSMAN BP, LLC.
 3717 NATIONAL DRIVE, SUITE 104
 RALEIGH, NORTH CAROLINA, 27612-4487

LINE LEGEND

---	PROPOSED 24' CROSS ACCESS EASEMENT
- - -	EXISTING 20' PRIVATE DRAINAGE EASEMENT
- - - -	EXISTING PRIVATE FLOOD STORAGE & DRAINAGE EASEMENT
- - - - -	EXISTING PRIVATE CROSS ACCESS, SLOPE, UTILITY DRAINAGE EASEMENT
- - - - - -	PROPOSED NEW PRIVATE DRAINAGE EASEMENT
- - - - - - -	EXISTING 30' TRANSIT EASEMENT
- - - - - - - -	EXISTING 20' SANITARY SEWER EASEMENT
- - - - - - - - -	PROPOSED NEW 5' UTILITY PLACEMENT EASEMENT
- - - - - - - - - -	CL CREEK
- - - - - - - - - - -	LINES NOT SURVEYED

LINE	BEARING	DISTANCE
L1	N68°42'29"W	2.00'
L2	N08°30'28"E	91.52'
L3	S69°00'38"W	2.01'
L4	N17°25'02"W	52.77'
L5	N46°38'25"W	83.38'
L6	N56°59'18"W	13.34'
L7	N76°54'18"W	104.00'
L8	S54°45'42"W	30.55'
L9	N04°46'58"E	51.14'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	318.00'	80.09'	79.88'	N15°44'17"E
C2	318.00'	136.71'	135.66'	N03°50'50"W
C3	254.00'	29.78'	29.77'	N01°25'26"E



LEGEND

○	IPF	IRON PIPE FOUND
○	IPS	IRON PIPE SET
○	CMF	CONCRETE MONUMENT FOUND
○	PKNF	PARKER-KALON NAIL FOUND
○	PKNS	PARKER-KALON NAIL SET
○	RRS	RAILROAD SPIKE
○	CSF	COTTON SPIKE FOUND
○	CSS	COTTON SPIKE SET
○	CC	CONTROL CORNER
○	CP	COMPUTED POINT
○	P/P	POWER POLE
○	OPW	OVERHEAD POWER LINE
○	R/W	RIGHT OF WAY
○	S.F.	SQUARE FEET
○	AC	ACRE
○	DB	DEED BOOK
○	PB	PLAT BOOK
○	BOM	BOOK OF MAPS
○	PG	PAGE
○	LF	LINEAR FEET
○	15S	LOT HAS OFFSITE SEWER
○	15SL	OFFSITE SEWER LOT
○	15R	RECOMBINATION LOT
○	[T00]	STREET ADDRESS

SURVEYED BY:	TLS
DRAWN BY:	MIKE
CHECKED BY:	CURK
DRAWING NAME:	SUBDSHT1.DWG
SURVEY DATE:	12-15-20
JOB NO.	3597.001

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