

Administrative Approval Action

Case File / Name: SUB-0002-2021 Gorman Burt II City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

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.

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 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.

SUB-0002-2021 Gorman Burt II 1



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

☑ <u>BUILDING PERMITS</u> - 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: Alysia Bailsy Taylor Date: 03/17/2021

Development Services Dir/Designee

Staff Coordinator: Kasey Evans

SUB-0002-2021 Gorman Burt II

LAND SURVEYOR/CONTACT

CAWTHORNE, MOSS & PANCIERA, PC MICHAEL A. MOSS. PLS 333 S. WHITE STREET WAKE FOREST, NC 27587 (919) 556-3148 MIKE@CMPPLS.COM

DEVELOPER:

BUILD RALEIGH, LLC P.O. BOX 10444 RALEIGH, NC 27635 336-740-4401

OWNER MAILING ADDRESS

TENZING INVESTMENTS, LLC 51 KILMAYNE DRIVE, SUITE 100 CARY, NC 27511

SHEET INDEX:

SHEET 1 - COVER SHEET SHEET 2 - EXISTING CONDITIONS SHEET 3 - PRELIMINARY SUBDIVISION PLAN

NEW LOT 2 NEW LOT 2 NEW LOT 3A NEW LOT 3B TOTAL SITE AREA ZONING SITE DENSITY

.DT SUMMARY TOTAL NUMBER OF LOTS

0.166 AC./7,221 S.F. 0.166 AC./7,247 S.F. 0.341 AC./14,860 S.F. 0.673 AC./ 29,328 S.F. R-10 SRPOD 4.46 UNITS PER ACRE

- All construction shall be in accordance with all City

All construction shall be in accordance with all City
of Roleigh Standards and Specifications.
 Developer is responsible for installation of all lines
necessary to provide service to this site.

necessary to provide service to this aste.

— The developer acknowledges that he has reviewed and is in compliance with the requirements set forth in the Solid Waste Design. The lots will be using residential bine.

— Refuse containers are to be rolled to the curb of the public right—of—and serviced by City of Roleigh Solid Waste Services. Carts will be stored in garage or on a 0 x 8 concrete pad to the side or rear of the house.

Per Section 9.2.2.A.2.b.i subject to 4.a Per Section 9.22.A.2.b.i subject to 4.a
 of the Part 10A Raleigh Unified Development Ordinance, these lots are exempt from active stammwater measures and subject to further review upon piocement of impervious surface areas.

The subject property is exempt from Tree Conservation requirements due to gross site acreage being less than 2 ac. No lots are proposed to require a private pump service.

This Project requires recordation of a Subdivision Plat prior to

issuance of a Building Permit.

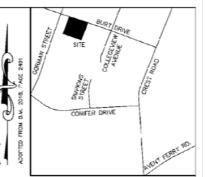
Issuance of a Building Permit.

- Proposed lots are subject to Residential Infill Rules, as per Sec. 2.2.7.

- Diameter & moterial of water & sewer services are 3/4" CU with 5/8" meter & 7PVC or DIP 8" 1.08" min, grade for each lot.

- Per Section 9.2.2.A.2.5.i subject to 4.a. of the Port 10A Roleigh Unified Development Ordinance, these lots are scenner from active stammater incaures and subject to further review upon placement of impervious surface areas.

- Demolition Permit # DEMO-006553-2019 & DEMO-011771-2020



VICINITY MAP

GORMAN BURT II, SUBDIVISION

Preliminary Subdivision Application Planning and Development Planning and Development Customer Service Center - One Exchange Plaza, Suite 400 | Raiciph, NC 27301 | 519-569-2304 INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDC 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) ■ Conventional Subdivision Compact Development Conservation Development 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): GORMAN BURT II, SUBDIVISION Property Address(9s): 3713 BURT DRIVE 3709 BURT DRIVE Recorded Deed PIN(s): 0793-27-6627 0793-27-7614 Single family Towrhouse project type? CURRENT PROPERTY OWNER/DEVELOPER INFORMATION NOTE: Please attach purchase agreement when submitting this form Company: TENZING INVESTMENTS, LLC Owner/Developer Name and Title: DAN MILLER - MANAGER Address: 51 KILWAYNE DRIVE, STE 100, CARY, NC 27511 Phone #: 336-740-4401 Emzil: DANGRUU DRALFICH COM APPLICANT INFORMATION Contact Name and Title: JORDAN PARKER - PLS Company CAWIT-ORNE, MOSS & PANCIERA Address: 333 S. WHITE STREET, WAKE FOREST NC, 27587 Phone#: 919-556-3148 Email: JORDAN@CMPPLS.COM Continue to page 2 >> Page 1 of 2 BEAMAGE 00 07 30 raleighnc.gov

			PE + SITE DATE TAB all developments)	LE				
			FORMATION					
Gross site acreag≥: 0,67	73.	LOI-LINE III	CREATION					
Zoning districts (if more t		le accessoe of ea	sch': P=10					
Overlay district: SRPOD			Inside City limits?	■ Yes	No			
Conditional Lse District (CUD) Case # Z-			Board of Adjustment (BOA) Case # A-					
		STORMWATE	RINFORMATION					
Existing Impervious Surfa		Proposed Imperv						
Acres:	Square Feet:		Acres:		Square Feet:			
Neuse River Buffer	Yes	No	Wetlands	Yes	■ No			
is this a flood hazard are		☐ No						
If yes, please provide the Alluvial soils:	: iolowing:							
Flood study:								
FEMA Map Panel #:								
		NUMBER OF L	OTS AND DENSITY					
Total # cf townhouse lots	: D	etached	Attached					
Total # cf single-family lo	its: 3							
Proposed density for each	th zoring cistric	t (JDO 1.5.2.F)	4.46 UNITS PER	ACRE				
Total # cf open space an	d/or common a	rea lots:						
Total # cf requested lots:	3							
			DE D. 001					
		SIGNATU	RE BLOCK					
hereby designate		DAN PARKER			e as my agent			
regarding this application and to represent me in a				nts, to resuc	mit plans on my benair.			
I/we have read, acknowly with the proposed development								
submittal policy, which a								
		1						
16	フィイ	/ /						
Signature:					02/18/21			
Printed Name: MANAGE	R OF TENZIN	G INVESTMENT	IS, LLC BY DAN M					
Signature:				Date:				
Printed Name:								
			F F - 1 - 0 : - 0 : -					
Plo	case email your	completed app	lication to SiteReview	@raleighns.	20%			

LEGEND: EIP - EXISTING IRON PIPE EPK - EXISTING IRON PIPE. EPK - EXISTING PK NAL NIP - NEW IRON PIPE SET R/W - RIGHT OF WAY CATV - CABLE TV BOX EB - ELECTRIC BOX TEL - TELEPHONE PEDESTAL PP - POWER POLE OHL - OVERHEAD LINE LP - LIGHT POLE WM - WATER METER WV - WATER VALVE WATER VALVE SEWER CLEAN-OUT P-WM - PROPOS - PROPOSED WATER METER - PROPOSED SEWER CLEAN-OUT 8 M.I.S.A. - MAX IMPERVIOUS SRPOC - SPECIAL RESIDENTIAL

PUBLIC IMPROVEMENTS QUANTITIES

THERE WILL BE 2 NEW WATER STUBS & 1 NEW SEWER STUBS

LINE TYPE LEGEND PROPERTY UNE — UNE SURVEYED

ROCKT-OF-MAY

AUDITION (ME) — UNE NOT SURVEYED

OUTST-AU UNE

FUNDOS STERION

FUNDOS STERION

FUNDOS HAZARO SOUS

SHEET 1 OF 3

PRELIMINARY SUBDIVISION PLAN COVER SHEET

GORMAN BURT II. SUBDIVISION

LOTS 2 & 3, GORMAN BURT SUBDIVISION

OWNER: TENZING INVESTMENTS, LLC REF: D.B. 18327, PAGE 159

REF: D.B. 18327, PAGE 337 REF: B.M. 2020, PAGE 991

CITY OF RALEIGH

WAKE COUNTY, NORTH CAROLINA



DECEMBER 18, 2020 REVISED FEBRUARY 18, 2021 ZONED R-10 SRPOD PIN # 0793-27-6627 PIN # 0793-27-7614

Kasey Evans I am approving this decument CASE # SUB-0002-2021



CAWTHORNE, MOSS & PANCIERA, P.C. PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148

LAND SURVEYOR/CONTACT LEGEND: EIP - EXSTING IRON PIPE EPK - EXISTING PK NAIL NIP - NEW IRON PIPE SET R/W - RIGHT OF WAY CAWTHORNE, MCSS & PANCIERA, PC MICHAEL A. MOSS, PLS 333 S. WHITE STREET R/W — RIGHT OF WAY CATU — CABLE TV BOX EB — ELECTRIC BOX TE — TELEPHONE PETESTAL PP — POWER POLE OHL — OVERHEAD LINE: LP — LIGHT FOLE WM — WATER VALVE TO — STREED OF THE LIGHT OF THE COMMENT OF THE LIGHT OF THE COMMENT OF THE LIGHT WY — WATER VALVE TO — STREED OF THE LIGHT WAKE FORES", NC 27587 (919) 556-3148 MIKE@CMPPLS.COM DEVELOPER: CO - SEWER CLEAN-OUT XXX - ADDRESS BUILD RALEIGH, LLC BURT DRIVE GO PUBLIC RIW P.O. BOX 10444 M.I.S.A. - MAX IMPERMICUS SURFACE ALLOWED SRPOD - SPECIAL RESIDENTIAL PARKING OVERLILY DISTR Ω RALEIGH, NC 27605 336-740-4401 OWNER MAILING ADDRESS TENZING INVESTMENTS, LLC 51 KILMAYNE DRIVE, SUITE 100 CARY, NC 27511 LOT 1, COLLEGE VIEW EXTENSION B.N. 2018, PG. 2491 3705 NOTES: 1. THIS PLAT SUBJECT TO ALL EASEMENTS, AGREEMENTS AND RIGHTS OF WAY OF RECORD PRIOR TO THE DATE OF THIS PLAT. 7.959 sa.ft. 0.183 AC. 4.15.A= 4,673 SF. 2. NO UNDERGROUND UTILITIES HAVE BEEN MARKED OR LOCATED FOR THIS PLAT. 3. ALL BEARINGS AND DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS (3) CONTOUR LINES HAVE BEEN TAKEN FROM WAKE COUNTY GIS SITE. 21,369 sq.ft. 5. ALL CONTOURS ARE A" 2' INTERVALS. 0.491 AC. ZONING DISTRICT MAXIMUM PERCENTAGE OF IMPERVIOUS SURFAIXE COVERAGE FOR M.LS.A.= 13,250 S.F. OF IMPERVIOUS SUPERAGE COVERAGE FOR R=0. IS 65%. 7. DEMOLITION PERMIT # IXEMO-006553-2019 & DEMOLITION PERMIT # DEMO-0'177'-2020 SHEET 2 OF 3 EXISTING CONDITIONS FOR GORMAN BURT II. SUBDIVISION LOTS 2 & 3, GORMAN BURT SUBDIVISION OWNER: TENZING INVESTMENTS, LLC REF: D.B. 18327, PAGE 159 REF: D.B. 18327, PAGE 337 REF: B.M. 2020, PAGE 991 CITY OF RALEIGH WAKE COUNTY, NORTH CAROLINA LINE TYPE LEGEND SCALE 1"=20' FROMENT LINE - LINE SURVEYED - HIGHT-OV-NEW LINE BOT SURVEYED - CONTRACT LINE - CLUBBY SET BOX - EASTMIN - LUFT BOT SURVEYED - LUFT BOT MAZARD SOLS FLOOD HAZARD SCILS SCALED FROM VAKE COUNTY HS **DECEMBER 18, 2020** REVISED FEBRUARY 18, 2021 ZONED R-10 SRPCD PIN # 0793-27-6627 PIN # C793-27-7614 CASE # SUB-0002-2021 CAWTHORNE, MOSS & PANCIERA, P.C. PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148

