



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.

<input checked="" type="checkbox"/>	Utility Placement Easement Required
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☒ **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.



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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)
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: Alysia Bailey Taylor Date: 03/17/2021
Development Services Dir/Designee
Staff Coordinator: Kasey Evans

LAND SURVEYOR/CONTACT

CAWTHORNE, MOSS & PANCERA, 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

LOT SUMMARY
TOTAL NUMBER OF LOTS
NEW LOT 2
NEW LOT 3A
NEW LOT 3B
TOTAL SITE AREA
ZONING
SITE DENSITY

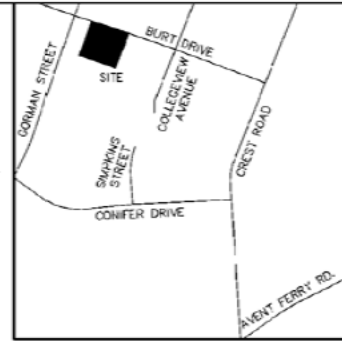
3
0.166 AC./7,221 S.F.
0.166 AC./7,221 S.F.
0.341 AC./14,860 S.F.
0.673 AC./29,329 S.F.
R-10 SRPOD
4.46 UNITS PER ACRE

NOTES:

- All construction shall be in accordance with all City of Raleigh Standards and Specifications.
- Developer is responsible for installation of all lines necessary to provide service to this site.
- 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 bins.
- Refuse containers are to be rolled to the curb of the public right-of-way and serviced by City of Raleigh Solid Waste Services. Garbage will be stored in garage or on a 6' x 6' concrete pad to the side or rear of the house.
- Per Section 9.2.2.A.2.b.i subject to 4.a. of the Part 10A Raleigh Unified Development Ordinance, these lots are exempt from active stormwater measures and subject to further review upon placement 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.
- The Project requires recordation of a Subdivision Plat prior to issuance of a Building Permit.
- Proposed lots are subject to Residential Infill Rules, as per Sec. 2.2.7.
- Diameter & material of water & sewer services are 3/4" CU with 5/8" meter & 4" PVC or DIP @ 1.0% min. grade for each lot.
- Per Section 9.2.2.A.2.b.i subject to 4.a. of the Part 10A Raleigh Unified Development Ordinance, these lots are exempt from active stormwater measures and subject to further review upon placement of impervious surface areas.
- Demolition Permit # DEMO-006553-2019 & DEMO-011771-2020



GORMAN BURT II, SUBDIVISION



VICINITY MAP

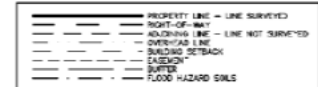
LEGEND:

- EP - EXISTING IRON PIPE
- EPK - EXISTING PK NAIL
- HP - NEW IRON PIPE SET
- R/W - RIGHT OF WAY
- CATV - CABLE TV BOX
- ED - ELECTRIC BOX
- TEL - TELEPHONE PDESTAL
- PP - POWER POLE
- OHL - OVERHEAD LINE
- LP - LIGHT POLE
- WM - WATER METER
- WV - WATER VALVE
- CO - SEWER CLEAN-OUT
- XXX - ADDRESS
- P-WM - PROPOSED WATER METER
- P-CO - PROPOSED SEWER CLEAN-OUT
- M.I.S.A. - MAX IMPERVIOUS SURFACE ALLOWED
- SRPOD - SPECIAL RESIDENTIAL PARKING OVERLAY DISTRICT

PUBLIC IMPROVEMENTS QUANTITIES

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

LINE TYPE LEGEND



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



SCALE 1"=20'

DECEMBER 18, 2020

REVISED FEBRUARY 18, 2021

ZONED R-10 SRPOD

PIN # 0793-27-6627

PIN # 0793-27-7614

CASE # SUB-0002-2021



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

Kasey Evans
I am approving this document
2021.02.18 12:25:00-0500

Kasey Evans

LAND SURVEYOR/CONTACT

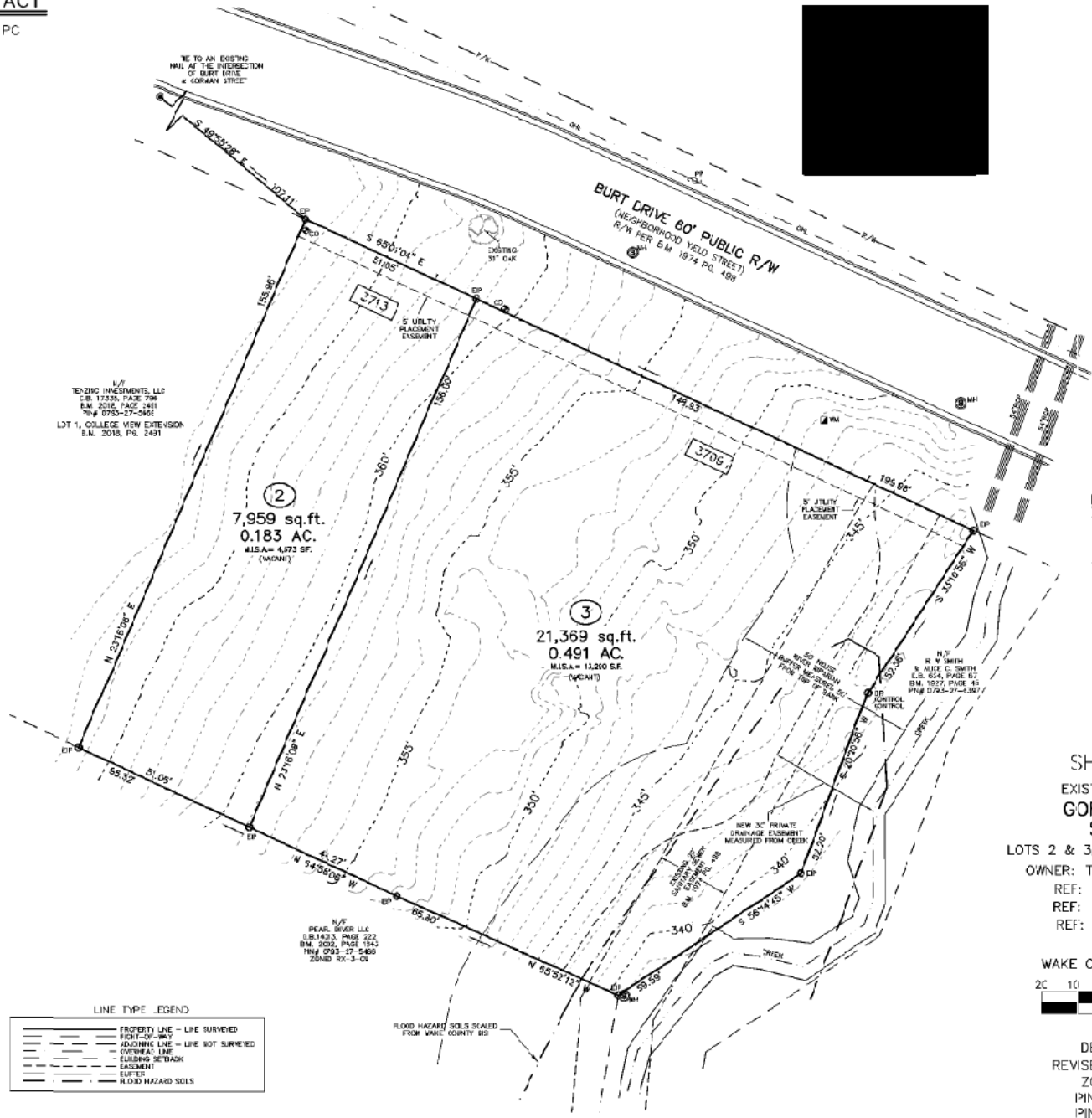
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DEVELOPER:

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51 KILWAYNE DRIVE, SUITE 100
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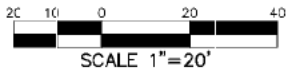
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EPK - EXISTING PK NAIL
NIP - NEW IRON PIPE SET
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CATV - CABLE TV BOX
EB - ELECTRIC BOX
TEL - TELEPHONE PEDESTAL
PP - POWER POLE
OHL - OVERHEAD LINE
LP - LIGHT POLE
WM - WATER METER
WV - WATER VALVE
CO - SEWER CLEAN-OUT
XX - ADDRESS
M.I.S.A. - MAX IMPERVIOUS SURFACE ALLOWED
SRPOD - SPECIAL RESIDENTIAL PARKING OVERLAY DISTRICT

NOTES:

1. THIS PLAT SUBJECT TO ALL EASEMENTS, AGREEMENTS AND RIGHTS OF WAY OF RECORD PRIOR TO THE DATE OF THIS PLAT.
2. NO UNDERGROUND UTILITIES HAVE BEEN MARKED OR LOCATED FOR THIS PLAT.
3. ALL BEARINGS AND DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS.
4. CONTOUR LINES HAVE BEEN TAKEN FROM WAKE COUNTY GIS SITE.
5. ALL CONTOURS ARE AT 2' INTERVALS.
6. ZONING DISTRICT MAXIMUM PERCENTAGE OF IMPERVIOUS SURFACE COVERAGE FOR R-10 IS 65%.
7. DEMOLITION PERMIT # DEMO-308553-2019 & DEMOLITION PERMIT # DEMO-0177-2020

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



DECEMBER 18, 2020
REVISED FEBRUARY 18, 2021
ZONED R-10 SRPOD
PIN # 0793-27-6627
PIN # 0793-27-7614
CASE # SUB-0002-2021



LAND SURVEYOR/CONTACT

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MC-AE, A. MOSS, FLS
333 S. WHITE STREET
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**LANDSCAPING PLAN TABLE
SHADE TREES:**

- (1) 1" CALIPER SMALL ITEM SHADE TREES
- PROPOSED SHADE TREES ARE WILLOW OAK - QUERCUS PHILLIPS
- PROPOSED SHADE TREES WILL BE A MINIMUM CALIPER OF 3 INCHES AND BE AT LEAST 10 FEET TALL AT THE TIME OF PLANTING
- SHADE TREES MATURE HEIGHT WILL BE 40' TO 60'
- SHADE TREES CROWN SPREAD OF AT LEAST 30' OR GREATER

NOTES:

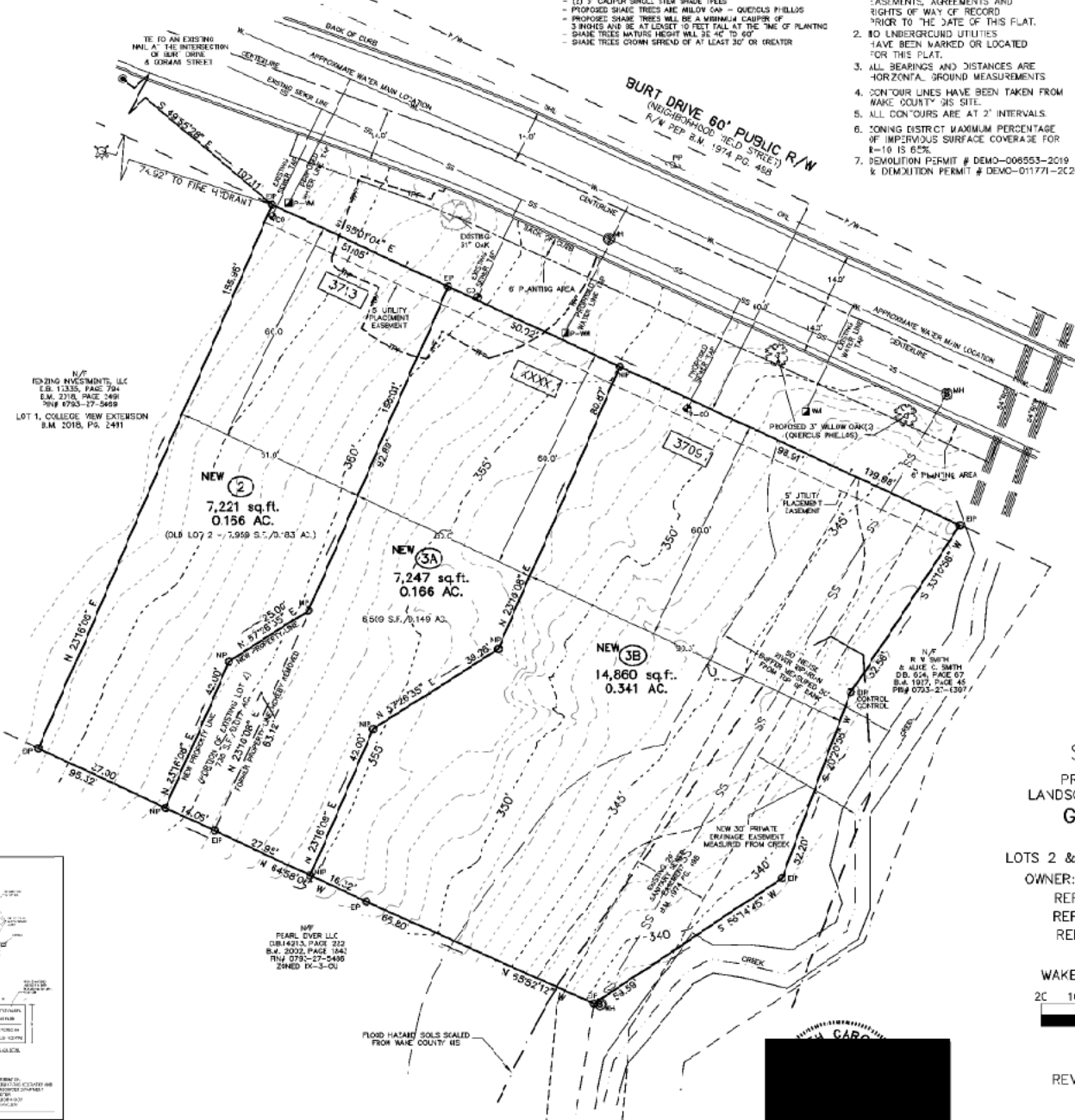
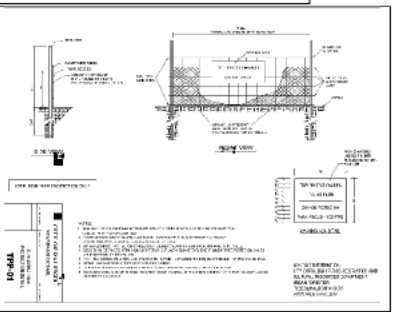
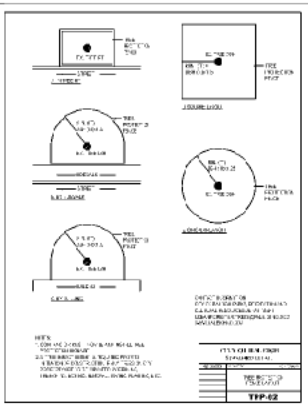
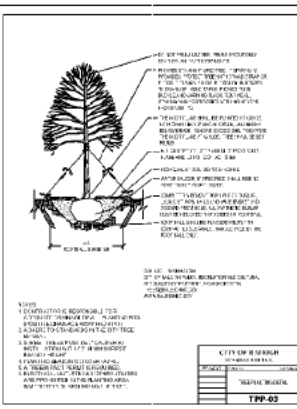
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- XX - ADDRESS
- P-WM - PROPOSED WATER METER
- P-CO - PROPOSED SEWER CLEAN-OUT
- SRPCD - SPECIAL RESIDENTIAL PARKING OVERLAY DISTRICT
- ST - PROPOSED SHADE TREE

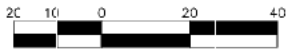
LOT SUMMARY

TOTAL NUMBER OF LOTS	3
NEW LOT 2	0.166 AC./7,221 S.F.
NEW LOT 3A	0.166 AC./7,247 S.F.
NEW LOT 3B	0.341 AC./14,860 S.F.
TOTAL SITE AREA	0.673 AC./29,328 S.F.
ZONING	R-10 SRPCD
SITE DENSITY	4.46 UNITS PER ACRE



SHEET 3 OF 3
**PRELIMINARY SUBDIVISION,
LANDSCAPING & UTILITY PLAN FOR
GORMAN BURT II,
SUBDIVISION**

LOTS 2 & 3, GORMAN BURT SUBDIVISION
OWNER: TENZING INVESTMENTS, LLC
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