

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): 3808 BURT DRIVE SUBDIVISION			
Property Address(es): 3808 BURT DRIVE			
Recorded Deed PIN(s): 0793-27-3929			
What is your project type?	<input checked="" type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses <input type="checkbox"/> Other: _____

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 KILMAYNE DRIVE, STE 100, CARY, NC 27511	
Phone #: 336-740-4401	Email: DAN@BUILDRALEIGH.COM
APPLICANT INFORMATION	
Company:	Contact Name and Title: JORDAN PARKER – PLS
CAWTHORNE, MOSS & PANCIERA	Address: 333 S. WHITE STREET, WAKE FOREST NC, 27587
Phone #: 919-556-3148	Email: JORDAN@CMPPLS.COM

Continue to page 2 >>

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 0.247	
Zoning districts (if more than one, provide acreage of each): R-10	
Overlay district: SRPOD	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: _____ Square Feet: _____	Proposed Impervious Surface: Acres: _____ Square Feet: _____
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this a flood hazard area? <input type="checkbox"/> Yes <input type="checkbox"/> 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: 2	
Proposed density for each zoning district (UDO 1.5.2.F): 8.10 UNITS PER ACRE	
Total # of open space and/or common area lots:	
Total # of requested lots: 2	

SIGNATURE BLOCK	
The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.	
I, <u>JORDAN PARKER</u> will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) 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 180 days of inactivity.	
Signature: 	Date: 03/23/21
Printed Name: MANAGER OF TENZING INVESTMENTS, LLC BY DAN MILLER	
Signature:	Date:
Printed Name:	

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

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:

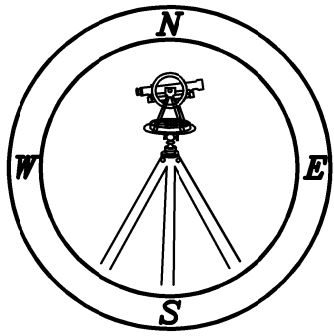
BUILD RALEIGH, LLC
P.O. BOX 10444
RALEIGH, NC 27605
336-740-4401

OWNER MAILING ADDRESS

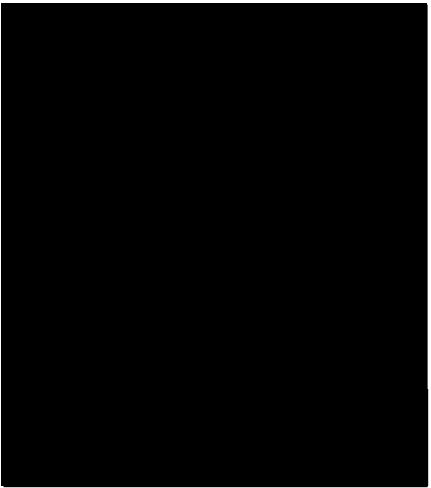
TENZING INVESTMENTS, LLC
51 KILMAYNE DRIVE, SUITE 100
CARY, NC 27511

SHEET INDEX:

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

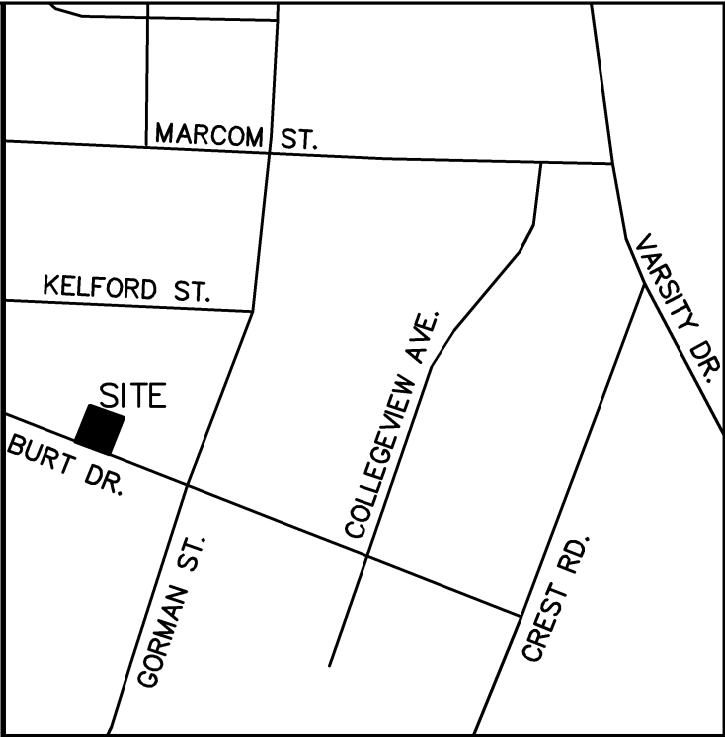


LOT SUMMARY		
TOTAL NUMBER OF LOTS	2	
NEW LOT 1	0.123 AC./5,354 S.F.	
NEW LOT 2	0.124 AC./5,403 S.F.	
TOTAL SITE AREA	0.247 AC./ 10,757 S.F.	
ZONING	R-10 SRPOD	
SITE DENSITY	8.10 UNITS PER ACRE	



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. Carts will be stored in garage or on a 6' x 6' concrete pad to the side or rear of the house.
- 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.
- 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-018165-2020



VICINITY MAP

LEGEND:

EIP - EXISTING IRON PIPE
EPK - EXISTING PK NAIL
NIP - NEW IRON PIPE SET
R/W - RIGHT OF WAY
CATV - CABLE TV BOX
EB - ELECTRIC BOX
TEL - TELEPHONE PEDESTAL
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XXX - ADDRESS
PR-WM - PROPOSED WATER METER
PR-CO - PROPOSED SEWER CLEAN-OUT
M.I.S.A. - MAX IMPERVIOUS SURFACE ALLOWED
SRPOD - SPECIAL RESIDENTIAL PARKING OVERLAY DISTRICT

ADOPTED FROM NC GRID NAD 83/2011

PUBLIC IMPROVEMENTS QUANTITIES

THERE WILL BE 1 NEW WATER STUB & 1 NEW SEWER STUB

LINE TYPE LEGEND

---	PROPERTY LINE - LINE SURVEYED
---	RIGHT-OF-WAY
---	ADJOINING LINE - LINE NOT SURVEYED
---	OVERHEAD LINE
---	BUILDING SETBACK
---	EASEMENT
---	BUFFER
---	FLOOD HAZARD SOILS

SHEET 1 OF 3

PRELIMINARY SUBDIVISION PLAN COVER SHEET FOR

3808 BURT DRIVE SUBDIVISION

LOT 7, TENZING INVESTMENTS
OWNER: TENZING INVESTMENTS, LLC
REF: D.B. 17484, PAGE 1549
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-10 SRPOD
PIN # 0793-27-3929

CASE # SUB-0021-2021

(x:\SUBS\3808 BURT SUBDIVISION - JC)

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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 180 days of inactivity.

Signature:	Date: 07/01/21
Printed Name: MANAGER OF TENZING INVESTMENTS, LLC BY DAN MILLER	
Signature: _____	Date: _____
Printed Name: _____	

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



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OWNER MAILING ADDRESS

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LEGEND:

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XXX - ADDRESS
M.I.S.A. - MAX IMPERVIOUS SURFACE ALLOWED
SRPOD - SPECIAL RESIDENTIAL PARKING OVERLAY DISTRICT



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 61°15'50" W	226.59'
L-2	S 02°10'57" W	5.36'
L-3	S 70°12'02" E	11.94'

NOTES:

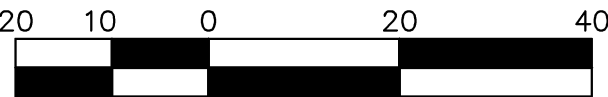
1. THIS PLAT SUBJECT TO ALL EASEMENTS, AGREEMENTS AND RIGHTS OF WAY OF RECORD PRIOR TO THE DATE OF THIS PLAT.
2. NO UNDERGROUND UTILITIES HAVE BEEN MARKED OR LOCATED FOR THIS PLAT.
3. ALL BEARINGS AND DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS
4. ALL CONTOUR LINE ARE AT 1' INTERVALS, HIGHLIGHTED EVERY 5'. ELEVATIONS BASED ON NAVD 88.
5. ZONING DISTRICT MAXIMUM PERCENTAGE OF IMPERVIOUS SURFACE COVERAGE FOR R-10 IS 65%.
6. DEMOLITION PERMIT # DEMO-018165-2020

SHEET 2 OF 3

PRELIMINARY SUBDIVISION
EXISTING CONDITIONS SHEET FOR

3808 BURT DRIVE SUBDIVISION

LOT 7, TENZING INVESTMENTS
OWNER: TENZING INVESTMENTS, LLC
REF: D.B. 17484, PAGE 1549
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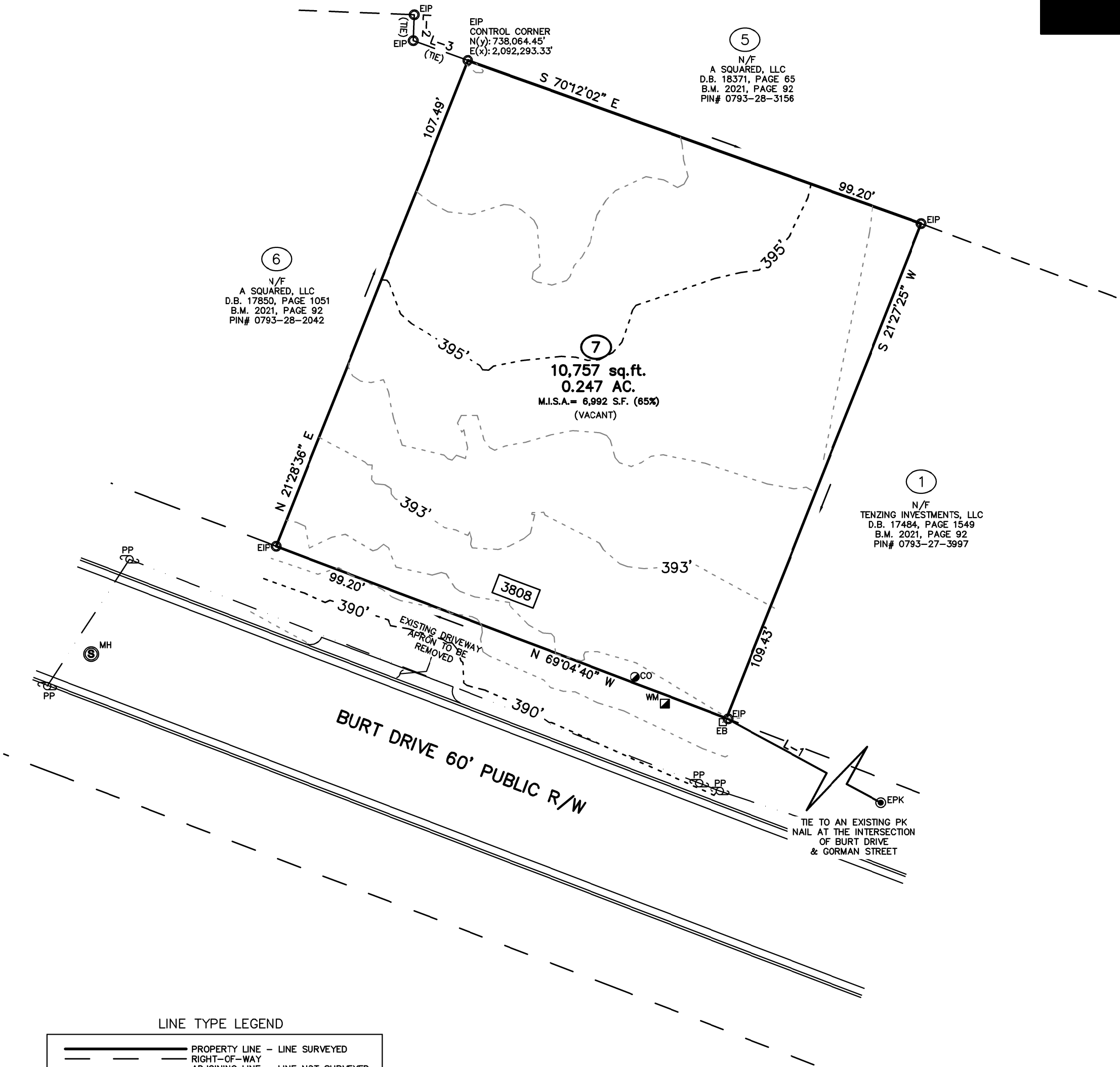


SCALE 1"=20'

MARCH 22, 2021
REVISED JULY 1, 2021
ZONED R-10 SRPOD
PIN # 0793-27-3929

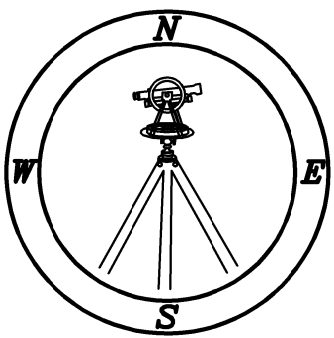
CASE # SUB-0021-2021

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



LINE TYPE LEGEND

---	PROPERTY LINE - LINE SURVEYED
---	RIGHT-OF-WAY
---	ADJOINING LINE - LINE NOT SURVEYED
---	OVERHEAD LINE
---	BUILDING SETBACK
---	EASEMENT
---	BUFFER
---	FLOOD HAZARD SOILS



LAND SURVEYOR/CONTACT

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MICHAEL A. MOSS, PLS
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(919) 556-3148
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DEVELOPER:

BUILD RALEIGH, LLC
P.O. BOX 10444
RALEIGH, NC 27605
336-740-4401


OWNER MAILING ADDRESS

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

BURT DRIVE SHADE STREET TREES:

- PROPOSED SMALL MATURING TREE WILL BE CAROLINA SILVERBELL
BOTANICAL NAME: HALEZIA TETRAPTERA, H. CAROLINA
- PROPOSED SHADE TREES WILL BE A MINIMUM CALIPER OF
1.5 INCHES AND BE AT LEAST 6 FEET TALL AT THE TIME OF PLANTING
- APPROPRIATE UNDER POWER LINES
- MATURE BETWEEN 15' & 35' IN HEIGHT
- 2 TOTAL SMALL MATURING TREES

LEGEND:

- EIP - EXISTING IRON PIPE
- EPK - EXISTING PK NAIL
- NIP - NEW IRON PIPE SET
- R/W - RIGHT OF WAY
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- PR-WM - PROPOSED WATER METER
- PR-CO - PROPOSED SEWER CLEAN-OUT
- SRPOD - SPECIAL RESIDENTIAL
PARKING OVERLAY DISTRICT
-  - PROPOSED SHADE STREET TREE
(CAROLINA SILVERBELL)

NOTES:

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4. ALL CONTOUR LINE ARE AT 1' INTERVALS, HIGHLIGHTED EVERY 5'. ELEVATIONS BASED ON NAVD 88.
5. ZONING DISTRICT MAXIMUM PERCENTAGE OF IMPERVIOUS SURFACE COVERAGE FOR R-10 IS 65%.
6. DEMOLITION PERMIT # DEMO-018165-2020
7. NEW STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH TPP-03 CITY DETAIL BETWEEN OCTOBER 1 AND APRIL 30. A LANDSCAPE AGREEMENT IS NEEDED IF CO IS REQUIRED OUTSIDE OF THE PLANTING WINDOW. CONTACT THE URBAN FORESTRY INSPECTOR WITH QUESTIONS.

LOT SUMMARY	
TOTAL NUMBER OF LOTS	2
NEW LOT 1	0.123 AC./5,354 S.F.
NEW LOT 2	0.124 AC./5,403 S.F.
TOTAL SITE AREA	0.247 AC./ 10,757 S.F.
ZONING	R-10 SRPOD
SITE DENSITY	8.10 UNITS PER ACRE

IMPERVIOUS CALCULATIONS	
TOTAL NUMBER OF LOTS	2
PROPOSED 6' SIDEWALK IMPERVIOUS	
WITHIN BURT DRIVE R/W - (596 S.F./2 = 298 S.F.)	
LOT 1 (5,354 S.F. x 65%) - 298 S.F. = 3,182 S.F.	
LOT 2 (5,403 S.F. x 65%) - 298 S.F. = 3,214 S.F.	

SHEET 3 OF 3
PRELIMINARY SUBDIVISION & UTILITY PLAN FOR
3808 BURT DRIVE SUBDIVISION

LOT 7, TENZING INVESTMENTS
OWNER: TENZING INVESTMENTS, LLC
REF: D.B. 17484, PAGE 1549
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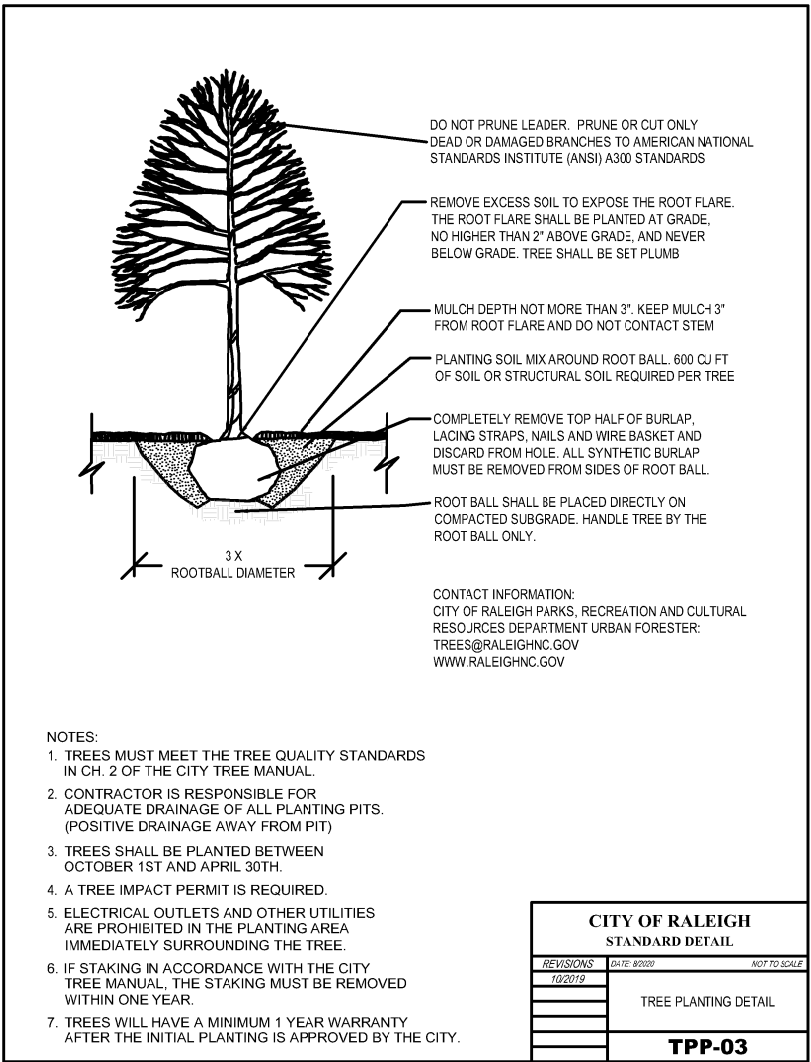


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