



Preliminary Subdivision Plan Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

5-29-19 Burt-Collegeview Subd.
 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.

Office Use Only: Transaction #: LD01478 Planning Coordinator: Ryan B.

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

Development name (subject to approval): BURT - COLLEGEVIEW SUBDIVISION

Property Address(es): 3609 Burt Drive

Recorded Deed PIN(s): 0793-37-1426

What is your project type? Single family Townhouse Attached houses
 Apartment Non-residential Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION

NOTE: please attach purchase agreement when submitting this form.

Company: CARPENTER-PREISS INVESTMENTS Owner/Developer Name and Title: Kirk Preiss

Address: 1700 Hillsborough St, Raleigh, NC 27605

Phone #: 919 870-5080 Email: kirk@tpco.com

APPLICANT INFORMATION

Company: _____ Contact Name and Title: Michael Kane, Managing Partner

Capital Civil Engineering Address: 1011 Pemberton Hill Rd, Ste 203 Apex, NC 27502

Phone #: 919 249-8587 Email: mkane@capitalcivil.com

DEVELOPMENT TYPE + SITE DATE TABLE
 (Applicable to all developments)

ZONING INFORMATION

Gross site acreage: 0.64

Zoning districts (if more than one, provide acreage of each): R-10

Overlay district: SRPOD Inside City limits? Yes No

Conditional Use District (CUD) Case # Z- Board of Adjustment (BOA) Case # A-

Please continue to page two...

STORMWATER INFORMATION

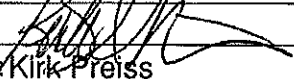
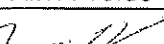
Existing Impervious Surface: Acres: 0.15 Square Feet: 6523		Proposed Impervious Surface: Acres: 0.35 Square Feet: 15,455	
Neuse River Buffer	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" 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:	Attached Houses 3		
Proposed density for each zoning district (UDO 1.5.2.F): 9.7 UNITS PER ACRE (6 UNITS ON 0.62 NET ACRES)			
Total # of open space and/or common area lots: 0			
Total # of requested lots: 3			

SIGNATURE BLOCK

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.

I hereby designate Michael Kane 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 180 days of inactivity.

Signature: 	Date: 6/19/19
Printed Name: Kirk Preiss	
Signature: 	Date: 6/19/2019
Printed Name: Michael Kane	



Preliminary Subdivision Plan Checklist

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

Use this checklist as a guide for Preliminary Subdivision Review (UDO Section 10.2.5.) submittal requirements. This checklist must be submitted with your application.

MAILED NOTIFICATION REQUIREMENTS
<p>Mailed notification must be submitted with all preliminary subdivision applications. Mailed notice submission requirements include the following:</p> <ul style="list-style-type: none"> ▪ Stamped, unsealed envelopes each containing a notification letter addressed to all property owners within 100' of subject parcel(s) ▪ A copy of the completed notification letter ▪ A copy of the list of all property owners within 100', with the address and PIN of each property ▪ A copy of a map showing all properties to be notified <p>NOTE: Click here to download the letter template and other helpful information.</p>

GENERAL REQUIREMENTS Applicant to provide the following plan information:	APPLICANT		CITY STAFF		
	YES	N/A	YES	NO	N/A
1. Pre-application Conference Form: Per UDO Section 10.2.5.D.	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Cover sheet and/or second sheet: include project name and location; copy of applications, site data table (<i>include Property Identification Numbers (PINs), Zoning, Overlay District(s)</i> , number of proposed lots, residential density and unit data; general notes; sheet index and legend defining symbols; contact information for owner, applicant, and all consultants; vicinity map no smaller than 1"=500" and no larger than 1"=1000'; and adopted zoning conditions (if any)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Existing conditions sheet: including, but not limited to - graphic scale; site size with meets and bounds; setbacks/ build-to lines; existing structures; utilities and easements; topography, infrastructure (<i>adjacent streets with names and r/w width, sidewalks, water, and sewer</i>); built improvements (<i>structures, driveways, alleys</i>); and vegetation	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Demolition plan: Clearly indicate items to be removed	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
5. Proposed subdivision plan: including but not limited to – north arrow and graphic scale; show and distinguish between existing and proposed conditions (<i>structures, streets, driveways, etc.</i>); proposed property lines; setback/build-to lines; proposed streets, streetscape; sidewalks, walkways, trails; parking information (<i>UDO Section 7.1.2</i>); amenity area (<i>UDO Section 1.5.3.</i>); open space and/or greenways (<i>UDO Section 2.5</i>); transition protective yard (<i>UDO Section 7.2.4</i>); Site Data (<i>Zoning, Housing Type (UDO Section 2.1.2), # of Lots, Proposed use(s), Parking data; open space calculations; Building Type (UDO Section 1.4); Setback/Build-to; transitional protective yard type (UDO Section 7.2.4.A); street protective yard type (UDO Section 7.2.4.B.)</i>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Please continue to page two...

GENERAL REQUIREMENTS Applicant to provide the following plan information:	APPLICANT		CITY STAFF		
	YES	N/A	YES	NO	N/A
6. Proposed grading plan: including but not limited to - Limits of land disturbance; grading; stream buffers with labels; labeled impervious surfaces (and calculations); tree protection fencing information; retaining walls with top and bottom of wall; stormwater ponds, bioretention facilities, etc.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Proposed stormwater information: include preliminary stormwater quantity and quality summary and calculations information. If not required, provide notes indicating such and reference UDO section on front cover	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Proposed Utility Plan: All utilities (shown underground); above ground utilities and equipment with required screening (<i>UDO Section 7.2.5.D.</i>); include Fire	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Lighting Plan: Pole mounted fixture locations and details (with height labeled to top of fixture; building mounted fixture locations; graphics and notes conveying compliance with UDO Section 7.4 (If applicable).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Proposed tree conservation plan: for secondary tree conservation areas, include two copies of the tree cover report completed by a certified arborist, NC licensed landscape architect, or NC registered forester. If not required, provide notes indicating such and reference UDO section on front cover	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Proposed landscape plan: (<i>UDO Section 7.2</i>) including but not limited to – existing vegetation to remain; proposed landscaping meeting minimum size and species mixing requirements; plant list; label yard types; show and label parking lot landscaping (<i>UDO Section 7.1.7.</i>) include existing and/or proposed parking lot light fixtures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

NOTE: Revisions to previously approved preliminary subdivisions must contain the following minimum information:

REQUIREMENTS FOR REVISIONS TO EXISTING SUBDIVISIONS Applicant to provide the following plan information:	APPLICANT		CITY STAFF		
	YES	N/A	YES	NO	N/A
1. Provide documentation showing Development Services Staff have approved the proposed site plan changes as a revision	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
2. Provide narrative of the proposed revisions on the cover page and modify the project name to include revision	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
3. List date of previously approved subdivision plan.	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
4. Cloud areas of proposed change on all applicable sheets, and provide a legend specifying the proposed changes on all applicable sheets	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
5. Provide updated site data table including number of proposed lots, open space calculations, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Provide documented history of impervious surfaces with dates	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Wake County Public School System
New Residential Development Notification

Date of Application 6/19/19
Developer CARPENTER PREISS Phone number 919 870-5080
Developer's Representative MICHAEL KANE Phone Number 919 249-8587
Fax Number _____ E-mail address mkane@capitalcivil.com
Name of residential development BURT - COLLEGEVIEW SUBDIVISION
Location address 3609 BURT DRIVE
If no address, located on _____ between _____ and _____
REID(s) 0069923
PIN(s) 0793-37-1426 Total acres 0.64

Lot-by-lot developments

Number of single family lots proposed _____
Number of two family lots proposed 3
Number of three family lots proposed _____

There is a correlation between the size of housing and the number of school children added to the system. Could you estimate the range of how large the dwelling units in your subdivision will be, either in square feet or in number of bedrooms?

Sq. ft. 9072 SF Bedrooms 8 PER BLDG, 24 TOTAL

Phasing - How many dwelling units do you anticipate will be constructed each year? ALL 3 AT ONCE

Attached and multi-family dwelling units

Number of ⁸ 2 bedroom dwelling units expected to be completed for occupancy.
2013⁹ 3 2014²⁰ 0 2015²¹ 0 Future years 0

Number of 3 bedroom dwelling units expected to be completed for occupancy.
2013 _____ 2014 _____ 2015 _____ Future years _____

Number of 4 or more bedroom dwelling units expected to be completed for occupancy.
2013 _____ 2014 _____ 2015 _____ Future years _____

What is your target market?

Empty nesters or senior housing Move-up buyers with young children
First-time homebuyers Move-up buyers with older children
COLLEGE STUDENTS

THIS SECTION TO BE COMPLETED BY LOCAL GOVERNMENT STAFF

PLEASE FAX TO: Laura Evans or Judy Stafford of Wake County PUBLIC SCHOOL SYSTEM AT 919-850-1671
- AND -
FAX or EMAIL TO: Mike Ping of Wake County PLANNING DEPARTMENT AT (919) 856-6184 or mike.ping@wakegov.com
Contacts: WCPSS Laura Evans 919-713-0652 or Judy Stafford 919-850-1636 and WCPD Mike Ping 919-856-6386.

Date faxed _____ By _____

Pre-Application Conference

(this form must be provided at the time of formal submittal)



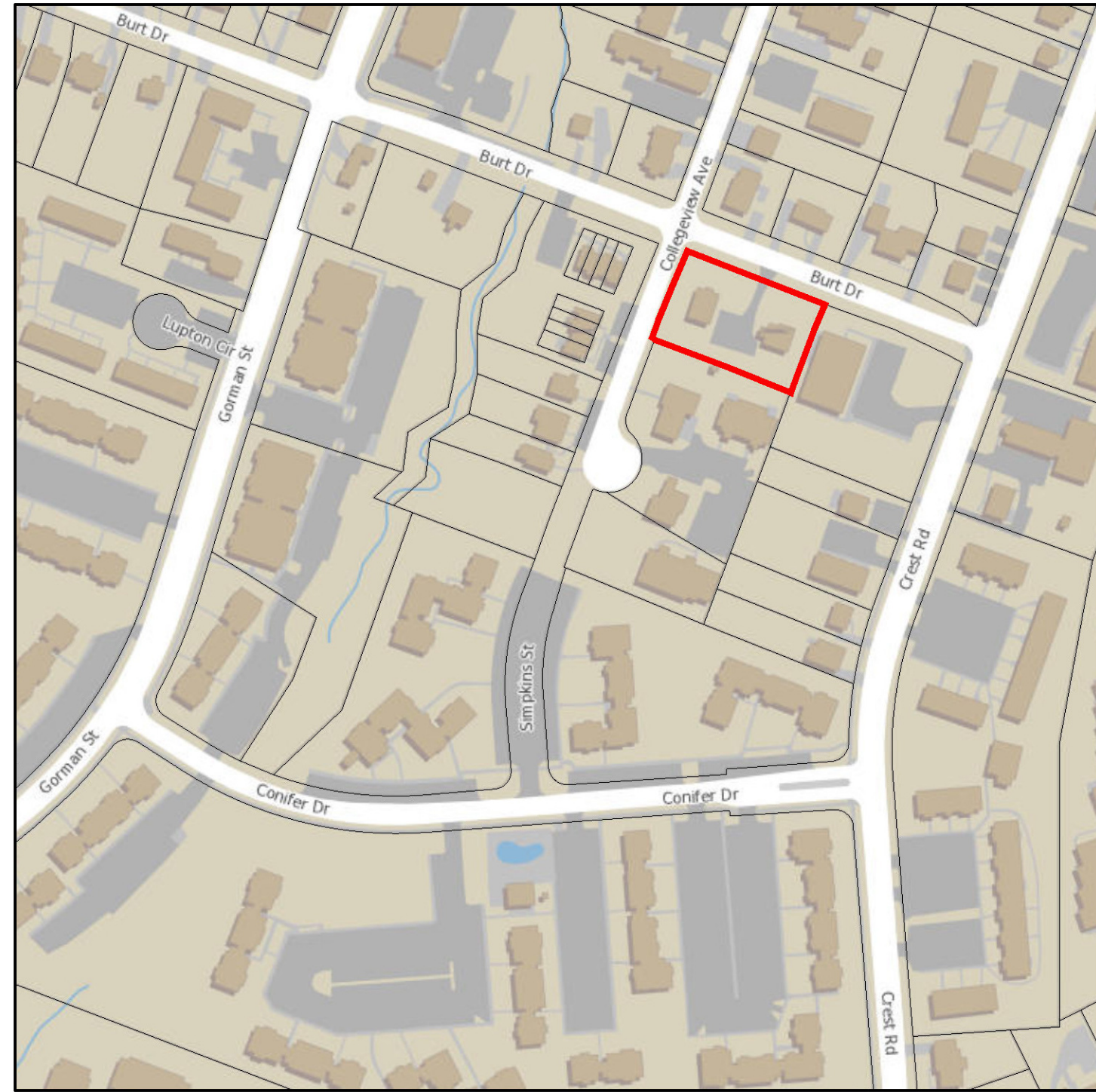
**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

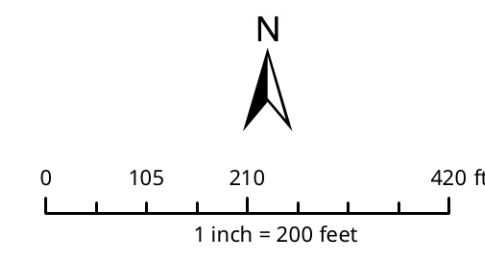
PROCESS TYPE	
<input type="checkbox"/>	Board of Adjustment
<input type="checkbox"/>	Comprehensive Plan Amendment
<input type="checkbox"/>	Rezoning
<input type="checkbox"/>	Site Review*
<input checked="" type="checkbox"/>	Subdivision
<input type="checkbox"/>	Subdivision (Exempt)
<input type="checkbox"/>	Text Change
* Optional conference	

GENERAL INFORMATION	
Date Submitted May 23, 2019	
Applicant(s) Name Michael J. Kane, PE or Capital Civil Engineering, PLLC	
Applicant's Mailing Address 1011 Pemberton Hill Rd, Ste 203 Apex, NC 27502	
Phone 919 249-8587	
Email mkane@capitalcivil.com	
Property PIN # 0793-37-1426	
Site Address / Location 3609 Burt Dr	
Current Zoning R-10	
Additional Information (if needed) : Existing lot with two single family homes on it. Propose to subdivide to 3 lots. Each lot to have one attached house. Total 3 houses, 6 units.	

OFFICE USE ONLY	
Transaction # :	Date of Pre-Application Conference : 06/19/19
Staff Signature	<i>Daniel L. Stegall</i>



3609 BURT DRIVE

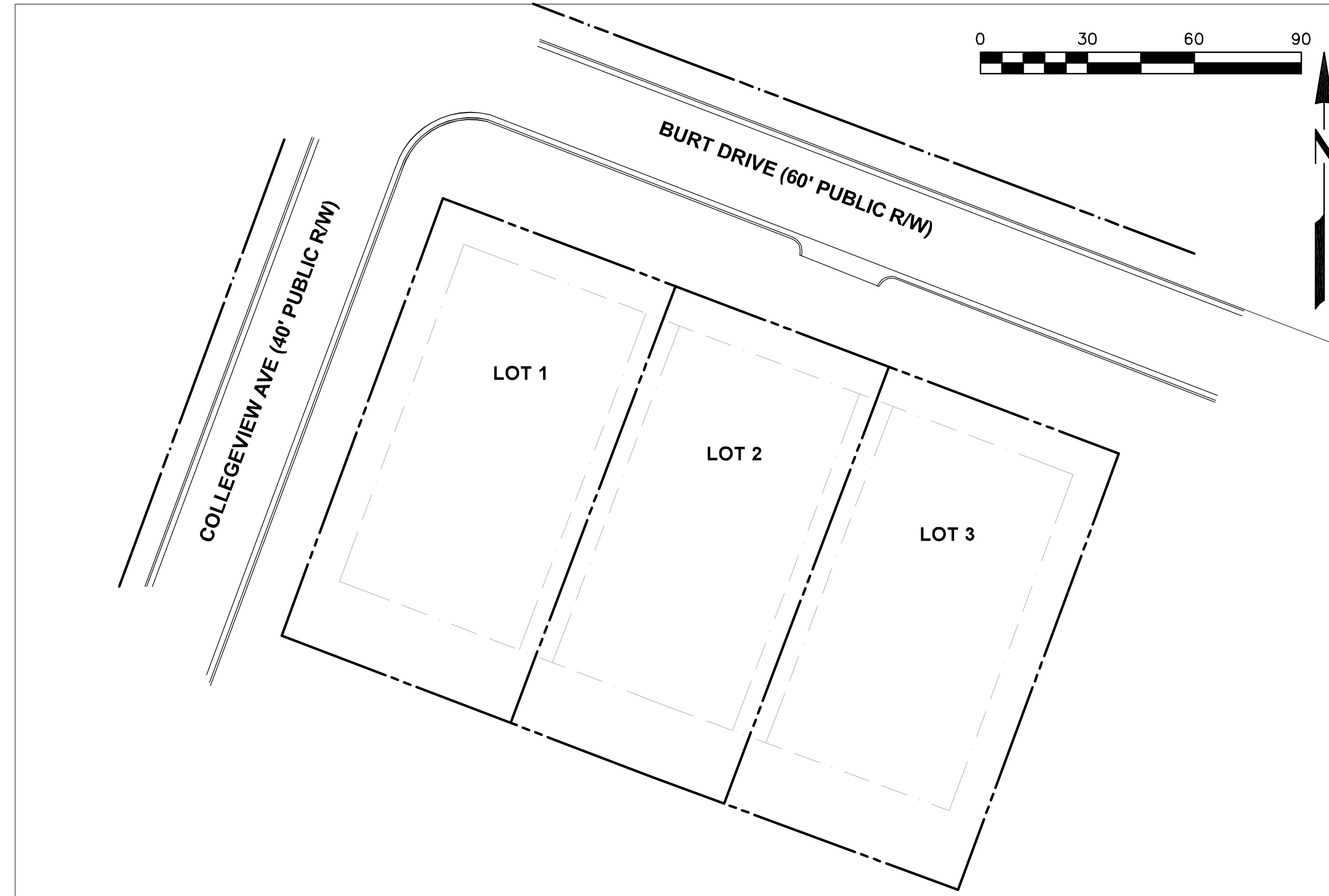


Disclaimer
 iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

BURT - COLLEGEVIEW SUBDIVISION

3609 BURT DRIVE

PRELIMINARY SUBDIVISION



OVERVIEW
 SCALE: 1" = 30'

SOLID WASTE SERVICES STATEMENT

- DEVELOPER/OWNER HAS REVIEWED THE CITY OF RALEIGH SOLID WASTE DESIGN MANUAL AND PLANS TO COMPLY WITH ITS REQUIREMENTS.
 - REFUSE CONTAINERS TO BE STORED ADJACENT TO EACH UNIT.
 - REFUSE TO BE ROLLED OUT TO THE KENT ROADSIDE FOR CITY OF RALEIGH SOLID WASTE SERVICES PICK UP.

STORMWATER EXCEPTION

PER UDO SECTION 9.2.2.A.1: SITE CLAIMS STORMWATER EXCEPTION FOR DETACHED SINGLE-UNIT AND ATTACHED TWO-UNIT LIVING PART OF A SUBDIVISION 1 ACRE OR LESS IN AGGREGATE SIZE.

PARKING

2 SPACES PER UNIT REQUIRED. 6 UNITS THEREFORE 12 SPACES.
 12 SPACES PROVIDED.
 NO BICYCLE SPACES REQUIRED.

LOT SUMMARY

TOTAL NUMBER OF LOTS	3
NEW LOT 1	0.21 AC (9054.4 SF)
NEW LOT 2	0.19 AC (8385.8 SF)
NEW LOT 3	0.21 AC (9073.1 SF)
R/W DEDICATION	0.02 AC (980.1 SF)

DEVELOPMENT SERVICES

Preliminary Subdivision Plan Application

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Office Use Only: Transaction #: _____ Planning Coordinator: _____

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

Development name (subject to approval): BURT - COLLEGEVIEW SUBDIVISION

Property Address(es): 3609 Burt Drive

Recorded Deed PIN(s): 0793-37-1426

What is your project type? Single family Townhouse Attached houses Apartment Non-residential Other:

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION

NOTE: please attach purchase agreement when submitting this form.

Company: CARPENTER-PREISS INVESTMENTS Owner/Developer Name and Title: O'Hara Powell

Address: 1700 Hillsborough St, Raleigh, NC 27605

Phone #: 919 870-5080 Email: etpcontracting@yahoo.com

APPLICANT INFORMATION

Company: Capital Civil Engineering Contact Name and Title: Michael Kane, Managing Partner

Address: 1011 Pemberton Hill Rd, Ste 203 Apex, NC 27502

Phone #: 919 249-8587 Email: mkane@capitalcivil.com

DEVELOPMENT TYPE + SITE DATE TABLE

(Applicable to all developments)

ZONING INFORMATION

Gross site acreage: 0.64

Zoning districts (if more than one, provide acreage of each): R-10

Overlay district: SRPOD Inside City limits? Yes No

Conditional Use District (CUD) Case # Z- Board of Adjustment (BOA) Case # A-

Please continue to page two...

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.15 Square Feet: 6523	Proposed Impervious Surface: Acres: 0.35 Square Feet: 15,455
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 type="checkbox"/> Yes <input checked="" 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 3 Attached
Total # of single-family lots:	
Proposed density for each zoning district (UDO 1.5.2.F): 4.8 UNITS PER ACRE (3 DUPLEX ON 0.62 NET ACRES)	
Total # of open space and/or common area lots:	0
Total # of requested lots:	3

SIGNATURE BLOCK

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.

I hereby designate Michael Kane to serve as my agent regarding this application, to receive and respond 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 180 days of inactivity.

Signature: _____ Date: 6/19/2019

Printed Name: O'Hara Powell

Signature: _____ Date: 6/19/2019

Printed Name: Michael Kane

SITE DATA	
PLAT	BM 1985 PG 1855
DEED	BK 5037 PG 0610
ADDRESS	3609 BURT DRIVE
PARCEL ID NO	0793-37-1426
ZONING	R-10
OVERLAY	SRPOD - SPECIAL RESIDENTIAL PARKING OVERLAY DISTRICT
AREA GROSS EXISTING	0.64 AC
AREA NET AFTER R/W	0.62 AC
EXISTING USE	SINGLE FAMILY
PROPOSED USE	THREE, TWO UNIT DUPLEX
DENSITY	4.8 UNITS/AC PROPOSED, 10 ALLOWABLE
EXISTING IMPERVIOUS	6,523 SF
PROPOSED IMPERVIOUS	15,455 SF
EXISTING BUILDING	2 (2,376 SF)
PROPOSED BUILDINGS	3 (3,024 SF FOOTPRINT EACH, 9,072 SF TOTAL)
100YR FLOOD PLAIN	NONE ON THIS LOT
HEIGHT ALLOWABLE	40' / 3 STORIES

ENGINEER

CAPITAL CIVIL ENGINEERING, PLLC
 1011 PEMBERTON HILL RD, STE 203
 APEX, NC 27502
 PH: 919 249-8587
 MICHAEL J. KANE, PE
 mkane@capitalcivil.com

OWNER

CARPENTER-PREISS INVESTMENTS
 1700 HILLSBOROUGH STREET
 RALEIGH, NC 27605
 PH: 919 870-5080
 etpcontracting@yahoo.com

INDEX

COVER	PS1
EXISTING CONDITIONS	PS2
PRELIMINARY SUBDIVISION PLAN	PS3

REVISION:
 6/19/2019 - PRELIM SUBDIV. REVIEW 1

BURT - COLLEGEVIEW SUBDIVISION

3609 BURT DRIVE, RALEIGH, NORTH CAROLINA, 27606

R-10 ZONING, SRPOD OVERLAY

COVER SHEET



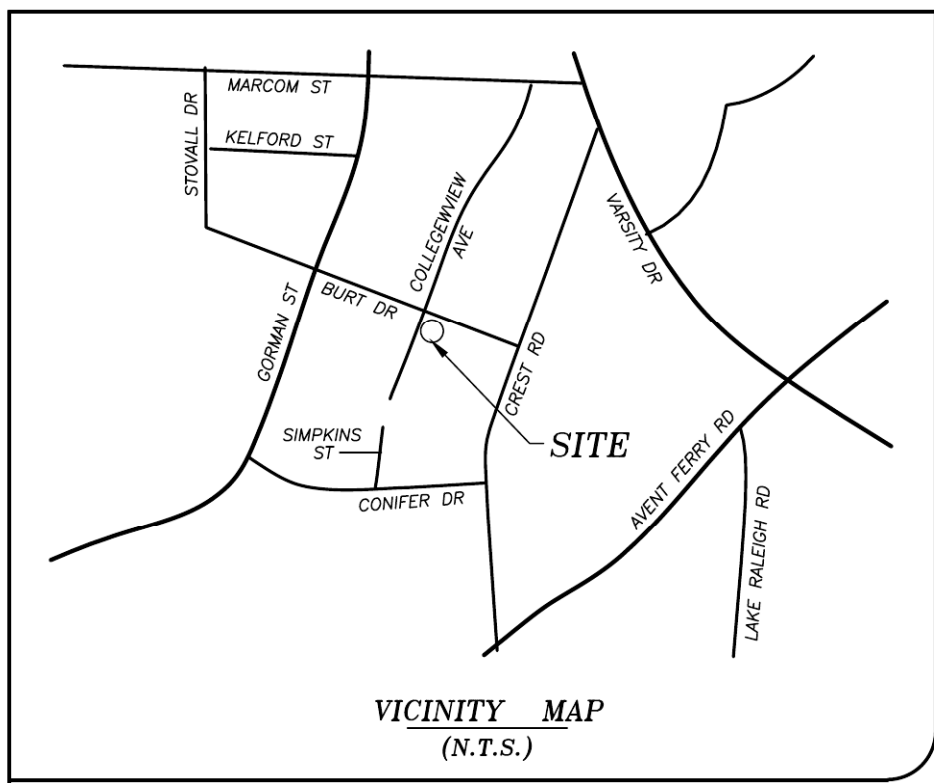
CAPITAL CIVIL ENGINEERING, PLLC
 1011 PEMBERTON HILL RD, STE 203, APEX, NC 27502
 PH 919 249-8587 FX 919 590-1687
 COPYRIGHT 2019 CAPITAL CIVIL ENGINEERING, PLLC P-0809

DATE: JUNE 19, 2019

ISSUED FOR REVIEW

SHEET NO.

PS1



I, Jeffrey H. Davis, PLS, certify this map was drawn under my supervision from an actual survey made under my supervision; and that the error of closure as calculated by latitudes and departures is $1/10,000+$; that the boundaries not surveyed are shown as broken lines plotted from information found in Book ___; Page ___; that this map was prepared in accordance with G.S. 47-30 amended.

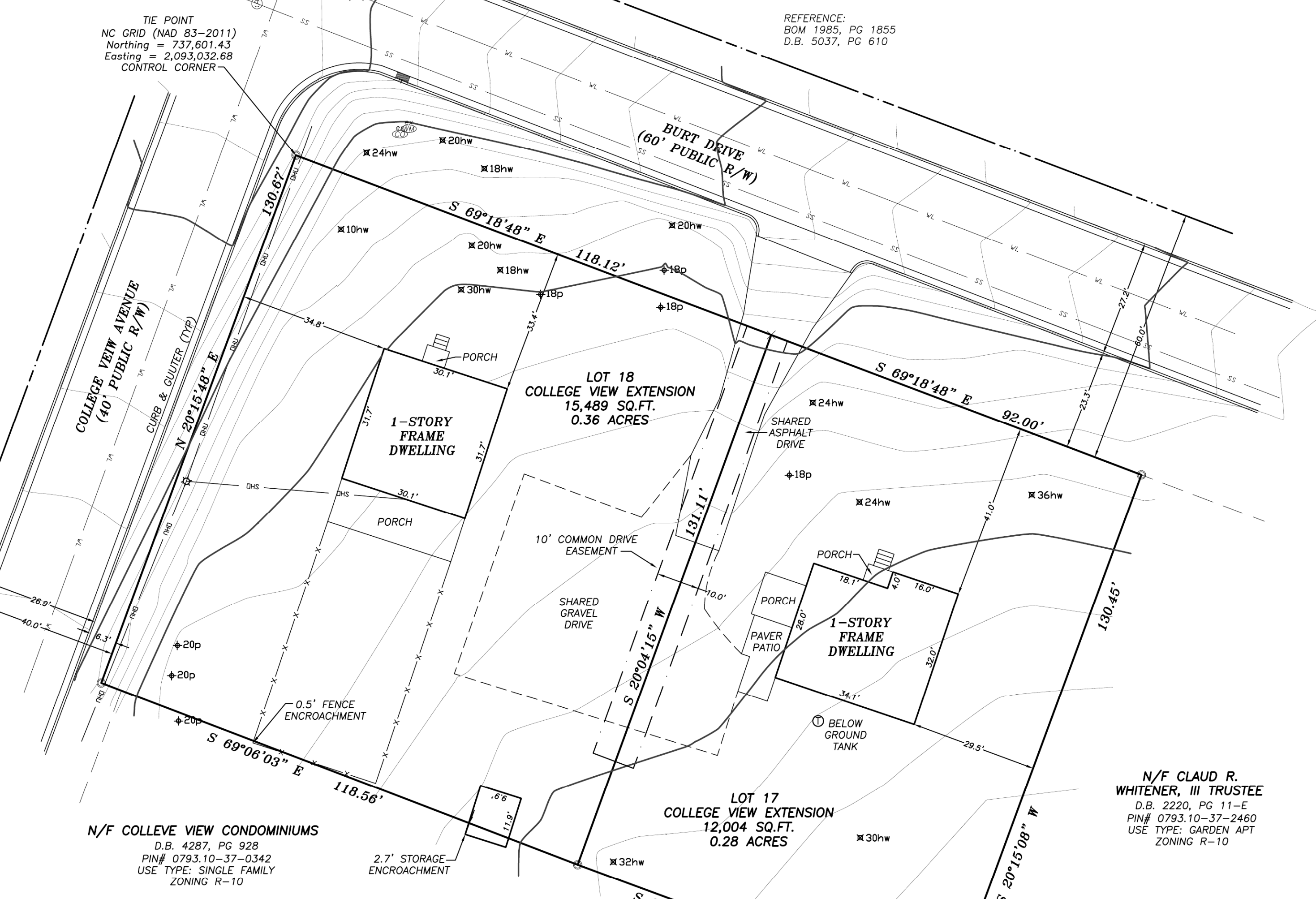
Witness my original signature, registration number and seal this 14TH day of MAY 2019

Signed *JHD*

Seal



- LEGEND**
- Property Line
 - Property Line (not surveyed)
 - Center Line
 - Old R/W line
 - Right-of-Way Line
 - Easement Line
 - Drain Line
 - Water Line
 - Sanitary Sewer
 - Overhead Utility
 - Vinyl Fence
 - Wood Fence
 - Welded Wire Fence
 - Existing Iron Pipe
 - Iron Pipe Set (Unless Otherwise Designated)
 - Existing Concrete Monument
 - Concrete Monument Set
 - Property Corner
 - PK Nail
 - Cable TV Box
 - Telephone Box
 - Power Box
 - Light Pole
 - Utility Pole
 - Drop Inlet
 - Storm Drainage Manhole
 - Curb Inlet
 - Water Valve
 - Fire Hydrant
 - Existing Water Meter (3/4" Service line)
 - Sewer Manhole
 - Existing Sewer Clean Out (4" service line)
 - EIP - Existing Iron Pipe
 - NIP - Iron Pipe Set
 - DB - Deed Book
 - PC - Page
 - R/W - Right of Way
 - TM - Tax Map
 - N/F - Now or Formerly
 - XXX - DENOTES ADDRESS
 - Hardwood Tree
 - Pine Tree



SITE DATA:

TOWNSHIP: RALEIGH

PIN: 0793.10-37-1426

USE TYPE: SINGLE FAMILY

ZONING: R-10, OVERLAY SRPOD

INSIDE CITY LIMITS: YES

TOTAL ACRES: 0.64 ACRES

TOTAL # OF LOTS: 2

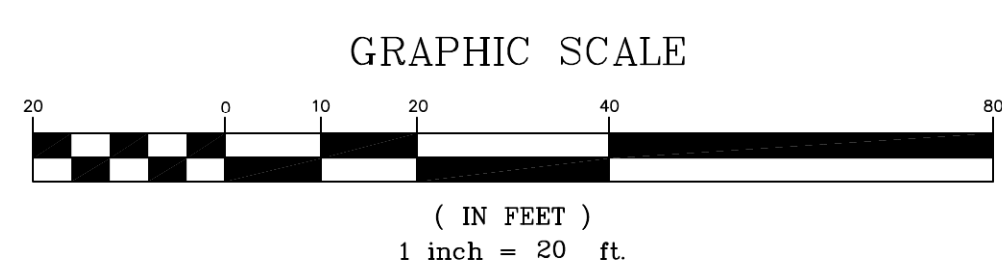
THIS PROPERTY DOES NOT LIE WITHIN 2000' OF A N.C.G.S. MONUMENT.

SITE IS NOT LOCATED IN A FLOOD-HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP 3720079300J, EFFECTIVE MAY 2, 2006

THERE ARE NO FLOOD HAZARD AREAS ON THIS SITE.

METHOD OF COMPUTATION IS COORDINATE COMPUTATION

REFERENCE:
BOM 1985, PG 1855
D.B. 5037, PG 610

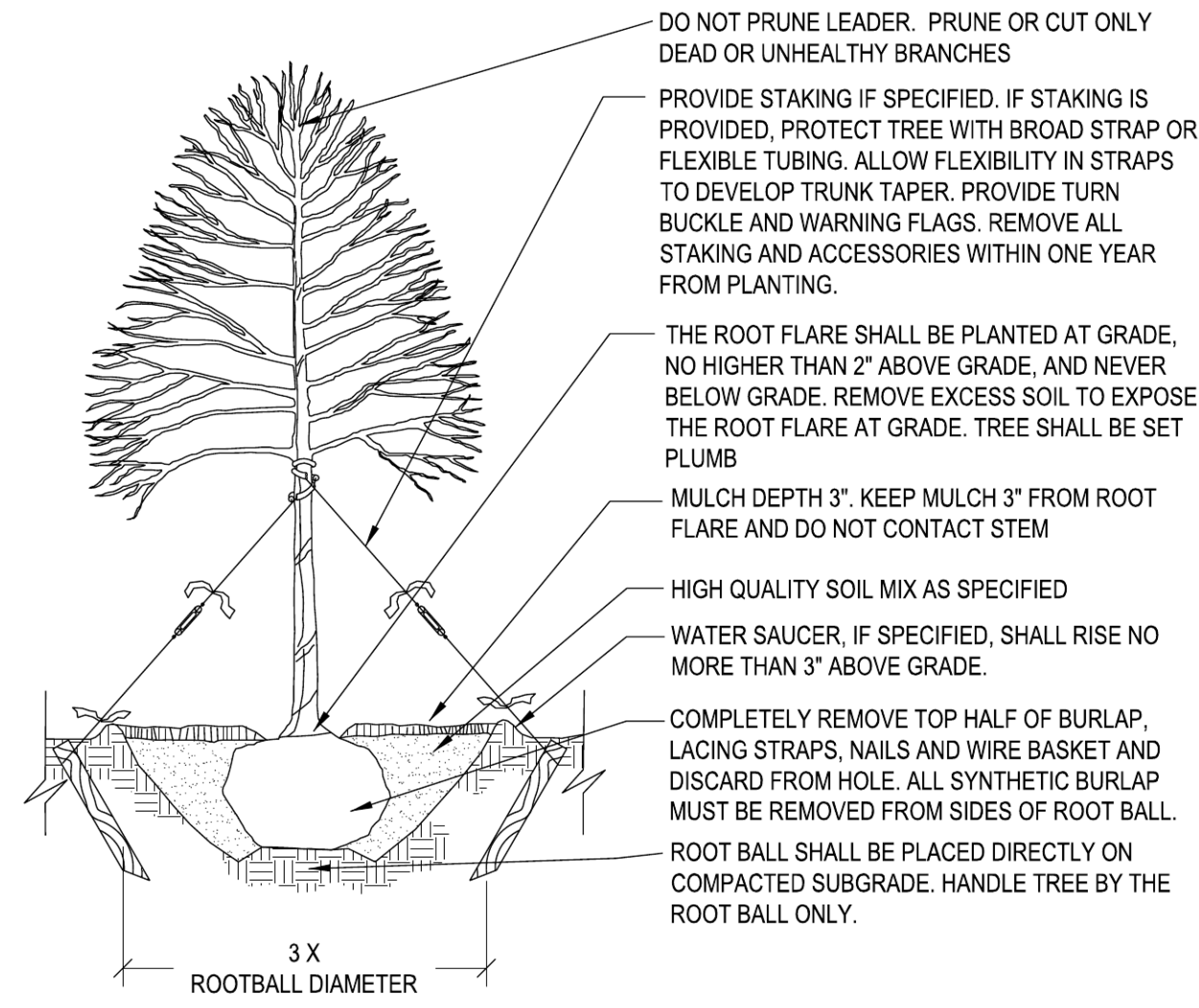


REVISIONS	
TURNING POINT SURVEYING PLLC	
4113 JOHN S. BABOTEAU WYND RALEIGH, NORTH CAROLINA 27612 PH (919) 781-0234 FAX (800) 948-0213 License No. P-0721	
CARPENTER-PRESS INVESTMENTS	RALEIGH, NORTH CAROLINA
LOTS 17 & 18 COLLEGE VIEW EXTENSION 3609 BURT DRIVE WAKE COUNTY	
DATE: 05-14-2019	
DRAWN BY: DC	
CHK'D BY: JHD	
JOB NO. C-931	
SCALE: 1" = 20'	
C.N. = 27033	
DWG. NO.	
C-931	
SHEET 1 OF 1	

REVISION: 6/19/2019 - PRELIM SUBDIV. REVIEW 1
BURT - COLLEGEVIEW SUBDIVISION
3609 BURT DRIVE, RALEIGH, NORTH CAROLINA, 27606
R-10 ZONING, SRPOD OVERLAY
EXISTING CONDITIONS
GCE CAPITAL CIVIL ENGINEERING -
1011 PEMBERTON HILL RD, STE 203, APEX, NC 27502 PH 919 249-8587 FX 919 590-6887 COPYRIGHT 2019 CAPITAL CIVIL ENGINEERING, PLLC P-0809
DATE: JUNE 19, 2019
ISSUED FOR: REVIEW
SHEET NO.
PS2



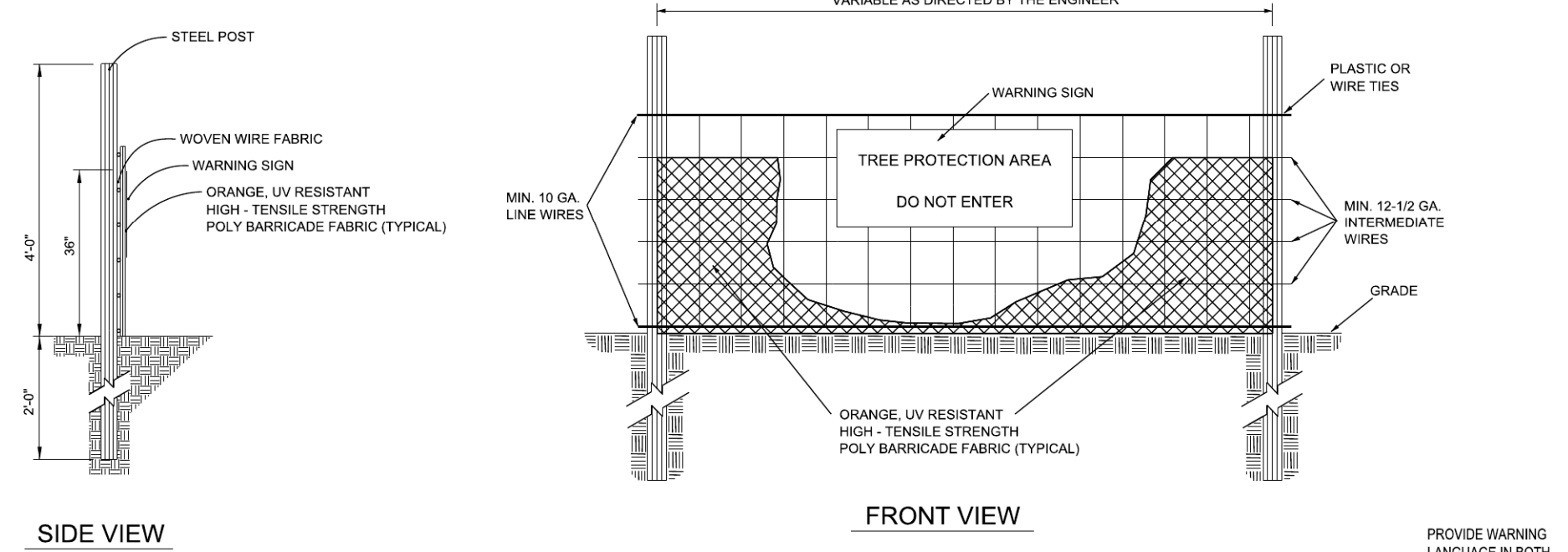
Know what's below.
Call before you dig.



CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER.
TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

- NOTES:
1. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITTS. (POSITIVE DRAINAGE AWAY FROM PIT)
 2. ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
 3. STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
 4. PLANTING SEASON OCTOBER - APRIL.
 5. A TREE IMPACT PERMIT IS REQUIRED.
 6. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

CITY OF RALEIGH STANDARD DETAIL		
REVISIONS	DATE	NOT TO SCALE
TREE PLANTING DETAIL		
TPP-03		

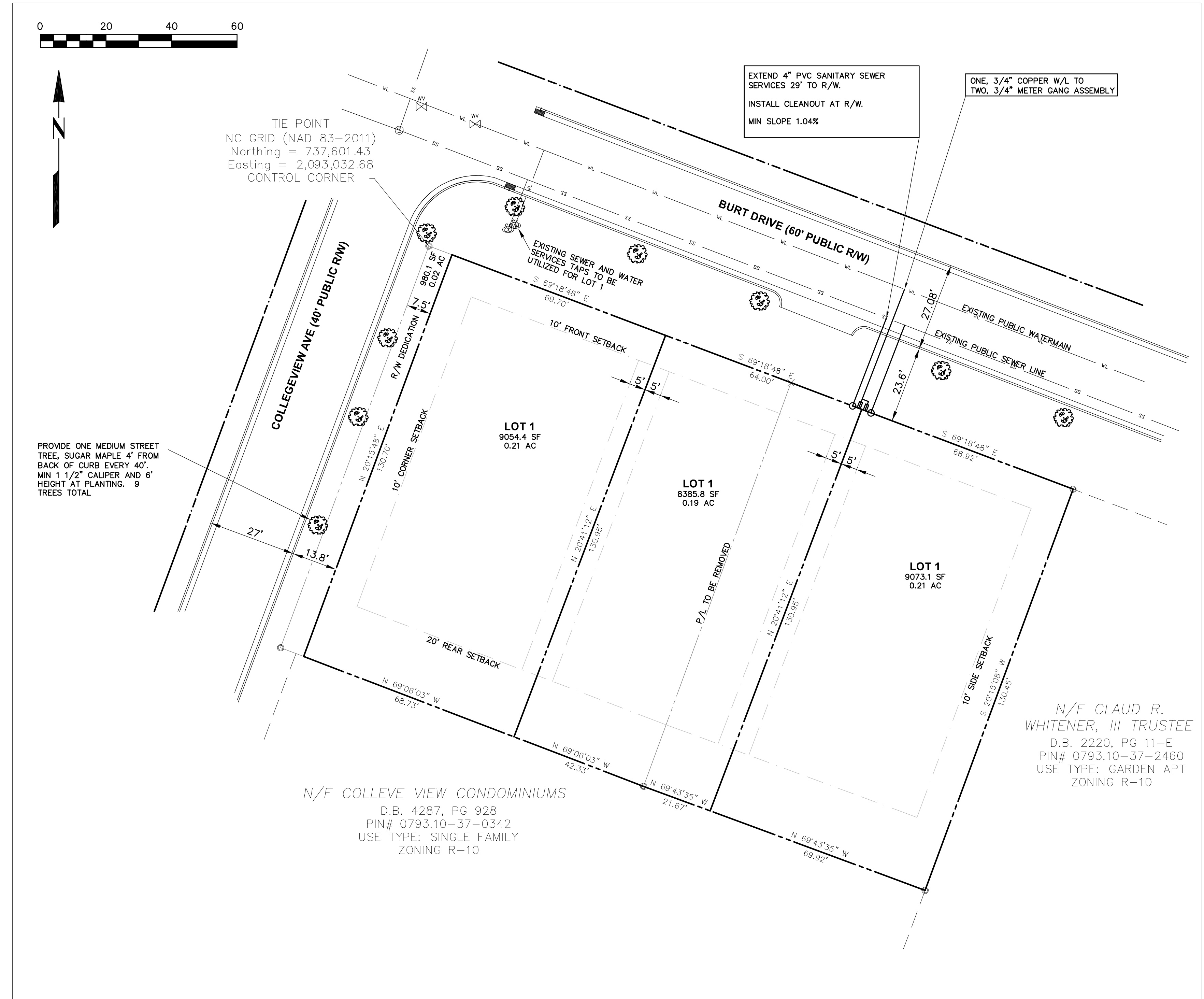


NOTE: FOR TREE PROTECTION ONLY

CITY OF RALEIGH STANDARD DETAIL	
REVISIONS	DATE
STANDARD TREE PROTECTION DETAIL	
TPP-01	

- NOTES:
1. TREE PROTECTION FENCING MUST BE INSTALLED AT A MINIMUM RADIUS OF THE CRITICAL ROOT ZONE (SEE DETAIL TPP-02 FOR EXAMPLES)
 2. THE TREE PROTECTION FENCING MUST REMAIN IN PLACE FOR THE DURATION OF THE PROJECT UNLESS OTHERWISE APPROVED BY URBAN FORESTRY STAFF.
 3. APPROVED IMPACT PROTECTION DEVICES MUST BE REMOVED AFTER CONSTRUCTION WHEN APPLICABLE.
 4. SIGNS SHALL BE PLACED AT 50' MAXIMUM INTERVALS. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER FOR THE REMAINDER.
 5. FOR TREE PROTECTION AREAS LESS THAN 200' IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER PROTECTED AREA.
 6. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC.
 7. ADDITIONAL SIGNS MAY BE REQUIRED BY CITY OF RALEIGH BASED ON ACTUAL FIELD CONDITIONS.
 8. SIGNS ARE TO BE MADE OF DURABLE, WEATHER-PROOF MATERIAL WITH LETTERS A MINIMUM OF 3" HIGH, CLEARLY LEGIBLE AND SPACED AS SHOWN.

CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER.
TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV



PRELIMINARY SUBDIVISION PLAN
SCALE: 1" = 20'

LOT SUMMARY

LOT	AREA (SF)	AREA (AC)
TOTAL NUMBER OF LOTS	3	
NEW LOT 1	0.21 AC (9054.4 SF)	
NEW LOT 2	0.19 AC (8385.8 SF)	
NEW LOT 3	0.21 AC (9073.1 SF)	
R/W DEDICATION	0.02 AC (980.1 SF)	

REVISION: 6/19/2019 - PRELIM SUBDIV. REVIEW 1

BURT - COLLEGEVIEW SUBDIVISION
3609 BURT DRIVE, RALEIGH, NORTH CAROLINA, 27606
R-10 ZONING, SRPOD OVERLAY
PRELIMINARY SUBDIVISION PLAN

CCE
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DATE: JUNE 19, 2019
ISSUED FOR REVIEW
SHEET NO.

PS3