



Administrative Approval Action

Case File / Name: SUB-S-29-2019
Evans Place on Burt Subdivision

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 located on the south side of Burt Drive and east side of Collegeview Avenue. The site is addressed at 3609 Burt Dr, which is inside City limits.

REQUEST: Subdivision of a 0.64-acre tract comprised of two lots zoned R-10 and located in the Special Residential Parking Overlay District (SRPOD). The plans propose three lots to Attached House standards. New Lot 1 is 0.21 acres/9,054 sq ft, Lot 2 is 0.19 acres/8,386 sq ft, and Lot 3 is 0.21 acres/9,073 sq ft.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** ASR-0063-2019: DSLC - Administrative Site Review [ASR]/Administrative Site Review
SPR-0228-2019: DSLC - Site Permitting Review/Major [Signature Set]

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 August 7, 2019 by Capital Civil Engineering.

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:

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

Stormwater

1. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a residential subdivision of one acre or less approved after May 1, 2001, but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.
2. A mass grading permit is required prior to commencing land disturbing activity (demolition). A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

Urban Forestry

3. A tree impact permit must be obtained for the removal of 5 existing street trees prior to the issuance of a grading permit.

☒ **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.



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The following items must be approved prior to recording the plat:

General

1. Any impervious added, or fee in lieu paid, for right-of-way improvements must be subtracted from the maximum impervious allowed on each lot. The impervious restriction for each lot must be recorded on a plat prior to building permit.
2. A demolition permit shall be issued and this building permit number shown on all maps for recording.

Engineering

3. A fee-in-lieu for 6-ft wide sidewalk along the length of Burt Drive frontage (203-ft) is paid to the City of Raleigh (UDO 8.1.10).
4. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
5. A fee-in-lieu for 6-ft wide sidewalk along the length of Collegeview Ave frontage (131-ft) is paid to the City of Raleigh (UDO 8.1.10).
6. A 5' utility placement easement and associated deed of easement along both Burt Drive and Collegeview Ave 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.
7. A 5' slope easement and associated deed of easement along Collegeview Ave 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.
8. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

☒ **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:



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Engineering

1. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

Urban Forestry

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 5 street trees along Burt Drive and 2 street trees along Collegeview Avenue for a total of 7 street trees.

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:

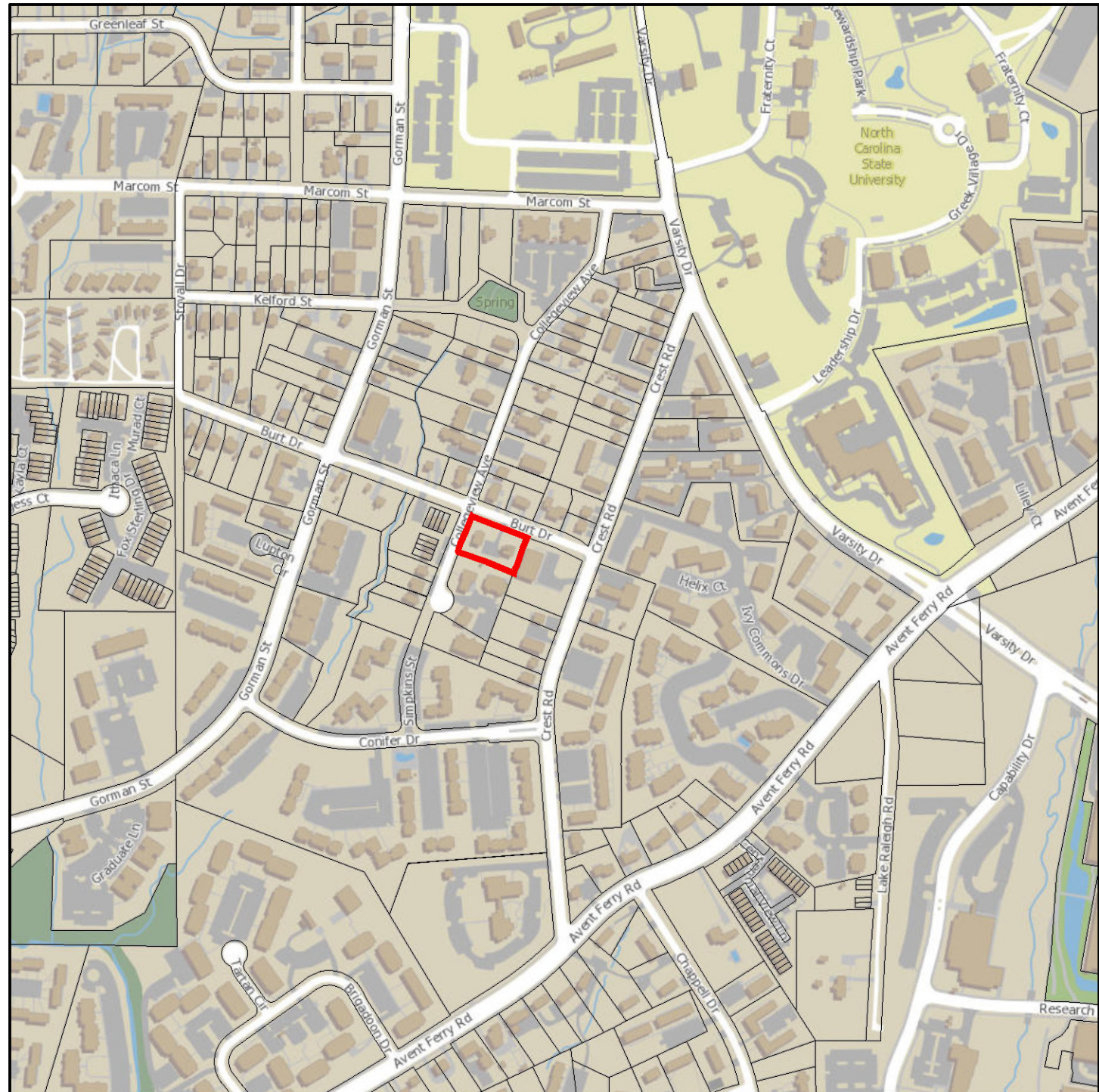
3-Year Sunset Date: September 24, 2022
Record at least ½ of the land area approved.

5-Year Sunset Date: September 24, 2024
Record entire subdivision.

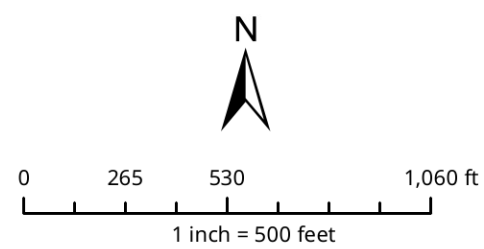
I hereby certify this administrative decision.

Signed: _____
Development Services Dir/Designee
Staff Coordinator: Ryan Boivin

Date: 09/25/2019



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.

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

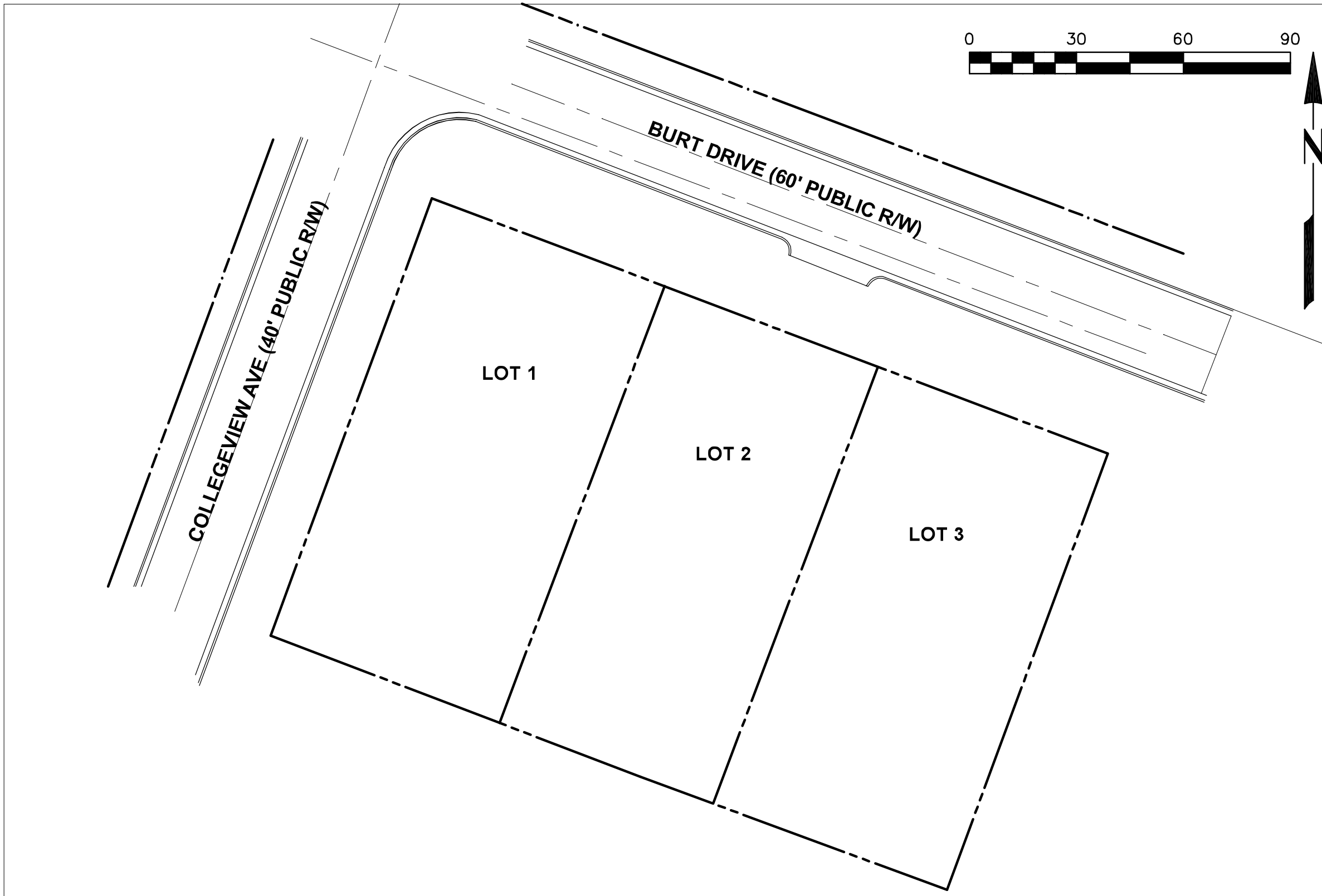
2 SPACES PER UNIT REQUIRED. 6 UNITS THEREFORE 12 SPACES.
12 SPACES PROVIDED.

NO BICYCLE SPACES REQUIRED.

EVANS PLACE ON BURT

3609 BURT DRIVE

PRELIMINARY SUBDIVISION - SUB-S-29-19



OVERVIEW

SCALE: 1" = 30'

LOT SUMMARY

TOTAL NUMBER OF LOTS	3
NEW LOT 1	0.21 AC (9054.4 SF)
NEW LOT 2	0.19 SC (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

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-986-2495



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 #: _____		Planning Coordinator: _____	
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			
Development name (subject to approval): Evans Place on Burt			
Property Address(es): 3609 Burt Drive			
Recorded Deed PIN(s): 0793-37-1426			
What is your project type?	<input type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input checked="" type="checkbox"/> Attached houses <input type="checkbox"/> 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: 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 DATA 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-

Please continue to page two...

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 DUPLEXES
DENSITY	9.7 UNITS/AC PROPOSED (6/0.62), 10 ALLOWABLE
PRIMARY STREET	BURT DRIVE
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

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COVER	PS1
EXISTING CONDITIONS	PS2
PRELIMINARY SUBDIVISION PLAN	PS3

EVANS PLACE ON BURT - PRELIMINARY SUBDIVISION

REVISION:
6/19/2019 – PRELIM SUBDIV. REVIEW 1
8/7/2019 – PRELIM SUBDIV. REVIEW 2

3609 BURT DRIVE, RALEIGH, NORTH CAROLINA, 27606

R-10 ZONING, SRPOD OVERLAY

COVER SHEET



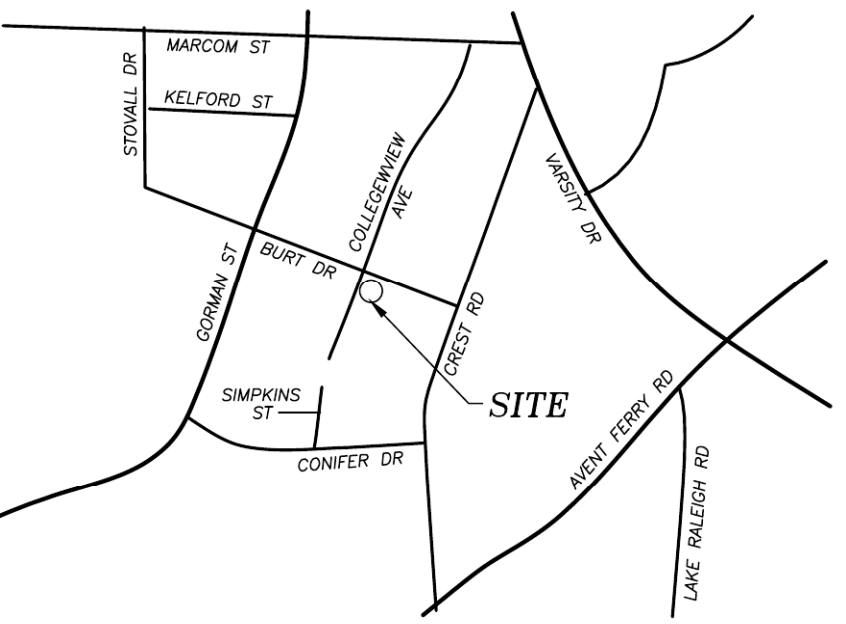
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DATE
AUGUST 7, 2019

ISSUED FOR
REVIEW

SHEET NO.

PS1



Witness my original signature, registration number and seal this
14TH day of MAY 2017
 Signed [Signature]
 Seal

SITE DATA:
TOWNSHIP: RALEIGH
PIN: 0793.10-37-1426
USE TYPE: SINGLE FAMILY
ZONING: R-10, OVERLAY SRPOD
INDESID 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 NO. 170073300J, 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. 9037, PG. 610.

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
 Overhead Service
 Vinyl Fence
 Wood Fence
 Welded Wire Fence

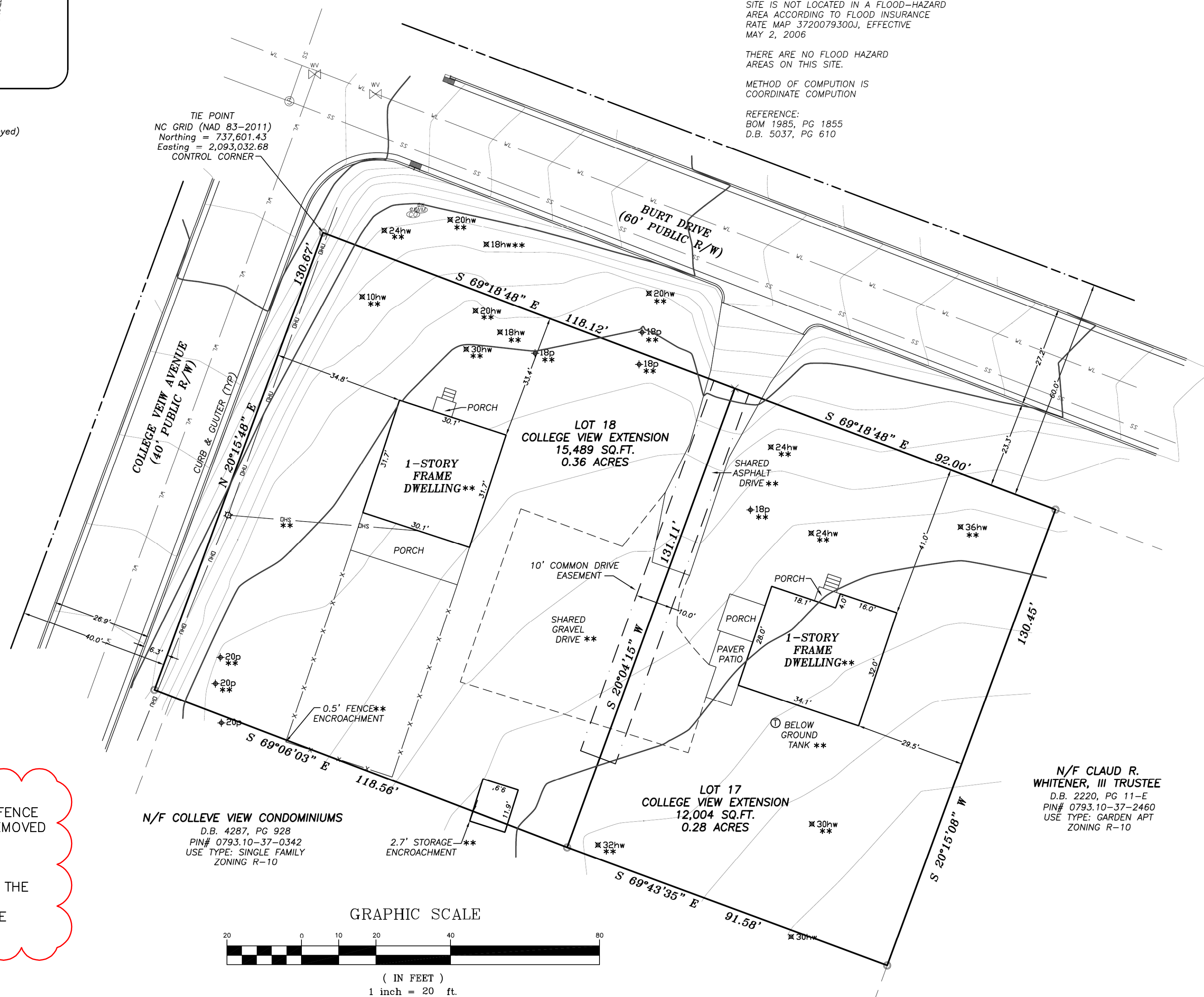
Existing Iron Pipe
 Iron Pipe Set (Unless Otherwise Designated)
 Existing Concrete Monument
 Concrete Monument Set
 Property Corner
 PK Nail
 Cable TV Box
 Telephone Box
 Power Box
 Light Pole
 Utility Pole
 Drop Inlet
 Storm Drainage Manhole
 Curb Inlet
 Fire Valve
 Fire Hydrant
 Existing Water Meter (3/4" Service line)
 Sewer Manhole
 Existing Sewer Clean Out (4" service line)

EIP = Existing Iron Pipe
 NIP = Iron Pipe Set
 MB = Deed Book
 PG = Page
 R/W = Right of Way
 TM = Tax Map
 N/F = Now or Formerly
 XXX = DENOTES ADDRESS

* Hardwood Tree
 * Pine Tree

ALL EXISTING STRUCTURES, DRIVE, FENCE
AND OVERHEAD ELECTRIC TO BE REMOVED
AND TO BE REPLACED WITH NEW
CONSTRUCTION.

RIGHT OF WAY OF BURT DRIVE TO
REMAIN. TREE IMPACT PERMIT TO BE
OBTAINED.



 **TURNING POINT**
SURVEYING PLLC

4113 JOHN S. RABOTEAU WYND
RALEIGH, NORTH CAROLINA 27612
AX (800)948-0213 PH (919)781-0234

CARPENTER-PREISS
INVESTMENTS
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-93:

SHEET 1 OF 1

EVANS PLACE ON BURT - PRELIMINARY SUBDIVISION

33609 BURT DRIVE, RALEIGH, NORTH CAROLINA, 27606

**R-10 ZONING, SRPOD OVERLAY
EXISTING CONDITIONS**

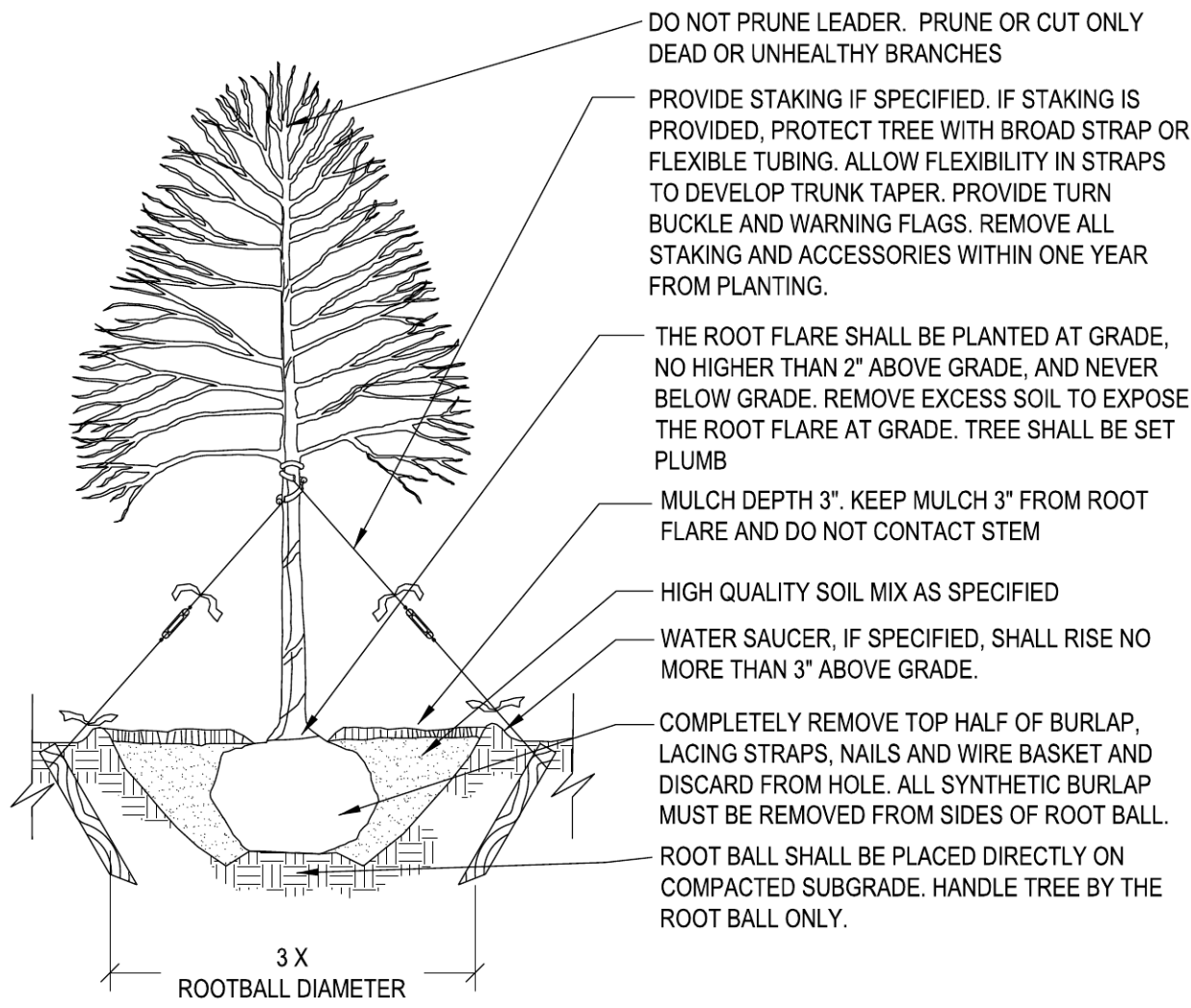
CCE
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DATE	AUGUST 7, 2019
ISSUED FOR	REVIEW
SHEET NO.	

PS2



Know what's below.
Call before you dig.

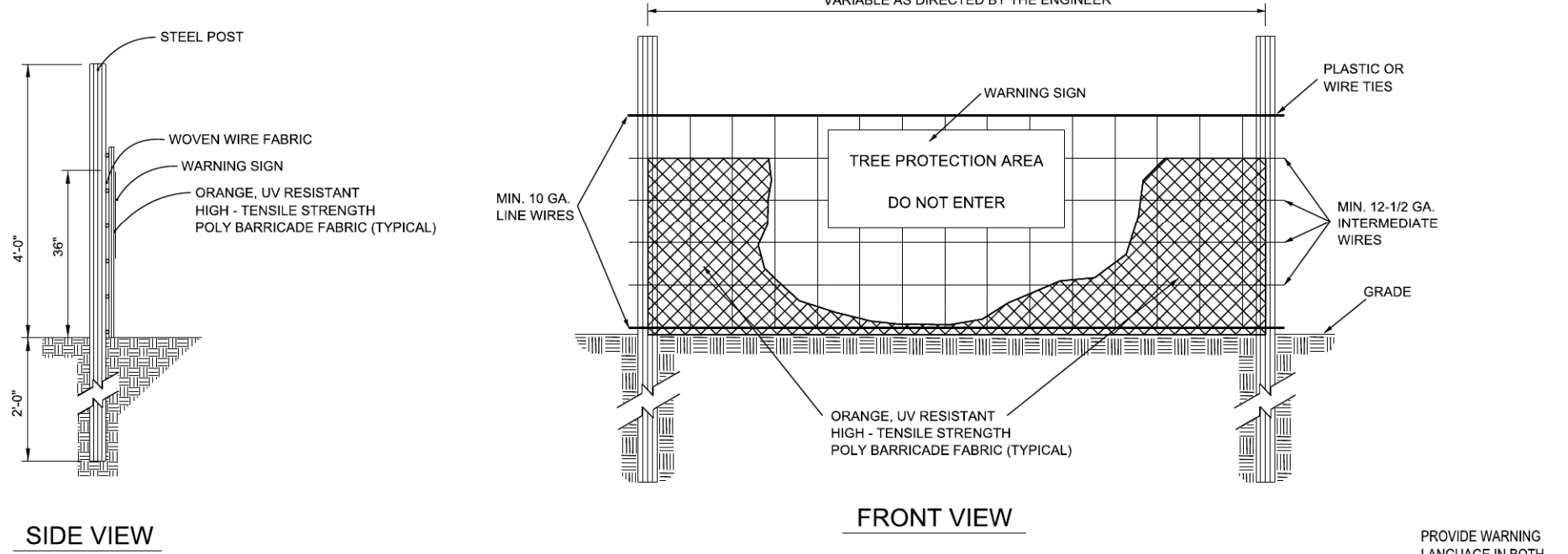


- DO NOT PRUNE LEADER. PRUNE OR CUT ONLY DEAD OR UNHEALTHY BRANCHES
- PROVIDE STAKING IF SPECIFIED. IF STAKING IS PROVIDED, PROTECT TREE WITH BROAD STRAP OR FLEXIBLE TUBING. ALLOW FLEXIBILITY IN STRAPS TO DEVELOP TRUNK TAPER. PROVIDE TURN BUCKLE AND WARNING FLAGS. REMOVE ALL STAKING AND ACCESSORIES WITHIN ONE YEAR FROM PLANTING.
- THE ROOT FLARE SHALL BE PLANTED AT GRADE, NO HIGHER THAN 2" ABOVE GRADE, AND NEVER BELOW GRADE. REMOVE EXCESS SOIL TO EXPOSE THE ROOT FLARE AT GRADE. TREE SHALL BE SET PLUMB
- MULCH DEPTH 3". KEEP MULCH 3" FROM ROOT FLARE AND DO NOT CONTACT STEM
- HIGH QUALITY SOIL MIX AS SPECIFIED
- WATER SAUCER, IF SPECIFIED, SHALL RISE NO MORE THAN 3" ABOVE GRADE.
- COMPLETELY REMOVE TOP HALF OF BURLAP, LACING STRAPS, NAILS AND WIRE BASKET AND DISCARD FROM HOLE. ALL SYNTHETIC BURLAP MUST BE REMOVED FROM SIDES OF ROOT BALL.
- ROOT BALL SHALL BE PLACED DIRECTLY ON COMPACTED SUBGRADE. HANDLE TREE BY THE ROOT BALL ONLY.

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

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

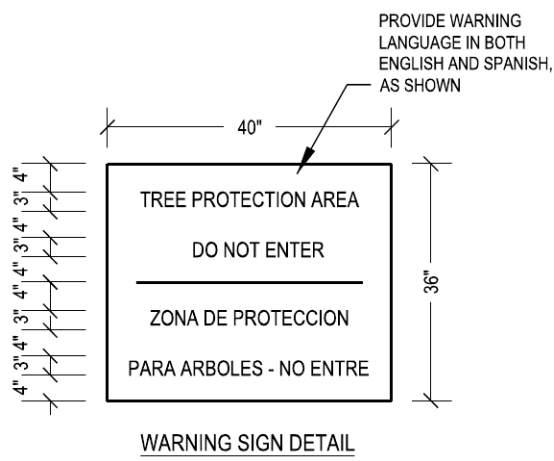
CITY OF RALEIGH STANDARD DETAIL		
REVISIONS	DATE 8/1/19	NOT TO SCALE
TREE PLANTING DETAIL		
TPP-03		



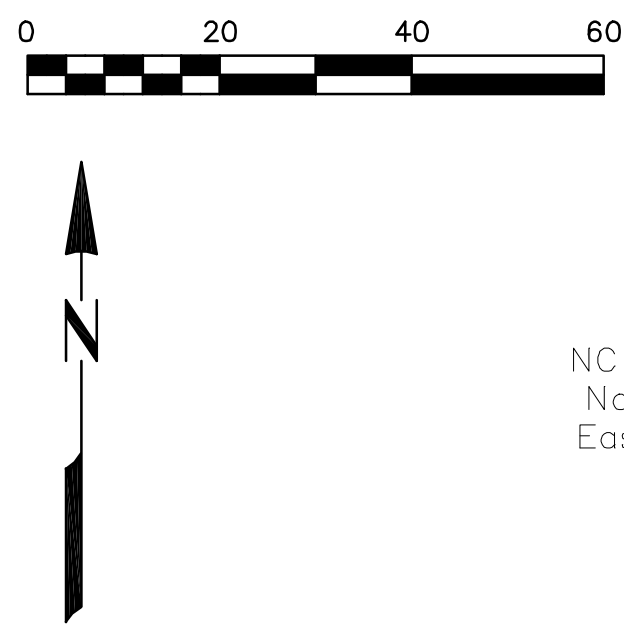
NOTE: FOR TREE PROTECTION ONLY

CITY OF RALEIGH STANDARD DETAIL		
REVISIONS	DATE 8/1/19	NOT TO SCALE
STANDARD TREE PROTECTION DETAIL		
TPP-01		

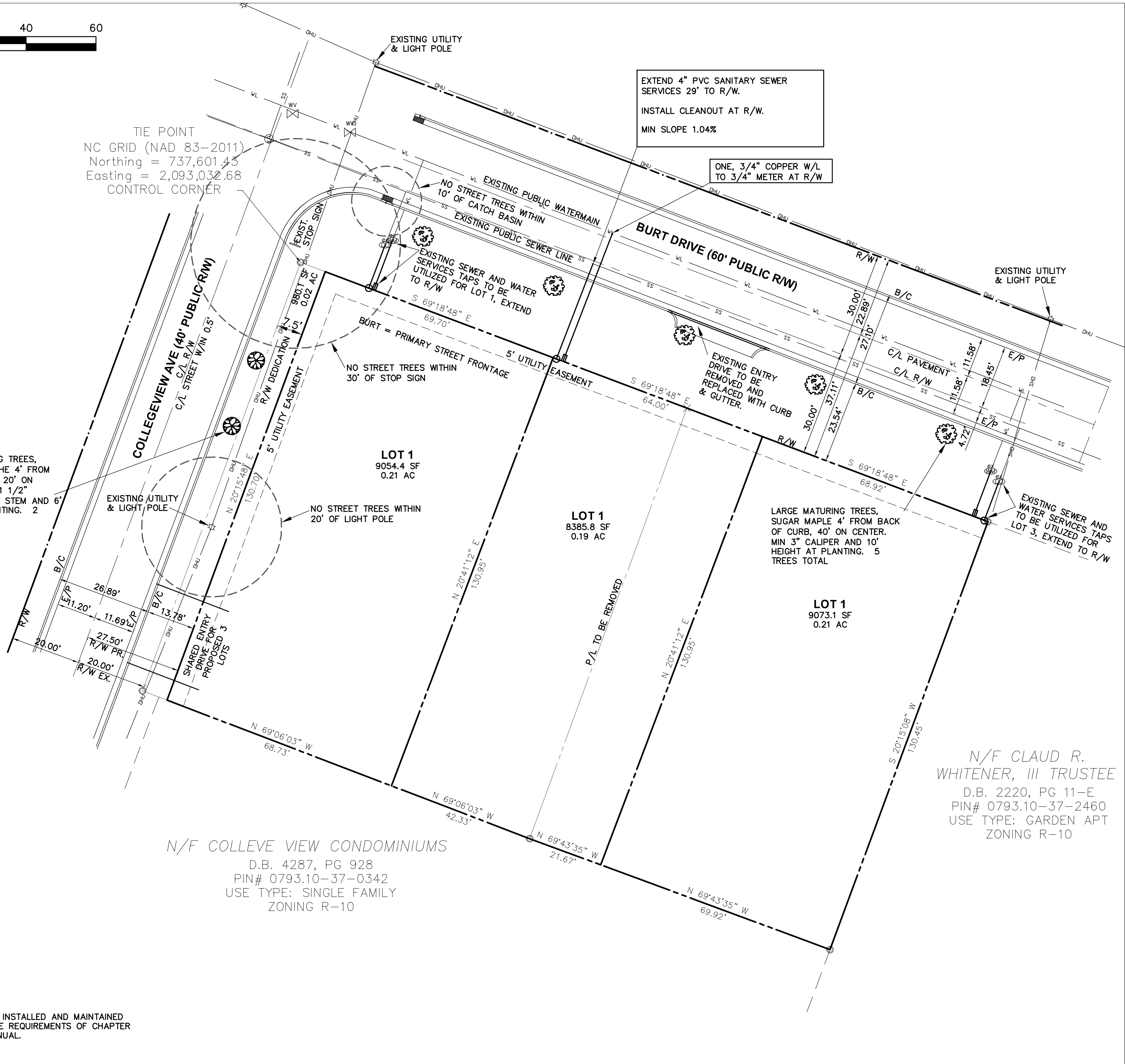
- NOTES:
- TREE PROTECTION FENCING MUST BE INSTALLED AT A MINIMUM RADIUS OF THE CRITICAL ROOT ZONE (SEE DETAIL TPP-02 FOR EXAMPLES)
 - THE TREE PROTECTION FENCING MUST REMAIN IN PLACE FOR THE DURATION OF THE PROJECT UNLESS OTHERWISE APPROVED BY URBAN FORESTRY STAFF.
 - APPROVED IMPACT PROTECTION DEVICES MUST BE REMOVED AFTER CONSTRUCTION WHEN APPLICABLE.
 - 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
 - FOR TREE PROTECTION AREAS LESS THAN 200' IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER PROTECTED AREA.
 - ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC.
 - ADDITIONAL SIGNS MAY BE REQUIRED BY CITY OF RALEIGH BASED ON ACTUAL FIELD CONDITIONS.
 - SIGNS ARE TO BE MADE OF DURABLE, WEATHERPROOF 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



SMALL MATURING TREES:
CHINESE PISTACHE 4' FROM
BACK OF CURB, 20' ON
CENTER. MIN 1 1/2"
CALIPER, SINGLE STEM AND 6'
HEIGHT AT PLANTING. 2
TREES TOTAL



NOTE:
STREET TREES SHALL BE INSTALLED AND MAINTAINED
IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER
2 OF THE CITY TREE MANUAL.

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)

PRELIMINARY SUBDIVISION PLAN

SCALE: 1" = 20'

REVISION:
6/19/2019 - PRELIM SUBDIV. REVIEW 1
8/7/2019 - PRELIM SUBDIV. REVIEW 2

EVANS PLACE ON BURT - PRELIMINARY SUBDIVISION

3609 BURT DRIVE, RALEIGH, NORTH CAROLINA, 27606

R-10 ZONING, SRPOD OVERLAY

PRELIMINARY SUBDIVISION PLAN



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PH 919 249-8387 FX 919 590-6887
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DATE
AUGUST 7, 2019

ISSUED FOR
REVIEW

SHEET NO.

PS3