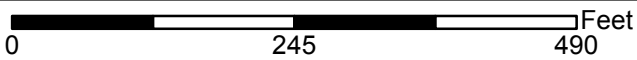
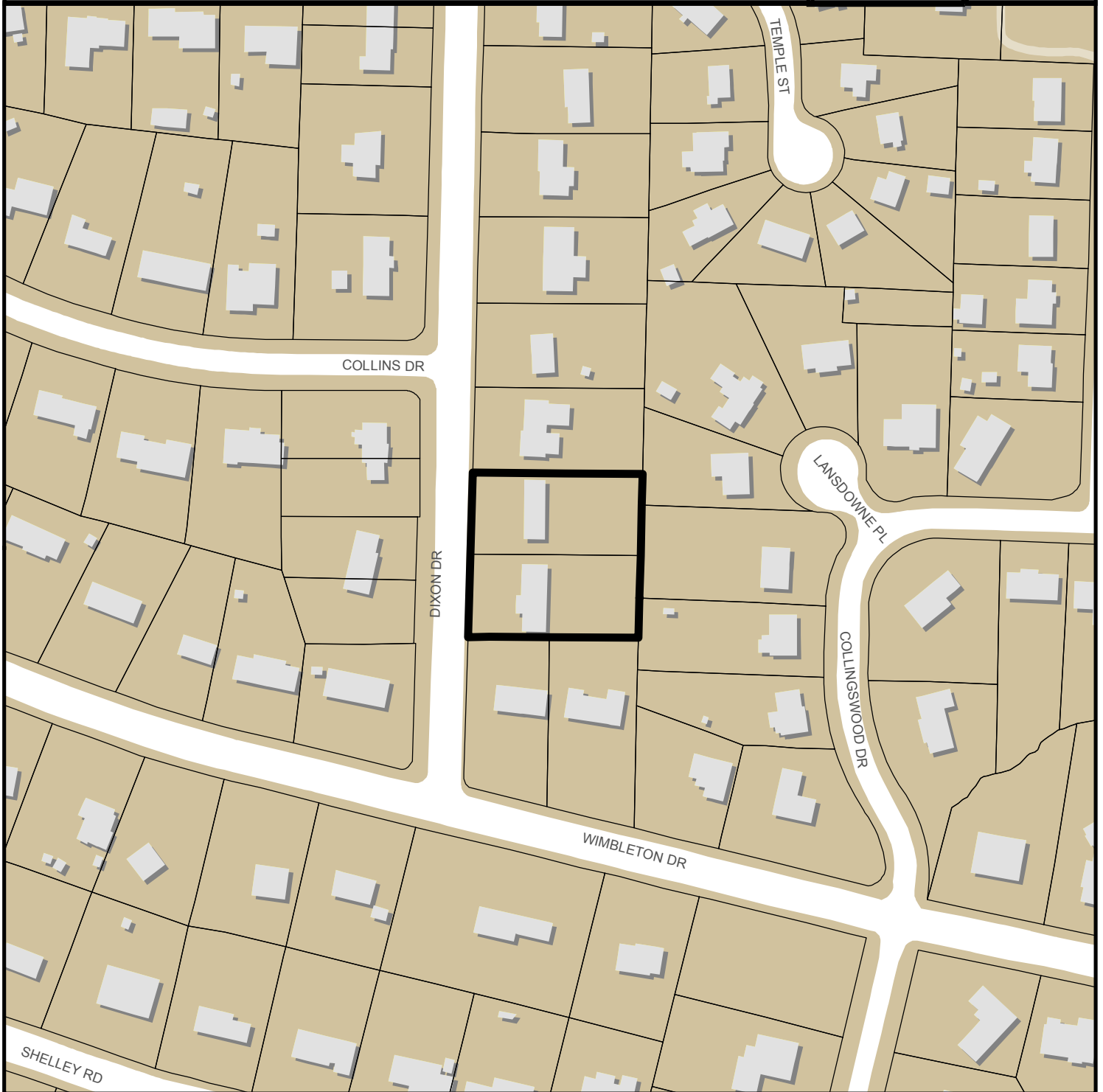


DIXION DRIVE SUBDIVISION S-30-2017



Zoning: **R-4**
CAC: **Midtown**
Drainage Basin: **Mine**
Acreage: **0.89**
Number of Lots: **3**

Planner: **Daniel Stegall**
Phone: **(919) 996-2712**
Applicant: **Grayson Homes**
Phone: **(919) 801-1187**





Administrative Action Preliminary Subdivision

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2626
www.raleighnc.gov

Case File / Name: S-30-17 / Dixon Drive Subdivision

General Location: The site is located on the east side of Dixon Drive, north of the intersection of Wimbleton Drive and Dixon Drive, inside the city limits. Address/Pin: 5206 Dixon Drive/1706.10-35-6769 and 5210 Dixon Drive/1706.10-35-6879

CAC: Midtown

Nature of Case: Subdivision of 2 parcels totaling 0.89 acres (a 0.45 acre and a 0.44 acre parcel) into three new lots zoned Residential-4. Overall density is 3.37 units per acre, based on a maximum of 4 units per acre.

Contact: Jordan Parker; Cawthorne, Moss & Panciera, P.C.

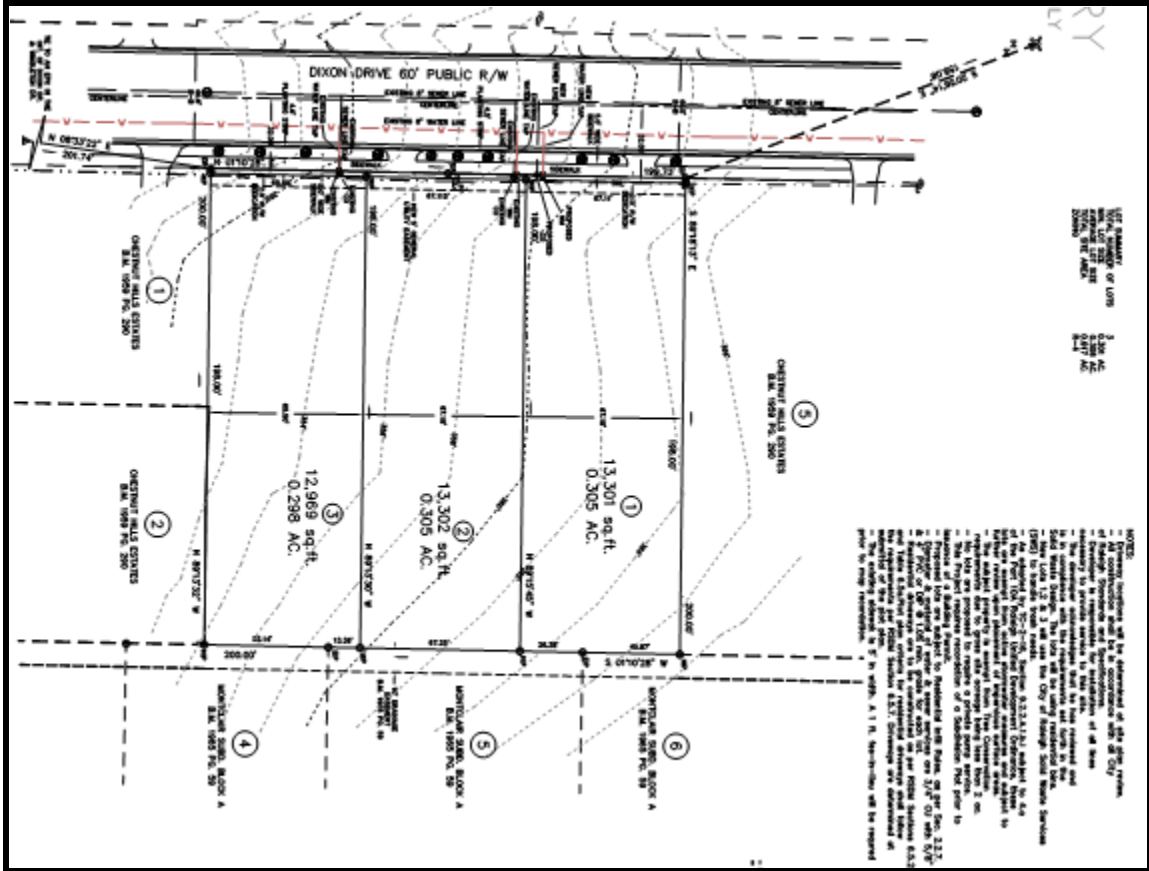
Design Adjustment: One Design Adjustment has been approved by the Development Services Designee for this project, noted below.

1. A Design Adjustment waiving the block perimeter requirement (UDO Section 8.3) has been approved by the Public Works Director Designee due to existing residential development.

Administrative Alternate: NA



S-30-17 Location Map



S-30-17 Preliminary Subdivision Plan

Design Adjustment Staff Response



**DEVELOPMENT
SERVICES
DEPARTMENT**

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

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

PROJECT	Project Name Dixon Drive Subdivision	Date completed Application received 6/14/2017
	Case Number S-30-2017	Transaction Number 515549

DEPARTMENT RESPONSE/RECOMMENDATION	Staff SUPPORTS the Design Adjustment based upon the findings in these applicable code:			
	<input checked="" type="checkbox"/> <u>UDO Art. 8.3 Blocks, Lots, Access</u>		<input type="checkbox"/> <u>UDO Art. 8.4 New Streets</u>	
	<input checked="" type="checkbox"/> <u>UDO Art. 8.5 Existing Streets</u>		<input checked="" type="checkbox"/> <u>Raleigh Street Design Manual</u>	
	<input type="checkbox"/> Other			
	DEPARTMENT	REPRESENTATIVE SIGNATURE	DEPARTMENT	REPRESENTATIVE SIGNATURE
	<input type="checkbox"/> Dev. Services Planner		<input type="checkbox"/> City Planning	
	<input checked="" type="checkbox"/> Development Engineering	<i>Kathy Blair</i>	<input type="checkbox"/> Transportation	
	<input type="checkbox"/> Engineering Services		<input type="checkbox"/> PRCR	
	<input type="checkbox"/> Public Utilities			
	Findings: Staff is in support of eliminating the block perimeter requirement of a new public street in this 3-lot subdivision. The measured block perimeter exceeds the 5,000 linear foot maximum allowed for R-4 properties with an average lot size of 13,000 square feet. Based on the existing development of single family neighborhoods on all sides of these lots, a public street would not be beneficial through this subdivision.			

Development Services Director or Designee Action: Approve Approval with Conditions Deny


KENNETH W. RITCHIE, PE
ENGINEERING MANAGER
8/4/2017
Date

*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature.

CONDITIONS	
-------------------	--

Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

S-30-17 Preliminary Subdivision Plan Design Adjustment

SUBJECT: S-30-17 / Dixon Drive Subdivision

CROSS-REFERENCE: Transaction# 515549

LOCATION: The site is located on the east side of Dixon Drive, north of the intersection of Dixon Drive and Wimbleton Drive, inside the city limits. Addresses: 5206 Dixon Drive and 5210 Dixon Drive

PIN: 1706356769 and 1706356879

REQUEST: This request is to approve the subdivision of 2 parcels totaling 0.89 acres into 3 single-family lots zone Residential-4 (R-4). Lot 1 being 13,301 square feet, lot 2 being 13,302 square feet and lot 3 being 12,969 square feet. Overall density is 3.37 units per acre, based on a maximum of 4 units per acre.

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to issuance of a grading permit for the site:

(1) That in accordance with Part 10A Section 9.4.4, a surety equal to the cost of clearing, grubbing and reseeding a site, shall be paid to the City;

Prior to Planning Department authorization to record lots:

(2) That a fee-in-lieu for 1' of side walk is required for the entire frontage length of Dixon Drive;

(3) That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements, including streetscape trees on Harps Mill Road and Plateau Lane is paid to the Public Works Department;

(4) That a general utility placement easement and ½ of the required right of way for Dixon Drive is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City of Raleigh;

(5) That a tree impact permit is obtained from the urban forester in the Parks and Recreation Department for landscaping in the public right-of-way.

(6) That demolition permits for the existing structures be issued and this building permit number be shown on all maps for recording;

I hereby certify this administrative decision.

Signed:(Planning Dir.) Kenneth Baucus (RP) Date: 8/14/17

Staff Coordinator: Daniel L. Stegall

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE SUBDIVISION PROCESS.

FINDINGS: City Administration finds that this request, with the above conditions being met, conforms to the Unified Development Ordinance including Chapter 2, Article 2.2, Sections 2.2.1. This approval is based on a preliminary plan dated May 17, 2017 owned by Mike Poupard of Grayson Homes, LLC., submitted by Jordan Parker of Cawthorne, Moss & Panciera.

ZONING:

ZONING DISTRICTS: Residential-4 (R-4)

TREE CONSERVATION: This site is less than 2 acres and there are no existing trees that would qualify as tree conservation area on site that would be required under UDO 9.1. Tree Conservation is not required at this time.

PHASING: There is one phase in this development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

STREET PLAN MAP: Dedication of right-of-way is required by the Street Plan Map of the Comprehensive Plan. Dixon Drive classified as a Neighborhood Street.

Street Name	Designation	Exist R/W	Required R/W	Existing Street (b to b)	Proposed street (b to b)	Slope Easement
Dixon Drive	Neighborhood Street	60'	1/2-64'	40.5'-.6' B-B	40.5'-.6' B-B	None

TRANSIT: This site is presently not served by the existing transit system.

**COMPREHENSIVE
PLAN:**

This site is located in the Midtown Citizen Advisory Council in an area designated for low density residential development.

**SUBDIVISION
STANDARDS:**

LOT LAYOUT: The minimum lot size in Residential-4 (R-4) zoning district is 10,000 square feet. The minimum lot depth in this zoning district is 100 feet. The minimum lot width of an interior lot in this zoning district is 65 feet. Lots in this development conform to the minimum standards of the corresponding zoning district.

PUBLIC UTILITIES: City water and sewer services are available. The subdivider is responsible for installation of all lines necessary to provide service to this site.

SOLID WASTE: Individual lot service by the City is to be provided.

**BLOCKS / LOTS /
ACCESS:** Lot arrangement and access conform to Chapter 8 of the UDO. The Development Services Director Designee has approved a design adjustment application eliminating the block perimeter requirement of a new public street in this 3-lot subdivision therefore; this development conforms to Chapter 8 of the UDO.

**STREETSCAPE
TYPE:** The applicable streetscape for Dixon Drive is a Neighborhood Street. A tree impact permit shall be obtained prior to issuance of a building permit. Street trees are required to be planted 40 feet apart in the planting area within the right-of-way, prior to obtaining a building permit.

PEDESTRIAN: A fee-in-lieu of construction for 1' of sidewalk along the entire frontage length of Dixon Drive is required per UDO Section 8.1.10. Access to the public right of way in addition to internal connection requirements is provided in accordance with 8.3.4 of the UDO.

FLOOD HAZARD: There are no flood hazard areas on this site.

**STORMWATER
MANAGEMENT:** The site is subject to Stormwater control regulations under Article 9.2 of the UDO but is claiming an exemption under 9.2.2.A.2 as amended by TC-2-16 as it is a single family residential subdivision less than 1 acre in cumulative size. There is one documented case of downstream flooding. In accordance with 9.2.2.E.3, a stormwater impact analysis was submitted showing less than a 0.04 ft increase between pre-development and post-development flood levels for the 25, 50, & 100 yr storm events impacting the downstream properties. Therefore, no additional stormwater controls will be required.

**WETLANDS
/ RIPARIAN
BUFFERS:**

No wetland areas or Neuse River riparian buffers are required on this site.

STREET NAMES:

No new streets are being proposed with this development. A fee for street signs is required in accordance with the Raleigh Street Design Manual.

**OTHER
REGULATIONS:**

Developer shall meet all City requirements, including underground utility service, flood protection measures, and the soil erosion ordinance, unless specifically varied by this approval.

SUNSET 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: 8-14-2020

Record at least ½ of the land area approved.

5-Year Sunset Date: 8-14-2022

Record entire subdivision.

WHAT NEXT?:

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE INFRASTRUCTURE CONSTRUCTION DRAWINGS FOR ANY PUBLIC IMPROVEMENTS Streets, Utility lines to be owned and maintained by the City. and submit them to the Development Plans Review Center for approval.
- HAVE A REGISTERED SURVEYOR PREPARE FINAL PLATS FOR RECORDING. These also must be submitted to the Development Plans Review Center for authorization signature prior to recording with the Wake County Register of Deeds.
- MEET THE REQUIREMENTS OF THE SUNSET THRESHOLDS AS NOTED ABOVE.

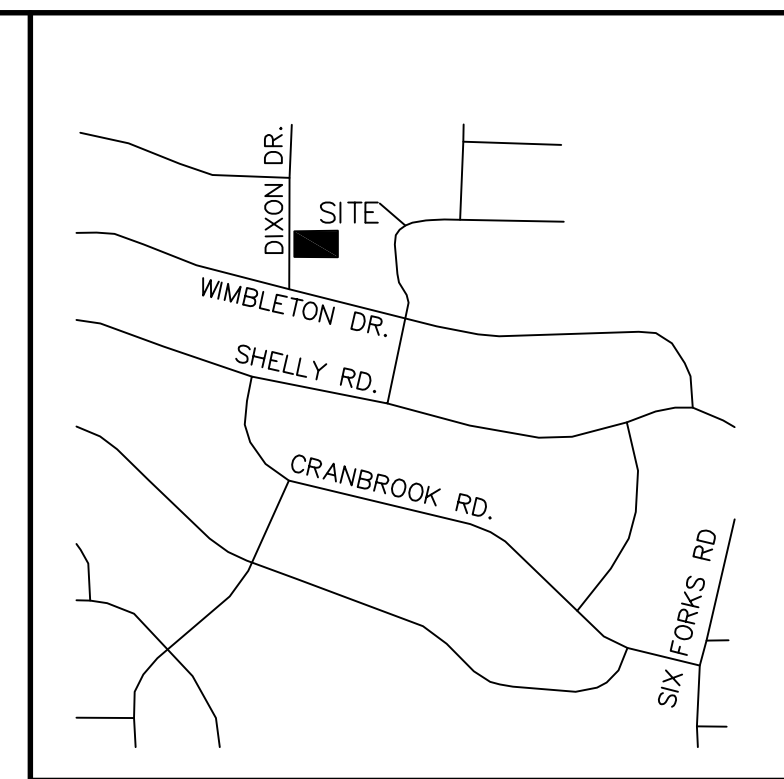
**FACILITY FEES
REIMBURSEMENT:**

If oversized street construction takes place, or greenway or oversized public street right-of-way is conveyed to the public, the owner is responsible for application to the City for reimbursement allowed by Code. Reimbursement takes place twice a year in January and July; a written request must be filed with the Planning Department for greenway and street right-of-way; and in the Public Works Department for street construction; by the first working day in November and May each year.

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

LOT SUMMARY
 TOTAL NUMBER OF LOTS 3
 MIN. LOT SIZE 0.301 AC.
 AVERAGE LOT SIZE 0.306 AC.
 TOTAL SITE AREA 0.917 AC.
 ZONING R-4

NOTES:
 - Driveway locations will be determined at site plan review.
 - 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.
 - New Lots 1,2 & 3 will use the City of Raleigh Solid Waste Services (SWS) to handle trash needs.
 - As adopted by TC-2-16, Section 9.2.2.A.1.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.
 - 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.
 - Residential driveways are to be constructed as per RSDM Sections 6.5.2. and Table 6.5a. Plot plan criteria for residential driveways shall follow the requirements per RSDM Section 6.5.7. Driveways are determined at submittal of the plot plan.
 - The existing sidewalk is 5' in width. A 1 ft. fee-in-lieu will be required prior to map recordation.



VICINITY MAP

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

OWNER/DEVELOPER:

GRAYSON HOMES, LLC
 3948 BROWNING PL., #109
 RALEIGH, NC 27609
 919-801-1187
 (mike.poupard@gmail.com)

PRELIMINARY
 FOR REVIEW PURPOSES ONLY

DIXON DRIVE SUBDIVISION

DEMOLITION PERMIT:

- 5206 DIXON DRIVE PERMIT #140899
 - 5210 DIXON DRIVE PERMIT #140898

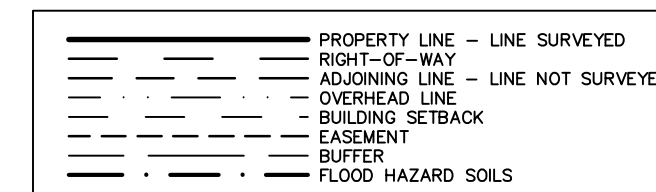
LEGEND:

- 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
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- PP - POWER POLE
- OHL - OVERHEAD LINE
- LP - LIGHT POLE
- WM - WATER METER
- WV - WATER VALVE
- CO - SEWER CLEAN-OUT
- - ADDRESS
- PWM - PROPOSED WATER METER
- PCO - PROPOSED SEWER CLEAN-OUT

NOTES:

- AREA COMPUTED BY COORDINATE METHOD.
- THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.

LINE TYPE LEGEND



**Preliminary Subdivision
 Plan Application**



DEVELOPMENT
 SERVICES
 DEPARTMENT

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | ext 919-996-1831
 Litchford Satellite Office | 8330 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate review type and include the Plan Checklist document.

Office Use Only: Transaction #	Project Coordinator	Team Leader
PRELIMINARY APPROVALS		
<input checked="" type="checkbox"/> Subdivision * <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservative Subdivision		
*May require City Council approval if in a Metro Park Overlay or Historic Overlay District		
If your project has been through the Due Diligence process, provide the transaction #: N/A		
GENERAL INFORMATION		
Development Name Dixon Drive Subdivision		
Proposed Use Residential		
Property Address(es) 5206 & 5210 Dixon Drive		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
PIN Recorded Deed 1706.10-35-6789	PIN Recorded Deed 1706.10-35-6879	PIN Recorded Deed
What is your project type?		
<input checked="" type="checkbox"/> Single family <input type="checkbox"/> Townhouse <input type="checkbox"/> Subdivision in a non-residential zoning district <input type="checkbox"/> Other (describe):		
OWNER/DEVELOPER INFORMATION		
Company Name Grayson Homes, LLC		Owner/Developer Name Mike Poupard
Address 3948 Browning Pl., #109		
Phone 919-801-1187	Email mike.poupard@gmail.com	Fax N/A
CONSULTANT/CONTACT PERSON FOR PLANS		
Company Name Cawthorne, Moss & Panciera		Contact Name Jordan Parker
Address 333 S. White St., Wake Forest, NC 27587		
Phone 919-556-3148	Email jordan@cmppls.com	Fax N/A

PAGE 1 OF 3

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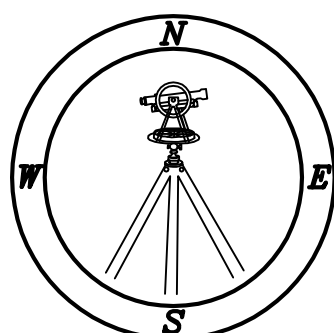
REVISION 03.11.16

DEVELOPMENT TYPE AND SITE DATA TABLE (Applicable to all developments)	
ZONING INFORMATION	
Zoning District(s) R-4	
If more than one district, provide the acreage of each:	
Overlay District?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Inside City Limits?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
CUD (Conditional Use District) Case # 2- N/A	
COA (Certificate of Appropriateness) Case # N/A	
BOA (Board of Adjustment) Case # A- N/A	
STORMWATER INFORMATION	
Existing Impervious Surface 6,313 S.F. acres/sf	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface N/A acres/sf	Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If in a Flood Hazard Area, provide the following:	
Alluvial Soils	Flood Study
	FEMA Map Panel #
NUMBER OF LOTS AND DENSITY	
Total # of Townhouse Lots: Detached N/A	Attached
Total # of Single Family Lots 3	Total # of All Lots 3
Overall Unit(s)/Acre Densities Per Zoning Districts 4 units per Acre	
Total # of Open Space and/or Common Area Lots N/A	
SIGNATURE BLOCK (Applicable to all developments)	
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 subdivision plan as approved by the City.	
I hereby designate _____ 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.	
Grayson Homes, LLC by <i>Mike Poupard</i>	May 22, 2017
Signature Mike Poupard	Date
Signature _____	Date _____

PAGE 2 OF 3

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REVISION 03.11.16



C:\CHESTNUT\ILLS-3-4-SUBPLAT.DWG LUP

SHEET 1 OF 3
 PRELIMINARY
 SUBDIVISION PLAN
 COVER SHEET
DIXON DRIVE SUBDIVISION
 OWNER: LAURENCE ROGER UPTON (LOT 3)
 REF: D.B. 8222 PAGE 111
 REF: B.M. 1959 PAGE 290
 OWNER: LONG M. MCLEAN (LOT 4)
 REF: D.B. 10924 PAGE 132
 REF: B.M. 1959 PAGE 290
 CITY OF RALEIGH
 WAKE COUNTY, NORTH CAROLINA

SCALE 1"=30'
 MAY 17, 2017
 ZONED R-4
 PIN # 1706.10-35-6769
 PIN # 1706.10-35-6879
 S-30-17
 TRANSACTION # 515549

PRELIMINARY

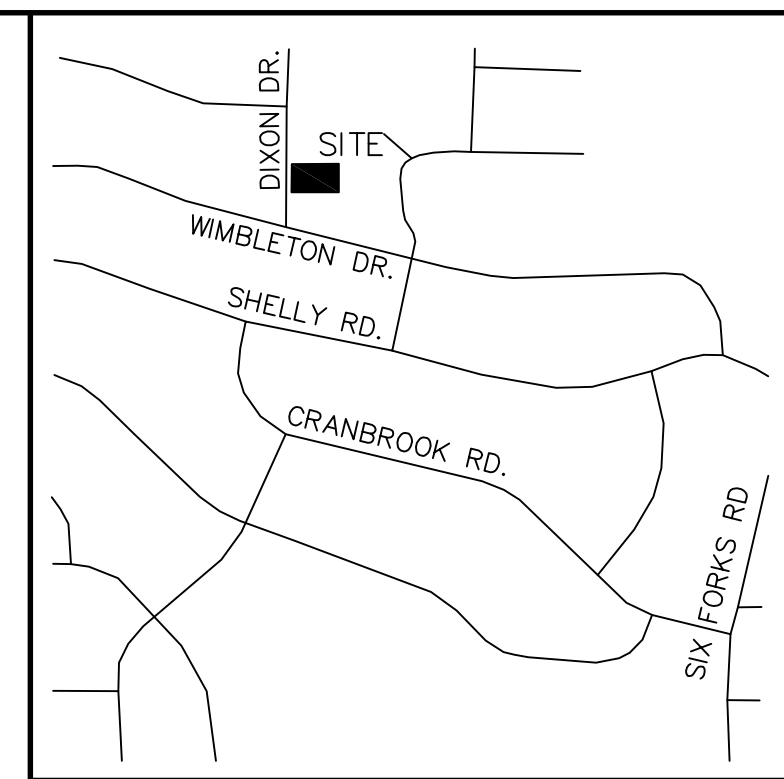
FOR REVIEW PURPOSES ONLY

LOT 3 IMPERVIOUS SURFACE TABLE

HOUSE	2,265 S.F.
DRIVEWAY & SIDEWALK	894 S.F.
AC	9 S.F.
TOTAL IMPERVIOUS AREA	3,168 S.F.
TOTAL LOT AREA	20,000 S.F.
PERCENTAGE OF IMPERVIOUS AREA	15.84%

LOT 4 IMPERVIOUS SURFACE TABLE

HOUSE	2,231 S.F.
RET. WALL	20 S.F.
DRIVEWAY	708 S.F.
SCREENED PORCH	177 S.F.
AC	9 S.F.
TOTAL IMPERVIOUS AREA	3,145 S.F.
TOTAL LOT AREA	19,972 S.F.
PERCENTAGE OF IMPERVIOUS AREA	15.75%



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
- PP - POWER POLE
- OHL - OVERHEAD LINE
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- WM - WATER METER
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- - ADDRESS
- PWM - PROPOSED WATER METER
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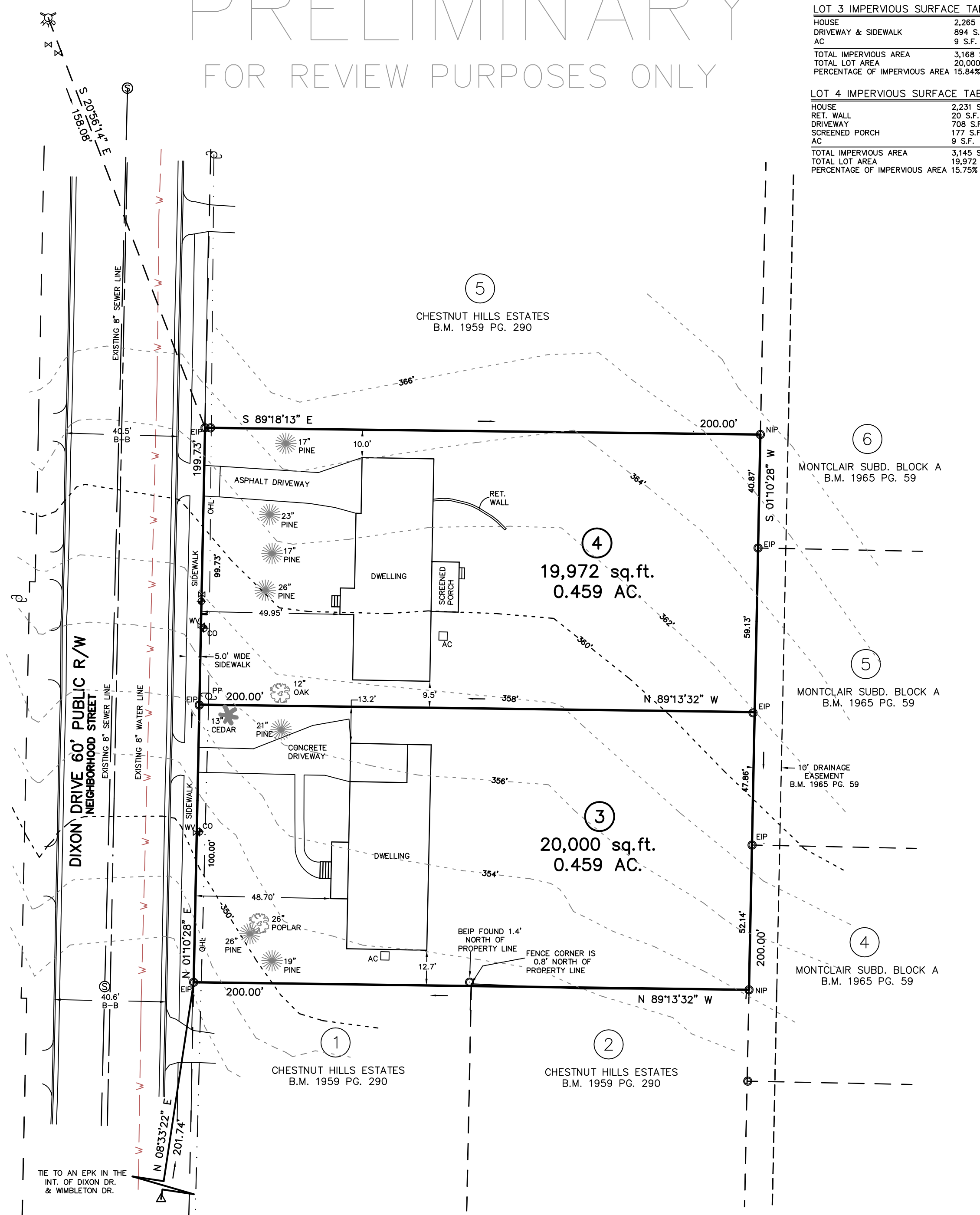
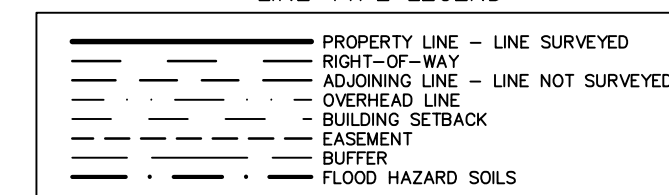
DEMOLITION PERMIT:

- 5206 DIXON DRIVE PERMIT #140899
- 5210 DIXON DRIVE PERMIT #140898

NOTES:

- AREA COMPUTED BY COORDINATE METHOD.
- THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.

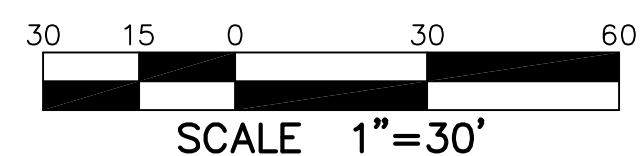
LINE TYPE LEGEND



SHEET 2 OF 3
EXISTING CONDITIONS
PLAN FOR

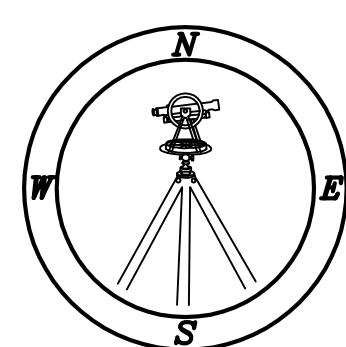
DIXON DRIVE SUBDIVISION

OWNER: LAURENCE ROGER UPTON (LOT 3)
REF: D.B. 8222 PAGE 111
REF: B.M. 1959 PAGE 290
OWNER: LONG M. MCLEAN (LOT 4)
REF: D.B. 10924 PAGE 132
REF: B.M. 1959 PAGE 290
CITY OF RALEIGH
WAKE COUNTY, NORTH CAROLINA



MAY 17, 2017
ZONED R-4

PIN # 1706.10-35-6769
PIN # 1706.10-35-6879



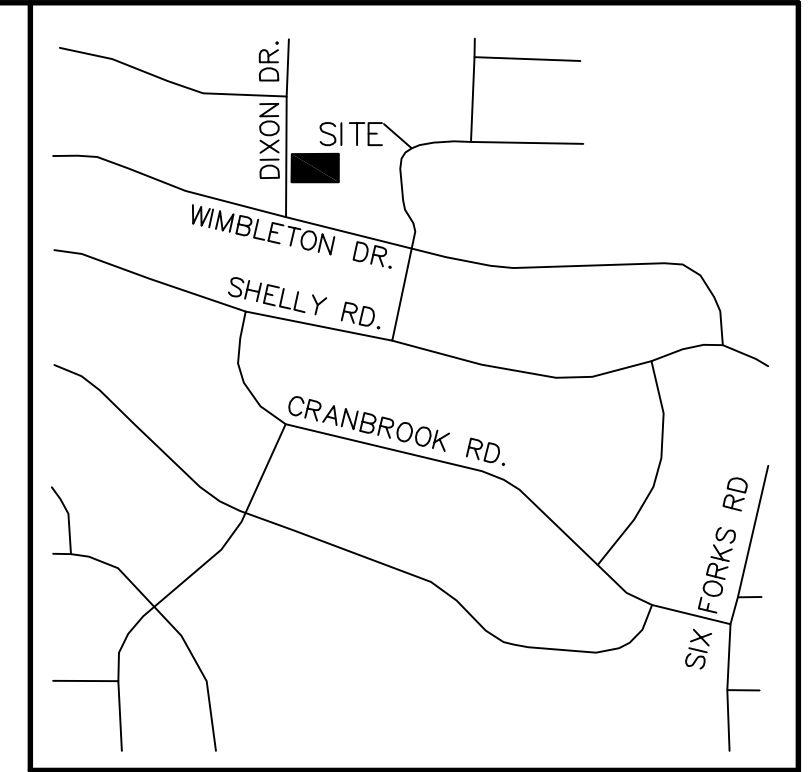
C:\CHESTNUTHILLS3-4-SUBPLAT.DWG (L.P.)

PRELIMINARY

FOR REVIEW PURPOSES ONLY

LOT SUMMARY
 TOTAL NUMBER OF LOTS 3
 MIN. LOT SIZE 0.301 AC.
 AVERAGE LOT SIZE 0.306 AC.
 TOTAL SITE AREA 0.917 AC.
 ZONING R-4

- NOTES:
- Driveway locations will be determined at site plan review.
 - 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.
 - New Lots 1, 2 & 3 will use the City of Raleigh Solid Waste Services (SWS) to handle trash needs.
 - As adopted by TC-2-16, Section 9.2.2.A.1.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.
 - 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.
 - Residential driveways are to be constructed as per RSDM Sections 6.5.2. and Table 6.5a. Plot plan criteria for residential driveways shall follow the requirements per RSDM Section 6.5.7. Driveways are determined at submittal of the plot plan.
 - The existing sidewalk is 5' in width. A 1 ft. fee-in-lieu will be required prior to map recordation.



VICINITY MAP

LEGEND:

- STREET YARD TREES:**
- DIXON DRIVE SUBD. IS 199.73' IN LENGTH
 - = 10 STREET YARD TREES 1.5" CALIPER SINGLE STEM
- DEMOLITION PERMIT:**
- 5206 DIXON DRIVE PERMIT #140899
 - 5210 DIXON DRIVE PERMIT #140898
- LEGEND:**
- EIP - EXISTING IRON PIPE
 - EPK - EXISTING PK NAIL
 - NIP - NEW IRON PIPE SET
 - R/W - RIGHT OF WAY
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 - WV - WATER VALVE
 - CO - SEWER CLEAN-OUT
 - - ADDRESS
 - PWM - PROPOSED WATER METER
 - PCO - PROPOSED SEWER CLEAN-OUT
 - ⊗ - 1.5" CALIPER SINGLE STEM CERCIS CANADENSIS (EASTERN REDBUD)

STREET YARD TREES:

- DIXON DRIVE SUBD. IS 199.73' IN LENGTH
- = 10 STREET YARD TREES 1.5" CALIPER SINGLE STEM

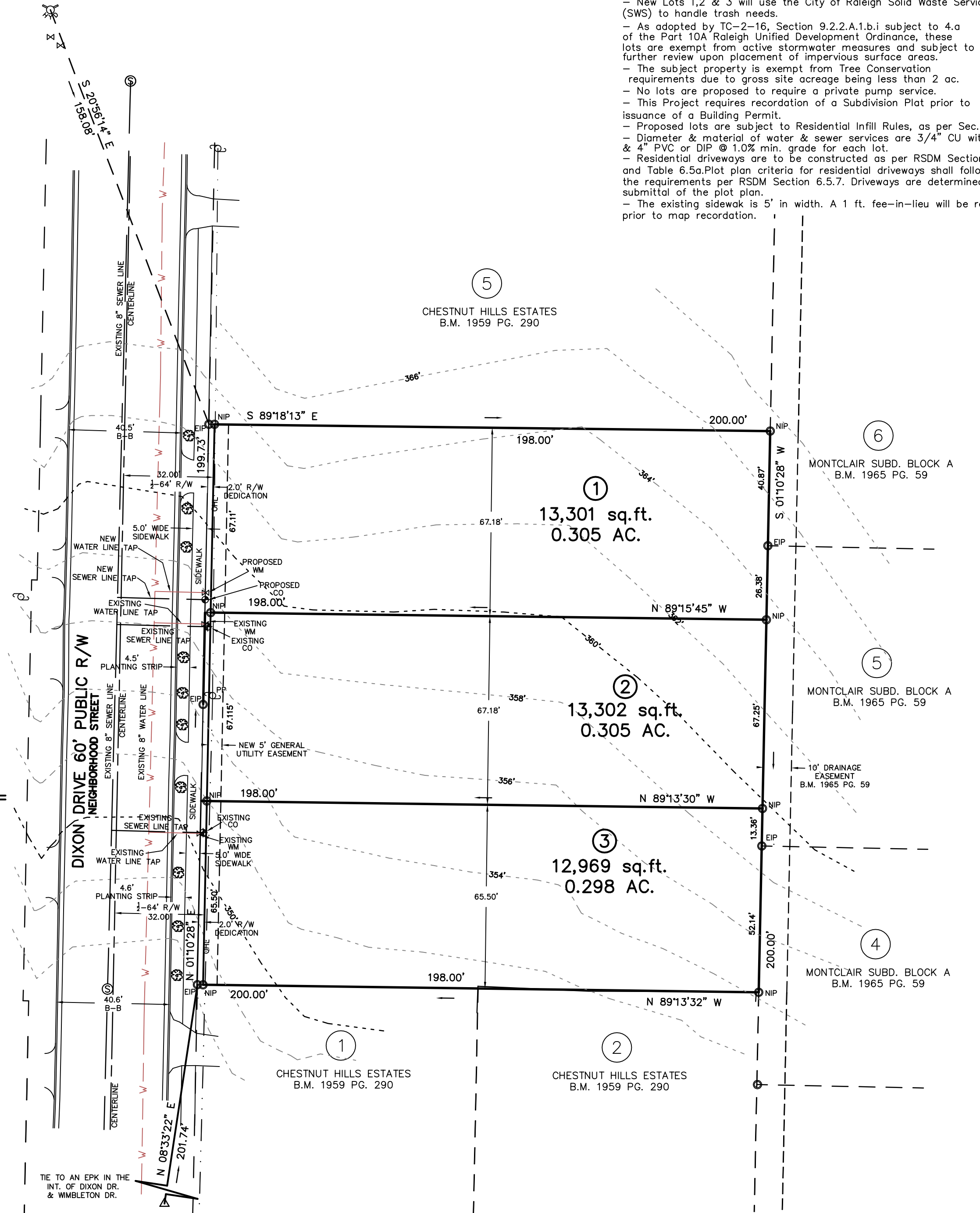
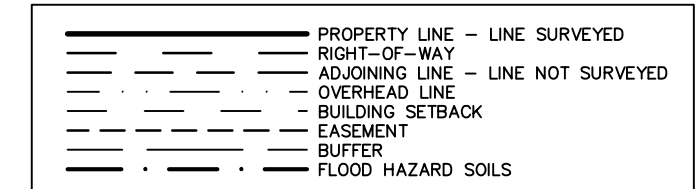
DEMOLITION PERMIT:

- 5206 DIXON DRIVE PERMIT #140899
- 5210 DIXON DRIVE PERMIT #140898

NOTES:

- AREA COMPUTED BY COORDINATE METHOD.
- THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.

LINE TYPE LEGEND

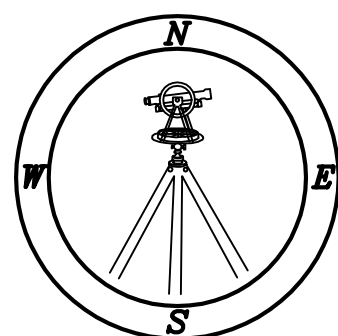


LAND SURVEYOR/CONTACT

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

OWNER/DEVELOPER:

GRAYSON HOMES, LLC
 3948 BROWNING PL., #109
 RALEIGH, NC 27609
 919-801-1187



SHEET 3 OF 3

PRELIMINARY
 SUBDIVISION PLAN FOR

DIXON DRIVE SUBDIVISION

OWNER: LAURENCE ROGER UPTON (LOT 3)

REF: D.B. 8222 PAGE 111
 REF: B.M. 1959 PAGE 290

OWNER: LONG M. MCLEAN (LOT 4)

REF: D.B. 10924 PAGE 132
 REF: B.M. 1959 PAGE 290

CITY OF RALEIGH
 WAKE COUNTY, NORTH CAROLINA

30 15 0 30 60



SCALE 1"=30'

MAY 17, 2017

ZONED R-4

PIN # 1706.10-35-6769

PIN # 1706.10-35-6879

(CHESTNUTHILLS3-4-SUBPLAT.DWG LUP)