



Administrative Approval Action

Case File / Name: SUB-0013-2024
DSLC - Dixon Drive Subdivision

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This 0.52-acre parcel, zoned R-4, is identified as Lot 13 in the Chestnut Hills Estates Subdivision. It is located north of Wimbleton Drive, south of West Millbrook Road, east of North Hills Drive and west of Six Forks Road. The site address is 5301 Dixon Drive.

REQUEST: This subdivision plan proposes demolishing an existing detached house, detached garage, accessory structure, and driveway for a two lot subdivision using the Conventional Development Option. New Lot 1 is 11,808 square feet or 0.27-acre. New Lot 2 is 10,355 square feet or 0.24-acre. Each new lot will be developed with a detached house.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** FIL-0449-2024: DSENG - Fee-In-Lieu Estimator/Fee-In-Lieu Estimator

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 July 12, 2024 by SITE PROPERTY DEVELOPMENT.

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.

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



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

General

1. A demolition permit shall be issued and this building permit number shown on all maps for recording.

Engineering

2. A fee-in-lieu for 205 LF of 1' sidewalk along Dixon Dr is paid to the City of Raleigh (UDO 8.1.10).
3. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
4. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
5. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

Stormwater

6. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

Urban Forestry

7. A public infrastructure surety for 6 street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.



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☒ **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:

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. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.
3. If total land disturbance will be over 12,000 sq. ft. for multiple houses, a separate site plan submittal & approval will be required. Site plans require an erosion control plan. (UDO 9.4.6.)

Urban Forestry

4. Tree impact permits must be obtained for the approved streetscape tree installations in the rights-of-way. This development proposes 3 street trees along Dixon Drive and 3 street trees along Collins Drive.

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.

Stormwater

2. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

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: October 25, 2027

Record at least ½ of the land area approved.

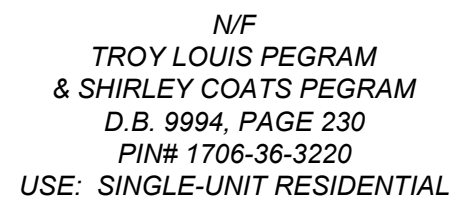
5-Year Sunset Date: October 25, 2029

Record entire subdivision.

Diagram illustrating standard survey symbols and their corresponding descriptions:

- EX. PROPERTY LINE
- EX. RIGHT-OF-WAY
- EX. ADJACENT OWNERS
- EX. ROAD CENTERLINE
- EX. MAJOR CONTOUR (5')
- EX. MINOR CONTOUR (1')
- EX. FENCE
- EX. OVERHEAD ELECTRIC LINE
- EX. WATER LINE
- EX. SANITARY SEWER

1. BOUNDARY, SURVEY AND TOPO DATA PROVIDED BY CAWTHORNE, MOSS & PANCIERA, PC ON JANUARY 10, 2024.
2. THE UTILITIES SHOWN ARE NOT GUARANTEED TO BE A REPRESENTATION OF ALL UTILITIES WITHIN THE PROJECT EXTENT.
3. THE CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL-CENTER AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
4. THE CONTRACTOR SHALL VERIFY DEPTHS AND LOCATIONS OF ALL UTILITIES PRIOR TO BEGINNING WORK AND SHALL USE CARE WHEN OPERATING AROUND EXISTING UTILITIES.
5. THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR THE REPAIR OF ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.



N/F
CAMBRIDGE CLASSIC HOMES, LLC
D.B. 18531, PAGE 2054
B.M. 2022, PAGE 1336
PIN# 1706-36-4258

EIP
CONTROL
CORNER
N(y):766,249.78'
E(x):2,103,376.56'

N/F
CASEY J. O'NEILL
& BRIANNE R. O'NEILL
D.B. 18406, PAGE 1768
PIN# 1706-36-3220

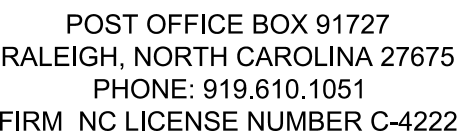
EX. SS MH
TOP: 370.22'
INV OUT: 362.75'

(CONTROL CORNER)
N(y):766099.58'
E(x):2103373.35'

COLLINS DRIVE

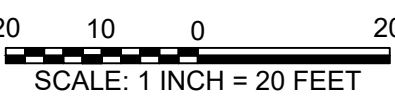
North Carolina 811
www.nc811.org

NORTH CAROLINA
ONE-CALL CENTER
1-800-632-4949

[illegible]

ORIGINAL PLAN SIZE: 24" X 36"

DO NOT USE FOR CONSTRUCTION



THIS BAR IS 1 INCH IN LENGTH
ON ORIGINAL DRAWING

0 1"

IF IT IS NOT 1 INCH ON THIS SHEET, ADJUST YOUR SCALE ACCORDINGLY

5301 DIXON DRIVE
RALEIGH, NC 27609
SUB-0013-2024

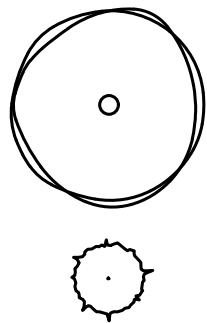
DATE:	02-09-2024
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	23044

C-2

SHEET 2 OF 3

LEGEND

---	EX. PROPERTY LINE
---	EX. RIGHT-OF-WAY
---	EX. ADJACENT OWNERS
---	EX. ROAD CENTERLINE
---	EX. OVERHEAD ELECTRIC LINE
OHW	OHW
W	W
SS	SS
---	EX. WATER LINE
---	EX. SANITARY SEWER
---	PROP. LOT LINES
---	PROP. EASEMENT
W	W
SS	SS
---	PROP. 3/4" COPPER WATER SERVICE
---	PROP. 4" PVC SANITARY SEWER SERVICE
---	PROP. MAJOR CONTOUR (5')
---	PROP. MINOR CONTOUR (1')



PROP. STREET TREE (BN)

PROP. STREET TREE (JV)

NOTES

- BOUNDARY, SURVEY AND TOPO DATA PROVIDED BY CAWTHORNE, MOSS & PANCIERA, PC ON JANUARY 10, 2024.
- THE UTILITIES SHOWN ARE NOT GUARANTEED TO BE A REPRESENTATION OF ALL UTILITIES WITHIN THE PROJECT EXTENT.
- THE CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL-CENTER AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL VERIFY DEPTHS AND LOCATIONS OF ALL UTILITIES PRIOR TO BEGINNING WORK AND SHALL USE CARE WHEN OPERATING AROUND EXISTING UTILITIES.
- THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR THE REPAIR OF ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
- STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
- STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH TPP-03 CITY DETAIL BETWEEN OCT 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.
- OBJECTS SUCH AS POWER POLES AND OTHER UTILITIES IN CONFLICT WITH THE PROPOSED SIDEWALK SHOULD BE RE-LOCATED.
- 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.
- FEE-IN-LIEU REQUIRED TO MEET STANDARD 6' SIDEWALK SECTION ALONG DIXON DRIVE.
- PROPOSED DIXON DRIVE SIDEWALK IMPERVIOUS AREA: 152 SF
- PROPOSED COLLINS DRIVE SIDEWALK IMPERVIOUS AREA: 897 SF
- MAXIMUM IMPERVIOUS WITHOUT DEVICE OR SURETY PER UDO 9.2.2.A.4.b & c:
LOT 1 IMPERVIOUS LIMIT (11,808 SF * 38%) - 524 SF IMPERVIOUS IN R/W = 3,963 SF
LOT 2 IMPERVIOUS LIMIT (10,355 SF * 38%) - 525 SF IMPERVIOUS IN R/W = 3,410 SF
- IMPERVIOUS LIMIT FOR EACH LOT TO BE RECORDED ON FINAL PLAT PRIOR TO BUILDING PERMITS.

SUMMARY INFORMATION

DEVELOPMENT NAME: DIXON DRIVE SUBDIVISION

STREET ADDRESS: 5301 DIXON DRIVE

PIN NUMBER(S): 1706-36-4157

TOTAL ACREAGE: 0.516 AC (22,457 SF)
LESS ROAD R/W DEDICATION: 0.007 AC (294 SF)
NET ACREAGE: 0.509 AC (22,163 SF)

PROPOSED SINGLE FAMILY LOTS: 2

AVERAGE LOT SIZE: 11,081 SF
MINIMUM LOT SIZE: 10,355 SF

LOT 1: 0.27 AC (11,808 SF)
LOT 2: 0.24 AC (10,355 SF)

ZONING DISTRICT: R-4
MINIMUM LOT AREA (SINGLE FAMILY): 10,000 SF
MINIMUM LOT WIDTH: 65'
MINIMUM LOT DEPTH: 100'

JURISDICTION: CITY OF RALEIGH
PROPOSED USE: DETACHED HOUSE - DWELLING/SINGLE FAMILY-UNIT

DEVELOPER:
SITE PROPERTY DEVELOPMENT, LLC
933 OLD KNIGHT ROAD
KNIGHTDALE, NC 27545
919.422.3933

ENGINEER:
FLM ENGINEERING, INC.
PO BOX 91727
RALEIGH, NC 27675
919.423.8975

CALL 48 HOURS BEFORE
YOU DIG



NORTH CAROLINA
ONE-CALL CENTER
1-800-632-4949

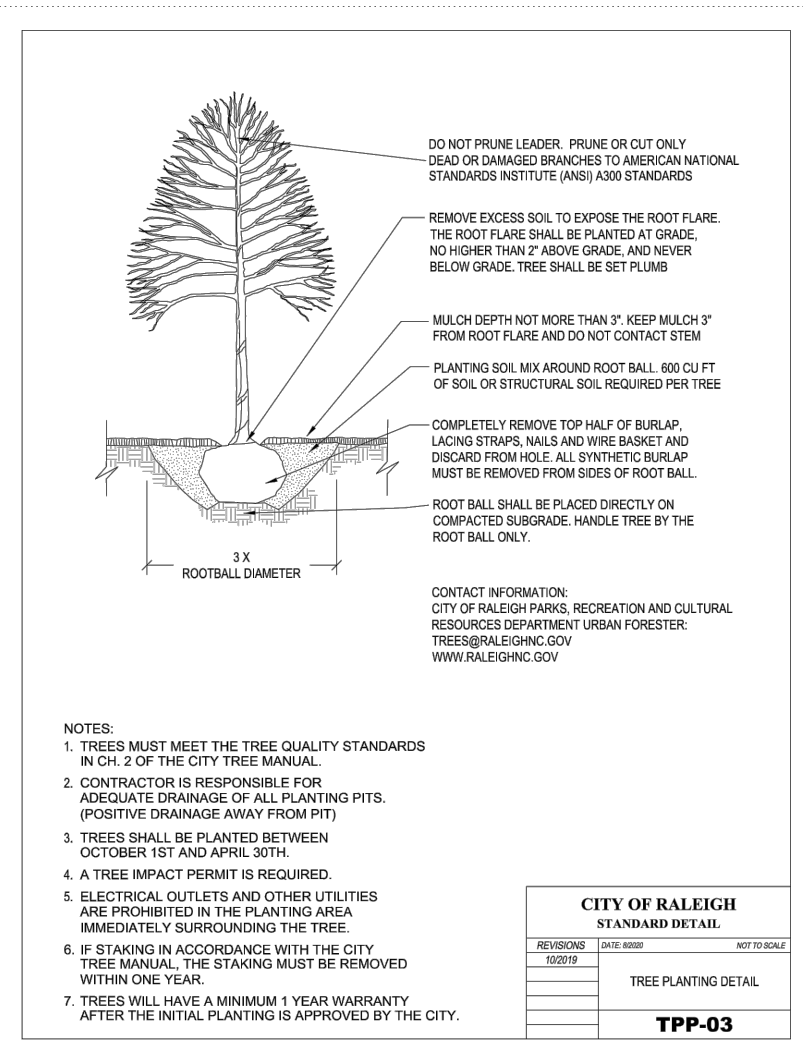
LANDSCAPING CALCULATIONS

STREET TREES
REQUIRED: TREES SPACED AT 40' O.C.

DIXON DRIVE: 148 LF = 3 TREES REQUIRED

COLLINS DRIVE: 150 LF = 3 TREES REQUIRED

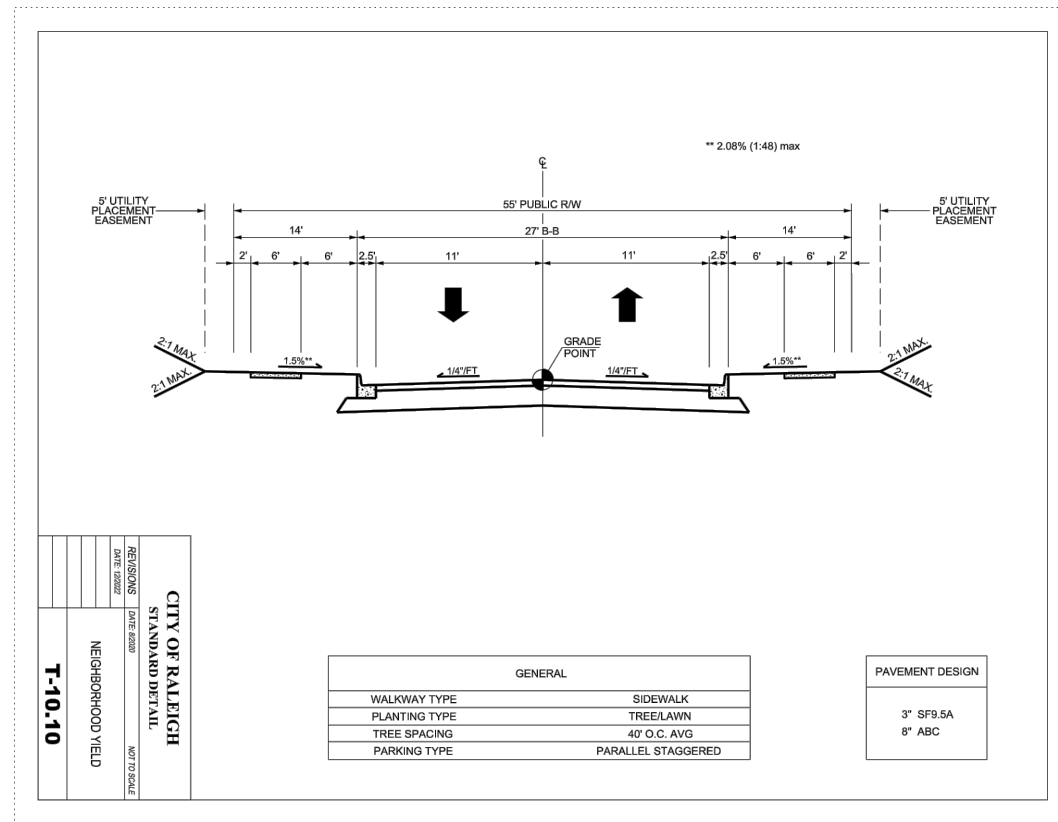
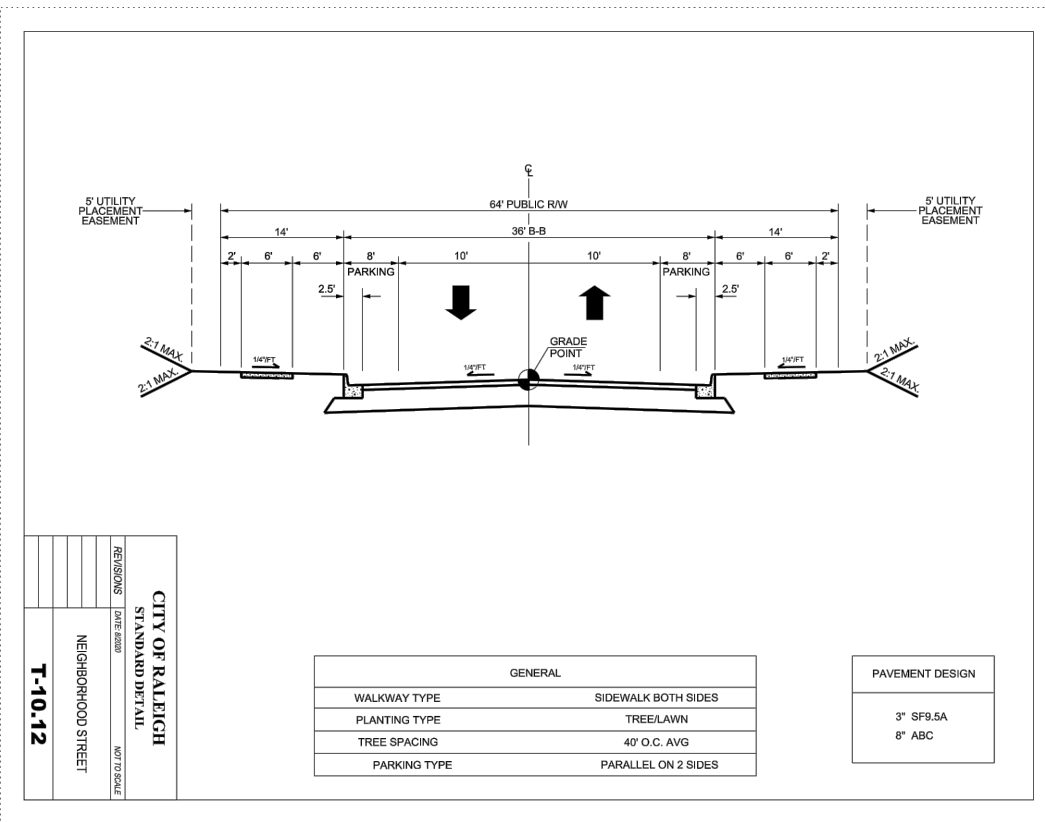
PLANT LIST					
KEY	SCIENTIFIC NAME	COMMON NAME	QUAN.	CAL.	HT.
STREET TREES					
JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	3	3"	10'
BN	BETULA NIGRA	RIVER BIRCH	3	3"	10'



EX. SS MH
TOP: 370.22'
INV OUT: 362.75'

EIP
(CONTROL CORNER)
N(y):766099.58'
E(x):2103373.35'

COLLINS DRIVE
(NEIGHBORHOOD YIELD)



CITY OF RALEIGH UTILITY NOTES

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
- UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - WHEN INSTALLING WATER MAINS OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASUREMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49)
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
- INSTALL 3/4" COPPER WATER SERVICES WITH 3/4" METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
- INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75' LINEAR FEET MAXIMUM.
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDOT, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR timothy.beasley@raleighnc.gov FOR MORE INFORMATION.
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR joanie.hartley@raleighnc.gov FOR MORE INFORMATION

FLM
ENGINEERING

POST OFFICE BOX 91727
RALEIGH, NORTH CAROLINA 27675
PHONE: 919.610.1051
FIRM NC LICENSE NUMBER C-4222

REVISION HISTORY

REV #	DESCRIPTION	DATE	BY
1	COR COMMENTS	6/25/2024	FLM
2	LOT LINE SHIFT	7/12/2024	FLM

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY
PLANS

DO NOT USE FOR CONSTRUCTION

20 10 0 20
SCALE: 1 INCH = 20 FEET



SCALE ADJUSTMENT

THIS BAR IS 1 INCH IN LENGTH
ON ORIGINAL DRAWING
0 1"
IF IT IS NOT 1 INCH ON THIS
SHEET, ADJUST YOUR SCALE
ACCORDINGLY

PRELIMINARY SUBDIVISION
PLANS

5301 DIXON DRIVE
RALEIGH, NC 27609
SUB-0013-2024

SITE PROPERTY
DEVELOPMENT, LLC

DATE:	02-09-2024
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	23044

SUBDIVISION, UTILITY &
LANDSCAPING PLAN

C-3

SHEET 3 OF 3