



Preliminary Subdivision Plan Application

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

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.

Please email your completed application to DS.intake@raleighnc.gov.

Office Use Only: Case #: _____ Planner (print): _____

Pre-application Conference Date: _____ Planner (signature): _____

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

Scoping/sketch plan case number(s): _____

Development name (subject to approval): Dixon Drive Subdivision

Property Address(es): **5307 Dixon Drive**

Recorded Deed PIN(s): 1706-36-4351

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: Cambridge Classic Homes Owner/Developer Name and Title: Keith Wood, Owner

Address: 2519 Village Manor Way Raleigh, NC 27614-8107

Phone #: 9195625751 Email: woodk24@gmail.com

APPLICANT INFORMATION

Company: FLM Engineering Contact Name and Title: Chase Massey, Principal

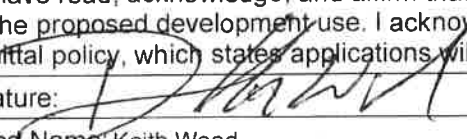
Address: PO Box 91727, Raleigh, NC 27675

Phone #: 919.423.8975 Email: cmassey@flmengineering.com

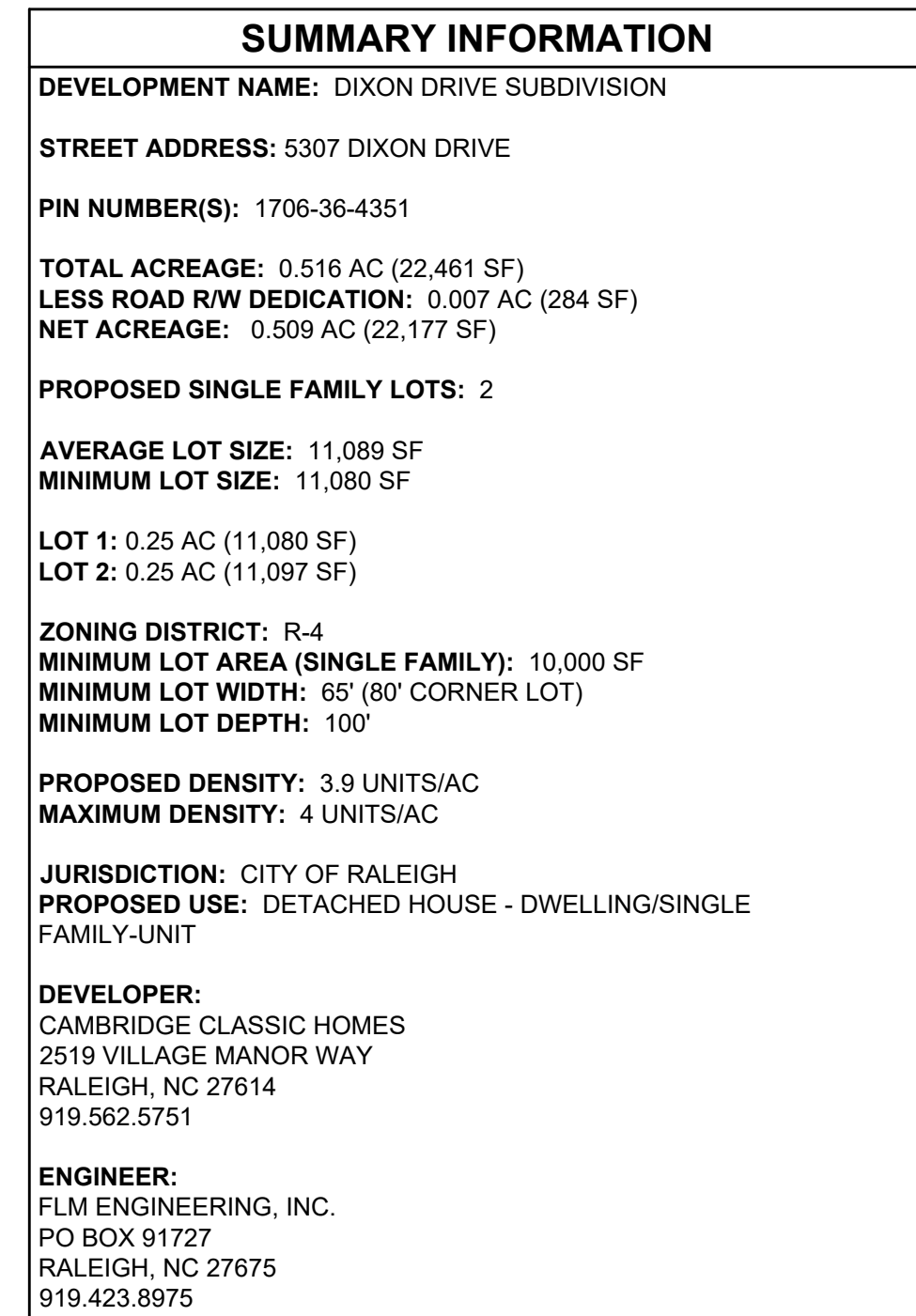
Continue to the next page>

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 0.52 acres	
Zoning districts (if more than one, provide acreage of each): R-4	
Overlay district: N/A	Inside City limits? <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.08 Square Feet: 3,384	Proposed Impervious Surface: Acres: 0.19 Square Feet: 8,199
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? 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: 2	
Proposed density for each zoning district (UDO 1.5.2.F): 3.9 u/ac	
Total # of open space and/or common area lots: 0	
Total # of requested lots: 2	

SIGNATURE BLOCK	
<p>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.</p> <p>I hereby designate <u>Chase Massey</u> 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.</p> <p>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.</p>	
Signature: 	Date: 2/11/21
Printed Name: Keith Wood	
Signature: _____	Date: _____
Printed Name: _____	


Please email your completed application to DS.intake@raleighnc.gov.




5307 DIXON DRIVE

SUB-0017-2021

5307 DIXON DRIVE
RALEIGH, NORTH CAROLINA 27609
PIN: 1706-36-4351

DEVELOPMENT SERVICES		 Raleigh
<h2 style="margin: 0;">Preliminary Subdivision Plan Application</h2> <p style="margin: 0; font-size: 0.9em;">Development Services Customer Service Center • One Exchange Plaza, Suite 400 Raleigh, NC 27601 919-996-2495</p>		
<p style="margin: 0; font-size: 0.8em;">This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5)</p> <p style="margin: 0; font-size: 0.8em;">Please check the appropriate review type and include the plan checklist document.</p> <p style="margin: 0; font-size: 0.8em;">Please email your completed application to DS.intake@raleighnc.gov.</p>		
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<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		
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Property Address(es): 5307 Dixon Drive		
Recorded Deed PIN(s): 1706-36-4351		
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"/> Other: _____
<input type="checkbox"/> Attached houses		
CURRENT PROPERTY OWNER DEVELOPER INFORMATION		
NOTE: Please attach purchase agreement when submitting this form		
Company: Cambridge Classic Homes		Owner/Developer Name and Title: Keith Wood, Manager
Address: 2519 Village Manor Way • Raleigh, NC 27614-8107		
Phone #: 9195625751		Email: woodk24@gmail.com
APPLICANT INFORMATION		
Company: FLM Engineering		Contact Name and Title: Chase Massey, Principal
Address: PO Box 91727, Raleigh, NC 27675		
Phone #: 919.423.8975		Email: cmassey@flmengineering.com
Continue to the next page>		
Page 1 of 2		REVISION 08.01.19 raleighnc.gov

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)			
ZONING INFORMATION			
Gross site acreage: 0.52 acres			
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Signature: 		Date: 2/11/21	
Printed Name: Keith Wood			
Signature: _____		Date: _____	
Printed Name: _____			

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Page 2 of 2

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- ## NOTES
1. DUE TO THE SIZE OF THE PARCEL (0.52 ACRE), THE SITE IS EXEMPT FROM TREE CONSERVATION AGREEMENTS (TCAs) PER CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE (UDO) SECTION 9.1.2.
 2. PER SECTION 9.2.2.A.2.B.1 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.
 3. DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF ALL LINES NECESSARY TO PROVIDE SERVICE TO THIS SITE.
 4. NO LOTS ARE PROPOSED TO REQUIRE A PRIVATE PUMP SERVICE.
 5. THIS PROJECT REQUIRES RECORDATION OF A SUBDIVISION PLAT PRIOR TO ISSUANCE OF A BUILDING PERMIT.
 6. DIAMETER & MATERIAL OF WATER & SEWER SERVICES ARE 3/4" COPPER WITH 5/8" METER & 4" PVC @ 1.0% MIN. GRADE FOR EACH LOT.
 7. 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.
 8. SOLID WASTE COMPLIANCE STATEMENT: "DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL."
 9. PER SEC.2.2.1 & SEC.2.2.7, AND TC-1A-18, INFILL STANDARDS WILL BE APPLICABLE AT BUILDING PERMIT SUBMITTAL.

[illegible]

ORIGINAL PLAN SIZE: 24" X 36"

SHEET	TITLE
C-1	COVER
C-2	EXISTING CONDITIONS
C-3	SUBDIVISION, UTILITY & LANDSCAPING PLAN

OWNER:

JOHN B. & ANGELA B. JAMES, JR
5307 DIXON DRIVE
RALEIGH, NC 27609

DEVELOPER:

CAMBRIDGE CLASSIC HOMES
CONTACT: KEITH WOOD
2519 VILLAGE MANOR WAY
RALEIGH, NC 27614
919.562.5751
WOODK24@GMAIL.COM

ENGINEER OF RECORD:


FLM ENGINEERING, INC
CONTACT: CHASE MASSEY, PE
PO BOX 91727
RALEIGH, NC 27675
919.423.8975
CMASSEY@FLMENGINEERING.COM

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

PRELIMINARY
PLANS
DO NOT USE FOR CONSTRUCTION

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

5307 DIXON DRIVE
RALEIGH, NC 27609
SUB-0017-2021

CAMBRIDGE CLASSIC HOMES

DATE:	02-24-2021
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	20088

COVER

C-1

SHEET 1 OF 3

