### **DEVELOPMENT SERVICES**

# **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 (<u>UDO Section 10.2.5.</u>) Please check the appropriate review type and include the plan checklist document.

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

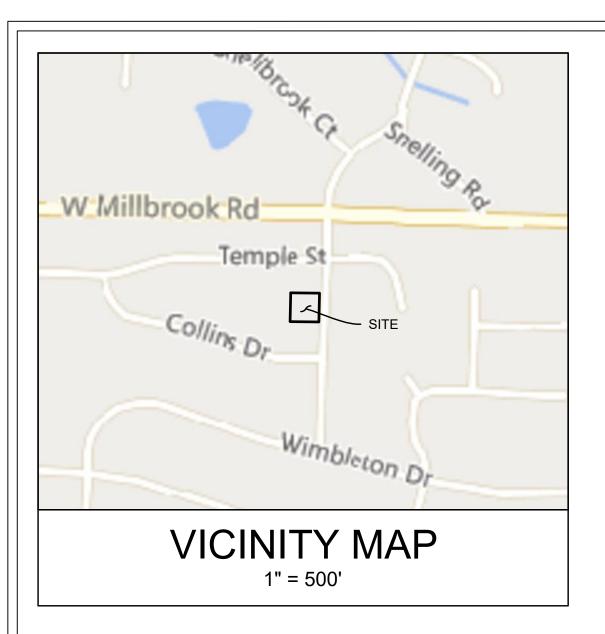
Office Use Only:	Case #:	Planner	r (print):		
Pre-application C	onference Date:	Planner	(signature):		,
DEVELOPMENT TYPE (UDO Section 2.1.2)					
✓ Conventio	nal Subdivision 🔲 Com	pact Development [	Conservat	ion Development	Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District					
GENERAL INFORMATION					
Scoping/sketch plan case number(s):					
Development nan	ne (subject to approval): Di	xon Drive Subdivisi	on		
Property Address	(es): 5307 Dixon	Drive			
Recorded Deed PIN(s): 1706-36-4351					
What is your project type?	Single family Apartment	☐ Townho ☐ Non-reside	1	Other:	Attached houses
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION  NOTE: Please attach purchase agreement when submitting this form					
Company: Cambi	Company: Cambridge Classic Homes Owner/Developer Name and Title: Keith Wood, Owner			ner	
Address: 2519 Village Manor Way Raleigh, NC 27614-8107					
Phone #: 9195625751					
APPLICANT INFORMATION					
Company: FLM	Engineering	Contact Name and	Title: Chase	Massey, Principa	
	Address: PO Box 91727, Raleigh, NC 27675				
Phone #: 919.423	3.8975	Email: cmassey@f		ng.com	

Continue to the next page>

Page 1 of 2 REVISION 08.01.19

	YPE + SITE DATE TABLE	
	o all developments) INFORMATION	
	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? Ves No	
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-	
STORMWAT	TER INFORMATION	
Existing Impervious Surface:	Proposed Impervious Surface:	
Acres: 0.08 Square Feet: 3,384	Acres: 0.19 Square Feet: 8.199	
Neuse River Buffer Yes ✓ No	Wetlands Yes ✓ No	
Is this a flood hazard area? Yes If yes, please provide the following: Alluvial soils: Flood study: FEMA Map Panel #:		
	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		
	TURE BLOCK	
In filing this plan as the property owner(s), I/we do he executors, administrators, successors, and assigns journal dedications as shown on this proposed development.	pintly and severally to construct all improvements and make	
I hereby designate Chase Massey	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 app	plication.	
I/we have read, acknowledge, and affirm that this pro- with the proposed development use. I acknowledge the submittal policy, which states applications will expire	ject is conforming to all application requirements applicable hat this application is subject to the filing calendar and after 180 days of inactivity.	
Signature:	Date: 2/11/21	
Printed Name: Keith Wood		
Signature:	Date:	
Printed Name:		

Please email your completed application to  $\underline{\sf DS.intake@raleighnc.gov}.$ 



# PRELIMINARY SUBDIVISION PLANS FOR

# 5307 DIXON DRIVE

SUB-0017-2021

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

## **STREET ADDRESS:** 5307 DIXON DRIVE PIN NUMBER(S): 1706-36-4351 **TOTAL ACREAGE:** 0.516 AC (22,461 SF) LESS ROAD R/W DEDICATION: 0.007 AC (284 SF) **NET ACREAGE:** 0.509 AC (22,177 SF) **PROPOSED SINGLE FAMILY LOTS: 2** AVERAGE LOT SIZE: 11,089 SF MINIMUM LOT SIZE: 11,080 SF **LOT 1**: 0.25 AC (11,080 SF) **LOT 2**: 0.25 AC (11,097 SF) **ZONING DISTRICT**: R-4 MINIMUM LOT AREA (SINGLE FAMILY): 10,000 SF MINIMUM LOT WIDTH: 65' (80' CORNER LOT) MINIMUM LOT DEPTH: 100' **PROPOSED DENSITY:** 3.9 UNITS/AC MAXIMUM DENSITY: 4 UNITS/AC JURISDICTION: CITY OF RALEIGH PROPOSED USE: DETACHED HOUSE - DWELLING/SINGLE FAMILY-UNIT **DEVELOPER:** CAMBRIDGE CLASSIC HOMES 2519 VILLAGE MANOR WAY RALEIGH, NC 27614 919.562.5751 ENGINEER: FLM ENGINEERING, INC. PO BOX 91727 RALEIGH, NC 27675 919.423.8975

**SUMMARY INFORMATION** 

**DEVELOPMENT NAME: DIXON DRIVE SUBDIVISION** 

Plea	form is used when submitting a Preliminary Subdivision ( <u>UDO Section 10.2.5.</u> ) ase check the appropriate review type and include the plan checklist document.	
	Please email your completed application to <a href="mailto:DS.intake@raleighnc.gov">DS.intake@raleighnc.gov</a> .	
Office Use Only: Cas	se # Planner (print):	
Pre-application Confe	rence Date: Planner (signature):	
	DEVELOPMENT TYPE (UDO Section 2.1.2)	
Conventional S		age Court
NOTE: Subdivisions n	may require City Council approval if in a Metro Park Overlay or Historic Overlay District	
NO IL. Capalviolore II	GENERAL INFORMATION	
Scoping/sketch plan c	case number(s):	
	. 25 A	
NO. 1		
** ** ** ** ** ***	subject to approval): Dixon Drive Subdivision	
Development name (s	subject to approval): Dixon Drive Subdivision  5307 Dixon Drive	
Development name (s	5307 Dixon Drive	
Development name (s Property Address(es)	5307 Dixon Drive	ed houses
Development name (s Property Address(es) Recorded Deed PIN(s What is your	5307 Dixon Drive  5307 Dixon Drive  5307 Dixon Drive  5307 Dixon Drive  6307 Dixon D	ed houses
Development name (s Property Address(es) Recorded Deed PIN(s What is your	5307 Dixon Drive  \$1706-36-4351  Single family	ed houses
Development name (s Property Address(es) Recorded Deed PIN(s What is your	5307 Dixon Drive  Single family	ed houses
Development name (s Property Address(es) Recorded Deed PIN(s What is your project type?  Company: Cambridg	5307 Dixon Drive  Single family	ed houses
Development name (s Property Address(es) Recorded Deed PIN(s What is your project type?  Company: Cambridg	Single family Townhouse Apartment Non-residential Other:  CURRENT PROPERTY OWNER DEVELOPER INFORMATION NOTE: Please attach purchase agreement when submitting this form  Townhouse Other:  CURRENT PROPERTY OWNER DEVELOPER INFORMATION NOTE: Please attach purchase agreement when submitting this form  The Classic Homes Owner/Developer Name and Title: Keith Wood, Manager  The Manor Way* Raleigh, NC 27614-8107	ed houses
Development name (s Property Address(es): Recorded Deed PIN(s What is your project type?  Company: Cambridg Address: 2519 Villag	Single family Townhouse Apartment Non-residential Other:  CURRENT PROPERTY OWNER DEVELOPER INFORMATION NOTE: Please attach purchase agreement when submitting this form  The Classic Homes Owner/Developer Name and Title: Keith Wood, Manager  The Manor Way* Raleigh, NC 27614-8107  Email: woodk24@gmail.com  APPLICANT INFORMATION	ed houses
Development name (s Property Address(es): Recorded Deed PIN(s What is your project type?  Company: Cambridg Address: 2519 Villag	Single family Townhouse Attached Apartment Non-residential Other:  CURRENT PROPERTY OWNER DEVELOPER INFORMATION NOTE: Please attach purchase agreement when submitting this form The Classic Homes Owner/Developer Name and Title: Keith Wood, Manager age Manor Way* Raleigh, NC 27614-8107 The Email: woodk24@gmail.com  APPLICANT INFORMATION Togineering Contact Name and Title: Chase Massey, Principal	ed houses
Development name (s Property Address(es): Recorded Deed PIN(s What is your project type?  Company: Cambridg Address: 2519 Villag Phone #: 919562575	Single family Townhouse Attach Apartment Non-residential Other:  CURRENT PROPERTY OWNER DEVELOPER INFORMATION NOTE: Please attach purchase agreement when submitting this form The Classic Homes Owner/Developer Name and Title: Keith Wood, Manager The Manor Way Raleigh, NC 27614-8107 The Email: woodk24@gmail.com  APPLICANT INFORMATION	ed houses

	TYPE + SITE DATE TABLE to all developments)
	G INFORMATION CONTRACTOR OF THE STATE OF THE
Gross site acreage: 0.52 acres	
Zoning districts (if more than one, provide acreage of	of each):
R-4	
Overlay district: N/A	Inside City limits? V Yes No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-
STORMWA	ATER INFORMATION
Existing Impervious Surface:	Proposed Impervious Surface:
Acres: 0.08 Square Feet: 3,384	Acres: 0.19 Square Feet: 8,264
Neuse River Buffer Yes No	Wetlands Yes V No
s this a flood hazard area?  f yes, please provide the following:  Alluvial soils:  Flood study:  EMA Map Panel #:	
NUMBER OF	F 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	<sup>2.F):</sup> 3.9 u/ac
Total # of open space and/or common area lots: 0	
Total # of requested lots: 2	
SIGNA	ATURE BLOCK
In filing this plan as the property owner(s), I/we do he executors, administrators, successors, and assigns juit all dedications as shown on this proposed development.	nereby agree and firmly bind ourselves, my/our heirs, jointly and severally to construct all improvements and make ment plan as approved by the City of Raleigh.
I hereby designate Chase Massey	to serve as my agent regarding
this application, to receive and response to administrate represent me in any public meeting regarding this appropriate the second seco	strative comments, to resubmit plans on my behalf, and to application.
I/we have read, acknowledge, and affirm that this pro- with the proposed development use. I acknowledge submittal policy, which states applications will expire	roject is conforming to all application requirements applicable that this application is subject to the filing calendar and e after 180 days of inactivity.
Signature: / //////////////////////////////////	Date: 2/11/21
Printed Name: Keith Wood	
Signature:	Date:
Printed Name:	
Please email your completed app	oplication to DS.intake@raleighnc.gov.
age <b>2</b> of <b>2</b>	REVISION 08.0
ADC AT VI. AL	raleighno

## NOTES

SHEET

C-1

C-2

C-3

TITLE

COVER

**EXISTING CONDITIONS** 

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:

SUBDIVISION, UTILITY & LANDSCAPING PLAN

- DUE TO THE SIZE OF THE PARCEL (0.52 ACRE), THE SITE IS EXEMPT FROM TREE CONSERVATION AREAS (TCAs) PER CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE (UDO) SECTION 9.1.2.
- 2. 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.
- 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.

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	C.O.R. COMMENTS	4/29/2021	FLM
2	C.O.R. COMMENTS	6/28/2021	FLM
		1	

ORIGINAL PLAN SIZE: 24" X 36"

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

FLM ENGINEERING, INC CONTACT: CHASE MASSEY, PE

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

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

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

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.

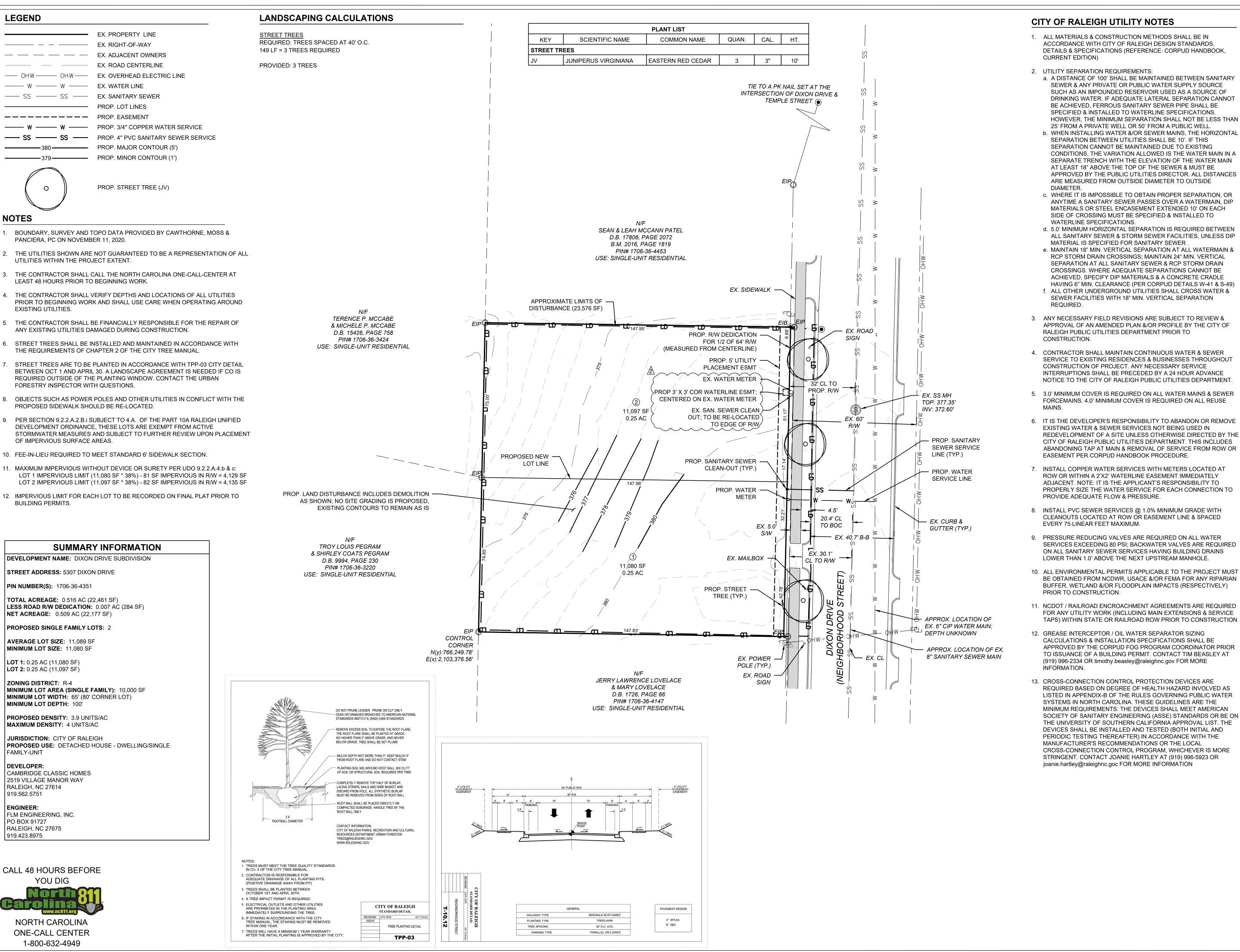
NORTH CAROLINA ONE-CALL CENTER 1-800-632-4949

CALL 48 HOURS BEFORE

YOU DIG

Carolina

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## **CITY OF RALEIGH UTILITY NOTES**

- 1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS. DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
- 2. UTILITY SEPARATION REQUIREMENTS: a. 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
- b. WHEN INSTALLING WATER &/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
- c. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
- d. 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER
- e. 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)
- f. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- 3. 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.
- 4. 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.
- 5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- 6. 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.
- 7. INSTALL COPPER WATER SERVICES WITH 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.
- 8. INSTALL PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
- 9. 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.
- 10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWR, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- 11. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- 12. 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
- 13. 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.goc FOR MORE INFORMATION



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

**REVISION HISTORY** 

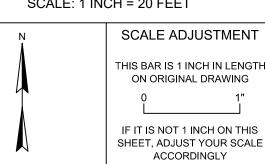
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	1	C.O.R. COMMENTS	4/29/2021	FLM
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ORIGINAL PLAN SIZE: 24" X 36"

**PRELIMINARY PLANS** 

DO NOT USE FOR CONSTRUCTION

SCALE: 1 INCH = 20 FEET



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

SUBDIVISION, UTILITY & LANDSCAPING PLAN

SHEET 3 OF 3