



# Administrative Approval Action

Case File / Name: SUB-0017-2021  
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 site is located on the south side of W. Millbrook Road north of Wimbleton Drive at 5307 Dixon Drive.

**REQUEST:** Development of a 0.516 acre/22,461 sf tract zoned R-4 into a proposed 2 lot subdivision with 0.007 ac/284 sf of right-of-way dedication leaving a net area of 0.509 ac/22,177 sf. Proposed New Lot 1 being 0.25 ac/11,080 sf and Proposed New Lot 2 being 0.25 ac/11,097 sf.

**DESIGN  
ADJUSTMENT(S)/  
ALTERNATES, ETC:** N/A

**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 June 28, 2021 by FLM 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. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
2. 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"/>	Utility Placement 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.

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



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## General

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

## Engineering

2. A 5' utility placement easement and associated deed of easement 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.
3. 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.
4. A fee-in-lieu for 1-ft of sidewalk is paid to the City of Raleigh (UDO 8.1.10).

## Stormwater

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

## Urban Forestry

6. A public infrastructure surety for 3 street trees 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:***

## General

1. A demolition permit shall be obtained.

## Public Utilities

2. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

## Stormwater

3. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.



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## Urban Forestry

4. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 3 street trees along Dixon Drive.

*The following are required prior to issuance of building occupancy permit:*

## Stormwater

1. 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: December 8, 2024**  
Record at least ½ of the land area approved.

**5-Year Sunset Date: December 8, 2026**  
Record entire subdivision.

I hereby certify this administrative decision.

Signed: Alyssia Bailey Taylor Date: 08/11/2021  
Development Services Dir/Designee  
Staff Coordinator: Jermont Purifoy

CALL 48 HOURS BEFORE  
YOU DIG

**North Carolina 811**  
[www.nc811.org](http://www.nc811.org)

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

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

C-1



Digitally signed by  
 Jennifer P.  
 DN:  
 E=jenp@nc.gov,  
 O=State of North  
 Carolina, CN=Jennifer P.

## LEGEND

	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 TOPSO DATA PROVIDED BY CAWTHORNE, MOSS & PANICRA, PC ON NOVEMBER 11, 2020.
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.

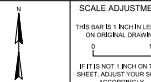
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POST OFFICE BOX 91727  
RALEIGH, NORTH CAROLINA 27675  
PHONE: 919.610.1051  
FIRM NC LICENSE NUMBER C-4222

[illegible]

PRELIMINARY  
PLANS  
DO NOT USE FOR CONSTRUCTION



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

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

## C-2

SHEET 2 OF 3

# LEGEND

---	EX. PROPERTY LINE
---	EX. RIGHT-OF-WAY
---	EX. ADJACENT OWNERS
---	EX. ROAD CENTERLINE
---	EX. OVERHEAD ELECTRIC LINE
W	EX. WATER LINE
SS	EX. SANITARY SEWER
---	PROP. LOT LINES
---	PROP. EASEMENT
W	PROP. 3/4" COPPER WATER SERVICE
SS	PROP. 4" PVC SANITARY SEWER SERVICE
-380	PROP. MAJOR CONTOUR (5')
-375	PROP. MINOR CONTOUR (1')



# NOTES

- BOUNDARY SURVEY AND TOPO DATA PROVIDED BY CAWTHORNE, MOSS & PANICHER, PC ON NOVEMBER 11, 2020.
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- 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 TTP-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 9.2.2.4.2.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.
- FEE-IN-LIEU REQUIRED TO MEET STANDARD B SIDEWALK SECTION.
- MAXIMUM IMPERVIOUS WITHOUT DEVICE OR SURETY PER UDO 9.2.2.4.2.B.1 & C LOT 1 IMPERVIOUS LIMIT (11,080 SF \* 38%) - 81 SF IMPERVIOUS IN R/W = 4,120 SF LOT 2 IMPERVIOUS LIMIT (11,097 SF \* 38%) - 82 SF IMPERVIOUS IN R/W = 4,135 SF
- IMPERVIOUS LIMIT FOR EACH LOT TO BE RECORDED ON FINAL PLAT PRIOR TO BUILDING PERMITS.

# LANDSCAPING CALCULATIONS

STREET TREES  
REQUIRED: TREES SPACED AT 40' O.C.  
148 LF = 3 TREES REQUIRED  
PROVIDED: 3 TREES

NF  
TERENCE P. MCCABE  
& MICHELE P. MCCABE  
D.B. 15426, PAGE 750  
PIN# 1706-36-3424  
USE: SINGLE-UNIT RESIDENTIAL

NF  
TROY LOUIS PEGRAM  
& SHIRLEY COATS PEGRAM  
D.B. 994, PAGE 230  
PIN# 1706-36-3200  
USE: SINGLE-UNIT RESIDENTIAL

# SUMMARY INFORMATION

DEVELOPMENT NAME: DIXON DRIVE SUBDIVISION  
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: 3.0 UNITS/AC  
MAXIMUM DENSITY: 4 UNITS/AC

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

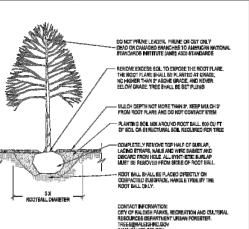
DEVELOPER:  
CAMBRIDGE CLASSIC HOMES  
2519 VILLAGE MANOR WAY  
RALEIGH, NC 27614  
919.562.3751

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

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YOU DIG



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



NOTES:  
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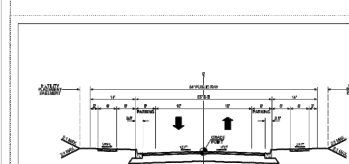
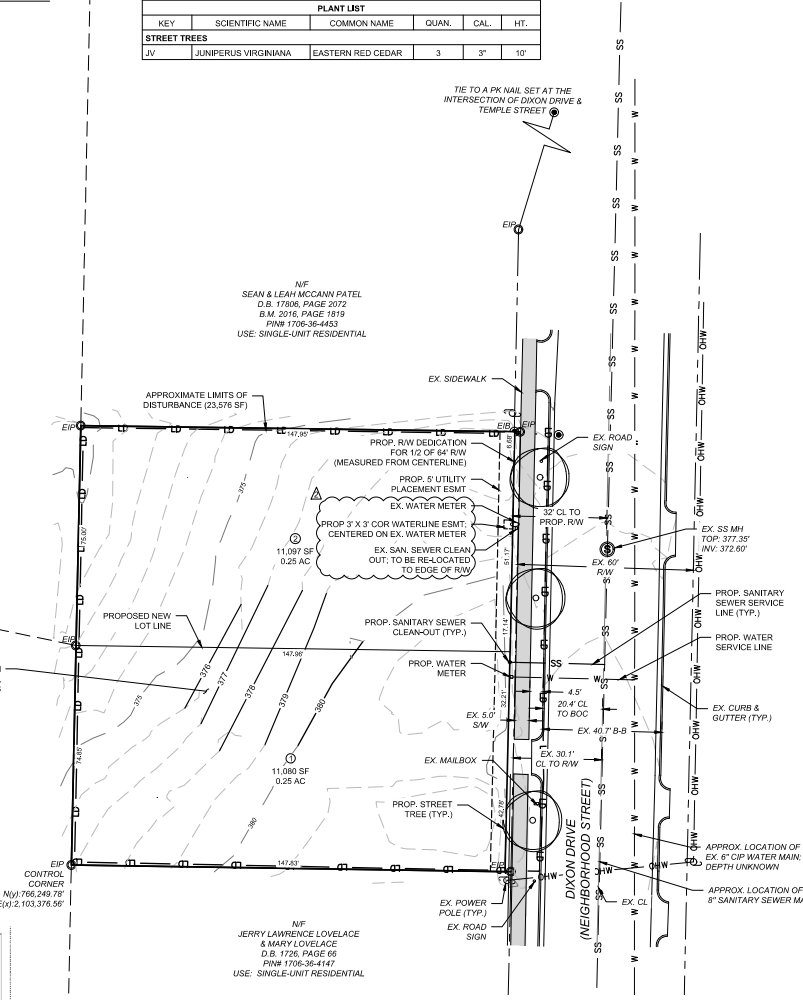
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KEY	SCIENTIFIC NAME	COMMON NAME	QUAN.	CAL.	HT.
STREET TREES					
JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	3	3"	10'



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19. PLANT SPECIES MUST BE APPROPRIATE FOR THE EFFECTIVENESS  
20. PLANT SPECIES MUST BE APPROPRIATE FOR THE IMPACT

NOTES:  
1. PLANT SPECIES MUST MEET THE TREE QUALITY STANDARDS  
2. PLANT SPECIES MUST BE APPROPRIATE FOR THE CLIMATE  
3. PLANT SPECIES MUST BE APPROPRIATE FOR THE SOIL TYPE  
4. PLANT SPECIES MUST BE APPROPRIATE FOR THE EXPOSURE  
5. PLANT SPECIES MUST BE APPROPRIATE FOR THE MAINTENANCE  
6. PLANT SPECIES MUST BE APPROPRIATE FOR THE AESTHETICS  
7. PLANT SPECIES MUST BE APPROPRIATE FOR THE FUNCTIONALITY  
8. PLANT SPECIES MUST BE APPROPRIATE FOR THE SUSTAINABILITY  
9. PLANT SPECIES MUST BE APPROPRIATE FOR THE RESILIENCE  
10. PLANT SPECIES MUST BE APPROPRIATE FOR THE ADAPTABILITY  
11. PLANT SPECIES MUST BE APPROPRIATE FOR THE FLEXIBILITY  
12. PLANT SPECIES MUST BE APPROPRIATE FOR THE INNOVATIVITY  
13. PLANT SPECIES MUST BE APPROPRIATE FOR THE CREATIVITY  
14. PLANT SPECIES MUST BE APPROPRIATE FOR THE IMAGINATIVITY  
15. PLANT SPECIES MUST BE APPROPRIATE FOR THE INSPIRATIVITY  
16. PLANT SPECIES MUST BE APPROPRIATE FOR THE MOTIVATIVITY  
17. PLANT SPECIES MUST BE APPROPRIATE FOR THE PRODUCTIVITY  
18. PLANT SPECIES MUST BE APPROPRIATE FOR THE EFFICIENCY  
19. PLANT SPECIES MUST BE APPROPRIATE FOR THE EFFECTIVENESS  
20. PLANT SPECIES MUST BE APPROPRIATE FOR THE IMPACT

# CITY OF RALEIGH UTILITY NOTES

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUS 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 &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IN 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, DP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
  - 5/2" MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DP 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 DP MATERIAL & A CONCRETE GRADE HAVING 6" MIN. CLEARANCE (PER CORPUS DETAILS W-41 & S-40).
  - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- 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.
- 3/2" MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4/2" 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 CORPUS HANDBOOK PROCEDURE.
- 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.
- 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 1/2' ABOVE THE NEXT UPSTREAM MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWR, USACE & FEMA FOR ANY RIPARIAN BUFFER, WETLAND & R/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 CORPUS FOS PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2324 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 JOANNE HARTLEY AT (919) 996-5923 OR joanne.hartley@raleighnc.gov FOR MORE INFORMATION.



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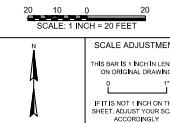
# REVISION HISTORY

REV #	DESCRIPTION	DATE	BY
1	C.O.R. COMMENTS	4/29/2021	FLM
2	C.O.R. COMMENTS	6/28/2021	FLM

ORIGINAL PLAN SIZE: 24" X 36"

# PRELIMINARY PLANS

DO NOT USE FOR CONSTRUCTION



# 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

C-3

SHEET 3 OF 3