

Preliminary Subdivision Application

Planning and Development

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



INSTRUCTIONS: 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 all documents and your preliminary subdivision plans to SiteReview@raleighnc.gov.

DEVELOPMENT TYPE (UDO Section 2.1.2)			
<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			
Scoping/sketch plan case number(s):			
Development name (subject to approval): 23 Dixie Trail Subdivision			
Property Address(es): 23 Dixie Trail			
Recorded Deed PIN(s): 0794 53 9287			
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"/> Attached houses <input type="checkbox"/> Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: 23 Dixie Trail Partnership, LLC	Owner/Developer Name and Title: Arthur Raymond, Jr.
Address: 3304 Churchill Road Raleigh, NC 27607	
Phone #:	Email: araymond@raymondnet.com
APPLICANT INFORMATION	
Company: Allure Homes, LLC	Contact Name and Title: Paul Baggett
Address: 3948 Browning Place Suite 200 Raleigh, NC 27609	
Phone #: 919 696 8500	Email: paul@allurehomesnc.com

Continue to page 2 >>

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 0.062	
Zoning districts (if more than one, provide acreage of each): <div style="border: 1px solid red; display: inline-block; padding: 2px;">R-6</div>	
Overlay district: SRPOD	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-

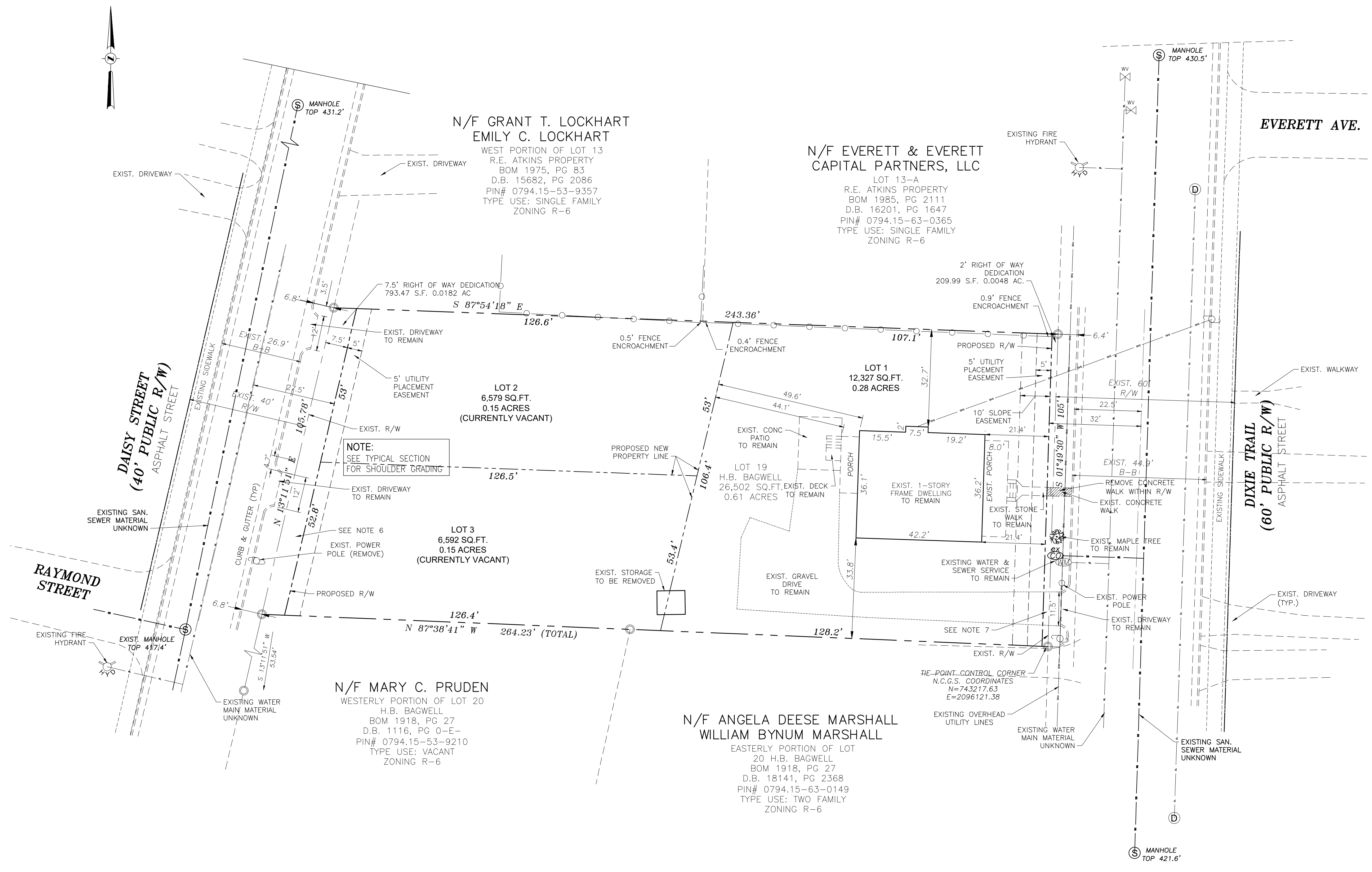
STORMWATER INFORMATION	
Existing Impervious Surface: Acres: _____ Square Feet: 4,215	Proposed Impervious Surface: Acres: _____ Square Feet: 8,787
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this a flood hazard area? <input type="checkbox"/> 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: 3	
Proposed density for each zoning district (UDO 1.5.2.F): $3 / 0.62 = 4.84$	
Total # of open space and/or common area lots: 0	
Total # of requested lots: 3	

SIGNATURE BLOCK	
<p>The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.</p> <p>I, <u>Paul Baggett</u> will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) 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: <u>Paul Baggett</u>	Date: <u>6/8/21</u>
Printed Name: <u>Paul Baggett</u>	
Signature: _____	Date: _____
Printed Name: _____	

Please email your completed application to SiteReview@raleighnc.gov.

LEGEND

- Property Line
- - - Property Line (not surveyed)
- Center Line
- - - Old R/W line
- Right-of-Way Line
- Easement Line
- Drain Line
- Water Line
- Sanitary Sewer
- Overhead Utility
- Overhead Service
- Vinyl Fence
- Wood Fence
- Aluminum Fence
- Existing Iron Pipe
- Iron Pipe Set (Unless Otherwise Designated)
- ▲ Existing Concrete Monument
- Concrete Monument Set
- ✕ Computed Corner
- PK Nail
- ⊙ Cable TV Box
- ☐ Telephone Box
- ☐ Power Box
- ☆ Light Pole
- ☐ Utility Pole
- ☐ Drop Inlet
- ☐ Utility Box
- ☐ Storm Drainage Manhole
- ☐ Curb Inlet
- ☐ Water Valve
- ☐ Fire Hydrant
- ⊙ Existing Water Meter (3/4" Service Line)
- ⊙ Sewer Manhole
- ⊙ Existing Sewer Clean Out (4" service line)
- EIP - Existing Iron Pipe
- NIP - Iron Pipe Set
- DB - Dead Book
- PG - Page
- R/W - Right of Way
- TM - Tax Map
- N/F - Now or Formerly
- XXX - DENOTES ADDRESS



NOTE:
SEE TYPICAL SECTION FOR SHOULDER GRADING

EXISTING IMPERVIOUS AREA
 HOUSE 1550 SQ.FT.
 PORCH 395 SQ.FT.
 DECK 45 SQ.FT.
 PATIO 215 SQ.FT.
 WALK 45 SQ.FT.
 GR DRIVE 1965 SQ.FT.
 TOTAL 4215 SQ.FT.
 15.9% IMPERVIOUS

TRANSPORTATION NOTES:

1. RIGHT OF WAY SHALL BE CLEARED AND GRUBBED WITHIN 50 FEET OF ALL RESIDENTIAL OR RESIDENTIAL COLLECTOR STREET INTERSECTIONS, RIGHT OF WAY SHALL BE CLEARED AND GRUBBED WITHIN 100 FEET OF ALL OTHER STREET INTERSECTIONS.
2. MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY AND NO DRIVEWAYS OR PARKING SPACES SHALL ENCRUCH ON THE MINIMUM CORNER CLEARANCE. DRIVEWAY TURNOUTS ON THE CORNER LOTS WILL BE REQUIRED TO BE A MINIMUM OF 20' FROM THE TERMINUS OF THE INTERSECTION RADIUS AND NO CLOSER THA 3.5' FROM AN ADJACENT PROPERTY LINE.
3. NO SIGHT OBSTRUCTING, OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, SIGN, PARKED VEHICLE, OR OTHER OBJECT BETWEEN THE HEIGHTS OF TWO (2) FEET AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION (OR THE EDGE OF PAVEMENT IF NO CURB EXISTS) SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
5. WITHIN THE AREA OF A DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMING OR PARKED VEHICLES BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.

- Notes**
1. Survey information from Turning Point Surveying, PLLC Raleigh, NC.
 2. Existing residence will remain.
 3. This lot is subject to UDO Section 2.2.7 Infill Rules.
 4. Per Section 9.2.2.A.2.b.i subject to 4.a.a. of 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.
 5. Per LUD Section 9.1.2 subdivision is exempt from tree conservation requirements.
 6. Fee-in-lieu payment required for 6-foot sidewalk for Dixie Trail frontage.
 7. Fee-in-lieu payment required for 6-foot sidewalk for Dixie Trail frontage with slope easement.
 8. All construction and materials in street right of way shall be in compliance with City of Raleigh Standards.

Impervious Surface Summary

Allowable Impervious Surface Coverage R-6 Zoning = 51%

Gross Site Area = 26,502 Sq. Ft.
 R/W Dedication = 1,003 Sq. Ft.
 Net Site Area = 25,499 Sq. Ft.

Required Right of Way Improvement Impervious
 Sidewalk Dixie Trail (6 foot) = 630.08 Sq. Ft.
 Sidewalk Dixie Street (6 foot) = 634.76 Sq. Ft.
 Total Right of Way Improvements Impervious = 1,264.84 Sq. Ft.

Max. Impervious for Subdivision (no R/W Improvements) = 25,499 sq. ft. x 0.51 = 13,004 Sq. Ft.

Actual Allowable Impervious = 13,004 Sq. Ft. - 1,265 Sq. Ft. = 11,739 Sq. Ft.

Proposed Impervious Surface

	Area (Sq. Ft.)	Allowable Impervious @51% (Sq. Ft.)	Right of Way Improvement Impervious (Sq. Ft.)	Maximum Lot Impervious (Sq. Ft.)
Lot 1	12,327	6,287	630	5,656
Lot 2	6,579	3,355	317	3,038
Lot 3	6,592	3,362	317	3,045
Total Proposed Lot Impervious				11,739 Sq. Ft.

Site Data

Developer: Allure Homes, LLC
 3948 Browning Place
 Suite 200
 Raleigh, NC 27609
 Contact: Paul Baggett 919 696 8500

Street Address 23 Dixie Trail (inside City limits)

PIN 0794 53 9287

Gross Area 26,502 sq. ft. 0.62 acre

Right of Way Dedication	Dixie Trail	209.99 sq. ft.	0.0048 acre
	Dixie Street	793.47 sq. ft.	0.0182 acre
	Total	1,003.46 sq. ft.	0.0230 acre

Net Area 25,498 sq. ft. 0.58 acre

Zoning R-6 SRPOD Overlay

Existing Land Use Single Family Residential

Proposed Use 3 Single Family Detached Residential Dwellings (One Phase)

Proposed Number of Livable Units 3

Open Space No

Allowable Density: 6 units per acre

Proposed Density: 3 units / 0.62 ac = 4.84 units / ac

Lot Summary

	1	2	3
Lot	1	2	3
Min. Area Required	6,000 sq. ft.	6,000 sq. ft.	6,000 sq. ft.
	0.138 ac	0.138 ac	0.138 ac
Area Provided	12,327 sq. ft.	6,579 sq. ft.	6,592 sq. ft.
	0.28ac	0.15 ac	0.15 ac
Min. Lot Width Required	50 ft.	50 ft.	50 ft.
Lot Width Provided	105 ft.	53 ft.	53 ft.
Min. Lot Depth Required	80 ft.	80 ft.	80 ft.
Lot Depth Provided	107 ft.	126.5 ft.	126.4 ft.

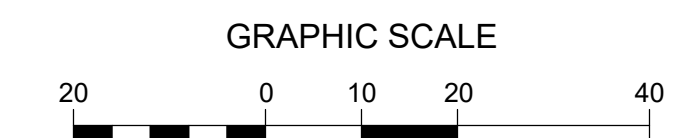
FLOOD CERTIFICATION
 THIS WILL CERTIFY THAT THE SUBJECT PROPERTY () IS or (X) IS NOT located in a SPECIAL FLOOD HAZARD AREA as determined by the Department of Housing and Urban Development, or as shown on the FLOOD INSURANCE RATE MAP.

370243 0794 J
 COMMUNITY # PANEL SUFFIX

PHD, PLS
 PROFESSIONAL LAND SURVEYOR

PRELIMINARY SUBDIVISION

SCALE: 1" = 20'



JOB NO. 2
 DESIGN ARK
 DRAWN MAT
 CHECKED ARK
 SCALE 1" = 20'
 FILE 23 Dixie Trail.dwg

REVISIONS

DIEHL & PHILLIPS, P.A.
 CONSULTING ENGINEERS - LIC. NO. C-04465
 1500 Piney Plains Rd., Suite 200
 CARY, N.C. 27518 • (919) 467-9972

D&P

PRELIMINARY SUBDIVISION PLAN
 23 DIXIE TRAIL
 RALEIGH, NORTH CAROLINA

SUBDIVISION PLAN

SHEET 2 OF 5