



Preliminary Subdivision Application

Site Review

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 OPTIONS (UDO Chapter 2)		
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development
<input type="checkbox"/> Cottage Court	<input type="checkbox"/> Flag lot	<input type="checkbox"/> Frequent Transit Development Option

NOTE: Subdivisions may require City Council approval if located in a Historic Overlay District.

GENERAL INFORMATION	
Scoping/sketch plan case number(s): N/A	
Development name (subject to approval): Dixie Trail Subdivision	
Property Address(es): 518 Dixie Trail	
Recorded Deed PIN(s): 0794650274	
Building type(s):	<input checked="" type="checkbox"/> Detached House <input type="checkbox"/> Attached House <input type="checkbox"/> Townhouse <input type="checkbox"/> Apartment <input type="checkbox"/> General Building <input type="checkbox"/> Mixed Use Building <input type="checkbox"/> Civic Building <input type="checkbox"/> Open Lot <input type="checkbox"/> Tiny House

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION	
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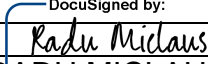
Current Property Owner(s) Names: RADU MICLAUS	
Company: GIGILUCA LLC	Title: MANAGING MEMBER
Address: 812 FAIRALL DR, RALEIGH NC 27607-6907	
Phone #:	Email: rmiclaus@gmail.com
Applicant Name (If different from owner. See "who can apply" in instructions):	
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input checked="" type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company: SWIFT PARTNERS LLC	Address: 424 DAWSON ST, RALEIGH, NC 27601
Phone #: (919) 369-5435	Email: ross.massey@swift-partners.com

NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.

Developer Contact Names:	
Company:	Title:
Address:	
Phone #:	Email:

DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION			
Gross site acreage: 0.60			
Zoning districts (if more than one, provide acreage of each): R-6			
Overlay district(s):	Inside City Limits?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Historic District/Landmark: N/A <input checked="" type="checkbox"/>
Conditional Use District (CUD) Case # Z-	Board of Adjustment Case # BOA-	Design Alternate Case # DA-	

STORMWATER INFORMATION	
Imperious Area on Parcel(s): Existing (sf) _____ Proposed total (sf) _____	Impervious Area for Compliance (includes right-of-way): Existing (sf) _____ Proposed total (sf) _____
NUMBER OF LOTS AND DENSITY	
# of Detached House Lots: 3	# of Attached House Lots: _____
# of Tiny House Lots: _____	# of Open Lots: _____
Total # of Lots: 3	# of Other Lots (Apartment, General, Mixed Use, Civic): _____
Total # Dwelling Units: _____	
# of bedroom units (if known): 1br _____ 2br _____ 3br _____ 4br _____	
Proposed density for each zoning district (UDO 1.5.2.F): _____	

APPLICANT SIGNATURE BLOCK	
<p>Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.</p> <p>Acting as an authorized agent requires written permission from the property owner for the purposes of making this development approval and/or permit application. Written permission from the property owner to act as an authorized agent must be made available to the City of Raleigh upon request.</p> <p>By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).</p> <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>The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued, and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.</p>	
<small>DocuSigned by:</small>	
Signature: 	Date: 07/19/2024
Printed Name: RADU MICLAUS	
Signature: _____	Date: _____
Printed Name: _____	

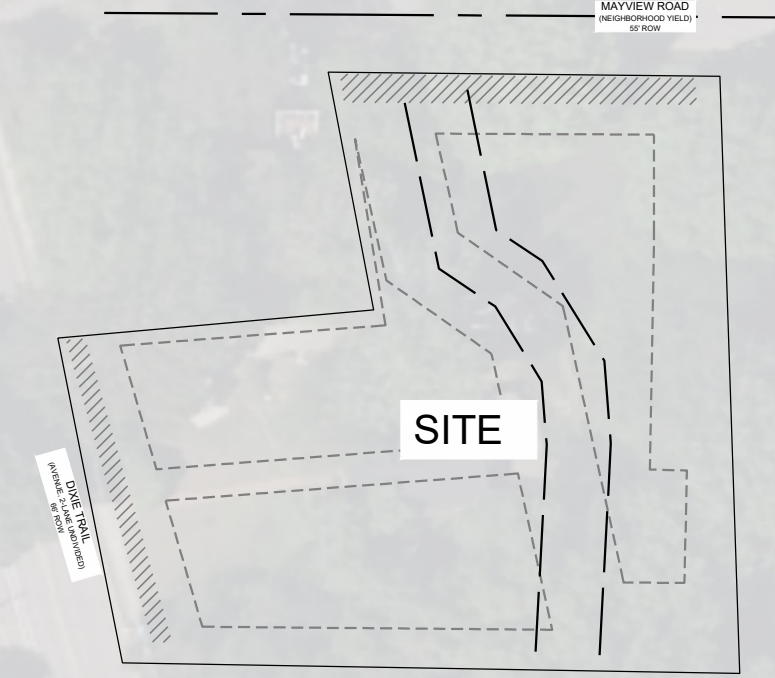
518 DIXIE TRAIL

518 DIXIE TRAIL, RALEIGH
NC 27607

CITY OF RALEIGH SUBMITTAL CASE NUMBER TBD

SUBMITTED ON: 08.26.2024

SHEET INDEX	
Sheet Number	Sheet Title
C0.00	COVER SHEET
C0.20	GENERAL NOTES
C000	NCDOT COVER
C1.00	SURVEY - PLAT
C1.00	EXISTING CONDITIONS PLAN
C3.00	SUBDIVISION PLAN



VICINITY MAP



424 S. DAWSON STREET
RALEIGH NC 27601

DocuSign Envelope ID: 2DDCF092-4ACB-41EA-86B3-E6B303FC8440

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NOTE: Subdivisions may require City Council approval if located in a Historic Overlay District.

GENERAL INFORMATION	
Scoping/sketch plan case number(s):	N/A
Development name (subject to approval):	Dixie Trail Subdivision
Property Address(es):	518 Dixie Trail
Recorded Deed PIN(s):	0794650274
Building type(s): <input checked="" type="checkbox"/> Detached House <input type="checkbox"/> Attached House <input type="checkbox"/> Townhouse <input type="checkbox"/> Apartment <input type="checkbox"/> General Building <input type="checkbox"/> Mixed Use Building <input type="checkbox"/> Civic Building <input type="checkbox"/> Open Lot <input type="checkbox"/> Tiny House	

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION	
Current Property Owner(s) Names: RADU MICLAUS	
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Phone #:	Email:

Revision 05.07.24
raleighnc.gov

DocuSign Envelope ID: 2DDCF092-4ACB-41EA-86B3-E6B303FC8440

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STORMWATER INFORMATION			
Impervious Area on Parcel(s):		Impervious Area for Compliance (includes right-of-way):	
Existing (sf)	Proposed total (sf)	Existing (sf)	Proposed total (sf)

NUMBER OF LOTS AND DENSITY					
# of Detached House Lots:	3	# of Attached House Lots:		# of Townhouse Lots:	
# of Tiny House Lots:		# of Open Lots:		# of Other Lots (Apartment, General, Mixed Use, Civic):	
Total # of Lots:	3	Total # Dwelling Units:			
# of bedroom units (if known):	1br	2br	3br	4br	
Proposed density for each zoning district (UDO 1.5.2.F):					

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Signature: <u>Radu Mi Klaus</u>	Date: 07/19/2024
Printed Name: RADU MICLAUS	Date:
Signature:	Date:
Printed Name:	Date:

RIGHT-OF-WAY OBSTRUCTION NOTES:

1. PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES. PLEASE DIRECT ANY QUESTIONS TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
2. THE STREET, LANE, SIDEWALK, CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS AND ALL NCDOT STREETS WITHIN RALEIGH'S JURISDICTION.
3. A PERMIT REQUEST WITH A TOPED PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.
4. PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
5. ALL TOPED PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO:
 - 5.1. MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD);
 - 5.2. PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG);
 - 5.3. AMERICAN DISABILITY ACT (ADA) REQUIREMENTS
 - 5.4. RALEIGH STREET DESIGN MANUAL (RSDM).
6. ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
7. ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

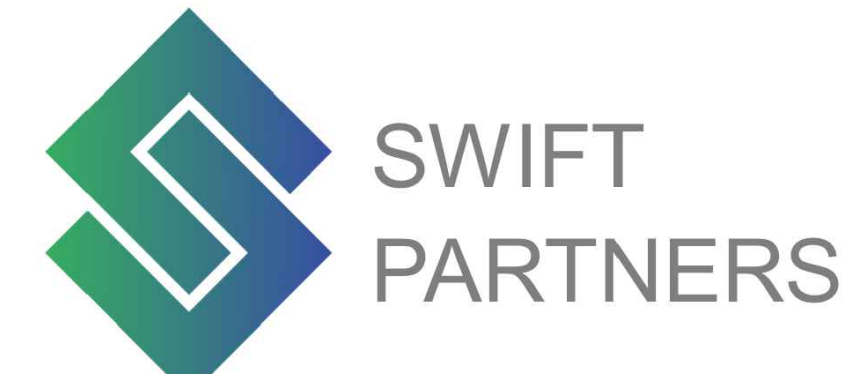
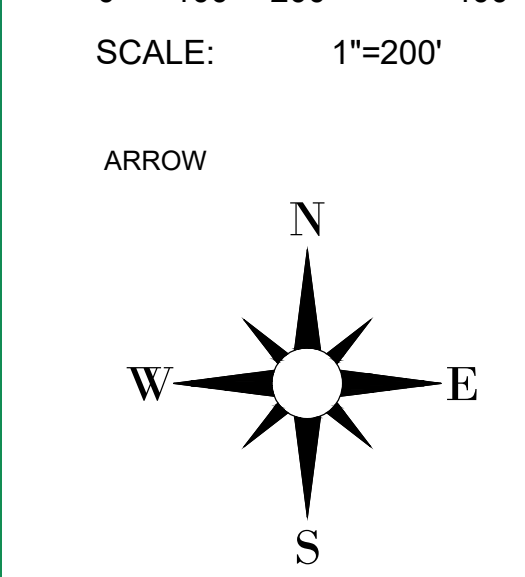
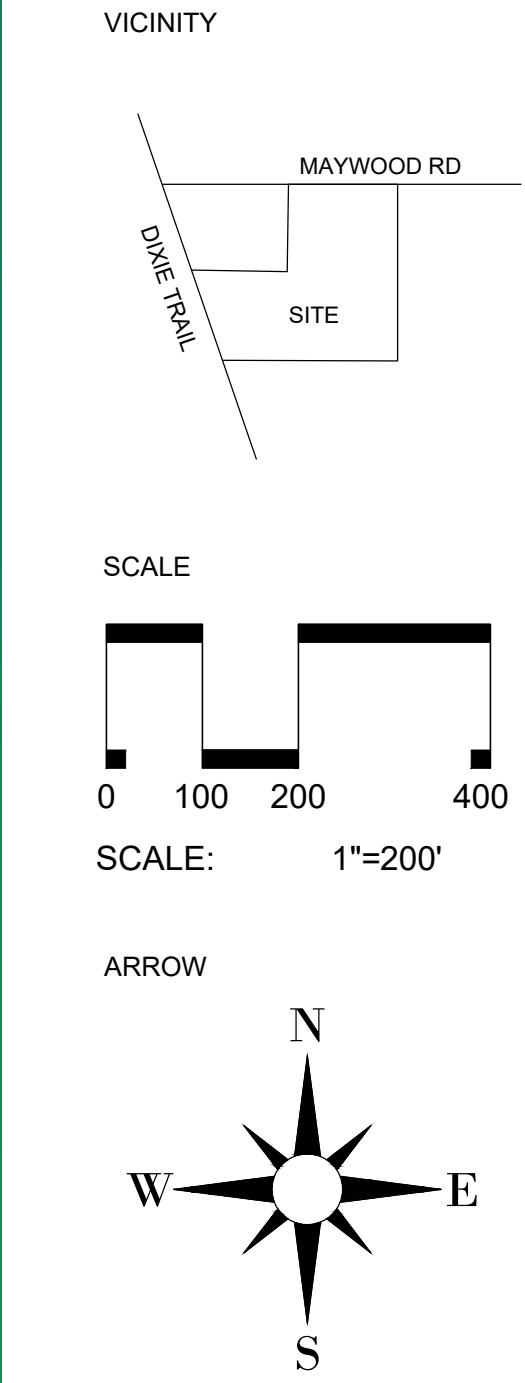
GENERAL NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE OFFICE OF STATE CONSTRUCTION, DEPARTMENT OF INSURANCE, NC DENR, AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL GUIDELINES. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH APPLICABLE LOCAL, JURISDICTIONAL STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL PROVIDE NOTICE OF EXCAVATION TO NOTIFICATION CENTER AND FACILITY OWNERS (PER NC STATUTE) NO LESS THAN 3 BUSINESS DAYS AND NO MORE THAN 12 WORKING DAYS PRIOR TO BEGINNING DEMOLITION, EXCAVATION OR ANY OTHER FORM OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS. NO EXCAVATION OR DEMOLITION SHALL BE STARTED WITHOUT ALL UTILITIES BEING LOCATED.
4. ALL SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE RECORD DRAWINGS WHICH MAY BE AVAILABLE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
5. EXISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COORDINATING PERMITS, INSPECTIONS, CERTIFICATIONS AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT.
7. THE CONTRACTOR SHALL MAINTAIN "AS-BUILT" DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PIPING PRIOR TO CONCEALMENT, VALVE AND MANHOLE CHANGES, AND HARDSCAPE OR LANDSCAPE CHANGES. DRAWINGS SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE AT REGULAR INTERVALS, OR AS REQUESTED THROUGHOUT THE PROJECT FOR RECORD KEEPING.
8. IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THERE OF SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY LINES REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF THE RELOCATION AND ASSOCIATED WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY THE CONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
11. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
12. ROADWAYS (TEMPORARY OR PERMANENT) MUST BE CAPABLE OF SUPPORTING FIRE FIGHTING APPARATUS (85,000 LBS) DURING ALL PHASES OF CONSTRUCTION ONCE VERTICAL CONSTRUCTION HAS BEGUN.

SITE DATA

PROJECT NAME:	518 DIXIE TRAIL
SITE ADDRESS:	518 DIXIE TRAIL, RALEIGH NC 27607
COUNTY:	WAKE
PARCEL PIN #:	0794650274
PARCEL OWNER:	THOMAS E NELSON JR & DARLENE S NELSON
PARCEL AREA:	0.59 AC / 25,717 SF
TOTAL SITE GROSS ACRES:	0.59 AC / 25,717 SF
NET ACRES:	0.58 AC / 24,517 SF
CURRENT ZONING:	R-6
PROPOSED ZONING:	R-6
EXISTING LAND USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED LAND USE:	SINGLE FAMILY RESIDENTIAL
FLOOD PLAIN DATA:	
RIVER BASIN:	SUBDIVISION
DEVELOPMENT TYPE:	N/A
MAX BUILDING HEIGHT:	N/A
PROPOSED BUILDING HEIGHT:	3
PROPOSED NUMBER OF LOTS:	3
TREE CONSERVATION AREA:	N/A
TOTAL LIMITS OF DISTURBANCE:	N/A
EXISTING IMPERVIOUS AREA:	0.082 AC / 3,585 SF
PROPOSED IMPERVIOUS AREA:	0 AC / 0 SF
AMENITY AREA REQUIRED	
AMENITY AREA PROVIDED	
PARKING DATA:	
REQUIRED PARKING:	0
PROPOSED PARKING:	0
TOTAL PARKING:	0
BIKE PARKING REQUIRED	
BIKE PARKING PROVIDED	

No.	Date	Description

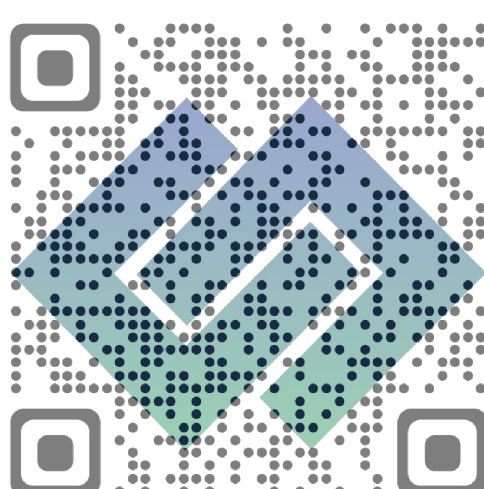


Luke Perkins | Founder
Swift Partners PLLC
E: luke.perkins@swift-partners.com | W: www.swift-partners.com
M: +1 8287351862 | W: +1 8287351862

DATE: 08.26.2024
DRAWN BY: RP
PROJECT: 518 DIXIE TRAIL
PROJECT #: C202414
SHEET TITLE
COVER SHEET

SHEET NO.
C0.00

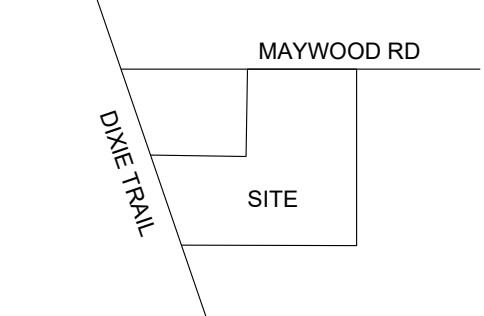
SOLID WASTE:
SOLID WASTE TO BE HANDLED VIA ROLL OUT CART. CARTS ARE TO BE STORED IN GARAGES AND ROLLED OUT TO CURB ALONG PROPERTY FRONTAGE OF PUBLIC STREET



424 S. DAWSON STREET
RALEIGH NC 27601
FIRM LICENSE: P-2187

No.	Date	Description

VICINITY

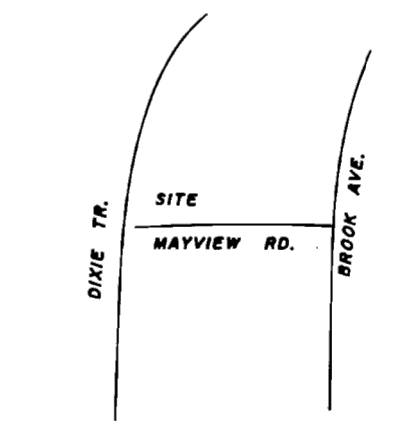


SCALE

ARROW

DATE: 08/28/2024
DRAWN BY: JPM
PROJECT: 518 DIXIE TRAIL
PROJECT #: C202414
SHEET TITLE
SURVEY - PLAT

SHEET NO.
C1.00



VICINITY MAP

NORTH CAROLINA WAKE COUNTY
Personally appeared before me William F. Gryder who duly sworn says that the certificate is true and correct this 10 day of July 1990.
My commission expires 10/15/90.
Notary Public

This certifies that the undersigned is (are) the owner (owners) of the property shown on this map being recorded hereinafter in the Office of the Register of Deeds of Wake County, North Carolina, or otherwise, as shown below and that this plat or map for approval (Level) do dedicate of Raleigh for public use all streets, easements, rights of way, utility easements, and all other interests which are shown thereon for all lawful purposes to which it devotes or allow the same to be used and upon acceptance of the same by the City of Raleigh for the benefit of the City of Raleigh shall be irrevocable; provided, any dedications for storm drainage are not made to the City of Raleigh and are irrevocably made to the subsequent owners of a property shown hereon for their use and benefit subject to the provisions of subsection (b) (1) and (2) of Section 1-100 of the "City Storm Drainage Policy" (Resolution 1970 some may be from time to time amended).

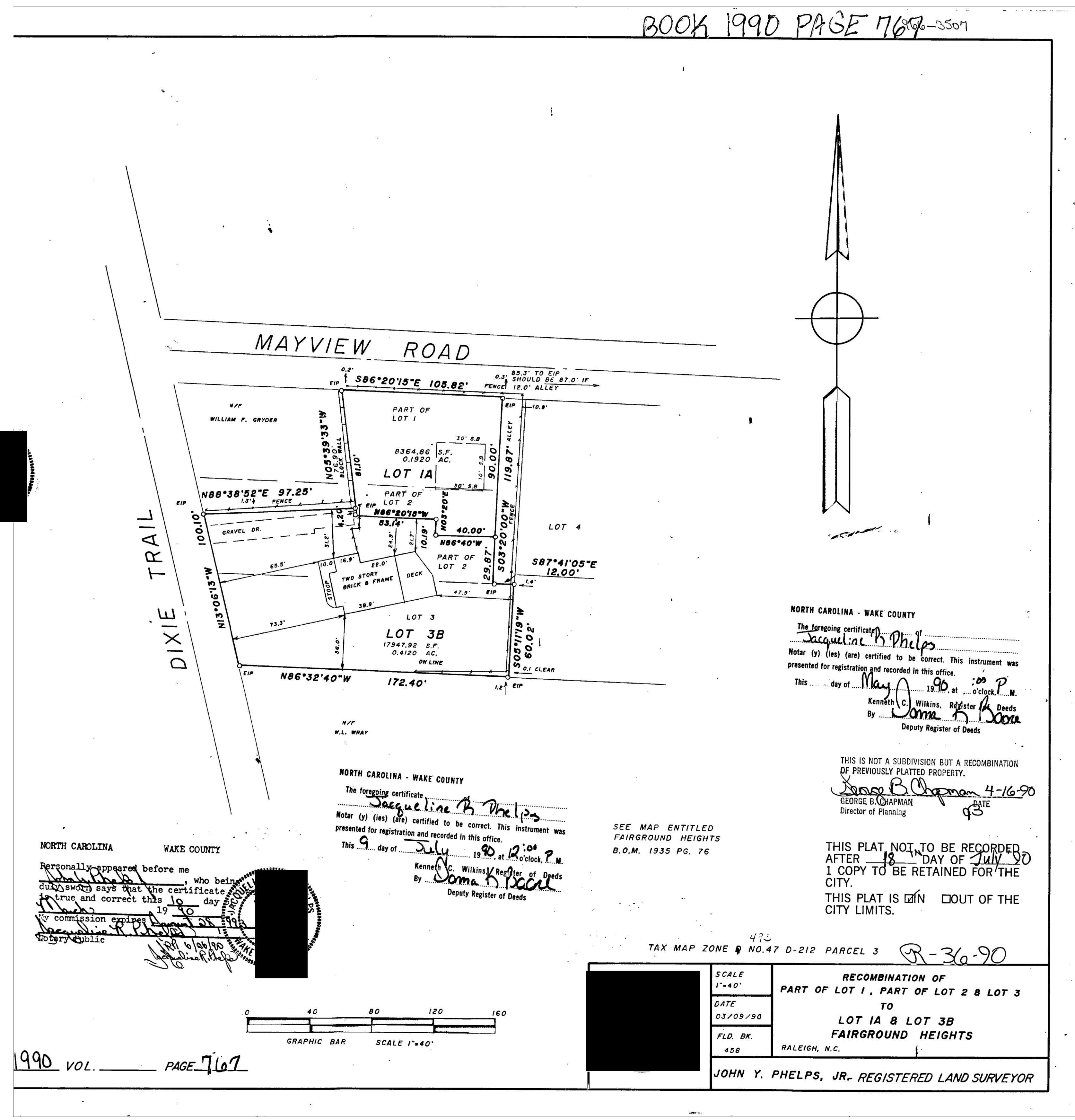
Book No. Page No. Signature of Owner
12042

State of North Carolina
County of Wake
I, John Y. Phelps, Jr. do hereby certify that this map was drawn and used in accordance with the rules and regulations of the Board of Survey and that the ratio of scale of this map is 1" = 40' and that this map was prepared in accordance with the provisions of G.S. 17-30 as amended. Witness my hand and seal of office this 10 day of July 1990.
JOHN Y. PHELPS, JR.
REGISTERED LAND SURVEYOR

RECORDED IN B

BY PHOTO - GREENSBORO

BOOK 1990 PAGE 767



NORTH CAROLINA WAKE COUNTY
Personally appeared before me William F. Gryder who being duly sworn says that the certificate is true and correct this 10 day of July 1990.
My commission expires 10/15/90.
Notary Public

NORTH CAROLINA - WAKE COUNTY
The foregoing certificate of John Y. Phelps, Jr. Notary (s) (ies) (are) certified to be correct. This instrument was presented for registration and recorded in this office. This 9 day of July 1990 at 8:00 o'clock P.M.
Kenneth C. Wilkins, Register of Deeds
By Dana R. Reed Deputy Register of Deeds

SEE MAP ENTITLED FAIRGROUND HEIGHTS B.O.M. 1935 PG. 76

NORTH CAROLINA - WAKE COUNTY
The foregoing certificate of John Y. Phelps, Jr. Notary (s) (ies) (are) certified to be correct. This instrument was presented for registration and recorded in this office. This 10 day of May 1990 at 2:00 o'clock P.M.
Kenneth C. Wilkins, Register of Deeds
By Dana R. Reed Deputy Register of Deeds

THIS IS NOT A SUBDIVISION BUT A RECOMBINATION OF PREVIOUSLY PLATTED PROPERTY.
George B. Chapman 4-16-90
GEORGE B. CHAPMAN
Director of Planning

THIS PLAT NOT TO BE RECORDED AFTER 18 DAY OF JULY 1990.
1 COPY TO BE RETAINED FOR THE CITY.
THIS PLAT IS IN OUT OF THE CITY LIMITS.

TAX MAP ZONE 490 NO. 47 D-212 PARCEL 3 R-36-90

SCALE 1"=40'	RECOMBINATION OF PART OF LOT 1, PART OF LOT 2 & LOT 3 TO LOT 1A & LOT 3B FAIRGROUND HEIGHTS
DATE 03/08/90	
FLD. BK. 458	RALEIGH, N.C.
JOHN Y. PHELPS, JR. REGISTERED LAND SURVEYOR	

990 VOL. PAGE 767



SURVEY LEGEND:

- △ SURVEY CONTROL POINT
- EIP EXISTING IRON PIPE
- ECM EXISTING CONCRETE MONUMENT
- ▲ COMPUTED POINT
- ⊕ STORM DRAIN MANHOLE
- ⊖ STORM DRAIN CURB INLET
- ⊙ SANITARY SEWER MANHOLE
- ⊖ SANITARY SEWER CLEANOUT
- ⊖ SANITARY FORCEMAIN VALVE
- ⊖ HYDRANT
- ⊖ WATER VALVE
- ⊖ WM WATER METER
- ⊖ WATER MANHOLE
- ⊖ WATER VAULT
- ⊖ WELL
- ⊖ GAS VALVE
- ⊖ GAS METER
- ⊖ TELEPHONE MANHOLE
- ⊖ TPED TELEPHONE PEDESTAL
- ⊖ CATV TV MANHOLE
- ⊖ TV PEDESTAL
- ⊖ FWP FIBER OPTIC WITNESS POST
- ⊖ FIBER OPTIC BOX
- ⊖ ELECTRIC MANHOLE
- ⊖ ELECTRIC METER
- ⊖ ELECTRIC BOX
- ⊖ UTILITY POLE
- ⊖ GUY POLE
- ⊖ GUY WIRE
- ⊖ LIGHT POLE
- ⊖ MANHOLE
- ⊖ TRAFFIC SIGNAL BOX
- ⊖ TRAFFIC SIGNAL POST
- ⊖ MW MONITORING WELL
- ⊖ BOR BORING LOCATION
- BOLLARD
- ⊖ SIGN
- ⊖ FINISHED FLOOR ELEVATION
- ⊖ DECIDUOUS TREE
- ⊖ EVERGREEN TREE
- ⊖ BUSH
- ⊖ WIRE FENCE
- ⊖ CHAIN LINK FENCE
- ⊖ UNDERGROUND TELEPHONE LINE
- ⊖ FOD UNDERGROUND FIBER OPTIC LINE
- ⊖ G UNDERGROUND GAS LINE
- ⊖ E UNDERGROUND ELECTRIC LINE
- ⊖ W UNDERGROUND WATER LINE
- ⊖ SS SANITARY SEWER LINE
- ⊖ SD STORM DRAIN LINE
- ⊖ OHW OVERHEAD WIRES
- ⊖ U UNIDENTIFIED LINE
- ⊖ UNKNOWN DESTINATION
- ⊖ CONCRETE SURFACE
- ⊖ DPC DUCTILE IRON PIPE
- ⊖ PVC POLYVINYL CHLORIDE PIPE
- ⊖ HDPE HIGH-DENSITY POLYETHYLENE PIPE
- ⊖ RCP REINFORCED CONCRETE PIPE
- ⊖ CMP CORRUGATED METAL PIPE
- ⊖ CB CATCH BASIN

TREE LEGEND:

- ⊖ IO AMERICAN HOLLY
- ⊖ JV EASTERN RED CEDAR
- ⊖ U CREPE MYRTLE
- ⊖ MG SOUTHERN MAGNOLIA
- ⊖ PO EASTERN SYCAMORE
- ⊖ PT LOBLOLLY PINE
- ⊖ OR RED OAK
- EXAMPLE: 100R = 10" RED OAK

NOTES:

1. SEE SHEET C0.10 FOR GENERAL AND EXISTING CONDITIONS NOTES.

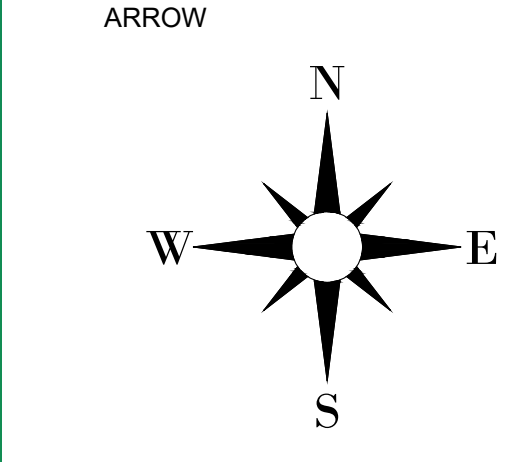
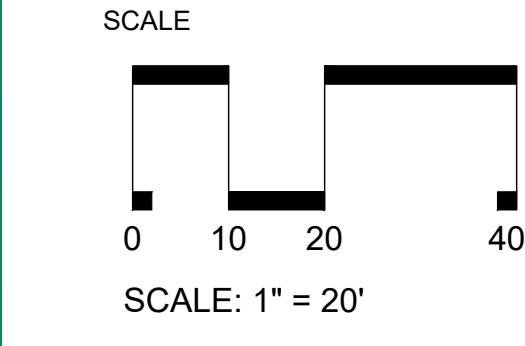
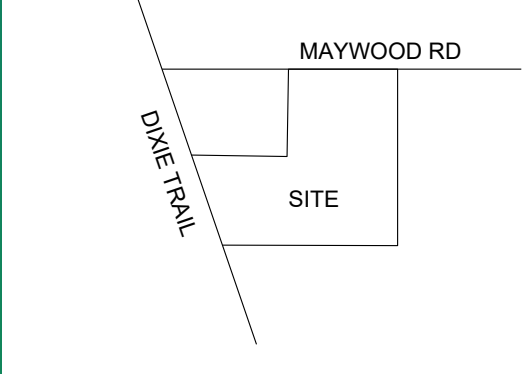
SWIFT PARTNERS



424 S. DAWSON STREET
RALEIGH NC 27601
FIRM LICENSE: P-2187

No.	Date	Description

VICINITY



EXISTING CONDITIONS PLAN
 SHEET TITLE
 DATE: 08.28.2024
 DRAWN BY: RMM
 PROJECT: 518 DIXIE TRAIL
 PROJECT #: C202414
 SHEET NO.

C1.00

AREA: 0.19 AC
BOOK: 017392 PAGE: 01008

ADDRESS: 603 DIXIE TRL
PIN: 0794557469
OWNER: FITZPATRICK, BETTY JANE W
AREA: 0.18 AC
BOOK: 003122 PAGE: 00739
ZONING: R-6

ADDRESS: 601 DIXIE TRL
PIN: 0794557464
OWNER: RAMM, CRYSTAL
AREA: 0.18 AC
BOOK: 018593 PAGE: 02285
ZONING: R-6

ADDRESS: 623 DIXIE TRL
PIN: 0794557383
OWNER: COLIHAN, JAMES O
AREA: 0.21 AC
BOOK: 011848 PAGE: 00814
ZONING: R-6

ADDRESS: 521 DIXIE TRL
PIN: 0794557287
OWNER: DAVIS, KIMBERLY SUSAN
ISMAIL, ALEXANDER RASHAD
AREA: 0.25 AC
BOOK: 017773 PAGE: 02031
ZONING: R-6

ADDRESS: 519 DIXIE TRL
PIN: 0794557282
OWNER: RUFFIN, JOHN
AREA: 0.28 AC
BOOK: 011953 PAGE: 01979
ZONING: R-6

ADDRESS: 513 DIXIE TRL
PIN: 0794558174
OWNER: JONES, JACK D II
JONES, CAMERON WYCHE
AREA: 0.21 AC
BOOK: 018561 PAGE: 02761
ZONING: R-6

ADDRESS: 509 DIXIE TRL
PIN: 0794558086
OWNER: REDMOND, MARK JOSEPH TRUSTEE
REDMOND, VALECKA VERENA INKREDOS TRUSTEE
AREA: 0.3 AC
BOOK: 017796 PAGE: 02052
ZONING: R-6

ADDRESS: 304 RUFFIN ST
PIN: 0794557170
OWNER: SMITH, WILLIAM R SMITH, NANCY L
ADDRESS: 304 RUFFIN ST
RALEIGH NC 27607-4020
AREA: 0.33 AC
BOOK: 005677 PAGE: 00348

ADDRESS: 606 DIXIE TRL
PIN: 0794559592
OWNER: MERTE, THOMAS R
ADDRESS: 606 DIXIE TRL
RALEIGH NC 27607-4153
AREA: 0.25 AC
BOOK: 015820 PAGE: 02112

ADDRESS: 604 DIXIE TRL
PIN: 0794559466
OWNER: HARTWIG, ROBERT HARTWIG, INGRID
AREA: 0.16 AC
BOOK: 013553 PAGE: 02268
ZONING: R-6

ADDRESS: 602 DIXIE TRL
PIN: 0794559472
OWNER: BREEZE, WILLIAM H JR
AREA: 0.15 AC
BOOK: 018512 PAGE: 00566
ZONING: R-6

ADDRESS: 2834 MAYVIEW RD
PIN: 0794550453
OWNER: LUYOU, ELLEN P
AREA: 0.15 AC
BOOK: 012103 PAGE: 00260
ZONING: R-6

ADDRESS: 2830 MAYVIEW RD
PIN: 0794551417
OWNER: FARMER, DAVID M
FARMER, DARLENE T
AREA: 0.22 AC
BOOK: 000336 PAGE: 01294
ZONING: R-6

ADDRESS: 2828 MAYVIEW RD
PIN: 0794551467
OWNER: LEAVER, JASON A
LEAVER, CYNTHIA ANN
AREA: 0.31 AC
BOOK: 017629 PAGE: 01176
ZONING: R-6

ADDRESS: 2826 MAYVIEW RD
PIN: 0794552459
OWNER: SEALEY, ROBERT E TRUSTEE
SEALEY, ROBIN P TRUSTEE
AREA: 0.22 AC
BOOK: 019097 PAGE: 01619
ZONING: R-6

ADDRESS: 2824 MAYVIEW RD
PIN: 0794553409
OWNER: STRANGE, THOMAS W III
STRANGE, KATIE
AREA: 0.22 AC
BOOK: 014135 PAGE: 00731
ZONING: R-6

MAYVIEW ROAD
(EX. 40' PUBLIC R/W)

MAYVIEW ROAD
(NEIGHBORHOOD YIELD)
55' ROW

CONTROL CORNER
N: 745,358.98
E: 2,096,036.49
5/8" IRON
PIPE 0.840

PAUL T. STANLEY &
JASMINE K. GEORGE
DB 17188, PC 763
PIN: 0794-55-9392

LOT 4A
IVONA GRABOWIECKA
WB 04-E, PG 1275
BM 1935, PG 76
PIN: 0794-65-1296

ADDRESS: 2829 MAYVIEW RD
PIN: 0794552267
OWNER: SCOTT, JAMES TILDON MAYO SCOTT,
JOHN STATION MOYE
ADDRESS: 2829 MAYVIEW RD
RALEIGH NC 27607-4142
AREA: 0.31 AC
BOOK: 019286 PAGE: 02585

ADDRESS: 2
PIN: 0
OWNER: MCCAHN
SHE
ADDRESS: 2
RALEIGH NC
AREA
BOOK: 0157

LOT 3
MARION P. WRAY
WB 15-E, PG 2580
BM 1920, PG 95
PIN: 0794-65-2171

ADDRESS: 508 DIXIE TRL
PIN: 0794550083
OWNER: STRADLING, RICHARD F III
STRADLING, LEANNE M
ADDRESS: 508 DIXIE TRL
RALEIGH NC 27607-4151
AREA: 0.21 AC
BOOK: 008469 PAGE: 00729

SITE LEGEND:

- SYMBOL DESCRIPTION
- [Symbol] PROPOSED BUILDING
- [Symbol] PROPOSED CONCRETE SIDEWALK
- [Symbol] PROPOSED BRICK SIDEWALK
- [Symbol] PROPOSED HEAVY DUTY PAVEMENT
- [Symbol] PROPOSED CONCRETE PAVERS
- [Symbol] PROPOSED GRAVEL
- [Symbol] PROPOSED CURB & GUTTER
- [Symbol] PROPOSED STOP BAR
- [Symbol] PROPOSED CROSSWALK
- [Symbol] PROPOSED 6' WIDE STANDARD CROSSWALK
- [Symbol] PROPOSED 10' WIDE HIGH VISIBILITY CROSSWALK
- [Symbol] PROPOSED SIGN
- [Symbol] PROPOSED ADA PARKING SPACE
- [Symbol] PROPOSED KEYSTONE WALL
- [Symbol] PROPOSED CIP WALL
- [Symbol] PROPOSED WHEEL STOP
- [Symbol] PROPOSED GRAVEL TRAIL
- [Symbol] PROPOSED ASPHALT TRAIL
- [Symbol] PROPOSED TREELINE
- [Symbol] PROPOSED FENCE
- [Symbol] PROPOSED VEHICLE GATE (X' WIDE)
- [Symbol] PROPOSED LIGHT
- [Symbol] PROPOSED BIKE RACK
- [Symbol] PROPOSED BENCH
- [Symbol] PROPOSED BOLLARD
- [Symbol] PROPOSED PEDESTRIAN STEEL PLATE
- [Symbol] LIMITS OF DISTURBANCE

NOTES:

1. SEE SHEET C0.10 FOR GENERAL AND SITE NOTES.

MAXIMUM IMPERVIOUS SURFACE ALLOWED		
LOTS	MISA	
LOT1		3972
LOT2		4020
LOT3		4122

A. Neighborhood Yield



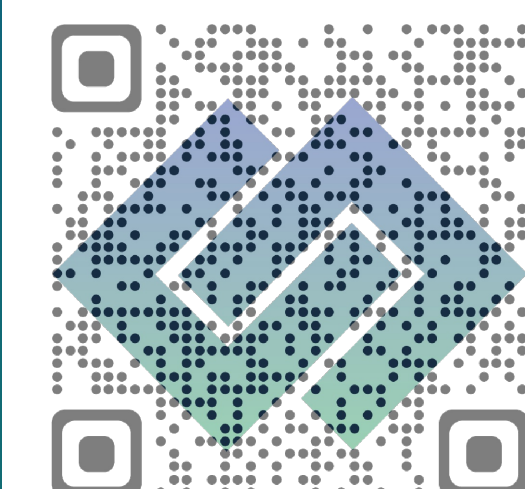
Width	
A Right-of-way width	55'
B Back-of-curb to back-of-curb	27'
Streetscape	
C Utility placement, easement (min)	5'
D Maintenance strip (min)	2'
E Sidewalk (min)	6'
F Planting area (min)	6'
Travelway	
G Parallel parking/travel lane	13.5'
General	
Walkway type	Sidewalk
Planting type	Tree lawn
Tree spacing	40' o.c. avg
Parking type	Parallel

A. Avenue 2-Lane, Undivided



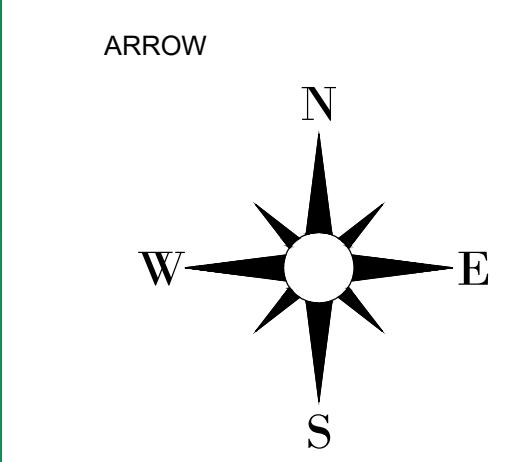
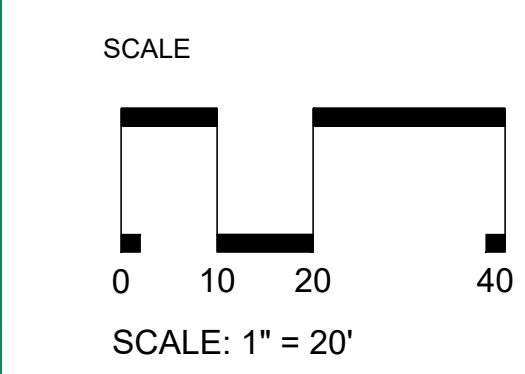
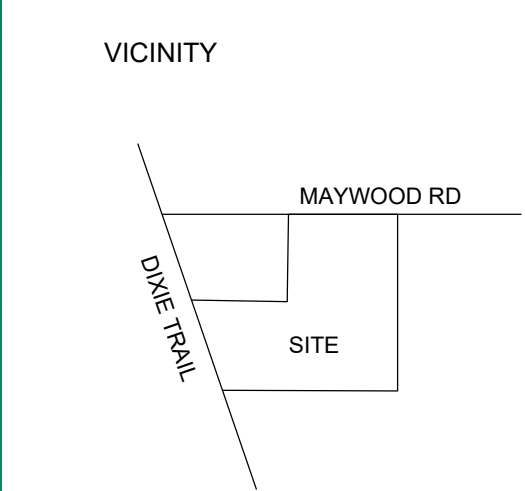
Width	
A Right-of-way width	66'
B Back-of-curb to back-of-curb	27'
Streetscape	
C Utility placement, easement (min)	5'
D Maintenance strip (min)	1'
E Sidewalk (min)	6'
F Buffer (min; paved or paver)	1.5'
G Bike Lane (min)	5'
H Planting area (min)	6'
Travelway	
I Travel lane	11'
General	
Walkway type	Sidewalk
Planting type	Tree lawn
Tree spacing	40' o.c. avg
Minimum Driveway Spacing	200'

SWIFT PARTNERS



424 S. DAWSON STREET
RALEIGH NC 27601
FIRM LICENSE: P-2187

No.	Date	Description



DATE: 09.28.2024
DRAWN BY: JRM
CHECKED BY: JRM
PROJECT: 518 DIXIE TRAIL
PROJECT #: C202414
SHEET TITLE
SUBDIVISION PLAN

SHEET NO.
C3.00