

Preliminary Subdivision Application

Site Review

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



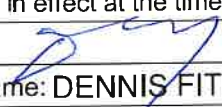

INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to SiteReview@raleighnc.gov.

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	
<i>NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District</i>			
GENERAL INFORMATION			
Scoping/sketch plan case number(s): N/A			
Development name (subject to approval): RALINA (PER OFFER TO PURCHASE)			
Property Address(es): 1221 DIXIE TRAIL, RALEIGH, NC 27607			
Recorded Deed PIN(s): 0794-57-5666			
Building type(s):	<input checked="" type="checkbox"/> Detached House	<input type="checkbox"/> Attached House	<input type="checkbox"/> Townhouse
<input type="checkbox"/> General Building	<input type="checkbox"/> Mixed Use Building	<input type="checkbox"/> Civic Building	<input type="checkbox"/> Open Lot
			<input type="checkbox"/> Apartment
			<input type="checkbox"/> Tiny House

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION	
Current Property Owner(s) Names: DJF BUILDERS, INC.	
Company: DJF BUILDER, INC.	Title: PRESIDENT
Address: 3717 NATIONAL DRIVE, SUITE 140, RALEIGH, NC	
Phone #: 919.363.1700	Email: info@djfbuilder.com
Applicant Name (If different from owner. See "who can apply" in instructions): DENNIS FITZGERALD	
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input checked="" type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company: DJF BUILDERS, INC.	Address: 3717 NATIONAL DRIVE, SUITE 140
Phone #: 919.363.1700	Email: info@djfbuilder.com
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact Names: DENNIS FITZGERALD	
Company: DJF BUILDERS, INC.	Title: PRESIDENT
Address: 3717 NATIONAL DRIVE, SUITE 140	
Phone #: 919.363.1700	Email: info@djfbuilder.com

DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION			
Gross site acreage: 0.83 AC.			
Zoning districts (if more than one, provide acreage of each): R-4			
Overlay district(s): N/A	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- N/A	Board of Adjustment Case # BOA- N/A	Design Alternate Case # DA- N/A	

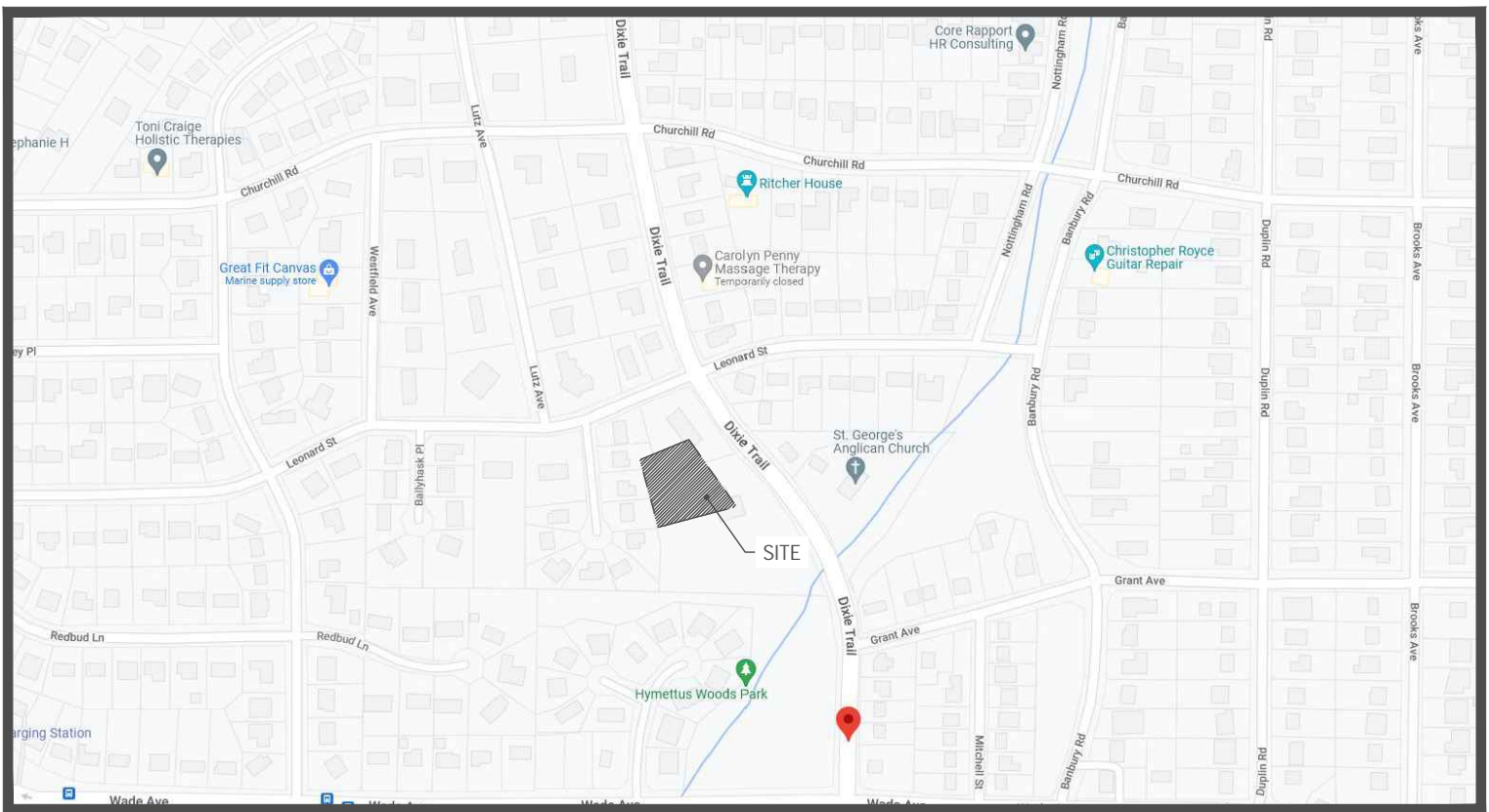
STORMWATER INFORMATION	
Imperious Area on Parcel(s): Existing (sf) 0 Proposed total (sf) 3,034 SF	Impervious Area for Compliance (includes right-of-way): Existing (sf) 0 Proposed total (sf) 1,989 SF (FIL)
NUMBER OF LOTS AND DENSITY	
# of Detached House Lots: 3	# of Attached House Lots: # of Townhouse Lots:
# of Tiny House Lots:	# of Open Lots: # of Other Lots (Apartment, General, Mixed Use, Civic):
Total # of Lots: 3	Total # Dwelling Units: 3
Proposed density for each zoning district (UDO 1.5.2.F): 8.71 UNITS / AC.	

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>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>	
Signature: 	Date: 11.21.22
Printed Name: DENNIS FITZGERALD	
Signature: 	Date: 11.21.22
Printed Name: MEGGAN MASTERS	

DIXIE TRAIL - PRELIMINARY SUBDIVISION

SUB - XXXX-2022
SUBMITTAL 1: 12.15.22

1221 DIXIE TRAIL
RALEIGH, NC 27607
WAKE COUNTY



VICINITY MAP

SCALE: NTS

SITE DATA	
OWNER	JAMES BOYLES
ADDRESS	1221 DIXIE TRAIL RALEIGH, NC 27607
PIN	0794-57-5666
OVERLAY	N/A
EXISTING USE	DETACHED SF DWELLING
PROPOSED USE	DETACHED SF DWELLING
ZONING	R-4
WATERSHED	CRABTREE CREEK
RIVER BASIN	NEUSE
FEMA MAP	MAP#3720079400K DATE 07.19.22
GROSS TRACT AREA	0.83 AC. (36,154.8 SF)
ROW DEDICATION	0.04 AC. (1,552 SF)
NET TRACT AREA	0.79 AC. (34,412.4 SF)

DEVELOPMENT TYPE - PRELIMINARY SUBDIVISION (CONVENTIONAL)	
PROPOSED USE	DETACHED SF DWELLING
DENSITY	8.71 UNITS / AC.
UNITS ALLOWED	1 UNIT / LOT (MAX.)
UNITS PROVIDED	3 UNITS
LOT 1 - 0.25 AC. (10,801 SF)	
MIN. SITE AREA	10,000 SF
PORPOSED SITE AREA	10,801 SF
MIN. SITE WIDTH	65'
PROPOSED SITE WIDTH	87'
MIN. LOT DEPTH	100'
LOT 2 - 0.25 AC. (10,916 SF)	
MIN. SITE AREA	10,000 SF
PORPOSED SITE AREA	10,916 SF
MIN. SITE WIDTH	65'
PROPOSED SITE WIDTH	65'
MIN. LOT DEPTH	100'
LOT 3 - 0.29 AC. (12,428 SF)	
MIN. SITE AREA	10,000 SF
PORPOSED SITE AREA	12,428 SF
MIN. SITE WIDTH	65'
PROPOSED SITE WIDTH	65'
MIN. LOT DEPTH	100'
LOT 1 - 0.25 AC. (10,801 SF) IMPERVIOUS	
LOT AREA MAX.	4,104 SF (38%)
6' SIDEWALK (FIL)	1,209 SF
ALLEY (E-E)	1,278 SF
ROADWAY B-B	0 SF
LOT AREA IMPERVIOUS (MAX. ALLOWED)	1,617 SF (15%)
LOT 2 - 0.25 AC. (10,916 SF) IMPERVIOUS	
LOT AREA MAX.	4,148 SF (38%)
6' SIDEWALK (FIL)	391 SF
ALLEY (E-E)	1,290 SF
ROADWAY B-B	0 SF
LOT AREA IMPERVIOUS (MAX. ALLOWED)	2,467 SF (23%)
LOT 3 - 0.29 AC. (12,428 SF) IMPERVIOUS	
LOT AREA MAX.	4,723 SF (38%)
6' SIDEWALK (FIL)	389 SF
ALLEY (E-E)	466 SF
ROADWAY B-B	0 SF
LOT AREA IMPERVIOUS (MAX. ALLOWED)	3,868 SF (31%)



PROJECT PLAN

SCALE: 1" = 40'

ATTENTION CONTRACTORS

THE CONSTRUCTION CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER, SEWER AND / OR REUSE, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTRACTING THE PUBLIC WORKS DEPARTMENT AT 919.996.2409 AND THE PUBLIC UTILITIES DEPARTMENT AT 919.996.4540 AT LEAST 24 HOURS PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION.

FAILURE TO NOTIFY BOTH CITY DEPARTMENTS IN ADVANCE OF THE BEGINNING OF CONSTRUCTION WILL RESULT IN THE ISSUANCE OF MONETARY FINES, AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.

FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM PLUG, HAVE PERMITTED PLANS ON THE JOBSITE, OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.

OWNER:

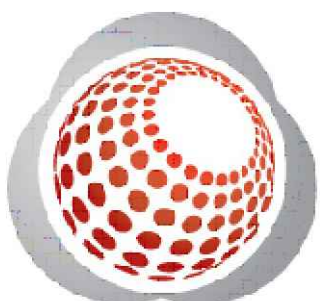
JAMES BOYLES
1221 DIXIE TRAIL
RALEIGH, NC 27607

DEVELOPER:

DJF BUILDERS, INC.
CONTACT: DENNIS FITZGERALD
3717 NATIONAL DRIVE, SUITE 140
RALEIGH, NC 27612

ENGINEER:

BATEMAN CIVIL SURVEY COMPANY
CONTACT: TIM GRISSINGER
2524 RELIANCE AVE.
APEX, NC 27539



Bateman Civil Survey Company

Engineers • Surveyors • Planners

2524 Reliance Avenue, Apex, North Carolina 27539

Phone: 919.577.1080 Fax: 919.577.1081

NCBELS FIRM No. C-2378

Preliminary Subdivision Application

Site Review
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R-4			
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Conditional Use District (CUD) Case # 2: N/A	Board of Adjustment Case # BOA: N/A	Design Alternate Case # DA: N/A	
STORMWATER INFORMATION			
Impervious Area on Parcel(s):	Impervious Area for Compliance (includes right-of-way):		
Existing (sf) 0	Existing (sf) 0		
Proposed total (sf) 3,354 SF	Proposed total (sf) 3,354 SF		
NUMBER OF LOTS AND DENSITY			
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Signature:	Date: 11.21.22
Printed Name: DENNIS FITZGERALD	Date: 11.21.22
Signature:	
Printed Name: MEGGAN MASTERS	

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NOTES:

- BOUNDARY AND TOPOGRAPHIC SURVEY WAS PROVIDED BY BATEMAN CIVIL SURVEY COMPANY. CONTRACTOR TO CONFIRM ALL INFORMATION BEFORE CONSTRUCTION.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH STANDARDS, SPECIFICATIONS AND DETAILS.
- CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR CONSTRUCTION SHOWN ON THESE PLANS.
- ALL DIMENSIONS AND STAKING POINT LOCATIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- ANY WORK SHOWN ON THESE PLANS THAT IS FOUND TO BE IN CONFLICT WITH THE CITY OF RALEIGH ZONING AND SETBACK REQUIREMENTS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT FOR ADJUSTMENT.
- LOCATIONS FOR EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SAME.
- CONTRACTOR SHALL AT ALL TIMES MAINTAIN ADEQUATE SAFETY MEASURES, ACTIVITIES, AND BARRICADES FOR THE PROTECTION OF ALL PERSONS ON OR ABOUT THE LOCATION OF THE SITE.
- CALL NORTH CAROLINA ONE CALL CENTER @ 1-800-635-4949 BEFORE DIGGING.
- TRASH PICK UP WILL BE BY PRIVATE COMPANY, NOT CITY OF RALEIGH.
- SITE MUST BE STABILIZED AND SEEDDED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

TRAFFIC CONTROL & PEDESTRIAN (TCDP) NOTES:

- 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 THE RIGHT-OF-WAY SERVICES. PLEASE DIRECT ANY QUESTIONS TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
- THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCOD ROAD WITHIN RALEIGH'S JURISDICTION.
- A PERMIT REQUEST WITH TCDP PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.
- 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.
- ALL TCDP PLANS SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO:
 - MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD)
 - PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG)
 - AMERICAN DISABILITIES ACT (ADA) REQUIREMENTS
 - RALEIGH STREET DESIGN MANUAL (RSDM)
- 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 RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBILITY DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

SOLID WASTE COMPLIANCE STATEMENT:

DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.

PROJECT DETAILS:

- IMPERVIOUS LIMIT FOR EACH LOT TO BE RECORDED ON PLAT PRIOR TO BUILDING PERMITS.
- NO DRIVEWAY WILL BE PERMITTED OFF DIXIE TRAIL. ALL DRIVEWAY ACCESS SHALL BE FROM PROPOSED ALLEY TO THE REAR OF THE LOTS.
- ALL SIDEWALKS SHALL BE A FEE-IN-LIEU (FIL) WITH AREAS NOTED IN THE SITE DATA TABLE.



KNOW WHAT IS BELOW
CALL BEFORE YOU DIG

Date:	12.15.22
Project #:	P220676
SHEET	
C000	

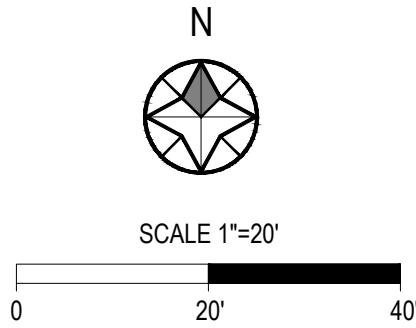
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LEGEND:	
<div></div>	PLANTING AREA
<div></div>	UTILITY PLACEMENT ESMT. TO BE DEDICATED



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REV #	DATE	DESCRIPTION



Bateman Civil Survey Company
Engineers • Surveyors • Planners
2524 Rollins Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2376

DIXIE TRAIL - PRELIMINARY SUBDIVISION
SUB-XXXX-2022
1221 DIXIE TRAIL
RALEIGH, NC 27607
WAKE COUNTY

SITE PLAN

Designed By: MEM

Scale: AS SHOWN

Date: 12.15.22

Project #: P220676

SHEET

C200