



Administrative Approval Action

Case File / Name: SUB-0085-2022
DSLC - RALINA

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This 0.83 acre parcel is located east of Ridge Lutz Avenue at the corner of Dixie Trail and Leonard Street, north of Wade Avenue, specifically at 1221 Dixie Trail. The property is zoned Residential/R-4.

REQUEST: A conventional subdivision to divide the 0.83 acre parcel into three lots (Lot 1: 10,487 SF; Lot 2: 10,643 SF; Lot 3: 12,179 SF). The existing parcel has a detached dwelling which will be demolished. Each new lot will be developed with a detached single-unit dwelling which will be accessed off Leonard Street by a 20-foot wide private alley.

**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 March 21, 2023 by DJF BUILDERS, INC..

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:

☒ **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"/>	Cross Access Agreements Required
<input checked="" type="checkbox"/>	Slope Easement Deed of Easement Required

<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required
<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required

☒ **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:

Engineering

1. A cross access agreement among the lots identified as Lot 1, Lot 2, and Lot 3 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.



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2. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
3. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
4. A slope easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
5. A fee-in-lieu for sidewalk along property frontage along Leonard Street (144 LF) & sidewalk and bike lanes along the frontage of Dixie Trail (218 LF) is paid to the City of Raleigh (UDO 8.1.10).

Stormwater

6. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)
7. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

☒ **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:

Stormwater



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1. 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.
2. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.
3. If total land disturbance will be over 12,000 sq. ft. for multiple houses, a separate site plan submittal & approval will be required. Site plans require an erosion control plan. (UDO 9.4.6.)

Urban Forestry

4. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 2 street trees along Leonard St. and 9 street trees along Dixie Trail.
5. A public infrastructure surety for the 11 required street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.

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: April 17, 2026

Record at least ½ of the land area approved.

5-Year Sunset Date: April 17, 2028

Record entire subdivision.

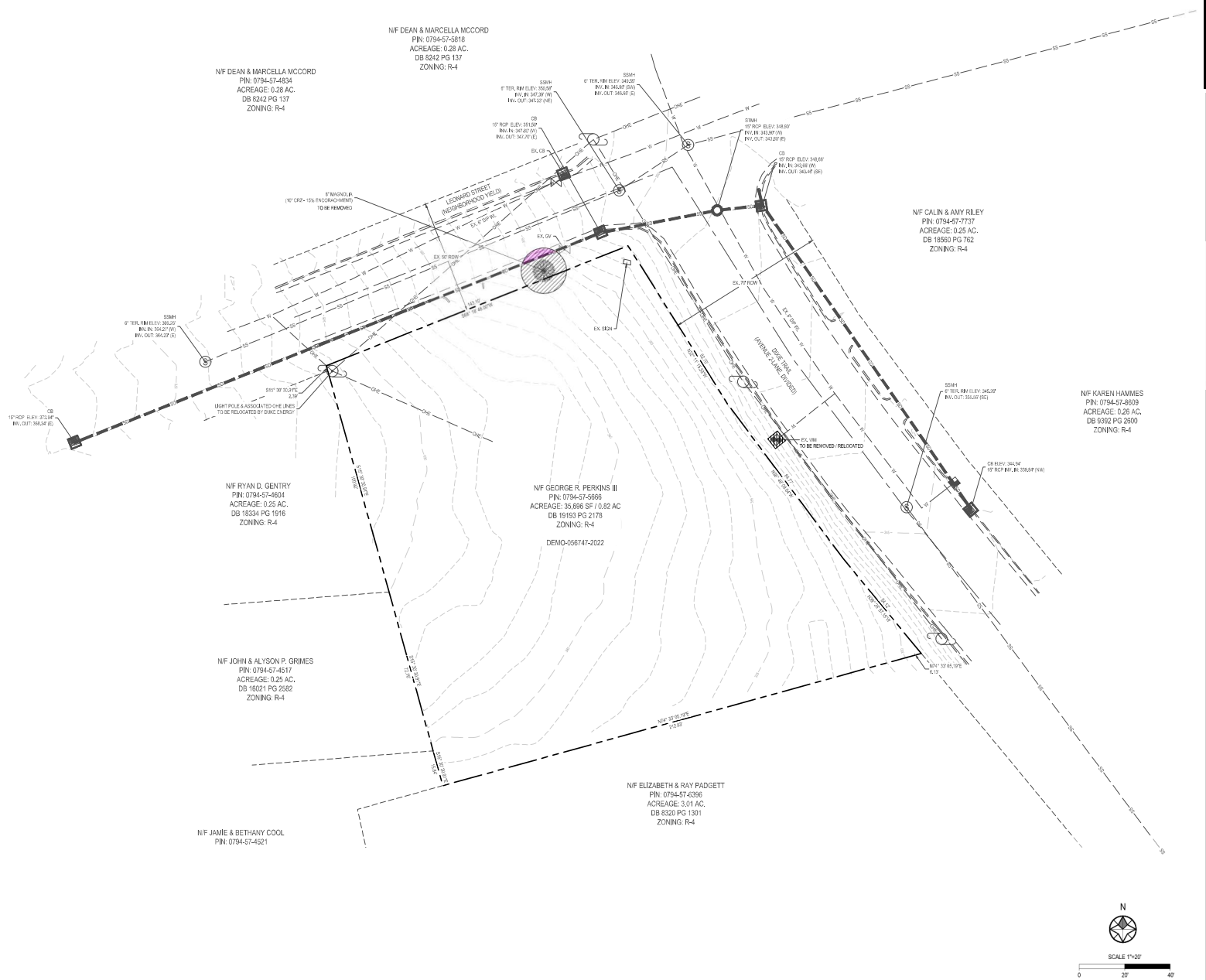
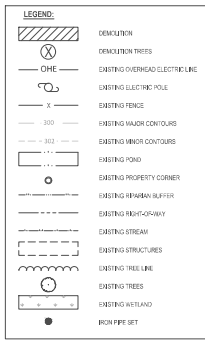
I hereby certify this administrative decision.

Signed: *Daniel L. Stegall* Date: 04/17/2023
Development Services Dir/Designee
Staff Coordinator: Jessica Gladwin

1221 DIXIE TRAIL
RALEIGH, NC 27607
WAKE COUNTY



Date:	12.15.25
Project #:	P220678
SHEET	
C000	



Bateman Civil Survey Company
Engineers • Surveyors • Planners
2200 S. Highway 100, Suite 100
Raleigh, NC 27607
Phone: 919.577.1001 Fax: 919.577.1001
NCBLS# PIN No. C2278



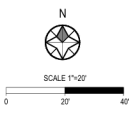
DIXIE TRAIL - PRELIMINARY SUBDIVISION
SUB-0085-2022
1270 DIXIE TRAIL
RALEIGH, NC 27607
DAKE COUNTY

EXISTING CONDITIONS

Designed by: MEM
Scale: AS SHOWN
Date: 12.15.22
Project#: P220678

SHEET
C100

REV#	DATE	DESCRIPTION
1	02.22.23	COR RC #1 Dated 01.27.23
2	03.21.23	COR RC #2 Dated 03.15.23



LOT 1 - 0.24 AC. (10,487 SF) IMPERVIOUS	
LOT AREA MAX.	3,955 SF (38%)
6' SIDEWALK (FL)	1,209 SF
6' BIKE LANE (FL)	463 SF
ROADWAY B-B	0 SF
LOT AREA IMPERVIOUS (MAX. ALLOWED)	2,333 SF (22%)

LOT 2 - 0.24 AC. (10,643 SF) IMPERVIOUS	
LOT AREA MAX.	4,044 SF (38%)
6' SIDEWALK (FL)	391 SF
6' BIKE LANE (FL)	325 SF
ROADWAY B-B	0 SF
LOT AREA IMPERVIOUS (MAX. ALLOWED)	3,328 SF (31%)

LOT 3 - 0.28 AC. (12,179 SF) IMPERVIOUS	
LOT AREA MAX.	4,628 SF (38%)
6' SIDEWALK (FL)	389 SF
6' BIKE LANE (FL)	323 SF
ROADWAY B-B	0 SF
LOT AREA IMPERVIOUS (MAX. ALLOWED)	3,919 SF (32%)

LEGEND:	
	CROSS ACCESS EASEMENT
	PLANTING AREA / BUFFER
	UTILITY PLACEMENT EASEMENT TO BE DEDICATED

SIGHT DISTANCE TRIANGLE (25 MPH)
300' X 11' PER FROM 1/2 AC

N/F DEAN & MARCELLA MCCORD
PIN: 0794-57-4834
ACREAGE: 0.28 AC.
DB 8242 PG 137
ZONING: R-4

N/F DEAN & MARCELLA MCCORD
PIN: 0794-57-5818
ACREAGE: 0.28 AC.
DB 8242 PG 137
ZONING: R-4

N/F CALIN & AMY RILEY
PIN: 0794-57-7737
ACREAGE: 0.25 AC.
DB 16560 PG 752
ZONING: R-4

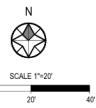
N/F KAREN HAMMES
PIN: 0794-57-8503
ACREAGE: 0.26 AC.
DB 9392 PG 2600
ZONING: R-4

N/F RYAN D. GENTRY
PIN: 0794-57-4604
ACREAGE: 0.25 AC.
DB 16334 PG 1916
ZONING: R-4

N/F JOHN & ALYSON P. GRIMES
PIN: 0794-57-4517
ACREAGE: 0.25 AC.
DB 16021 PG 2582
ZONING: R-4

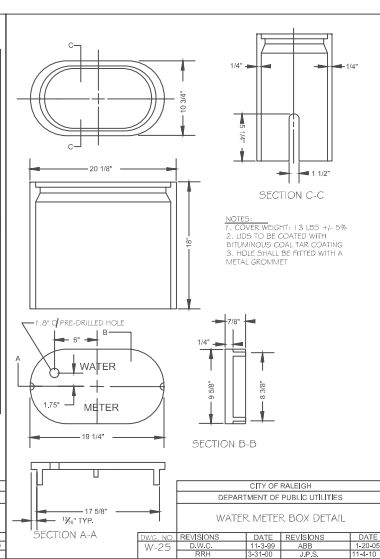
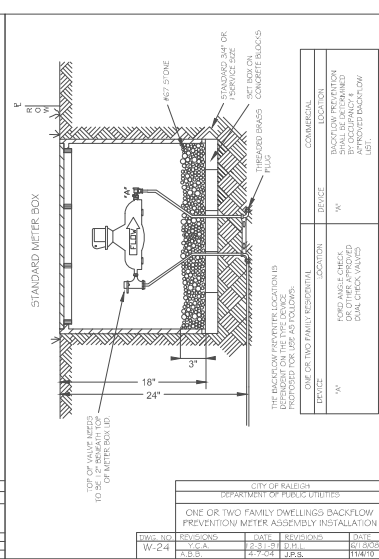
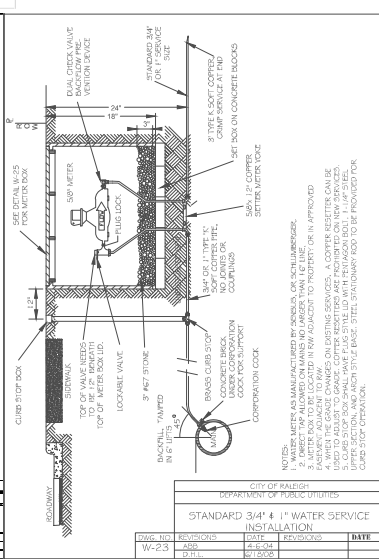
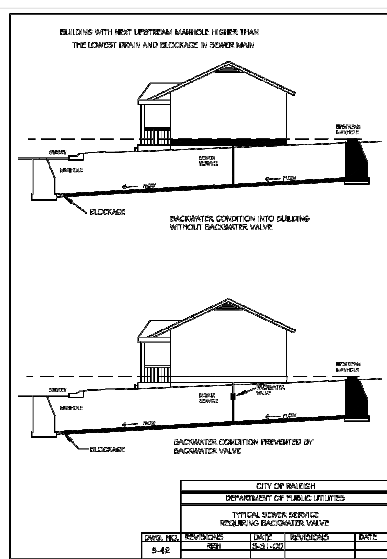
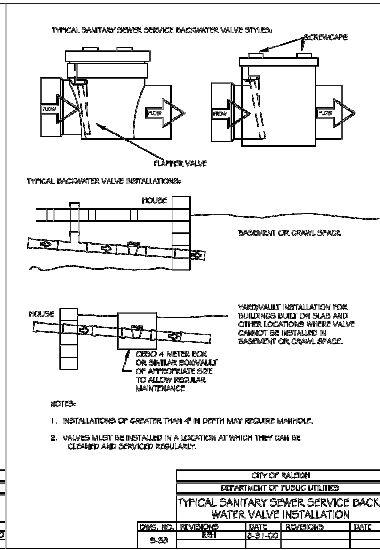
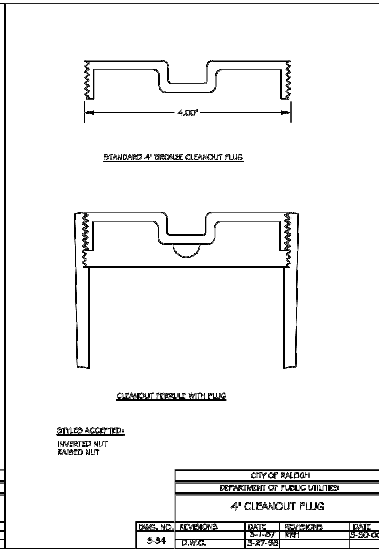
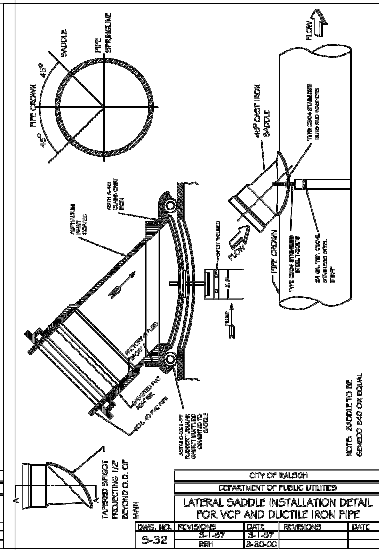
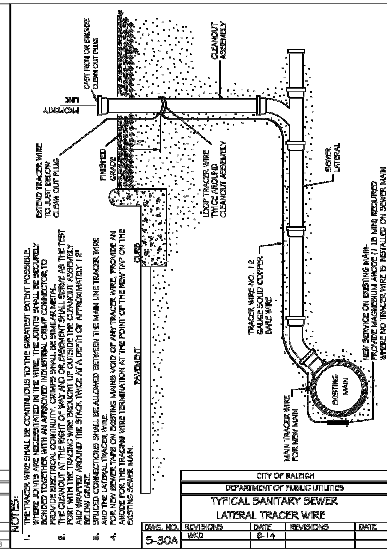
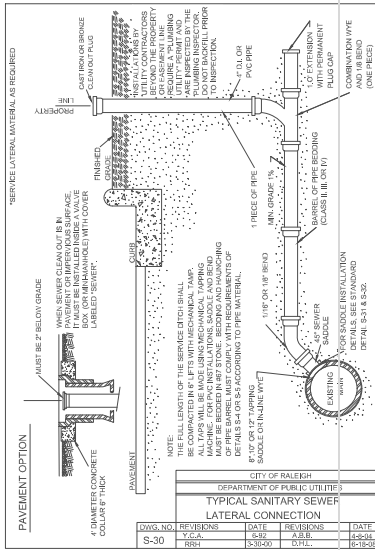
N/F JAMIE & BETHANY COOL
PIN: 0794-57-4521
ACREAGE: 0.25 AC.
DB 13886 PG 1080
ZONING: R-4

N/F ELIZABETH & RAY PADGETT
PIN: 0794-57-6396
ACREAGE: 3.01 AC.
DB 8520 PG 1301
ZONING: R-4



REV #	DATE	DESCRIPTION
1	02.22.23	COR RC #1 Dated 01.27.23
2	03.21.23	COR RC #2 Dated 03.15.23





Bateman Civil Survey Company
Engineers • Surveyors • Planners
2224 Bateman Avenue, Asheville, North Carolina 28804
Phone: 919.577.0001 Fax: 919.577.0001
NCEBS FIRM No. C-2278

DIXIE TRAIL - PRELIMINARY SUBDIVISION
SUB-0085-2022
1070 DIXIE TRAIL
RALEIGH, NC 27602
DAKE COUNTY

UTILITY DETAILS

Designed by: MEM
Scale: AS SHOWN
Date: 12/13/22
Project: P220078

SHEET
C201

REV#	DATE	DESCRIPTION
1	02.22.23	COR RC #1 Dated 01.27.23
2	03.21.23	COR RC #2 Dated 03.15.23

LEGEND:

- OHE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING ELECTRIC POLE
- EXISTING FENCE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- EXISTING NEIGHBOR BUFFER
- EXISTING STREAM
- EXISTING TREES
- EXISTING WETLAND
- PROPOSED CATCH BASIN
- PROPOSED DRAIN/INLET
- PROPOSED FLARED DIS/SECTION
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- PROPOSED RIP RAP
- PROPOSED STORM MANHOLE
- PROPOSED STORM PIPE
- PROPOSED YARD INLET

LEGEND:

- CROSS ACCESS ESMT.
- PLANTING AREA / BUFFER
- UTILITY PLACEMENT ESMT. TO BE DEDICATED



REV #	DATE	DESCRIPTION
1	02.22.23	COR RC #1 Dated 07.27.22
2	03.21.23	COR RC #2 Dated 03.15.23

N

SCALE 1"=20'

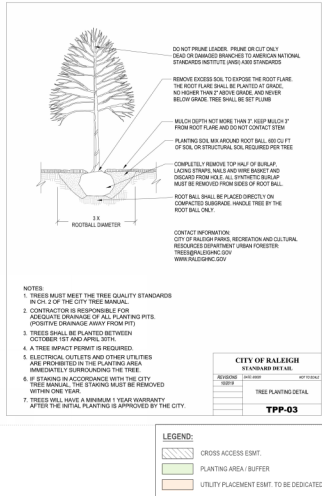
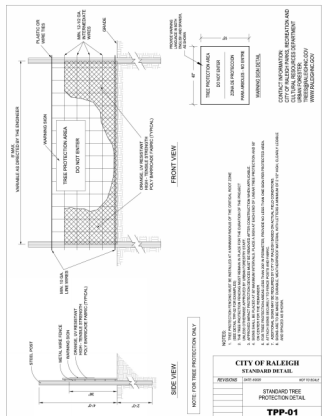
Bateman Civil Survey Company
Engineers • Surveyors • Planners
2200 West 10th Avenue, Suite 100, Fort Collins, CO 80521
Phone: 913.577.1081 Fax: 913.577.1081
NCEELS PERM No. C-2378

DIXIE TRAIL - PRELIMINARY SUBDIVISION
SUB-0085-2022
1572 DIXIE TRAIL
RALEIGH, MO 64078
DAWSON COUNTY

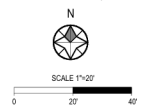
GRADING PLAN

Designed by:	MEM
Scale:	AS SHOWN
Date:	12.15.22
Project #:	P2226078

SHEET
C300



PLANT TYPE	QTY	KEY	SCIENTIFIC NAME	COMMON NAME	ROOT	SIZE	HEIGHT	NOTES	MATURE HEIGHT / CROWN SPREAD
LARGE TREES	2	QUIC	Quercus coccinea	Scarlet Oak	BAB	3" CAL.	10' MIN.	MATCHED	36' / 30' MIN. CROWN
UNDERSTORY	8	PC	Ficus carica	Chinese Pistache	BAB	1.5" CAL.	6' MIN.	SINGLE-STEM MATCHED	16' / 16' MIN. CROWN



REV#	DATE	DESCRIPTION
1	02.22.23	COR RC #1 Dated 02.27.23
2	03.21.23	COR RC #2 Dated 03.15.23

