

DIXON TEMPLE SUBDIVISION S-21-2016



W MILLBROOK RD

TEMPLE ST

DIXON DR

COLLINS DR

0 155 310 Feet

Zoning: **R-4**
CAC: **Midtown**
Drainage Basin: **Mine**
Acreage: **0.51**
Number of Lots: **2**

Planner: **Michael Walters**
Phone: **(919) 996-2636**
Applicant: **Revolution
Homes, LLC**
Phone: **919 536-2781**



Planning & Development

Development Services
 Customer Service Center
 One Exchange Plaza
 1 Exchange Plaza, Suite 400
 Raleigh, North Carolina 27601
 Phone 919-996-2495
 Fax 919-516-2685

Preliminary Development Plan Application

When submitting plans, please check appropriate review type and include the Plan Checklist document.

Preliminary Approvals		S-21-16		FOR OFFICE USE ONLY	
<input type="checkbox"/> Site Plans for Planning Commission <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing ** <input type="checkbox"/> Multifamily (Infill)**		<input checked="" type="checkbox"/> Subdivision* <input type="checkbox"/> Cluster Subdivision** <input type="checkbox"/> Infill Subdivision** <input type="checkbox"/> Expedited Subdivision Review <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision		Transaction Number 467874 Assigned Project Coordinator Assigned Team Leader Walters	
Has your project previously been through the Due Diligence process? If yes, provide the transaction #					
GENERAL INFORMATION					
Development Name Dixon Temple Subdivision					
Proposed Use single family residential					
Property Address(es) 5313 Dixon Dr., Raleigh, NC					
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: 1706364457					
P.I.N. Recorded Deed REID: 0069996		P.I.N. Recorded Deed		P.I.N. Recorded Deed	
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Banks <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Industrial Building <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Office <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Townhouse <input type="checkbox"/> Other: If other, please describe:					
PRELIMINARY ADMINISTRATIVE REVIEW		Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively <u>not</u> requiring Planning Commission or City Council approval. This subdivision site is not located in the Metro Park or Historic Overlay Districts and thus should not require Planning Com. or City Council Approval			
PLANNING COMMISSION		Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval.			
CLIENT (Owner or Developer)		Company Revolution Homes, LLC		Name (s) Ryan W. Johnson	
		Address 5580 Centerview Dr., Suite 115, Raleigh, NC 27606			
		Phone 919-536-2781		Email ryan@revolutionhomes.biz	
CONSULTANT (Contact Person for Plans)		Company Alison A. Pockat, ASLA		Name (s) Alison A. Pockat	
		Address 106 Steep Bank Dr., Cary, NC 27518			
		Phone 919-363-4415		Email aapockat@earthlink.net	

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Zoning Information	Building Information
Zoning District(s) R-4	Proposed building area(s)
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross
Overlay District N/A	Proposed Building(s) sq. ft. gross
Total Site Acres 0.514 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed)
Off street parking Required N/A Provided	Proposed height of building(s)
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage)
BOA (Board of Adjustment) case # A- N/A	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # Z- N/A	

Stormwater Information

Existing Impervious Surface 3,361 SqFt acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface acres/square feet	If Yes, please provide
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel #

CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030.

The area is located in a low density residential zone, currently R-4, and in a low density residential area on the Comprehensive Plan. The proposed use is for Low density residential at a rate of four units per acre. Therefore the proposed development meets and follows the Comprehensive Plan.

The anticipated area of disturbance is estimated to be 7,030 SqFt which is under the 12,000 SqFt threshold set in the UDO Sect. 9.4.6 as the determination for the requirement for a land disturbing permit. As per Sect. 9.2.1, a stormwater exemption also exists. In addition, Section 9.1.3 allows for the exemption of a tree conservation plan as the total land area is 0.514 acres which is under the two acre threshold.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots Detached Attached	11. Total number of all lots 2
2. Total # Of Single Family Lots 2	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units	If Yes, please answer the questions below:
4. Total # Of Congregate Care Or Life Care Dwelling Units	a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots	b) Total number of Single Family Lots
6. Total Number of Hotel Units	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above) 2	d) Total number of Open Space Lots
8. Bedroom Units 1br 2br 3br <input checked="" type="checkbox"/> 4br or more	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 4	f) Total Number of Phases
10. Total number of Open Space (only) lots 0	g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No
	h) Must provide open space quotient per City Code 10-3071 (5)

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate Alison Pockat to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed [Signature] Date 4/4/2016

Signed _____ Date _____

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
General Requirements					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input checked="" type="checkbox"/>		✓		
2. <u>Preliminary Development Plan Application</u> completed and signed by the property owner	<input checked="" type="checkbox"/>		✓		
3. Client must complete and print page 1 and 2 of the <u>Preliminary Development Plan Application</u> to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
4. I have referenced the <u>Preliminary Development Plan Checklist</u> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>		✓		
5. Provide the following plan sheets:	<input type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		✓		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Site or Subdivision Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
i) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals only – include all revision dates</u>	<input checked="" type="checkbox"/>		✓		
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>		✓		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		✓		
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>		✓		
11. Wake County School Form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
12. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓

SITE DATA:

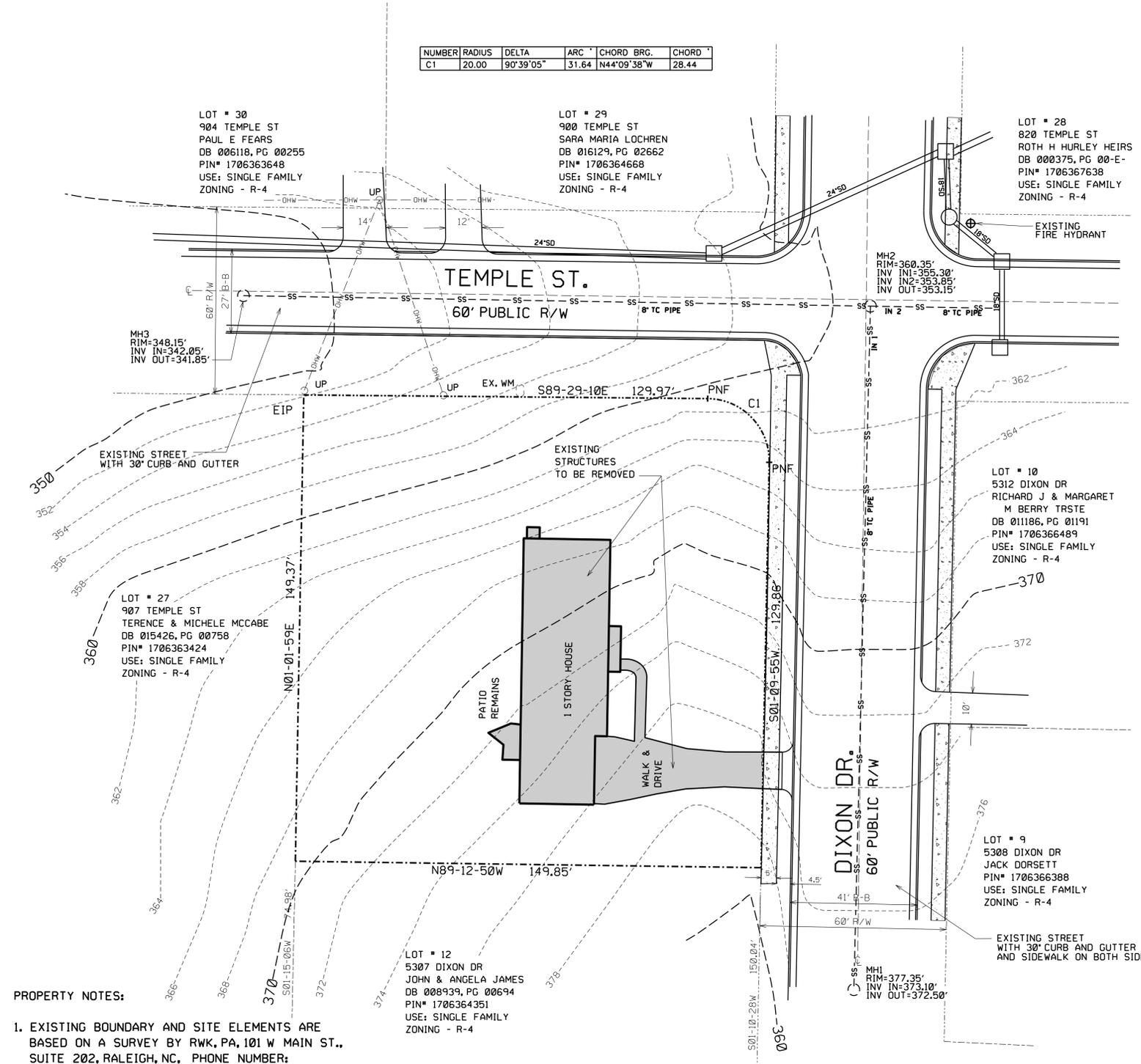
PIN NUMBER - 1706364457
 ADDRESS: 5313 DIXON DR., RALEIGH
 TOTAL ACREAGE - 22,374 SF - 0.514 AC

EXISTING IMPERVIOUS AREA - 3,361 SF - 0.077 AC
 HOUSE - 2,353, DRIVE / WALK - 931
 PATIO - 77

ZONING - R-4
 CITIZENS ADVISORY COUNCIL -
 MIDTOWN

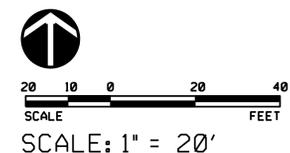
POTENTIAL AREA OF DISTURBANCE = 7,030 SF

NUMBER	RADIUS	DELTA	ARC	CHORD BRG.	CHORD
C1	20.00	90°39'05"	31.64	N44°09'38"W	28.44



PROPERTY NOTES:

- EXISTING BOUNDARY AND SITE ELEMENTS ARE BASED ON A SURVEY BY RWK, PA, 101 W MAIN ST., SUITE 202, RALEIGH, NC. PHONE NUMBER: 919 779-4854, ENTITLED 'EXISTING CONDITIONS SURVEY LOT 11, CHESTNUT HILLS ESTATE, 5313 DIXON DR. AND DATED 2-6-16.
- TOPOGRAPHIC INFORMATION (CONTOUR DATA) WAS TAKEN FROM WAKE COUNTY GIS - IMAPS.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.
- ELEVATIONS OF MANHOLES ARE BASED ON ACTUAL FIELD MEASUREMENTS AND PROVIDED ON THE RWK SURVEY
- UTILITY DESIGN IS TAKEN FROM A DOCUMENT ISSUED AND SEALED BY CHARLES R. PIRATZKY, NC PE AND DATED MARCH 31, 2016.



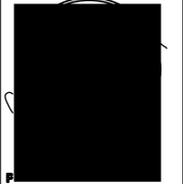
- LEGEND:
- EXISTING TOPOGRAPHY
 - 18" STORMWATER DRAIN LINE
 - SANITARY SEWER LINE
 - PROPERTY LINE
 - CLEANOUT
 - WATER METER
 - WATER VALVE
 - MAN HOLE

RWK PA
 Engineering & Surveying
 101 W. Main St., Suite 202
 Cary, NC 27539
 Phone (919) 779-4854
 Fax (919) 779-4856



ALISON A. POCKAT, ASLA
 LANDSCAPE ARCHITECT
 LAND PLANNER
 (919) 363-4415
 106 STEEPBANK DRIVE
 CARY, NC 27518

DESIGNED: AAP
 DRAWN:
 APPROVED:



DIXON TEMPLE SUBDIVISION
 5313 DIXON DR., RALEIGH, NC
 REVOLUTION HOMES
 5580 CENTERVIEW DR., SUITE 115
 RALEIGH, NC 27606

NO.	REVISIONS

SCALE: NTS
 DATE: MARCH 29, 2016

SHEET NO.:
EXISTING CONDITIONS
 EC-1

