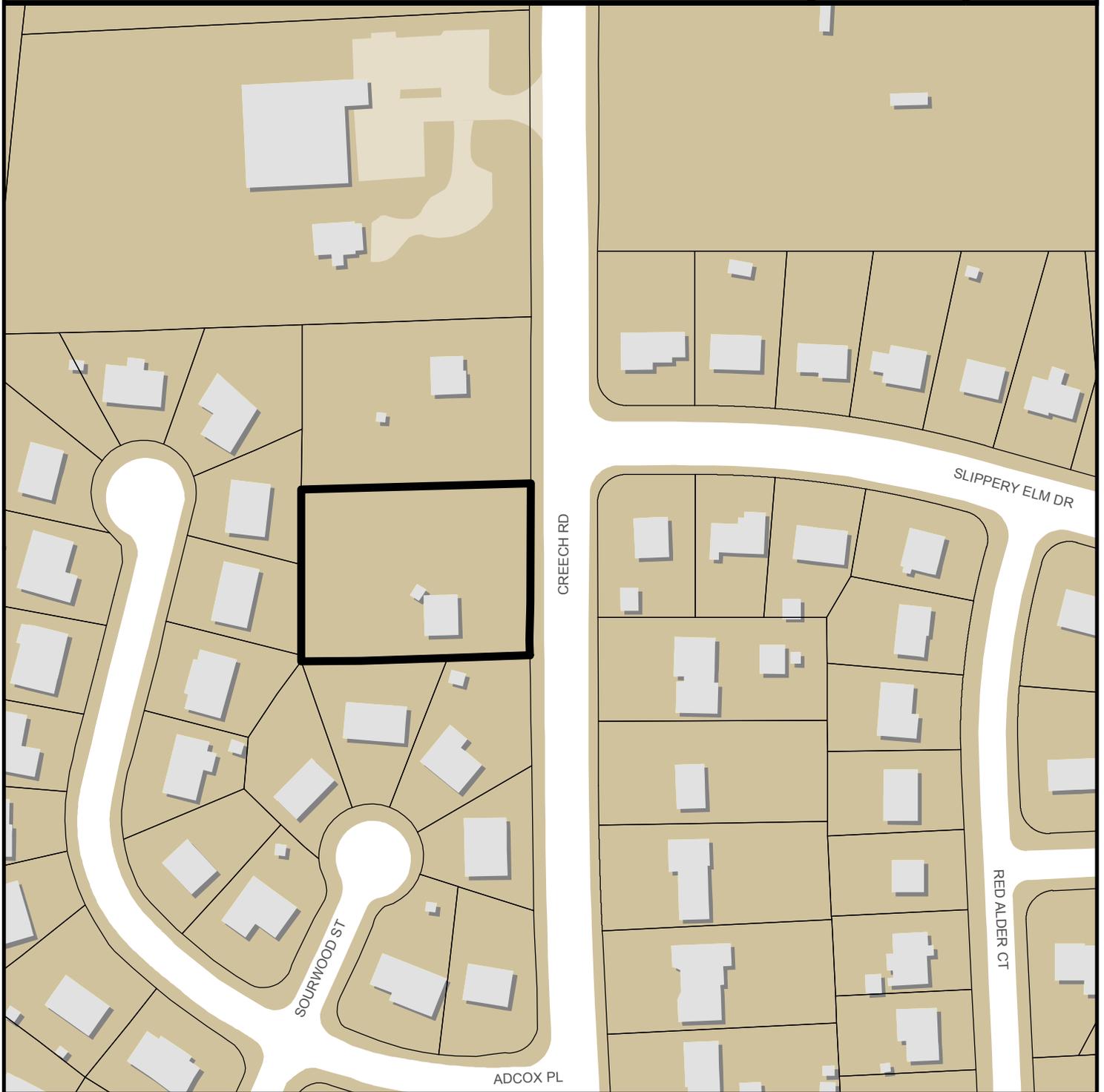


# 2526 CREECH ROAD S-14-2017



Zoning: **R-4**

CAC: **South**

Drainage Basin: **Southgate**

Acreage: **0.68**

Number of Lots: **2**

Planner: **Martha Lobo**

Phone: **(919) 996-2664**

Applicant: **Horton Properties**

Phone: **(919) 961-2482**



# Preliminary Subdivision Plan Application



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | fax 919-996-1831  
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

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

|   |  |   |                               |   |  |
|---|--|---|-------------------------------|---|--|
| <b>Office Use Only:</b> Transaction # <u>506472</u>   |  | Project Coordinator                               |                               | Team Leader <u>Walkers</u>  |  |
| <b>PRELIMINARY APPROVALS</b>  |  |   |                               |   |  |
| <input checked="" type="checkbox"/> Subdivision *   |  | <input type="checkbox"/> Conventional Subdivision |                               | <input type="checkbox"/> Compact Development                              |  |
| <input type="checkbox"/> Conservative Subdivision   |  |   |                               |   |  |
| *May require City Council approval if in a Metro Park Overlay or Historic Overlay District          |  |   |                               |   |  |
| If your project has been through the Due Diligence process, provide the transaction #:              |  |   |                               |   |  |
| <b>GENERAL INFORMATION</b>  |  |   |                               |   |  |
| Development Name <b>G.R. Robinson Heirs</b>   |  |   |                               |   |  |
| Proposed Use <b>Residential</b>   |  |   |                               |   |  |
| Property Address(es) <b>2526 Creech Rd Raleigh, NC 27610</b>  |  |   |                               |   |  |
| Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: |  |   |                               |   |  |
| PIN Recorded Deed<br>1712-65-4434   |  | PIN Recorded Deed                                 |                               | PIN Recorded Deed   |  |
| What is your project type?  |  |   |                               |   |  |
| <input checked="" type="checkbox"/> Single family   |  | <input type="checkbox"/> Townhouse                |                               | <input type="checkbox"/> Subdivision in a non-residential zoning district |  |
| <input type="checkbox"/> Other (describe):  |  |   |                               |   |  |
| <b>OWNER/DEVELOPER INFORMATION</b>  |  |   |                               |   |  |
| Company Name <b>Horton Properties</b>   |  |   | Owner/Developer Name          |   |  |
| Address <b>1345 Turner Farms Road, Garner, NC 27529</b>   |  |   |                               |   |  |
| Phone <b>(919) 961-2482</b>   |  | Email <b>tony1254@bellsouth.net</b>               |                               | Fax   |  |
| <b>CONSULTANT/CONTACT PERSON FOR PLANS</b>  |  |   |                               |   |  |
| Company Name <b>True Line Surveying</b>   |  |   | Contact Name <b>Curk Lane</b> |   |  |
| Address <b>205 W. Main, Clayton, NC 27520</b>   |  |   |                               |   |  |
| Phone <b>(919) 359-0427</b>   |  | Email <b>curk@truelinesurveying.com</b>           |                               | Fax <b>(919) 359-0428</b>   |  |

**DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)**

**ZONING INFORMATION**

Zoning District(s) **R-4**

If more than one district, provide the acreage of each:

Overlay District?     Yes     No

Inside City Limits?     Yes     No

CUD (Conditional Use District) Case # Z-

COA (Certificate of Appropriateness) Case #

BOA ( Board of Adjustment) Case # A-

**STORMWATER INFORMATION**

Existing Impervious Surface **0.07ac/3097sf** acres/sf

Flood Hazard Area     Yes     No

Proposed Impervious Surface                      acres/sf

Neuse River Buffer     Yes     No

Wetlands                       Yes     No

If in a Flood Hazard Area, 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 **2**

Total # of All Lots **2**

Overall Unit(s)/Acre Densities Per Zoning Districts

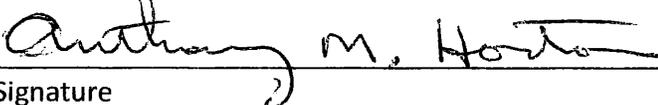
Total # of Open Space and/or Common Area Lots

**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 **True Line Surveying** 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.

  
Signature

**2/13/17**  
Date

Signature

Date



## Wake County Residential Development Notification

Please complete each section and return by email or fax to all:

**WCPSS**  
Debra Adams  
[dbadams@wcpss.net](mailto:dbadams@wcpss.net)

Judy Stafford  
[jstafford1@wcpss.net](mailto:jstafford1@wcpss.net)

Fax: 919-431-7302

**WAKE**  
Mike Ping  
[Mike.ping@wakegov.com](mailto:Mike.ping@wakegov.com)

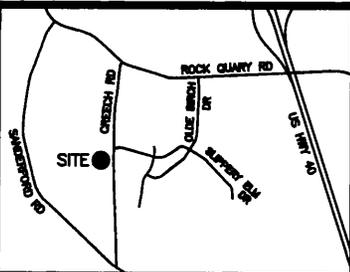
Fax: 919-856-6389

| Developer Company Information         |                                 |
|---------------------------------------|---------------------------------|
| Company Name                          | Horton Properties               |
| Company Phone Number                  | (919) 961-2482                  |
| Developer Representative Name         | Curk Lane (True Line Surveying) |
| Developer Representative Phone Number | (919) 359-0427                  |
| Developer Representative Email        | curk@truelinesurveying.com      |

| New Residential Subdivision Information                         |                        |
|---|------------------------|
| Date of Application for Subdivision                             | 3/13/17                |
| City, Town or Wake County Jurisdiction                          | Raleigh                |
| Name of Subdivision   | G.R. Robinson Heirs    |
| Address of Subdivision (if unknown enter nearest cross streets) | 2526 Creech Rd Raleigh |
| REID(s)   | 0079919                |
| PIN(s)  | 1712-65-4434           |

| Projected Dates Information                |  |
|--|--|
| Subdivision Completion Date                |  |
| Subdivision Projected First Occupancy Date |  |

| Lot by Lot Development Information |                  |               |        |           |           |           |           |                   |      |             |      |                                      |         |      |         |      |         |
|------------------------------------|------------------|---------------|--------|-----------|-----------|-----------|-----------|-------------------|------|-------------|------|--------------------------------------|---------|------|---------|------|---------|
| Unit Type                          | Total # of Units | Senior Living | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom | Square Foot Range |      | Price Range |      | Anticipated Completion Units & Dates |         |      |         |      |         |
|                                    |                  |               |        |           |           |           |           | Min               | Max  | Low         | High | Year                                 | # Units | Year | # Units | Year | # Units |
| Single Family                      | 1                |               |        |           |           | ✓         |           | 1200              | 1800 |             |      | 2018                                 | 1       |      |         |      |         |
| Townhomes                          |                  |               |        |           |           |           |           |                   |      |             |      |                                      |         |      |         |      |         |
| Condos                             |                  |               |        |           |           |           |           |                   |      |             |      |                                      |         |      |         |      |         |
| Apartments                         |                  |               |        |           |           |           |           |                   |      |             |      |                                      |         |      |         |      |         |
| Other                              |                  |               |        |           |           |           |           |                   |      |             |      |                                      |         |      |         |      |         |



VICINITY MAP (NOT TO SCALE)

**NOTES:**

- 1) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES
- 2) AREAS COMPUTED BY COORDINATE METHOD.
- 3) PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- 4) NO. 5 REBAR IRON STAKES SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED
- 5) NO HORIZONTAL CONTROL FOUND WITHIN 2000' OF SURVEY
- 6) PARENT TRACT DEED DB 6706 PG 847
- 7) REAL ID NO. 0079019
- 8) NC PIN NO. 1712-60-4434
- 9) ADDRESS: 2526 CREECH ROAD, RALEIGH, NC 27610
- 10) SITE ACRES: 0.687 AC

**REFERENCES:**

- |                  |                 |
|------------------|-----------------|
| DB 6706 PG 847   | DB 13331 PG 868 |
| DB 18011 PG 2013 | DOM 1970 PG 116 |
| DB 2880 PG 813   |                 |
| DB 3160 PG 277   |                 |
| DB 2759 PG 287   |                 |

**Preliminary Subdivision  
Plan Application**



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Place, Suite 400 | Raleigh, NC 27601 | 919-996-3449 | FAX 919-966-1831  
Litchford Satellite Office | 1300 Litchford Road | Raleigh, NC 27601 | 919-996-4200

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

|  |                   |   |                   |
|--|-------------------|---|-------------------|
| Office Use Only  | Transaction #     | Project Coordinator   | Town Leader       |
| <b>PRELIMINARY APPROVALS</b>   |                   |   |                   |
| <input checked="" type="checkbox"/> Subdivision * <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Comprehensive Subdivision          |                   |   |                   |
| *May require City Council approval if in a Metro Park Overlay or Historic Overlay District   |                   |   |                   |
| If your project has been through the Due Diligence process, provide the transaction ID:  |                   |   |                   |
| <b>GENERAL INFORMATION</b>   |                   |   |                   |
| Development Name: <b>G.R. Robinson Heirs</b>   |                   |   |                   |
| Proposed Use: <b>Residential</b>   |                   |   |                   |
| Property Address(es): <b>2526 Creech Rd<br/>Raleigh, NC 27610</b>  |                   |   |                   |
| Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:  |                   |   |                   |
| Pin Recorded Deed<br>1712-60-4434  | Pin Recorded Deed | Pin Recorded Deed   | Pin Recorded Deed |
| What is your project type?   |                   |   |                   |
| <input checked="" type="checkbox"/> Single family <input type="checkbox"/> Townhouse <input type="checkbox"/> Subdivision in a non-residential zoning district<br><input type="checkbox"/> Other (describe): |                   |   |                   |
| <b>OWNER/DEVELOPER INFORMATION</b>   |                   |   |                   |
| Company Name: <b>Horton Properties</b>   |                   | Owner/Developer Name  |                   |
| Address: <b>1345 Turner Farms Road, Garner, NC 27529</b>   |                   |   |                   |
| Phone (919) 981-2482   |                   | Email: <b>lorry1254@bellsouth.net</b> Fax                   |                   |
| <b>CONSULTANT/CONTACT PERSON FOR PLANS</b>   |                   |   |                   |
| Company Name: <b>True Line Surveying</b>   |                   | Contact Name: <b>Curk Larne</b>                             |                   |
| Address: <b>205 W. Main Street, Clayton, NC 27520</b>  |                   |   |                   |
| Phone (919) 359-0427   |                   | Email: <b>curk@truelinesurveying.com</b> Fax (919) 359-0428 |                   |

PAGE 2 OF 3

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REVISION 03.11.16

**DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)**

|   |                    |   |
|---|--------------------|---|
| <b>ZONING INFORMATION</b>   |                    |   |
| Zoning District(s) <b>R-4</b>   |                    |   |
| If more than one district, provide the acreage of each:   |                    |   |
| Overlay District? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   |                    |   |
| Inside City Limits? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   |                    |   |
| CUD (Conditional Use District) Case #:  |                    |   |
| CDA (Certificate of Appropriateness) Case #:  |                    |   |
| BDA (Board of Adjustment) Case #:   |                    |   |
| <b>STORMWATER INFORMATION</b>   |                    |   |
| Existing Impervious Surface: <b>0.07 ac/3087 sq ft</b>  | Flood Hazard Area  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Proposed Impervious Surface   | House River Buffer | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
|   | Wetlands           | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| If in a Flood Hazard Area, provide the following:   |                    |   |
| Allowable Soils   | Flood Study        | FEMA Map Panel #  |
| <b>NUMBER OF LOTS AND DENSITY</b>   |                    |   |
| Total # of Townhouse Lots: Detached   |                    |   |
| Total # of Single Family Lots: <b>2</b>   |                    |   |
| Total # of All Lots: <b>2</b>   |                    |   |
| Overall Units/Acre Densities Per Zoning Districts   |                    |   |
| Total # of Open Space and/or Common Area Lots   |                    |   |
| <b>SIGNATURE BLOCK (Applicable to all developments)</b>   |                    |   |
| 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 the proposed subdivision plan as approved by the City. |                    |   |
| I hereby designate <b>True Line Surveying</b> 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.   |                    |   |
| <br>Signature   |                    | <b>2/13/17</b><br>Date  |
| Signature   |                    | Date  |

PAGE 2 OF 3

[WWW.RALEIGHNC.GOV](http://WWW.RALEIGHNC.GOV)

REVISION 03.11.16

OWNER: ANTHONY HORTON  
HELEN M. HORTON  
1345 TURNER FARMS RD  
GARNER, NC 27629

SUBMISSION PLAN  
OF

**2526 CREECH ROAD**  
RALEIGH TOWNSHIP, WAKE COUNTY  
NORTH CAROLINA  
MARCH 9, 2017

**LEGEND**

- 1" = 100'
- 1" = 200'
- 1" = 300'
- 1" = 400'
- 1" = 500'
- 1" = 600'
- 1" = 700'
- 1" = 800'
- 1" = 900'
- 1" = 1000'
- 1" = 1100'
- 1" = 1200'
- 1" = 1300'
- 1" = 1400'
- 1" = 1500'
- 1" = 1600'
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- 1" = 8800'
- 1" = 8900'
- 1" = 9000'
- 1" = 9100'
- 1" = 9200'
- 1" = 9300'
- 1" = 9400'
- 1" = 9500'
- 1" = 9600'
- 1" = 9700'
- 1" = 9800'
- 1" = 9900'
- 1" = 10000'

|  |
|--|
| SURVEYED BY:<br><b>WESS</b>              |
| DRAWN BY:<br><b>DANNY</b>                |
| CHECKED BY:<br><b>C. LANE PLS</b>        |
| DRAWING TITLE:<br><b>SUBDIVISION.DWG</b> |
| SURVEY DATE:<br><b>3/9/17</b>            |
| JOB NO.<br><b>2913.002</b>               |

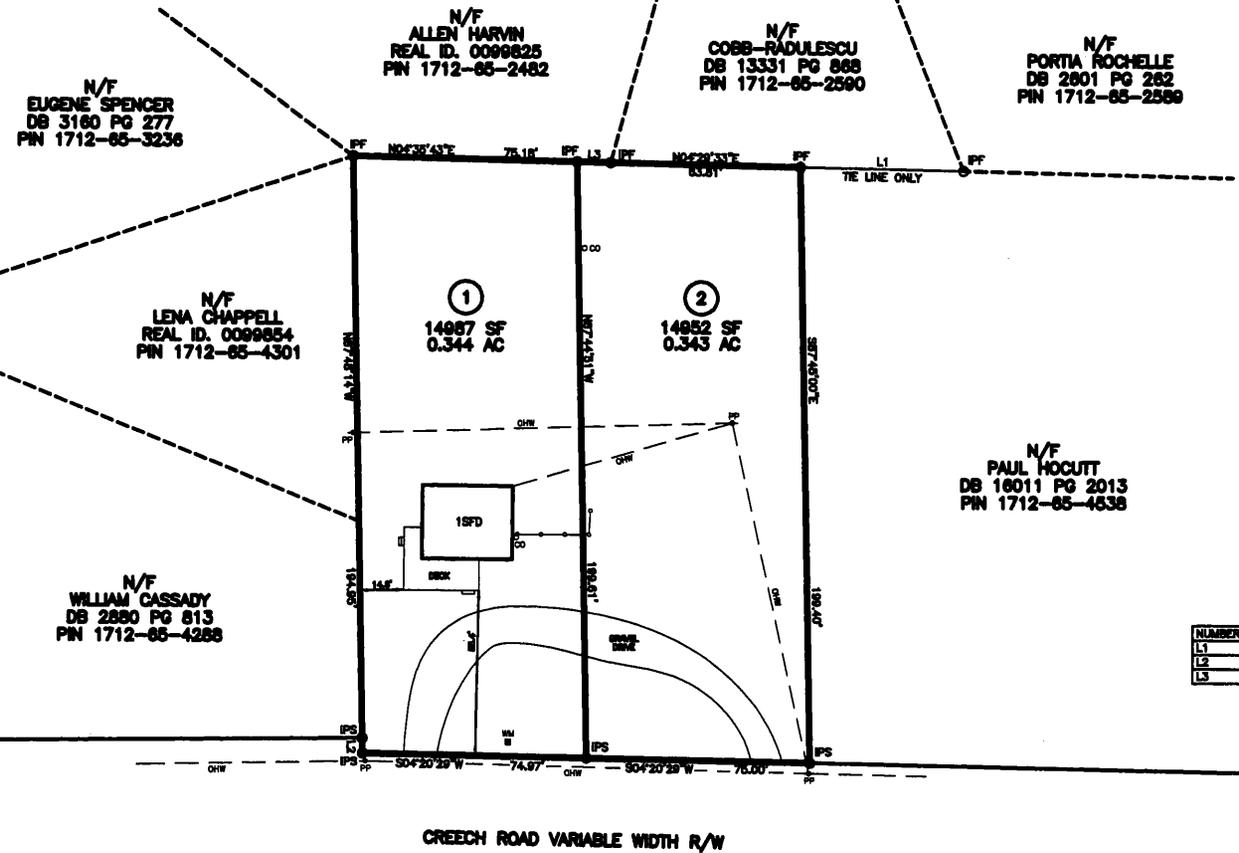
**TRUE LINE SURVEYING, P.C.**



205 WEST MAIN STREET  
CLAYTON, N.C. 27520  
TELEPHONE: (919) 359-0427  
FAX: (919) 359-0428  
[www.truelinesurveying.com](http://www.truelinesurveying.com)

**COVER SHEET**





N/F  
EUGENE SPENCER  
DB 3160 PG 277  
PIN 1712-65-3236

N/F  
ALLEN HARVIN  
REAL ID. 0099825  
PIN 1712-65-2482

N/F  
COBB-RADULESCU  
DB 13331 PG 868  
PIN 1712-65-2590

N/F  
PORTIA ROCHELLE  
DB 2801 PG 282  
PIN 1712-65-2589

N/F  
LENA CHAPPELL  
REAL ID. 0099854  
PIN 1712-65-4301

N/F  
WILLIAM CASSADY  
DB 2880 PG 813  
PIN 1712-65-4288

N/F  
PAUL HOCUTT  
DB 16011 PG 2013  
PIN 1712-65-4538

| NUMBER | DIRECTION   | DISTANCE |
|--------|-------------|----------|
| L1     | N02°31'03"E | 84.79'   |
| L2     | N87°48'14"W | 6.00'    |
| L3     | N04°38'43"E | 11.19'   |

OWNER: ANTHONY HORTON  
HELEN M. HORTON  
1346 TURNER FARMS RD  
GARRIER, NC 27828

SUBDIVISION PLAN  
OF  
**2526 CREECH ROAD**  
RALEIGH TOWNSHIP, WAKE COUNTY  
NORTH CAROLINA  
MARCH 9, 2017



- LEGEND
- UNLIMITED W/
  - WESS
  - DANNY
  - C. LANE PLS
  - SUBDIVISION/DWG
  - 3/9/17
  - JOB NO. 2913.002
  - LINES NOT SURVEYED

**TRUE LINE SURVEYING, P.C.**



205 WEST MAIN STREET  
CLAYTON, N.C. 27520  
TELEPHONE: (919) 359-0427  
FAX: (919) 359-0428  
www.truelinesurveying.com

**SHEET 2 - PROPOSED SUBDIVISION**