

# CURRIN PROPERTY S-44-2016



Zoning: **RX-3, NCOD**  
CAC: **North Central**

Drainage Basin: **Pigeon House**  
Acreage: **0.27**  
Number of Lots: **2**

Planner: **Meade Bradshaw**  
Phone: **(919) 996-2664**

Applicant: **Tina & Daniel Currin**  
Phone: **919-349-2543**



# Preliminary Subdivision Plan Application



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 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.

S-44-16

Office Use Only: Transaction # 479732 Project Coordinator \_\_\_\_\_ Team Leader Bradshaw

### PRELIMINARY APPROVALS

- Subdivision \*     
  Conventional Subdivision     
  Compact Development     
  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 #:

### GENERAL INFORMATION

Development Name Currin Property

Proposed Use vacant

Property Address(es)  
102 N. East St. Raleigh NC 27601

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

PIN Recorded Deed <u>1703-99-2423</u>	PIN Recorded Deed	PIN Recorded Deed	PIN Recorded Deed
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What is your project type?

- Single family     
  Townhouse     
  Subdivision in a non-residential zoning district  
 Other (describe): subdivision of vacant portion of existing lot

### OWNER/DEVELOPER INFORMATION

Company Name n/a Owner/Developer Name Tina and Grayson Currin

Address 102 N. East Street Raleigh NC 27601

Phone 919 349 2543 Email tinacurri@gmail.com Fax n/a

### CONSULTANT/CONTACT PERSON FOR PLANS

Company Name n/a Contact Name Matthew Cash

Address 1224 Courtland Drive Raleigh NC 27604

Phone 919 368 9181 Email emattcash@gmail.com Fax N/A

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

**ZONING INFORMATION**

Zoning District(s) RX-3

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

Overlay District?  Yes  No Oakwood HOD-6 and New Bern-Edenton NCOU

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 0.05 acres/sf 2,252.6 Flood Hazard Area  Yes  No

Proposed Impervious Surface 0 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 0 Attached 0

Total # of Single Family Lots 1 (existing) Total # of All Lots 2

Overall Unit(s)/Acre Densities Per Zoning Districts 10

Total # of Open Space and/or Common Area Lots 0

**SIGNATURE BLOCK (Applicable to all developments)**

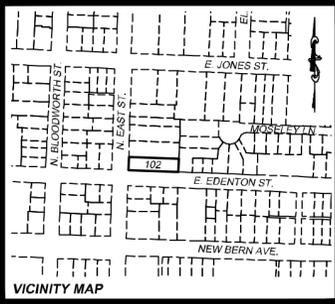
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate Matthew Cash 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 [Signature] Date 6/23/16  
 Signature [Signature] Date 6/23/16

GENERAL REQUIREMENTS	TO BE COMPLETED BY APPLICANT		OFFICE USE ONLY		
	YES	N/A	YES	NO	N/A
1. Applicant must contact a Planner to determine if a Pre-Application Conference is required prior to application submittal	<input type="checkbox"/>		✓		
2. Filing fee for plan review – payments may be made by cash, Visa, Mastercard, or check made payable to the City of Raleigh (no fee for infill recombination)	<input type="checkbox"/>		✓		
3. Preliminary Subdivision Plan Application must be completed and signed by the property owner	<input type="checkbox"/>	<input type="checkbox"/>	✓		
4. Applicant must complete and print page 1 and 2 of the Preliminary Subdivision Plan Application to the plan cover sheet (not applicable for infill recombination)	<input type="checkbox"/>	<input type="checkbox"/>	✓		
5. I have referenced the Preliminary Subdivision Plan Checklist, and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City	<input type="checkbox"/>		✓		
6. Provide the following plan sheets:	<input type="checkbox"/>		✓		
a) Cover sheet, to include general notes, owner's name, contact's name, phone number, mailing address, email address	<input type="checkbox"/>		✓		
b) Existing conditions sheet	<input type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Subdivision Plan	<input type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan	<input type="checkbox"/>	<input type="checkbox"/>			✓
e) Proposed Utility Plan, including Fire	<input type="checkbox"/>	<input type="checkbox"/>		✓	
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input type="checkbox"/>			✓
g) Proposed Landscaping	<input type="checkbox"/>	<input type="checkbox"/>		✓	
h) Transportation Plan	<input type="checkbox"/>	<input type="checkbox"/>		✓	
7. Ten (10) sets of proposed plans to engineering scale (1"=20', 1"=100', etc.) and date of preparation. For re-submittals only, include all revision dates.	<input type="checkbox"/>		✓		
8. Plan size must be 18" x 24" or 24" x 36"	<input type="checkbox"/>		✓		
9. 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 type="checkbox"/>		✓		
10. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input type="checkbox"/>		✓		
11. 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 type="checkbox"/>		✓		
12. Wake County School form, if dwelling units are proposed	<input type="checkbox"/>	<input type="checkbox"/>	✓		
13. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	<input type="checkbox"/>			✓
14. 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 type="checkbox"/>			✓

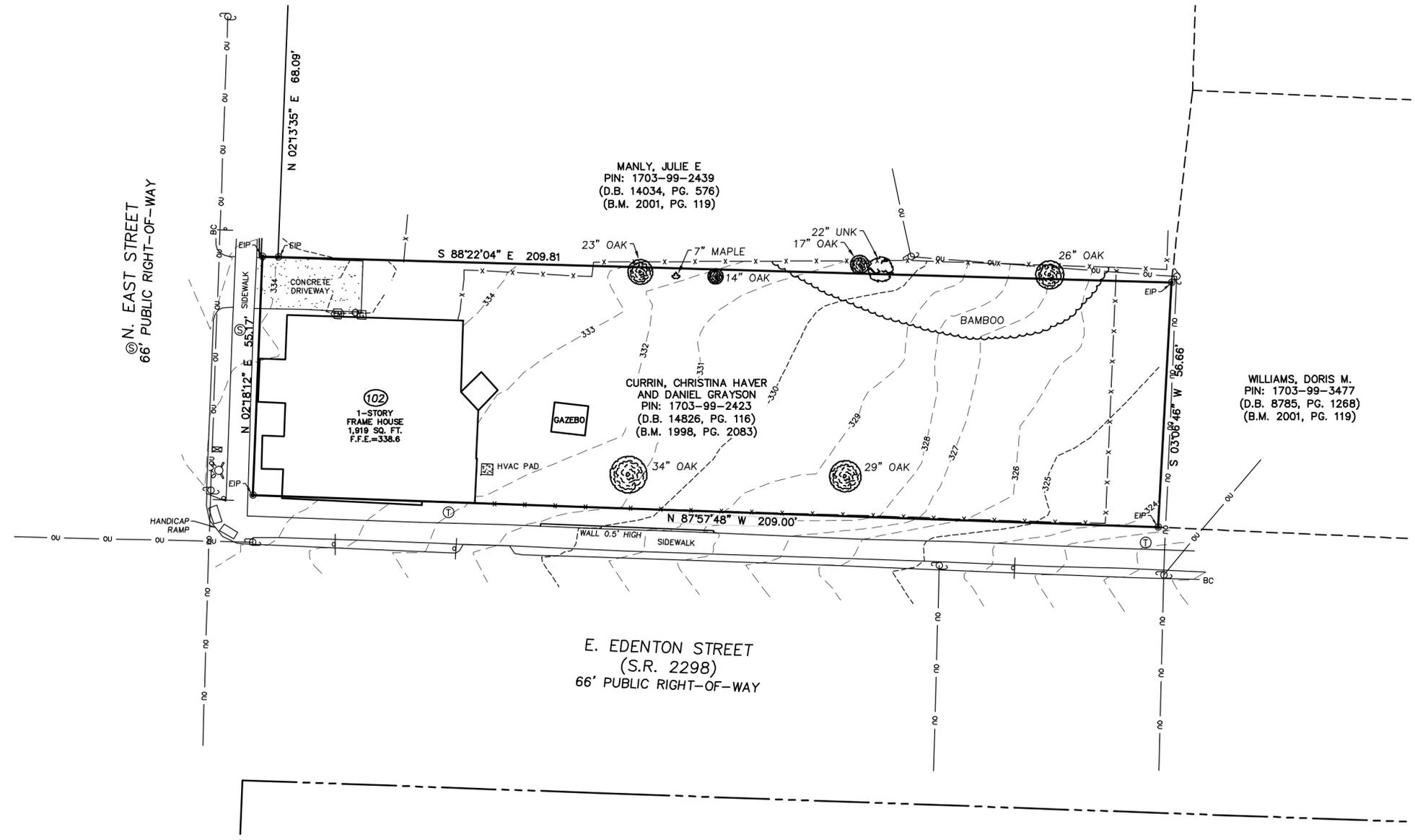


**LEGEND**

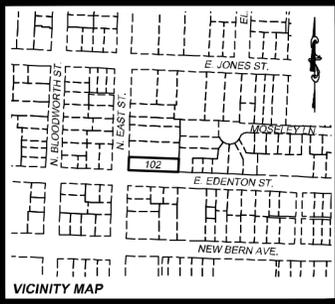
- PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- - - RIGHT-OF-WAY
- x - x - FENCE
- ou - OVERHEAD UTILITY LINE
- - - TOPOGRAPHIC INDEX CONTOUR (5-FOOT INTERVAL)
- - - TOPOGRAPHIC CONTOUR (1-FOOT INTERVAL)
- EXISTING IRON PIPE
- ⊙ SIGN
- ⊙ SANITARY SEWER MANHOLE
- ⊙ ELECTRIC METER
- ⊙ GAS METER
- ⊙ BOLLARD
- ⊙ WATER METER
- ⊙ HYDRANT
- ⊙ UTILITY POLE
- ⊙ TELEPHONE PEDESTAL
- OAK
- MAPLE
- UNKNOWN SPECIES

**EXISTING CONDITIONS NOTES:**

1. THIS SURVEY SHOWS EXISTING CONDITIONS ON APRIL 16, 2016.
2. PROPERTY OWNER INFORMATION OBTAINED FROM WAKE COUNTY TAX RECORDS.
3. DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE.
4. PROPERTY LINES NOT SURVEYED ARE SHOWN AS DASHED LINES.
5. ALL BEARINGS, DISTANCES, AND COORDINATES SHOWN ON THE PLAT ARE BASED ON NORTH CAROLINA STATE PLANE GRID NAD 83 (2011) ADJUSTMENT UNLESS NOTED OTHERWISE.
6. VERTICAL DATUM IS NAVD88 (GEOID 12B).
7. UTILITIES SHOWN HERE ARE FROM A SURVEY OF ABOVE-GROUND APPURTENANCES AND STRUCTURES. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.
8. EXISTING STREETS ARE ASPHALT.



DATE OF SURVEY: 4/24/16	<p>EXISTING CONDITIONS SHEET</p> <p><b>CURRIN, CHRISTINA HAVER &amp; DANIEL GRAYSON</b></p> <p><b>PIN: 1703-99-2423</b></p> <p>102 N. EAST STREET, RALEIGH TOWNSHIP, WAKE COUNTY, NORTH CAROLINA</p> <p>PREPARED BY: E. MATTHEW CASH, PLS 1224 COURTLAND DR. RALEIGH, NC 27604</p>
SCALE: 1" = 20'	
DEED REFERENCE: D.B. 14826, PG. 116	
PLAT REFERENCE: B.M. 1998, PG. 2083	



**SURVEYORS CERTIFICATE (N.C.G.S. 47-30)**

I, E. MATTHEW CASH, CERTIFY THAT THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL GROUND SURVEY PERFORMED BY ME; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED LINES AND DRAWN FROM INFORMATION REFERENCED ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:65,244; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH N.C.G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS \_\_\_ DAY OF \_\_\_\_\_, 2016.

E. MATTHEW CASH, PLS L-5045

A: THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

E. MATTHEW CASH, PLS L-5045

**SURVEY NOTES:**

- AREAS SHOWN ON THIS PLAT COMPUTED BY THE COORDINATE METHOD.
- PROPERTY OWNER INFORMATION OBTAINED FROM WAKE COUNTY TAX RECORDS.
- THIS PROPERTY IS SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS, COVENANTS, RESTRICTIONS, AND APPURTENANCES OF RECORD.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH WOULD DISCLOSE.
- THIS PROPERTY IS LOCATED IN ZONE "X", AND NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 3720170300J, EFFECTIVE DATE MAY 2, 2006.
- THIS PROPERTY IS ZONED RX-3 (RESIDENTIAL MIXED USE) PER CITY OF RALEIGH RE-ZONING CASE NUMBER Z-027-14.
- THE AREAS ON THIS PLAT SHOWN WITHIN THE OAKWOOD GENERAL HISTORIC OVERLAY DISTRICT (HOD-G) ARE PER WAKE COUNTY GIS DATA, JUNE 5, 2016.
- DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE.
- METAL STAKES SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- PROPERTY LINES NOT SURVEYED ARE SHOWN AS DASHED LINES.
- ALL BEARINGS, DISTANCES, AND COORDINATES SHOWN ON THE PLAT ARE BASED ON NORTH CAROLINA STATE PLANE GRID NAD 83 (2001) ADJUSTMENT UNLESS NOTED OTHERWISE.
- VERTICAL DATUM IS NAVD88 (GEOID 12B).
- GRID TIE PERFORMED BY CLOSED TRAVERSE FROM BOUNDARY SURVEY TO NCGS "MARSHBURN" AND "PERNEW".

FILED FOR REGISTRATION

DATE \_\_\_\_\_

Laura M. Riddick  
REGISTER OF DEEDS  
WAKE COUNTY, NC

BY \_\_\_\_\_

ASST/DEPUTY \_\_\_\_\_

TIME \_\_\_\_\_

NOTARY PUBLIC  
WAKE COUNTY, NORTH CAROLINA

I CERTIFY THAT THE FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, EACH ACKNOWLEDGING TO ME THAT HE OR SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THEREIN AND IN THE CAPACITY INDICATED.

TITLE: \_\_\_\_\_

OFFICIAL SIGNATURE OF NOTARY \_\_\_\_\_ DATE \_\_\_\_\_

NOTARY'S PRINTED NAME \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

**MAP/DEED REFERENCES:**

SOURCE: D.B. 14826 PG. 116

D.B. 14034, PG. 576	D.B. 304, PG. 4
D.B. 8256, PGS. 1979-1984	D.B. 197, PG. 358
D.B. 8785, PG. 1268	D.B. 78, PG. 686
D.B. 7371, PG. 613	
D.B. 1850, PG. 613	B.M. 1998, PG. 2083
D.B. 638, PG. 524	B.M. 2001, PG. 119

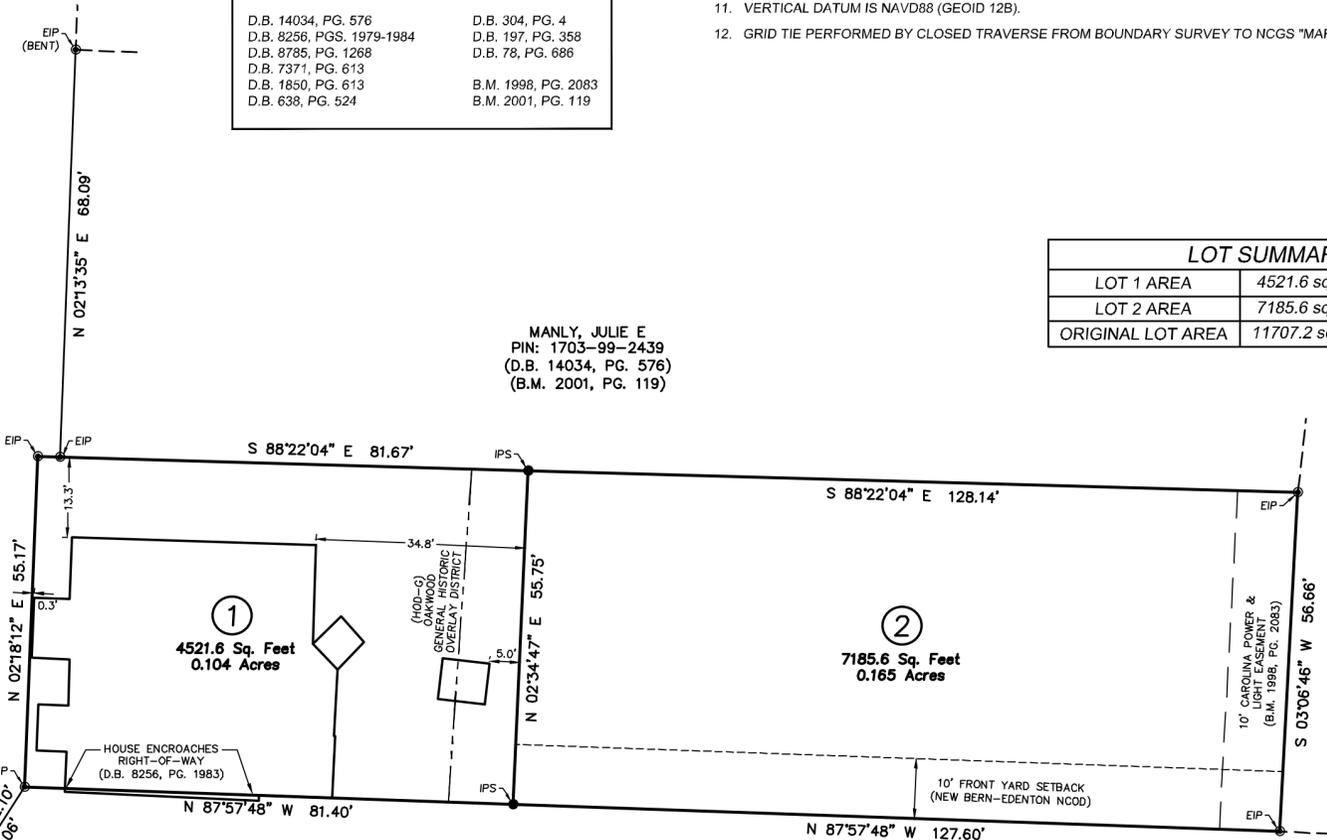
**LOT SUMMARY**

LOT 1 AREA	4521.6 sq. ft.	0.104 ac.
LOT 2 AREA	7185.6 sq. ft.	0.165 ac.
ORIGINAL LOT AREA	11707.2 sq. ft.	0.269 ac.

**LEGEND**

	PROPERTY LINE
	ADJOINING PROPERTY LINE
	EASEMENT
	SETBACK
	RIGHT-OF-WAY
	OAKWOOD GENERAL HISTORIC OVERLAY DISTRICT (HOD-G)
	EXISTING IRON PIPE
	IRON PIPE SET
	GEODETIC SURVEY MONUMENT

N. EAST STREET  
66' PUBLIC RIGHT-OF-WAY



WILLIAMS, DORIS M.  
PIN: 1703-99-3477  
(D.B. 8785, PG. 1268)  
(B.M. 2001, PG. 119)

NCGS "PERNEW" N.C. GRID COORDINATES  
NAD 83 (2001)  
N: 739,056.47  
E: 2108332.90

GRID 552.63' N 89°10'33" W

NCGS "MARSHBURN" N.C. GRID COORDINATES  
NAD 83 (2001)  
N: 739,048.52  
E: 2108885.47

E. EDENTON STREET  
(S.R. 2298)  
66' PUBLIC RIGHT-OF-WAY

**DEDICATION CERTIFICATE:**

I, THE UNDERSIGNED PLANNING AND DEVELOPMENT OFFICER OF THE CITY OF RALEIGH, AND REVIEW OFFICER OF WAKE COUNTY, DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL THE STATUTORY REQUIREMENTS FOR RECORDING, AND THAT THE CITY OF RALEIGH, AS PROVIDED BY ITS CITY CODE, ON THE \_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR \_\_\_\_\_, APPROVED THIS PLAT AND ACCOMPANYING SHEETS AND ACCEPTED FOR THE CITY OF RALEIGH THE DEDICATIONS AS SHOWN THEREON, BUT ON THE FURTHER CONDITION THAT THE CITY ASSUMES NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME UNTIL IN THE DISCRETION AND OPINION OF THE GOVERNING BODY OF THE CITY OF RALEIGH IT IS IN THE PUBLIC INTEREST TO DO SO.

PLANNING AND DEVELOPMENT OFFICER/WAKE COUNTY REVIEW OFFICER \_\_\_\_\_

THIS PLAT IS NOT TO BE RECORDED AFTER \_\_\_\_\_ DAY OF \_\_\_\_\_, ONE (1) COPY TO BE RETAINED FOR THE CITY. THIS PLAT IS \_\_\_ IN \_\_\_ OUT OF THE CITY LIMITS.

**PROPERTY OWNERS CERTIFICATE:**

THIS CERTIFIES AND WARRANTS THAT THE UNDERSIGNED IS (ARE) THE SOLE OWNER(S) OF THE PROPERTY SHOWN ON THIS MAP OR PLAT AND ANY ACCOMPANYING SHEETS HAVING ACQUIRED THE PROPERTY IN FEE SIMPLE BY DEED(S) RECORDED IN THE COUNTY REGISTER OF DEEDS OFFICE WHERE THE PROPERTY IS LOCATED AND AS SUCH HAS(HAVE) THE RIGHT TO CONVEY THE PROPERTY IN FEE SIMPLE.

WAKE COUNTY DEED BOOK **14828**, PAGE **116**



RECORDED IN BOOK OF MAPS: \_\_\_\_\_ PAGE: \_\_\_\_\_

DATE OF SURVEY: 4/24/16
SCALE: 1" = 20'
DEED REFERENCE: D.B. 14826, PG. 116
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PROPOSED SUBDIVISION PLAN  
**CURRIN, CHRISTINA HAVER & DANIEL GRAYSON**  
PIN: 1703-99-2423  
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