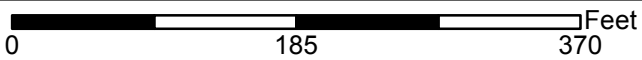
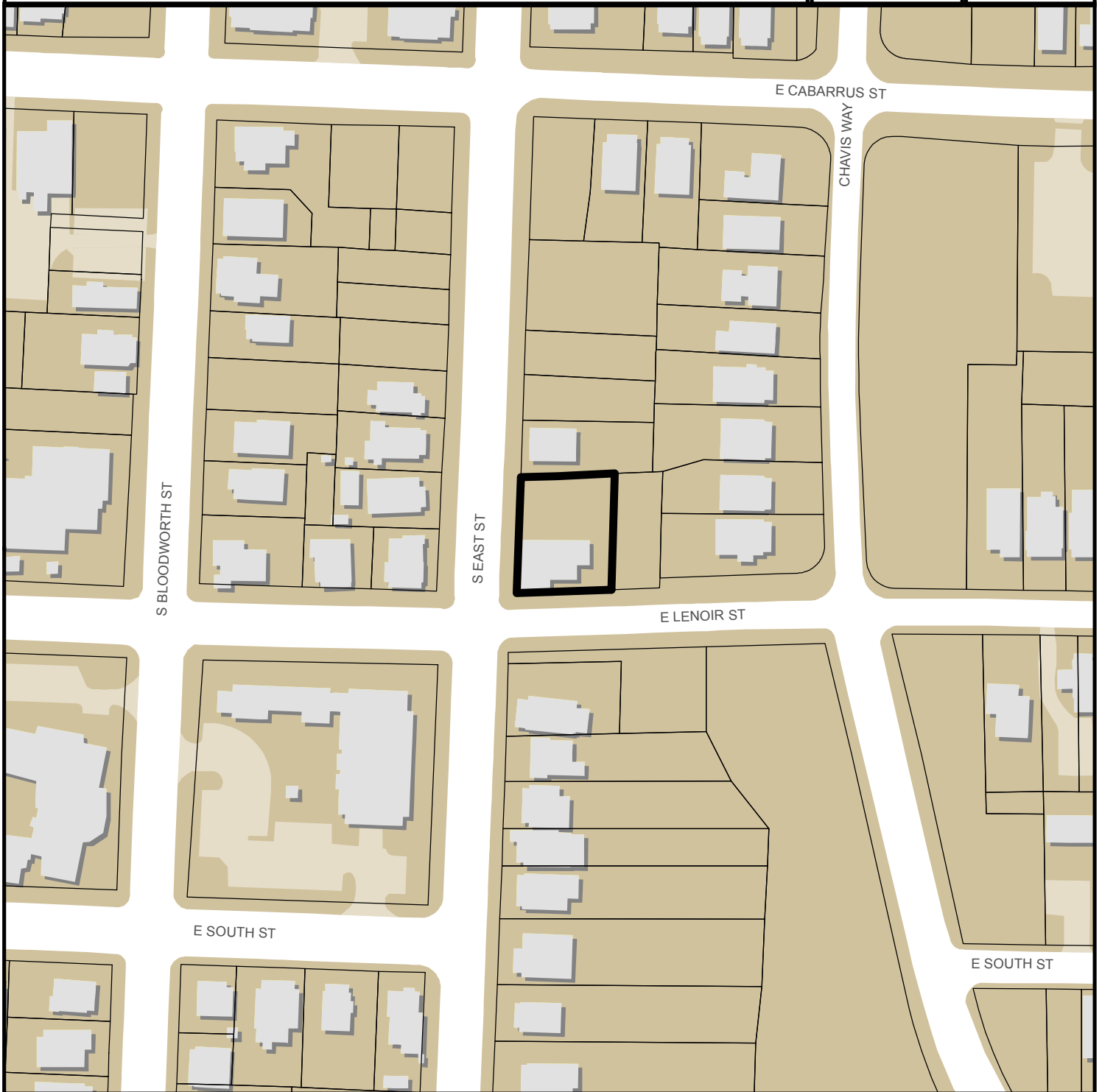


CASWELL POLLARD PROPERTY LOT 1 S-13-2017



Zoning: **R-10**
CAC: **South Central**
Drainage Basin: **Walnut Creek**
Acreage: **1.53**
Number of Lots: **2**

Planner: **Michael Walters**
Phone: **(919) 996-2636**
Applicant: **True Line Surveying**
Phone: **(919) 359-0427**



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.

Office Use Only: Transaction # <u>506473</u>		Project Coordinator		Team Leader <u>Walters</u>	
PRELIMINARY APPROVALS					
<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 #:					
GENERAL INFORMATION					
Development Name <u>LOT CASWELL POLLARD PROPERTY Lot 1</u>					
Proposed Use <u>RESIDENTIAL</u>					
Property Address(es) <u>527 S. EAST STREET</u>					
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: <u>1703960454</u>					
PIN Recorded Deed <u>DB 7353 PG 783</u>		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):					
OWNER/DEVELOPER INFORMATION					
Company Name <u>Anthony Horton</u>			Owner/Developer Name <u>HORTON PROPERTIES</u>		
Address <u>1345 Turner Farms Rd, Garner NC</u>					
Phone <u>919 961-2481</u>		Email <u>Tony 1254@bellsouth.net</u>		Fax <u></u>	
CONSULTANT/CONTACT PERSON FOR PLANS					
Company Name <u>TRUELINE SURVEYING</u>			Contact Name <u>CURK LANE</u>		
Address <u>205 W. MAIN STREET CLAYTON NC 27520</u>					
Phone <u>919-669-8188</u>		Email <u>curk@truelinesurveying.com</u>		Fax <u>919-359-0428</u>	

5-13-17

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

ZONING INFORMATION

Zoning District(s) R-10

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	acres/sf	Flood Hazard Area	<input type="checkbox"/> Yes	<input type="checkbox"/> No
-----------------------------	----------	-------------------	------------------------------	-----------------------------

Proposed Impervious Surface	acres/sf	Neuse River Buffer	<input type="checkbox"/> Yes	<input type="checkbox"/> No
-----------------------------	----------	--------------------	------------------------------	-----------------------------

Wetlands	<input type="checkbox"/> Yes	<input type="checkbox"/> 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	Total # of All Lots
-------------------------------	---------------------

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 _____ 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.

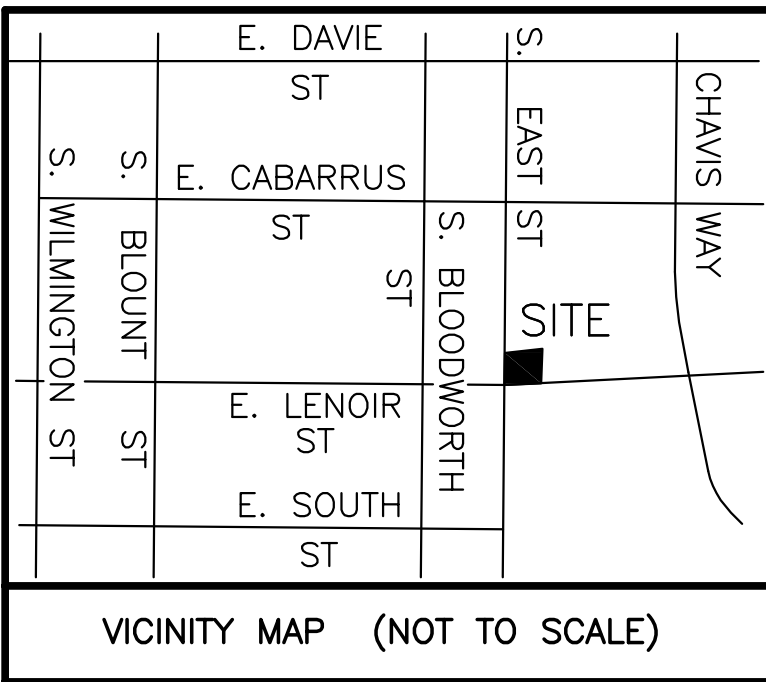
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.


Signature

2/13/17
Date

Signature

Date



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
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- 6) PARENT TRACT DEED DB 7353 PG 783
- 7) REID NO. 0064601
- 8) NC PIN NO. 1703-96-0454
- 9) ADDRESS: 527 SOUTH EAST STREET, RALEIGH, NC 27601
- 10) SITE ACRES: 0.207 AC

REFERENCES:

DB 7353 PG 783	BOM 1911 PG 129
DB 120 PG 718	
DB 7450 PG 814	
DB 16234 PG 2293	
DB 16234 PG 235	

FIRE REQUIREMENTS DO NOT APPLY
 TREE CONSERVATION REQUIREMENTS DO NOT APPLY (UDO 9.1.2)
 GREENWAY REQUIREMENTS DO NOT APPLY
 SOLID WASTE REQUIREMENTS DO NOT APPLY

PRIVATE WATER AND SEWER SERVICES MAY NOT CROSS PROPERTY LINES.

EXISTING UTILITY SERVICES SHALL BE ABANDONED AT TAP (MAIN) & REMOVED FROM ROW OR EASEMENT - PU HANDBOOK PG 67 & 125.

SUBDIVISION WILL CLAIM AN EXEMPTION TO ACTIVE STORMWATER CONTROLS UNDER 9.2.2.A.2.B OF THE UDO AS THIS IS A SUBDIVISION LESS THAN 1 ACER IN CUMULATIVE SIZE.

COVER SHEET

Preliminary Subdivision Plan Application



DEVELOPMENT SERVICES DEPARTMENT

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CUD (Conditional Use District) Case # Z-	
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I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.	
<u>Anthony M. Horton</u>	<u>2/13/17</u>
Signature	Date
Signature	Date

OWNER: ANTHONY M. HORTON
 HELEN V. HORTON
 105 WARE COURT
 GARNER, NC 27529

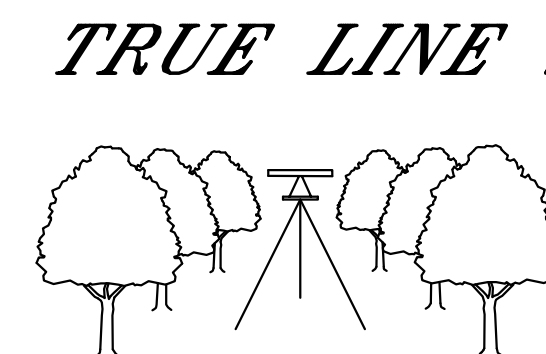
SUBDIVISION PLAN
 OF
**LOT 1 CASWELL
 POLLARD PROPERTY**
 RALEIGH TOWNSHIP, WAKE COUNTY
 NORTH CAROLINA
 MARCH 6, 2017
 REVISED: 1/15/18

S-13-17
 TRANS # 506473

LEGEND

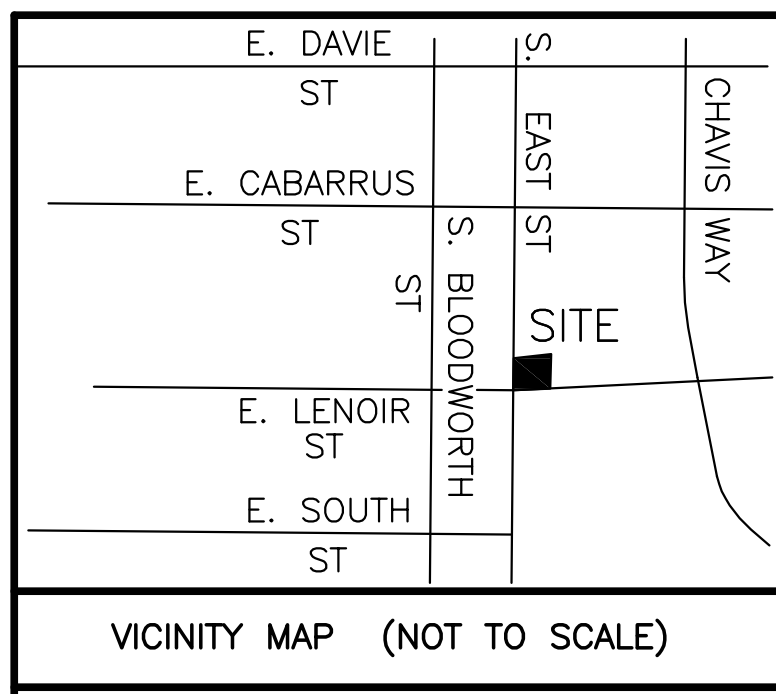
- IPF IRON PIPE FOUND
- IPS IRON PIPE SET
- CMF CONCRETE MONUMENT FOUND
- PKNF PARKER-KALON NAIL FOUND
- PNKS PARKER-KALON NAIL SET
- RRS RAILROAD SPIKE
- CSF COTTON SPIKE FOUND
- CSS COTTON SPIKE SET
- CC CONTROL CORNER
- CP COMPUTED POINT
- P/P POWER POLE
- OPW OVERHEAD POWER LINE
- R/W RIGHT OF WAY
- S.F. SQUARE FEET
- AC ACRE
- DB DEED BOOK
- PB PLAT BOOK
- BOM BOOK OF MAPS
- PG PAGE
- LF LINEAR FEET
- 15S LOT HAS OFFSITE SEWER
- 15SL OFFSITE SEWER LOT
- 15R RECOMBINATION LOT
- 100 STREET ADDRESS
- LINES NOT SURVEYED

SURVEYED BY:	KAMAL
DRAWN BY:	TYSON
CHECKED BY:	C. LANE PLS
DRAWING NAME:	SUBD.DWG
SURVEY DATE:	1/23/2017
JOB NO.	2913.001



TRUE LINE SURVEYING, P.C.

205 WEST MAIN STREET
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 TELEPHONE: (919) 359-0427
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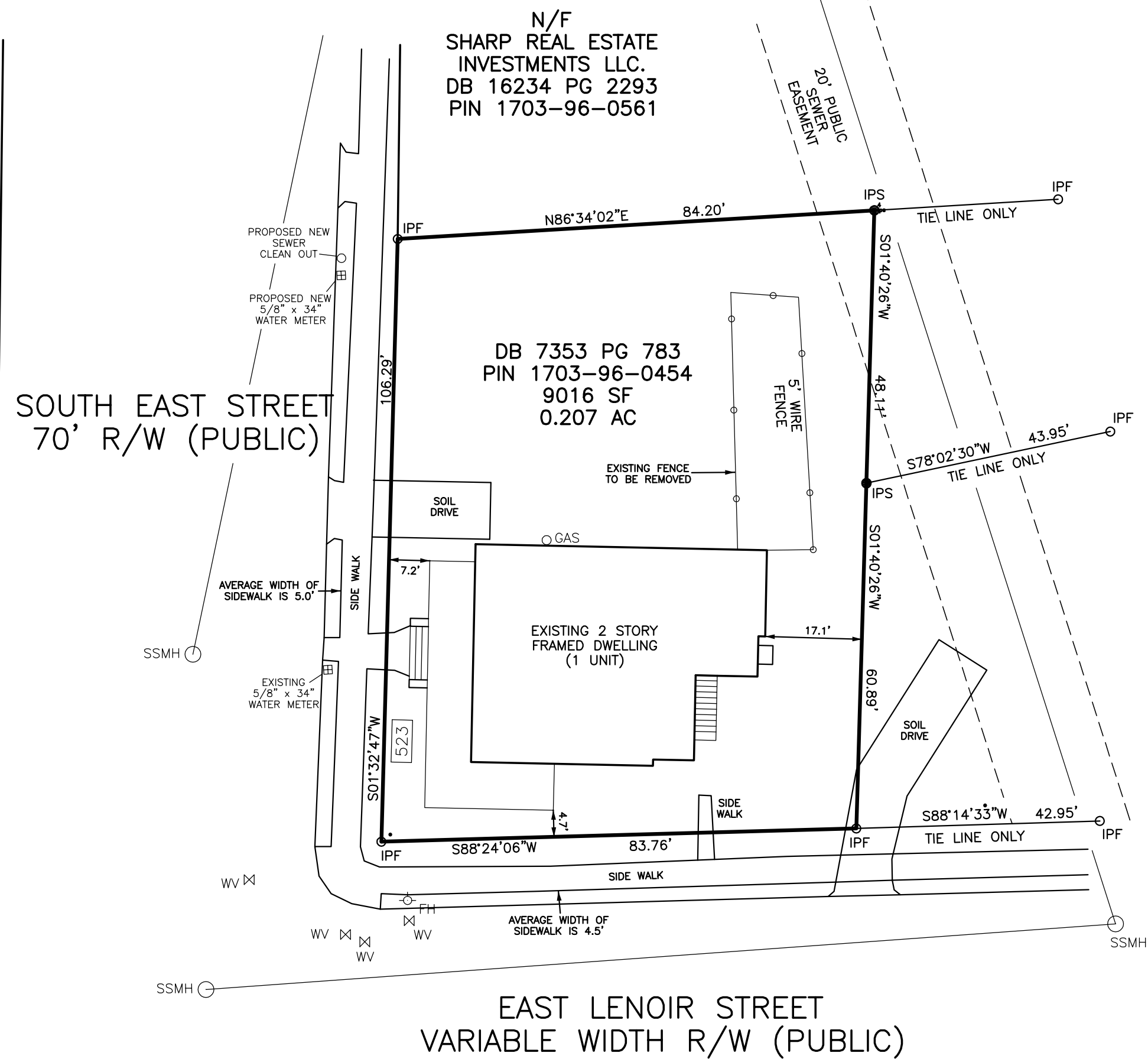


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- 6) PARENT TRACT DEED DB 7353 PG 783
- 7) REID NO. 0064601
- 8) NC PIN NO. 1703-96-0454
- 9) ADDRESS: 527 SOUTH EAST STREET, RALEIGH, NC 27601
- 10) SITE ACRES: 0.207 AC

REFERENCES:

DB 7353 PG 783	BOM 1911 PG 129
DB 120 PG 718	
DB 7450 PG 814	
DB 16234 PG 2293	
DB 16234 PG 235	

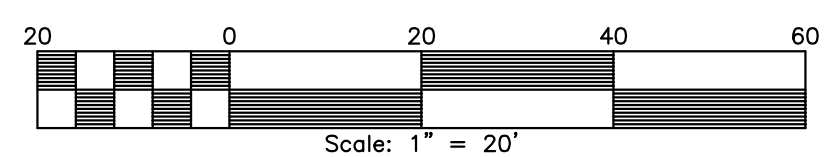


NC GRID NORTH NAD 2011

N/F
ANTHONY M. HORTON
HELEN V. HORTON
DB 7450 PG 814
PIN 1703-96-1414

SUBDIVISION PLAN OF
LOT 1 CASWELL POLLARD PROPERTY
RALEIGH TOWNSHIP, WAKE COUNTY
NORTH CAROLINA
MARCH 6, 2017
REVISED: 1/15/18

OWNER: ANTHONY M. HORTON
HELEN V. HORTON
105 WARE COURT
GARNER, NC 27529



LEGEND

○	IPF	IRON PIPE FOUND
○	IPS	IRON PIPE SET
○	CMF	CONCRETE MONUMENT FOUND
○	PKNF	PARKER-KALON NAIL FOUND
○	PKNS	PARKER-KALON NAIL SET
○	RRS	RAILROAD SPIKE
○	CSF	COTTON SPIKE FOUND
○	CSS	COTTON SPIKE SET
○	CC	CONTROL CORNER
○	CP	COMPUTED POINT
○	P/P	POWER POLE
○	OPW	OVERHEAD POWER LINE
○	R/W	RIGHT OF WAY
○	S.F.	SQUARE FEET
○	AC	ACRE
○	DB	DEED BOOK
○	PB	PLAT BOOK
○	BOM	BOOK OF MAPS
○	PG	PAGE
○	LF	LINEAR FEET
○	15S	LOT HAS OFFSITE SEWER
○	15SL	OFFSITE SEWER LOT
○	15R	RECOMBINATION LOT
○	100	STREET ADDRESS
---		LINES NOT SURVEYED

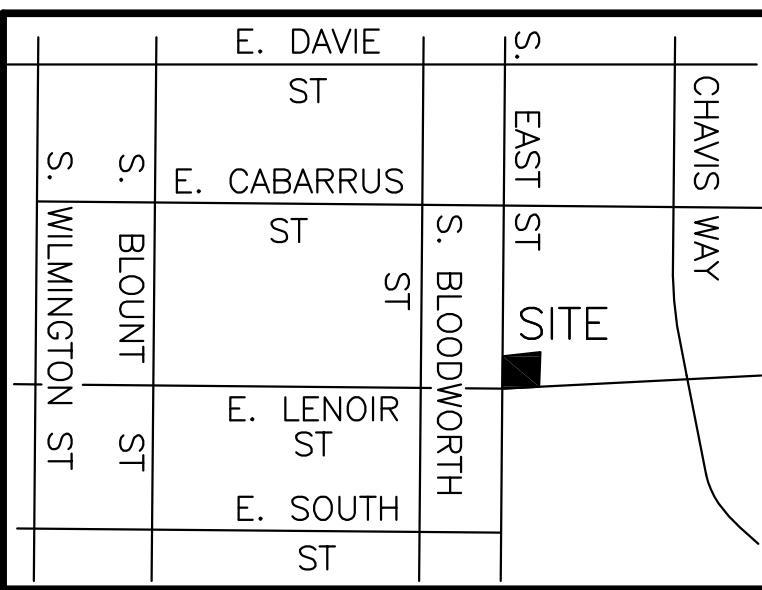
SURVEYED BY:	KAMAL
DRAWN BY:	TYSON
CHECKED BY:	C. LANE PLS
DRAWING NAME:	SUBD.DWG
SURVEY DATE:	1/23/17
JOB NO.	2913.001

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 - EXISTING

S-13-17
TRANS # 506473



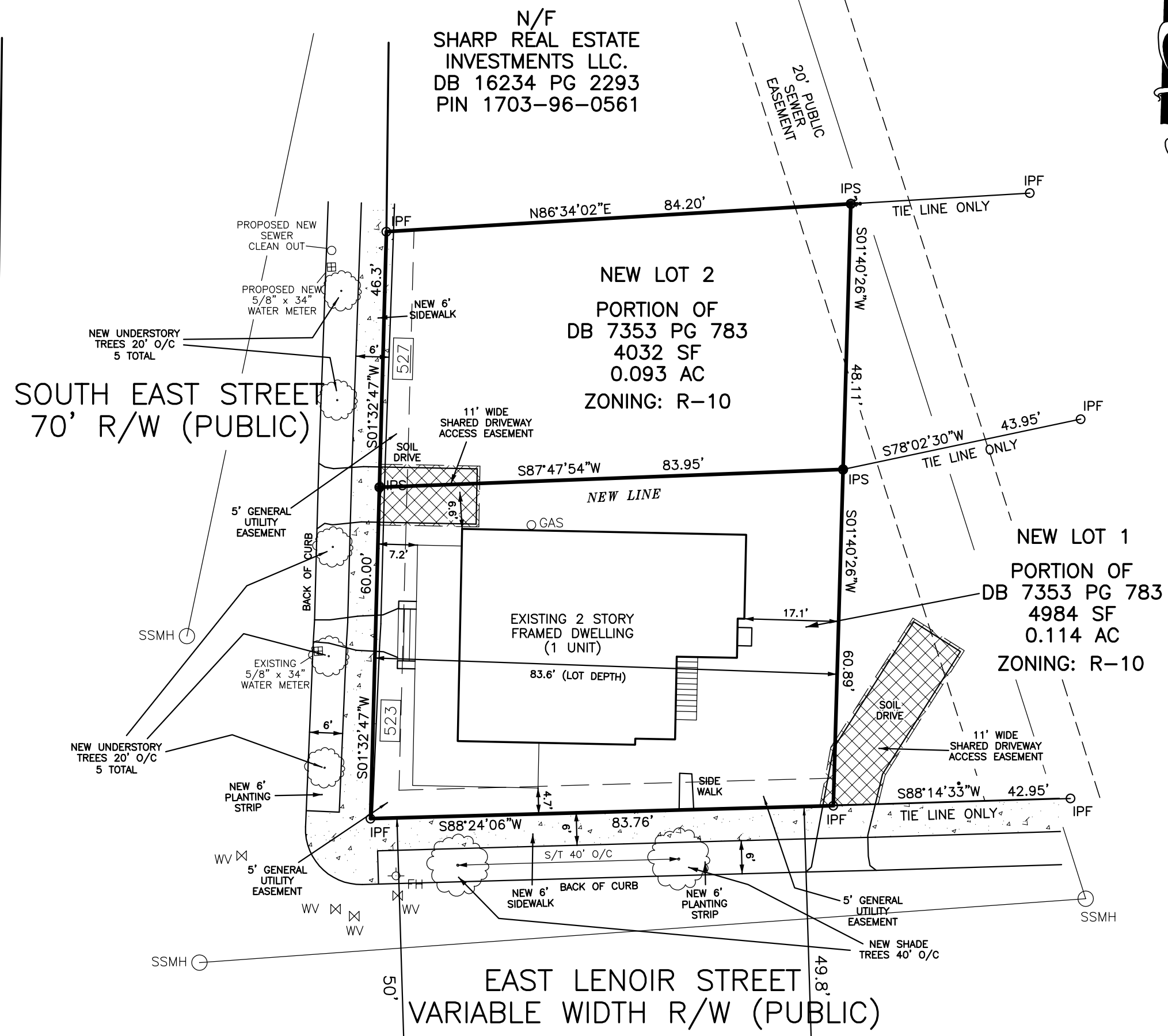
VICINITY MAP (NOT TO SCALE)

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NC GRID NORTH NAD 2011

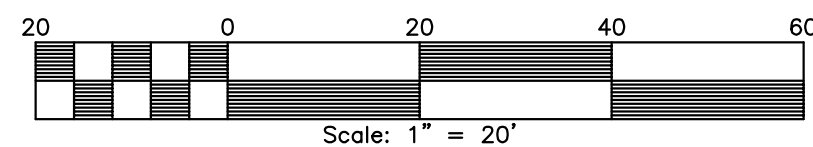
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DB 7450 PG 814
PIN 1703-96-1414

OWNER: ANTHONY M. HORTON
HELEN V. HORTON
105 WARE COURT
GARNER, NC 27529

SUBDIVISION PLAN OF
**LOT 1 CASWELL
POLLARD PROPERTY**

RALEIGH TOWNSHIP, WAKE COUNTY
NORTH CAROLINA

MARCH 6, 2017
REVISED: 1/15/18

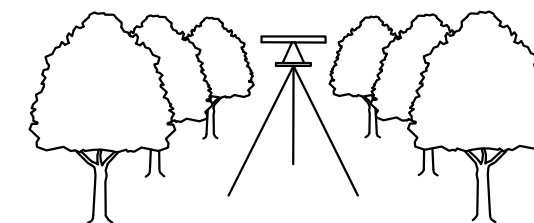


LEGEND

- IPF IRON PIPE FOUND
- CMF CONCRETE MONUMENT FOUND
- PKNF PARKER-KALON NAIL FOUND
- PKNS PARKER-KALON NAIL SET
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DRAWN BY:	TYSON
CHECKED BY:	C. LANE PLS
DRAWING NAME:	SUBD.DWG
SURVEY DATE:	1/23/17
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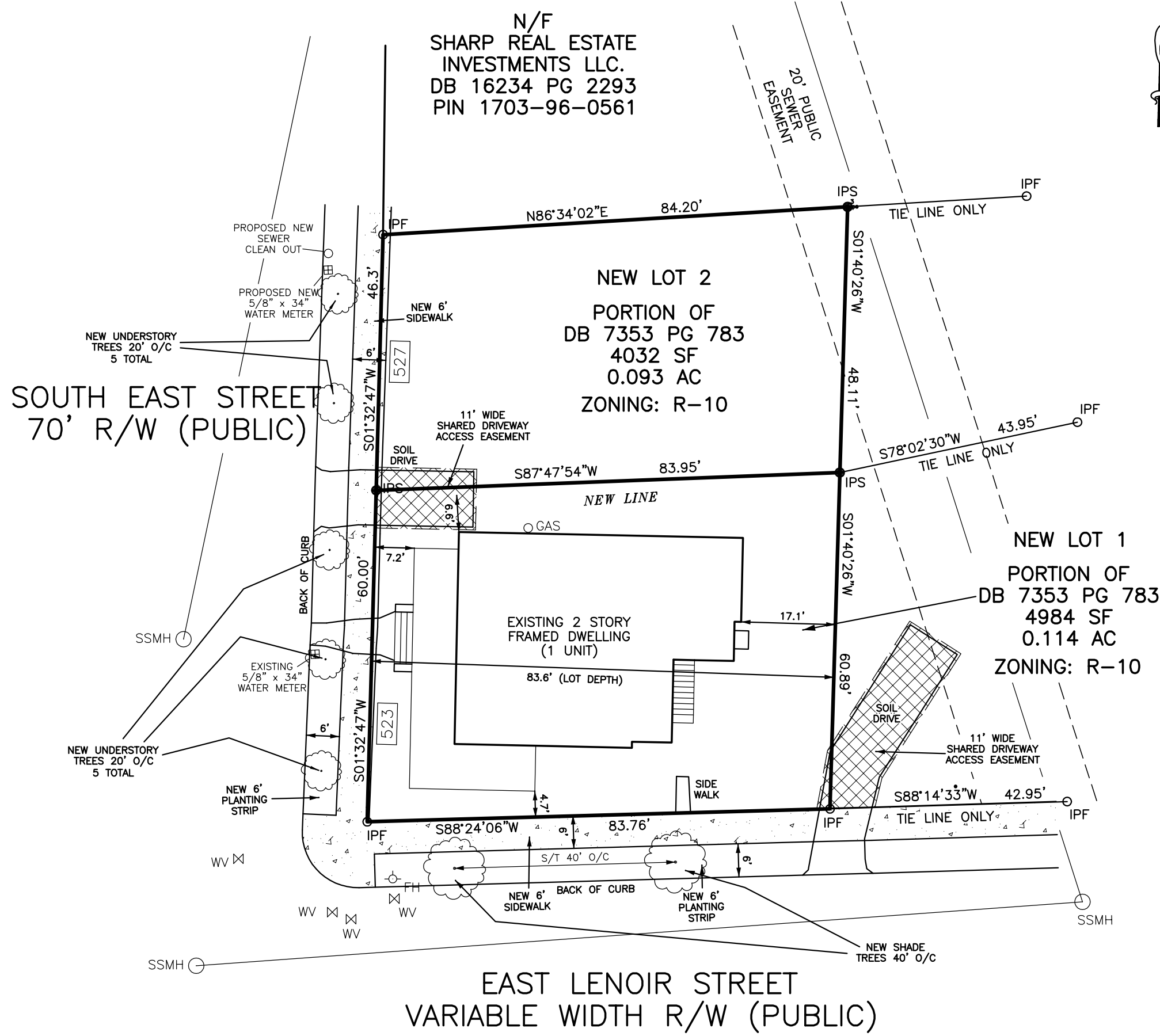
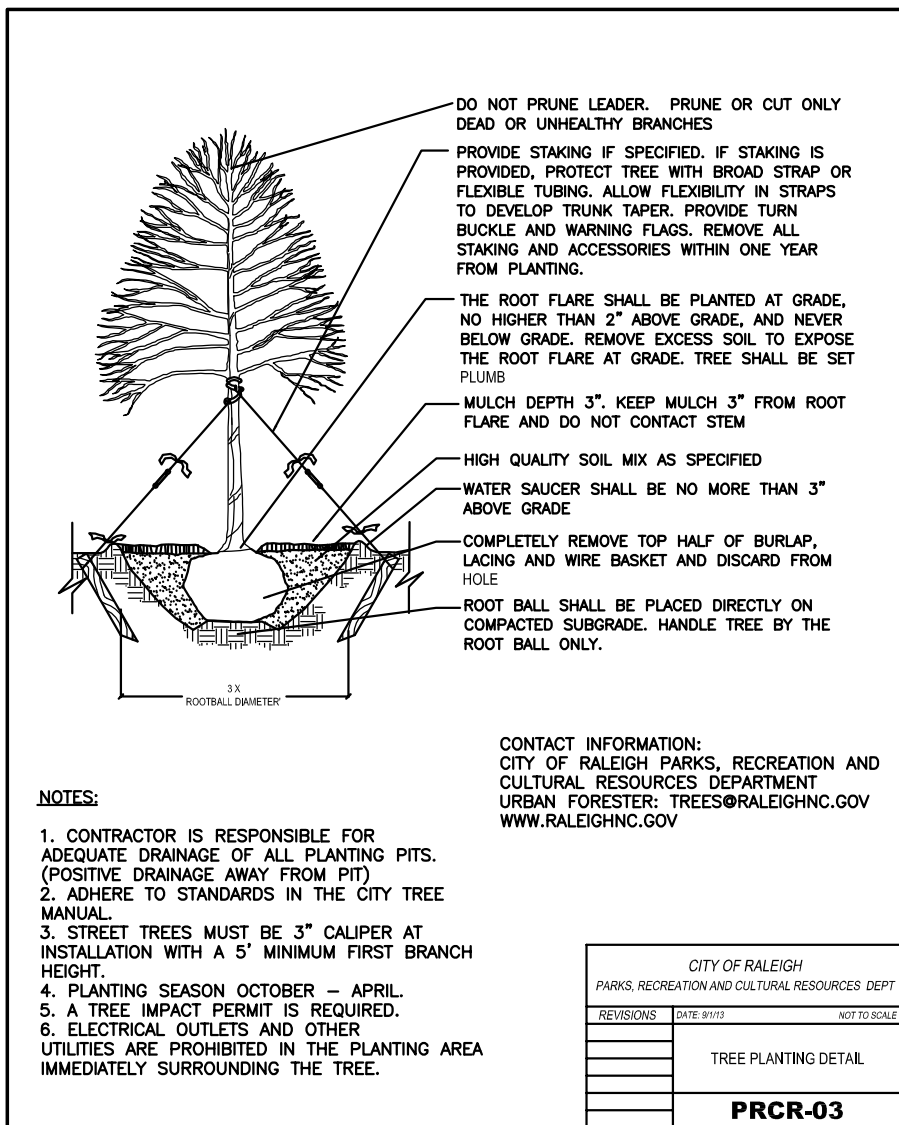
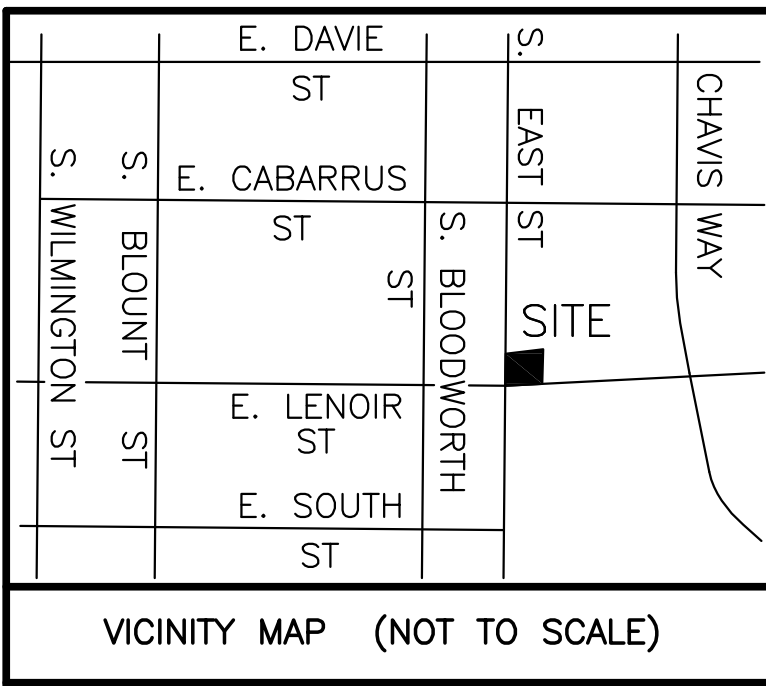
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SHEET 1 - PROPOSED

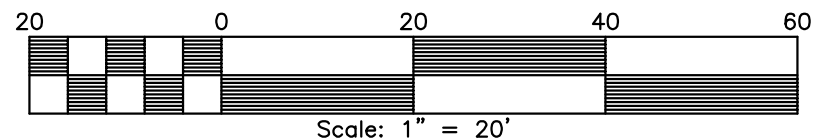
S-13-17
TRANS # 506473



NC GRID NORTH NAD 2011

* NOTE: STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY OF RALEIGH CITY TREE MANUAL.

* A TREE IMPACT PERMIT IS REQUIRED PRIOR TO SUBDIVISION FOR THE NEW STREET TREES TO BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY.



OWNER: ANTHONY M. HORTON
HELEN V. HORTON
105 WARE COURT
GARNER, NC 27529

SUBDIVISION PLAN OF
LOT 1 CASWELL POLLARD PROPERTY
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NORTH CAROLINA
MARCH 6, 2017
REVISED: 1/15/18

S-13-17
TRANS # 506473

SHEET 4 - LANDSCAPE

LEGEND

○	IPF	IRON PIPE FOUND
○	IPS	IRON PIPE SET
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○	PNKS	PARKER-KALON NAIL SET
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