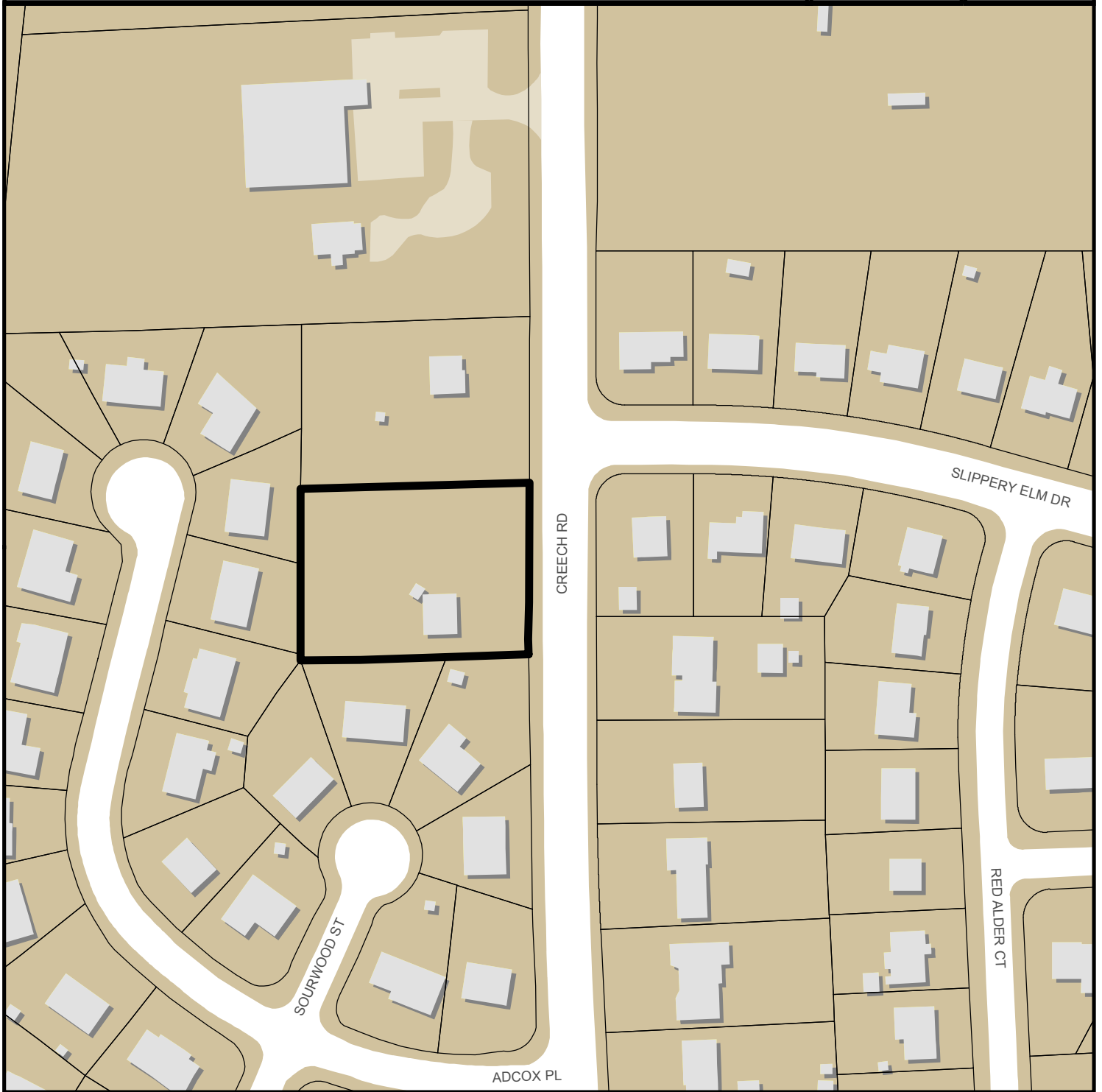


2526 CREECH ROAD S-14-2017



0 180 360 Feet

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.

Office Use Only: Transaction # <u>506472</u>		Project Coordinator		Team Leader <u>Walkers</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 G.R. Robinson Heirs					
Proposed Use Residential					
Property Address(es) 2526 Creech Rd Raleigh, NC 27610					
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:					
PIN Recorded Deed 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):					
OWNER/DEVELOPER INFORMATION					
Company Name Horton Properties			Owner/Developer Name		
Address 1345 Turner Farms Road, Garner, NC 27529					
Phone (919) 961-2482		Email tony1254@bellsouth.net		Fax	
CONSULTANT/CONTACT PERSON FOR PLANS					
Company Name True Line Surveying			Contact Name Curk Lane		
Address 205 W. Main, Clayton, NC 27520					
Phone (919) 359-0427		Email curk@truelinesurveying.com		Fax (919) 359-0428	

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.

Anthony M. Horton
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

Judy Stafford
jstafford1@wcpss.net

Fax: 919-431-7302

WAKE
Mike Ping
Mike.ping@wakegov.com

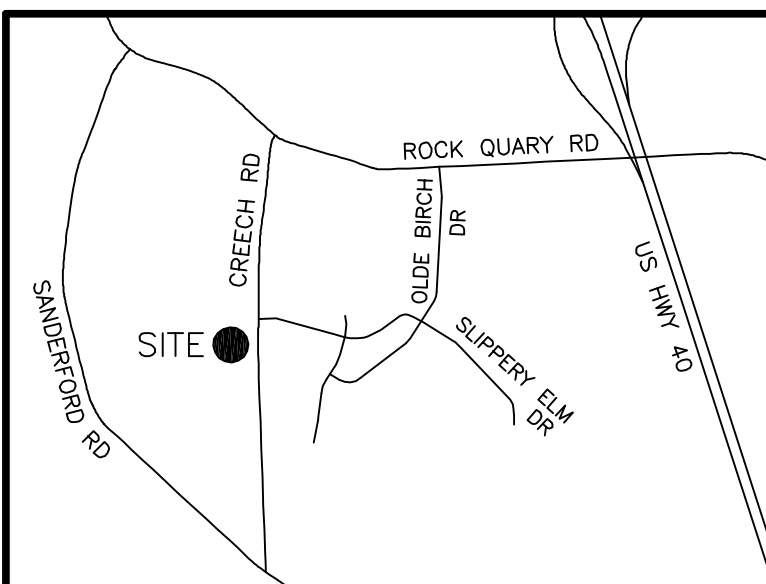
Fax: 919-856-6389

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 6708 PG 847
- 7) REAL ID NO. 0079919
- 8) NC PIN NO. 1712-65-4434
- 9) ADDRESS: 2526 CREECH ROAD, RALEIGH, NC 27610
- 10) SITE ACRES: 0.687 AC

REFERENCES:

- | | |
|------------------|-----------------|
| DB 6708 PG 847 | DB 13331 PG 868 |
| DB 16011 PG 2013 | BOM 1970 PG 116 |
| DB 2880 PG 813 | |
| DB 3160 PG 277 | |
| DB 2759 PG 287 | |

Preliminary Subdivision Plan Application



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Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

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Office Use Only: Transaction #	Project Coordinator	Team Leader
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<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		
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GENERAL INFORMATION		
Development Name G.R. Robinson Heirs		
Proposed Use Residential		
Property Address(es) 2526 Creech Rd Raleigh, NC 27610		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
PIN Recorded Deed 1712-65-4534	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 Horton Properties		Owner/Developer Name
Address 1345 Turner Farms Road, Garner, NC 27529		
Phone (919) 961-2482	Email tony1254@bellsouth.net	Fax
CONSULTANT/CONTACT PERSON FOR PLANS		
Company Name True Line Surveying		Contact Name Curk Lane
Address 205 W. Main Street, Clayton, NC 27520		
Phone (919) 359-0427	Email curk@truelinesurveying.com	Fax (919) 359-0428

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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Inside City Limits?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
CUD (Conditional Use District) Case # 2-		
CDA (Certificate of Appropriateness) Case #		
BOA (Board of Adjustment) Case # A-		
STORMWATER INFORMATION		
Existing Impervious Surface	0.07ac/3087sf acres/sf	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface	acres/sf	Neuse 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:		
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 Units/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		Date 2/13/17
Signature		Date

OWNER: ANTHONY HORTON
HELEN M. HORTON
1345 TURNER FARMS RD
GARNER, NC 27529

SUBDIVISION PLAN
OF

2526 CREECH ROAD

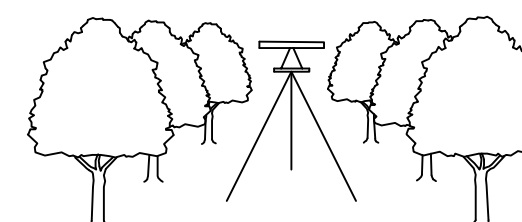
RALEIGH TOWNSHIP, WAKE COUNTY
NORTH CAROLINA
MARCH 9, 2017

LEGEND

- | | | |
|---|-------|-------------------------|
| ○ | IPF | IRON PIPE FOUND |
| ● | IPS | IRON PIPE SET |
| ○ | OMF | 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 |

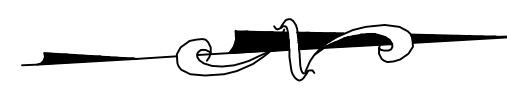
SURVEYED BY:	WESS
DRAWN BY:	DANNY
CHECKED BY:	C. LANE PLS
DRAWING NAME:	SUBDIVISION.DWG
SURVEY DATE:	3/9/17
JOB NO.	2913.002

TRUE LINE SURVEYING, P.C.



205 WEST MAIN STREET
CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
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 2601 PG 262
PIN 1712-65-2589

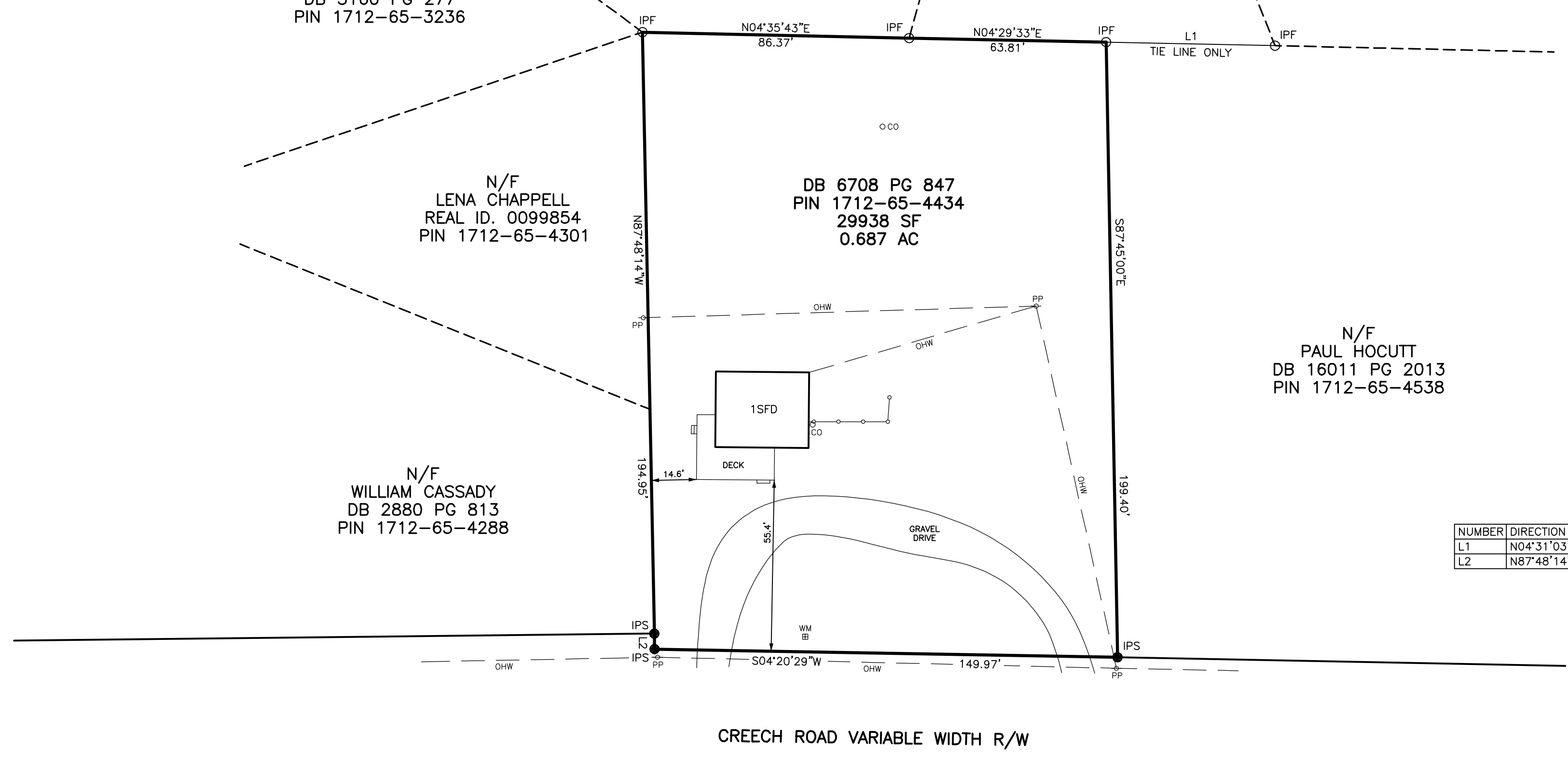
N/F
LENA CHAPPELL
REAL ID. 0099854
PIN 1712-65-4301

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

DB 6708 PG 847
PIN 1712-65-4434
29938 SF
0.687 AC

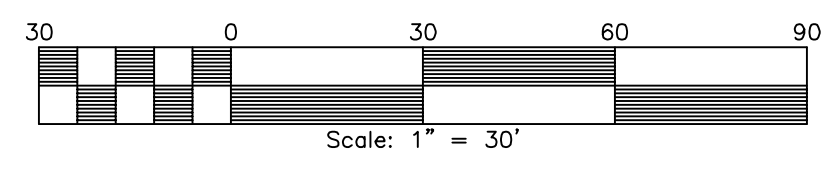
N/F
PAUL HOCUTT
DB 16011 PG 2013
PIN 1712-65-4538

NUMBER	DIRECTION	DISTANCE
L1	N04°31'03"E	54.75'
L2	N87°48'14"W	5.00'



OWNER: ANTHONY HORTON
HELEN M. HORTON
1345 TURNER FARMS RD
GARNER, NC 27529

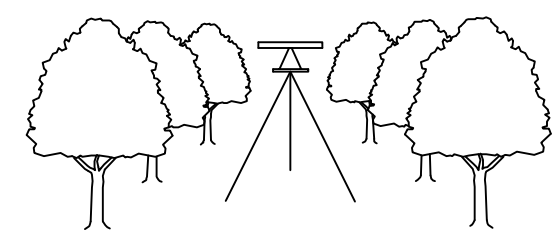
SUBDIVISION PLAN
OF
2526 CREECH ROAD
RALEIGH TOWNSHIP, WAKE COUNTY
NORTH CAROLINA
MARCH 9, 2017



- LEGEND
- IPF IRON PIPE FOUND
 - IPS IRON PIPE SET
 - ◻ CMF CONCRETE MONUMENT FOUND
 - ◻ PNKF PARKER-KALON NAIL FOUND
 - PNKS PARKER-KALON NAIL SET
 - RRS RAILROAD SPIKE
 - CSF COTTON SPIKE FOUND
 - CSS COTTON SPIKE SET
 - CP CONTROL CORNER
 - △ OP COMPUTED POINT
 - P/P POWER POLE
 - OPW OVERHEAD POWER LINE
 - R/W RIGHT OF WAY
 - S.F. SQUARE FEET
 - AC ACRE
 - DB DEED BOOK
 - FB PLAT BOOK
 - BOM BOOK OF MAPS
 - PG PAGE
 - LF LINEAR FEET
 - 1SS LOT HAS OFFSITE SEWER
 - 1SSL OFFSITE SEWER LOT
 - 1SR RECOMBINATION LOT
 - 100 STREET ADDRESS
 - LINES NOT SURVEYED

SURVEYED BY:	WESS
DRAWN BY:	DANNY
CHECKED BY:	C. LANE PLS
DRAWING NAME:	SUBDIVISION.DWG
SURVEY DATE:	3/9/17
JOB NO.	2913.002

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 1 - EXISTING CONDITIONS



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 2601 PG 262
PIN 1712-65-2589

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

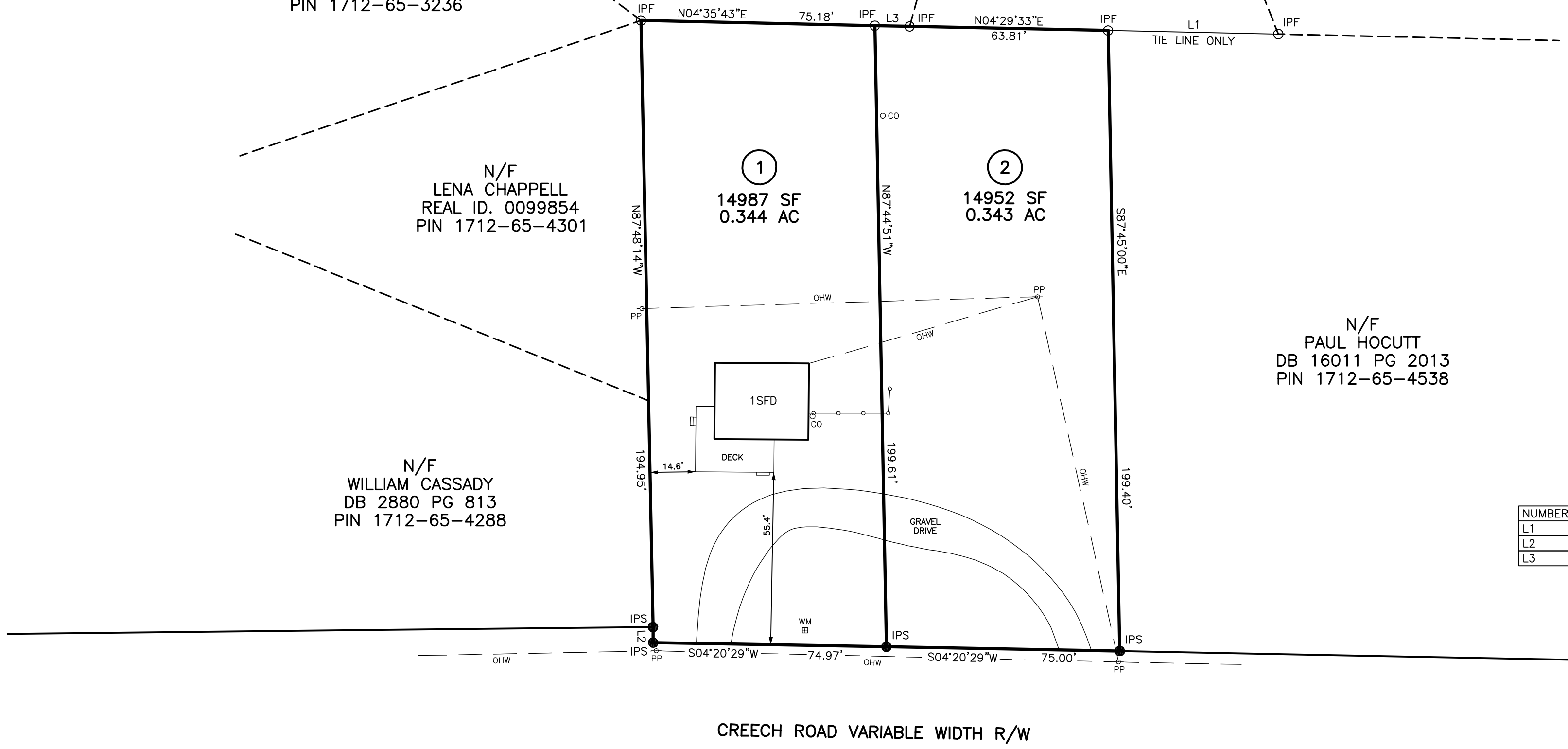
①
14987 SF
0.344 AC

②
14952 SF
0.343 AC

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	N04°31'03"E	54.75'
L2	N87°48'14"W	5.00'
L3	N04°35'43"E	11.19'



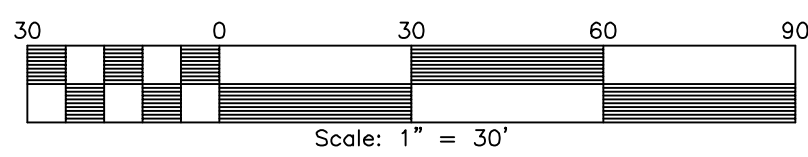
CREECH ROAD VARIABLE WIDTH R/W

OWNER: ANTHONY HORTON
HELEN M. HORTON
1345 TURNER FARMS RD
GARNER, NC 27529

SUBDIVISION PLAN
OF

2526 CREECH ROAD

RALEIGH TOWNSHIP, WAKE COUNTY
NORTH CAROLINA
MARCH 9, 2017

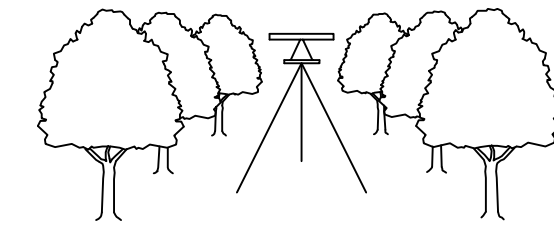


LEGEND

- IPF IRON PIPE FOUND
- IPS IRON PIPE SET
- ◻ CMF CONCRETE MONUMENT FOUND
- ◻ PKNF PARKER-KALON NAIL FOUND
- ◻ FNKS PARKER-KALON NAIL SET
- RRS RAILROAD SPIKE
- CSF COTTON SPIKE FOUND
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- 1SS LOT HAS OFFSITE SEWER
- 1SSL OFFSITE SEWER LOT
- 1SR RECOMBINATION LOT
- [100] STREET ADDRESS
- LINES NOT SURVEYED

SURVEYED BY:	WESS
DRAWN BY:	DANNY
CHECKED BY:	C. LANE PLS
DRAWING NAME:	SUBDIVISION.DWG
SURVEY DATE:	3/9/17
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SHEET 2 - PROPOSED SUBDIVISION