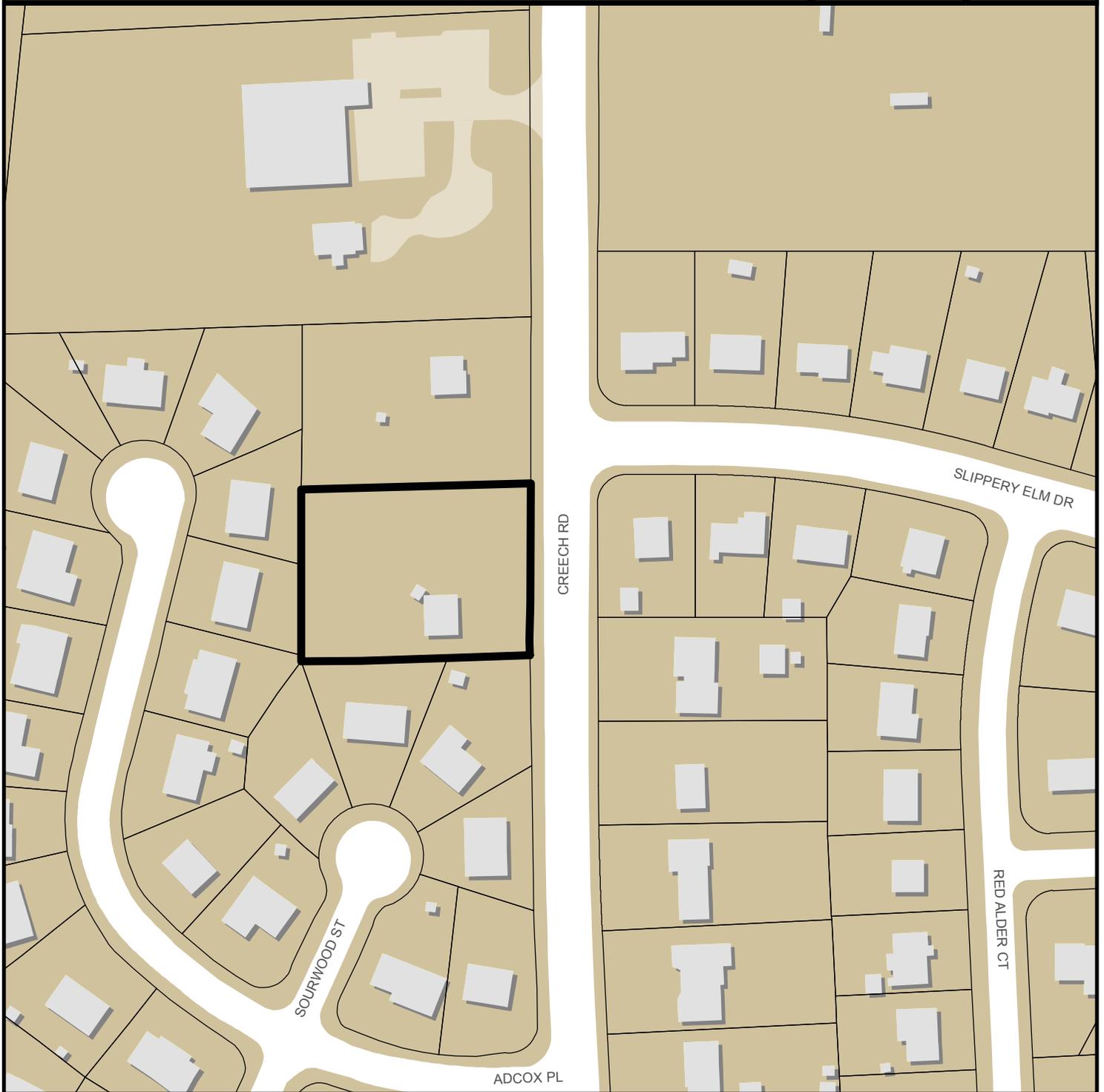


2526 CREECH ROAD S-14-2017



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**





Administrative Approval Action

S-14-17 / 2526 Creech Road Subdivision
Transaction# 506472 AA # 3784

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located inside the City limits on the west side of Creech Road, south of Rock Quarry Road at 2526 Creech Rd. PIN #1712-65-4434

REQUEST: Subdivision of a .687acre tract zoned R-4 into two (2) lots. Lot 1 is 14,987 sq. ft. and Lot 2 is 14,952 sq. ft.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: N/A

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan submitted by True Line Surveying.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: *This document must be applied to the second sheet of all future submittals with the exception of final plats.*

Stormwater: As adopted by TC-2-16, Section 9.2.2.A.1.b.i subject to 4.a of the Part 10A Raleigh Unified Development Ordinance, these lots are exempt from active stormwater measures and subject to further review upon placement of impervious surface areas.

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

ENGINEERING

1. Next Step: A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

PUBLIC UTILITIES

2. A Deed shall be recorded prior to concurrent approval for all necessary offsite City of Raleigh Sanitary Sewer Easements to accommodate future sewer line construction.
3. A Plat shall be recorded for all necessary offsite Right-of-Way to accommodate future waterline construction
4. A Water Model in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval prior to concurrent approval.
5. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval
6. The Developer shall provide a letter or e-mail from any Private Utility Company authorizing new water and sewer main encroachments across existing Transmission Easements prior to concurrent approval.



Administrative Approval Action

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PRIOR TO AUTHORIZATION TO RECORD LOTS:

ENGINEERING

1. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
2. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents is not provided within this 14 day period, further recordings and building permit issuance may be withheld.
3. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 6' sidewalk and street trees is paid to the City of Raleigh.

PUBLIC UTILITIES

4. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.
5. A Final Plat must be recorded at the Wake County Register of Deeds office for all necessary Subdivisions / Recombinations, Right-of-Way, Utility / Stormwater Easement Dedications and/or Tree Save Areas

TRANSPORTATION URBAN FORESTRY

6. A fee-in-lieu for 3 street trees is required prior to plat approval.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

1. Concurrent Review Plans for public infrastructure and site grading shall be approved by the City of Raleigh, including obtaining stub permits, tree impact permit and a street lighting plan, if applicable



**Administrative
Approval Action**
S-14-17 / 2526 Creech Road Subdivision
Transaction# 506472

City of Raleigh
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EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: 4-3-2021

Obtain a valid building permit for the total area of the project, or a phase of the project.

EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

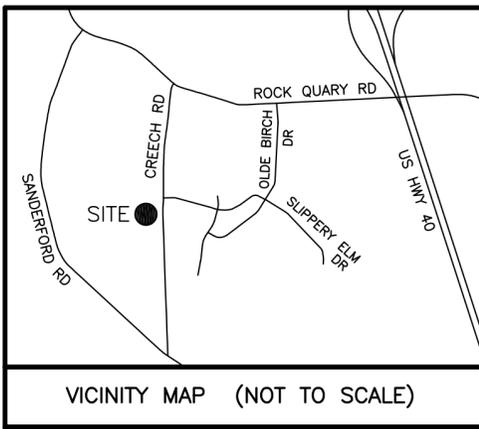
3-Year Sunset Date:

Record the entire subdivision.

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee) *Angie Bilyeu* Date: 4/3/2018

Staff Coordinator: Jermont Purifoy



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 | |

SUBDIVISION IS EXEMPT FROM ACTIVE STORMWATER CONTROL MEASURES PER RALEIGH UDO SECTION 9.2.2.A.1

SUBDIVISION FALLS UNDER RESIDENTIAL INFILL RULES PER CITY OF RALEIGH UDO SECTION 2.2.7.B.

DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

REFUSE CONTAINERS WILL BE ROLLED TO THE CURB OF THE PUBLIC RIGHT-OF-WAY AND SERVICED BY CITY OF RALEIGH SOLID WASTE SERVICES. CARTS WILL BE STORED IN GARAGES OR ON A 6'X6' CONCRETE PAD TO THE SIDE OR REAR OF THE HOUSE.

A FEE-IN-LIEU WILL BE REQUIRED FOR 6' SIDEWALKS, STREET TREES, AND ANY ADDITIONAL ITEMS REQUIRED FOR THE INSTALLATION OF THESE ITEMS.

COVER SHEET



DEVELOPMENT SERVICES DEPARTMENT

Preliminary Subdivision Plan Application

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 #	Project Coordinator	Team Leader
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

PAGE 1 OF 3 WWW.RALEIGHNC.GOV REVISION 03.11.16

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 # Z-	
COA (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	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 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 <i>Anthony M. Horton</i>	Date 2/13/17
Signature	Date

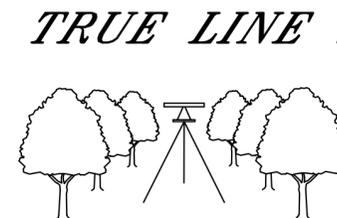
PAGE 2 OF 3 WWW.RALEIGHNC.GOV REVISION 03.11.16

OWNER: ANTHONY HORTON
 HELEN M. HORTON
 1345 TURNER FARMS RD
 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
- PVC POLYVINYL CHLORIDE PIPE
- SSCO SANITARY SEWER CLEAN OUT
- CO CLEAN OUT
- OHW OVER HEAD WIRE
- 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
- [T00] 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

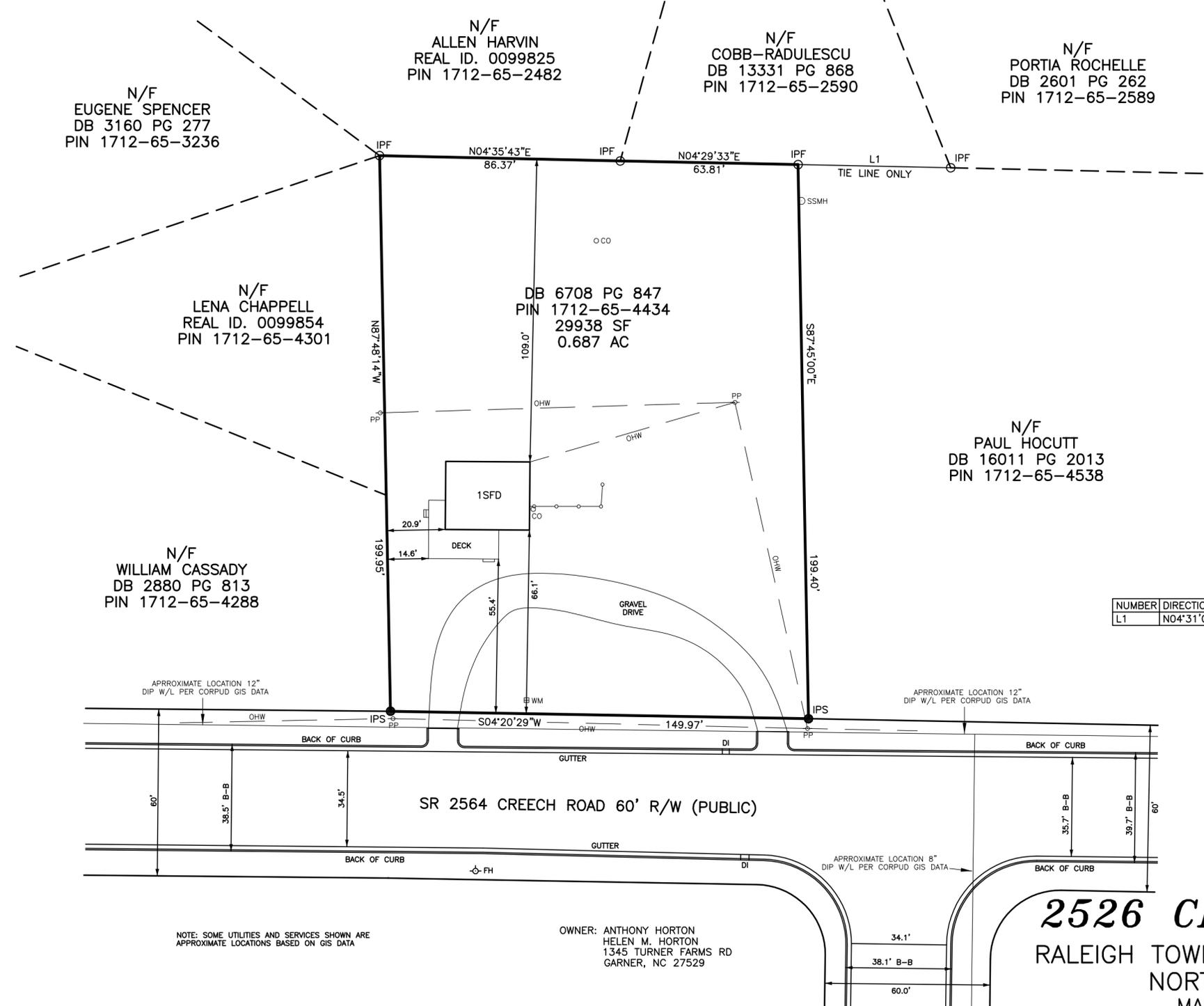


TRUE LINE SURVEYING, P.C.

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

SUBDIVISION PLAN
 OF
2526 CREECH ROAD
 RALEIGH TOWNSHIP, WAKE COUNTY
 NORTH CAROLINA
 MARCH 9, 2017
 REVISED: 1/15/18

S-14-17
 TRANS # 506472



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

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

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

NUMBER	DIRECTION	DISTANCE
L1	N04°31'03\"E	54.75'

APPROXIMATE LOCATION 12\"/>

APPROXIMATE LOCATION 12\"/>

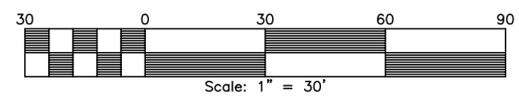
SR 2564 CREECH ROAD 60' R/W (PUBLIC)

NOTE: SOME UTILITIES AND SERVICES SHOWN ARE APPROXIMATE LOCATIONS BASED ON GIS DATA

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
REVISED: 1/15/18

S-14-17
TRANS # 506472

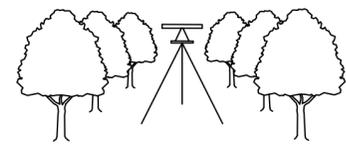


LEGEND

- IPF IRON PIPE FOUND
- IPS IRON PIPE SET
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- SSCO SANITARY SEWER CLEAN OUT
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- PG PAGE
- LF LINEAR FEET
- LFS 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

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SHEET 1 - EXISTING CONDITIONS

ATTENTION CONTRACTORS

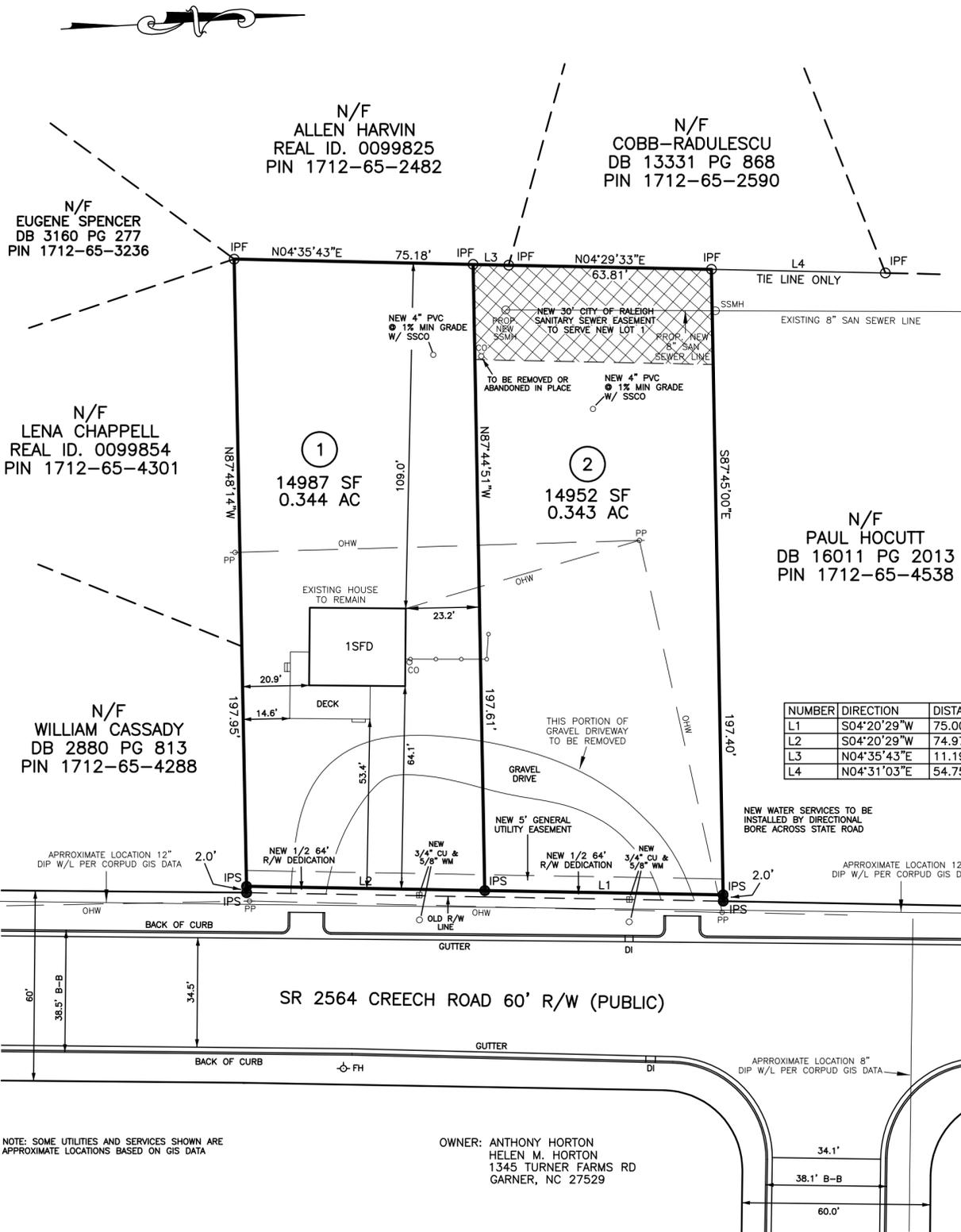
The **Construction Contractor** responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for **contacting the Public Utilities Department at (919) 996-4540** at least **twenty four hours** prior to beginning any of their construction.

Failure to notify both **City Departments** in advance of beginning construction, will result in the issuance of **monetary fines**, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

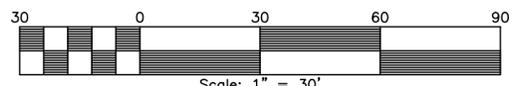
Failure to call for **Inspection, Install a Downstream Plug, have Permitted Plans** on the **Jobsite**, or any other **Violation of City of Raleigh Standards** will result in a **Fine and Possible Exclusion** from future work in the **City of Raleigh**.

STANDARD UTILITY NOTES (as applicable):

- All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition)
- Utility separation requirements:
 - A distance of 100' shall be maintained between sanitary sewer & any private or public water supply source such as an impounded reservoir used as a source of drinking water. If adequate lateral separation cannot be achieved, ferrous sanitary sewer pipe shall be specified & installed to waterline specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well
 - When installing water &/or sewer mains, the horizontal separation between utilities shall be 10'. If this separation cannot be maintained due to existing conditions, the variation allowed is the water main in a separate trench with the elevation of the water main at least 18" above the top of the sewer & must be approved by the Public Utilities Director. All distances are measured from outside diameter to outside diameter
 - Where it is impossible to obtain proper separation, or anytime a sanitary sewer passes over a watermain, DIP materials or steel encasement extended 10' on each side of crossing must be specified & installed to waterline specifications
 - 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer
 - Maintain 18" min. vertical separation at all watermain & RCP storm drain crossings; maintain 24" min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete cradle having 6" min. clearance (per CORPUD details W-41 & S-49)
 - All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required
- Any necessary field revisions are subject to review & approval of an amended plan &/or profile by the City of Raleigh Public Utilities Department prior to construction
- Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruptions shall be preceded by a 24 hour advance notice to the City of Raleigh Public Utilities Department
- 3.0' minimum cover is required on all water mains & sewer forcemains. 4.0' minimum cover is required on all reuse mains
- It is the developer's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoning tap at main & removal of service from ROW or easement per CORPUD Handbook procedure
- Install **3/4" copper** water services with meters located at ROW or within a 2'x2' Waterline Easement immediately adjacent. **NOTE: it is the applicant's responsibility to properly size the water service for each connection to provide adequate flow & pressure**
- Install **4" PVC** sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum
- Pressure reducing valves are required on all water services exceeding 80 psi; backwater valves are required on all sanitary sewer services having building drains lower than 1.0' above the next upstream manhole
- All environmental permits applicable to the project must be obtained from NCDWQ, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction.
- NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction
- Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the CORPUD FOG Program Coordinator prior to issuance of a Building Permit. Contact Tim Beasley at (919) 996-2334 or timothy.beasley@raleighnc.gov for more information
- Cross-connection control protection devices are required based on degree of health hazard involved as listed in Appendix-B of the Rules Governing Public Water Systems in North Carolina. These guidelines are the minimum requirements. The devices shall meet American Society of Sanitary Engineering (ASSE) standards or be on the University of Southern California approval list. The devices shall be installed and tested (both initial and periodic testing thereafter) in accordance with the manufacturer's recommendations or the local cross-connection control program, whichever is more stringent. Contact Joanie Hartley at (919) 996-5923 or joanie.hartley@raleighnc.gov for more information



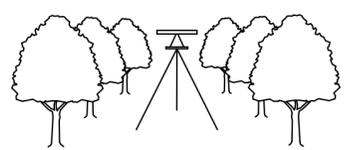
NUMBER	DIRECTION	DISTANCE
L1	S04°20'29\"W	75.00'
L2	S04°20'29\"W	74.97'
L3	N04°35'43\"E	11.19'
L4	N04°31'03\"E	54.75'



- LEGEND**
- IPF IRON PIPE FOUND
 - IPS IRON PIPE SET
 - CMF CONCRETE MONUMENT FOUND
 - PKNF PARKER-KALON NAIL FOUND
 - PKNS PARKER-KALON NAIL SET
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CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
www.truelinesurveying.com

Public
Reuse Distribution / Extension System
The City of Raleigh consents to the connection and extension of the City's public reuse system as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.
City of Raleigh
Public Utilities Department Permit # _____
Authorization to Construct _____
Date _____

Public
Water Distribution / Extension System
The City of Raleigh consents to the connection and extension of the City's public water system as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.
City of Raleigh
Public Utilities Department Permit # _____
Authorization to Construct _____
Date _____

Public
Sewer Collection / Extension System
The City of Raleigh consents to the connection and extension of the City's public sewer system as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.
City of Raleigh
Public Utilities Department Permit # _____
Authorization to Construct _____
Date _____

SHEET 2 - PROPOSED SUBDIVISION

S-14-17
TRANS # 506472