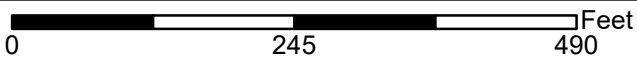
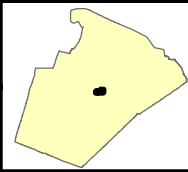


# 107 N. STATE STREET SUBDIVISION S-33-18



Zoning: **R-10**  
CAC: **North Central**  
Drainage Basin: **Pigeon House**  
Acreage: **0.27**  
Number of Lots: **2**

Planner: **Jermont Purifoy**  
Phone: **(919) 996-2645**  
Applicant: **Debra Hyson**  
Phone: **(919) 349-0063**



N STATE STREET SUBD  
S-33-18

# Preliminary Subdivision Plan Application



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

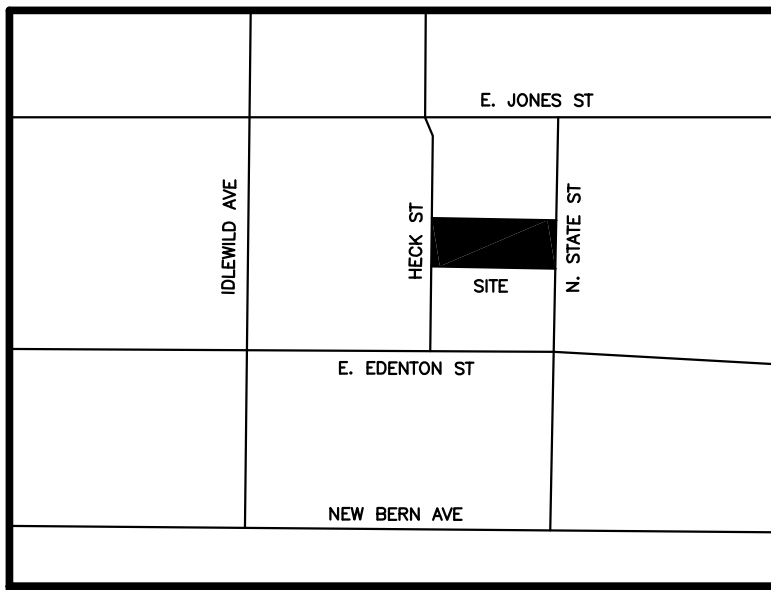
Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831  
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

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

|   |  |   |   |   |  |
|---|--|---|---|---|--|
| Office Use Only: Transaction # <b>563950</b>  |  | Project Coordinator                               |   | Team Leader <b>PURIFOY</b>  |  |
| <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>107 N. State Street</b>   |  |   |   |   |  |
| Proposed Use <b>Residential</b>   |  |   |   |   |  |
| Property Address(es) <b>107 N. State Street, Raleigh, NC 27601</b>                                  |  |   |   |   |  |
| Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: |  |   |   |   |  |
| PIN Recorded Deed<br>1713-19-3591 - DB 13251 Pg 982   |  | 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  |  |   | Owner/Developer Name <b>Debra Hyson</b> |   |  |
| Address <b>414 N. King Charles Rd Raleigh NC 27610</b>  |  |   |   |   |  |
| Phone <b>919-349-0063</b>   |  | Email   |   | Fax   |  |
| <b>CONSULTANT/CONTACT PERSON FOR PLANS</b>  |  |   |   |   |  |
| Company Name <b>True Line Surveying</b>   |  |   | Contact Name <b>Curk Lane</b>           |   |  |
| Address <b>205 West Main St, 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)   |  |
|---|--|
| <b>ZONING INFORMATION</b>   |  |
| Zoning District(s) <b>R-10</b>  |  |
| If more than one district, provide the acreage of each:   |  |
| Overlay District? <input type="checkbox"/> Yes <input type="checkbox"/> No  |  |
| Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No   |  |
| CUD (Conditional Use District) Case # Z-  |  |
| COA (Certificate of Appropriateness) Case #   |  |
| BOA ( Board of Adjustment) Case # A-  |  |
| <b>STORMWATER INFORMATION</b>   |  |
| Existing Impervious Surface <b>1812</b> 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 #   |
| <b>NUMBER OF LOTS AND DENSITY</b>   |  |
| Total # of Townhouse Lots: Detached   | Attached   |
| Total # of Single Family Lots <b>2</b>  | Total # of All Lots <b>2</b>   |
| Overall Unit(s)/Acre Densities Per Zoning Districts   |  |
| Total # of Open Space and/or Common Area Lots   |  |
| <b>SIGNATURE BLOCK (Applicable to all developments)</b>   |  |
| <p>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.</p> <p>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.</p> <p>I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.</p> |  |
| <p style="text-align: center;"><i>Debra Hyson</i></p> <hr/> Signature   | <p style="text-align: center;">6/29/18</p> <hr/> Date                                  |
| <hr/> Signature   | <hr/> Date   |

| 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 checked="" 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 checked="" type="checkbox"/> |                                     |                 |    |     |
| 3. Preliminary Subdivision Plan Application must be completed and signed by the property owner  | <input checked="" 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 checked="" 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 checked="" type="checkbox"/> |                                     |                 |    |     |
| 6. Provide the following plan sheets:   | <input checked="" type="checkbox"/> |                                     |                 |    |     |
| a) Cover sheet, to include general notes, owner's name, contact's name, phone number, mailing address, email address  | <input checked="" type="checkbox"/> |                                     | ✓               |    |     |
| b) Existing conditions sheet  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | ✓               |    |     |
| c) Proposed Subdivision Plan  | <input checked="" type="checkbox"/> |                                     | ✓               |    |     |
| d) Proposed Grading and Stormwater Plan   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                 |    |     |
| e) Proposed Utility Plan, including Fire  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                 |    |     |
| f) Proposed Tree Conservation Plan  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                 |    |     |
| g) Proposed Landscaping   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                 |    |     |
| h) Transportation Plan  | <input type="checkbox"/>            | <input checked="" 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 checked="" type="checkbox"/> |                                     |                 |    |     |
| 8. Plan size must be 18" x 24" or 24" x 36"   | <input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> |                                     | ✓               |    |     |
| 12. Wake County School form, if dwelling units are proposed   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | ✓               |    |     |
| 13. Preliminary stormwater quantity and quality summary and calculations package  | <input type="checkbox"/>            | <input checked="" 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 checked="" type="checkbox"/> |                 |    |     |



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 13251 PG 982
- 7) REAL ID NO. 0027859
- 8) NC PIN NO. 1713-19-3591
- 9) ADDRESS: 107 N. STATE STREET, RALEIGH, NC 27601
- 10) PER SECTION 9.2.2.A.2.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.
- 11) DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
- 12) RESIDENTIAL INFILL RULES MAY APPLY PER SECT 2.2.7

REFERENCES:

- DB 13251 PG 982
- DB 17152 PG 2178
- DB 11136 PG 1000

DATA & INFORMATION TABLE

|                                   |                      |
|-----------------------------------|----------------------|
| OVERALL ACREAGE.....              | 11800; 0.271 AC      |
| TOTAL NUMBER EXISTING LOT(S)..... | 1                    |
| PIN NUMBER EXISTING LOT(S).....   | 1713-19-3591         |
| PROPOSED LOT 1.....               | 5973 SF; 0.137 AC    |
| PROPOSED LOT 2.....               | 4903 SF; 0.113 AC    |
| LOT 2 ROW DEDICATION.....         | 923 SF; 0.021 AC     |
| EXISTING IMPERVIOUS.....          | 2180 SF; 0.050 AC    |
| PROPOSED IMPERVIOUS.....          | UNKNOWN AT THIS TIME |
| ZONING.....                       | R-10                 |

SETBACKS

|                  |     |
|------------------|-----|
| FRONT.....       | 10' |
| STREET SIDE..... | 10' |
| SIDE.....        | 5'  |
| REAR.....        | 20' |

## Preliminary Subdivision Plan Application

|  |  |                                   |  |                                   |                   |                   |  |
|--|--|-----------------------------------|--|-----------------------------------|-------------------|-------------------|--|
| Office Use Only: Transaction #   |  |                                   |  | Project Coordinator               |                   | Team Leader       |  |
| <b>PRELIMINARY APPROVALS</b>   |  |                                   |  |                                   |                   |                   |  |
| <input type="checkbox"/> Subdivision * <input checked="" 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: 107 N. State Street  |  |                                   |  |                                   |                   |                   |  |
| Propose Use: Residential   |  |                                   |  |                                   |                   |                   |  |
| Property Address(es): 107 N. State Street, Raleigh, NC 27601   |  |                                   |  |                                   |                   |                   |  |
| Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:  |  |                                   |  |                                   |                   |                   |  |
| PIN Recorded Deed<br>1713-19-3591 - DB 13251 Pg 982  |  | 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:  |  |                                   |  | Owner/Developer Name: Debra Hyson |                   |                   |  |
| Address: 414 N. King Charles Rd, Raleigh, NC 27610   |  |                                   |  |                                   |                   |                   |  |
| Phone: 919-349-0063  |  | Email:                            |  |                                   | Fax:              |                   |  |
| <b>CONSULTANT/CONTACT PERSON FOR PLANS</b>   |  |                                   |  |                                   |                   |                   |  |
| Company Name: True Line Surveying  |  |                                   |  | Contact Name: Curk Lane           |                   |                   |  |
| Address: 205 West Main Street, Clayton, NC 27520   |  |                                   |  |                                   |                   |                   |  |
| Phone: 919-359-0427  |  | Email: curk@truelinesurveying.com |  |                                   | Fax: 919-359-0428 |                   |  |

|  |  |
|--|--|
| <b>DEVELOPMENT TYPE AND SITE DATA TABLE (APPLICABLE TO ALL DEVELOPMENTS)</b>   |  |
| <b>ZONING INFORMATION</b>  |  |
| Zoning District(s): R-10   |  |
| If more than on district, provide the acreage of each:   |  |
| Overlay District? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  |  |
| Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  |  |
| CUD (Conditional Use District) Case # Z-   |  |
| COA (Certificate of Appropriateness) Case #  |  |
| BOA (Board of Adjustment) Case # A-  |  |
| <b>STORMWATER INFORMATION</b>  |  |
| Existing Impervious Surface: 1812 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 #   |
| <b>NUMBER OF LOTS AND DESTITY</b>  |  |
| Total # of Townhouse Lots: 0   | Detached 0    Attached 0   |
| Total # of Single Family Lots: 2   | Total # of All Lots: 2   |
| Overall Unit(s)/Acre Densities Per Zoning Districts    2 units per 0.271 acres / 7.38 units per 1.0 acres  |  |
| Total # of Open Space and/or Common Area Lots 0  |  |
| <b>SIGNATURE BLOCK (APPLICABLE TO ALL DEVELOPMENTS)</b>  |  |
| <small>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.</small> |  |
| <i>Debra Hyson</i>   | 6/29/18  |
| Signature  | Date   |
| Signature  | Date   |

OWNER: DEBRA C. HYSON  
414 N. KING CHARLES RD  
RALEIGH NC 27610

SUBDIVISION PLAN  
OF

# 107 N. STATE STREET

RALEIGH TOWNSHIP, WAKE COUNTY  
NORTH CAROLINA

MARCH 20, 2019

TRANS # 563950  
CASE # S-33-18

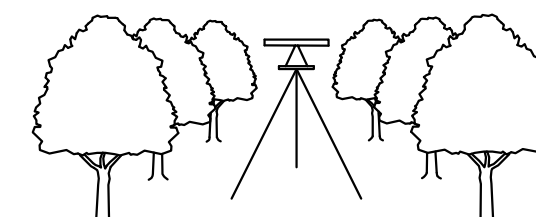
## COVER SHEET

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
- △ PVC POLYVINYL CHLORIDE PIPE
- SSOO CLEAN OUT
- CO OVER HEAD WIRE
- OHW COMPUTED POINT
- CP 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

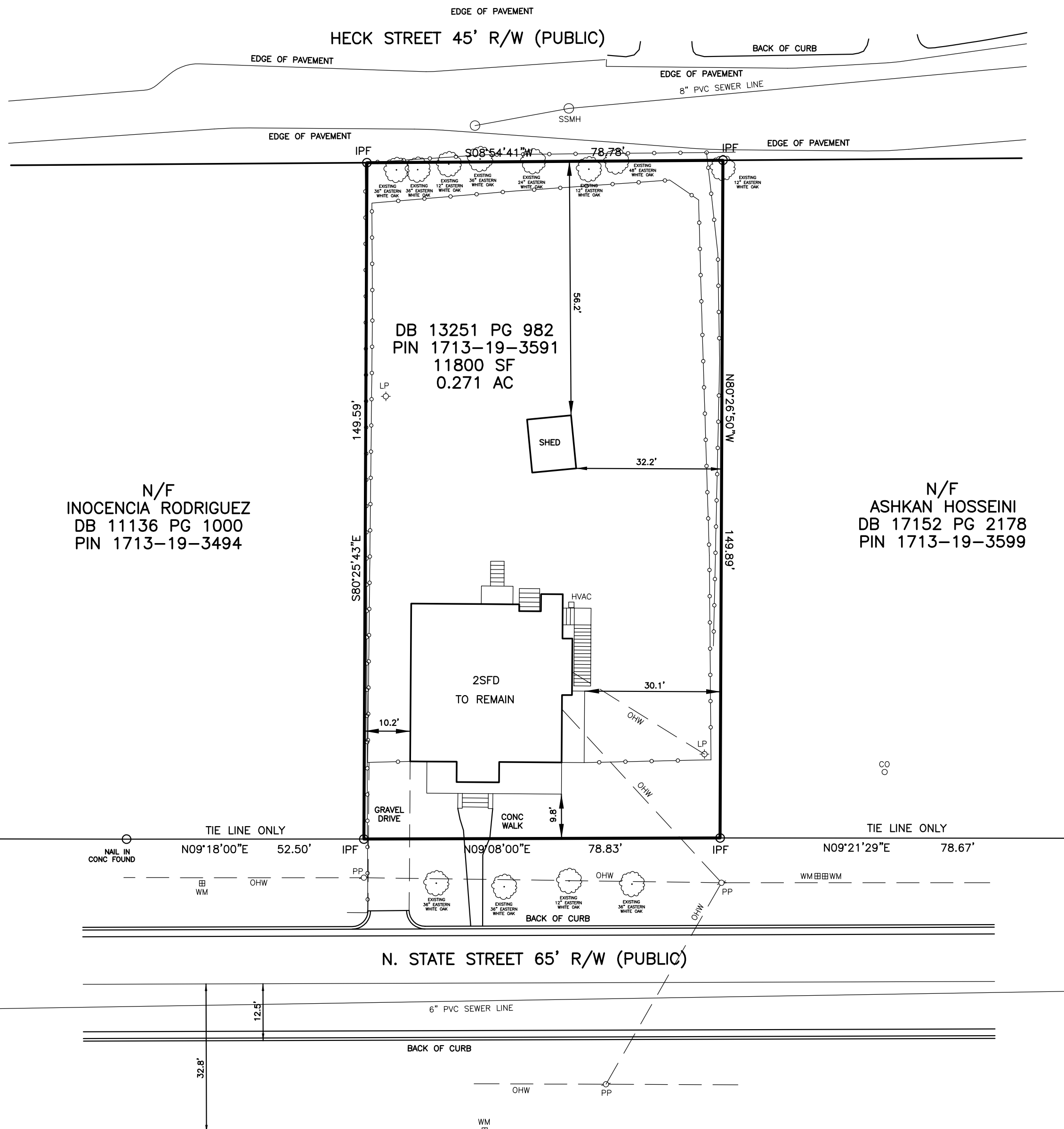
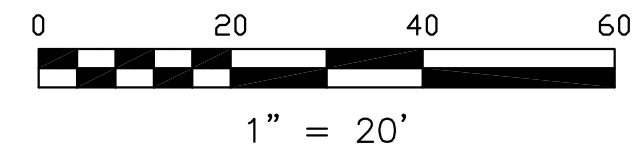
|               |               |
|---------------|---------------|
| SURVEYED BY:  | WES           |
| DRAWN BY:     | DANNY         |
| CHECKED BY:   | C. LANE PLS   |
| DRAWING NAME: | PRELIMSUB.DWG |
| SURVEY DATE:  | 12/6/17       |
| JOB NO.       | 3165.001      |

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



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

DB 13251 PG 982



N/F  
INOCENCIA RODRIGUEZ  
DB 11136 PG 1000  
PIN 1713-19-3494

N/F  
ASHKAN HOSSEINI  
DB 17152 PG 2178  
PIN 1713-19-3599

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

SUBDIVISION PLAN  
OF

# 107 N. STATE STREET

RALEIGH TOWNSHIP, WAKE COUNTY  
NORTH CAROLINA  
MARCH 20, 2019

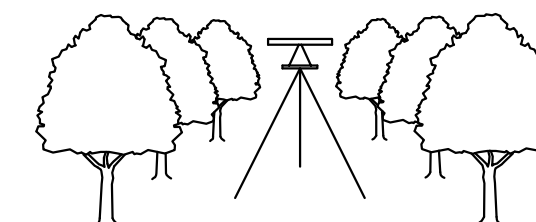
## SHEET 1 - EXISTING CONDITIONS

### 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
- PVC POLYVINYL CHLORIDE PIPE
- SSSO 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
- STREET ADDRESS
- LINES NOT SURVEYED

|               |               |
|---------------|---------------|
| SURVEYED BY:  | WES           |
| DRAWN BY:     | DANNY         |
| CHECKED BY:   | C. LANE PLS   |
| DRAWING NAME: | PRELIMSUB.DWG |
| SURVEY DATE:  | 12/6/17       |
| JOB NO.       | 3165.001      |

### TRUE LINE SURVEYING, P.C.



205 WEST MAIN STREET  
CLAYTON, N.C. 27520  
TELEPHONE: (919) 359-0427  
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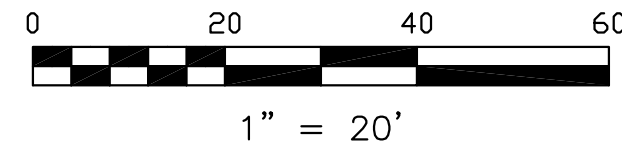
DB 13251 PG 982

HECK STREET 45' R/W (PUBLIC)

PLANTING SCHEDULE

|                 |                |
|-----------------|----------------|
| TREE TYPE       | AMERICAN HOLLY |
| MATURE HEIGHT   | 15-30 FEET     |
| CALIPER         | 3 INCH         |
| NUMBER OF TREES | 2              |
| TREE SPACING    | 40' O/C        |

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

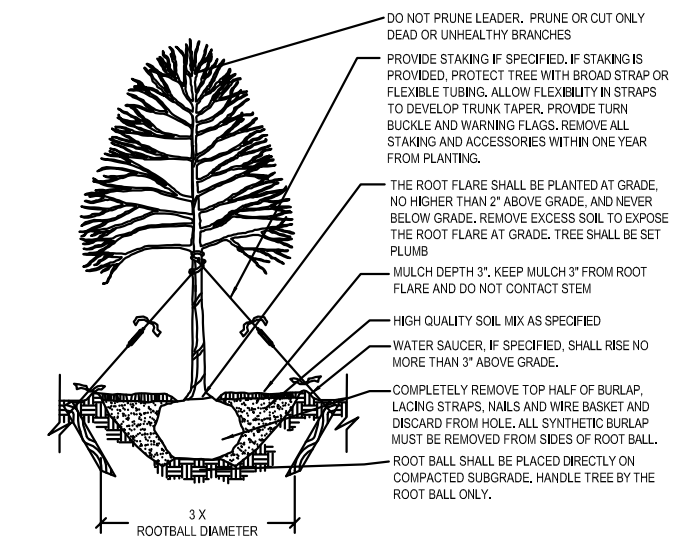


N/F  
INOCENCIA RODRIGUEZ  
DB 11136 PG 1000  
PIN 1713-19-3494

RESIDENTIAL

N/F  
ASHKAN HOSSEINI  
DB 17152 PG 2178  
PIN 1713-19-3599

RESIDENTIAL

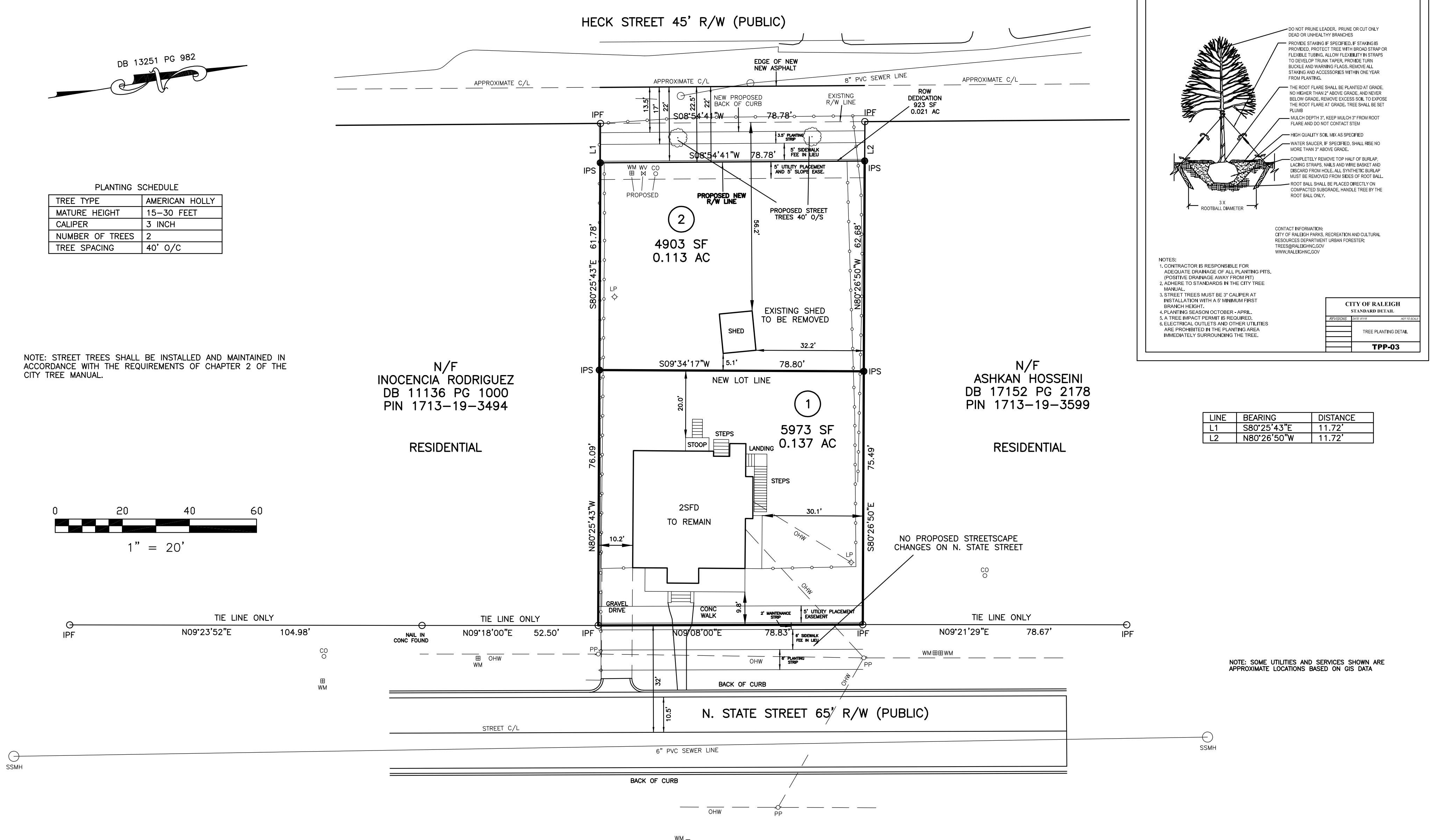


- NOTES:
- CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT).
  - ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
  - STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
  - PLANTING SEASON OCTOBER - APRIL.
  - A TREE IMPACT PERMIT IS REQUIRED.
  - ELECTRICAL, OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

| CITY OF RALEIGH<br>STANDARD DETAIL |    |     |
|------------------------------------|----|-----|
| DATE                               | BY | NO. |
|                                    |    |     |
| TREE PLANTING DETAIL               |    |     |
| <b>TPP-03</b>                      |    |     |

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | S80°25'43"E | 11.72'   |
| L2   | N80°26'50"W | 11.72'   |

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



SUBDIVISION PLAN  
OF

# 107 N. STATE STREET

RALEIGH TOWNSHIP, WAKE COUNTY  
NORTH CAROLINA  
MARCH 20' 2019

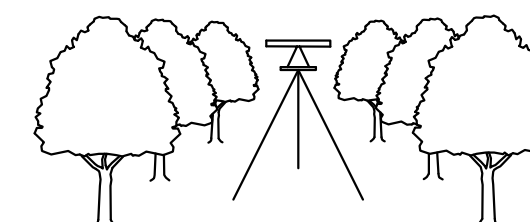
## SHEET 2 - PROPOSED SUBDIVISION AND LANDSCAPE PLAN

### 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
- 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
- [ ] STREET ADDRESS
- LINES NOT SURVEYED

|               |               |
|---------------|---------------|
| SURVEYED BY:  | WES           |
| DRAWN BY:     | DANNY         |
| CHECKED BY:   | C. LANE PLS   |
| DRAWING NAME: | PRELIMSUB.DWG |
| SURVEY DATE:  | 12/6/17       |
| JOB NO.       | 3165.001      |

## TRUE LINE SURVEYING, P.C.



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