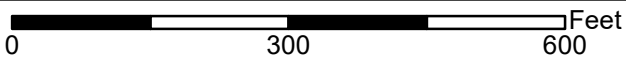
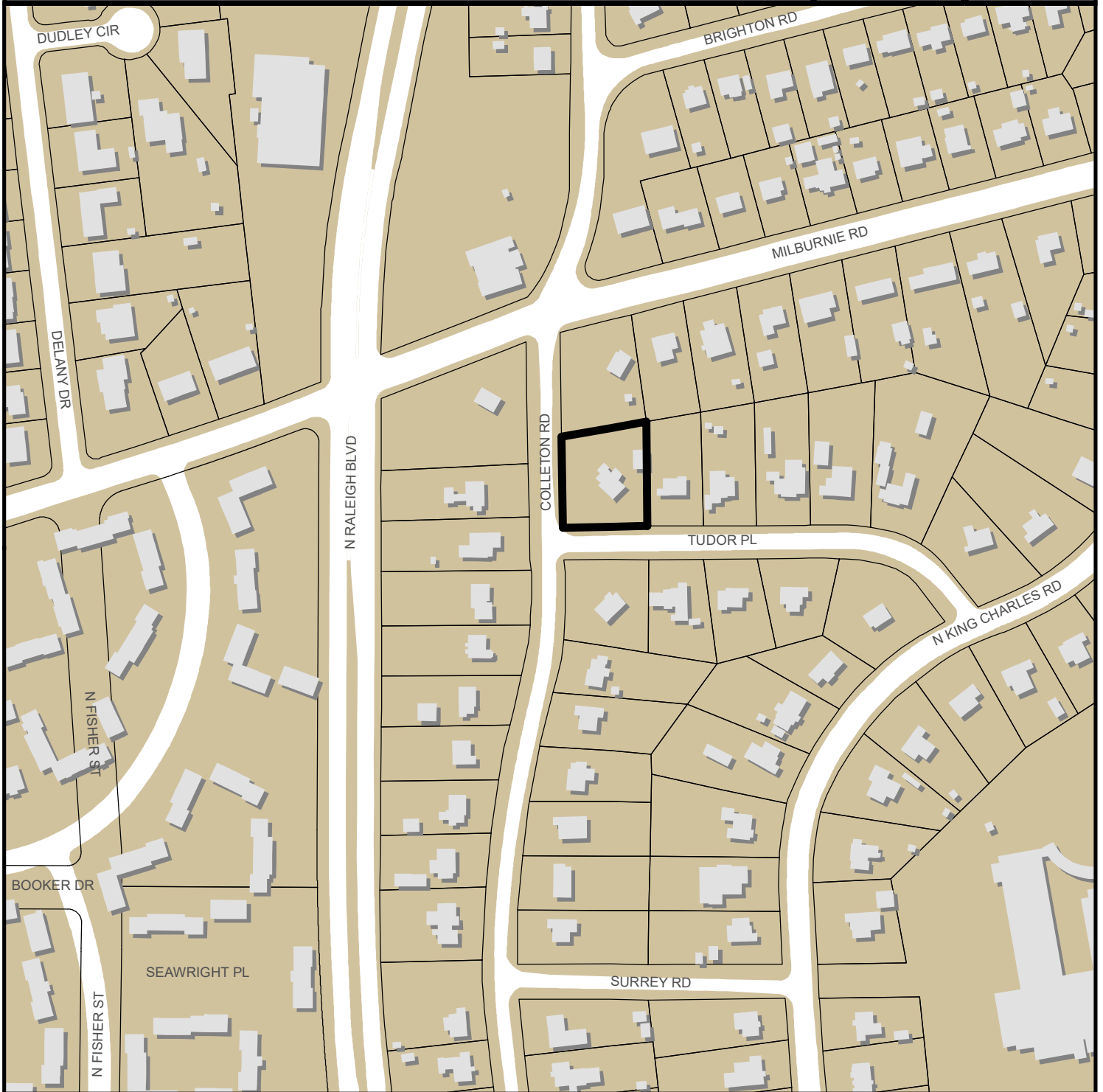
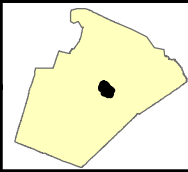


# MOSS SUBDIVISION II

## S-38-18



Zoning: **R-6**  
CAC: **East Raleigh**  
Drainage Basin: **Crabtree Basin**  
Acreage: **0.41**  
Number of Lots: **2**

Planner: **Jermont Purifoy**  
Phone: **(919) 996-2645**

Applicant: **Isabel Moss**  
Phone: **(919) 622-3431**



# Preliminary Subdivision Application

5-38-18



**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>565641</b>				Project Coordinator <b>J.E.</b>		Team Leader <b>J. Perifoy</b>	
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 <b>MOSS SUBDIVISION II</b>							
Proposed Use <b>RESIDENTIAL</b>							
Property Address(es) <b>502 COLLETON ROAD</b>							
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:							
PIN Recorded Deed <b>1714 41 9768</b>		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			
<input type="checkbox"/> Other (describe):							
OWNER/DEVELOPER INFORMATION							
Company Name <b>ISABEL MOSS RENOVATION</b>				Owner/Developer Name			
Address <b>2009 CHICHESTER CT, RALEIGH, N.C. 27615-4422</b>							
Phone <b>910 622-3431</b>		Email			Fax		
CONSULTANT/CONTACT PERSON FOR PLANS							
Company Name				Contact Name <b>JOHN PHELPS</b>			
Address <b>PO BOX 30122 RALEIGH, N.C. 27612</b>							
Phone <b>919 787-3658</b>		Email <b>JR81@BELLSOUTH.NET</b>			Fax <b>919 787-6727</b>		

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

**ZONING INFORMATION**

Zoning District(s) **R-6**

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- **N/A**

COA (Certificate of Appropriateness) Case # **N/A**

BOA ( Board of Adjustment) Case # A- **N/A**

**STORMWATER INFORMATION**

Existing Impervious Surface <b>4,188 S.F 0.1</b> acres/sf	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
---	---

Proposed Impervious Surface <b>N/A</b> 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 <b>2</b>	Total # of All Lots <b>18,310 S.F. 0.42 AC</b>
--	--

Overall Unit(s)/Acre Densities Per Zoning Districts **4.76**

Total # of Open Space and/or Common Area Lots **N/A**

**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.

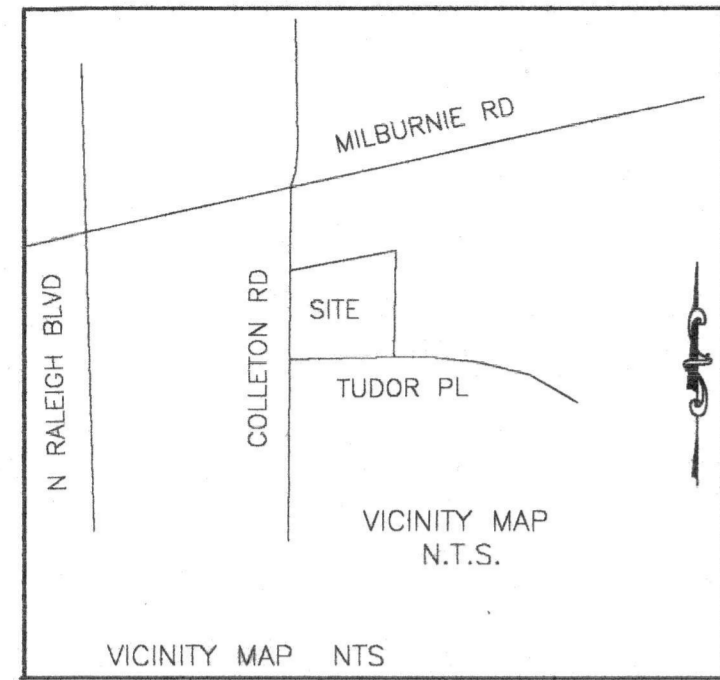
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signature JAMES MOSS

Date 6/1/18

Signature \_\_\_\_\_

Date \_\_\_\_\_



SUBJECT PROPERTY IS \_\_\_\_\_ IS NOT  LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 3720171400 J ZONE X

### 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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<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>MOSS SUBDIVISION II</b>		
Proposed Use <b>RESIDENTIAL</b>		
Property Address(es) <b>502 COLLETON ROAD</b>		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
PIN Recorded Deed 1414 41 9768	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 <b>ISABEL MOSS RENOVATION</b>		Owner/Developer Name
Address <b>2009 CHICHESTER CT, RALEIGH, N.C. 27615-4422</b>		
Phone <b>910 622-3431</b>	Email	Fax
<b>CONSULTANT/CONTACT PERSON FOR PLANS</b>		
Company Name		Contact Name <b>JOHN PHELPS</b>
Address <b>PO BOX 30122 RALEIGH, N.C. 27612</b>		
Phone <b>919 787-3658</b>	Email <b>JR81@BELLSOUTH.NET</b>	Fax <b>919 787-6727</b>

### SITE DATA INFORMATION

18,309 S.F., 0.42 ACRES TOTAL

LOT 1 9,151 S.F. 0.210 ACRES

LOT 2 8,382 S.F. 0.192 ACRES

DEDICATING 776 S.F. 0.018 ACRES

( R/W FOR TUDOR PLACE &

COLLETON ROAD)

DENSITY 2 LOTS/ 0.42 AC=4.76

OWNER INFORMATION

OWNERS:

ISABEL MOSS RENOVATION DESIGN INC.

2009 CHESTER ROAD

RALEIGH, N.C. 27615-4422

DEED BK 17036 PG 2308

CONTACT'S NAME

JOHN Y. PHELPS

PO BOX 30122

RALEIGH, N.C. 27612

PHONE 919 787-3658

FAX 919 787-6727

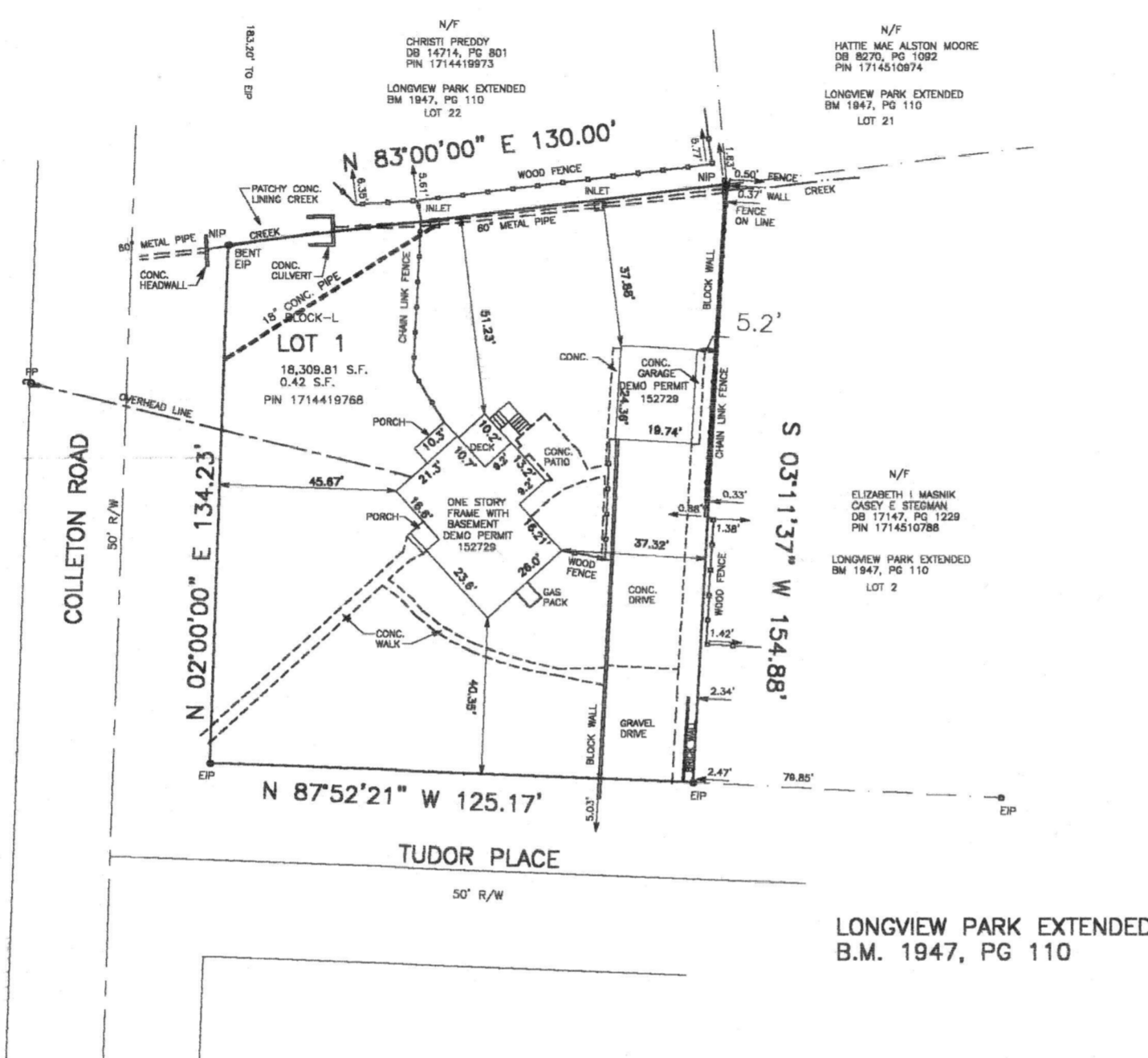
E MAIL JR81@BELLSOUTH.NET

WAKE COUNTY PIN NO. 1714 41 9768

THE SUBDIVISION OF LOT 1 BLOCK L

LONGVIEW PARK EXTENDED

BOOK OF MAPS 1947 PAGE 110



### PLANS SHEET INDEX

- SHEET 1 OF 6 COVER SHEET
- SHEET 2 OF 6 EXISTING CONDITIONS
- SHEET 3 OF 6 PROPOSED PRELIMINARY SUBDIVISION
- SHEET 4 OF 6 PROPOSED SIDEWALK, PLANTING AREA DIMENSIONS, PLANTING AND WATER & SEWER TAPS
- SHEET 5 OF 6 PROPOSED LANDSCAPING & SUBDIVISION PLAN
- SHEET 6 OF 6 PROPOSED CITY OF RALEIGH DETAILS SHEET

### NOTES FOR SOLID WASTE

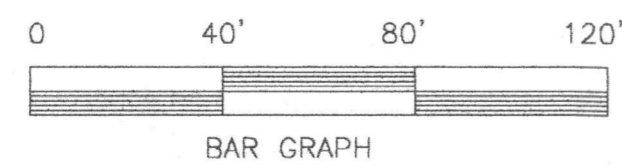
1. SOLID WASTE COMPLIANCE STATEMENT: DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE COLLECTION DESIGN MANUAL
2. REFUSE CONTAINERS ARE TO BE ROLLED TO THE CURB OF THE PUBLIC RIGHT OF WAY AND SERVICED BY CITY OF RALEIGH SOLID WASTE SERVICES. CARTS WILL BE STORED IN GARAGES OR ON A 6'X6' CONCRETE PAD TO THE SIDE OR REAR OF THE HOUSE.

OWNER/DEVELOPER/SIGNEE  
MOSS CONSTRUCTION & DESIGN, INC  
JAMES A. MOSS, JR. MEMBER/MANAGER

LEGEND

EIP	EXISTING IRON PIPE	MH	MANHOLE
NIP	NEW IRON PIPE	PP	POWER POLE
MGN	MONUMENT	R/W	RIGHT OF WAY
PK	PARKER KALON NAIL	C/L	CENTER LINE
C.B.	CATCH BASIN	FES	FLARED END SECTION
TCE	TEMP. CONST. EASEMENT		
DWE	DRIVEWAY EASEMENT		

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY FACTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH



RECORDED IN BOOK OF MAPS \_\_\_\_\_ PAGE \_\_\_\_\_ WAKE COUNTY REVISED 3/6/18 CITY COMMENTS

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Zoning District(s) <b>R-6</b>	
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
CUD (Conditional Use District) Case # <b>2-N/A</b>	
COA (Certificate of Appropriateness) Case # <b>N/A</b>	
BOA ( Board of Adjustment) Case # <b>A-N/A</b>	
STORMWATER INFORMATION	
Existing Impervious Surface <b>4,188 S.F. 0.1</b> acres/sf	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface <b>N/A</b> 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 <b>2</b>	Total # of All Lots <b>18,310 S.F. 0.42 AC</b>
Overall Unit(s)/Acre Densities Per Zoning Districts <b>4.76</b>	
Total # of Open Space and/or Common Area Lots <b>N/A</b>	

**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.

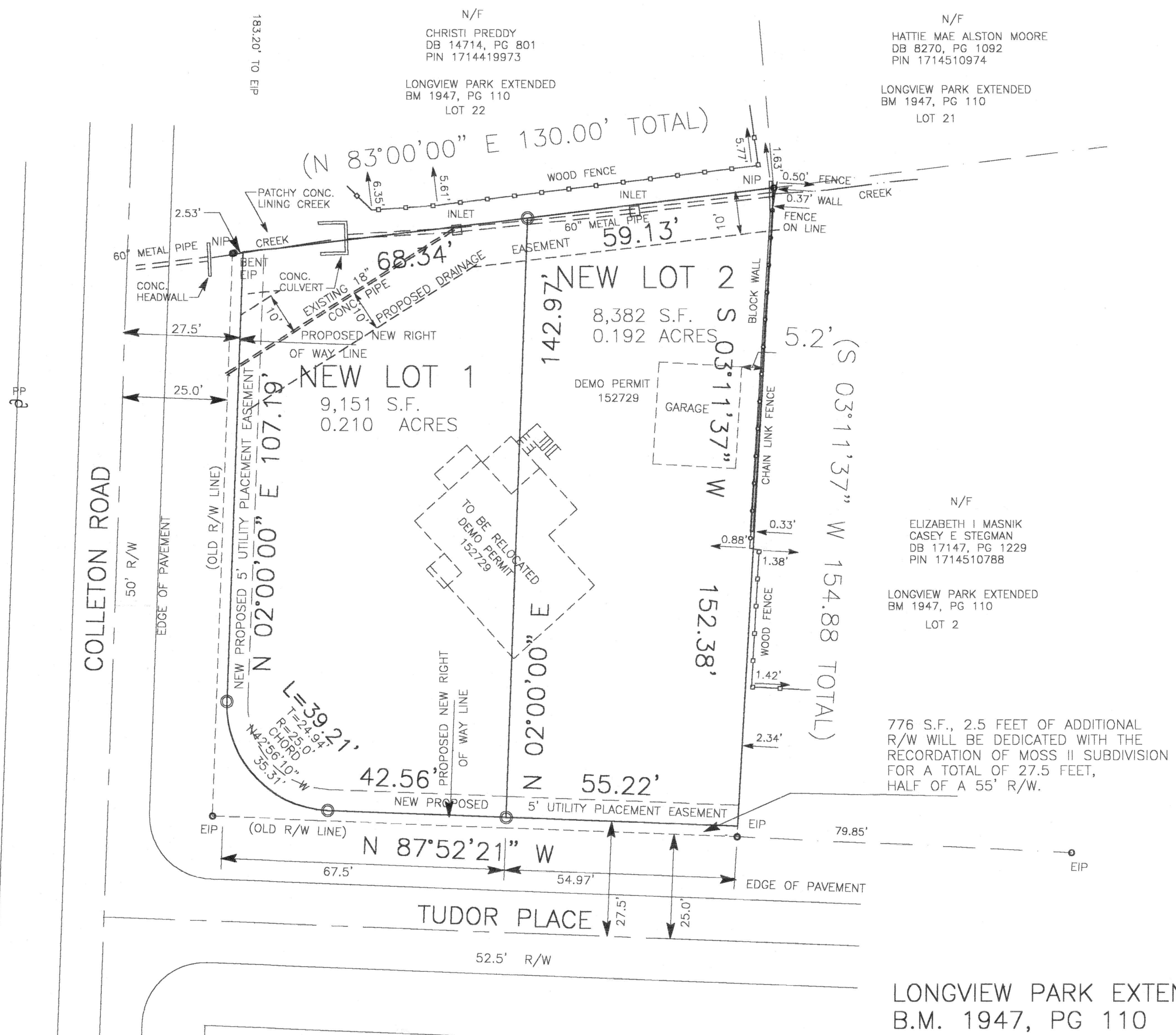
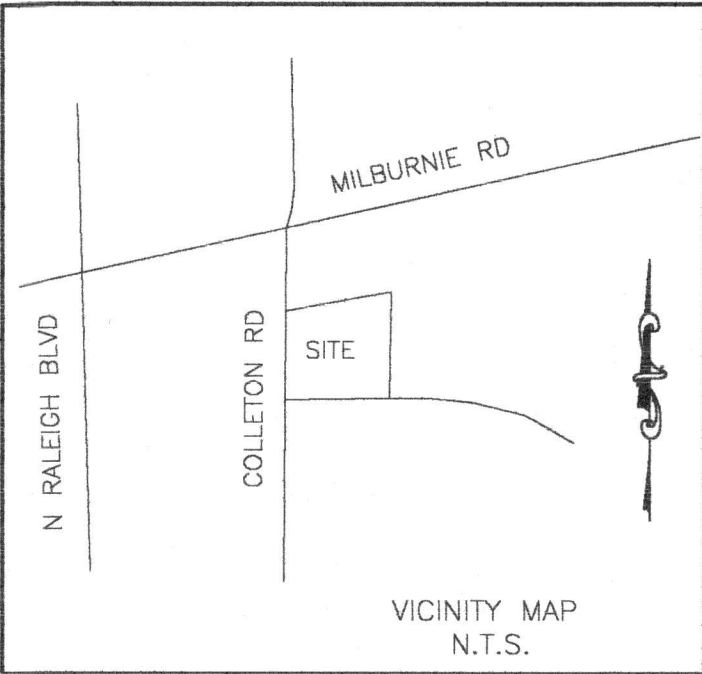
Signature \_\_\_\_\_ Date **8-31-2018**

WAKE COUNTY PIN NO. 1714 41 9768

SCALE 1"=40'	PROPOSED SUBDIVISION COVER SHEET	SHEET 1 OF 6
DATE 8/2/18	<b>MOSS SUBDIVISION II</b>	
FD. BK 1580	502 COLLETON RD RALEIGH, N.C.	
<b>JOHN Y. PHELPS JR. PROFESSIONAL SURVEYOR</b> 5110 BUR OAK CIRCLE, RALEIGH, N.C. 27612 PHONE (919) 787-3658		



SUBJECT PROPERTY IS \_\_\_ IS NOT X LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 3720170200J ZONE X



N/F  
HATTIE MAE ALSTON MOORE  
DB 8270, PG 1092  
PIN 1714510974

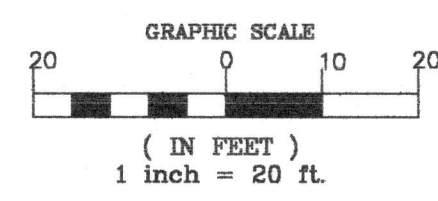
N/F  
CHRISTI PREDDY  
DB 14714, PG 801  
PIN 1714419973

N/F  
ELIZABETH I MASNIK  
CASEY E STEGMAN  
DB 17147, PG 1229  
PIN 1714510788

776 S.F., 2.5 FEET OF ADDITIONAL R/W WILL BE DEDICATED WITH THE RECORDATION OF MOSS II SUBDIVISION FOR A TOTAL OF 27.5 FEET, HALF OF A 55' R/W.

LONGVIEW PARK EXTENDED  
B.M. 1947, PG 110

- NOTE:**
- 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,
  - SEE CITY OF RALEIGH STANDARD DETAIL DRAWING W-23 FOR WATER CONNECTION AND S-30 FOR SEWER CONNECTION
  - THESE LOTS WILL BE SUBJECT TO INFILL RESIDENTIAL RULES PER UDO SEC 2.2.7



LEGEND

EIP	EXISTING IRON PIPE	MH	MANHOLE
NIP	NEW IRON PIPE	PP	POWER POLE
MON	MONUMENT	R/W	RIGHT OF WAY
PK	PARKER KALON NAIL	C/L	CENTER LINE
C.B.	CATCH BASIN	FES	FLARED END SECTION
TCE	TEMP. CONST. EASEMENT		
DWE	DRIVEWAY EASEMENT		

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY FACTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH

SCALE 1"=20'	PROPOSED PRELIMINARY SUBDIVISION <b>MOSS SUBDIVISION II</b>	SHEET 3 OF 6
DATE 6/01/18	RALEIGH, N.C.	
FD. BK1580 FB 101052	ST. MARY'S TWSP., WAKE COUNTY, N.C.	
<b>JOHN Y. PHELPS JR. PROFESSIONAL SURVEYOR</b> 5110 BUR OAK CIRCLE, RALEIGH, N.C. 27612 PHONE (919) 787-3658		

RECORDED IN BOOK OF MAPS \_\_\_\_\_ PAGE \_\_\_\_\_ WAKE COUNTY

S-38-18  
TRANSACTION NO. 565641

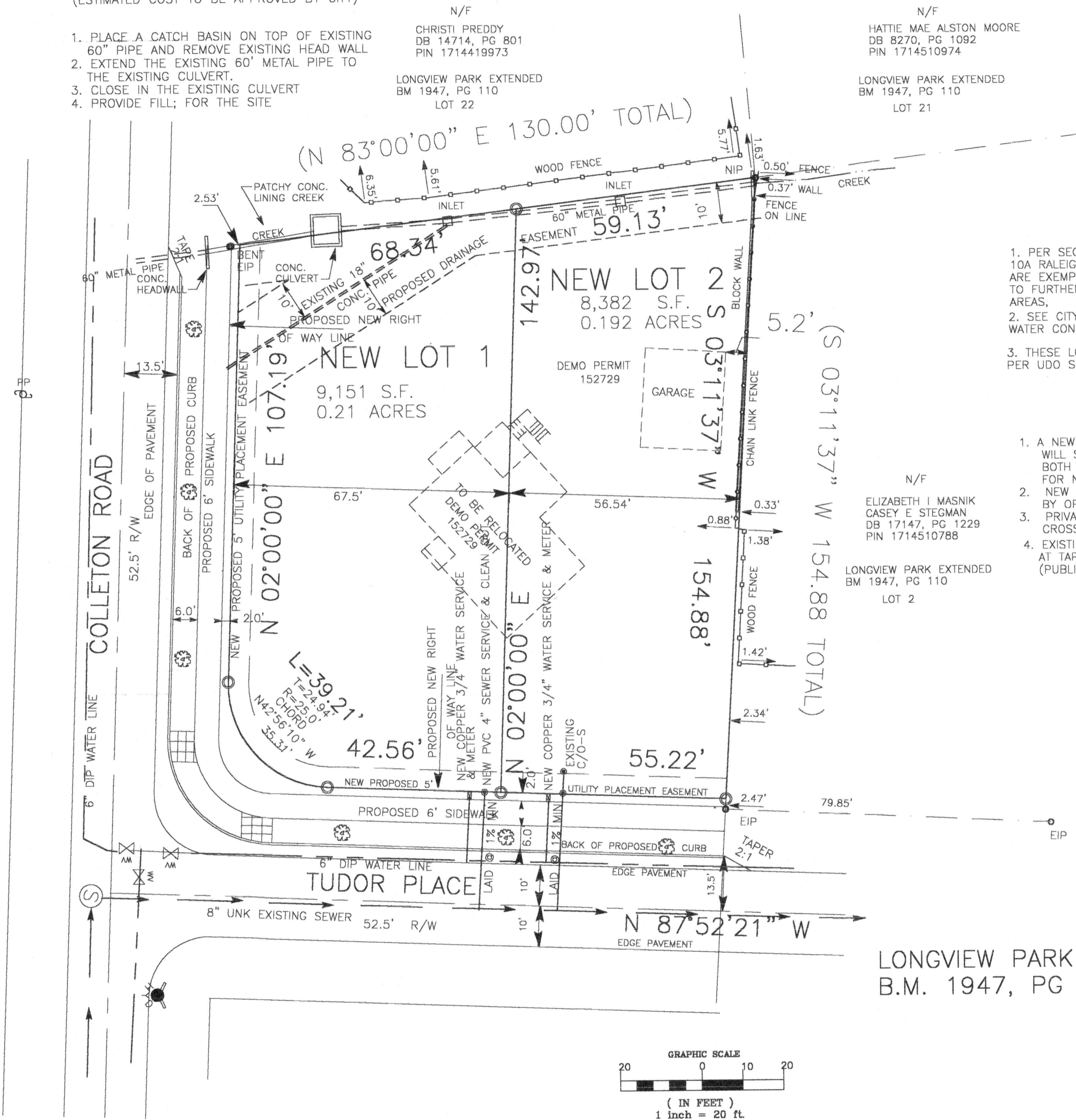
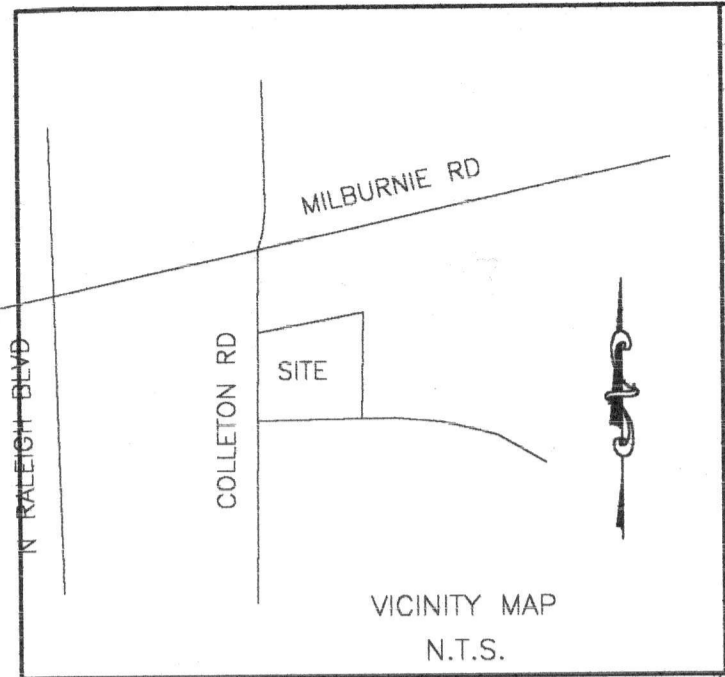
SUBJECT PROPERTY IS \_\_\_ IS NOT X LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 3720170200J ZONE X

DEVELOPER TO LEAVE EXISTING HEADWALL AND CULVERT AS IS. HE WILL PAY FEE-IN LIEU FOR FOR HALF THE ESTIMATED COST IMPROVEMENTS: (ESTIMATED COST TO BE APPROVED BY CITY)

1. PLACE A CATCH BASIN ON TOP OF EXISTING 60" PIPE AND REMOVE EXISTING HEAD WALL
2. EXTEND THE EXISTING 60' METAL PIPE TO THE EXISTING CULVERT.
3. CLOSE IN THE EXISTING CULVERT
4. PROVIDE FILL; FOR THE SITE

N/F  
 CHRISTI PREDDY  
 DB 14714, PG 801  
 PIN 1714419973  
 LONGVIEW PARK EXTENDED  
 BM 1947, PG 110  
 LOT 22

N/F  
 HATTIE MAE ALSTON MOORE  
 DB 8270, PG 1092  
 PIN 1714510974  
 LONGVIEW PARK EXTENDED  
 BM 1947, PG 110  
 LOT 21

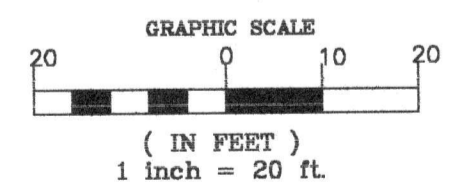


- NOTE:**
1. PER SECTION 9.2.2.A.2.b.i SUBJECT TO 4.c. OF THE PART 10A RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT FROM ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE AREAS.
  2. SEE CITY OF RALEIGH STANDARD DETAIL DRAWING W-23 FOR WATER CONNECTION AND S-30 FOR SEWER CONNECTION
  3. THESE LOTS WILL BE SUBJECT TO INFILL RESIDENTIAL RULES PER UDO SEC 2.2.7

- UTILITY NOTES:**
1. A NEW WATER SERVICE AND THE EXISTING SEWER SERVICE WILL SERVE NEW LOT 2. BOTH NEW WATER AND SEWER SERVICE WILL BE PROVIDED FOR NEW LOT 1
  2. NEW WATER AND SEWER SERVICES SHALL BE INSTALLED BY OPEN CUT PER CITY OF RALEIGH STANDARDS
  3. PRIVATE WATER AND SEWER MAINS OR SERVICES CANNOT CROSS PROPERTY LINES, (SEC. 8-2007)
  4. EXISTING UTILITIES SERVICES (UNUSED) SHALL BE ABANDONED AT TAP (MAIN) AND REMOVED FROM RIGHT OF WAY OR EASEMENT. (PUBLIC UTILITIES HANDBOOK PG 67 AND 125)

N/F  
 ELIZABETH I MASNIK  
 CASEY E STEGMAN  
 DB 17147, PG 1229  
 PIN 1714510788  
 LONGVIEW PARK EXTENDED  
 BM 1947, PG 110  
 LOT 2

LONGVIEW PARK EXTENDED  
 B.M. 1947, PG 110



LEGEND

EIP EXISTING IRON PIPE	M1 MANHOLE
NIP NEW IRON PIPE	PP POWER POLE
MON MONUMENT	R/W RIGHT OF WAY
PK PARKER KALON NAIL	C/L CENTER LINE
C.B. CATCH BASIN	FES FLARED END SECTION
TCE TEMP. CONST. EASEMENT	RIVER BIRCH OR EQUAL
DWE DRIVEWAY EASEMENT	

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SCALE 1"=20'	PROPOSED SIDEWALK, PLANTING AREA DIMENSIONS, PLANTING AND WATER & SEWER TAPS	SHEET 4 OF 6
DATE 06/01/18	MOSS SUBDIVISION 11 502 COLLETON RD. RALEIGH, N.C.	JOHN Y. PHELPS JR. PROFESSIONAL SURVEYOR 5110 BUR OAK CIRCLE, RALEIGH, N.C. 27612 PHONE (919) 787-3658
FD. BK1580 FB 101052		