



# Administrative Approval Action

Case File / Name: SUB-0074-2022  
DSLC - Eagle Crest West Industrial Park

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2492  
currentplanning@raleighnc.gov  
www.raleighnc.gov

**LOCATION:** The site is generally located on the west side of Auburn Church Road around the intersection of Auburn Church Road and Treygan Road, with common street addresses of 4100, 4150, 4200, 4250, 4300 and 4320 Auburn Church Road. Portions of the site are outside the city limits.

**REQUEST:** Conventional subdivision of approximately 175 acres zoned IH-CU with portions in the SHOD-1 overlay district to create 9 general building lots and dedicate right-of-way for new roads in phases.

**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 dated July 7, 2023 by CAPITAL Civil ENGINEERING.

## **CONDITIONS OF APPROVAL and NEXT STEPS:**

*This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:*

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

***The following items are required prior to approval of Site Permitting Review plans:***

### **General**

1. Full details of the offsite road improvements as required by NCDOT and any associated easements and right of way needs are to be clarified prior to issuance.

### **Engineering**

2. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to the City of Raleigh Transportation Department – Mobility Strategy and Infrastructure Division prior to Site Permit review approval.
3. A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.

### **Stormwater**

4. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).



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5. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
6. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
7. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

## Urban Forestry

8. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
9. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).

☒ **LEGAL DOCUMENTS** - Email to [legaldocumentreview@raleighnc.gov](mailto:legaldocumentreview@raleighnc.gov). Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required
<input checked="" type="checkbox"/>	Slope Easement Deed of Easement Required

<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required
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☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

***The following items must be approved prior to recording the plat:***

## General

1. The greenway easement as shown on the preliminary plan shall be dedicated prior to, or in conjunction with the recording of a map in any phase affected by the greenway.

## Engineering

2. A fee-in-lieu for the portions of the stub street and sidewalk not built to the property line is paid to the City of Raleigh (UDO 8.1.10).





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3. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
4. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.
5. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
6. A slope easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

## Public Utilities

7. 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.
8. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.

## Stormwater

9. Phase 2, Lots 4-7: A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).



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10. Phase 2, Lots 4-7: The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
11. Phase 2, Lots 4-7: The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).
12. Phase 2, Lots 4-7: A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
13. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).
14. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

## Urban Forestry

15. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 17.81 total acres of tree conservation area. 12.02 acres of Tree Conservation Area will be newly dedicated.
16. A public infrastructure surety for 23 street trees along Conash Lane and 91 street trees along Eagle Crest Way shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

***The following items must be approved prior to the issuance of building permits:***

## Public Utilities

1. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.
2. Initiation of the easement exchange process is required (via dedication of new easement on record plat, ending with abandonment of old easement on subsequent deed).

## Stormwater

3. Phases 3 & 4, Lots 8 & 9: A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).



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4. Phases 3 & 4, Lots 8 & 9: A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).

## Urban Forestry

5. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 23 street trees along Conash Lane and 91 street trees along Eagle Crest Way.
6. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

***The following are required prior to issuance of building occupancy permit:***

## General

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
2. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff
3. All street lights and street signs required as part of the development approval are installed.
4. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

## Stormwater

5. Phase 2, Lots 4-7: As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
6. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

**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: August 16, 2026**  
**Record at least ½ of the land area approved.**

**5-Year Sunset Date: August 16, 2028**  
**Record entire subdivision.**



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I hereby certify this administrative decision.

Signed: *Daniel L. Stegall* Date: 08/16/2023  
Development Services Dir/Designee  
Staff Coordinator: Kasey Evans





Z-2-89

1. Application will not be made to the Board of Adjustment pursuant to section 10-246(b)(1) for storage yard for unlicensed, uninspected, wrecked, dismantled or partially dismantled automotive vehicles.  
**RESPONSE:** This is not a planned use of the property and application to the Board of Adjustment will not be made.
2. The reimbursement of any additional right-of-way along Auburn Church Road shall remain at values in existence prior to rezoning (R-40)\*.  
**RESPONSE:** Noted.
3. Billboards shall not be erected on any portion of the property.  
**RESPONSE:** Noted. No billboards will be erected on the property.
4. No more than 10% of the gross land area of the subject property (31.9 acres) shall be devoted to any combination of retail uses, hotel or motel uses.  
**RESPONSE:** No retail uses, hotel or motel uses are planned for the property.
5. Any development of the property will comply with the provisions of Certified Recommendation 7107 of the City of Raleigh Planning Commission.  
**RESPONSE:** Per Matt Klem, this provision is not longer applicable, as the UDO stormwater standards surpass those established by this stormwater provision.
6. In the event of the condemnation of an area for Greenway along Big Branch Creek, the area condemned shall remain at values in existence prior to rezoning (R-40)\*.  
**RESPONSE:** Noted.

Z-3-89

1. Application will not be made to the Board of Adjustment pursuant to section 10-2046(b)(1) for storage yard for unlicensed, uninspected, wrecked, dismantled or partially dismantled automotive vehicles.  
**RESPONSE: This is not a planned use of the property and application to the Board of Adjustment will not be made.**
2. The reimbursement value of any additional right-of-way along Auburn Church Road shall remain at values in existence prior to rezoning (Residential-4).  
**RESPONSE: Noted.**
3. Billboards shall not be erected on any portion of the property.  
**RESPONSE: Noted. No billboards will be erected on the property.**
4. No more than 10% of the gross land area of the subject property (22.5 acres) shall be devoted to any combination of retail uses, hotel or motel uses.  
**RESPONSE: No retail uses, hotel or motel uses are planned for the property.**
5. Any development of the property will comply with the provisions of Certified Recommendation 7107 of the City of Raleigh Planning Commission.  
**RESPONSE: Per Matt Klem, this provision is not longer applicable, as the UDO stormwater standards surpass those established by this stormwater provision.**
6. In the event of the condemnation of an area for Greenway along Big Branch Creek, the area condemned shall remain at values in existence prior to rezoning (Residential-4).  
**RESPONSE: Noted.**

## ZONING CONDITIONS

2/15/2023 – PER CITY COMMENTS  
3/23/2023 – PER CITY COMMENTS  
7/7/2023 – PER CITY COMMENTS



DATE  
JULY 7, 2023

SUED FOR  
SUBDIVISION REVIEW

SHEET NO.

# C101





SHEET 103

SHEET 104

SHEET 105

LEGEND

FEMA FLOODWAY  
1% ANNUAL FLOOD  
FUTURE CONDITIONS 1% ANNUAL  
WETLANDS  
1% ANNUAL FLOOD LIMITS  
FLOODWAY  
SUBDIVISION BOUNDARY  
EXISTING WATERLINE  
EXISTING SEWER  
EXISTING STORM  
EXISTING FIBER LINE  
EXISTING GAS LINE  
EXISTING EASEMENT

- TREE CONSERVATION AREA NOTE:
1. PORTIONS OF THE SUBDIVISION CONTAIN RECORDED TREE CONSERVATION AREAS PER BM2022-P0454.
  2. THIS PRELIMINARY SUBDIVISION PLAN WILL REPLACE ALL EXISTING RECORDED TREE CONSERVATION AREAS WITH NEW TREE CONSERVATION AREAS REQUIRED FOR THIS PRELIMINARY SUBDIVISION PLAN.
  3. REFER TO SUBSEQUENT SHEETS IN THIS PRELIMINARY SUBDIVISION PLAN FOR TREE CONSERVATION AREAS AND DESCRIPTIONS.



EAGLE CREST WEST INDUSTRIAL PARK

AUBURN CHURCH ROAD RALEIGH NC

ZONING: IH-CU

EXISTING CONDITIONS - OVERALL

REVISIONS:  
2/15/2023 - PER CITY COMMENTS  
3/23/2023 - PER CITY COMMENTS  
7/7/2023 - PER CITY COMMENTS

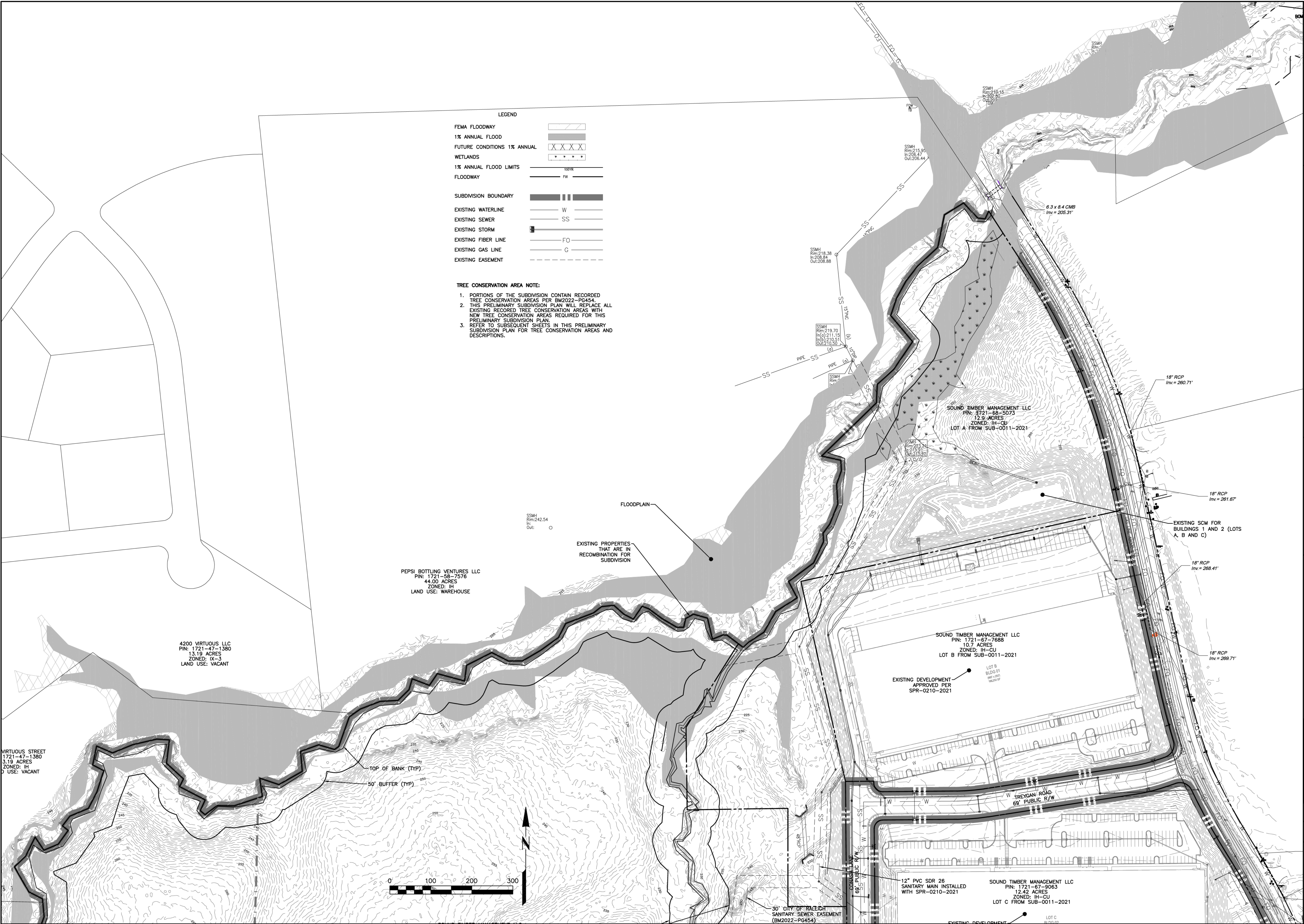
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209 NORTH SALEM STREET, STE 220, APEX, NC 27502  
PH 919 249-5357 FX 919 590-6887  
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DATE  
JULY 7, 2023

ISSUED FOR  
SUBDIVISION REVIEW

SHEET NO.  
**C102**





EAGLE CREST WEST INDUSTRIAL PARK

AUBURN CHURCH ROAD RALEIGH NC

ZONING: IH-CU

EXISTING CONDITIONS

REVISIONS:  
2/15/2023 - PER CITY COMMENTS  
3/23/2023 - PER CITY COMMENTS  
7/7/2023 - PER CITY COMMENTS

**CCE**  
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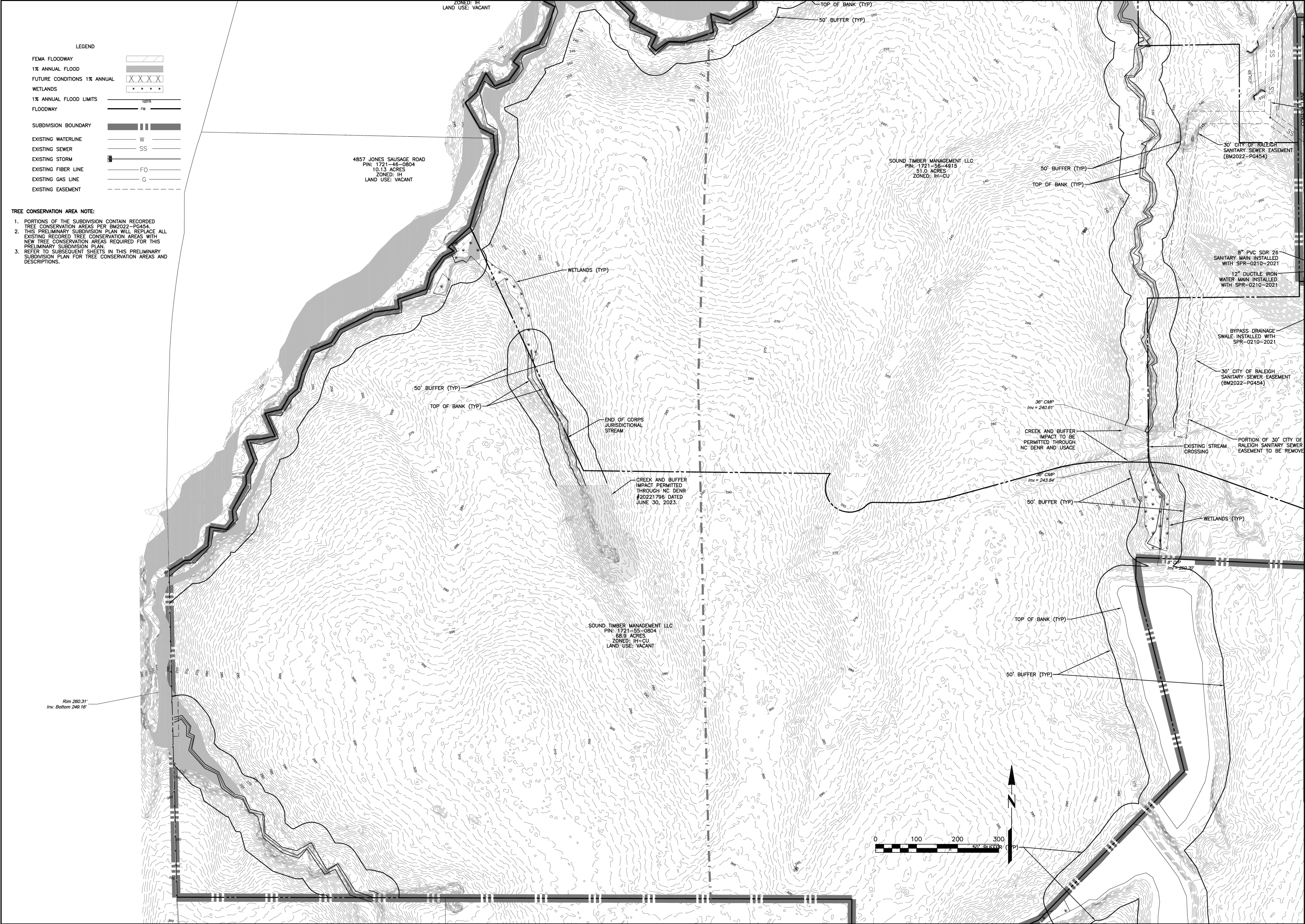
DATE  
JULY 7, 2023

ISSUED FOR  
SUBDIVISION REVIEW

SHEET NO.

C103





LEGEND

FEMA FLOODWAY  
1% ANNUAL FLOOD  
FUTURE CONDITIONS 1% ANNUAL  
WETLANDS  
1% ANNUAL FLOOD LIMITS  
FLOODWAY

SUBDIVISION BOUNDARY

EXISTING WATERLINE  
EXISTING SEWER  
EXISTING STORM  
EXISTING FIBER LINE  
EXISTING GAS LINE  
EXISTING EASEMENT

W  
SS  
FO  
G

TREE CONSERVATION AREA NOTE:

1. PORTIONS OF THE SUBDIVISION CONTAIN RECORDED TREE CONSERVATION AREAS PER BM2022-PG454.
2. THIS PRELIMINARY SUBDIVISION PLAN WILL REPLACE ALL EXISTING RECORDED TREE CONSERVATION AREAS WITH NEW TREE CONSERVATION AREAS REQUIRED FOR THIS PRELIMINARY SUBDIVISION PLAN.
3. REFER TO SUBSEQUENT SHEETS IN THIS PRELIMINARY SUBDIVISION PLAN FOR TREE CONSERVATION AREAS AND DESCRIPTIONS.

EAGLE CREST WEST INDUSTRIAL PARK

AUBURN CHURCH ROAD RALEIGH NC

ZONING: IH-CU

EXISTING CONDITIONS

REVISIONS:  
2/15/2023 - PER CITY COMMENTS  
3/23/2023 - PER CITY COMMENTS  
7/7/2023 - PER CITY COMMENTS

**CCE**  
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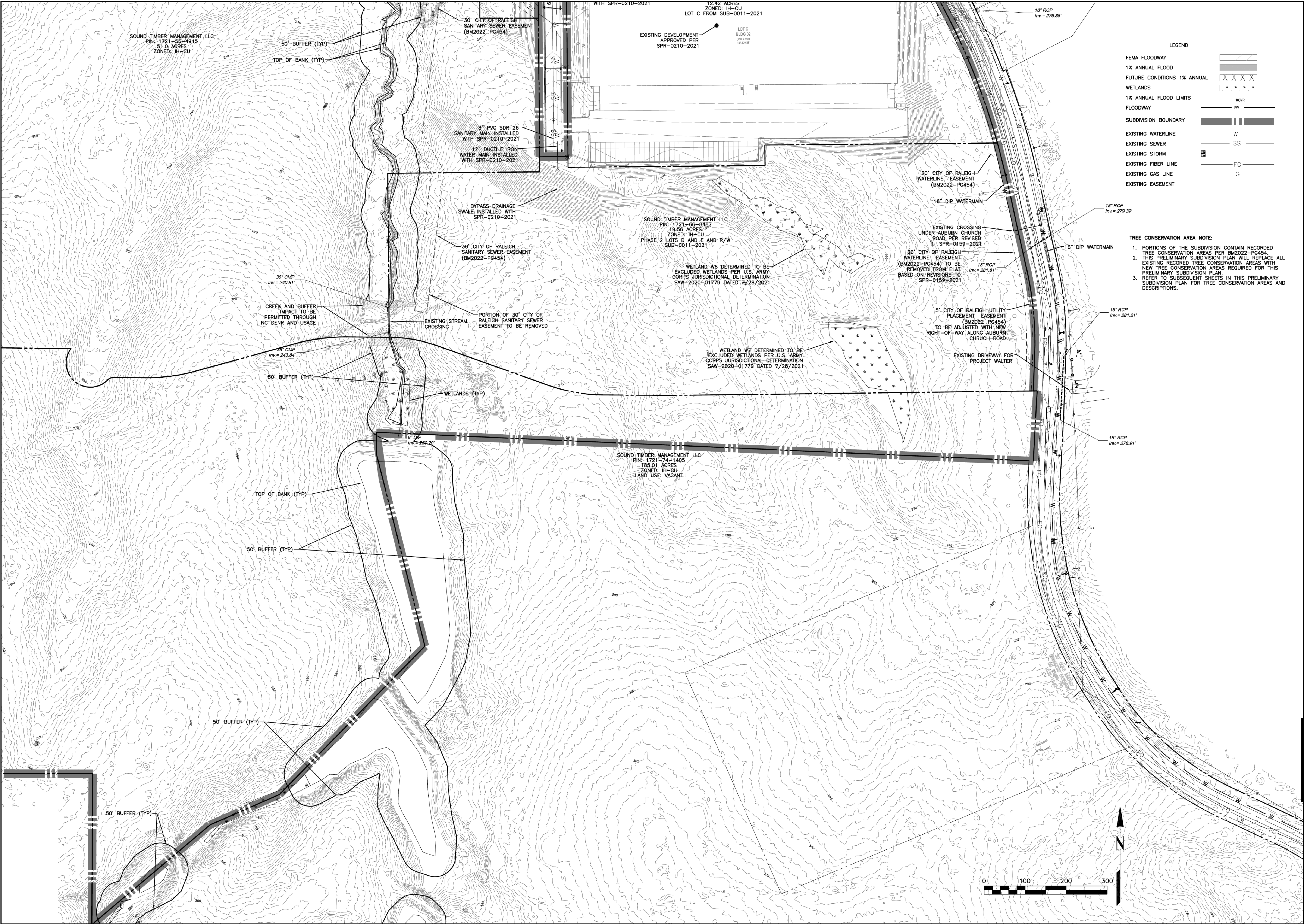
DATE  
JULY 7, 2023

ISSUED FOR  
SUBDIVISION REVIEW

SHEET NO.

C104





EAGLE CREST WEST INDUSTRIAL PARK

AUBURN CHURCH ROAD RALEIGH NC

ZONING: IH-CU

EXISTING CONDITIONS

REVISIONS:

2/15/2023 - PER CITY COMMENTS

3/23/2023 - PER CITY COMMENTS

7/17/2023 - PER CITY COMMENTS

**CCE**

- CAPITAL CIVIL ENGINEERING -

209 NORTH SALEM STREET, STE 220, APEX, NC 27502

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DATE

JULY 7, 2023

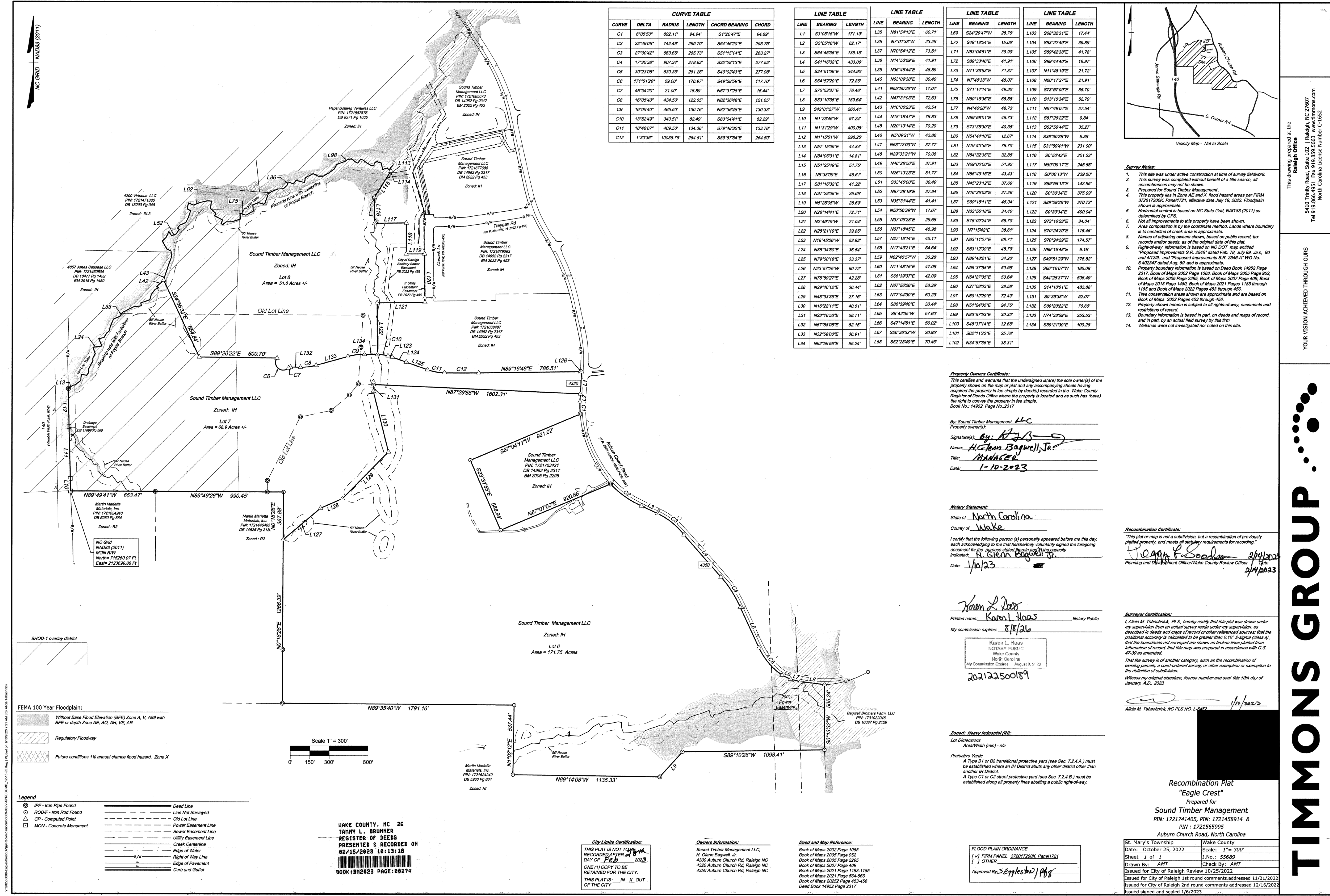
ISSUED FOR

SUBDIVISION REVIEW

SHEET NO.

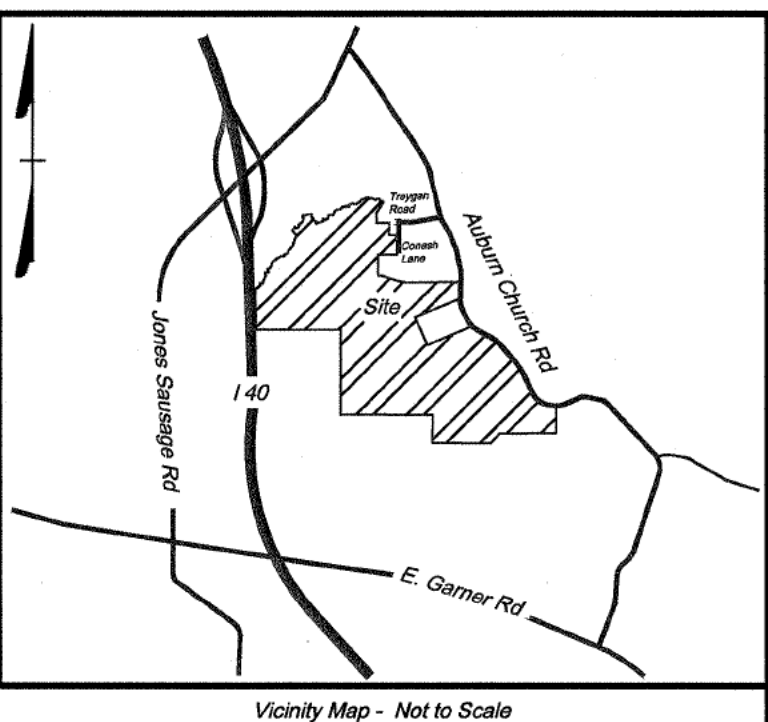
C105





CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	6°05'50"	892.11'	94.94'	S1°20'47"E 94.89'
C2	22°49'06"	742.48'	295.70'	S54°48'20"E 293.75'
C3	27°00'42"	563.69'	265.73'	S51°15'14"E 263.27'
C4	17°35'38"	907.34'	278.62'	S32°28'13"E 277.52'
C5	30°23'08"	530.38'	281.26'	S40°02'43"E 277.98'
C6	171°51'26"	59.00'	176.97'	S49°28'59"E 117.70'
C7	46°04'20"	21.00'	16.89'	N87°37'28"E 16.44'
C8	16°05'40"	434.50'	122.05'	N92°36'48"E 121.65'
C9	16°05'40"	465.50'	130.76'	N92°36'48"E 130.33'
C10	13°52'49"	340.51'	82.49'	S83°04'41"E 82.29'
C11	16°48'07"	409.50'	134.38'	S79°48'32"E 133.78'
C12	1°30'36"	10035.78'	264.51'	S89°57'54"E 264.50'

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S3°05'16"W	171.19'	L35	N81°54'13"E	60.71'	L69	S24°29'47"W	28.75'	L103	S68°32'31"E	17.44'
L2	S3°05'16"W	62.17'	L36	N7°01'38"W	23.25'	L70	S49°13'24"E	15.06'	L104	S53°22'49"E	38.89'
L3	S64°45'35"E	136.16'	L37	N70°54'12"E	73.51'	L71	N53°04'51"E	36.90'	L105	S59°42'38"E	41.78'
L4	S41°16'02"E	433.06'	L38	N14°53'59"E	41.91'	L72	S89°33'46"E	41.91'	L106	S89°44'40"E	16.97'
L5	S24°51'09"E	344.90'	L39	N36°48'44"E	48.89'	L73	N71°33'53"E	71.87'	L107	N11°48'19"E	21.72'
L6	S64°52'20"E	72.85'	L40	N63°09'38"E	30.40'	L74	N7°46'33"W	45.07'	L108	N60°17'27"E	21.91'
L7	S75°53'37"E	76.46'	L41	N55°50'23"W	17.07'	L75	S71°14'14"E	49.30'	L109	S73°57'08"E	35.70'
L8	S63°10'35"E	189.64'	L42	N47°31'03"E	72.63'	L76	N60°19'36"E	65.58'	L110	S13°15'34"E	52.79'
L9	S42°01'12"W	260.41'	L43	N16°00'23"E	43.54'	L77	N4°46'28"W	48.73'	L111	N67°49'04"E	27.54'
L10	N1°23'46"W	97.24'	L44	N18°18'47"E	76.83'	L78	N69°58'01"E	46.73'	L112	S87°26'22"E	9.84'
L11	N1°31'29"W	400.08'	L45	N20°13'14"E	70.20'	L79	S73°35'30"E	40.35'	L113	S52°50'44"E	35.27'
L12	N1°16'51"W	298.25'	L46	N5°09'21"W	43.86'	L80	N54°44'10"E	12.67'	L114	S36°30'38"W	9.35'
L13	N57°15'09"E	44.84'	L47	N63°12'03"W	37.77'	L81	N19°40'35"E	76.70'	L115	S31°59'41"W	231.00'
L14	N64°06'31"E	14.81'	L48	N29°33'21"W	70.06'	L82	N54°32'36"E	32.85'	L116	S0°50'43"E	201.23'
L15	N61°25'49"E	54.75'	L49	N46°28'56"E	37.91'	L83	N69°00'00"E	51.92'	L117	N89°09'17"E	245.55'
L16	N5°38'09"E	46.61'	L50	N26°13'23"E	51.77'	L84	N84°49'15"E	43.43'	L118	S0°00'13"W	239.50'
L17	S81°16'32"E	41.22'	L51	S33°45'00"E	38.49'	L85	N45°23'12"E	37.69'	L119	S89°58'13"E	142.95'
L18	N37°28'08"E	26.66'	L52	N67°28'19"E	37.94'	L86	N16°28'03"E	27.28'	L120	S0°30'34"E	375.09'
L19	N5°25'05"W	25.69'	L53	N35°31'44"E	41.41'	L87	S89°18'11"E	45.04'	L121	S88°29'26"W	370.72'
L20	N28°14'41"E	72.71'	L54	N50°56'39"W	17.67'	L88	N33°55'18"E	34.40'	L122	S0°30'34"E	400.04'
L21	N2°49'19"W	21.04'	L55	N37°09'28"E	28.68'	L89	S75°02'24"E	68.70'	L123	S73°16'23"E	34.04'
L22	N28°21'19"E	38.85'	L56	N67°16'45"E	48.98'	L90	N7°15'42"E	38.61'	L124	S70°24'28"E	115.46'
L23	N18°45'26"W	53.92'	L57	N27°16'14"E	45.11'	L91	N63°11'27"E	68.71'	L125	S70°24'28"E	174.57'
L24	N85°34'50"E	36.54'	L58	N17°43'21"E	54.64'	L92	S63°12'09"E	45.79'	L126	N89°16'48"E	9.16'
L25	N79°00'18"E	33.37'	L59	N62°45'57"W	30.29'	L93	N89°48'21"E	34.20'	L127	S49°51'29"W	378.82'
L26	N23°57'25"W	60.72'	L60	N11°48'15"E	47.05'	L94	N59°37'58"E	50.96'	L128	S66°16'07"W	185.08'
L27	N75°59'27"E	42.28'	L61	S66°39'37"E	42.09'	L95	N54°27'35"E	53.64'	L129	S44°25'37"W	506.49'
L28	N29°40'12"E	36.44'	L62	N67°56'26"E	53.39'	L96	N27°08'03"E	38.58'	L130	S14°10'01"E	483.88'
L29	N48°33'38"E	27.16'	L63	N77°04'30"E	60.23'	L97	N69°12'29"E	72.49'	L131	S0°39'38"W	52.07'
L30	N15°22'11"E	40.51'	L64	S86°39'40"E	30.44'	L98	N51°24'05"E	24.75'	L132	S89°20'22"E	76.66'
L31	N23°10'53"E	58.71'	L65	S6°42'35"W	57.60'	L99	N83°57'53"E	30.32'	L133	N74°53'59"E	253.53'
L32	N87°58'05"E	52.15'	L66	S47°14'51"E	56.02'	L100	S48°37'14"E	32.68'	L134	S89°21'39"E	100.26'
L33	N32°58'00"E	36.91'	L67	S26°36'32"W	20.95'	L101	S62°11'22"E	25.76'			
L34	N82°59'56"E	95.24'	L68	S62°28'49"E	70.46'	L102	N34°57'36"E	38.31'			



- Survey Notes:**
- This site was under active construction at time of survey fieldwork.
  - This survey was completed without benefit of a title search, all encumbrances may not be shown.
  - Prepared for Sound Timber Management.
  - This property lies in Zone AE and X flood hazard areas per FIRM 37201200K, Panel 1721, effective date July 19, 2022. Floodplain shown is approximate.
  - Horizontal control is based on NC State Grid, NAD83 (2011) as determined by GPS.
  - Not all improvements to this property have been shown.
  - Area computation is by the coordinate method. Lands where boundary is to centerline of creek area is approximate.
  - Names of adjoining owners shown, based on public record, tax records and/or deeds, as of the original date of this plat.
  - Right-of-way information is based on NC DOT map entitled "Proposed Improvements S.R. 2546" dated Feb. 78, July 88, Jan. 90 and 4/129, and "Proposed Improvements S.R. 2546-A" W.O. No. 6402347 dated Aug. 89 and is approximate.
  - Property boundary information is based on Deed Book 14952 Page 2317, Book of Maps 2002 Page 1068, Book of Maps 2005 Page 552, Book of Maps 2005 Page 2295, Book of Maps 2007 Page 409, Book of Maps 2018 Page 1480, Book of Maps 2021 Pages 1183 through 1185 and Book of Maps 2022 Pages 453 through 456.
  - Tree conservation areas shown are approximate and are based on Book of Maps 2022 Pages 453 through 456.
  - Property shown hereon is subject to all rights-of-way, easements and restrictions of record.
  - Boundary information is based in part, on deeds and maps of record, and in part, by an actual field survey by this firm.
  - Wetlands were not investigated nor noted on this site.

**Property Owners Certificate:**  
This certifies and warrants that the undersigned is/are the sole owner(s) of the property shown on the map or plat and any accompanying sheets having acquired the property in fee simple by deed(s) recorded in the Wake County Register of Deeds Office where the property is located and as such has/have the right to convey the property in fee simple.  
Book No.: 14952, Page No. 2317

By: Sound Timber Management LLC  
Property owner(s):  
Signature(s): *[Signature]*  
Name: *H. Glenn Bagwell, Jr.*  
Title: *Manager*  
Date: *1-10-2023*

**Notary Statement:**  
State of *North Carolina*  
County of *Wake*  
I certify that the following person (s) personally appeared before me this day, each acknowledging to me that he/she/they voluntarily signed the foregoing document for the purpose stated and that he/she/they are the capacity indicated:  
*H. Glenn Bagwell, Jr.*  
Date: *1/10/23*

**Recombination Certificate:**  
"This plat or map is not a subdivision, but a recombination of previously platted property, and meets all statutory requirements for recording."  
*[Signature]* *2/10/2023*  
Planning and Development Officer/Wake County Review Officer

*[Signature]*  
Printed name: *Karen L. Hoas* Notary Public  
My commission expires: *8/18/26*  
Karen L. Hoas  
NOTARY PUBLIC  
Wake County  
North Carolina  
My Commission Expires August 8, 2026  
202122500189

**Surveyor Certification:**  
I, Alicia M. Tabachnick, PLS., hereby certify that this plat was drawn under my supervision from an actual survey made under my supervision, as described in deeds and maps of record or other referenced sources; that the positional accuracy is calculated to be greater than 1/10" 2-sigma (less or equal), that the boundaries not surveyed are shown as broken lines plotted from information of record; that this map was prepared in accordance with G.S. 47-30 as amended.  
That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exception to the definition of subdivision.  
Witness my original signature, license number and seal this 10th day of January, A.D., 2023.  
*[Signature]* *1/10/2023*  
Alicia M. Tabachnick, NC PLS NO. L-5452

**Zoned: Heavy Industrial (IH):**  
Lot Dimensions:  
Area/Width (min) - n/a  
**Protective Yards:**  
A Type B1 or B2 transitional protective yard (see Sec. 7.2.4.A) must be established where an IH District abuts any other district other than another IH District.  
A Type C1 or C2 street protective yard (see Sec. 7.2.4.B) must be established along all property lines abutting a public right-of-way.

**Recombination Plat**  
"Eagle Crest"  
Prepared for  
Sound Timber Management  
PIN: 1721741405, PIN: 1721458914 &  
PIN: 1721565995  
Auburn Church Road, North Carolina

St. Mary's Township	Wake County
Date: October 25, 2022	Scale: 1"= 300'
Sheet 1 of 1	3.No.: 55689
Drawn By: <i>ANT</i>	Check By: <i>ANT</i>
Issued for City of Raleigh Review 10/25/2022	
Issued for City of Raleigh 1st round comments addressed 11/21/2022	
Issued for City of Raleigh 2nd round comments addressed 12/16/2022	
Issued signed and sealed 1/6/2023	

**NC GRID NAD83 (2011)**

**FEMA 100 Year Floodplain:**

- Without Base Flood Elevation (BFE) Zone A, V, A99 with BFE or depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway
- Future conditions 1% annual chance flood hazard, Zone X

**Legend**

- IPF - Iron Pipe Found
- RODF - Iron Rod Found
- CP - Computed Point
- MON - Concrete Monument
- Deed Line
- Line Not Surveyed
- Old Lot Line
- Power Easement Line
- Sewer Easement Line
- Utility Easement Line
- Creek Centerline
- Edge of Water
- Right of Way Line
- Edge of Pavement
- Curb and Gutter

**HAKE COUNTY, NC 26**  
**TAMMY L. BRUNNER**  
**REGISTER OF DEEDS**  
**PRESENTED & RECORDED ON**  
**02/15/2023 10:13:18**  
**BOOK: BN2023 PAGE: 00274**

**City Limits Certification:**  
THIS PLAT IS NOT TO BE RECORDED AFTER 2023 DAY OF Feb 2023  
ONE (1) COPY TO BE RETAINED FOR THE CITY.  
THIS PLAT IS IN X OUT OF THE CITY

**Owners Information:**  
Sound Timber Management LLC,  
H. Glenn Bagwell, Jr.,  
4300 Auburn Church Rd, Raleigh NC  
4320 Auburn Church Rd, Raleigh NC  
4350 Auburn Church Rd, Raleigh NC

**Deed and Map Reference:**  
Book of Maps 2002 Page 1068  
Book of Maps 2005 Page 552  
Book of Maps 2005 Page 2295  
Book of Maps 2007 Page 409  
Book of Maps 2021 Page 1183-1185  
Book of Maps 2021 Page 564-566  
Book of Maps 2022 Page 453-456  
Deed Book 14952 Page 2317

**FLOOD PLAIN ORDINANCE**  
[X] FIRM PANEL 37201200K, Panel 1721  
[ ] OTHER  
Approved By: *[Signature]*

This drawing prepared at the  
**Raleigh Office**  
5410 Trinity Road, Suite 102, J. Raleigh, NC 27607  
Tel 919 856 4851 Fax 919 859 5563  
www.timmons.com  
North Carolina License Number C-1652

**YOUR VISION ACHIEVED THROUGH OURS**

**TIMMONS GROUP**





EAGLE CREST WEST INDUSTRIAL PARK

AUBURN CHURCH ROAD RALEIGH NC

ZONING: IH-CU

SUBDIVISION PLAN - OVERALL

REVISIONS:	2/15/2023	- PER CITY COMMENTS
	3/23/2023	- PER CITY COMMENTS
	7/7/2023	- PER CITY COMMENTS



CAPITAL CIVIL ENGINEERING -

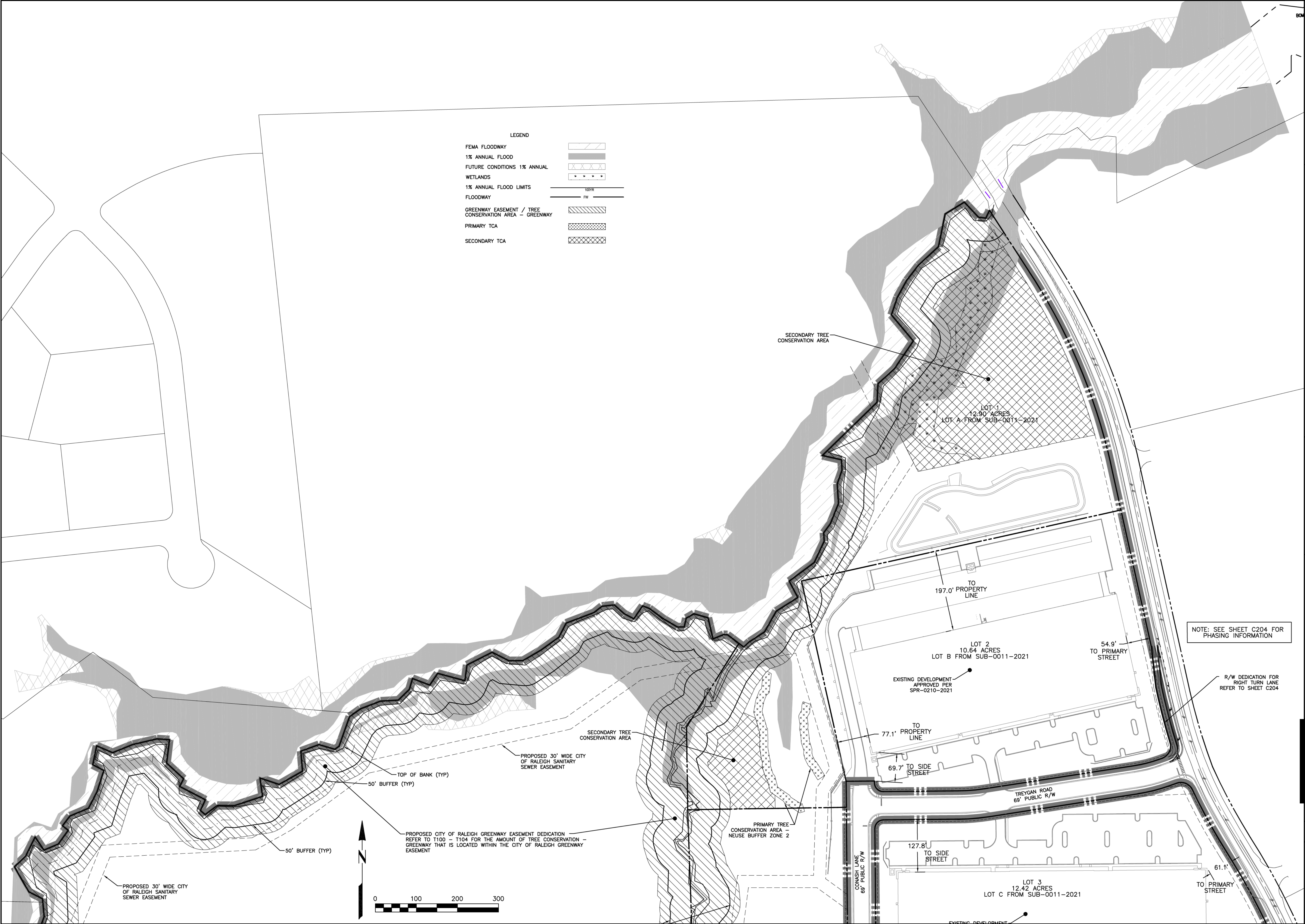
209 NORTH SALEM STREET, STE 220, APEX, NC 27502  
PH 919 249-5557 FX 919 590-1887  
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DATE  
JULY 7, 2023

ISSUED FOR  
SUBDIVISION REVIEW

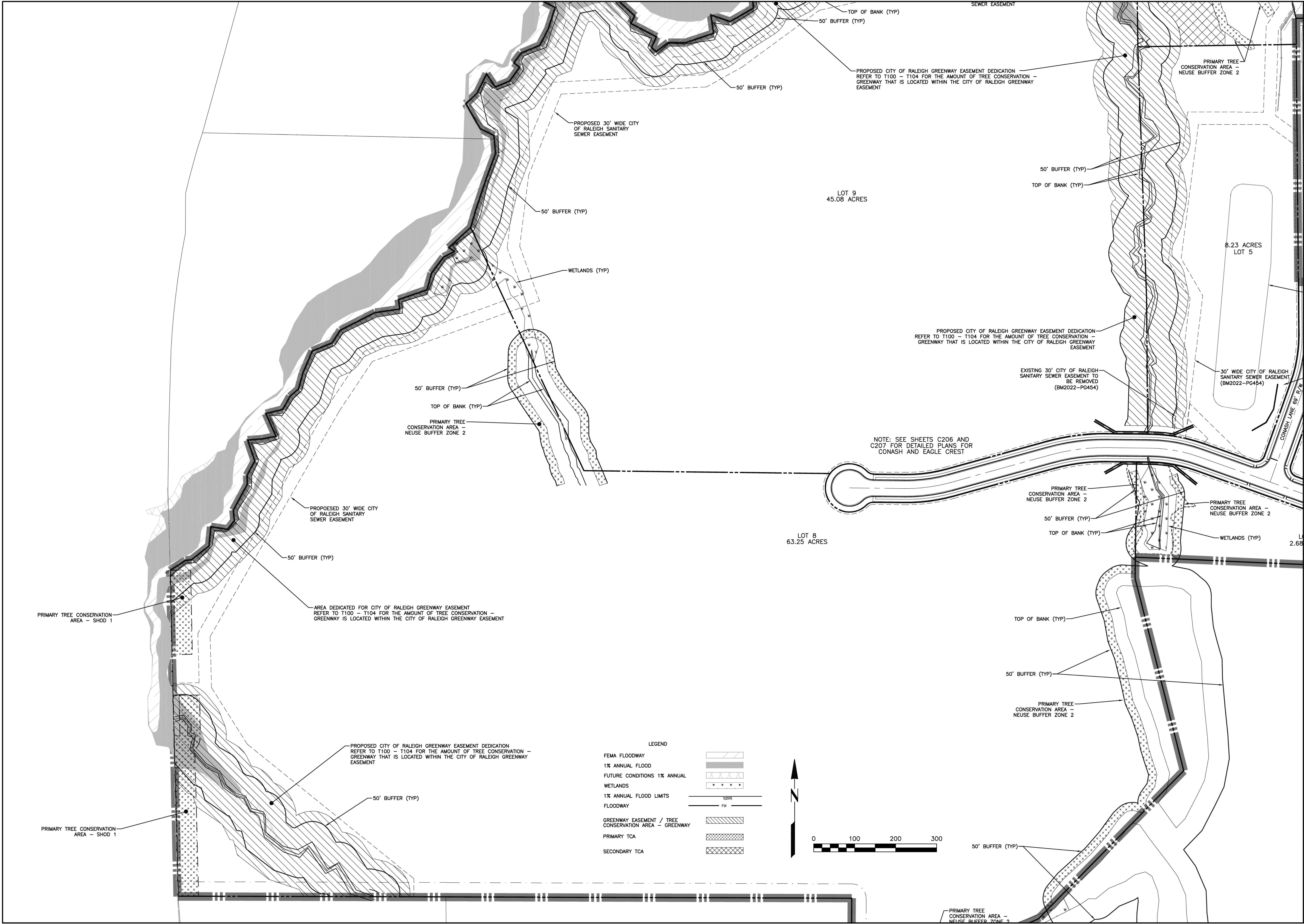
SHEET NO.  
**C200**





<b>EAGLE CREST WEST INDUSTRIAL PARK</b>	
AUBURN CHURCH ROAD RALEIGH NC	
ZONING: IH-CU	
<b>SUBDIVISION PLAN</b>	
REVISIONS: 2/15/2023 - PER CITY COMMENTS 3/23/2023 - PER CITY COMMENTS 7/7/2023 - PER CITY COMMENTS	
 - CAPITAL CIVIL ENGINEERING - 209 NORTH SALEM STREET, STE 220, APEX, NC 27502 PH 919 249-8587 FX 919 590-6887 COPYRIGHT 2023 CAPITAL CIVIL ENGINEERING, PLLC P-0809	
DATE JULY 7, 2023	
ISSUED FOR SUBDIVISION REVIEW	
SHEET NO. <b>C201</b>	





EAGLE CREST WEST INDUSTRIAL PARK

AUBURN CHURCH ROAD RALEIGH NC

ZONING: IH-CU

SUBDIVISION PLAN

REVISIONS:

2/15/2023 - PER CITY COMMENTS

3/23/2023 - PER CITY COMMENTS

7/7/2023 - PER CITY COMMENTS



CAPITAL CIVIL ENGINEERING -

209 NORTH SALEM STREET, STE 220, APEX, NC 27502  
PH 919 249-8887 FX 919 590-6887  
COPYRIGHT 2023 CAPITAL CIVIL ENGINEERING, PLLC P-0809

DATE

JULY 7, 2023

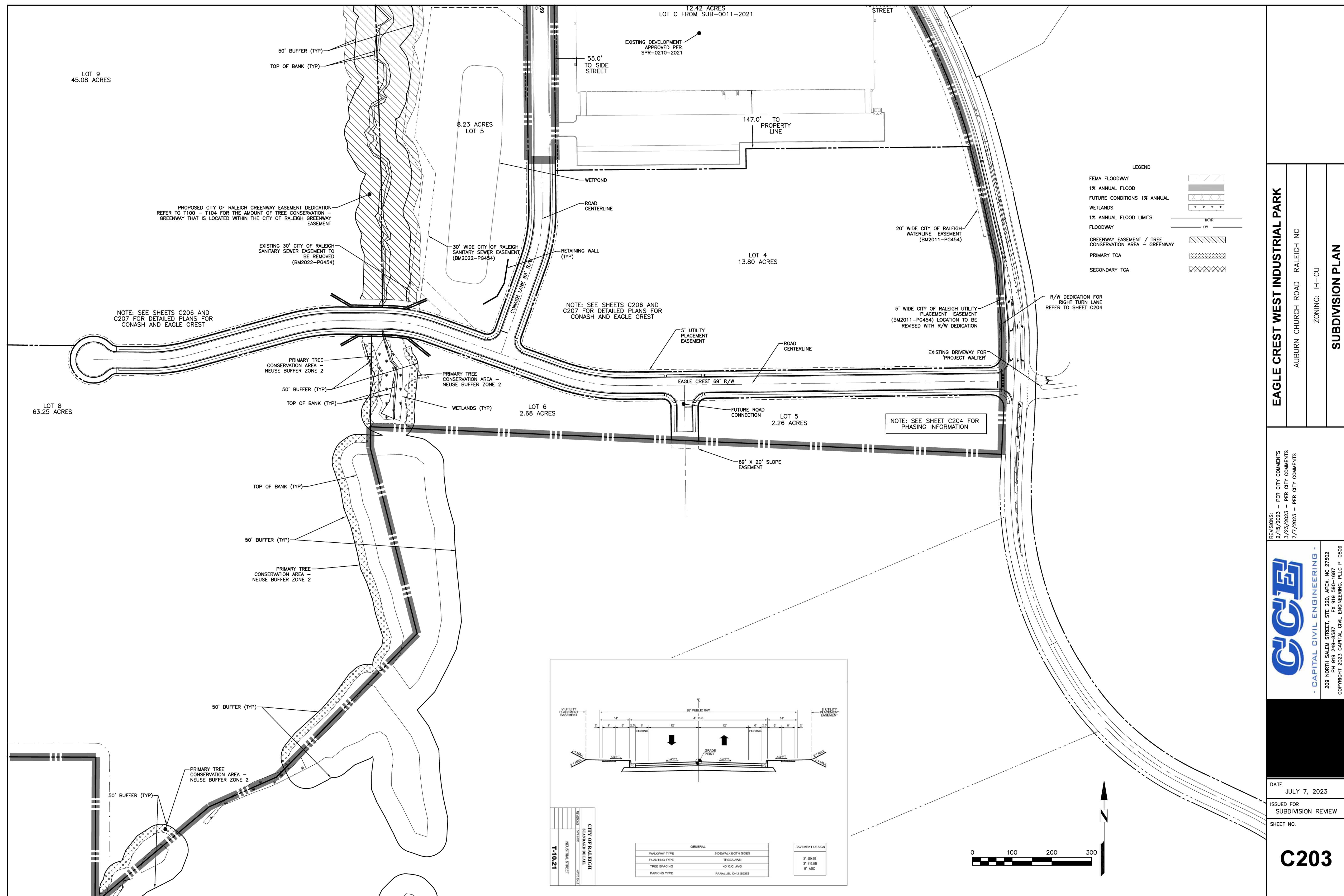
ISSUED FOR

SUBDIVISION REVIEW

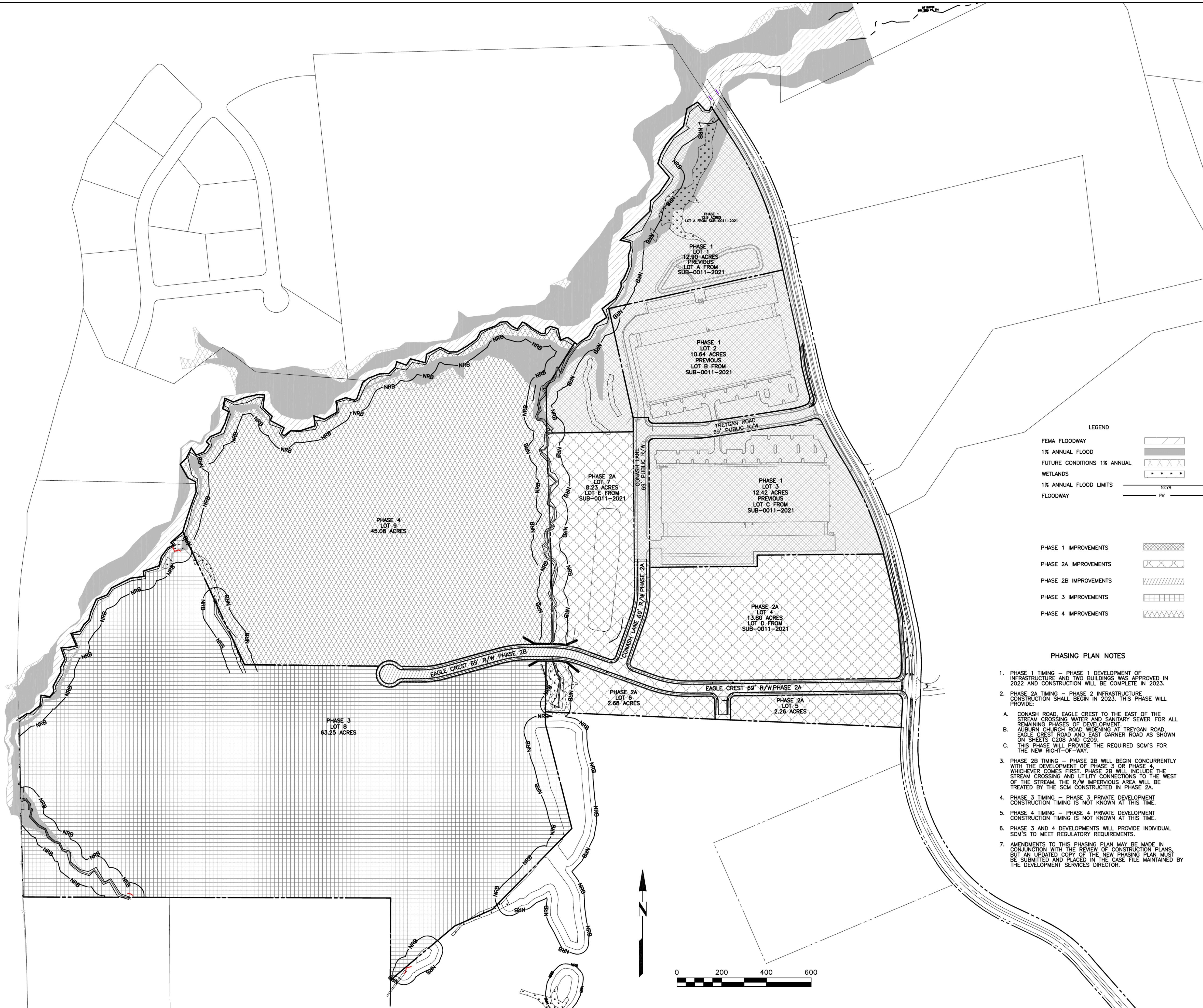
SHEET NO.

C202










EAGLE CREST WEST INDUSTRIAL PARK

AUBURN CHURCH ROAD RALEIGH NC

ZONING: IH-CU

SUBDIVISION PHASING PLAN

REVISIONS:  
2/15/2023 - PER CITY COMMENTS  
3/23/2023 - PER CITY COMMENTS  
7/7/2023 - PER CITY COMMENTS



**GCE**  
CAPITAL CIVIL ENGINEERING -

208 NORTH SALEM STREET, STE 220, APEX, NC 27502  
PH 919 249-8587 FX 919 590-6887  
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PHASING PLAN NOTES

1. PHASE 1 TIMING - PHASE 1 DEVELOPMENT OF INFRASTRUCTURE AND TWO BUILDINGS WAS APPROVED IN 2022 AND CONSTRUCTION WILL BE COMPLETE IN 2023.
2. PHASE 2A TIMING - PHASE 2 INFRASTRUCTURE CONSTRUCTION SHALL BEGIN IN 2023. THIS PHASE WILL PROVIDE:
  - A. CONASH ROAD, EAGLE CREST TO THE EAST OF THE STREAM CROSSING WATER AND SANITARY SEWER FOR ALL REMAINING PHASES OF DEVELOPMENT.
  - B. AUBURN CHURCH ROAD WIDENING AT TREYGAN ROAD, EAGLE CREST ROAD AND EAST GARNER ROAD AS SHOWN ON SHEETS C208 AND C209.
  - C. THIS PHASE WILL PROVIDE THE REQUIRED SCM'S FOR THE NEW RIGHT-OF-WAY.
3. PHASE 2B TIMING - PHASE 2B WILL BEGIN CONCURRENTLY WITH THE DEVELOPMENT OF PHASE 3 OR PHASE 4, WHICHEVER COMES FIRST. PHASE 2B WILL INCLUDE THE STREAM CROSSING AND UTILITY CONNECTIONS TO THE WEST OF THE STREAM. THE R/W IMPERVIOUS AREA WILL BE TREATED BY THE SCM CONSTRUCTED IN PHASE 2A.
4. PHASE 3 TIMING - PHASE 3 PRIVATE DEVELOPMENT CONSTRUCTION TIMING IS NOT KNOWN AT THIS TIME.
5. PHASE 4 TIMING - PHASE 4 PRIVATE DEVELOPMENT CONSTRUCTION TIMING IS NOT KNOWN AT THIS TIME.
6. PHASE 3 AND 4 DEVELOPMENTS WILL PROVIDE INDIVIDUAL SCM'S TO MEET REGULATORY REQUIREMENTS.
7. AMENDMENTS TO THIS PHASING PLAN MAY BE MADE IN CONJUNCTION WITH THE REVIEW OF CONSTRUCTION PLANS, BUT AN UPDATED COPY OF THE NEW PHASING PLAN MUST BE SUBMITTED AND PLACED IN THE CASE FILE MAINTAINED BY THE DEVELOPMENT SERVICES DIRECTOR.

DATE JULY 7, 2023

ISSUED FOR SUBDIVISION REVIEW

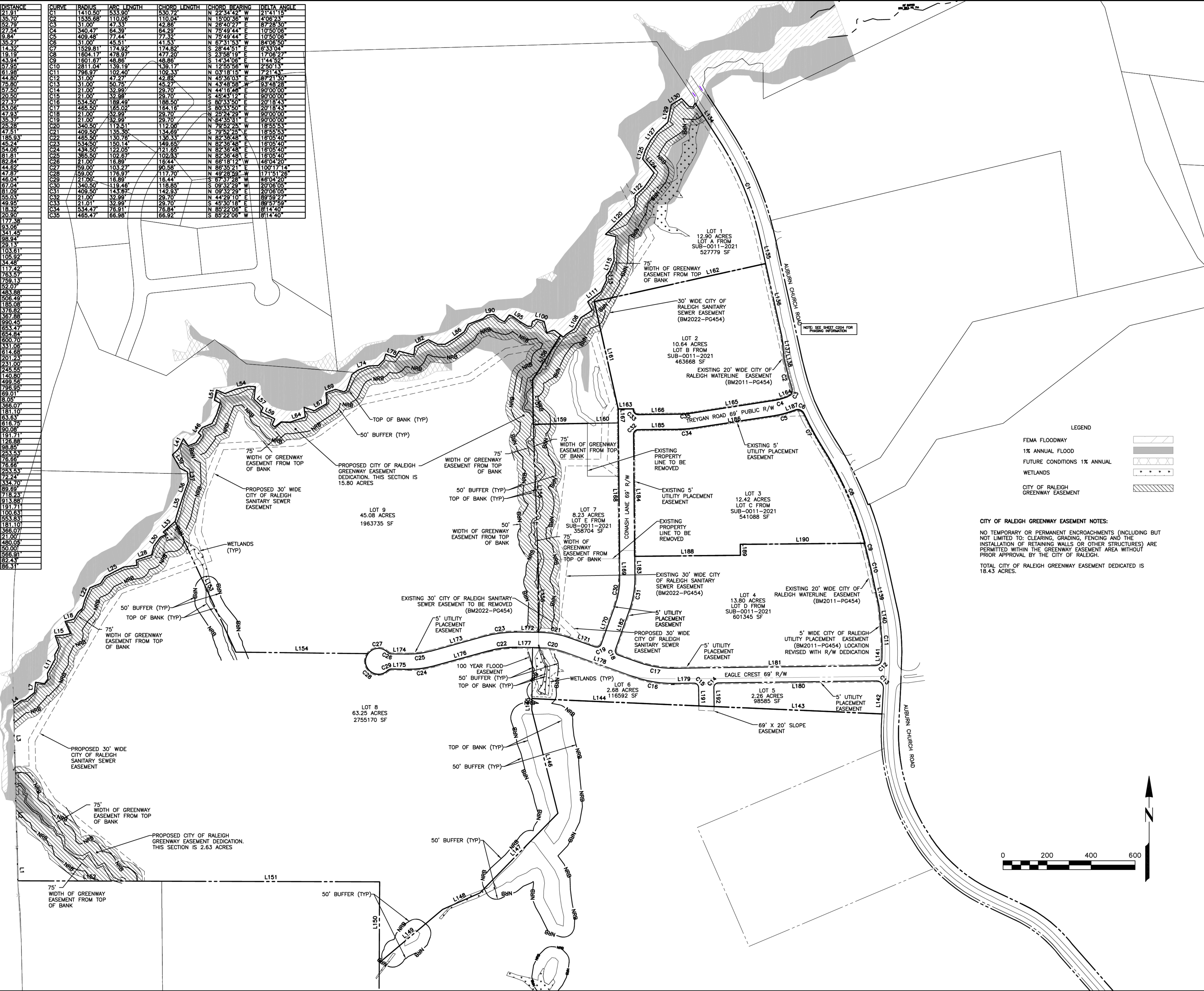
SHEET NO.

C204



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 01°23'46" E	97.24	L99	N 60°17'27" E	21.91
L2	S 01°31'29" E	400.08	L100	N 73°57'09" W	35.70
L3	S 01°15'51" E	298.25	L101	N 13°15'34" W	52.79
L4	S 57°15'09" W	44.84	L102	N 67°48'04" E	27.54
L5	N 84°06'31" E	14.81	L103	S 87°26'22" E	9.84
L6	S 12°28'49" W	54.76	L104	N 52°20'44" W	35.27
L7	S 05°38'09" W	46.61	L105	S 52°20'44" W	35.27
L8	N 81°16'32" W	41.22	L106	S 46°58'42" W	19.19
L9	N 37°28'08" E	26.66	L107	S 56°44'05" W	43.94
L10	S 05°25'05" E	26.69	L108	N 67°31'53" W	57.98
L11	S 28°14'41" W	72.71	L109	S 57°37'32" W	61.98
L12	N 02°49'19" W	21.04	L110	N 27°31'06" W	44.80
L13	S 28°21'19" W	39.85	L111	S 53°14'12" W	35.80
L14	S 18°43'26" E	63.92	L112	N 24°38'49" W	51.70
L15	S 85°34'50" W	36.54	L113	S 03°20'32" E	20.50
L16	S 79°00'18" W	33.37	L114	S 36°23'55" W	27.37
L17	N 23°57'29" W	60.72	L115	N 11°51'17" W	63.08
L18	S 75°59'27" W	42.28	L116	S 03°31'55" E	47.93
L19	S 29°40'12" W	36.44	L117	S 19°07'12" W	35.37
L20	N 48°39'39" E	27.16	L118	S 03°29'22" E	25.28
L21	N 15°23'11" E	40.51	L119	S 72°44'46" E	47.51
L22	S 23°10'53" W	58.71	L120	S 45°48'11" W	185.93
L23	S 67°58'05" E	52.15	L121	S 07°55'56" W	45.24
L24	S 32°58'00" W	36.91	L122	N 47°30'59" E	54.08
L25	S 82°59'56" W	95.24	L123	S 34°10'39" E	81.81
L26	S 81°54'13" W	60.71	L124	S 39°52'46" E	82.84
L27	S 07°01'38" E	23.25	L125	S 18°29'23" W	44.62
L28	N 70°54'12" E	73.51	L126	S 67°51'51" W	93.99
L29	N 14°53'59" E	41.91	L127	S 37°58'43" E	46.04
L30	N 36°48'44" E	48.89	L128	S 46°58'55" W	67.04
L31	S 63°09'58" W	30.40	L129	S 87°29'58" W	81.09
L32	S 50°20'23" W	17.07	L130	S 59°23'40" W	29.89
L33	N 47°31'03" E	72.63	L131	N 43°05'32" W	48.95
L34	S 16°00'23" W	43.54	L132	S 82°18'21" E	18.32
L35	S 18°18'47" W	76.83	L133	S 24°50'00" W	20.91
L36	S 20°13'14" W	70.20	L134	S 32°54'46" W	177.36
L37	S 05°09'21" E	43.86	L135	N 12°32'01" W	93.06
L38	S 63°09'58" W	30.40	L136	N 12°32'01" W	93.06
L39	S 29°13'21" E	70.06	L137	S 06°09'01" E	96.84
L40	S 46°28'56" W	37.91	L138	S 12°32'01" E	29.13
L41	S 26°13'23" W	51.77	L139	S 12°32'22" E	103.61
L42	S 33°45'00" W	38.49	L140	N 04°41'29" W	105.92
L43	N 67°28'19" E	37.94	L141	S 01°55'18" W	34.42
L44	S 35°31'44" W	41.67	L142	N 03°05'16" E	117.42
L45	S 50°56'39" E	17.87	L143	S 87°29'58" W	763.57
L46	S 37°09'28" W	29.68	L144	N 87°29'58" W	763.57
L47	N 67°18'45" E	48.98	L145	S 00°39'38" W	57.07
L48	S 27°18'14" W	45.11	L146	N 14°10'01" W	483.88
L49	S 17°43'21" W	54.64	L147	N 44°23'12" E	506.49
L50	S 62°45'57" E	30.28	L148	N 66°18'07" E	185.08
L51	N 11°48'15" E	47.05	L149	N 49°51'29" E	376.82
L52	S 66°39'37" E	42.09	L150	N 00°18'28" E	367.88
L53	S 67°58'28" W	53.39	L151	N 89°49'49" E	990.45
L54	S 77°04'30" W	60.23	L152	S 89°49'41" E	653.47
L55	S 86°39'40" E	30.44	L153	S 24°56'31" E	654.84
L56	N 06°12'31" W	57.80	L154	S 89°20'22" E	600.70
L57	N 47°14'51" W	58.02	L155	S 00°30'34" E	531.06
L58	N 26°36'32" E	20.95	L156	N 01°57'58" W	614.68
L59	N 62°28'49" W	70.46	L157	S 00°50'43" E	201.23
L60	N 24°29'47" E	28.75	L158	S 31°59'41" W	231.00
L61	S 48°13'24" E	15.06	L159	N 89°09'17" E	245.55
L62	S 53°04'51" W	36.90	L160	S 89°09'17" W	140.80
L63	N 89°13'46" W	41.91	L161	S 12°32'22" E	489.56
L64	S 71°32'53" W	71.87	L162	S 72°27'58" W	726.95
L65	S 07°48'33" E	45.07	L163	S 89°29'29" W	69.01
L66	S 71°14'14" E	49.30	L164	N 70°24'42" E	8.05
L67	S 60°16'36" W	65.96	L165	N 81°14'47" E	98.67
L68	N 04°46'28" W	48.23	L166	N 89°29'26" W	181.10
L69	S 89°58'01" W	46.73	L167	S 00°30'34" E	63.63
L70	S 73°35'30" E	40.35	L168	N 00°30'34" W	616.75
L71	N 54°44'10" E	12.67	L169	N 00°30'34" W	90.38
L72	S 19°40'35" W	76.70	L170	N 19°35'31" E	191.71
L73	N 54°32'36" E	32.85	L171	S 70°24'29" E	126.88
L74	S 89°00'00" W	51.92	L172	S 89°20'22" E	98.88
L75	S 89°49'15" W	43.43	L173	N 74°33'59" E	243.53
L76	N 45°23'12" E	37.69	L174	N 89°20'22" W	76.66
L77	N 16°26'03" E	27.26	L175	S 89°20'22" E	76.66
L78	N 69°18'11" W	45.04	L176	N 74°33'59" E	243.53
L79	S 33°55'18" W	34.40	L177	S 89°20'22" E	72.24
L80	N 75°02'24" W	68.70	L178	N 70°24'29" W	334.70
L81	S 07°15'42" W	38.61	L179	N 89°18'48" E	89.69
L82	S 63°11'27" E	68.71	L180	S 89°18'48" W	718.93
L83	N 63°12'09" W	45.79	L181	N 89°18'48" E	913.88
L84	N 89°48'21" E	34.20	L182	S 19°35'31" W	191.71
L85	N 59°37'58" E	50.96	L183	S 00°30'34" E	531.06
L86	N 54°27'35" E	53.84	L184	S 00°30'34" E	533.93
L87	S 27°08'03" W	38.58	L185	S 89°29'26" W	181.10
L88	S 89°12'29" W	72.49	L186	S 81°14'47" E	366.07
L89	S 51°24'05" W	24.75	L187	N 70°24'42" E	21.07
L90	S 83°57'53" W	30.32	L188	N 89°29'26" E	480.05
L91	N 48°37'14" W	32.68	L189	S 00°30'34" E	50.00
L92	S 62°11'22" E	25.78	L190	S 89°29'26" W	565.91
L93	S 44°17'56" W	58.31	L191	S 00°43'12" E	82.43
L94	N 68°32'31" W	17.44	L192	N 00°43'12" W	86.31
L95	S 53°22'49" E	39.89			
L96	N 59°42'38" W	41.78			
L97	S 89°44'40" E	16.97			
L98	S 11°48'19" W	21.72			

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1410.50	533.90	530.72	N 22°34'42" W	21°41'15"
C2	1535.68	110.06	110.04	N 15°00'36" W	4°06'23"
C3	31.00	47.33	42.86	N 26°40'27" E	87°28'50"
C4	340.47	64.39	64.29	N 75°49'44" E	10°50'06"
C5	409.48	77.44	77.35	N 75°49'44" E	10°50'06"
C6	31.00	45.51	41.53	N 67°31'53" W	84°06'50"
C7	1359.81	174.92	174.82	S 28°44'51" E	6°33'04"
C8	1604.17	478.97	477.20	S 23°58'19" E	17°08'27"
C9	1801.67	486.86	486.66	S 14°34'06" E	1°44'52"
C10	2811.04	139.19	139.17	N 12°55'56" W	2°50'13"
C11	96.97	102.40	102.33	N 03°18'15" W	7°21'43"
C12	31.00	47.27	42.89	N 45°36'03" E	87°21'30"
C13	31.00	50.73	45.27	N 45°36'03" E	93°48'28"
C14	21.00	32.99	29.70	N 44°16'46" E	20°18'43"
C15	21.00	32.99	29.70	S 45°43'12" E	90°00'00"
C16	534.50	189.49	188.50	S 80°33'50" E	20°18'43"
C17	465.50	165.02	164.18	S 80°33'50" E	20°18'43"
C18	21.00	32.99	29.70	N 25°24'29" W	90°00'00"
C19	21.00	32.99	29.70	N 64°30'31" E	90°00'00"
C20	340.50	112.51	112.06	N 79°32'25" W	18°55'53"
C21	409.50	135.32	134.69	S 79°24'29" W	18°55'53"
C22	465.50	130.76	130.33	N 82°36'48" E	16°05'40"
C23	534.50	150.14	149.65	N 82°36'48" E	16°05'40"
C24	434.50	172.05	171.58	N 82°36'48" E	16°05'40"
C25	965.50	102.67	102.93	N 82°36'48" E	16°05'40"
C26	21.00	16.89	16.44	N 66°18'12" W	46°04'20"
C27	59.00	103.27	90.58	N 85°35'21" E	100°17'14"
C28	59.00	176.97	171.70	N 49°28'59" E	171°51'28"
C29	21.00	16.89	16.44	S 87°37'28" W	46°04'20"
C30	340.50	119.46	118.85	S 09°32'29" W	20°06'05"
C31	409.50	143.67	142.93	S 09°32'29" W	20°06'05"
C32	21.00	32.99	29.70	N 44°29'10" E	89°59'27"
C33	21.01	32.99	29.70	S 45°30'18" E	89°57'59"
C34	534.47	76.91	76.84	N 85°22'06" E	81°14'40"
C35	465.47	66.98	66.92	S 85°22'06" W	81°14'40"



**LEGEND**

- FEMA FLOODWAY
- 1% ANNUAL FLOOD
- FUTURE CONDITIONS 1% ANNUAL
- WETLANDS
- CITY OF RALEIGH GREENWAY EASEMENT

**CITY OF RALEIGH GREENWAY EASEMENT NOTES:**

NO TEMPORARY OR PERMANENT ENCROACHMENTS (INCLUDING BUT NOT LIMITED TO: CLEARING, GRADING, FENCING AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES) ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.

TOTAL CITY OF RALEIGH GREENWAY EASEMENT DEDICATED IS 18.43 ACRES.

EAGLE CREST WEST INDUSTRIAL PARK

AUBURN CHURCH ROAD RALEIGH NC

ZONING: IH-CU

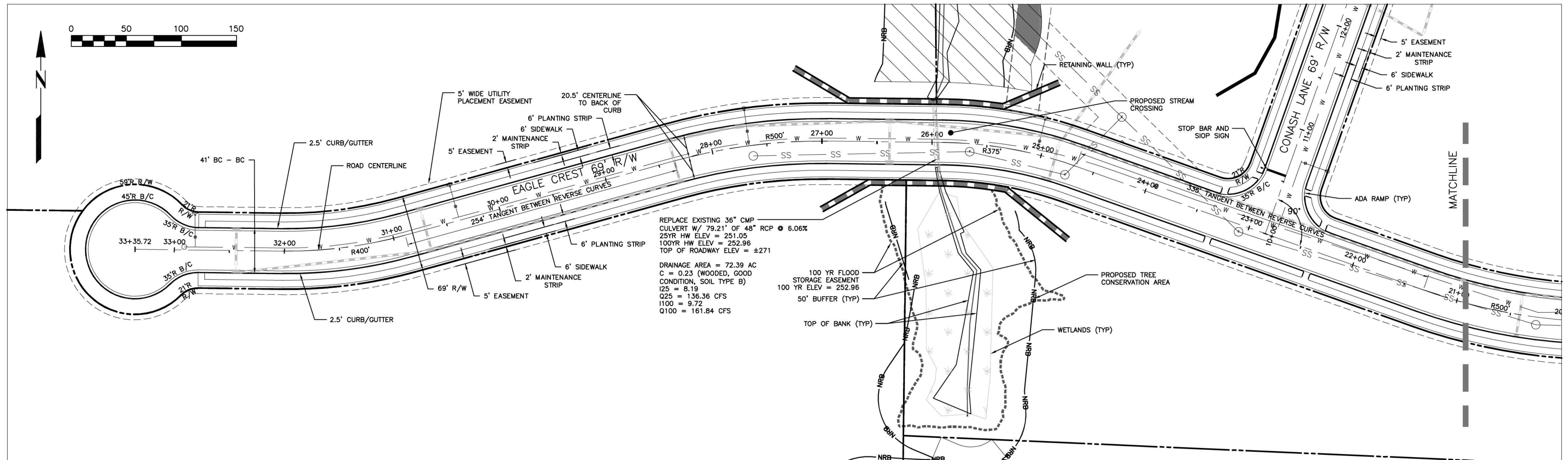
LOTS AND EASEMENT PLAN

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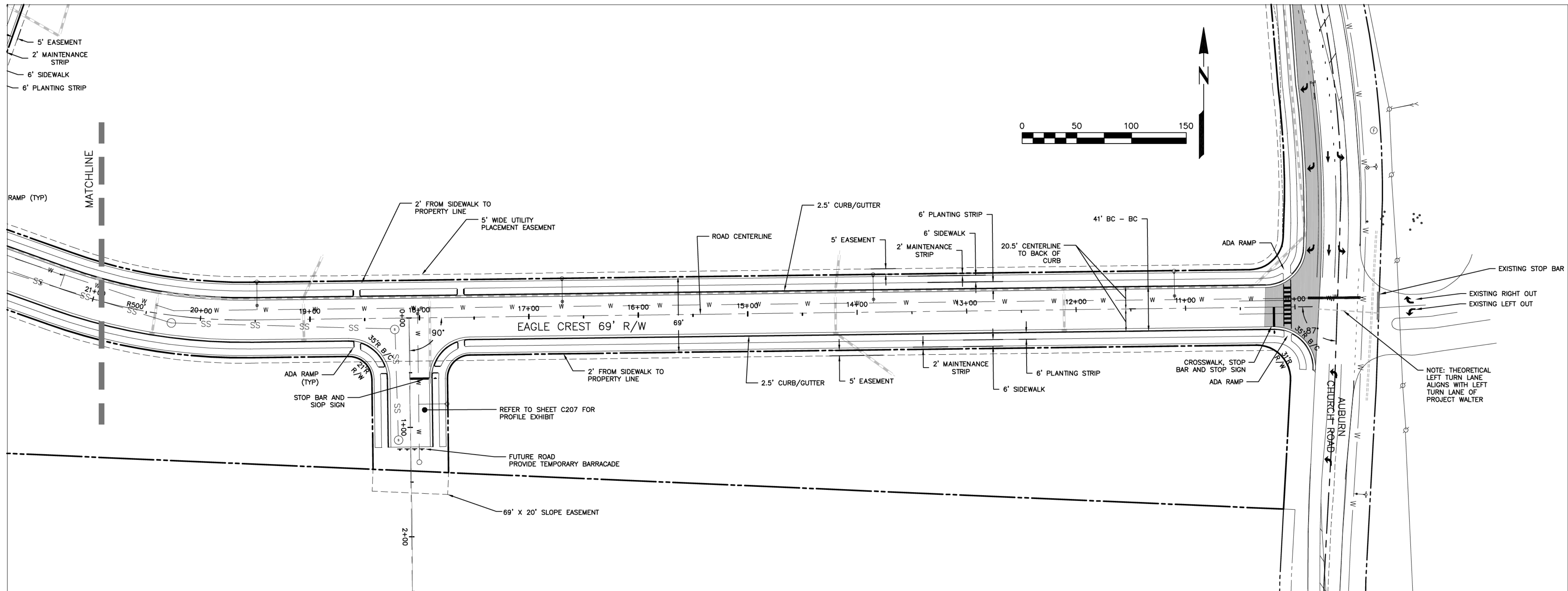
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EAGLE CREST WAY - INDUSTRIAL STREET



EAGLE CREST WAY - INDUSTRIAL STREET

EAGLE CREST WEST INDUSTRIAL PARK

AUBURN CHURCH ROAD RALEIGH NC

ZONING: IH-CU

EAGLE CREST WAY PLAN

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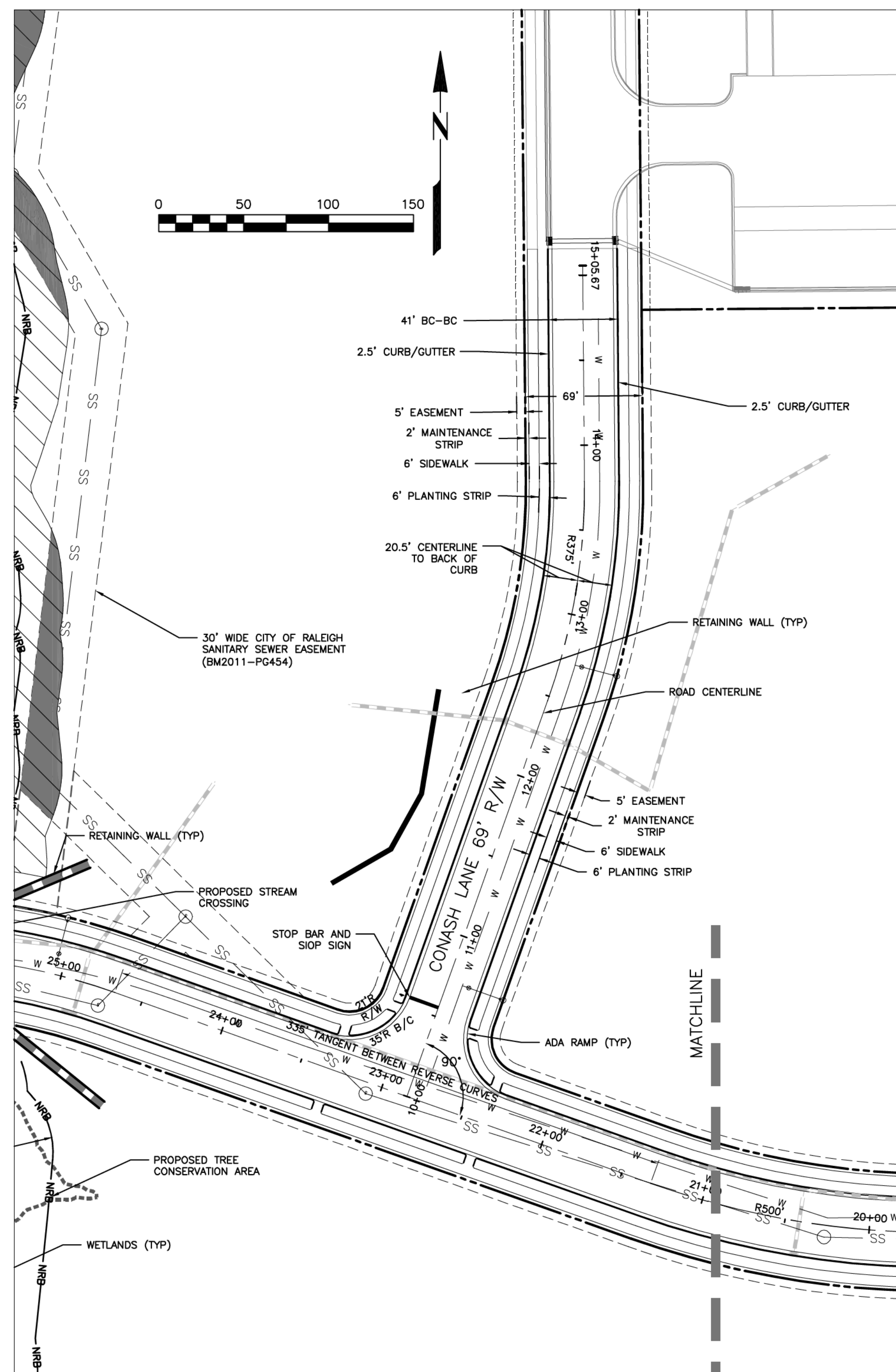
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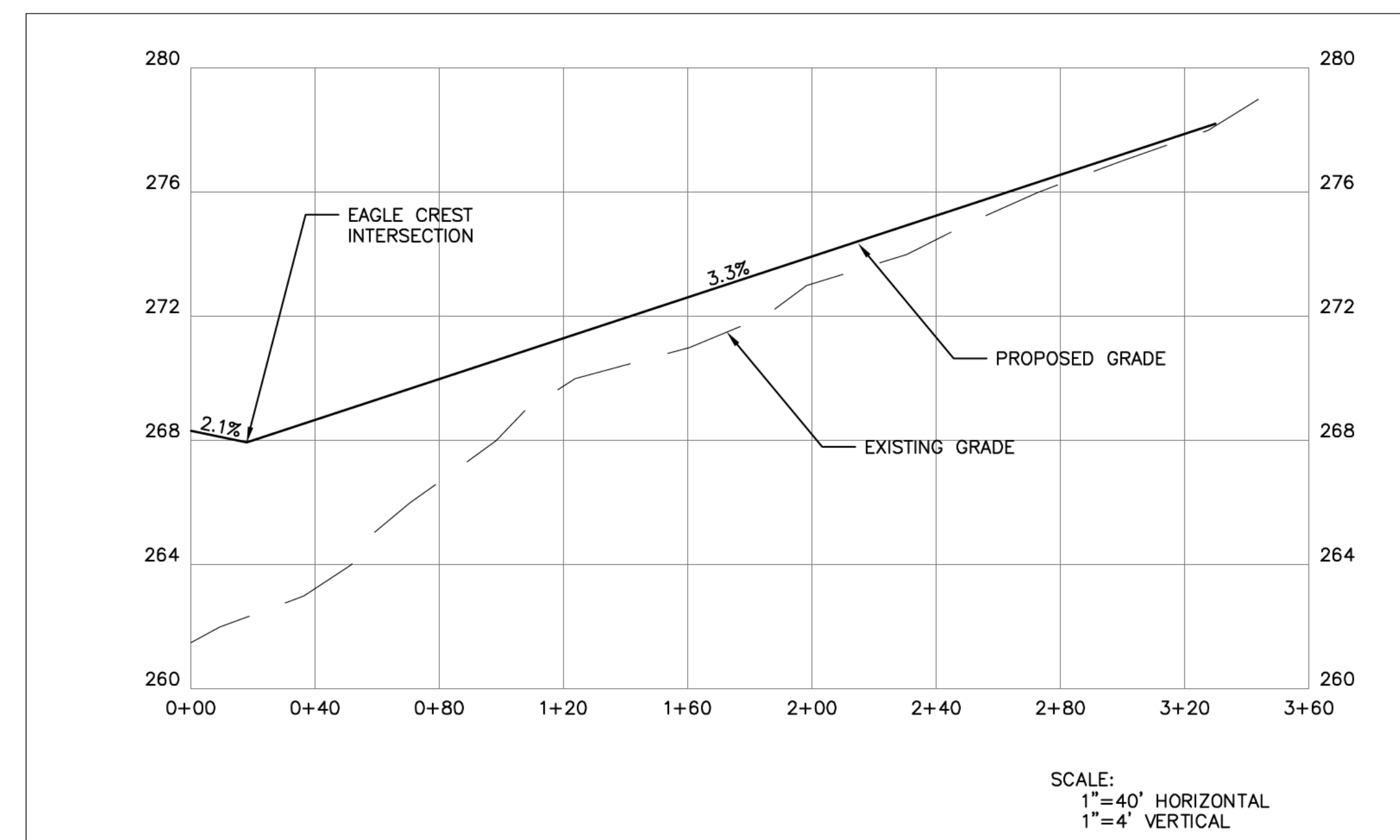
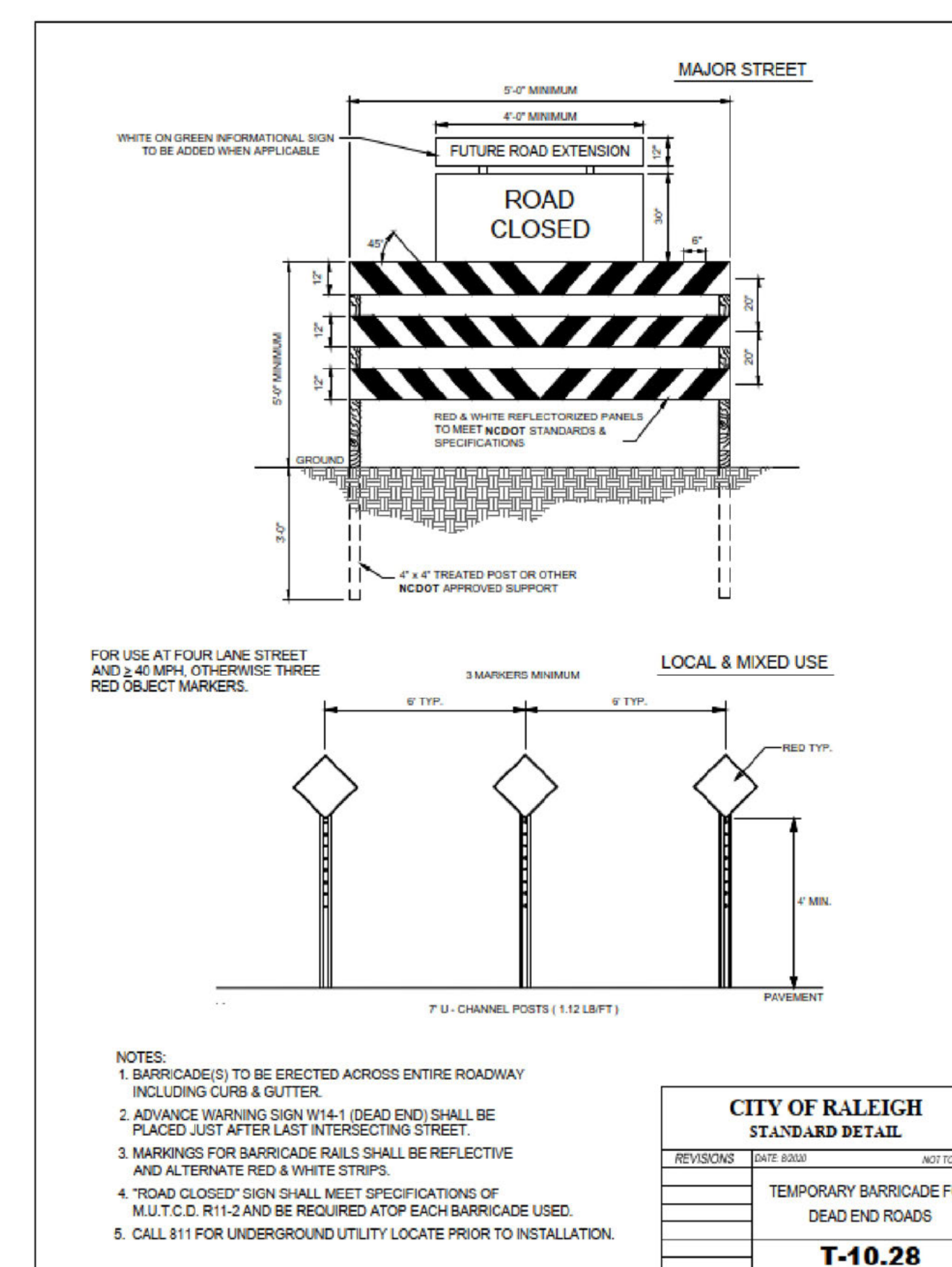
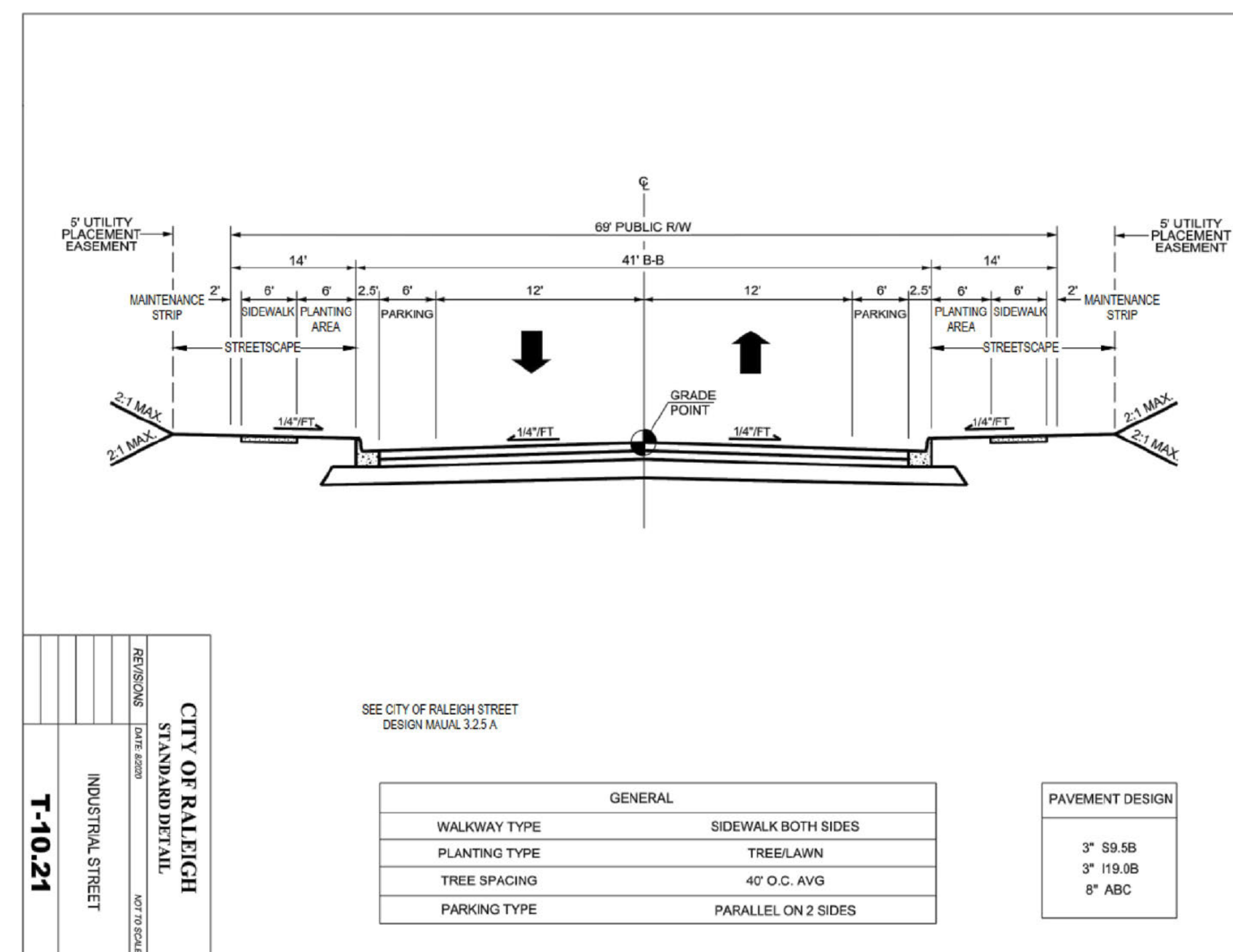
SHEET NO.

C206



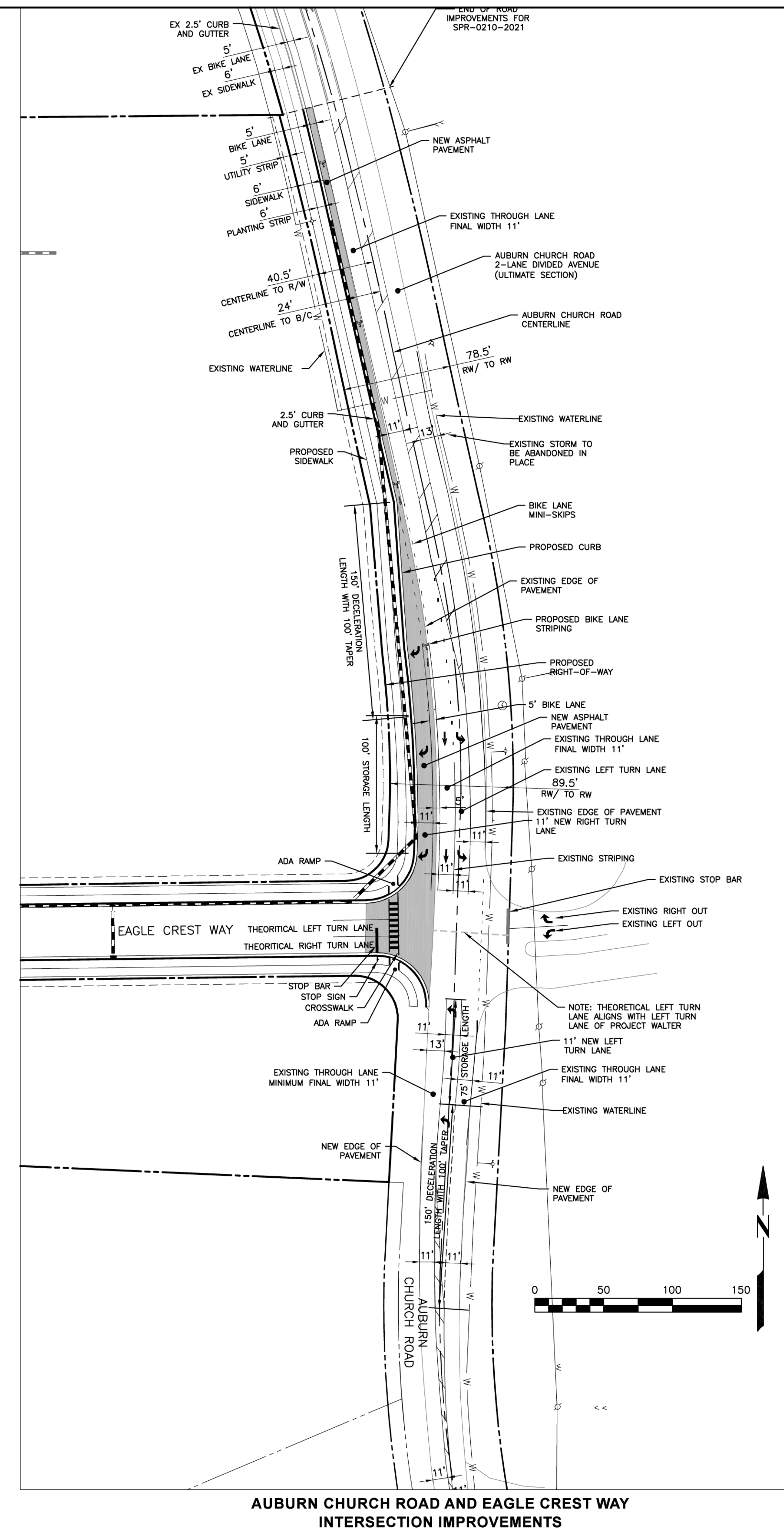
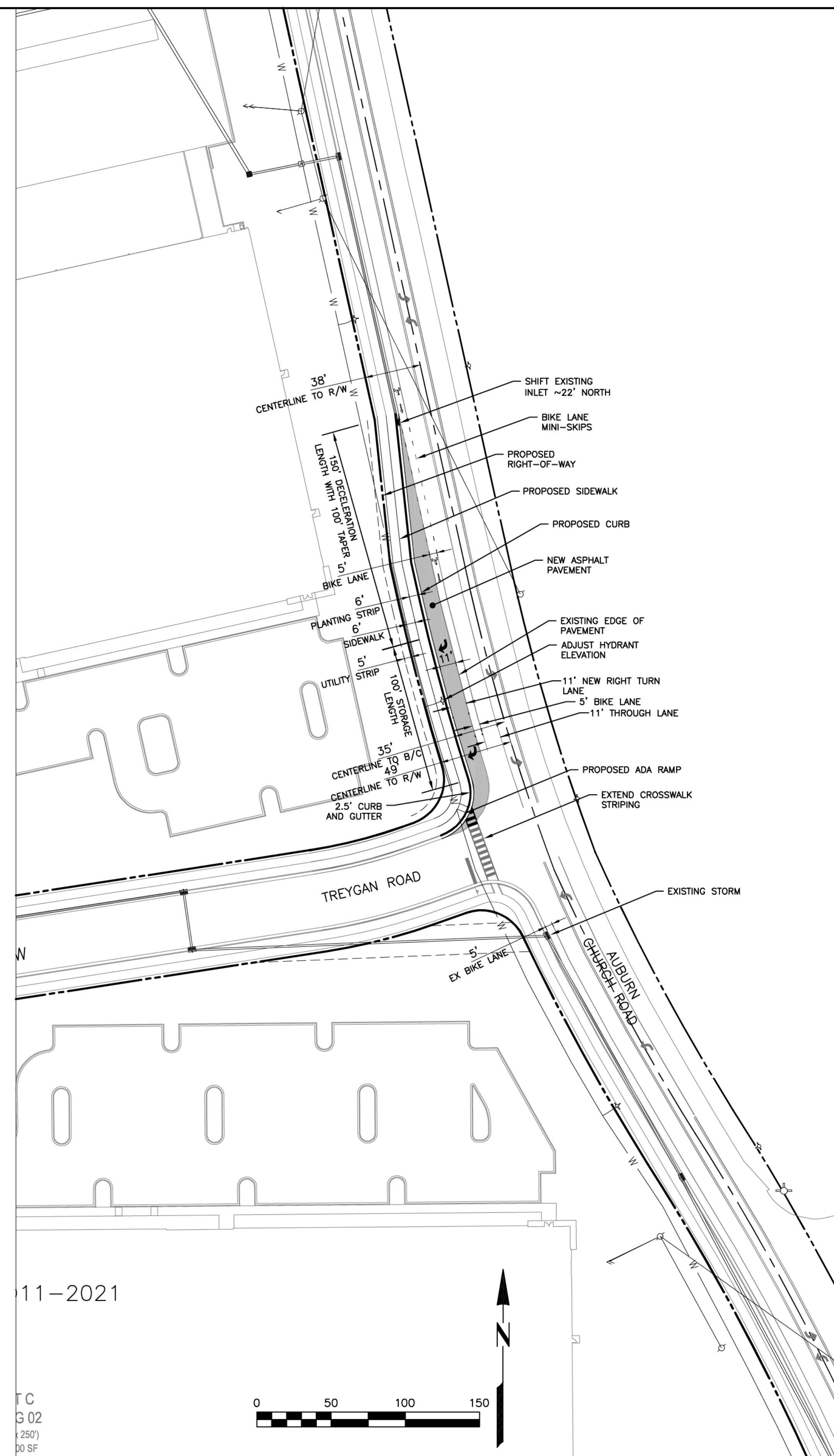


**CONASH ROAD - INDUSTRIAL STREET**



**SOUTH STREET STUB PROFILE EXHIBIT**





**EAGLE CREST WEST INDUSTRIAL PARK**

AUBURN CHURCH ROAD    RALEIGH NC

ZONING. III-CO

# AUBURN CHURCH ROAD WIDENING PLAN

2/15/2023 – PER CITY COMMENTS



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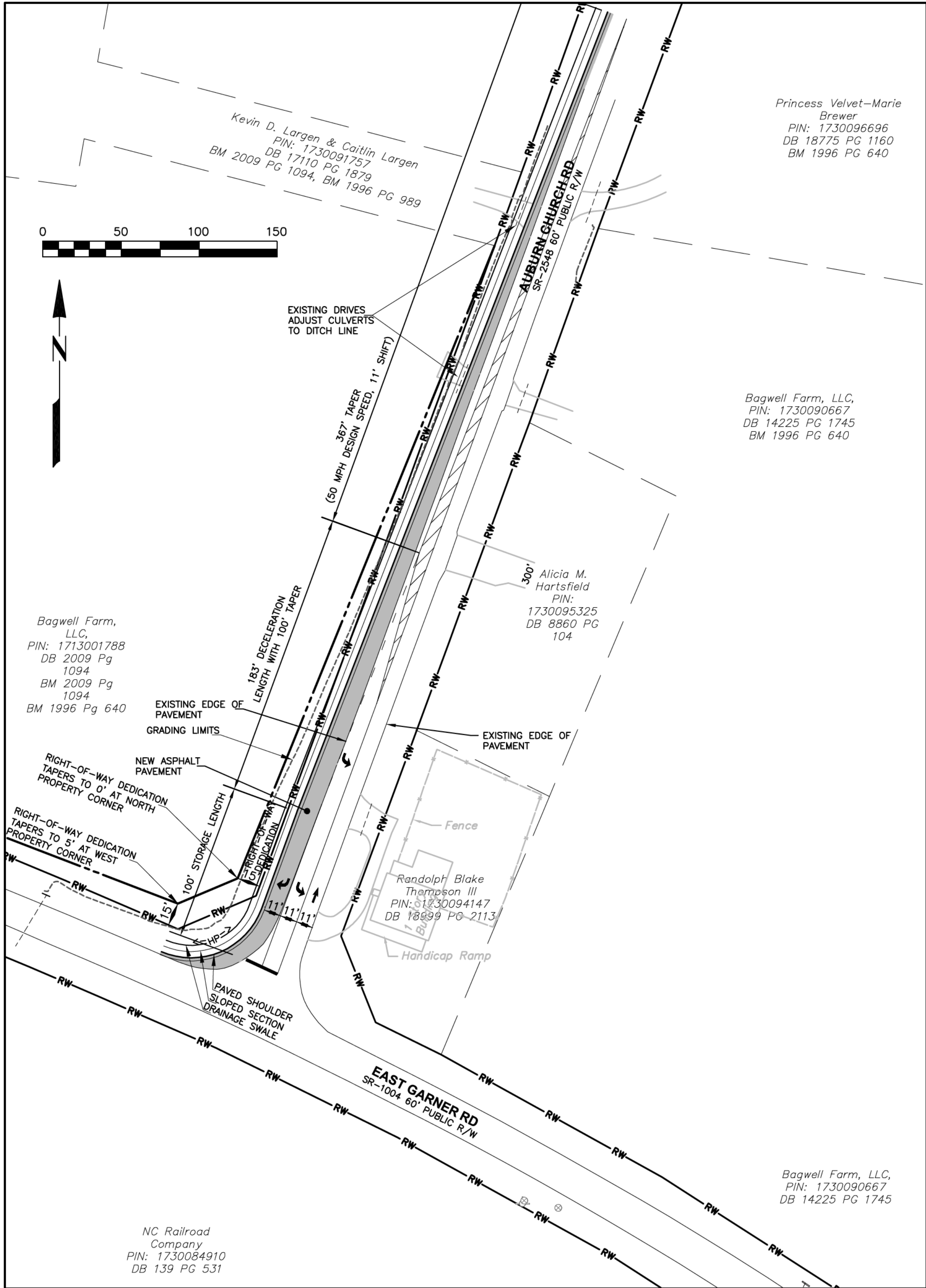
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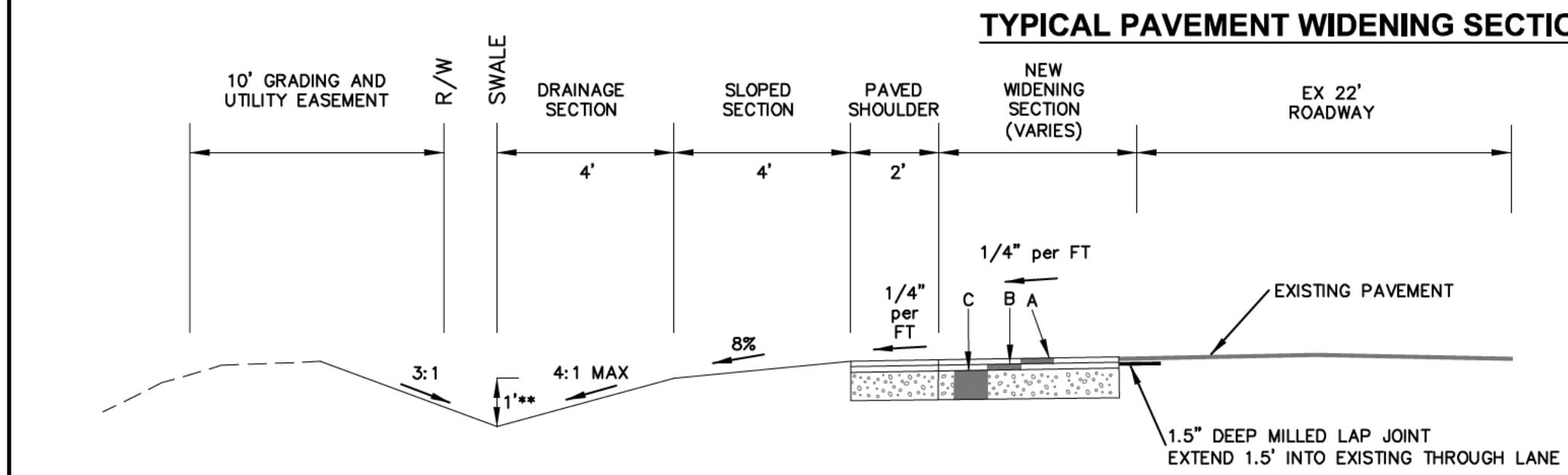
C208





**AUBURN CHURCH ROAD AND GARNER ROAD  
INTERSECTION IMPROVEMENTS**

SCALE: 1"=50'



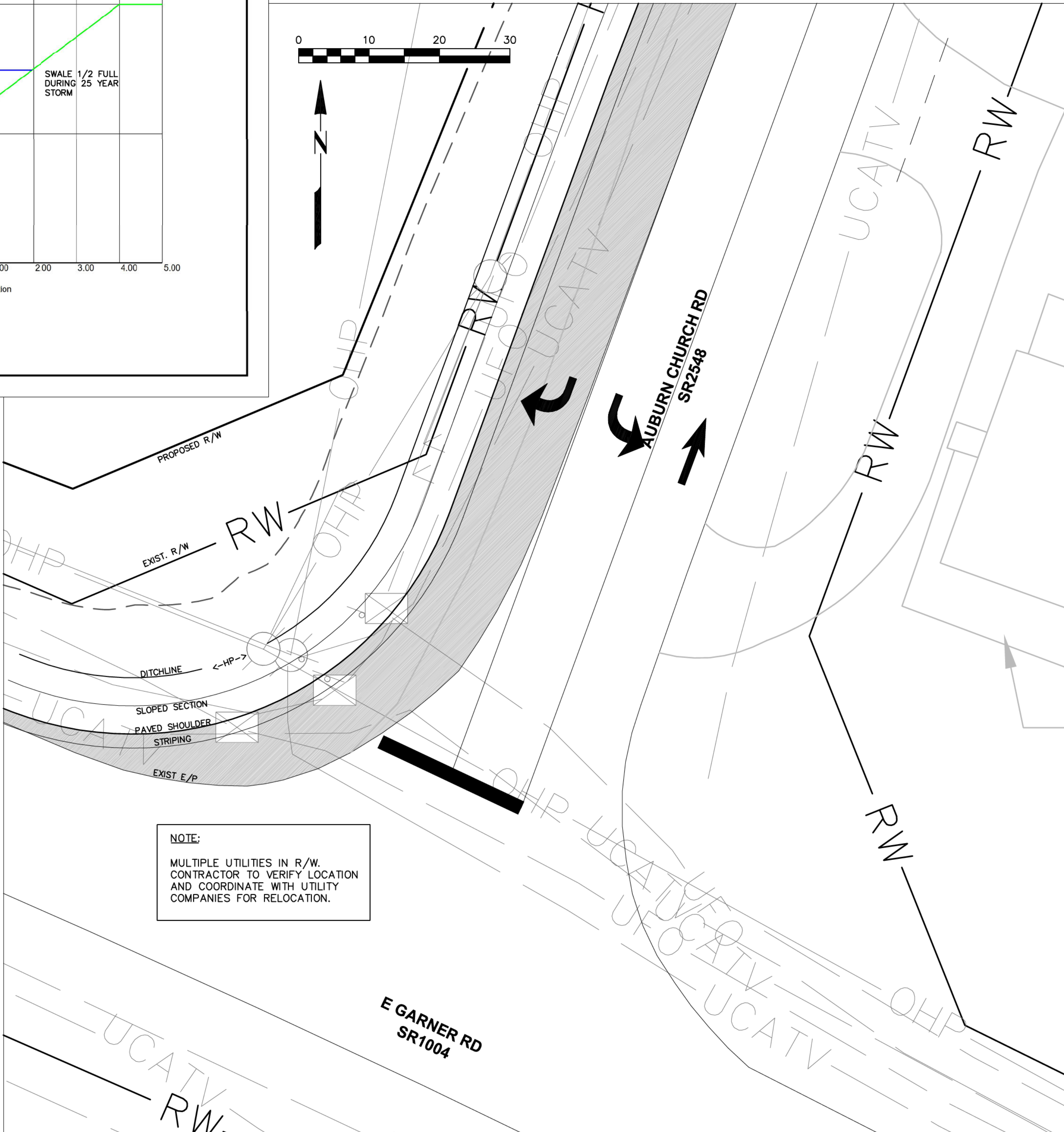
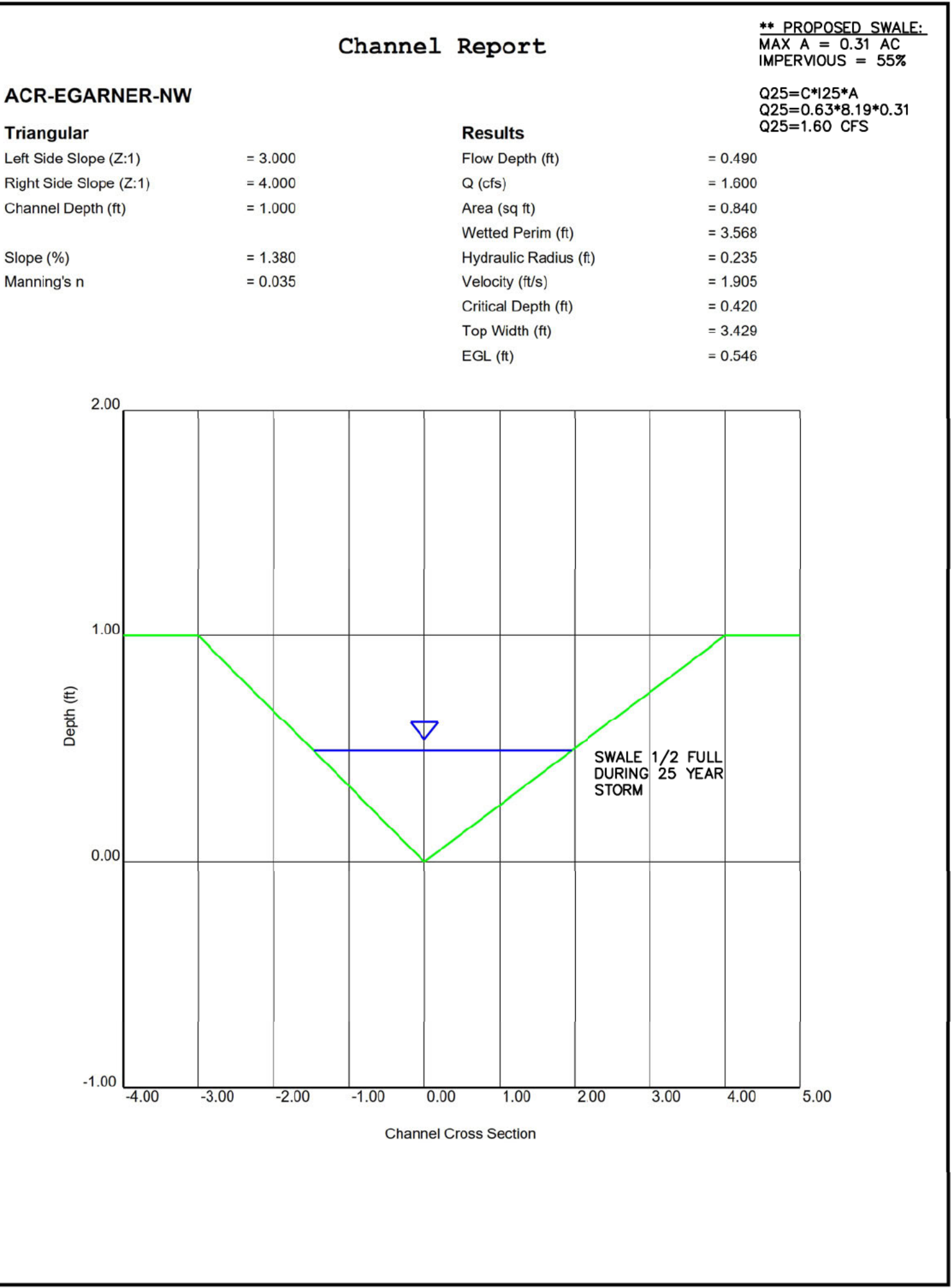
**TYPICAL PAVEMENT WIDENING SECTION (SAME BOTH SIDES)**

NOTE:  
THIRD PARTY SHALL TEST EXISTING SHOULDER AND DETERMINE THE PAVEMENT SECTION MATCHES THE DESIGN PAVEMENT SECTION. IF NOT, SAW CUT EXISTING PAVEMENT AT TRAVEL LANE AND PROVE PAVEMENT SECTION AS OUTLINED BELOW.

MATERIAL TYPE	THICKNESS
A. SURFACE (SF 9.5C)	3
B. INTERMEDIATE (119.0C)	4
C. AGGREGATE BASE COURSE	10"

\* IN SECTIONS WHERE ROAD WIDENING IS LESS THAN 6', USE 5" OF B25.0C.  
IN SECTION WHERE ROAD WIDENING IS GREATER THAN 6', USE 5" OF B25.0C OR 10" OF ABC.

EXTEND ABC 12" BEHIND CURB  
EXTEND B25.0C 6" BEHIND CURB



**AUBURN CHURCH ROAD AND GARNER ROAD  
EXISTING UTILITIES**

SCALE: 1"=10'

TRAFFIC CONTROL NOTES:

- ALL SITE SIGNAGE SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NCDOT STANDARDS.
- ALL SIGNS SHALL BE MOUNTED WITH 7-FT. MIN. VERTICAL CLEARANCE TO THE BOTTOM OF THE SIGN ON 3-LB. GALV. STEEL U-SHANNEL POST DRIVEN 3-FT DEEP.
- ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MUTCD AND NCDOT STANDARDS AND THE PROJECT SPECIFICATIONS.
- ALL PAVEMENT MARKINGS ON SITE SHALL BE THERMOPLASTIC. USE ONLY THERMOPLASTIC ON ASPHALT OVERLAY.
- ALL SIGNAGE SHALL MEET AND BE INSTALLED PER ANY AND ALL CURRENT REQUIREMENTS OF THE CITY OF RALEIGH, NCDOT AND MUTCD STANDARDS.
- ALL CONFLICTING PAVEMENT MARKINGS SHALL BE ERADICATED PRIOR TO INSTALLATION OF NEW MARKINGS.

MARKING	NCDOT STD.	SIZE	COLOR
SOLID LINE	1205.01	4-IN	WHT.
SOLID LINE	1205.01	4-IN	YEL.
MINI SKIP (3'-9" SP)	1205.01	4-IN	WHT.
CROSSWALK	1205.01	8-IN	WHT.
RIGHT TURN	1205.01	-	WHT.
STRAIGHT	1205.01	-	WHT.
DIAGONAL LINE	1205.01	12-IN	YEL.

**EAGLE CREST WEST INDUSTRIAL PARK**

AUBURN CHURCH ROAD RALEIGH NC

ZONING: IH-CU

**AUBURN CHURCH ROAD WIDENING PLAN**

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GRADING PLAN NOTES

1. RETAINING WALLS TO BE DESIGNED AND PERMITTED WITH THE SPR INFRASTRUCTURE PLANS FOR EAGLE CREST WAY AND CONASH LANE.
2. STREAM CROSSING TO BE DESIGNED AND PERMITTED WITH THE SPR INFRASTRUCTURE PLANS FOR EAGLE CREST WAY AND CONASH LANE.
3. SCM SHOWN ON LOT 5 SHALL BE USED TO TREAT POST DEVELOPMENT RUNOFF FOR QUANTITY AND QUALITY FOR EAGLE CREST WAY, CONASH LANE AND LOTS 4-6. THE SCM MAY ALSO BE USED TO TREAT FUTURE DEVELOPMENT SOUTH OF LOTS 5 AND 6.
4. POST CONSTRUCTION STORMWATER HYDRAULIC CALCULATIONS, WATER QUALITY CALCULATIONS (INCLUDING TSS AND NITROGEN) FOR THE SCM ON LOT 5 SHALL BE DESIGNED AND PERMITTED WITH THE SPR INFRASTRUCTURE PLANS FOR EAGLE CREST WAY AND CONASH LANE.
5. FINAL GRADES SHOWN ON THIS PLAN, INCLUDING LIMITS OF DISTURBANCE, ARE SUBJECT TO CHANGE WITH THE SPR INFRASTRUCTURE PLANS FOR EAGLE CREST WAY AND CONASH LANE.
6. PHASE 1 DEVELOPMENT IS APPROVED AND CURRENTLY DRAINS TO EXISTING SCM LOCATED ON LOT 1.

LOT 1  
12.90 ACRES  
PHASE 1  
PREVIOUS LOT A  
FROM  
SUB-0011-2021

LOT 2  
10.64 ACRES  
PHASE 1  
PREVIOUS LOT B  
FROM  
SUB-0011-2021

LOT 7  
PHASE 2  
8.23 ACRES

LOT 3  
12.42 ACRES  
PHASE 1  
PREVIOUS LOT C  
FROM  
SUB-0011-2021

LOT 9  
45.08 ACRES  
PHASE 4

GRADING AND POST CONSTRUCTION  
STORMWATER CONTROL AND  
CALCULATIONS TO BE PROVIDED AT THE  
TIME OF ASR AND SPR FOR THIS LOT

LOT 4  
PHASE 2  
13.60 ACRES

LOT 6  
PHASE 2  
2.68 ACRES

LOT 5  
PHASE 2  
2.26 ACRES

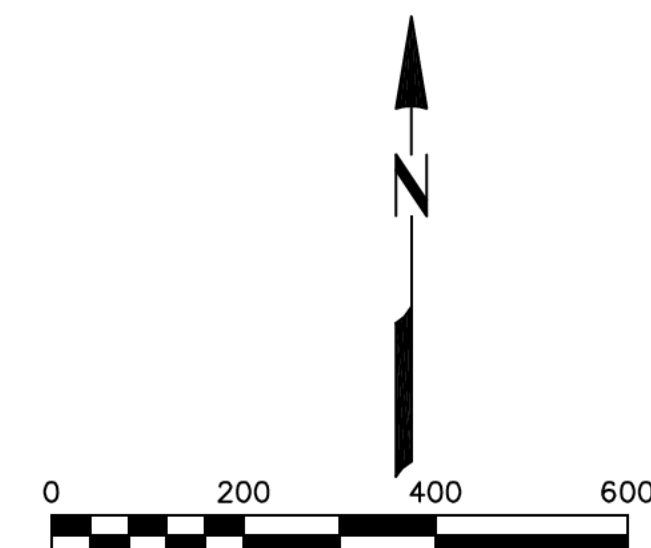
LOT 8  
63.25 ACRES  
PHASE 3

GRADING AND POST CONSTRUCTION  
STORMWATER CONTROL AND  
CALCULATIONS TO BE PROVIDED AT THE  
TIME OF ASR AND SPR FOR THIS LOT

LEGEND

- FEMA FLOODWAY  
1% ANNUAL FLOOD  
FUTURE CONDITIONS 1% ANNUAL  
WETLANDS  
1% ANNUAL FLOOD LIMITS  
FLOODWAY  
SUBDIVISION BOUNDARY  
GREENWAY EASEMENT / TREE  
CONSERVATION AREA - GREENWAY  
PRIMARY TCA  
SECONDARY TCA  
EXISTING WATERLINE  
EXISTING SEWERLINE  
EXISTING STORMDRAIN  
EXISTING EASEMENT  
PROPOSED WATERLINE  
PROPOSED SEWERLINE  
PROPOSED STORMDRAIN

MAXIMUM IMPERVIOUS SURFACE AREA FOR PHASE 2		
	TOTAL AREA	MAXIMUM IMPERVIOUS
LOT 4	13.80 ACRES	10.35 ACRES
LOT 5	2.23 ACRES	1.70 ACRES
LOT 6	2.68 ACRES	2.01 ACRES
LOT 7	8.23 ACRES	0 ACRES
R/W	4.74 ACRES	3.56 ACRES



EAGLE CREST WEST INDUSTRIAL PARK

AUBURN CHURCH ROAD RALEIGH NC

ZONING: IH-CU

GRADING PLAN - OVERALL

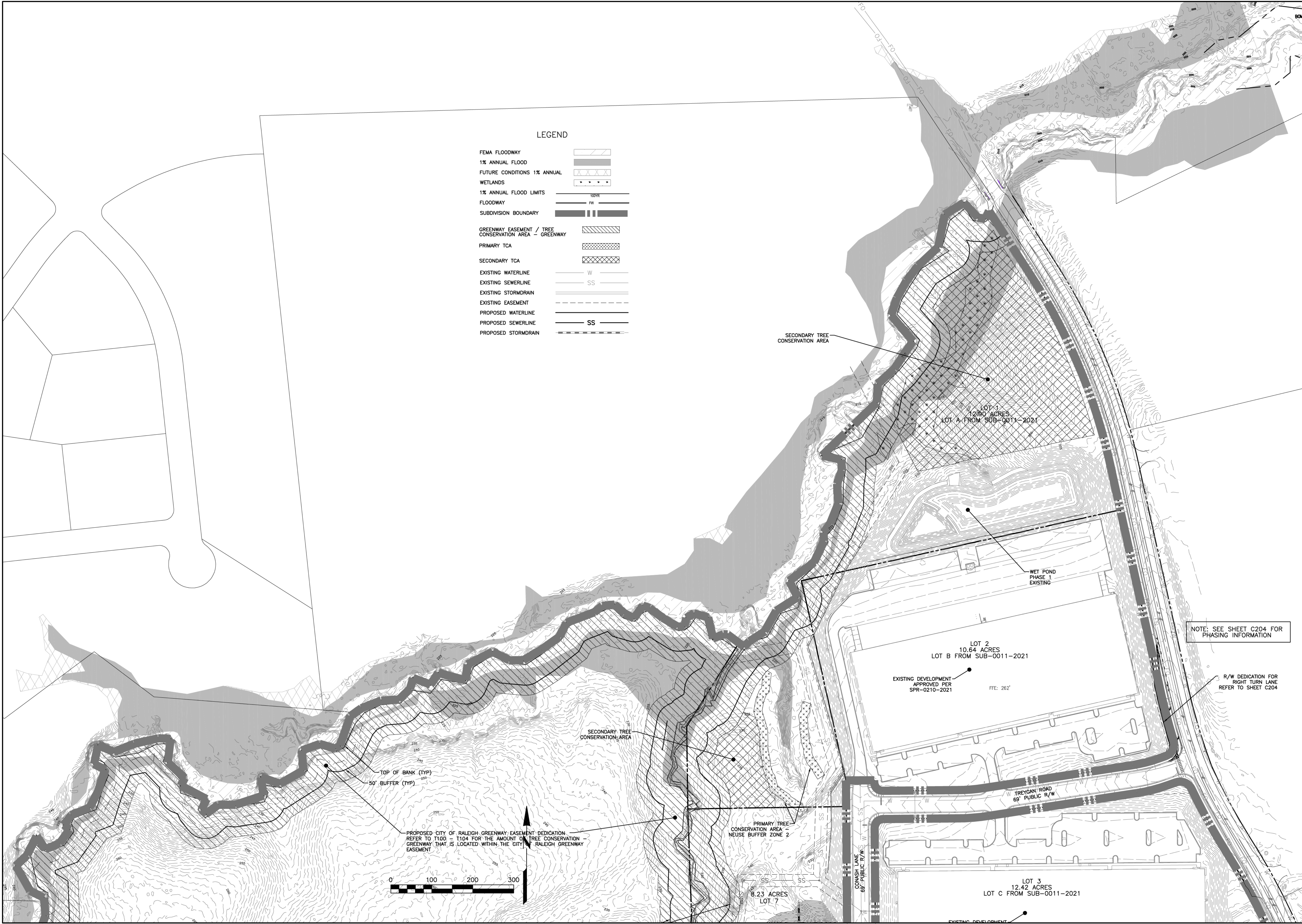
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C300



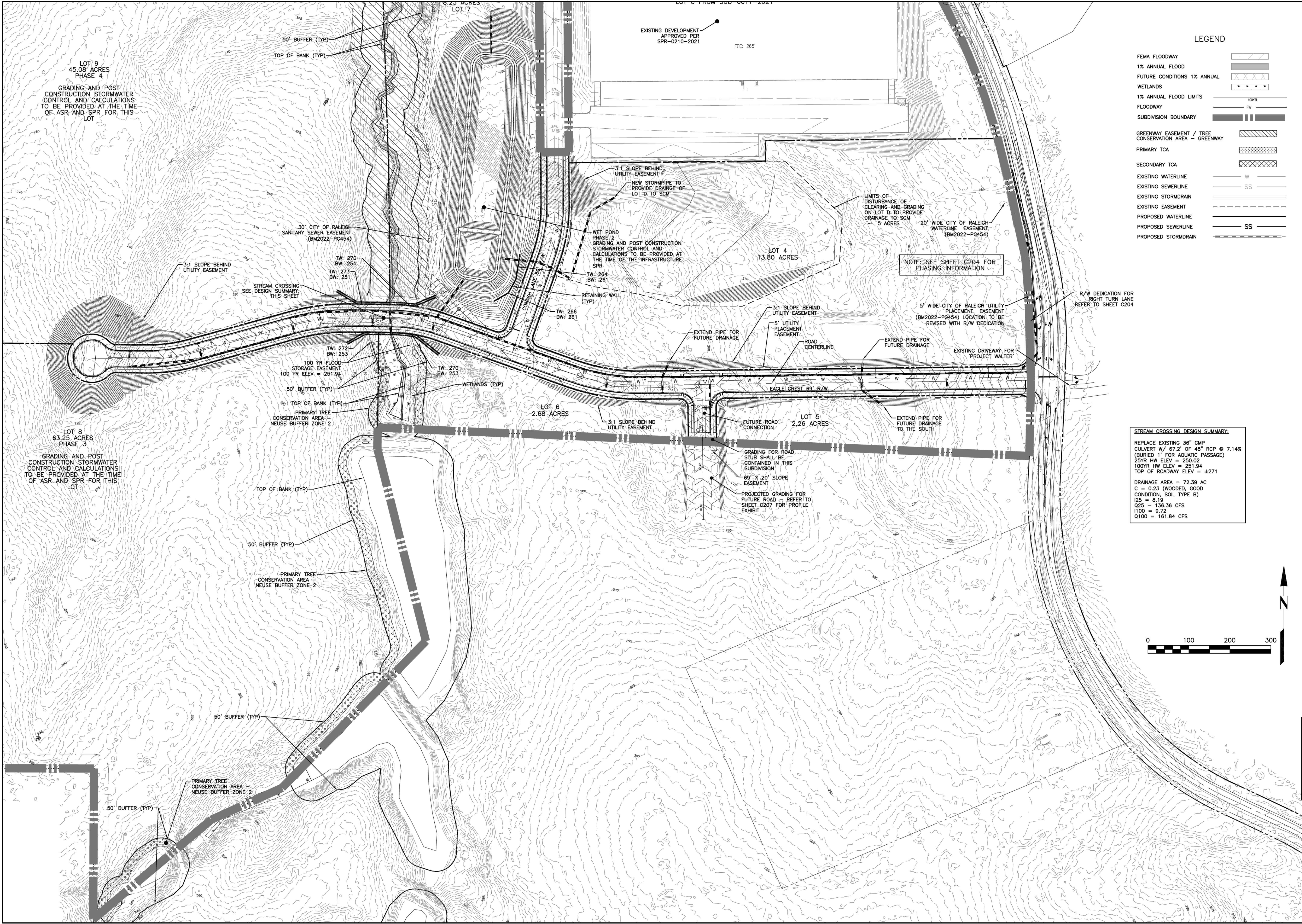


<b>EAGLE CREST WEST INDUSTRIAL PARK</b>		REVISIONS: 2/15/2023 - PER CITY COMMENTS 3/23/2023 - PER CITY COMMENTS 7/7/2023 - PER CITY COMMENTS	 CAPITAL CIVIL ENGINEERING - 209 NORTH SALEM STREET, STE 220, APEX, NC 27502 PH 919 249-8587 FX 919 590-6887 COPYRIGHT 2023 CAPITAL CIVIL ENGINEERING, PLLC P-0809
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ZONING: IH-CU			
<b>GRADING PLAN</b>			DATE JULY 7, 2023
			ISSUED FOR SUBDIVISION REVIEW
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**STREAM CROSSING DESIGN SUMMARY:**

REPLACE EXISTING 36" CMP  
CULVERT W/ 67.2" OF 48" RCP @ 7.14%  
(BURIED 1" FOR AQUATIC PASSAGE)  
25YR HW ELEV = 250.02  
100YR HW ELEV = 251.94  
TOP OF ROADWAY ELEV = ±271

DRAINAGE AREA = 72.39 AC  
C = 0.23 (WOODED, GOOD  
CONDITION, SOIL TYPE B)  
Q25 = 8.19  
Q25 = 136.36 CFS  
Q100 = 9.72  
Q100 = 161.84 CFS

EAGLE CREST WEST INDUSTRIAL PARK

AUBURN CHURCH ROAD RALEIGH NC

ZONING: IH-CU

GRADING PLAN

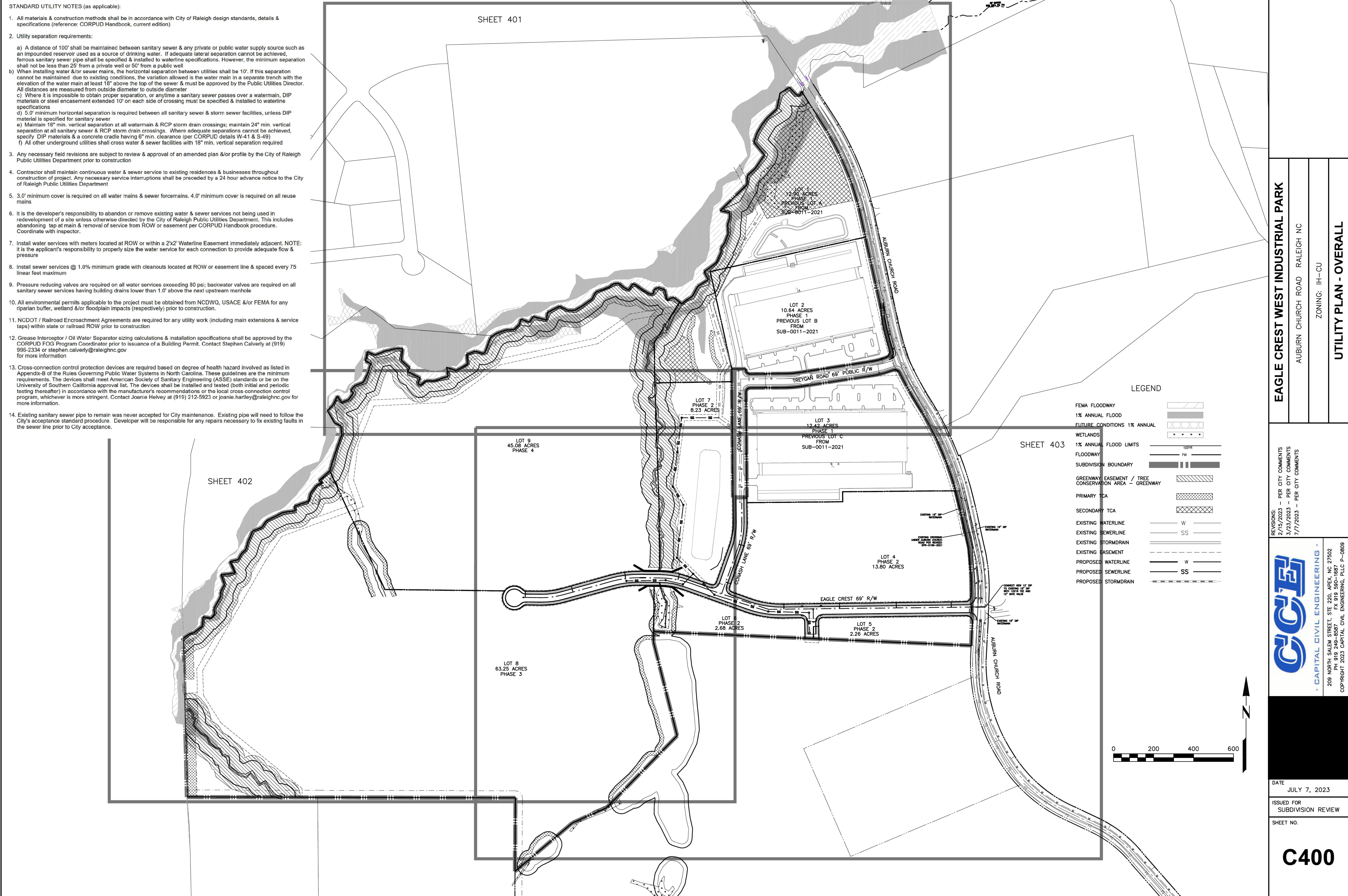
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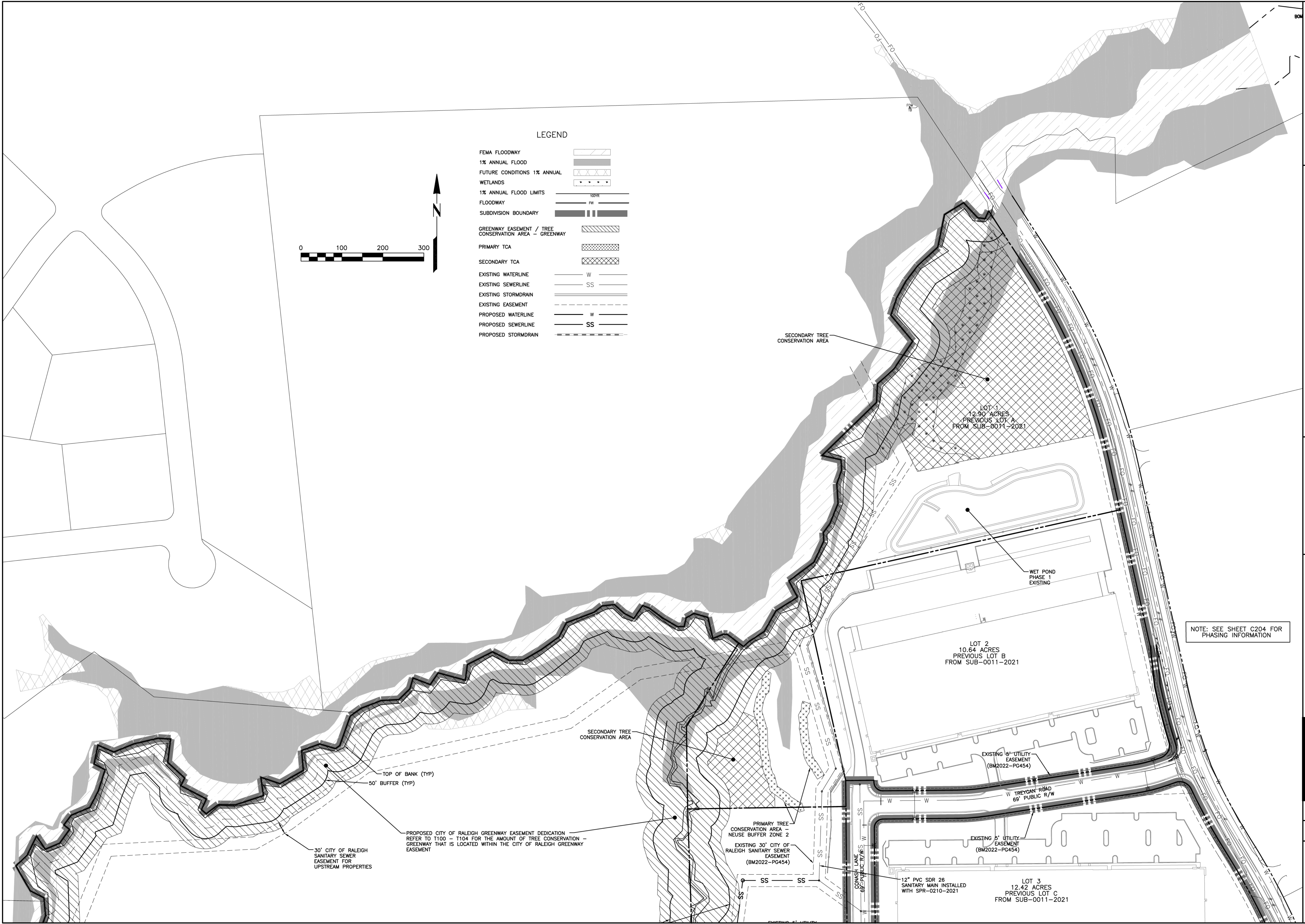
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C303










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AUBURN CHURCH ROAD RALEIGH NC

ZONING: IH-CU

UTILITY PLAN

REVISIONS:  
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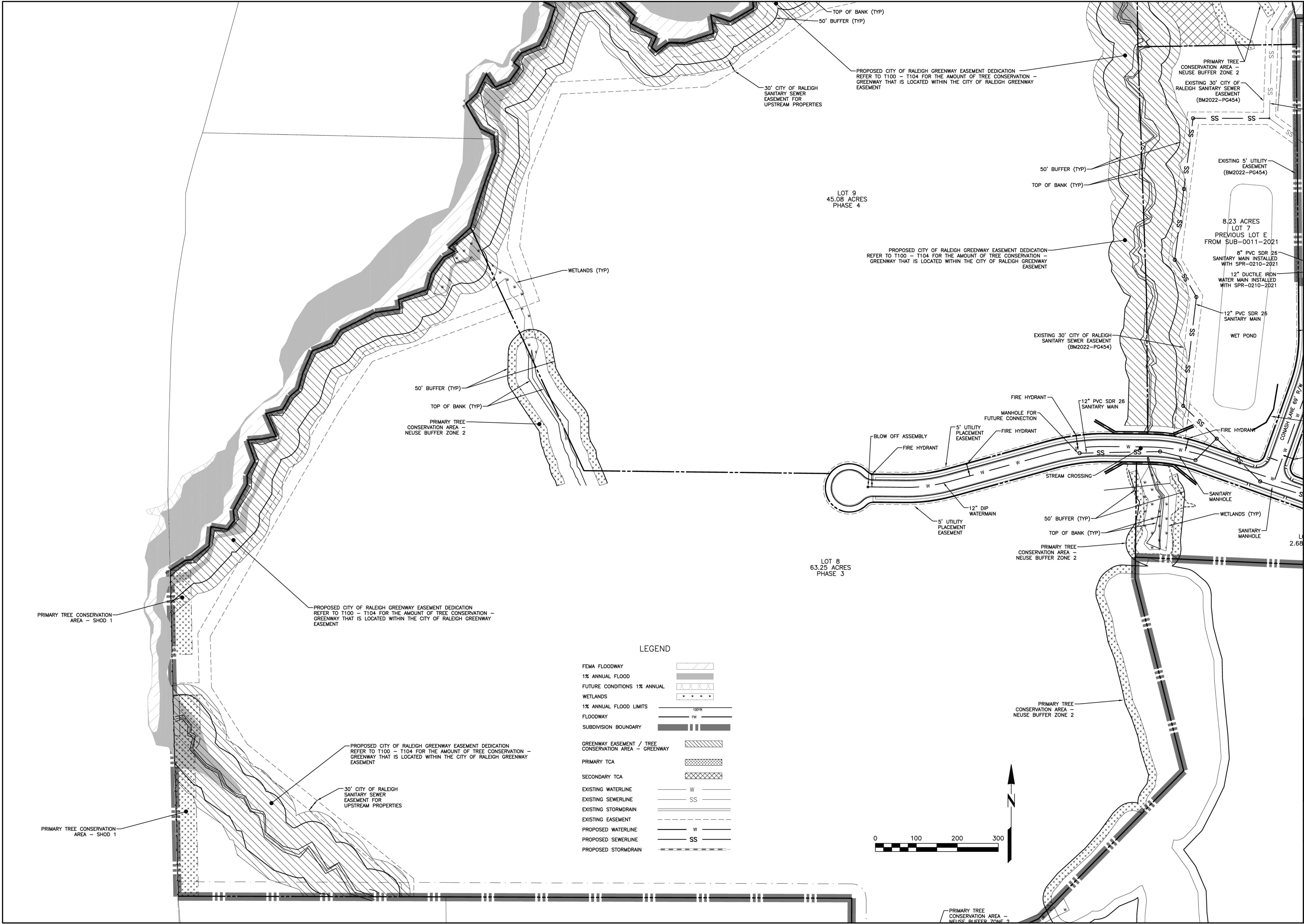
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**C401**





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AUBURN CHURCH ROAD RALEIGH NC

ZONING: IH-CU

UTILITY PLAN

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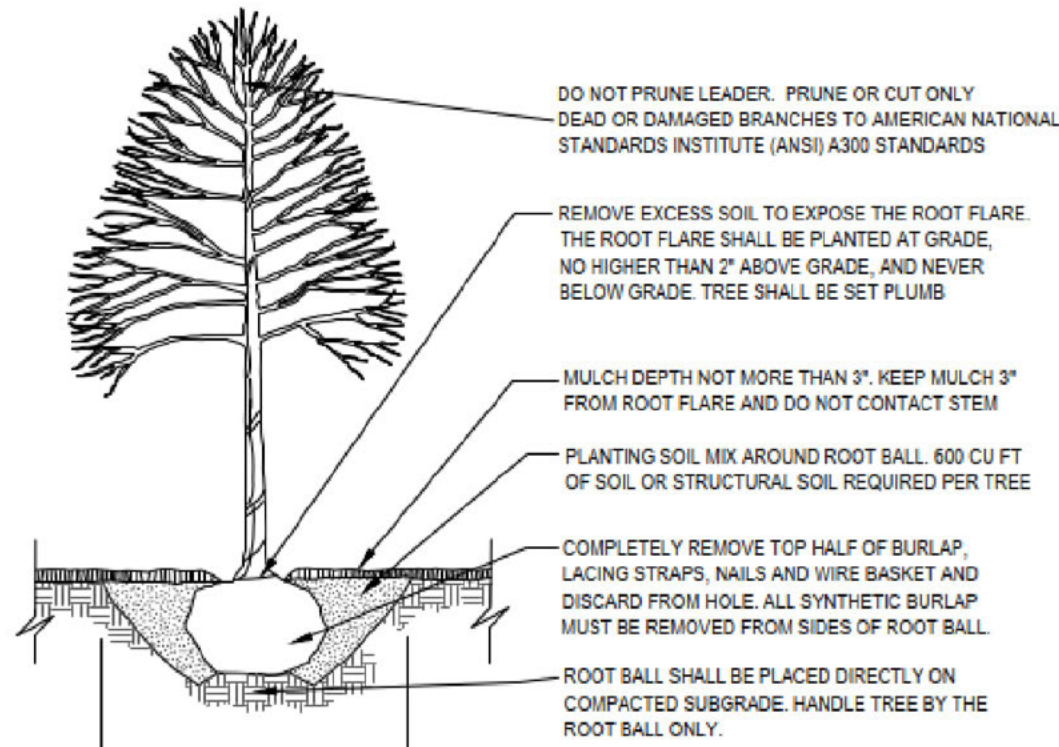
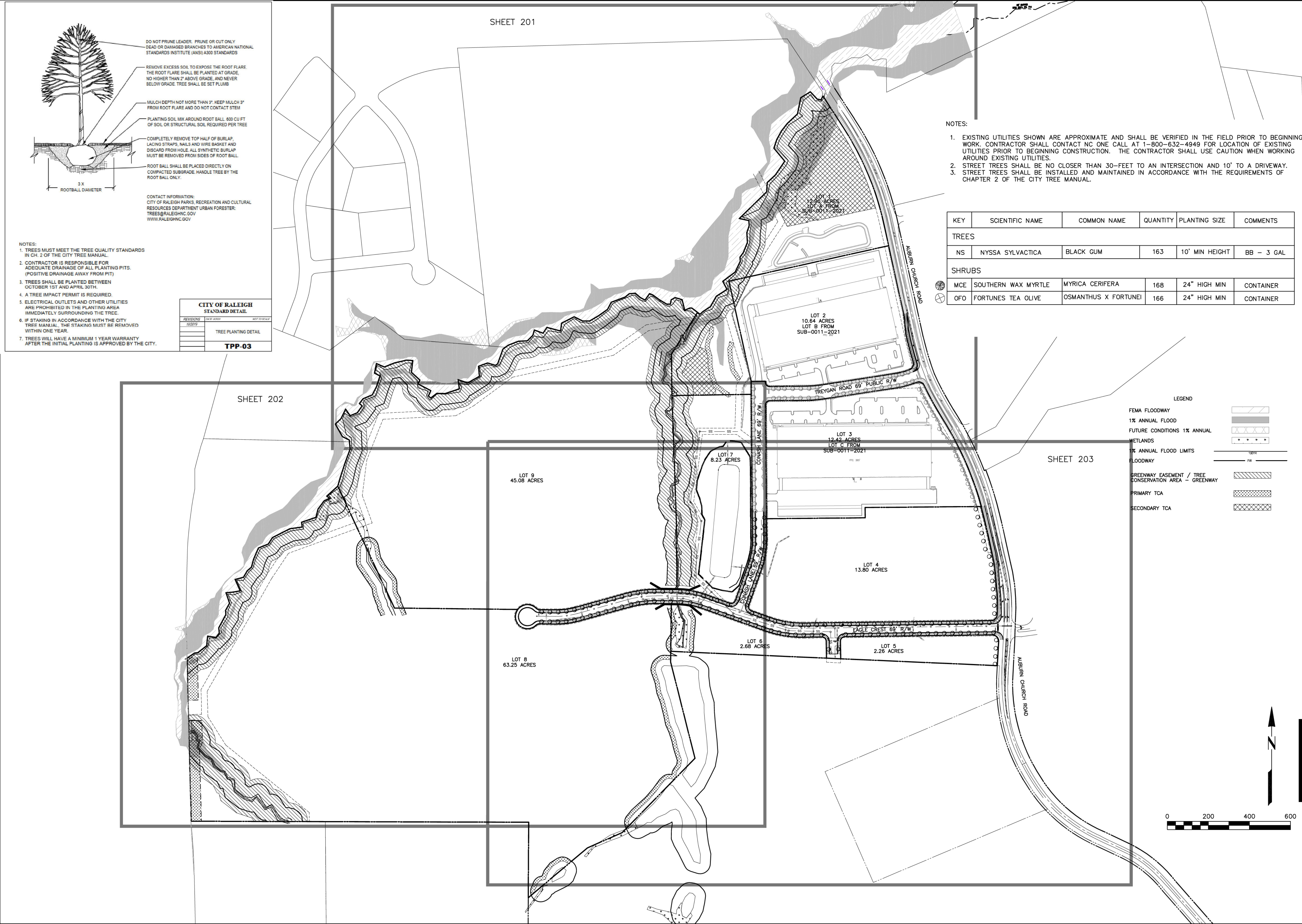
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**C402**









CONTACT INFORMATION:  
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL  
RESOURCES DEPARTMENT URBAN FORESTER:  
TREES@RALEIGHNC.GOV  
WWW.RALEIGHNC.GOV

- NOTES:
1. TREES MUST MEET THE TREE QUALITY STANDARDS IN CH. 2 OF THE CITY TREE MANUAL.
  2. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
  3. TREES SHALL BE PLANTED BETWEEN OCTOBER 1ST AND APRIL 30TH.
  4. A TREE IMPACT PERMIT IS REQUIRED.
  5. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.
  6. IF STAKING IN ACCORDANCE WITH THE CITY TREE MANUAL, THE STAKING MUST BE REMOVED WITHIN ONE YEAR.
  7. TREES WILL HAVE A MINIMUM 1 YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY.

CITY OF RALEIGH STANDARD DETAIL		
REVISIONS	DATE	NOTED BY
10/20/19		
TREE PLANTING DETAIL		
TPP-03		

- NOTES:
1. EXISTING UTILITIES SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD PRIOR TO BEGINNING WORK. CONTRACTOR SHALL CONTACT NC ONE CALL AT 1-800-632-4949 FOR LOCATION OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL USE CAUTION WHEN WORKING AROUND EXISTING UTILITIES.
  2. STREET TREES SHALL BE NO CLOSER THAN 30- FEET TO AN INTERSECTION AND 10' TO A DRIVEWAY.
  3. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.

KEY	SCIENTIFIC NAME	COMMON NAME	QUANTITY	PLANTING SIZE	COMMENTS
TREES					
NS	NYSSA SYLVATICA	BLACK GUM	163	10' MIN HEIGHT	BB - 3 GAL
SHRUBS					
MCE	SOUTHERN WAX MYRTLE	MYRICA CERIFERA	168	24" HIGH MIN	CONTAINER
OFO	FORTUNES TEA OLIVE	OSMANTHUS X FORTUNEI	166	24" HIGH MIN	CONTAINER

LEGEND	
FEMA FLOODWAY	
1% ANNUAL FLOOD	
FUTURE CONDITIONS 1% ANNUAL	
WETLANDS	
1% ANNUAL FLOOD LIMITS	
FLOODWAY	
GREENWAY EASEMENT / TREE CONSERVATION AREA - GREENWAY	
PRIMARY TCA	
SECONDARY TCA	

EAGLE CREST WEST INDUSTRIAL PARK

AUBURN CHURCH ROAD RALEIGH NC

ZONING: IH-CU

LANDSCAPE PLAN - OVERALL

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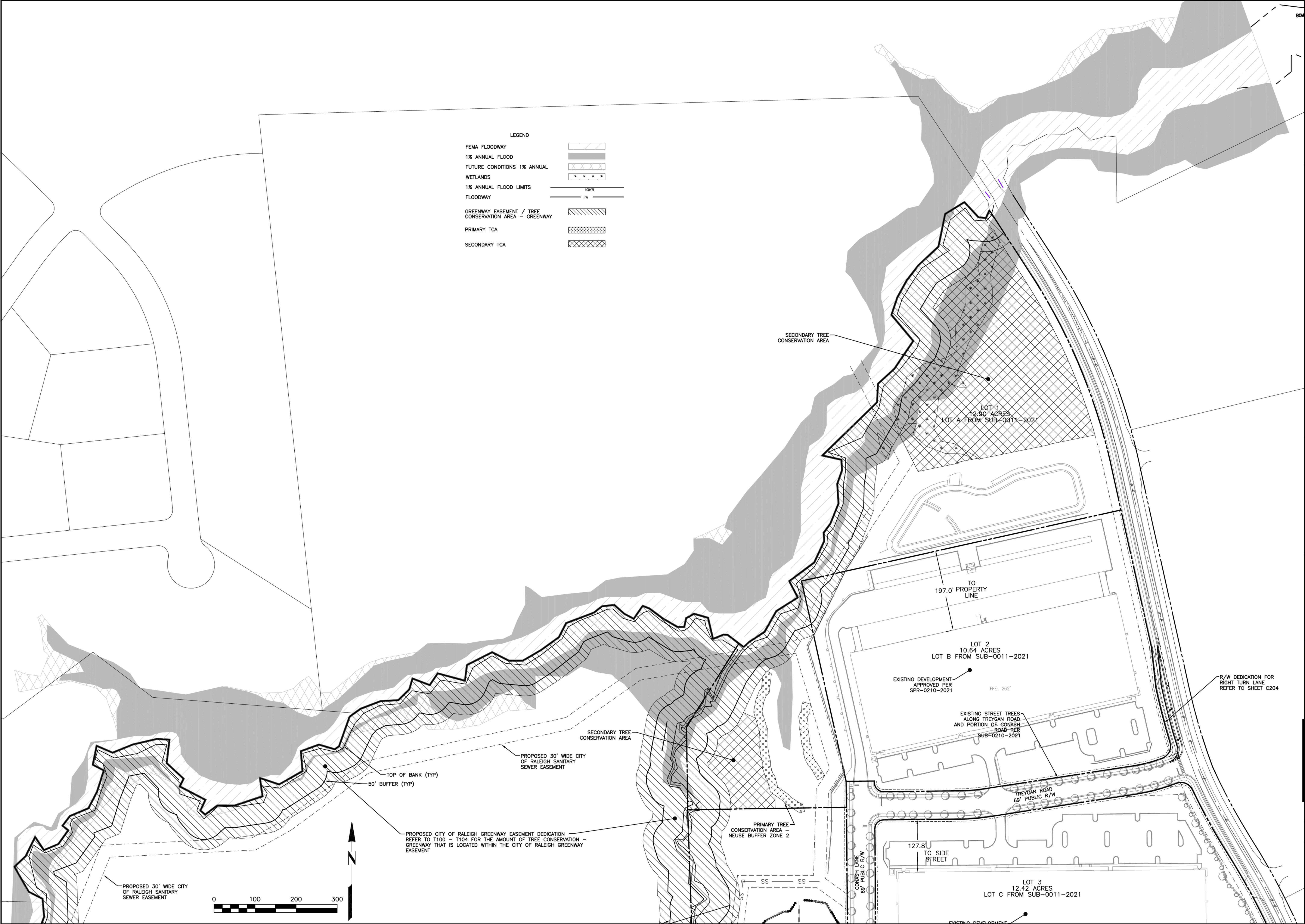
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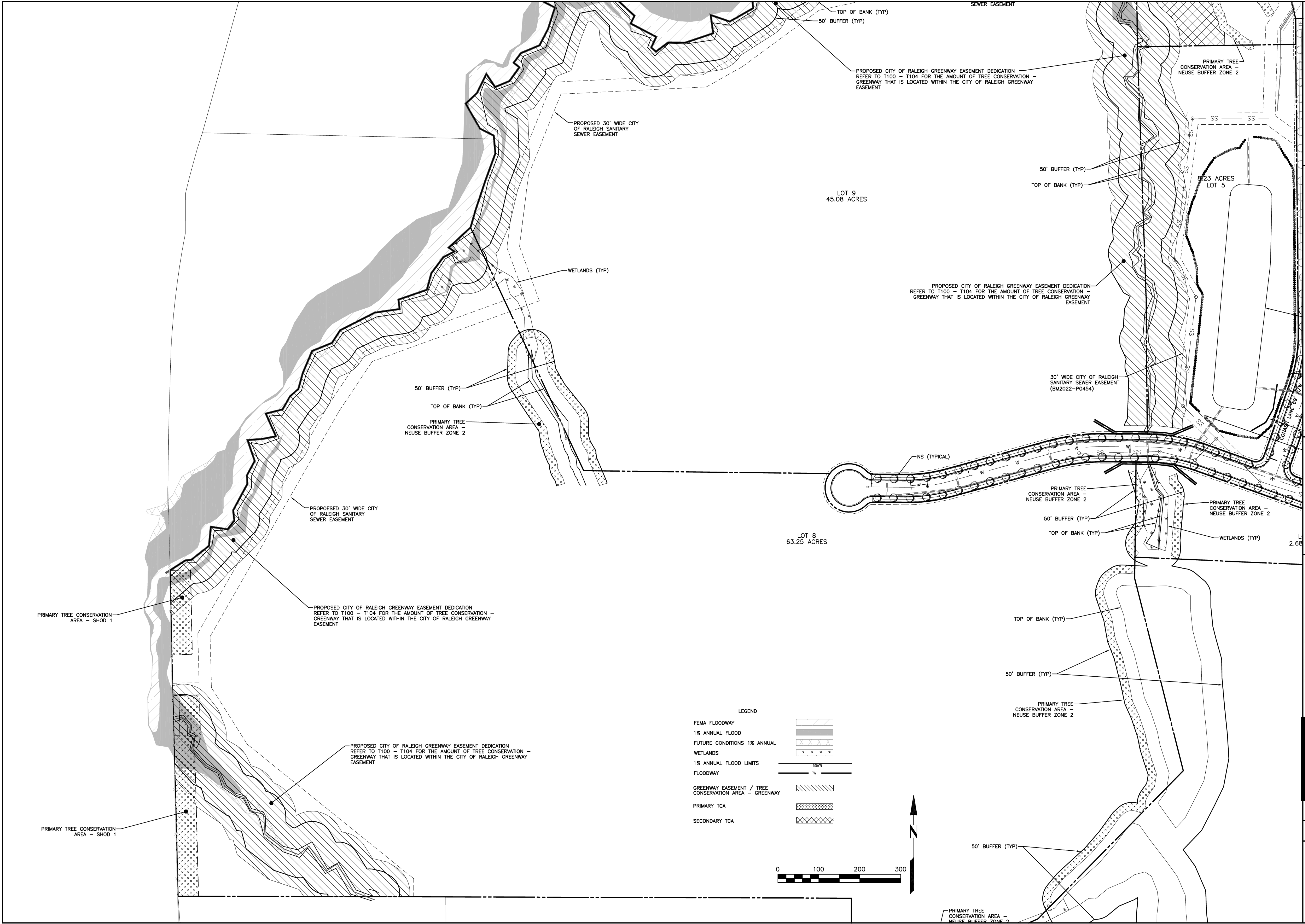
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ZONING: IH-CU	
<b>LANDSCAPE PLAN</b>	

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LEGEND	
FEMA FLOODWAY	
1% ANNUAL FLOOD	
FUTURE CONDITIONS 1% ANNUAL	
WETLANDS	
1% ANNUAL FLOOD LIMITS	
FLOODWAY	
GREENWAY EASEMENT / TREE CONSERVATION AREA - GREENWAY	
PRIMARY TCA	
SECONDARY TCA	

EAGLE CREST WEST INDUSTRIAL PARK

AUBURN CHURCH ROAD RALEIGH NC

ZONING: IH-CU

LANDSCAPE PLAN

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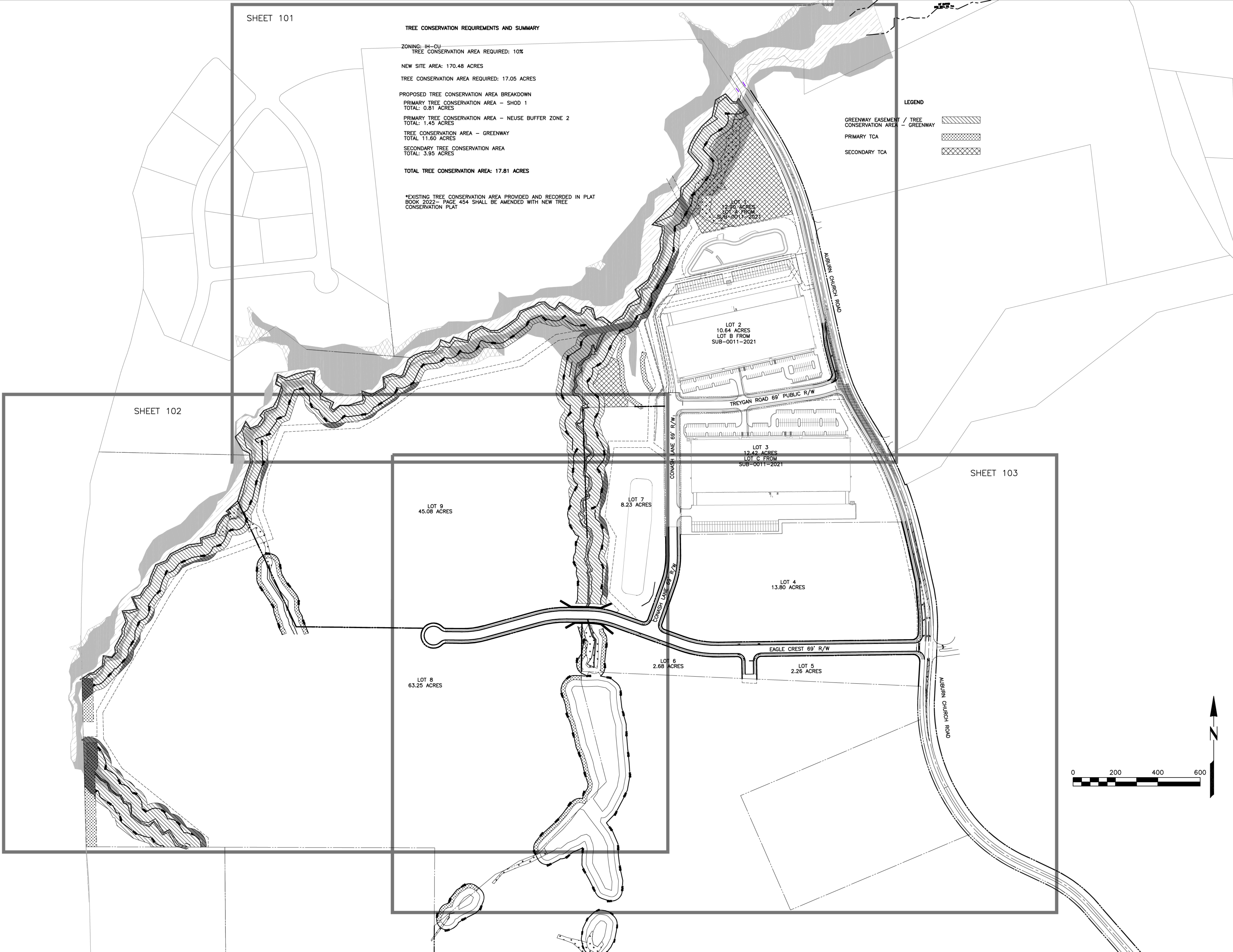
SHEET NO.

L102









EAGLE CREST WEST INDUSTRIAL PARK

AUBURN CHURCH ROAD RALEIGH NC

ZONING: IH-CU

TREE CONSERVATION PLAN - OVERALL

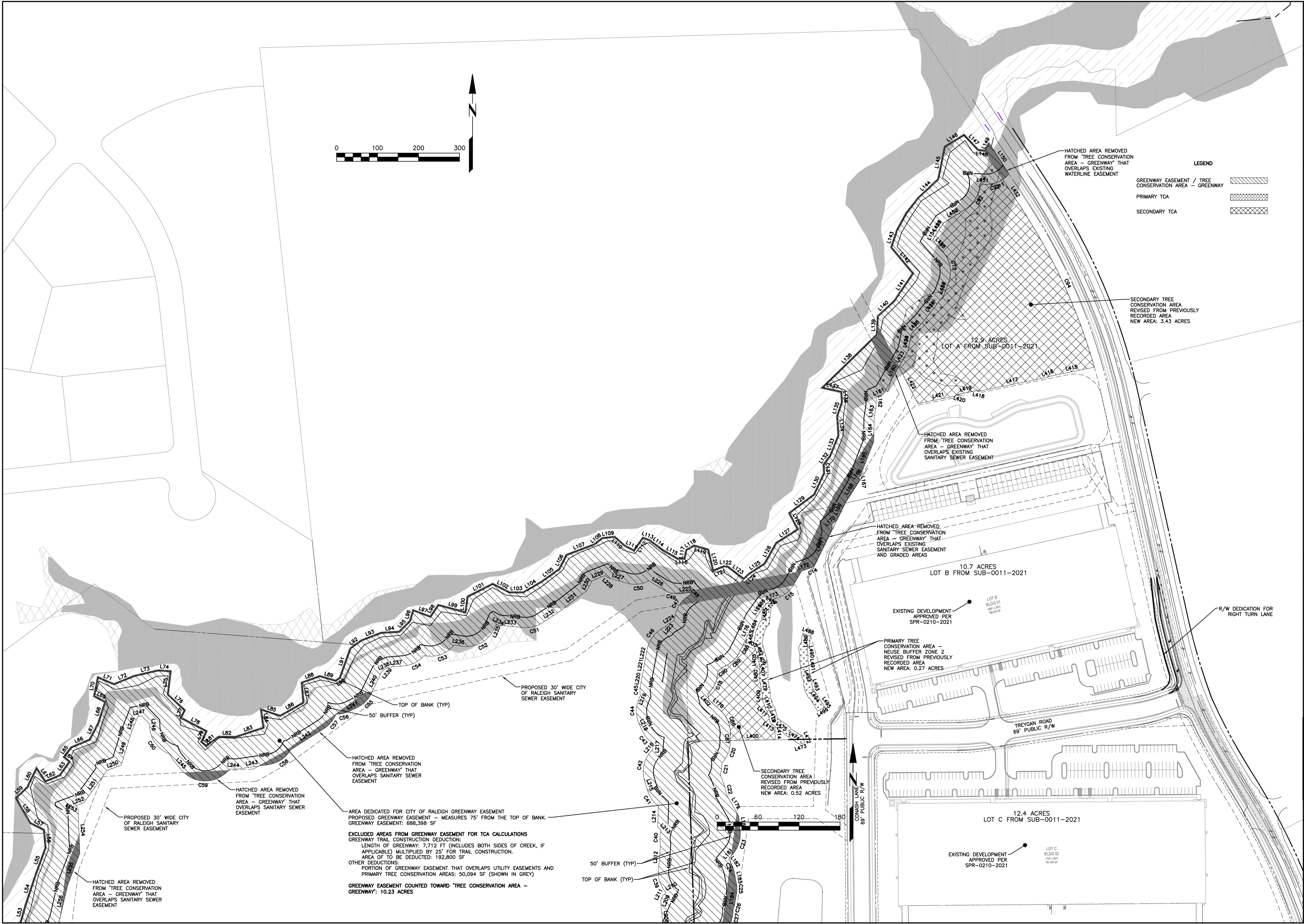
REVISIONS:  
2/15/2023 - PER CITY COMMENTS  
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T100






EAGLE CREST WEST INDUSTRIAL PARK

AUBURN CHURCH ROAD RALEIGH NC

ZONING: IH-CU

TREE CONSERVATION PLAN

REVISIONS:  
2/15/2023 - PER CITY COMMENTS  
3/23/2023 - PER CITY COMMENTS  
7/7/2023 - PER CITY COMMENTS

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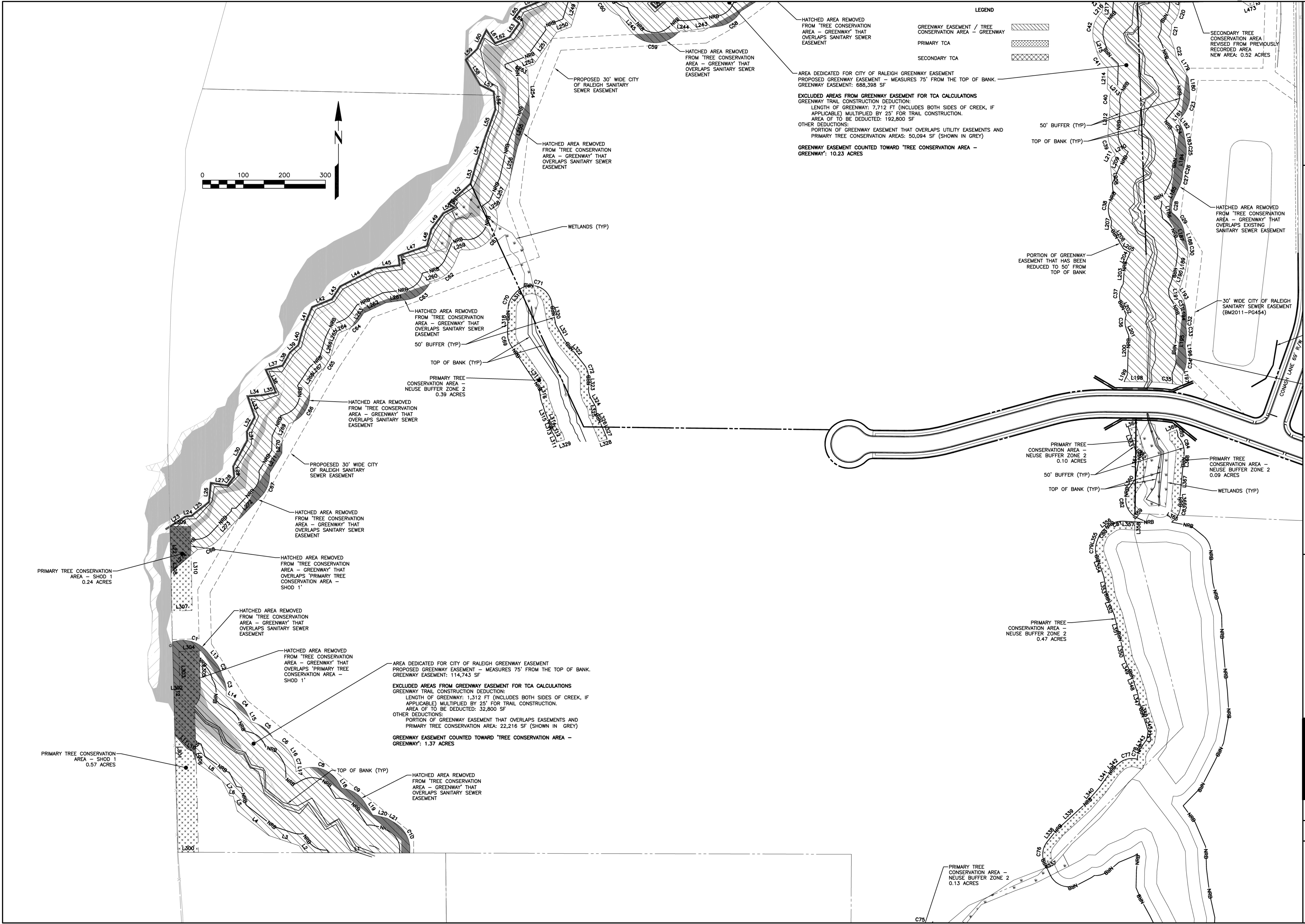
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LEGEND

GREENWAY EASEMENT / TREE CONSERVATION AREA - GREENWAY	[Hatched pattern]
PRIMARY TCA	[Cross-hatched pattern]
SECONDARY TCA	[Diagonal line pattern]

HATCHED AREA REMOVED FROM 'TREE CONSERVATION AREA - GREENWAY' THAT OVERLAPS SANITARY SEWER EASEMENT

AREA DEDICATED FOR CITY OF RALEIGH GREENWAY EASEMENT PROPOSED GREENWAY EASEMENT - MEASURES 75' FROM THE TOP OF BANK.

EXCLUDED AREAS FROM GREENWAY EASEMENT FOR TCA CALCULATIONS  
GREENWAY TRAIL CONSTRUCTION DEDUCTION:  
LENGTH OF GREENWAY: 7,712 FT (INCLUDES BOTH SIDES OF CREEK, IF APPLICABLE) MULTIPLIED BY 25' FOR TRAIL CONSTRUCTION.  
AREA OF TO BE DEDUCTED: 192,800 SF  
OTHER DEDUCTIONS:  
PORTION OF GREENWAY EASEMENT THAT OVERLAPS UTILITY EASEMENTS AND PRIMARY TREE CONSERVATION AREAS: 50,094 SF (SHOWN IN GREY)

GREENWAY EASEMENT COUNTED TOWARD 'TREE CONSERVATION AREA - GREENWAY': 10.23 ACRES

50' BUFFER (TYP)

TOP OF BANK (TYP)

PORTION OF GREENWAY EASEMENT THAT HAS BEEN REDUCED TO 50' FROM TOP OF BANK

SECONDARY TREE CONSERVATION AREA REVISED FROM PREVIOUSLY RECORDED AREA  
NEW AREA: 0.52 ACRES

HATCHED AREA REMOVED FROM 'TREE CONSERVATION AREA - GREENWAY' THAT OVERLAPS EXISTING SANITARY SEWER EASEMENT

30' WIDE CITY OF RALEIGH SANITARY SEWER EASEMENT (BM2011-PG454)

PRIMARY TREE CONSERVATION AREA - NEUSE BUFFER ZONE 2 0.10 ACRES

50' BUFFER (TYP)

TOP OF BANK (TYP)

PRIMARY TREE CONSERVATION AREA - NEUSE BUFFER ZONE 2 0.09 ACRES

WETLANDS (TYP)

PRIMARY TREE CONSERVATION AREA - NEUSE BUFFER ZONE 2 0.47 ACRES

PRIMARY TREE CONSERVATION AREA - NEUSE BUFFER ZONE 2 0.13 ACRES

EAGLE CREST WEST INDUSTRIAL PARK

AUBURN CHURCH ROAD RALEIGH NC

ZONING: IH-CU

TREE CONSERVATION PLAN

REVISIONS:  
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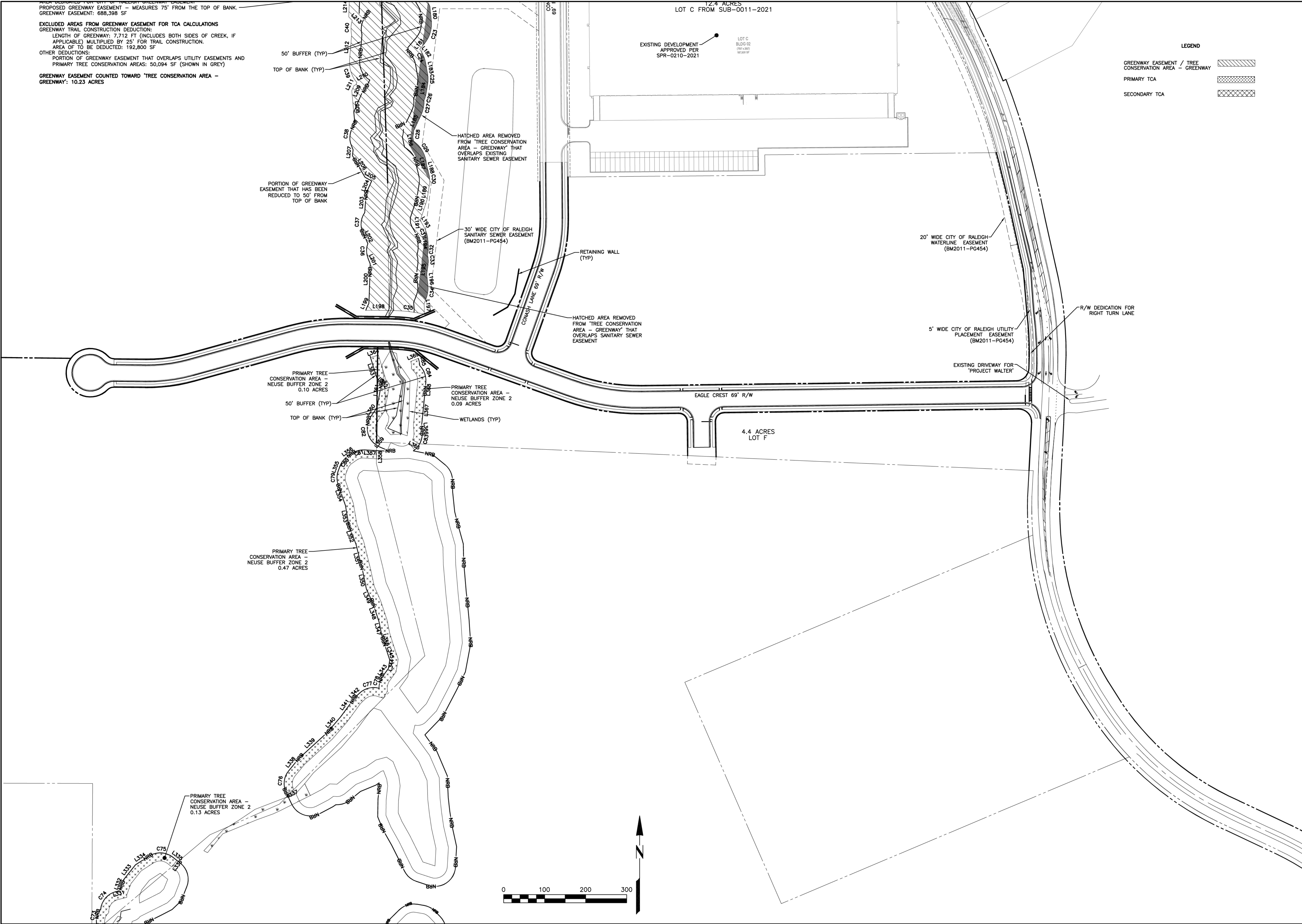
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T102





EAGLE CREST WEST INDUSTRIAL PARK

AUBURN CHURCH ROAD RALEIGH NC

ZONING: IH-CU

TREE CONSERVATION PLAN

REVISIONS:  
2/15/2023 - PER CITY COMMENTS  
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T103



TREE REPORT  
TREE COVERAGE CALCULATIONS  
PROVIDED IN SEPARATE REPORT  
PROVIDED BY SOIL AND  
ENVIRONMENTAL CONSULTANTS, PA

Tree Conservation Plan Data Sheet

UDO Article 9.1 Tree Conservation

(Include applicable information on the plan sheet)

Project Name: Eagle Crest Subd. Site

Gross Site Acres: 186.7 ac  
Right-of-way to be dedicated with this project: 7.22 ac  
Net Site Acres: 170.48 ac

Number  
of Acres Percent  
of Tract

UDO 9.1.4.A. Primary Tree Conservation Areas

1. Primary Tree Conservation Area - SHOD 1	0.81	ac	0.48	%
2. Primary Tree Conservation Area - SHOD 2	0	ac	0	%
3. Primary Tree Conservation Area - Parkway Frontage	0	ac	0	%
4. Primary Tree Conservation Area - CM	0	ac	0	%
5. Primary Tree Conservation Area - MPOD	0	ac	0	%
6. Primary Tree Conservation Area - Champion Tree, "XX" dbh species	0	ac	0	%
7. Primary Tree Conservation Area - Neuse Buffer Zone 2	1.45	ac	0.850	%
8. Primary Tree Conservation Area - 45% Slopes	0	ac	0	%
9. Primary Tree Conservation Area - Thoroughfare	0	ac	0	%

Subtotal of Primary Tree Conservation Areas: 2.26 ac 1.33 %

UDO 9.1.4.D.2 Tree Conservation Area - Greenway

11.6 ac 6.80 %

UDO 9.1.4.B.1.a. & b. Secondary Tree Conservation Areas

(Include perimeter buffers and their alternate compliance areas) 3.95 ac 2.32 %

UDO 9.1.4.B.1.c. & d. Individual Tree Secondary Tree Conservation Areas

(Include individual trees and their alternate compliance areas) 0 ac 0 %

Subtotal of Secondary Tree Conservation Areas: 3.95 ac 2.32 %

TOTAL ALL TREE CONSERVATION AREA PROVIDED: 17.81 ac 10.45 %

UDO 9.1.9. Watershed Protection Overlay Districts

UWPOD - Wooded Area (preserved)	ac	%
UWPOD - Wooded Area (planted)	ac	%
FWPOD - Wooded Area (preserved)	ac	%
FWPOD - Wooded Area (planted)	ac	%
SWPOD - Wooded Area (preserved)	ac	%
SWPOD - Wooded Area (planted)	ac	%

GREENWAY EASEMENT LINE AND CURVE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 89°49'41" W	258.39	L142	S 39°52'48" E	82.84
L2	S 34°40'44" E	20.70	L143	S 18°29'23" W	44.82
L3	S 71°38'19" E	78.15	L144	S 48°58'58" W	87.04
L4	S 15°03'37" E	37.07	L145	S 01°19'10" E	81.09
L5	S 15°03'37" E	37.07	L146	S 58°25'40" W	55.03
L6	S 80°17'10" E	9.05	L147	N 43°05'32" W	49.95
L7	N 26°25'55" W	41.40	L148	S 61°28'33" E	12.32
L8	S 56°03'55" E	78.75	L149	N 42°50'00" W	10.30
L9	S 17°28'46" E	27.89	L150	N 32°54'46" W	89.88
L10	N 64°51'41" W	15.49	L151	S 86°29'23" E	10.60
L11	S 41°53'12" E	43.98	L152	S 71°10'22" E	64.48
L12	S 01°31'29" E	211.90	L153	N 33°21'12" E	28.03
L13	S 38°52'06" E	34.03	L154	N 30°58'36" E	21.37
L14	S 60°18'43" E	25.13	L155	S 41°38'28" E	36.88
L15	S 29°23'35" E	20.75	L156	N 20°14'46" W	33.81
L16	S 30°37'07" E	9.87	L157	N 38°07'17" E	83.23
L17	S 02°15'40" E	3.94	L158	N 44°42'39" E	39.16
L18	S 30°09'46" E	15.78	L159	S 11°29'49" W	48.54
L19	N 32°27'49" W	36.78	L160	N 29°25'30" E	21.04
L20	N 76°23'21" W	28.79	L161	N 66°34'25" E	19.86
L21	N 58°43'44" W	22.67	L162	N 00°25'21" W	20.99
L22	N 01°15'51" W	111.41	L163	N 09°05'05" E	29.23
L23	N 57°15'09" E	44.84	L164	N 01°22'03" E	58.53
L24	N 84°08'31" E	14.81	L165	N 21°17'31" E	89.85
L25	S 51°25'49" W	54.78	L166	N 41°46'51" E	4.74
L26	N 05°38'09" E	48.61	L167	S 62°28'44" W	1.68
L27	N 81°16'32" W	41.22	L168	N 32°48'42" E	61.20
L28	N 37°28'08" E	26.86	L169	N 26°10'48" E	50.05
L29	S 05°25'05" E	28.69	L170	N 72°22'44" E	17.36
L30	N 28°14'41" E	72.71	L171	N 26°10'48" E	99.48
L31	N 02°49'19" W	21.04	L172	N 71°36'46" E	16.49
L32	N 28°11'19" W	39.85	L173	N 71°44'19" E	17.43
L33	S 18°45'26" E	33.25	L174	S 48°43'44" W	1.99
L34	S 85°34'50" W	36.54	L175	N 35°43'36" E	44.31
L35	N 79°00'18" E	33.37	L176	N 24°44'44" E	71.58
L36	S 23°57'06" E	60.72	L177	S 40°01'58" E	12.01
L37	S 75°59'27" E	42.28	L178	S 48°30'30" E	27.72
L38	N 29°40'12" E	36.44	L179	N 29°50'04" W	61.00
L39	N 48°33'39" E	27.16	L180	N 05°35'59" E	36.39
L40	N 19°22'11" W	40.51	L181	N 02°48'49" W	17.44
L41	S 23°10'53" W	58.71	L182	S 36°08'42" E	2.13
L42	S 67°58'05" W	52.15	L183	N 10°01'34" W	27.43
L43	S 32°58'05" W	56.91	L184	S 09°20'01" W	24.71
L44	S 82°59'56" W	95.24	L185	S 24°17'17" E	22.12
L45	N 81°54'13" E	60.71	L186	N 11°41'38" W	9.72
L46	N 07°01'38" W	23.25	L187	S 08°34'18" E	11.58
L47	S 70°44'12" E	73.51	L188	N 14°00'38" E	13.58
L48	S 14°53'59" W	41.91	L189	N 09°01'59" E	35.13
L49	N 36°48'44" E	48.89	L190	N 17°44'52" E	31.99
L50	S 63°09'36" W	30.40	L191	S 04°03'55" E	33.97
L51	S 53°40'23" E	117.07	L192	S 04°44'29" E	4.18
L52	S 47°31'03" W	72.63	L193	N 30°51'52" W	11.24
L53	N 16°00'23" E	43.54	L194	S 03°59'25" E	13.34
L54	N 18°18'14" E	76.83	L195	S 07°01'49" E	76.83
L55	N 20°13'14" E	70.20	L196	N 06°02'28" W	25.43
L56	S 05°09'21" E	43.86	L197	S 04°23'38" E	9.06
L57	N 63°13'21" W	37.77	L198	S 89°21'40" E	62.10
L58	S 29°13'21" E	70.06	L199	S 61°24'33" E	11.11
L59	S 46°28'56" W	37.91	L200	S 01°50'06" W	75.89
L60	S 26°13'23" W	51.77	L201	N 21°39'06" W	14.66
L61	N 33°45'00" W	38.49	L202	S 24°47'21" E	48.66
L62	N 67°28'19" E	37.94	L203	N 04°24'10" E	47.30
L63	S 35°31'44" W	41.41	L204	N 24°17'20" E	32.90
L64	N 50°56'39" W	17.67	L205	S 61°02'59" E	18.73
L65	N 37°09'28" E	29.68	L206	N 30°23'07" W	12.60
L66	N 67°18'45" E	48.98	L207	S 06°48'53" W	14.66
L67	N 27°18'14" E	45.11	L208	S 05°24'26" E	82.19
L68	N 17°43'21" E	34.64	L209	N 23°00'19" E	13.30
L69	S 82°45'57" E	30.28	L210	S 62°45'44" E	8.35
L70	N 11°48'15" E	47.05	L211	S 27°53'56" W	5.83
L71	S 66°39'37" E	42.09	L212	N 04°46'09" E	60.32
L72	S 67°46'26" W	53.39	L213	S 44°44'37" W	12.05
L73	S 77°04'30" W	60.23	L214	N 01°56'58" E	50.65
L74	S 86°39'40" E	30.44	L215	N 18°44'57" W	20.52
L75	N 06°42'13" E	57.60	L216	N 40°58'10" E	7.90
L76	N 47°14'45" W	58.02	L217	S 72°08'16" W	13.99
L77	S 26°36'32" W	20.95	L218	N 23°26'00" W	18.06
L78	N 62°28'49" W	70.46	L219	N 23°47'31" E	8.34
L79	N 24°20'47" W	28.75	L220	S 10°37'19" W	18.13
L80	N 49°13'24" W	15.06	L221	N 10°32'22" E	37.70
L81	N 53°04'51" E	36.90	L222	N 10°54'02" E	23.03
L82	N 99°33'46" W	41.91	L223	N 40°48'54" E	71.19
L83	N 71°13'53" E	71.87	L224	S 58°56'15" E	71.90
L84	S 07°46'33" E	45.07	L225	N 83°22'31" E	18.50
L85	S 71°14'14" E	49.30	L226	S 58°14'34" E	38.30
L86	S 60°16'36" E	65.58	L227	S 73°50'00" E	47.69
L87	N 04°46'28" W	48.23	L228	S 48°51'00" W	7.49
L88	S 69°58'01" W	48.73	L229	N 68°38'33" E	33.78
L89	S 73°35'30" E	40.35	L230	S 27°33'17" W	26.40
L90	N 54°44'10" W	12.67	L231	S 52°15'04" E	12.62
L91	S 19°40'35" W	76.70	L232	N 56°56'50" E	49.94
L92	N 54°32'36" E	32.85	L233	S 84°47'56" E	63.57
L93	S 69°00'00" W	51.92	L234	S 61°03'14" E	2.74
L94	N 86°49'15" E	43.43	L235	S 23°23'14" W	8.35
L95	S 45°23'12" W	37.69	L236	S 80°36'45" E	17.83
L96	N 16°26'03" E	27.26	L237	N 85°14'06" E	35.10
L97	S 69°18'11" E	45.04	L238	N 64°28'46" E	15.03
L98	S 33°55'18" W	34.40	L239	N 40°39'18" E	6.13
L99	S 75°02'24" E	68.70	L240	N 25°17'51" E	55.53
L100	S 07°15'42" W	38.61	L241	N 63°43'15" E	20.31
L101	S 63°11'27" E	68.71	L242	S 72°29'08" E	85.91
L102	S 63°12'09" E	45.79	L243	N 81°45'43" E	80.60
L103	N 89°48'21" E	34.20	L244	S 68°44'18" E	13.91
L104	S 59°37'58" W	50.96	L245	N 40°34'50" W	27.31
L105	N 54°27'35" E	53.64	L246	N 00°59'04" W	4.05
L106	S 27°08'03" W	38.58	L247	S 78°16'23" W	9.64
L107	S 89°12'29" W	72.49	L248	S 21°42'21" W	43.39
L108	N 51°24'05" E	24.75	L249	N 17°16'16" W	1.81
L109	N 83°57'53" E	30.32	L250	N 68°51'11" E	37.42
L110	N 48°37'14" W	32.68	L251	N 35°30'14" E	96.35
L111	N 01°11'22" E	25.78	L252	N 69°17'38" E	22.35
L112	S 24°57'56" W	38.31	L253	N 81°16'43" E	11.11
L113	S 68°32'31" E	17.44	L254	N 02°24'49" W	112.16
L114	N 53°22'49" W	39.89	L255	N 20°58'46" E	82.98
L115	S 59°42'38" E	41.78	L256	N 13°03'47" E	84.88
L116	S 89°44'40" E	16.97	L257	S 23°27'17" W	71.46
L117	S 11°48'19" W	21.72	L258	N 55°36'32" E	6.61
L118	S 60°17'27" W	21.91	L259	S 71°18'44" W	5.49
L119	S 73°57'09" E	35.70	L260	S 74°09'52" E	10.75
L120	N 13°15'34" W	52.79	L261	N 81°54'02" E	51.36
L121	N 67°49'04" E	27.54	L262	N 64°50'21" E	59.75
L122	S 87°26'22" E	9.64	L263	N 33°58'04" E	6.37
L123	N 52°50'44" W	49.59	L264	S 67°02'14" W	20.03
L124	S 46°58'42" E	19.19	L265	S 24°55'07" W	22.02
L125	S 56°44'05" W	43.94	L266	N 18°08'37" E	36.80
L126	S 29°28'43" E	57.95	L267	S 47°38'50" W	15.63
L127	S 57°37'32" W	61.98	L268	S 33°18'00" W	37.86
L128	S 27°31'06" E	44.80	L269	N 24°14'13" E	39.93
L129	S 53°14'13" W	70.80	L270	N 01°11'57" E	35.55
L130	N 24°58'30" E	197.60	L271	S 15°52'01" E	197.68
L131	S 03°20'32" E	20.50	L272	N 43°53'53" E	75.29
L132	N 36°23'52" E	27.37	L273	N 42°59'27" E	70.40
L133	S 21°47'17" E	53.06	L274	N 49°52'28" E	84.84
L134	N 03°31'35" W	47.93			
L135	S 19°07'12" W	35.37			
L136	S 03°26'27" E	25.28			
L137	S 77°24'46" E	47.51			
L138	S 45°46'11" W	185.93			
L139	S 02°55'56" W	45.24			
L140	N 47°30'38" E	54.06			
L141	S 34°10'35" W	81.81			
L142	S 38°37'41" W	20.00			

PRIMARY TREE CONSERVATION EASEMENT LINE AND CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	75.00	83.94	79.63	N 70°55'51" W	64°07'31"
C2	75.00	35.17	34.85	S 25°26'06" E	28°52'00"
C3	75.00	51.35	50.35	N 11°28'18" W	39°13'33"
C4	75.00	45.71	45.00	N 42°51'09" W	34°58'08"
C5	75.00	63.62	61.73	N 50°02'36" W	48°35'58"
C6	75.00	52.60	51.53	N 50°42'36" W	40°10'58"
C7	75.00	37.12	36.74	S 16°26'23" E	28°21'47"
C8	75.00	116.51	104.43	N 74°17'09" W	88°14'45"
C9	75.00	67.61	65.35	S 58°17'25" E	51°39'11"
C10	75.00	85.85	81.24	N 29°56'12" W	65°30'03"
C11	75.00	68.17	65.10	S 67°24'24" E	41°04'11"
C12	75.00	72.05	68.58	N 28°53'55" E	55°16'25"
C13	75.00	81.31	77.10	N 10°41'50" W	61°53'12"
C14	75.00	16.38	16.34	N 65°21'25" E	11°04'41"
C15	75.00	34.89	34.49	N 74°17'09" W	41°58'58"
C16	75.00	62.79	60.97	N 45°23'25" E	47°58'06"
C17	75.00	15.67	15.64	N 51°46'18" E	11°58'17"
C18	75.00	62.72	60.90	N 40°01'01" E	41°58'58"
C19	75.00	75.37	72.24	N 19°43'06" W	57°34'47"
C20	75.00	66.20	64.07	N 17°52'48" W	50°34'29"
C21	75.00	39.11	38.29	N 23°02'41" E	20°04'08"
C22	75.00	20.82	20.56	N 11°58'09" W	15°45'16"
C23	75.00	59.77	58.20	N 17°16'55" E	45°39'48"
C24	75.00	34.19	33.69	N 23°05'08" E	20°04'08"
C25	75.00	25.52	25.16	N 02°18'46" W	17°18'36"
C26	75.00	18.36	18.21	N 16°28'47" E	14°01'32"
C27	75.00	35.59	35.38	N 11°33'37" E	21°11'21"
C28	75.00	18.83	18.68	N 06°05'44" E	11°02'02"
C29	75.00	58.31	56.85	N 31°50'37" W	44°32'43"
C30	75.00	30.21	30.00	N 02°50'19" W	23°04'36"
C31	75.00	45.72	44.32	N 17°43'59" E	20°04'08"
C32	75.00	22.96	22.87	S 04°48'41" W	17°13'32"
C33	75.00	26.74	26.60	N 02°22'43" W	20°23'37"
C34	75.00	45.33	43.92	N 02°51'51" E	20°04'08"
C35	429.50'	80.61	80.49	S 83°56'31" E	10°45'12"
C36	75.00	36.84	35.83	S 00°39'22" E	41°59'26"
C37	50.00	52.11	49.76	S 05°04'05" W	64°42'34"
C38	75.00	50.00	50.00	N 08°02'03" E	8°42'34"
C39	75.00	59.74	58.17	N 18°02'59" W	45°38'15"
C40	75.00	36.44	36.08	N 02°24'45" E	27°30'04"
C41	75.00	48.96	47.75	N 13°17'55" E	20°04'08"
C42	75.00	78.85	75.10	N 10°53'12" W	60°05'15"
C43	75.00	43.82	43.20	N 40°10'24" W	33°28'47"
C44	61.82	51.82	50.00	S 00°00'45" W	0°00'00"
C45	75.00	25.51	25.38	N 00°52'48" E	19°29'06"
C46	75.00	73.67	70.74	S 39°02'20" W	55°16'37"
C47	75.00	5.12	61.81	N 11°18'16" W	40°00'00"
C48	75.00	5.12	61.81	S 43°54'54" E	3°56'33"
C49	75.00	50.24	49.31	S 77°26'02" E	38°22°54"
C50	75.00	57.01	55.65	N 64°23'26" W	43°30'09"
C51	75.00	40.07	39.24	N 01°14'29" E	35°13'33"
C52	75.00	99.37	92.26	N 01°16'55" E	75°54'44"
C53	75.00	79.90	76.18	N 89°41'45" W	61°03'30"
C54	75.00	67.14	64.73	N 01°25'33" E	44°04'33"
C55	75.00	50.30	49.36	N 44°30'33" E	38°25'24"
C56	75.00	35.51	35.18	S 77°17'09" W	27°07'49"
C57	75.00	48.97	47.75	N 36°48'48" E	38°25'24"
C58	75.00	67.23	65.00	N 58°04'43" E	51°21'41"
C59	75.00	119.93	107.56	S 86°23'30" E	91°37'19"
C60	75.00	90.50	84.13	N 01°14'29" E	68°53'37"
C61	75.00	154.40'	65.04	N 128°54' E	61°57'09"
C62	75.00	76.51	73.32	N 48°28'10" W	51°23'23"
C63	75.00	43.29	42.59	S 52°59'17" E	35°04'29"
C64	75.00	43.29	42.59	N 31°52'43" W	33°04'11"
C65	75.00	41.19	40.88	N 31°52'43" W	31°28'13"
C66	75.00	110.71	100.93	N 27°58'23" E	84°24'26"
C67	75.00	62.70	60.90	N 47°58'58" E	47°58'58"
C68	75.00	57.91	56.48	N 65°06'40" E	44°14'25"