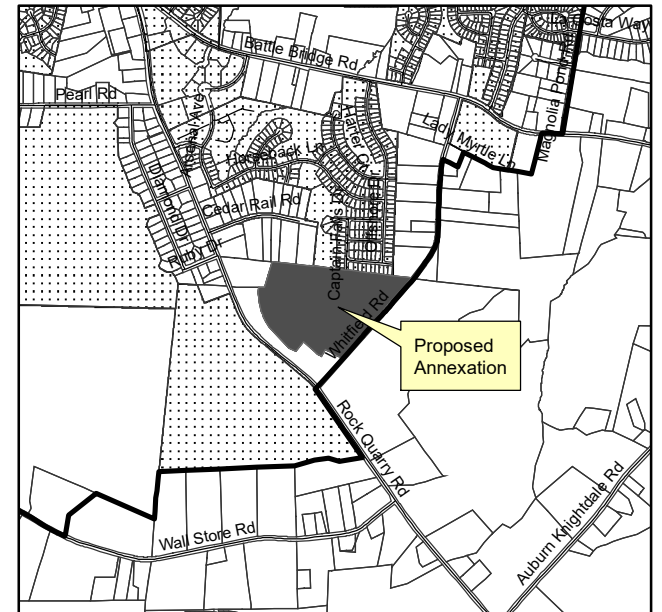




1 inch = 583 feet

**4520 WHITFIELD RD  
CONTIGUOUS PETITION ANNEXATION  
PROPOSED EFFECTIVE 4/1/22**



- Proposed City Limits
- Existing City Limits
- ETJ

1 inch = 2,500 feet



ANNEXATION ORDINANCE# \_\_\_\_\_

ORDINANCE ADOPTION DATE \_\_\_\_\_

APPROVED EFFECTIVE DATE \_\_\_\_\_

Subdivision or Building Permit Transaction Reference Number \_\_\_\_\_

Council District   C  

Annexation Case File# AX-3-2022

THIS MAP IS NOT A CERTIFIED SURVEY AND NO RELIANCE ON IT AS TO METES AND BOUNDS OF INDIVIDUAL PROPERTIES MAY BE MADE.

This exhibit meets all statutory requirements for recording. \_\_\_\_\_

Planning Director / Wake County Review Officer

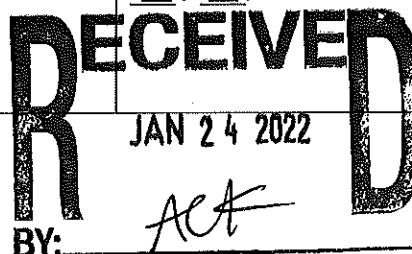
Date

# Petition for Annexation into Raleigh City Limits

Planning and Development Department • One Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682



Section A Submittal Deadlines			
Petitions for annexation are accepted by Planning and Development at any time. Fees are required at the time of submittal. <b>The annexation will be scheduled for public hearing and becomes effective immediately upon adoption at the scheduled public hearing unless notified otherwise by the City Clerk.</b>			
Section B Summary Information / Metes and Bounds Descriptions			
Development Project Name: Cavastead			
Street Address: 4520 Whitfield Road			
City of Raleigh Subdivision approval #: S- _____ or <b>SUB-0024-2021</b>	Building Permit #: _____ or _____	Group Housing #: GH- _____ - _____ - _____	
Wake County (PINs) Property Identification Number(s): <b>1731655483</b>			
Acreage of Annexation Site: 36.09 acres		Linear Feet of New Public Streets within Annexation Boundaries: 4,400	
Annexation site is requesting connection to City of Raleigh Water <input checked="" type="checkbox"/> and/or Sewer <input checked="" type="checkbox"/>			
Number of proposed dwelling units: <b>205</b>			
Unit Type/Unit Count:	Total Breakdown of Dwelling Units		
	Single-Family Home Unit Count <u>68</u>	Multi-Family - Condo/Apartment Unit Count <u>0</u>	Multi-Family – Townhouse Unit Count <u>137</u>
	Complete only for Townhome Units:		
	Are there more than 6 units in one group of townhomes? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N		
	Complete only for Condo/Apartment units: N/A		
	Are buildings multi-story with stacked units? <input type="checkbox"/> Y <input type="checkbox"/> N	Will there be a community trash compactor? <input type="checkbox"/> Y <input type="checkbox"/> N	Unit Count +/- Description: Example 30 Studio + 1 Bath 50 1 BR + 1.5 Bath Count Bedroom + Bath  ____ + ____ ____ + ____ ____ + ____



Building Square Footage of Non-Residential Space: N/A	
Specific proposed use (office, retail, warehouse, school, etc.): <u>Residential</u>	
Projected market value at build-out (land and improvements): \$ <u>59,775,000</u>	
<b>Applicant Contact Information</b>	
Property Owner(s): Anne P. Holland	
Primary Mailing Address: 7309 Battle Bridge Road, Raleigh, NC 27610	
Phone: 919-779-7210	Email: annepholland1@hotmail.com
<b>Project Contact information (if different than property owner)</b>	
Contact(s): Laura Goode - Parker Poe Adams & Bernstein LLP	
Primary Mailing Address: 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601	
Phone: (919) 835-4648	Email: lauragoode@parkerpoe.com
<b>Written metes and bounds description of property to be annexed:</b> Attach additional sheets if necessary. An electronic copy in word format must be e-mailed to: <a href="mailto:JP.Mansolf@raleighnc.gov">JP.Mansolf@raleighnc.gov</a> or <a href="mailto:Carmen.Kuan@raleighnc.gov">Carmen.Kuan@raleighnc.gov</a> .	

**RECEIVED**  
 JAN 24 2022  
 BY: ACK

### Section C Annexation Petition

**State of North Carolina, County of Wake, Petition of Annexation of Property to the City of Raleigh, North Carolina**

**Part 1** The undersigned, being all the owners of the real property described in this application (Section B) respectfully request the annexation of said property to the City of Raleigh, North Carolina. **The petitioners understand and agree that all streets and utilities within the annexed area will be constructed and installed by the developer according to the Subdivision Ordinance and any utilities that must be extended to the annexed area are the responsibility of the developers or successive property owners.** The property to be annexed is:



**Contiguous** to the present corporate limits of the City of Raleigh, North Carolina, or



**Not Contiguous** to the municipal limits of the City of Raleigh, North Carolina and is located within three miles of the municipal limits of the City of Raleigh, North Carolina (pursuant to Chapter 989 of the Sessions Law of North Carolina, 1967).

**Part 2** The undersigned certify that they have researched the assessment lien rolls of the City (located at <https://raleighnc.gov/services/doing-business/assessment-liens>), and that the property described in this application, including any portion thereof, ☐ is / ☒ is not (mark one) listed on any of the City's assessment lien rolls. If the property, or any portion thereof, is listed on the City's assessment lien rolls, the account number[s] for such assessment is \_\_\_\_\_.

**Part 3** NC General Statutes require petitioners of both contiguous and satellite annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S. §160D-108 and G.S. §160D-108.1 for properties subject to the petition.

Do you declare such vested rights for the property subject to this petition? ☐ Yes ☒ No

If yes, please submit proof that vested rights have been granted by governing board. I hereby declare that my failure to disclose existence of a vested right terminates any vested right previously acquired for this property.

Signed this 20<sup>th</sup> day of January, 2022 by the owners of the property described in Section B.

By: **Owner's Signature(s):** Phillips Farm, LLC, a North Carolina limited liability company  
 Signature Anne P. Holland Date 1/30/2022  
 Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Signature \_\_\_\_\_ Date \_\_\_\_\_

**Corporate Seal**

**Print Owner Name(s) and Information:**

Name: Anne P. Holland Phone: 919-779-7210

Address: 7309 Battle Bridge Road, Raleigh, NC 27610

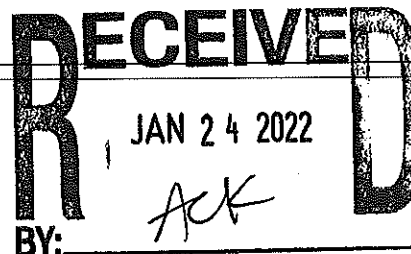
Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

**Above signature(s) attested by** Henry Holland Anne Holland

Received by the City Council of Raleigh, North Carolina, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at a Council meeting duly held.

**Signature of the City Clerk and Treasurer:** \_\_\_\_\_



### Section D Standard Payment Contract

If petitioner desires to be considered for waiver of outside sewer connection fees required by Raleigh City Code Section 8-2004 (a) and (b), which is generally a \$200 fee per dwelling, business, or industrial unit charged at the time sewer connection permit is issued if a property is outside the city limits, petitioner should submit the standard payment contract (see **Agreement**, pages 4-5). The project will be eligible for waiver of this sewer connection fee: (1) if corresponding petition is administratively recommended to be approved by City Council and (2) if the following payment contract has been submitted to the City with appropriate signatures.

State of North Carolina

County of Wake

Agreement

This Agreement ("the Agreement") is made this the \_\_\_\_\_ day of \_\_\_\_\_, year of \_\_\_\_\_ by and between the City of Raleigh, North Carolina, ( the "City") and  
Anne P. Holland \_\_\_\_\_, (the "Owner");

#### WITNESSETH

**WHEREAS**, The Owner has petitioned the City to be annexed into the corporate City limits, City File No. \_\_\_\_\_;

**WHEREAS**, The Owner has initiated a development project at 4520 Whitfield Rd \_\_\_\_\_,  
City file \_\_\_\_\_, and said development contains sewer connections with the utility system of the City; and

**WHEREAS**, The parties hereto intend that during the pendency of the annexation petition, and after the petition has been recommended by staff to be approved by the City Council, the Owner should pay the City the same utility connection charges paid for developments located inside the corporate limits of the City, and further, if the City Council rejects the petition, then within thirty days following said rejection, the Owner shall pay additional moneys so that the total payment by Owner to the City is the same utility connection charges paid for developments located outside the City limits as set forth in Raleigh City Code Section 8-2004 (a) and (b).

**NOW THEREFORE**, in consideration for the mutual promises contained herein and other valuable consideration, the receipt of which is acknowledged by the parties, the parties hereto agree as follows:

1. Owner will be allowed to commence development without paying the City outside sewer connection charges.
2. That in the event that the annexation petition made by Owner is rejected by the City, Owner shall pay to the City all sewer connection fees required of developments located outside the City limits, as set forth in Raleigh City Code Section 8-2004 (a) and (b). Full payment shall be made within thirty days following the action of the City to deny the annexation petition.
3. That in the event Owner shall fail to make full payment to the City as required in paragraph two, the City in any cause of action for collection shall be entitled to interest at ten percent per annum plus reimbursement for all collection costs, including reasonable attorney fees.
4. That in the event Owner shall fail to make full payment to the City as required in paragraph two, the Owner agrees to allow the City to retain, as liquidated damages, any and all reimbursements owed to Owner by the City.
5. All rights granted herein in favor of the City are cumulative and supplemental to any other powers the City may have, and the rights established herein in favor of the City shall not in any way diminish or restrict the

City from exercising its police powers.

6. This Agreement shall be binding on and shall inure to the benefit of the parties hereto and their respective successors and assigns.
7. This Agreement may only be amended in writing signed by the parties hereto or their respective successors.
8. This Agreement and the legal relations of the parties hereto shall be governed by the laws of the State of North Carolina.
9. The parties hereto for themselves, their agents, officials, employees and servants agree not to discriminate in any manner on the basis of actual or perceived age, mental or physical disability, sex, religion, race, color, sexual orientation, gender identity or expression, familial or marital status, economic status, veteran status or national origin with reference to the subject matter of this Agreement, no matter how remote. The parties further agree in all respects to conform to the provisions and intent of Raleigh City Code, Section 4-1004, as amended. This provision is hereby incorporated into this Agreement for the benefit of the City of Raleigh and its residents, and may be enforced by action for specific performance, injunctive relief, or other remedy as by law provided.

**In Witness Whereof**, the parties hereto have caused this agreement to be executed the day and year first above written.

**Owner** Anne P. Holland

By Anne P. Holland  
Anne P. Holland

Attest Henry Hollans  
Henry Hollans

**The City**

By \_\_\_\_\_  
Marchell Adams-David, City Manager

Attest \_\_\_\_\_  
Gail G. Smith, City Clerk

**North Carolina**

**Wake**

This is to certify that on the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_, before me personally came Gail G. Smith, with whom I am personally acquainted, who, being by me duly sworn, says that she is the City Clerk and Treasurer and Marchell Adams-David is the City Manager of the City of Raleigh, the municipal corporation described in and which executed the foregoing; that she knows the corporate seal of said municipal corporation, that the seal affixed to the foregoing instrument is said corporate seal, and the name of the municipal corporation was subscribed thereto by the said City Clerk and Treasurer and that the said corporate seal was affixed, all by order of the governing body of said municipal corporation, and that the said instrument is the act and deed of said municipal corporation.

**Notary Public**

**Seal**

Witness my hand and official seal this the \_\_\_\_\_ day of \_\_\_\_\_ in the year of \_\_\_\_\_.

Notary Public: \_\_\_\_\_

My commission expires \_\_\_\_\_

**Add appropriate notarized acknowledgement for owner such as individual owners, corporation owners, partnership owners, or limited liability corporation (LLC) owners.**

**RECEIVED**  
JAN 24 2022  
BY: AK

### Section E Submittal Checklist

**Please include all of the following (check off).** If any information is missing from the application package, you will be asked to complete the application and re-submit the petition, so please check the list below carefully before you submit:

<input checked="" type="checkbox"/>	<b>Annexation Petition Fee</b> (see the <a href="#">Development Fee Guide webpage</a> for current fee)	
<input checked="" type="checkbox"/>	<b>Written metes and bounds description of the property to be annexed</b> must be attached to this application. See page 1	
<input checked="" type="checkbox"/>	<b>Electronic Word document of the written metes and bounds</b> must be e-mailed to: <a href="mailto:JP.Mansolf@raleighnc.gov">JP.Mansolf@raleighnc.gov</a> or <a href="mailto:Carmen.Kuan@raleighnc.gov">Carmen.Kuan@raleighnc.gov</a> .	
<input checked="" type="checkbox"/>	<b>Survey or Plat</b> showing above written metes and bounds description of the property to be annexed must be submitted electronically in .pdf format, if possible. The survey or plat, if not already recorded, must be signed by a land surveyor licensed in the State of NC. The survey must be valid for the purposes of recording as set forth in NC General Statute § 47-30.	
<input checked="" type="checkbox"/>	<b>City or County Property Map</b> with parcels included in the annexation request clearly marked. An excerpt of a property map is acceptable, but the map number must appear on the excerpt. This map must show the <b>existing and proposed city limits</b> .	
<input checked="" type="checkbox"/>	<b>Copy of Approved Preliminary Site Plan or Final Site Plan</b> showing City Building Permit Transaction Number or Group Housing Number (GH-_____-13, etc.) <b>or</b>	<b>Copy of Subdivision Plat</b> submitted for lot recording approval with City file number (S-_____-13, etc.)
<input checked="" type="checkbox"/>	<b>Projected Market Value of Development</b> at build-out (land and improvements).	
<input checked="" type="checkbox"/>	<b>General Annexation Area Data:</b> Linear feet of public streets, total annexation area acreage, number of proposed residential units or square footage of commercial space, type of utility connections involved, specific land uses proposed.	
<input checked="" type="checkbox"/>	<b>This application form</b> completed, <u>dated and signed</u> by the property owner(s) and attested <b>submitted by the deadlines noted in section B of this application</b> , pages 1 and 2.	
<b>Required, but often missing information. Please make sure to include the following:</b>		
<input checked="" type="checkbox"/>	<b>Correct Parcel Identification Number(s) (PIN).</b> Call Wake County Geographic Information Services at 919-856-6360, if there is any question about the parcel identifier. <b>This is very important.</b> Please indicate if the property being requested for annexation is only a portion of an existing parcel.	
<input checked="" type="checkbox"/>	<b>Owner's Signatures and Date of Signatures.</b> See page 3 of this application. All real property owners must sign the application, and the <u>date of signature</u> <b>MUST be filled in!</b>	
N/A	<input type="checkbox"/> <b>Corporate Seal</b> for property owned by a corporation.	
N/A	<input type="checkbox"/> <b>Rezoning Application</b> , if the property is currently outside <u>Raleigh's Extraterritorial Jurisdiction</u> .	
<b>Optional, but necessary if petitioner desires to have development project waived from paying outside sewer connection charges prior to annexation effective date.</b>		
<input checked="" type="checkbox"/>	<b>Standard Payment Contract</b> should be <u>dated, signed and notarized</u> and submitted with this application (see Section D).	

NORTH CAROLINA

WAKE COUNTY

OWNER  
ACKNOWLEDGMENT

I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Anne P. Holland  
(Print name of signatory in blank)

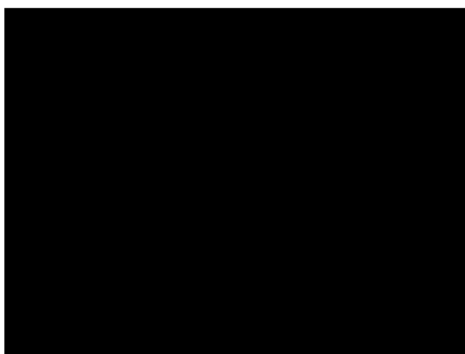
Date: January 20, 2022

My Commission Expires: 2-22-26

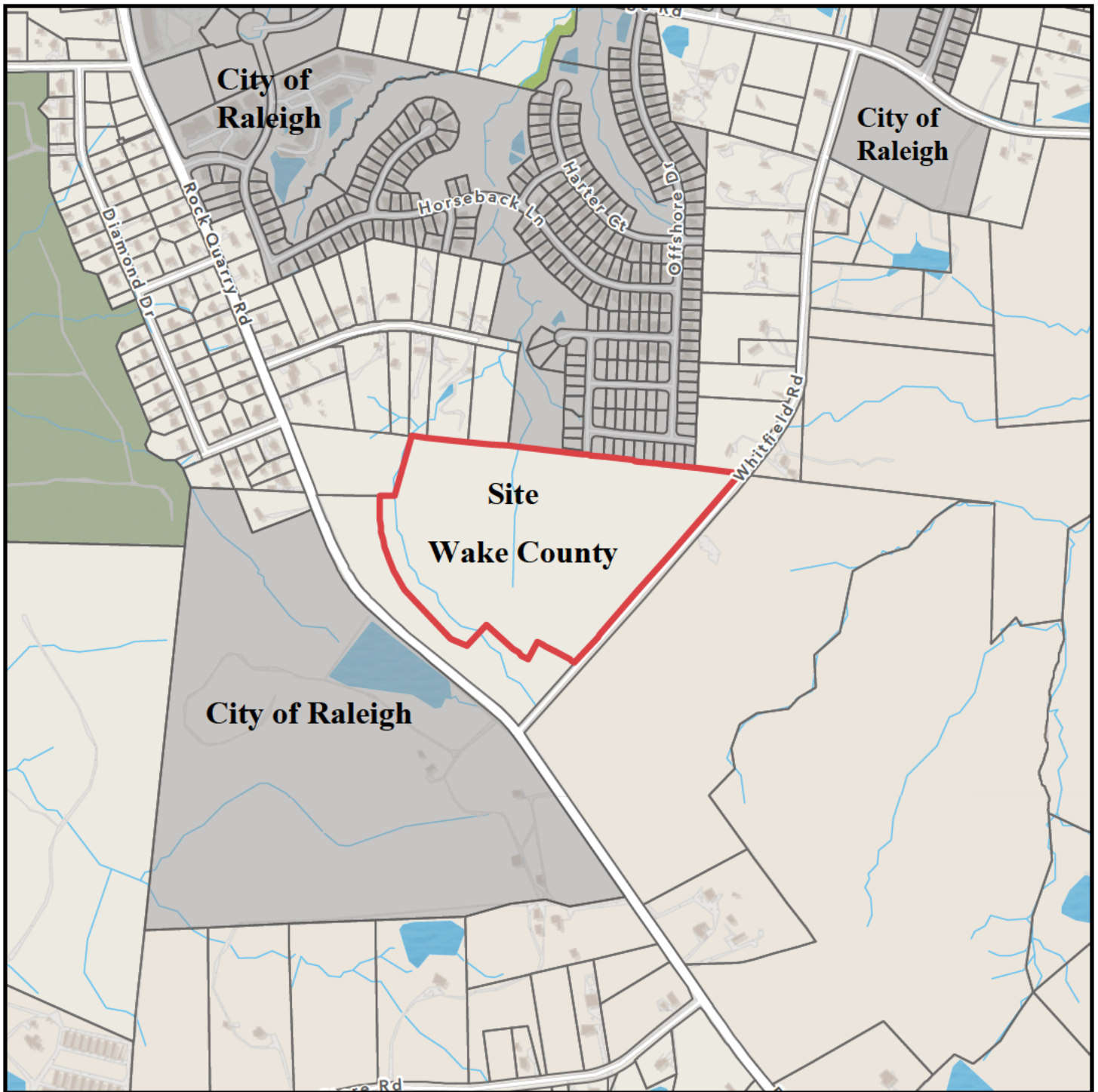
Signature: Cindy Wieland

Print Name: Cindy Wieland

[Affix Notary Stamp or Seal]



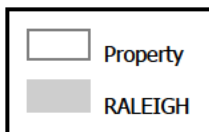
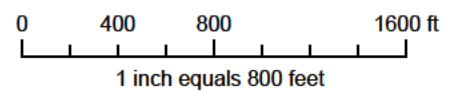
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JAN 24 2022  
BY: ACK



## 4520 Whitfield Road - Jurisdictions

**PIN: 1731655483**

**REID: 0145660**

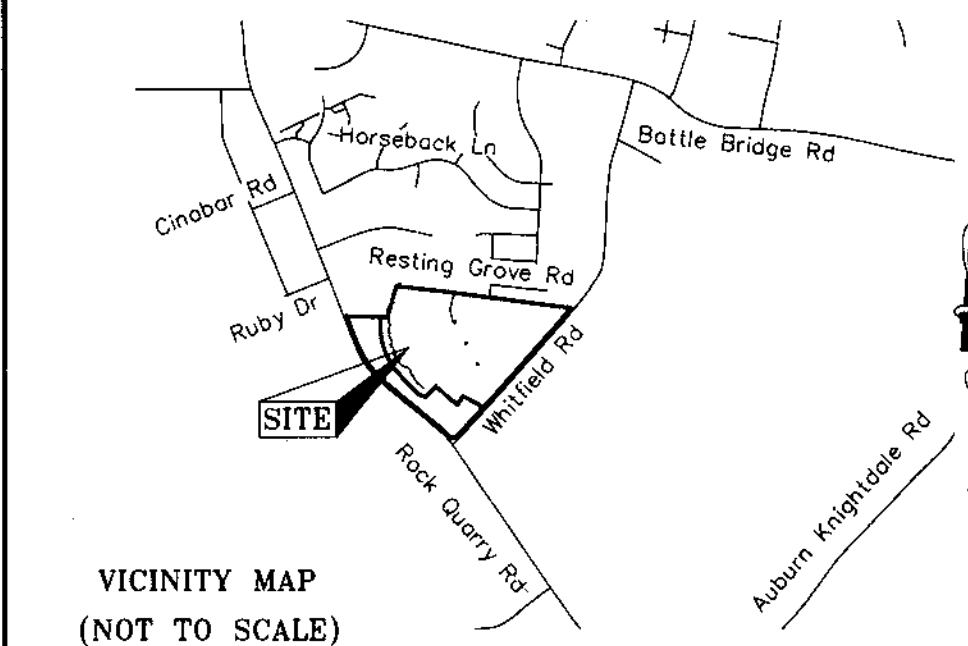
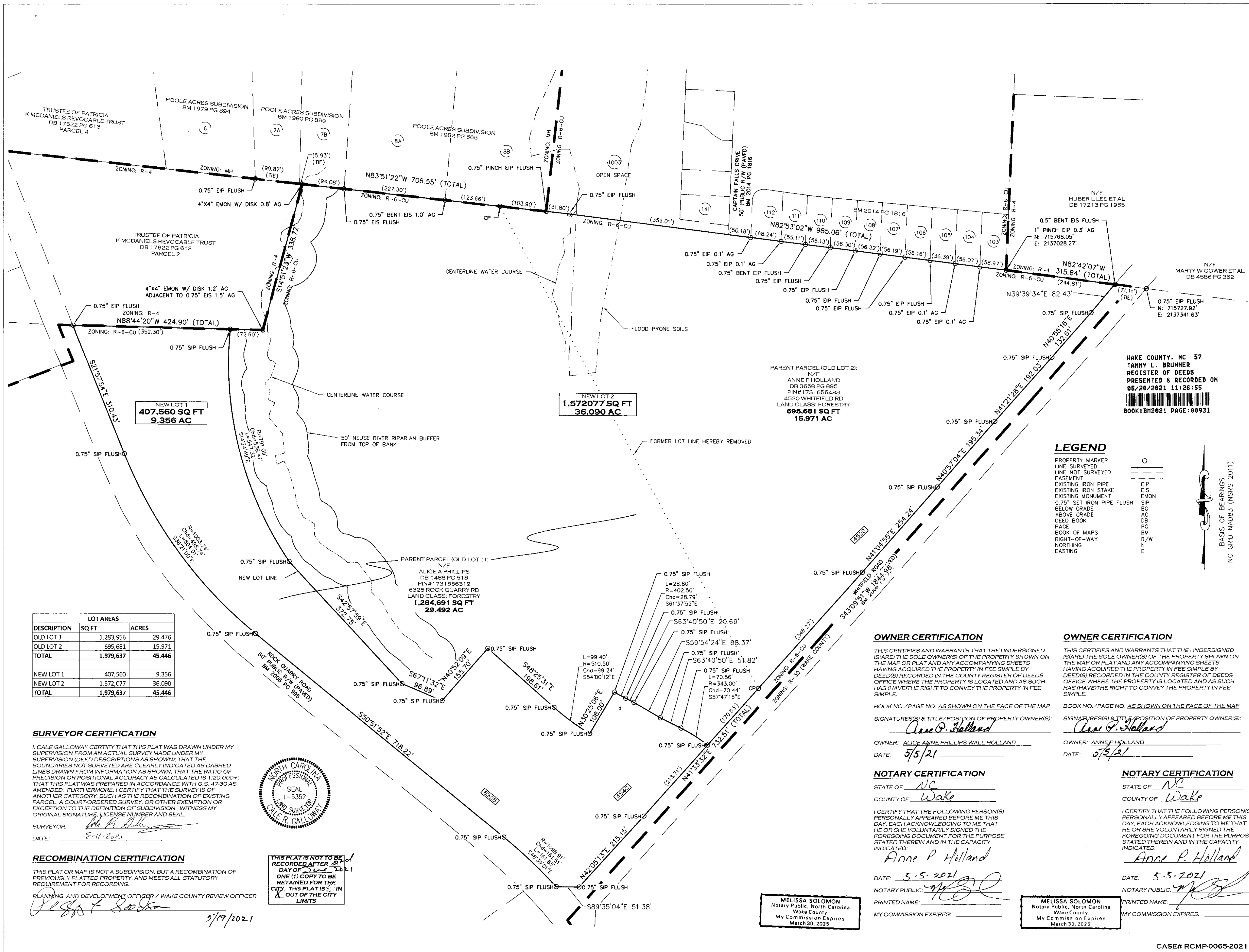


**Disclaimer**  
 iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

**4520 Whitfield Road Annexation**  
**Written Metes and Bounds Description**

Being all of the lot described in Deed Book 3658 Page 895 and a portion of the lot described in Deed Book 1488 Page 518 in the Wake County Registry and more particularly described as follows:

Starting at a 3/4" existing iron pipe whose NAD83(2011) coordinates are N: 715727.92' and E: 2137341.63'; thence N 82° 42' 07" W for a distance of 71.11' to a 1/2" bent existing iron pipe along the right-of-way of Whitfield Road and being the POINT OF BEGINNING; thence N 82° 42' 07" W for a distance of 244.81'; thence N 82° 53' 02" W for a distance of 985.06'; thence N 83° 51' 22" W for a distance of 600.75'; thence S 14° 51' 23" W for a distance of 338.72'; thence N 88° 44' 20" W for a distance of 72.60'; thence along a curve to the left having a radius of 791.09' and chord bearing S 14° 24' 49" E and chord distance of 536.47'; thence S 42° 57' 59" E for a distance of 372.75'; thence S 67° 11' 32" E for a distance of 96.89'; thence N 40° 52' 09" E for a distance of 155.70'; thence S 48° 25' 31" E for a distance of 198.61; thence along a curve to the left having a radius of 510.50' and chord bearing S 54° 00' 12" E and chord distance of 99.24'; thence N 30° 25' 06" E for a distance of 108.00'; thence along a curve to the left having a radius of 402.50' and chord bearing S 61° 37' 52" E and a chord distance of 28.79'; thence S 63° 40' 50" E for a distance of 20.69'; thence S 59° 54' 24" E for a distance of 68.37'; thence S 63° 40' 50" E a distance of 51.82'; thence along a curve to the right having a radius of 343.00' and a chord bearing S 57° 47' 15" E and a chord distance of 70.44'; thence N 41° 33' 32" E for a distance of 518.80'; thence N 41° 04' 55" E for a distance of 254.24'; thence N 40° 57' 04" E for a distance of 195.34'; thence N 41° 21' 28" E for a distance of 192.03'; thence N 40° 55' 16" E for a distance of 132.61'; thence N 39° 39' 34" E for a distance of 82.43' to the POINT OF BEGINNING and encompassing 36.090 acres more or less.



- GENERAL NOTES:**
1. BASIS OF BEARINGS: NAD 83 (2011), NORTH CAROLINA STATE PLANE COORDINATES FOR THIS PROJECT WERE ESTABLISHED BY THE VIRTUAL REFERENCE STATION (VRS) IN JANUARY 2021. THE INITIAL STATE PLANE COORDINATES WERE SCALED FROM AN EXISTING PROPERTY MONUMENT HAVING GRID COORDINATES OF N: 715727.92', E: 2137341.63' AND HAVING A COMBINED GRID TO GROUND SCALE FACTOR OF 1.0001054.
  2. NO GEODETIC MONUMENT WAS FOUND WITHIN 2000' OF THE PROJECT SITE.
  3. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND MEASUREMENTS IN US SURVEY FEET; UNLESS OTHERWISE NOTED, AREAS ARE BY COORDINATE COMPUTATION.
  4. REFERENCES ON THE FACE OF THE MAP WERE ACQUIRED FROM THE WAKE COUNTY REGISTER OF DEEDS.
  5. THE SUBJECT PARCEL SHOWN HEREON LIES IN FLOOD ZONE X (MINIMAL FLOOD RISK) PER FEMA FIRM PANEL 3720173100J, EFFECTIVE DATE 05/02/2006.
  6. THE SUBJECT PARCEL IS UNDER JURISDICTION OF THE CITY OF RALEIGH, ZONED R-6 CU PER WAKE COUNTY GIS.
  7. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH DISCLOSES.
  8. AREAS IDENTIFIED AS NEUSE RIVER RIPARIAN BUFFER SHALL BE MAINTAINED IN PERPETUITY IN THEIR NATURAL OR MITIGATED CONDITION. NO PERSON OR ENTITY SHALL FILL, GRADE, EXCAVATE, OR PERFORM ANY OTHER LAND-DISTURBING ACTIVITIES; NOR CUT, REMOVE, OR HARM ANY VEGETATION; NOR CONSTRUCT ANY STRUCTURES NOR ADD ANY ADDITIONAL IMPERVIOUS SURFACE, NOR ALLOW ANIMAL GRAZING OR WATERING OR ANY OTHER AGRICULTURAL USE ON SUCH PROTECTED AREAS WITHOUT WRITTEN AUTHORIZATION OF THE DIVISION OF WATER RESOURCES (DWR) OR COMPLIANCE WITH THE RIPARIAN BUFFER PROTECTION RULES (158A NCAC 2B.0233 OR .0259). THIS COVENANT IS TO RUN WITH THE LAND, AND SHALL BE BINDING ON THE OWNER, AND ALL PARTIES CLAIMING UNDER IT.
  9. FLOOD PRONE SOILS REFERENCED FROM WAKE COUNTY GIS.

WAKE COUNTY, NC 57  
TAMMY L. BRUNNER  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
05/20/2021 11:26:55  
BOOK: BN2021 PAGE: 00931

**LEGEND**

- PROPERTY MARKER
- LINE SURVEYED
- LINE NOT SURVEYED
- EASEMENT
- EXISTING IRON PIPE
- EXISTING IRON STAKE
- EXISTING MONUMENT
- 0.75\"/>

BASIS OF BEARINGS  
NC GRID NAD83 (NRS 2011)

LOT AREAS		
DESCRIPTION	SQ. FT.	ACRES
OLD LOT 1	1,283,956	29.476
OLD LOT 2	695,681	15.971
<b>TOTAL</b>	<b>1,979,637</b>	<b>45.446</b>
NEW LOT 1	407,560	9.356
NEW LOT 2	1,572,077	36.090
<b>TOTAL</b>	<b>1,979,637</b>	<b>45.446</b>

**SURVEYOR CERTIFICATION**

I, CALE GALLOWAY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED LINES DRAWN FROM INFORMATION AS SHOWN; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:20,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. FURTHERMORE, I CERTIFY 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.

SURVEYOR: *Cale Galloway*  
DATE: 5-11-2021



**RECOMBINATION CERTIFICATION**

THIS PLAT OR MAP IS NOT A SUBDIVISION, BUT A RECOMBINATION OF PREVIOUSLY PLATTED PROPERTY, AND MEETS ALL STATUTORY REQUIREMENT FOR RECORDING.

PLANNING AND DEVELOPMENT OFFICER / WAKE COUNTY REVIEW OFFICER  
*Melissa Solomon*  
5/19/2021

THIS PLAT IS NOT TO BE RECORDED AFTER 5:01 PM ONE (1) COPY TO BE RETAINED FOR THE CITY. THIS PLAT IS IN A OUT OF THE CITY LIMITS

**OWNER CERTIFICATION**

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 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. / PAGE NO. AS SHOWN ON THE FACE OF THE MAP  
SIGNATURE(S) & TITLE / POSITION OF PROPERTY OWNER(S):  
OWNER: ALICE ANNE PHILLIPS WALL HOLLAND  
DATE: 5/5/21

**NOTARY CERTIFICATION**

STATE OF NC  
COUNTY OF Wake  
I CERTIFY THAT THE FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, EACH ACKNOWLEDGING TO ME THAT HE OR SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THEREIN AND IN THE CAPACITY INDICATED.  
*Anne P. Holland*  
DATE: 5-5-2021  
NOTARY PUBLIC: *[Signature]*  
PRINTED NAME: *Anne P. Holland*  
MY COMMISSION EXPIRES: *March 30, 2025*

**OWNER CERTIFICATION**

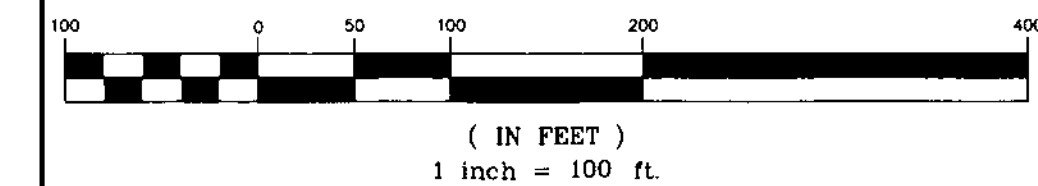
THIS CERTIFIES AND WARRANTS THAT THE UNDERSIGNED IS(ARE) THE SOLE OWNER(S) OF THE PROPERTY SHOWN ON THE MAP OR PLAT AND ANY ACCOMPANYING SHEETS HAVING ACQUIRED THE PROPERTY IN FEE SIMPLE BY DEED(S) RECORDED IN THE COUNTY REGISTER OF DEEDS OFFICE WHERE THE PROPERTY IS LOCATED AND AS SUCH HAS (HAVE) THE RIGHT TO CONVEY THE PROPERTY IN FEE SIMPLE.

BOOK NO. / PAGE NO. AS SHOWN ON THE FACE OF THE MAP  
SIGNATURE(S) & TITLE / POSITION OF PROPERTY OWNER(S):  
OWNER: ANNE P. HOLLAND  
DATE: 5/5/21

**NOTARY CERTIFICATION**

STATE OF NC  
COUNTY OF Wake  
I CERTIFY THAT THE FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, EACH ACKNOWLEDGING TO ME THAT HE OR SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THEREIN AND IN THE CAPACITY INDICATED.  
*Anne P. Holland*  
DATE: 5-5-2021  
NOTARY PUBLIC: *[Signature]*  
PRINTED NAME: *Anne P. Holland*  
MY COMMISSION EXPIRES: *March 30, 2025*

**GRAPHIC SCALE**



REVISION	DATE	DESCRIPTION
04/29/2021	WAKE COUNTY COMMENTS	

**EXEMPT RECOMBINATION SURVEY**

SITE LOCATION:  
**6325 ROCK QUARRY RD &  
4520 WHITFIELD RD  
RALEIGH, NORTH CAROLINA  
ST. MARY'S TOWNSHIP, WAKE COUNTY**  
PREPARED FOR:  
**STACKHOUSE DEVELOPMENT, LLC**



Revision No.	1	Date	APRIL 29, 2021	Proj. ID	20200915
Surveyed By	CRG	Scale	1" = 100'	Sheet No.	1 OF 1
Survey Date(s)	FEBRUARY 2021				
Field Book	769				

CASE# RCMP-0065-2021



# Administrative Approval Action

Case File / Name: SUB-0024-2021  
DSL- Cavastead

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

**LOCATION:** This site is located on the east side of Rock Quarry Road, north of Whitfield Road at 4520 Whitfield Rd. This site is outside the city limits.

**REQUEST:** Development of a 36.09 acre tract zoned R-6-CU with 0.10 acres of right-of-way dedication, leaving a net area of 29.89 ac. The proposed development includes 3 phases, and contains a total of 205 building lots and 7 common area open lots. Phase 1 contains 18.23 acres and includes 34 lots for detached single-family dwellings, 64 townhome lots and 5 HOA Maintained Open Lots. Phase 2 contains 9.77 acres and includes 73 proposed townhome lots and 1 HOA Maintained Open Lot. Phase 3 contains 8.09 acres and includes 34 lots for detached single-family dwelling and 1 HOA Maintained Open Lot.

**DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC:** Z-3-07 - Conditional Use Rezoning. 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 November 12, 2021 by Swift Partners PLLC.

## **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. The full improvements shall be shown at the intersection of Rock Quarry Road and Auburn Knightdale. As currently shown the left turn lane onto Auburn Knightdale Road needs to meet the full storage and taper requirements.
2. Revise the phase line location between Lots 113-116, as shown on the preliminary subdivision plan set SUB-0024-2021, on all SPR plans set sheets and plat recordings, to comply with the required density phase requirements per UDO Section 2.2.3.A and UDO Section 10.2.6.E.6.d.
3. Revise the density phasing data information, for both Phase 1 & 2, on all data tables in addition to the shown phase lines for Lots 113-116 on the Site Permit Review plans and plat recordings.

### **Engineering**

4. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.



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## Public Utilities

5. A deed shall be recorded prior to concurrent approval for all necessary offsite City of Raleigh Sanitary Sewer Easements to accommodate future sewer line construction.
6. A plat shall be recorded for all necessary offsite right-of-way to accommodate future waterline construction.

## Stormwater

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

## Urban Forestry

10. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
11. 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"/>	Slope Easement Required
<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant Required

<input checked="" type="checkbox"/>	Utility Placement Easement Required
<input checked="" type="checkbox"/>	Greenway Easement Required

☒ **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. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
2. 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.



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3. Provide documentation indicating a Property Owner's Association has been established for the subject development.
4. A TCE (temporary construction easement) is shown on the plans as part of the connection to Captain Falls Ct. The location and dimensioning will be further clarified at SPR and the dimensions shown with an approved SPR for a TCE will be shown on a plat for recording.
5. Note the revised phase line and density calculations between Phases 1 and 2, for lots 113-116, as shown on the Site Permit Review plan sheets on the recording plats.

## Engineering

6. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
7. 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.
8. A sight distance easement shall be approved by the Transportation Department for recording in the Wake County Registry and shown on a plat approved for recordation.
9. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
10. A public infrastructure surety for 196 street trees 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.
11. A Slope easement deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

## Public Utilities

12. 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.
13. 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.

## Stormwater



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14. 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).
15. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
16. 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).
17. 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).

## Urban Forestry

18. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 3.34 acres of tree conservation area.

☒ **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:***

## General

1. Comply with all conditions of Z-3-07

## Public Utilities

2. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

## Urban Forestry

3. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 61 street trees along Street A, 40 street trees along Street B, 22 street trees along Street C, 28 street trees along Captain Falls Drive, 45 street trees along Street D, .
4. 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



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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. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

**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: April 7, 2025**

Record at least ½ of the land area approved.

**5-Year Sunset Date: April 7, 2027**

Record entire subdivision.

I hereby certify this administrative decision.

Signed: \_\_\_\_\_ Date: 12/09/2021  
Development Services Dir/Designee  
Staff Coordinator: Jermont Purifoy