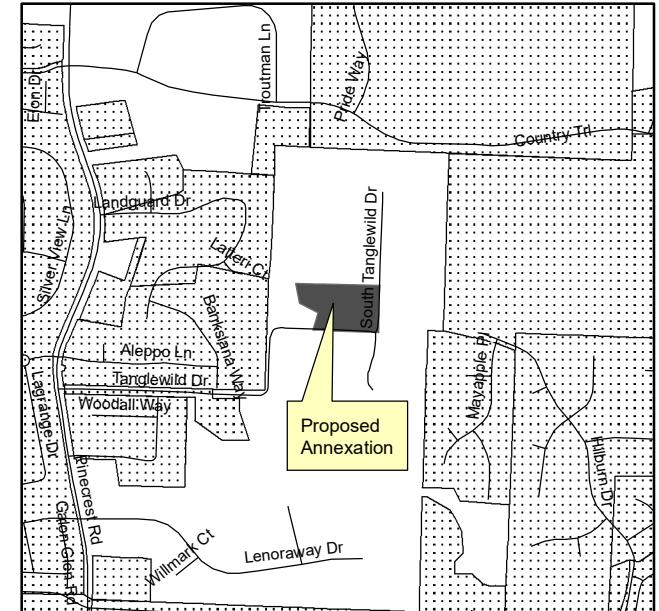







1 inch = 500 feet

**5100 TANGLEWILD DR
CONTIGUOUS PETITION ANNEXATION
PROPOSED EFFECTIVE 7/1/22**



-  Proposed City Limits
-  Existing City Limits
-  ETJ

1 inch = 1,333.33333 feet



ANNEXATION ORDINANCE# _____

ORDINANCE ADOPTION DATE _____

APPROVED EFFECTIVE DATE _____

Subdivision or Building Permit Transaction Reference Number _____

Council District E

Annexation Case File# AX-8-2022

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. **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.**

Section B Summary Information / Metes and Bounds Descriptions

Development Project Name:
Custom Estate Homes - Tanglewild Drive

Street Address:
7509 South Tanglewild Drive

City of Raleigh Subdivision approval #:
S-_____-_____-_____- or

Building Permit #:
011424-2021 or

Group Housing #:
GH-_____-_____-_____-

Wake County (PINs) Property Identification Number(s):
0787266462

Acreage of Annexation Site:
3.90

Linear Feet of New Public Streets within Annexation Boundaries:

Annexation site is requesting connection to City of Raleigh Water ☐ and/or Sewer ☒ **SEWER ONLY**

Number of proposed dwelling units:

1.

Total Breakdown of Dwelling Units

Single-Family Home
Unit Count **1**

Multi-Family - Condo/Apartment
Unit Count _____

Multi-Family – Townhouse
Unit Count _____

Unit Type/Unit
Count:

Complete only for Townhome Units:

Are there more than 6 units in one group of townhomes? ☐ Y ☐ N

Complete only for Condo/Apartment units:

Are buildings multi-story with
stacked units?
☐ Y ☐ N

Will there be a community
amenity space?
☐ Y ☐ N

Unit Count +/- Description:
Example
30 Studio + 1 Bath
50 1 BR + 1.5 Bath
_____ Bedroom + Bath

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Building Square Footage of Non-Residential Space: <u>N/A</u>	
Specific proposed use (office, retail, warehouse, school, etc.): <u>N/A</u>	
Projected market value at build-out (land and improvements): \$ <u>2 million</u>	
Applicant Contact Information	
Property Owner(s): Stephen & Stephanie Miltz	
Primary Mailing Address: 601 Currituck Dr. Raleigh, NC 27609	
Phone: 540-521-6866	Email: stephenmiltz@gmail.com
Project Contact information (if different than property owner)	
Contact(s): Jeff Pace	
Primary Mailing Address: 207 West Millbrook rd suite 105	
Phone: 919-901-5473	Email: jeff@customestatehomes.com
Written metes and bounds description of property to be annexed: Attach additional sheets if necessary. An electronic copy in word format must be e-mailed to: JP.Mansolf@raleighnc.gov or Carmen.Kuan@raleighnc.gov .	

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 BY: AK

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 ____ day of _____, 20__ by the owners of the property described in Section B.

Owner's Signature(s):

Signature [Signature] Date 12/22/2021
Signature [Signature] Date 12/22/2021
Signature _____ Date _____
Signature _____ Date _____

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

Name: Stephen Miltz Phone: 919-906-3130
Address: 601 Currituck Dr Raleigh NC 27609
Name: _____ Phone: _____
Address: _____

Above signature(s) attested by

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: _____

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BY: ACT

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 _____, (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 _____,

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

By _____ Attest _____

The City

By _____ Attest _____
Marchell Adams-David, City Manager 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.

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 type="checkbox"/>	Annexation Petition Fee (see the Development Fee Guide webpage for current fee)	
<input checked="" type="checkbox"/>	Written metes and bounds description of the property to be annexed must be attached to this application. See page 1	
<input checked="" type="checkbox"/>	Electronic Word document of the written metes and bounds must be e-mailed to: JP.Mansolf@raleighnc.gov or Carmen.Kuan@raleighnc.gov .	
<input checked="" type="checkbox"/>	Survey or Plat 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"/>	City or County Property Map 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 existing and proposed city limits .	
<input type="checkbox"/>	Copy of Approved Preliminary Site Plan or Final Site Plan showing City Building Permit Transaction Number or Group Housing Number (GH-_____-13, etc.) or	Copy of Subdivision Plat submitted for lot recording approval with City file number (S-_____-13, etc.)
<input checked="" type="checkbox"/>	Projected Market Value of Development at build-out (land and improvements).	
<input checked="" type="checkbox"/>	General Annexation Area Data: 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"/>	This application form completed, <u>dated and signed</u> by the property owner(s) and attested submitted by the deadlines noted in section B of this application , pages 1 and 2.	
Required, but often missing information. Please make sure to include the following:		
<input checked="" type="checkbox"/>	Correct Parcel Identification Number(s) (PIN). Call Wake County Geographic Information Services at 919-856-6360, if there is any question about the parcel identifier. This is very important. Please indicate if the property being requested for annexation is only a portion of an existing parcel.	
<input checked="" type="checkbox"/>	Owner's Signatures and Date of Signatures. See page 3 of this application. All real property owners must sign the application, and the <u>date of signature</u> MUST be filled in!	
<input type="checkbox"/>	Corporate Seal for property owned by a corporation.	
<input type="checkbox"/>	Rezoning Application , if the property is currently outside <u>Raleigh's Extraterritorial Jurisdiction</u> .	
Optional, but necessary if petitioner desires to have development project waived from paying outside sewer connection charges prior to annexation effective date.		
<input type="checkbox"/>	Standard Payment Contract should be <u>dated, signed and notarized</u> and submitted with this application (see Section D).	

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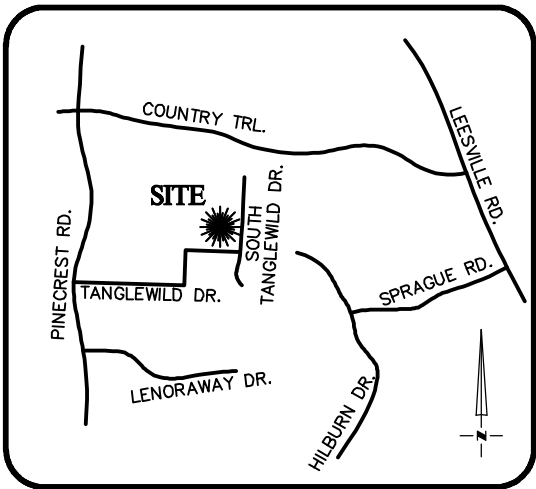
BY: ACK

PLEASE NOTE: THE ADDRESS AS BEEN RECENTLY CHANGED FROM 5100 TANGLEWILD DRIVE TO 7509 Tanglewild.

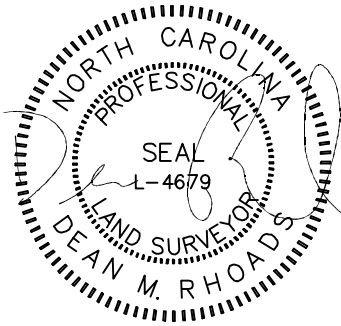
7509 Tanglewild drive Metes and Bounds Description:

N84°30'09"W, S18°51'40"W, S56°47'52"E, S11°13'00"E, N84°31'46"W, S05°21'45"W

Please see next page for highlighted metes and bounds description on survey



VICINITY MAP
Not To Scale



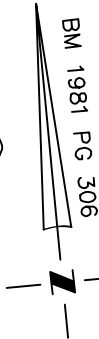
IMPERVIOUS SURFACE AREA	
DESCRIPTION	AREA
HOUSE w/ PORCH	6,168 S.F.
PATIO/HVAC/MISC.	1,433 S.F.
DRIVEWAY & WALKS	9,561 S.F.
TOTAL (PROPOSED)=	17,162 S.F.
LOT AREA =	166,693 S.F.
% IMPERVIOUS AREA	=10.3%

SITE DATA TABLE			
PIN: 0787-26-6462	SITE SIZE: 166,693 S.F.	ZONING: R-4	OVERLAY DISTRICTS: N/A
CURRENT USE: VACANT		PROPOSED USE: RESIDENTIAL SINGLE FAMILY	
EXISTING IMPERV: 0 S.F.		PROPOSED IMPERV: 17,162 S.F.	
RESIDENTIAL INFILL STATUS: NO		SETBACK REQUIREMENTS: SEE TABLE	
ALLOWED BLDG. HEIGHT: 40'		PROPOSED BLDG. HEIGHT:	
BLDG. SQ. FOOTAGE: 11,178			

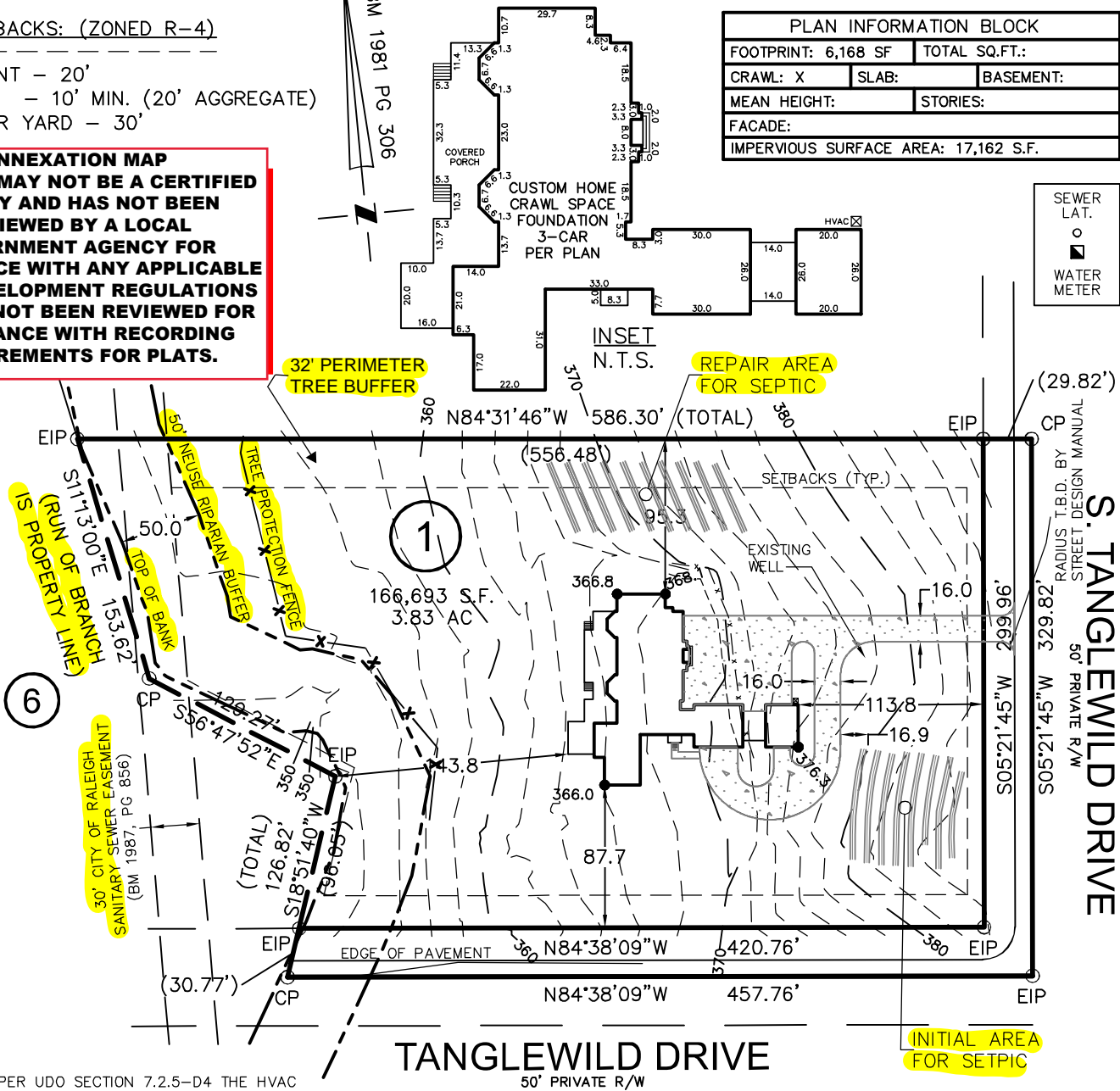
SETBACKS: (ZONED R-4)

FRONT - 20'
SIDE - 10' MIN. (20' AGGREGATE)
REAR YARD - 30'

ANNEXATION MAP
THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.



PLAN INFORMATION BLOCK		
FOOTPRINT: 6,168 SF	TOTAL SQ.FT.:	
CRAWL: X	SLAB:	BASEMENT:
MEAN HEIGHT:		STORIES:
FACADE:		
IMPERVIOUS SURFACE AREA: 17,162 S.F.		



PER UDO SECTION 7.2.5-D4 THE HVAC EQUIPMENT SCREENING WILL CONSIST OF LANDSCAPING SCREENING THAT SHALL BE AT LEAST AS HIGH AS THE HEIGHT OF THE HVAC EQUIPMENT AT INSTALL. 1 BUSH WILL BE PLANTED ON EACH OF THE THREE SIDES OF THE HVAC UNIT

TREE CONSERVATION AREAS ARE STRICTLY PROTECTED BY THE CITY OF RALEIGH. NO SOIL OR TREE DISTURBING ACTIVITY SHALL TAKE PLACE WITHIN TREE CONSERVATION AREAS

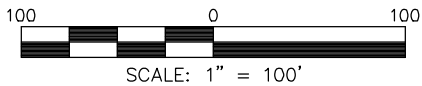
TOTAL FRONT YARD - 45,706 S.F.
DRIVEWAY - 7,438 S.F.
% OF DRIVEWAY - 16.3%

ALL CONSTRUCTION SHALL BE PER CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.

THIS PROPERTY MAY BE SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AND RESTRICTIVE COVENANTS WHICH MAY BE OF RECORD OR IMPLIED

THIS DRAWING DOES NOT REFLECT AS-BUILT INFORMATION

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES.



RESIDENTIAL LAND SERVICES, PLLC.

1917 Evans Road
Cary, North Carolina 27513
Phone (919) 378-9316
Firm License # P-0873

HOUSE LOCATION PLOT PLAN

FOR
#7509 TANGLEWILD DRIVE
LOT 1, TANGLEWILD

Leesville Township, Wake County, North Carolina

PROPERTY OF: CUSTOM ESTATE HOMES OF NC

MAP BOOK 1981 PAGE 306 DEED REFERENCE

DRAWN BY: ADP

DATE: MARCH 3, 2021

BEING all of Lot 1, Tanglewild Subdivision, according to survey recorded in Book of Maps 1981, Page 306, Wake County Registry, and also being more particularly described as follows: BEGINNING at an existing iron pipe in the center line of Tanglewood Drive, a 60-foot private right-of-way, said point being .42 miles, plus or minus, from the intersection of said Tanglewood Drive and SR 1835; thence from said beginning point North 18° 50' East 127.11 feet to an existing iron pipe; thence North 56° 30' West 129.26 feet to an existing iron pipe; thence North 11° 08' West 153.62 feet to an existing iron pipe; thence South 84° 31' 45" East 586.05 feet to a point in the center line of South Tanglewild Drive, a 60-foot private right-of-way; thence along the center line of said South Tanglewild Drive, South 05° 24' West 329.94 feet to a point in the intersection of said South Tanglewild Drive and Tanglewood Drive; thence continuing along the center line of Tanglewood Drive, North 84° 39' West 458.09 feet to the point and place of beginning, as shown on plat of survey prepared by Al Prince & Associates, P.A., entitled "Property of Louis A. Perrone and Kathryn M. Perrone," dated August 11, 1982.

WAKE COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER PERMIT

NO PERMIT(S) FOR CONSTRUCTION, LOCATION OR RELOCATION ACTIVITY SHALL BE ISSUED UNTIL AN AUTHORIZATION FOR WASTEWATER SYSTEM CONSTRUCTION AUTHORIZATION HAS BEEN ISSUED

PERMIT VOID IF NOT IN COMPLIANCE WITH ZONING REGULATIONS AND/OR IF SITE IS ALTERED OR INTENDED USE CHANGED

ABANDONMENT PERMIT

PERMIT # WWA-066634-2021

APPLICATION DATE: 09/01/2021

BLDG. PERMIT#:

PIN: 0787266462

RECORDED:

TOWNSHIP: 08 - Leesville

JURISDICTION: Raleigh

ZONING:

APPLICANT: Custom Estate Homes Inc
Kevin Merta
2105 Bernard ST

BUSINESS PHONE: (919) 588-0044

HOME PHONE:

MOBILE PHONE: (919) 958-8004 ext 4

HD USE:

EXISTING USE:

SITE ADDRESS: 7509 SOUTH TANGLEWILD DR

SUBDIVISION: TANGLEWILD SUB

LOT: 1

ACRES: 3.90

DIRECTIONS:

Contractors shall follow the approved methods listed below for proper abandonment of the subsurface wastewater and dispersal system. Any method other than one of the attached must be approved and permitted prior to executing. Wastewater system abandonments should be executed by a Certified Septic Installer, licensed plumber, licensed utility contractor, or the owner of the wastewater system.

Backfill shall be with clay material pursuant to Regulations Governing Wastewater Treatment and Dispersal Systems in Wake County; Section IV,B,7. "Material shall be free of any materials except small rocks, roots, or other small natural vegetation".

CA VALID FOR: Five Years

PROPOSED SYSTEM:

CA PERMIT ISSUED BY: Jill Perkins

CA PERMIT ISSUED DATE: 09/02/2021

Components

1) Drainfield Components

- a. Remove **all components that reach the ground surface (Distribution Devices, Valves, Risers, Valve Boxes, etc.)**
- b. **Coat any areas exposed to wastewater with** activated lime
- c. Backfill any excavation(s) to a natural grade
- d. Establish a vegetative cover over the backfill

2) Tank Components

- a. Remove all tank components that reach the ground surface (Risers, Control Panels, Wiring, Etc.)
- b. Remove all pipes, pumps, filters, wiring, etc. inside the tank
- c. Disconnect electrical connections from components and breakers
 - i. Cut wiring below grade


3) Other

- a. Remove all other wastewater components not listed that are above grade, or require repair or replacement

Tanks:

1) Removal

- a. The entire contents of the tank(s) shall be removed by an approved wastewater hauler
- b. Remove the tanks
- c. Backfill the excavation to a natural grade

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- d. Establish a vegetative cover over the backfill

****Tanks shall be properly disposed of after removal****

2) Fill In Place

- a. The entire contents of the tank(s) shall be removed by an approved wastewater hauler
- b. Remove the tank risers
- c. Cap off the inlet and outlet pipe penetrations
- d. Concrete Fill
 - i. Completely fill the tank with concrete
- e. Flowable Fill Material (Sand, Pea Gravel)
 - i. Seal the pipe penetrations with cement
 - ii. Completely fill tank with approved Flowable Fill Material
 - iii. Seal all other openings (Access Opening, Vent, Etc.) with cement.
- f. Establish a vegetative cover over the backfill

3) Crush In Place

- a. The entire contents of the tank(s) shall be removed by an approved wastewater hauler
- b. Completely crush the risers, top, sides, and baffle wall.
- c. Break bottom of tank on each side of the baffle wall to prevent ponding of water
- d. Establish a vegetative cover over the backfill

Drainfield:

- 1) The drainfield shall be out of service for 18 months to be considered properly abandoned
- 2) Immediate Abandonment
 - a. Remove effluent from trench by an approved wastewater hauler
 - b. Remove all parts of the drainfield (aggregate, pipes, etc.)
 - c. Backfill excavation to natural grade or pursuant to the need for the fill based on future use.
 - d. Establish a vegetative cover over the backfill

****All parts of the drainfield removed must be properly disposed of****

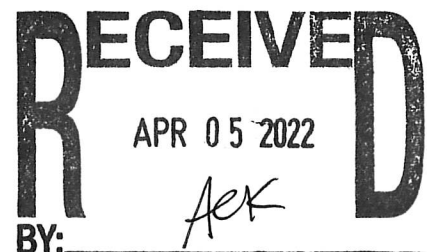
SPECIFIC CONSTRUCTION REQUIREMENTS: Inspection:

- 1) In order for this permit to be completed an inspection must be performed.
- 2) Call 919-856-7427 to scheduling Inspection the day before or day of the desired inspection. Inspection cannot be scheduled after 9:00AM on the date the inspection.
- 3) Please upload a copy of the receipt of the tank pump out into the permit portal.
- 4) Upon approving the abandonment, a Wastewater Abandonment Completion document will be issued.

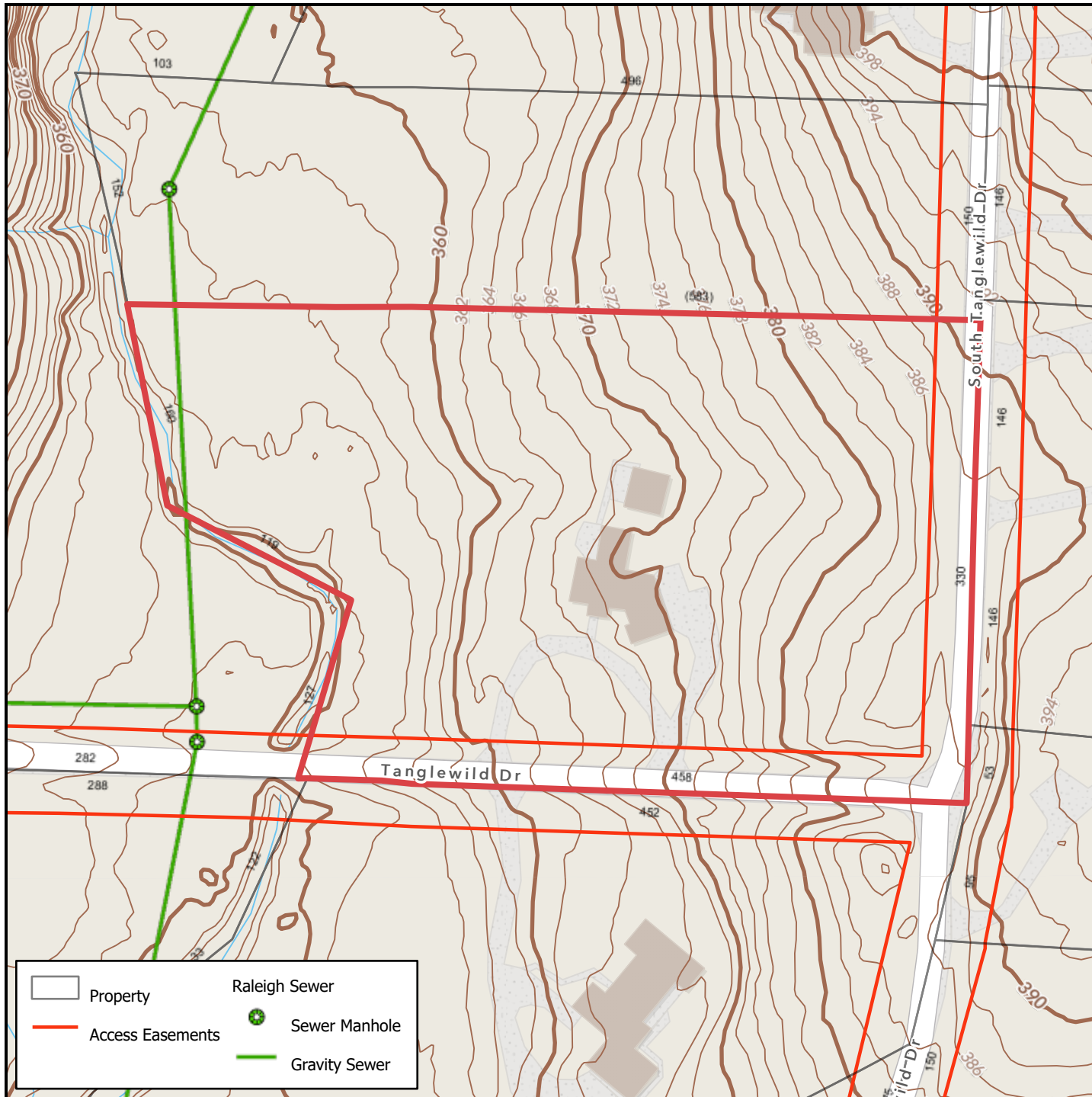
Issued By:

Jill Perkins

Date: 09/02/2021



IMAPS Printout



PIN: 0787266462
 PIN Ext: 000
 Real Estate ID: 0118038
 Map Name: 0787 10
 Owner: MILTZ, STEPHEN MILTZ, STEPHANIE
 Mail Address 1: 5100 TANGLEWILD DR
 Mail Address 2: RALEIGH NC 27613-1412
 Deed Book: 018046
 Deed Page: 00948
 Deed Acres: 3.9
 Deed Date: 8/31/2020
 Building Value: 347700
 Land Value: 310800
 Total Value: 658500
 Biling Class: Individual
 Description: LO1 TANGLEWILD SUB BM1981
 -306
 Street Name: TANGLEWILD DR
 Site Address: 5100 TANGLEWILD DR
 Planning Jursdiction: RA
 Township: Leesville
 Year Built: 2022
 Sale Price: 650000
 Sale Date: 8/31/2020
 Use Type: SINGLFAM
 Land Class: Residential Less Than 10 Acres
 Old Parcel Number: 321-00000-0234

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.