

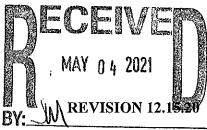
# Petition for Annexation into the Raleigh City Limits





Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682

	Section A Submittal Check	list			
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:					
X	Written metes and bounds description of the property to be ar	nnexed must be attached to this application. See page 2.			
×	Electronic Word document of the written metes and bounds m	ust be e-mailed to: <u>JP.Mansolf@raleighnc.gov</u>			
×	Survey or Plat showing above written metes and bounds descripti electronically in .pdf format, if possible.	on of the property to be annexed must be submitted			
X	City or County Property Map with parcels included in the annexal acceptable, but the map number must appear on the excerpt. This				
· 🛛	Copy of Approved Preliminary Site Plan or Final Site Plan       Copy of Subdivision Plat submitted for lot recording         showing City Building Permit Transaction Number or Group       approval with City file number (S13, etc.)         Housing Number (GH13, etc.) or       or				
×	Projected Market Value of Development at build-out (land and improvements).				
X	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.				
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, page 2.					
Required, but often missing information. Please make sure to include the following:					
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.					
×	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 MUST be filled in</u> !				
×	Corporate Seal for property owned by a corporation.				
	Rezoning Application, if the property is currently outside Raleigh's Extraterritorial Jurisdiction.				
Optional, but necessary if petitioner desires to have development project waived from paying outside sewer connection charges prior to annexation effective date.					
	Standard Payment Contract should be dated, signed and notarize	ed and submitted with this application (see Section E).			



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Petitions for annexation are accepted by Planning & Development at any time. There are no fees required for submittal of an annexation protein anoxation will become effective immediately upon adoption of the annexation ordinance at the scheduled public hearing un notified otherwise by the City Cierk.  (The City reserves the right to make exceptions to this general processing schedule when necessary.)  Section C Summary Information / Metes and Bounds Descriptions  Development Project Name Soft North (Ld. 19)  Street Addrees 6513 ARCHWOOD AVE  City of Raleigh Subdivision approval # (S. SUB-0032, 2020)) or and SUB-0013-2020  or  Wake County Property Identification Number(s) list below  P.I.N. P.I.N. P.I.N. P.I.N. P.I.N. P.I.N. P.I.N. P.I.N. Acreage of Annexation Site 31.220 LF  Annexation site is requesting connection to City of Raleigh Water III and/or Sewer III Number of proposed dwelling units 77 Type of Units: Single Family 17 Type of Units: Projected market value at build-out (and and improvements) \$ 51.017.57  Person to contact if there are questions about the petition Resels Hardenly Addrees Single Fark # Email		Section	on B Submittal Dea	adlines				
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Development Project Name 5401 North (Lot 19)         Street Address 6513 ARCHWOOD AVE         City of Raloigh Subdivision approval # (SSUB-0032_2020_) or and SUB-0013-2020       Building Permit Transaction # (GH	(The City reserves the right to make exceptions to this	general	processing schedule	when nec	essary.)	en Miria I.		
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City of Raieligh Subdivision approval #       Building Permit Transaction #       Group Housing #         (G. SUB-0032_2020_) or and SUB-0013-2020       or       (GH	Street Address					NT NUMBER		
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1736681605       P.I.N.       P.I.N.       P.I.N.         Acreage of Annexation Site       Linear Feet of Public Streets within Annexation Boundaries         3.12 ac       Annexation site is requesting connection to City of Raleigh Water I and/or Sewer I         Number of proposed dwelling units         57         Type of Units:       Single Family <u>17</u> Townhouse <u>140</u> Condo Apartment         Building Square Footage of Non-Residential Space       Specific proposed use (office, retail, warehouse, school, etc.)       sesidential - single family and townhomes         Projected market value at build-out (land and improvements) \$       51,017,557       Ferson to contact if there are questions about the petition IcAdams         Vame assis Hardesty       Vame assis Hardesty       Spore for Specific Proposed for Specific Proposed Specific Proposed Specific Proposed Specific Proposed Specific Proposed Specific Proposed Use (Office, retail, warehouse, school, etc.)       Email	Wake County Property Identification Number(s) list	below	,					
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Address 305 Meridian Parkway Durham NC 27713 Phone Fax # Email	Name	·		no		matter analysis		
Phone Fax # Email	Address					<b>no</b> ,		
Vritten metes and bounds description of property to be annexed: Attach additional sheets if necessary.				al sheets				
n electronic copy in word format must be e-mailed to: <u>JP.Mansolf@raleighnc.gov</u> ee Attached Sheets.		P.Manso	lf@raleighnc.gov					

	Section D Annexation Petition	
State of North	Carolina, County of Wake, Petition of Annexation of Property to the City of Raleigh,	North Carolina
said property to area will be co	ersigned, being all the owners of the real property described in this application (Section C) o the City of Raleigh, North Carolina. The petitioners understand and agree that all stre instructed and installed by the developer according to the Subdivision Ordinance and a area are the responsibility of the developers or successive property owners. The p	ets and utilities within the annexed Id any utilities that must be extended
x	Contiguous to the present corporate limits of the City of Raleigh, North Carolina, or	7444-5-7
	Not Contiguous to the municipal limits of the City of Raleigh, North Carolina, not closer and is located within three miles of the municipal limits of the City of Raleigh, North Caro Sessions Law of North Carolina, 1967).	to the limits of any other municipality plina (pursuant to Chapter 989 of the
Part 2 NC Gen rights have bee	eral Statutes require petitioners of both contiguous and satellite annexations to file a signen n established in accordance with G.S.160A-385.1 or 153A-344.1 for properties subject to to	d statement declaring whether vested he petition.
Do you declare	such vested rights for the property subject to this petition?	
vested right ten	ubmit proof that vested rights have been granted by governing board. I hereby declare that ninates any vested right previously acquired for this property.	my failure to disclose existence of a
Signed this	day of APRIL, 20 2 by the owners of the property	y described in Section C.
Owner's Signa Signature Signature		Corporate Seal
	Date	
	Date	
	me(s) and information st Development, LLC Phone 255-266-0694 4th St Baton Rouge, LA 70802	
	Phone	
Name	Phone	
Address		
Name	Phone	
Address		
Above signatu	re(s) attested by	
meetina dulv he	City Council of Raleigh, North Carolina, this day of ld. ty Clerk and Treasurer	20, at a Council
	Section E Standard Payment Contract	
generally a \$200 limits, petitioner connection fee:	res to be considered for waiver of outside sewer connection fees required by Raleigh City ) fee per dwelling, business, or industrial unit charged at the time sewer connection permit should submit the standard payment contract (see <b>Agreement</b> , pages 4-5). The project wi (1) if corresponding petition is administratively recommended to be approved by City Coun en submitted to the City with appropriate signatures.	is issued if a property is outside the city Il be eligible for waiver of this sewer

·····	County of Wake		Agreement
This Agreement ("the Agreement") is man	de 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	e City to be annexed into the corporate City li	mits, City File No	i
WHEREAS, The Owner has initiated a dev	velopment project at6513 Archwood Ave		
City file	, and said development contains sewer con	nections with the utility sy	rstem of the Clty; and
and after the petition has been recommend connection charges paid for developments within thirty days following said rejection, th connection charges paid for developments	t during the pendency of the annexation petit ded by staff to be approved by the City Coun s located inside the corporate limits of the Cit he Owner shall pay additional moneys so that tocated outside the City limits as set forth in ne mutual promises contained herein and oth	cil, the Owner should pay y, and further, if the City It the total payment by O Raleigh City Code Secti	Council rejects the petition, then wner to the City is the same utility on 10-6081(c).
acknowledged by the parties, the parties h			
1. Owner will be allowed to commence c	development without paying the City outside	sewer connection charge	·S.
required of developments located outs	petition made by Owner is rejected by the Ci side the City limits, as set forth in Raleigh Cit of the City to deny the annexation petition.		
	nake full payment to the City as required in pa ent per annum plus reimbursement for all co		
	nake full payment to the City as required in pa imbursements owed to Owner by the City.	aragraph two, the Owner	agrees to allow the City to retain,
	e City are cumulative and supplemental to an shall not in any way diminish or restrict the C		
<ol><li>This Agreement shall be binding on ar</li></ol>	nd shall inure to the benefit of the parties her	eto and their respective s	uccessors and assigns.
7. This Agreement may only be amended	d in writing signed by the parties hereto or the	eir respective successors	i.
<ol><li>This Agreement and the legal relations</li></ol>	s of the parties hereto shall be governed by t	he laws of the State of N	orth Carolina.
race, color, creed, national origin, gene matter how remote. The parties furthe 889, as amended. This provision is her	ir agents, officials, employees and servants a der, age, handicap, or sexual orientation with ar agree in all respects to conform to the prov reby incorporated into this Agreement for the prmance, injunctive relief, or other remedy as	reference to the subject isions and intent of the C benefit of the City of Ra	matter of this Agreement, no ity of Raleigh Ordinance 1969-
n Witness Whereof, the parties hereto hav	ve caused this agreement to be executed the	day and year first above	Written.
Dwner	Attest	Film U	/ /~

### WWW.RALEIGHNC.GOV

### The City

Ву

Marchell Adams-David, City Manager

Attest \_\_\_\_\_

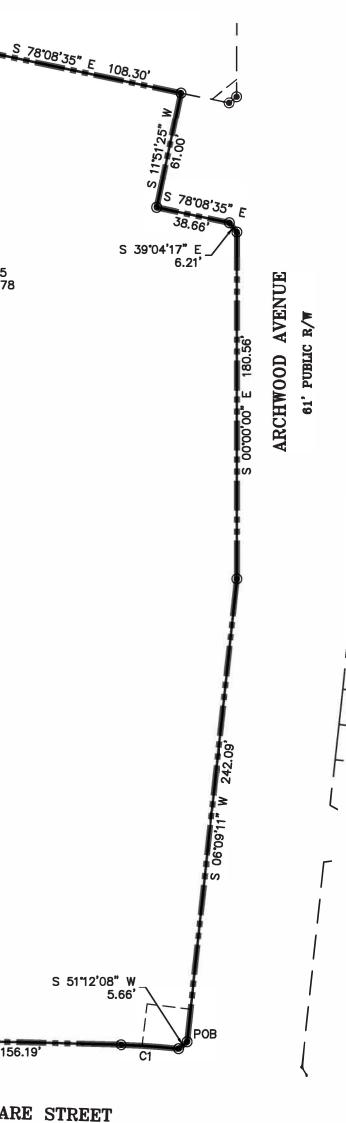
Gail G. Smith, City Clerk

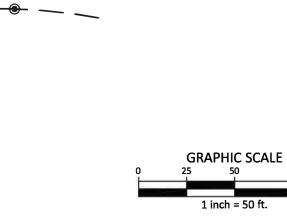
North Carolina		Wake
, before me personally came Gall 6 City Clerk and Treasurer and Marchell Adams- executed the foregoing; that she knows the cor corporate seal, and the name of the municipal of	David is the City Manager of the City of Raleigh, porate seal of said municipal corporation, that th	, who, being by me duly sworn, says that she is the the municipal corporation described in and which e seal affixed to the foregoing instrument is said ity Clerk and Treasurer and that the said corporate
N	otary Public	Seal Seal
Witness my hand and official seal this the of in t		•
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.

I, RONALD T. FREDERICK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTION RECORDED IN BOOK AND PAGE (AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AND DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE <u>(AS SHOWN)</u>; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: <u>24,295</u>; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47–30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS **Annexation Map** 13 A.D. 20<u>21</u>. <u>S 83'11'15" E 137.89'</u> SEAL L-4720 RONALD T. FREDERICK PLS L-4720 AREA OF ANNEXATION CHANGE: 3.12 ACRES <u>+</u> LOT 19 135,925 SF LOT 24 5401 EAST DEVELOPMENT, LLC DB 16763, PG. 2239 3.12 AC. PIN: 1736681605 BM 2014, PG. 778 PHASE 9 275,789 SF 6.33 AC This map may not be a certified survey and has not been reviewed by a local government agency for N 00°00'00" E compliance with any applicable N 90°00'00" W 4/13/2021 Martin, Katie **59.00'** N 44°18'49" W land development regulations and 5.72' has not been reviewed for compliance with recording N 88'37'38" W 156.19 requirements for plats. CRESCENT SQUARE STREET 73' PUBLIC R/W CURVE TABLE CURVE | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH C1 351.50' 29.93' N 86"11'17" W 29.92'











2905 Meridian Parkway Durham, NC 27713

phone 919. 361. 5000 fax 919. 361. 2269 license number: C-0293, C-187

www.mcadamsco.com

CLIENT

5401 EAST DEVELOPMENT 402 N 4TH STREET **BATON ROUGE, LA** 



### REVISIONS

NO. DATE

### **PLAN INFORMATION**

PROJECT NO.	CRC18040
FILENAME	CRC18040-Z1
CHECKED BY	RTF
DRAWN BY	КММ
SCALE	1"=50'
DATE	03.22.2021
SHEET	

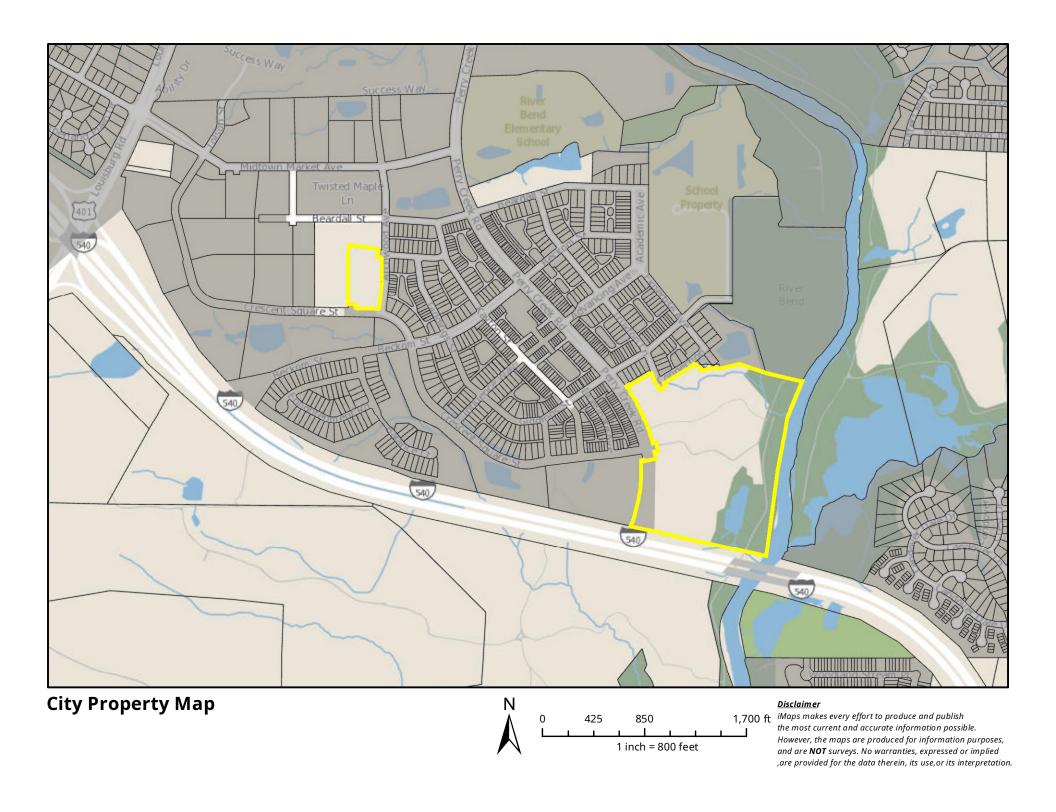
ANNEXATION PLAT 1-1



- EXISTING IRON PIPE  $\bigcirc$
- EXISTING CONCRETE MONUMENT EXISTING NAIL Δ
- IRON PIPE SET 0
- CONCRETE MONUMENT SET Ð
- CALCULATED POINT
- XXXX ADDRESS

### PROPERTY DESCRIPTION LOT 19

Beginning at an iron pipe at the intersection of the western right of way of Archwood Avenue and the northern right of way of Crescent Square Street, point also being the southeast property corner of Lot 19 as shown in Book of Maps 2014, Page 778 of the Wake County Register of Deeds, being the **Point of Beginning**, thence with said right of way of Crescent Square Street South 51°12'08" West a distance of 5.66 feet to an iron pipe; thence with a curve to the left with a radius of 351.50 feet, with an arc length of 29.93 feet, with a chord bearing of North 86°11'17" West, with a chord length of 29.92 feet to an iron pipe; thence North 88°37'38" West a distance of 156.19 feet to an iron pipe; thence North 44°18'49" West a distance of 5.72 feet to an iron pipe; thence North 00°00'00" East a distance of 27.30 feet to an iron pipe; thence North 90°00'00" West a distance of 59.00 feet to an iron pipe; thence leaving said right of way North 00°00'00" West a distance of 438.17 feet to an iron pipe; thence North 06°48'45" East a distance of 61.00 feet to an iron pipe; thence South 83°11'15" East a distance of 137.89 feet to an iron pipe; thence South 78°08'35" East a distance of 108.30 feet to an iron pipe on the western right of way of Archwood Avenue; thence with said right of way South 11°51'25" West a distance of 61.00 feet to an iron pipe; thence South 78°08'35" East a distance of 38.66 feet to an iron pipe; thence South 39°04'17" East a distance of 6.21 feet to an iron pipe; thence South 00°00'00" East a distance of 180.56 feet to an iron pipe; thence South 06°09'11" West a distance of 242.09 feet to the **Point of Beginning**, containing 135,925 square feet, or 3.12 acres.





Case File / Name: SUB-0013-2020 5401 North Lot 19,24,33,34,37,38

- LOCATION: The site is currently vacant and is generally located on south of Beardall Street at the southwest corner of the intersection of Beardall Street and Archwood Avenue, with common street addresses of 6513 Archwood Ave, 5100, 5200 and 5210 Beardall St, and 5420 and 5500 Crescent Square. Two of the six existing lots to be recombined and subdivided are outside the city limits.
   REQUEST: Conventional subdivision of approximately 12.45 acres zoned PD to create 140 townhouse lots, 17 detached house lots and 5 common lots for a total of 157 proposed dwelling units, and associated right-of-way dedication. The property is part of the 5401 North Master Plan (MP-2-16).
   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 October 9, 2020 by McAdams.

### **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:

☑ <u>SITE PERMITTING REVIEW</u> - 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:

### Stormwater

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

☑ <u>LEGAL DOCUMENTS</u> - Email to 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.



Case File / Name: SUB-0013-2020 5401 North Lot 19,24,33,34,37,38

Ø	City Code Covenant Required
Q	Stormwater Maintenance Covenant Required
☑	Private Access Easement Required

Ø	Transit Easement Required

Public Access Easement Required

☑ <u>**RECORDED MAP(S)**</u> - 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

- The City Code Covenant shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document shall be provided to the City by the end of the next business day following the recordation of the final plat. Further recordings and building permits will be withheld if the recorded document is not provided to the Cit
- 2. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

#### Engineering

- 3. Private access easements as shown on the alleys on the plans shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded access easements shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
- 4. A public infrastructure surety is provided to the City of Raleigh Development Services Development Engineering program (UDO 8.1.3).
- 5. A transit 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.
- 6. A Public Access deed of easement for the required street furniture shall be approved by City staff, 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 plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of this document is not provided, further recordings and building permit issuance will be withheld.
- 7. 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.



Case File / Name: SUB-0013-2020 5401 North Lot 19,24,33,34,37,38

### **Public Utilities**

- 8. 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.
- 9. 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

- 10. 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).
- 11. 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).

☑ **<u>BUILDING PERMITS</u>** - 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.

### **Urban Forestry**

A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 25 street trees along Forsyth Park St., 15 trees along Street "B", 16 trees along Street "C", 15 trees along Beardall St., 10 trees along Street "A", 16 trees along Archwood Ave., 15 trees along Astor Elgin St. for a total of 112 trees.

#### 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.

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



Case File / Name: SUB-0013-2020 5401 North Lot 19,24,33,34,37,38 City of Raleigh Development Services Department One Exchange Plaza Raleigh, NC 27602 (919) 996-2492 currentplanning@raleighnc.gov www.raleighnc.gov

following must take place by the following dates:

3-Year Sunset Date: November 25, 2023 Record at least  $\frac{1}{2}$  of the land area approved.

5-Year Sunset Date: November 25, 2025 Record entire subdivision.

I hereby certify this administrative decision.

Alusia Bailou Taul Signed:

Development Services Dir/Designee Staff Coordinator: Kasey Evans Date: 11/25/2020

## 5401 NORTH LOTS 19, 24, 33, 34, 37, AND 38

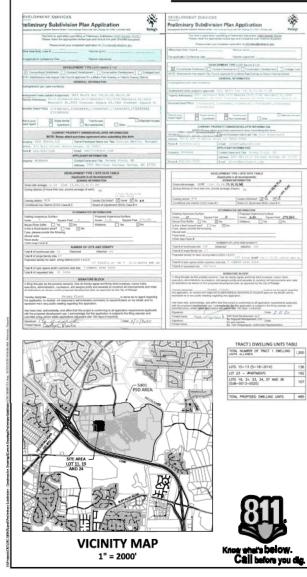


CONTACT

CLIENT ELD-5401 NORTH, LLC

BRADLEY A. RHINEHALT rhinehalt@mcadamsco. 919.361.5000

C/O ENGQUIST-LEVEL DEVELOPMENT, LLC 7500 PECUE LANE BATON ROUGE, LOUISIANA 70809 PHONE: 225.338.6120



PERRY CREEK ROAD RALEIGH, NORTH CAROLINA

### PRELIMINARY SUBDIVISION PLAN

PROJECT NUMBER: CRC-18040 RALEIGH CASE NUMBER: SUB-0013-2020 DATE: FEBRUARY 20, 2020

		SHEDATA					
DEVELOPOR:	ENGLIST DEA		٦				
		NOLE DRIVE, SUITE 100 NORTH CAROLINA 27817	I 1				
OWNER	INCLUST LIDE	L DEALOPHING	1				
(EX. LOT 19)	402 NOR H 4	an statet	1	OPEN SPACE TAI			
	BATCH ROUGH	L CLEANNA 70802		TAL SHOT HONTH POD ANEA (ALL PHRSES):		401.44 AC.	1
OWN(R: (Kx. LOT 24)	402 NORTH 4		ΙĽ	and and makin has now put Preside		10.11 /6.	
(FR. 101 24)		LOUBANA 70802					
OWNER:	5401 NORTH	44444	*E	DURED OPEN SPACE		80.67 AC. 15.00%	
(DX. LOT 33)	450 MAN ST						
	SATON ROUGH	LOURSANA 70801	28	ioned open space			1
OWNER:	5401 NORTH			ISTING LOT 4:		18.58 AC.	1
(ICK. LOT 34)	450 MAN ST	LOUESANA 70801		ISTING LOT &	_	24.97 MC.	
ÓWNER	5401 NOFTH		⊣⊫≊			24.97 MG	
(Ex. LOT 37)	450 MAN ST	eer .					
- 0.8 CC 22 CF - 1	SATCH ROUGH	LOUSANA 20801		STER INFRASTRUCTURE PLANS (5-21-2012)			
OWNER:	8401 NORTH		50	01-5003		13.35 AG.	
(EX. L07 38)	450 MAN 51	LOURSAMA 70801	30	63 (TRMSFERGED TO LOT 15-17 S-18-2014)		-0.08 AC.	
PN NJABER	1736660786	C, LOURIANA 70801 1736568882, 1736583847, 1736585997, 1738583842,	4 🛏				1
	1736565682		니는	15 15-17 (5-18-2014)			1
TOTAL POD AREA:	404.44 AC.						
	LOT 10 AREA	- 135,625 SF / 3.12 AC (PORTION TO BE DEVELOPED) - 357,471 SF / 5.91 AC	100	03-5009, 5024		1.78 AC.	1
	OT 33 4954	- 5,164 SF / 0.18 AC (PORTION TO HE DEVELOPED)					
		- 47,325 SF / 1.09 AC	LO	T 20 (8-53-2014)			
		- 14,175 SF / 0.33 AC (PORTION TO BE DEVELOPED)	50	10-5012, 5314-5021		6.92 AC.	1
	LOT 38 AREA	- 78,835 Sr / 1.81 AC					1
	ORDES AREA	= 541,995 ST / 12.45 AC		T 18 (S-72-17)			1
LOTS 19, 24, 33, 34, 37 HD 38 AREA		ICH LOT 19 - 37,964 SF / 0.87 AC					1
		CH LOT 24 - 51,865 S / 1.18 AC	1 20	26-5332		1.35 AC.	
		10H LOT 33 = 8,184 SP / 0.19 AC 10H LOT 34 = 11,887 SF / 0.37 AC					
		DH LOT 37 = 14,175 SF / 0.33 AC	10	rs 1018/1017 (5-2-16)			
		DH LOT 38 - 17,918 9 / 0.41 AD	50	08, 5035-5037		0.27 AG.	1
		CH TOTAL - 141,775 SF / 3.35 AC					1
	NET AREA -	542,281 Sr / 9.19 AC	100	T 22 (8-25-19)			1
EXISTING ZONING:	PD			82, 5053, 5025, 5038	-	8.74 AC.	
OVERLAY DISTRICT:	N/A		- 1	12, 002, 0120, 3038		8./1 Ma	
EXISTING LOTS		JOTS 19, 24, 33, 34, 37 AND 360	┥┝				
PROPOSED NUMBER OF LOTS				T 19, 24, 23, 33, 34, 37, 36			
INSIDE OTY LIMITS.	ND		50	33, 5034, 5947-5949		1.79 AG.	
FEMA FIRM MRP		, DATED MAY 2, 2008					
PARKING SUMMARY	NEWS WHEN		10	π 10			
PERCENTER, PROVINCE			50	39-5046		22.74 AG.	1
SINGLE PARLY LOTS:		34 SPACES (2 PER LITT)					1
TOWHHOME LOTS:				TAL		98.32 AC. 24.31%	1
(MN POR USD 7.1.2.C) 3-BR	(140 UMTS)	42D SPHCES (1 PER BEDROOM)	1 -	192		PAGE PAR ATOTAL	1
		14 SPACES (1 PER 10 UNITS FOR VELICIES)	SC	OLID WASTE COMPLIANCE STATEM	ENT:	NOTE:	
		+ee 57%.C5					AND DESIGN SHALL B
PARIOND RECUCION PER APPR	CV CD	210 SPHCHS (400)	1	THE DEVELOPER ACKNOWLEDGES THAT THEY H	AVE REVIEWE	THE CONDITIO	NS USTED IN THE 5403
POD AMENEMENT, UDD 10-000	U.F.A.H		I	AND ARE IN COMPLIANCE WITH THE REQUIREM IN THE SOLID WASTE DESIGN MANUAL	ENTS SET FOR	TH PLANNED DEVE	ELOPMENT DISTRICT A
EQUERD PARENC:			L .				
10-010-20 1WH/343:		256 SPACES	2.	THE SOLID WRISTE REMOVAL FOR THIS PROJECT HANDLED BY THE CITY OF RALEIGH.	WILLBE		
PROVECO PARKING:		454 SPACES (OFT-STREET GARAGE & DRIVENAY PARKING)					
			1	INDVIDUAL ROLLOUT CARTS WILL BE PROVIDED			
BCHOLE PARKING:			1				
NEQUIPED:		7 (1 SPACE PER 20 TOWNHOME UNITS (4 MIN.))	1				
PROVERS:		108 (27 ON STREET MACKS WITH 4 SPACES EACE)	4			ATTENT	TION CONT
REQUIPED AMENITY AREA		0.88 AC. (108 OF 5.81 AC.)	1				
(10K OF TOWNIONE AREA)		the second second	1		The Co	natraction Controc	tor responsible for i
			I		Statt,	and/or reuse, as	approved in these
PROVERD ANEXITY ANEX:		0.59 AC. (PORTICH OF LIT 5033, SZZ SHEET 02.00)	_		contact	ing the Public Wor	rks Department at (
					and th	e Public Utilities D	epartment at (919) to beginning day of
					Foilure	to notify both Cit	ty Deportments in o
					constru	ction, will result in	the issuance of m
		NC#11" (811) OR (1-800-632-4949) AT	. 1		reinsta	ation of any wate	r or sever facilities
		PROR TO BECINNING CONSTRUCTION	-		01 1168	notification failure	h
		STING UTILITIES LOCATED.	1		Failure	to call for inspec	tion, Install a Down
CONTRACTOR SHALL	CONTAC	T ANY LOCAL UTILITIES THAT PROVIDE			Permitt	ed Plans on the J	obsite, of dry other
		ES NDEPENDENT OF "NC811".	1		Rateigh	Standards will rea	wit in a Fine and F
		TO THE ENGINEER IMMEDIATELY.	1		future	work in the City o	r Roleigh.
		· · · · · · · · · · · · · · · · · · ·					

0	SHEET IN C0.00 C0.01 C-1 C1.01 C1.02	PROJECT NOTES TYPICAL SECTIONS EXISTING CONDITIONS CUMULATIVE MAP CURRENT CONDITIONS AND DEMOLITION PLAN	
	C2.00 C2.01 C2.01 C3.00 C3.00 C4.00 C8.00 - 8.01 C8.02 C8.03 - 8.04 C8.03 - 8.04 C8.03 - 8.04 C10.00 C10.00 C10.01 L-1 L-2 L-3 L-4 L-5	STORM DRAINAGE DETAILS WATER DETAILS	PROJECT DIRECTORY
IN SHALL BE IN ACCORDA THE S401 MONTH MAST SISTRICT AMENOMENT ()	ER PLAN AND		REVISIONS
CONTRACTO while for the extension in these plans, is resp ment at (919) 926-24 of (919) 926-4540 of g any of their constant	of woter, onsible for		<ol> <li>DATE</li> <li>DATE</li> <li>G. 32, 2020. REVERING FRACTIVE</li> <li>G. 50, 2020. REVERING FRACTIVE</li> <li>S. 50, 3020. REVERING FRACTIVE</li> </ol>

HORIZONTAL DATUM: NAD 83 VERTICAL DATUM: NAVD 88 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEISH AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

INARY DRAWING - NOT RELEAS

PRELIMINARY SUBDIVISION PLAN FOR: 5401 NORTH LOTS 19, 24, 33, 34, 37, AND 38 RALEIGH, NC PROJECT NUMBER: CRC-18040

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