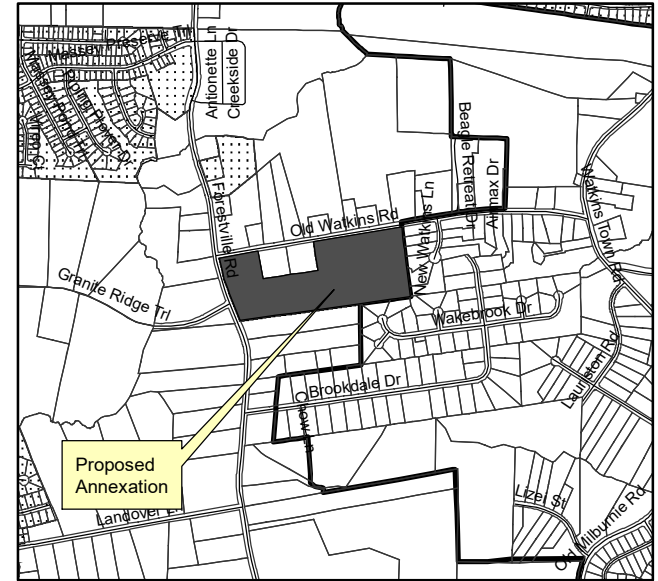







1 inch = 500 feet

**4400 FORESTVILLE RD
SATELLITE PETITION ANNEXATION
PROPOSED EFFECTIVE 9/15/21**



-  Proposed City Limits
-  Existing City Limits
-  ETJ

1 inch = 2,000 feet



ANNEXATION ORDINANCE# _____

ORDINANCE ADOPTION DATE _____

APPROVED EFFECTIVE DATE _____

Subdivision or Building Permit Transaction Reference Number _____

Council District C

Annexation Case File# AX-13-2021

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 the Raleigh City Limits



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

Section A 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:

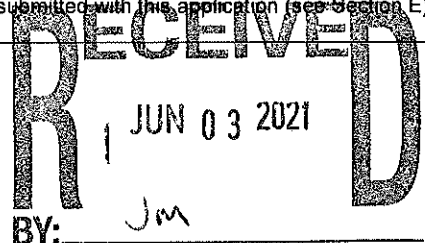
<input checked="" type="checkbox"/>	Written metes and bounds description of the property to be annexed must be attached to this application. See page 2.	
<input checked="" type="checkbox"/>	Electronic Word document of the written metes and bounds must be e-mailed to: JP.Mansolf@raleighnc.gov	
<input 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.	
<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 checked="" 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, page 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"/>	<u>Rezoning Application</u> , 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.

<input type="checkbox"/>	Standard Payment Contract should be <u>dated, signed and notarized</u> and submitted with this application (see Section E).
--------------------------	---



Section B Submittal Deadlines

Petitions for annexation are accepted by Planning & Development at any time. There are no fees required for submittal of an annexation petition. The annexation will become effective immediately upon adoption of the annexation ordinance at the scheduled public hearing unless notified otherwise by the City Clerk.

(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**

Watkins Road

Street Address

4400 Forestville Road Raleigh, NC 27616

City of Raleigh Subdivision approval #

(S-_____ - _____) or SUB-0022-2021

Building Permit Transaction #

_____ or _____

Group Housing #

(GH-_____ - _____ - _____)

Wake County Property Identification Number(s) list below**P.I.N.**

1746585742

P.I.N.**P.I.N.****P.I.N.****P.I.N.****P.I.N.****Acreage of Annexation Site**

26.562 acres

Linear Feet of Public Streets within Annexation Boundaries

~3,000

Annexation site is requesting connection to City of Raleigh Water ☒ and/or Sewer ☒

Number of proposed dwelling units

69

Type of Units:

Single Family 69

Townhouse _____

Condo _____

Apartment _____

Building Square Footage of Non-Residential Space

N/A

Specific proposed use (office, retail, warehouse, school, etc.)

N/A

Projected market value at build-out (land and improvements) \$

\$26,500,000

Person to contact if there are questions about the petition

McAdams

Name

Tyler Probst

Address

2905 Meridian Parkway Durham, NC 27713

Phone

919. 924. 3803

Fax #**Email**

probst@mcadamsco.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

See attached.

Section D 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 C) 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, not closer to the limits of any other municipality 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 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.160A-385.1 or 153A-344.1 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.

X Signed this 25 day of April, 2021 by the owners of the property described in Section C.

Owner's Signature(s)

X Signature Ronald F. Duke Date 4-25-2021Signature Ronald F. Duke Date 4-25-2021Signature Ronald F. Duke Date 4-25-2021

Signature _____ Date _____

Corporate Seal**Print owner name(s) and information**Name Brothers Twenty Seven LLC Phone _____Address 1220 Old Watkins Rd Raleigh, NC 27616

Name _____ Phone _____

Address _____

Name _____ Phone _____

Address _____

Name _____ Phone _____

Address _____

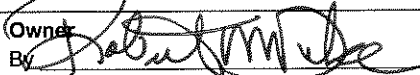
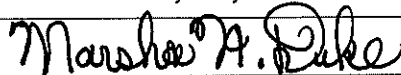
X Above signature(s) attested by Marsha H. Duke

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

Signature of City Clerk and Treasurer _____

Section E Standard Payment Contract

If petitioner desires to be considered for waiver of outside sewer connection fees required by Raleigh City Code Section 10-6081(c), 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
<p>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");</p>		
<p>WITNESSETH</p>		
<p>WHEREAS, The Owner has petitioned the City to be annexed into the corporate City limits, City File No. _____;</p>		
<p>WHEREAS, The Owner has initiated a development project at <u>4400 Forestville Road Raleigh, NC 27616</u>, City file _____, and said development contains sewer connections with the utility system of the City; and</p>		
<p>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 10-6081(c).</p>		
<p>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:</p>		
<ol style="list-style-type: none"> 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 10-6081 (c). 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 race, color, creed, national origin, gender, age, handicap, or sexual orientation 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 the City of Raleigh Ordinance 1969-889, 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. 		
<p>In Witness Whereof, the parties hereto have caused this agreement to be executed the day and year first above written.</p>		
<p>Owner <u></u> By _____</p>		<p>Attest <u></u></p>

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 _____.

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.

Date: May 24, 2021

**Legal Description of a
26.583 Acre
Property of Brothers Twenty Seven LLC
(DB 13125, PG 2335)
Wake Forest, NC**

Subject property being located in Wake County, North Carolina

BEGINNING at an iron pipe found, said iron pipe being on the easterly right-of-way of Forestville Road;

Thence, with the easterly right-of-way of Forestville Road the following courses and distances:

N 22° 45' 52" W 181.84' to an iron pipe set;

Thence, with a curve to the right, said curve having a radius of 1902.01', an arc length of 228.12', and a chord which bears N 19° 23' 08" W 227.99' to an iron pipe set;

N 15° 56' 58" W 115.86' to an iron pipe set;

Thence, with a curve to the right, said curve having a radius of 1807.67', an arc length of 162.99', and a chord which bears N 13° 22' 00" W 162.93' to an iron pipe set, said iron pipe being along the southerly right-of-way of Old Watkins Road; ;

Thence departing the easterly right-of-way of Forestville Road, and with the southerly right-of-way of Old Watkins Road, N 80° 23' 19" E 404.15' to an iron pipe found;

Thence departing the southerly right-of-way of Old Watkins Road, S 09° 36' 28" E 295.09' to an iron pipe found;

Thence, N 80° 22' 25" E 295.25' to an iron pipe found;

Thence, N 80° 26' 44" E 295.06' to an iron pipe found;

Thence, N 09° 34' 16" W 295.30' to an iron pipe found, said iron pipe being along the southerly right-of-way of Old Watkins Road;

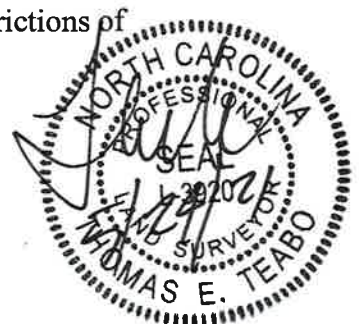
Thence, with the southerly right-of-way of Old Watkins Road, N 80° 41' 30" E 954.88' to an iron pipe found;

Thence departing the southerly right-of-way of Old Watkins Road, and with the westerly boundary of Watkins Place Subdivision, S 06° 28' 34" E 729.47' to an iron pipe found;

Thence, S 82° 05' 59" W 210.67' to an iron pipe found;

Thence, S 82° 05' 59" W 1596.22' to an iron pipe found; said iron pipe also being THE POINT OF BEGINNING and containing 1,157,951 square feet or 26.583 acres of land, more or less.

The property described hereon is subject to all easements, rights-of-way and restrictions of record.



Annexation Map

NOTES:

- THE FIRM HAS RELIED UPON TITLE REPORT FURNISHED BY METRO TITLE COMPANY TITLE COMMITMENT, COMMITMENT NUMBER: MET2021-00667, DATED JANUARY 26, 2021, WHILE AND IN PREPARING THIS SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY TITLE EXCEPTIONS NOT DISCLOSED BY THE REFERENCED TITLE COMMITMENT.
- AREAS COMPUTED BY COORDINATE METHOD.
- PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
- ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- RIGHTS-OF-WAY INFORMATION IS BASED ON DEEDS AND MAPS OF RECORD.
- NO GRID COORDINATES (NAD83) OBTAINED BY USING GPS, PER THE NCVRs NETWORK BASIS OF BEARING SHOWN HEREON IS NO GRID (NAD 83 NRS 2011).
- THE PROPERTY SHOWN HEREON IS LOCATED IN FLOODZONE "ZONE X", AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP 3720174600J, PANEL 1746 EFFECTIVE DATE MAY 2, 2006.
- NO OBSERVED EVIDENCE OF RIGHT-OF-WAY CHANGES AT THE TIME OF SURVEY.
- NO OBSERVED EVIDENCE OF EARTH-MOVING WORK AT THE TIME OF SURVEY.
- NO OBSERVED EVIDENCE OF SITE BEING USED AS DUMPLANDFILL AT THE TIME OF SURVEY.

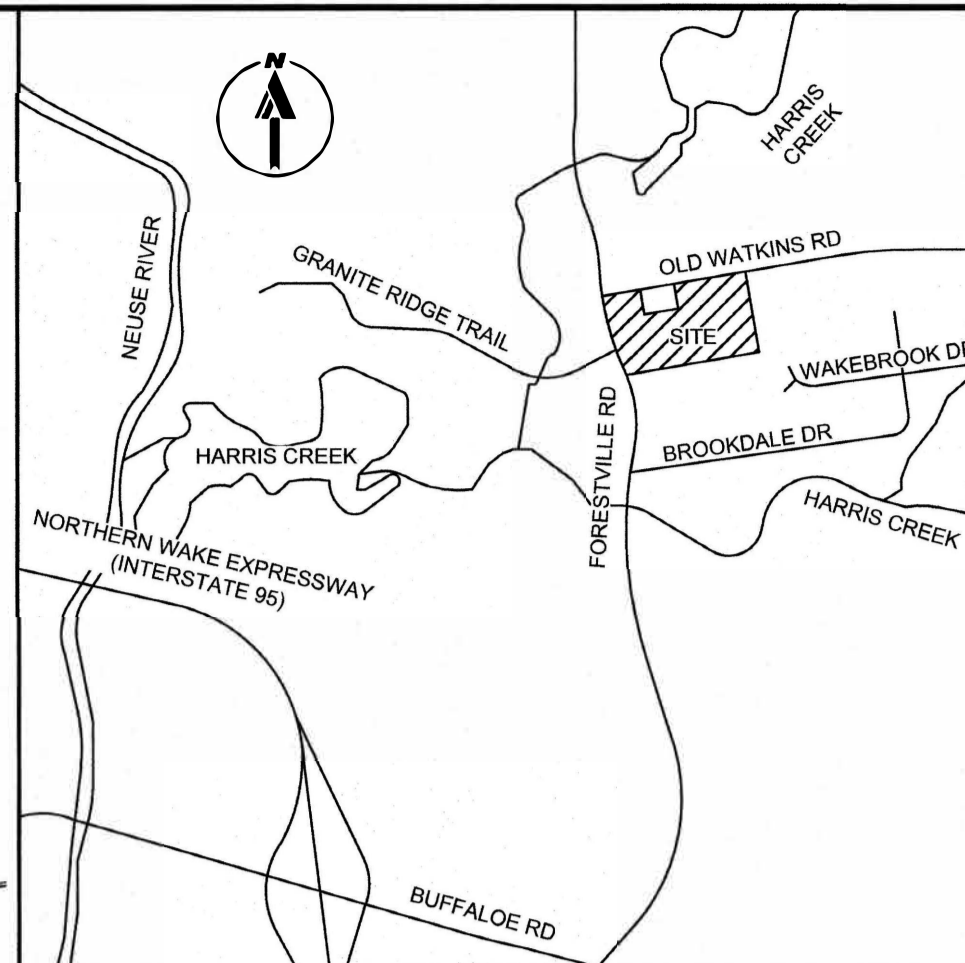
CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	1902.01'	228.12'	S19°23'08"E	227.99'	006°52'19"
C2	1807.67'	162.99'	S13°22'00"E	162.93'	005°09'58"
C3	1152.47'	173.39'	N21°09'32"W	173.22'	008°37'12"

TITLE COMMITMENT
METRO TITLE COMPANY, FIRST AMERICAN TITLE INSURANCE
COMMITMENT NO. MET2021-00667
DATE OF COMMITMENT: JANUARY 26, 2021 AT 5:00 PM
SCHEDULE B, PART II - EXCEPTIONS

- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART II - REQUIREMENTS ARE MET.
NOT A SURVEY MATTER.
- TAXES AND ASSESSMENTS FOR THE YEAR 2021 AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE.
NOT A SURVEY MATTER.
- EASEMENT(S) IN FAVOR OF CAROLINA POWER & LIGHT COMPANY AS RECORDED IN BOOK 1933, PAGE 641, BOOK 2345, PAGE 245 AND BOOK 4600, PAGE 136, WAKE COUNTY REGISTRY, AFFECTS SUBJECT PROPERTY. APPROXIMATE EASEMENT LOCATION IS SHOWN ON THE SURVEY.
EASEMENT IS BLANKET IN TYPE.
- EASEMENTS TO STATE HIGHWAY COMMISSION FILED IN BOOK 1612, PAGE 553 AND BOOK 1714, PAGE 50, WAKE COUNTY REGISTRY, AFFECTS SUBJECT PROPERTY. RIGHT-OF-WAY ALONG THE SUBJECT PROPERTY OF OLD WATKINS ROAD AND FORESTVILLE ROAD, ARE SHOWN ON THE SURVEY.

- EASEMENTS, SETBACK LINES AND ANY OTHER MATTERS SHOWN ON PLAT RECORDED IN BOOK OF MAPS 1988, PAGE 319, WAKE COUNTY REGISTRY, AFFECTS SUBJECT PROPERTY. PLAT OF THE ADJACENT PROPERTY PIN #: 1746-48-7717.
- ENCROACHMENTS, OVERLAPS, OVERHANGS, UNRECORDED EASEMENTS, VIOLATED RESTRICTIVE COVENANTS, DEFICIENCY IN QUANTITY OF GROUND, LACK OF ACCESS, VIOLATED PLAT BUILDING LINES, OR ANY MATTERS, WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE LAND.
THE ABOVE INFORMATION IS PLOTTED AND SHOWN ON THE SURVEY AS PLOTTABLE AND APPLICABLE. POSSIBLE GAP IS SHOWN ON THE SURVEY. POSSIBLE SHED & POSSIBLE GARAGE ENCROACHMENT ARE SHOWN ON THE SURVEY.
- NO COVERAGE IS PROVIDED AS TO THE AMOUNT OF ACREAGE OR SQUARE FOOTAGE OF THE LAND.
AREA AND SQUARE FOOTAGE SHOWN ON THE SURVEY.
- TITLE TO THAT PORTION OF THE LAND LYING WITHIN THE BOUNDS OF ANY ROADS OR HIGHWAYS, AND/OR RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO IN AND TO THE USE OF THAT PORTION OF THE INSURED PREMISES WITHIN THE BOUNDS OF STREET OR ROADWAY, IF ANY.
RIGHT-OF-WAY ALONG THE SUBJECT PROPERTY OF OLD WATKINS ROAD AND FORESTVILLE ROAD, ARE SHOWN ON THE SURVEY.

- RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASE(S), (TO BE DELETED UPON RECEIPT OF A SATISFACTORY AFFIDAVIT AS TO TENANTS AS REFERENCED IN THE REQUIREMENT SECTION).
NOT A SURVEY MATTER.
- THIS POLICY SPECIFICALLY EXCLUDES ANY CLOSING PROTECTION SERVICES (COVERAGE OR INSURANCE) AS THEY APPLY TO THIS TRANSACTION.
NOT A SURVEY MATTER.



LOCATION MAP
NOT TO SCALE

REFERENCES:

- DB 13125, PG 2335
- DB 18267, PG 1555
- DB 18173, PG 1605
- DB 18091, PG 1197
- DB 16132, PG 2415
- DB 8881, PG 911
- DB 7036, PG 479
- DB 5865, PG 42
- DB 5710, PG 448
- DB 4236, PG 174
- BM 2020, PG 1355
- BM 1988, PG 319
- BM 1978, PG 249
- BM 1974, PG 140

SURVEYOR CERTIFICATION

I, THOMAS E. TEABO, PLS, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP.

THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY OF THE SURVEY AS CALCULATED IS 1:10,000+. THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION OF RECORD, THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH TITLE 21, CHAPTER 56, NCAC, AS AMENDED.

I HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
(1) CLASS OF SURVEY: "CLASS A"
(2) POSITIONAL ACCURACY: 0.04"
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC NETWORKS-NCVRs
(4) DATES OF SURVEY: 12/1/2021 - 1/28/2021
(5) DATUM/EPOCH: NAD 83 (2011) EPOCH 2010.00
(6) PUBLISHED/FIXED-CONTROL USE: NCVRs
(7) GEOID MODEL: 2012 (CONUS)
(8) COMBINED GRID FACTOR(S): 0.99991808
(9) UNITS: US SURVEY FEET

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 4TH DAY OF JUNE A.D., 2021.

SURVEYOR NC L-3920

LEGEND

—	LINE SURVEYED	—	SIGN
- - -	LINE NOT SURVEYED	- - -	APPROX. LOC. UNDERGROUND FIBER OPTIC LINE PER UTILITY MARKOUT
—	HYDRANT	—	APPROX. LOC. UNDERGROUND CABLE LINE PER UTILITY MARKOUT
—	WATER VALVE	—	APPROX. LOC. UNDERGROUND GAS LINE PER UTILITY MARKOUT
—	OVERHEAD WIRES	—	APPROX. LOC. UNDERGROUND WATER LINE PER UTILITY MARKOUT
—	TREE LINE	—	APPROX. LOC. UNDERGROUND TEL. LINE PER UTILITY MARKOUT
—	UTILITY POLE	—	EXISTING CONCRETE MONUMENT
—	WATER MANHOLE	—	IRON PIPE FOUND
—	FENCE	—	IRON REBAR FOUND
—	GUY WIRE	—	IRON PIPE SET
—	FIRE HYDRANT	—	COMPUTED POINT
—		—	MAIL BOX

TO: METRO TITLE COMPANY, FIRST AMERICAN TITLE INSURANCE COMPANY, BEAZER HOMES, LLC, AND/OR ITS ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 8, 9, 13, 14, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 28, 2021.

THOMAS E. TEABO, PLS
NORTH CAROLINA PROFESSIONAL LAND SURVEYOR NO. L-3920

DATE 6/4/21

ALTA/NSPS LAND TITLE SURVEY FOR

BEAZER HOMES, LLC

PIN: 1746-58-5742
4400 FORESTVILLE RD
TOWN OF WAKE FOREST
ST. MATTHEWS TOWNSHIP
WAKE COUNTY, NORTH CAROLINA

NCBELS: P-1132

FILE NO.

NS201078

DATE

06/04/2021

FIELD DATE

03/15/2021

CREW CHIEF

CC/RJ

DRAWN

JT

REVIEWED

TET

APPROVED

TET

SCALE

1" = 80'

1 OF 1

4130 PARKLAKE AVENUE, SUITE 130 RALEIGH, NORTH CAROLINA 27603-528-0000

www.bohlerengineering.com

ALTA/NSPS LAND TITLE SURVEY FOR BEAZER HOMES, LLC

DATE 06/04/2021

FIELD DATE 03/15/2021

CREW CHIEF CC/RJ

DRAWN JT

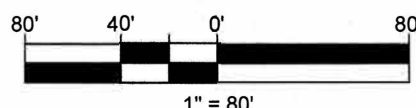
REVIEWED TET

APPROVED TET

SCALE 1" = 80'

1 OF 1

*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.





City Property Map

PIN: 1746585742
 PIN Ext: 000
 Real Estate ID: 0074575
 Map Name: 1746 02
 Owner: BROTHERS TWENTY SEVEN LLC
 Mail Address 1: 1220 OLD WATKINS RD
 Mail Address 2: RALEIGH NC 27616-8534
 Mail Address 3:
 Deed Book: 013125
 Deed Page: 02335
 Deed Acres: 27.9
 Deed Date: 6/4/2008
 Building Value: \$0
 Land Value: \$1,422,900
 Total Value: \$1,422,900
 Biling Class: Individual
 Description: LO6 WATKINS EST
 Heated Area:
 Street Name: FORESTVILLE RD
 Site Address: 4400 FORESTVILLE RD
 City:
 Planning Jurisdiction: RA
 Township: Wake Forest
 Year Built:
 Sale Price: \$0
 Sale Date:
 Use Type:
 Design Style:
 Land Class: Agriculture



0 215 430 860 ft
 1 inch = 400 feet

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.*

Preliminary Subdivision Application

Planning and Development

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to SiteReview@raleighnc.gov.

DEVELOPMENT TYPE (UDO Section 2.1.2)			
Conventional Subdivision	Compact Development	Conservation Development	Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Scoping/sketch plan case number(s): N/A			
Development name (subject to approval): WATKIN'S GROVE			
Property Address(es): 4400 FORESTVILLE RD			
Recorded Deed PIN(s): 1746585742			
What is your project type?	<input checked="" type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses <input type="checkbox"/> Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: CAROLINA DEVELOPMENT GROUP	Owner/Developer Name and Title: MARK PURYEAR, MANAGING PARTNER
Address: 10136 MIZNER LANE, RALEIGH NC 27617	
Phone #: 919-931-2300	Email: MARK@CAROLINADEVGROUP.COM
APPLICANT INFORMATION	
Company: CAROLINA DEVELOPMENT GROUP	Contact Name and Title: MARK PURYEAR, MANAGING PARTNER
Address: 10136 MIZNER LANE, RALEIGH NC 27617	
Phone #: 919-931-2300	Email: MARK@CAROLINADEVGROUP.COM

Continue to page 2 >>

DEVELOPMENT TYPE + SITE DATE TABLE

(Applicable to all developments)

ZONING INFORMATION

Gross site acreage: 27.9 BY IMAPS, 26.562 BY SURVEY

Zoning districts (if more than one, provide acreage of each): R-4

Overlay district: N/A

Inside City limits? ☐ Yes ☒ No

Conditional Use District (CUD) Case # Z-

Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION

Existing Impervious Surface:

Acres: 0 Square Feet: 0

Proposed Impervious Surface:

Acres: 8.98 Square Feet: 391,168

Neuse River Buffer ☐ Yes ☒ NoWetlands ☐ Yes ☒ NoIs this a flood hazard area? ☐ Yes ☒ No

If yes, please provide the following:

Alluvial soils: _____

Flood study: _____

FEMA Map Panel #:

NUMBER OF LOTS AND DENSITY

Total # of townhouse lots: Detached 0 Attached 0

Total # of single-family lots: 69

Proposed density for each zoning district (UDO 1.5.2.F): $69 / 26.562 = 2.598 \text{ DU/AC}$

Total # of open space and/or common area lots: 3

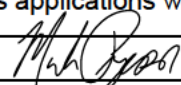
Total # of requested lots: 0

SIGNATURE BLOCK

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

I, MCADAMS COMPANY will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Signature: 

Date:

Printed Name:

Signature:

Date:

Printed Name:

Please email your completed application to SiteReview@raleighnc.gov.

Preliminary Subdivision Application
Planning and Development

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to SiteReview@raleighnc.gov.

DEVELOPMENT TYPE (UDO Section 2.1.2)			
Conventional Subdivision	<input checked="" type="checkbox"/> Compact Development	Conservation Development	Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Scoping/sketch plan case number(s): N/A			
Development name (subject to approval): WATKINS GROVE			
Property Address(es): 4400 FORESTVILLE RD			
Recorded Deed PIN(s): 1746585742			
What is your project type?	<input checked="" type="checkbox"/> Single family Apartment	<input type="checkbox"/> Townhouse Non-residential	<input type="checkbox"/> Attached houses Other:
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION			
NOTE: Please attach purchase agreement when submitting this form			
Company: CAROLINA DEVELOPMENT GROUP Owner/Developer Name and Title: MARK PURYEAR, MANAGING PARTNER			
Address: 10136 MIZNER LANE, RALEIGH NC 27617			
Phone #: 919-931-2300		Email: MARK@CAROLINADEVGROUP.COM	
APPLICANT INFORMATION			
Company: CAROLINA DEVELOPMENT GROUP			
Contact Name and Title: MARK PURYEAR, MANAGING PARTNER			
Address: 10136 MIZNER LANE, RALEIGH NC 27617			
Phone #: 919-931-2300		Email: MARK@CAROLINADEVGROUP.COM	

Continue to page 2 >>

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DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 27.9 BY MAPS, 26.562 BY SURVEY	
Zoning districts (if more than one, provide acreage of each): R-4	
Overlay district: N/A	Inside City limits? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0 Square Feet: 0	Proposed Impervious Surface: Acres: 5.98 Square Feet: 391,188
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide the following: Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: _____	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots: Detached 0 Attached 0	
Total # of single-family lots: 69	
Proposed density for each zoning district (UDO 1.5.2.F): 69 / 26.562 = 2.598 DU/AC	
Total # of open space and/or common area lots: 3	
Total # of requested lots: 0	

SIGNATURE BLOCK	
The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.	
I, <u>MCADAMS COMPANY</u> will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.	
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.	
Signature: <u>Mark Puryear</u>	Date: <u>3/15/2021</u>
Printed Name: <u>Mark Puryear</u>	Date:
Signature:	Date:
Printed Name:	

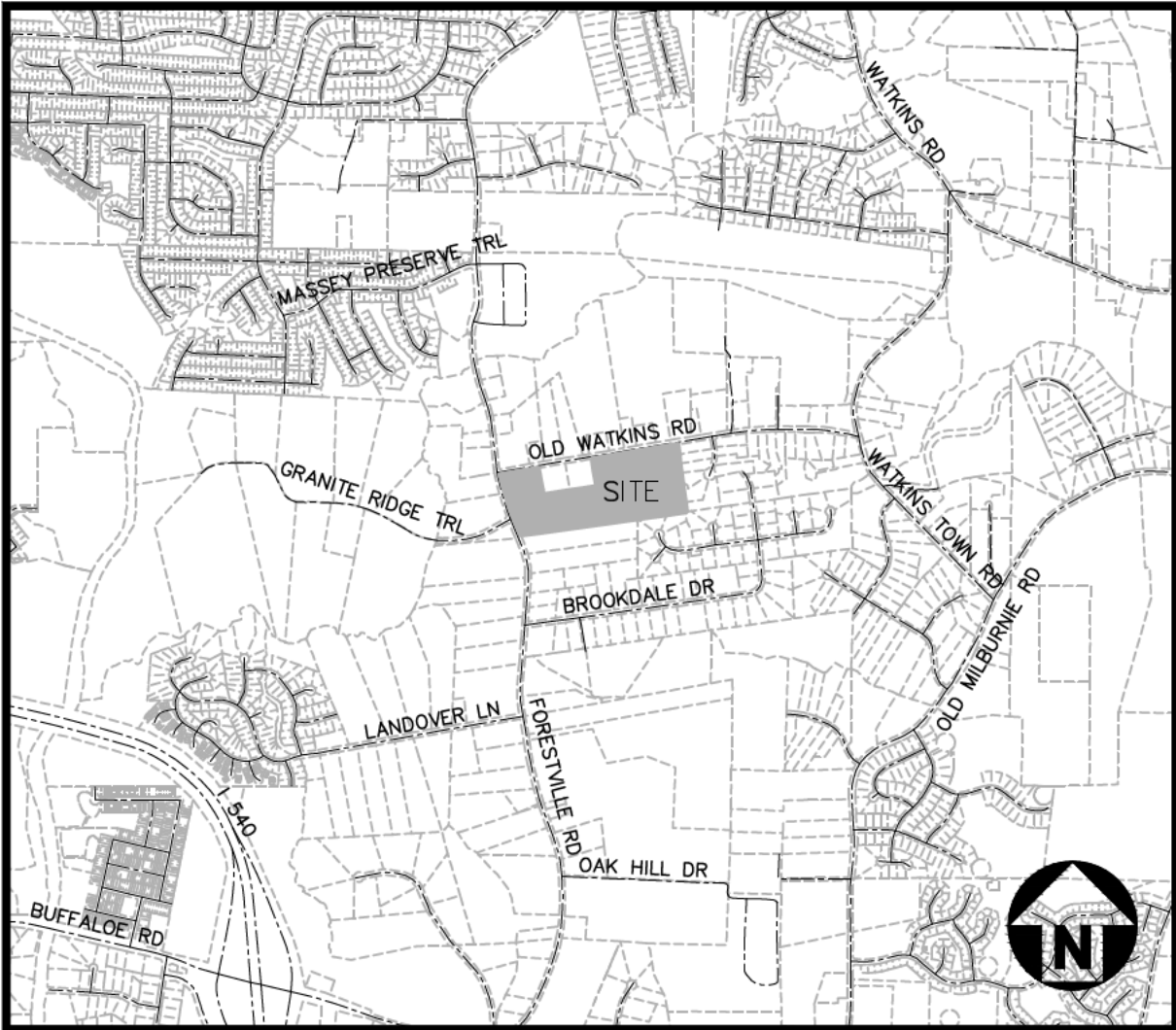
Please email your completed application to SiteReview@raleighnc.gov.

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SITE DATA	
DEVELOPER:	CAROLINA DEVELOPMENT GROUP 10136 MIZNER LANE RALEIGH, NORTH CAROLINA 27617
OWNER: (EXISTING LOT 10)	BROTHERS TWENTY SEVEN, LLC 1220 OLD WATKINS ROAD RALEIGH, NORTH CAROLINA 27616
PIN NUMBER:	1746585742
GROSS SITE AREA:	1,157,053 SF / 26.56 AC.
ROW DEDICATION:	214,328 SF / 4.92 AC.
NET SITE AREA:	942,725 SF / 21.64 AC.
EXISTING ZONING:	R-4 (COMPACT DEVELOPMENT)
OVERLAY DISTRICT:	N/A
CURRENT USE:	AGRICULTURE
PROPOSED USE:	DETACHED SINGLE-FAMILY DWELLINGS
MAXIMUM DENSITY:	4 UNITS/ACRE
PROPOSED DENSITY:	2.598 UNITS/ACRE
INSIDE CITY LIMITS:	NO (RALEIGH ETJ)
FEMA FIRM MAP:	3720174600J, DATED: MAY 2, 2006
FEMA FLOOD HAZARD PRESENT:	NO
RIVER BASIN:	NEUSE RIVER
EXISTING IMPERVIOUS:	0 SF / 0 AC.
PROPOSED IMPERVIOUS:	370,544 SF / 8.50 AC.
IMP. ALLOCATION PER LOT:	3,500 SF
BLOCK PERIMETER:	2,961' (4,500' MAX.)
OPEN SPACE REQUIRED:	231,411 SF / 5.31 AC. (20%)
OPEN SPACE PROVIDED:	242,901 SF / 5.57 AC. (20.99%)
TREE CONSERVATION REQUIRED:	94,273 SF / 2.164 AC. (10% NET SITE)
TREE CONSERVATION PROVIDED:	100,928 SF / 2.317 AC. (10.71%)
MINIMUM LOT SIZE REQUIRED:	7,500 SF
MINIMUM LOT SIZE PROVIDED:	7,590 SF
AVERAGE LOT SIZE:	7,889 SF
LOT SETBACKS:	
PRIMARY STREET (MIN.):	10' (20' FOR DRIVEWAY)
SIDE STREET (MIN.):	15'
SIDE LOT (MIN.):	10'
SIDE AGGREGATE:	15'
REAR (MIN.):	30'



VICINITY MAP

1"=2000'



Know what's below.
Call before you dig.

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

SHEET INDEX

- C0.01 PROJECT NOTES
- C1.00 EXISTING CONDITIONS
- C1.10 EXISTING CONDITIONS OFFSITE
- C2.00 OVERALL SITE PLAN
- C2.01 SITE PLAN - AREA "A"
- C2.02 SITE PLAN - AREA "B"
- C2.03 SITE PLAN - AREA "C"
- C2.11 LOT DIMENTION PLAN - AREA "A"
- C2.12 LOT DIMENTION PLAN - AREA "B"
- C2.13 LOT DIMENTION PLAN - AREA "C"
- C2.20 BLOCK PERIMETER PLAN
- C2.21 TRANSPORTATION PLAN
- C3.00 OVERALL GRADING & STROM DRAINAGE PLAN
- C3.01 GRADING & STROM DRAINAGE PLAN - AREA "A"
- C3.02 GRADING & STROM DRAINAGE PLAN - AREA "B"
- C3.03 GRADING & STROM DRAINAGE PLAN - AREA "C"
- C4.00 OVERALL UTILITY PLAN
- C4.01 UTILITY PLAN - AREA "A"
- C4.02 UTILITY PLAN - AREA "B"
- C4.03 UTILITY PLAN - AREA "C"
- C4.04 UTILITY PLAN - AREA "D"
- C8.01 SITE DETAILS
- C8.02 SITE DETAILS
- C8.03 STORM DRAINAGE DETAILS
- C8.04 WATER DETAILS
- C8.05 SANITARY SEWER DETAILS
- C9.10 STORMWATER CONTROL MEASURE "A" PLAN VIEW
- C9.20 STORMWATER CONTROL MEASURE "B" PLAN VIEW
- L5.00 OVERALL LANDSCAPE PLAN
- L5.01 LANDSCAPE PLAN - AREA "A"
- L5.02 LANDSCAPE PLAN - AREA "B"
- L5.03 LANDSCAPE PLAN - AREA "C"
- L5.04 LANDSCAPE DETAILS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

N:\Projects\CarolinaDev\2020110440\04-Production\Engineering\Production Drawings\Current Drawings\Preliminary Site Plan\2020110440-CS1.dwg, 3/15/2021 4:23:13 PM, Probst, Tyler



The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

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

www.mcadamsco.com

CLIENT

CAROLINA DEVELOPMENT GROUP
10136 MIZNER LANE
RALEIGH, NC 27617
PHONE: 919.931.2300



CONTACT

TYLER PROBST, PE
probst@mcadamsco.com
PHONE: 919.361.5000

PROJECT DIRECTORY

REVISIONS

NO.	DATE
1	
2	
3	
4	
5	
6	

PRELIMINARY
SUBDIVISION PLAN FOR:
WATKINS GROVE

4400 FORESTVILLE ROAD
RALEIGH, NC 27616
PROJECT NUMBER: 2020110440

