

Petition for Annexation into the Raleigh City Limits

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

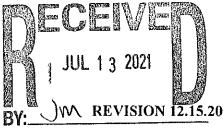
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	Section A Submittal Check	dist					
	all of the following (check off). If any information is missing from the a e-submit the petition, so please check the list below carefully before you						
\mathbf{X}	Written metes and bounds description of the property to be a	Written metes and bounds description of the property to be annexed must be attached to this application. See page 2.					
X	Electronic Word document of the written metes and bounds m	Electronic Word document of the written metes and bounds must be e-mailed to: JP.Mansolf@raleighnc.gov					
X	Survey or Plat showing above written metes and bounds descript electronically in .pdf format, if possible.	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.					
X	City or County Property Map with parcels included in the annexa acceptable, but the map number must appear on the excerpt. This						
X	Copy of Approved Preliminary Site Plan or Final Site Plan showing City Building Permit Transaction Number or Group Housing Number (GH13, etc.) or	Copy of Subdivision Plat submitted for lot recording approval with City file number (S13, etc.)					
X	Projected Market Value of Development at build-out (land and in	nprovements).					
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.						
2	This application form completed, <u>dated and signed</u> by the proper noted in section B of this application, page 2.	ty owner(s) and atlested submitted by the deadlines					
Required, but of	ten missing information. Please make sure to include the following). }					
۶	Correct Parcel Identification Number(s) (PIN). Call Wake Count is any question about the parcel identifier. This is very important. annexation is only a portion of an existing parcel.						
\mathbf{x}	Owner's Signatures and Date of Signatures. See page 3 of this application, and the date of signature MUST be filled in!	application. All real property owners must sign the					
	Corporate Seal for property owned by a corporation.						
0	Rezoning Application, if the property is currently outside Raleight	s Extraterritorial Jurisdiction.					
• •	cessary if petitioner desires to have development project waived fr annexation effective date.	om paying outside sewer connection					
	Standard Payment Contract should be dated, signed and notarize	ed and submitted with this application (see Section E).					



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		Secti	on B S	Submittal Dea	dlines				
Petitions for annexation are The annexation will beco notified otherwise by the	me effective immediat			•		-			
(The City reserves the right	to make exceptions to	this general	process	sing schedule	when nece	essary.)			
	Section C S	ummary In	formati	ion / Metes a	nd Bound	s Descrip	tions	100°	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Development Project Nan 5401 North (Lot 24)	ne								
Street Address 5210 BEARDALL ST									
City of Raleigh Subdivisio (S- SUB-0013 _ 2020	on approval #) or			ing Permit Tra				Housing #)
Wake County Property Ide	entification Number(s)	list below			an ann an Art ann agus a' fan shar a' Ann an Ann a' An				
P.I.N. 1736588892		P.I.N.				P.I.N.	*****	**************************************	
P.I.N.	ann a fha ann an ann an ann an Ann Ann Ann Ann A	P.I.N.		A WARNER AND THE R AND A PARTY AND A	uni ante de la filia de la Filia de Maria de Mar	P.I.N.			
Acreage of Annexation Si	te _{6.33} acres	//		ear Feet of Pu ,000 feet	blic Stree	ets within A	Annexa	tion Boundaries	
Annexation site is reques	ting connection to Cit	y of Raleigh	Water	and/or Se	wer 🖲	Manada marki 1994 (1998 - 2009 - 2009 - 2009 - 2009 - 2009 - 2009 - 2009 - 2009 - 2009 - 2009 - 2009 - 2009 - 2		navenan er generalen en general (en er generalen en de fan die Generalen er en generalen en de senare en en en	**************************************
Number of proposed dwe	lling units	######################################		na a ganan da _{man} an				naar annaa sina saarahar araaktiki ka analah sila asi bola dha ka	, Y, Mu, ((Y)) (a) (Mu)((Y), (MY)(Mu)
Type of Uni ts :	Single Family	_ Town	house	67	Condo			Apartment	
Building Square Footage	of Non-Residential Sp	ace		, ng a synamon mung yan santa na maga kanan kana			, -, -, -, -, -, -, -, -, -, -, -, -, -, -, -, -, -, -	νασσασιατικα το	
Specific proposed use (of n/a	fice, retail, warehouse	, school, etc	c.)	n F Dahla ba C P Para ha C MAR an A P Plan d F Plan d C Plan d C Plan d F P					
Projected market value at \$21,000,000	build-out (land and in	iprovement	s) \$						
Person to contact if there McAdams	are questions about t	ne petition							
Name Brad Rhinehalt									
Address 2905 Meridian Parkway Durhan	n NC 27713	ngan mangang mga katalan katala	af manan han yang bagan a Aranan "Ar						
Phone 919-361-5000									
Written metes and bounds		-			al sheets i	if necessar	у.		
An electronic copy in word fo		to: JP.Mans	olf@rai	eighnc.gov					
See attached sheet	IS								
	*****			1944 1944 - 1944 - 1944 - 1944 - 1944 - 1944 - 1944 - 1944 - 1944 - 1944 - 1944 - 1944 - 1944 - 1944 - 1944 - 1	Prov 1917 - coment 11/10/10/10/10/10/10/10/10/10/10/10/10/1				

LOT 24

Beginning at an iron pipe at the intersection of the southern right of way of Beardall Street and the Western right of way of Archwood Avenue, point also being the northeast property corner of Lot 24 as shown in Book of Maps 2018, Page 967 of the Wake County Registry, being the Point of Beginning, thence with said right of way of Archwood Avenue South 00°00'00" East a distance of 227.15 feet to an iron pipe; thence South 50°55'43" West a distance of 5.04 feet to an iron pipe; thence leaving said right of way North 78°08'35" West a distance of 25.85 feet to an iron pipe; thence North 78°08'35" West a distance of 108.30 feet to an iron pipe; thence North 83°11'15" West a distance of 137.89 feet to an iron pipe; thence South 06°48'45" West a distance of 61.00 feet to an iron pipe; thence South 00°00'00" East a distance of 438.17 feet to an iron pipe; thence South 00°00'00" West a distance of 25.89 feet to an iron pipe; thence South 45°41'11" West a distance of 5.59 feet to an iron pipe on the northern right of way of Crescent Square Street; thence with said right of way North 88°37'38" West a distance of 25.89 feet to an iron pipe; thence South 01°22'22" West a distance of 73.00 feet to an iron pipe; thence leaving said right of way North 88°37'38" West a distance of 249.87 feet to an iron pipe; thence North 00°03'39" East a distance of 781.31 feet to an iron pipe; thence North 90°00'00" East a distance of 559.95 feet to the Point of Beginning, containing 275,789 square feet, or 6.33 acres.

		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 cor	rsigned, being all the owners of the real property described in this application (Section C) the City of Raleigh, North Carolina. The petitioners understand and agree that all stree structed and installed by the developer according to the Subdivision Ordinance an area are the responsibility of the developers or successive property owners. The pr	ets and utilities within the annexed						
	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 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 lina (pursuant to Chapter 989 of the						
	Part 2 NC Generights have been	al Statutes require petitioners of both contiguous and satellite annexations to file a signed established in accordance with G.S.160A-385.1 or 153A-344.1 for properties subject to the stabilished in accordance with G.S.160A-385.1 or 153A-344.1 for properties subject to the stabilished in accordance with G.S.160A-385.1 or 153A-344.1 for properties subject to the stabilished in accordance with G.S.160A-385.1 or 153A-344.1 for properties subject to the stabilished in accordance with G.S.160A-385.1 or 153A-344.1 for properties subject to the stabilished in accordance with G.S.160A-385.1 or 153A-344.1 for properties subject to the stabilished in accordance with G.S.160A-385.1 or 153A-344.1 for properties subject to the stabilished in accordance with G.S.160A-385.1 or 153A-344.1 for properties subject to the stabilished in accordance with G.S.160A-385.1 or 153A-344.1 for properties subject to the stabilished in accordance with G.S.160A-385.1 or 153A-344.1 for properties subject to the stabilished in accordance with G.S.160A-385.1 or 153A-344.1 for properties subject to the stabilished in accordance with G.S.160A-385.1 or 153A-344.1 for properties subject to the stabilished in accordance with G.S.160A-385.1 or 153A-344.1 for properties subject to the stabilished in accordance with G.S.160A-385.1 or 153A-344.1 for properties subject to the stabilished in accordance with G.S.160A-385.1 or 153A-344.1 for properties subject to the stabilished in accordance with G.S.160A-385.1 or 153A-344.1 for properties subject to the stabilished in accordance with G.S.160A-385.1 or 153A-344.1 or 153	d statement declaring whether vested he petition.						
	Do you declare s	uch vested rights for the property subject to this petition? \blacksquare Yes \Box No							
	vested right term	omit proof that vested rights have been granted by governing board. I hereby declare that inates any vested right previously acquired for this property.							
×	Signed this	day of, 20 by the owners of the property	described in Section C.						
×			Corporate Seal						
1	Signature	Date							
	Signature	Date							
	Signature	Date							
	Print owner nam Name <u>5401 Eas</u> Address <u>402 N 4</u>	e(s) and information Development, LLC Phone 255-266-0694 th St Baton Rouge, LA 70802							
		Phone							
	Audress								
	Name Address	Phone							
	Name	Phone							
, -	Above signature	(s) attested by Shannen Deta							
	meeting duly held	Clerk and Treasurer	20, at a Council						
A GEORGEN		Section E Standard Payment Contract							
	generally a \$200 f imits, petitioner sl	s to be considered for waiver of outside sewer connection fees required by Raleigh City C ee per dwelling, business, or industrial unit charged at the time sewer connection permit i nould submit the standard payment contract (see Agreement , pages 4-5). The project will b if corresponding petition is administratively recommended to be approved by City Counc	s issued if a property is outside the city be eligible for waiver of this sewer						

PAGE 3 OF 5

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	e of North Carolina	County of Wake		Agreement
This	Agreement ("the Agreement") is made	this the day of	, year of	by and between the City
Ralei	igh, North Carolina, (the "City") and		······································	(the "Owner");
		WITNESSETH	·····	
WHE	REAS, The Owner has petitioned the C	City to be annexed into the corporate City	limits, City File No.	
WHE	REAS, The Owner has initiated a devel	lopment project at		
City fi	ile, a	and said development contains sewer co	nnections with the utility sy	stem of the City; and
and a conne within	fter the petition has been recommende ection charges paid for developments to hthirty days following said rejection, the	uring the pendency of the annexation pe d by staff to be approved by the City Cou ocated inside the corporate limits of the C owner shall pay additional moneys so the ocated outside the City limits as set forth	incil, the Owner should pay ilty, and further, if the City (nat the total payment by Ov	Council rejects the petition, then wher to the City is the same utilit
	THEREFORE, in consideration for the owledged by the parties, the parties here	mutual promises contained herein and o eto agree as follows:	ther valuable consideration	n, the receipt of which is
1. C	Owner will be allowed to commence dev	velopment without paying the City outside	e sewer connection charge	S.
r	equired of developments located outsid	tition made by Owner is rejected by the o de the City limits, as set forth in Raleigh C the City to deny the annexation petition.		
		ke full payment to the City as required in It per annum plus reimbursement for all c		
		ke full payment to the City as required in bursements owed to Owner by the City.	paragraph two, the Owner	agrees to allow the City to retain
		City are cumulative and supplemental to a national not in any way diminish or restrict the		
6. T	his Agreement shall be binding on and	shall inure to the benefit of the parties he	ereto and their respective s	uccessors and assigns.
7. T	his Agreement may only be amended in	n writing signed by the parties hereto or t	heir respective successors	
B. T	his Agreement and the legal relations of	of the parties hereto shall be governed by	the laws of the State of No	orth Carolina.
ra 11 8	ace, color, creed, national origin, gende natter how remote. The parties further a 89, as amended. This provision is herel	agents, officials, employees and servants r, age, handicap, or sexual orientation wi agree in all respects to conform to the pro by incorporated into this Agreement for the mance, injunctive relief, or other remedy	Ith reference to the subject ovisions and intent of the C ne benefit of the City of Rat	matter of this Agreement, no ity of Raleigh Ordinance 1969-
		caused this agreement to be executed the	ne day and year first above	written.
Owner 3y		Attest Sha	me Sta	

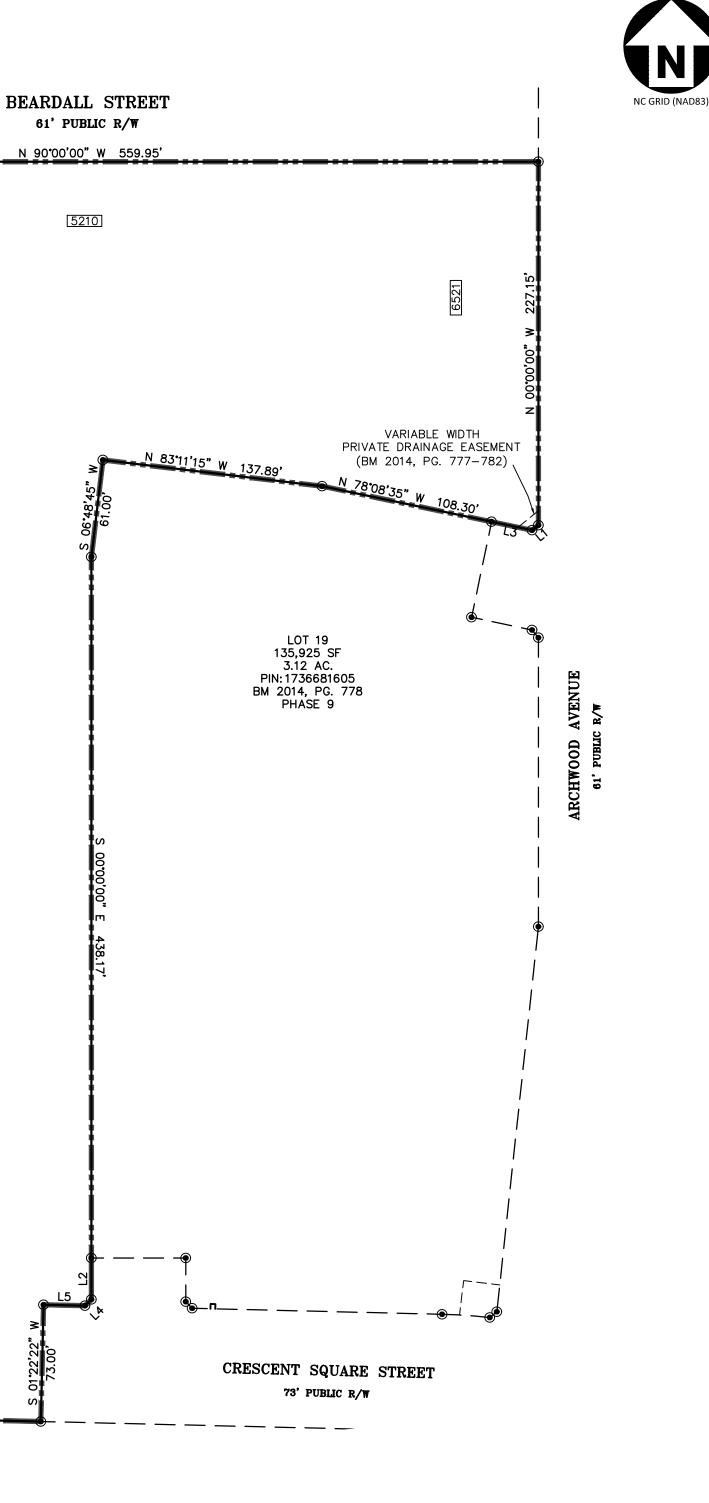
The City Attest By ______ Marchell Adams-David, City Manager Gail G. Smith, City Clerk

North Carolina		Wake				
This is to certify that on the in the year 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 corporation 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.						
Not	ary Public	Seal				
Witness my hand and official seal this the						
Notary Public						

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

My commission expires

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 <u>(AS_SHOWN)</u>; 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 July 6 DAY OF _, A.D. 20<u>21</u>. CA SEAL L-4720 RONALD T. FREDERICK PLS L-4720 AREA OF ANNEXATION CHANGE: 6.33 ACRES <u>+</u> LOT 24 5401 EAST DEVELOPMENT, LLC DB 16763, PG. 2239 BM 2018, PG. 967 275,789 SF 6.33 AC LEGEND EXISTING IRON PIPE ۲ EXISTING CONCRETE MONUMENT EXISTING NAIL Δ IRON PIPE SET CONCRETE MONUMENT SET ▲ CALCULATED POINT XXXX ADDRESS N 88'37'38" W 249.87 GRAPHIC SCALE LINE TABLE • • — • 30 60 120 LINE BEARING DISTANCE L1 N 50°55'43" E 5.04' L2 N 00°00'00" W 25.89**'** 1 inch = 60 ft. L3 N 78°08'35" W 25.85' 5.59' L4 S 45°41'11" W L5 S 88°37'38" E 25.89'





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

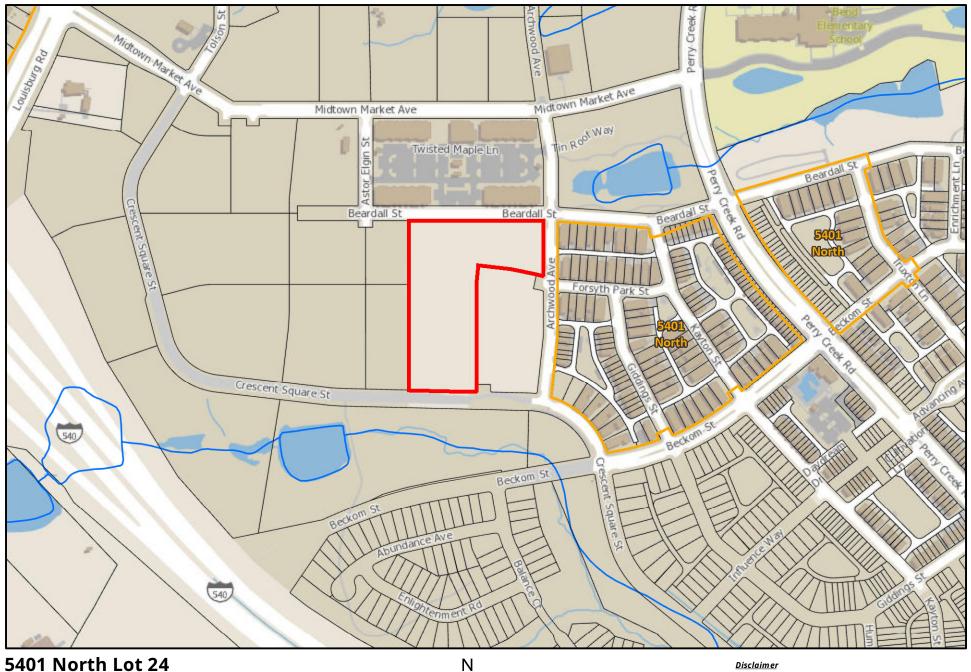
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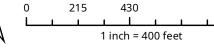
PLAN INFORMATION

ROJECT NO.	CRC18040
ILENAME	CRC18040-Z2
HECKED BY	RTF
RAWN BY	КММ
CALE	1"=60'
ATE	07.06.2021
SHEET	

ANNEXATION PLAT 1-1

Beginning at an iron pipe at the intersection of the southern right of way of Beardall Street and the Western right of way of Archwood Avenue, point also being the northeast property corner of Lot 24 as shown in Book of Maps 2018, Page 967 of the Wake County Registry, being the Point of Beginning, thence with said right of way of Archwood Avenue South 00°00'00" East a distance of 227.15 feet to an iron pipe; thence South 50°55'43" West a distance of 5.04 feet to an iron pipe; thence leaving said right of way North 78°08'35" West a distance of 25.85 feet to an iron pipe; thence North 78°08'35" West a distance of 108.30 feet to an iron pipe; thence North 83°11'15" West a distance of 137.89 feet to an iron pipe; thence South 06°48'45" West a distance of 61.00 feet to an iron pipe; thence South 00°00'00" East a distance of 438.17 feet to an iron pipe; thence South 00°00'00" West a distance of 25.89 feet to an iron pipe; thence South 45°41'11" West a distance of 5.59 feet to an iron pipe on the northern right of way of Crescent Square Street; thence with said right of way North 88°37'38" West a distance of 25.89 feet to an iron pipe; thence South 01°22'22" West a distance of 73.00 feet to an iron pipe; thence leaving said right of way North 88°37'38" West a distance of 249.87 feet to an iron pipe; thence North 00°03'39" East a distance of 781.31 feet to an iron pipe; thence North 90°00'00" East a distance of 559.95 feet to the Point of Beginning, containing 275,789 square feet, or 6.33 acres.





860 ft 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.



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

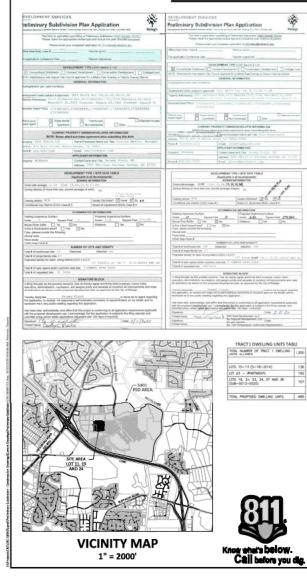


CONTACT

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 street	I	OPEN SPACE TAI			
	BATCH ROUG	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 MAIN ST						
	BATON 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, 0020, 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 RIVER BAUN		, 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 DACE)	4			ATTENT	TION CONT
REQUIPED AMENITY AREA		0.88 AC. (108 OF 5.81 AC.)	1				
(10K OF TOWNIONE AREA)		the second 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 DISTRICT 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		 DATE DATE G. 32, 2020. REVERING FRACTIVE G. 50, 2020. REVERING FRACTIVE S. 50, 3020. REVERING FRACTIVE

HORIZONTAL DATUM: NAD 83 VERTICAL DATUM: NAVD 88 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF ALEISH AND NCDOT (WHERE APPLICABLE PAGINEENING 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

Y COMMENTS Y COMMENTS

