

To	Marchell Adams-David, City Manager
Thru	Patrick O. Young, AICP, Director
From	Christopher Golden, Planning Supervisor Matthew Klem, Senior Planner
Department	Planning and Development
Date	June 2, 2025
Subject	Council Agenda Item, Petition Annexation, AX-13-25 Consent Agenda: July 1, 2025 Anticipated Public Hearing: August 19, 2025

An annexation petition was received for the following area. A map indicating the specific annexation location is attached:

<b>Annexation Area</b>	1539 Old Milburnie Road
<b>Annexation Type</b>	Contiguous, inside ETJ, full annexation
<b>Primary Contact</b>	Chris Poole
<b>Property Owner</b>	Millrose Properties North Carolina LLC
<b>Acres</b>	94.4 acres
<b>Proposed Land Use</b>	Residential subdivision with 254 detached house lots
<b>Current Zoning</b>	R-6-CU
<b>Council District</b>	District B (Patton)



# ANNEXATION STAFF REPORT

## **AX-13-25 1539 OLD MILBURNIE ROAD, CONTIGUOUS, INSIDE ETJ , FULL ANNEXATION**

Location	On the west side of Old Milburnie Road, across from its intersection with Honey Ivy Lane. Address: 1539 Old Milburnie Road PINs: 1735903395 <a href="#">Link to iMaps</a>
Area of Request	94.4 acres
Property Owner	Millrose Properties North Carolina LLC
Applicant	Chris Poole
Development Review Case #	<a href="#">SUB-0052-2022</a> <a href="#">SPR-0113-2025</a>
Proposed Land Use	Residential subdivision with 254 detached house lots
Market Value at Build-out	\$179,200,000
Current Zoning	R-6-CU
Water Supply Watershed	N/A
Council District	District B (Patton)

## POLICY GUIDANCE

<b>City Planning Department</b>	<p><b>Policy LU 3.1 - Zoning of Annexed Lands</b> <i>The zoning designation for newly annexed land into the City of Raleigh shall be consistent with the Future Land Use Map. In those cases where the annexed lands are within a special study area (as shown on the Future Land Use Map), a special study will need to be completed prior to zoning and development of the property.</i></p> <ul style="list-style-type: none"><li>• The property is zoned consistently with the Future Land Use Map.</li></ul> <p><b>Policy LU 3.2 Location of Growth</b> <i>The development of vacant properties should occur first within the City's limits, then within the City's planning jurisdiction, and lastly within the City's USAs to provide for more compact and orderly growth, including provision of conservation areas.</i></p> <ul style="list-style-type: none"><li>• The annexation site is within the City's planning jurisdiction and is adjacent to other recently annexed and developed properties.</li></ul> <p><b>Policy LU 3.4 Infrastructure Concurrency</b> <i>The City of Raleigh should only approve development within newly annexed areas or Raleigh's ETJ when the appropriate transportation, water, stormwater, and wastewater infrastructure is programmed to be in place concurrent with the development.</i></p> <ul style="list-style-type: none"><li>• The site and surrounding area are currently served by city infrastructure.</li></ul>
<b>Public Utilities Department</b>	<p><b>Existing Utilities</b> There is a 12" water main in Old Milburnie Road. There is a 30" sewer main available approximately 700 feet from the site.</p> <p><b>Additional Utility Information</b> The development is extending and connecting to the 30" sewer main to the north.</p> <p><b>General</b> The properties are associated with development plan SUB-0052-2022. Any development on the site will be evaluated at submittal in accordance with all Local, State, and Federal requirements. All necessary utility extensions and connections are the sole responsibility of the Owner/Developer/Applicant. The petitioners understand and agrees that all streets and utilities within the annexed area will be constructed and installed by the developer according to the Unified Development Ordinance and any utilities</p>

	that must be extended to the annexed area are the responsibility of the developers or successive property owners.
<b>Raleigh Fire Department</b>	The nearest fire station is Raleigh Fire Station #21, located at 2651 Southhall Road, and is within 3.7 miles of the site (8 minutes). The site does not meet NFPA 1710 4.1.2.1 Sec 4 - 360 seconds (6 min) or less travel time for the arrival of the second company with a minimum staffing of 4 personnel at a fire suppression incident. The site also does not meet NFPA 1710 4.1.2.1 Sec 5 - For other than high-rise, 480 seconds (8 min) or less travel time for deployment of an initial full alarm assignment at a fire suppression incident. There are 4 fire hydrants on the property.

## SUMMARY OF IMPACTS

<b>Impacts Identified</b>	<p><u>Approval of Annexation:</u></p> <p>Approval will result in the property being served by city services. If property is inside the ETJ and approved with a delayed effective date, the property owner may apply for appropriate permits and connect the parcel to city water, wastewater, and reuse services if City Council approves the connection. The approval of utility connections can be subject to any conditions offered by the applicant and agreed to by City Council. Under this scenario, the utility customer will pay “outside rates,” which are double the standard water and wastewater rates for customers within the city limits, until such time that the property comes into city limits. In the event of a delayed annexation effective date with water and sewer connection, it is the responsibility of the property owner to notify Raleigh Water when the delayed annexation date becomes effective so that billing may be switched to “inside rates.” Under either scenario, full city services would be available to the property on the day in which the annexation becomes effective.</p> <p><u>Denial of Annexation (inside ETJ):</u></p> <p>If denied, the property owner may apply for appropriate permits and connect the parcel(s) to city water, wastewater, and reuse services only if City Council approves the connection. The approval of utility connections can be subject to any conditions offered by the applicant and agreed to by City Council. Properties connected to these services are subject to “outside rates,” which are double the standard water and wastewater rates for customers within the city limits. Full city service</p>
---------------------------	---



coverage beyond water and sewer would not be available under this scenario.

## **DESCRIPTIVE STATEMENT**

The annexation site is a partially wooded site totaling of 94.4 acres, bordering the Neuse River on the west and Old Milburnie Road on the east, approximately .50 miles west of I-540. currently developed with a single detached house. The is adjacent to a recently constructed subdivision of single family homes and just east of the Hedingham Neighborhood.

Existing zoning for the site is Residential-6-Conditional Use (R-6-CU). The Future Land Use Map identifies the sites, and a larger contiguous area of several hundred acres, as Low Scale Residential, which supports the development detached houses, townhouses and small apartment buildings.

The property is associated with subdivision plan SUB-0052-2022 and Site PlanSPR-0113-2025 which are both currently in review.

Water and sewer lines are adjacent to the site in Old Milburnie Road, All connections and extensions are the responsibility of the property owner.

If annexed, the property would benefit from city services, such as water and sanitary sewer service, police and fire protection, as well as refuse collection. The property is contiguous with city boundaries. If annexed, it would be located within City Council District B (Patton).

## **ATTACHMENTS**

1. Annexation Site Map
2. Annexation Petition
3. Corporate Signature Authorization (4-pages total)
4. Annexation/Survey Map (3-pages total)
5. Legal Description (2-pages total)
6. Solid Waste/Stormwater Cost Revenue Analysis
7. 10-year Financial Impact Analysis
8. RFD Service Review
9. Preliminary Subdivision Application (Pending)
10. Site Plan (Pending)

# Petition for Annexation into Raleigh City Limits

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



## Section A Submittal Deadlines

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

## Section B Summary Information / Metes and Bounds Descriptions

Development Project Name: River Seven

Street Address: 1539 Old Milburnie Road

City of Raleigh Subdivision approval #:  
S-\_\_\_\_\_ or

**SUB-0052-2022**

Building Permit #:  
\_\_\_\_\_ or

Group Housing #:  
GH-\_\_\_\_\_-\_\_\_\_\_-\_\_\_\_\_

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

**1735903395**

Acreage of Annexation Site:  
94.4

Linear Feet of New Public Streets within Annexation Boundaries:  
11539'

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

**For Sewer-Only Requests:**

Applicant has received a contract for service from Raleigh Water: ☐ Yes. ☐ No

Number of proposed dwelling units: **254**

Continue to page two >>

<b>Unit Type/Unit Count:</b>	<b>Total Breakdown of Dwelling Units</b>		
	Single-Family Home Unit Count <u>254</u>	Multifamily - Condo/Apartment Unit Count _____	Multifamily – Townhouse Unit Count _____
	<b>Complete only for Townhome Units:</b>		
	Are there more than 6 units in one group of townhomes? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
	<b>Complete only for Condo/Apartment units:</b>		
	Are buildings multi-story with stacked units? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Will there be a community trash compactor? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Unit Count +/- Description: <i>Example</i> 30 Studio + 1 Bath 50 1 BR + 1.5 Bath  Count    Bedroom + Bath ____ + ____ ____ + ____ ____ + ____
	Building Square Footage of Non-Residential Space: 2000		
Specific proposed use (office, retail, warehouse, school, etc.): <u>Clubhouse for pool</u>			
Projected market value at build-out (land and improvements): \$ <u>700,000/lot = 179,200,000</u>			
<b>Applicant Contact Information</b>			
Property Owner(s): Millrose Properties North Carolina LLC			
Primary Mailing Address: 1010 Sync Street, Ste 600 Morrisville NC 27560			
Phone: 919-323-9858		Email: jennifer.mahood@lennar.com	
<b>Project Contact information (if different that property owner)</b>			
Contact(s): Jennifer Mahood - Lennar			
Primary Mailing Address: 1010 Sync Street, Ste 600 Morrisville NC 27560			
Phone: 919-323-9858		Email: jennifer.mahood@lennar.com	
<b>Written metes and bounds description of property to be annexed:</b> Attach additional sheets if necessary. An electronic copy in word format must be emailed to <a href="mailto:rezoning@raleighnc.gov">rezoning@raleighnc.gov</a> .			

## Section C Annexation Petition

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

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



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



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

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

**Part 3** NC General Statutes require petitioners of both contiguous and satellite annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S. §160D-108 and G.S. §160D-108.1 for properties subject to the petition. AA Sub-0052-2022 Attached

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

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

**Signed** this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by the owners of the property described in Section B.

**Owner's Signature(s):**

Signature Brian Jackson Date 6/18/2025

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

**Corporate Seal**

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

Name: Brian Jackson Phone: 215-664-5610  
Address: 501 Office Center Drive, Suite 350 Fort Washington, PA 19034

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

**Above signature(s) attested by**

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

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

Section D Submittal Checklist	
<p><b>Please include all of the following (check off).</b> 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:</p>	
<input checked="" type="checkbox"/>	<b>Annexation Petition Fee</b> (see the <a href="#">Development Fee Guide webpage</a> for current fee)
<input type="checkbox"/>	<b>If a request for sewer only</b> , submit a copy of the contract for service with Raleigh Water
<input checked="" type="checkbox"/>	<b>Written metes and bounds description of the property to be annexed</b> must be attached to this application. See page 1
<input checked="" type="checkbox"/>	<b>Electronic Word document of the written metes and bounds</b> must be emailed to: <a href="mailto:rezoning@raleighnc.gov">rezoning@raleighnc.gov</a> .
<input checked="" type="checkbox"/>	<b>Survey or Plat</b> showing above written metes and bounds description of the property to be annexed must be submitted electronically in .pdf format, if possible. The survey or plat, if not already recorded, must be signed by a land surveyor licensed in the State of NC. The survey must be valid for the purposes of recording as set forth in NC General Statute § 47-30.
<input checked="" type="checkbox"/>	<b>City or County Property Map</b> with parcels included in the annexation request clearly marked. An excerpt of a property map is acceptable, but the map number must appear on the excerpt. This map must show the <b>existing and proposed city limits</b> .
<input checked="" type="checkbox"/>	<div> <div> <b>Copy of Approved Preliminary Site Plan or Final Site Plan</b> showing City Building Permit Transaction Number or Group Housing Number (GH- SUB-52-22 -13, etc.) <b>or</b> </div> <div> <b>Copy of Subdivision Plat</b> submitted for lot recording approval with City file number (S- -13, etc.) <b>RCMP-227-24</b> </div> </div>
<input checked="" type="checkbox"/>	<b>Projected Market Value of Development</b> at build-out (land and improvements).
<input checked="" type="checkbox"/>	<b>General Annexation Area Data:</b> Linear feet of public streets, total annexation area acreage, number of proposed residential units or square footage of commercial space, type of utility connections involved, specific land uses proposed.
<input checked="" type="checkbox"/>	<b>This application form</b> completed, <u>dated and signed</u> by the property owner(s) and attested <b>submitted by the deadlines noted in section B of this application</b> , pages 1 and 2.
<p><b>Required, but often missing information. Please make sure to include the following:</b></p>	
<input checked="" type="checkbox"/>	<b>Correct Parcel Identification Number(s) (PIN).</b> Call Wake County Geographic Information Services at 919-856-6360, if there is any question about the parcel identifier. <b>This is very important.</b> Please indicate if the property being requested for annexation is only a portion of an existing parcel.
<input checked="" type="checkbox"/>	<b>Owner's Signatures and Date of Signatures.</b> See page 3 of this application. All real property owners must sign the application, and the <u>date of signature</u> <b>MUST</b> be filled in!
<input type="checkbox"/>	<b>Corporate Seal</b> for property owned by a corporation.
<input type="checkbox"/>	<b>Rezoning Application</b> , if the property is currently outside <a href="#">Raleigh's Extraterritorial Jurisdiction</a> .









I, Robert Nitkin, Chief Operating Officer of Millrose Properties, Inc., a Maryland corporation, the sole Member of Millrose Properties Holdings, LLC, a Delaware limited liability company, which collectively or individually directly or indirectly control each of those entities identified on Schedule 1 attached hereto (collectively, the “Entities”), do hereby certify and represent as of the Execution Date (as defined below):

The following individuals are duly authorized to act as agent for the Entities for the following purposes: signing and executing memorandum of options, limited or special warranty deeds, bill of sale and general assignment, option agreements, construction agreements, purchase agreements, notice of termination of option and quitclaim, and anything else in the normal course as it relates to investments within the Entities and in connection with the Entities’ land improvement and development activities, including the public facilities necessary to serve such development, including, but not limited to, (a) the formation, annexation or participation in special financing districts, including but not limited to, assessment districts and community facilities districts, (b) authorizing the levy of assessments or special taxes against the real property of the Company by any such special districts, (c) participation in land-secured or other municipal bond financing of improvements by any such special districts, including authorizing the issuance of bonds or other debt instruments by any such special districts, secured by a pledge of the proceeds of the special taxes or assessments levied on the real property of the Company.

The Entities have taken all necessary corporate action to authorize the following persons, identified by name, office or title, and specimen signature below, to act as agents empowered by the Entities to individually take any of the foregoing actions on behalf of the Entities. The signatures set forth below, opposite the respective names, are true and genuine signatures.

This certification supersedes all prior authorization, power of attorney or certification; it will remain in effect and fully binding until further notice. The power to represent the Entities as above provided may not be further delegated.

NAME	TITLE	SPECIMEN SIGNATURE
Darren Richman	Authorized Signatory	
Robert Nitkin	Authorized Signatory	
Garett Rosenblum	Authorized Signatory	
Rachel Presa	Authorized Signatory	
Adil Pasha	Authorized Signatory	
Roger Brush	Authorized Signatory	



Michael LaPat	Authorized Signatory	
Graig Bantle	Authorized Signatory	
Brian Jackson	Authorized Signatory	
Heather McGill	Authorized Signatory	
Devon Beverly	Authorized Signatory	

IN WITNESS WHEREOF, I have hereunto affixed my signature, this 18 day of March 2025.

Robert Nitkin  
Chief Operating Officer  
Millrose Properties, Inc.



## **Schedule 1**

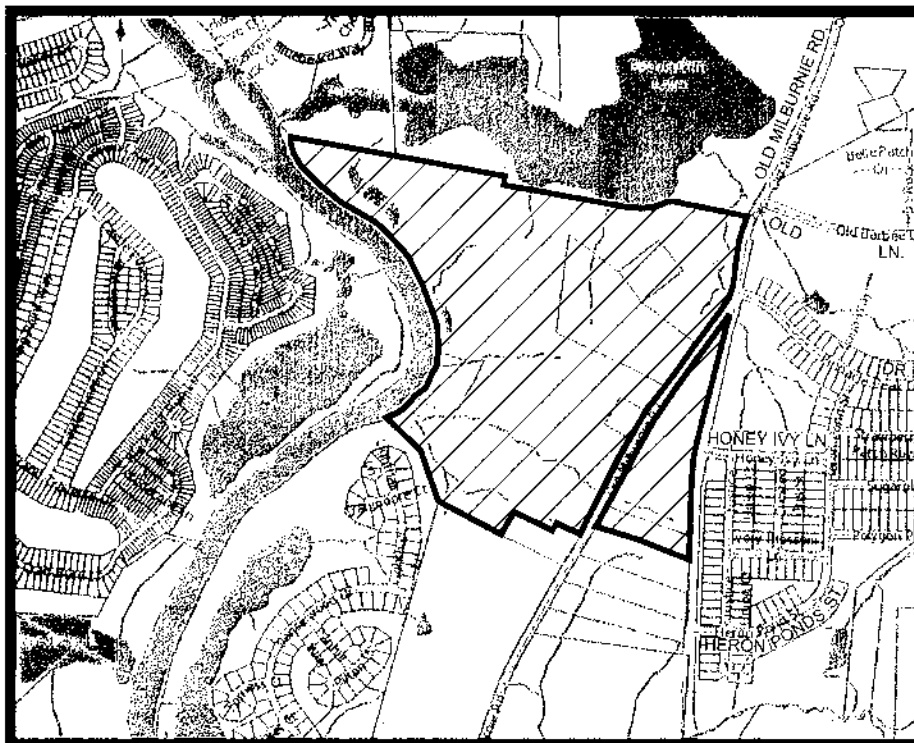
### **List of Entities**

- Millrose Properties Alabama, LLC
- Millrose Properties Arizona, LLC
- Millrose Properties Arkansas, LLC
- Millrose Properties California LLC
- Millrose Properties Colorado, LLC
- Millrose Properties Delaware, LLC
- Millrose Properties Florida, LLC
- Millrose Properties Florida II, LLC
- Millrose Properties Georgia, LLC
- Millrose Properties Idaho, LLC
- Millrose Properties Illinois, LLC
- Millrose Properties Indiana, LLC
- Millrose Properties Kansas, LLC
- Millrose Properties Maryland, LLC
- Millrose Properties Minnesota, LLC
- Millrose Properties Missouri, LLC
- Millrose Properties Nevada, LLC
- Millrose Properties New Jersey, LLC
- Millrose Properties North Carolina, LLC
- Millrose Properties Oklahoma, LLC
- Millrose Properties Oregon, LLC
- Millrose Properties Pennsylvania, LLC
- Millrose Properties South Carolina, LLC
- Millrose Properties Tennessee, LLC
- Millrose Properties Texas, LLC
- Millrose Properties Utah, LLC
- Millrose Properties Virginia, LLC
- Millrose Properties Washington, LLC
- Millrose Properties West Virginia, LLC
- Millrose Properties Wisconsin, LLC
- Jonesboro LD, LLC
- Little Rock LD, LLC
- NWA LD, LLC
- Kansas LD, LLC
- OKC L Dev., LLC





- Tulsa L Dev., LLC
- San Antonio LD, LLC
- Houston LD, LLC
- Birmingham LD, LLC
- Huntsville LD, LLC
- Indianapolis LD, LLC
- NW Florida LD, LLC
- Albuquerque LD, LLC
- Austin LD, LLC
- DFW LD, LLC
- Atlanta LD, LLC
- Nashville LD, LLC
- Wichita LD, LLC
- MRP Georgia, LLC
- MRP Florida, LLC
- MRP Colorado, LLC
- MRP California, LLC
- MRP Arizona, LLC
- MRP Texas, LLC
- MRP North Carolina, LLC



NOTES:

1. ALL DISTANCES ARE HORIZONTAL GROUND.
2. ALL DIMENSIONS ARE IN FEET.
3. AREA COMPUTED USING COORDINATE METHOD FROM MEASURED FIELD DATA.
4. BASIS OF BEARINGS IS NORTH CAROLINA GRID NORTH, NAD83(2011). THE SITE WAS LOCALIZED UTILIZING REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) SOLUTIONS REFERENCING THE CONTINUOUSLY OPERATING REFERENCE STATION (CORS) NETWORK BASE STATION NCSD, RALEIGH, NC.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
6. ALL REFERENCE ARE MADE TO THE WAKE COUNTY REGISTRY.
7. HORIZONTAL DATUM IS NAD 83(2011) AND VERTICAL DATUM IS NAVD 88.
8. A PORTION OF THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "AE" AND "X" BY FEMA FIRM PANELS 3720173500K, 3720174500K, 3720173400K AND 3720174400K WITH AN EFFECTIVE DATE OF JULY 19, 2022. COMMUNITY ID: 3720243.
9. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH WOULD DISCLOSE.
10. RECOMBINED PROPERTIES ARE SUBJECT TO ARTICLE 9.2 OF THE UDO

NEUSE RIVER BUFFER STATEMENT

THE AREAS SHOWN ON THE RECORDED PLAT IDENTIFIED AS NEUSE RIVER RIPARIAN BUFFER (AND/OR UNDISTURBED, UNMANAGED OPEN SPACE) SHALL BE MAINTAINED IN PERPETUITY IN THEIR NATURAL OR MITIGATED CONDITION. NO PERSON OR ENTITY SHALL FILL, GRADE, EXCAVATE, OR PERFORM ANY OTHER LAND-DISTURBING ACTIVITIES; NOR CUT, REMOVE, OR HARM ANY VEGETATION; NOR CONSTRUCT ANY STRUCTURES NOR ADD ANY ADDITIONAL IMPERVIOUS SURFACE, NOR ALLOW ANIMAL GRAZING OR WATERING OR ANY OTHER AGRICULTURAL USE ON SUCH PROTECTED AREAS WITHOUT WRITTEN AUTHORIZATION OF THE DIVISION OF WATER QUALITY (DWQ) OR COMPLIANCE WITH THE RIPARIAN BUFFER PROTECTION RULES (15A NCAC 2B .0233 OR .0259). THIS COVENANT IS TO RUN WITH THE LAND, AND SHALL BE BINDING ON THE OWNER, AND ALL PARTIES CLAIMING UNDER IT.

PROPERTY OWNER CERTIFICATE

THIS CERTIFIES AND WARRANTS THAT THE UNDERSIGNED IS (ARE) THE SOLE OWNER(S) OF THE PROPERTY SHOWN ON THE MAP OR PLAT AND ANY ACCOMPANYING SHEETS HAVING ACQUIRED THE PROPERTY IN FEE SIMPLE BY DEED(S) RECORDED IN THE COUNTY REGISTER OF DEEDS OFFICE WHERE THE PROPERTY IS LOCATED AND AS SUCH HAS (HAVE) THE RIGHT TO CONVEY THE PROPERTY IN FEE SIMPLE AND THAT THE DEDICATOR(S) HEREBY AGREE TO WARRANT AND DEFEND THE TITLE AGAINST ANY CLAIMS OF ALL PERSONS WHOMSOEVER EXCEPTED AS SPECIFICALLY LISTED HEREIN AND THAT BY RECORDING THIS PLAT OR MAP I (WE) DO IRREVOCABLY DEDICATE TO THE CITY OF RALEIGH FOR PUBLIC USE ALL STREETS, EASEMENTS, RIGHTS-OF-WAY, PARKS AND GREENWAYS (AS THOSE INTERESTS ARE DEFINED IN THE CITY CODE) AND AS THE SAME ARE SHOWN ON THE PLAT FOR ALL LAWFUL PURPOSES TO WHICH THE CITY MAY DEVOTE OR ALLOW THE SAME TO USE AND UPON ACCEPTANCE THEREOF, IN ACCORDANCE WITH ALL CITY POLICIES, ORDINANCES, REGULATIONS OR CONDITIONS OF THE CITY OF RALEIGH, FOR THE BENEFIT OF THE PUBLIC PROVIDED ANY DEDICATION OF EASEMENTS FOR STORM DRAINAGE NOT SPECIFICALLY LABELED CITY OF RALEIGH OR PUBLIC ARE NOT MADE TO THE CITY OF RALEIGH, BUT ARE IRREVOCABLY MADE TO THE SUBSEQUENT OWNERS OF ANY AND ALL PROPERTIES SHOWN HEREON FOR THEIR USE AND BENEFIT.

BOOK NO.: 18931

PAGE NO.: 1165

*W. Carlton Midyette*  
DARLINGTON ADVISORS LLC  
BY: W. CARLTON MIDYETTE, MANAGER

CERTIFICATE OF SURVEY AND ACCURACY

I, JONATHAN R. CALLAHAN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM A (DEED DESCRIPTION RECORDED IN BOOK 18931, PAGE 1165, PLAT RECORDED IN BOOK OF MAPS 2023, PAGE 1034, OR OTHER); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BOOK N/A, PAGE N/A; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:20,000+ AND THAT THE GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) WAS USED TO PERFORM A PORTION OF THIS SURVEY; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G. S. 47-30, AS AMENDED; THAT THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING, REGISTRATION, AND RECORDING.

*Jonathan R. Callahan*  
L-427  
LICENSE NO. [REDACTED]

SURVEY

- I, JONATHAN R. CALLAHAN, P.L.S., DO HEREBY CERTIFY THAT THE LOCATION OF THE SUBJECT PROPERTY HAS BEEN CHECKED AGAINST AREA MAPS & INFORMATION PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FOR THE NATIONAL FLOOD INSURANCE PROGRAM AND THAT THE PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS HAVING SPECIAL FLOOD HAZARDS. PROPERTY IS LOCATED IN ZONE "X" AND "AE" AS DEFINED BY F.E.M.A. MAPS 3720173500K, 3720174500K, 3720173400K & 3720174400K, JULY 19, 2022.
1. THAT THE SURVEY IS OF AN AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
2. THAT THE SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
3. IS ONE OF THE FOLLOWING:
- ☐ THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;
  - ☐ THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE; OR
  - ☐ THAT THE SURVEY IS A CONTROL SURVEY.
  - ☐ THAT THE SURVEY IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 62-3.
4. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;
5. THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (1) THROUGH (4) ABOVE.

CERTIFICATE OF FLOODWAY INFORMATION

I, JONATHAN R. CALLAHAN, P.L.S., DO HEREBY CERTIFY THAT THE LOCATION OF THE SUBJECT PROPERTY HAS BEEN CHECKED AGAINST AREA MAPS & INFORMATION PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FOR THE NATIONAL FLOOD INSURANCE PROGRAM AND THAT THE PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS HAVING SPECIAL FLOOD HAZARDS. PROPERTY IS LOCATED IN ZONE "X" AND "AE" AS DEFINED BY F.E.M.A. MAPS 3720173500K, 3720174500K, 3720173400K & 3720174400K, JULY 19, 2022.

*Jonathan R. Callahan*  
L-427  
LICENSE NO. [REDACTED]

DEDICATION CERTIFICATE

I, THE UNDERSIGNED PLANNING AND DEVELOPMENT OFFICER OF THE CITY OF RALEIGH, AND REVIEW OFFICER FOR WAKE COUNTY, DO HEREBY CERTIFY THAT THIS MAP OR PLAT MEETS ALL THE STATUTORY REQUIREMENTS FOR RECORDING, AND THAT THE CITY OF RALEIGH, AS PROVIDED BY ITS CITY CODE, ON THE 14<sup>TH</sup> DAY OF Feb. IN THE YEAR 2025, APPROVED THIS PLAT OR MAP AND ACCOMPANYING SHEETS AND ACCEPTED FOR THE CITY OF RALEIGH THE DEDICATIONS AS SHOWN THEREON, BUT ON THE FURTHER CONDITION THAT THE CITY ASSUMES NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME UNTIL IN THE DISCRETION AND OPINION OF THE GOVERNING BODY OF THE CITY OF RALEIGH IT IS IN THE PUBLIC INTEREST TO DO SO.

*Gregory P. Sooder*  
PLANNING AND DEVELOPMENT OFFICER / WAKE COUNTY REVIEW OFFICER  
2/14

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

*Gregory P. Sooder*  
PLANNING AND DEVELOPMENT OFFICER / WAKE COUNTY REVIEW OFFICER

FLOOD PLAIN ORDINANCE

☒ FEMA MAPPED AREA 3720173500K  
3720174500K, 3720173400K, 3720174400K  
☐ OTHER  
APPROVED BY *S. Eggebo / JFS*

THIS PLAT IS NOT TO BE RECORDED  
AFTER 30<sup>TH</sup> DAY OF Feb. 2025  
ONE (1) COPY TO BE RETAINED FOR  
THE CITY.  
THIS PLAT IS X IN OUT OF  
THE CITY LIMITS.

WAKE COUNTY, NC 87  
TAMMY L. BRUNNER  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
02/14/2025 13:46:18  
  
BOOK: BM2025 PAGE: 00254

SITE DATA

OLD LOT 1  
OWNER DARLINGTON ADVISORS LLC  
SITE ADDRESS 1617 OLD MILBURNIE ROAD  
RALEIGH, NC 27604  
PIN 1735908493  
REFERENCES: DB 18931, PG 1165  
BM 2023, PG 1034  
ZONING R-6-CU  
AREA 436,329 S.F. (10.0167 AC.)  
USE VACANT

SITE DATA

OLD LOT 2  
OWNER DARLINGTON ADVISORS LLC  
SITE ADDRESS 1633 OLD MILBURNIE ROAD  
RALEIGH, NC 27604  
PIN 1745000797  
REFERENCES: DB 18931, PG 1165  
BM 2023, PG 1034  
ZONING R-6-CU  
AREA 87,122 S.F. (2.0000 AC.)  
USE SINGLE FAMILY

SITE DATA

OLD LOT 4  
OWNER DARLINGTON ADVISORS LLC  
SITE ADDRESS 1531 OLD MILBURNIE ROAD  
RALEIGH, NC 27604  
PIN 1735902366  
REFERENCES: DB 18931, PG 1165  
BM 2023, PG 1034  
ZONING R-6-CU/CM  
AREA 3,280,097 S.F. (75.3007 AC.)  
USE VACANT

SITE DATA

OLD LOT 6  
OWNER DARLINGTON ADVISORS LLC  
SITE ADDRESS 1529 OLD MILBURNIE ROAD  
RALEIGH, NC 27604  
PIN 1734897943  
REFERENCES: DB 18931, PG 1165  
BM 2023, PG 1034  
ZONING R-6-CU/CM  
AREA 85,598 S.F. (1.9651 AC.)  
USE VACANT

SITE DATA

OLD LOT 7  
OWNER DARLINGTON ADVISORS LLC  
SITE ADDRESS 1600 OLD MILBURNIE ROAD  
RALEIGH, NC 27604  
PIN 1744092545  
REFERENCES: DB 18931, PG 1165  
BM 2023, PG 1034  
ZONING R-6-CU  
AREA 404,245 S.F. (9.2802 AC.)  
USE VACANT

LOT AREA CHART

OLD AREA:  
OLD LOT 1 436,329 S.F. (10.0167 AC.)  
OLD LOT 2 87,122 S.F. (2.0000 AC.)  
OLD LOT 4 3,280,097 S.F. (75.3007 AC.)  
OLD LOT 6 85,598 S.F. (1.9651 AC.)  
OLD LOT 7 404,245 S.F. (9.2802 AC.)  
TOTAL 4,293,391 S.F. (98.5627 AC.)

OLD MILBURNIE ROAD RIGHT OF WAY ABANDONMENT  
72,108 S.F. (1.6554 AC.)

OLD MILBURNIE ROAD RIGHT OF WAY DEDICATION  
34,655 S.F. (0.7956 AC.)


NEW LOT AREA  
NEW LOT 1 4,113,631 S.F. (94.4360 AC.)  
NEW LOT 2 217,213 S.F. (4.9865 AC.)  
TOTAL 4,330,844 S.F. (99.4225 AC.)

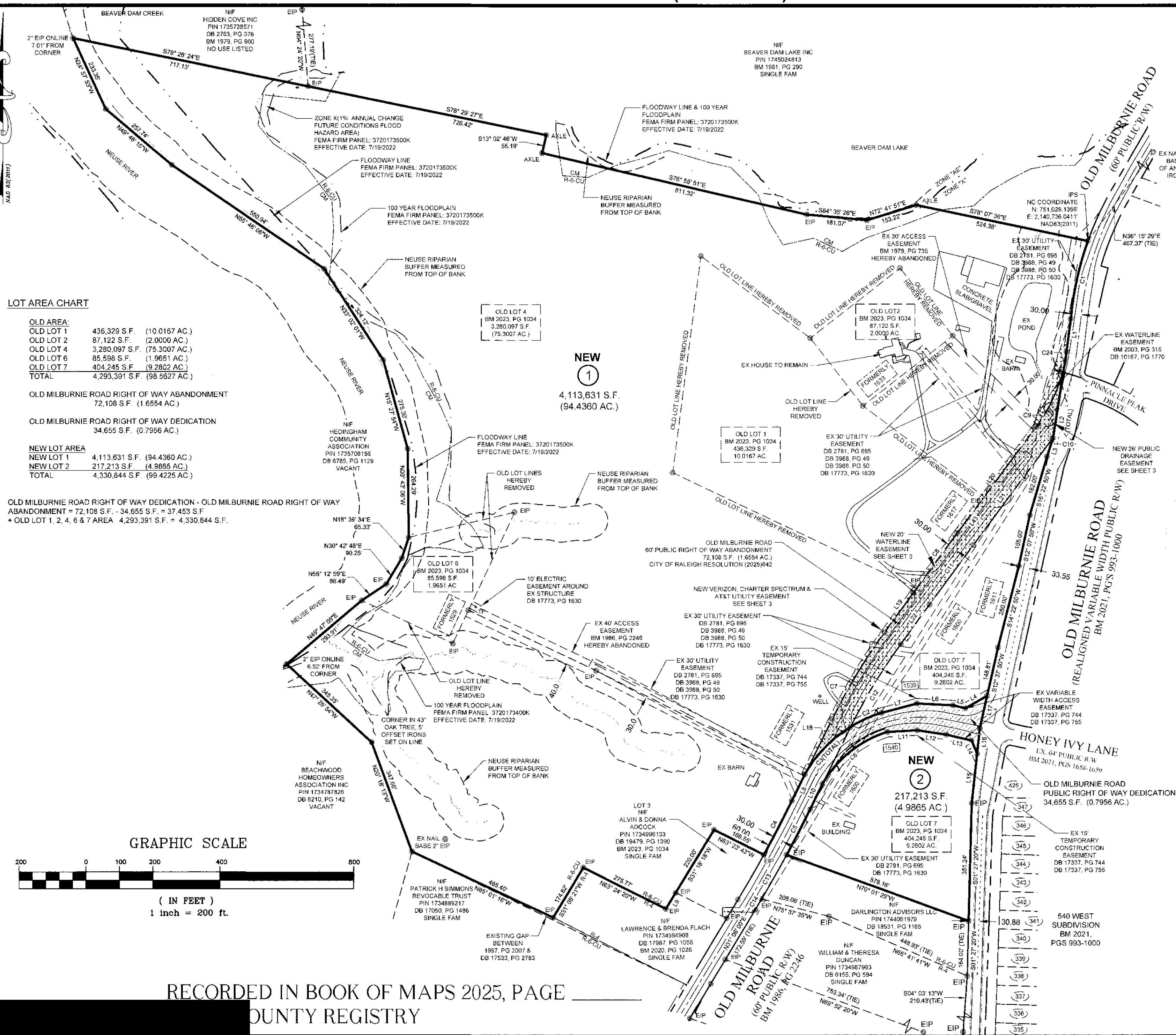
OLD MILBURNIE ROAD RIGHT OF WAY DEDICATION - OLD MILBURNIE ROAD RIGHT OF WAY ABANDONMENT = 72,108 S.F. - 34,655 S.F. = 37,453 S.F.  
+ OLD LOT 1, 2, 4, 6 & 7 AREA 4,293,391 S.F. = 4,330,844 S.F.


- I, JONATHAN R. CALLAHAN, P.L.S., 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: H: 0.05' US SURVEY FEET
  - (3) TYPE OF GPS/FIELD PROCEDURE: REAL TIME KINEMATICS NETWORK (RTK)
  - (4) DATE OF SURVEY: 10/20/2023
  - (5) VERTICAL DATUM: NAVD 88  
HORIZONTAL DATUM: NAD 83 (NARS 2011)  
NC GRID  
EPOCH: 2010.00
  - (6) PUBLISHED/FIXED CONTROL USE:  
NAME: RALEIGH DOT CORS ARP  
LAT: 35° 45' 49.50795" LONG: 78° 34' 44.39448"  
PID: DG4687 CORS ID: NCSD
  - (7) GEOID MODEL: GEOID CONUS 2018
  - (8) COMBINED GRID FACTOR: 0.99990429
  - (9) UNITS: US SURVEY FEET

RECORDED IN BOOK OF MAPS 2025, PAGE \_\_\_\_\_ WAKE COUNTY REGISTRY
















RCMP-0227-2024 Z-26-2021

				<b>JOHN A. EDWARDS &amp; COMPANY</b> Consulting Engineers NC License F-0289 333 Wade Ave., Raleigh, N.C. 27605 Phone: (919) 828-4428 Fax: (919) 828-4711 E-mail: <a href="mailto:info@jaeco.com">info@jaeco.com</a>	SCALE: <u>NO SCALE</u>	DATE: <u>12-16-2024</u>	SURVEY FOR: <b>DARLINGTON ADVISORS LLC</b> <b>1529, 1531, 1600 &amp; 1617</b> <b>OLD MILBURNIE ROAD</b> RALEIGH WAKE COUNTY NORTH CAROLINA PUBLIC RIGHT OF WAY DEDICATION, RIGHT OF WAY ABANDONMENT, EASEMENT & RECOMBINATION PLAT	SHEET <u>1</u> OF <u>3</u>
					F.L.D. BK. & PAGE	DRAWN BY: <u>CLP / ZCS</u>		
2/3/2025	COR & NCDOT Comments	CLP						
1/29/2025	COR Comments	CLP						
DATE	REVISION	BY			FILE NO:	CHECKED BY: <u>JRC</u>		



WAKE COUNTY, NC 88  
TAMMY L. BRUNNER  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
02/14/2025 13:46:18  
  
BOOK: BM2025 PAGE: 00255

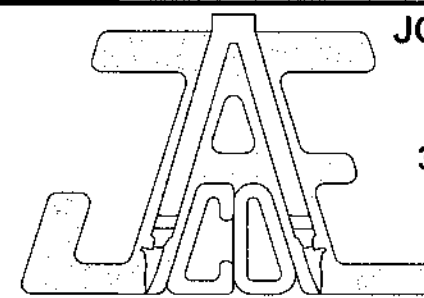
LEGEND

N/F	NOW OR FORMERLY
R/W	RIGHT OF WAY
BM	BOOK OF MAPS
DB	DEED BOOK
PG	PAGE
EIP	EXISTING IRON PIPE
EIR	EXISTING IRON ROD
IPS	IRON PIPE SET
CP	CALCULATED POINT
 PROPERTY BOUNDARY LINE	
 RIGHT OF WAY LINE	
 ADJOINING PROPERTY LINE	
 EASEMENT LINE	
 FLOODWAY LINE	
 FEMA 100 YR FLOOD LINE	
 GREENWAY EASEMENT	
 NEUSE RIVER BUFFER	
 CREEK TOP OF BANK	
	DENOTES PROPERTY ADDRESS
	DENOTES OLD MILBURNIE ROAD PUBLIC RIGHT OF WAY ABANDONMENT
	DENOTES OLD MILBURNIE ROAD PUBLIC RIGHT OF WAY DEDICATION
	DENOTES NEW CITY OF RALEIGH 20' WATERLINE EASEMENT
	DENOTES NEW 26' DRAINAGE EASEMENT
	DENOTES NEW VERIZON, CHARTER/ SPECTRUM & AT&T UTILITY EASEMENT

RECORDED IN BOOK OF MAPS 2025, PAGE  
COUNTY REGISTRY

RCMP-0227-2024 Z-26-2021

& NCDOT Comments	CLP
Comments	CLP
REVISION	RY



**JOHN A. EDWARDS & COMPANY**  
Consulting Engineers  
NC License F-0289  
333 Wade Ave., Raleigh, N.C. 27605  
Phone: (919) 828-4428  
Fax: (919) 828-4711  
E-mail: [info@jaeco.com](mailto:info@jaeco.com)

SCALE: <u>1" = 200'</u>	DATE: <u>12-16-2024</u>
FLD. BK. & PAGE <u>                    </u>	DRAWN BY: <u>CLP / ZCS</u>
FILE NO. <u>                    </u>	CHECKED BY: <u>JRC</u>

SURVEY FOR: <b>DARLINGTON ADVISORS LLC</b> <b>1529, 1531, 1600 &amp; 1617</b> <b>OLD MILBURNIE ROAD</b> RALEIGH WAKE COUNTY NORTH CAROLINA PUBLIC RIGHT OF WAY DEDICATION, RIGHT OF WAY ABANDONMENT, EASEMENT & RECOMBINATION PLAT		
---	--	--

SHEET

2

OF

3



RECORDED IN BOOK OF MAPS 2025, PAGE

WAKE COUNTY REGISTRY

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	238.87'	952.24'	S12° 23' 52"W	238.25'
C2	101.72'	401.00'	S65° 22' 32"W	101.45'
C3	199.62'	401.05'	S43° 50' 51"W	197.57'
C4	180.77'	3894.33'	N27° 29' 48"E	180.75'
C5	151.18'	3954.33'	N27° 15' 44"E	151.17'
C6	254.53'	341.00'	S51° 15' 31"W	248.66'
C7	303.03'	1759.18'	N31° 06' 06"E	302.66'
C8	221.70'	19924.64'	N36° 21' 19"E	221.69'
C9	218.72'	477.43'	N23° 33' 01"E	216.81'
C10	3.85'	537.43'	N36° 28' 09"E	3.85'
C11	221.03'	19864.64'	N36° 21' 19"E	221.03'
C12	289.36'	1699.18'	N31° 09' 29"E	289.01'
C13	151.84'	3954.33'	N29° 27' 27"E	151.83'
C14	37.44'	3954.33'	N30° 49' 43"E	37.44'
C15	290.53'	1716.83'	S31° 25' 59"W	290.18'
C16	176.38'	498.66'	N25° 41' 23"E	175.46'
C17	95.32'	479.00'	N31° 13' 18"E	95.16'
C18	287.14'	1696.83'	S31° 25' 59"W	286.80'
C19	107.92'	401.05'	N37° 17' 50"E	107.60'
C20	43.68'	401.05'	N48° 07' 37"E	43.66'
C21	22.23'	401.05'	N52° 50' 07"E	22.23'
C22	25.78'	401.05'	N56° 15' 55"E	25.78'
C24	22.45'	498.66'	N11° 58' 09"E	22.45'
C25	304.76'	1769.18'	S31° 06' 06"W	304.38'
C26	221.81'	19934.64'	S36° 21' 19"W	221.81'

LEGEND

N/F NOW OR FORMERLY  
R/W RIGHT OF WAY  
BM BOOK OF MAPS  
DB DEED BOOK  
PG PAGE  
EIP EXISTING IRON PIPE  
EIR EXISTING IRON ROD  
IPS IRON PIPE SET  
CP CALCULATED POINT

PROPERTY BOUNDARY LINE  
RIGHT OF WAY LINE  
ADJOINING PROPERTY LINE  
EASEMENT LINE  
FLOODWAY LINE  
FEMA 100 YR FLOOD LINE  
GREENWAY EASEMENT  
NEUSE RIVER BUFFER  
CREEK TOP OF BANK

XXX DENOTES PROPERTY ADDRESS  
DENOTES OLD MILBURNIE ROAD PUBLIC RIGHT OF WAY ABANDONMENT  
DENOTES OLD MILBURNIE ROAD PUBLIC RIGHT OF WAY DEDICATION  
DENOTES NEW CITY OF RALEIGH 20' WATERLINE EASEMENT  
DENOTES NEW 26' DRAINAGE EASEMENT  
DENOTES NEW VERIZON, CHARTER/ SPECTRUM & AT&T UTILITY EASEMENT

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

OLD LOT 6  
BM 2023, PG 1034  
85,598 S.F.  
1.9651 AC.

NEW VERIZON, CHARTER  
SPECTRUM & AT&T EASEMENT

EX 30' UTILITY EASEMENT  
DB 2781, PG 695  
DB 3988, PG 49  
DB 3988, PG 50  
DB 17773, PG 1630

NEW  
①  
4,113,631 S.F.  
(94.4360 AC.)

OLD LOT 1  
BM 2023, PG 1034  
436,329 S.F.  
10.0167 AC.

OLD MILBURNIE ROAD  
60' PUBLIC RIGHT OF WAY  
ABANDONMENT  
72,108 S.F. (1.6554 AC.)  
CITY OF RALEIGH RESOLUTION  
(2025)642

OLD LOT 7  
BM 2023, PG 1034  
404,245 S.F.  
9.2802 AC.

NEW  
②  
217,213 S.F.  
(4.9865 AC.)

OLD LOT 7  
BM 2023, PG 1034  
404,245 S.F.  
9.2802 AC.

EX 40' ACCESS  
EASEMENT  
BM 1986, PG 2246  
HEREBY ABANDONED

EX 30' UTILITY EASEMENT  
DB 2781, PG 695  
DB 3988, PG 49  
DB 3988, PG 50  
DB 17773, PG 1630

EX 30' UTILITY EASEMENT  
DB 2781, PG 695  
DB 17773, PG 1630

EX VARIABLE  
WIDTH ACCESS  
EASEMENT  
DB 17337, PG 744  
DB 17337, PG 755

HONEY IVY LANE  
EX. 64' PUBLIC R/W  
BM 2021, PGS 1658-1659

LEGACY OAKS DR  
(VARIABLE WIDTH PUBLIC R/W)

OLD MILBURNIE ROAD  
BM 2021, PGS 993-1000  
(REALIGNED VARIABLE WIDTH PUBLIC R/W)

WAKE COUNTY, NC 89  
TAMMY L. BRUNNER  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
02/14/2025 13:46:18  
BOOK:BM2025 PAGE:00256

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	99.07'	S07° 21' 29"W
L2	115.84'	N08° 53' 31"E
L3	58.97'	S17° 52' 50"W
L4	74.32'	N60° 18' 57"E
L5	37.74'	S76° 53' 39"E
L6	108.20'	S87° 01' 48"E
L7	109.55'	N75° 10' 29"E
L8	86.74'	S26° 10' 01"W
L9	56.82'	S31° 04' 17"W
L10	84.88'	N26° 10' 01"E
L11	89.16'	S86° 36' 13"W
L12	87.66'	N81° 18' 34"W
L13	77.74'	N76° 53' 39"W
L14	42.35'	S22° 27' 13"E
L15	148.69'	S06° 07' 50"W
L16	76.31'	S06° 07' 50"W
L17	99.19'	S12° 37' 50"W
L18	184.90'	N26° 10' 01"E
L19	146.20'	N36° 02' 12"E
L20	393.93'	N36° 40' 27"E
L21	393.93'	N36° 40' 27"E
L22	146.20'	N36° 02' 12"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L23	131.62'	N08° 53' 31"E
L24	25.56'	N08° 53' 31"E
L25	202.49'	S26° 35' 07"W
L26	342.80'	S36° 16' 52"W
L27	203.10'	S36° 36' 32"W
L28	413.61'	N36° 36' 32"E
L29	342.74'	N36° 16' 52"E
L30	36.05'	N26° 35' 07"E
L31	25.86'	N63° 02' 54"W
L32	16.03'	S63° 02' 54"E
L33	40.71'	N26° 35' 07"E
L34	67.22'	S33° 25' 44"E
L35	26.00'	S56° 34' 16"W
L36	38.67'	N33° 25' 44"W
L37	36.99'	N08° 53' 31"E
L38	38.62'	N08° 53' 31"E
L39	27.09'	N08° 53' 31"E
L40	67.22'	S33° 25' 44"E
L41	26.00'	S56° 34' 16"W
L42	38.67'	N33° 25' 44"W
L43	190.62'	S36° 36' 32"W
L44	17.75'	N53° 00' 05"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L45	20.00'	N36° 59' 55"E
L46	17.76'	N53° 00' 05"W
L47	12.19'	N75° 40' 44"W
L48	20.00'	N14° 19' 16"E
L49	12.22'	S75° 40' 44"E
L50	10.00'	N63° 49' 59"W
L51	184.90'	N26° 10' 01"E
L52	146.20'	N36° 02' 12"E
L53	393.93'	N36° 40' 27"E
L54	335.30'	N19° 23' 04"E
L55	130.07'	S36° 40' 27"W
L56	10.00'	S53° 19' 33"E
L57	20.00'	S36° 40' 27"W
L58	10.00'	N53° 19' 33"W
L59	243.87'	S36° 40' 27"W
L60	108.18'	S36° 02' 12"W
L61	10.00'	S53° 57' 48"E
L62	20.00'	S36° 02' 12"W
L63	10.00'	N53° 57' 48"W
L64	18.02'	S36° 02' 12"W

RCMP-0227-2024 Z-26-2021

**JOHN A. EDWARDS & COMPANY**  
Consulting Engineers  
NC License F-0289  
333 Wade Ave., Raleigh, N.C. 27605  
Phone: (919) 828-4428  
Fax: (919) 828-4711  
E-mail: info@jaeco.com

SCALE:  
1" = 100'  
FLD. BK. & PAGE  
FILE NO.

DATE:  
12-16-2024  
DRAWN BY:  
CLP / ZCS  
CHECKED BY:  
JRC

SURVEY FOR: **DARLINGTON ADVISORS LLC**  
**1529, 1531, 1600 & 1617**  
**OLD MILBURNIE ROAD**  
RALEIGH WAKE COUNTY NORTH CAROLINA  
PUBLIC RIGHT OF WAY DEDICATION, RIGHT OF WAY  
ABANDONMENT, EASEMENT & RECOMBINATION PLAT

SHEET  
3  
OF  
3

# LEGAL DESCRIPTION (PAGE 1 OF 1)

## ANNEXATION DESCRIPTION

SITUATED IN THE CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1 BOOK OF MAPS 2025, PG 255

BEGINNING AT AN IRON PIPE SET ON THE WESTERN RIGHT OF WAY OF OLD MILBURNIE ROAD, SAID IRON BEING THE NORTHEAST CORNER OF LOT 1 AS SHOWN ON BOOK OF MAPS 2025, PAGE 255 OF THE WAKE COUNTY REGISTER OF DEEDS AND HAVING NORTH CAROLINA GRID COORDINATES OF N=751,028.14' AND E=2,140736.04' ; THENCE FROM THE POINT OF BEGINNING, ALONG SAID RIGHT OF WAY WITH A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 238.87 FEET, A RADIUS OF 952.24 FEET, AND A CHORD BEARING SOUTH 12° 23' 52" WEST FOR A DISTANCE OF 238.25 FEET TO A POINT; THENCE SOUTH 07° 21' 29" WEST FOR A DISTANCE OF 99.07 FEET TO A POINT; THENCE SOUTH 08° 53' 31" WEST FOR A DISTANCE OF 259.87 FEET TO A POINT; THENCE SOUTH 17° 52' 50" WEST FOR A DISTANCE OF 58.97 FEET TO A POINT; THENCE SOUTH 16° 22' 50" WEST FOR A DISTANCE OF 182.00 FEET TO A POINT; THENCE SOUTH 12° 07' 50" WEST FOR A DISTANCE OF 155.00 FEET TO A POINT; THENCE SOUTH 14° 22' 50" WEST FOR A DISTANCE OF 250.00 FEET TO A POINT; THENCE SOUTH 12° 37' 50" WEST FOR A DISTANCE OF 148.81 FEET TO A POINT; THENCE SOUTH 60° 18' 57" WEST FOR A DISTANCE OF 74.32 FEET TO A POINT; THENCE NORTH 76° 53' 39" WEST FOR A DISTANCE OF 37.74 FEET TO A POINT; THENCE NORTH 87° 01' 48" WEST FOR A DISTANCE OF 108.20 FEET TO A POINT; THENCE SOUTH 75° 10' 29" WEST FOR A DISTANCE OF 109.55 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 101.72 FEET, A RADIUS OF 401.00 FEET, AND A CHORD BEARING SOUTH 65° 22' 32" WEST FOR A DISTANCE OF 101.45 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 199.62 FEET, A RADIUS OF 401.05 FEET, AND A CHORD BEARING SOUTH 43° 50' 51" WEST FOR A DISTANCE OF 197.57 FEET TO A POINT; THENCE SOUTH 26° 10' 01" WEST FOR A DISTANCE OF 86.74 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 180.77 FEET, A RADIUS OF 3894.33 FEET, AND A CHORD BEARING SOUTH 27° 29' 48" WEST FOR A DISTANCE OF 180.75 FEET TO AN EXISTING IRON PIPE; THENCE LEAVING SAID RIGHT OF WAY, NORTH 63° 23' 43" WEST FOR A DISTANCE OF 166.55 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 31° 18' 18" WEST FOR A DISTANCE OF 220.00 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 31° 04' 17" WEST FOR A DISTANCE OF 56.82 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 63° 24' 20" WEST FOR A DISTANCE OF 275.77 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 31° 05' 21" WEST FOR A DISTANCE OF 174.62 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 65° 01' 16" WEST FOR A DISTANCE OF 465.40 FEET TO A NAIL AT THE BASE OF AN EXISTING IRON PIPE; THENCE NORTH 20° 18' 13" WEST FOR A DISTANCE OF 347.66 FEET TO A 43" OAK TREE; THENCE NORTH 47° 25' 54" WEST FOR A DISTANCE OF 345.35 FEET TO A POINT ON THE RIVER BANK, PASSING THROUGH AN EXISTING IRON 6.52 FEET FROM THE ACTUAL CORNER; THENCE ALONG THE NEUSE RIVER, NORTH 49° 47' 05" EAST FOR A DISTANCE OF 293.91 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 56° 12' 59" EAST FOR A DISTANCE OF 88.49 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 30° 42' 48" EAST FOR A DISTANCE OF 90.25 FEET TO A POINT; THENCE NORTH 18° 39' 34" EAST FOR A DISTANCE OF 65.33 FEET TO A POINT; THENCE NORTH 00° 43' 06" WEST FOR A DISTANCE OF 264.29 FEET TO A POINT; THENCE NORTH 15° 27' 54" WEST FOR A DISTANCE OF 275.30 FEET TO A POINT; THENCE NORTH 33° 02' 01" WEST FOR A DISTANCE OF 324.12 FEET TO A POINT; THENCE NORTH 55° 46' 06" WEST FOR A DISTANCE OF 550.94 FEET TO A POINT; THENCE NORTH 49° 46' 15" WEST FOR A DISTANCE OF 257.74 FEET TO A POINT; THENCE NORTH 24° 57' 53" WEST FOR A DISTANCE OF 233.35 FEET TO A POINT; THENCE LEAVING SAID NEUSE RIVER, SOUTH 78° 28' 24" EAST, PASSING THROUGH AN IRON 7.01 FEET FROM THE ACTUAL CORNER FOR A TOTAL DISTANCE OF 717.13 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 78° 29' 27" EAST FOR A DISTANCE OF 726.42 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 13° 02' 46" WEST FOR A DISTANCE OF 55.19 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 76° 55' 51" EAST FOR A DISTANCE OF 811.32 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 84° 35' 26" EAST FOR A DISTANCE OF 181.07 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 72° 41' 51" EAST FOR A DISTANCE OF 153.22 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 78° 07' 36" EAST FOR A DISTANCE OF 524.38 FEET TO AN IRON PIPE SET, SAID PIPE BEING THE POINT AND PLACE OF BEGINNING, AND CONTAINING 4,113,631 S.F. OR 94.4360 AC.

Property Characteristics for 1539 Old Milburnie Road	
Property Information	
Population at Buildout	610
Housing Units at Buildout	254
Unit Mix/Unit Type	Detached House
Commercial Square Footage	N/A
Linear Feet of Public Streets	11,539
Road Type	City
Acres	94.4
Investment and Land Value (Wake County property data (Year))	\$4,118,890.00
Estimated Property Value at Buildout	\$179,200,000.00

Solid Waste Cost and Revenue	
Solid Waste Pickup	\$97,168
Solid Waste Revenue	\$73,457
Total Solid Waste Revenue from annexation	-\$23,710.90
Stormwater Revenue	\$23,317

#### Notes

Solid Waste Revenue	<p>This is a standard calculation of \$164.40 for garbage/trash pickup, \$67.20 for yard waste collection and \$57.60 for recycling that is multiplied by the number of single family, or multifamily units in the development. The figures provided are only for City provided services, for multifamily garbage collection the city contracts with private haulers who have a rate set by contract and are not assessed the residential solid waste collection fee.</p>
---------------------	---

CITY OF RALEIGH

10 YEAR FINANCIAL IMPACT ANALYSIS

	AX-13-25 1539 Old Milburnie Road									
PROJECTED ANNEXATION TAX REVENUES										
GENERAL FUND REVENUES	FY2024-25	FY2025-26	FY2026-27	FY2027-28	FY2028-29	FY2029-30	FY2030-31	FY2031-32	FY2032-33	FY2033-34
Personal & Real Property Tax	\$ 232,572	\$ 465,144	\$ 474,447	\$ 483,936	\$ 493,614	\$ 503,487	\$ 513,556	\$ 523,828	\$ 534,304	\$ 544,990
Sales Tax - Population Tax	105,025	212,735	215,454	218,208	220,997	223,822	226,683	229,581	232,516	235,488
TOTAL ESTIMATED TAX REVENUES	337,597	677,879	689,901	702,144	714,612	727,309	740,240	753,409	766,820	780,478
PROJECTED ONGOING DEPARTMENTAL EXPENDITURES										
GENERAL FUND EXPENDITURES	FY2024-25	FY2025-26	FY2026-27	FY2027-28	FY2028-29	FY2029-30	FY2030-31	FY2031-32	FY2032-33	FY2033-34
Public Safety -> Fire	-	-	107,511	110,736	114,058	117,480	121,005	124,635	128,374	132,225
Public Safety -> Police	-	-	173,537	178,743	184,106	189,629	195,318	201,177	207,212	213,429
Public Safety -> ECC	-	-	20,476	21,090	21,723	22,375	23,046	23,737	24,449	25,183
General Government	-	-	148,393	152,845	157,430	162,153	167,017	172,028	177,189	182,504
TOTAL ESTIMATED ONGOING EXPENDITURES	-	-	449,917	463,415	477,317	491,637	506,386	521,577	537,225	553,341
ESTIMATED FISCAL IMPACT TO GENERAL FUND	337,597	677,879	239,984	238,729	237,295	235,672	233,854	231,831	229,595	227,137
Estimated Cumulative Impact	337,597	1,015,475	1,255,459	1,494,188	1,731,483	1,967,155	2,201,009	2,432,841	2,662,436	2,889,573
PROJECTED CAPITAL IMPROVEMENT PROJECTS (CIP)										
Pro-rated costs of capital projects	-	-	82,456	84,929	87,477	90,102	92,805	95,589	98,456	101,410
TOTAL ESTIMATED CAPITAL IMPROVEMENT PROJECTS	-	-	82,456	84,929	87,477	90,102	92,805	95,589	98,456	101,410
ESTIMATED FISCAL IMPACT WITH CIP (ALL COSTS)	337,597	677,879	157,528	153,800	149,817	145,571	141,050	136,243	131,139	125,727
Estimated Cumulative Impact with CIP	\$ 337,597	\$ 1,015,475	\$ 1,173,003	\$ 1,326,803	\$ 1,476,620	\$ 1,622,191	\$ 1,763,241	\$ 1,899,483	\$ 2,030,622	\$ 2,156,349

KEY ASSUMPTIONS:

Current Tax Rate = \$0.3550One penny on the current tax rate = \$ 11,400,000

The model considers operating revenues, operating expenses, and capital infrastructure costs assumed to be impacted by the annexation case. The annexation financial impact analysis is not intended to assign financial responsibility or to be considered a budget. In addition, given the model uses metrics defined below it does not assess true service impacts for the city. This document includes assumptions and should be reviewed in conjunction with the financial impact model for full context.

Operating Revenue Estimates

Revenue estimates in the model include real property tax, vehicle tax and sales tax collections. These are the largest revenue sources in the general fund. Property taxes are based at the current adopted tax rate and assume a fixed percent growth over time. Property revaluations and any other rate changes are not included in this analysis given future changes are unable to be determined and are dependent upon future decisions made by the City Council. Sales tax is estimated using a per capita metric. The assumption includes incremental population growth associated within the annexation area and a fixed % growth over time. For commercial annexations, sales tax is excluded. In addition to real property tax noted above, residential annexation cases also include the collection of vehicle taxes and utilizes the per capita metric. Other General Fund revenues consist primarily of various state allocations as well as user fees for development services and parks and represent approximately 20% of the annual revenue budget. Annexations may generate additional revenues; however, for the purposes of this analysis those revenues are excluded as they have been considered de minimis.

Operating Cost Estimates

Costs for departments are estimated using a cost per acre unit of measure based on the City’s annual operating budget for departments such as Public Safety, Transportation and Parks. These costs may be adjusted as needed for incremental data provided that is specific to the analysis. Operating costs include: All personnel costs such as salary and benefits. Vehicle costs as the City funds these purchases via an annual cost allocation, referred to as a EUC. Operational needs such as fuel, contracted services, uniforms, and supplies. A cost escalator is assumed into the future; however, the actual future costs to provide services in the annexation will depend upon future decisions made by City Council as a part of the annual budget.

Capital Cost Estimates

Capital infrastructure estimates are considered and applied using a historical budgeted average applied to a cost per acre unit of measure. Infrastructure funded via General Obligation Bonds, examples include Transportation, Streets and Housing, are typically funded with incremental property taxes and therefore have been excluded from this analysis. Other City infrastructure is typically funded from operational revenues (pay-go) and include infrastructure such as fire stations, police stations, vehicle operation centers. Also, capital costs for streets resurfacing, parks maintenance and housing initiatives are included.

Enterprise Services

Enterprise services (examples, Raleigh Water, Stormwater) are excluded from the financial impact analysis as revenues and associated costs are deemed to be fully recovered by the enterprise. With one exception, Solid Waste Services is currently subsidized by the General Fund but for purposes of this analysis has been excluded.

# RFD Service Review

Case Number: AX-13-25

Box Response: 1539 Old Milburnie Rd

Council District: District B

Date: 04/22/2025



1 <sup>st</sup> Alarm Fire Response Units	Time (min)	Distance (mi)
Engine 21 (2651 Southall Rd)	6	3.5
Engine 27 (5916 Buffalo Rd)	8	5.1
Engine 12 (4306 Poole Rd)	10	4.9
Ladder 12 (4306 Poole Rd)	10	4.9
Engine 28 (3500 Forestville Rd)	10	6.2
Ladder 22 (10050 Durant Rd)	15	10.3
Mutual Aid Unit		
Knightdale Station 4 (1325 Hodge Rd)	4	2.4
NFPA Standard Impact		
NOT MET: NFPA 1710 4.1.2.1 Sec 4 - 360 seconds (6 min) or less travel time for the arrival of the second company with a minimum staffing of 4 personnel at a fire suppression incident		
NOT MET: NFPA 1710 4.1.2.1 Sec 5 - For other than high-rise, 480 seconds (8 min) or less travel time for deployment of an initial full alarm assignment at a fire suppression incident		
Hydrant Distance		
Nearest hydrant on Old Milburnie Rd side of the property.		
Additional Comments		



# 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](mailto:SiteReview@raleighnc.gov).

DEVELOPMENT TYPE (UDO Section 2.1.2)			
<input checked="checked" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development	<input type="checkbox"/> 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):			
Development name (subject to approval):			
Property Address(es):			
Recorded Deed PIN(s):			
What is your project type?	<input type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
<b>NOTE: Please attach purchase agreement when submitting this form</b>	
Company:	Owner/Developer Name and Title:
Address:	
Phone #:	Email:
APPLICANT INFORMATION	
Company:	Contact Name and Title:
	Address:
Phone #:	Email:

Continue to page 2 >>

**DEVELOPMENT TYPE + SITE DATE TABLE****(Applicable to all developments)****ZONING INFORMATION**Gross site acreage: **95.41 ac**Zoning districts (if more than one, provide acreage of each): **R-6-CU: 85.99 ac**  
**CM: 9.43 ac**

Overlay district:

Inside City limits? ☐ Yes ☒ No

Conditional Use District (CUD) Case # Z-

Board of Adjustment (BOA) Case # A-

**STORMWATER INFORMATION**

Existing Impervious Surface:

Acres: 2.15 Square Feet: 93,676

Proposed Impervious Surface:

Acres: 28.58 Square Feet: 1,245,022Neuse 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 #: 3720173500k, 3720174500k, 3720173400k, 3720174400k

**NUMBER OF LOTS AND DENSITY**

Total # of townhouse lots: \_\_\_\_\_ Detached \_\_\_\_\_ Attached \_\_\_\_\_

Total # of single-family lots: **281**Proposed density for each zoning district (UDO 1.5.2.F): **281 lots / 95.41 ac = 2.95**Total # of open space and/or common area lots: **4**Total # of requested lots: **285****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, Sean Hein 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: **07/21/2022**

Printed Name: Sean Hein

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Please email your completed application to [SiteReview@raleighnc.gov](mailto:SiteReview@raleighnc.gov).



# ADOBE ON ADCOCK HILL

## PRELIMINARY SUBDIVISION PLAN

1521, 1529, 1601, 1617, 1633 OLD MILBURNIE RD, RALEIGH NC 27604

SKETCH PLAN REVIEW #: SCOPE-0061-2022

### 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](mailto:SiteReview@raleighnc.gov).

DEVELOPMENT TYPE (UDO Section 2.1.2)			
<input checked="" type="checkbox"/> X	Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development
<input type="checkbox"/>	Cottage Court	<input type="checkbox"/>	<input type="checkbox"/>

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):	SCOPE-0061-2022
Development name (subject to approval):	Adobe On Adcock Hill
Property Address(es):	1521 Old Milburnie Road, 1529 Old Milburnie Road, 1601 Old Milburnie Road, 1617 Old Milburnie Road, 1633 Old Milburnie Road
Recorded Deed PIN(s):	1735-90-2389, 1735-90-8493, 1745-00-0797, 1734-89-7943, 1734-99-9718

What is your project type?	<input checked="" type="checkbox"/> Single family	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Attached houses
	<input type="checkbox"/> Apartment	<input type="checkbox"/> Non-residential	<input type="checkbox"/> Other

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form.	
Company: Darlington Advisors, LLC	Owner/Developer Name and Title: Darlington Advisors, LLC
Address: 3105 Glenwood Avenue, Suite 105, Raleigh, NC 27612	
Phone #: 919-306-3330	Email: john@jpsouth.com, scullinan@edgewater-ventures.com

APPLICANT INFORMATION	
Company: Timmons Group	Contact Name and Title: Sean Hein
	Address: 5410 Trinity Road, Suite 102, Raleigh, NC 27607
Phone #: 919-866-4934	Email: sean.hein@timmons.com

Continue to page 2 >>

Page 1 of 2

REVISION 02.19.21  
raleighnc.gov

DEVELOPMENT TYPE + SITE DATE TABLE			
(Applicable to all developments)			
ZONING INFORMATION			
Gross site acreage: 95.41 ac			
Zoning districts (if more than one, provide acreage of each): R-6-CU: 85.99 ac			
CM: 9.43 ac			
Overlay district:	Inside City limits?	Yes	<input checked="" type="checkbox"/> No
Conditional Use District (CUD) Case # Z:	Board of Adjustment (BOA) Case # A:		

STORMWATER INFORMATION			
Existing Impervious Surface:	Acre: 83.6%	Proposed Impervious Surface:	Acre: 83.6%
Neuse River Buffer:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a flood hazard area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
If yes, please provide the following:			
Alluvial soils:			
Flood study:			
FEMA Map Panel #: 1735175800A, 1735175800B, 1735175800C, 1735175800D			

NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached
Total # of single-family lots:	281
Proposed density for each zoning district (UDO 1.5.2.F): 281 lots / 95.41 ac = 2.95	
Total # of open space and/or common area lots: 4	
Total # of requested lots: 285	

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, Sean Hein, 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: 07/21/2022
Printed Name: Sean Hein	
Signature:	Date:
Printed Name:	

Please email your completed application to [SiteReview@raleighnc.gov](mailto:SiteReview@raleighnc.gov).

Page 2 of 2

REVISION 02.19.21  
raleighnc.gov



VICINITY MAP

SCALE 1" = 500'

### SITE DATA

PROJECT:	ADOBE ON ADCOCK HILL
ENGINEER:	ALLISON STONE, PE TIMMONS GROUP 5410 TRINITY ROAD; SUITE 102 RALEIGH, NC 27607 PHONE: 919-866-4518 FAX: 919-859-5663 EMAIL: ALLISON.STONE@TIMMONS.COM
DEVELOPER:	DARLINGTON ADVISORS, LLC 3105 GLENWOOD AVE, SUITE 105, RALEIGH, NC 27612 PHONE: 919-306-3330 EMAIL: JOHN@JPSOUTH.COM, SCULLINAN@EDGEWATER-VENTURSE.COM
PINS:	1735-90-2389, 1735-90-8493, 1745-00-0797, 1734-89-7943, 1734-99-9718
ZONING:	R-6-CU, CM
PROPOSED USE:	RESIDENTIAL - DETACHED HOUSING
TOTAL TRACT AREA:	R-6-CU: 85.99 AC CM: 9.43 AC
NUMBER OF PROPOSED LOTS:	281

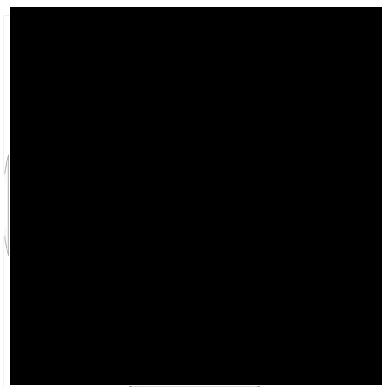
### ADCOCK

Sheet Number	Sheet Title
C0.0	COVER
C1.0	OVERALL EXISTING CONDITIONS
C1.1	EXISTING CONDITIONS
C1.2	EXISTING CONDITIONS
C1.3	EXISTING CONDITIONS
C2.0	OVERALL SITE PLAN
C2.1	SITE PLAN
C2.2	SITE PLAN
C2.3	SITE PLAN
C2.4	BLOCK PLAN
C2.5	TREE CONSERVATION AREA PLAN
C3.0	OVERALL UTILITY PLAN
C3.1	UTILITY PLAN
C3.2	UTILITY PLAN
C3.3	UTILITY PLAN
C4.0	OVERALL GRADING PLAN
C4.1	GRADING PLAN
C4.2	GRADING PLAN
C4.3	GRADING PLAN
C5.0	OVERALL LANDSCAPE PLAN
C5.1	LANDSCAPE PLAN
C5.2	LANDSCAPE PLAN
C5.3	LANDSCAPE PLAN
C5.4	LANDSCAPE DETAILS
C6.0	LIGHTING PLAN
C7.0	NOTES AND DETAILS
C7.1	NOTES AND DETAILS

NOTE: SOLID WASTE FOR EACH RESIDENCE WILL BE MANAGED THROUGH CURB SIDE PICK UP 0.AS PROVIDED BY THE CITY OF RALEIGH'S SOLID WASTE SERVICE DEPARTMENT AND IN ACCORDANCE WITH THE SOLID WASTE SERVICES DESIGN MANUAL. REFUSE CONTAINERS ARE TO BE STORED IN GARAGES.

CONDITIONS DATED: OCTOBER 22, 2021

- DEVELOPMENT OF THE SUBJECT PROPERTY SHALL INCLUDE A MULTI-USE PATH BUILT TO CITY OF RALEIGH GREENWAY STANDARDS AND SUBJECT TO APPROVAL OF PARKS, RECREATION AND CULTURAL RESOURCES AT THE TIME OF ADMINISTRATIVE SITE REVIEW GENERALLY CONSISTENT WITH THE ALIGNMENT SHOWN IN EXHIBIT A. AS SUCH, THE PATH SHALL BE APPROXIMATELY 2,675' IN LENGTH, TEN FEET (10') IN WIDTH, WHICH CAN VARY TO ACCOMMODATE TOPOGRAPHICAL AND OTHER NATURAL FEATURES OF THE SITE, AND INCLUDE AT LEAST ONE POINT OF ACCESS FROM THE SIDEWALK SYSTEM WITHIN THE DEVELOPMENT.
- TO PROTECT THE WATER QUALITY OF BEAVER DAM LAKE, PRESERVE HABITAT AND CREATE A VISUAL BUFFER, ANY ADMINISTRATIVE SITE REVIEW (ASR) FOR A TIER THREE SITE PLAN ON THE PROPERTY SHOWN ON A PLAT RECORD IN BOOK OF MAPS 017533, PAGE 02783 SHALL PRESERVE AN UNDISTURBED NATURAL BUFFER OF 100' MEASURED PERPENDICULARLY FROM THE NORTHERN PROPERTY LINE OF THE SUBJECT PROPERTY. NOTWITHSTANDING THE ABOVE, APPROVED STORMWATER FACILITIES CONTROLLING THE CONVEYANCE OF STORMWATER THROUGH A STREAM BUFFER MAY BE PLACED WITHIN THE 100' BUFFER AREA.
- TO PROVIDE BETTER TREATMENT AND DETENTION BEFORE DRAINAGE OF STORMWATER, ANY ADMINISTRATIVE SITE REVIEW (ASR) FOR A TIER THREE SITE PLAN SHALL CONTROL THE POST DEVELOPMENT PEAK FLOW AT EACH DISCHARGE POINT DRAINING TO BEAVERDAM LAKE AND THE NEUSE RIVER TO PRE-DEVELOPMENT LEVELS DURING 2-YEAR, 10-YEAR AND 25-YEAR RAINFALL EVENTS.
- TO PROTECT THE WATER QUALITY OF BEAVER DAM LAKE DURING THE CONSTRUCTION PHASE OF ANY DEVELOPMENT ON THE SUBJECT OF PROPERTIES, A SUPER SILT FENCE SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS DOWNSLOPE FROM ALL DISTURBED AREAS DRAINING TO BEAVER DAM LAKE.
- DEVELOPMENT OF THE SUBJECT PROPERTY SHALL INCLUDE AN AREA LOCATED ON 1521 OLD MILBURNIE ROAD (PIN NUMBER 1735903287) ON THE EAST SIDE OF OLD MILBURNIE ROAD WITH A MINIMUM OF ONE ACRE IN SIZE TO BE USED EXCLUSIVELY FOR NON-RESIDENTIAL USES, INCLUDING BUT NOT LIMITED TO DAY CARE, PARK, RECREATION FIELD, COMMUNITY CENTER, OPEN SPACE, COMMUNITY GARDEN, PRODUCE STAND, AND GATHERING PLACE FOR TEMPORARY EVENTS SUCH AS CELEBRATIONS AND AN OUTDOOR MARKET.



THIS DRAWING PREPARED AT THE  
**RALEIGH OFFICE**  
5410 Trinity Road, Suite 102 | Raleigh, NC 27607  
TEL 919-866-4931 FAX 919-859-5663 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION

DATE

07/22/2022

DRAWN BY

331

DESIGNED BY

331

CHECKED BY

A. STONE

SCALE

SEE MAP

TIMMONS GROUP

ADOBE ON ADCOCK HILL

1521 OLD MILBURNIE RD, RALEIGH, NC 27604

COVER

JOB NO.

50484

SHEET NO.

C0.0

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.



Know what's below.  
Call before you dig.



SITE LAYOUT NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
- ALL DIMENSIONS ARE TO BACK OF CURB, EDGE OF PAVING, BUILDING WALL FACE OR PROPERTY LINE, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, UTILITIES AND GRADES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY EXISTING DISCREPANCIES PRIOR TO COMMENCING ANY RELATED CONSTRUCTION.
- AT LEAST 72 HOURS PRIOR TO CONSTRUCTION OR EXCAVATION THE CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (811) OR (1-800-432-4849) TO HAVE EXISTING UTILITIES LOCATED.
- PARKING SPACES ARE 9.0' WIDE X 18' LONG MINIMUM EXCEPT HANDICAP SPACES WHICH ARE 8.0' WIDE MINIMUM WITH 8.0' VAN ACCESS AND 5.0' STANDARD ACCESS AISLES.
- REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF THE BUILDING.
- CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DIMENSIONAL CONFLICTS PRIOR TO THE BEGINNING OF CONSTRUCTION.
- ALL CURB AND GUTTER IN THE PUBLIC RIGHT OF WAY SHALL BE 30" WIDE.
- ALL DRIVEWAY DESIGN AND CONSTRUCTION MUST COMPLY WITH THE RALEIGH STREET DESIGN MANUAL. DRIVEWAYS SHALL BE PERMITTED SEPARATELY.
- WITHIN THE AREA OF ABOVE DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.
- MUST COMPLY WITH REQUIREMENTS FOR FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION (CHAPTER 14, 2012 NC FIRE CODE, NFPA 241 AND CHAPTER 33, 2012 NC BUILDING CODE).
- MINIMUM CORNER CLEARANCE FROM CURB LINE OF INTERSECTION STREETS SHALL BE AT LEAST TWENTY (20) FEET FROM THE POINT OF TANGENCY.

OPEN SPACE CALCULATIONS		
PARCEL NAME	SQUARE FEET	ACRES
LOT #282	1515938.463	34.801
LOT #283	11324.852	0.26
LOT #284	49451.921	1.135
OPEN LOT #286	42820.812	0.983

STREET TABLE			
STREET NAME	TYPE	R/W	LENGTH (LF)
ROAD A	NEIGHBORHOOD YEILD	55	3996
ROAD B	NEIGHBORHOOD YEILD	55	2175
ROAD C	NEIGHBORHOOD YEILD	55	1101
ROAD D	NEIGHBORHOOD YEILD	55	1597
ROAD E	NEIGHBORHOOD YEILD	55	616
ROAD F	NEIGHBORHOOD YEILD	55	743
ROAD G	NEIGHBORHOOD YEILD	55	980
ROAD H	NEIGHBORHOOD YEILD	55	378

LEGEND

---	ADJACENT PROPERTY LINE
- - - -	PROPOSED RIGHT-OF-WAY
- - - -	PROPOSED LOT LINE
- - - -	PROPOSED ROAD CENTER
- - - -	DRAINAGE EASEMENT
- - - -	SANITARY SEWER EASEMENT
- - - -	EXISTING CITY OF RALEIGH PROPERTY LINE
- - - -	UTILITY EASEMENT
---	EXISTING WETLANDS
---	NEUSE RIPARIAN BUFFER
---	PROPOSED SIDEWALK
---	PROPOSED 10' MUP
---	100 YEAR FLOODPLAIN
---	OPEN LOT
---	ZONING LINE
---	FLOODWAY
---	30' MUP EASEMENT

SITE DATA:

PINS:	1735-90-2389, 1735-90-8493, 1745-00-0797, 1734-89-7943, 1734-99-9718
PROJECT GROSS AREA:	95.41 ACRES 4,156,060 SF
PROPOSED ROW AREA:	16.73 ACRES 728,759 SF
PROJECT NET AREA:	69.26 ACRES 3,016,966 SF
ZONING:	(R-6, GROSS) 85.99 ACRES 3,745,724 SF
	(R-6, NET) 69.26 ACRES 3,016,966 SF
	(CM, GROSS) 9.43 ACRES 410,771 SF
	(CM, NET) 9.43 ACRES 410,771 SF
EXISTING USE:	VACANT AND SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	"SINGLE FAMILY RESIDENTIAL"
PROPOSED # OF LOTS:	281 SINGLE FAMILY LOTS
PROPOSED # OF OPEN LOTS:	4 LOTS
EXISTING DWELLINGS:	9 UNITS
WATERSHED:	NEUSE RIVER

CONVENTIONAL DEVELOPMENT (R-6) DETACHED HOUSE STANDARDS:

MAX. ALLOWED BLDG HEIGHT:	40 FEET/ 3 STORIES
PROPOSED BLDG HEIGHT:	TBD
MIN. LOT AREA:	6,000 SF
MIN. LOT WIDTH ALLOWED:	50 FT
MIN. LOT DEPTH ALLOWED:	80 FT
BUILDING SETBACKS:	
FROM PRIMARY STREET:	10' MIN.
FROM SIDE STREET:	10' MIN.
FROM SIDE LOT LINE:	5' MIN.
FROM REAR LOT LINE:	20' MIN.

CONVENTIONAL DEVELOPMENT (R-6) OPEN LOT STANDARDS:

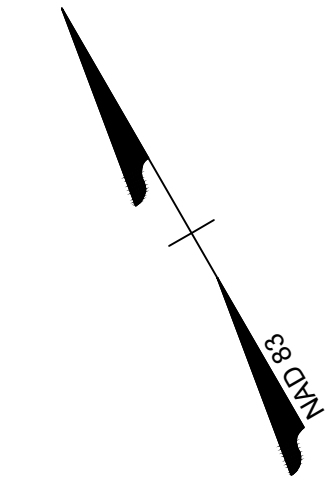
MIN. AREA:	6,000 SF
MIN. WIDTH:	50'
MAX. BUILDING COVERAGE:	20%
MAX. BUILDING HEIGHT:	40' 3 STORIES
OPEN LOT SETBACKS:	
FROM PRIMARY STREET:	10' MIN.
FROM SIDE STREET:	10' MIN.
FROM SIDE LOT LINE:	10' MIN.
FROM REAR LOT LINE:	20' MIN.
PARKING SETBACKS:	
FROM PRIMARY STREET:	10' MIN.
FROM SIDE STREET:	10' MIN.
FROM SIDE/REAR LOT LINE:	7' MIN.

CONSERVATION MANAGEMENT (CM) OPEN LOT STANDARDS:

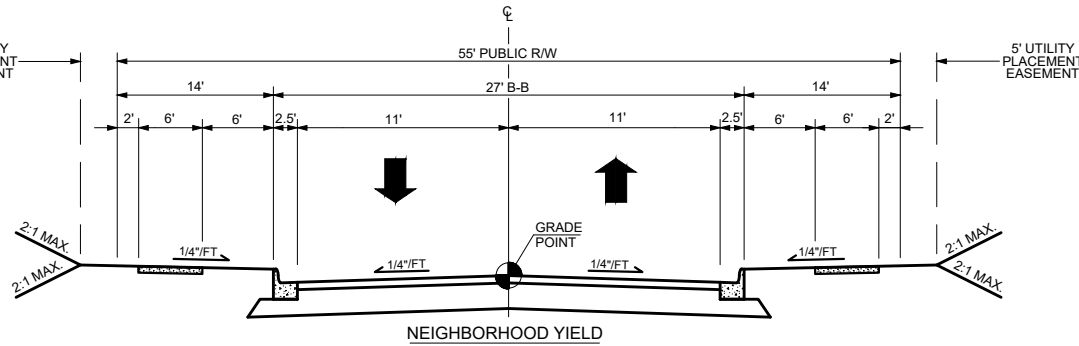
MIN. LOT WIDTH ALLOWED:	N/A		
MIN. AREA:	N/A		
OPEN LOT SETBACKS:		PARKING SETBACKS:	
FROM PRIMARY STREET:	50' MIN.	FROM PRIMARY STREET:	10' MIN.
FROM SIDE STREET:	50' MIN.	FROM SIDE STREET:	10' MIN.
FROM SIDE LOT LINE:	50' MIN.	FROM SIDE LOT LINE:	7' MIN.
FROM REAR LOT LINE:	50' MIN.	FROM REAR LOT LINE:	7' MIN.

IMPERVIOUS AREAS:

MAX IMPERVIOUS AREA:	51%	
EXISTING ONSITE IMPERVIOUS:	2.15 AC	93,676 SF
PROP. ONSITE POST-DEV IMPERVIOUS:	14.74 AC	505,046 SF
IMPERVIOUS IN ROADWAY:	14.84 AC	
IMPERVIOUS IN 281 LOTS (2300 SF/HOUSE LOT):	14.84 AC	646,300 SF
TOTAL IMPERVIOUS AREA:	28.58 AC	1,245,022 SF
IMPERVIOUS PERCENT:		33.24%



SCALE 1"=120'

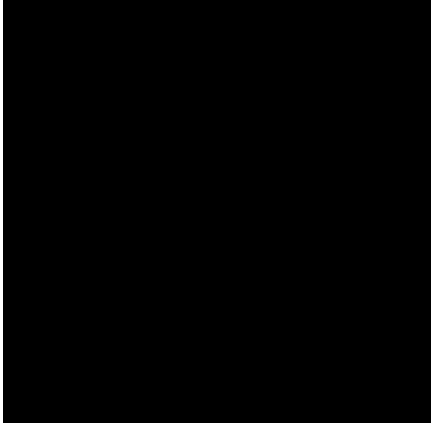


MATCHLINE C2.3

MATCHLINE C2.1

MATCHLINE C2.2

MATCHLINE C2.1



THIS DRAWING PREPARED AT THE  
**RALEIGH OFFICE**  
5410 Trinity Road, Suite 102 | Raleigh, NC 27607  
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION

DATE	07/22/2022
DRAWN BY	331
DESIGNED BY	331
CHECKED BY	A. STONE
SCALE	1" = 120'

ADOBE ON ADCOCK HILL  
1521 OLD MILBURNIE RD, RALEIGH, NC 27604  
OVERALL SITE PLAN

JOB NO.	50484
SHEET NO.	C2.0

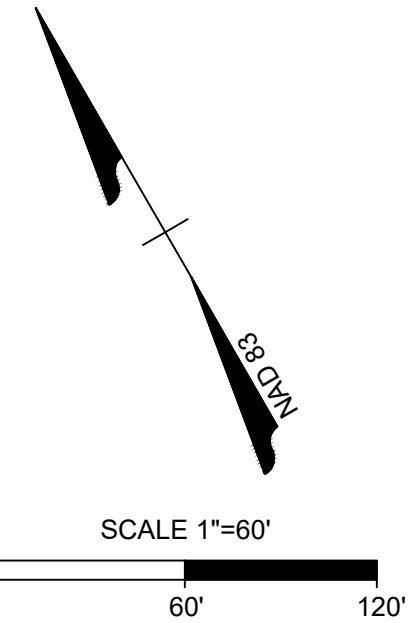
These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.

PROGRESS DRAWINGS - DO NOT USE FOR CONSTRUCTION









LEGEND	
	ADJACENT PROPERTY LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED LOT LINE
	BUILDING SETBACK
	PROPOSED ROAD CENTER
	DRAINAGE EASEMENT
	SANITARY SEWER EASEMENT
	EXISTING CITY OF RALEIGH PROPERTY LINE
	UTILITY EASEMENT
	EXISTING WETLANDS
	NEUSE RIPARIAN BUFFER
	PROPOSED SIDEWALK
	PROPOSED 10' MUP
	100 YEAR FLOODPLAIN
	EXISTING STREAM
	ZONING
	FLOODWAY
	30' MUP EASEMENT
	UTILITY PLACEMENT EASEMENT
	SIGHT DISTANCE TRIANGLE



THIS DRAWING PREPARED AT THE  
**RALEIGH OFFICE**  
5410 Trinity Road, Suite 102 | Raleigh, NC 27607  
TEL 919.866-4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION

DATE		
07/22/2022	DRAWN BY	331
	DESIGNED BY	331
	CHECKED BY	A. STONE
	SCALE	1"=60'

ADOBE ON ADCOCK HILL

1521 OLD MILBURNIE RD, RALEIGH, NC 27604

811

Know what's below.  
Call before you dig.

TIMMONS GROUP

SITE PLAN

JOB NO.

50484

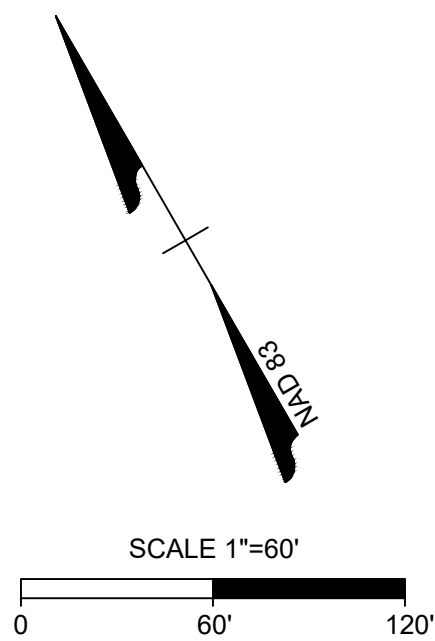
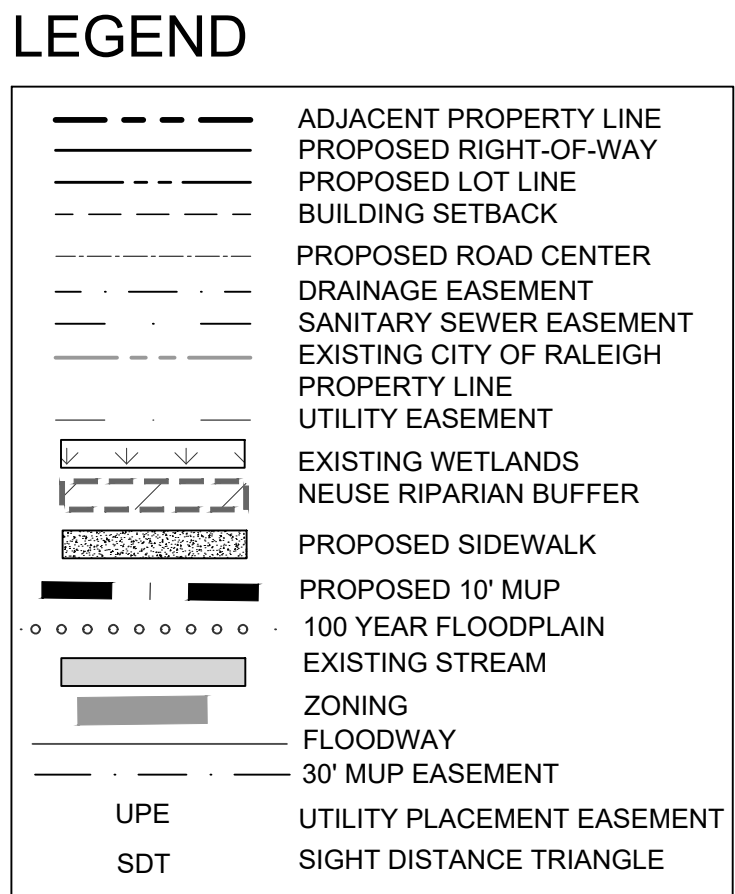
SHEET NO.

C2.2


PROGRESS DRAWINGS - DO NOT USE FOR CONSTRUCTION

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.





THIS DRAWING PREPARED AT THE  
**RALEIGH OFFICE**  
5410 Trinity Road, Suite 102 | Raleigh, NC 27607  
TEL 919.866.4951 FAX 919.833.8124 [www.timmons.com](http://www.timmons.com)



DRAWN BY	331
DESIGNED BY	331
CHECKED BY	A. STONE
SCALE	1"=60'

**ADOBE ON ADCOCK HILL**  
1521 OLD MILBURNIE RD, RALEIGH, NC 27604

JOB NO.  
**50484**

SHEET NO.  
**C2.3**

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.

PROGRESS DRAWINGS - DO NOT USE FOR CONSTRUCTION