

|            |   |
|------------|---|
| To         | Marchell Adams-David, City Manager  |
| Thru       | Patrick O. Young, AICP, Director  |
| From       | Christopher Golden, Planning Supervisor<br>Matthew Burns, CZO, Senior Planner   |
| Department | Planning and Development  |
| Date       | June 23, 2025   |
| Subject    | Council Agenda Item, Petition Annexation, AX-12-25<br>Consent Agenda: July 1, 2025<br>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>   | 4208 Forestville Road  |
| <b>Annexation Type</b>   | Contiguous, inside ETJ, full annexation  |
| <b>Primary Contact</b>   | Parker Poe Adams & Bernstein LLP c/o Ashley Honeycutt Terrazas<br>301 Fayetteville Street, Suite 1400<br>Raleigh, NC 27601<br>(919) 835-4043; <a href="mailto:ashleyterrazas@parkerpoe.com">ashleyterrazas@parkerpoe.com</a> |
| <b>Property Owner</b>    | Capital Properties of North Carolina, LLC<br>1540 Grand Willow Way<br>Raleigh, NC 27614<br>(919) 779-9664; <a href="mailto:cpncllc@gmail.com">cpncllc@gmail.com</a>  |
| <b>Acres</b>             | 3.09 acres   |
| <b>Proposed Land Use</b> | Residential (12 multi-family units)  |
| <b>Current Zoning</b>    | Residential-4 (R-4) and Conservation Management (CM)   |
| <b>Council District</b>  | B  |



# ANNEXATION STAFF REPORT

## **AX-12-25 4208 FORESTVILLE ROAD, CONTIGUOUS, INSIDE ETJ , FULL ANNEXATION**

|                           |   |
|---------------------------|---|
| Location                  | Northeast Raleigh, approximately 1/4-mile north of the intersection of Old Watkins Road and Forestville Road<br>Address: 4208 Forestville Road<br>PINs: 1747306143<br><a href="#">Link to iMaps</a> |
| Area of Request           | 3.09 acres  |
| Property Owner            | Capital Properties of North Carolina, LLC   |
| Applicant                 | Parker Poe Adams & Bernstein LLP c/o Ashley Honeycutt Terrazas  |
| Development Review Case # | <a href="#">SUB-0066-2024</a>   |
| Proposed Land Use         | Residential (12 multi-family units)   |
| Market Value at Build-out | \$4,620,000.00  |
| Current Zoning            | Residential-4 (R-4) and Conservation Management (CM)  |
| Water Supply Watershed    | N/A   |
| Council District          | B   |

## POLICY GUIDANCE

The request is **consistent** with the following policies in the Comprehensive Plan:

### Policy LU 3.1 Zoning of Annexed Lands

*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.*

- The proposed annexation site is within Raleigh's ETJ and contiguous to its corporate limits. The site is split zoned between Residential-4 (R-4) and Conservation Management (CM). It is not accompanied by a rezoning request.
- The site's Future Land Use Map designation is split between Low Scale Residential and Public Parks & Open Space. The former recommends R-2, R-4, and R-6 as primary corresponding zoning districts. The latter category does not recommend a specific zoning district **but** applies to permanent open space intended for recreational or resource conservation uses including neighborhood, community, and regional parks and greenways.

### Policy LU 3.2 Location of Growth

*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.*

- The site is within Raleigh's ETJ and contiguous to its corporate limits.

### Policy LU 3.4 Infrastructure Concurrency

*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.*

- There is an existing well on-site; information on septic system(s) is unavailable. There is sewer available on-site and water nearby. There are sewer mains along the site's frontage on Forestville Road and bisecting the southern portion of the property. There is water infrastructure along the site's frontage on Grosbeak Way and across from the site on the eastern side of Forestville Road.

The request is **inconsistent** with the following policies in the Comprehensive Plan:

### CS 4.4 Response Time Standards

*Maintain standards in response time/coverage for fire calls and emergency medical response calls as outlined in the National Fire Protection Association 1710 (standard for the organization and deployment of fire suppression operations, emergency medical*

*operations, and special operations): one minute from 911 call to wheels rolling and four minutes total response time.*

- The site does not meet certain National Fire Protection Association (NFPA) for emergency response time. It is within the Wake-New Hope fire response zone and outside of a Raleigh Fire response district. If approved and incorporated, the site would fall within Raleigh Fire District S28. For more information, please refer to the Department comments and Fire Service Table attachment. The topic of service delivery will be evaluated through the Raleigh Fire Master Plan which is currently ongoing.

## DEPARTMENT COMMENTS

|                              |  |
|------------------------------|--|
| <b>Historic Preservation</b> | The site is not located within or adjacent to a property with a local- or federal-level historic designation. Additionally, the site is not included on the RHDC's Sites Worthy of Preservation list. No potential historic resources have been identified by the state on the site.   |
| <b>Stormwater</b>            | Please refer to the Attachments below for the Stormwater Report.   |
| <b>Public Utilities</b>      | <p>Existing Utilities</p> <ul style="list-style-type: none"> <li>• There is a 16" water main in Forestville Road.</li> <li>• There is an 8" water main in Grosbeak Way.</li> <li>• There is a 15" sewer main bisecting the property.</li> </ul> <p>Additional Utility Information</p> <ul style="list-style-type: none"> <li>• The proposed development will add 2,700 Gallons Per Day to the sewer system.</li> </ul> <p>General</p> <ul style="list-style-type: none"> <li>• The properties are associated with development plan SUB-0066-2024.</li> <li>• Any development on the site will be evaluated at submittal in accordance with all Local, State, and Federal requirements.</li> <li>• All necessary utility extensions and connections are the sole responsibility of the Owner/Developer/Applicant.</li> <li>• 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.</li> </ul> |
| <b>Fire</b>                  | The area of request does not meet National Fire Protection Association (NFPA) standards for the deployment of an initial full  |



|  |  |
|--|--|
|  | <p>alarm assignment (8 minutes or less travel time) or the arrival of a second company (6 minutes, minimum staffing 4 personnel) at a fire suppression incident. The site is located outside of a Raleigh Fire Response district; it is located within the Wake-New Hope fire response zone. The site is approximately 1 mile south of Raleigh Fire Station #28 (3500 Forestville Road) and 2.5 miles northeast of Station #27 (5916 Buffaloe Road). If approved and incorporated, the site would fall within Raleigh Fire District S28.</p> |
|--|--|

**SUMMARY OF IMPACTS**

|                    |   |
|--------------------|---|
| Impacts Identified | <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 coverage beyond water and sewer would not be available under this scenario.</p> |
|--------------------|---|

## DESCRIPTIVE STATEMENT

The annexation site is a 3.09-acre parcel located at 4208 Forestville Road located in northeast Raleigh approximately 1/4-mile north of the intersection of Old Watkins Road and Forestville Road. The site is within Raleigh's ETJ and contiguous to its corporate limits to the north, east, and west. Nearby properties to the south are within Raleigh's ETJ.

The site is currently vacant. Per [Wake County real estate data](#), there was an existing structure on-site which suffered severe fire damage as was designated as unlivable circa 2022. The structure was demolished between 2024 and 2025. The site is to be built out with 12 multi-family homes (townhouses) as part of the Forestville Road Townhouse compact development with a subdivision plan currently in review ([SUB-0066-2024](#)).

The annexation site abuts single-family homes to the west and north associated with the Massey Preserve subdivision and larger-lot single family homes to the south. There are manufactured homes associated with the Creekside Manufactured Housing Community to the east across Forestville Road. Areas to the north and west are generally built out with residential uses, particularly conventional single-family subdivisions.

There are several notable environmental features on-site. The property's southern boundary closely follows Harris Creek and corresponds to a potential United State Geological Service (USGS) blue line stream. Another potential blue line stream connects Harris Creek to a pond associated with the Massey Preserve subdivision to the north. The southern portion of the annexation site is within FEMA floodway and flood fringes (1% Annual Chance Flood Hazard). It also features Wehadkee and Bibb flood-prone soils, which are regulated by the UDO. Riparian buffers may also exist on-site.

The site is currently split zoned between Residential-4 (R-4) and Conservation Management (CM). This annexation petition is not accompanied by a rezoning request. The site's Future Land Use Map designation is split between Low Scale Residential and Public Parks & Open Space. The former recommends R-2, R-4, and R-6 as primary corresponding zoning districts. The latter category does not recommend a specific zoning district but applies to permanent open space intended for recreational or resource conservation uses including neighborhood, community, and regional parks and greenways.

The site is located in an area of known service consideration, being outside of the NFPA standard 8-minute response time for a full fire response and 6-minute response time for the arrival of a second company. More details can be found in the Fire Services Report (attached).

Public water and public sewer are available near the site. There is a sewer main and associated easement bisecting the southern portion of the property; another main is located along the site's frontage on Forestville Road. Water infrastructure is available near the site's western boundary line along its frontage on Grosbeak Way and along Forestville Road to the east. All necessary utility extensions and service connections necessary for annexation are the sole responsibility of the Owner / Developer.

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.

## **ATTACHMENTS**

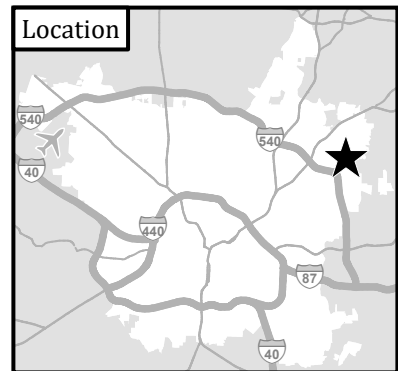
1. Annexation Site Map
2. Existing Zoning Map
3. Future Land Use Map
4. Annexation Petition
5. Annexation/Survey Map (1 page total)
6. Legal Description (2 pages total)
7. Solid Waste/Stormwater Cost Revenue Analysis
8. 10-year Financial Impact Analysis
9. Stormwater Report (3 pages total)
10. RFD Service Review
11. Preliminary Subdivision Application (2 pages total)
12. Pending Site Plan (10 pages total)

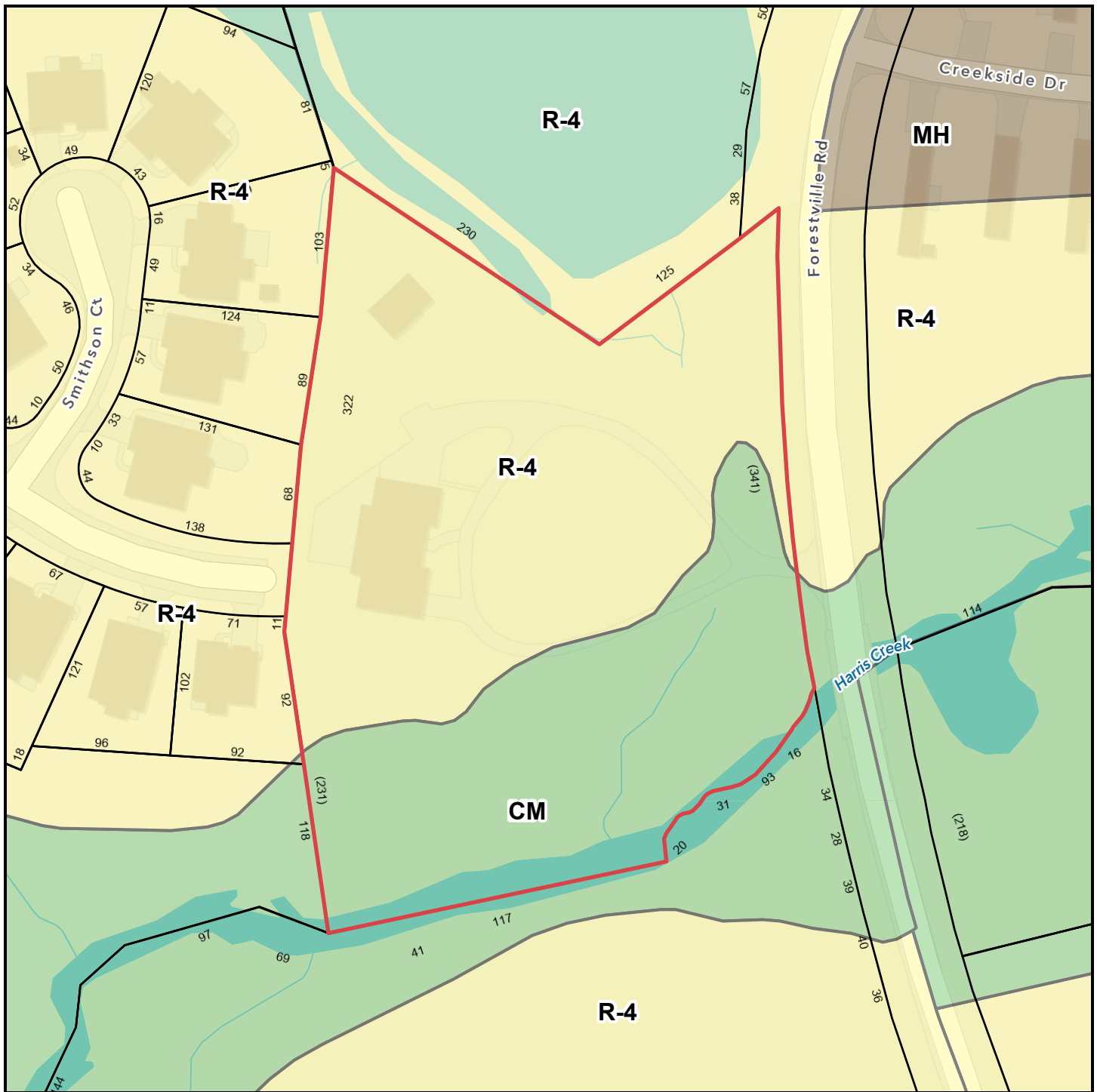
Annexation Request

AX-12-2025

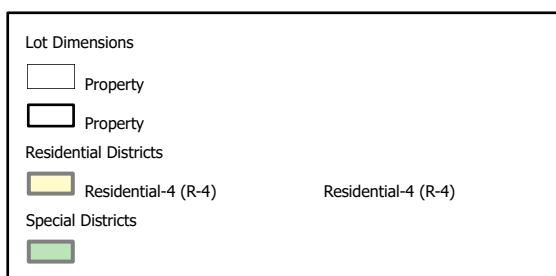
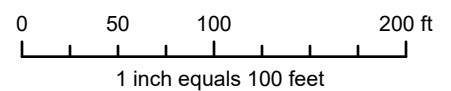


|                       |  |
|-----------------------|--|
| Property              | 4208 Forestville Rd                                |
| Size                  | 3.09 Petition Acres (+ 0.56 Intervening RoW Acres) |
| Annexation Type       | Contiguous - Inside ETJ                            |
| City Council District | B  |

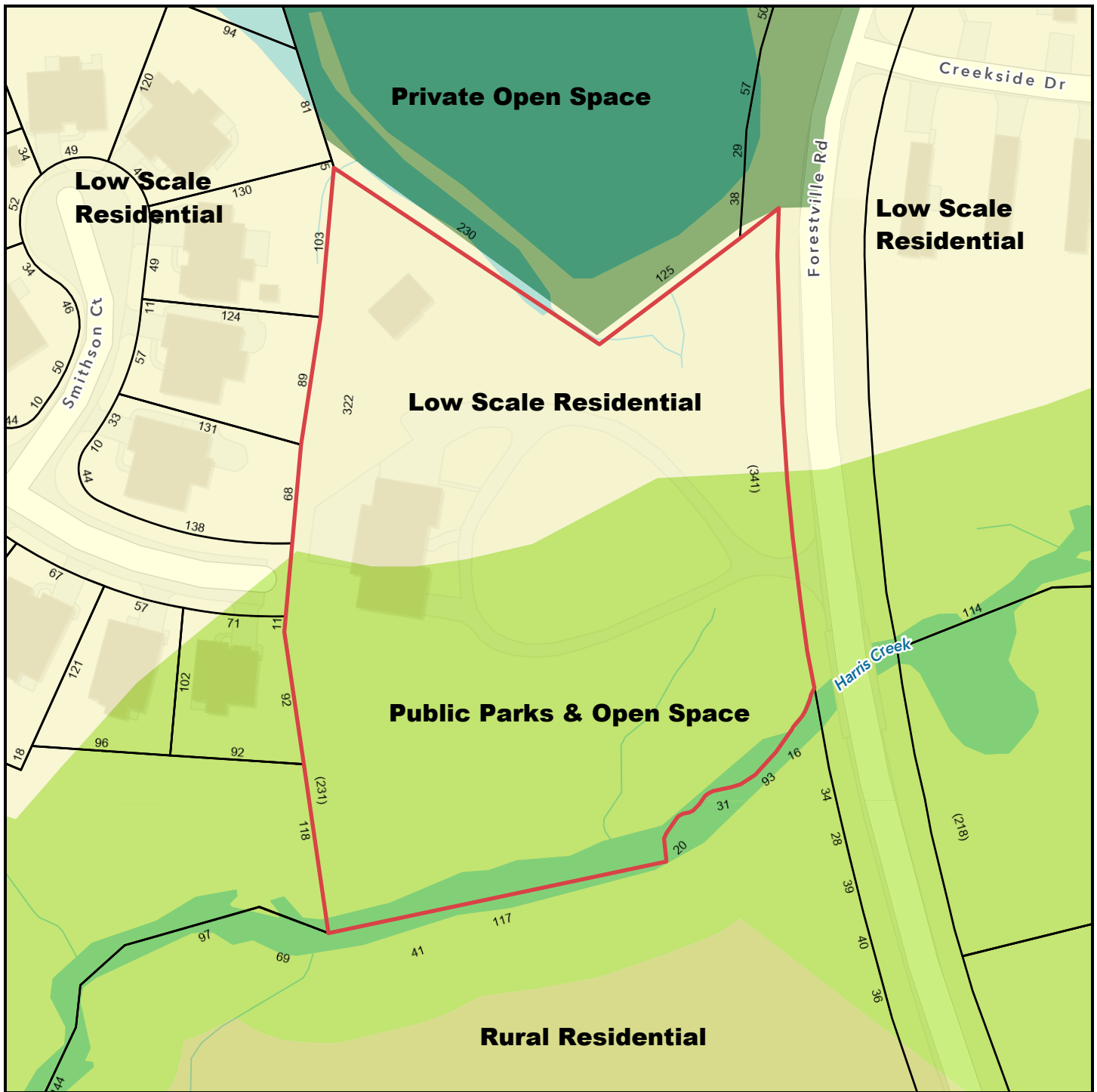




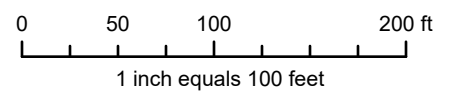
## Existing Zoning -- AX-12-25



**Disclaimer**  
*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.*



## Future Land Use -- AX-12-25



| Lot Dimensions |                           |
|----------------|---------------------------|
|                | Property                  |
|                | Property                  |
|                | Low Scale Residential     |
|                | Private Open Space        |
|                | Public Parks & Open Space |

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# 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: Forestville Road Townhomes

Street Address: 4208 Forestville Road, Raleigh, NC 27616

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

**SUB-0066-2024**

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

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

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

**1747306143**

Acreage of Annexation Site:  
3.098 acres

Linear Feet of New Public Streets within Annexation Boundaries:  
0

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

N/A

Number of proposed dwelling units: 12 units

Continue to page two >>

|   |   |  |   |
|---|---|--|---|
| <b>Unit Type/Unit Count:</b>  | <b>Total Breakdown of Dwelling Units</b>  |  |   |
|   | Single-Family Home<br>Unit Count _____  | Multifamily - Condo/Apartment<br>Unit Count _____  | Multifamily – Townhouse<br>Unit Count <u>12</u>   |
|   | Complete only for Townhome Units:   |  |   |
|   | Are there more than 6 units in one group of townhomes? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N |  |   |
|   | Complete only for Condo/Apartment units:  |  |   |
|   | Are buildings multi-story with stacked units?<br><input type="checkbox"/> Y <input type="checkbox"/> N    N/A           | Will there be a community trash compactor?<br><input type="checkbox"/> Y <input type="checkbox"/> N    N/A | Unit Count +/- Description:<br><i>Example</i><br>30 Studio + 1 Bath<br>50 1 BR + 1.5 Bath<br><br>Count    Bedroom + Bath<br>_____ + _____ N/A<br>_____ + _____<br>_____ + _____ |
|   | Building Square Footage of Non-Residential Space: N/A   |  |   |
| Specific proposed use (office, retail, warehouse, school, etc.): <u>12 townhouses</u>   |   |  |   |
| Projected market value at build-out (land and improvements): \$ <u>4,620,000</u>  |   |  |   |
| <b>Applicant Contact Information</b>  |   |  |   |
| Property Owner(s): Capital Properties of North Carolina, LLC  |   |  |   |
| Primary Mailing Address: 1540 Grand Willow Way, Raleigh, NC 27614   |   |  |   |
| Phone: (919) 779-9664   |   | Email: cpncllc@gmail.com   |   |
| <b>Project Contact information (if different than property owner)</b>   |   |  |   |
| Contact(s): Parker Poe Adams & Bernstein LLP c/o Ashley Honeycutt Terrazas  |   |  |   |
| Primary Mailing Address: 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601   |   |  |   |
| Phone: (919) 835-4043   |   | Email: ashleyterrazas@parkerpoe.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, <sup>x</sup> \_\_\_\_\_ is / \_\_\_\_\_ is not (mark one) listed on any of the City's assessment lien rolls. If the property, or any portion thereof, is listed on the City's assessment lien rolls, the account number[s] for such assessment is 13721.

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

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

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

**Signed** this 20<sup>th</sup> day of March, 2025 by the owners of the property described in Section B.

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

DocuSigned by:

Signature \_\_\_\_\_

*Michael Nedriga*Date 3/20/2025

Capital Properties of North Carolina, LLC, a North Carolina limited liability company.  
By: Michael Nedriga, Manager

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

Name: Capital Properties of North Carolina, LLC Phone: (919) 779-9664

Address: 1540 Grand Willow Way, Raleigh, NC 27614

**Above signature(s) attested by**

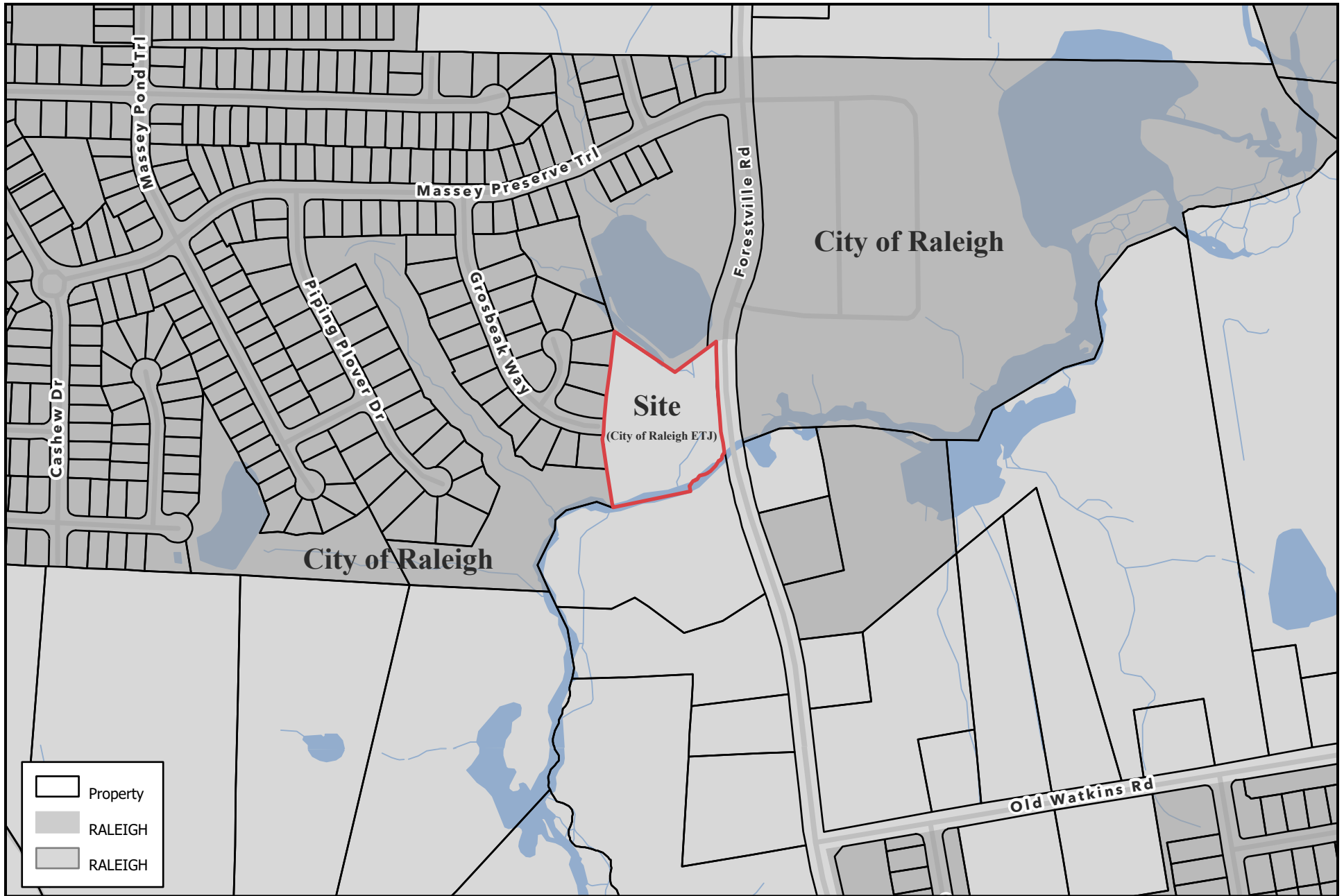
Signed by:

*Sherry Nedriga*

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)  |
| N/A  | <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> .   |
| N/A  | <input 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-_____-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.) </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!  |
| N/A  | <input type="checkbox"/>            | <b>Corporate Seal</b> for property owned by a corporation.  |
| N/A  | <input type="checkbox"/>            | <b>Rezoning Application</b> , if the property is currently outside <a href="#">Raleigh's Extraterritorial Jurisdiction</a> .  |



## 4208 Forestville Road - Annexation Property Map

PIN: 1747306143

REID: 0043520

LOT 40 MASSEY PRESERVE SOUTH  
RYAN P. LINN  
HEATHER LINN  
PIN 1747.03-30-4402  
D.B. 18838 PG. 1928  
B.M. 2014 PG. 337

LOT 39 MASSEY PRESERVE SOUTH  
JENNIFER BRIEL  
MATT BRIEL  
PIN 1747.03-30-4323  
D.B. 18558 PG. 1914  
B.M. 2014 PG. 337

LOT 38 MASSEY PRESERVE SOUTH  
MARCEL LINDSEY  
SANDRA LINDSEY  
PIN 1747.03-30-4215  
D.B. 16472 PG. 1938  
B.M. 2014 PG. 337

LOT 37 MASSEY PRESERVE SOUTH  
CHARLES E. JOHNSON  
TANISHA N. JOHNSON  
PIN 1747.03-30-3197  
D.B. 16828 PG. 1310  
B.M. 2014 PG. 337

30 PUBLIC R/W  
(B.M. 2014 PG. 336)

CONTROL CORNER  
N.C.GRID COORDINATES  
NAD'83 (B.M. 2015 PG. 288)  
N= 770,065.40  
E= 2,143,454.42  
(POINT OF BEGINNING)

LOT 36 MASSEY PRESERVE SOUTH  
STEPHEN MCKENZIE  
PIN 1747.03-30-4022  
D.B. 16826 PG. 1310  
B.M. 2014 PG. 337

**CURRENT CITY LIMITS**  
**(TYPICAL)**

LOT 48 MASSEY PRESERVE SOUTH  
MASSEY PRESERVE HOMEOWNERS  
ASSOCIATION, INC.  
PIN 1747.03-30-0221  
D.B. 16961 PG. 485  
B.M. 2014 PG. 337

LOT 441 OPEN SPACE MASSEY PRESERVE PH.1&2  
MASSEY PRESERVE HOMEOWNERS  
ASSOCIATION, INC.  
PIN 1747.03-30-6646  
D.B. 12470 PG. 1367  
B.M. 2006 PG. 1797

TOTAL AREA TO BE ANNEXED: 3.098 ACRES

CAPITAL PROPERTIES OF NORTH CAROLINA  
PIN 1747.03-30-6143  
AREA 144,655 S.F. / 3.320 ACRES  
(INCLUDING 9706 S.F. / 0.222 AC.  
IN R/W OF FORESTVILLE ROAD)

SUSAN P. SMITH  
PIN 1746.01-39-672  
D.B. 19141 PG. 395  
B.M. 2012 PG. 687

**LEGEND**

(C)---POSSIBLE OVERLAP LINE BEARING AND DISTANCE  
OD---OVERHEAD POWER LINES  
RFB---REBAR FOUND  
UGOFM---UNDERGROUND FIBER OPTIC MARKER  
RFB---REBAR FOUND  
RFB---REBAR FOUND  
UGM---UNDERGROUND GASLINE MARKER  
GU---GAS  
UWGLK---REUSE WATER MARKER  
WMM---WATER MARKER  
UTSDB---UNDERGROUND TRAFFIC SIGNAL BOX  
TSB---TRAFFIC SIGNAL BOX  
EM---ELECTRIC  
FES---FLARED END SECTION  
TMB---TYPHON MARKER  
CFC---CATCH BASIN  
WGL---WATER-CAULKED POINT  
BEST---BEST IRON STATE FOUND  
HF---HOLE FOUND  
RFB---REBAR SET  
SOFB---SQUARE IRON BAR FOUND  
ASL---ANGLE  
STL---SEPTIC TANK LID  
TL---TELEPHONE LINE  
VMSSE---VARIABLE WITH SANTARY SEWER EASEMENT  
TCE---TEMPORARY CONSTRUCTION EASEMENT  
UE---UTILITY EASEMENT  
SUP---SUPPORT POLE  
OSUPF---OVERHEAD SUPPORT LINE  
CO---CLEAN OUT  
GU---GUY WIRE FOUND  
TS---TRAFFIC SIGN  
RFB---REBAR FOUND  
LP---LIGHT POLE  
RFB---REBAR CONCRETE PIPE  
PO---POWER POLE  
OWPL---OVERHEAD POWER LINES  
OWPL---OVERHEAD POWER LINES AND PHONE LINES  
MM---SANTARY SEWER MANHOLE  
B---SEWER  
ED---EDGE OF PAVEMENT  
TL---UTILITY EASEMENT  
TCE---TEMPORARY CONSTRUCTION EASEMENT  
RFB---REBAR FOUND  
RFB---UNDERGROUND REUSE WATER LINE  
RFB---UNDERGROUND POWER  
RFB---UNDERGROUND POWER  
PB---PHONE BOX  
SE---SLOPE  
PDE---NON PERMANENT DRAINAGE EASEMENT  
TRPD---TRUNKED ROAD  
WFL---WETLAND PLANT  
OWN---ORDINARY HIGH WATER MARK  
CWP---CORRUGATED PLASTIC PIPE  
CWP---CORRUGATED METAL PIPE  
C---CITY OF RALEIGH LINES

1. AREA TO BE ANNEXED

FORESTVILLE ROAD  
60' PUBLIC R/W

| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | S 02°56'15" W | 11.28    |
| L2         | S 03°21'02" E | 50.77    |
| L3         | S 03°31'21" E | 50.97    |
| L4         | S 04°26'25" E | 50.53    |
| L5         | S 04°28'03" E | 51.85    |
| L6         | S 07°56'02" E | 49.89    |
| L7         | S 10°01'02" E | 51.24    |
| L8         | S 10°48'18" E | 13.36    |
| L9         | S 10°48'18" E | 10.71    |
| L10        | S 40°58'11" W | 11.52    |
| L11        | S 54°27'47" W | 22.51    |
| L12        | S 50°09'00" W | 18.19    |
| L13        | S 43°07'11" W | 10.19    |
| L14        | S 48°17'49" W | 24.84    |
| L15        | S 50°43'29" W | 34.13    |
| L16        | S 56°32'39" W | 27.59    |
| L17        | S 65°05'28" W | 14.70    |
| L18        | S 76°25'11" W | 29.02    |
| L19        | S 79°10'35" W | 18.15    |
| L20        | S 80°05'11" W | 16.07    |
| L21        | S 83°07'56" W | 22.50    |
| L22        | S 74°37'34" W | 13.24    |
| L23        | S 69°26'29" W | 8.13     |
| L24        | S 65°05'28" W | 14.70    |
| L25        | S 64°47'28" W | 20.20    |
| L26        | S 55°03'32" W | 13.67    |
| L27        | S 52°07'32" W | 28.07    |
| L28        | S 74°36'24" W | 20.49    |
| L29        | N 02°45'18" E | 37.68    |
| L30        | N 52°55'43" W | 34.86    |
| L31        | S 02°56'15" W | 49.79    |
| L32        | S 03°31'21" E | 49.96    |
| L33        | S 04°26'25" E | 49.67    |
| L34        | S 04°28'03" E | 50.07    |
| L35        | S 07°56'02" E | 49.05    |
| L36        | S 10°01'02" E | 35.68    |
| L37        | S 30°08'17" W | 21.58    |
| L38        | S 30°08'17" W | 18.75    |
| L39        | S 44°41'15" W | 3.60     |

NOTES:

1. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
2. NO TITLE EXAMINATION HAS BEEN DONE BY ROBINSON & PLAMITE, P.C.
3. AREAS BY COORDINATE METHOD.
4. DISTANCES ARE HORIZONTAL GROUND.
5. ELEVATIONS ARE NAVD 88.
6. ZONING SHOWN PER WAKE COUNTY GIS.
7. UNDERGROUND UTILITIES SHOWN TO EXTENT POSSIBLE THRU SURFACE STRUCTURES AND PAINTED LINES. UNDERGROUND UTILITY LOCATION IS APPROXIMATE AND MAY BE INCOMPLETE.
8. FLOODINGS SHOWN PER FEMA FORM NO. 3720174600K, PANEL 1746 & MAY - 3720174700K, PANEL 1747.

REFERENCES:

1. PIN 1747.03-30-6143
2. REID 43520
3. D.B. 19527 PG. 1753

NOTE: BOUNDARY AS SHOWN REFLECTS THE PERIMETER OF THE SUBJECT TRACT BASED ON BEST EVIDENCE AVAILABLE TO THE SURVEYOR (RESEARCH, MONUMENTATION, OCCUPATION LINES, ETC.). A TITLE SEARCH BY A LICENSED ATTORNEY IS NECESSARY TO DETERMINE TITLE, EXISTENCE OF EASEMENTS, AND OTHER FACTS PERTAINING TO THE PROPERTY. THE SURVEYOR DOES NOT CERTIFY TO LINES OF TITLE.

ENCROACHMENTS NOTE:  
ENCROACHMENTS SHOWN ARE VISIBLE PHYSICAL  
CONDITIONS LOCATED DURING THE COURSE OF THE  
SURVEY AND ARE NOT TO BE INTERPRETED AS A  
LEGAL DETERMINATION AS TO WHETHER THEY ARE  
TRUE ENCROACHMENTS.

NOTE:  
MISCLOSURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES  
ON THIS MAP ARE ADJUSTED HORIZONTAL GROUND DISTANCES UNLESS  
OTHERWISE NOTED. ALL AREA CALCULATED BY COORDINATE COMPUTATION.

OWNER:  
CAPITAL PROPERTIES OF NORTH CAROLINA LLC  
1540 GRAND WILLOW WAY  
RALEIGH, N.C. 27614

THE SOLE PURPOSE OF THIS PLAT IS FOR USE IN THE CITY OF RALEIGH'S ANNEXATION PROCESS. ALL IMPROVEMENTS, ENCROACHMENTS, ETC. MAY NOT BE SHOWN HERON.

|           |  |                         |  |                           |
|-----------|--|-------------------------|--|---------------------------|
| REVISIONS | ANNEXATION PLAT - CONTIGUOUS TO CITY LIMITS    |                         | ROBINSON & PLANTE, P.C.  |                           |
|           | CAPITAL PROPERTIES OF NORTH CAROLINA LLC TRACT |                         | LAND SURVEYING   |                           |
|           | 4208 FORESTVILLE ROAD, RALEIGH, N.C.           |                         | C-268<br>970 TRINITY ROAD<br>RALEIGH, NC 27607<br>PHONE: (919)859-5030 |                           |
|           | TOWNSHIP: WAKE FOREST                          | COUNTY: WAKE            | SURVEY DATE: 8-20-24   | SURVEYED BY: KS           |
|           | STATE: NORTH CAROLINA                          |                         | SCALE: 1"=30'  | DRAWN BY: RE              |
|           | ZONE: R-4                                      | P.I.N.: 1747.03-30-6143 | CHECKED & CLOSURE BY: RKE  | FILED CAPITAL PROP. GROSS |

# LEGAL DESCRIPTION (PAGE 1 OF 2)

THE CAPITAL PROPERTIES OF NORTH CAROLINA LLC TRACT (PIN 1747.03-30-6143) TO BE ANNEXED INTO THE CITY OF RALEIGH

Being all of the tract or parcel of land located  
in Wake Forest Township, Wake County, North Carolina,  
and more particularly described:

BEGINNING at an iron pipe found on the western property corner of the subject tract (Capital Properties of North Carolina LLC – PIN 1747.03-30-6143), said iron pipe having the following N.C. Grid Coordinates (Book of Maps 2015, Page 288 - NAD'83/2011) N=770,065.40 E=2,143,454.42, then North 05°02'55" East 10.98 feet to an iron pipe found along the eastern property line of Stephen McKenzie (PIN 1747.03-30-4022 / Lot 36, Massey Preserve South), then, across the 50' public right of way of Grosbeak Way, North 05°02'55" East 50.40 feet to an iron pipe found, then North 05°02'55" East 68.31 feet to an iron pipe found along the eastern property line of Charles E. Johnson and Tanisha N. Johnson (PIN 1747.03-30-3197 / Lot 37, Massey Preserve South), then North 05°02'55" East 88.41 feet to an iron pipe found on the eastern property line of Marcel Lindsey and Sandra Lindsey (PIN 1747.03-30-4215 / Lot 38, Massey Preserve South), then North 05°02'55" East 103.36 feet to an iron pipe found along the eastern property line of Jennifer Briel and Matt Briel (PIN 1747.03-30-4323 / Lot 39, Massey Preserve South), then South 54°13'35" East 236.01 feet to an iron pipe found along the southern property line of Massey Preserve Homeowners Association, Inc. (PIN 1747.03-30-6646 / Lot 441, Open Space, Massey Preserve), then North 52°45'09" East 145.06 feet to a rebar set on the western right of way of Forestville Road (60' Public Right of Way), then along said right of way South 02°56'15" West 11.28 feet to a computed point, then South 00°36'41" East 50.15 feet to a computed point, then South 03°31'21" East 50.97 feet to a computed point, then South 04°26'25" East 50.53 feet to a computed point, then South 06°48'03" East 51.85 feet to a computed point, then South 07°56'05" East 49.89 feet to a computed point, then South 10°01'02" East 51.24 feet to a computed point, then South 10°48'18" East 13.36 to a computed point in the centerline of Harris Creek, then, leaving the right of way of Forestville Road and following the run of Harris Creek,

## LEGAL DESCRIPTION (PAGE 2 OF 2)

South 49°44'15" West 10.97 feet to a computed point,  
South 40°58'11" West 11.52 feet to a computed point,  
South 54°27'47" West 22.51 feet to a computed point,  
South 50°09'00" West 18.19 feet to a computed point,  
South 43°26'13" West 10.90 feet to a computed point,  
South 48°17'49" West 24.84 feet to a computed point,  
South 50°43'29" West 34.13 feet to a computed point,  
South 71°06'32" West 27.59 feet to a computed point,  
South 68°53'25" West 14.73 feet to a computed point,  
South 76°25'11" West 29.02 feet to a computed point,  
South 79°10'35" West 18.15 feet to a computed point,  
South 80°38'51" West 16.32 feet to a computed point,  
South 83°07'56" West 22.50 feet to a computed point,  
South 74°37'04" West 13.23 feet to a computed point,  
South 69°28'29" West 20.20 feet to a computed point,  
North 88°56'24" West 14.70 feet to a computed point,  
South 64°47'28" West 8.13 feet to a computed point,  
South 55°07'32" West 13.67 feet to a computed point,  
South 68°29'11" West 28.28 feet to a computed point,  
South 74°36'24" West 20.49 feet to a computed point,  
then leaving the centerline of Harris Creek, along the eastern property line of Massey Preserve  
Homeowners Association, Inc. (PIN 1747.03-30-0221 / Lot 48, Massey Preserve South), North 08°16'58"  
West 213.10 feet to an iron pipe found, said iron pipe being the point and place of BEGINNING,  
containing 3.098 Acres more or less, to be annexed into the City of Raleigh.



| Property Characteristics for 4208 Forestville Rd             |                          |
|--|--------------------------|
| Property Information   |                          |
| Population at Buildout                                       | 28.8                     |
| Housing Units at Buildout                                    | 12                       |
| Unit Mix/Unit Type   | Multi-family residential |
| Commercial Square Footage                                    | N/A                      |
| Linear Feet of Public Streets                                | N/A                      |
| Road Type  | N/A                      |
| Acres  | 3.09                     |
| Investment and Land Value (Wake County property data (2024)) | \$337,280.00             |
| Estimated Property Value at Buildout                         | \$4,620,000.00           |

| Solid Waste Cost and Revenue              |             |
|---|-------------|
| Solid Waste Pickup                        | \$4,591     |
| Solid Waste Revenue                       | \$3,470     |
| Total Solid Waste Revenue from annexation | -\$1,120.20 |
|   |             |
| Stormwater Revenue                        | \$0         |
|   |             |

**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-12-25 4208 Forestville Rd |           |           |           |           |           |           |           |           |           |
| 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                 | \$ 7,371                     | \$ 14,742 | \$ 15,037 | \$ 15,338 | \$ 15,645 | \$ 15,958 | \$ 16,277 | \$ 16,602 | \$ 16,934 | \$ 17,273 |
| Sales Tax - Population Tax                   | 4,962                        | 10,050    | 10,179    | 10,309    | 10,441    | 10,574    | 10,709    | 10,846    | 10,985    | 11,125    |
| TOTAL ESTIMATED TAX REVENUES                 | 12,333                       | 24,793    | 25,216    | 25,647    | 26,086    | 26,532    | 26,986    | 27,449    | 27,919    | 28,399    |
|  |                              |           |           |           |           |           |           |           |           |           |
| 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                        | -                            | -         | 5,079     | 5,232     | 5,389     | 5,550     | 5,717     | 5,888     | 6,065     | 6,247     |
| Public Safety -> Police                      | -                            | -         | 8,199     | 8,445     | 8,698     | 8,959     | 9,228     | 9,504     | 9,790     | 10,083    |
| Public Safety -> ECC                         | -                            | -         | 967       | 996       | 1,026     | 1,057     | 1,089     | 1,121     | 1,155     | 1,190     |
| General Government                           | -                            | -         | 7,011     | 7,221     | 7,438     | 7,661     | 7,891     | 8,127     | 8,371     | 8,622     |
| TOTAL ESTIMATED ONGOING EXPENDITURES         | -                            | -         | 21,256    | 21,894    | 22,550    | 23,227    | 23,924    | 24,641    | 25,381    | 26,142    |
|  |                              |           |           |           |           |           |           |           |           |           |
| ESTIMATED FISCAL IMPACT TO GENERAL FUND      | 12,333                       | 24,793    | 3,960     | 3,754     | 3,535     | 3,305     | 3,063     | 2,807     | 2,539     | 2,256     |
| Estimated Cumulative Impact                  | 12,333                       | 37,126    | 41,086    | 44,840    | 48,375    | 51,680    | 54,743    | 57,550    | 60,089    | 62,345    |
|  |                              |           |           |           |           |           |           |           |           |           |
| PROJECTED CAPITAL IMPROVEMENT PROJECTS (CIP) |                              |           |           |           |           |           |           |           |           |           |
| Pro-rated costs of capital projects          | -                            | -         | 3,896     | 4,012     | 4,133     | 4,257     | 4,384     | 4,516     | 4,651     | 4,791     |
| TOTAL ESTIMATED CAPITAL IMPROVEMENT PROJECTS | -                            | -         | 3,896     | 4,012     | 4,133     | 4,257     | 4,384     | 4,516     | 4,651     | 4,791     |
|  |                              |           |           |           |           |           |           |           |           |           |
| ESTIMATED FISCAL IMPACT WITH CIP (ALL COSTS) | 12,333                       | 24,793    | 65        | (259)     | (598)     | (952)     | (1,322)   | (1,709)   | (2,113)   | (2,535)   |
| Estimated Cumulative Impact with CIP         | \$ 12,333                    | \$ 37,126 | \$ 37,191 | \$ 36,932 | \$ 36,334 | \$ 35,383 | \$ 34,061 | \$ 32,352 | \$ 30,239 | \$ 27,705 |

KEY ASSUMPTIONS:

Current Tax Rate = \$0.3550      One 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.





**DATE:** May 2, 2025

**TO:** Matthew Burns  
Planning Department

**FROM:** Lori Tanner  
Stormwater Management Division

**CC:** File # 480  
SR#2599011

**SUBJECT:** Annexation Areas (Contiguous Petition inside the ETJ)

The Stormwater Management Division staff has reviewed the information regarding the petition annexation you sent on 4/28/2025. The following comments are offered.

#### Stormwater Management Division Analysis

| Annexation Petition<br>Areas with the Effective<br>Date June 27, 2025  | Monthly Stormwater<br>Utility Fee Revenue<br>Estimation |                                   | Annual Stormwater<br>Utility Fee Revenue<br>Estimation |                                   | Capital Improvement<br>Program Impacts |
|--|---|-----------------------------------|--|-----------------------------------|--|
|  | Current<br>Condition                                    | Future<br>Condition<br>(Estimate) | Current<br>Condition                                   | Future<br>Condition<br>(Estimate) |  |
| 4208 Forestville Rd<br>PIN 1747306143<br>REID 0043520<br>(ANNEX-12-25) | 0 SFEU<br>\$0   | 10 SFEU<br>\$76.50<br>(e)         | \$0  | 10 SFEU<br>\$918.00<br>(e)        | N/A                                    |

|               |   |
|---------------|---|
| <b>(f)</b>    | This indicates there is a floodplain on the property.                               |
| <b>(bl)</b>   | This indicates there is a blue-line stream on the property.                         |
| <b>(fs)</b>   | This indicates there is flood soil on the property.                                 |
| <b>(sfd)</b>  | This indicates there is currently a single-family dwelling on the property.         |
| <b>(e)</b>    | This indicates an estimate due to the unknown amount of future impervious surfaces. |
| <b>SFEU</b>   | Single Family Equivalent Unit (1 SFEU = 2,260 sq. ft. Impervious Surface)           |
| <b>(Rate)</b> | \$7.65 per SFEU   |

- Current conditions were determined using IMAPS and Wake County Tax records. Site visit was not conducted.
- Future conditions were based on the number of multi-family residential units (12) provided by the Planning Department and Preliminary Plans SUB-0066-2024.

## **2408 Forestville Rd (ANNEX-12-25) Annexation Study**

PIN 1747306143

### **Per ORDINANCE NO. (2003) - 537**

- All developed land with more than four hundred (400) square feet of impervious surface area, and land containing improvements under construction or impervious surfaces, in the City, whether public or private, shall be subject to a stormwater management service charge.
- For developments with common property containing impervious surfaces, such as townhouse developments, cluster unit developments, or condominiums, each dwelling unit shall be responsible for its equal pro rata share of the total impervious surfaces area of the common areas of the development unless other arrangements are made according to section 6-4006(e).
- The property owner is ultimately responsible for payment of the stormwater management service charge for property for which the party billed has not paid the stormwater management service charge.
- All stormwater management service charges and interest generated by such charges, the stormwater management utility funds, shall be placed in a separate City account and shall be used by the City of Raleigh solely for the operational costs, maintenance costs, and management costs, indirect costs, capital improvements, debt principal and debt service, and establishment of a reserve fund for stormwater services. **The City may use funds that are not stormwater management utility funds to provide stormwater services.**

### **Development and Completion Insights**

- The site is subject to Stormwater regulations under UDO 9.2 for runoff and nitrogen.
- Upon completion of development, these properties will become eligible for our Drainage Assistance and Raleigh Rainwater Rewards program.

### **Overview of Existing Stormwater / Property Conditions**

- Stormwater
  - Based on aerial photographs and asset mapping tools, the proposed annexation area contains approximately 154 linear feet of 18-inch corrugated metal pipe (CMP) running north to south, facilitating drainage for a blue line stream.
    - FACILITY ID 288243: Active Pipe, Private ownership carrying public runoff
    - Installed: 1/1/2006
  - Stormwater Development Reviewers will assess stormwater control measures throughout the development process.
- Streets
  - Stormwater Development Reviewers will evaluate private streets as part of the development process.
- Property
  - There are trees and a grass lawn on-site.

### **Watershed**

- Lower Neuse River
  - \$3.0 million preliminary stormwater CIP needs were identified in previous studies (February 2019), in addressing growing infrastructure needs for the Neuse River Watershed.

### **Floodplain and Soil**

- The proposed annexation area is within the floodway.
- **FEMA and Alluvial Soil floodplains are present** in this annexation study area. Therefore, those areas will be subject to City of Raleigh, State, and Federal agency regulations.
- **Floodplain Designations:**
  - ≈ 1.0 acre lies within the regulatory floodway.
  - ≈ 0.8 acre is within the 1% annual chance flood hazard zone.
  - ≈ 0.5 acre falls within the 0.2% annual chance flood hazard zone.

### **Blue-line Stream**

- There are USGS blue line streams present on the proposed annexation area.
- There is a Neuse Buffer present on the site, on the southern property line, measured 50 feet off the top of the bank of the creek that forms the southern property boundary.

Reviewed by: Lori Tanner, Engineering Specialist 5/02/2025

# RFD Service Review

Case Number: AX-12-25

Box Response: 4208 Forestville Rd

Council District: District B

Date: 05/01/2025



| 1 <sup>st</sup> Alarm Fire Response Units  | Time (min) | Distance (mi) |
|--|------------|---------------|
| Engine 28 (3500 Forestville Rd)  | 5          | 1.7           |
| Engine 27 (5916 Buffalo Rd)  | 8          | 4.0           |
| Engine 19 (4209 Spring Forest Rd)  | 10         | 5.9           |
| Engine 22 (10050 Durant Rd)  | 13         | 6.6           |
| Ladder 22 (10050 Durant Rd)  | 13         | 6.6           |
| Ladder 15 (1815 Spring Forest Rd)  | 16         | 8.7           |
| Mutual Aid Unit  |            |               |
| Wake New Hope (4909 Watkins Rd)  | 7          | 2.9           |
| 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 approximately 300 ft away Grosbeak Way.  |            |               |
| Additional Comments  |            |               |
|  |            |               |
|  |            |               |

# Preliminary Subdivision Application

## Site Review

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 OPTIONS (UDO Chapter 2)

|   |   |  |
|---|---|--|
| <input type="checkbox"/> Conventional Subdivision | <input checked="" type="checkbox"/> Compact Development | <input type="checkbox"/> Conservation Development            |
| <input type="checkbox"/> Cottage Court            | <input type="checkbox"/> Flag lot                       | <input type="checkbox"/> Frequent Transit Development Option |

*NOTE: Subdivisions may require City Council approval if located in a Historic Overlay District.*

### GENERAL INFORMATION

|  |   |   |   |                                     |
|--|---|---|---|-------------------------------------|
| Scoping/sketch plan case number(s):                                |   |   |   |                                     |
| Development name (subject to approval): Forestville Road Townhomes |   |   |   |                                     |
| Property Address(es): 4208 Forestville Road                        |   |   |   |                                     |
| Recorded Deed PIN(s): 1747-30-6143                                 |   |   |   |                                     |
| <b>Building type(s):</b>   | <input type="checkbox"/> Detached House     | <input type="checkbox"/> Attached House | <input checked="" type="checkbox"/> Townhouse | <input type="checkbox"/> Apartment  |
| <input type="checkbox"/> General Building                          | <input type="checkbox"/> Mixed Use Building | <input type="checkbox"/> Civic Building | <input type="checkbox"/> Open Lot             | <input type="checkbox"/> Tiny House |

### CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION

|   |   |
|---|---|
| <b>Current Property Owner(s) Names:</b> Michael Nedriga   |   |
| Company: Capital Properties of North Carolina LLC   | Title: Manager  |
| Address: 1540 Grand Willow Way, Raleigh NC 27614  |   |
| Phone #: 919-779-9664   | Email: cpncllc@gmail.com  |
| <b>Applicant Name (If different from owner. See "who can apply" in instructions):</b>                   |   |
| Relationship to owner:  | <input type="checkbox"/> Lessee or contract purchaser <input checked="" type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder |
| Company: TMTLA Associates   | Address: 5011 Southpark Drive #200, Durham NC 27713   |
| Phone #: 919-484-8880   | Email: pam@tmtla.com  |
| <b>NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.</b> |   |
| <b>Developer Contact Names:</b> Michael Nedriga   |   |
| Company: Capital Properties of North Carolina LLC   | Title: Manager  |
| Address: 1540 Grand Willow Way, Raleigh NC 27614  |   |
| Phone #: 919-779-9664   | Email: cpncllc@gmail.com  |

**DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION**

|  |                                    |   |                                 |
|--|------------------------------------|---|---------------------------------|
| Gross site acreage: 3.10 acres                                 |                                    |   |                                 |
| Zoning districts (if more than one, provide acreage of each):  |                                    |   |                                 |
| ROW Dedication: 0.68 AC; Net area: R-4 (1.59 AC) and CM (0.83) |                                    |   |                                 |
| Overlay district(s): n/a                                       | Inside City Limits?                | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Historic District/Landmark: N/A |
| Conditional Use District (CUD)<br>Case # Z-                    | Board of Adjustment Case #<br>BOA- | Design Alternate Case #<br>DA-                                      |                                 |

**STORMWATER INFORMATION**

|   |  |
|---|--|
| Imperious Area on Parcel(s):<br>Existing (sf) 18,028 Proposed total (sf) 21,980 | Impervious Area for Compliance (includes right-of-way):<br>Existing (sf) Proposed total (sf) |
|---|--|

**NUMBER OF LOTS AND DENSITY**

|  |                           |  |
|--|---------------------------|--|
| # of Detached House Lots:  | # of Attached House Lots: | # of Townhouse Lots: 12                                    |
| # of Tiny House Lots:  | # of Open Lots:<br>1      | # of Other Lots (Apartment, General,<br>Mixed Use, Civic): |
| Total # of Lots: 13  | Total # Dwelling Units:   |  |
| # of bedroom units (if known): 1br 2br 3br 12 4br  |                           |  |
| Proposed density for each zoning district (UDO 1.5.2.F): R-4: 7.55 du/ac (based on net area) CM: n/a |                           |  |

**APPLICANT SIGNATURE BLOCK**

Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

Acting as an authorized agent requires written permission from the property owner for the purposes of making this development approval and/or permit application. Written permission from the property owner to act as an authorized agent must be made available to the City of Raleigh upon request.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

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.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued, and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

|                                 |                 |
|---------------------------------|-----------------|
| Signature: <i>Pamela Porter</i> | Date: 12/3/2024 |
| Printed Name: Pamela Porter     |                 |
| Signature:                      | Date:           |
| Printed Name:                   |                 |



Preliminary Subdivision Application

Site Review

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 OPTIONS (UDO Chapter 2)  |   |  |
|--|---|--|
| <input type="checkbox"/> Conventional Subdivision  | <input checked="" type="checkbox"/> Compact Development | <input type="checkbox"/> Conservation Development            |
| <input type="checkbox"/> Cottage Court   | <input type="checkbox"/> Flag lot                       | <input type="checkbox"/> Frequent Transit Development Option |
| NOTE: Subdivisions may require City Council approval if located in a Historic Overlay District.  |   |  |
| GENERAL INFORMATION  |   |  |
| Scoping/sketch plan case number(s):  |   |  |
| Development name (subject to approval): Forestville Road Townhomes   |   |  |
| Property Address(es): 4208 Forestville Road  |   |  |
| Recorded Deed PIN(s): 1747-30-6143   |   |  |
| Building type(s): <input type="checkbox"/> Detached House <input type="checkbox"/> Attached House <input checked="" type="checkbox"/> Townhouse <input type="checkbox"/> Apartment <input type="checkbox"/> General Building <input type="checkbox"/> Mixed Use Building <input type="checkbox"/> Civic Building <input type="checkbox"/> Open Lot <input type="checkbox"/> Tiny House |   |  |

| CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION   |   |
|--|---|
| Current Property Owner(s) Names: Michael Nedriga   |   |
| Company: Capital Properties of North Carolina LLC  | Title: Manager                                      |
| Address: 1540 Grand Willow Way, Raleigh NC 27614   |   |
| Phone #: 919-779-9664  | Email: cpncllc@gmail.com                            |
| Applicant Name (If different from owner. See "who can apply" in instructions):   |   |
| Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input checked="" type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder |   |
| Company: TMTLA Associates  | Address: 5011 Southpark Drive #200, Durham NC 27713 |
| Phone #: 919-484-8880  | Email: pam@tmtla.com                                |
| NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.   |   |
| Developer Contact Names: Michael Nedriga   |   |
| Company: Capital Properties of North Carolina LLC  | Title: Manager                                      |
| Address: 1540 Grand Willow Way, Raleigh NC 27614   |   |
| Phone #: 919-779-9664  | Email: cpndllc@gmail.com                            |

4 Revision 05.07.24 [raleighnc.gov](http://raleighnc.gov)

| DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION        |                                 |   |                                 |
|--|---------------------------------|---|---------------------------------|
| Gross site acreage: 3.10 acres                                 |                                 |   |                                 |
| Zoning districts (if more than one, provide acreage of each):  |                                 |   |                                 |
| ROW Dedication: 0.68 AC; Net area: R-4 (1.59 AC) and CM (0.83) |                                 |   |                                 |
| Overlay district(s): n/a                                       | Inside City Limits?             | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Historic District/Landmark: N/A |
| Conditional Use District (CUD) Case # Z-                       | Board of Adjustment Case # BOA- | Design Alternate Case # DA-   |                                 |

| STORMWATER INFORMATION   |   |   |
|--|---|---|
| Imperious Area on Parcel(s): Existing (sf) 18,028  | Impervious Area for Compliance (includes right-of-way): Existing (sf) Proposed total (sf) |   |
| NUMBER OF LOTS AND DENSITY   |   |   |
| # of Detached House Lots:  | # of Attached House Lots:   | # of Townhouse Lots: 12                                 |
| # of Tiny House Lots:  | # of Open Lots: 1   | # of Other Lots (Apartment, General, Mixed Use, Civic): |
| Total # of Lots: 13  | Total # Dwelling Units:   |   |
| # of bedroom units (if known): 1br 2br 3br 12 4br  |   |   |
| Proposed density for each zoning district (UDO 1.5.2.F): R-4: 7.55 du/ac (based on net area) CM: n/a |   |   |

| APPLICANT SIGNATURE BLOCK  |                 |
|--|-----------------|
| Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.   |                 |
| Acting as an authorized agent requires written permission from the property owner for the purposes of making this development approval and/or permit application. Written permission from the property owner to act as an authorized agent must be made available to the City of Raleigh upon request.   |                 |
| By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).                 |                 |
| 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.   |                 |
| The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued, and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application. |                 |
| Signature: Pamela Porter   | Date: 12/3/2024 |
| Printed Name: Pamela Porter  |                 |
| Signature:   | Date:           |
| Printed Name:  |                 |

# FORESTVILLE ROAD TOWNHOMES

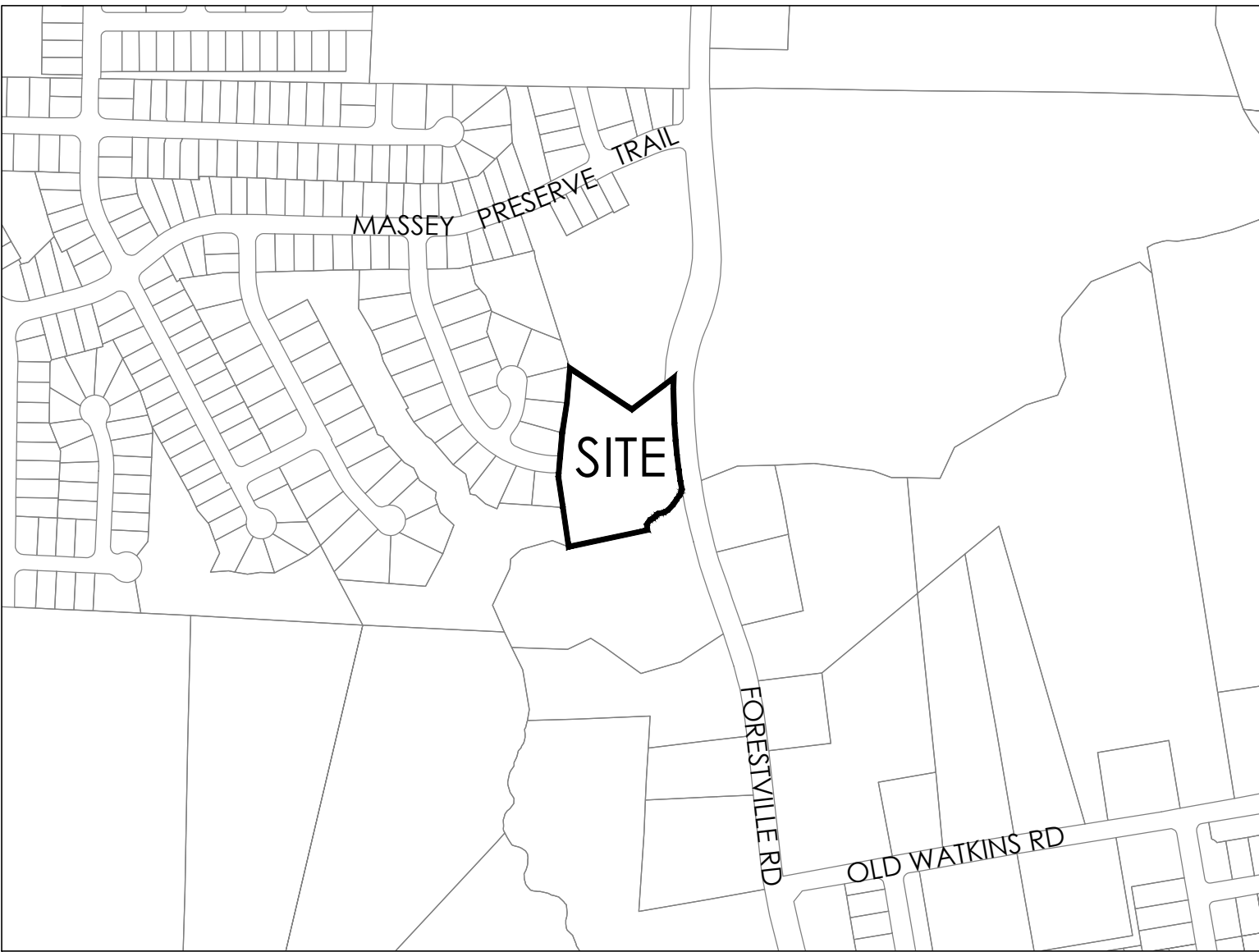
## PRELIMINARY SUBDIVISION PLAN

### R-4 COMPACT DEVELOPMENT

#### 4208 FORESTVILLE RD

#### RALEIGH, NC 27616

#### PIN# 1747-30-6143



#### CONTACT INFORMATION

owner/developer:

Capital Properties of North Carolina LLC  
1540 Grand Willow Way  
Raleigh NC 27614  
(919) 779-9664  
Contact: Michael Nedriga

landscape architect:

TMTLA Associates  
5011 Southpark Drive, Ste. 200  
Durham, North Carolina 27713  
(919) 484-8880  
Contact: Pamela Porter, PLA

civil engineer:

Piedmont Land Design, PLLC  
8522 Six Forks Rd STE 204  
Raleigh, NC 2761  
(919) 845-7600  
Contact: Mike Schneider, PE

#### SITE DATA

|                   |  |
|-------------------|--|
| PIN:              | 1747-30-6143                                       |
| ZONING:           | R-4 & CM   |
| GROSS AREA:       | 3.10   |
| NET AREA:         | 2.42 AC (AFTER R-O-W DEDICATION)*                  |
| ZONING OVERLAY:   | N/A  |
| FRONTAGE TYPE:    | N/A  |
| CURRENT USE:      | RESIDENTIAL / VACANT (SEE PERMIT #LDG-005151-2024) |
| PROPOSED USE:     | TOWNHOMES (COMPACT DEVELOPMENT OPTION)             |
| NUMBER OF UNITS:  | 12   |
| DENSITY:          | 4.96 DU/AC   |
| EXISTING PARKING: | N/A  |
| PROPOSED PARKING: | 2 SPACE/UNIT                                       |

#### SHEET INDEX

- L-0 — COVER SHEET
- L-1 — EXISTING CONDITIONS
- L-2 — SITE LAYOUT PLAN
- CC1.0 — UTILITY PLAN
- CC1.0 — GRADING PLAN
- L-3 — SITE LIGHTING PLAN
- L-4 — LANDSCAPE PLAN
- L-5 — TCA PLAN
- L-6 — SITE DETAILS
- L-7 — SITE DETAILS

#### SUBMITTAL DATES

FIRST SUBMITTAL — 12/3/2024



Know what's below.  
Call before you dig.  
Dial 811 or 1-800-632-4949

REVISIONS:

|  |
|--|
|  |
|  |
|  |

COVER SHEET  
FORESTVILLE ROAD TH'S  
4208 FORESTVILLE RD, RALEIGH, NC 27616  
CAPITAL PROPERTIES OF NORTH CAROLINA LLC  
PRELIMINARY  
NOT FOR CONSTRUCTION

SCALE:  
AS NOTED  
DRAWN BY:  
PMP  
PROJECT #  
23170  
DATE:  
11-22-2024  
SHEET  
L-0  
OF





EXISTING CONDITIONS NOTES

1. SURVEY PROVIDED BY ROBINSON & PLANTE, P.C. LAND SURVEYING ON AUGUST 2024.
2. PROJECT SITE IS LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON FIRM PANEL # 3720174700K [ZONE AE] DATED 7/19/2022.
3. THERE ARE NPOTENTIALLY JURISDICTIONAL WETLANDS WITHIN THE PROJECT SITE AS DETERMINED MITCHELL ENVIRONMENTAL.
4. THERE ARE BUFFERED STREAMS WITHIN THE PROJECT SITE AS DETERMINED BY NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY.
5. EXISTING CONDITIONS AS SHOWN ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE AND DO NOT INCLUDE MECHANICAL, ELECTRICAL AND MISCELLANEOUS STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW THE PROJECT SITE AND FAMILIARIZE WITH ACTUAL FIELD CONDITIONS PRIOR TO BIDDING AND COMMENCING WORK. IF FIELD CONDITIONS ARE FOUND TO BE SIGNIFICANTLY DIFFERENT THE CONTRACTOR SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT OR ENGINEER IMMEDIATELY.

DEMOLITION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL AND STATE PERMITS TO PERFORM DEMOLITION WORK ON-SITE AND IN THE RIGHT-OF-WAY.
2. IF ANY HAZARDOUS MATERIALS ARE FOUND ON SITE, THEY SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS HANDLER. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
3. CONTRACTOR SHALL PROTECT ADJACENT STRUCTURES AND INFRASTRUCTURE FROM DAMAGE DUE TO DEMOLITION ACTIVITIES. ANY DAMAGE OUTSIDE OF THE PROJECT LIMITS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST.
4. DEMOLITION SHALL BE PERFORMED WITH DUE CARE AND DILIGENCE. ALL STRUCTURES AND UTILITIES NOT DESIGNATED FOR REMOVAL OR MODIFICATION SHALL REMAIN AND BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGED INFRASTRUCTURE ON-SITE OR IN THE RIGHT-OF-WAY SHALL BE REPAIRED TO NCDOT OR CITY OF RALEIGH STANDARDS AND SPECIFICATIONS BY THE CONTRACTOR AT NO ADDITIONAL COST.
5. ALL EXISTING IMPROVEMENTS WITHIN THE LIMITS OF DISTURBANCE ABOVE AND BELOW GROUND SHALL BE DEMOLISHED AS NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. THIS INCLUDES, BUT IS NOT LIMITED TO, EXISTING TREES, VEGETATION, FENCES, PAVEMENTS, CURB AND GUTTER, STRUCTURES, FOUNDATIONS, POLES, SIGNAGE, WALLS, AND OTHER MISCELLANEOUS SITE ELEMENTS.
6. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES ABOVE AND BELOW GROUND AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM THEIR ACTIVITIES. CONTRACTOR SHALL NOTIFY NORTH CAROLINA ONE CALL (1-800-632-4949) LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF NORTH CAROLINA ONE CALL. THE CONTRACTOR MAY ALSO NEED TO ENGAGE A PRIVATE UTILITY LOCATING FIRM AT THEIR OWN COST TO EFFICIENTLY HAVE ALL UTILITIES LOCATED. CONTRACTOR SHALL REPORT ALL DISCOVERED UTILITIES DURING CONSTRUCTION TO THE PROJECT LANDSCAPE ARCHITECT OR ENGINEER.
7. CONTRACTOR SHALL COORDINATE UTILITY ABANDONMENT, REMOVAL, AND RELOCATION WITH THE APPROPRIATE UTILITY SERVICE PROVIDER. ALL UTILITY ABANDONMENT, REMOVAL AND RELOCATION WORK SHALL BE PERFORMED PER THE SERVICE PROVIDERS STANDARDS AND SPECIFICATIONS.
8. REFERENCE SITE LAYOUT PLAN SHEET L-2 FOR LAYOUT DIMENSIONS AND EXTENT OF DEMOLITION AREAS. ALL PAVEMENT, CURB AND GUTTER AND SIDEWALK TO BE REMOVED SHALL BE SAW CUT TO PROVIDE A STRAIGHT AND UNIFORM LINE FOR REMOVAL. EXISTING PAVEMENT, CURB AND GUTTER, AND SIDEWALK NOT INDICATED FOR REMOVAL, WHICH IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED TO MATCH ORIGINAL CONFIGURATION.
9. ALL DEMOLITION AND CONSTRUCTION WASTE SHALL BE REMOVED FROM THE PROJECT SITE BY THE CONTRACTOR AND DISPOSED OF PROPERLY PER STATE, LOCAL, AND FEDERAL REGULATIONS.
10. UNLESS OTHERWISE DIRECTED, THE CONTRACTOR SHALL PROTECT ALL TREES THAT ARE TO REMAIN AND FENCE THOSE WHICH MAY RISK DAMAGE FROM CONSTRUCTION EQUIPMENT OR WORK. TREE PROTECTION FENCING SHALL BE INSTALLED AS SHOWN ON THESE PLANS. ALL TREES WHICH ARE TO BE REMOVED SHALL BE DONE IN A MANNER WHICH WILL NOT INJURE PLANT MATERIAL TO REMAIN. STUMPS SHALL BE COMPLETELY REMOVED AND HAULED OFF.
11. CONTRACTOR SHALL STRIP TOPSOIL AND STOCKPILE FOR LATER REUSE.
12. EROSION AND SEDIMENTATION CONTROL MEASURES PER APPROVED EROSION CONTROL PLANS SHALL BE IN PLACE AND IN WORKING ORDER PRIOR TO THE START OF ANY DEMOLITION ACTIVITIES.

| LINE TABLE |               |          | LEGEND   |  |
|------------|---------------|----------|--|--|
| LINE       | BEARING       | DISTANCE | (O)-POSSIBLE OVERLAP LINE BEARING AND DISTANCE |  |
| L1         | S 02°56'15" W | 11.28'   | OHPL-OVERHEAD PHONE LINES                      |  |
| L2         | S 00°36'41" E | 50.15'   | RBF-REBAR FOUND                                |  |
| L3         | S 03°31'21" E | 50.97'   | UGOFM-UNDERGROUND FIBER OPTIC MARKER           |  |
| L4         | S 04°26'25" E | 50.53'   | UGFOB-UNDERGROUND FIBER OPTIC BOX              |  |
| L5         | S 06°48'03" E | 51.85'   | UGGLM-UNDERGROUND GASLINE MARKER               |  |
| L6         | S 07°56'05" E | 49.89'   | GV-GAS VALVE                                   |  |
| L7         | S 10°01'02" E | 51.24'   | RWK-REUSE WATER MARKER                         |  |
| L8         | S 10°48'18" E | 13.36'   | RWMH-REUSE WATER MANHOLE                       |  |
| L9         | S 49°44'15" W | 10.97'   | UGTSB-UNDERGROUND TRAFFIC SIGNAL BOX           |  |
| L10        | S 40°58'11" W | 11.52'   | EM-ELECTRIC METER                              |  |
| L11        | S 54°27'47" W | 22.51'   | FES-FLARED END SECTION                         |  |
| L12        | S 50°09'00" W | 18.19'   | STMH-STORM MANHOLE                             |  |
| L13        | S 43°26'13" W | 10.90'   | CB-CATCH BASIN                                 |  |
| L14        | S 48°17'49" W | 24.84'   | CP/X-CALCULATED POINT                          |  |
| L15        | S 50°43'29" W | 34.13'   | NF-NAIL FOUND                                  |  |
| L16        | S 71°06'32" W | 27.59'   | BISF-BENT IRON STAKE FOUND                     |  |
| L17        | S 68°53'25" W | 14.73'   | RBS-REBAR SET                                  |  |
| L18        | S 76°25'11" W | 29.02'   | SQIBF-SQUARE IRON BAR FOUND                    |  |
| L19        | S 79°10'35" W | 18.15'   | AXL-AXLE FOUND                                 |  |
| L20        | S 80°38'51" W | 16.32'   | STL-SEPTIC TANK LID                            |  |
| L21        | S 83°07'56" W | 22.50'   | TP-TELEPHONE POLE                              |  |
| L22        | S 74°37'04" W | 13.23'   | VWSSE-VARIABLE WIDTH SANITARY SEWER EASEMENT   |  |
| L23        | S 69°28'29" W | 20.20'   | TOE-TEMPORARY CONSTRUCTION EASEMENT            |  |
| L24        | N 88°56'24" W | 14.70'   | UE-UTILITY EASEMENT                            |  |
| L25        | S 64°47'28" W | 8.13'    | SUP-SUPPORT POLE                               |  |
| L26        | S 55°07'32" W | 13.67'   | OHSUPL-OVERHEAD SUPPORT LINE                   |  |
| L27        | S 68°29'11" W | 28.28'   | CO-CLEAN OUT                                   |  |
| L28        | S 74°36'24" W | 20.49'   | GW-GUY WIRE                                    |  |
| L29        | N 52°45'18" E | 37.68'   | TS-TRAFFIC SIGN                                |  |
| L30        | S 00°55'43" W | 34.86'   | IPF-IRON PIPE FOUND                            |  |
| L31        | S 00°36'41" E | 48.28'   | LP-LIGHT POLE                                  |  |
| L32        | S 03°31'21" E | 49.96'   | ROP-REINFORCED CONCRETE PIPE                   |  |
| L33        | S 04°26'25" E | 49.67'   | PP-POWER POLE                                  |  |
| L34        | S 06°48'03" E | 50.94'   | OHPL-OVERHEAD POWER LINES                      |  |
| L35        | S 07°56'05" E | 49.05'   | OHP&PHL-OVERHEAD POWER AND PHONE LINES         |  |
| L36        | S 10°01'02" E | 35.68'   | MH-SANITARY SEWER MANHOLE                      |  |
| L37        | S 38°08'17" W | 21.58'   | BC-BACK OF CURB                                |  |
| L38        | S 31°08'17" W | 16.15'   | EOP-EDGE OF PAVEMENT                           |  |
| L39        | S 49°44'15" W | 3.60'    | -U-UTILITY EASEMENT                            |  |
|            |               |          | -UE-TEMPORARY CONSTRUCTION EASEMENT            |  |
|            |               |          | -OHP-POWER EASEMENT                            |  |
|            |               |          | -RW-UNDERGROUND REUSE WATER LINE               |  |
|            |               |          | -E-UNDERGROUND POWER LINE                      |  |
|            |               |          | -S-UNDERGROUND SEWER FORCEMAIN LINE            |  |
|            |               |          | PB - PHONE BOX                                 |  |
|            |               |          | SE - NCDOT SLOPE EASEMENT                      |  |
|            |               |          | PDE - NCDOT PERMANENT DRAINAGE EASEMENT        |  |
|            |               |          | TPAD - TRANSFORMER PAD                         |  |
|            |               |          | WF - WETLANDS FLAG                             |  |
|            |               |          | OHWM - ORDINARY HIGH WATER MARK                |  |
|            |               |          | CPP - CORRUGATED PLASTIC PIPE                  |  |
|            |               |          | CMP - CORRUGATED METAL PIPE                    |  |

1 EXISTING CONDITIONS PLAN  
L-1 SCALE: 1"=30'

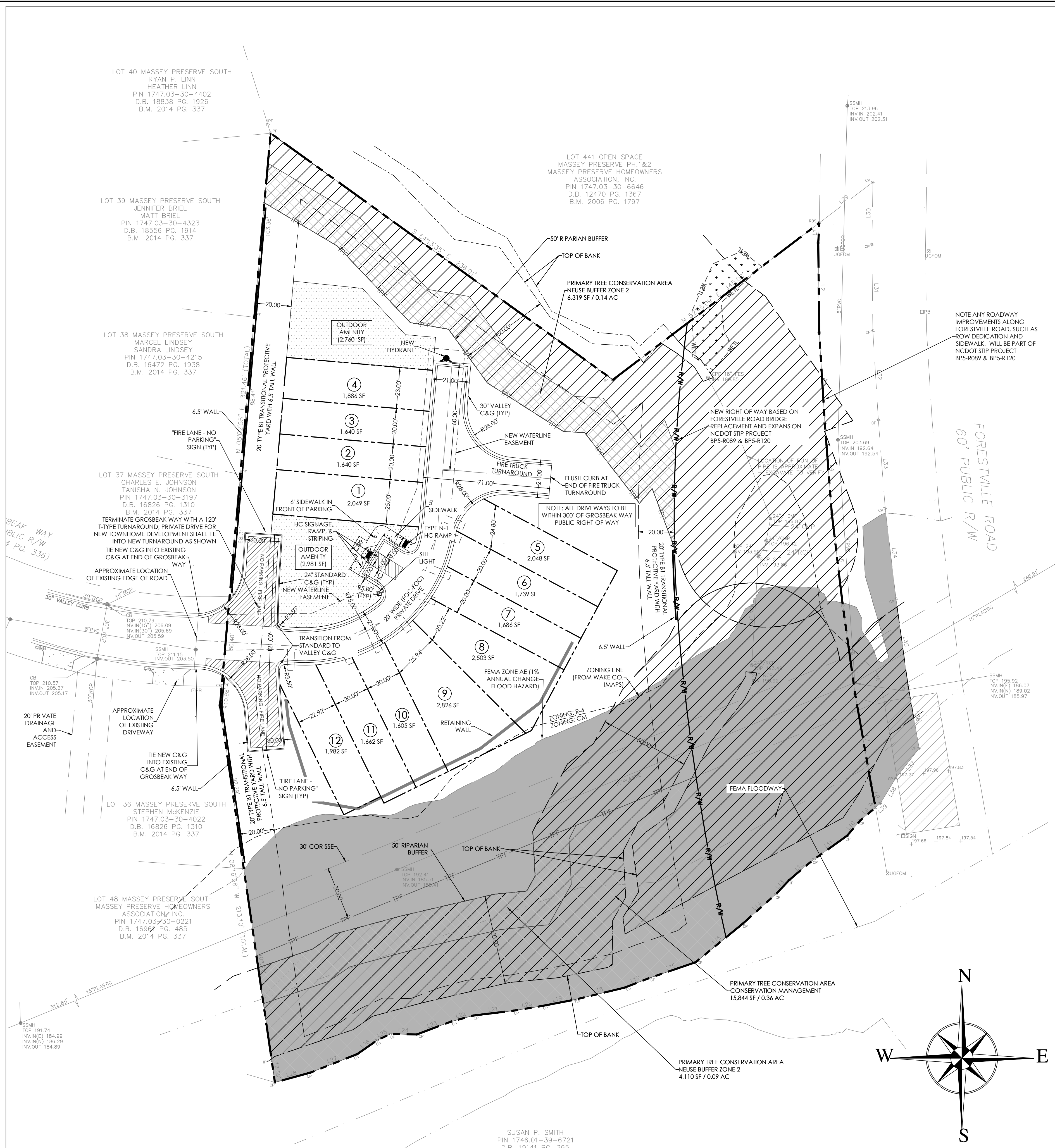


811  
Know what's below.  
Call before you dig.  
Dial 811 or 1-800-632-4949

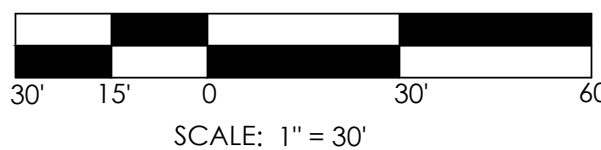
REVISIONS:

EXISTING CONDITIONS &  
DEMOLITION PLAN  
FORESTVILLE ROAD TH'S  
4208 FORESTVILLE RD, RALEIGH, NC 27616  
CAPITAL PROPERTIES OF NORTH CAROLINA LLC  
PRELIMINARY  
NOT FOR CONSTRUCTION  
SCALE:  
AS NOTED  
DRAWN BY:  
PMP  
PROJECT #  
23170  
DATE:  
11-22-2024  
SHEET  
L-1  
OF





1 SITE LAYOUT PLAN  
L-2 SCALE: 1"=30'



## SITE DATA

OWNER: CAPITAL PROPERTIES OF NORTH CAROLINA LLC  
OWNER ADDRESS: 1540 GRAND WILLOW WAY, RALEIGH, NC 27614  
PROPERTY ADDRESS: 4208 FORESTVILLE RD, RALEIGH, NC 27616  
PIN: 1747-30-6143  
REID: 43520  
GROSS AREA: 3.10 AC

ROW DEDICATION SHOWN FOR BRIDGE: 0.68 AC

NET AREA: 2.42 AC  
CM ZONING: 0.83 AC  
R-4 ZONING: 1.59 AC

EX. USE: RESIDENTIAL (VACANT)  
PROPOSED USE: TOWNHOMES (R-4 COMPACT OPTION)

EX. ZONING: R-4 & CM  
OVERLAYS: N/A

FRONT SETBACK: 20' MIN.  
SIDE SETBACK: 5' MIN. BUILDING SEPARATION  
REAR SETBACK: 20' MIN.

BUILDING HEIGHT: 45' MAX / 3 STORIES

RIVER BASIN: NEUSE  
WATERSHED OVERLAY: NONE

STREAM BUFFER: YES

WETLANDS: YES - POTENTIALLY JURISDICTIONAL

AREA WITHIN STREAM BUFFER AND FLOODPLAIN (NET): APPX. 0.78 AC  
APPX. 32% OF THE SITE

FLOODPLAIN: YES

PROPOSED IMPERVIOUS: 21,980 S.F. (16.2%)

SCM AREA: N/A - NO SCM REQUIRED

OPEN SPACE REQUIRED: 1 AC  
OPEN SPACE PROVIDED: 1.08 AC

OUTDOOR AMENITY REQUIRED: 5,271 SF (5%)  
OUTDOOR AMENITY PROVIDED: 5,741 SF (5%)

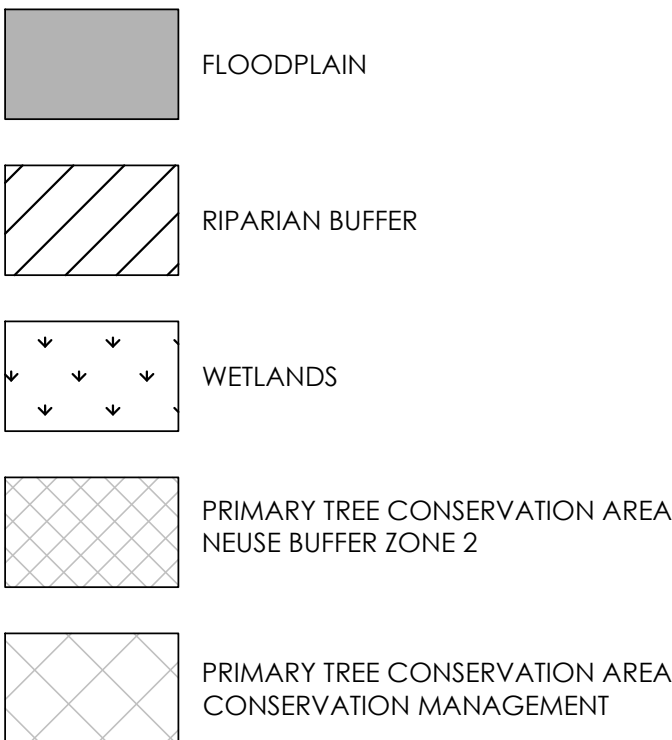
TREE CONSERVATION AREA REQUIRED: 0.24 AC (10%)  
TREE CONSERVATION AREA PROVIDED: 0.60 AC (24.8% - ALL PRIMARY TCA)  
NOTE 0.36 ACRES OF THE PROVIDED TCA IS CONSERVATION MANAGEMENT TCA

VEHICULAR PARKING: 2 SPACES/ UNIT  
CBU PARKING: 2 SPACES (1 STANDARD & 1 HC SPACE)

BICYCLE PARKING: N/A

## SITE LAYOUT PLAN NOTES

- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL CITY OF RALEIGH, AND NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE. IF DISCREPANCIES ARE FOUND THE MORE STRINGENT REQUIREMENTS WILL PREVAIL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO COMPLETE THE PROPOSED WORK. NO CHANGES MAY BE MADE TO THE APPROVED DRAWINGS WITHOUT WRITTEN PERMISSION FROM THE ISSUING AUTHORITY.
- DIMENSIONS ARE TO EDGE OF PAVEMENT, EDGE OF SIDEWALK, FACE OF CURB, CENTERLINE OF COLUMN AND FACE OF BUILDING WALL UNLESS OTHERWISE NOTED. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL CONSTRUCTION TRADES PRIOR TO START OF CONSTRUCTION. CONTRACTOR TO REFERENCE CURRENT ARCHITECTURAL DRAWINGS FOR BUILDING INFORMATION.
- ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL CONFORM TO THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. PAINT STRIPING SHALL BE WHITE UNLESS OTHERWISE NOTED.
- ALL LANDSCAPE ISLANDS SHALL HAVE RAISED CURB AND GUTTER, MINIMUM CURB RADII SHALL BE 3' UNLESS OTHERWISE NOTED.
- A SEPARATE PERMIT AND APPROVAL IS REQUIRED FOR SIGNS.
- FIRE LANE MARKING AND SIGNAGE TO BE IN ACCORDANCE WITH LOCAL GUIDELINES. CONTRACTOR TO CONTACT THE LOCAL FIRE MARSHAL FOR INSTRUCTIONS.
- THE SITE WILL BE FULLY COMPLIANT WITH THE NORTH CAROLINA ACCESSIBILITY CODES (ANSI 117.1 -2009 AND CHAPTER 11 OF THE NCBC) UNLESS AND EXCEPT IN AREAS WHERE AN APPROVED STATEMENT FROM A SITE ENGINEER, SURVEYOR OR ARCHITECT VERIFIES THAT SITE CONDITIONS EXIST WHERE THE TOPOGRAPHY OF THE SITE IS EXTREME AND ONLY ALTERNATE METHODS OF COMPLIANCE ARE POSSIBLE.
- ALL PAVEMENT PATCHING SHALL BE PERFORMED PER CITY OF RALEIGH OR NCDOT STANDARDS AND SPECIFICATION. AS APPLICABLE.
- CONTRACTOR SHALL UTILIZE SIGNS, BARRICADES, FLAGMEN OR GUARDS AS REQUIRED TO PROTECT THE SAFETY OF ALL VEHICULAR AND PEDESTRIAN TRAFFIC DURING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT OF ALL WORK AS ILLUSTRATED ON THE PLANS. ALL PROJECT STAKING SHALL BE PERFORMED BY A REGISTERED PROFESSIONAL SURVEYOR PAID BY THE CONTRACTOR. DO NOT SCALE THE DRAWINGS. DIGITAL INFORMATION IS PROVIDED FOR CONSTRUCTION DRAWINGS. IF EXISTING CONDITIONS DIFFER FROM THOSE ILLUSTRATED ON THE PLANS, NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL FURNISH ALL MATERIALS AND LABOR TO COMPLETE THE WORK ILLUSTRATED ON THE DRAWINGS.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN TWO (2) FEET AND EIGHT (8) FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.
- ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND UNLESS OTHERWISE NOTED.
- SOLID WASTE REMOVAL SHALL BE HANDLED BY A PRIVATE HAULER.



Know what's below.  
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## REVISIONS:

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SITE LAYOUT PLAN  
FORESTVILLE ROAD TH'S  
4208 FORESTVILLE RD, RALEIGH, NC 27616  
CAPITAL PROPERTIES OF NORTH CAROLINA LLC  
PRELIMINARY  
NOT FOR CONSTRUCTION

SCALE:  
AS NOTED  
DRAWN BY:  
PMP  
PROJECT #  
23170  
DATE:  
11-22-2024  
SHEET

L-2

OF



PRELIMINARY  
NOT FOR CONSTRUCTION

4208 FORESTVILLE  
ROAD TOWNHOMES

4208 FORESTVILLE ROAD  
RALEIGH, NORTH CAROLINA

ISSUED: 19 NOV 2024

REVISIONS:

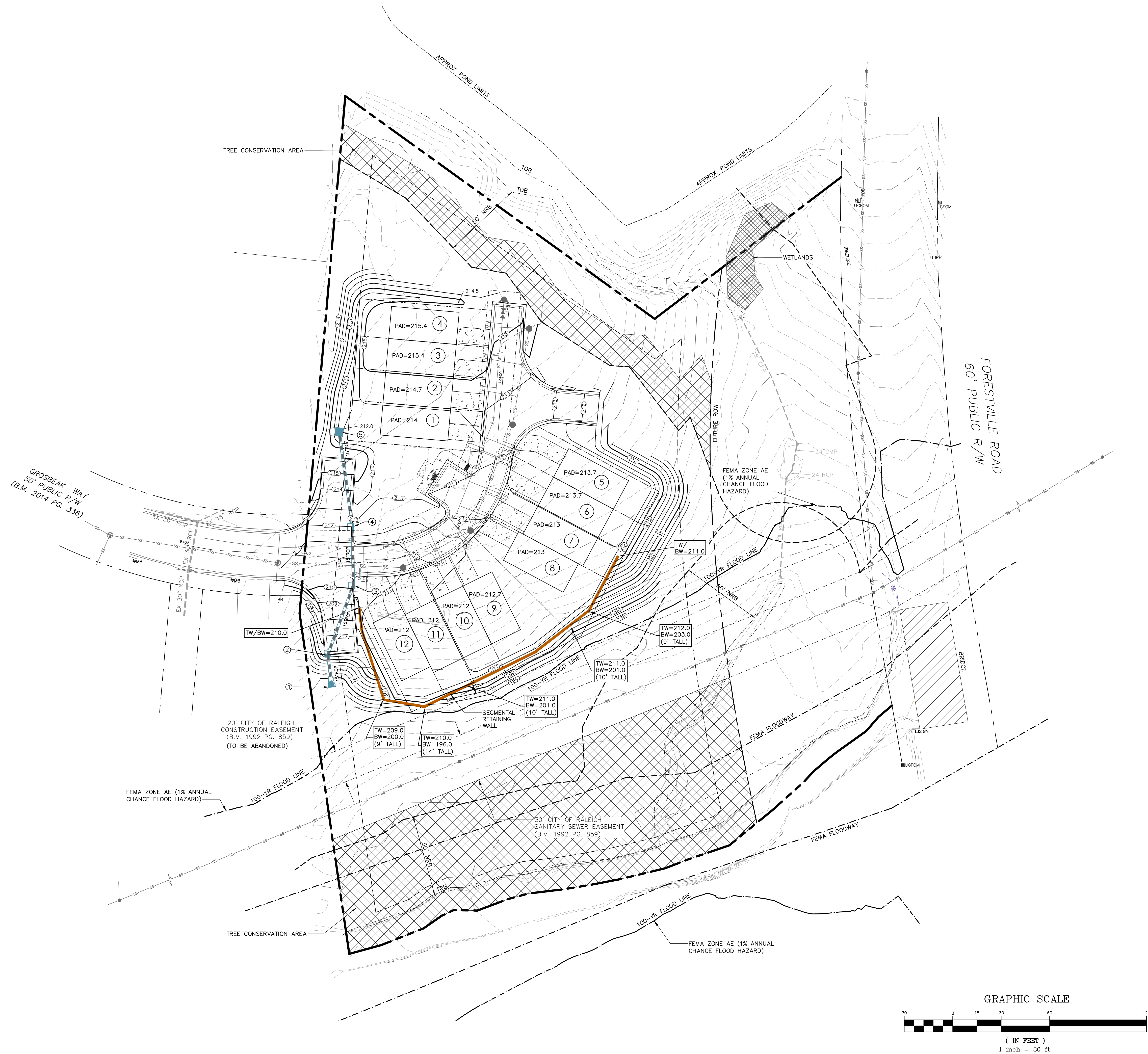
DRAWN BY: **MLS**

CHECKED BY: **MLS**

PROJECT: CPFRR

## GRADING PLAN

DWG. NO. **CC 1.0**



NORTH



**PRELIMINARY**  
NOT FOR CONSTRUCTION

**4208 FORESTVILLE  
ROAD TOWNHOMES**  
**4208 FORESTVILLE ROAD  
RALEIGH, NORTH CAROLINA**

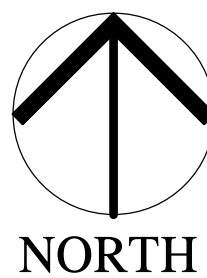
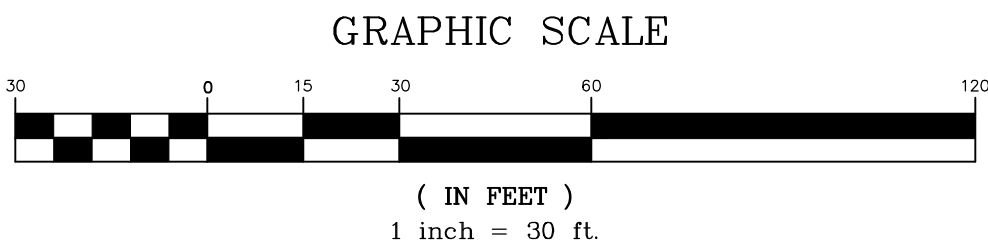
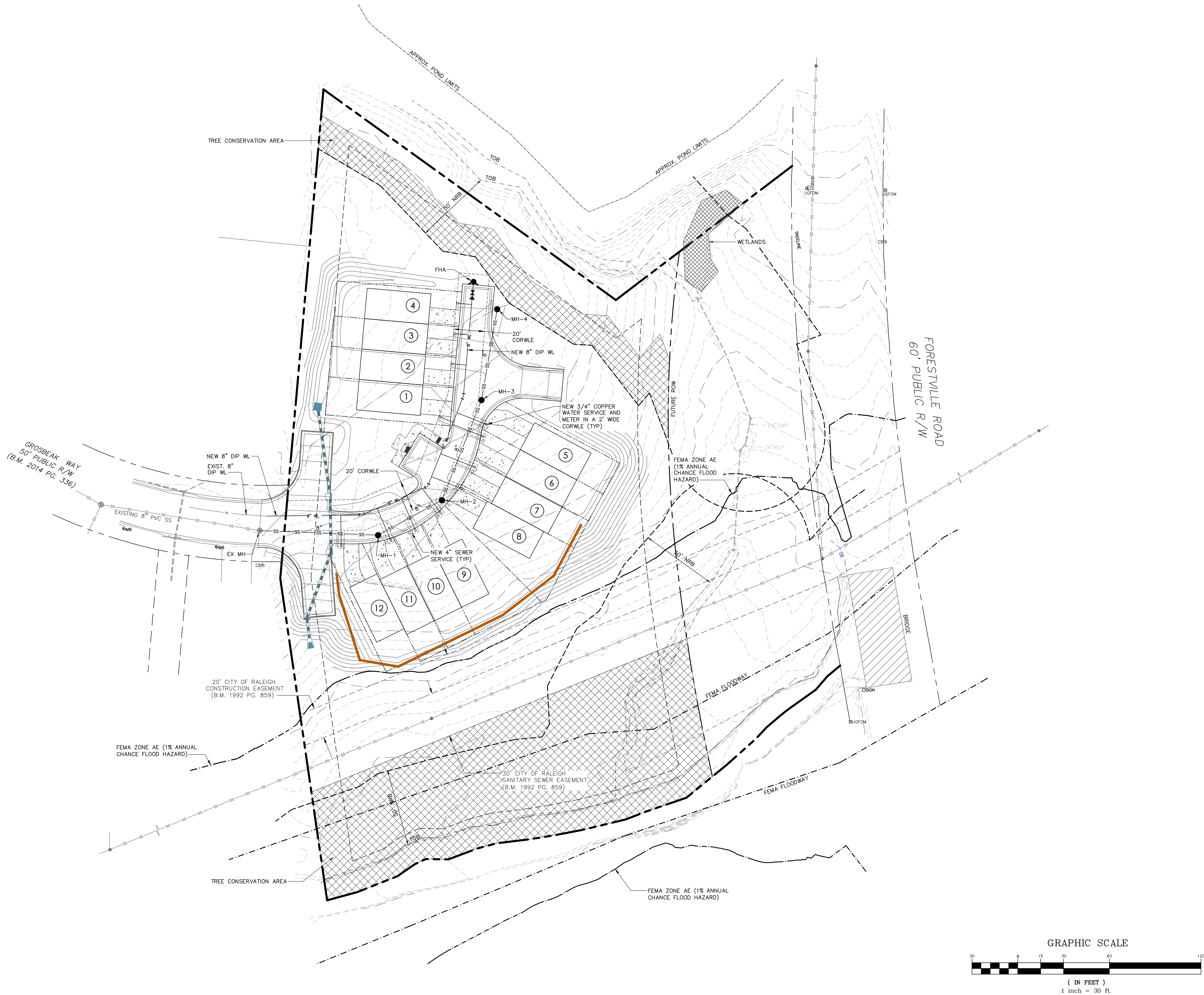
ISSUED: 19 NOV 2024

REVISIONS:

DRAWN BY: **MLS**  
CHECKED BY: **MLS**  
PROJECT: **CPFR**

**UTILITY PLAN**

DWG. NO. **CC 2.0**

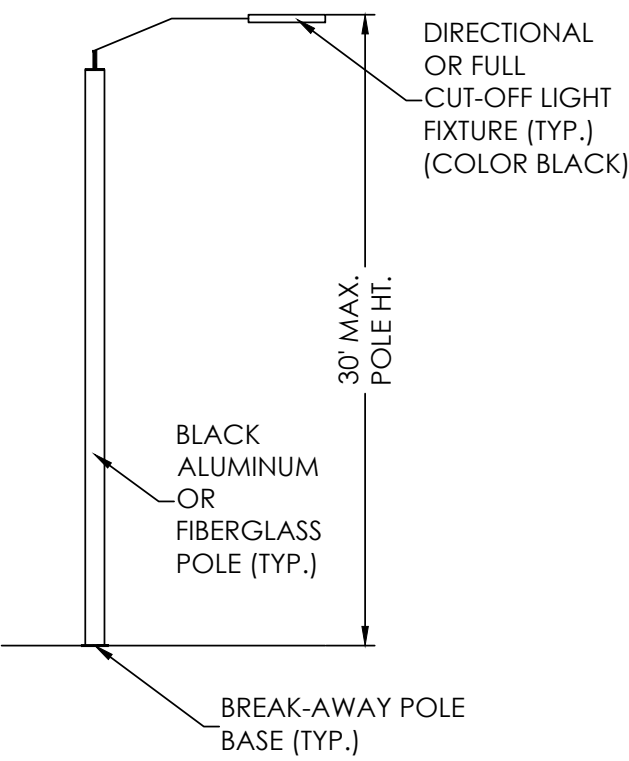






SITE LIGHTING PLAN NOTES

1. PROPOSED SITE LIGHTING SHALL MEET ALL STANDARDS AND SPECIFICATIONS OF THE CITY OF RALEIGH AND NCDOT AS APPLICABLE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO COMPLETE THE PROPOSED WORK.
3. LIGHTING SHALL BE ORIENTED NOT TO DIRECT GLARE OR EXCESSIVE ILLUMINATION ONTO STREETS IN A MANNER THAT MAY DISTRACT OR INTERFERE WITH THE VISION OF MOTOR VEHICLE DRIVES ON SUCH STREETS.
4. CONTRACTOR TO COORDINATE ALL BUILDING MOUNTED LIGHTING WITH ELECTRICAL DESIGNER.
5. CONTRACTOR SHALL COORDINATE LIGHT FIXTURE, AND LIGHT POLE INSTALLATION WITH DUKE ENERGY.
6. CONTRACTOR TO PROVIDE 2" SCHEDULE 40 PVC ELECTRICAL CONDUIT UNDER PAVEMENT, UNDER HEAVILY LANDSCAPED AREAS AND AS NECESSARY TO PROVIDE ACCESS TO ALL LIGHT FIXTURES/POLES AND CONNECT BACK TO ELECTRICAL TIE IN LOCATION.
7. CONTRACTOR TO COORDINATE LIGHT POLE AND CONDUIT LOCATIONS PRIOR TO PAVING.
8. ALL ELECTRICAL CONDUIT, LIGHT POLES, AND FIXTURES TO BE FURNISHED BY THE CONTRACTOR.
9. ALL CONDUIT ENDS ARE TO BE CAPPED TO PREVENT ENTRY OF DEBRIS.
10. ALL CONDUITS MORE THAN 20' IN LENGTH SHALL HAVE A POLY STRING INSTALLED.
11. ALL PVC JOINTS ARE TO BE SOLVENT WELDED.

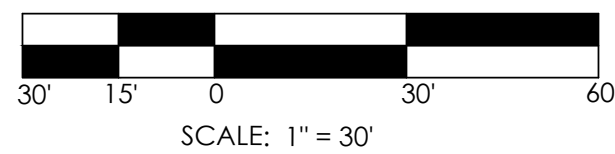


2 PARKING AREA LIGHT  
L-3 NTS

REVISIONS:

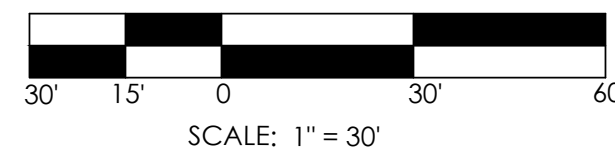
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1. TCA SHALL NOT BE USED FOR CONSTRUCTION WORK SPACE.
2. ALL FINAL TCA AREA BOUNDARIES SHALL BE RECORDED ON FINAL PLAT PRIOR TO BUILDING PERMIT.
3. ALL TREE CONSERVATION AREAS SHOWN ARE PRIMARY SO A TREE CONSERVATION REPORT IS NOT REQUIRED PER THE ADMINISTRATIVE SITE REVIEW CHECKLIST.

Know what's **below**.  
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| REVISIONS:

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4208 FORESTVILLE RD, RALEIGH, NC 27616  
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SCALE:  
AS NOTED

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DRAWN BY:  
PMP

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PROJECT #  
23170

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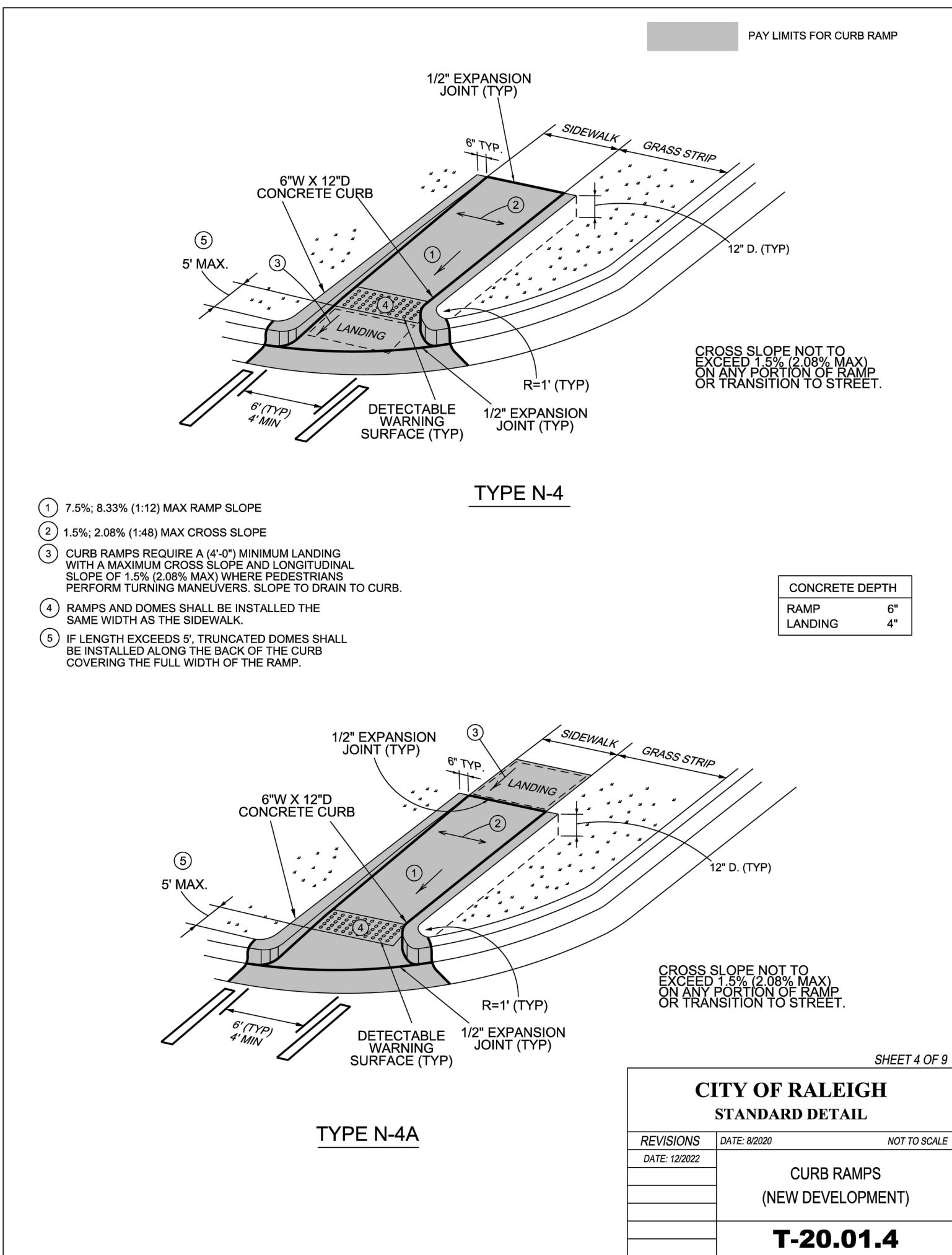
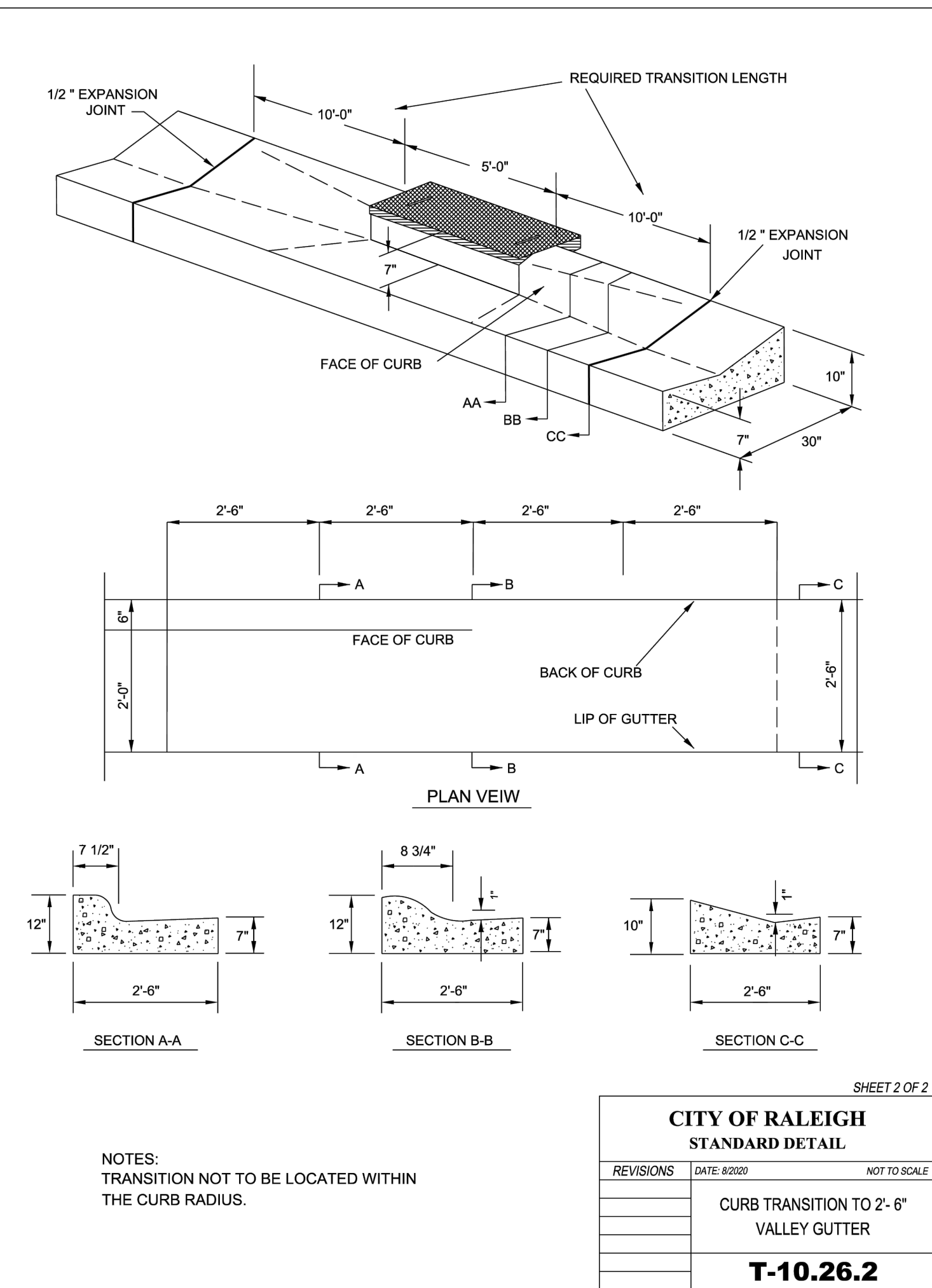
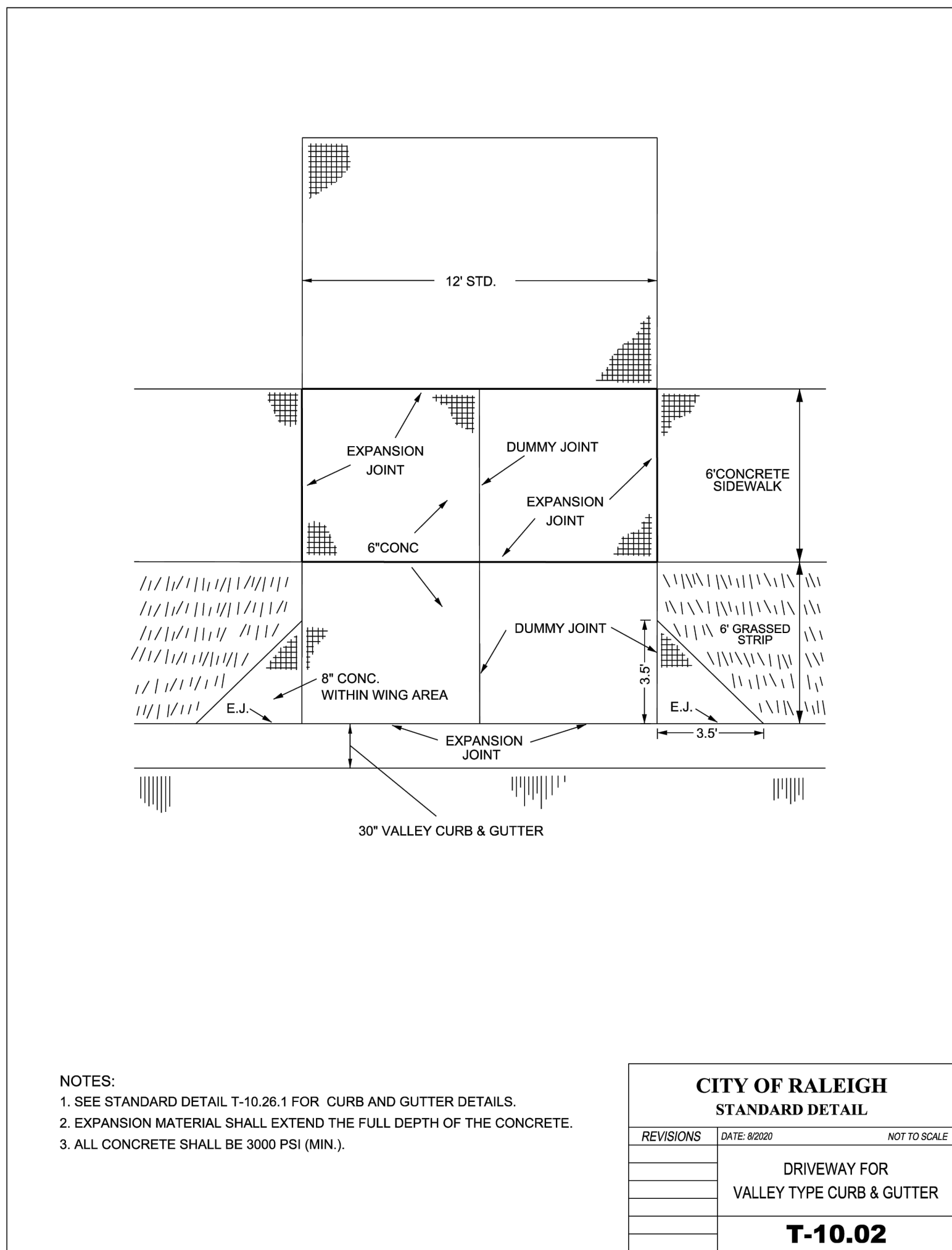
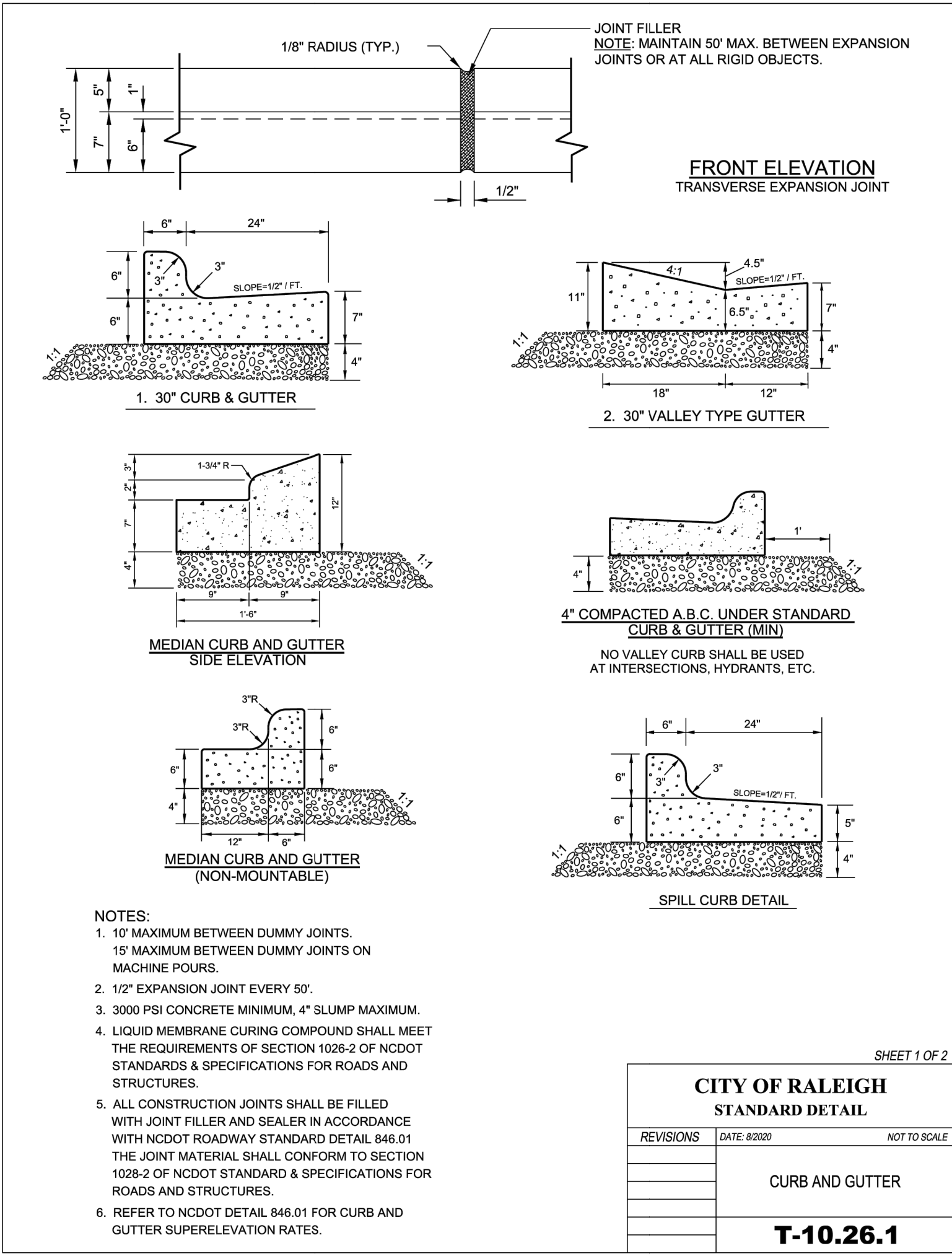
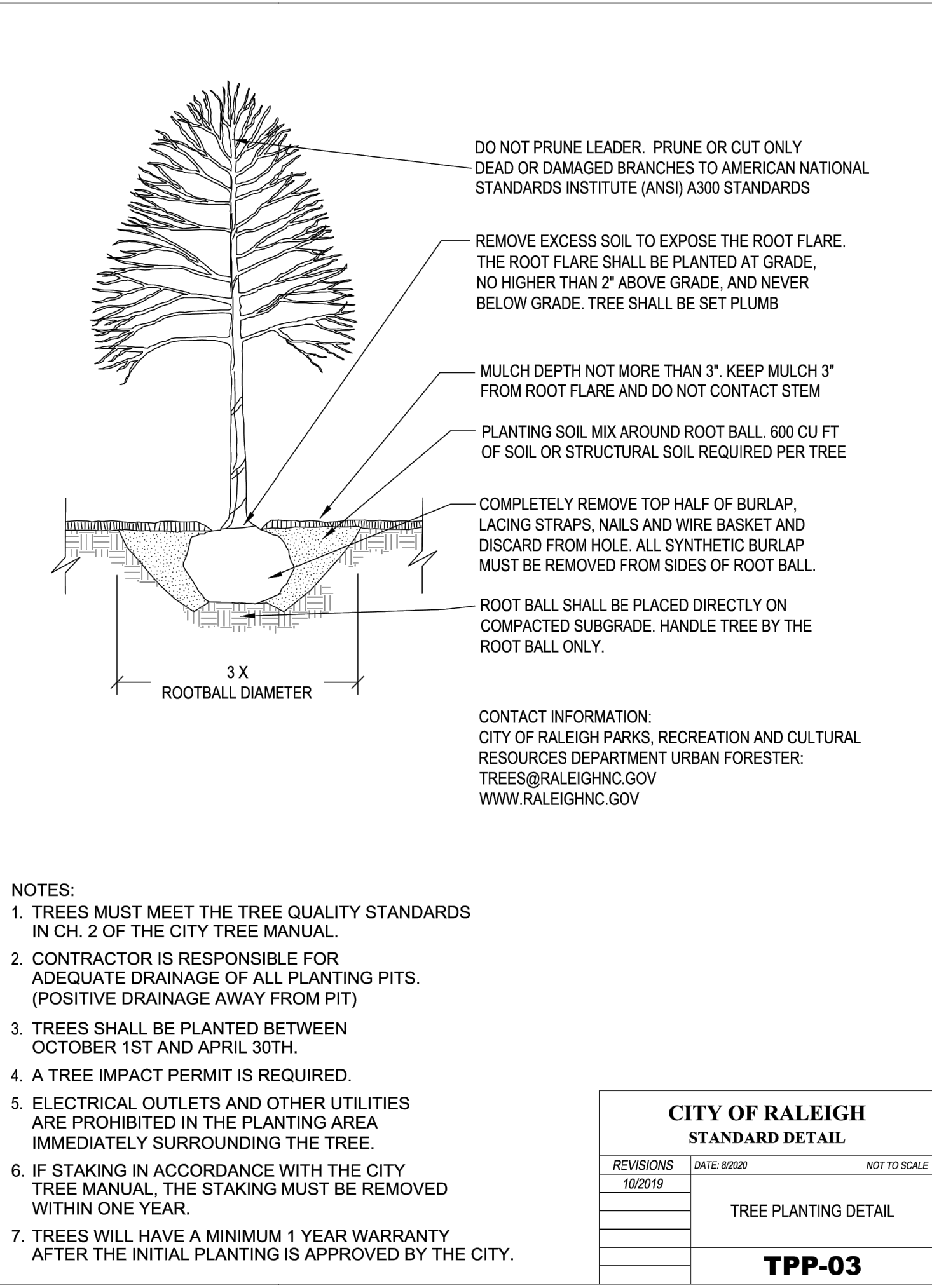
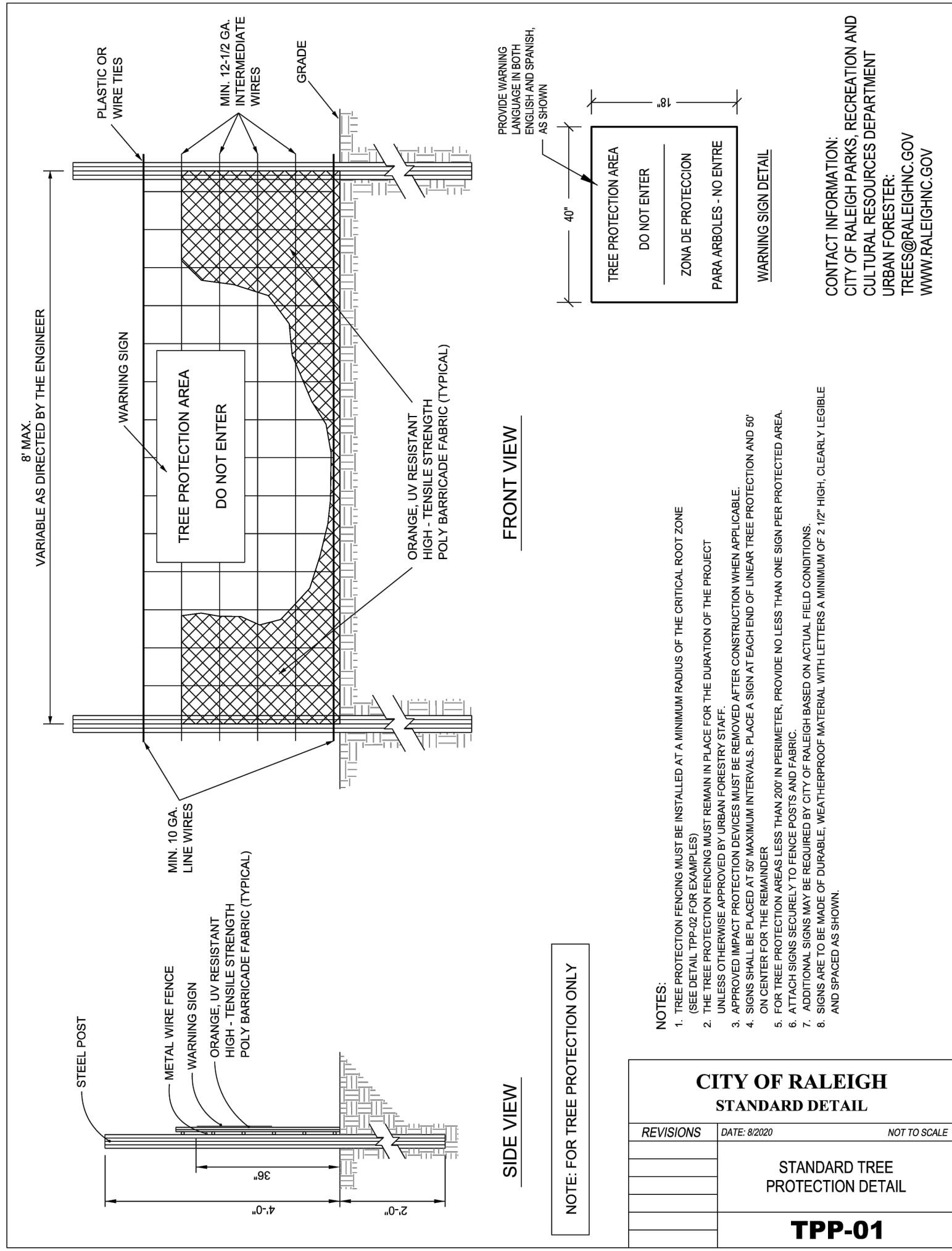
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SHEET  
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REVISIONS:

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SITE DETAILS

**FORESTVILLE ROAD TH'S**

4208 FORESTVILLE RD. RALEIGH, NC 27616

CAPITAL PROPERTIES OF NORTH CAROLINA LLC

PRELIMINARY

NOT FOR CONSTRUCTION

SCALE:  
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