

| | |
|------------|---|
| 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:

| | |
|--------------------------|--|
| Annexation Area | 1539 Old Milburnie Road |
| Annexation Type | Contiguous, inside ETJ, full annexation |
| Primary Contact | Chris Poole |
| Property Owner | Millrose Properties North Carolina LLC |
| Acres | 94.4 acres |
| Proposed Land Use | Residential subdivision with 254 detached house lots |
| Current Zoning | R-6-CU |
| Council District | 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 Link to iMaps |
| Area of Request | 94.4 acres |
| Property Owner | Millrose Properties North Carolina LLC |
| Applicant | Chris Poole |
| Development Review Case # | SUB-0052-2022 SPR-0113-2025 |
| 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

| | |
|------------------------------------|--|
| City Planning Department | <p>Policy LU 3.1 - Zoning of Annexed Lands <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">• The property is zoned consistently with the Future Land Use Map. <p>Policy LU 3.2 Location of Growth <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">• The annexation site is within the City's planning jurisdiction and is adjacent to other recently annexed and developed properties. <p>Policy LU 3.4 Infrastructure Concurrency <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">• The site and surrounding area are currently served by city infrastructure. |
| Public Utilities Department | <p>Existing Utilities</p> <p>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>Additional Utility Information</p> <p>The development is extending and connecting to the 30" sewer main to the north.</p> <p>General</p> <p>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. |
| Raleigh Fire Department | 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

| | |
|--------------------|---|
| 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</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 <input checked="" type="checkbox"/> and/or Sewer <input checked="" type="checkbox"/> | | |
| For Sewer-Only Requests: | Applicant has received a contract for service from Raleigh Water: <input type="checkbox"/> Yes. <input type="checkbox"/> No | |
| Number of proposed dwelling units: 254 | | |

Continue to page two >>

| | | | |
|---|--|---|---|
| Unit Type/Unit Count: | Total Breakdown of Dwelling Units | | |
| | Single-Family Home Unit Count <u>254</u> | Multifamily - Condo/Apartment Unit Count _____ | Multifamily – Townhouse Unit Count _____ |
| | Complete only for Townhome Units: | | |
| | Are there more than 6 units in one group of townhomes? <input type="checkbox"/> Y <input type="checkbox"/> N | | |
| | Complete only for Condo/Apartment units: | | |
| | Are buildings multi-story with stacked units? <input type="checkbox"/> Y <input type="checkbox"/> N | Will there be a community trash compactor? <input type="checkbox"/> Y <input 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> | | | |
| Applicant Contact Information | | | |
| 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 | | |
| Project Contact information (if different that property owner) | | | |
| 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 | | |
| Written metes and bounds description of property to be annexed: Attach additional sheets if necessary. An electronic copy in word format must be emailed to rezoning@raleighnc.gov . | | | |

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:

| | |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | Contiguous to the present corporate limits of the City of Raleigh, North Carolina, or |
| <input type="checkbox"/> | 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 / ^x 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.

| | |
|---|------------------------------|
| <p>Owner's Signature(s): Signature <u><i>Brian Jackson</i></u> Date <u>6/18/2025</u> <small>5902E83A4C314BB...</small> Signature _____ Date _____ Signature _____ Date _____ Signature _____ Date _____</p> | <p>Corporate Seal</p> |
| <p>Print Owner Name(s) and Information:</p> | |
| <p>Name: <u>Brian Jackson</u> Phone: <u>215-664-5610</u> Address: <u>501 Office Center Drive, Suite 350 Fort Washington, PA 19034</u></p> | |
| <p>Name: _____ Phone: _____ Address: _____</p> | |

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>Please include all of the following (check off). If any information is missing from the application package, you will be asked to complete the application and re-submit the petition, so please check the list below carefully before you submit:</p> | | | |
| <input checked="" type="checkbox"/> | Annexation Petition Fee (see the Development Fee Guide webpage for current fee) | | |
| <input type="checkbox"/> | If a request for sewer only , submit a copy of the contract for service with Raleigh Water | | |
| <input checked="" type="checkbox"/> | Written metes and bounds description of the property to be annexed must be attached to this application. See page 1 | | |
| <input checked="" type="checkbox"/> | Electronic Word document of the written metes and bounds must be emailed to: rezoning@raleighnc.gov . | | |
| <input checked="" type="checkbox"/> | Survey or Plat showing above written metes and bounds description of the property to be annexed must be submitted electronically in .pdf format, if possible. 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"/> | City or County Property Map with parcels included in the annexation request clearly marked. An excerpt of a property map is acceptable, but the map number must appear on the excerpt. This map must show the existing and proposed city limits . | | |
| <input checked="" type="checkbox"/> | <table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> Copy of Approved Preliminary Site Plan or Final Site Plan showing City Building Permit Transaction Number or Group Housing Number (GH-<small>SUB-52-22</small>_____-13, etc.) or </td> <td style="width: 50%; vertical-align: top;"> Copy of Subdivision Plat submitted for lot recording approval with City file number (S-_____-13, etc.) RCMP-227-24 </td> </tr> </table> | Copy of Approved Preliminary Site Plan or Final Site Plan showing City Building Permit Transaction Number or Group Housing Number (GH- <small>SUB-52-22</small> _____-13, etc.) or | Copy of Subdivision Plat submitted for lot recording approval with City file number (S-_____-13, etc.) RCMP-227-24 |
| Copy of Approved Preliminary Site Plan or Final Site Plan showing City Building Permit Transaction Number or Group Housing Number (GH- <small>SUB-52-22</small> _____-13, etc.) or | Copy of Subdivision Plat submitted for lot recording approval with City file number (S-_____-13, etc.) RCMP-227-24 | | |
| <input checked="" type="checkbox"/> | Projected Market Value of Development at build-out (land and improvements). | | |
| <input checked="" type="checkbox"/> | General Annexation Area Data: Linear feet of public streets, total annexation area acreage, number of proposed residential units or square footage of commercial space, type of utility connections involved, specific land uses proposed. | | |
| <input checked="" type="checkbox"/> | This application form completed, <u>dated and signed</u> by the property owner(s) and attested submitted by the deadlines noted in section B of this application , pages 1 and 2. | | |
| Required, but often missing information. Please make sure to include the following: | | | |
| <input checked="" type="checkbox"/> | Correct Parcel Identification Number(s) (PIN). Call Wake County Geographic Information Services at 919-856-6360, if there is any question about the parcel identifier. This is very important. Please indicate if the property being requested for annexation is only a portion of an existing parcel. | | |
| <input checked="" type="checkbox"/> | Owner's Signatures and Date of Signatures. See page 3 of this application. All real property owners must sign the application, and the <u>date of signature MUST be filled in!</u> | | |
| <input type="checkbox"/> | Corporate Seal for property owned by a corporation. | | |
| <input type="checkbox"/> | Rezoning Application , if the property is currently outside Raleigh's Extraterritorial Jurisdiction . | | |



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 | <i>Michael LaPat</i> |
| Graig Bantle | Authorized Signatory | <i>Graig Bantle</i> |
| Brian Jackson | Authorized Signatory | <i>Brian Jackson</i> |
| Heather McGill | Authorized Signatory | <i>Heather McGill</i> |
| Devon Beverly | Authorized Signatory | <i>Devon Beverly</i> |

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

Robert Nitkin

Robert Nitkin
 Chief Operating Officer
 Millrose Properties, Inc.



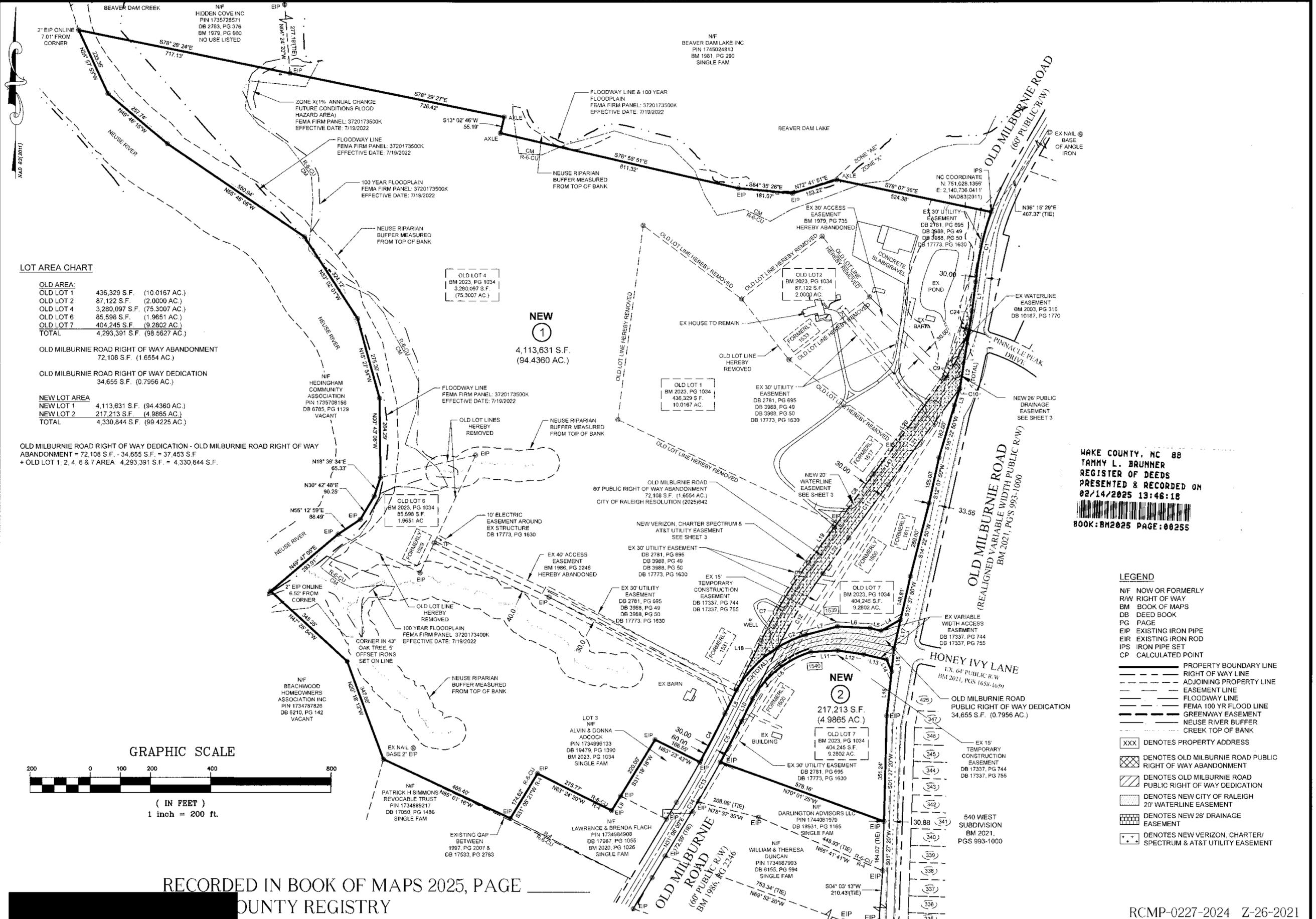
Schedule 1

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 I 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



LOT AREA CHART

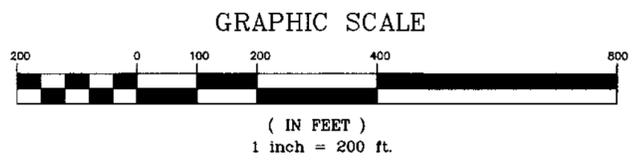
| | | |
|---|----------------|---------------|
| OLD AREA: | | |
| OLD LOT 1 | 436,329 S.F. | (10.0167 AC.) |
| OLD LOT 2 | 87,122 S.F. | (2.0000 AC.) |
| OLD LOT 4 | 3,280,097 S.F. | (75.3007 AC.) |
| OLD LOT 6 | 85,598 S.F. | (1.9651 AC.) |
| OLD LOT 7 | 404,245 S.F. | (9.2802 AC.) |
| TOTAL | 4,293,391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

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

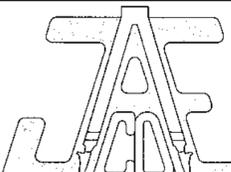
LEGEND

- 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
- 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



RECORDED IN BOOK OF MAPS 2025, PAGE _____
 COUNTY REGISTRY

RCMP-0227-2024 Z-26-2021

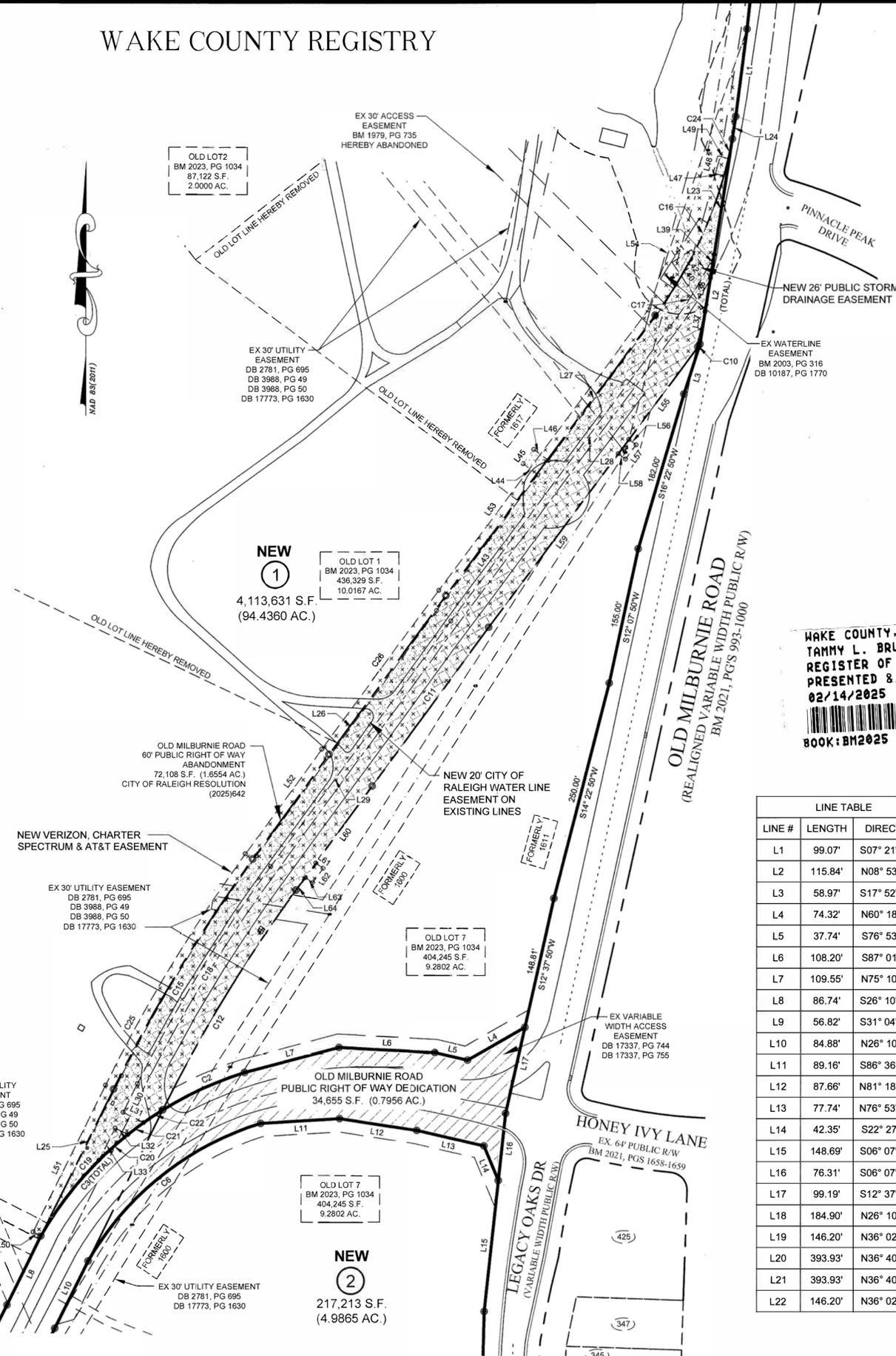
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|---|--------------------|------------------------|---------|--|--|--|--|--|------------------|-----|----------|-----|----------|----|---|---------------------|---------------------|---|------------|
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| | | | | | | | | | | | | | | | | | | | |
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| & NCDOT Comments | CLP | | | | | | | | | | | | | | | | | | |
| Comments | CLP | | | | | | | | | | | | | | | | | | |
| REVISION | BY | | | | | | | | | | | | | | | | | | |
| FILE NO. | CHECKED BY: JRC | DRAWN BY: CLP / ZCS | OF 3 | | | | | | | | | | | | | | | | |
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AECU Engineers & Surveyors, Inc. is a registered professional engineering firm in the State of North Carolina. License No. 12259. The information on this drawing was prepared by the firm and is not to be used for any other project without the written consent of the firm. The information on this drawing was prepared by the firm and is not to be used for any other project without the written consent of the firm.

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' |

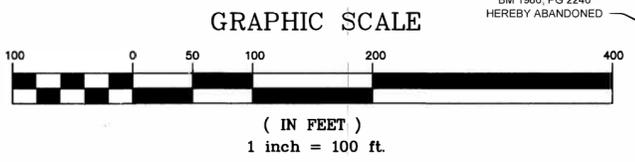


WAKE COUNTY, NC 89
 TAMMY L. BRUNNER
 REGISTER OF DEEDS
 PRESENTED & RECORDED ON
 02/14/2025 13:46:18

 BOOK:BM2025 PAGE:00256

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



| LINE TABLE | | | LINE TABLE | | | LINE TABLE | | |
|------------|---------|---------------|------------|---------|---------------|------------|---------|---------------|
| LINE # | LENGTH | DIRECTION | LINE # | LENGTH | DIRECTION | LINE # | LENGTH | DIRECTION |
| L1 | 99.07' | S07° 21' 29"W | L23 | 131.62' | N08° 53' 31"E | L45 | 20.00' | N36° 59' 55"E |
| L2 | 115.84' | N08° 53' 31"E | L24 | 25.56' | N08° 53' 31"E | L46 | 17.76' | N53° 00' 05"W |
| L3 | 58.97' | S17° 52' 50"W | L25 | 202.49' | S26° 35' 07"W | L47 | 12.19' | N75° 40' 44"W |
| L4 | 74.32' | N60° 18' 57"E | L26 | 342.80' | S36° 16' 52"W | L48 | 20.00' | N14° 19' 16"E |
| L5 | 37.74' | S76° 53' 39"E | L27 | 203.10' | S36° 36' 32"W | L49 | 12.22' | S75° 40' 44"E |
| L6 | 108.20' | S87° 01' 48"E | L28 | 413.61' | N36° 36' 32"E | L50 | 10.00' | N63° 49' 59"W |
| L7 | 109.55' | N75° 10' 29"E | L29 | 342.74' | N36° 16' 52"E | L51 | 184.90' | N26° 10' 01"E |
| L8 | 86.74' | S26° 10' 01"W | L30 | 36.05' | N26° 35' 07"E | L52 | 146.20' | N36° 02' 12"E |
| L9 | 56.82' | S31° 04' 17"W | L31 | 25.86' | N63° 02' 54"W | L53 | 393.93' | N36° 40' 27"E |
| L10 | 84.88' | N26° 10' 01"E | L32 | 16.03' | S63° 02' 54"E | L54 | 335.30' | N19° 23' 04"E |
| L11 | 89.16' | S86° 36' 13"W | L33 | 40.71' | N26° 35' 07"E | L55 | 130.07' | S36° 40' 27"W |
| L12 | 87.66' | N81° 18' 34"W | L34 | 67.22' | S33° 25' 44"E | L56 | 10.00' | S53° 19' 33"E |
| L13 | 77.74' | N76° 53' 39"W | L35 | 26.00' | S56° 34' 16"W | L57 | 20.00' | S36° 40' 27"W |
| L14 | 42.35' | S22° 27' 13"E | L36 | 38.67' | N33° 25' 44"W | L58 | 10.00' | N53° 19' 33"W |
| L15 | 148.69' | S06° 07' 50"W | L37 | 36.99' | N08° 53' 31"E | L59 | 243.87' | S36° 40' 27"W |
| L16 | 76.31' | S06° 07' 50"W | L38 | 38.62' | N08° 53' 31"E | L60 | 108.18' | S36° 02' 12"W |
| L17 | 99.19' | S12° 37' 50"W | L39 | 27.09' | N08° 53' 31"E | L61 | 10.00' | S53° 57' 48"E |
| L18 | 184.90' | N26° 10' 01"E | L40 | 67.22' | S33° 25' 44"E | L62 | 20.00' | S36° 02' 12"W |
| L19 | 146.20' | N36° 02' 12"E | L41 | 26.00' | S56° 34' 16"W | L63 | 10.00' | N53° 57' 48"W |
| L20 | 393.93' | N36° 40' 27"E | L42 | 38.67' | N33° 25' 44"W | L64 | 18.02' | S36° 02' 12"W |
| L21 | 393.93' | N36° 40' 27"E | L43 | 190.62' | S36° 36' 32"W | | | |
| L22 | 146.20' | N36° 02' 12"E | L44 | 17.75' | N53° 00' 05"W | | | |

RCMP-0227-2024 Z-26-2021

| DATE | REVISION | BY |
|-------|----------------------|-----|
| 02/25 | COR & NCDOT Comments | CLP |
| 02/25 | COR Comments | CLP |

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' | DATE: 12-16-2024 |
| FLD. BK. & PAGE | DRAWN BY: CLP / ZCS |
| FILE NO. | CHECKED BY: JRC |

SURVEY FOR: **DARLINGTON ADVISORS LLC**
 1529, 1531, 1600 & 1617
OLD MILBURNIE ROAD
 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 = \$0.3550 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.

RFD Service Review



Case Number: AX-13-25

Box Response: 1539 Old Milburnie Rd

Council District: District B

Date: 04/22/2025

| 1 st 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.

| DEVELOPMENT TYPE (UDO Section 2.1.2) | | | |
|--|--|--|--|
| <input 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 | |
|---|---------------------------------|
| NOTE: Please attach purchase agreement when submitting this form | |
| 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Conditional Use District (CUD) Case # Z- | Board of Adjustment (BOA) Case # A- |

| STORMWATER INFORMATION | |
|---|---|
| Existing Impervious Surface: Acres: <u>2.15</u> Square Feet: <u>93,676</u> | Proposed Impervious Surface: Acres: <u>28.58</u> Square Feet: <u>1,245,022</u> |
| 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 #: <u>3720173500k, 3720174500k, 3720173400k, 3720174400k</u> | |
| 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 | |
|--|-------------------------|
| <p>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.</p> <p>I, <u>Sean Hein</u> will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.</p> <p>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.</p> | |
| Signature:  | Date: 07/21/2022 |
| Printed Name: Sean Hein | |
| Signature: | Date: |
| Printed Name: | |

Please email your completed application to 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
 Raleigh

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

DEVELOPMENT TYPE (UDO Section 2.1.2)
 Conventional Subdivision Compact Development Conservation Development Cottage Court
 NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District.

GENERAL INFORMATION
 Scoping/sketch plan case number(s): **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?
 Single family Townhouse Non-residential Other Attached houses

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 >>

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VICINITY MAP
 SCALE 1" = 500'

| 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.

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

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, COMMUNITY GARDEN, PRODUCE STAND, AND GATHERING PLACE FOR TEMPORARY EVENTS SUCH AS CELEBRATIONS AND AN OUTDOOR MARKET.

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: Proposed Impervious Surface:
 Acres: 315 Square Feet: 33,676 Acres: 315 Square Feet: 3,244,882
 Neuse River Buffer: Yes No Wetlands: Yes No
 Is this a flood hazard area? Yes No
 If yes, please provide the following:
 Alluvial soils:
 Flood study:
 FEMA Map Panel #: 212017500A, 270017400A, 312117400A, 370017400A

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

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

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 5410 Trinity Road, Suite 102 | Raleigh, NC 27607
 TEL 919-866-4931 FAX 919-859-5663 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

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

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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 (1-800-432-4949) 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 CURBS 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 | 1,515,938.463 | 34.801 |
| LOT #283 | 1,1324.852 | 0.26 |
| LOT #284 | 49,451.921 | 1.135 |
| OPEN LOT #286 | 42,820.812 | 0.983 |

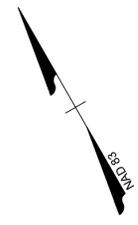
| STREET TABLE | | | |
|--------------|--------------------|-----|-------------|
| STREET NAME | TYPE | R/W | LENGTH (LF) |
| ROAD A | NEIGHBORHOOD YEILD | 55 | 3996 |
| ROAD B | NEIGHBORHOOD YEILD | 55 | 2175 |
| ROAD C | NEIGHBORHOOD YEILD | 55 | 1101 |
| ROAD D | NEIGHBORHOOD YEILD | 55 | 1597 |
| 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

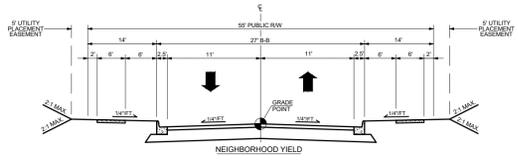
- ADJACENT PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED ROAD CENTER
- DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- EXISTING CITY OF RALEIGH PROPERTY LINE
- UTILITY EASEMENT
- EXISTING WETLANDS
- NEUSE RIPARIAN BUFFER
- PROPOSED SIDEWALK
- PROPOSED 10' MUP
- 100 YEAR FLOODPLAIN
- 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-8, GROSS) 85.99 ACRES 3,745,724 SF |
| | (R-8, NET) 69.26 ACRES 3,016,966 SF |
| | (CM, GROSS) 9.43 ACRES 410,771 SF |
| | (CM, NET) 8.43 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: | |
| FROM PRIMARY STREET: | 50' MIN. |
| FROM SIDE STREET: | 50' MIN. |
| FROM SIDE LOT LINE: | 50' MIN. |
| FROM REAR LOT LINE: | 50' MIN. |
| PARKING SETBACKS: | |
| FROM PRIMARY STREET: | 10' MIN. |
| FROM SIDE STREET: | 10' MIN. |
| FROM SIDE LOT LINE: | 7' 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 505,046 SF |
| IMPERVIOUS IN 281 LOTS (2300 SF/HOUSE LOT): | 14.84 AC 505,046 SF |
| TOTAL IMPERVIOUS AREA: | 28.58 AC 1,245,022 SF |
| IMPERVIOUS PERCENT: | 33.24% |



SCALE 1"=120'



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DATE
07/22/2022

DRAWN BY
331

DESIGNED BY
331

CHECKED BY
A. STONE

SCALE
1" = 120'

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

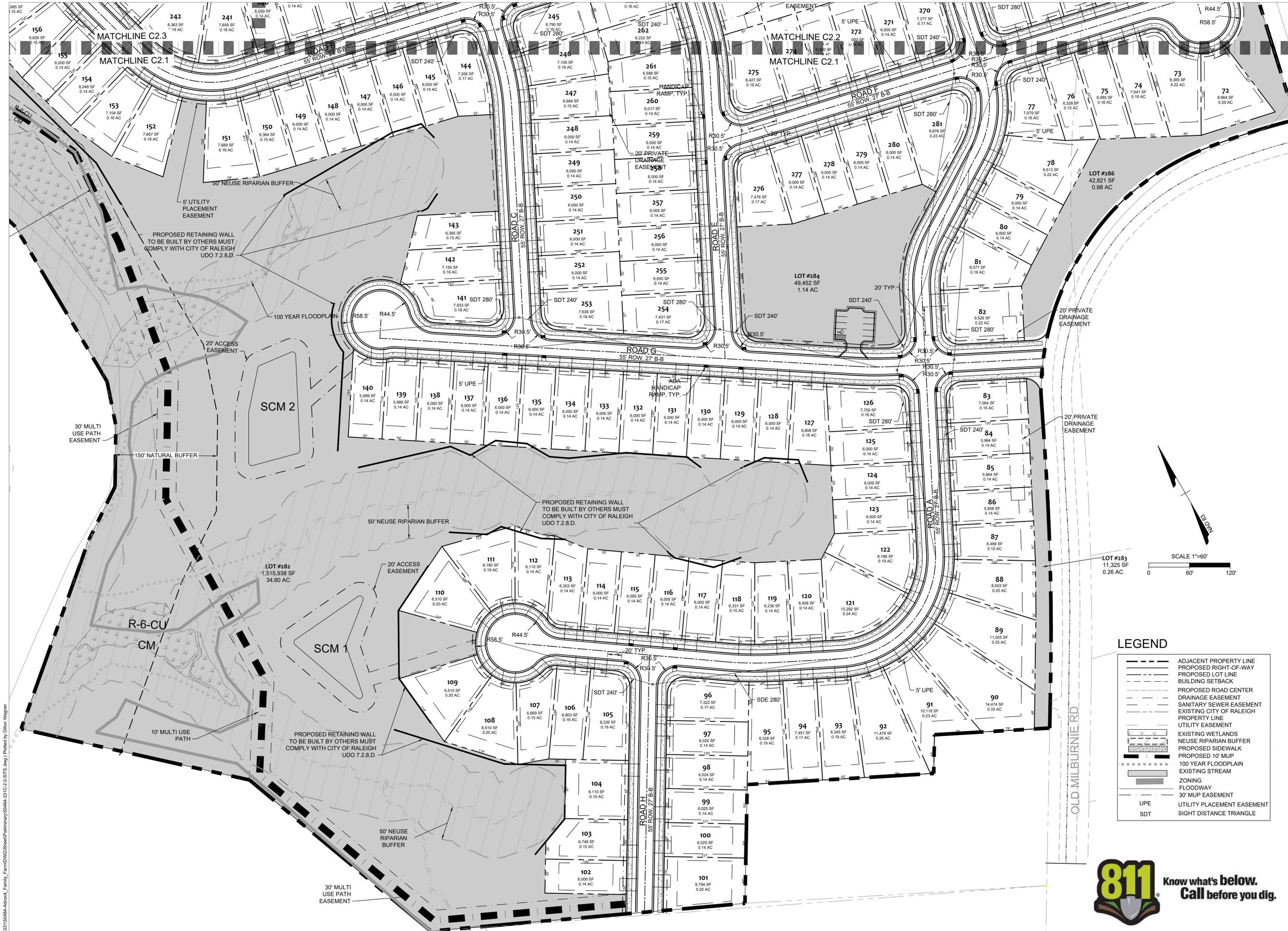
JOB NO.
50484

SHEET NO.
C2.0



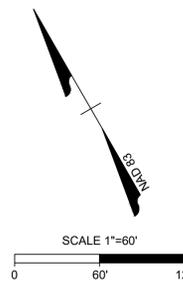
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LEGEND

| | |
|--|--|
| | ADJACENT PROPERTY LINE |
| | PROPOSED RIGHT-OF-WAY |
| | 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 |
| | 100 YEAR FLOODPLAIN |
| | EXISTING STREAM |
| | ZONING |
| | FLOODWAY |
| | 30' MUP PLACEMENT |
| | UTILITY PLACEMENT EASEMENT |
| | SIGHT DISTANCE TRIANGLE |
| | UPE |
| | SDT |



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 331

DESIGNED BY
 331

CHECKED BY
 A. STONE

SCALE
 1"=60'

TIMMONS GROUP

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

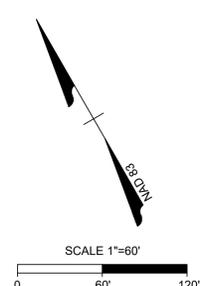
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 50484

SHEET NO.
 C2.1

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LEGEND

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



TIMMONS GROUP

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

SITE PLAN

JOB NO. 50484
SHEET NO. C2.2

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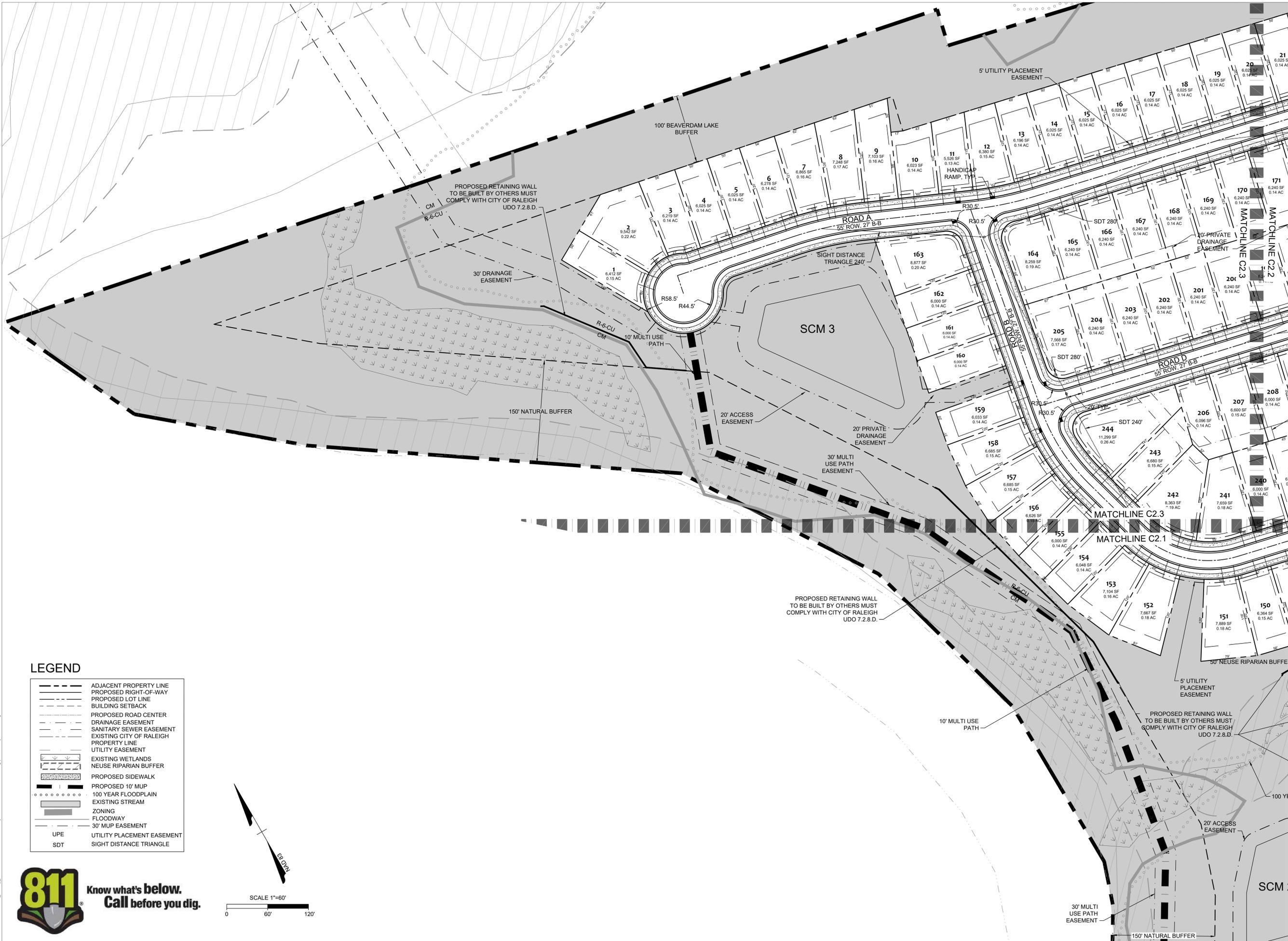
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SCALE 1"=60'

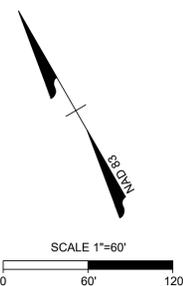
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LEGEND

- ADJACENT PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- BUILDING SETBACK
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- EXISTING STREAM
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- 30' MUP EASEMENT
- UPE UTILITY PLACEMENT EASEMENT
- SDT SIGHT DISTANCE TRIANGLE



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

TIMMONS GROUP
 ADOBE ON ADCKOCK HILL
 1521 OLD MILBURNIE RD, RALEIGH, NC 27604
SITE PLAN

| | |
|-----------|-------|
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| SHEET NO. | C2.3 |

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