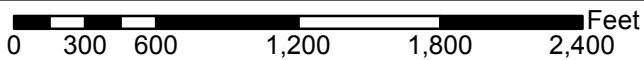
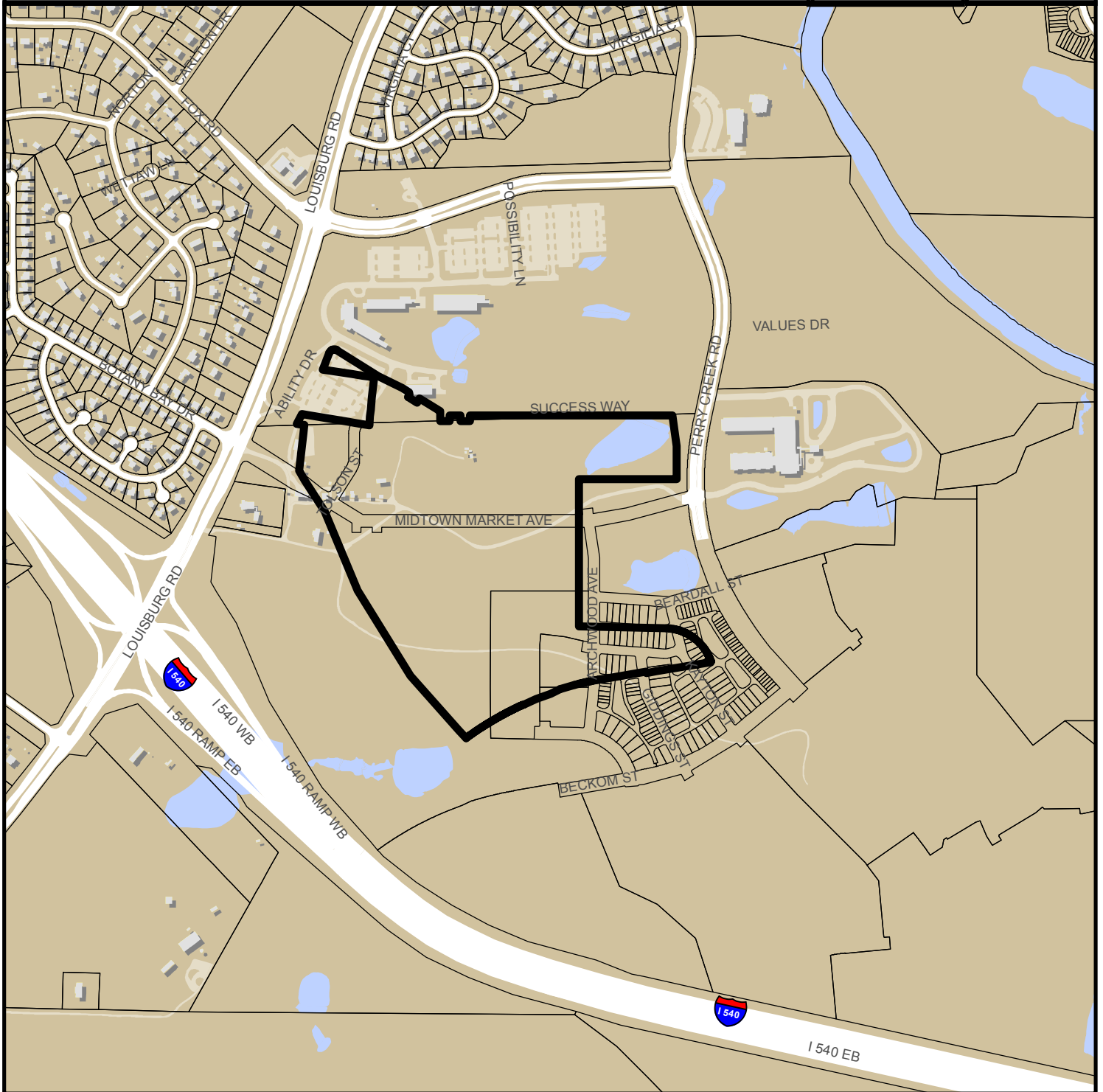


5401 NORTH APARTMENTS S-29-2017



Zoning: **PD**
CAC: **Forestville**
Drainage Basin: **Perry Creek**
Acreage: **60.45**
Number of Lots: **2**

Planner: **Justin Rametta**
Phone: **(919) 996-2665**
Applicant: **Commercial Properties Realty Trust**
Phone: **(225) 924-7206**





Administrative Approval Action

S-29-17 / 5401 North Apartments Subdivision
Transaction# 514825, AA# 3669

City of Raleigh
Development Services
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2626
DS.help@raleighnc.gov
www.raleighnc.gov

REQUEST: Subdivision of a 94.39 acre site (Lot 11 of BM 2014 PG 778) zoned PD/5401 North Master Plan (MP-1-2010) into a total of (2) lots. New lot 23 will be 5.87 acres and the remainder of Lot 11 will be 86.85 acres. Note the creation of new lot 23 was a condition of approval for SR-63-16/5401 North Lot Apartments.

LOCATION: This site is located on the south side of Midtown Market Avenue, between Archwood Avenue and Louisburg Road (Highway 401). This property is currently located outside of the City limits.

**DESIGN
ADJUSTMENTS/
ALTERNATES,
ETC:** N/A

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan submitted by The John R. McAdams Company, Inc.

CONDITIONS OF APPROVAL AND NEXT STEPS:

Note: *This document must be applied to the second sheet of all future submittals with the exception of final plats.*

Prior to issuance of a land disturbing permit for the site:

1. That in accordance with Part 10A Section 9.4.4, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City;
2. That a Tree Protection Fence will need to be in place, protecting the tree conservation areas and the existing street trees to remain;

Prior to Planning Department authorization to record lots:

3. That all stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements and the plats shall contain the following note: "All private storm drainage easements & stormwater measures will be maintained by the property owners association;
4. That Infrastructure Construction Plans for public improvements through the Concurrent Review process are approved by the City of Raleigh, including obtaining stub permits, tree impact permit and a street lighting plan, if applicable;
5. That all proposed street right-of-way and general utility easements as shown on the preliminary plan be shown on the final subdivision map as dedications to the City of Raleigh;
6. That a petition for annexation into the City limits be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property;



Administrative Approval Action

S-29-17 / 5401 North Apartments Subdivision
Transaction# 514825, AA# 3669

City of Raleigh
Development Services
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2626
DS.help@raleighnc.gov
www.raleighnc.gov

7. That as required by UDO Section 9.2.2 G, verification be provided that the proposed new lot 23 is subject to the existing City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities previously established for the 5401 development, or that a new maintenance covenant and grant of protection easement governing this lot be approved by the City for recordation with the county register of deeds by the end of the next business day following the recordation of the final plat. Further recordings and building permit authorization will be withheld if the recorded document is not provided to the City;
8. That as required by UDO Section 1.1.9, verification be provided that the proposed new lot 23 is subject to the existing City form document entitled Declaration of City of Raleigh Required City Code Provisions for Developments with Common Elements and Common Expenses previously established for the 5401 development, or that a new Declaration of City of Raleigh Required City Code Provisions for Developments governing this lot be approved by the City for recordation with the county register of deeds by the end of the next business day following the recordation of the final plat. Further recordings and building permit authorization will be withheld if the recorded document is not provided to the City;

Prior to issuance of a building occupancy permit;

9. That a final inspection of required street trees by Urban Forestry staff is required;

EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:
The expiration provisions of UDO Section 10.2.5 E, including the ability to request extensions in the expiration date, apply to this subdivision plan. To avoid allowing this plan approval to expire, the following must take place by the following dates:

3-Year Sunset Date: 9-20-2020
Record entire subdivision.

I hereby certify this administrative decision.

Signed: (Planning Director) Kenneth Bauers Date: 9/20/2017
(BT)

Staff Coordinator: Martha Y Lobo

5401 NORTH APARTMENTS

PRELIMINARY SUBDIVISION PLAN 7740 MIDTOWN MARKET AVENUE RALEIGH, NORTH CAROLINA PROJECT NUMBER: CRC-15000 CITY OF RALEIGH TRANSACTION #: 514825 CITY OF RALEIGH CASE #: S-29-17


DATE: MAY 17, 2017
REVISED: JUNE 15, 2017
REVISED: JULY 7, 2017
REVISED: AUGUST 9, 2017

DEVELOPER:
5401 NORTH, LLC
100 NORTH STREET, SUITE 900
BATON ROUGE, LOUISIANA 70802
(225) 924-7206

SHEET INDEX

C-1	EXISTING CONDITIONS
C-1A	CUMULATIVE MAP
C-2	PROJECT NOTES
C-3	LOT 11 SUBDIVISION PLAN
C-4	SUBDIVISION PLAN
C-5	GRADING AND STORM DRAINAGE PLAN
C-6	UTILITY PLAN
D-1	SITE DETAILS
D-2	STORM DRAINAGE DETAILS
D-3	WATER DETAILS
D-4	SANITARY SEWER DETAILS
TC-1	TREE CONSERVATION PLAN
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE PLAN

Preliminary Subdivision
Plan Application



DEVELOPMENT SERVICES DEPARTMENT

Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2485 | cdu 919-996-1831
Litchford Satellite Office | 1020 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4300

When submitting plans, please check the appropriate review type and include the Plan Checklist document.

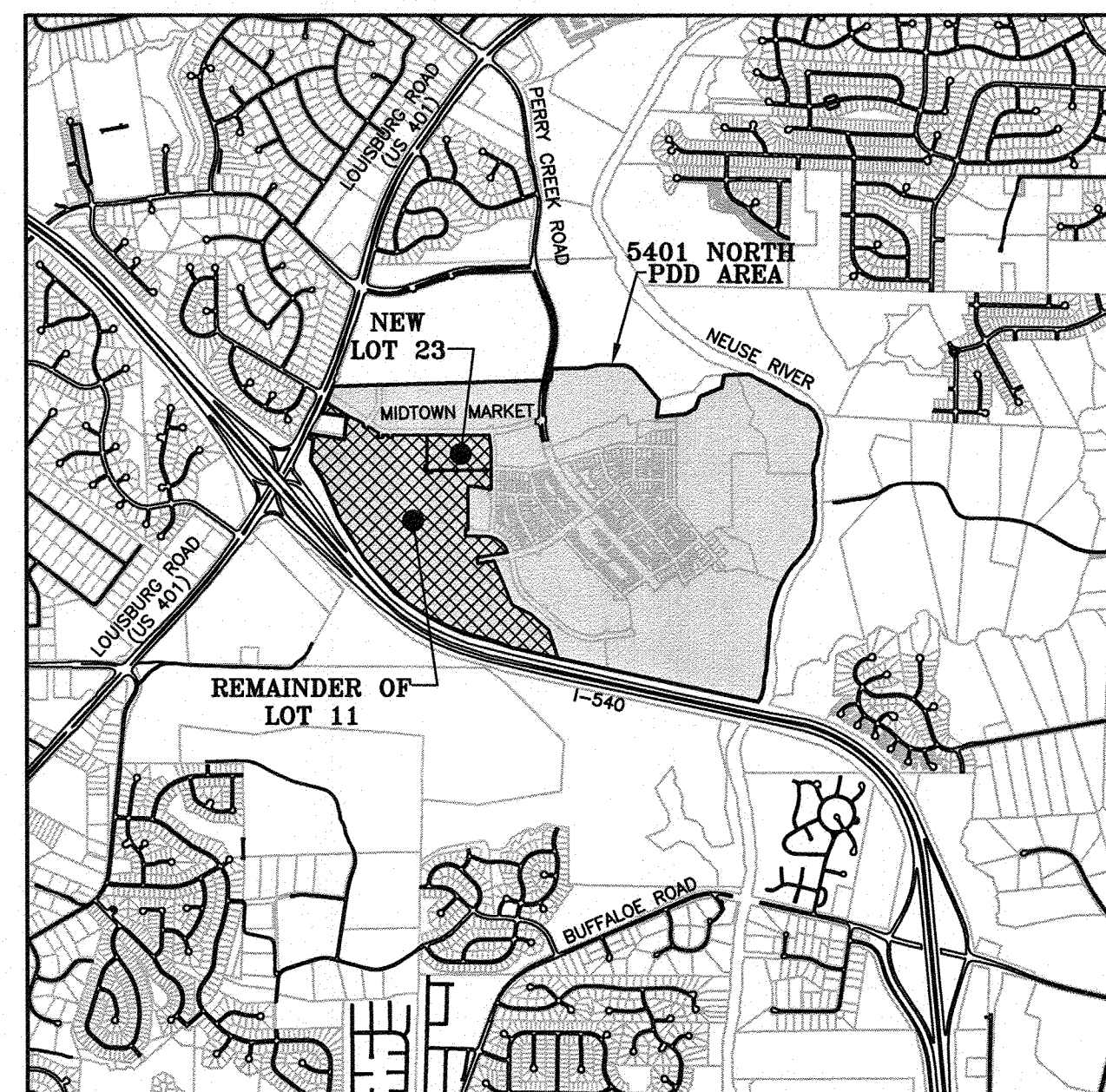
Office Use Only: Transaction #	Project Coordinator	Team Leader
PRELIMINARY APPROVALS		
<input checked="" type="checkbox"/> Subdivision * <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservative Subdivision <small>*May require City Council approval if in a Metro Park Overlay or Historic Overlay District</small>		
If your project has been through the Due Diligence process, provide the transaction ID:		
GENERAL INFORMATION		
Development Name: 5401 North Apartments		
Proposed Use: Multi-Family Apartments		
Property Address(es): 7740 Midtown Market Avenue		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
Pin Recorded Deed #75051851	Pin Recorded Deed	Pin Recorded Deed
What is your project type?		
<input type="checkbox"/> Single family <input type="checkbox"/> Townhouse <input type="checkbox"/> Subdivision in a non-residential zoning district <input checked="" type="checkbox"/> Other (describe): Multi-Family Residential/Apartment		
OWNER/DEVELOPER INFORMATION		
Company Name: Commercial Properties Realty Trust Owner/Developer Name: 5401 North, LLC		
Address: 100 North Street Suite 900 Baton Rouge, LA 70802		
Phone: 225-924-7206	Email: cmartin@cprt.com	Fax:
CONSULTANT/CONTACT PERSON FOR PLANS		
Company Name: McAdams Contact Name: Fred V. Boone, PE		
Address: 2905 Meridian Parkway		
Phone: 919-361-5000	Email: fboone@mcadams.com	Fax:

PAGE 1 OF 3 WWW.RALEIGHNC.GOV REVISION 03.11.16

DEVELOPMENT TYPE AND SITE DATA TABLE (Applicable to all developments)		
ZONING INFORMATION		
Zoning District(s): Planned Development (PD)		
If more than one district, provide the acreage of each:		
Overlay District?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Inside City Limits?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
CUA (Conditional Use District) Case # 2-20-10		
COA (Certificate of Appropriateness) Case #		
BOA (Board of Adjustment) Case #		
STORMWATER INFORMATION		
Existing Impervious Surface (0) acres/sf	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Proposed Impervious Surface (0.10) acres/sf	Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If in a Flood Hazard Area, provide the following:		
Alluvial Soils	Flood Study	FEMA Map Panel #
NUMBER OF LOTS AND DENSITY		
Total # of Townhouse Lots: Detached N/A	Attached N/A	
Total # of Single Family Units N/A	Total # of All Lots / 2	
Overall Unit(s)/Acre Densities Per Zoning Districts 192 Units/5.87AC = 35.1 Units/AC		
Total # of Open Space and/or Common Area Lots N/A		
SIGNATURE BLOCK (Applicable to all developments)		
In filing this plan as the property owner(s), I/we do hereby agree and irrevocably bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.		
I hereby designate: Fred V. Boone, PE to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.		
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.		
Signature: <i>Fred V. Boone</i>	Date: 5.4.17	
Signature:	Date:	

PAGE 2 OF 3 WWW.RALEIGHNC.GOV REVISION 03.11.16

SITE DATA	
PHYSICAL ADDRESS:	7740 MIDTOWN MARKET AVENUE RALEIGH, NORTH CAROLINA
OWNER:	5401 NORTH, LLC
DEVELOPER/APPLICANT:	COMMERCIAL PROPERTIES REALTY TRUST
PIN:	1736581851
REAL ESTATE ID:	0007591
ZONING:	PD
WATERSHED:	NEUSE RIVER
SITE AREA:	EXISTING LOT 11: 4,111,828 SF / 94.39 AC NEW LOT 23: 255,873 SF / 5.87 AC R/W DEDICATION: 72,548 SF / 1.67 AC
	REMAINDER OF LOT 11: 3,783,186 SF / 86.85 AC
AREA IN FLOODWAY/FLOODPLAIN:	NONE
	5401 NORTH PLANNED DEVELOPMENT STANDARDS (TRANSECT ZONE T4-0):
BUILDING SETBACKS TO PUBLIC STREETS:	
PRIMARY (MIDTOWN MARKET AVENUE):	0' (MIN) 0' (MIN)
SIDE (ARCHWOOD):	5' (MIN)
REAR:	0' (MIN)
AGGREGATE:	15' (MAX)
FRONT MAXIMUM:	5' (MIN)
ACCESSORY/GARAGE:	
MAX. BUILDING HEIGHT:	80' (3-5 STORIES)
MAX. HEIGHT PROVIDED:	42'
MIN. LOT AREA:	7,000 SF
AREA PROVIDED:	255,873 SF / 5.87 AC
MIN. LOT WIDTH:	65'
WIDTH PROVIDED:	363.5'
MIN. SIDEWALK WIDTH:	11.5'
WIDTH PROVIDED:	11.5'
OPEN SPACE (OVERALL DEVELOPMENT):	60.38 AC (15% OF DEVELOPMENT AREA)
REQUIRED OPEN SPACE:	0 AC
PROVIDED OPEN SPACE:	



VICINITY MAP
1" = 2,000'

NOTE:
DEVELOPMENT AND DESIGN SHALL BE IN ACCORDANCE WITH THE CONDITIONS LISTED IN THE 5401 NORTH MASTER PLAN AND PLANNED DEVELOPMENT DISTRICT AMENDMENT (CASE # MP-1-2010) REVISED APRIL 13, 2017.

SOLID WASTE INSPECTION STATEMENT:
1. THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
2. THE SOLID WASTE REMOVAL FOR THIS PROJECT WILL BE HANDLED BY PRIVATE SERVICES. THE CITY OF RALEIGH SOLID WASTE SERVICES (SWS) WILL NOT SERVICE THIS DESIGN.
3. REFUSE WILL BE COLLECTED BY ROLL-OUT CONTAINERS.



Know what's below.
Call before you dig.

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

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
HORIZONTAL DATUM: NAD 83
VERTICAL DATUM: NAVD 88



McADAMS

THE JOHN R. McADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
License No.: C-0293
(800) 733-5646 • McAdamsCo.com
Contact: Fred Boone, PE
Boone@mcadams.com

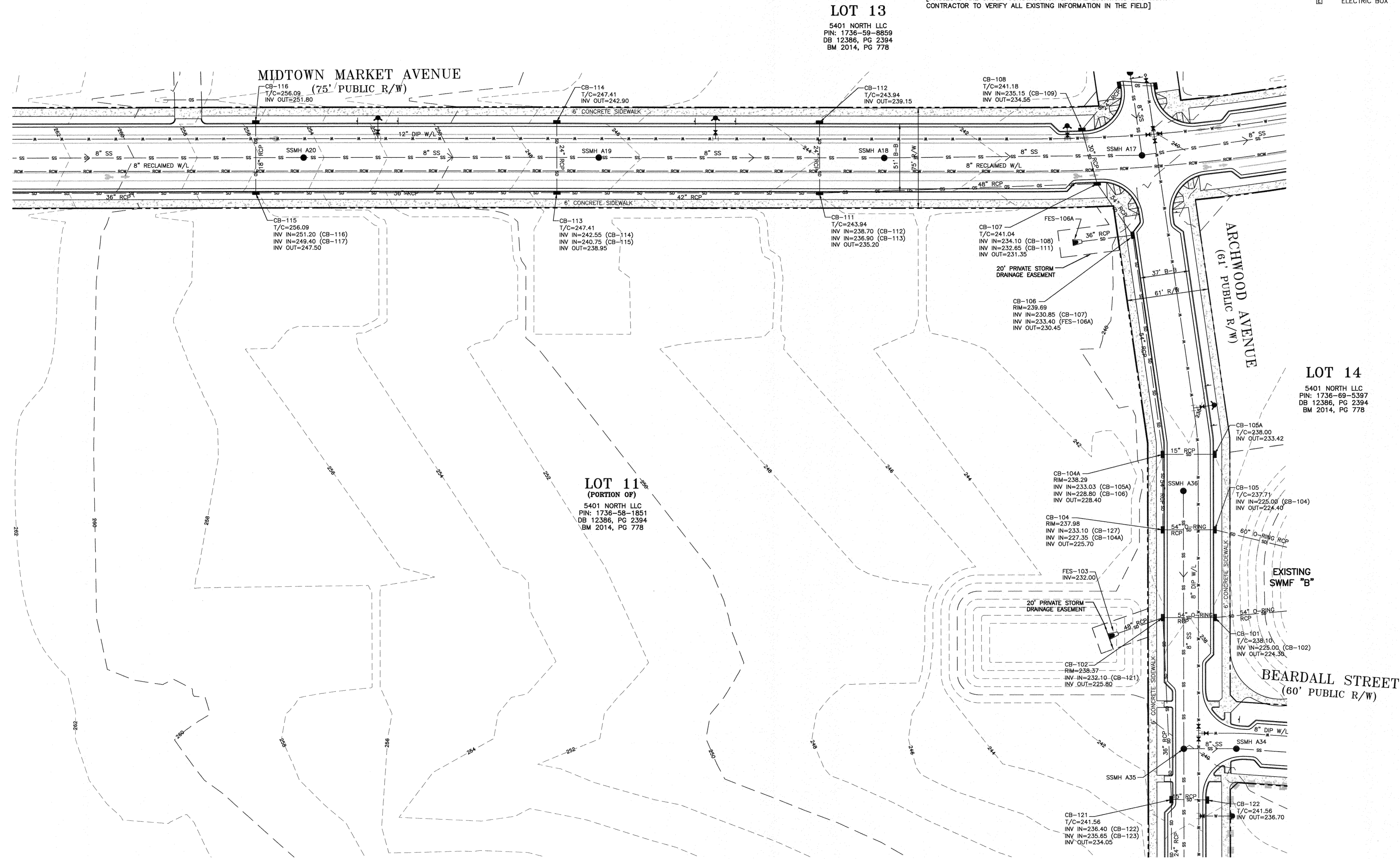
X:\Projects\CRC-15000\Construction Drawings\CRC15000-Preliminary Subdivision-XC1.dwg, 7/10/2017 4:13:56 PM, Schmidt, Chris

GENERAL NOTES:

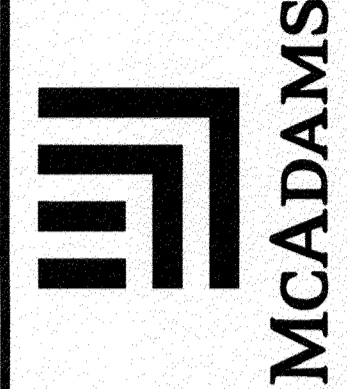
- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- THERE MAY BE WETLANDS WITHIN THIS SITE. IT IS THE OWNER'S RESPONSIBILITY FOR WETLANDS JURISDICTION AND PERMIT DISTURBANCE PRIOR TO ANY GRADING ACTIVITY.
- EXISTING CONDITIONS TAKEN FROM
 - THE 5401 NORTH MASTER INFRASTRUCTURE DRAWINGS (TRANSACTION #363792)
 - 5401 NORTH LOTS 15-17 (PHASES 4,7,11 & 12) CONSTRUCTION DRAWINGS (TRANSACTION #416248)
 [PROJECTS ARE UNDER CONSTRUCTION & FINAL LOCATIONS MAY VARY. CONTRACTOR TO VERIFY ALL EXISTING INFORMATION IN THE FIELD]

LEGEND

- | | | | |
|---|-------------------------|-----|--------------------------|
| ● | SANITARY SEWER MANHOLE | ⊗ | IRRIGATION CONTROL VALVE |
| ○ | SANITARY SEWER CLEANOUT | ⊙ | WATER MANHOLE |
| ⊕ | WATER VALVE | — | SIGN |
| ⊖ | WATER METER | —SD | STORM DRAIN PIPE |
| ⊗ | FIRE HYDRANT | —OU | OVERHEAD UTILITY LINES |
| ⊕ | CURB INLET | —W | WATER LINE |
| ⊖ | STORM DRAINAGE MANHOLE | —SS | SANITARY SEWER LINE |
| ⊙ | DROP INLET | —T | TELEPHONE LINE |
| ⊕ | TELEPHONE PEDESTAL | —G | GAS LINE |
| ⊙ | TELEPHONE MANHOLE | —UE | UNDERGROUND ELECTRIC |
| ⊕ | ELECTRIC BOX | | |



THE JOHN R. MCADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
License No.: C-0283
(800) 733-9646 • mcadamsco.com



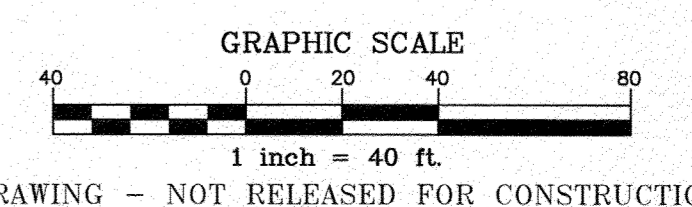
REVISIONS:

09-15-2017	REVISED PER COR COMMENTS
------------	--------------------------

DEVELOPER:
5401 NORTH, LLC
100 NORTH STREET, SUITE 900
BATON ROUGE, LOUISIANA 70802
(225) 924-7206

5401 NORTH APARTMENTS
PRELIMINARY SUBDIVISION PLAN
7740 MIDTOWN MARKET AVENUE
RALEIGH, NORTH CAROLINA

PROJECT NO.	CRC-15000
FILENAME:	CRC15000-PS-XC1
CHECKED BY:	CMB
DRAWN BY:	CNS
SCALE:	1" = 40'
DATE:	05-17-2017
SHEET NO.	C-1



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

X:\Projects\CRC-16040\Land\Construction Drawings\Current Drawings\CRC15000-Preliminary Subdivision-041.dwg, 8/10/2017 2:06:59 PM, Jones, Connor

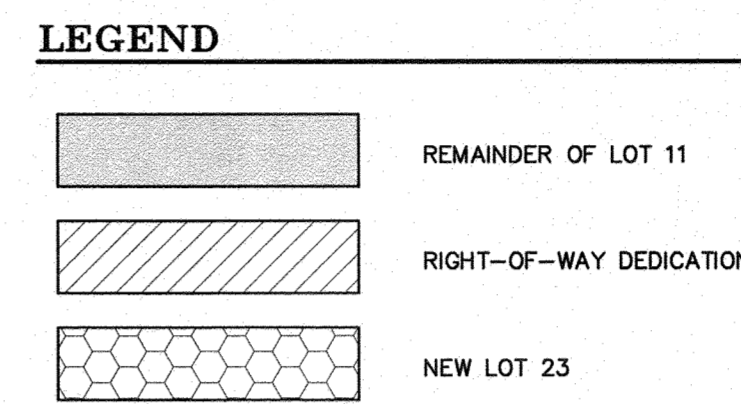
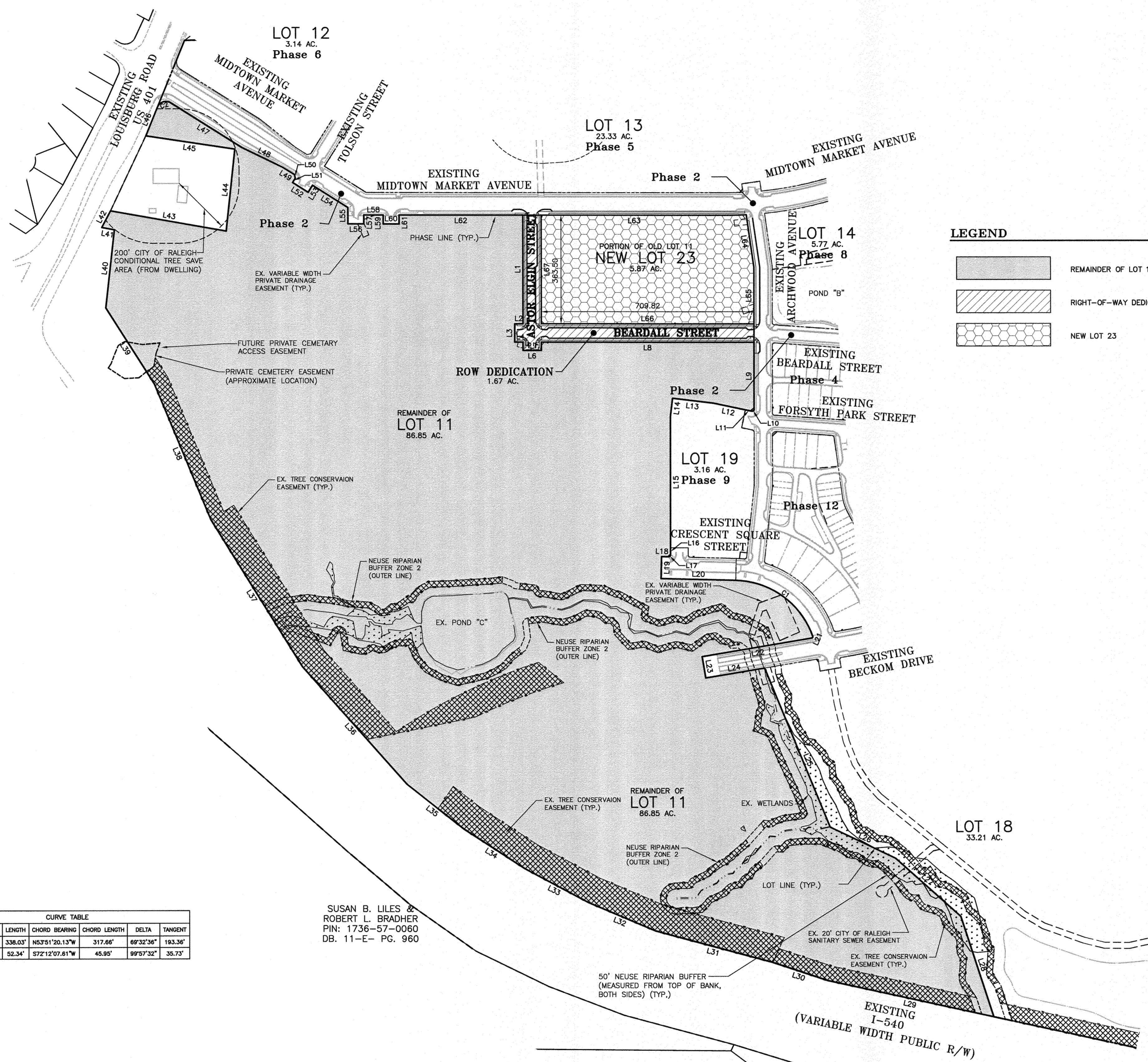
LINE #	BEARING	DISTANCE
L1	N0°00'00.00"E	363.50'
L2	N8°00'00.00"E	27.50'
L3	N0°00'00.00"E	61.00'
L4	N8°00'00.00"E	27.50'
L5	N0°00'00.00"E	27.50'
L6	N8°00'00.00"E	61.00'
L7	N0°00'00.00"E	27.50'
L8	N8°00'00.00"E	709.82'
L9	N0°00'00.00"E	224.99'
L10	N52°55'42.56"E	7.76'
L11	N78°08'34.88"W	23.70'
L12	N78°08'34.88"W	108.30'
L13	N83°11'15.17"W	137.89'
L14	S8°48'44.83"W	61.00'
L15	S27°00'00.00"E	438.17'
L16	N0°00'00.00"E	24.77'
L17	S45°41'10.85"W	7.16'
L18	S88°37'38.30"E	24.77'
L19	S17°22'21.70"W	73.00'
L20	S88°37'38.30"E	249.09'
L21	N23°46'51.18"E	5.62'
L22	S80°24'25.34"W	372.20'
L23	S9°35'34.68"E	72.00'
L24	S80°24'25.34"W	199.18'
L25	S22°16'05.87"E	574.18'
L26	S64°30'32.60"E	241.22'
L27	S48°12'11.37"E	290.97'
L28	S18°07'28.02"E	352.54'
L29	N77°39'34.95"W	585.10'
L30	N71°39'17.95"W	195.13'
L31	N74°58'38.37"W	404.83'
L32	N67°03'25.32"W	241.29'
L33	N81°58'59.32"W	241.23'
L34	N56°52'58.32"W	241.36'
L35	N51°54'29.32"W	241.35'
L36	N41°35'43.32"W	525.00'
L37	N31°50'53.32"W	578.77'
L38	N22°33'46.32"W	489.84'
L39	N32°30'40.32"W	300.18'
L40	N8°21'38.68"E	283.19'
L41	N78°59'59.32"W	42.83'
L42	N27°55'14.96"E	82.86'
L43	S80°00'12.04"E	391.57'
L44	N8°05'22.24"E	275.52'
L45	N81°24'41.55"W	300.03'
L46	N22°13'21.47"E	103.52'
L47	N57°49'08.28"W	280.89'
L48	S64°05'44.53"E	150.90'
L49	N57°49'08.28"W	48.29'
L50	S12°49'08.28"E	12.38'
L51	S32°10'53.74"W	17.28'
L52	N57°49'08.28"W	61.00'
L53	S32°10'53.74"W	28.00'
L54	N57°49'08.28"W	139.04'
L55	N0°00'00.00"E	54.54'
L56	N90°00'00.00"W	53.00'
L57	N0°00'00.00"E	29.94'
L58	N90°00'00.00"W	64.50'
L59	S27°00'00.00"E	28.94'
L60	N90°00'00.00"E	53.00'
L61	S27°00'00.00"E	29.94'
L62	N90°00'00.00"W	412.90'
L63	N80°00'00.00"W	622.36'
L64	N80°00'00.00"W	177.88'
L65	N0°00'00.00"E	188.90'
L66	N90°00'00.00"E	709.82'
L67	S0°00'00.00"E	363.50'

CURVE #	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA	TANGENT
C1	278.50'	338.03'	N53°51'20.13"W	317.66'	69°32'36"	193.36'
C2	30.00'	92.34'	S72°12'07.81"W	45.95'	99°57'32"	35.73'

SUSAN B. LILES &
ROBERT L. BRADHER
PIN: 1736-57-0060
DB. 11-E- PG. 960

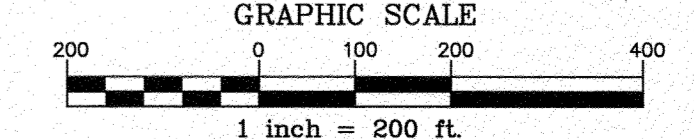
FRANK E. ACIERNO
PIN: 1736-36-9440
DB. 2000 PG. 493

BUFFALO ASSOCIATES TCF REAL
ESTATE FOUNDATION, INC.
PIN: 1736-76-4233
DB. 12693 PG. 1190



SITE AREAS

EXISTING LOT 11:	4,111,828 SF/94.39 AC
NEW LOT 23:	255,873 SF/5.87 AC
R/W DEDICATION:	72,549 SF/1.67 AC
REMAINDER OF LOT 11:	3,783,186 SF/86.85 AC



- GENERAL NOTES:**
- ROADS, PHASES & LOTS SHOWN AS APPROVED IN THE 5401 NORTH MASTER INFRASTRUCTURE DRAWINGS (TRANSACTION #363792) & 5401 NORTH LOTS 15-17 (PHASES 4,7,11 & 12) CONSTRUCTION DRAWINGS (TRANSACTION #418248).
 - BOUNDARY INFORMATION AND LOT AREAS ARE TAKEN FROM AN UNRECORDED BOUNDARY SURVEY PERFORMED BY THE JOHN R. MCADAMS COMPANY, DATED 10/12/12.
 - EXISTING INFORMATION SHOWN WITHIN THE PPD BOUNDARY IS BASED ON A BLEND OF A SURVEY PERFORMED BY WITHERS & RAVENEL, DATED 3/4/2008 AND INFORMATION DOWNLOADED FROM WAKE COUNTY GIS.
 - A PORTION OF THE PPD PROJECT AREA IS WITHIN A FEMA DESIGNATED FLOODPLAIN AND IS SUBJECT TO THE FUTURE 1% ANNUAL CHANCE FLOODPLAIN, PER FEMA FIRM MAP 3720173600J, DATED MAY 2, 2006.
 - EX. TREE CONSERVATION AREAS WERE COMPUTED BY COORDINATE METHOD PER PLAT RECORDED BY WITHERS & RAVENEL (BM-2007-2817), DATED 10/25/07. PORTIONS OF THE TREE CONSERVATION AREAS WERE REVISED PER THE PLAT RECORDED BY SULLIVAN SURVEYING (BM2012-638), DATED 11/09/11.

THE JOHN R. MCADAMS COMPANY, INC.
9905 Meridian Parkway
Durham, North Carolina 27713
License No.: C-0293
(800) 733-5646 • McAdamsCo.com

MCADAMS

REVISIONS:

1	08-12-2017	REVISED PER COR COMMENTS
2	07-07-2017	REVISED PER COR COMMENTS
3	08-09-2017	REVISED PER COR COMMENTS

DEVELOPER:
5401 NORTH, LLC
100 NORTH STREET, SUITE 900
BATON ROUGE, LOUISIANA 70802
(225) 924-7206

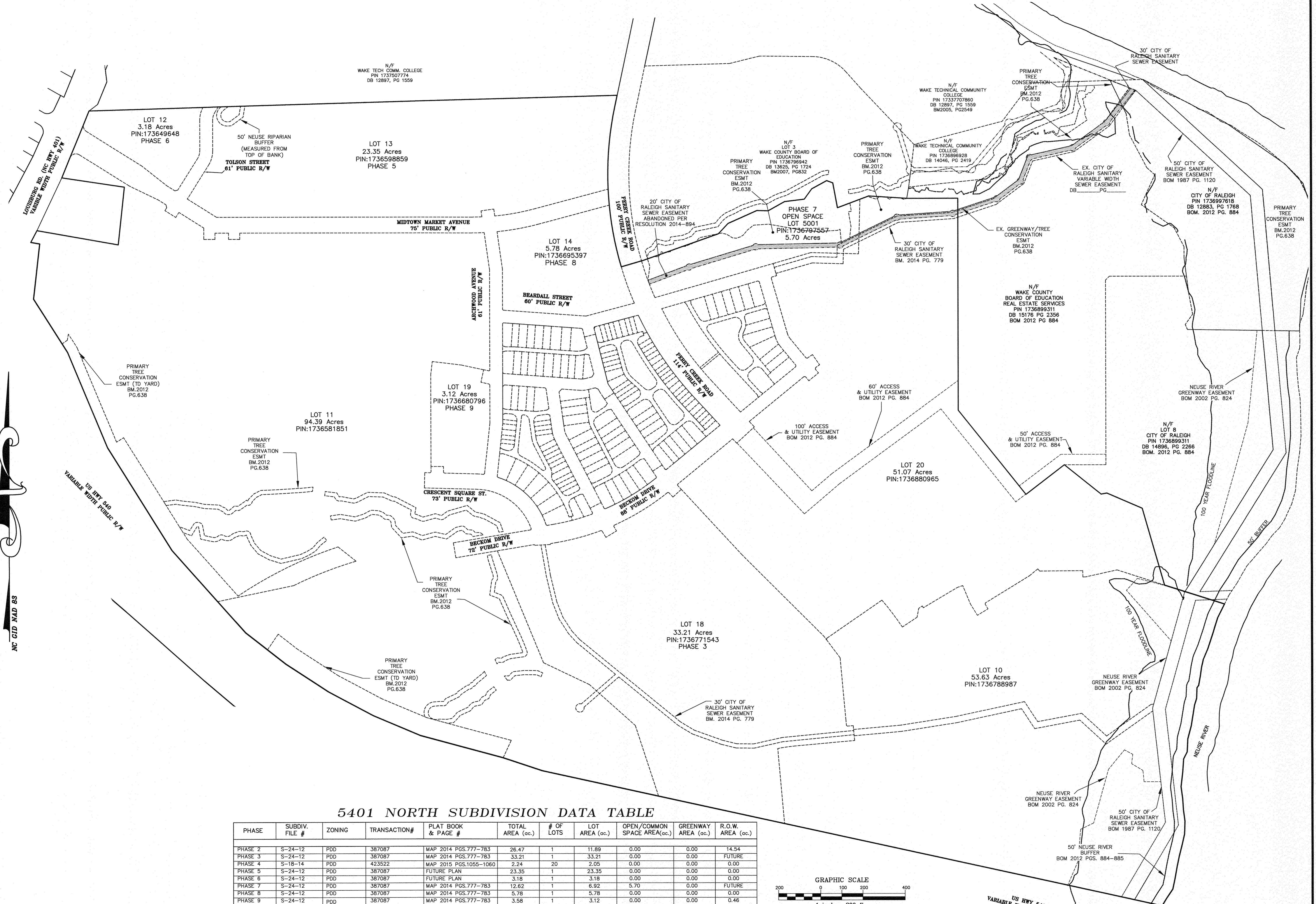
5401 NORTH APARTMENTS
PRELIMINARY SUBDIVISION PLAN
7740 MIDTOWN MARKET AVENUE
RALEIGH, NORTH CAROLINA

LOT 11 SUBDIVISION PLAN

PROJECT NO. CRC-15000
FILENAME: CRC15000-PS-MPI
CHECKED BY: FVB
DRAWN BY: CNS
SCALE: 1" = 200'
DATE: 05-17-2017
SHEET NO. **C-3**

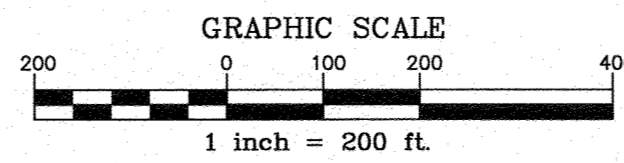
McADAMS

X:\Projects\5401 North\Construction Drawings\Current Drawings\CRC15000-Preliminary Subdivision-CM1.dwg, 7/10/2017 4:13:28 PM, Schmidt, Chris

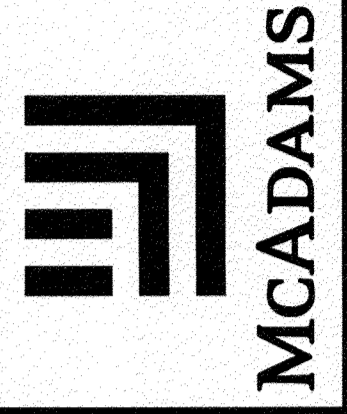


5401 NORTH SUBDIVISION DATA TABLE

PHASE	SUBDV. FILE #	ZONING	TRANSACTION#	PLAT BOOK & PAGE #	TOTAL AREA (ac.)	# OF LOTS	LOT AREA (ac.)	OPEN/COMMON SPACE AREA(ac.)	GREENWAY AREA (ac.)	R.O.W. AREA (ac.)
PHASE 2	S-24-12	PDD	387087	MAP 2014 PGS.777-783	26.47	1	11.89	0.00	0.00	14.54
PHASE 3	S-24-12	PDD	387087	MAP 2014 PGS.777-783	33.21	1	33.21	0.00	0.00	FUTURE
PHASE 4	S-18-14	PDD	423522	MAP 2015 PGS.1055-1060	2.24	20	2.05	0.00	0.00	0.00
PHASE 5	S-24-12	PDD	387087	FUTURE PLAN	23.35	1	23.35	0.00	0.00	0.00
PHASE 6	S-24-12	PDD	387087	FUTURE PLAN	3.18	1	3.18	0.00	0.00	0.00
PHASE 7	S-24-12	PDD	387087	MAP 2014 PGS.777-783	12.62	1	6.92	5.70	0.00	FUTURE
PHASE 8	S-24-12	PDD	387087	MAP 2014 PGS.777-783	5.78	1	5.78	0.00	0.00	0.00
PHASE 9	S-24-12	PDD	387087	MAP 2014 PGS.777-783	3.58	1	3.12	0.00	0.00	0.46
PHASE 11	S-18-14	PDD	450065	MAP 2016 PGS. 54-57	8.82	62	5.60	0.49	0.00	0.75
PHASE 12	S-18-14	PDD	423522	MAP 2015 PGS.1055-1060	9.15	60	3.01	0.77	0.00	0.53
LOT 20	EX-4-15	PDD	455890	MAP 2016 PGS.448-451	51.07	1	51.07	-	-	-



THE JOHN R. MCADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, NC 27713
License No.: C-0293
(800) 733-5646 • McAdamsCo.com



REVISIONS:

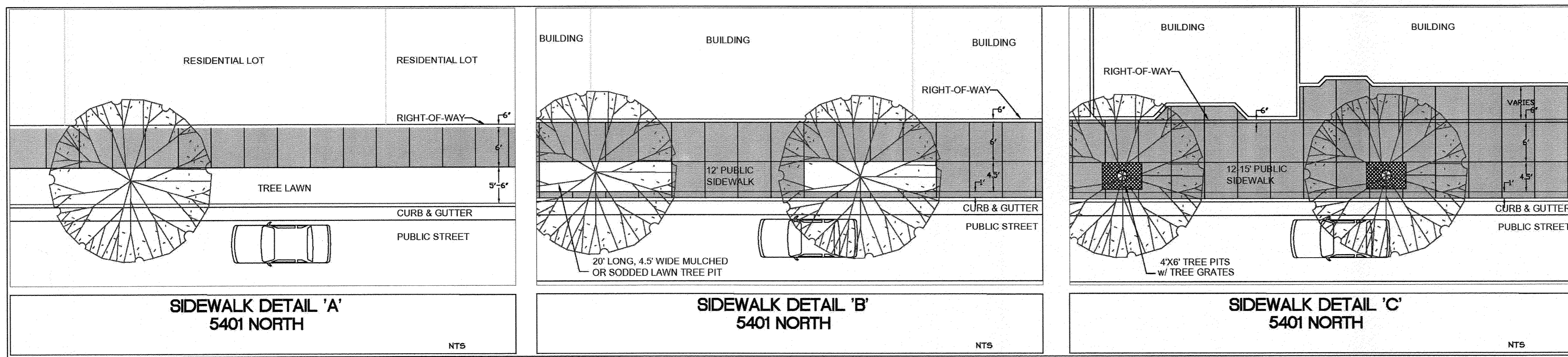
NO.	DATE	DESCRIPTION
1	07-07-2017	ISSUED FOR CON. COMMENTS

OWNER:
ELD-5401 NORTH, LLC
C/O ENGQUIST-LEVEL DEVELOPMENT, LLC
7500 PECUE LANE
BATON ROUGE, LOUISIANA 70809
(225) 338-6120

5401 NORTH
LOT 11
PRELIMINARY SUBDIVISION
RALEIGH, NORTH CAROLINA
CUMULATIVE MAP

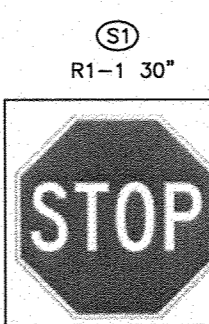
PROJECT NO. CRC-15000
FILENAME: CRC1000-PS-CM1
CHECKED BY: RTF
DRAWN BY: JBT
SCALE: 1"=200'
DATE: 08-20-2015
SHEET NO. C-1A





- EASEMENT LEGEND:**
- (DE) PUBLIC STORM DRAINAGE EASEMENT
 - (PRDE) PRIVATE STORM DRAINAGE EASEMENT
 - (FHE) 3'x3' CITY OF RALEIGH UTILITY EASEMENT CENTERED ON FIRE HYDRANT

SITE SIGN KEY:



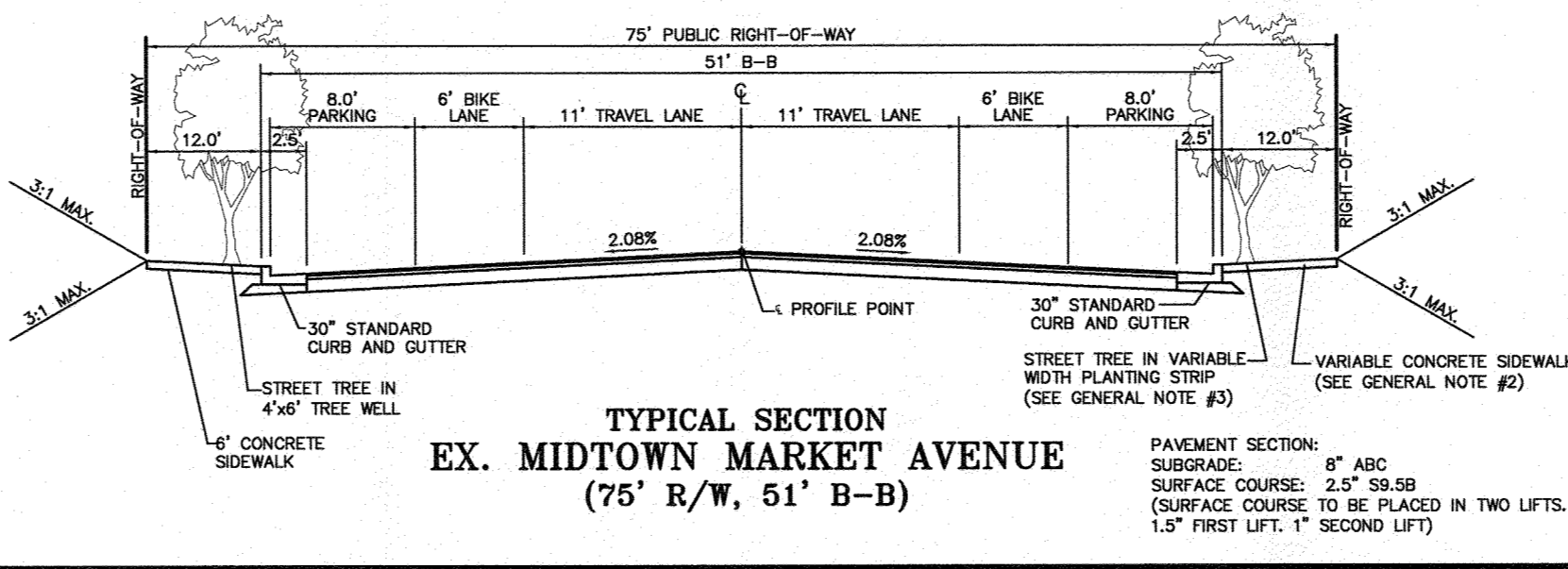
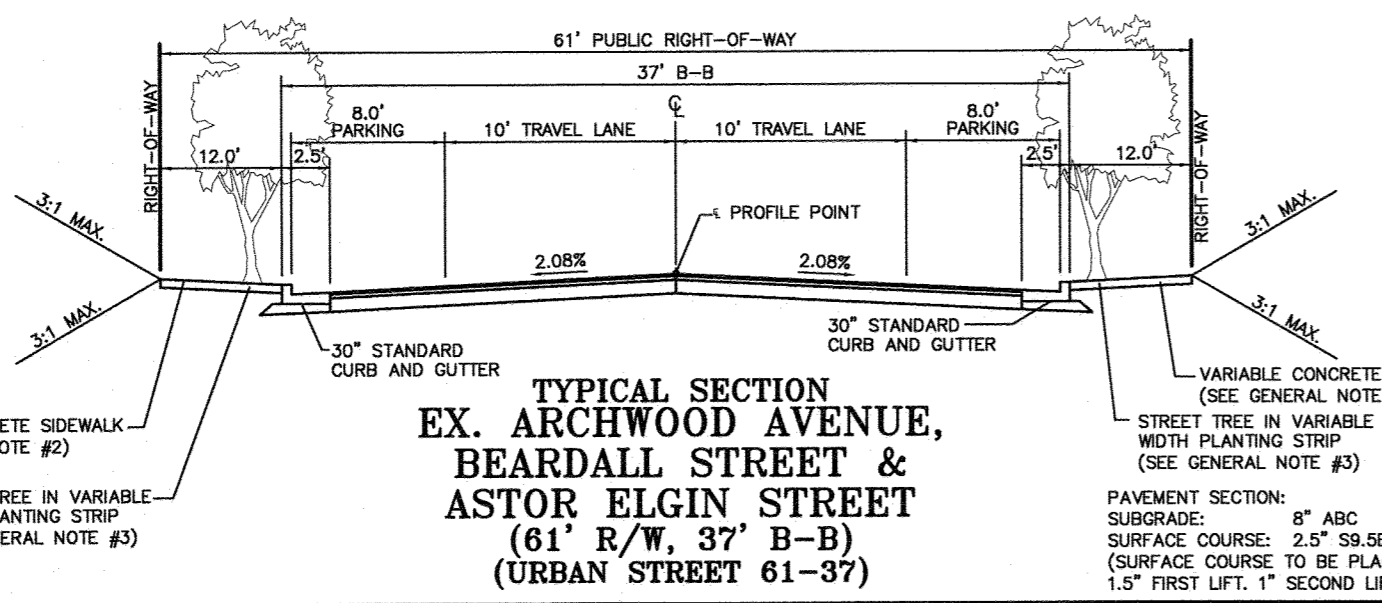
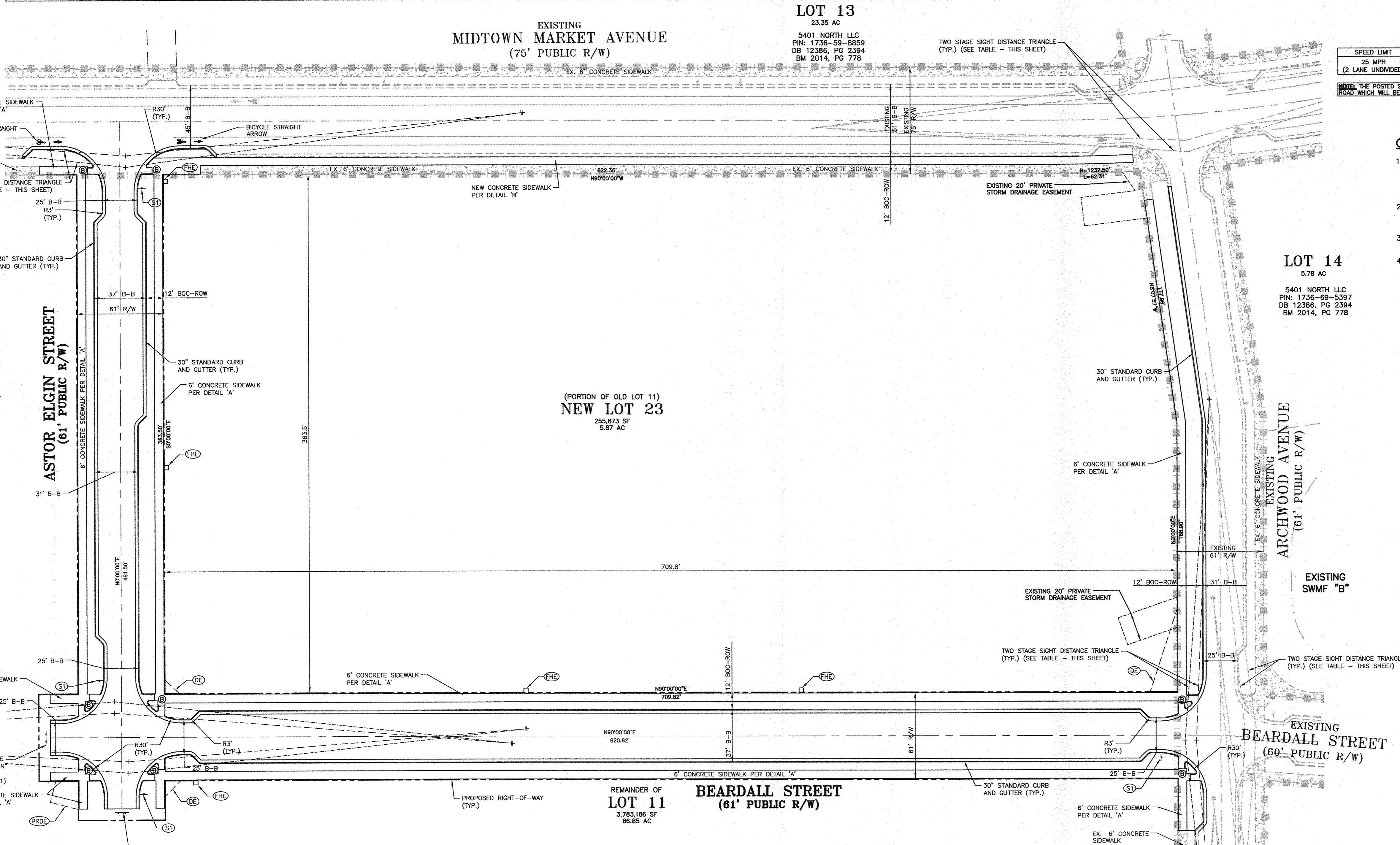
- SITE LEGEND**
- SIGNAGE
 - YARD LIGHTS
 - LIGHT POLE
 - POWER POLE
 - TRAFFIC DIRECTIONAL ARROW
 - ACC VAN ACCESSIBLE PARKING STALL
 - VAN ACCESSIBLE PARKING STALL
 - ACCESSIBLE RAMPS
 - PHASE LINE
 - PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - LOT LINE
 - EASEMENT LINE
 - CENTERLINE
 - EXISTING SIDEWALK

SIGHT DISTANCE TRIANGLE TABLE

SPEED LIMIT	SIGHT DISTANCE TRIANGLE TYPE	LEFT TURN	RIGHT TURN
25 MPH	TWO STAGE	7'x280' / 15'x280'	7'x240' / 15'x240'
(2 LANE UNDIVIDED)	SINGLE STAGE	15'x280'	15'x240'

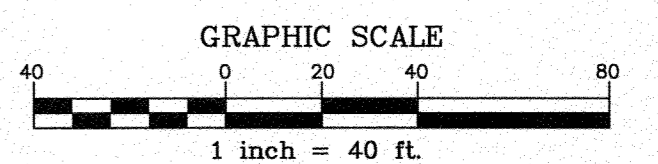
NOTE: THE POSTED SPEED = 25 MPH & DESIGN SPEED = 30 MPH ON ALL STREETS EXCEPT FOR PERRY CREEK ROAD WHICH WILL BE POSTED AT 35 MPH WITH A DESIGN SPEED OF 40 MPH.

- GENERAL NOTES:**
- PAVEMENT SECTIONS SHOWN ARE CITY OF RALEIGH MINIMUM STANDARDS. CONTRACTOR TO VERIFY PAVEMENT SECTIONS WITH THE GEOTECHNICAL REPORT. IF PAVEMENT SECTIONS IN THE GEOTECHNICAL REPORT DIFFER FROM THE CITY OF RALEIGH STANDARDS, CONTRACTOR TO USE THE GREATER SECTION OF THE TWO.
 - SIDEWALK SHOWN ON TYPICAL SECTIONS SHOULD REFER TO SIDEWALK DETAILS A, B & C FOR FINAL SIDEWALK CONFIGURATION WHICH IS BASED ON BUILDING TYPE AND LAND USE.
 - STREETYARD TREES FINAL CONFIGURATION OF TREE GRATES/WELLS OR OPEN LAWN WILL BE DICTATED BY BUILDING TYPE AND LAND USE.
 - DRIVEWAYS WILL BE DETERMINED AT SITE PLAN AS PER THE MASTER PLAN CIRCULATION AND PHASING PLAN (L5).



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT NCDOT AND CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

SEE SHEET C-2 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

X:\Projects\CRC-16040\Land\Construction Drawings\CRC15000-Preliminary Subdivision-Stage 8/10/2017 2:02:50 PM Jones, Connor

THE JOHN R. MCADAMS COMPANY, INC.
 2905 Meridian Parkway
 Durham, North Carolina 27713
 License No.: C-0293
 (800) 733-5646 • McAdamsCo.com

REVISIONS:

NO.	DATE	DESCRIPTION
1	08-15-2017	REVISED PER COR COMMENTS
2	07-27-2017	REVISED PER COR COMMENTS
3	08-09-2017	REVISED PER COR COMMENTS

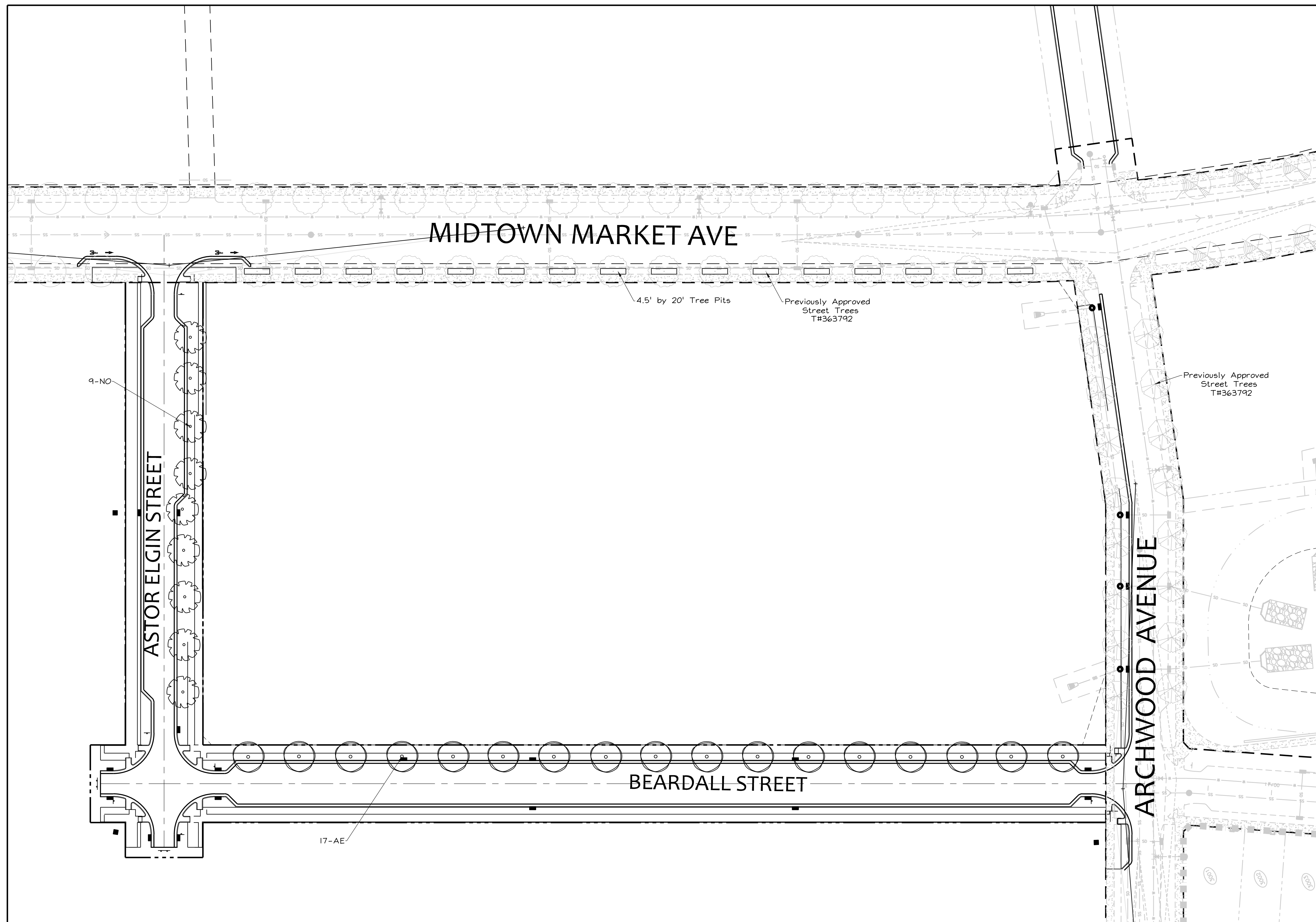
DEVELOPER:
 5401 NORTH, LLC
 100 NORTH STREET, SUITE 900
 BATON ROUGE, LOUISIANA 70802
 (225) 924-7206

5401 NORTH APARTMENTS
 PRELIMINARY SUBDIVISION PLAN
 7740 MIDTOWN MARKET AVENUE
 RALEIGH, NORTH CAROLINA

SUBDIVISION PLAN

PROJECT NO: CRC-15000
 FILENAME: CRC15000-PS-S1
 CHECKED BY: CMB
 DRAWN BY: CNS
 SCALE: 1" = 40'
 DATE: 05-17-2017
 SHEET NO: C-4

McADAMS



*** ATTENTION CONTRACTORS ***

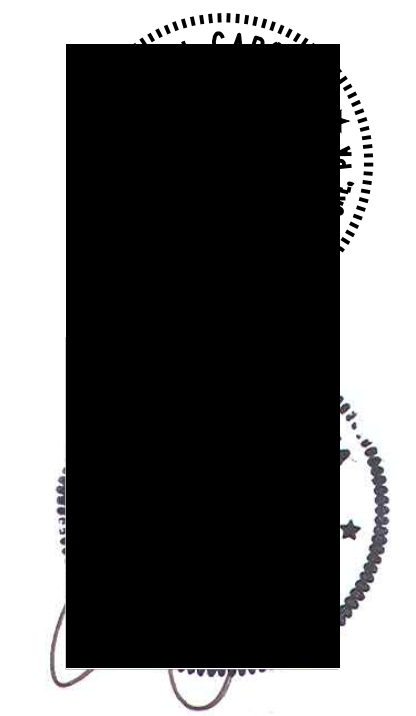
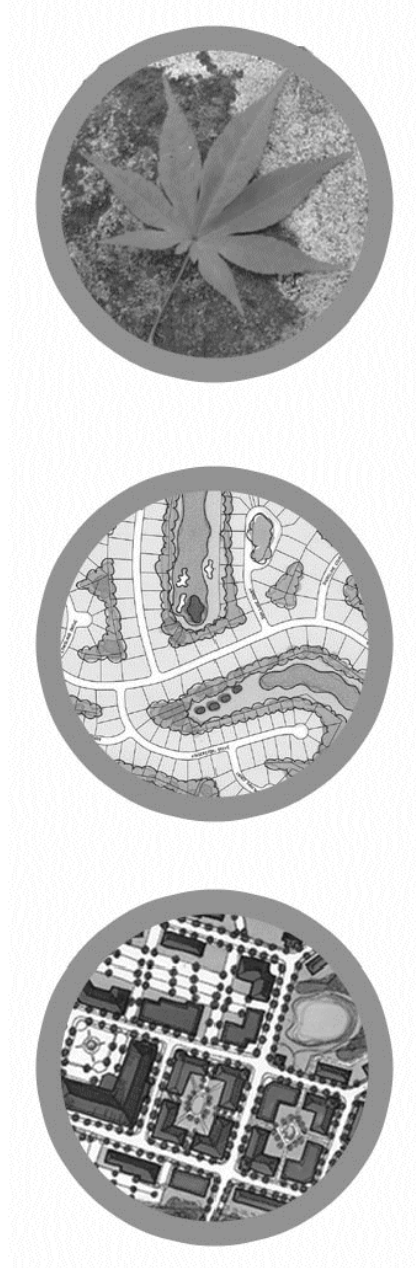
THESE PLANS ARE FOR THE REVIEW AND APPROVAL BY THE LOCAL MUNICIPALITY AND/OR OTHER GOVERNMENTAL JURISDICTION.

UNTIL ISSUED FOR CONSTRUCTION BELOW, REQUIRED CORRECTIONS, REVISIONS, ADDITIONS, AND DELETIONS ARE POSSIBLE.

OBTAIN APPROVED CONSTRUCTION DOCUMENTS PRIOR TO CONSTRUCTION.

THIS DRAWING IS PROPERTY OF TONY M. TATE LANDSCAPE ARCHITECTURE AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT PERMISSION.

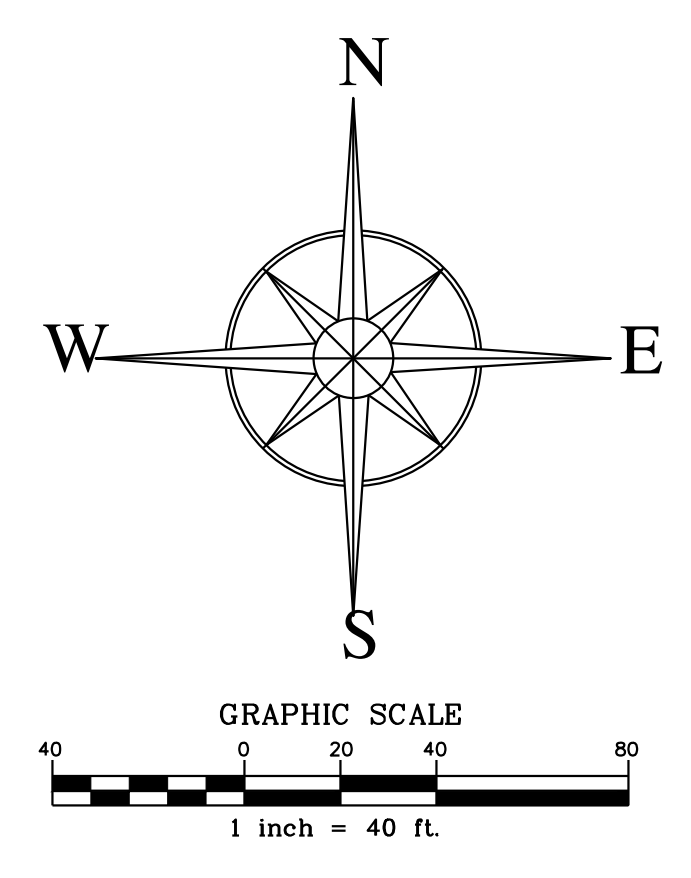
THIS DRAWING IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST.



TONY M. TATE LANDSCAPE ARCHITECTURE, PA
 5011 SOUTH PARK DRIVE, STE. 200 - DURHAM, NC 27713
 p: (919) 484-8880 f: (919) 484-8881 e: tony@tmlta.com

Street Trees

PLANT LIST - 5401 North Street Tree Plant List						
KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.	COMMENTS
AE	Ulmus americana 'Jefferson'	Jefferson American Elm	4"	B&B	17	
NO	Quercus nuttallii	Nuttall Oak	4"	B&B	9	



REVISIONS:

6/15/2017	Per Raleigh Comments
7/5/2017	Per Raleigh Comments
7/17/2017	Street Name Change

Preliminary Subdivision Plan
5401 North Apartments
 7740 Midtown Market Avenue
 Raleigh, NC

SCALE:
 1" = 40'
 DRAWN BY:
 CDR
 PROJECT #
 16073
 DATE:
 5/2/2017
 SHEET
L-1
 OF 2