



Administrative Approval Action

Case File / Name: S-72-17/5401 North Lot 18
Transaction# 532165 AA#3903

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located within the existing 5401 North Planned Development, south of Beckom Street, west of Perry Creek Road, east of Crescent Square Street, and north of US Highway 540.

REQUEST: Subdivision of a 38.87acre tract zoned Planned Development (PD) into 238 lots, including 143 townhome lots, 88 single-family detached lots, and seven open space lots.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** Two design adjustments requesting a reduced horizontal centerline radius along two sections of Giddings Street, south of Beckom Street, are found to be consistent with the UDO Neighborhood Local street design and are approved.

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated 10/31/2018 by the John R. McAdams Company.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

CONCURRENT SITE REVIEW - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Concurrent Site Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Concurrent Site Review plans:

Engineering

1. A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

Stormwater

2. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).
3. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).



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LEGAL DOCUMENTS - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	City Code Covenant	<input type="checkbox"/>	Slope Easement
<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant	<input type="checkbox"/>	Transit Easement
<input checked="" type="checkbox"/>	Utility Placement Easement	<input type="checkbox"/>	Cross Access Easement
<input type="checkbox"/>	Sidewalk Easement	<input checked="" type="checkbox"/>	Public Access Easement
		<input type="checkbox"/>	Other:

RECORDED MAP(S) - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Concurrent Site Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

General

1. The City Code Covenant shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document shall be provided to the City by the end of the next business day following the recordation of the final plat. Further recordings and building permits will be withheld if the recorded document is not provided to the City.
2. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

Engineering

3. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
4. A 5' general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
5. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).



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Public Utilities

6. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater

7. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).
8. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
9. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).

BUILDING PERMITS – For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Concurrent Site Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

General

1. Comply with all conditions of MP-3-16.

The following are required prior to issuance of a building occupancy permit:

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
2. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
3. Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.
4. All street lights and street signs required as part of the development approval are installed.



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5. Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.

EXPIRATION DATES:

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:

3-Year Sunset Date: 11/16/2021

Record at least ½ of the land area approved.

5-Year Sunset Date: 11/16/2023

Record entire subdivision.

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee)

Date: 11/16/18

Staff Coordinator: Justin Rametta

Design Adjustment Staff Response



**DEVELOPMENT
SERVICES
DEPARTMENT**

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

PROJECT	Project Name	5401 North - Lot 18		
	Development Case Number	S-72-17		
	Transaction Number	532165		
	Design Adjustment Number	DA - 103 - 2018		
Staff recommendation based upon the findings in the applicable code(s):				
<input type="checkbox"/> <u>UDO Art. 8.3 Blocks, Lots, Access</u>		<input type="checkbox"/> <u>UDO Art. 8.5 Existing Streets</u>		
<input checked="" type="checkbox"/> <u>UDO Art. 8.4 New Streets</u>		<input type="checkbox"/> <u>Raleigh Street Design Manual</u>		
Staff <input checked="" type="checkbox"/> SUPPORTS <input type="checkbox"/> DOES NOT SUPPORT <input type="checkbox"/> the design adjustment request.				
DEPARTMENTS				
STAFF RESPONSE	<input type="checkbox"/> Dev. Services Planner		<input type="checkbox"/> City Planning	
	<input checked="" type="checkbox"/> Development Engineering <i>KC Beard</i>		<input type="checkbox"/> Transportation	
	<input type="checkbox"/> Engineering Services		<input type="checkbox"/> Parks & Recreation and Cult. Res.	
	<input type="checkbox"/> Public Utilities			
	CONDITIONS:			
Development Services Director or Designee Action: <input type="checkbox"/> APPROVE <input type="checkbox"/> APPROVE WITH CONDITIONS <input type="checkbox"/> DENY				

Authorized Signature

Date

*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature. Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

Staff Response Article 8.4 New Streets



DEVELOPMENT
SERVICES
DEPARTMENT

- A. The requested design adjustment meets the intent of this Article;
YES NO
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
YES NO
- C. The requested design adjustment does not increase congestion or compromise safety;
YES NO
- D. The requested design adjustment does not create additional maintenance responsibilities for the City;
YES NO
- E. The requested design adjustment has been designed and certified by a Professional Engineer; and
YES NO
- F. The requested design adjustment shall address Stormwater collection and conveyance and not adversely impact Stormwater collection.
YES NO

STAFF FINDINGS

These design adjustments are addressing Giddings Street in the 5401 development which was designed as a residential street with parking allowed where there are no sight distance issues. This subdivision proposes 231 units which are accessed by 20 alleys and 4 east-west public streets. Two design adjustments are requested and supported for approval by staff as concerning the horizontal centerline radius as follows:

Design Adjustment #1 is requesting a 150' horizontal centerline radius on Giddings Street between Alleys 66/67 and Humanity Lane. This section will have a reduced speed limit of 25 mph which meets the Neighborhood Local street design for this centerline radius as per Raleigh Street Design Manual, Chapter 12, Section 12.1.1, Table 13. Additionally, parking will be allowed on the street which will provide traffic calming.

Design Adjustment #2 is also requesting a 150' centerline radius as it meets the Neighborhood Local street design on Giddings Street with a 250' street length between intersecting alleys.

The speed limit for all residential streets will be reduced to 25 mph, with the exception of Perry Creek Road and Beckom Street which are to observe the Citywide 35 mph limit. The speed limits are to be posted after the streets are accepted for maintenance by the City of Raleigh and are approved by City Council.

Design Adjustment Application



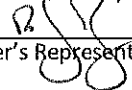
DEVELOPMENT SERVICES DEPARTMENT

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

PROJECT	Project Name 5401 North - Lot 18	
	Case Number S-72-17	
	Transaction Number 532165	
OWNER	Name Level Homes c/o Ric Rojas	
	Address 6320 Quadrangle Drive, Suite 100	City Chapel Hill
	State NC	Zip Code 27517
CONTACT	Name Jon Moore	Firm McAdams Company
	Address 2905 Meridian Parkway	City Durham
	State NC	Zip Code 27713
REQUEST	Phone 919-615-1585	
	Name Jon Moore	
	Address 2905 Meridian Parkway	
	State NC	
	Zip Code 27713	
	Phone 919-361-5000	
	I am seeking a Design Adjustment from the requirements set forth in the following:	
<input type="checkbox"/>	UDO Art. 8.3 Blocks, Lots, Access	- See page 2 for findings
<input type="checkbox"/>	UDO Art. 8.4 New Streets	- See page 3 for findings
<input type="checkbox"/>	UDO Art. 8.5 Existing Streets	- See page 4 for findings
<input checked="" type="checkbox"/>	Raleigh Street Design Manual	- See page 5 for findings
Provide details about the request; (please attach a memorandum if additional space is needed):		
Giddings is classified as a Neighborhood Street. Therefore, as shown in Table 6.11A in the City of Raleigh "Street Design Manual" (January 2014), the minimum centerline radius shall be 375-ft. We are requesting a Design Exception to this requirement such that the minimum allowable centerline radius is 150-ft. The reasons for this request are as follows; 1) That this road will have a 25 MPH speed limit to further promote traffic calming measures within the community as approved previously and attached. 2) Because of the multiple cross street connection locations, the unit count serving to this street will be reduced to well below 150 units. Because of these two items, this street will operate similar to a Neighborhood local street. Additionally, along areas on both sides of the street between Influence Way and Kayton Street there will be parallel parking which adds to the calming and slower speeds where this reduction is requested.		

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

Owner/Owner's Representative Signature  Date 8-22-18

CHECKLIST	
Signed Design Adjustment Application	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input checked="" type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input checked="" type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input type="checkbox"/> Included

Submit all documentation, with the exception of the required addressed envelopes and letters to designadjustments@raleighnc.gov.

Deliver the addressed envelopes and letters to:
Development Services, Development Engineering
One Exchange Plaza, Suite 500
Raleigh NC, 27601

For Office Use Only	RECEIVED DATE:	DA - -
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Raleigh Street Design Manual

Administrative Design Adjustment Findings



DEVELOPMENT
SERVICES
DEPARTMENT

The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

A. The requested design adjustment meets the intent of the Raleigh Street Design Manual;

There are two locations along Giddings street in 5401 that we are seeking a design adjustment. Refer to the attached plan sheets for reference. The proposed centerline radius of 150-ft will function more like a Neighborhood Local street with on street parking.

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;

Yes, the proposed centerline radius design adjustment request of 150-ft is still in-keeping with the Comprehensive Plan.

C. The requested design adjustment does not increase congestion or compromise safety;

The radius reduction will promote slower speeds along residential streets, therefore increasing safety. The multiple connection points will not increase congestion and the unit count serving this street will be less than 150 units.

D. The requested design adjustment does not create additional maintenance responsibilities for the City; and

The radius reduction will not create additional maintenance responsibilities for the City. A previous and similar center-line reduction was granted an earlier phase and to our understanding, there has not been any increase in maintenance responsibilities for the City.

E. The requested design adjustment has been designed and certified by a Professional Engineer.

Yes, plans have been submitted to Development Review staff and will certified by a Professional Engineer.

Individual Acknowledgement



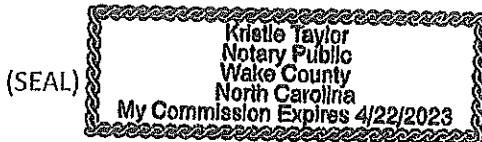
DEVELOPMENT
SERVICES
DEPARTMENT

STATE OF NORTH CAROLINA
COUNTY OF Wake

INDIVIDUAL

I, Kristle Taylor, a Notary Public do hereby certify that
Ric Rojas personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

This the 22 day of August, 2018.



Notary Public Kristle Taylor

My Commission Expires: 4-22-23



July 11, 2018

Mrs. Kathryn Beard/Daniel King
City of Raleigh - Transportation Department
One Exchange Plaza, 3rd Floor
Raleigh, North Carolina 27602

Re: **5401 North – Lot 18 Transaction Number 532165**
Request for Design Exception #7 – Giddings Street Centerline Radius
CRC-16030

Dear Ms. Beard/Mr. King:

We are requesting consideration for a design exception for the 5401 North project located at US 401 and Perry Creek Road. Below is a more detailed description of the specific request:

Giddings is classified as a Neighborhood Street. Therefore, as shown in Table 6.11A in the City of Raleigh "*Street Design Manual*" (January 2014), the minimum centerline radius shall be 375-ft. We are requesting a **Design Exception** to this requirement such that the minimum allowable centerline radius is 150-ft. The reasons for this request are as follows; 1. That this road will have a 25 MPH speed limit to further promote traffic calming measures within the community as approved previously and attached. 2. Because of the multiple cross street connection locations, the unit count serving to this street will be reduced to well below 150 units.

Because of these two items, this street will operate similar to a Neighborhood local street. Additionally, along areas on both sides of the street between Influence Way and Kayton Street there will be parallel parking which adds to the calming and slower speeds where this reduction is requested.

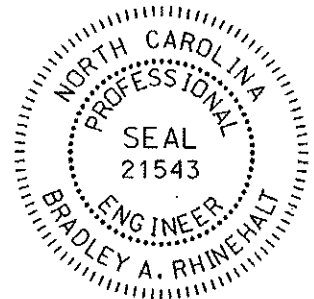
As with our other Design Exception requests related to this project, our goal is to provide traffic calming measures within the community as part of a pedestrian-friendly street concept and we believe this exception will help us achieve that goal.

If you have any questions or need additional information related to this request, please feel free to contact me to discuss.

Sincerely,
McADAMS

A handwritten signature in black ink that reads 'Brad Rhinehalt'.

Bradley Rhinehalt, PE
Senior Project Manager, Land Development – Residential



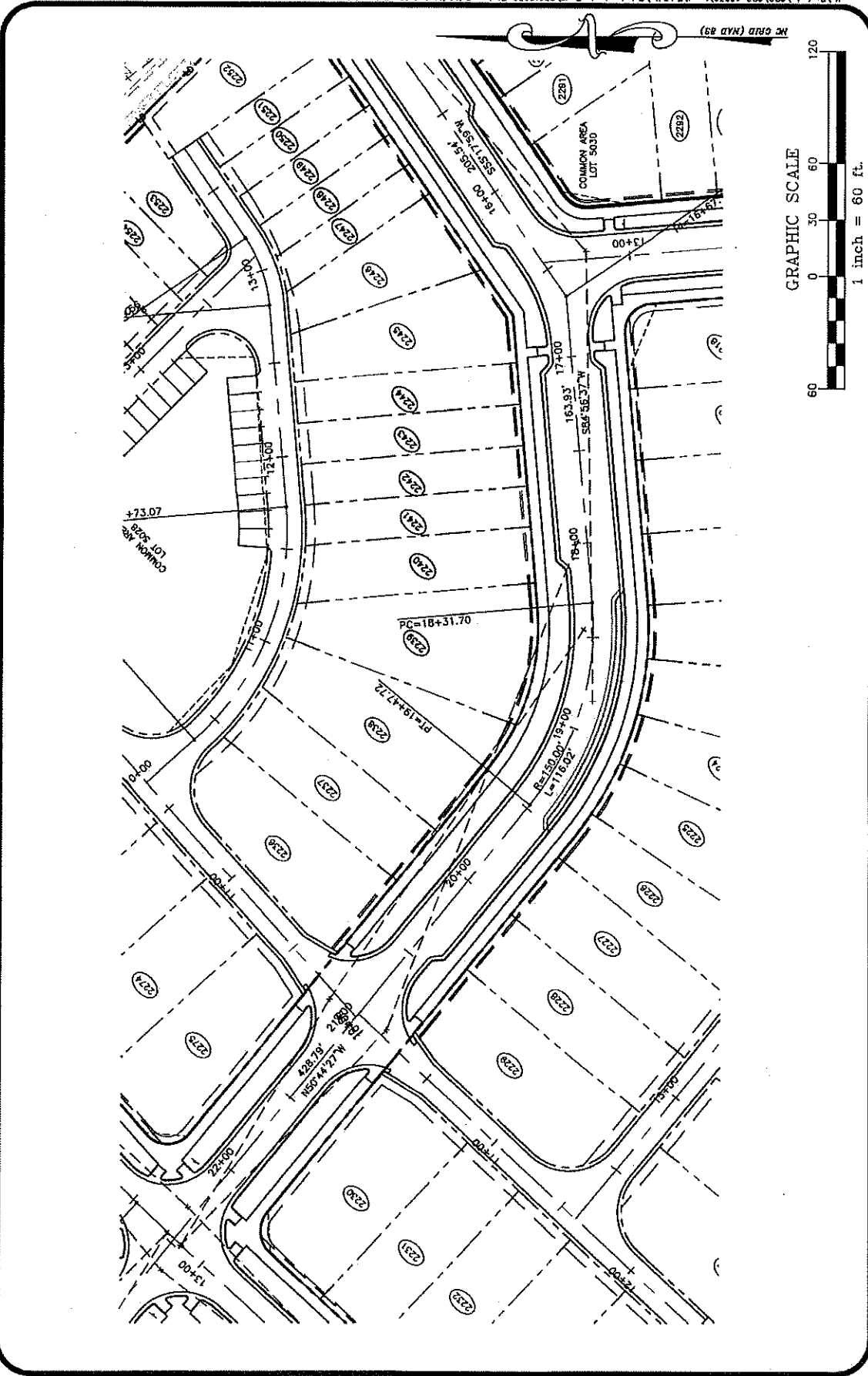
The John R. McAdams
Company, Inc.

Raleigh / Durham, NC
2905 Meridian Parkway
Durham, North Carolina 27713
(919) 361-5000

Charlotte, NC
11301 Carmel Commons Blvd,
Suite 111
Charlotte North Carolina 28226
(704) 527-0800

McAdamsCo.com

Designing Tomorrow's Infrastructure & Communities



X:\Projects\CRC\CRC-16030\Land\Exhibit\Sublot\Road\CRC16030-E1.dwg, 8/20/2018 1:00:03 PM, Schmidt, Chris

**Preliminary Subdivision
Plan Application**



Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-3005 | Fax: 919-996-4831
Litchford Satellite Office | 1320 Litchford Road | Raleigh, NC 27601 | 919-996-4200

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

Subdivision * Conventional Subdivision Compact Development Conservation Subdivision

*May require City Council approval if in a Metro Park Overlay or Historic Overlay District

GENERAL INFORMATION

Development Name: 5401 North Lot 18
Proposed Use: Single Family Residential
Property Address(es): 5100 Beckhorn Street

Wake County Property Identification Number(s) for parcel to which these guidelines will apply:
PIN Recorded Deed 1736771543 PIN Recorded Deed _____ PIN Recorded Deed _____ PIN Recorded Deed _____

What is your project type?
 Single family Townhouse Subdivision in a non-residential zoning district
 Other (describe): _____

OWNER/DEVELOPER INFORMATION

Company Name: ELD-5401 North, LLC c/o Engquist-Level Development, LLC | Owner/Developer Name: Ric J Rojas
Address: 7500 Pecue Lane, Baton Rouge, Louisiana 70809
Phone: 919-518-9211 | Email: john@jprmsouth.com | Fax: n/a

CONSULTANT/CONTACT PERSON FOR PLANS

Company Name: McAdams | Contact Name: Jon Moore
Address: 2905 Meridian Parkway, Durham, North Carolina 27713
Phone: 919-361-5000 | Email: moore@mcadamsco.com | Fax: n/a

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DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)

ZONING INFORMATION

Zoning District(s): PD
If more than one district, provide the acreage of each:
Overlay District? Yes No
Inside City Limits? Yes No
CUD (Conditional Use District) Case # 2-
COA (Certificate of Appropriateness) Case #
BOA (Board of Adjustment) Case # A-

STORMWATER INFORMATION

Existing Impervious Surface: 0 sf
Proposed Impervious Surface: 19,225 sqft
Flood Hazard Area: Yes No
Neuse River Buffer: Yes No
Wetlands: Yes No

If in a Flood Hazard Area, provide the following:
Alluvial Soils: n/a Flood Study: n/a FEMA Map Panel #: n/a

NUMBER OF LOTS AND DENSITY

Total # of Townhouse Lots: Detached 143
Total # of Single Family Lots: 88 Total # of All Lots: 231
Overall Units/Acre Densities Per Zoning District: 231/0.321 = 7.0 units to the acre
Total # of Open Space and/or Common Area Lots: 7

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly 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 _____ 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.

(Use here read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.)

Signature: Date: 10-10-17

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TOTAL LIMITS OF DISTURBANCE = 28.75 AC.

ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Public Works Department at (919) 996-2409, and the Public Utilities Department at (919) 996-4540, at least twenty four hours prior to beginning any of their construction.

Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for inspection, install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.



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.

5401 NORTH LOT 18

PRELIMINARY SUBDIVISION

5100 BECKOM STREET
RALEIGH, NORTH CAROLINA
TRANSACTION #: 532165
RALEIGH NUMBER: S-72-17
PROJECT NUMBER: CRC-16030

DATE: OCTOBER 31, 2018

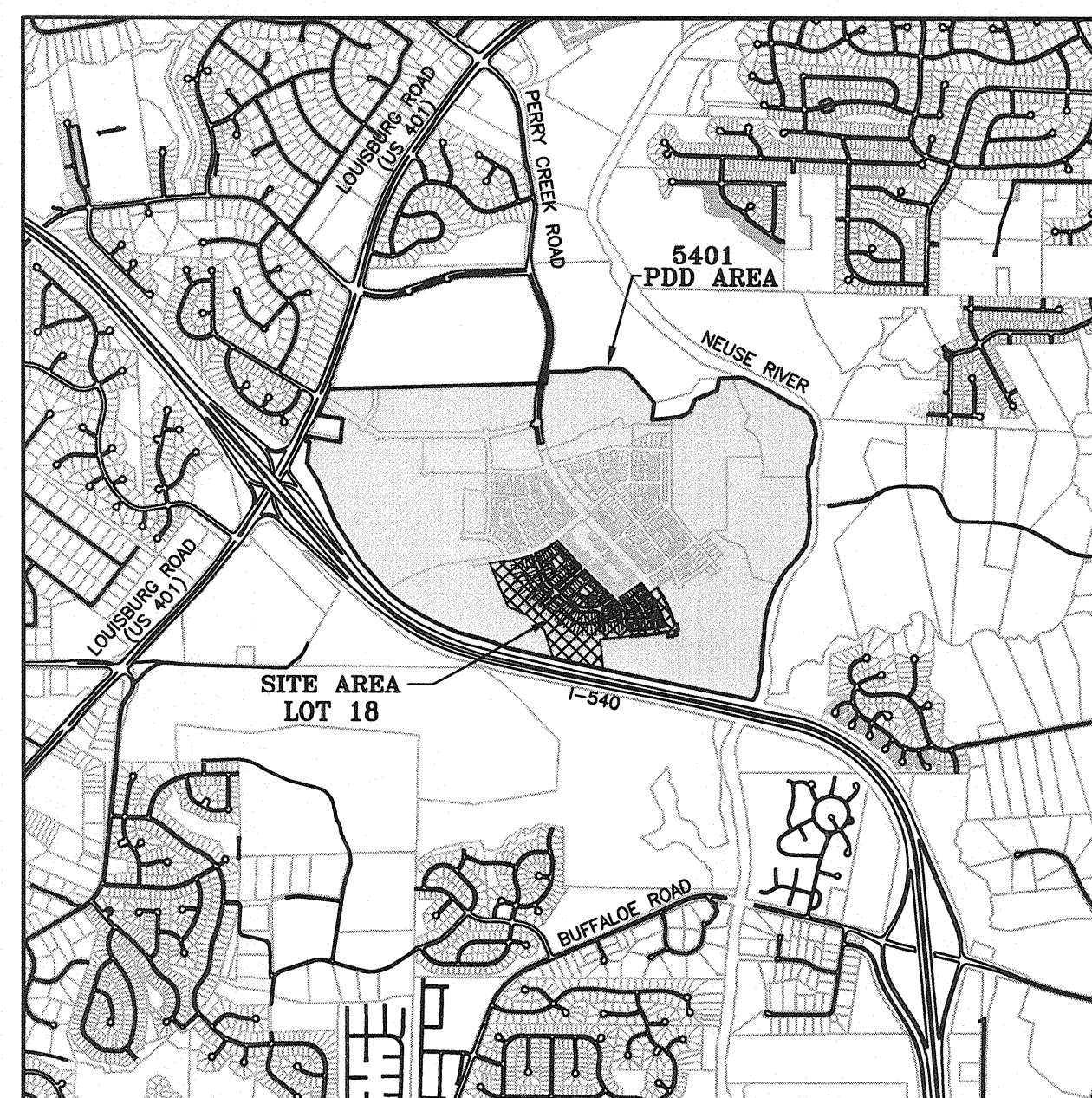
SITE DATA

DEVELOPER:	LEVEL HOMES 6320 QUADRANGLE DRIVE STE. 100, CHAPEL HILL, NORTH CAROLINA 27517
OWNER:	5401 EAST DEVELOPMENT, LLC C/O ENGQUIST-LEVEL DEVELOPMENT, LLC 7500 PECUE LANE BATON ROUGE, LOUISIANA 70809
PIN NUMBER:	1736-77-1543
TOTAL PDD AREA:	404.44 AC.
LOT 18 AREA:	GROSS AREA = 1,693,047 SF / 38.87 AC
LOT 5002:	331,037 SF / 7.60 AC
APPROVED R/W DEDICATION:	145,322 SF / 3.34 AC
PHASE 27 R/W DEDICATION:	4,194 SF / 0.10 AC
PHASE 28 R/W DEDICATION:	176,296 SF / 4.05 AC
PHASE 29 R/W DEDICATION:	63,632 SF / 1.46 AC
PHASE 30 R/W DEDICATION:	30,579 SF / 0.70 AC
R/W DEDICATION TOTAL:	420,018 SF / 9.65 AC
NET AREA:	941,987 SF / 21.62 AC
EXISTING TRACT ZONE:	T4-R & T4-O
CURRENT USE:	VACANT
EXISTING LOTS:	1 (EXISTING LOT 18)
PROPOSED LOTS:	238 (INCLUDES 7 COMMON AREA LOTS)
INSIDE CITY LIMITS:	NO
FEMA FIRM MAP:	3720173600J, DATED MAY 2, 2006
RIVER BASIN:	NEUSE RIVER
TRACT 2 DWELLING UNITS:	APPROVED UNITS: 74 PROPOSED UNITS: 231
MAX OF 600 DWELLING UNITS ALLOWED	TOTAL UNITS: 305

OPEN SPACE TABLE

TOTAL 5401 NORTH PDD AREA (ALL PHASES):	404.44 AC.
REQUIRED OPEN SPACE:	60.67 AC. 15.00%
EXISTING OPEN SPACE:	
EXISTING LOT 4:	15.58 AC.
EXISTING LOT 8:	24.97 AC.
RECORDED TREE CONSERVATION:	40.84 AC.
EX. PHASE 4 OPEN SPACE AREA:	0.00 AC.
EX. PHASE 7 OPEN SPACE AREA (LOTS 5001, 5008 & 5009):	6.37 AC.
EX. PHASE 11 OPEN SPACE AREA (LOTS 5004-5007):	0.77 AC.
EX. PHASE 12 OPEN SPACE AREA (LOTS 5003 & 5024):	0.49 AC.
EX. PHASE 13 OPEN SPACE AREA:	0.00 AC.
EX. PHASE 14 OPEN SPACE AREA (LOTS 5019 & 5020):	0.84 AC.
EX. PHASE 15 OPEN SPACE AREA:	0.00 AC.
EX. PHASE 16 OPEN SPACE AREA:	0.00 AC.
EX. PHASE 17 OPEN SPACE AREA (LOT 5010):	1.37 AC.
EX. PHASE 18 OPEN SPACE AREA (LOTS 5011, 5012 & 5021):	0.27 AC.
EX. PHASE 19 OPEN SPACE AREA:	0.00 AC.
EX. PHASE 20 OPEN SPACE AREA (LOTS 5013-5015):	0.42 AC.
EX. PHASE 21 OPEN SPACE AREA (LOTS 5016 & 5017):	0.59 AC.
EX. PHASE 22 OPEN SPACE AREA:	0.00 AC.
EX. PHASE 23 OPEN SPACE AREA (LOT 5018):	3.50 AC.
TOTAL EXISTING OPEN SPACE:	96.01 AC. 23.74%
PHASE 3 OPEN SPACE AREA (LOT 5002):	7.57 AC.
PHASE 24 OPEN SPACE AREA (LOTS 5022 & 5023):	0.23 AC.
PHASE 25 OPEN SPACE AREA:	0.00 AC.
PHASE 26 OPEN SPACE AREA (LOT 5025):	9.90 AC.
TOTAL OPEN SPACE AREA (PHASES 13-16):	17.70 AC.
ADDITIONAL OPEN SPACE PROVIDED WITH THIS PRELIMINARY SUBDIVISION:	
LOT 18 OPEN SPACE (LOTS 5026-5033):	1.25 AC.
TOTAL OPEN SPACE PROVIDED:	
EXISTING:	96.01 AC.
PHASES 3, 24, 25 & 26:	17.70 AC.
LOT 18:	1.25 AC.
TOTAL:	114.96 AC. 28.42%

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



VICINITY MAP
1" = 2,000'

SHEET INDEX

- C-1 EXISTING CONDITIONS
- C-1A CUMULATIVE MAP
- C-2 PROJECT NOTES
- C-3 TYPICAL SECTIONS
- C-4 OVERALL SUBDIVISION PLAN
- C-5 SUBDIVISION PLAN - AREA "A"
- C-6 SUBDIVISION PLAN - AREA "B"
- C-7 SUBDIVISION PLAN - AREA "C"
- C-8 OVERALL GRADING & STORM DRAINAGE PLAN
- C-9 GRADING & STORM DRAINAGE PLAN - AREA "A"
- C-10 GRADING & STORM DRAINAGE PLAN - AREA "B"
- C-11 GRADING & STORM DRAINAGE PLAN - AREA "C"
- C-12 OVERALL UTILITY PLAN
- C-13 UTILITY PLAN - AREA "A"
- C-14 UTILITY PLAN - AREA "B"
- C-15 UTILITY PLAN - AREA "C"
- C-16 LOT DIMENSION PLAN - AREA "A"
- C-17 LOT DIMENSION PLAN - AREA "B"
- C-18 LOT DIMENSION PLAN - AREA "C"
- L-1 STREET TREE PLAN (BY OTHERS)
- L-2 STREET TREE PLAN (BY OTHERS)
- L-3 STREET TREE PLAN (BY OTHERS)
- L-4 STREET TREE PLAN (BY OTHERS)
- TC-1 TREE CONSERVATION PLAT
- D-1 SITE DETAILS
- D-2 SITE DETAILS
- D-3 STORM DRAINAGE DETAILS
- D-4 STORM DRAINAGE DETAILS
- D-5 WATER DETAILS
- D-6 WATER DETAILS
- D-7 SANITARY SEWER DETAILS
- D-8 SANITARY SEWER DETAILS
- D-9 FUTURE TRACT INTENSITY PLAN

HORIZONTAL DATUM: NAD 83
VERTICAL DATUM: NAVD 88

NOTE: DEVELOPMENT AND DESIGN SHALL BE IN ACCORDANCE WITH THE CONDITIONS LISTED IN THE 5401 NORTH MASTER PLAN AND PLANNED DEVELOPMENT DISTRICT AMENDMENT (MP-1-2010).

- SOLID WASTE INSPECTION STATEMENT:**
- THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
 - 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.
 - REFUSE WILL BE COLLECTED BY ROLL-OUT CONTAINERS.

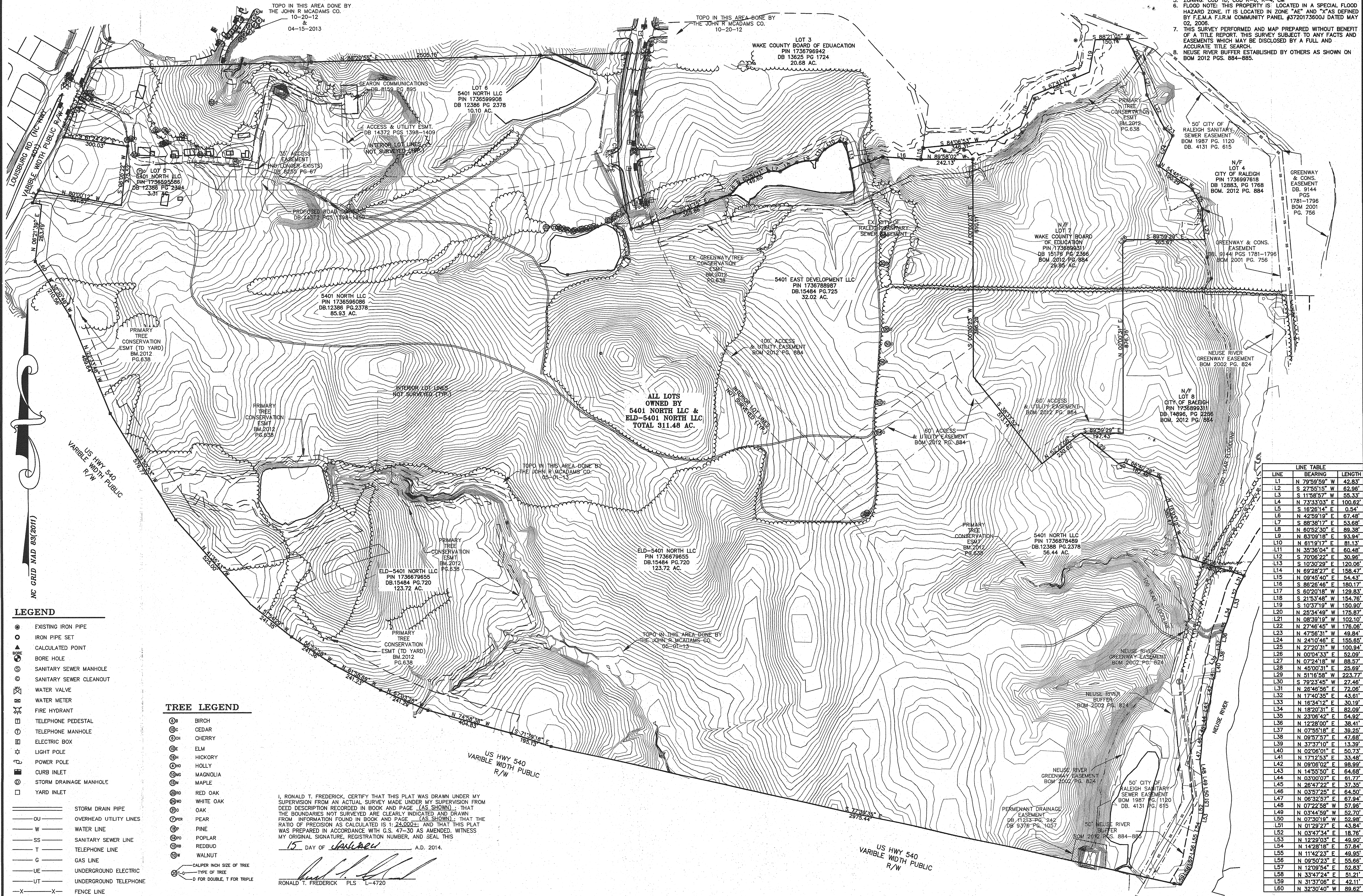


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Durham, North Carolina 27713
License No.: C-0293
(800) 733-5646 • McAdamsCo.com
Contact: Brad Rhinehalt
rhinehalt@mcadamsco.com

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE	DELTA	TANGENT
C1	1550.00'	769.16'	S 02°14'00" E	781.29'	28°25'55"	392.67'
C2	1550.00'	286.09'	S 21°44'12" E	285.68'	10°34'31"	143.45'
C3	1550.00'	423.73'	S 34°51'21" E	422.41'	15°39'47"	213.19'

GENERAL NOTES

- THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS A TOPOGRAPHIC SURVEY. THIS SURVEY WAS OBTAINED FROM A TOPOGRAPHIC SURVEY DONE BY WITHERS AND RAVENEL EXCEPT 2 AREAS AS NOTED ON THE PLAN. THE JOHN R. MCADAMS COMPANY MAKES NO GUARANTEES OF THE ACCURACY OF THE DATA BY OTHERS.
- BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD 83.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- AREA BY COORDINATE GEOMETRY.
- ZONING: CUB TD, CUB R-6, R-4, CM
- FLOOD NOTE: THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "AE" AND "X" AS DEFINED BY F.E.M.A. F.I.R.M. COMMUNITY PANEL #37201736001 DATED MAY 02, 2006.
- THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THIS SURVEY SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- NEUSE RIVER BUFFER ESTABLISHED BY OTHERS AS SHOWN ON BOM 2012 PGS. 884-885.



LINE	BEARING	LENGTH
L1	N 79°59'59" W	42.83'
L2	S 27°56'15" W	62.90'
L3	S 11°58'57" W	55.33'
L4	N 73°33'03" E	100.62'
L5	S 18°26'14" E	0.54'
L6	N 42°58'19" E	67.48'
L7	S 88°38'17" E	53.68'
L8	N 60°56'20" E	89.30'
L9	N 83°02'18" E	93.94'
L10	N 61°19'17" E	81.13'
L11	N 35°36'04" E	60.48'
L12	S 70°06'22" E	30.86'
L13	S 10°30'29" E	120.06'
L14	N 69°28'27" E	158.47'
L15	N 02°45'40" E	54.43'
L16	S 88°28'46" E	180.17'
L17	S 60°20'18" W	129.83'
L18	S 21°53'48" W	154.76'
L19	S 10°37'19" W	150.90'
L20	N 25°34'49" W	175.87'
L21	N 08°30'19" W	102.10'
L22	N 27°46'45" W	176.06'
L23	N 47°56'31" W	49.84'
L24	N 24°10'46" E	155.65'
L25	N 27°20'31" W	100.94'
L26	N 00°04'35" E	52.09'
L27	N 07°24'18" W	88.57'
L28	N 43°00'31" E	23.80'
L29	N 51°16'58" W	223.77'
L30	S 79°23'45" W	27.46'
L31	N 26°46'56" E	72.06'
L32	N 17°40'35" E	43.61'
L33	N 16°34'47" E	39.19'
L34	N 18°20'31" E	89.09'
L35	N 23°08'42" E	54.92'
L36	N 12°28'00" E	38.41'
L37	N 07°58'18" E	39.25'
L38	N 09°57'57" E	47.68'
L39	N 37°37'10" E	13.39'
L40	N 02°28'01" E	59.73'
L41	N 17°12'53" E	33.48'
L42	N 09°06'02" E	98.99'
L43	N 14°55'50" E	64.68'
L44	N 03°00'07" E	61.77'
L45	N 26°47'22" E	37.35'
L46	N 03°37'28" E	64.50'
L47	N 06°32'57" E	67.94'
L48	N 07°22'58" W	57.96'
L49	N 03°44'59" W	52.70'
L50	N 07°30'19" W	52.98'
L51	N 01°29'27" E	43.84'
L52	N 03°44'44" E	18.78'
L53	N 12°29'03" E	49.90'
L54	N 14°28'18" E	57.84'
L55	N 11°42'23" E	49.95'
L56	N 09°50'23" E	55.66'
L57	N 12°09'54" E	52.83'
L58	N 33°47'24" E	61.21'
L59	N 31°37'08" E	42.11'
L60	N 32°30'40" W	89.62'

LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- CALCULATED POINT
- BORE HOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- ELECTRIC BOX
- LIGHT POLE
- POWER POLE
- CURB INLET
- STORM DRAINAGE MANHOLE
- YARD INLET
- STORM DRAIN PIPE
- OVERHEAD UTILITY LINES
- WATER LINE
- SANITARY SEWER LINE
- TELEPHONE LINE
- GAS LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- FENCE LINE

TREE LEGEND

- BIRCH
- CEDAR
- CHERRY
- ELM
- HICKORY
- HOLLY
- MAGNOLIA
- MAPLE
- RED OAK
- WHITE OAK
- OAK
- PEAR
- PINE
- POPLAR
- REDBUD
- WALNUT
- CALIPER INCH SIZE OF TREE
- TYPE OF TREE
- D FOR DOUBLE, T FOR TRIPLE

I, RONALD T. FREDERICK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTION RECORDED IN BOOK AND PAGE (AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AND DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE (AS SHOWN); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:24,000; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 15 DAY OF March, A.D. 2014.

Ronald T. Frederick
 RONALD T. FREDERICK PLS L-4720

THE JOHN R. MCADAMS COMPANY, INC.
 2905 Meridian Parkway
 Durham, North Carolina 27713
 License No.: C-0285
 (800) 753-8646

MCADAMS

REVISIONS:
 NEW INTERIOR LOT LINES 01-10-14

OWNER:
5401 NORTH, LLC
 402 NORTH FOURTH STREET
 BATON ROUGE, LOUISIANA 70802

5401 PHASES 2,3,4,7&9

WAKE COUNTY, NORTH CAROLINA
 EXISTING CONDITIONS

PROJECT NO.: CRC-12000
 PLANNAME: CRC112000-C1
 RECORDED BY: RIF
 DRAWN BY: JBT
 SCALE: 1"=200'
 DATE: 05-20-13
 SHEET NO.: C-1

MCADAMS

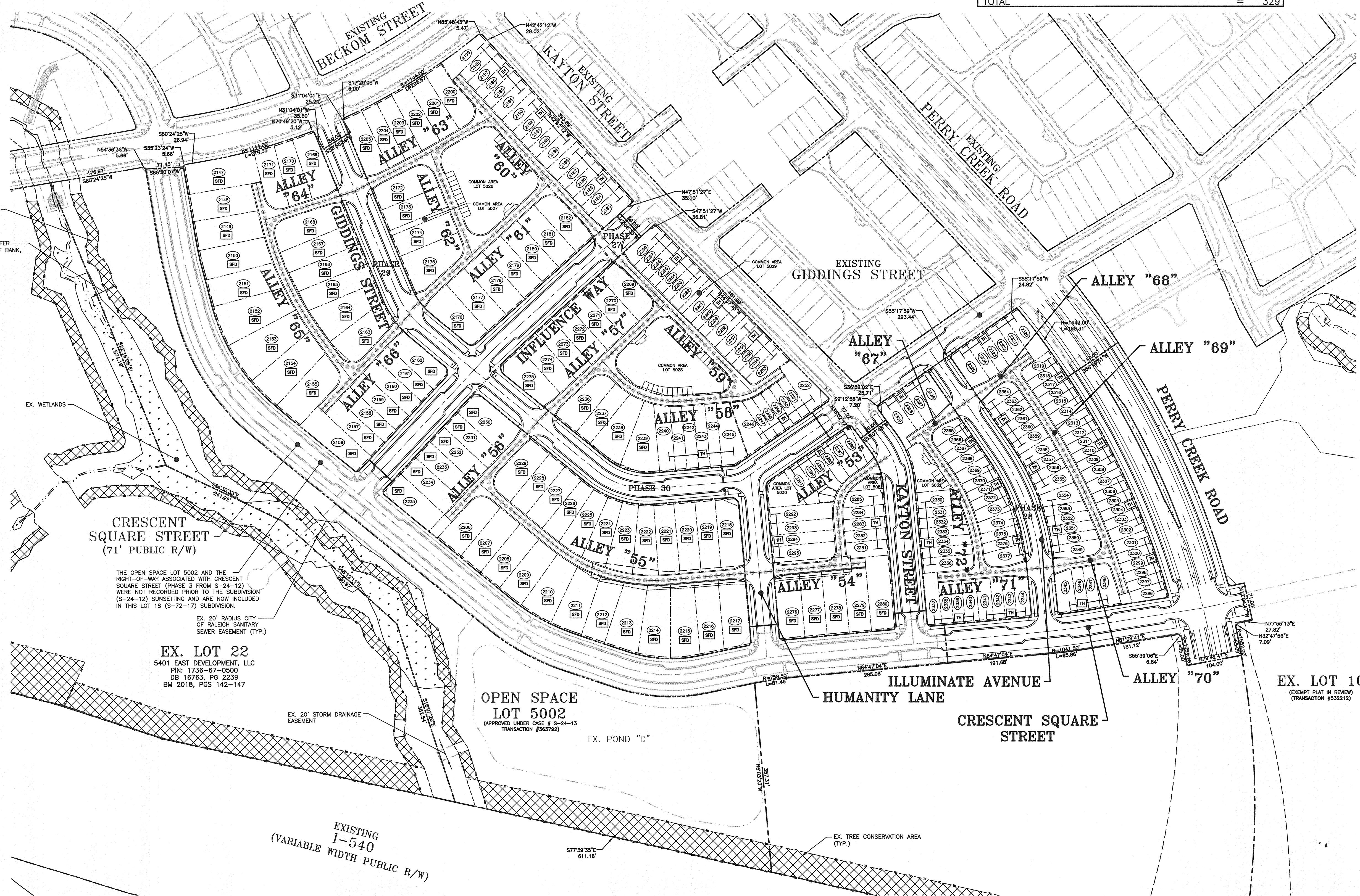
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TOWN HOUSE PARKING REQUIRED	
1 SPACE PER 10 UNITS	= 14
2x71 2-BR UNITS	= 142
3x72 3-BR UNITS	= 216
TOTAL WITHOUT REDUCTION	= 372
TOTAL SPACES WITH 45% REDUCTION (PER SECTION 14B OF APPROVED PDD AMENDMENT)	= 205

TOWN HOUSE PARKING PROVIDED	
ON-ALLEY SPACES	= 43
2-BR UNITS (1 GARAGE & 1 DRIVEWAY) 2x71	= 142
3-BR UNITS (1 GARAGE & 1 DRIVEWAY) 2x72	= 144
TOTAL	= 329

SITE LEGEND	
	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	ACCESSIBLE RAMPS
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	SOLID WASTE ROUTE
	EXISTING TREE CONSERVATION AREA
	SINGLE FAMILY DWELLING
	TOWN HOUSE BLOCK

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



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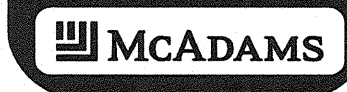


REVISIONS:	DATE	DESCRIPTION

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

5401 NORTH LOTS 18
 PRELIMINARY SUBDIVISION PLAN
 RALEIGH, NORTH CAROLINA
 OVERALL SUBDIVISION PLAN

PROJECT NO.	CRC-16030
FILENAME	CRC16030-PS-0A51
CHECKED BY	BAR
DRAWN BY	CNS
SCALE	1" = 100'
DATE	10-31-2018
SHEET NO.	C-4



SIGHT DISTANCE TRIANGLE TABLE			
SPEED LIMIT	SIGHT DISTANCE TRIANGLE TYPE	LEFT TURN	RIGHT TURN
25 MPH (2 LANE UNDIVIDED)	TWO STAGE SIGHT DISTANCE TRIANGLE	7'x280' / 15'x280'	7'x240' / 15'x240'
35 MPH (4 LANE DIVIDED)	SINGLE STAGE SIGHT DISTANCE TRIANGLE	15'x280'	15'x240'
	TWO STAGE SIGHT DISTANCE TRIANGLE	7'x470' / 15'x470'	7'x340' / 15'x340'
	SINGLE STAGE SIGHT DISTANCE TRIANGLE	15'x470'	15'x340'

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

- EASEMENT LEGEND:**
- (DE) PUBLIC STORM DRAINAGE EASEMENT
 - (FHE) 3"x3" CITY OF RALEIGH UTILITY EASEMENT CENTERED ON FIRE HYDRANT
 - (PRDE) PRIVATE STORM DRAINAGE EASEMENT
 - (SDTE) SIGHT DISTANCE TRIANGLE EASEMENT
 - (SSE) CITY OF RALEIGH SANITARY SEWER EASEMENT
 - (UE) 3" CITY OF RALEIGH UTILITY EASEMENT
 - (PE) PUBLIC ACCESS EASEMENT

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



INDEX MAP

- SITE LEGEND**
- (S) SIGNAGE
 - (YL) YARD LIGHTS
 - (LP) LIGHT POLE
 - (PP) POWER POLE
 - (TDA) TRAFFIC DIRECTIONAL ARROW
 - (AP) ACCESSIBLE PARKING STALL
 - (VAP) VAN ACCESSIBLE PARKING STALL
 - (AR) ACCESSIBLE RAMPS
 - (AR) ACCESSIBLE ROUTE
 - (PL) PHASE LINE
 - (PL) PROPERTY LINE
 - (R/W) RIGHT-OF-WAY LINE
 - (LL) LOT LINE
 - (EL) EASEMENT LINE
 - (CL) CENTERLINE
 - (ETC) EXISTING TREE CONSERVATION AREA

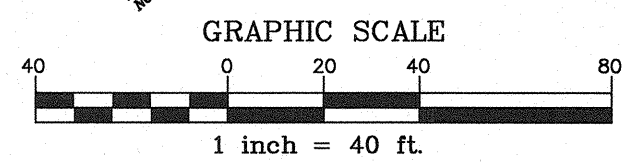
OPEN SPACE
LOT 5002
(APPROVED UNDER CASE # S-24-13
TRANSACTION #36792)

CRESCENT
SQUARE STREET
(71' PUBLIC R/W)

THE OPEN SPACE LOT 5002 AND THE RIGHT-OF-WAY ASSOCIATED WITH CRESCENT SQUARE STREET (PHASE 3 FROM S-24-12) WERE NOT RECORDED PRIOR TO THE SUBDIVISION (S-24-12) SUNSETTING AND ARE NOW INCLUDED IN THIS LOT 18 (S-72-17) SUBDIVISION.

EXISTING
BECKOM STREET
(88' PUBLIC R/W)

EXISTING
KAYTON STREET
(54' PUBLIC R/W)

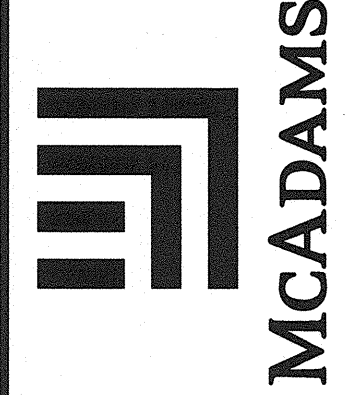


SEE SHEET C-6

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

X:\Projects\CRC-16030\Land\Construction Drawings\Current Drawings\CRC16030-Preliminary Subdivision-Std.dwg, 10/27/2018 4:36:02 PM, Schmidt, Chris

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(800) 733-9646 # McAdamsCo.com



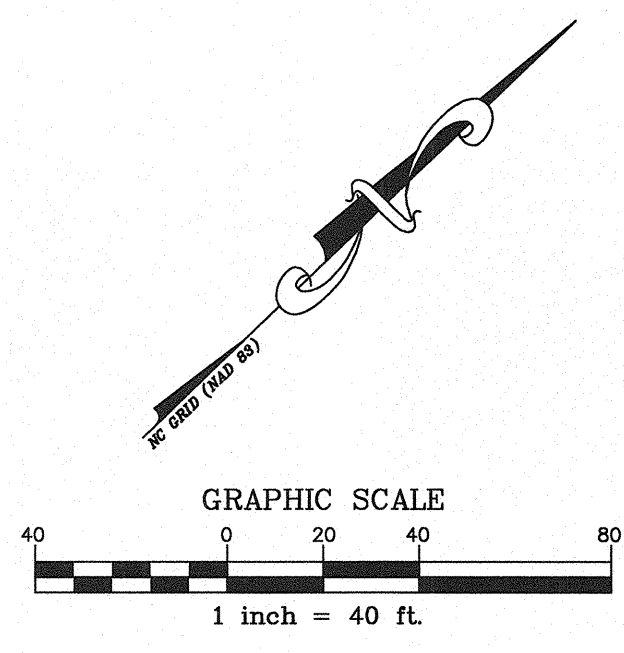
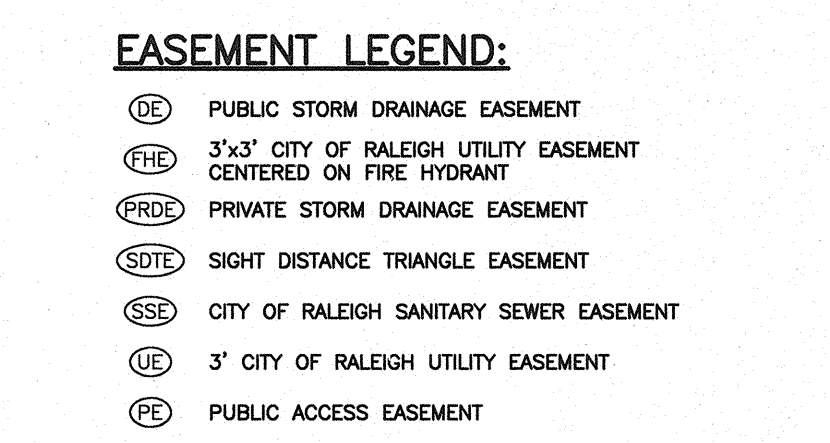
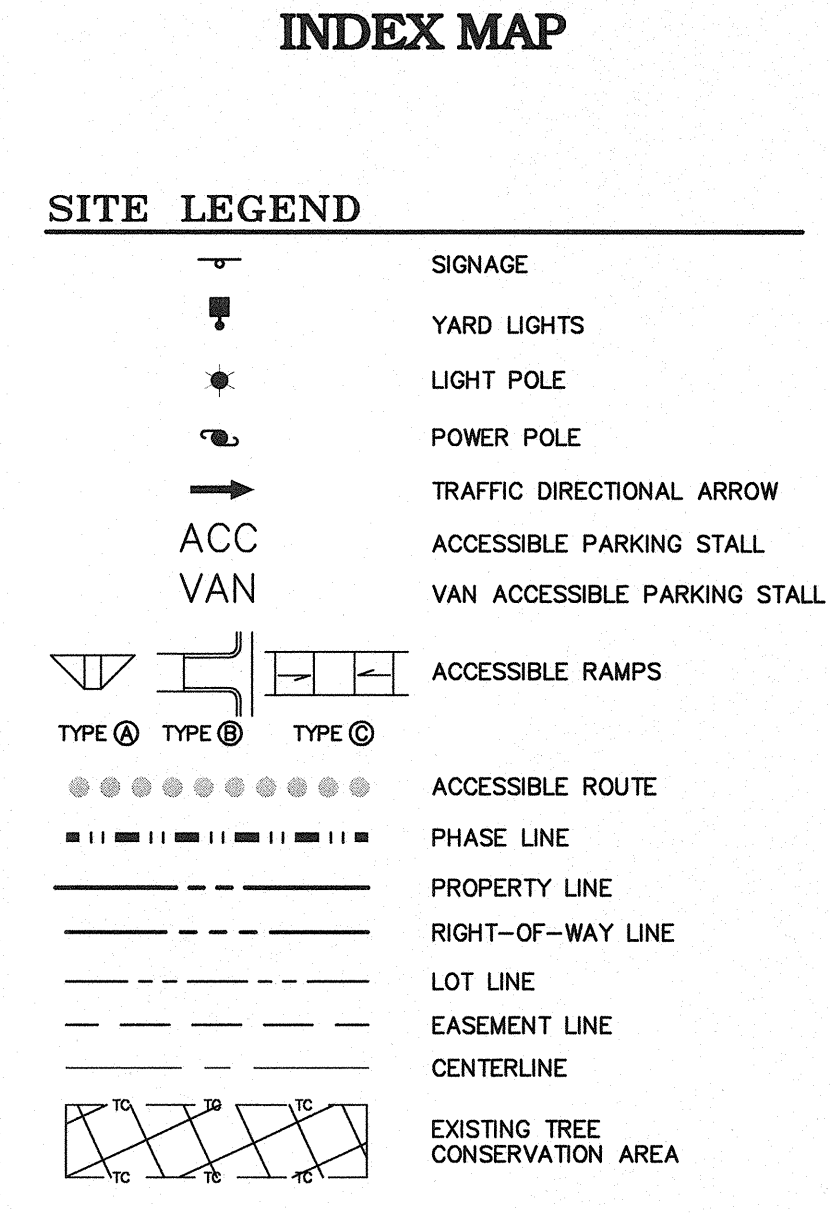
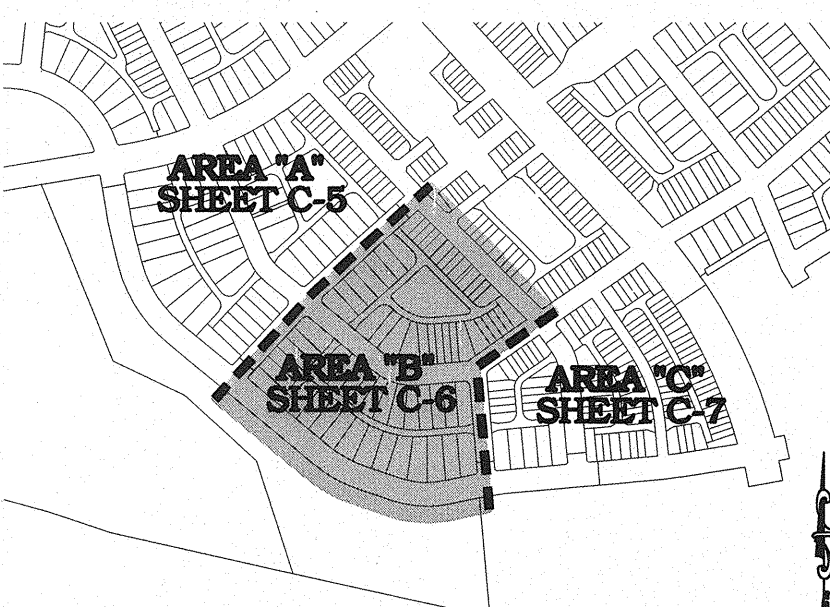
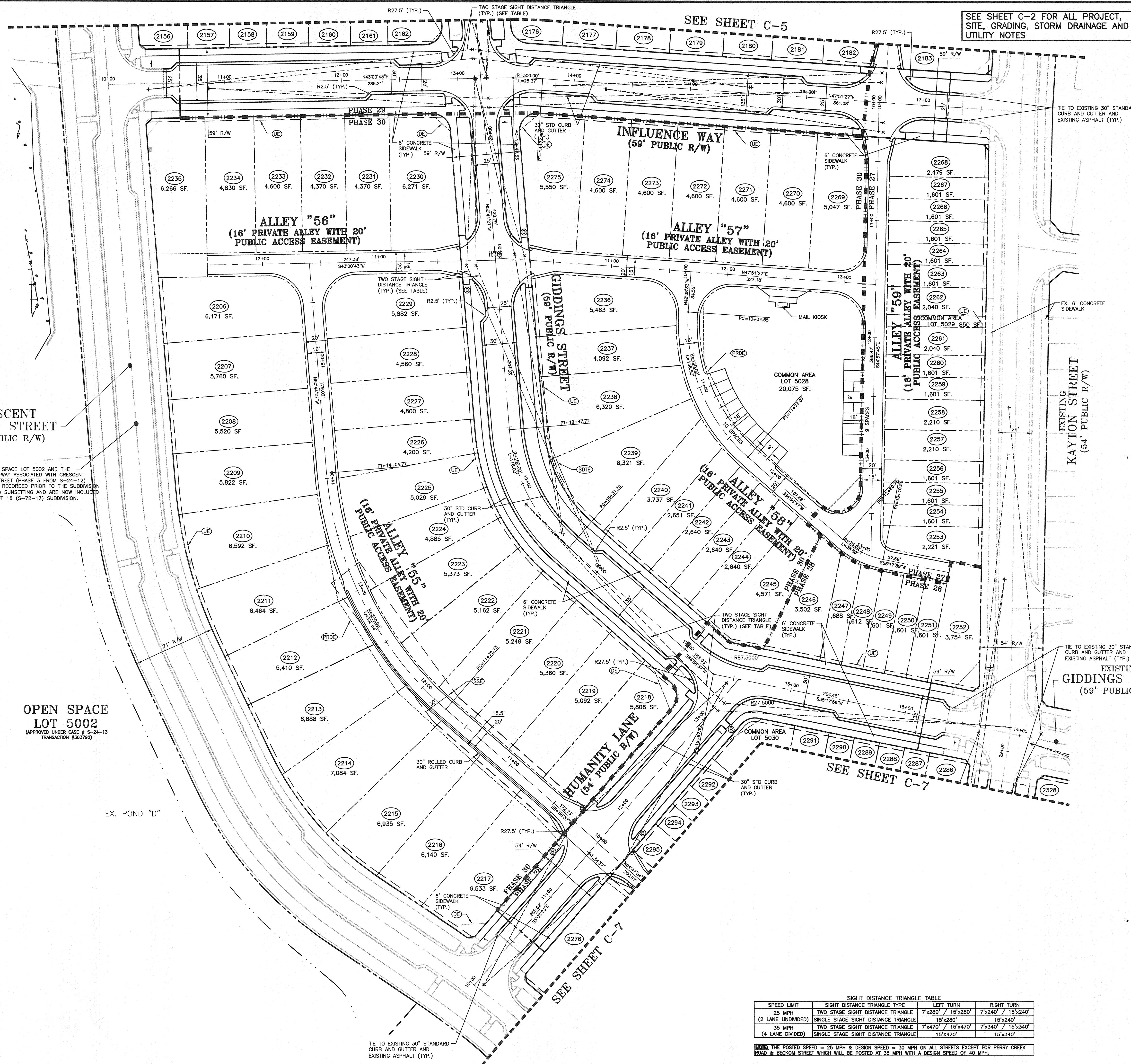
OWNER:
ELD-5401 NORTH, LLC
C/O ENGQUIST-LEVEL
DEVELOPMENT, LLC
7500 PECUE LANE
BATON ROUGE, LOUISIANA 70809
(225) 338-6120

5401 NORTH LOTS 18
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA
SUBDIVISION PLAN - AREA "A"

PROJECT NO. CRC-16030
FILENAME: CRC16030-PS-S1
CHECKED BY: BAR
DRAWN BY: CNS
SCALE: 1" = 40'
DATE: 10-31-2018
SHEET NO. C-5



X:\Projects\CRC-16030\Construction Drawings\Current Drawings\CRC16030-Preliminary Subdivision-SI.dwg, 10/21/2018, 4:39:23 PM, Schmidt, Chris



SIGHT DISTANCE TRIANGLE TABLE

SPEED LIMIT	SIGHT DISTANCE TRIANGLE TYPE	LEFT TURN	RIGHT TURN
25 MPH	TWO STAGE SIGHT DISTANCE TRIANGLE	7'x280' / 15'x280'	7'x240' / 15'x240'
(2 LANE UNDIVIDED)	SINGLE STAGE SIGHT DISTANCE TRIANGLE	15'x280'	15'x240'
35 MPH	TWO STAGE SIGHT DISTANCE TRIANGLE	7'x470' / 15'x470'	7'x340' / 15'x340'
(4 LANE DIVIDED)	SINGLE STAGE SIGHT DISTANCE TRIANGLE	15'x470'	15'x340'

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

CRESCENT SQUARE STREET
(71' PUBLIC R/W)

THE OPEN SPACE LOT 5002 AND THE RIGHT-OF-WAY ASSOCIATED WITH CRESCENT SQUARE STREET (PHASE 3 FROM S-24-12) WERE NOT RECORDED PRIOR TO THE SUBDIVISION (S-24-12) SUNSETTING AND ARE NOW INCLUDED IN THIS LOT 18 (S-72-17) SUBDIVISION.

OPEN SPACE LOT 5002
(APPROVED UNDER CASE # S-24-13 TRANSACTION #363792)

EX. POND "D"

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

SEE SHEET C-5

SEE SHEET C-7

SEE SHEET C-7

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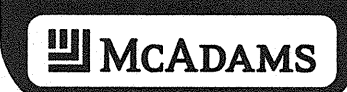
REVISIONS:

NO.	DATE	DESCRIPTION
1		

OWNER:
ELD-5401 NORTH, LLC
C/O ENGQUIST-LEVEL DEVELOPMENT, LLC
7500 PECUE LANE
BATON ROUGE, LOUISIANA 70809
(225) 838-6120

5401 NORTH LOTS 18
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA
SUBDIVISION PLAN - AREA "B"

PROJECT NO. CRC-16030
FILENAME: CRC16030-PS-SI
CHECKED BY: BAR
DRAWN BY: CNS
SCALE: 1" = 40'
DATE: 10-31-2018
SHEET NO. C-6

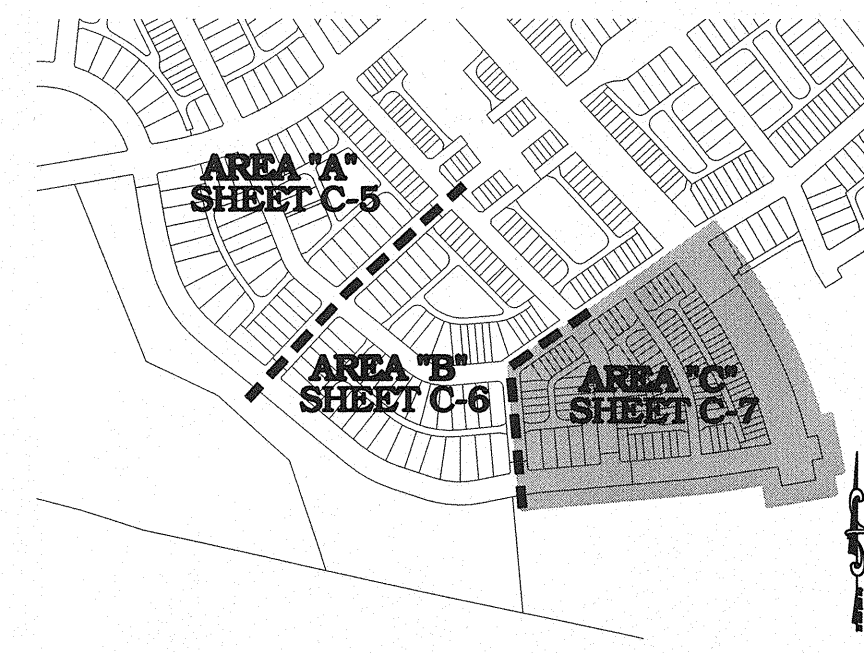


SIGHT DISTANCE TRIANGLE TABLE		
SPEED LIMIT	SIGHT DISTANCE TRIANGLE TYPE	
	LEFT TURN	RIGHT TURN
25 MPH (2 LANE UNDIVIDED)	TWO STAGE SIGHT DISTANCE TRIANGLE 7'x280' / 15'x280'	7'x240' / 15'x240'
35 MPH (4 LANE DIVIDED)	TWO STAGE SIGHT DISTANCE TRIANGLE 7'x470' / 15'x470'	7'x340' / 15'x340'
	SINGLE STAGE SIGHT DISTANCE TRIANGLE 15'x280'	15'x240'
	SINGLE STAGE SIGHT DISTANCE TRIANGLE 15'x470'	15'x340'

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

EASEMENT LEGEND:

- ⊕ PUBLIC STORM DRAINAGE EASEMENT
- ⊙ 3"x3" CITY OF RALEIGH UTILITY EASEMENT CENTERED ON FIRE HYDRANT
- ⊖ PRIVATE STORM DRAINAGE EASEMENT
- ⊞ SIGHT DISTANCE TRIANGLE EASEMENT
- ⊚ CITY OF RALEIGH SANITARY SEWER EASEMENT
- ⊛ 3" CITY OF RALEIGH UTILITY EASEMENT
- ⊜ PUBLIC ACCESS EASEMENT

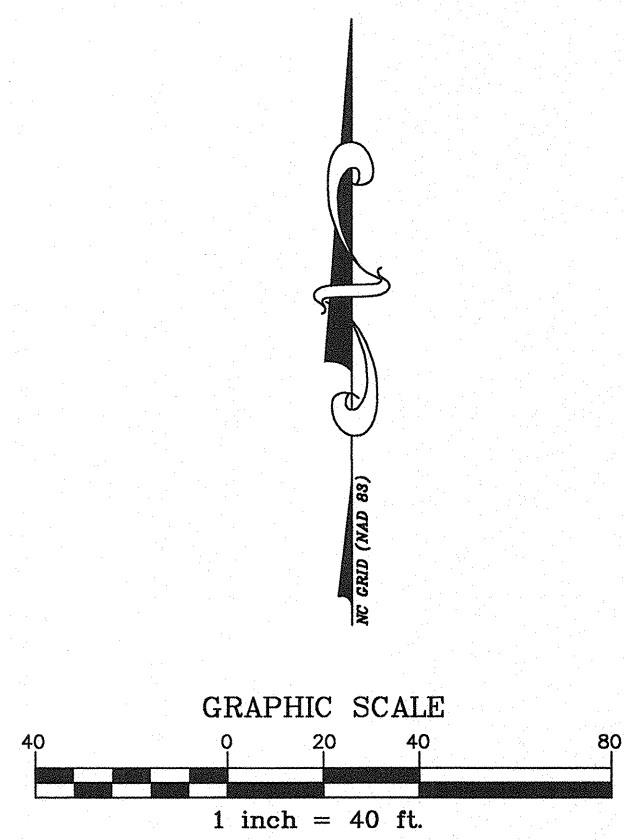
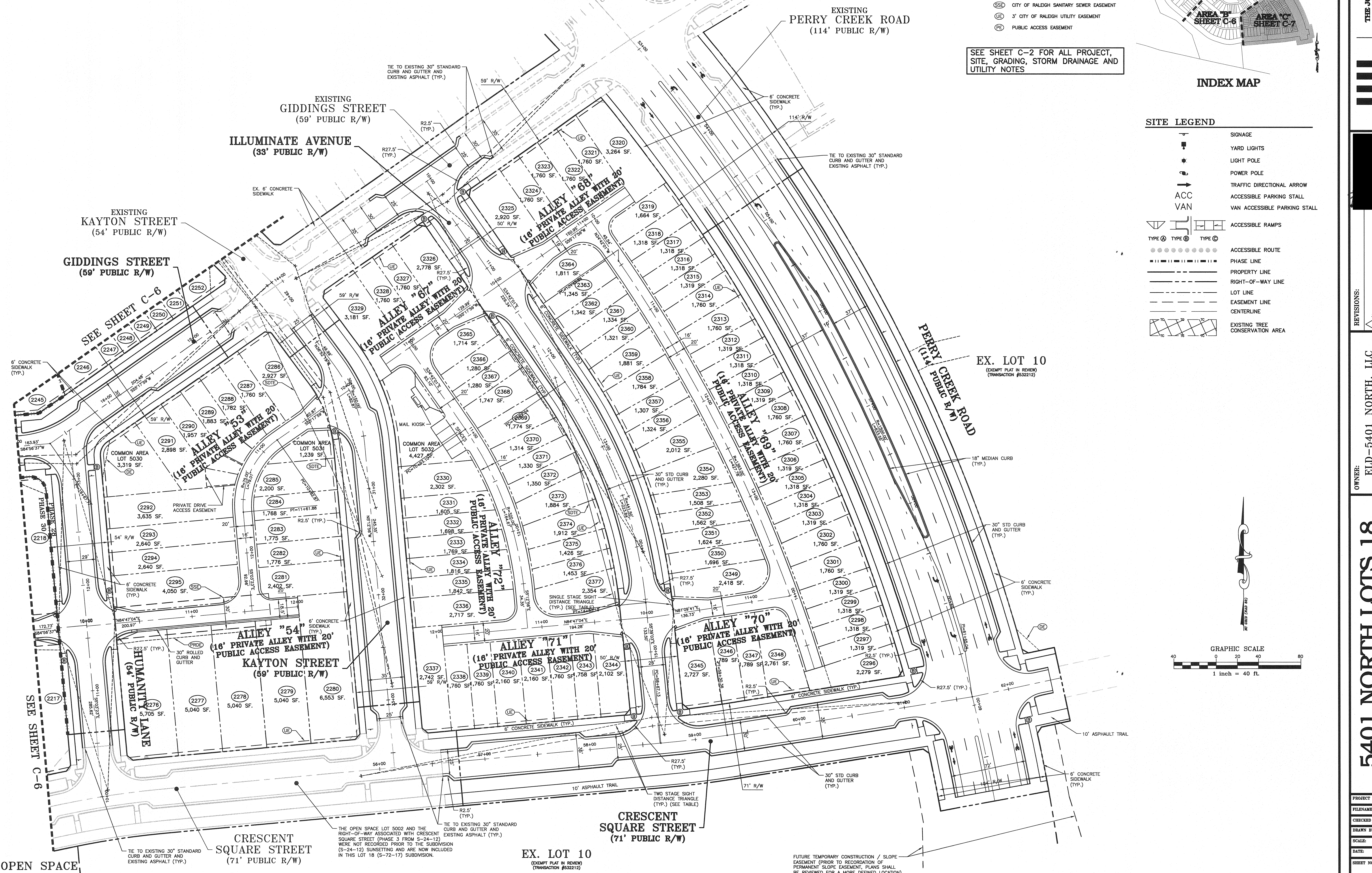


INDEX MAP

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

SITE LEGEND

- SIGNAGE
- ⊕ YARD LIGHTS
- ⊙ LIGHT POLE
- ⊖ POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ⊞ ACCESSIBLE PARKING STALL
- ⊚ VAN ACCESSIBLE PARKING STALL
- ACCESSIBLE RAMPS
- ⊙ TYPE A TYPE B TYPE C
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- ⊞ EXISTING TREE CONSERVATION AREA



OPEN SPACE LOT 5002 (APPROVED UNDER CASE # S-24-13 TRANSACTION #363792)

CRESCENT SQUARE STREET (71' PUBLIC R/W)

EX. LOT 10 (EXEMPT PLAT IN REVIEW) (TRANSACTION #532212)

CRESCENT SQUARE STREET (71' PUBLIC R/W)

FUTURE TEMPORARY CONSTRUCTION / SLOPE EASEMENT (PRIOR TO RECORDATION OF PERMANENT SLOPE EASEMENT, PLANS SHALL BE REVIEWED FOR A MORE DEFINED LOCATION)

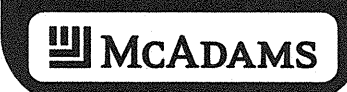
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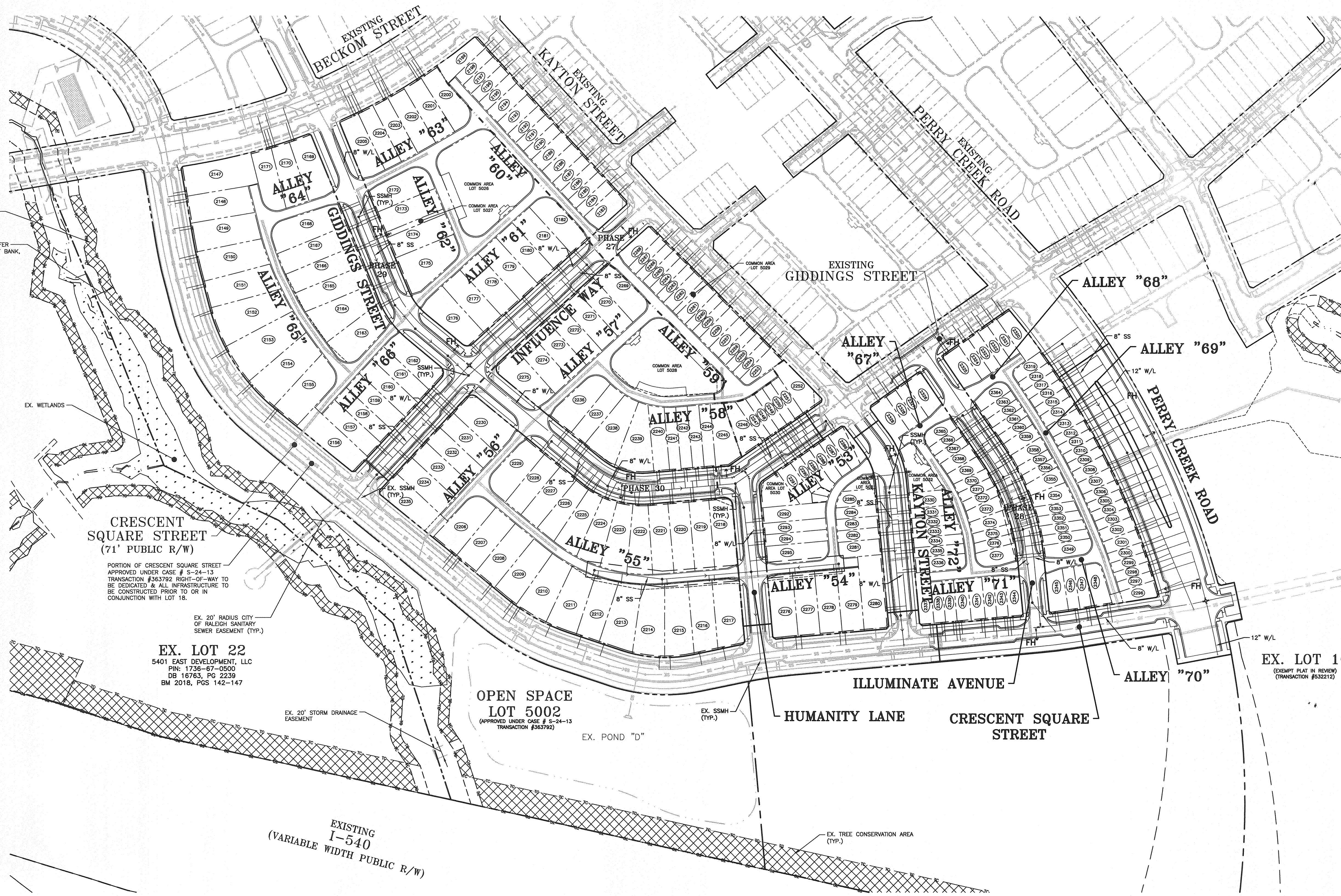
OTWNER:
ELD-5401 NORTH, LLC
C/O ENGQUIST-LEVEL DEVELOPMENT, LLC
7500 PECUE LANE
BATON ROUGE, LOUISIANA 70809
(225) 838-6120

5401 NORTH LOTS 18
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA
SUBDIVISION PLAN - AREA "C"

PROJECT NO. CRC-16030
FILENAME: CRC16030-PS-S1
CHECKED BY: BAR
DRAWN BY: CNS
SCALE: 1" = 40'
DATE: 10-31-2018
SHEET NO. C-7



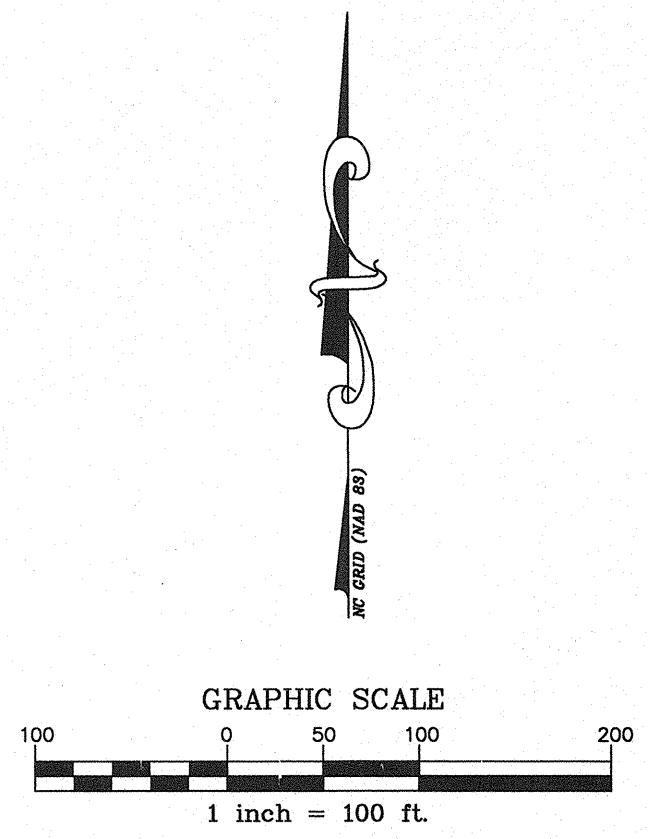
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UTILITY LEGEND

	FIRE HYDRANT ASSEMBLY
	FIRE DEPARTMENT CONNECTION (FDC)
	WATER METER
	WATER VALVE
	POST INDICATOR VALVE
	VALVE IN MANHOLE
	METER & VAULT
	BACKFLOW PREVENTER
	REDUCER
	PLUG
	BLOW-OFF ASSEMBLY
	SANITARY SEWER MANHOLE
	SEWER CLEAN-OUT
	SEWER FLOW DIRECTION ARROW
	WATERLINE
	WATER SERVICE LINE
	UTILITY SLEEVE
	SANITARY SEWER
	SEWER SERVICE LINE
	SEWER FORCE MAIN
	GAS LINE
	OVERHEAD UTILITY
	UNDERGROUND ELECTRIC
	TELEPHONE
	EASEMENT LINE

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



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 2805 Meridian Parkway
 Durham, North Carolina 27713
 License No.: C-0283
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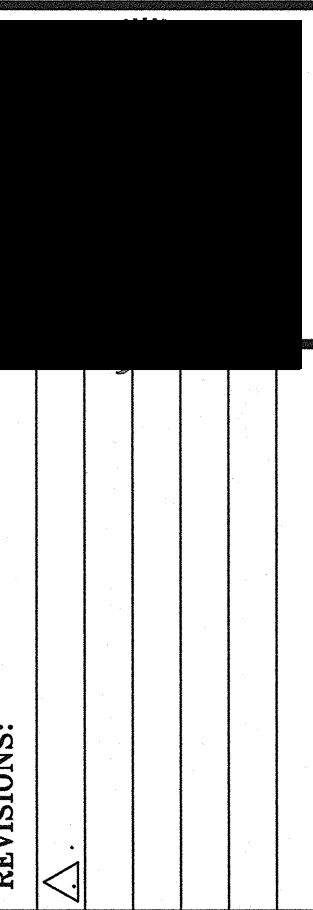
REVISIONS:

OWNER:
 ELD-5401 NORTH, LLC
 C/O ENGQUIST - LEVEL DEVELOPMENT, LLC
 7600 PECUE LANE
 BATON ROUGE, LOUISIANA 70809
 (225) 338-6120

5401 NORTH LOTS 18
 PRELIMINARY SUBDIVISION PLAN
 RALEIGH, NORTH CAROLINA
 OVERALL UTILITY PLAN

PROJECT NO.	CRC-16030
FILENAME:	CRC16030-PS-OAU1
CHECKED BY:	BAR
DRAWN BY:	CNS
SCALE:	1" = 100'
DATE:	10-31-2018
SHEET NO.	C-12





OWNER:
 ELD-5401 NORTH, LLC
 C/O ENGOQUIST-LEVEL DEVELOPMENT, LLC
 7500 PECUE LANE
 BATON ROUGE, LOUISIANA 70809
 (225) 398-6120

5401 NORTH LOTS 18
 PRELIMINARY SUBDIVISION PLAN
 RALEIGH, NORTH CAROLINA
 UTILITY PLAN - AREA "A"

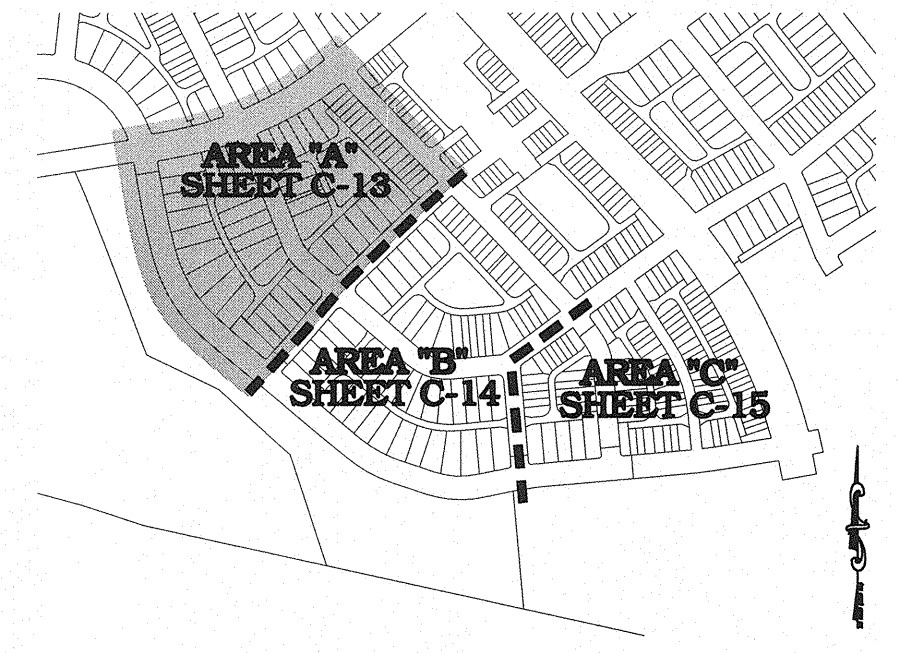
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 FILENAME: CRC16030-PS-U1
 CHECKED BY: BAR
 DRAWN BY: CNS
 SCALE: 1" = 40'
 DATE: 10-31-2018
 SHEET NO: **C-13**



EASEMENT LEGEND:

- DE PUBLIC STORM DRAINAGE EASEMENT
- FHC 3"x3" CITY OF RALEIGH UTILITY EASEMENT CENTERED ON FIRE HYDRANT
- PRDC PRIVATE STORM DRAINAGE EASEMENT
- SDTE SIGHT DISTANCE TRIANGLE EASEMENT
- SSC CITY OF RALEIGH SANITARY SEWER EASEMENT
- UE 3' CITY OF RALEIGH UTILITY EASEMENT
- PE PUBLIC ACCESS EASEMENT

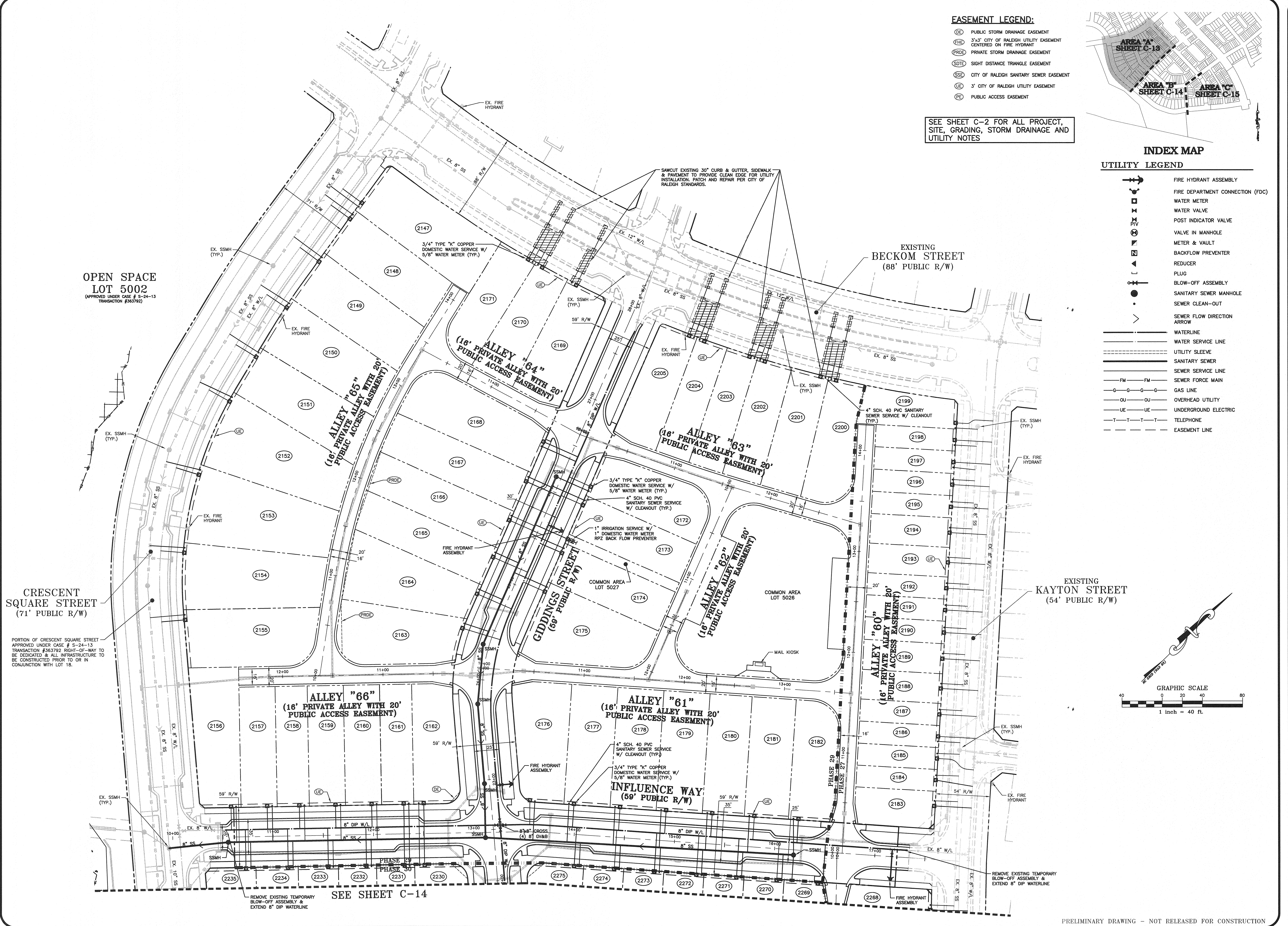
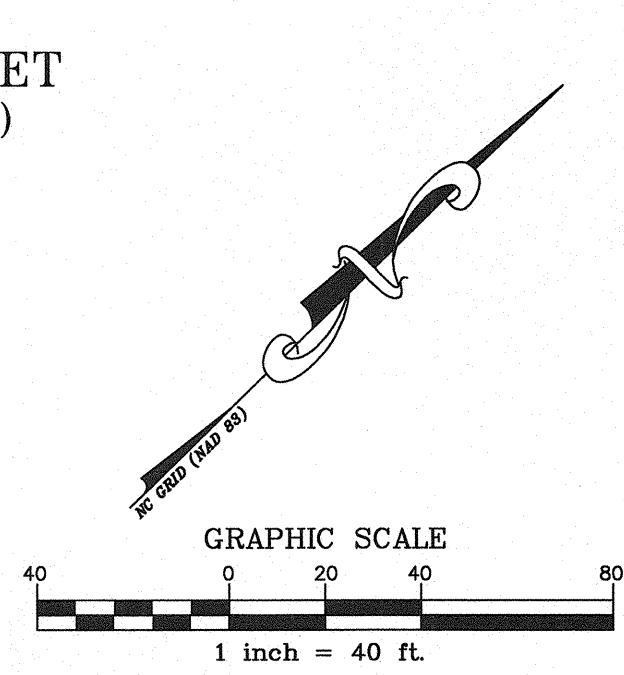
SEE SHEET C-2 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES



INDEX MAP

UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- SEWER FLOW DIRECTION ARROW
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- SEWER FORCE MAIN
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- EASEMENT LINE



OPEN SPACE
 LOT 5002
 (APPROVED UNDER CASE # S-24-13
 TRANSACTION #363792)

CRESCENT SQUARE STREET
 (71' PUBLIC R/W)

PORTION OF CRESCENT SQUARE STREET
 APPROVED UNDER CASE # S-24-13
 TRANSACTION #363792 RIGHT-OF-WAY TO
 BE DEDICATED & ALL INFRASTRUCTURE TO
 BE CONSTRUCTED PRIOR TO OR IN
 CONJUNCTION WITH LOT 18.

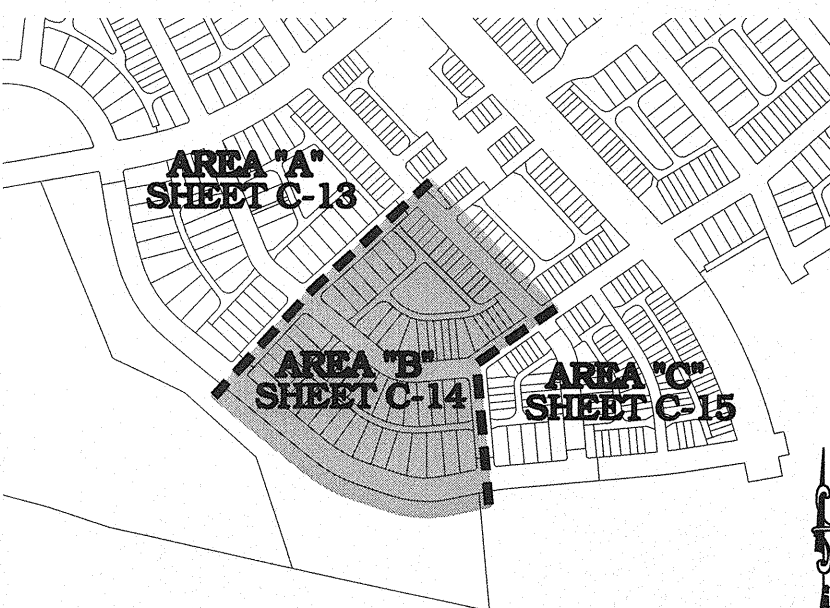
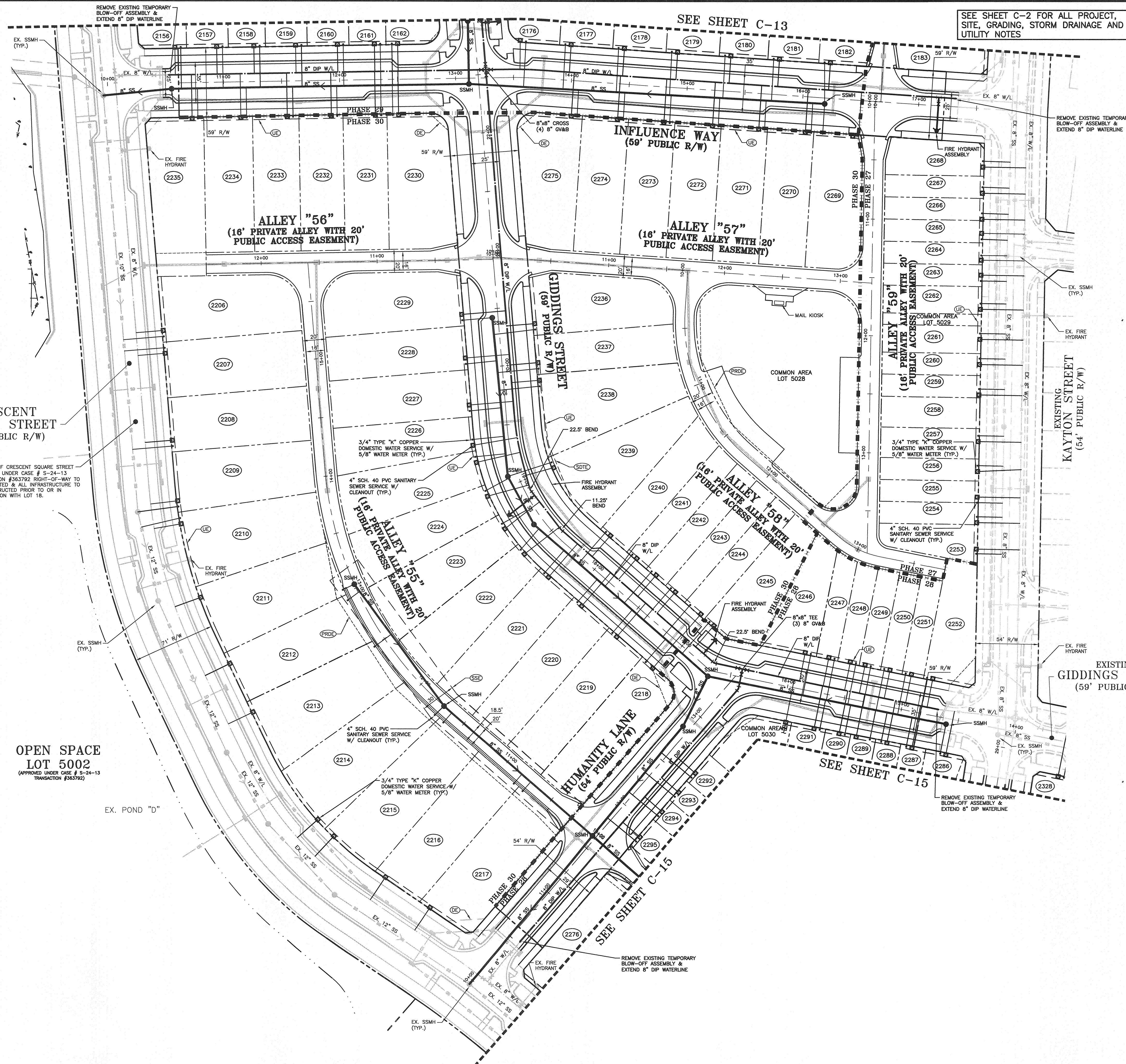
SEE SHEET C-14

EXISTING KAYTON STREET
 (54' PUBLIC R/W)

EXISTING BECKOM STREET
 (88' PUBLIC R/W)

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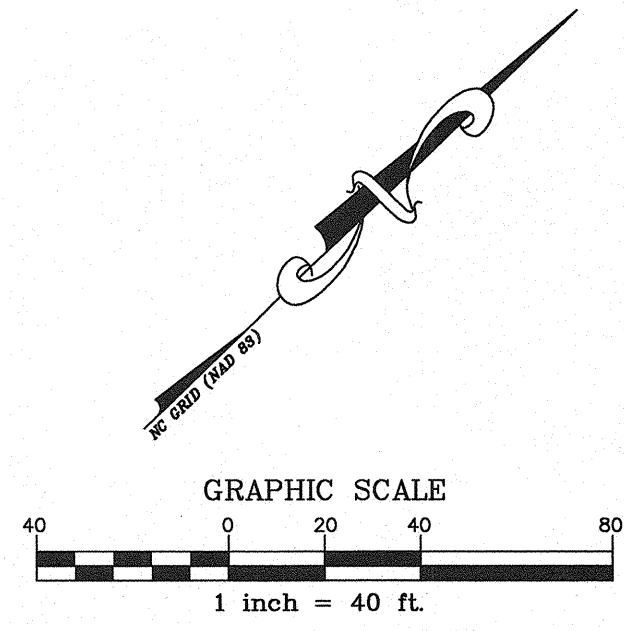
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INDEX MAP
UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- SEWER FLOW DIRECTION ARROW
- WATERLINE
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- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- SEWER FORCE MAIN
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- EASEMENT LINE

- EASEMENT LEGEND:**
- PUBLIC STORM DRAINAGE EASEMENT
 - 3"x3" CITY OF RALEIGH UTILITY EASEMENT CENTERED ON FIRE HYDRANT
 - PRIVATE STORM DRAINAGE EASEMENT
 - SIGHT DISTANCE TRIANGLE EASEMENT
 - CITY OF RALEIGH SANITARY SEWER EASEMENT
 - 3' CITY OF RALEIGH UTILITY EASEMENT
 - PUBLIC ACCESS EASEMENT



CRESCENT SQUARE STREET
(71' PUBLIC R/W)

PORTION OF CRESCENT SQUARE STREET APPROVED UNDER CASE # S-24-13 TRANSACTION #363792 RIGHT-OF-WAY TO BE DEDICATED & ALL INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH LOT 18.

OPEN SPACE
LOT 5002
(APPROVED UNDER CASE # S-24-13 TRANSACTION #363792)

EX. POND "D"

HUMANITY LANE
(64' PUBLIC R/W)

EXISTING GIDDINGS STREET
(59' PUBLIC R/W)

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

SEE SHEET C-13

INFLUENCE WAY
(59' PUBLIC R/W)

ALLEY "57"
(16' PRIVATE ALLEY WITH 20' PUBLIC ACCESS EASEMENT)

ALLEY "56"
(16' PRIVATE ALLEY WITH 20' PUBLIC ACCESS EASEMENT)

GIDDINGS STREET
(59' PUBLIC R/W)

ALLEY "59"
(16' PRIVATE ALLEY WITH 20' PUBLIC ACCESS EASEMENT)

ALLEY "58"
(16' PRIVATE ALLEY WITH 20' PUBLIC ACCESS EASEMENT)

KAYTON STREET
(54' PUBLIC R/W)

REMOVE EXISTING TEMPORARY BLOW-OFF ASSEMBLY & EXTEND 8" DIP WATERLINE

REMOVE EXISTING TEMPORARY BLOW-OFF ASSEMBLY & EXTEND 8" DIP WATERLINE

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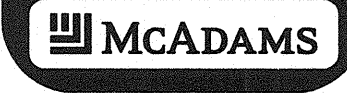


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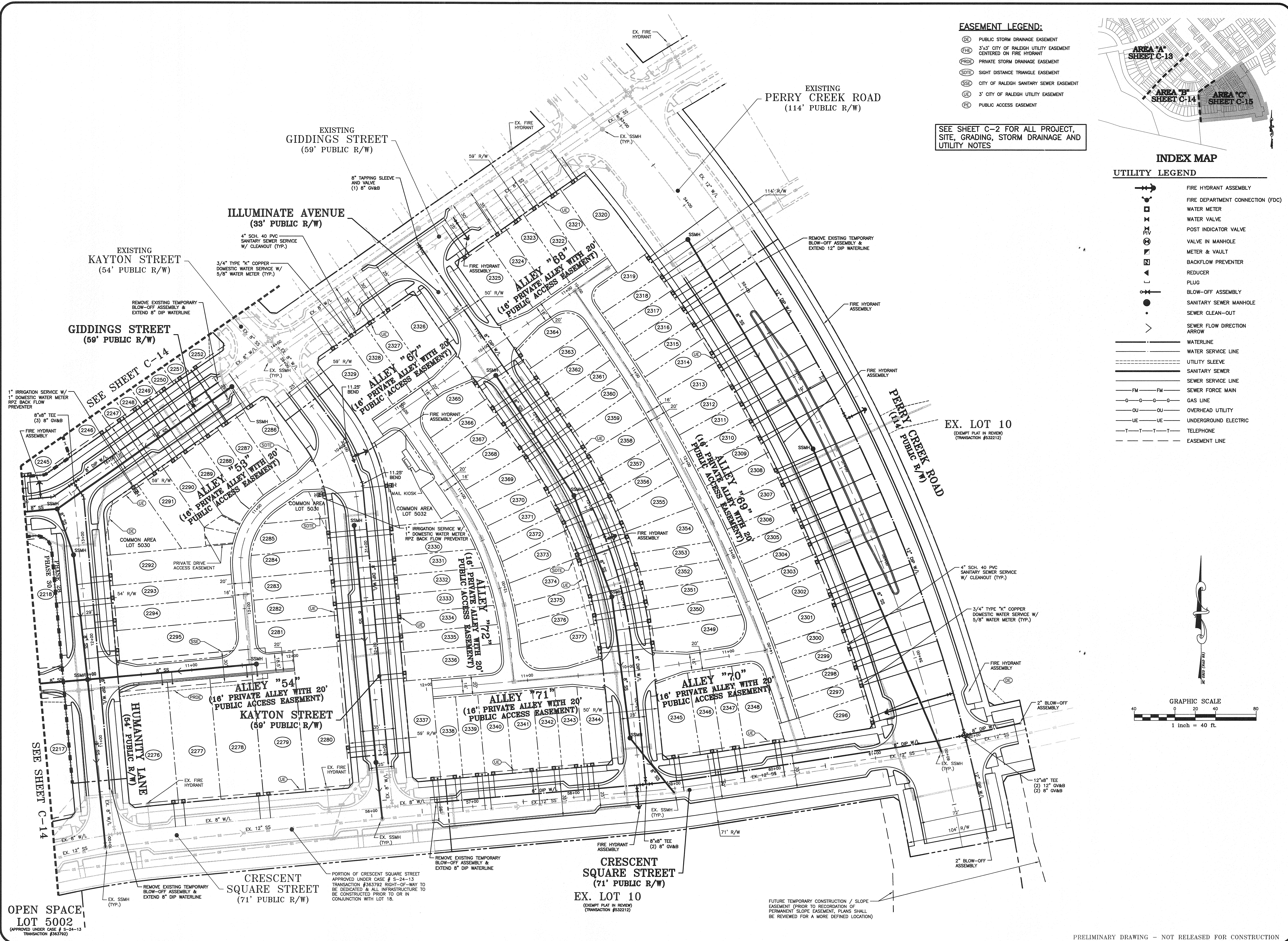
OWNER:
ELD-5401 NORTH, LLC
C/O ENQUIST-LEVEL DEVELOPMENT, LLC
BATON ROUGE, LOUISIANA 70809
(225) 338-6120

5401 NORTH LOTS 18
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA
UTILITY PLAN - AREA 'B'

PROJECT NO.:	CRC-16030
FILENAME:	CRC16030-PS-UT
CHECKED BY:	BAR
DRAWN BY:	CNS
SCALE:	1" = 40'
DATE:	10-31-2018
SHEET NO.:	C-14

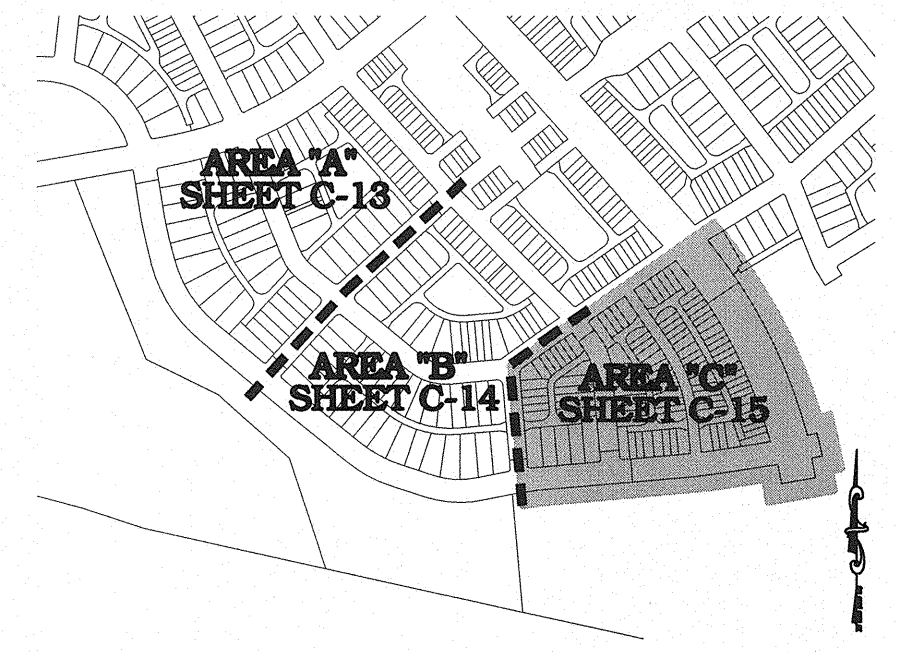


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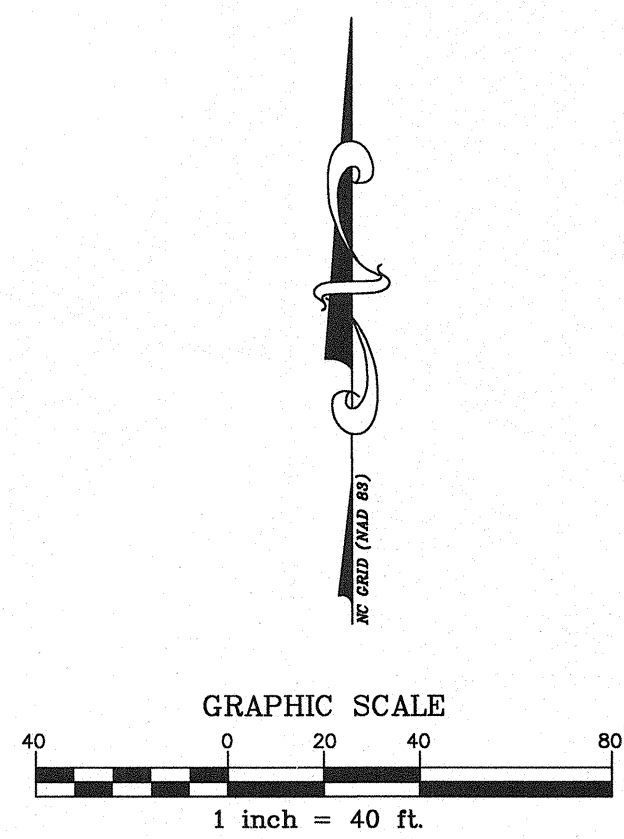


- EASEMENT LEGEND:**
- (DE) PUBLIC STORM DRAINAGE EASEMENT
 - (THE) 3"x3" CITY OF RALEIGH UTILITY EASEMENT CENTERED ON FIRE HYDRANT
 - (PRDE) PRIVATE STORM DRAINAGE EASEMENT
 - (SDTE) SIGHT TRIANGLE EASEMENT
 - (SSE) CITY OF RALEIGH SANITARY SEWER EASEMENT
 - (UE) 3" CITY OF RALEIGH UTILITY EASEMENT
 - (PE) PUBLIC ACCESS EASEMENT

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



- INDEX MAP**
- UTILITY LEGEND**
- FIRE HYDRANT ASSEMBLY
 - FIRE DEPARTMENT CONNECTION (FDC)
 - WATER METER
 - WATER VALVE
 - POST INDICATOR VALVE
 - VALVE IN MANHOLE
 - METER & VAULT
 - BACKFLOW PREVENTER
 - REDUCER
 - PLUG
 - BLOW-OFF ASSEMBLY
 - SANITARY SEWER MANHOLE
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 - WATERLINE
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 - SEWER SERVICE LINE
 - SEWER FORCE MAIN
 - GAS LINE
 - OVERHEAD UTILITY
 - UNDERGROUND ELECTRIC
 - TELEPHONE
 - EASEMENT LINE



OPEN SPACE LOT 5002
(APPROVED UNDER CASE # S-24-13 TRANSACTION #363792)

CRESCENT SQUARE STREET
(71' PUBLIC R/W)

CRESCENT SQUARE STREET
(71' PUBLIC R/W)
EX. LOT 10
(EXEMPT PLAT IN REVIEW)
(TRANSACTION #532212)

EX. LOT 10
(EXEMPT PLAT IN REVIEW)
(TRANSACTION #532212)

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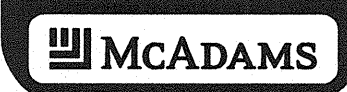


REVISIONS:

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

5401 NORTH LOTS 18
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA
UTILITY PLAN - AREA "C"

PROJECT NO. CRC-16030
FILENAME: CRC16030-PS-01
CHECKED BY: BAR
DRAWN BY: CNS
SCALE: 1" = 40'
DATE: 10-31-2018
SHEET NO. **C-15**



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OPEN SPACE
LOT 5002
(APPROVED UNDER CASE # S-24-13
TRANSACTION #363782)

CRESCENT
SQUARE STREET
(71' PUBLIC R/W)

THE OPEN SPACE LOT 5002 AND THE
RIGHT-OF-WAY ASSOCIATED WITH CRESCENT
SQUARE STREET (PHASE 3 FROM S-24-12)
WERE NOT RECORDED PRIOR TO THE SUBDIVISION
(S-24-12) SUNSETTING AND ARE NOW INCLUDED
IN THIS LOT 18 (S-72-17) SUBDIVISION.

SEE SHEET C-17

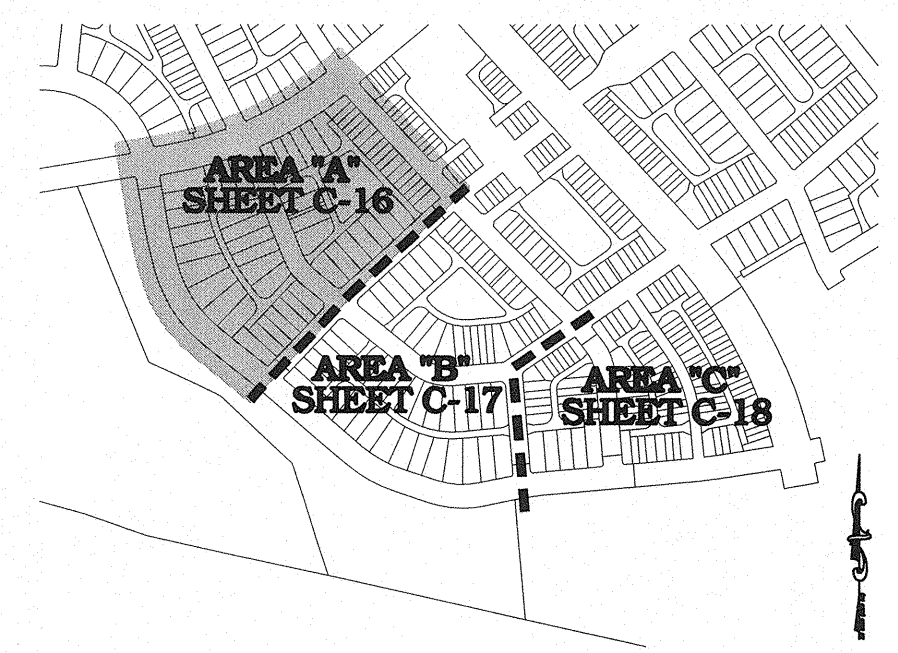
EXISTING
BECKOM STREET
(88' PUBLIC R/W)

EXISTING
KAYTON STREET
(54' PUBLIC R/W)

EASEMENT LEGEND:

- (DE) PUBLIC STORM DRAINAGE EASEMENT
- (FHS) 3'-3" CITY OF RALEIGH UTILITY EASEMENT
CENTERED ON FIRE HYDRANT
- (PRDE) PRIVATE STORM DRAINAGE EASEMENT
- (SDTE) SIGHT DISTANCE TRIANGLE EASEMENT
- (SSE) CITY OF RALEIGH SANITARY SEWER EASEMENT
- (UE) 3' CITY OF RALEIGH UTILITY EASEMENT
- (PE) PUBLIC ACCESS EASEMENT

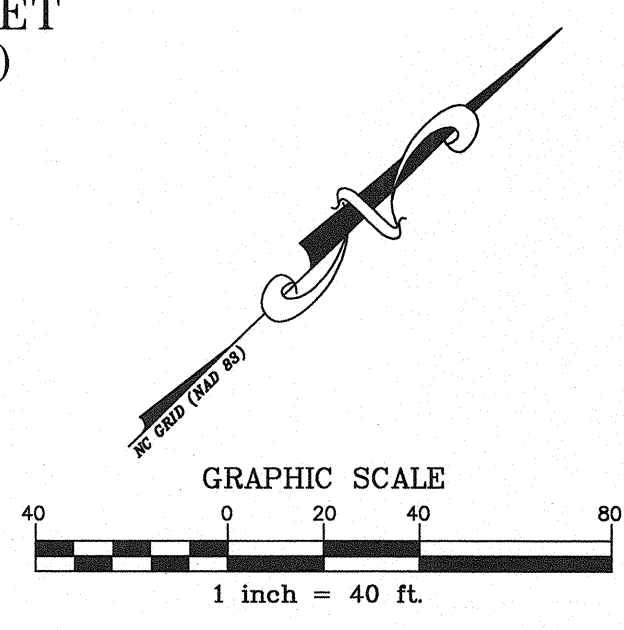
SEE SHEET C-2 FOR ALL PROJECT,
SITE, GRADING, STORM DRAINAGE AND
UTILITY NOTES



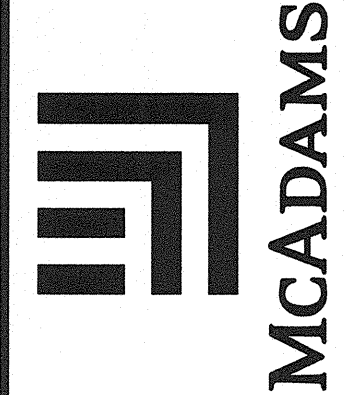
INDEX MAP

LEGEND

- PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- - - LOT LINE
- - - EASEMENT LINE
- - - CENTERLINE
- [Pattern] TRANSECT ZONE T4-O
- [Pattern] TRANSECT ZONE T4-R



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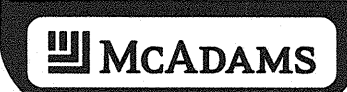


REVISIONS:

OWNER:
ELD-5401 NORTH, LLC
C/O ENGQUIST-LEVEL
DEVELOPMENT, LLC
7500 PECUE LANE
BATON ROUGE, LOUISIANA 70809
(225) 838-6120

5401 NORTH LOTS 18
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA
LOT DIMENSION PLAN - AREA "A"

PROJECT NO. CRC-16030
FILENAME: CRC16030-PS-S1
CHECKED BY: BAR
DRAWN BY: CNS
SCALE: 1" = 40'
DATE: 10-31-2018
SHEET NO. C-16



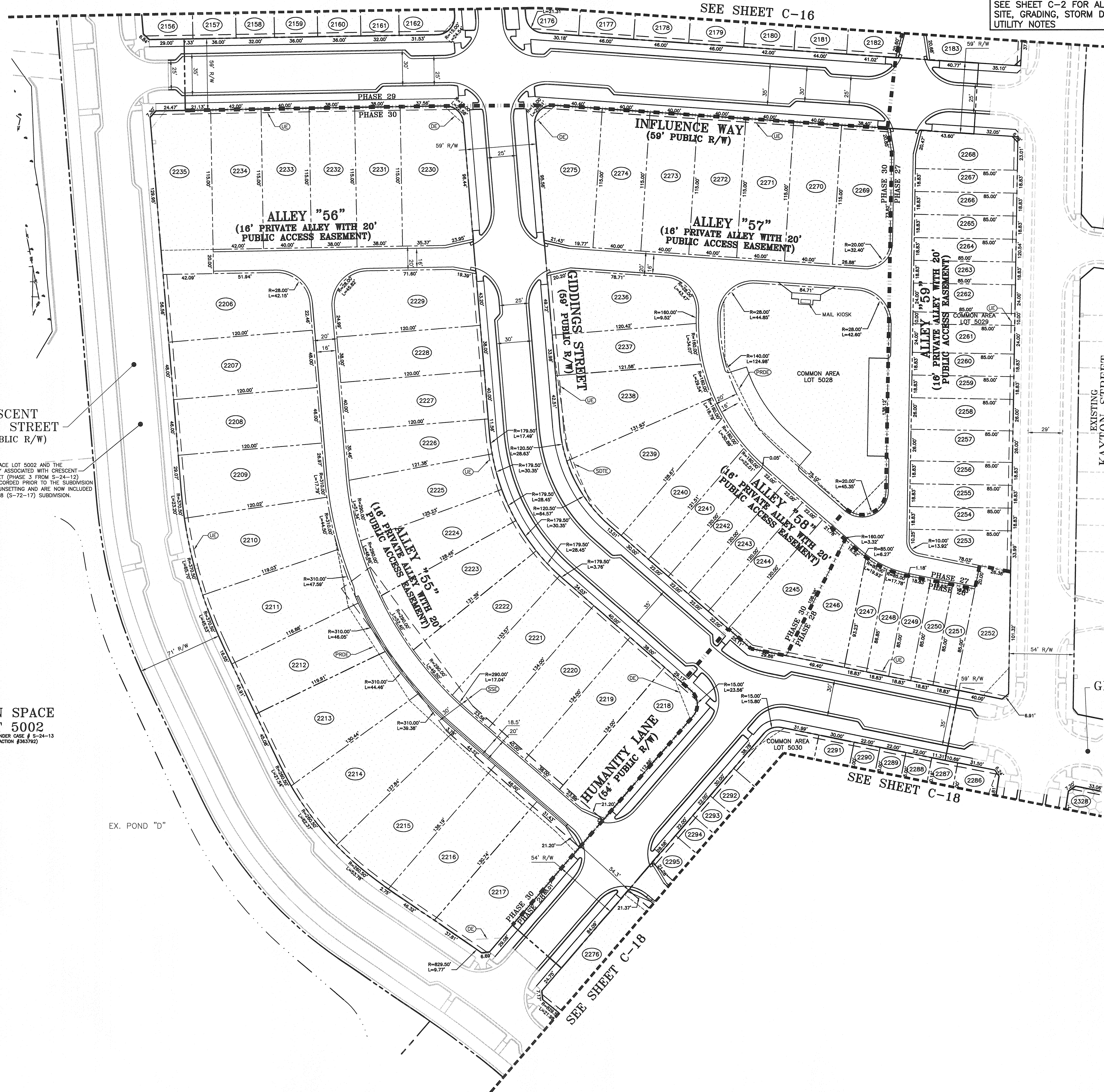
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CRESCENT SQUARE STREET
(71' PUBLIC R/W)

THE OPEN SPACE LOT 5002 AND THE RIGHT-OF-WAY ASSOCIATED WITH CRESCENT SQUARE STREET (PHASE 3 FROM S-24-12) WERE NOT RECORDED PRIOR TO THE SUBDIVISION (S-24-12) SUNSETTING AND ARE NOW INCLUDED IN THIS LOT 18 (S-72-17) SUBDIVISION.

OPEN SPACE
LOT 5002
(APPROVED UNDER CASE # S-24-13
TRANSACTION #363792)

EX. POND "D"

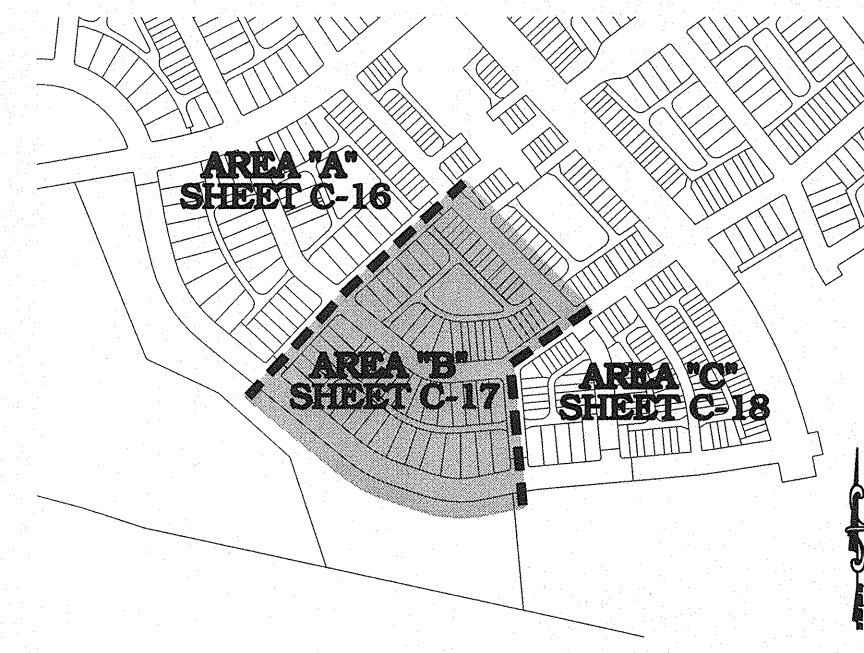


SEE SHEET C-16

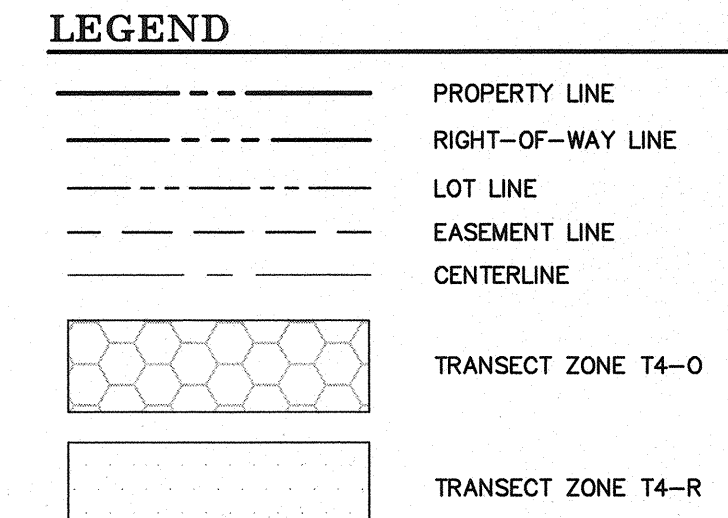
SEE SHEET C-2 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

SEE SHEET C-18

SEE SHEET C-18

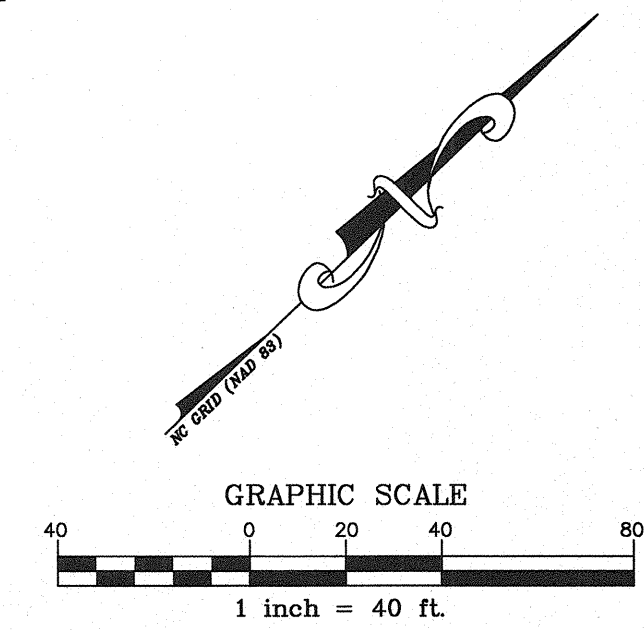


INDEX MAP



EASEMENT LEGEND:

- PUBLIC STORM DRAINAGE EASEMENT
- 3"x3" CITY OF RALEIGH UTILITY EASEMENT CENTERED ON FIRE HYDRANT
- PRIVATE STORM DRAINAGE EASEMENT
- SIGHT DISTANCE TRIANGLE EASEMENT
- CITY OF RALEIGH SANITARY SEWER EASEMENT
- 3" CITY OF RALEIGH UTILITY EASEMENT
- PUBLIC ACCESS EASEMENT



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Durham, North Carolina 27713
License No.: C-0293
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MCADAMS

REVISIONS:

OWNER:
ELD-5401 NORTH, LLC
C/O ENGQUIST - LEVEL DEVELOPMENT, LLC
7600 PECUE LANE
BATON ROUGE, LOUISIANA 70809
(225) 338-6120

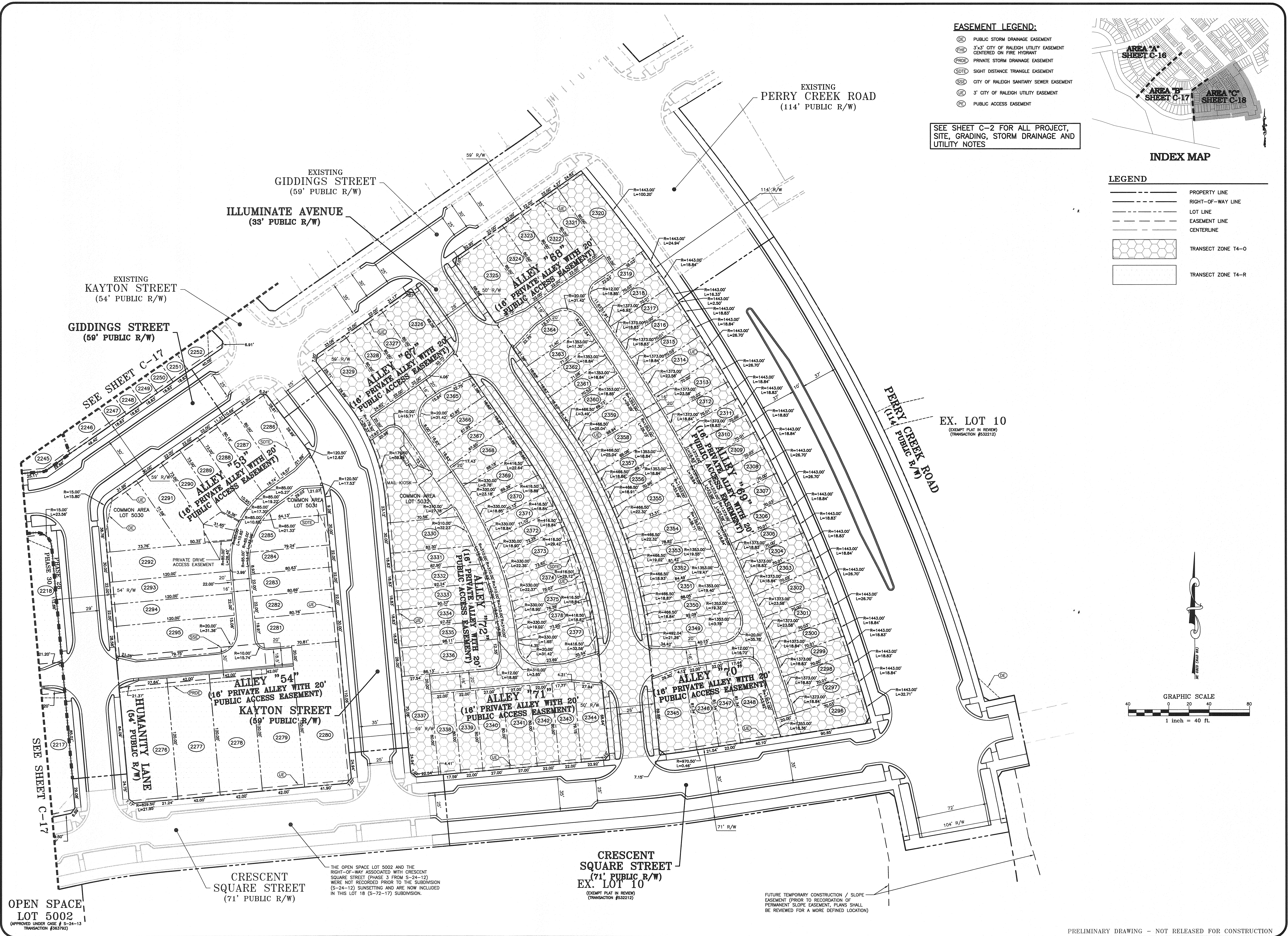
5401 NORTH LOTS 18
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA
LOT DIMENSION PLAN - AREA "B"

PROJECT NO. CRC-16030
FILENAME: CRC16030-PS-S1
CHECKED BY: BAR
DRAWN BY: CNS
SCALE: 1" = 40'
DATE: 10-31-2018
SHEET NO. C-17



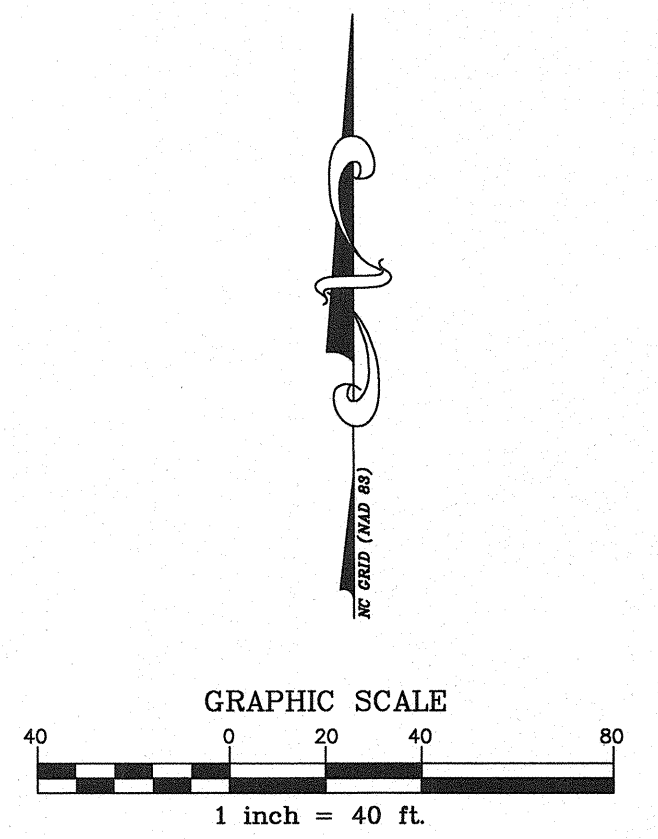
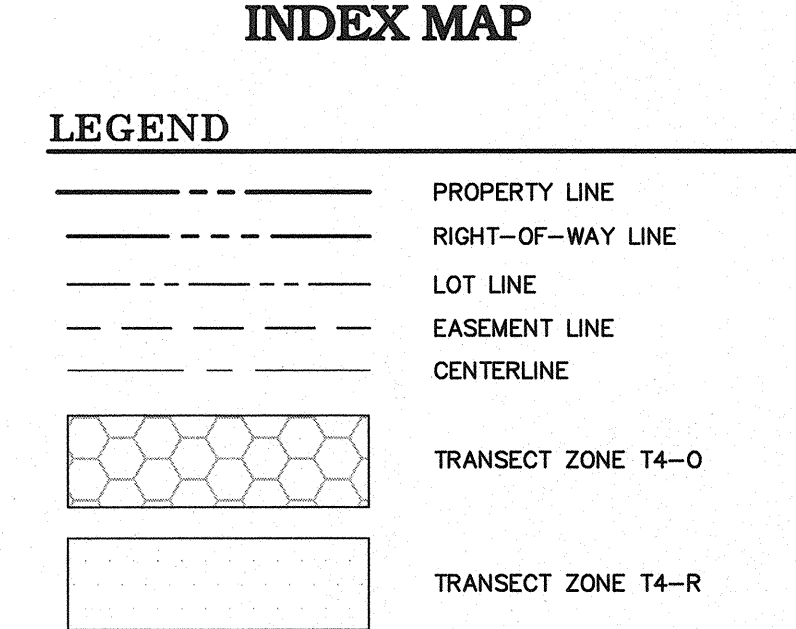
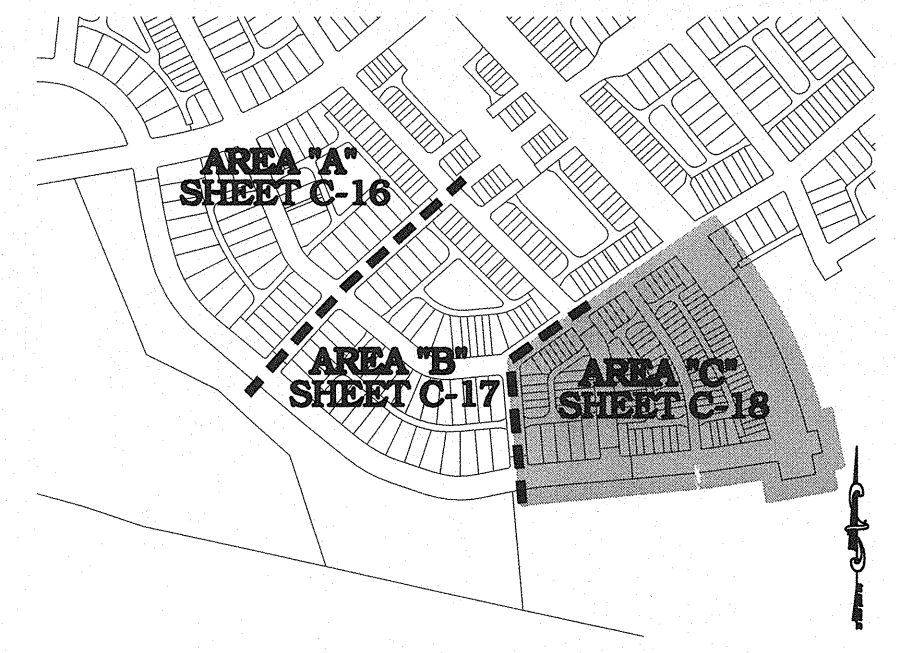
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- EASEMENT LEGEND:**
- ⊖ PUBLIC STORM DRAINAGE EASEMENT
 - ⊕ 3"x3" CITY OF RALEIGH UTILITY EASEMENT CENTERED ON FIRE HYDRANT
 - ⊖ PRIVATE STORM DRAINAGE EASEMENT
 - ⊖ SIGHT DISTANCE TRIANGLE EASEMENT
 - ⊖ CITY OF RALEIGH SANITARY SEWER EASEMENT
 - ⊖ 3" CITY OF RALEIGH UTILITY EASEMENT
 - ⊖ PUBLIC ACCESS EASEMENT

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



OPEN SPACE LOT 5002
(APPROVED UNDER CASE # S-24-13 TRANSACTION #383792)

THE OPEN SPACE LOT 5002 AND THE RIGHT-OF-WAY ASSOCIATED WITH CRESCENT SQUARE STREET (PHASE 3 FROM S-24-12) WERE NOT RECORDED PRIOR TO THE SUBDIVISION (S-24-12) SUNSETTING AND ARE NOW INCLUDED IN THIS LOT 18 (S-25-77) SUBDIVISION.

CRESCENT SQUARE STREET EX. LOT 10
(EXEMPT PLAT IN REVIEW) (TRANSACTION #53212)

FUTURE TEMPORARY CONSTRUCTION / SLOPE EASEMENT (PRIOR TO RECORDED PERMANENT SLOPE EASEMENT, PLANS SHALL BE REVIEWED FOR A MORE DEFINED LOCATION)

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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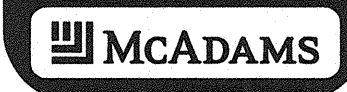
REVISIONS:

NO.	DATE	DESCRIPTION

OWNER:
ELD-5401 NORTH, LLC
C/O ENGQUIST-LEVEL DEVELOPMENT, LLC
7500 PECUE LANE
BATON ROUGE, LOUISIANA 70809
(225) 398-6120

5401 NORTH LOTS 18
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA
LOT DIMENSION PLAN - AREA "C"

PROJECT NO.	CRC-16030
FILENAME	CRC16030-PS-S1
CHECKED BY:	BAR
DRAWN BY:	CNS
SCALE:	1" = 40'
DATE:	10-31-2018
SHEET NO.	C-18



KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.	COMMENTS
QP	Quercus phellos	Willow Oak	4"	B&B	23	
QN	Quercus nuttalli	Nuttall Oak	4"	B&B	22	
QS	Quercus shumardii	Shumard Oak	4"	B&B	21	
QL	Quercus lyrata	Overcup Oak	4"	B&B	31	
AE	Ulmus parvifolia 'Emer II'	Allee Elm	4"	B&B	28	
BE	Ulmus parvifolia 'Bosque'	Bosque Elm	4"	B&B	17	
JH	Ilex crenata 'Compacta'	Japanese Holly	36"HT	Cont	43	
KOR	Rosa x 'Pink Knock Out'	Knock Out Rose	24" HT	Cont	22	
CM	Lagerstroemia 'Dynamite'	Crape Myrtle	2.5'	B&B	6	

STREET FURNISHINGS CALCS

STREET FURNISHINGS REQUIRED AT A RATED OF 1/100LF.

HUMANITY LANE--	200 LF	2 REQ'D
GIDDINGS STREET--	1,067 LF	11 REQ'D
INFLUENCE WAY--	555 LF	6 REQ'D

*STREET FURNISHINGS WILL BE PROVIDED AT THE RATES PRESCRIBED ABOVE.



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.

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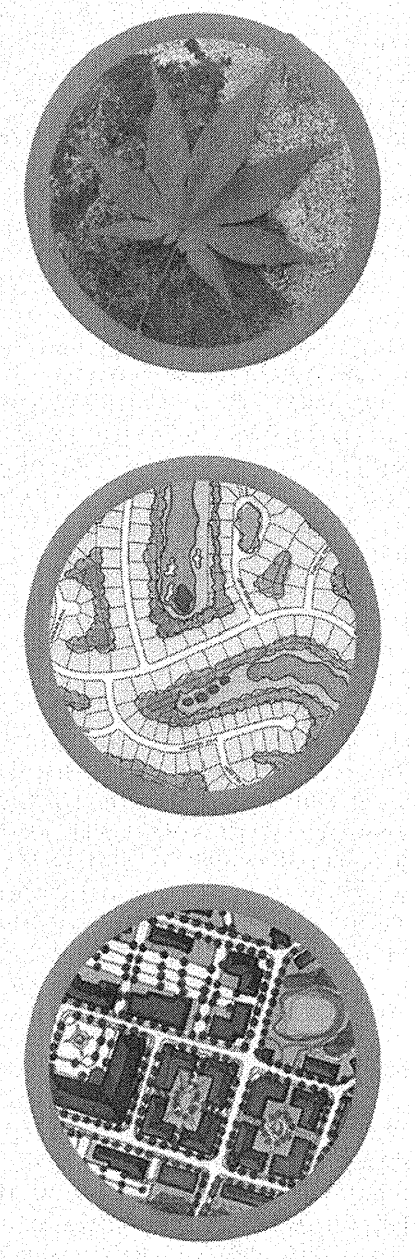
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REVISIONS:

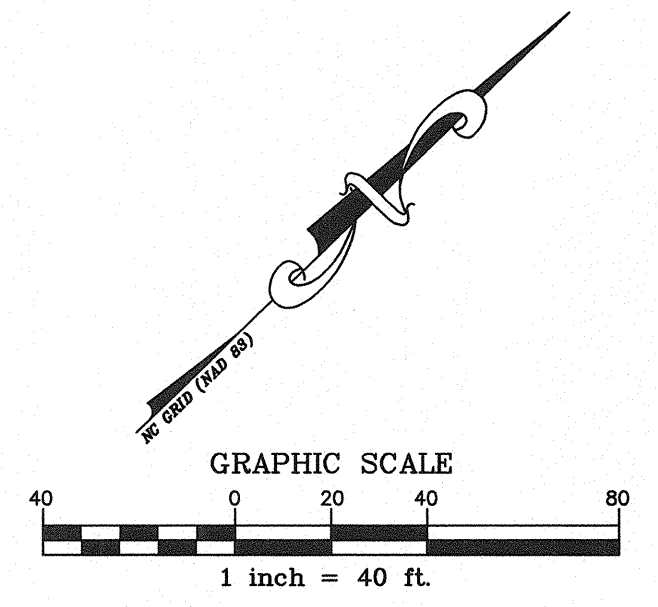
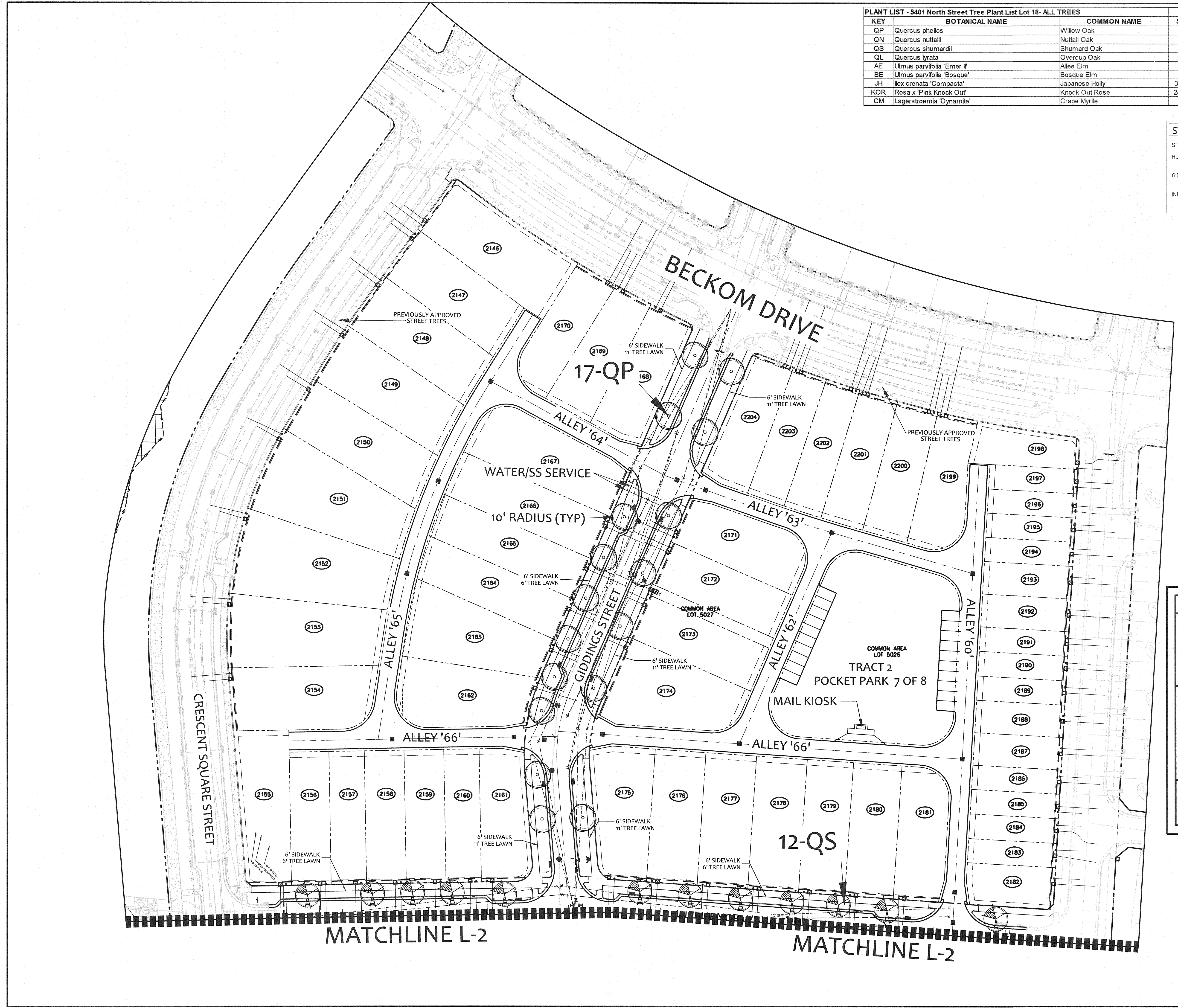
1/22/18- Per COR Comments
7/12/18- Per COR Comments

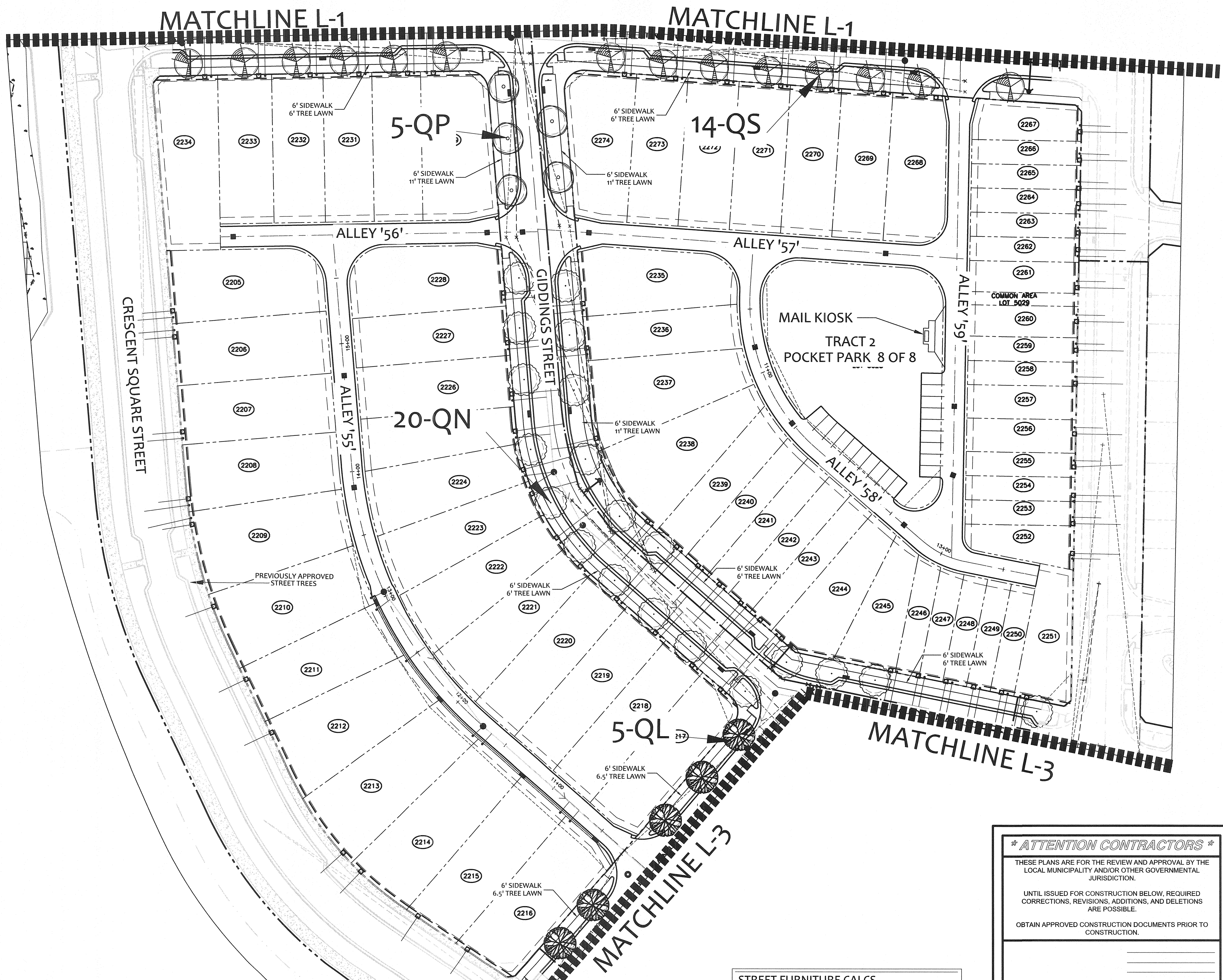
Street Tree Plan
5401 North Lot 18
 7740 Midtown Market Avenue
 Raleigh, NC

SCALE:
 1"=40'
 DRAWN BY:
 CDR
 PROJECT #
 06045
 DATE:
 10/3/17
 SHEET
L-1
 OF 4



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@tmtda.com





PLANT LIST - 5401 North Street Tree Plant List Lot 18- ALL TREES

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.	COMMENTS
QP	Quercus phellos	Willow Oak	4"	B&B	23	
QN	Quercus nuttalli	Nuttall Oak	4"	B&B	22	
QS	Quercus shumardii	Shumard Oak	4"	B&B	21	
QL	Quercus lyrata	Overcup Oak	4"	B&B	31	
AE	Ulmus parvifolia 'Emer II'	Allee Elm	4"	B&B	28	
BE	Ulmus parvifolia 'Bosque'	Bosque Elm	4"	B&B	17	
JH	Ilex crenata 'Compacta'	Japanese Holly	36"HT	Cont	43	
KOR	Rosa x 'Pink Knock Out'	Knock Out Rose	24" HT	Cont	22	
CM	Lagerstroemia 'Dynamite'	Crape Myrtle	2.5"	B&B	6	

STREET FURNITURE CALCS

STREET FURNISHINGS REQUIRED AT A RATED OF 1/100LF.

HUMANITY LANE-	200 LF	2 REQ'D
GIDDINGS STREET-	1,067 LF	11 REQ'D
INFLUENCE WAY-	555 LF	6 REQ'D

*STREET FURNISHINGS WILL BE PROVIDED AT THE RATES PRESCRIBED ABOVE.

ATTENTION CONTRACTORS

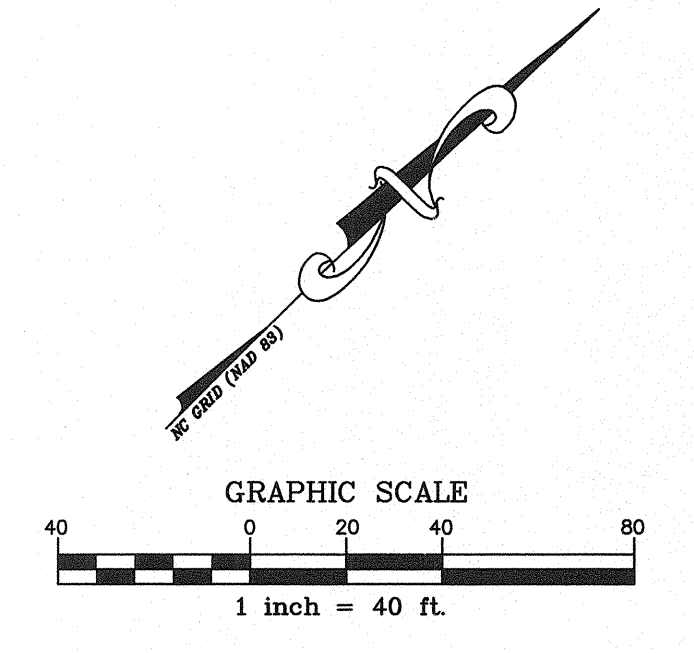
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OBTAIN APPROVED CONSTRUCTION DOCUMENTS PRIOR TO CONSTRUCTION.

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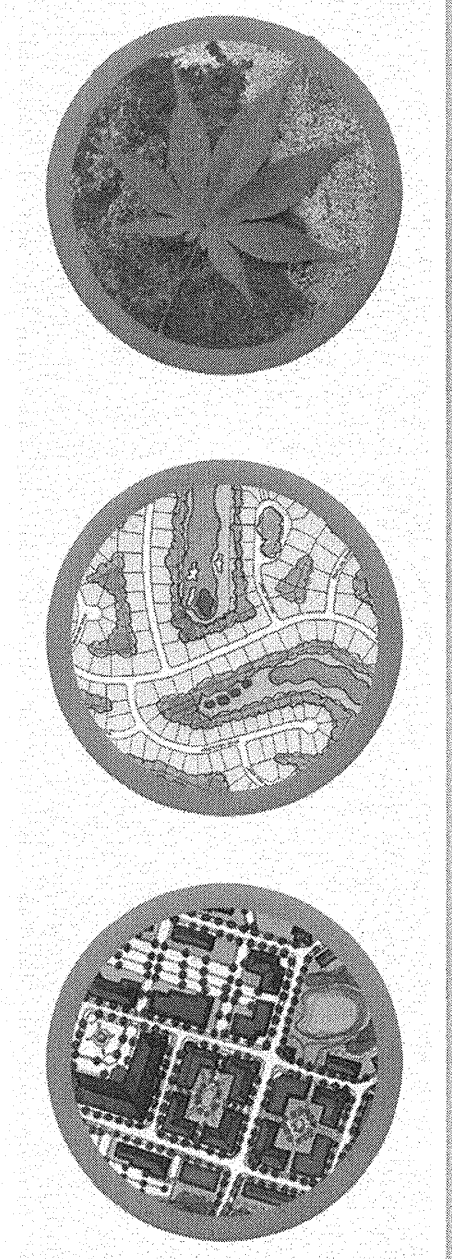
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REVISIONS:

1/22/18- Per COR Comments

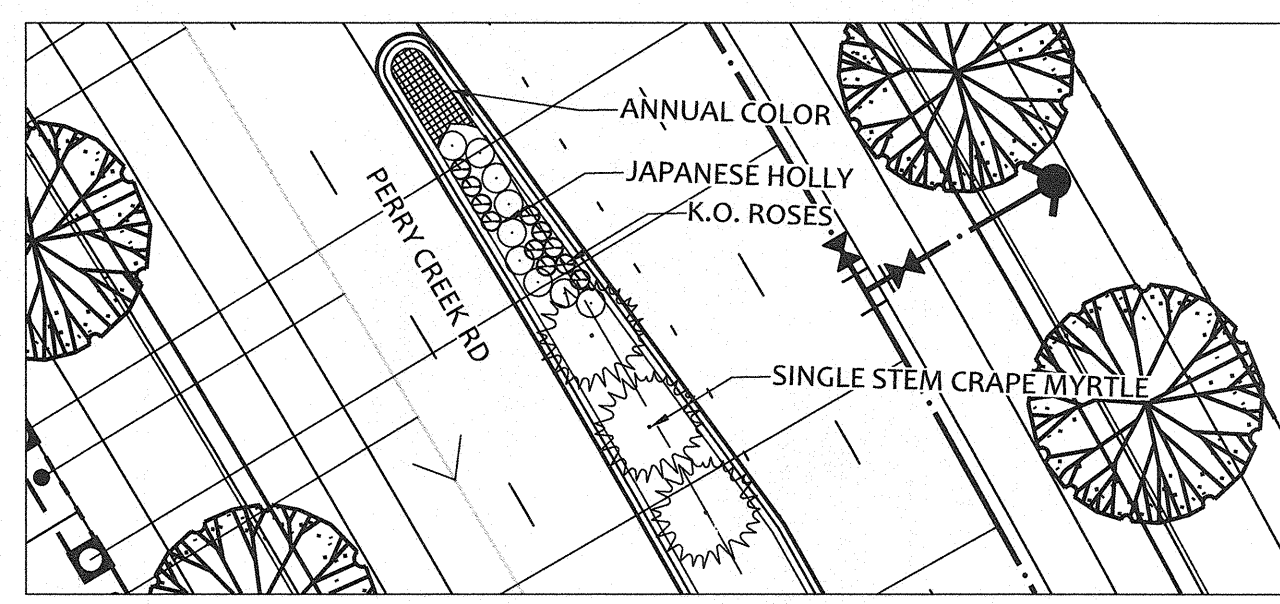
7/12/18- Per COR Comments



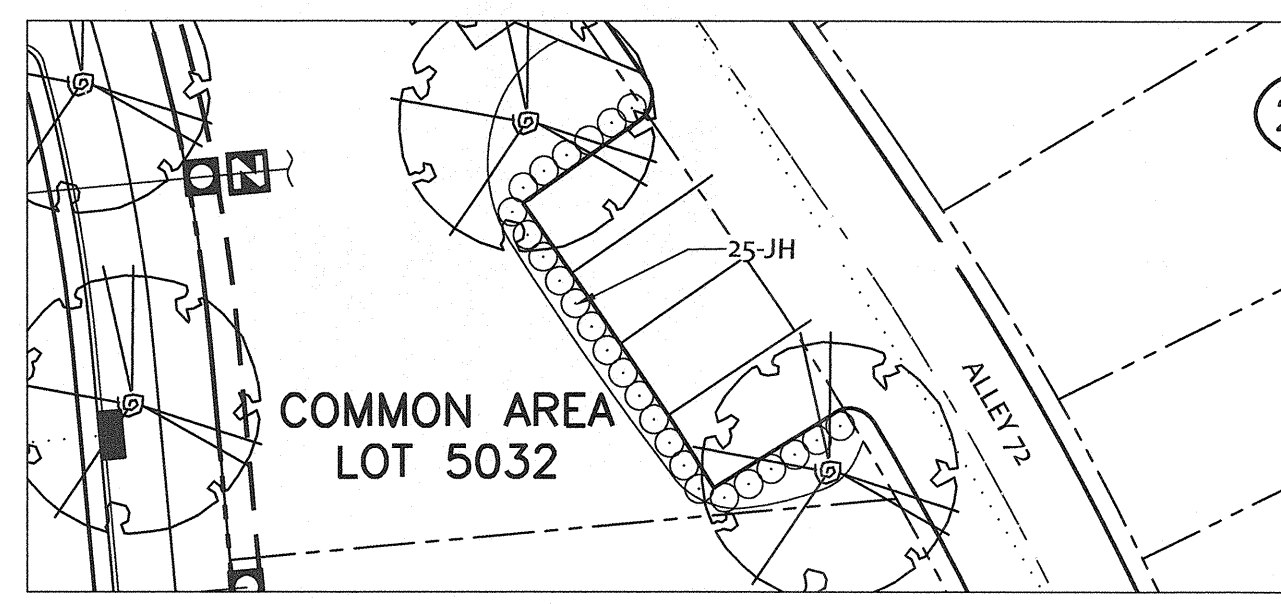
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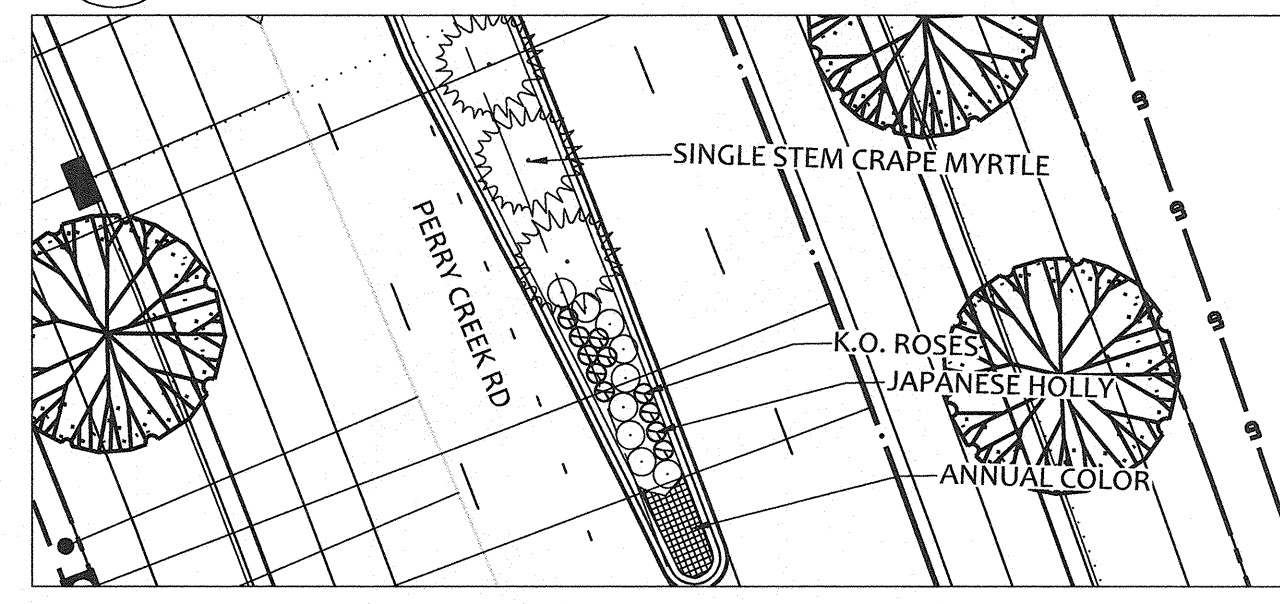
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 SHEET
L-2
 OF 4



MEDIAN PLANTING DETAIL A
NOT TO SCALE



KIOSK PARKING PLANTING DETAIL
NOT TO SCALE



MEDIAN PLANTING DETAIL B
NOT TO SCALE

STREET FURNITURE CALCS	
STREET FURNISHINGS REQUIRED AT A RATED OF 1/100LF.	
HUMANITY LANE-	200 LF 2 REQ'D
GIDDINGS STREET-	1,067 LF 11 REQ'D
INFLUENCE WAY-	555 LF 6 REQ'D
ILLUMINATE AVE-	460 LF 5 REQ'D

*STREET FURNISHINGS WILL BE PROVIDED AT THE RATES PRESCRIBED ABOVE.

ATTENTION CONTRACTORS

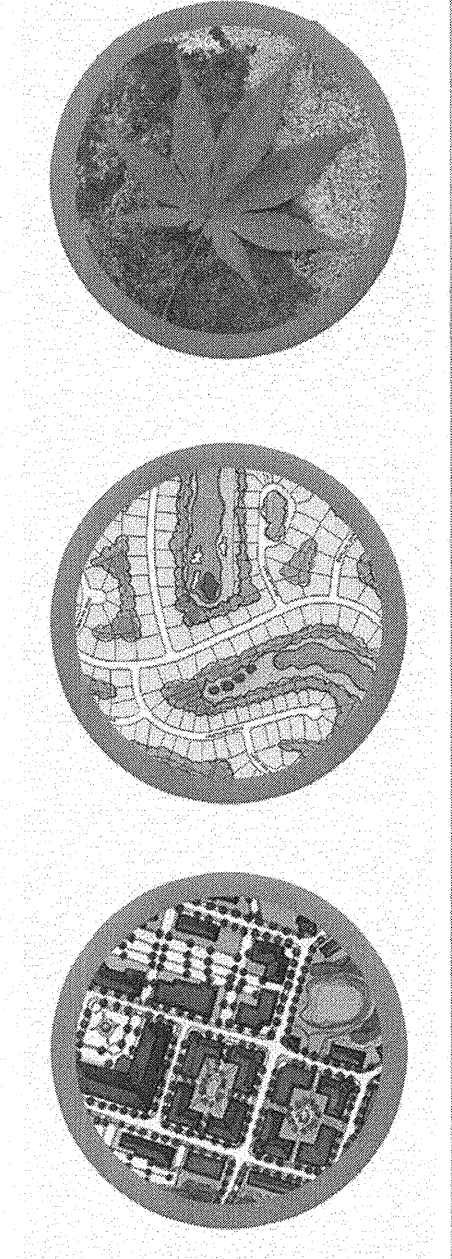
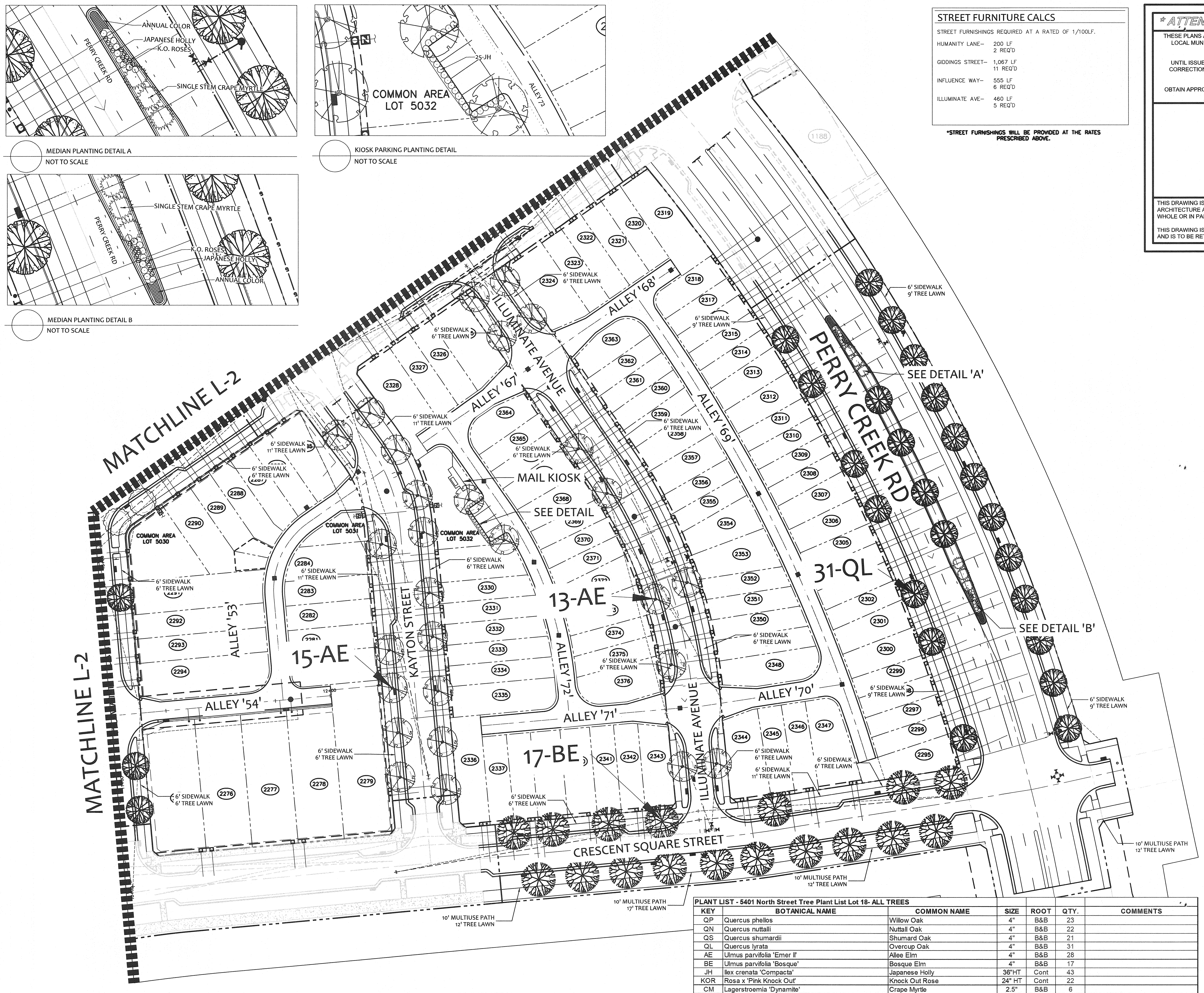
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REVISIONS:

1/22/18- Per COR Comments

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Street Tree Plan
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SCALE:
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L-3
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PLANT LIST - 5401 North Street Tree Plant List Lot 18- ALL TREES						
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