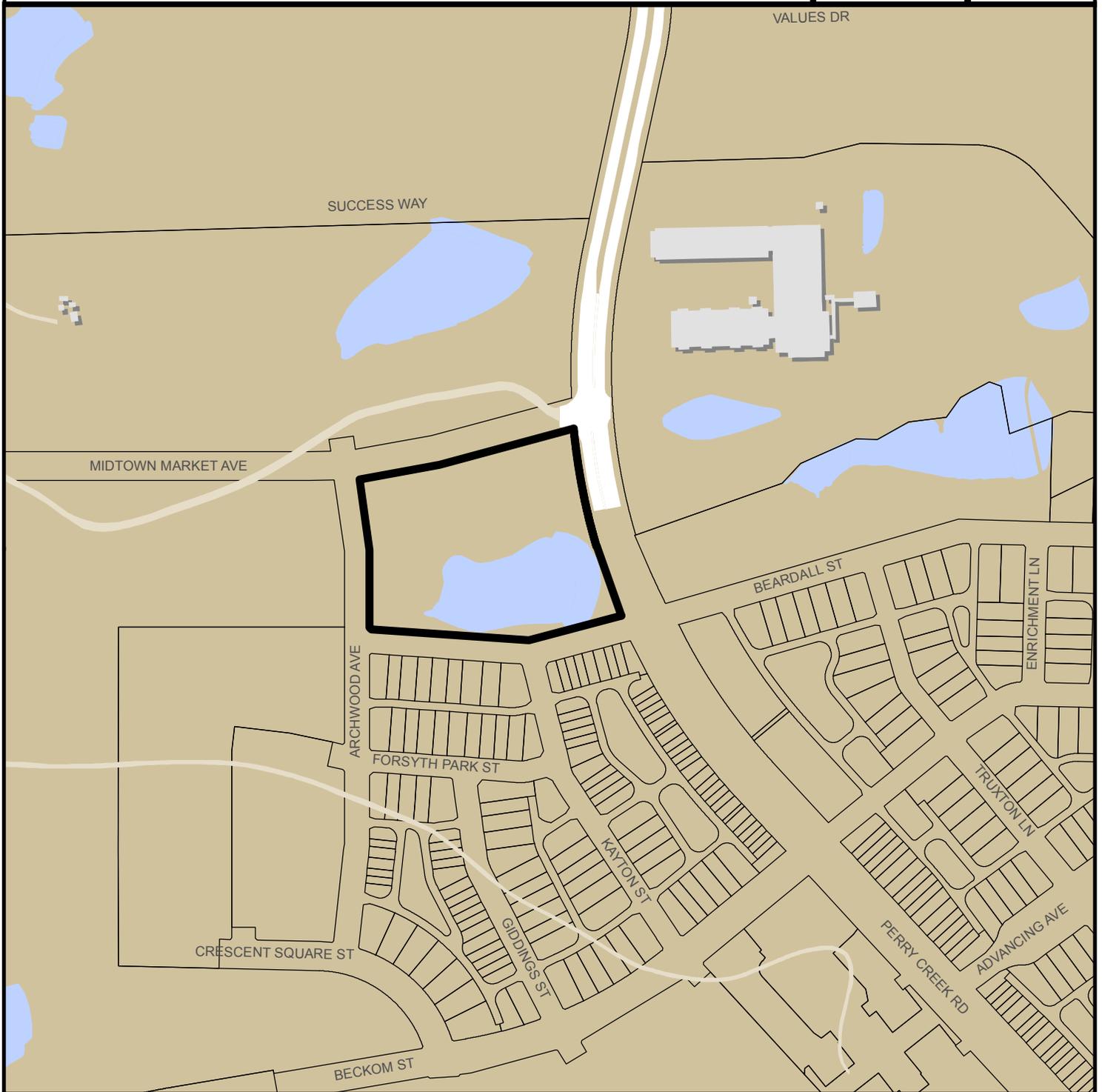


CITY FARM AT 5401 NORTH SR-8-2018



Zoning: **PD**
CAC: **Forestville**

Drainage Basin: **Neuse**
Acreage: **5.78**
Sq. Ft.: **18,725**

Planner: **Ryan Boivin**
Phone: **(919) 996-2681**

Applicant: **5401 North, LLC**
Phone: **(225) 924-7206**





Administrative Approval Action

SR-8-18, City Farm at 5401 North – Lot 14
Transaction # 544272, AA # 3803

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 on the south side of Midtown Market Avenue. The site is addressed as 7780 Midtown Market Avenue.

REQUEST: Development of a 5.78 acre tract (project area is 2.47 acres) zoned PD (Zoning Case Z-20-2010 / Master Plan Case MP-1-10) into three new General Buildings (labelled E, F, and G on the plans) for commercial use. The gross floor area of the proposed buildings is: Building E (7,472 SF), Building F (5,321 SF), and Building G (5,932 SF).

**DESIGN
ADJUSTMENT(S)/
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 Rick Slater of The John R. McAdams Company, Inc, dated May 10, 2018.

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.*

Stormwater: Development and design shall comply with the conditions listed in the 5401 N master plan and planned development district amendment revised August 15, 2012.

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

GENERAL

1. The location of HVAC/mechanical equipment will be shown on concurrent plans, clearly demonstrating compliance with UDO 7.2.5.
2. A site lighting plan will be provided with concurrent plans, clearly demonstrating compliance with UDO 7.4.
3. Elevation sheets will be provided that demonstrate compliance with the transparency design standards of UDO 1.5.9.B.1 and minimum requirements established in UDO 3.2.5 for the building type.

ENGINEERING

4. **Next Step:** 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.



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STORMWATER

5. Next Step: In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

URBAN FORESTRY

6. Next Step: Tree protection fence must be located in the field and inspected by Urban Forestry staff prior to the issuance of a mass grading permit or other site permit, whichever comes first.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

7. Comply with all conditions of Z-20-2010.
8. A demolition permit shall be obtained for any structures on site.
9. Provide fire flow analysis.

ENGINEERING

10. In accordance with Part 10A Section 8.1.3, a surety for incomplete public improvements is to be provided to the City of Raleigh Development Services – Development Engineering program at 125% construction costs.
11. Next Step: A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

PUBLIC UTILITIES

12. A Final Plat must be recorded at the Wake County Register of Deeds office for all necessary Subdivisions / Recombinations, Right-of-Way, Utility / Stormwater Easement Dedications and/or Tree Save Areas

STORMWATER

13. Next Step: 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.
14. Next Step: 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.
15. Next Step: In accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department.

Prior to issuance of building occupancy permit:



Administrative Approval Action

SR-8-18, City Farm at 5401 North – Lot 14
Transaction # 544272, AA # 3803

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
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16. 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.
17. Next Step: Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
18. Next Step: 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.
19. Next Step: All street lights and street signs required as part of the development approval are installed.
20. Next Step: 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: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: 6-1-2021

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed: (Planning Dir./Designee)

Date: 6/1/2018

Staff Coordinator: Ryan Boivin

CITY FARM AT 5401 NORTH - LOT 14

ADMINISTRATIVE SITE REVIEW FOR:
CITY FARM AT 5401 NORTH - LOT 14
RALEIGH, NORTH CAROLINA
PROJECT NUMBER: CRC-17030

ADMINISTRATIVE SITE REVIEW

7780 MIDTOWN MARKET AVENUE
RALEIGH, NORTH CAROLINA
PROJECT NUMBER: CRC-17030
CITY OF RALEIGH TRANSACTION #: 544272
CITY OF RALEIGH CASE #: SR-8-18

DATE: MAY 10, 2018

Administrative Site Review Application
(for UDO Districts only)

DEVELOPMENT SERVICES DEPARTMENT

Development Services Customer Service Center | 11000 Capital Blvd., Suite 100 | Raleigh, NC 27615 | 919-976-2491 | Fax: 919-976-4831
Litchford Satellite Office | 11000 - 130 Litchford Road | Raleigh, NC 27615 | 919-976-0200

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

BUILDING TYPE

Detached General Warehouse
 Attached Mixed Use Warehouse
 Apartment Open Lot Warehouse
 Townhouse

FOR OFFICE USE ONLY

Transaction Number
Assigned Project Coordinator
Assigned Title

Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction #

Development Name: City Farm at 5401 North
Zoning District: PD Overlay District (if applicable): N/A Inside City Limits? Yes No

Proposed Use: Retail/Office
Property Address(es): 7780 Midtown Market Avenue Major Street Location: See the location of this lot and other lots on the site plan.
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. 1736695397 P.I.N. P.I.N. P.I.N.

What is your project type? Apartment Church/Facility Hospital Mobile/Manufacturing Office Industrial Building
 Mixed Residential Non-Residential Goods School Shopping Center Banks Retail Cottage Court
 Duplex Telecommunication Tower Religious Institution Residential Goods Retail

Other: If other, please describe:

WORK SCOPE
For City Code Section 10.2.8.0.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements.
The project will include the improvements associated with 3 single story retail buildings which will include one restaurant and the associated infrastructure and utilities required for the development.

DESIGN ADJUSTMENT OR ADMIN. ACTION
Administrative Action: N/A

CLIENT/DEVELOPER/OWNER
Company: 5401 North, LLC Name: Carolyn Martin
Address: 100 North Street, Suite 900 Baton Rouge, LA 70802
Phone: 225-924-7206 Email: cmartin@cprrt.com

CONSULTANT (Contact Person for Plans)
Company: McAdams Company Name: Rick Slater
Address: 2905 Meridian Parkway, Durham, NC 27713
Phone: 919-361-5000 Email: rslater@mcadamsco.com

PAGE 1 OF 3 WWW.RALEIGHNC.GOV REVISION 05.13.16

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Zoning Information

Zoning District: 5401 North PD Proposed building use(s): Retail
If more than one district, provide the acreage of each: N/A Existing building(s) sq. ft. gross: 0
Overlay District: N/A Proposed building(s) sq. ft. gross: 18,725
Total Site Acres: Inside City Limits: Yes No 5.78 Acres Total sq. ft. gross (existing & proposed): 18,725
Off street parking: Required: 89 Provided: 101 Proposed height of building(s): 29'-0"
COA (Certificate of Appropriateness) case #: N/A # of stories: 1
BOA (Board of Adjustment) case #: N/A Ceiling height of 1st floor: 18'-6"
CUD (Conditional Use District) case #: 2: N/A

Site/Stormwater Information

Existing Impervious Surface: acres/square feet Flood Hazard Area: Yes No
Proposed Impervious Surface: acres/square feet If Yes, please provide: Allowed Soil: Flood Study
Needs River Buffer: Yes No Wetlands: Yes No FEMA Map Panel #:

FOR RESIDENTIAL DEVELOPMENTS

1. Total # of Apartment, Condominium or Residential Units: N/A 5. Bedroom Units: 2br 2br 3br 4br or more
2. Total # of Congregational Care or Life Care Dwelling Units: N/A 6. Infill Development: 2.2: N/A
3. Total Number of Hotel Units: N/A 7. Open Space (Inv) or Amenity: N/A
4. Overall Total # of Dwelling Units (1-6 Above): N/A 8. Is your project a cottage court? Yes No

SIGNATURE BLOCK (Applicable to all developments)

I, the undersigned, being duly qualified, do hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am duly authorized to execute 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 have designated: Rick Slater 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 have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed: Carolyn Martin Date: 1.30.18
Printed Name: Carolyn E. Martin, Executive Vice President

Signed: _____ Date: _____
Printed Name: _____

PAGE 2 OF 3 WWW.RALEIGHNC.GOV REVISION 05.13.16

SITE DATA

PHYSICAL ADDRESS:	7780 MIDTOWN MARKET AVENUE RALEIGH, NORTH CAROLINA	
OWNER:	5401 NORTH, LLC 100 NORTH STREET, SUITE 900 BATON ROUGE, LOUISIANA 70802	
PIN:	1736695397	
REAL ESTATE ID:	0422136	
ZONING:	PD	
WATERSHED:	NEUSE RIVER	
LOT AREA:	251,648 SF / 5.78 AC	
PROJECT AREA:	107,691 SF / 2.47 AC	
AREA IN FLOODWAY/FLOODPLAIN:	NONE	
BUILDING SQUARE FOOTAGE:	BUILDING E: 7,472 SF BUILDING F: 5,321 SF BUILDING G: 5,932 SF	
AMENITY SPACE		
REQUIRED AMENITY/OPEN SPACE	5.78 AC * 0.10 (10%) = 0.58 ACRES	
PROVIDED AMENITY/OPEN SPACE	0.63 ACRES (27,276 SF)	
PARKING SUMMARY		
REQUIRED PARKING (MIN. UDO 10-2081):		
OFFICE (BUILDING E & F)	43 SPACES (1 PER 300 SF)	
RESTAURANT (BUILDING G)	119 SPACES (1 PER 50 SF)	
TOTAL (MIN.)	162 SPACES	
PARKING REDUCTION PER APPROVED PDD AMENDMENT, UDO 10-2057.F.4.H	45%	
REQUIRED PARKING:	89 SPACES	
PROVIDED PARKING:	101 SPACES	
ACCESSIBLE PARKING:	REQUIRED - 5 SPACES PROPOSED - 6 SPACES (VAN ACCESSIBLE)	
BIKE PARKING SUMMARY		
REQUIRED PARKING (MIN. UDO 7.1.2.C):		
OFFICE (BUILDING E & F)	SHORT-TERM: 1 PER 5000 SF (MIN. 4) 4	
RESTAURANT (BUILDING G)	LONG-TERM: 1 PER 10000 SF (MIN. 4) 4	
	SHORT-TERM: 1 PER 25000 SF (MIN. 4) 4	
	LONG-TERM: 1 PER 50000 SF (MIN. 4) 4	
TOTAL REQUIRED SHORT-TERM PARKING:	8	
TOTAL REQUIRED LONG-TERM PARKING:	8	
TOTAL PROVIDED PARKING:	16	
LOT IMPERVIOUS:	1.67 AC. (28.8% OF LOT 14 AREA)	
5401 NORTH PLANNED DEVELOPMENT STANDARDS		
BUILDING SETBACKS TO PUBLIC STREETS		
PRIMARY (MIDTOWN MARKET AVENUE):	0' (MIN)	0' (MIN)
SIDE (ARCHWOOD & PERRY CREEK):	0' (MIN)	0' (MIN)
REAR:	0' (MIN)	5' (MIN)
SIDE STREET:	0' (MIN)	0' (MIN)
AGGREGATE:	0' (MIN)	0' (MIN)
FRONT MAXIMUM:	15' (MAX)	15' (MAX)
ACCESSORY/GARAGE:	5' (MIN)	5' (MIN)
MAX. BUILDING HEIGHT	115'	80'
MAX. HEIGHT PROVIDED	29'	27'-10"
MIN. LOT AREA	2,000 SF	5,000 SF
AREA PROVIDED	N/A	N/A
MIN. LOT WIDTH	20'	35'
WIDTH PROVIDED	N/A	N/A
MIN. SIDEWALK WIDTH	12'	12'
WIDTH PROVIDED	12'	12'

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



VICINITY MAP
1" = 2,000'

SHEET INDEX

- C-1 EXISTING CONDITIONS
- C-1A CUMULATIVE MAP
- C-2 DEMOLITION PLAN
- C-3 PROJECT NOTES
- C-4 SITE 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
- D-5 FUTURE TRANSECT MAP
- L-1 LANDSCAPE PLAN
- L-2 LANDSCAPE PLAN
- A1.E BUILDING E ELEVATIONS
- A1.F BUILDING F ELEVATIONS
- A1.G BUILDING G ELEVATIONS

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

NOTE:
DEVELOPMENT AND DESIGN SHALL BE IN ACCORDANCE WITH THE CONDITIONS LISTED IN THE 5401 NORTH MASTER PLAN AND PLANNED DEVELOPMENT DISTRICT AMENDMENT REVISED AUGUST 15, 2012.

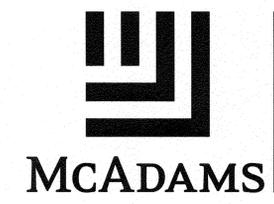
SOLID WASTE INSPECTION STATEMENT:

- 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.



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.



THE JOHN R. McADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
License No.: C-0293
919. 361. 5000 • McAdamsCo.com
Contact: Rick Slater, PE
Slater@mcadamsco.com

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE	DELTA	TANGENT
C1	1550.00'	769.16'	S 02°14'00" E	761.29'	28°26'58"	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'

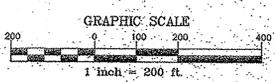


- LEGEND**
- EXISTING IRON PIPE
 - IRON PIPE SET
 - ▲ CALCULATED POINT
 - BORE HOLE
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER CLEANOUT
 - WATER VALVE
 - WATER METER
 - FIRE HYDRANT
 - TELEPHONE PEDESTAL
 - TELEPHONE MANHOLE
 - ELECTRIC BOX
 - LIGHT POLE
 - POWER POLE
 - CURB INLET
 - STORM DRAINAGE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

- TREE LEGEND**
- B BIRCH
 - C CEDAR
 - CH CHERRY
 - E ELM
 - H HICKORY
 - HO HOLLY
 - M MAGNOLIA
 - MA MAPLE
 - RO RED OAK
 - W WHITE OAK
 - O OAK
 - PE PEAR
 - PI PINE
 - PO POPLAR
 - RE REDBUD
 - W WALNUT
- CALIPER INCH SIZE OF TREE
○ TYPE OF TREE
○ FOR DOUBLE, T-FOR TRIPLE

I, RONALD T. FREDERICK, CERTIFY THAT THIS PLAN 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 WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITH MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS DAY OF 11/11/2014 A.D. 2014.

RONALD T. FREDERICK PLS L-4720



CONCURRENT REVIEW APPROVAL
CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Plans for the proposed use have been reviewed for general compliance with applicable codes. This limited review, and authorization for construction is not to be considered to represent total compliance with all legal requirements for development and construction. The property owner, design consultants, and contractor are each responsible for compliance with all applicable City, State and Federal laws. This specific authorization below is not a permit, nor shall it be construed to permit any violation of City, State or Federal Law. All Construction must be in accordance with all Local, State, and Federal Rules and Regulations.

TRANSPORTATION FIELD SERVICES KCB 9/15/15
PUBLIC UTILITIES PL 9-8-2015
STORMWATER GM 9/15/15
PLANNING/ZONING MB 9/15/15
FIRE N/A
URBAN FORESTRY N/A
SITE ACCESSIBILITY N/A

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 N.C. GRID NAD 83.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- AREA BY COORDINATE GEOMETRY.
- ZONING: GUD TO GUD 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 FEMA F.I.R.M. COMMUNITY PANEL #372017960J DATED MAY 02, 2005.
- 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. 884-895.

LINE TABLE

LINE	BEARING	LENGTH
L1	N 79°59'58" W	42.83'
L2	S 27°55'15" W	82.96'
L3	S 11°58'57" W	55.33'
L4	N 73°33'03" E	100.82'
L5	S 16°26'14" E	0.54'
L6	N 42°39'19" E	87.48'
L7	S 88°38'17" E	53.68'
L8	N 80°52'30" E	89.35'
L9	N 83°09'18" E	93.94'
L10	N 61°19'17" E	81.13'
L11	N 35°36'04" E	60.48'
L12	S 70°08'22" E	30.96'
L13	S 10°30'29" E	120.08'
L14	N 89°28'27" E	158.47'
L15	N 09°55'40" E	180.17'
L16	S 88°26'46" E	100.17'
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 26°34'49" W	175.87'
L21	N 08°39'19" W	102.10'
L22	N 27°45'45" 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°43'33" E	52.09'
L27	N 07°24'18" W	88.57'
L28	N 45°00'31" E	25.89'
L29	N 51°55'50" W	52.98'
L30	S 78°23'45" W	27.46'
L31	N 28°46'56" E	72.06'
L32	N 17°40'35" E	43.61'
L33	N 16°34'12" E	30.19'
L34	N 18°20'31" E	82.09'
L35	N 32°06'42" E	84.92'
L36	N 12°29'00" E	38.41'
L37	N 07°55'18" E	39.25'
L38	N 09°57'57" E	47.68'
L39	N 37°37'10" E	13.39'
L40	N 02°06'01" E	50.73'
L41	N 17°12'53" E	33.48'
L42	N 02°06'02" E	89.99'
L43	N 14°55'50" E	54.95'
L44	N 03°00'07" E	61.77'
L45	N 26°47'22" E	37.35'
L46	N 03°57'25" E	64.50'
L47	N 06°32'57" E	87.94'
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°47'34" E	18.76'
L53	N 12°29'03" E	49.80'
L54	N 14°28'18" E	87.84'
L55	N 11°42'23" E	49.95'
L56	N 09°50'23" E	55.66'
L57	N 12°09'54" E	62.83'
L58	N 33°47'24" E	51.51'
L59	N 31°37'06" E	42.11'
L60	N 32°30'40" W	89.82'

THE JOHN R. MCADAMS COMPANY, INC.
2805 Meridian Parkway
Durham, North Carolina 27713
Phone: 919-486-0000
Fax: 919-486-0000
www.mcadamsco.com

MCADAMS

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

5401 NORTH LOT 20 (PHASES 13 - 23) PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA
EXISTING CONDITIONS PLAN

PROJECT NO: CRC-14010
FILE NAME: CRC14010-C2
SURVEYED BY: RTF
DRAWN BY: JBT
SCALE: 1"=200'
DATE: 10-31-2014
SHEET NO: **C-1**

MCADAMS

EX. LOT 13
PHASE 5
 5401 NORTH LLC
 PIN: 1736-59-8859
 DB 12386, PG 2394
 BM 2014, PG 778

EX. LOT 3
 WAKE COUNTY BOARD OF
 EDUCATION
 PIN: 1736-79-8942
 DB 13625, PG 1724
 BM 2007, PG 2832

EX. LOT 14
PHASE 8
 5401 NORTH LLC
 PIN: 1736-69-5397
 DB 12386, PG 2394
 BM 2014, PG 778

EX. LOT 23
 (FINAL PLAT PENDING)
 (TA#536357)

SITE LEGEND	
	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	ACCESSIBLE RAMPS
	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	BMP BOUNDARY
	HEAVY DUTY ASPHALT PAVEMENT
	SOLID WASTE ROUTE
	AMENITY AREA/OPEN SPACE

SITE SIGN KEY:



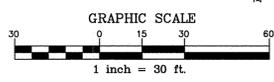
SEE SHEET C-3 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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

ALL HVAC LOCATIONS & SCREENING WILL BE SHOWN ON CONCURRENT PLANS & WILL CONFORM WITH UDO 7.2.5

A SITE LIGHTING PLAN WILL BE PROVIDED WITH CONCURRENT PLANS & WILL CONFORM WITH UDO 7.4

ALL SITE SIGNAGE WILL BE REVIEWED & PERMITTED IN A SEPARATE REVIEW PROCESS



THE JOHN R. MCADAMS COMPANY, INC.
 2905 Meridian Parkway
 Durham, North Carolina 27713
 License No.: C-0293
 919.361.5000 • mcadamsco.com



REVISIONS:

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

CITY FARM AT
5401 NORTH - LOT 14
 ADMINISTRATIVE SITE REVIEW
 7780 MIDTOWN MARKET AVENUE
 RALEIGH, NORTH CAROLINA

PROJECT NO.	CRC-17030
FILENAME	CRC17030-ASR-S1
CHECKED BY:	RSS
DRAWN BY:	CNS
SCALE:	1" = 30'
DATE:	05-10-2018
SHEET NO.	C-4

MCADAMS

X:\Projects\CRC\CRC-16040\UrbanConstruction Drawings\Current Drawings\CRC17030-Administrative Site Review-S1.dwg, 5/10/2018 9:40:34 AM, Schmidt, Chris

EX. LOT 13

PHASE 5

5401 NORTH LLC
 PIN: 1736-59-8859
 DB 12386, PG 2334
 BM 2014, PG 778

SAWCUT EXISTING PAVEMENT TO PROVIDE CLEAN EDGE FOR UTILITY INSTALLATION AND PATCH AND REPAIR PER COR STANDARDS.

EXISTING
MIDTOWN MARKET AVENUE
 (75' PUBLIC R/W)

3/4" TYPE COPPER WATER SERVICE WITH 5/8" WATER METER (TYP.)

3/4" TYPE COPPER WATER SERVICE WITH 5/8" WATER METER (TYP.)

EX. CITY OF RALEIGH TRANSIT STOP
 4" SANITARY SEWER SERVICE WITH CLEANOUTS

EX. FIRE HYDRANT

EX. LOT 3

WAKE COUNTY BOARD OF EDUCATION
 PIN: 1736-79-6942
 DB 13625, PG 1724
 BM 2007, PG 2832

BUILDING
 7,472 SF
 FFE=234.65

5'x5' CITY OF RALEIGH PUBLIC UTILITY EASEMENT
 FFE=233.65
 1" RPZ BFP IN ABOVE GROUND HEATED ENCLOSURE (AMES 4000B OR APPROVED EQUAL)

BUILDING
 5,321 SF
 FFE=236.60

5'x5' CITY OF RALEIGH PUBLIC UTILITY EASEMENT

1" RPZ BFP IN ABOVE GROUND HEATED ENCLOSURE (AMES 4000B OR APPROVED EQUAL)

BUILDING
 5,932 SF
 FFE=239.90

5'x5' CITY OF RALEIGH PUBLIC UTILITY EASEMENT
 1" RPZ BFP IN ABOVE GROUND HEATED ENCLOSURE (AMES 4000B OR APPROVED EQUAL)

EX. LOT 23

(FINAL PLAT PENDING)
 (TA#536357)

3/4" TYPE COPPER WATER SERVICE WITH 5/8" WATER METER (TYP.)

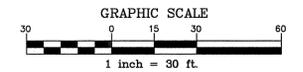
SAWCUT EXISTING PAVEMENT TO PROVIDE CLEAN EDGE FOR UTILITY INSTALLATION AND PATCH AND REPAIR PER COR STANDARDS.

UTILITY LEGEND

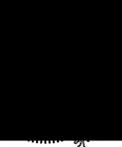
- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- YARD LIGHTS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

SEE SHEET C-3 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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



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REVISIONS:

DEVELOPER:
 5401 NORTH LLC
 100 NORTH STREET, SUITE 800
 BATON ROUGE, LOUISIANA 70802
 (225) 924-7206

**CITY FARM AT
 5401 NORTH - LOT 14**
 ADMINISTRATIVE SITE REVIEW
 7780 MIDTOWN MARKET AVENUE
 RALEIGH, NORTH CAROLINA

PROJECT NO. CRC-17030
 FILENAME: CRC17030-ASR-U1
 CHECKED BY: RSS
 DRAWN BY: CNS
 SCALE: 1" = 30'
 DATE: 05-10-2018

C-6



X:\Projects\CRC-16040\Land\Construction Drawings\Current Drawings\CRC17030-Administrative Site Review-U1.dwg, 5/10/2018 9:39:55 AM, Schmidt, Chris

- Plant material on this site must be installed in conformance with the City of Raleigh Code.
- The following applies to the required landscape requirements for this site. Street trees shall have a 4" caliper at time of installation. Interior VSA trees shall have a 2 1/2" caliper at installation. Trees in the landscape buffer shall have a 2" caliper at installation. All shrubs shall be a minimum of 18" in height at installation. Additional landscaping above and beyond City of Raleigh requirements subject to change.
- Landscape Contractor shall notify owner and L.A. no later than one week prior to all required visits here in.
- Crape Myrtles: min. 3 stems max. 4 stems, min. 1" cal. per stem.
- All areas shall be seeded, sodded or mulch to the limits of construction based on actual field conditions beyond the approved plans. Field verify existing conditions.
- Steep slopes greater than 3:1 shall require hydro-seeding or other measures for stabilization unless otherwise approved by Owner.
- All mulch shall be double ground pine bark mulch to a depth of 4".
- All plants shall be in accordance with the latest edition of the American Association of Nurserymen.
- All landscape beds shall have positive drainage away from all structures.
- All Plants shall be vigorous, healthy material free from pests and disease.
- Per the City of Raleigh Code of Ordinances, all shrubs shall be installed at 18" and must reach a height and spread of 30" within 3 years.
- All 2:1 slopes shall be sodded with a centipede grass for slope stabilization.
- All parking spaces are within 50' of a single canopy tree/within 75' of a group of 2 or more canopy trees.
- Contractor shall contact utility locator service to verify all subsurface utilities prior to and digging or construction on the site. Contractor shall be responsible for any damage resulting from his activities.
- Plant material on this site must be installed in conformance with the general planting notes and details on this plan.
- All sod to be Rebel Fescue IV, Turf Gem, Lesco or equal. All seed to be Rebel Fescue IV, Turf Gem, Lesco or equal @ 6 lbs. per 1000 s.f.
- All above ground electrical transformers, dumpsters, and backflow prevention valve/hot boxes shall be screened from view while maintaining required access to local code standards and requirements.

SCOPE OF WORK:

Furnish all labor, materials, and equipment required or indicated by the drawings and specifications to complete the work including installation of all trees, shrubs, groundcover, annuals, seed, sod and mulch.

MATERIALS AND WORK:

The selection of all materials and the execution of all work required under the contract shall be subject to approval by the owner. The owner shall have the right to reject and all materials and any and all work, which in his opinion, does not meet the requirements of the contract.

PLANT MATERIALS:

All plant materials shall be nursery grown, freshly dug in the field, naturally shaped, well branched, fully foliated when in leaf with fully developed root systems. Trees must be self supporting, with straight trunks and leaders in tact. All plants must be free of disease, insect infestation or their eggs and shall have been grown in climatic conditions similar to those of the project site.

PLANT SIZE:

Specified sizes indicates the minimum allowable size at planting. Where container and height/spreads are indicated for a single species, both size requirements shall be met. When only plant height or spread are indicated, container size shall be based on AAN standards.

ORGANIC MATTER:

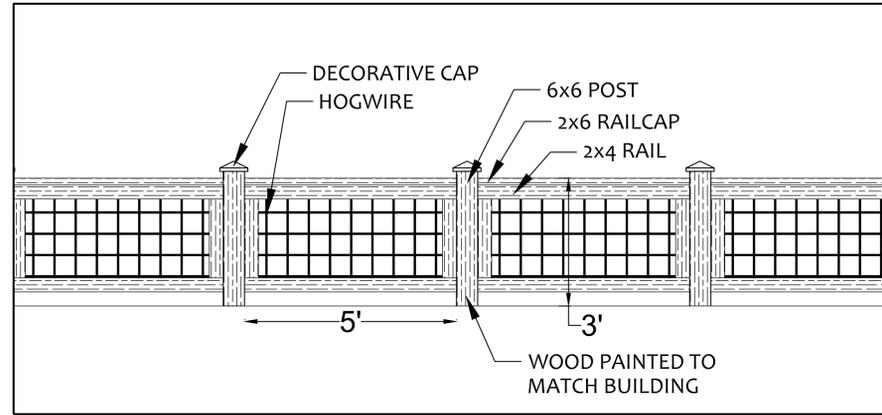
Aged manure, compost or pine bark fines, at the option of the contractor, material shall be air dried, finely shredded and suitable for horticultural purposes and shall contain no more than 35% moisture content by weight.

PINE BARK MULCH:

All pine bark mulch shall be clean, double ground, fine textured nugget mulch with minimal amounts of sapwood content.

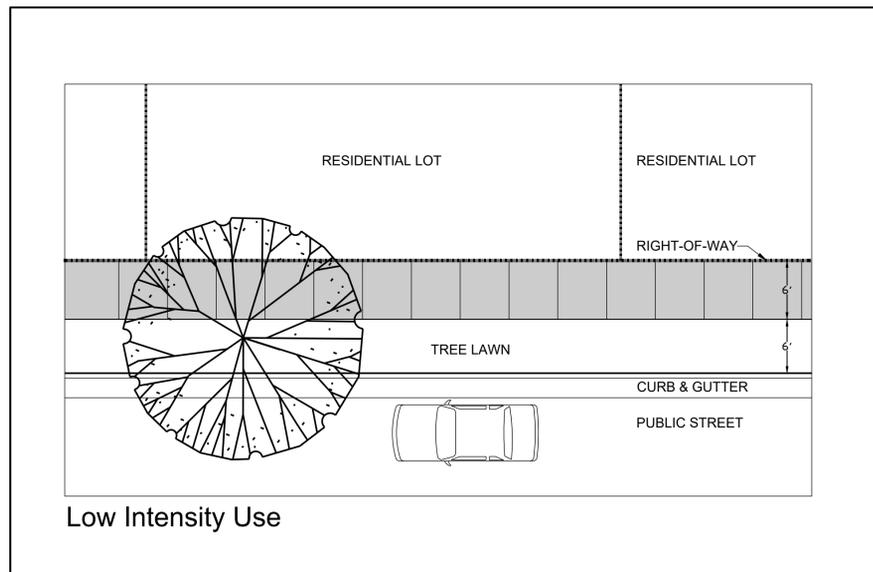
TURF AREAS:

Prior to any seeding or sod application, verify that all trenching and land disturbing activities have been completed. Ensure all areas are free of stones, large soil clods and any other construction debris.

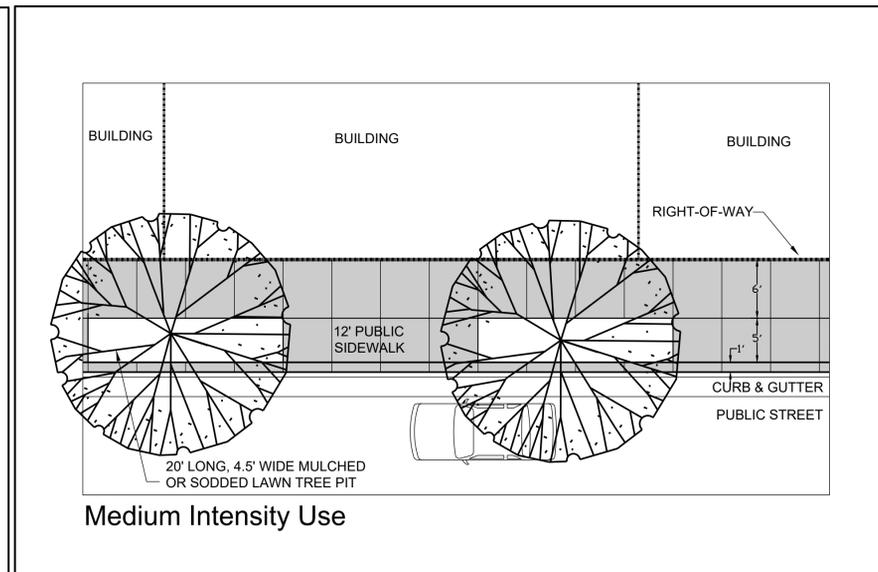


FENCE DETAIL

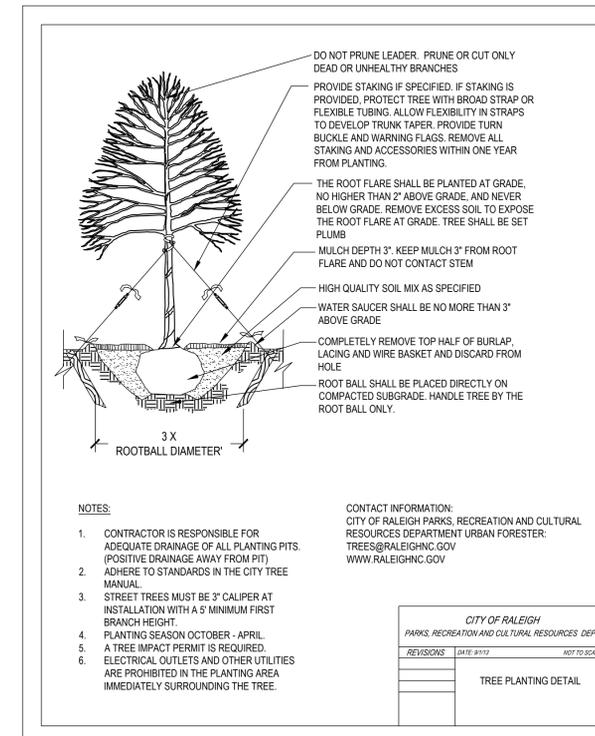
Scale: 1/2"=1'



Low Intensity Use



Medium Intensity Use



NOTES:

- CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
- ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
- STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
- PLANTING SEASON OCTOBER - APRIL.
- A TREE IMPACT PERMIT IS REQUIRED.
- ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER.
TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPT		
REVISIONS	DATE	NOT TO SCALE
TREE PLANTING DETAIL		

REVISIONS:

Landscape Plan
City Farm at 5401 North

SCALE:
NTS
DRAWN BY:
CDR
PROJECT #
17187
DATE:
1/23/17

SHEET
L-2
OF 2



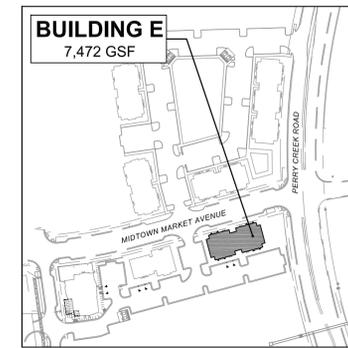
TONY M. TATE LANDSCAPE ARCHITECTURE, PA
5011 SOUTH PARK DRIVE, STE. 200 - DURHAM, NC 27713
p: (919) 484-8880 f: (919) 484-8881 e: tony@tmtla.com

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

1.5.9 TRANSPARENCY - BUILDING E
NORTH AND EAST ELEVATIONS

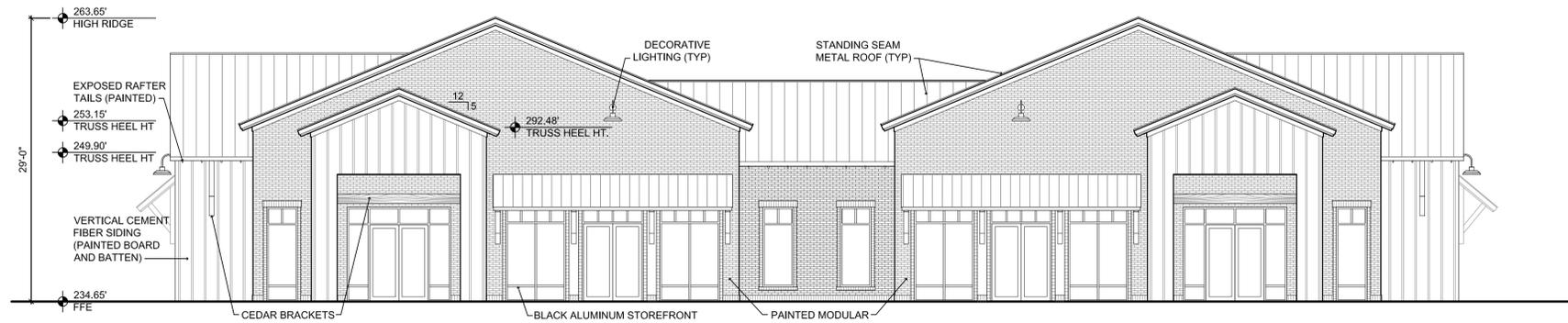
EAST ELEVATION - 43% TRANSPARENCY
 GROUND FLOOR FACADE AREA (TO 12'-0") = 732 SF
 TRANSPARENCY AREA (HIGHLIGHTED YELLOW) = 314.8 SF

NORTH ELEVATION - 43% TRANSPARENCY
 GROUND FLOOR FACADE AREA (TO 12'-0") = 1584 SF
 TRANSPARENCY AREA (HIGHLIGHTED YELLOW) = 679.2 SF

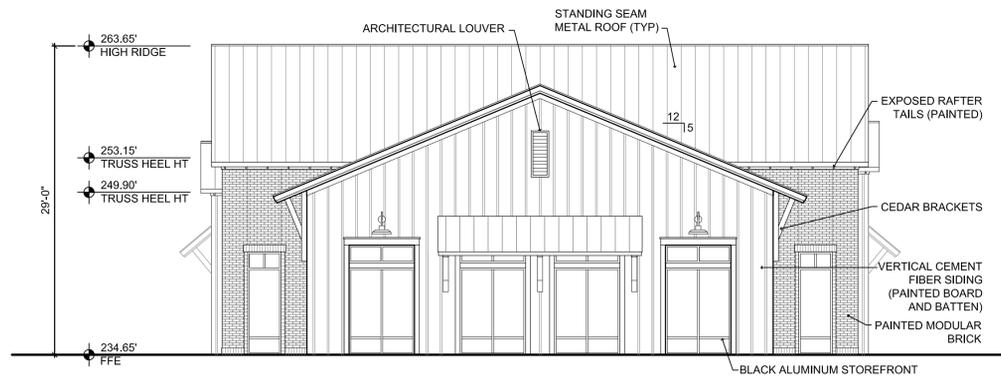


5 KEY MAP
 A1.E SCALE: N.T.S.

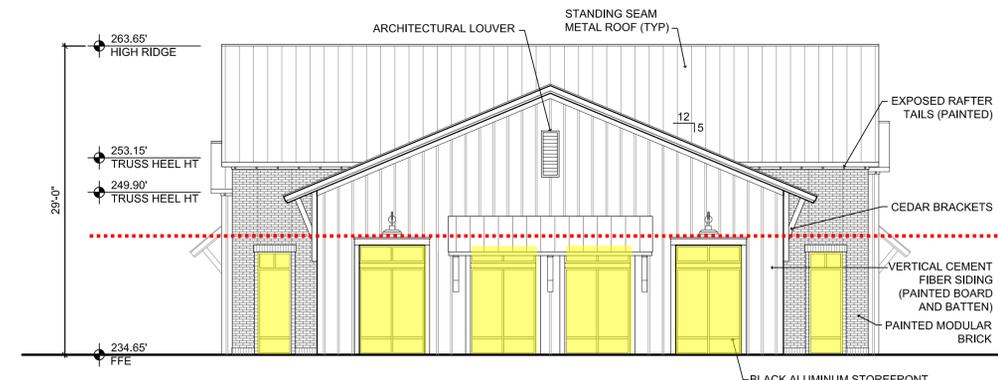
--- PERIMETER GRADE
 --- AVERAGE GRADE



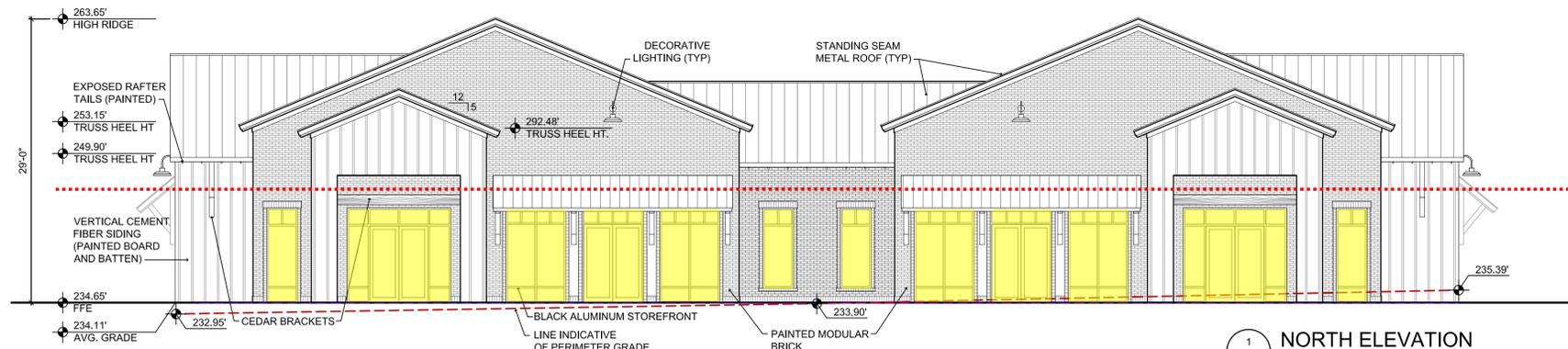
4 SOUTH ELEVATION
 A1.E SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
 A1.E SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
 A1.E SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION
 A1.E SCALE: 1/8" = 1'-0"

All drawings and written material appearing herein constitute original and unpublished work of the firm and shall remain the property of the architect. Do not scale drawings. Use proper dimensions with the architect. Contractor shall check and verify all dimensions and quantities which are included within this material are approximate and for estimating purposes only. Actual quantities shall be verified for the actual quantities when constructing project.

NO.	DATE	DESCRIPTION
1	05.10.18	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-

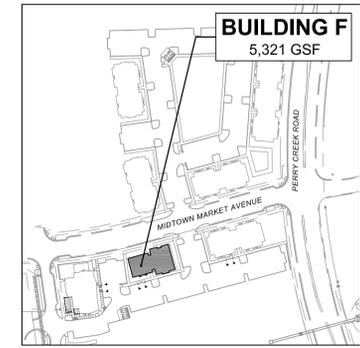
PROJECT NO.: 17.089
 DRAWN BY: ADC

BUILDING E

A1.E

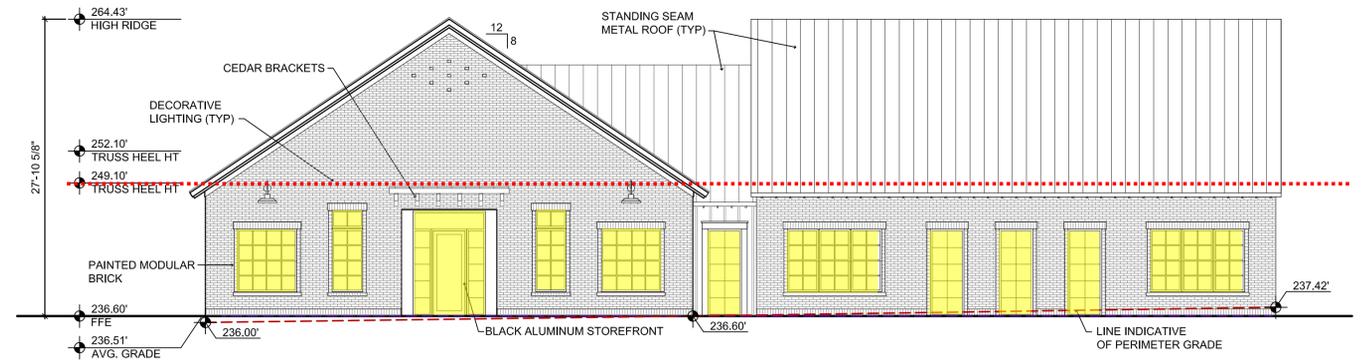
I.5.9 TRANSPARENCY - BUILDING F
NORTH ELEVATION

NORTH ELEVATION - 33% TRANSPARENCY
GROUND FLOOR FACADE AREA (TO 12'-0") = 1162 SF
TRANSPARENCY AREA (HIGHLIGHTED YELLOW) = 383.8 SF

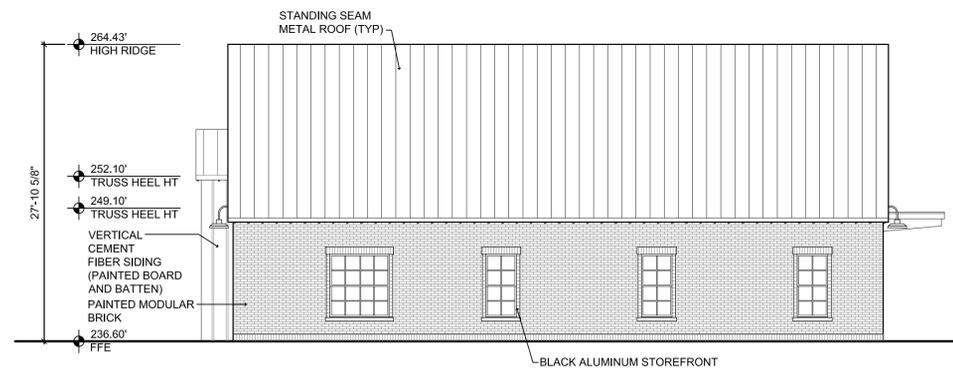


5 KEY MAP
 | A1.F SCALE: N.T.S.

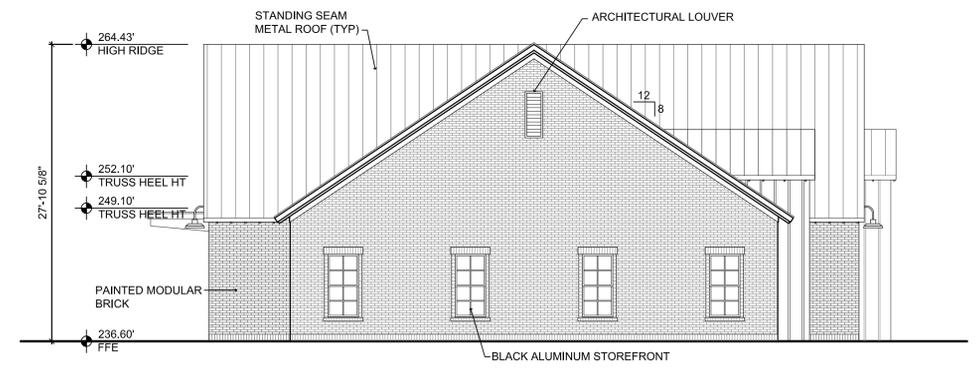
--- PERIMETER GRADE
 --- AVERAGE GRADE



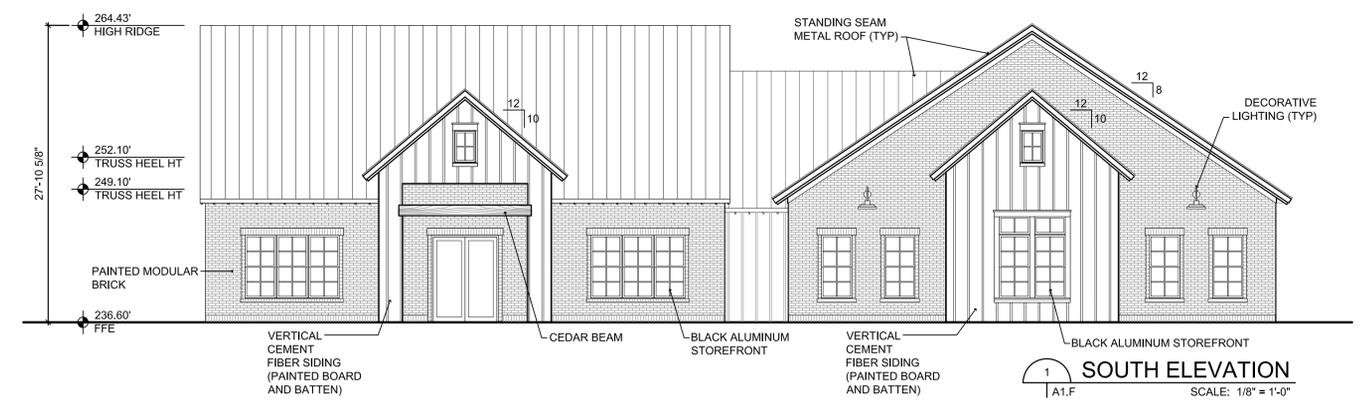
4 NORTH ELEVATION
 | A1.F SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
 | A1.F SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
 | A1.F SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION
 | A1.F SCALE: 1/8" = 1'-0"

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5401 NORTH CITY FARM
COMMERCIAL DEVELOPMENT
 MIDTOWN MARKET AVENUE
 RALEIGH, NORTH CAROLINA

NO.	DATE	DESCRIPTION
1	05.10.18	-
2	-	-
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PROJECT NO.: **17.089** DRAWN BY: **ADC**

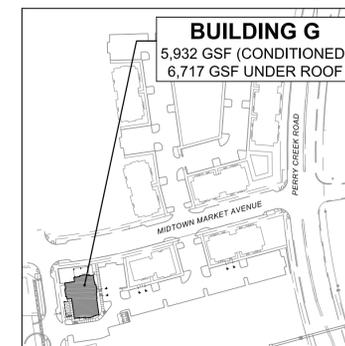
BUILDING F

A1.F

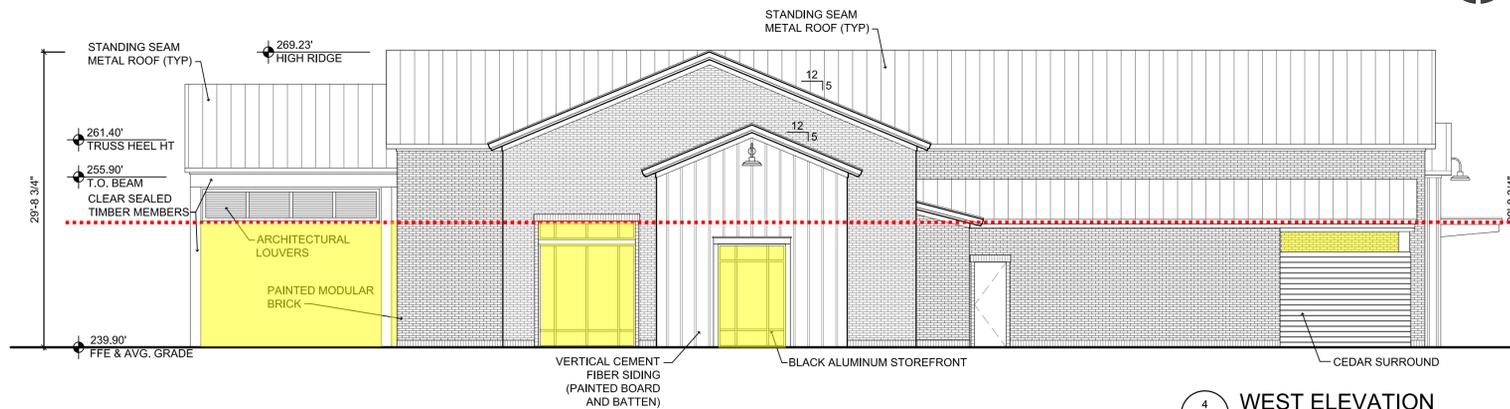
1.5.9 TRANSPARENCY - BUILDING G
NORTH ELEVATION

NORTH ELEVATION - 35% TRANSPARENCY
 GROUND FLOOR FACADE AREA (TO 12'-0") = 867 SF
 TRANSPARENCY AREA (HIGHLIGHTED YELLOW) = 301.4 SF

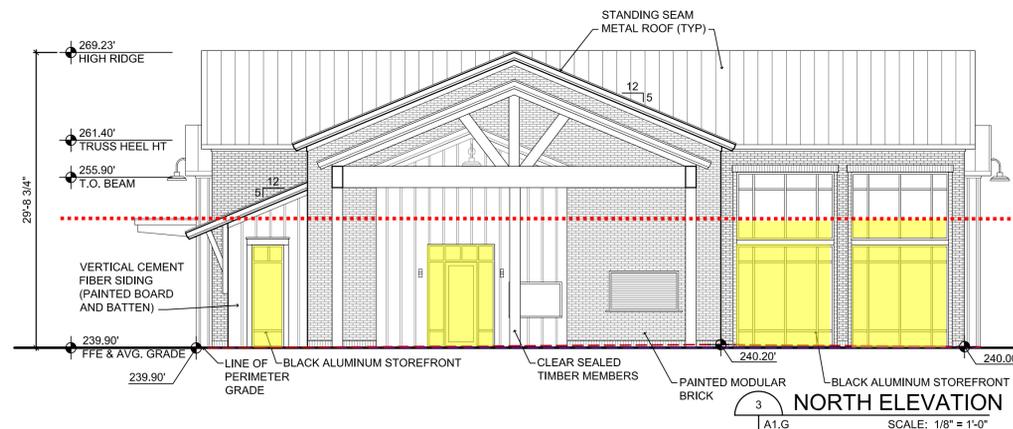
WEST ELEVATION - 33% TRANSPARENCY
 GROUND FLOOR FACADE AREA (TO 12'-0") = 1188 SF
 TRANSPARENCY AREA (HIGHLIGHTED YELLOW) = 395 SF



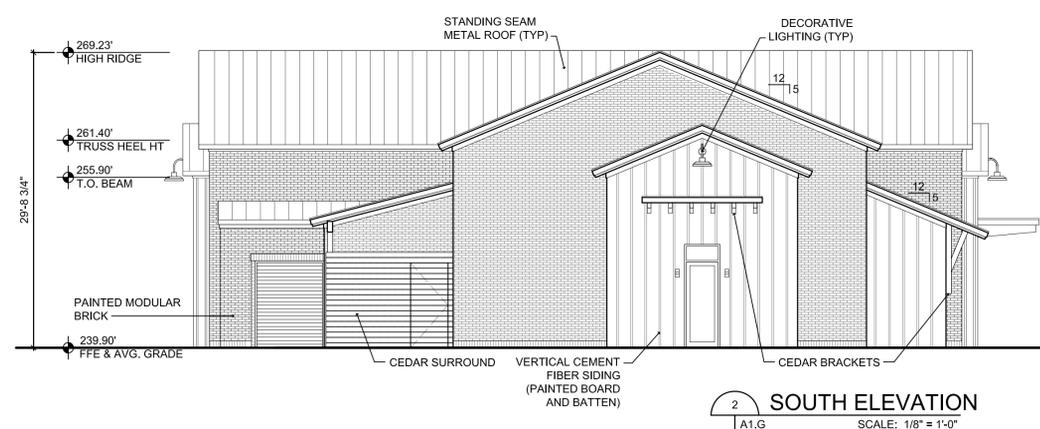
5 KEY MAP
 | A1.G SCALE: N.T.S.



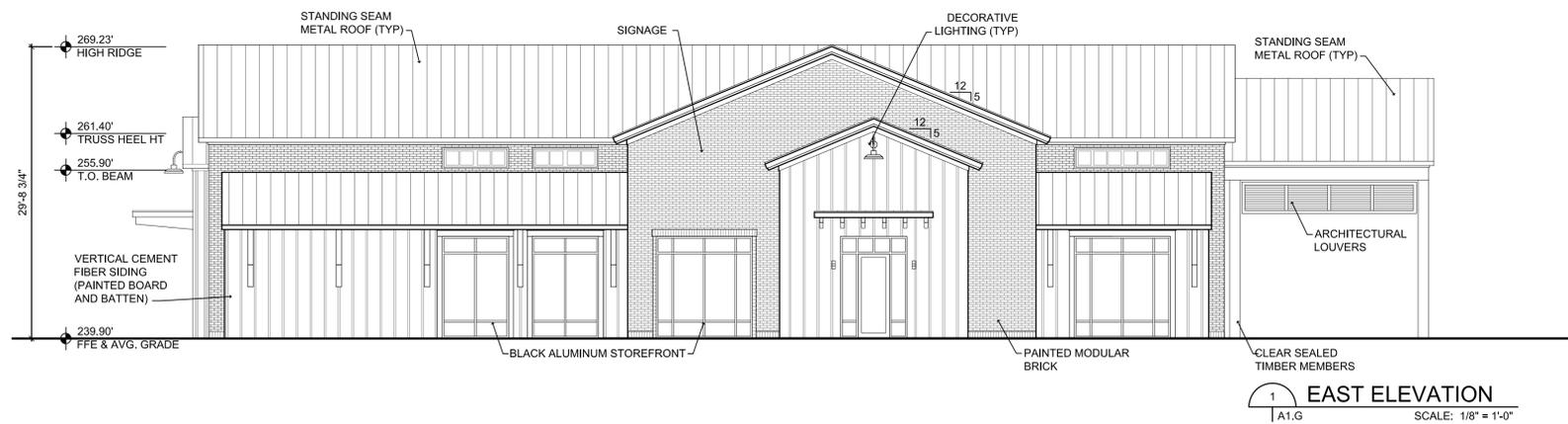
4 WEST ELEVATION
 | A1.G SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
 | A1.G SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
 | A1.G SCALE: 1/8" = 1'-0"



1 EAST ELEVATION
 | A1.G SCALE: 1/8" = 1'-0"

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PROJECT NO.: **17.089** DRAWN BY: **ADC**

A1.G