



Administrative Approval Action

S-28-18 5401 North Phase 15/16 Amendment
Transaction # 561269, AA # 3846

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 southwest corner of the intersection of Perry Creek Road and Beckom Drive, within the 5401 North Planned Development off Louisburg Road. Portions of a common lot are part of the site and this lot is addressed at 6535 Perry Creek Road. The site is located inside City limits.

REQUEST: Recombination and subdivision of portions of a 5.04-acre site zoned PD (MP-1-10) **to create 8 new townhome lots and a reconfigured common/open lot.** The lots comprising this development plan were previously recorded in BM 2018 pages 0768-0776 (subdivision case S-53-14) and include common lot #2075 and 18 existing townhome lots #2034 to #2051. Additionally, new public street right-of-way is being dedicated with this subdivision.

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 prepared by The John R. McAdams Company, Inc.

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 NOT REQUIRED AT THIS TIME – However, plan revisions or further development that includes land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. will require concurrent site review.

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:

General

1. Elevation drawings will be provided for each building/structure to demonstrate compliance with UDO 1.5.7 and the PD (MP-1-10/Z-20-10).
2. Infrastructure construction plans to be submitted for concurrent site review shall be submitted as a revision to previously approved plans for case S-53-14 with notation of the changes approved with this development plan, case S-28-18, including the changes in the number of lots, size of right-of-way to be dedicated, and quantities of public utility infrastructure.



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Engineering

3. 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

4. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
5. A surety equal to the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

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 type="checkbox"/>	Utility Placement Easement	<input type="checkbox"/>	Cross Access Easement
<input type="checkbox"/>	Sidewalk Easement	<input 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:

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.

Engineering

6. The required right of way for proposed streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.



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7. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, and the location of the easement shall be shown on the map approved for recordation (if determined at concurrent review that such easement is required). The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of this document is not provided, further recordings and building permit issuance will be withheld.
8. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

Public Utilities

9. 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

10. 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).
11. 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).
12. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).

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:

13. Provide fire flow analysis.
14. Elevation drawings will be provided for each building/structure to demonstrate compliance with UDO 1.5.7 and the PD (MP-1-10/Z-20-10)

Engineering

24. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.



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Stormwater

25. 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).
26. 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).

Urban Forestry

27. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 9 street trees along Daydream Drive and 10 street trees along Cultivation Lane.

The following are required prior to issuance of 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.
5. Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.
6. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).
7. Final inspection of all right of way street trees by Urban Forestry Staff.



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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: 10-3-2021
Record at least $\frac{1}{2}$ of the land area approved.

5-Year Sunset Date: 10-3-2023
Record entire subdivision.

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee) Angie Bily Date: 10/3/2018

Staff Coordinator: Ryan Boivin

5401 N. PH. 15 & 16 AMENDMENT

PRELIMINARY SUBDIVISION PLAN FOR:
5401 NORTH PHASES 15 & 16
AMENDMENT
RALEIGH, NORTH CAROLINA
PROJECT NUMBER: CRC-18010

**Preliminary Subdivision
Plan Application**

Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2191 | (fax) 919-996-1831
Landscape Satellite Office | 1520 - 138 Lenoir Street | Raleigh, NC 27601 | 919-996-2100



PRELIMINARY SUBDIVISION PLAN

6535 PERRY CREEK ROAD
RALEIGH, NORTH CAROLINA
TRANSACTION #561269
RALEIGH NUMBER: S-28-2018
PROJECT NUMBER: CRC-18010

FORMERLY TRANSACTION #413246
RALEIGH NUMBER: S-53-2014 (ORIGINAL)
DATE: AUGUST 16, 2018

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

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

Office Use Only: Transaction #	Project Coordinator	Team Leader
PRELIMINARY APPROVALS		
<input checked="" type="checkbox"/> Subdivision *	<input type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development
*May require City Council approval if in a Metro Park Overlay or Historic Overlay District		
If your project has been through the Due Diligence process, provide the transaction #:		
GENERAL INFORMATION		
Development Name: 5401 North - Phases 15/16 Amendment		
Proposed Use: Residential Subdivision		
Property Address(es): 6306 Daydream Drive, 6535 Perry Creek Road		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
PN Recorded Deed 173872410	PN Recorded Deed 173874265	PN Recorded Deed 173874265
What is your project type?		
<input type="checkbox"/> Single family		
<input checked="" type="checkbox"/> Townhouse		
<input type="checkbox"/> Subdivision in a non-residential zoning district		
<input type="checkbox"/> Other (describe):		
OWNER/DEVELOPER INFORMATION		
Company Name: Level Homes		Owner/Developer Name: Rob Rudloff
Address: 6320 Quadrangle Drive, Suite 100 Chapel Hill, North Carolina, 27517		
Phone: 919. 615. 1585		Email: rrudloff@levelinc.com
CONSULTANT/CONTACT PERSON FOR PLANS		
Company Name: McAdams		Contact Name: Jon Moore
Address: 2905 Meridian Parkway		
Phone: 919. 361. 5000		Email: moore@mcadamsc.com

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 5013-5016)	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%

PAGE 1 OF 3 WWW.RALEIGHNC.GOV REVISION 03.11.16

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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Inside City Limits?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
CUD (Conditional Use District) Case #	2-20-10
CDA (Certificate of Appropriateness) Case #	
BDA (Board of Adjustment) Case #	A-20-10
STORMWATER INFORMATION	
Existing Impervious Surface	27.57 acres/sf
Proposed Impervious Surface	27.57 acres/sf
If in a Flood Hazard Area, provide the following:	
Alluvial Soils	Flood Study
FEMA Map Panel #	
NUMBER OF LOTS AND DENSITY	
Total # of Townhouse Lots:	Attached 49 (Original 41)
Total # of Single Family Lots	Total # of All Lots 50
Overall Units/Acre Densities Per Zoning Districts	
Total # of Open Space and/or Common Area Lots	
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/they designate, Jon Moore to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.	
I/we have read, acknowledge, and affirm that this project is conforming to all applicable requirements applicable with the proposed development use.	
Signature: <i>Jon Moore</i>	Date: 6-20-2018
Signature: <i>Rob Rudloff</i>	Date: 6-20-2018

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SHEET INDEX

- C-1 EXISTING CONDITIONS PLAN
- C-1A CUMULATIVE MAP
- C-2 DEMOLITION PLAN
- C-2A RECOMBINATION PLAN
- C-3 NOTES
- C-4 SUBDIVISION PLAN
- C-5 GRADING & STORM DRAINAGE PLAN
- C-6 UTILITY PLAN
- C-7 LOT DIMENSION PLAN
- L-2 STREET TREE PLAN
- L-4 STREET TREE DETAILS
- TC-1 RECORDED TREE CONSERVATION PLAT FOR REFERENCE
- D-1 SITE DETAILS
- D-2 WATER & SEWER DETAILS
- F-1 RECORDED SUBDIVISION PLAT (PAGE 1 OF 10) FOR REFERENCE
- F-2 RECORDED SUBDIVISION PLAT (PAGE 2 OF 10) FOR REFERENCE
- F-3 RECORDED SUBDIVISION PLAT (PAGE 3 OF 10) FOR REFERENCE
- F-4 RECORDED SUBDIVISION PLAT (PAGE 4 OF 10) FOR REFERENCE
- F-5 RECORDED SUBDIVISION PLAT (PAGE 7 OF 10) FOR REFERENCE
- F-6 RECORDED SUBDIVISION PLAT (PAGE 8 OF 10) FOR REFERENCE
- F-7 RECORDED SUBDIVISION PLAT (PAGE 9 OF 10) FOR REFERENCE

BUILDING ELEVATIONS WILL BE PROVIDED AT CONCURRENT REVIEW AND WILL BE IN COMPLIANCE WITH THE PDD MASTER PLAN AND UDO.

PHASE	EXISTING LOTS		NEW LOTS CREATED	
	15	16	15	16
TOTAL AREA	2.79 AC.	2.55 AC.	3.19 AC.	2.16 AC.
# LOTS	41	1	8	0
# OPEN SPACE LOTS	0	0	0	0
TOTAL # OF LOTS	41	1	8	0

NOTE: THE PURPOSE OF THIS DOCUMENT IS TO SUBDIVIDE A PORTION OF EXISTING PHASES 15 & 16 INTO RESIDENTIAL LOTS.

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 THE CITY OF RALEIGH SOLID WASTE SERVICES (SWS).
- REFUSE WILL BE COLLECTED BY ROLL-OUT CONTAINERS.

NOTE:
ELD-5401 NORTH, LLC WILL BE RESPONSIBLE FOR ALL FEES AND PERMITTING COSTS ASSOCIATED WITH THIS PLAN AS WELL AS CONSTRUCTING ALL OF THE PROPOSED INFRASTRUCTURE IMPROVEMENTS SHOWN ON THESE PLANS. WAKE COUNTY BOARD OF EDUCATION AND CITY OF RALEIGH WILL NOT BE RESPONSIBLE FOR ANY FEES, PERMITTING OR THE CONSTRUCTION ASSOCIATED WITH THE IMPROVEMENTS SHOWN ON THESE PLANS.

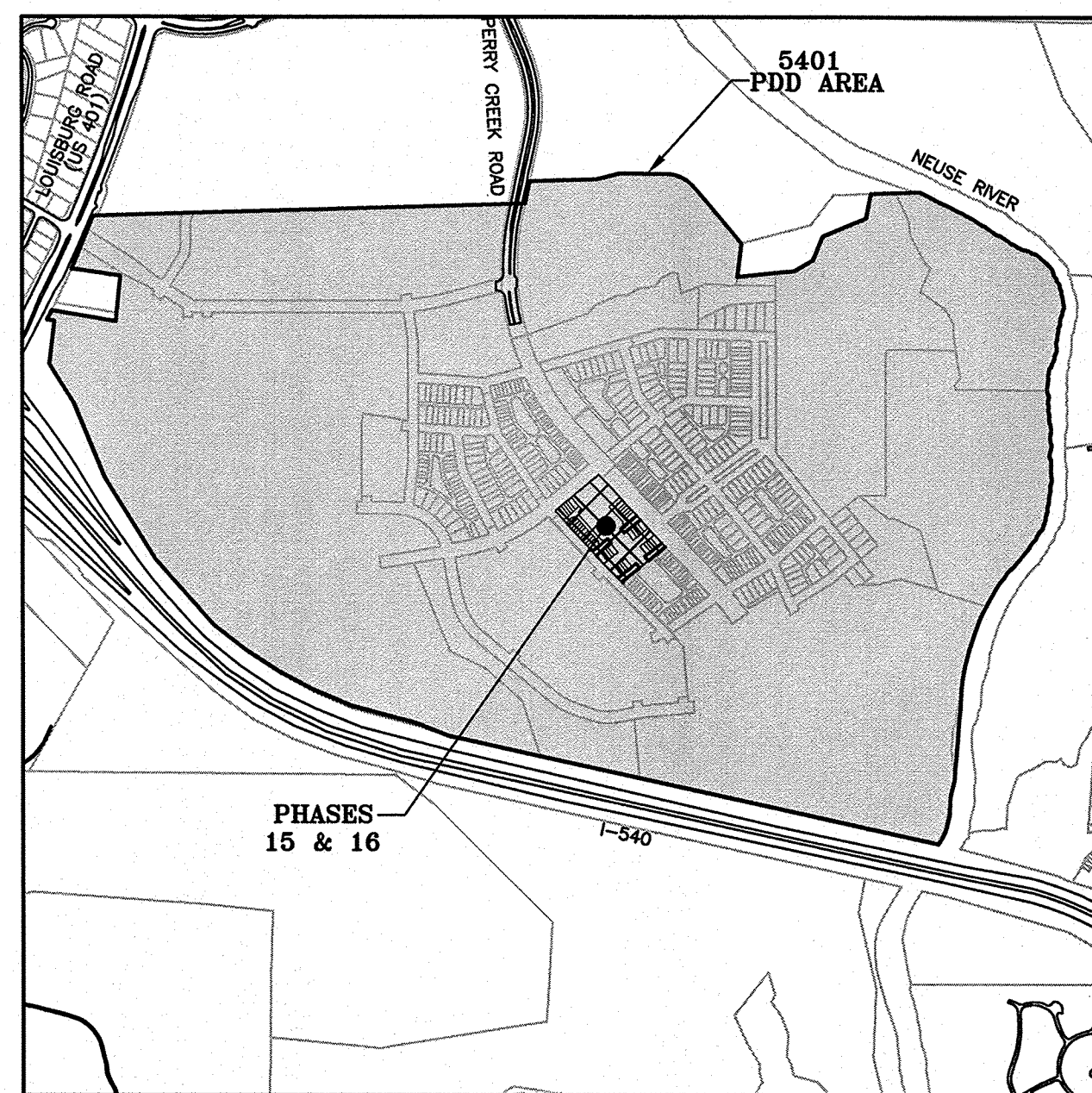
**HORIZONTAL DATUM: NAD 83
VERTICAL DATUM: NAVD 88**

PHASE 15 PARKING

TOWN HOUSE PARKING REQUIRED	
1 SPACE PER 10 UNITS	= 5
2x49 2-BR UNITS	= 98
TOTAL WITHOUT REDUCTION	= 103
TOTAL SPACES WITH 45% REDUCTION	= 57
(PER SECTION 14B OF APPROVED PDD AMENDMENT)	
TOWN HOUSE PARKING PROVIDED	
2-BR UNITS (1 GARAGE & 1 DRIVEWAY) 2x49	= 98

PROJECT AREA TABLE

EXISTING RIGHT-OF-WAY	17,212 SF	0.40 AC
NEW RIGHT-OF-WAY	2,642 SF	0.06 AC
LOTS 2034-2051 & 2400-2407	41,123 SF	0.94 AC
LOT 2075	94,059 SF	2.16 AC
PROJECT AREA TOTAL	155,036 SF	3.56 AC



VICINITY MAP
1" = 1,000'



**THE JOHN R. McADAMS
COMPANY, INC.**

2905 Meridian Parkway
Durham, North Carolina 27713
License No.: C-0293
919. 361. 5000 • McAdamsCo.com
Contact: Jon Moore
moore@mcadamsc.com

X:\Projects\CRC-18010\Land\Construction Drawings\Current Drawings\CRC18010-C-Preliminary Subdivision-CST.dwg, 10/4/2018 3:22:32 PM, Schmidt, Chris

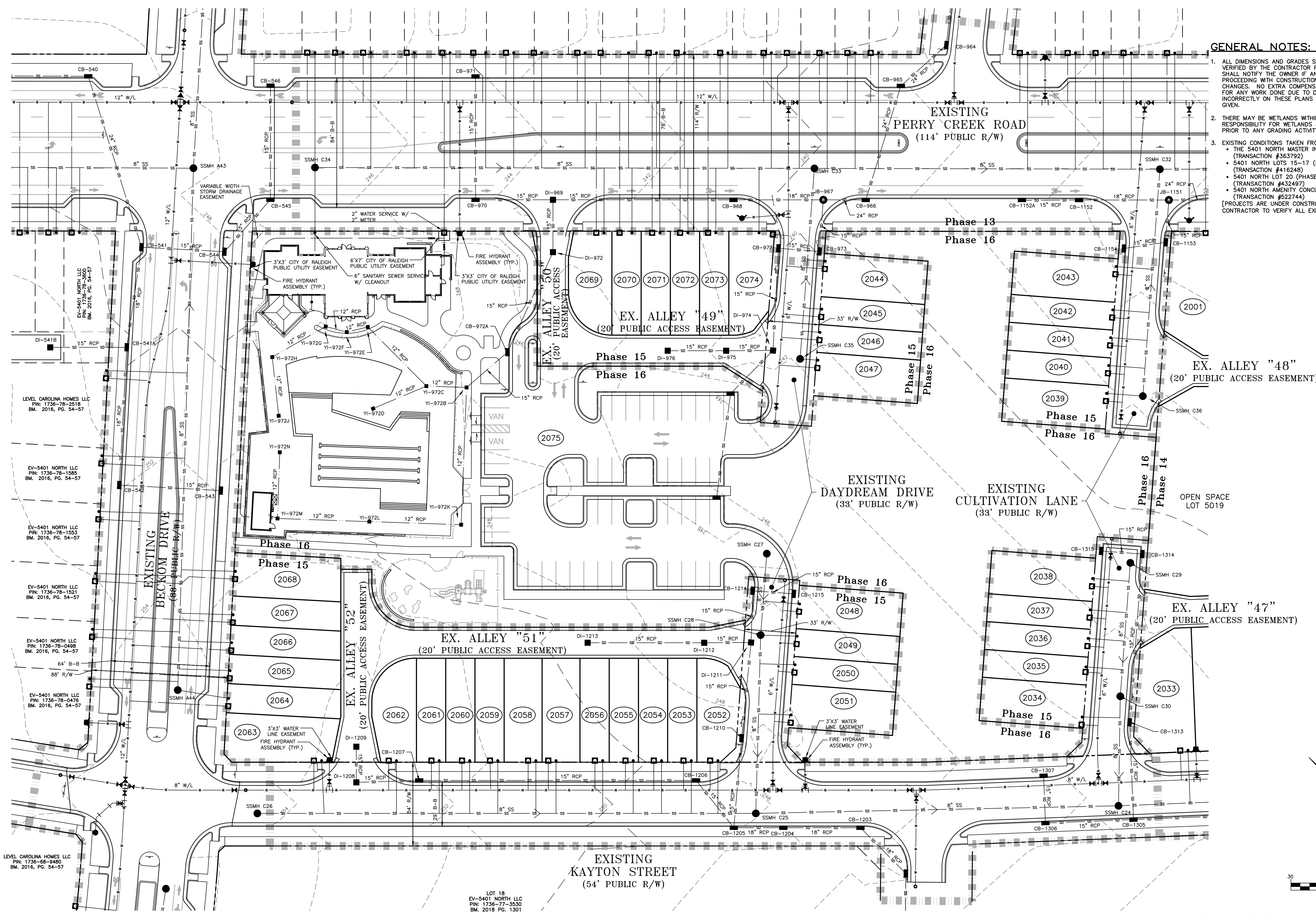
RALEIGH NUMBER: S-28-2018 / TRANSACTION #561269

LEGEND

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

GENERAL NOTES:

- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- THERE MAY BE WETLANDS WITHIN THIS SITE. IT IS THE OWNER'S RESPONSIBILITY FOR WETLANDS JURISDICTION AND PERMIT DISTURBANCE PRIOR TO ANY GRADING ACTIVITY.
- EXISTING CONDITIONS TAKEN FROM
 - THE 5401 NORTH MASTER INFRASTRUCTURE DRAWINGS (TRANSACTION #363792)
 - 5401 NORTH LOTS 15-17 (PHASES 4,7,11 & 12) CONCURRENT REVIEW (TRANSACTION #416248)
 - 5401 NORTH LOT 20 (PHASES 13 - 17) CONCURRENT REVIEW (TRANSACTION #432497)
 - 5401 NORTH AMENITY CONCURRENT REVIEW (TRANSACTION #522744)
 [PROJECTS ARE UNDER CONSTRUCTION & FINAL LOCATIONS MAY VARY. CONTRACTOR TO VERIFY ALL EXISTING INFORMATION IN THE FIELD]



THE JOHN R. MCADAMS COMPANY, INC.
 2905 Meridian Parkway
 Durham, North Carolina 27713
 License No.: C-0288
 919.361.5000 • mcadamsco.com

MCADAMS

REVISIONS:

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

5401 N. PH. 15 & 16 AMENDMENT PRELIMINARY SUBDIVISION PLAN
 RALEIGH, NORTH CAROLINA
EXISTING CONDITIONS

PROJECT NO:	CRC-18010
FILENAME:	CRC18010-PS-XCI
DESIGNED BY:	
DRAWN BY:	CNS
SCALE:	1" = 30'
DATE:	08-16-2018
SHEET NO.:	C-1

MCADAMS

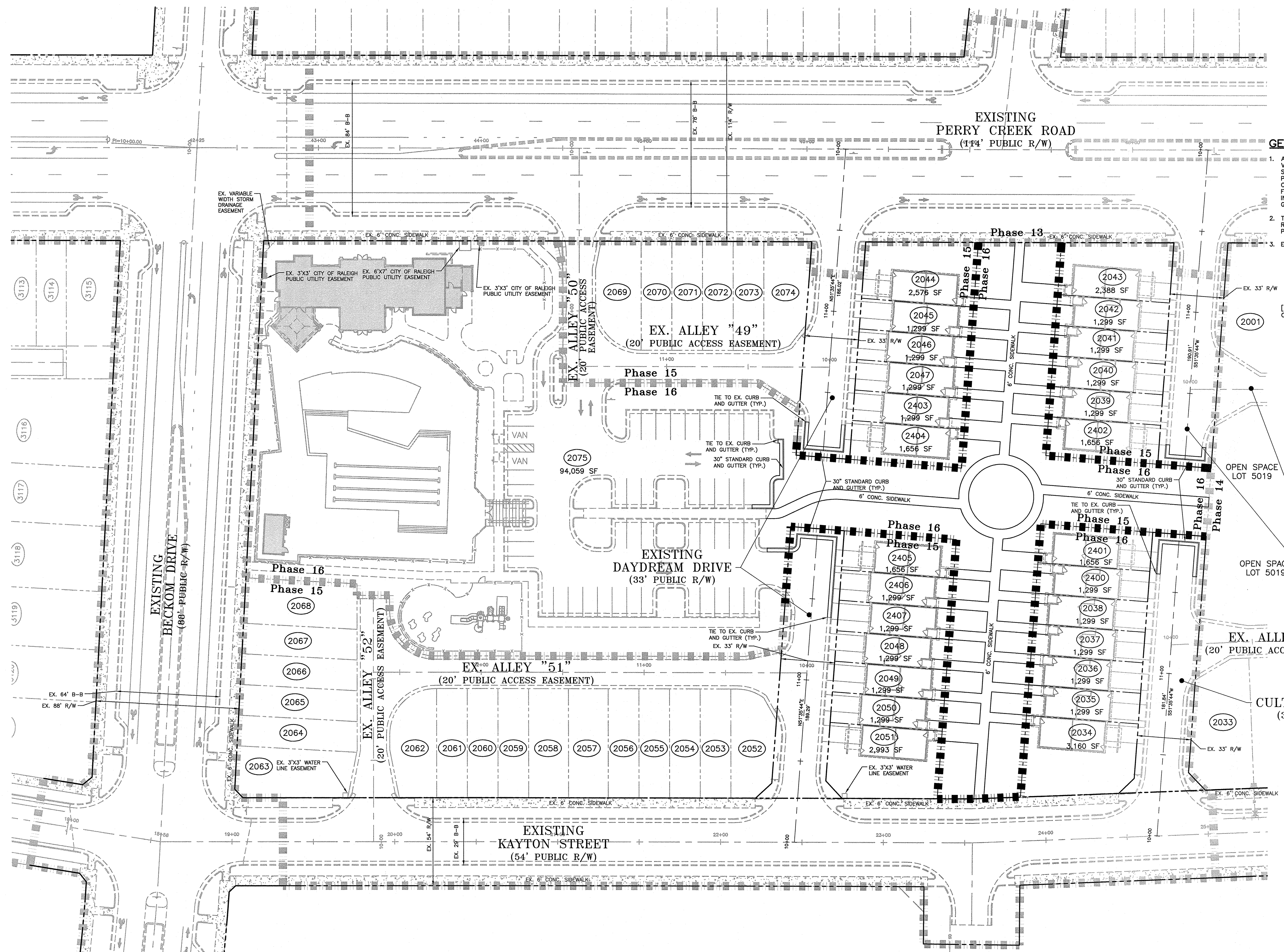
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

X:\Projects\CRC-18010\LandConstruction Drawings\Current Drawings\Subdivision-XCI.dwg, 8/16/2018 4:35:26 PM, Schmidt, Chris

LEVEL CAROLINA HOMES LLC
 PIN: 1736-88-9480
 BM: 2016, PG. 54-57

LOT 18
 EV-5401 NORTH LLC
 PIN: 1736-77-3530
 BM: 2018 PG. 1301

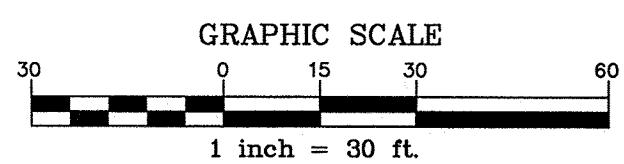
X:\Projects\CRC-18010\Land\Construction Drawings\Current Drawings\CRC18010-PS-1.dwg, 9/16/2018 3:41:12 PM, Schmidt, Chris



SITE LEGEND	
	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	HEAVY DUTY ASPHALT PAVEMENT

- GENERAL NOTES:**
- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
 - THERE MAY BE WETLANDS WITHIN THIS SITE. IT IS THE OWNER'S RESPONSIBILITY FOR WETLANDS JURISDICTION AND PERMIT DISTURBANCE PRIOR TO ANY GRADING ACTIVITY.
 - EXISTING CONDITIONS TAKEN FROM:
 - THE 5401 NORTH MASTER INFRASTRUCTURE DRAWINGS (TRANSACTION #363792)
 - 5401 NORTH LOTS 15-17 (PHASES 4,7,11 & 12) CONCURRENT REVIEW (TRANSACTION #418248)
 - 5401 NORTH LOT 20 (PHASES 13 - 17) CONCURRENT REVIEW (TRANSACTION #432497)
 - 5401 NORTH AMENITY CONCURRENT REVIEW (TRANSACTION #522744)
 [PROJECTS ARE UNDER CONSTRUCTION & FINAL LOCATIONS MAY VARY. CONTRACTOR TO VERIFY ALL EXISTING INFORMATION IN THE FIELD]

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



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

THE JOHN R. MCADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
919.361.3000 • McAdamsCo.com



REVISIONS:

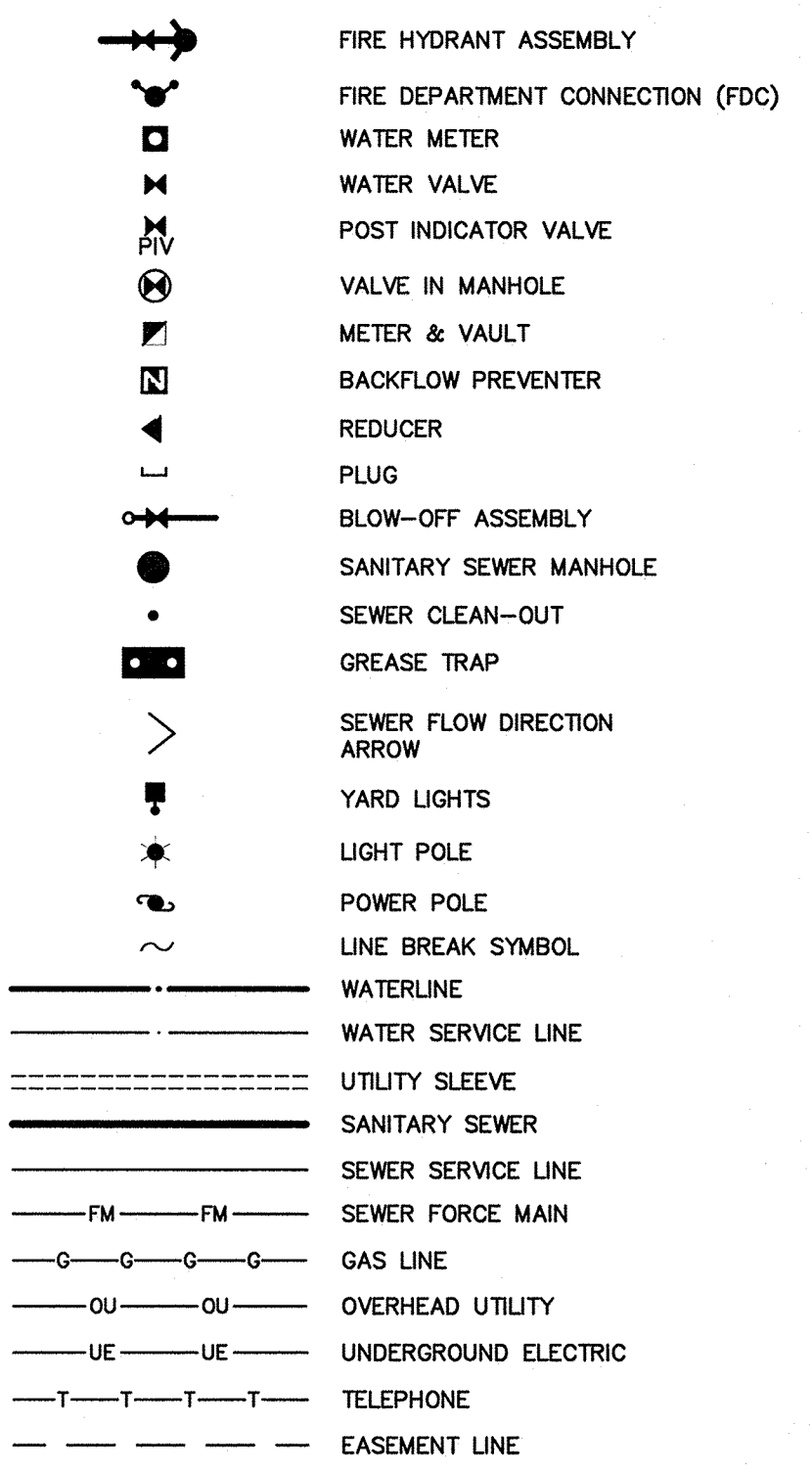
OWNER:
ELD-5401 NORTH, LLC
C/O ENGQUIST-LEVEL DEVELOPMENT, LLC
7600 PECUE LANE
BATON ROUGE, LOUISIANA 70809
(225) 338-6120

5401 N. PH. 15 & 16 AMENITY PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA
SITE PLAN

PROJECT NO:	CRC-18010
FILENAME:	CRC18010-PS-1
DESIGNED BY:	CNS
DRAWN BY:	CNS
SCALE:	1" = 30'
DATE:	08-16-2018
SHEET NO.:	C-4



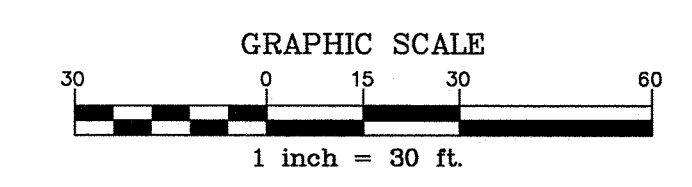
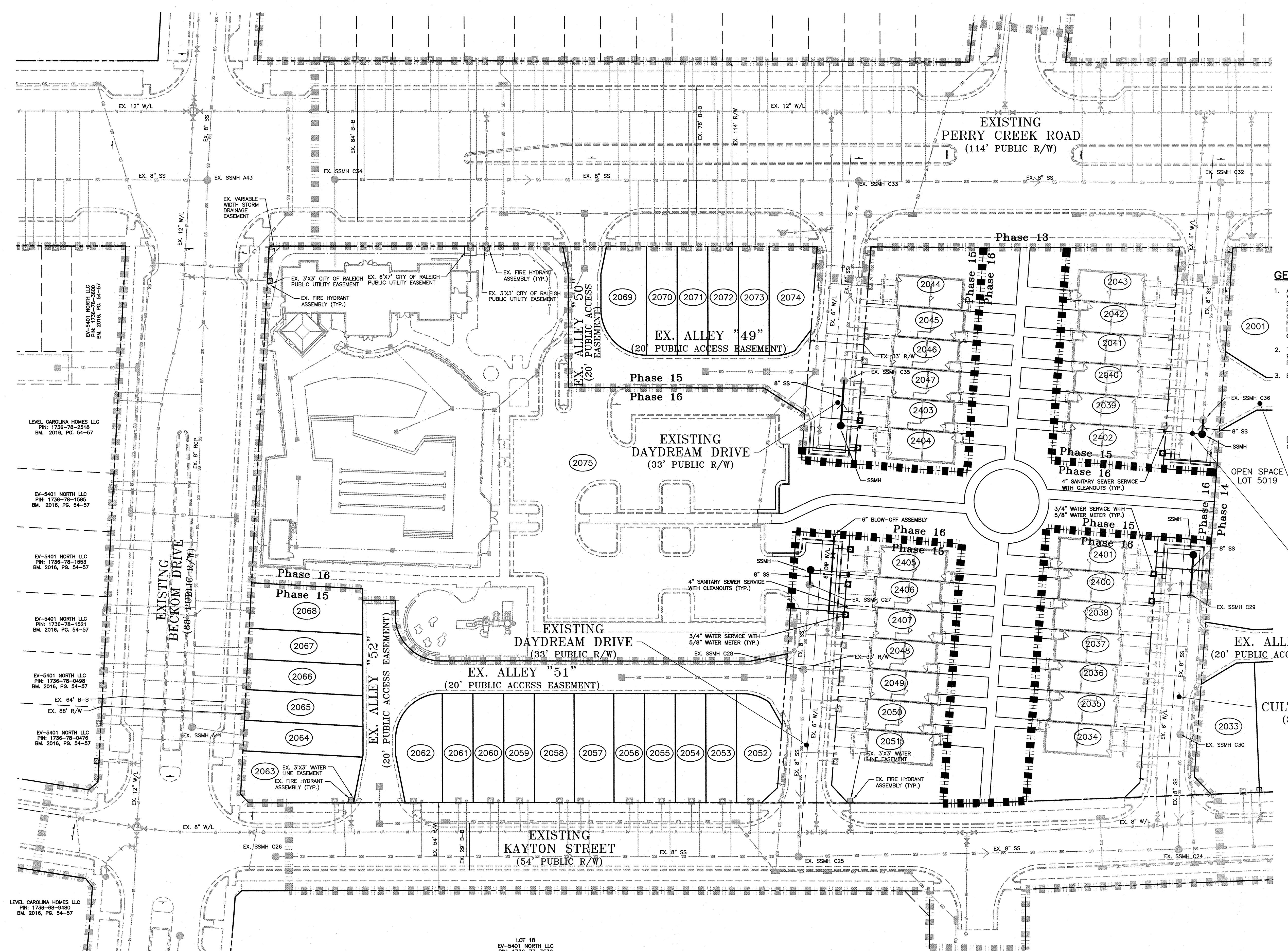
UTILITY LEGEND



GENERAL NOTES:

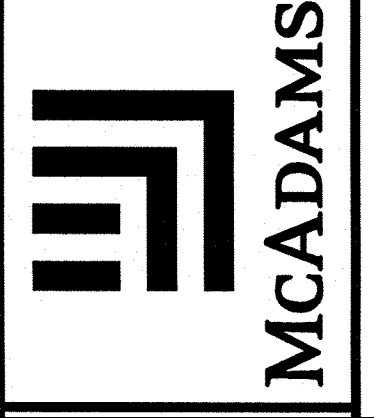
- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- THERE MAY BE WETLANDS WITHIN THIS SITE. IT IS THE OWNER'S RESPONSIBILITY FOR WETLANDS JURISDICTION AND PERMIT DISTURBANCE PRIOR TO ANY GRADING ACTIVITY.
- EXISTING CONDITIONS TAKEN FROM:
 - THE 5401 NORTH MASTER INFRASTRUCTURE DRAWINGS (TRANSACTION #363792)
 - 5401 NORTH LOTS 15-17 (PHASES 4,7,11 & 12) CONCURRENT REVIEW (TRANSACTION #416248)
 - 5401 NORTH LOT 20 (PHASES 13 - 17) CONCURRENT REVIEW (TRANSACTION #432497)
 - 5401 NORTH AMENITY CONCURRENT REVIEW (TRANSACTION #522744)
 [PROJECTS ARE UNDER CONSTRUCTION & FINAL LOCATIONS MAY VARY. CONTRACTOR TO VERIFY ALL EXISTING INFORMATION IN THE FIELD.]

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



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

THE JOHN R. MCADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
Arlingwood Way, C-0288
919.361.5000 • jrc@mcadamsco.com



REVISIONS:

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

5401 N. PH. 15 & 16 AMENDMENT PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA
UTILITY PLAN

PROJECT NO.	CRC-18010
FILENAME	CRC18010-PS-U1
DESIGNED BY	CNS
DRAWN BY	CNS
SCALE	1" = 30'
DATE	08-16-2018
SHEET NO.	C-6



X:\Projects\CRC-18010\LandConstruction Drawings\Current Drawings\CRC18010-Preliminary Subdivision-U1.dwg, 8/16/2018 3:36:23 PM, Schmidt, Chris

LEVEL CAROLINA HOMES LLC
PIN: 1736-88-9480
BM: 2016, PG. 54-57

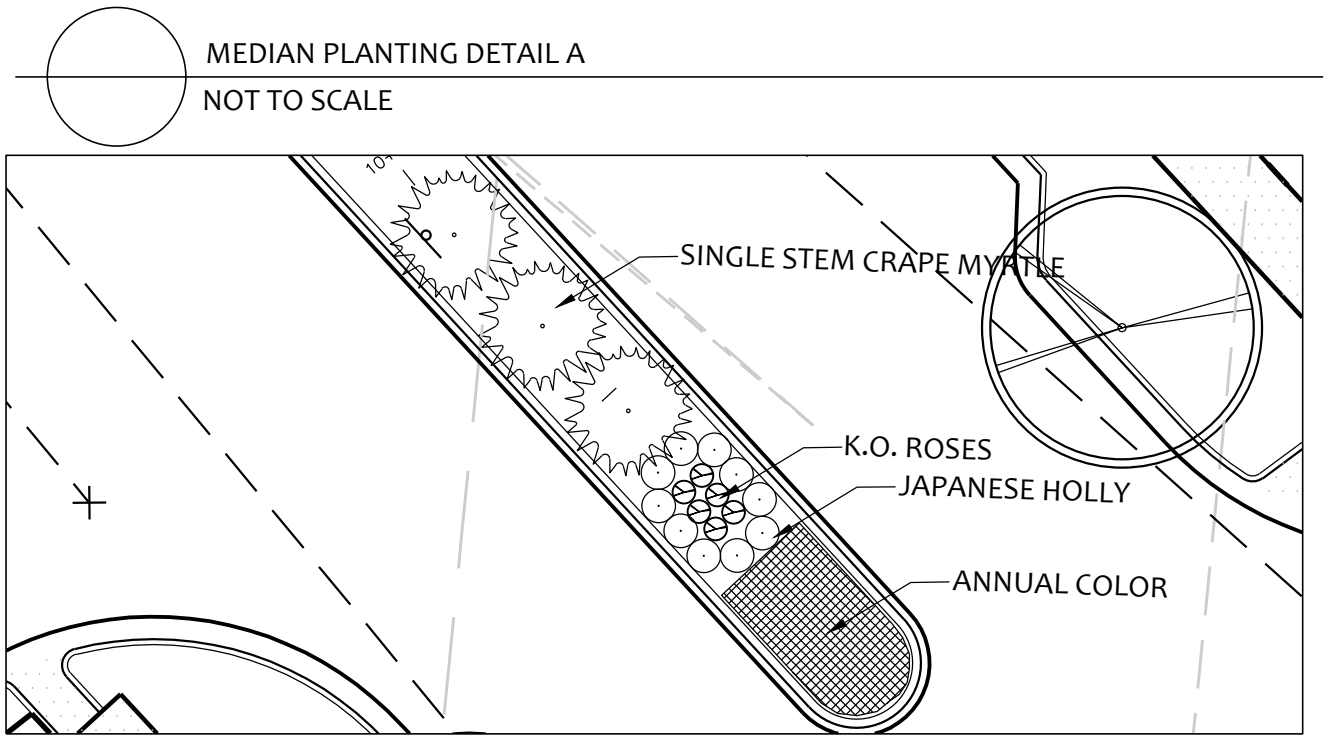
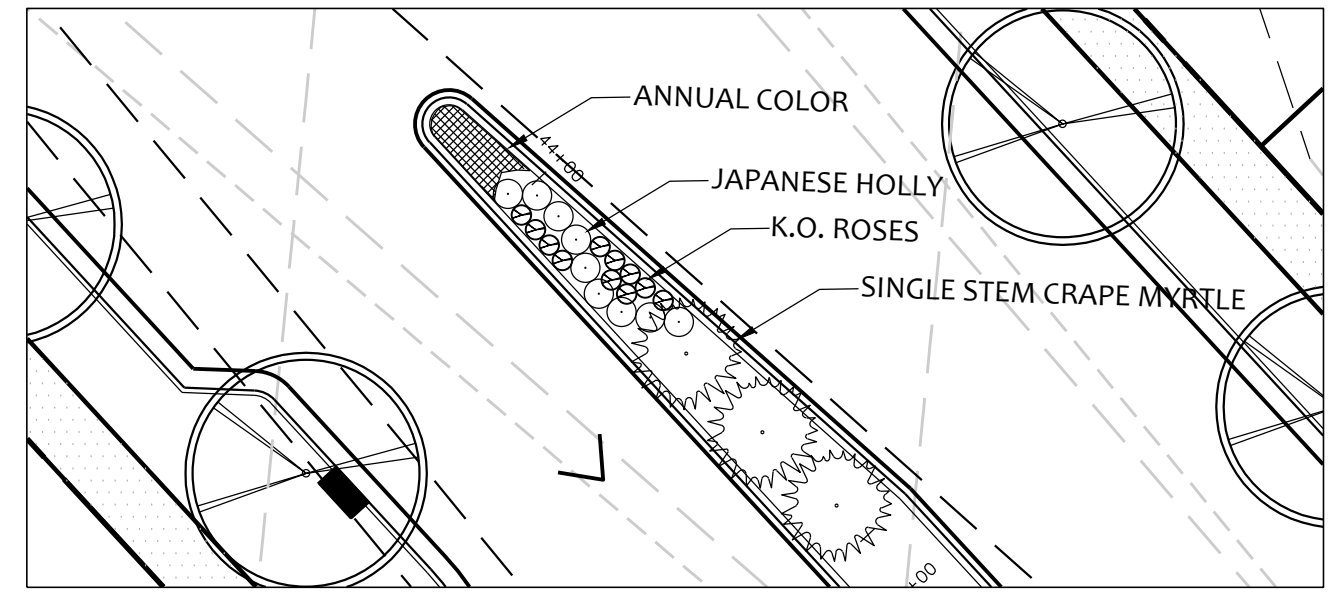
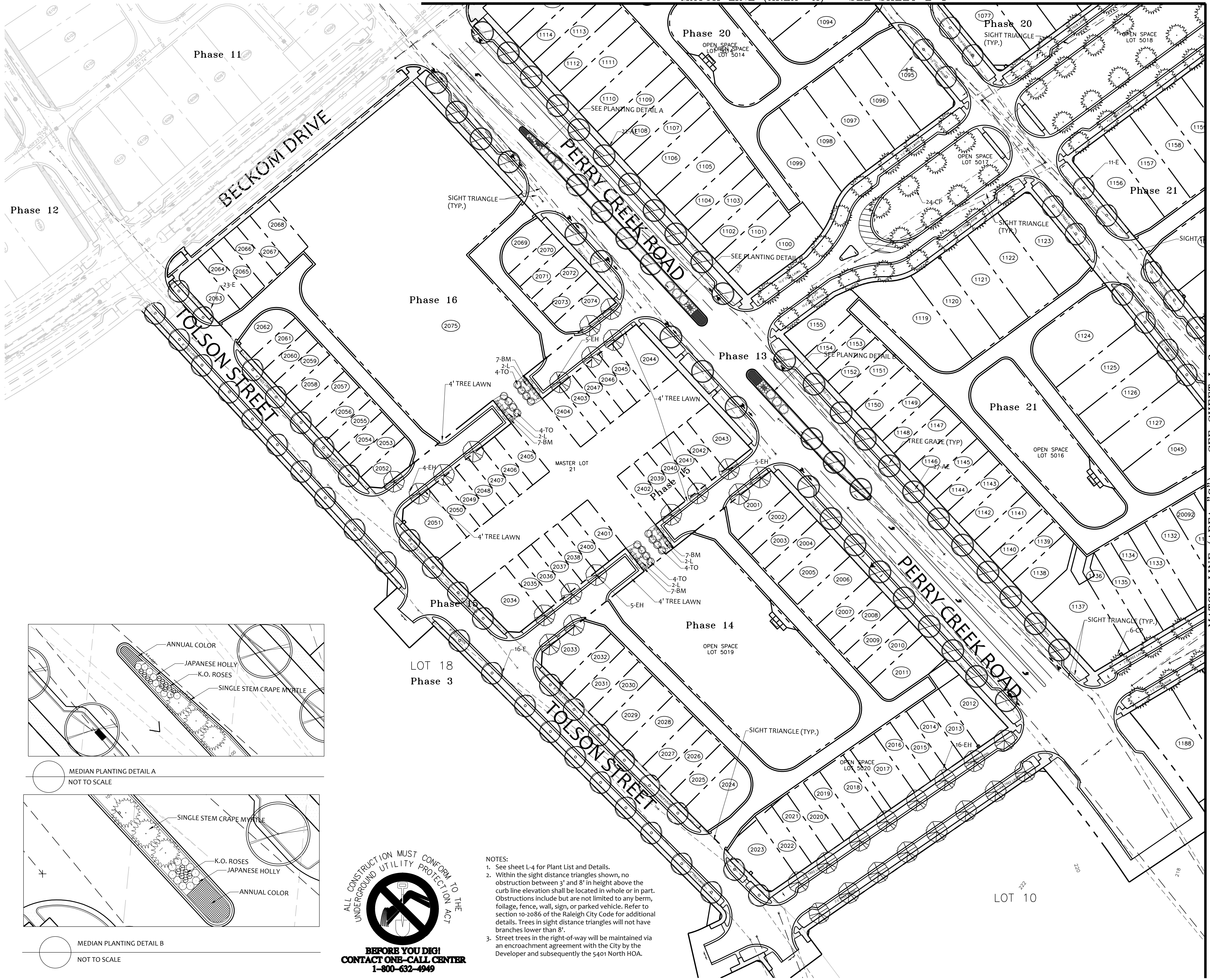
LEVEL CAROLINA HOMES LLC
PIN: 1736-88-9480
BM: 2016, PG. 54-57

LEVEL CAROLINA HOMES LLC
PIN: 1736-78-1503
BM: 2016, PG. 54-57

LEVEL CAROLINA HOMES LLC
PIN: 1736-78-1585
BM: 2016, PG. 54-57

LEVEL CAROLINA HOMES LLC
PIN: 1736-78-3600
BM: 2016, PG. 54-57

LOT 18
EV-5401 NORTH LLC
PIN: 1736-77-3530
BM: 2018 PG. 1301

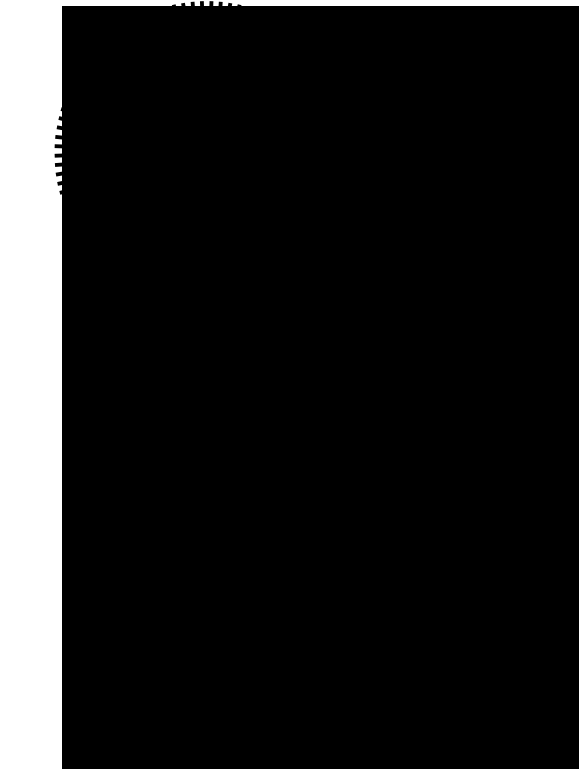
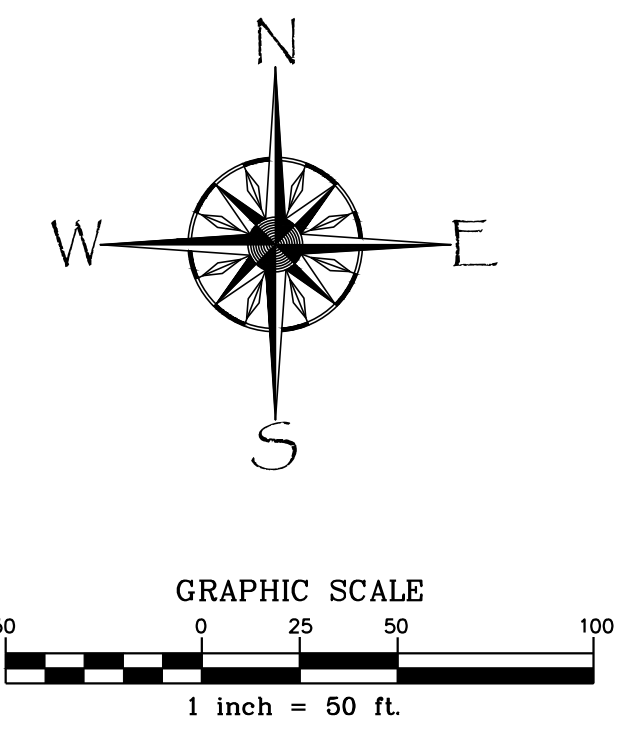


ALL CONSTRUCTION MUST CONFORM TO THE UNDERGROUND UTILITY PROTECTION ACT

**BEFORE YOU DIG!
CONTACT ONE-CALL CENTER
1-800-632-4949**

- NOTES:
- See sheet L-4 for Plant List and Details.
 - Within the sight distance triangles shown, no obstruction between 3' and 8' in height above the curb line elevation shall be located in whole or in part. Obstructions include but are not limited to any berm, foliage, fence, wall, sign, or parked vehicle. Refer to section 10-2086 of the Raleigh City Code for additional details. Trees in sight distance triangles will not have branches lower than 8'.
 - Street trees in the right-of-way will be maintained via an encroachment agreement with the City by the Developer and subsequently the 5401 North HOA.

MATCH LINE (AREA "C") - SEE SHEET L-3



JOHN R. McADAMS

REVISIONS:

STREET TREE PLAN- AREA "B"
5401 N. PH. 15 & 16 AMEND.
 5401 NORTH, LLC.
 402 South Fourth Street, Baton Rouge, La.

SCALE:
 1"=50'
 DRAWN BY:
 CDR
 PROJECT #
 13045
 DATE:
 8/15/18

SHEET
L-2
 OF

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