



Administrative Approval Action

S-53-18 / 5401 North Lot 13
Transaction # 571987, AA # 3899

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 north side of Midtown Market Avenue, west side of Perry Creek Road, and east side of Tolson Street. The site is addressed at 7741 Midtown Market Ave, which is outside the City limits.

REQUEST: Subdivision of a 23.35 acre tract zoned PD (Z-29-16/MP-2-16) into 11 lots for mixed use development.

**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 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 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:

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 stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
4. 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 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 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:

Engineering

5. 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.
6. 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.
7. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

Public Utilities

8. 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.
9. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.



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Stormwater

10. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
11. 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).
12. 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).
13. 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).
14. 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).

Urban Forestry

15. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 24 street trees along Archwood Avenue.

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: 11-26-2021
Record at least ½ of the land area approved.

5-Year Sunset Date: 11-26-2023
Record entire subdivision.

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee)

Date: 11/26/18

Staff Coordinator: Ryan Boivin

Preliminary Subdivision
Plan Application



Development Services Customer Service Center | 1700 W. Park, Suite 400 | Raleigh, NC 27601 | 919-996-2400 (tdd) 919-996-1833
 Education Services Office | 1000 - 1000 Lakeside Blvd | Raleigh, NC 27601 | 919-996-4200

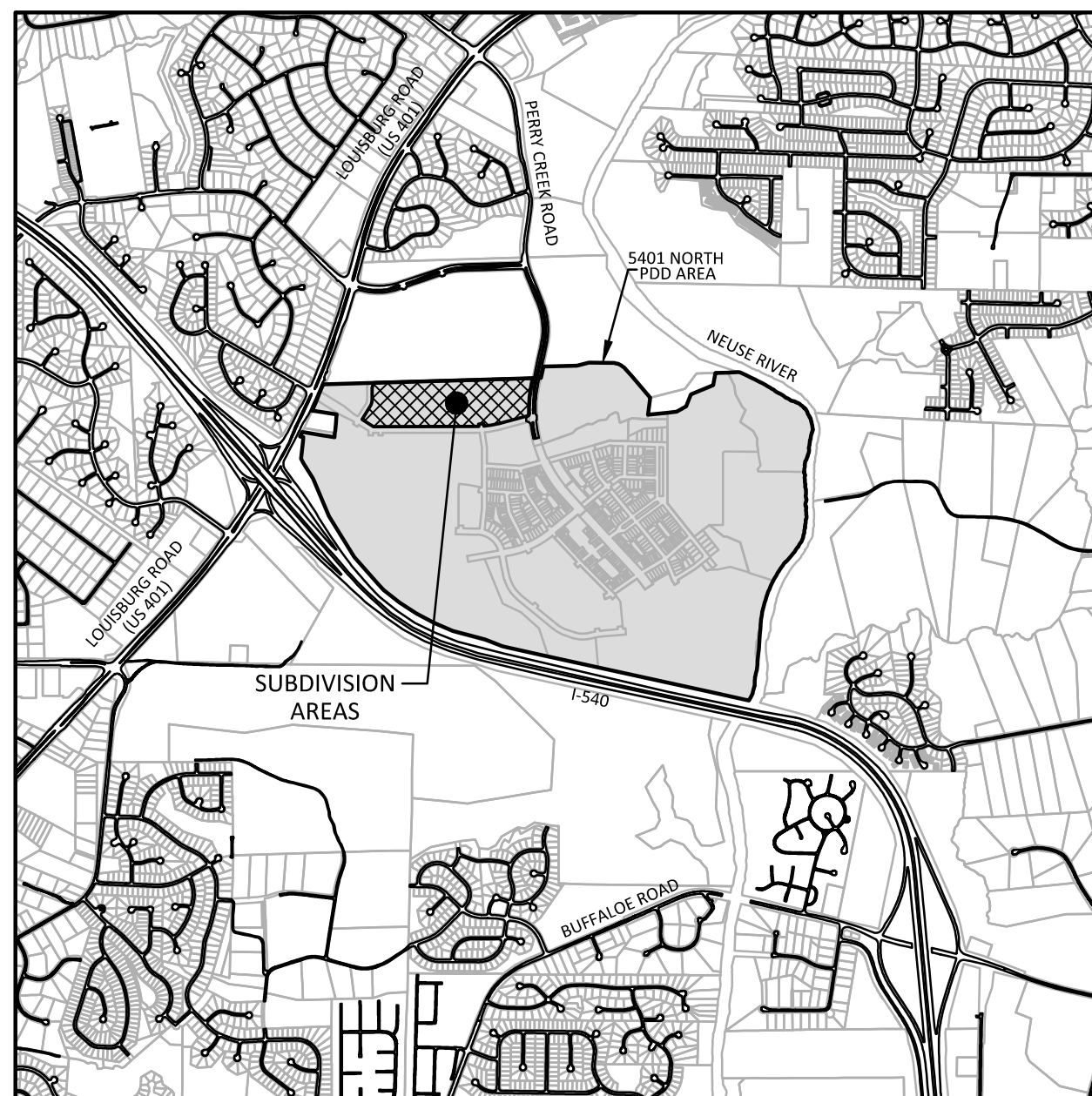
When submitting plans, please check the appropriate review type and include the Plan Checklist document.

Office Use Only	Transaction #	Project Coordinator	Team Leader
PRELIMINARY APPROVALS			
<input checked="" type="checkbox"/> Subdivision * <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservative Subdivision *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 - Lot 13			
Proposed Use: Mixed Use - Office/Commercial			
Property Address(es): 7741 Midtown Market Avenue			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
Pin Recorded Deed	Pin Recorded Deed	Pin Recorded Deed	Pin Recorded Deed
1736598859			
What is your project type?			
<input type="checkbox"/> Single Family <input type="checkbox"/> Townhouse <input checked="" type="checkbox"/> Subdivision in a non-residential zoning district <input type="checkbox"/> Other (describe):			
OWNER/DEVELOPER INFORMATION			
Company Name: 5401 North, LLC		Owner/Developer Name: 5401 North, LLC	
Address: 100 North Street, Suite 900, Baton Rouge, LA 70802			
Phone: 225-924-7206		Email: cmartin@cprt.com	
CONSULTANT/CONTACT PERSON FOR PLANS			
Company Name: McAdams		Contact Name: Rick Slater, PE	
Address: 2905 Meridian Parkway, Durham, NC 27713			
Phone: 919-361-5000		Email: slater@mcadamsco.com	

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DEVELOPMENT TYPE AND SITE DATA TABLE (Applicable to all developments)	
ZONING INFORMATION	
Zoning District: 5401 North Planned Development District	
If more than one district, provide the acreage of each: N/A	
Overlay District? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Inside City Limits? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
CUD (Conditional Use District) Case #: 25-16	
COA (Certificate of Appropriateness) Case #	
BOA (Board of Adjustment) Case #	
STORMWATER INFORMATION	
Existing Impervious Surface: 1,0043,708 acres/ft	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface: 0.5925,795 acres/ft	Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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: N/A Attached: N/A	
Total # of Single-Family Lots: N/A	Total # of All Lots
Overall Units/Acre Density Per Zoning Districts: N/A	
Total # of Open Space and/or Common Area Lots: 11	
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 Rick Slater, PE to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.	
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development in use.	
Signature:	Date: 10-3-18
Signature:	Date:

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VICINITY MAP

1"=2000'



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 13

7741 MIDTOWN MARKET AVENUE
RALEIGH, NORTH CAROLINA, 27616

PRELIMINARY SUBDIVISION PLAN

PROJECT NUMBER: CRC-17020

CITY OF RALEIGH TRANSACTION #: 571987

CITY OF RALEIGH CASE #: S-53-2018

DATE: OCTOBER 05, 2018

SITE DATA

PHYSICAL ADDRESS:	7741 MIDTOWN MARKET AVENUE RALEIGH, NORTH CAROLINA
OWNER:	5401 NORTH, LLC
DEVELOPER/APPLICANT:	COMMERCIAL PROPERTIES REALTY TRUST
PIN:	1736598859
REAL ESTATE ID:	0351249
ZONING:	PD
WATERSHED:	NEUSE RIVER
SITE AREA:	GROSS AREA: 23.35 AC R/W DEDICATION: 0.74 AC NET AREA: 22.61 AC
AREA IN FLOODWAY/FLOODPLAIN:	NONE
EXISTING LOTS:	1 (EXISTING LOT 13)
EXISTING LOT AREA:	23.35
PROPOSED LOTS:	11
OPEN SPACE (OVERALL DEVELOPMENT) REQUIRED OPEN SPACE:	60.67 AC (15% OF DEVELOPMENT AREA)
PROVIDED OPEN SPACE:	0 AC (REQUIRED OPEN SPACE HAS BEEN PROVIDED BY MASTER DEVELOPMENT UNDER SEPARATE COVER)

SHEET INDEX

- C-1 EXISTING CONDITIONS
- C-1A CUMULATIVE MAP
- C-1B DEMOLITION PLAN
- C-2 PROJECT NOTES
- C-3 SUBDIVISION PLAN
- C-4 GRADING AND STORM DRAINAGE PLAN
- C-5 UTILITY PLAN
- SW-J1 STORMWATER MANAGEMENT FACILITY 'J' PLAN VIEW
- D-1 SITE DETAILS
- D-2 SANITARY SEWER DETAILS
- D-3 WATER DETAILS
- D-4 STORM DRAINAGE DETAILS
- TC-1 RECORDED TREE CONSERVATION PLAN (FOR REFERENCE)
- LS-1 STREET TREE PLAN
- LS-2 STREET TREE PLAN

NOTE: DEVELOPMENT AND DESIGN SHALL BE IN ACCORDANCE WITH THE CONDITIONS LISTED IN THE 5401 NORTH MASTER PLAN AND PLANNED DEVELOPMENT DISTRICT (MP-2-16).

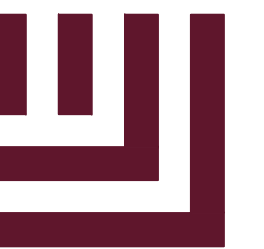
SOLID WASTE INSPECTION STATEMENT:
 1. THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
 2. THE SOLID WASTE REMOVAL FOR THIS PROJECT WILL BE HANDLED BY PRIVATE SERVICES. THE CITY OF RALEIGH SOLID WASTE SERVICES (SWS)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

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.



McADAMS

The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293

www.mcadamsco.com

CONTACT

Rick Slater
slater@mcadamsco.com
PHONE: 919.287.0894

CLIENT

5401 NORTH, LLC
100 NORTH STREET, SUITE 900
BATON ROUGE, LOUISIANA 70802
PHONE: 225.924.7206

PROJECT DIRECTORY

DEVELOPER
COMPANY NAME
ADDRESS
CITY, STATE, ZIP
PHONE: XXX. XXX. XXXX

MEP ENGINEER
COMPANY NAME
ADDRESS
CITY, STATE, ZIP
PHONE: XXX. XXX. XXXX

STRUCTURAL ENGINEER
COMPANY NAME
ADDRESS
CITY, STATE, ZIP
PHONE: XXX. XXX. XXXX

GEOTECHNICAL ENGINEER
COMPANY NAME
ADDRESS
CITY, STATE, ZIP
PHONE: XXX. XXX. XXXX

ARCHITECT
COMPANY NAME
ADDRESS
CITY, STATE, ZIP
PHONE: XXX. XXX. XXXX

REVISIONS

NO.	DATE	REVISED PER COR COMMENTS
1	2018.10.31	

PRELIMINARY
SUBDIVISION PLAN

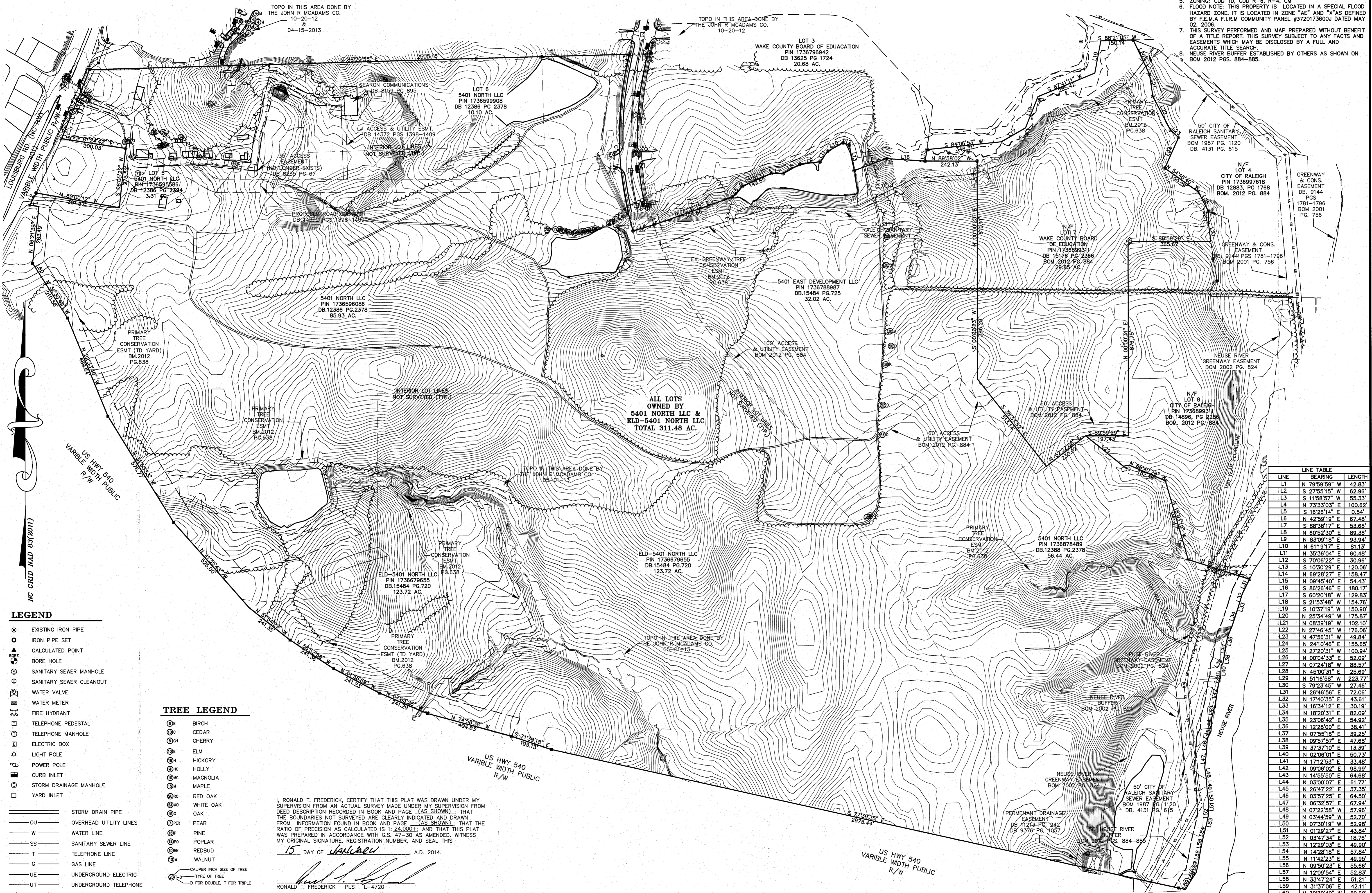
5401 NORTH LOT 13
RALEIGH, NORTH CAROLINA, 27616
PROJECT NUMBER: CRC-17020

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE	DELTA
C1	1550.00'	789.16'	S 02°14'00" E	781.29'	28°25'55"
C2	1550.00'	286.09'	S 21°44'12" E	285.68'	10°34'31"
C3	1550.00'	423.73'	S 34°51'21" E	422.41'	19°39'47"

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: CUD TO CUD 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 #3720173600J 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.

THE JOHN R. MCADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
License No.: C-0295
(800) 753-8646
McAdamsCo.com



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
○ 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 JANUARY A.D. 2014.

RONALD T. FREDERICK PLS L-4720

LINE	BEARING	LENGTH
L1	N 79°59'59" W	42.83'
L2	S 27°55'15" W	62.96'
L3	S 11°58'57" W	55.33'
L4	N 73°33'03" E	100.62'
L5	S 16°26'14" E	0.54'
L6	N 42°59'19" E	67.48'
L7	S 88°38'17" E	53.68'
L8	N 60°52'30" E	89.38'
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°06'22" E	30.96'
L13	S 10°30'29" E	120.06'
L14	N 69°28'27" E	158.47'
L15	N 09°45'40" E	54.43'
L16	S 86°26'46" 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°39'19" 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°04'33" E	52.00'
L27	N 07°24'18" E	88.57'
L28	N 45°00'31" E	25.69'
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°34'12" E	30.19'
L34	N 18°20'31" E	82.09'
L35	N 23°06'42" E	54.92'
L36	N 12°28'00" 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 09°06'02" E	98.99'
L43	N 14°55'50" E	64.68'
L44	N 03°00'07" E	81.77'
L45	N 26°47'22" E	37.35'
L46	N 03°57'25" 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°47'34" E	18.76'
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	52.63'
L58	N 33°47'24" E	51.21'
L59	N 31°37'06" E	42.11'
L60	N 32°30'40" W	89.62'

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

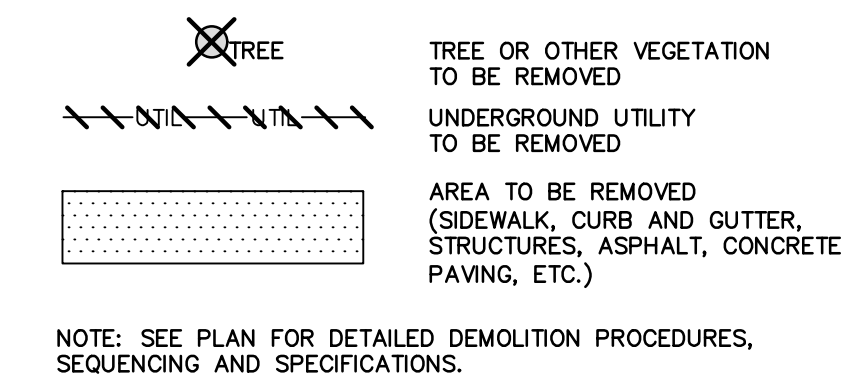
PROJECT NO. CRC-12000
FILENAME: CRC12000-C1
DRAWN BY: RTF
SCALE: 1"=200'
DATE: 05-20-13
SHEET NO. C-1
MCADAMS

EX. CB-107 T/C=241.04 INV IN=234.10 (EX. CB-108) INV IN=232.65 (EX. CB-111) INV OUT=231.35	EX. CB-115 T/C=256.09 INV IN=251.20 (EX. CB-116) INV IN=249.40 (EX. CB-117) INV OUT=247.50	EX. CB-203 T/C=281.26 INV IN=280.70 (EX. CB-306) INV OUT=279.95	EX. CB-305 T/C=284.99 INV IN=280.70 (EX. CB-306) INV OUT=279.95	EX. CB-404 T/C=235.97 INV OUT=231.50
EX. CB-108 T/C=241.18 INV IN=235.15 (EX. CB-109) INV OUT=234.55	EX. CB-116 T/C=256.09 INV OUT=251.80	EX. CB-204 T/C=284.76 INV IN=276.95 (EX. CB-205) INV OUT=276.85	EX. CB-306 T/C=284.99 INV OUT=281.10	EX. CB-301A RM=269.00 INV IN=263.95 (EX. CB-301) INV OUT=261.65
EX. CB-109 T/C=240.59 INV IN=235.70 (EX. CB-110) INV IN=335.70 (EX. CB-109A) INV OUT=235.60	EX. CB-117 T/C=263.94 INV IN=258.65 (EX. CB-118) INV IN=257.25 (EX. CB-119) INV OUT=255.35	EX. CB-205 T/C=287.39 INV IN=280.15 (EX. CB-207) INV IN=281.90 (EX. CB-206) INV OUT=278.45	EX. CB-307 T/C=276.47 INV IN=268.35 (EX. CB-308) INV OUT=268.25	EX. FES-300 INV=262.00 EX. LEVEL SPREADER #3 INV=261.00
EX. CB-110 T/C=240.55 INV OUT=235.00	EX. CB-118 T/C=263.94 INV OUT=259.25	EX. CB-206 T/C=287.39 INV IN=271.85 (EX. FES-300A) INV OUT=268.75	EX. CB-308 T/C=276.27 INV IN=271.85 (EX. CB-403) INV IN=226.90 (EX. CB-401A) INV OUT=226.50	
EX. CB-111 T/C=243.94 INV IN=238.70 (EX. CB-112) INV IN=236.90 (EX. CB-113) INV OUT=235.20	EX. CB-119 T/C=272.45 INV IN=266.95 (EX. CB-120) INV OUT=264.85	EX. CB-301 T/C=281.52 INV IN=271.15 (EX. CB-302) INV IN=266.85 (EX. CB-307) INV OUT=265.40	EX. CB-401 T/C=232.61 INV IN=227.65 (EX. CB-403) INV IN=226.90 (EX. CB-401A) INV OUT=226.50	
EX. CB-112 T/C=243.94 INV OUT=239.15	EX. CB-120 T/C=272.45 INV OUT=267.50	EX. CB-302 T/C=281.52 INV IN=275.15 (EX. CB-303) INV OUT=272.05	EX. CB-401A T/C=232.61 INV IN=227.20 (EX. CB-402) INV OUT=227.10	
EX. CB-113 T/C=247.41 INV IN=242.55 (EX. CB-114) INV IN=240.75 (EX. CB-115) INV OUT=238.95	EX. CB-201 T/C=283.50 INV IN=276.10 (EX. CB-204) INV IN=276.75 (EX. CB-202) INV OUT=276.00	EX. CB-303 T/C=283.64 INV IN=278.55 (EX. CB-305) INV IN=279.30 (EX. CB-304) INV OUT=278.55	EX. CB-402 T/C=232.61 INV IN=227.50	
EX. CB-114 T/C=247.41 INV OUT=242.90	EX. CB-202 T/C=281.26 INV IN=277.35 (EX. CB-203) INV OUT=277.25	EX. CB-304 T/C=283.64 INV OUT=279.71	EX. CB-403 T/C=235.97 INV IN=230.95 (EX. CB-404) INV OUT=230.45	

GENERAL NOTES:

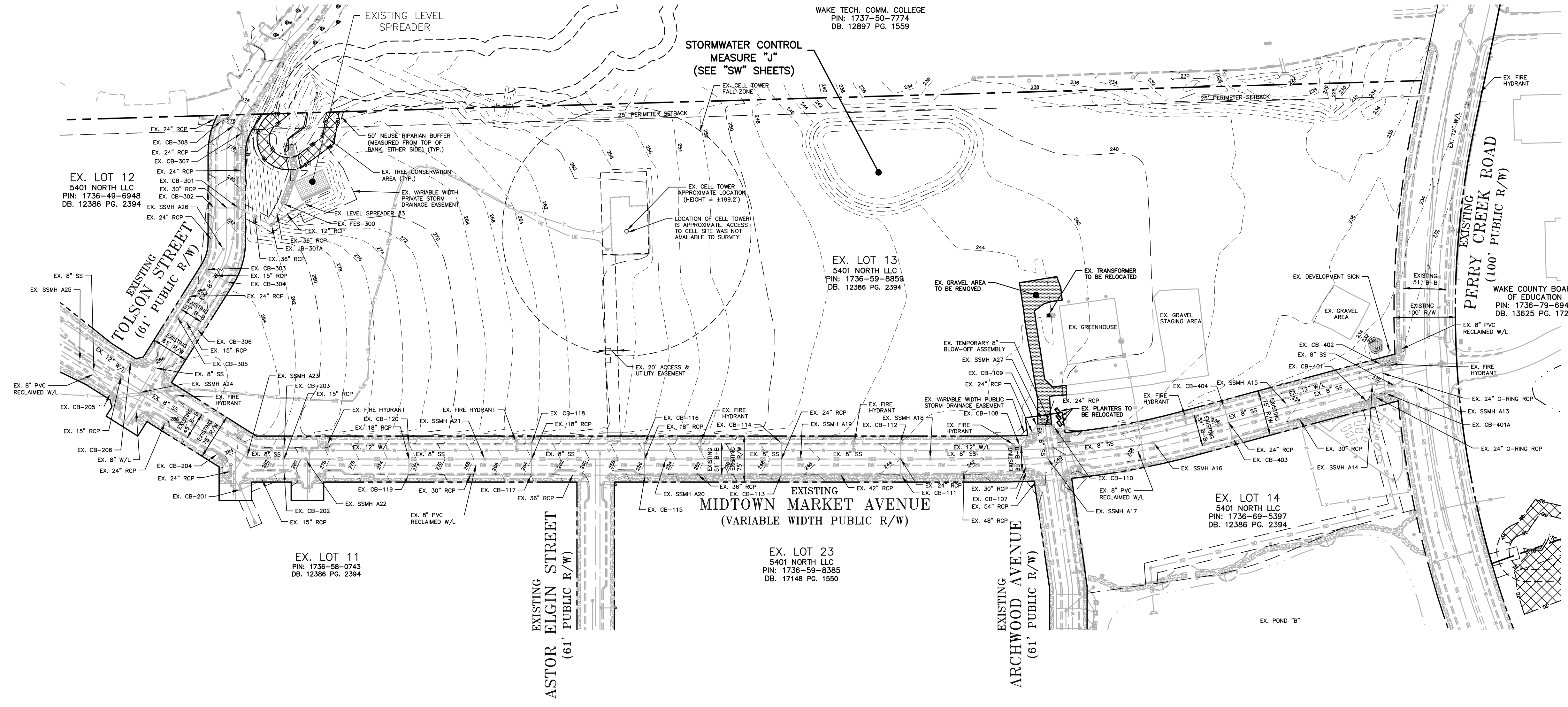
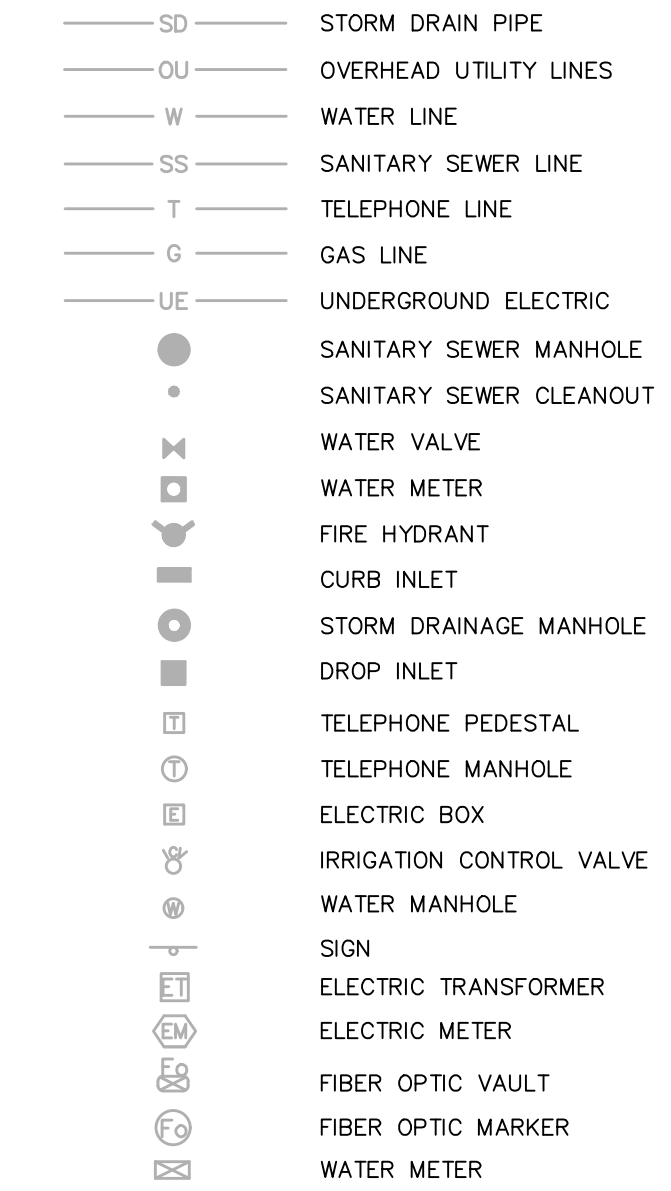
- EXISTING ROADS, PHASES & LOTS SHOWN AS APPROVED IN:
 -5401 NORTH MASTER INFRASTRUCTURE DRAWINGS (PHASES 2,3,4,7 & 9)
 (TRANSACTION #63792)(RALEIGH #5-24-2012)
 -5401 NORTH LOTS 15-17 (PHASES 4,7,11 & 12) CONSTRUCTION DRAWINGS
 (TRANSACTION #416248)(RALEIGH #5-18-2014)
 -5401 NORTH APARTMENTS LOT 23 CONCURRENT REVIEW
 (TRANSACTION #528767)(RALEIGH #SR-63-2016)
- BOUNDARY INFORMATION AND LOT AREAS ARE TAKEN FROM AN UNRECORDED BOUNDARY SURVEY PERFORMED BY THE JOHN R. MCADAMS COMPANY, DATED 10/12/12.
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DEMOLITION LEGEND



NOTE: SEE PLAN FOR DETAILED DEMOLITION PROCEDURES, SEQUENCING AND SPECIFICATIONS.

LEGEND



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 Durham, NC 27713
 phone 919. 361. 5000
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 license number: C-0293
 www.mcadamsco.com

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 BATON ROUGE, LOUISIANA 70802
 PHONE: 225.924.7206

5401 NORTH LOT 13
 PRELIMINARY SUBDIVISION PLAN
 7741 MIDTOWN MARKET AVENUE
 RALEIGH, NORTH CAROLINA, 27616



REVISIONS

NO.	DATE	REVISED PER COR COMMENTS
1	2018.10.31	

PLAN INFORMATION

PROJECT NO.	CRC-17020
FILENAME	CRC17020-PS-DM1
CHECKED BY	RSS
DRAWN BY	CNS
SCALE	1"=100'
DATE	10.05.2018

SHEET

DEMOLITION PLAN

C-1B

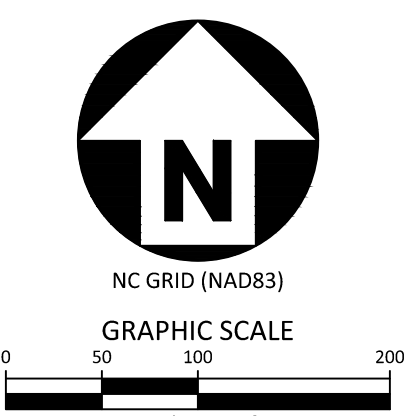
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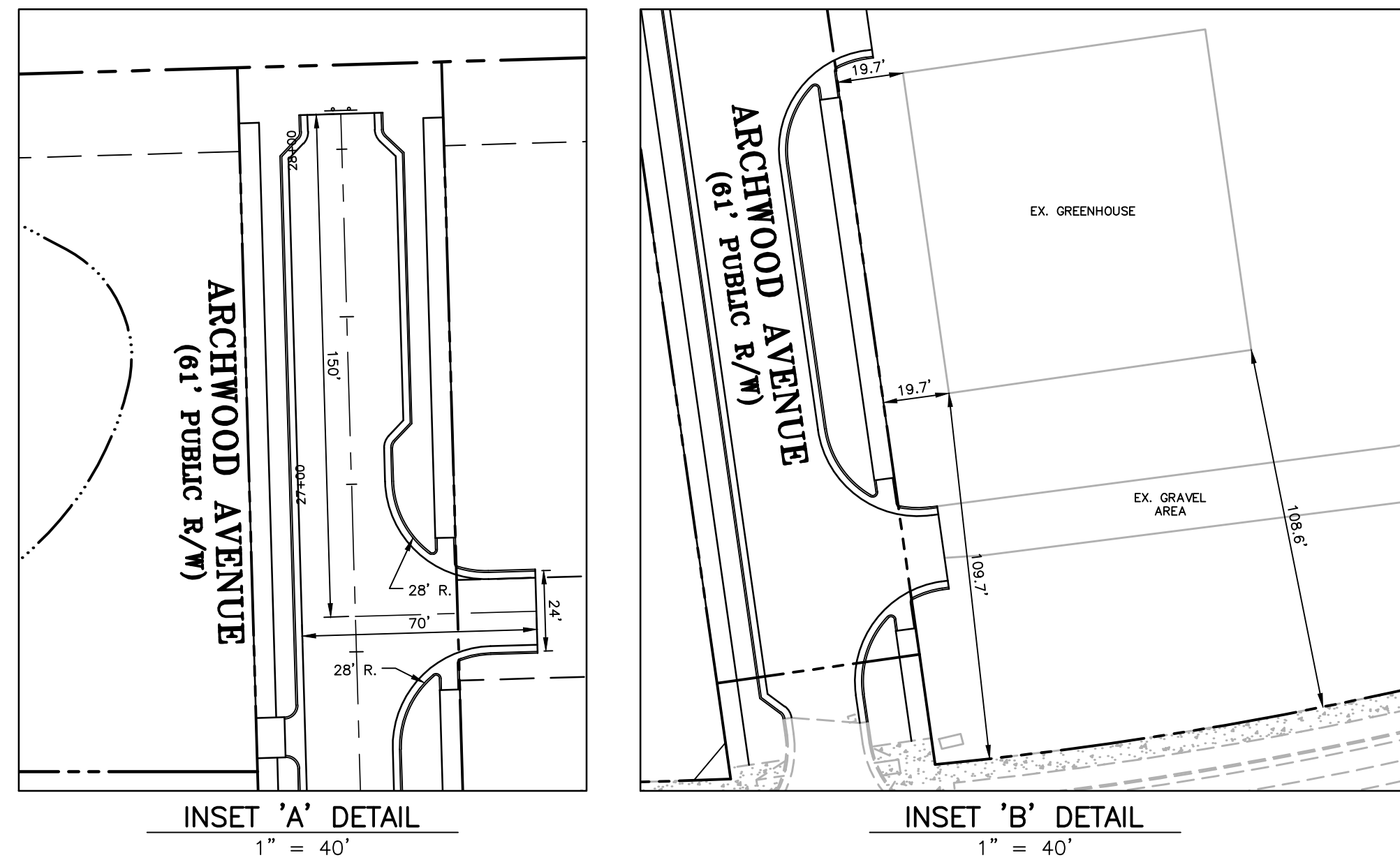


CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES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

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

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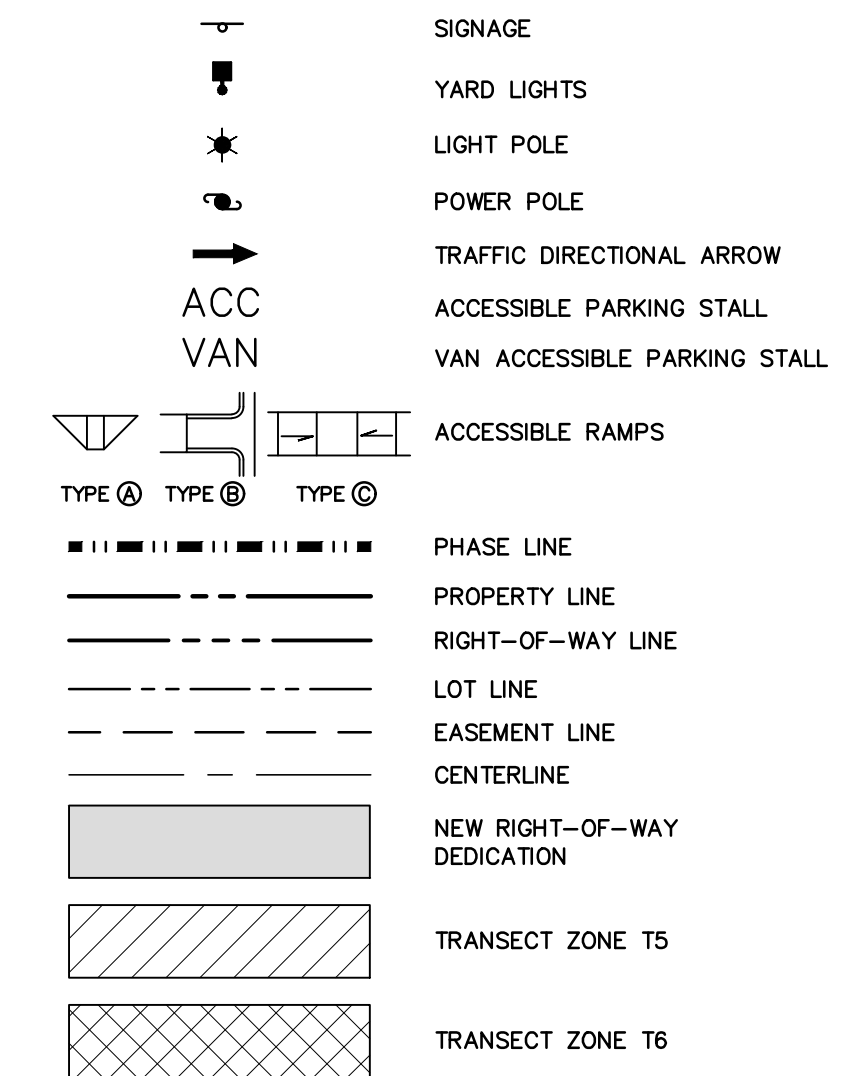
NEW LOTS CREATED			
EXISTING LOT #	NEW LOT #	LOT AREA	TRANSECT ZONE
13	13	48,674 SF / 1.12 AC	T5
13	40	179,667 SF / 4.12 AC	T6
13	41	111,807 SF / 2.57 AC	T6
13	42	154,259 SF / 3.54 AC	T5 & T6
13	43	74,402 SF / 1.71 AC	T5
13	44	59,793 SF / 1.37 AC	T5
13	45	73,886 SF / 1.70 AC	T5
13	46	48,885 SF / 1.12 AC	T5
13	47	58,941 SF / 1.35 AC	T5
13	48	139,738 SF / 3.21 AC	T5
13	49	34,820 SF / 0.80 AC	T6

RIGHT OF WAY DEDICATION	
ARCHWOOD AVENUE	32,264 SF. / 0.74 AC.

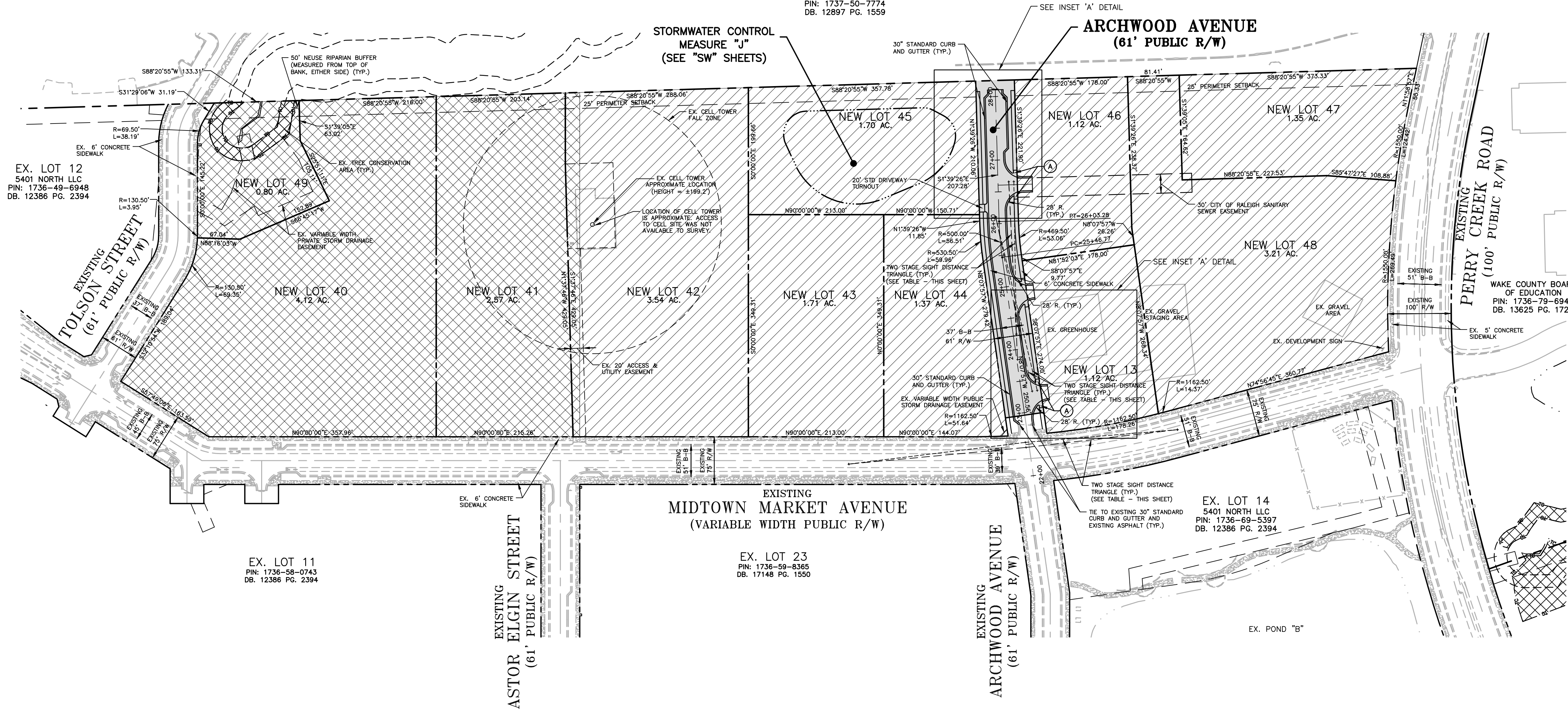
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(TRANSACTION #363792)(RALEIGH #5-24-2012)
-5401 NORTH LOTS 15-17 (PHASES 4,7,11 & 12) CONSTRUCTION DRAWINGS
(TRANSACTION #516248)(RALEIGH #5-15-2014)
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(TRANSACTION #528767)(RALEIGH #5R-63-2016)
- BOUNDARY INFORMATION AND LOT AREAS ARE TAKEN FROM AN UNRECORDED BOUNDARY SURVEY PERFORMED BY THE JOHN R. MCADAMS COMPANY, DATED 10/12/12.
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SITE LEGEND



WAKE TECH. COMM. COLLEGE
PIN: 1737-50-7774
DB. 12897 PG. 1559

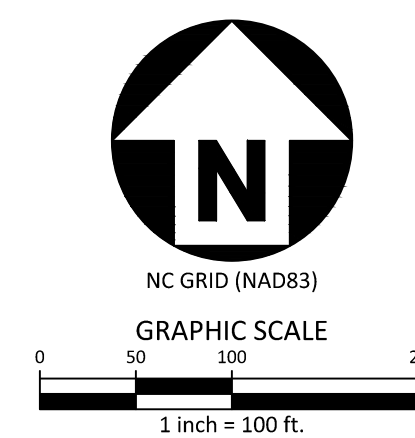


SIGHT DISTANCE TRIANGLE TABLE			
SPEED LIMIT	SIGHT DISTANCE TRIANGLE TYPE	LEFT TURN	RIGHT TURN
25 MPH	TWO STAGE SIGHT DISTANCE TRIANGLE	7'x280' / 15'x280'	7'x240' / 15'x240'
(2 LANE UNDIVIDED)	SINGLE STAGE SIGHT DISTANCE TRIANGLE	15'x280'	15'x240'
35 MPH	TWO STAGE SIGHT DISTANCE TRIANGLE	7'x470' / 15'x470'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

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

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5401 NORTH LOT 13
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REVISIONS

NO.	DATE	REVISION
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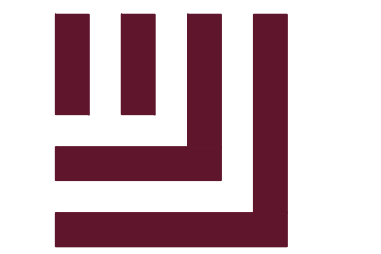
PLAN INFORMATION

PROJECT NO. CRC-17020
FILENAME CRC17020-PS-51
CHECKED BY RSS
DRAWN BY CNS
SCALE 1"=100'
DATE 10.05.2018

SHEET

SUBDIVISION PLAN

C-3



McADAMS

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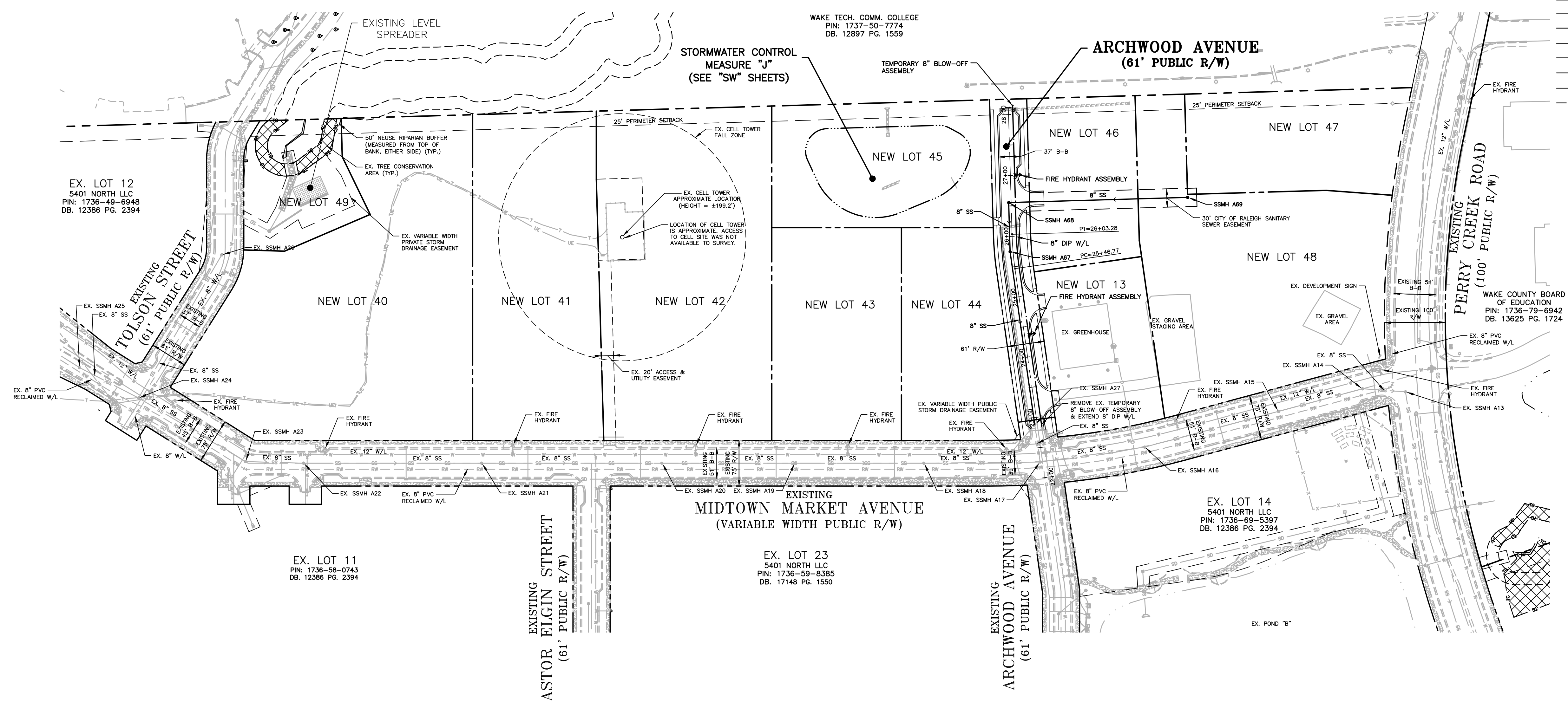
5401 NORTH LOT 13
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7741 MIDTOWN MARKET AVENUE
RALEIGH, NORTH CAROLINA, 27616

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
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- SEWER FORCE MAIN
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- EASEMENT LINE

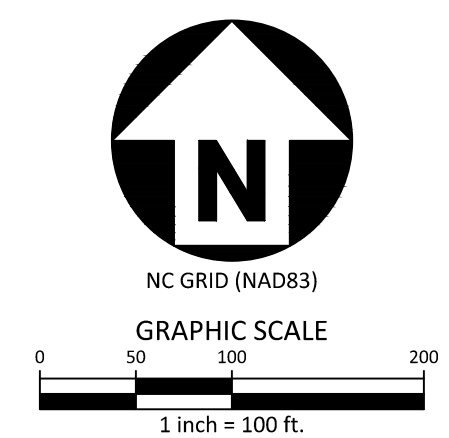
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REVISIONS

NO.	DATE	REVISION
1	2018.10.31	REVISED PER COR COMMENTS

PLAN INFORMATION

PROJECT NO.	CRC-17020
FILENAME	CRC17020-PS-U1
CHECKED BY	RSS
DRAWN BY	CNS
SCALE	1"=100'
DATE	10.05.2018

SHEET

UTILITY PLAN

C-5

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