



Administrative Approval Action

Case File / Name: ASR-0048-2024
DSLCL - 5401 NORTH - LOT 30 - ASR

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: The site covers half a block within the 5401 development on the northeast side of I-540 and Louisburg Road. Midtown Market Ave. is to the north, Astor Elgin St. is to the east, Beardall St. is to the south, and a new un-named street "A" is on the west side. This lot is located at PIN 1736593334 and is approximately 2.29 acres in size. It is proposed lot 30 shown in preliminary subdivision SUB-0023-2024 (approved 11/20/24). The site is zoned Planned Development District (PD) and is subject to the 5401 North Master Plan. It is within the city limits.

REQUEST: The applicant is requesting to construct an approximately 410,379 square foot mixed use building with 239 residential units. It will be between four and five stories in height and will include both retail and restaurants on the ground floor. The structure will have internal structured parking, which will take access directly on to Midtown Market Ave. The overall height of the building is expected to be approximately 58 feet.

Design Adjustments related to vehicular ingress and egress and driveway spacing have been approved for this project (DA-10-2024).

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 February 21, 2025 by McAdams.

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:

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

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

General

1. SUB-0023-2024 creating this lot and right-of-way for proposed street "A" shall be recorded prior to ASR-0048-2024 SPR approval.
2. Demonstrate compliance with the PD requirement that parking structures not screened from view from adjacent rights of way be skinned with materials compatible with surrounding buildings.

Stormwater

3. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).



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

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

Urban Forestry

1. A public infrastructure surety for street trees associated with SUB-0023-2024 shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

BUILDING PERMITS - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting 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:

Stormwater

1. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

Urban Forestry

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 8 street trees along Midtown Market Ave, 9 street trees along Street A, 9 street trees along Beardall Street, 8 street trees along Aster Elgin Street.

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

General

1. Final inspection of all right of way street trees by Urban Forestry Staff.

Stormwater

2. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
3. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

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

5401 NORTH - LOT 30

7740 MIDTOWN MARKET AVENUE
RALEIGH, NORTH CAROLINA 27616

ADMINISTRATIVE SITE PLAN

CITY OF RALEIGH CASE #: ASR-0048-2024

REFERENCE CITY OF RALEIGH CASE #: PSUB-0023-2024

PROJECT NUMBER: KAN23003

DATE: JULY 02, 2024

REVISED: FEBRUARY 21, 2025

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Administrative Site Review Application

This form provides the information necessary to process an Administrative Site Review Application. It is to be completed by the applicant and submitted to the City of Raleigh, North Carolina, Department of Public Works, Planning and Development, 7740 Midtown Market Avenue, Raleigh, NC 27616.

Project Information:
 Project Name: 5401 NORTH - LOT 30
 Address: 7740 Midtown Market Avenue, Raleigh, NC 27616
 Applicant: JEFF CAINES
 Date: 07/02/2024

Site Data:
 Parcel P/N Number: 170503334
 Total P.O.D. Area: 468.48 AC
 Current Use: VACANT
 Water/Storm: NONE
 Flood Hazard: NONE
 Wetlands: NONE
 Tree Conservation: NONE
 Utility: NONE
 Other: NONE

Vehicle Parking Data:
 Building 1 - Minimum Vehicle Parking Calculations:
 Minimum: 100 SPACES
 Maximum: 100 SPACES
 Total: 100 SPACES

Bicycle Parking Data:
 Minimum: 10 SPACES
 Maximum: 10 SPACES
 Total: 10 SPACES

Building Structure Setbacks:
 From Primary Street (MIN): 0'
 From Rear (MIN): 0'
 From Side Street (MIN): 0'
 From Maximum: 22'

SITE DATA

OWNER	LOT 30
APPLICANT	JEFF CAINES
PROJECT NAME	5401 NORTH - LOT 30
PARCEL P/N NUMBER	170503334
TOTAL P.O.D. AREA	468.48 AC
CURRENT USE	VACANT
WATER/STORM	NONE
FLOOD HAZARD	NONE
WETLANDS	NONE
TREE CONSERVATION	NONE
UTILITY	NONE
OTHER	NONE

VEHICLE PARKING DATA

BUILDING 1 - MINIMUM VEHICLE PARKING CALCULATIONS	MINIMUM	MAXIMUM	TOTAL
MINIMUM	100 SPACES	100 SPACES	100 SPACES
MAXIMUM	100 SPACES	100 SPACES	100 SPACES
TOTAL	100 SPACES	100 SPACES	100 SPACES

BICYCLE PARKING DATA

MINIMUM	MAXIMUM	TOTAL
10 SPACES	10 SPACES	10 SPACES
10 SPACES	10 SPACES	10 SPACES
TOTAL	10 SPACES	10 SPACES

Re: Design Review Commission Case DA-10-2024
 Subject Property: 7740 Midtown Market Avenue

Dear Applicant and/or Property Owner,

At the December 5, 2024 meeting of the Raleigh Design Review Commission (the "Commission"), the Commission approved the above-referenced request.

Decision: Approved with Conditions

DA-10-2024 WHEREAS Hudson 5401 Commercial LV LLC, property owner, requests the following design alternatives: (1) for complete relief from the requirement for vehicles to enter and exit parking areas in a forward motion for the proposed driveway on Astor Elgin Street as set forth in UDO Section 2.3.5.A.3; and (2) to reduce the minimum 1500 driveway spacing requirement set forth in RSDM Section 9 to 900 between the proposed driveway on Midtown Market Avenue and the intersection of Midtown Market Avenue and Astor Elgin Street. All requests are in conjunction with construction of a mixed-use building on the approximately 2.8 acre property zoned PD located at 7740 Midtown Market Avenue (ASR-0048-2024).

- Subject to the following conditions:
1. Install a change in material type or color for the portion of the sidewalk that abuts the reverse-movement driveway;
 2. Provide a turn template to City staff so that vehicles accessing the reverse movement driveway will have a sufficient turning radius to allow the vehicles accessing the driveway to safely maneuver into and out of the area accessed by the driveway; and
 3. Install landscaping or a physical barrier for a minimum of five (5) linear feet on both sides of the leading dock entrance to lessen sidewalk width closest to building by at least four (4) feet.

- RIGHT-OF-WAY OBSTRUCTION NOTES**
1. STREET, LANE, AND SIDEWALK CLOSURES OR DETOURS, PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY OR CLOSING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES.
 2. A PERMIT REQUEST WITH A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN SHALL BE SUBMITTED TO traffic@cityofraleigh.gov AT LEAST SEVEN (7) BUSINESS DAYS PRIOR TO THE START OF WORK.
 3. PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
 4. THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCOTD ROAD WITHIN RALEIGH'S JURISDICTION.
 5. ALL TRAFFIC CONTROL, SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NCOTD STANDARD SPECIFICATION FOR ROADWAY TRAFFIC CONTROL, "ROADWAY STANDARD DRAWING MANUAL", AND THE NCOTD SUPPLEMENT TO THE MANUAL.
 6. ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD).
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

- NOTES**
1. DEVELOPMENT AND DESIGN SHALL BE IN ACCORDANCE WITH THE CONDITIONS LISTED IN THE 5401 NORTH MASTER PLAN AND PLANNED DEVELOPMENT DISTRICT AMENDMENT (PDD).
 2. THE MINIMUM CORNER CLEARANCE FOR A DRIVEWAY FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. DRIVEWAYS SHALL ENDOUR ON THIS MINIMUM CORNER CLEARANCE. (PDD SECTION 5.2.2.0)
 3. WITHIN THE AREA OF A DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOULAGE, BRANCHING OR PARKED VEHICLES BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURB EXISTING.

Digitally signed by
 jeff.caines@raleighnc.gov
 DN:
 cn=Jeff Caines@raleighnc.gov,
 email=jeff.caines@raleighnc.gov,
 Reason: I am approving this document
 Date: 2025.04.08
 10:45:33-0400'

Impervious Area Tracking Table

Lot #	Lot Area (SF)	Lot Area (Ac)	Max Imperv. (SF)	Max Imperv. (Ac)	% Imperv
Lot 30	123,722	2.84	107,638	2.47	87.0%

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 COLLECTION. 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) 998-2495, and the Public Utilities Department at (919) 998-2540 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 reinstatement of any water or sewer facilities not inspected as of the notice 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.

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.



VICINITY MAP
 1"=2000'



McADAMS

The John R. McAdams Company, Inc.
 621 Hillsborough Street
 Suite 500
 Raleigh, NC 27603
 phone 919.361.5000
 fax 919.361.2269
 license number: C-0293, C-187
 www.mcadamsco.com

CONTACT

DAVID BOYETTE
 boyette@mcadamsco.com
 PHONE: 919.361.5000

CLIENT

HUDSON CAPITAL PROPERTIES
 43650 LASSITER AT NORTH HILLS AVE
 SUITE 200 RALEIGH, NC, 27609
 MATHIAS LINDEN
 PHONE: 919.838.7207

PROJECT DIRECTORY

REVISIONS

NO.	DATE	DESCRIPTION
1	10.18.2025	REVISED PER COR 1ST ASR COMMENTS
2	01.10.2025	REVISED PER COR 2ND ASR COMMENTS
3	02.21.2025	REVISED PER COR 3RD ASR COMMENTS
4		
5		
6		

ADMINISTRATIVE SITE PLAN FOR:
 5401 NORTH
 LOT 30
 7740 MIDTOWN MARKET AVENUE
 RALEIGH, NORTH CAROLINA 27616
 PROJECT NUMBER: KAN23003



McADAMS




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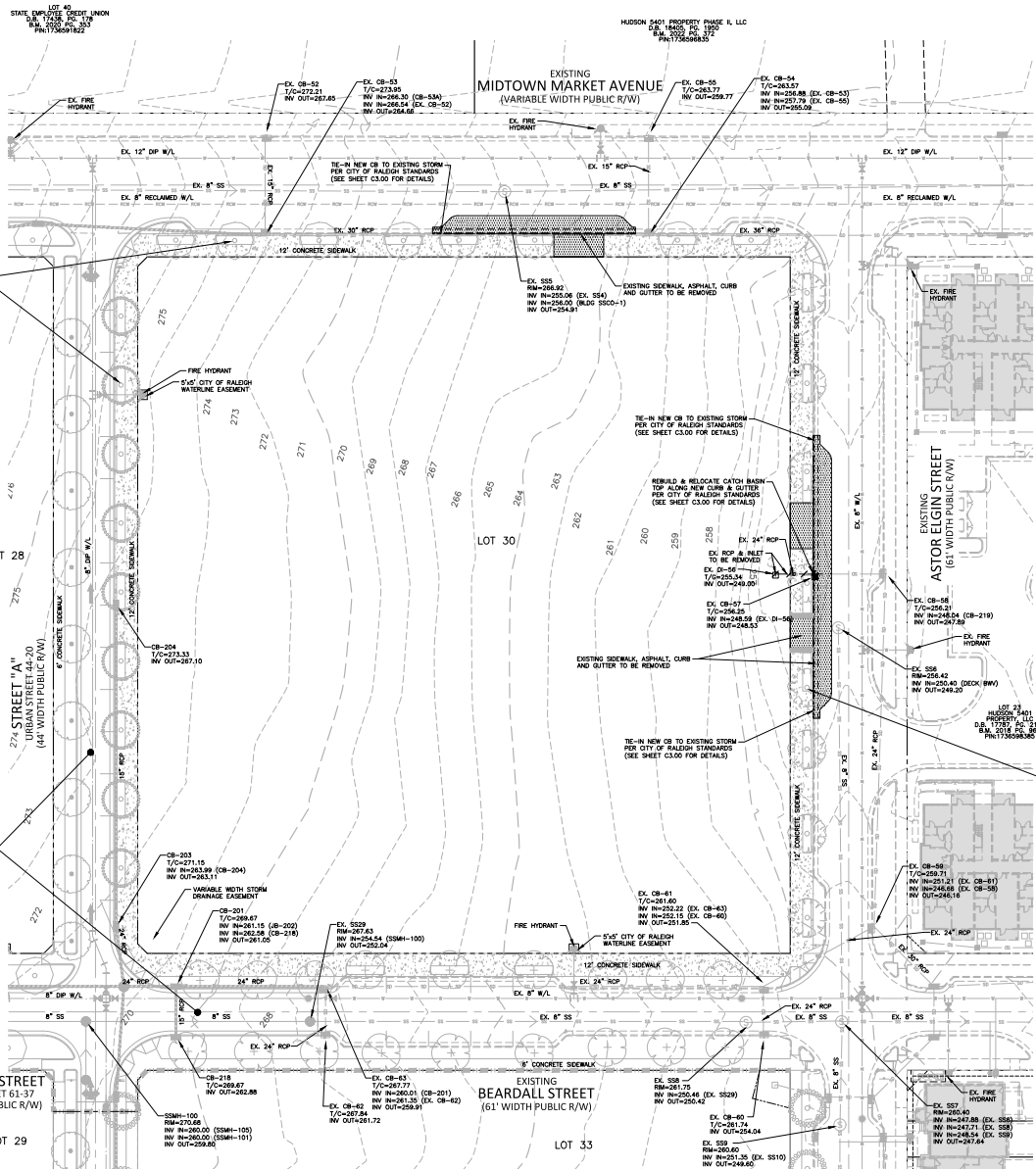
CLIENT

HUDSON CAPITAL PROPERTIES
43650 LASSITER AT NORTH HILLS AVE
SUITE 280 RALEIGH, NC, 27609
MATTHIAS LINDEN
PHONE: 919.838.7207

**5401 NORTH
ADMINISTRATIVE SITE PLAN
7740 MIDTOWN MARKET AVENUE
RALEIGH, NORTH CAROLINA 27616**

DEMOLITION LEGEND

-  TREE OR OTHER VEGETATION TO BE REMOVED
 -  UNDERGROUND UTILITY TO BE REMOVED
 -  AREA TO BE REMOVED (SIDEWALK, CURB AND GUTTER, STRUCTURES, ASPHALT, CONCRETE PAVING, ETC.)
- NOTE: SEE PLAN FOR DETAILED DEMOLITION PROCEDURES, SEQUENCING AND SPECIFICATIONS.



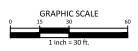
ALL STREET TREES SHOWN ARE APPROVED UNDER SEPARATE COVER (COIR# PSUB-0023-2024) AND HAVE BEEN PLACED IN LOCATIONS THAT DO NOT CONFLICT WITH LOT 30 DESIGN LAYOUT.

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A PORTION OF BEARDALL STREET, STREET "A" & UTILITIES WITHIN APPROVED UNDER SEPARATE COVER (COIR# PSUB-0023-2024)

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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1	10.14.2024	REVISED PER COR 1ST ASR COMMENTS
2	01.10.2025	REVISED PER COR 2ND ASR COMMENTS
3	02.21.2025	REVISED PER COR 3RD ASR COMMENTS
4		

PLAN INFORMATION

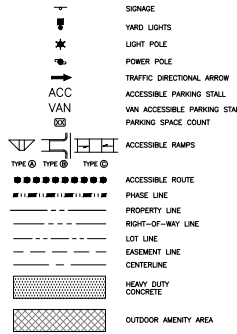
PROJECT NO. KAN23003
 FILENAME KAN23003-ASR-DM1
 CHECKED BY DMB
 DRAWN BY CNS
 SCALE 1" = 30'
 DATE

SHEET

**CURRENT CONDITIONS
& DEMOLITION PLAN**
C1.00

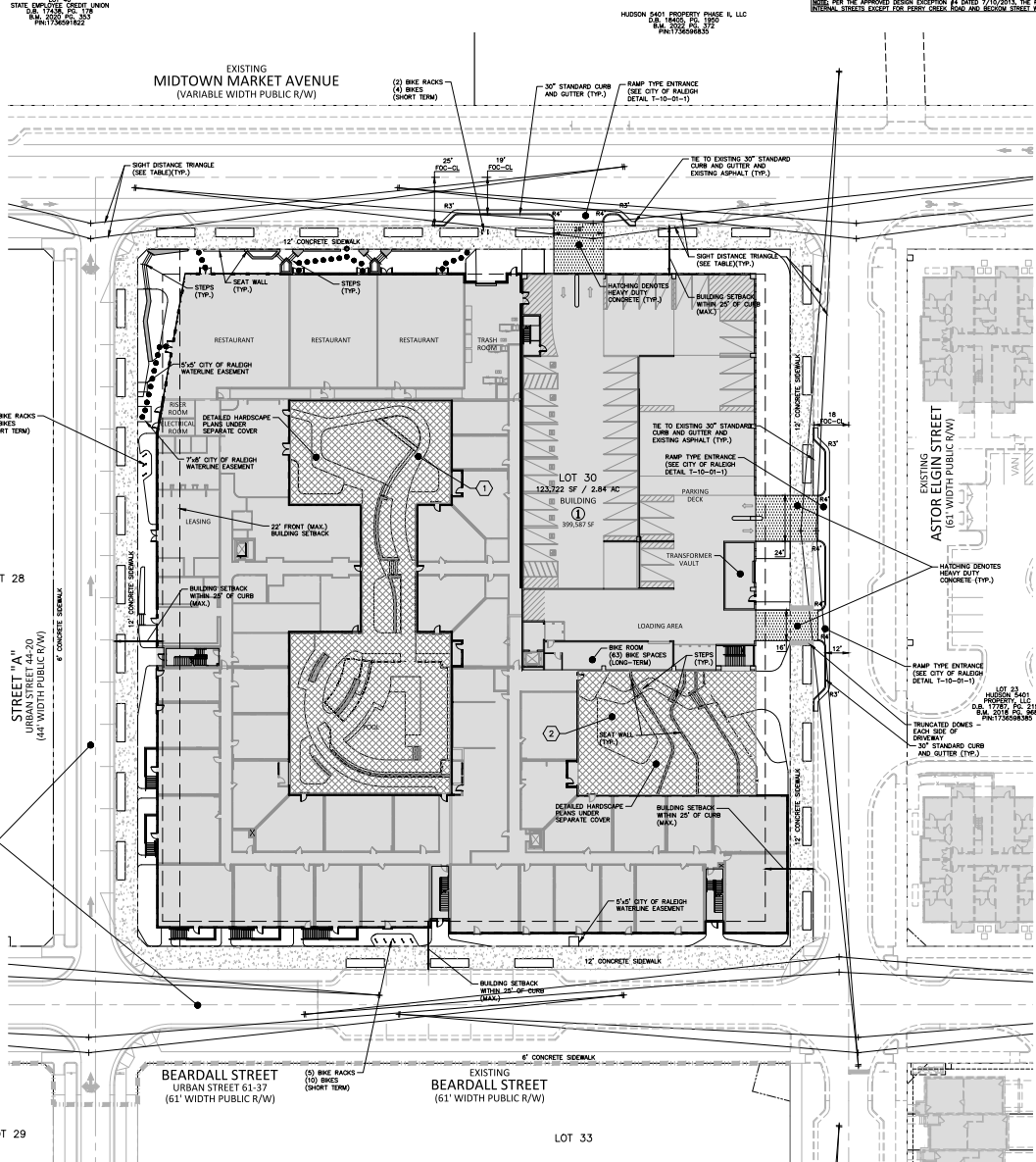
C:\Users\jmcadams\OneDrive\Documents\Projects\5401 North Administrative\Drawings\5401 North Administrative - 025 - 01.dwg, 2/20/2025, 11:07:58 AM, David H. Smith

SITE LEGEND



AMENITY AREA TABLE

AREA #	AREA (AC)	AREA (SF)
1	0.30	13,284
2	0.34	5,975



SIGHT DISTANCE TRIANGLE TABLE

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

USE:

	T1	T2	T3	T4-R	T4-O	T5	T6-I	T6
DEFAULT DISTRICT:	R1	R8	RX	RX	OX	OX	IX	CX

COMMERCIAL

Commercial Use	R1	R8	RX	RX	OX	OX	IX	CX
Single Use Long Term Residential	P	P	P	P	P	P	P	P
Office Building	P	P	P	P	P	P	P	P
Hotel	P	P	P	P	P	P	P	P
Corporate Office, Use Class Commercial	S	S	S	S	S	S	S	S

PUBLIC AND INSTITUTIONAL

Public and Institutional Use	R1	R8	RX	RX	OX	OX	IX	CX
Elementary School	L	L	L	L	L	L	L	L
High School	L	L	L	L	L	L	L	L
College	L	L	L	L	L	L	L	L

RETAIL BUILDING STANDARDS

STANDARD	T1	T2	T3	T4-R	T4-O	T5	T6-I	T6
MINIMUM LOT AREA	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
MINIMUM BUILDING AREA	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000

ALLOWED BUILDING ELEMENTS

Element	T1	T2	T3	T4-R	T4-O	T5	T6-I	T6
Signage	Y	Y	Y	Y	Y	Y	Y	Y
Outdoor Seating	N	N	N	N	N	N	N	N
Delivery	Y	Y	Y	Y	Y	Y	Y	Y

VEHICLE PARKING DATA

Category	Required	Provided
MINIMUM REQUIRED	100	100
PROVIDED	100	100

VEHICLE PARKING DATA

Category	Required	Provided
MINIMUM REQUIRED	100	100
PROVIDED	100	100

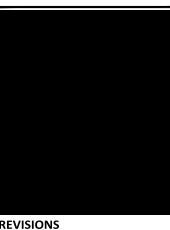
VEHICLE PARKING DATA

Category	Required	Provided
MINIMUM REQUIRED	100	100
PROVIDED	100	100



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MATHIAS LINDEN
PHONE: 919.838.7207

5401 NORTH ADMINISTRATIVE SITE PLAN
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CITY OF RALEIGH CASE # ASR-0048-2024



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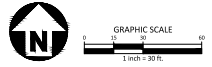
PLAN INFORMATION

PROJECT NO.	KAN23003
FILENAME	KAN23003-ASR-51
CHECKED BY	DMB
DRAWN BY	CNS
SCALE	1" = 30'
DATE	07.02.2024

SHEET
C2.00

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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

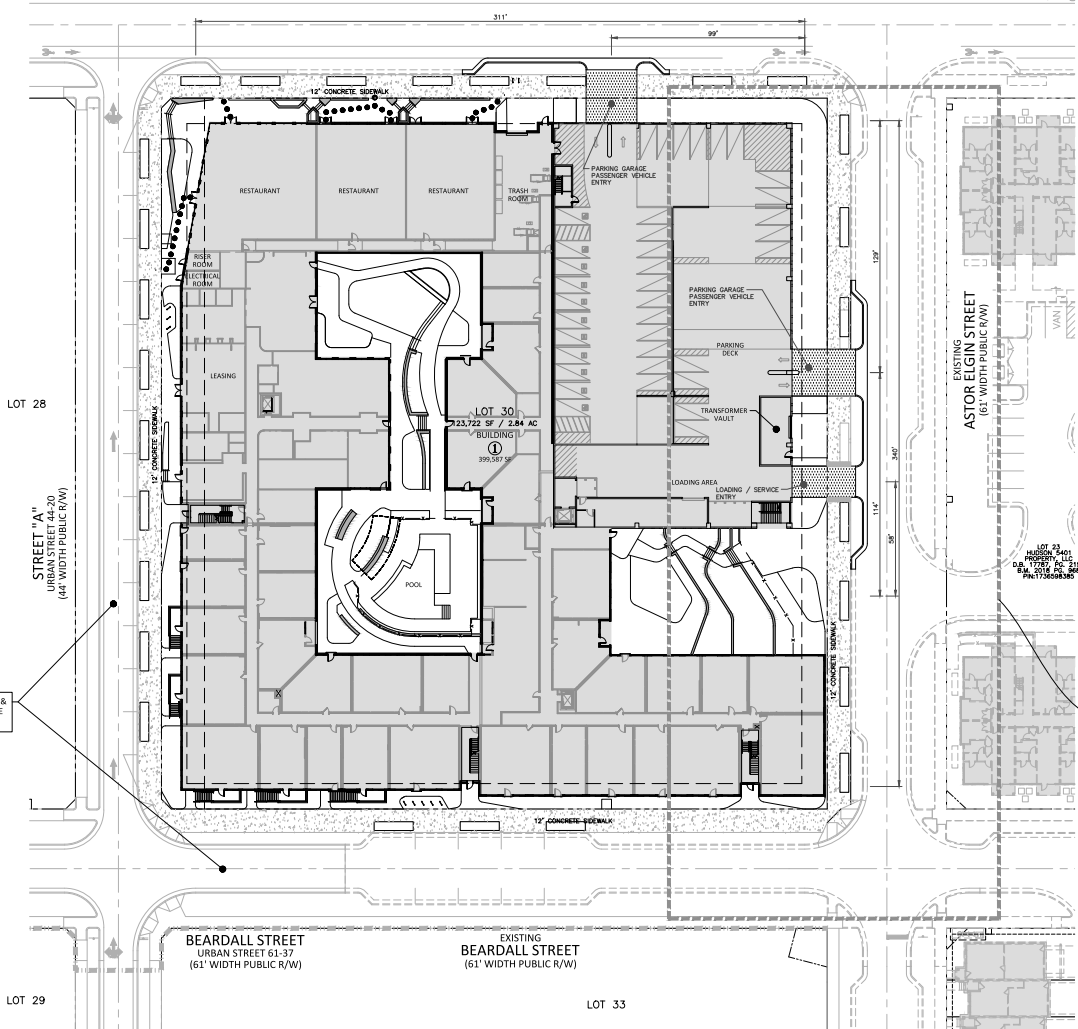


PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

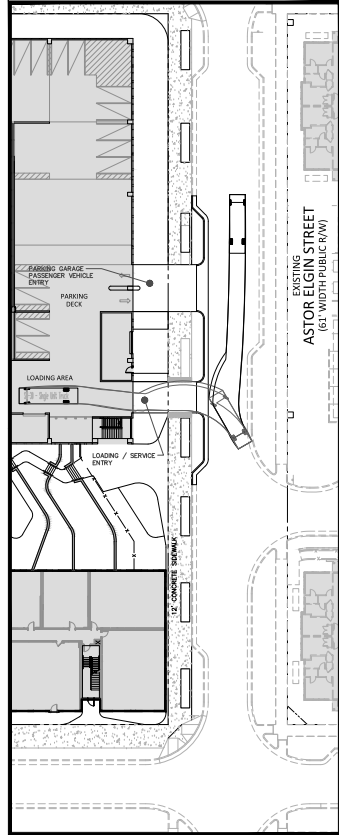
LOT 28
STATE EMPLOYEE CREDIT UNION
R.R. 17408, PC 124
R.N. 17300-01822

HUDSON 8401 PROPERTY PHASE II, LLC
C.E. 14600, P.C. 1920
R.N. 2024, P.S. 217
P.N. 173068835

EXISTING
MIDTOWN MARKET AVENUE
(VARIABLE WIDTH PUBLIC R/W)



A PORTION OF BEARDALL STREET, STREET "A" & UTILITIES WITHIN APPROVED UNDER SEPARATE COVER (CORR PSUB-0023-2024)



INSET "A"
EXISTING LOADING AREA TRUCK TURN

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING,
STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE
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DESIGN AND CONSTRUCTION STANDARDS



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

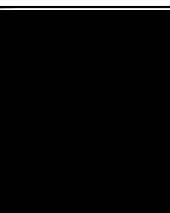
McADAMS

The John R. McAdams Company, Inc.
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Raleigh, NC 27603
phone 919.361.5000
fax 919.361.2269
license number: C-0293, C-187
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PLAN INFORMATION

PROJECT NO. KAN23003
FILENAME KAN23003-ASR-51
CHECKED BY DMB
DRAWN BY CNS
SCALE 1" = 30'
DATE 07.02.2024

SHEET

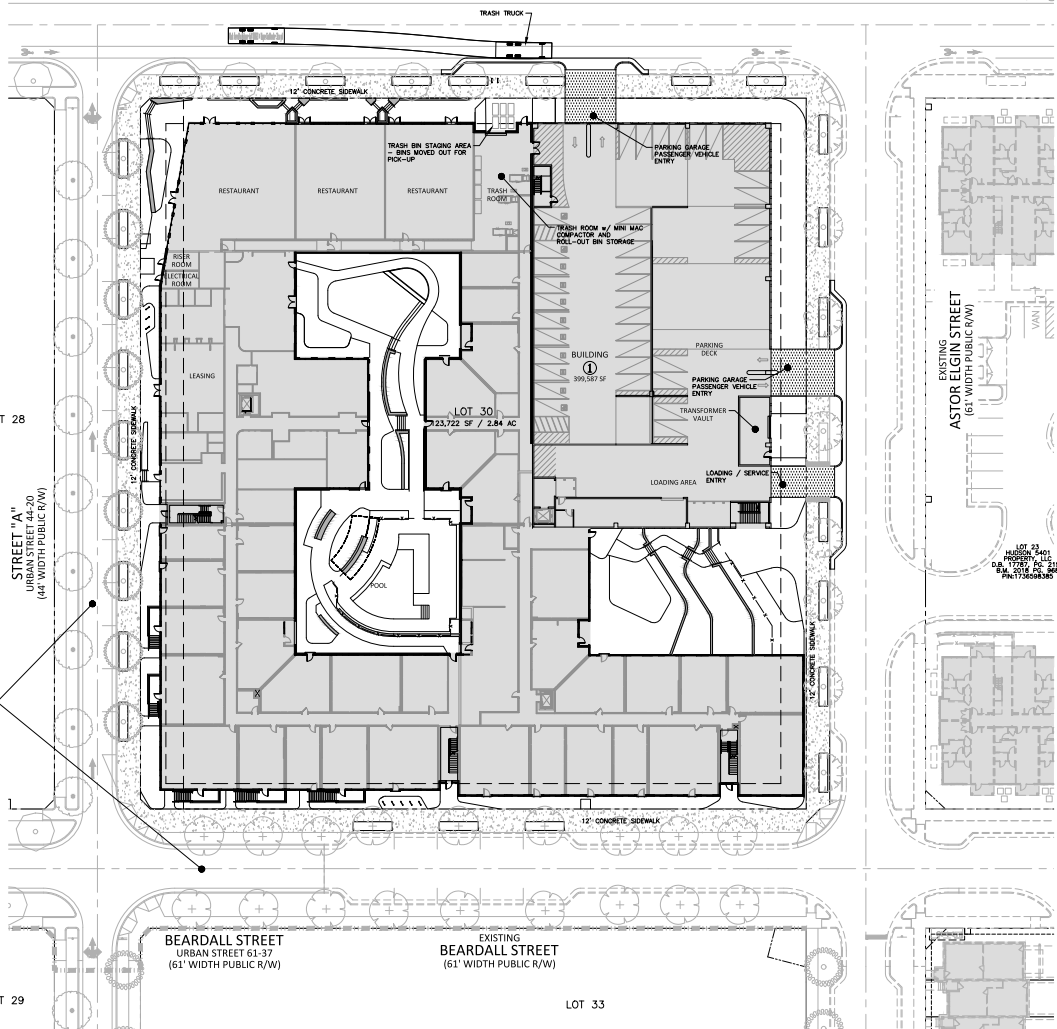
DRIVEWAY EXHIBIT

C2.10

LOT 40
STATE EMPLOYEE CREDIT UNION
601 TRADE CENTER
RALEIGH, NC 27603
P/N: 1735051822

HUDSON 8401 PROPERTY PHASE II, LLC
601 HILLSBOROUGH STREET
SUITE 500
RALEIGH, NC 27603
P/N: 1735051822

EXISTING
MIDTOWN MARKET AVENUE
(VARIABLE WIDTH PUBLIC R/W)



SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE

SOLID WASTE COMPLIANCE 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 AND RECYCLING WILL BE HANDLED BY A PRIVATE HAULER.
- ON THE DAY OF SOLID WASTE PICKUP, BUILDING MAINTENANCE STAFF WILL POSITION THE BINS OUTSIDE OF THE TRASH ROOM AS SHOWN ON THE PLAN. ONCE BINS ARE EMPTIED, BUILDING MAINTENANCE STAFF WILL RETURN THE BINS TO THE TRASH ROOM.



December 2, 2024

McAdams
621 Hillsborough St.
9th Floor
Raleigh, NC 27603
RE: 5401 North
Attn: David Boyette

This is a letter of support for trash and recycling services for your new development being planned at 7740 Midtown Market Ave., Raleigh, NC 27616. We have reviewed the plans submitted on November 25, 2024, and have found that GFL Environmental will be able to safely perform all needed services.

If the project design changes, this letter is void and a new letter must be issued. Additionally, this letter is non-transferable.

We want to visit the site during the initial phases of construction to ensure that the site will continue to be safe to service.

We look forward to providing waste and recycling services at your new property once it has been completed.

Should you have any questions or need more information, please contact me at dboyette@gflenv.com.

Sincerely,

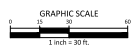
Christa Bostel
Account Manager
GFL Environmental - Raleigh
3745 Compass Drive
Gardner, NC 27529
(919) 449-1692

3301 Benson Drive, Suite 801, Raleigh, NC 27609
Tel: 919-325-3000 | gflenv.com

A PORTION OF BEARDALL STREET, STREET 'A' & UTILITIES WITHIN APPROVED UNDER SEPARATE COVER (CORR PSUB-0023-2024)

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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

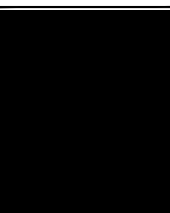


PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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Raleigh, NC 27603
phone 919.361.5000
fax 919.361.2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT
HUDSON CAPITAL PROPERTIES
43650 LASSITER AT NORTH HILLS AVE
SUITE 280 RALEIGH, NC, 27609
MATTHIAS LINDEN
PHONE: 919-838-7207

5401 NORTH ADMINISTRATIVE SITE PLAN
7740 MIDTOWN MARKET AVENUE
RALEIGH, NORTH CAROLINA 27616
CITY OF RALEIGH CASE # ASR-0048-2024



REVISIONS

NO.	DATE	REVISION
1	10.14.2024	REVISED PER COR 1ST ASR COMMENTS
2	01.10.2025	REVISED PER COR 2ND ASR COMMENTS
3	02.21.2025	REVISED PER COR 3RD ASR COMMENTS
4		
5		

PLAN INFORMATION

PROJECT NO. KAN23003
FILENAME KAN23003-ASR-SW1
CHECKED BY DMB
DRAWN BY CNS
SCALE 1" = 30'
DATE 07.02.2024

SHEET

SOLID WASTE EXHIBIT

C2.20



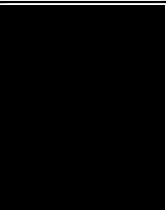
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4		
5		
6		

PLAN INFORMATION

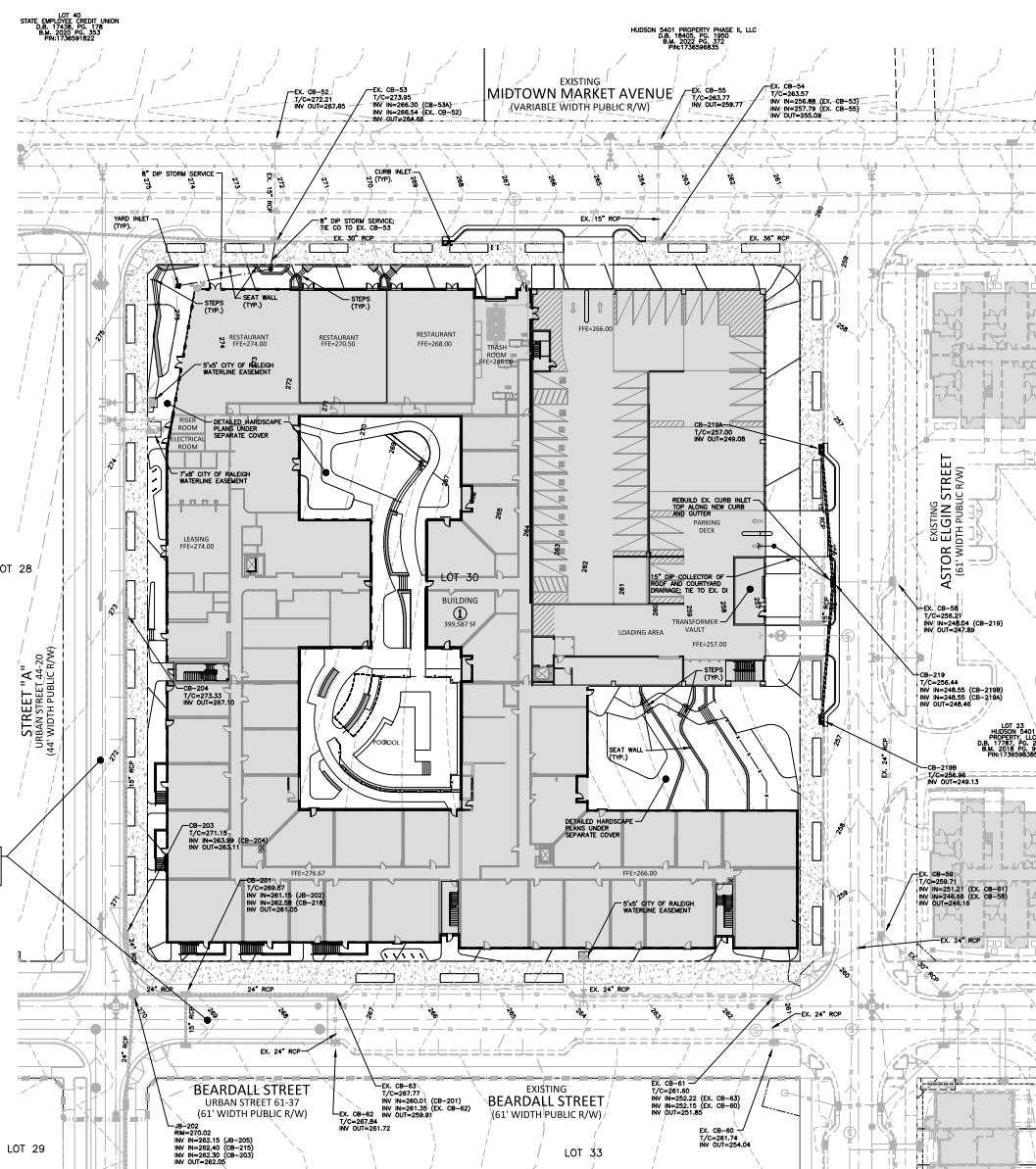
PROJECT NO. KAN23003
 FILENAME KAN23003-ASR-01
 CHECKED BY DMB
 DRAWN BY CNS
 SCALE 1" = 30'
 DATE 07.02.2024

SHEET

**GRADING & STORM
DRAINAGE PLAN
C3.00**

GRADING LEGEND

- FLARED END SECTION
- ENDWALL SECTION
- CATCH BASIN
- DROP INLET
- STORM SERVICE INLET
- STORM SERVICE ROOF-DRAIN
- JUNCTION BOX
- DRAINAGE FLOW ARROW
- LINE BREAK SYMBOL
- TOP & BOTTOM CURB ELEVATIONS
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION
(NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION)
- SPOT ELEVATION
- STORM DRAINAGE
- STORM SERVICE LINE
-
-
- TREE PROTECTION FENCE
- LIMITS OF DISTURBANCE
- WOODED AREA
- MAJOR CONTOUR
- MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EASEMENT LINE
- ACCESSIBLE PARKING AREA
(2% MAX. SLOPE IN ALL DIRECTIONS)



SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING,
STORM DRAINAGE AND UTILITY NOTES

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NCDOT (WHERE APPLICABLE) ENGINEERING
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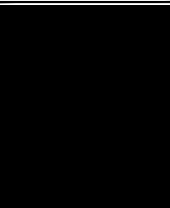
C:\Users\jkan23003\OneDrive\Documents\Projects\5401 North Administrative\Drawings\Storm Drainage\Storm Drainage.dwg, 2/27/2024 1:13:58 PM, Brian Bannister



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3	02.21.2025	REVISED PER COR 3RD ASR COMMENTS
4		
5		
6		

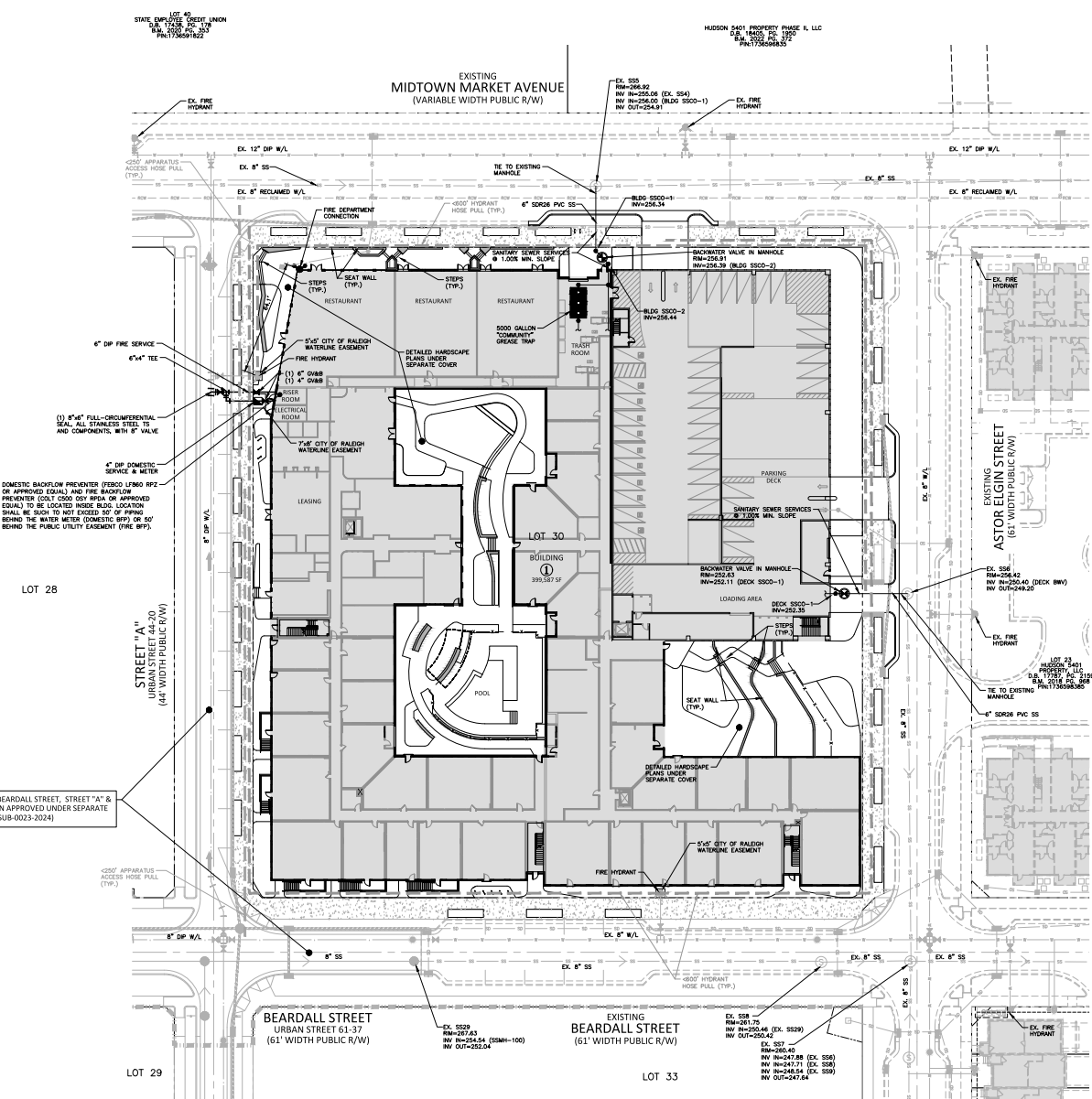
PLAN INFORMATION

PROJECT NO.	KAN23003
FILENAME	KAN23003-ASR-11
CHECKED BY	DMB
DRAWN BY	CNS
SCALE	1" = 30'
DATE	07.02.2024

UTILITY PLAN
C4.00

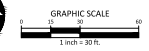
UTILITY LEGEND

- 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 SLEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- SEWER FORCE MAN
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- EASEMENT LINE



SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

D:\Projects\2024\5401 North Administrative\Drawings\Utility\Utility Plan\Utility Plan.dwg, 2/27/2025, 1:15:46 PM, D:\Users\j...



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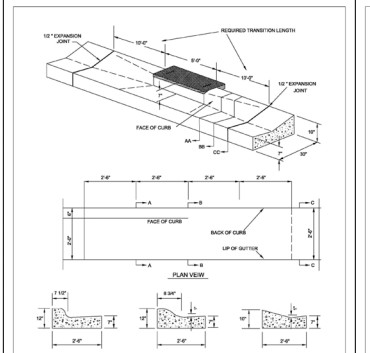
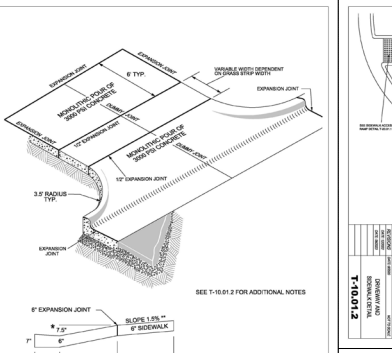
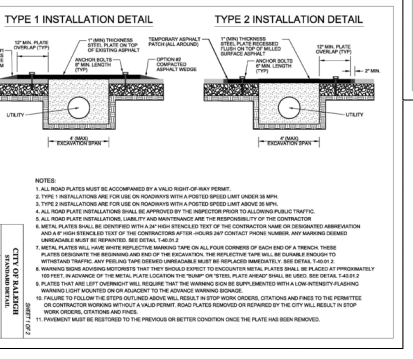
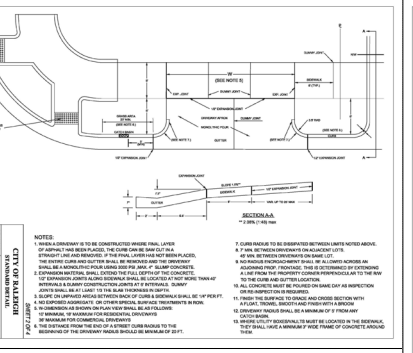
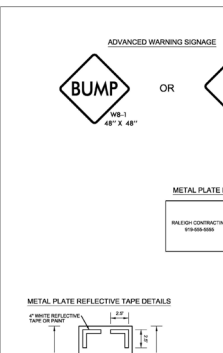
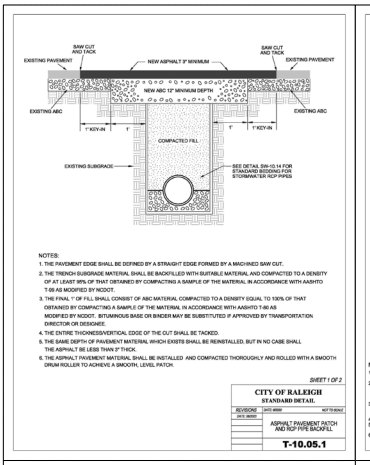
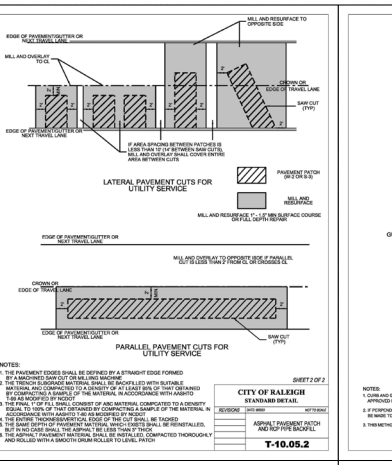
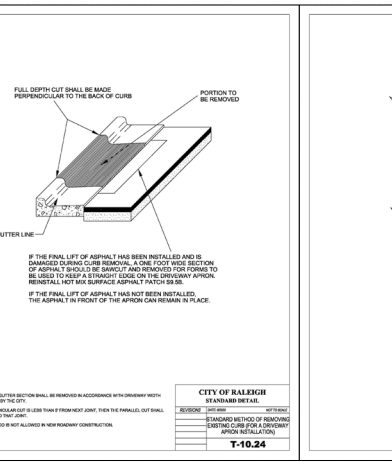
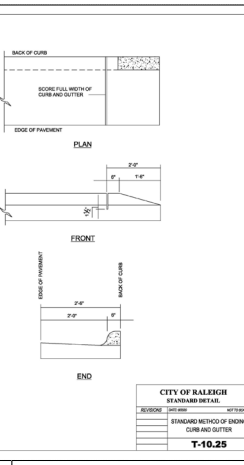
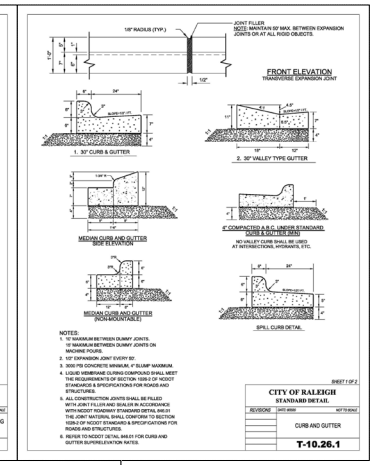
PLAN INFORMATION

PROJECT NO. KAN23003
 FILENAME: KAN23003-ASR-D1
 CHECKED BY: DMB
 DRAWN BY: CNS
 SCALE: NTS
 DATE: 07.02.2024

SHEET

SITE DETAILS

C8.00



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**5401 NORTH
ADMINISTRATIVE SITE PLAN
7740 MIDTOWN MARKET AVENUE
RALEIGH, NORTH CAROLINA 27616**

PAVEMENT PATCH DETAIL

CITY OF RALEIGH	DEPARTMENT OF PUBLIC UTILITIES						
DATE	REVISION	BY	DESCRIPTION	DATE	REVISION	BY	DESCRIPTION
W-1	REV	12-13-2019	BDP	ADDITIONAL NOTES	12-13-2019	BDP	ADDITIONAL NOTES
W-2	REV	03-03-2020	BDP	ADDITIONAL NOTES	03-03-2020	BDP	ADDITIONAL NOTES

STANDARD ASPHALT PAVEMENT PATCH DETAIL

CITY OF RALEIGH	DEPARTMENT OF PUBLIC UTILITIES						
DATE	REVISION	BY	DESCRIPTION	DATE	REVISION	BY	DESCRIPTION
W-2	REV	11-23-2019	BDP	ADDITIONAL NOTES	11-23-2019	BDP	ADDITIONAL NOTES

REINFORCED SOIL

CITY OF RALEIGH	DEPARTMENT OF PUBLIC UTILITIES						
DATE	REVISION	BY	DESCRIPTION	DATE	REVISION	BY	DESCRIPTION
W-3	REV	03-23-2020	BDP	ADDITIONAL NOTES	03-23-2020	BDP	ADDITIONAL NOTES

STANDARD FIRE HYDRANT INSTALLATION DETAIL

CITY OF RALEIGH	DEPARTMENT OF PUBLIC UTILITIES						
DATE	REVISION	BY	DESCRIPTION	DATE	REVISION	BY	DESCRIPTION
W-4	REV	12-13-2019	BDP	ADDITIONAL NOTES	12-13-2019	BDP	ADDITIONAL NOTES

**STANDARD FIRE HYDRANT WITH 5\"/>

CITY OF RALEIGH	DEPARTMENT OF PUBLIC UTILITIES						
DATE	REVISION	BY	DESCRIPTION	DATE	REVISION	BY	DESCRIPTION
W-5	REV	03-03-2020	BDP	ADDITIONAL NOTES	03-03-2020	BDP	ADDITIONAL NOTES

**1 3/4\"/>

CITY OF RALEIGH	DEPARTMENT OF PUBLIC UTILITIES						
DATE	REVISION	BY	DESCRIPTION	DATE	REVISION	BY	DESCRIPTION
W-6	REV	03-03-2020	BDP	ADDITIONAL NOTES	03-03-2020	BDP	ADDITIONAL NOTES

**HYDRANT OPERATING NUT AND 2 1/2\"/>

CITY OF RALEIGH	DEPARTMENT OF PUBLIC UTILITIES						
DATE	REVISION	BY	DESCRIPTION	DATE	REVISION	BY	DESCRIPTION
W-7	REV	03-03-2020	BDP	ADDITIONAL NOTES	03-03-2020	BDP	ADDITIONAL NOTES

REACTION BEARING AREAS FOR HORIZONTAL WATER PIPE BODIES

PIPE DIA.	PIPE WEIGHT (LBS/FT)	1	2	3	4	5	6
12 1/4"	11.108	1	1	1	1	1	2
12 1/2"	8.207	1	2	2	1	1	3
12 3/4"	4.538	1	3	3	2	1	4
13"	7.296	2	4	5	1	1	5
PLUS	8.055	2	3	4	1	1	2
14"	1.070	1	1	1	1	1	2
14 1/4"	8.988	1	1	1	1	1	2
14 1/2"	2.094	2	5	5	1	1	2
14 3/4"	18.215	4	5	5	2	4	15
15"	19.008	5	6	6	2	3	6
15 1/4"	4.883	2	3	3	2	2	5
15 1/2"	6.530	2	3	3	2	2	5
15 3/4"	17.312	5	6	6	3	5	15
16"	3.288	2	1	1	1	1	4
PLUS	28.613	5	12	14	3	5	23
16 1/4"	7.861	2	4	5	1	1	6
16 1/2"	15.691	4	6	6	2	4	16
16 3/4"	30.978	6	12	12	4	6	31
17"	16.245	11	12	12	5	11	27
PLUS	42.514	12	25	25	5	11	41

THRUST BLOCKING QUANTITY TABLE

PIPE DIA.	PIPE WEIGHT (LBS/FT)	1	2	3	4	5	6
12 1/4"	11.108	1	1	1	1	1	2
12 1/2"	8.207	1	2	2	1	1	3
12 3/4"	4.538	1	3	3	2	1	4
13"	7.296	2	4	5	1	1	5
PLUS	8.055	2	3	4	1	1	2
14"	1.070	1	1	1	1	1	2
14 1/4"	8.988	1	1	1	1	1	2
14 1/2"	2.094	2	5	5	1	1	2
14 3/4"	18.215	4	5	5	2	4	15
15"	19.008	5	6	6	2	3	6
15 1/4"	4.883	2	3	3	2	2	5
15 1/2"	6.530	2	3	3	2	2	5
15 3/4"	17.312	5	6	6	3	5	15
16"	3.288	2	1	1	1	1	4
PLUS	28.613	5	12	14	3	5	23

**4\"/>

CITY OF RALEIGH	DEPARTMENT OF PUBLIC UTILITIES						
DATE	REVISION	BY	DESCRIPTION	DATE	REVISION	BY	DESCRIPTION
W-8	REV	03-03-2020	BDP	ADDITIONAL NOTES	03-03-2020	BDP	ADDITIONAL NOTES

ROD REQUIREMENTS

SIZE OF A/R BOD	MIN. THRUST IN INCHES	NO. OF RODS REQUIRED
12"	4.895	2
14"	7.728	2
16"	12.178	4
18"	16.628	4
20"	21.078	4
24"	30.528	6

VALVE BOX INSTALLATION AND EXTENSION DETAIL

CITY OF RALEIGH	DEPARTMENT OF PUBLIC UTILITIES						
DATE	REVISION	BY	DESCRIPTION	DATE	REVISION	BY	DESCRIPTION
W-9	REV	03-03-2020	BDP	ADDITIONAL NOTES	03-03-2020	BDP	ADDITIONAL NOTES

WATER METER DETAIL

CITY OF RALEIGH	DEPARTMENT OF PUBLIC UTILITIES						
DATE	REVISION	BY	DESCRIPTION	DATE	REVISION	BY	DESCRIPTION
W-10	REV	03-03-2020	BDP	ADDITIONAL NOTES	03-03-2020	BDP	ADDITIONAL NOTES

THRUST BLOCKING

ROD REQUIREMENTS

SIZE OF A/R BOD	MIN. THRUST IN INCHES	NO. OF RODS REQUIRED
12"	4.895	2
14"	7.728	2
16"	12.178	4
18"	16.628	4
20"	21.078	4
24"	30.528	6

**4\"/>

CITY OF RALEIGH	DEPARTMENT OF PUBLIC UTILITIES						
DATE	REVISION	BY	DESCRIPTION	DATE	REVISION	BY	DESCRIPTION
W-11	REV	03-03-2020	BDP	ADDITIONAL NOTES	03-03-2020	BDP	ADDITIONAL NOTES

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SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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PLAN INFORMATION
PROJECT NO. KAN23003
FILENAME KAN23003-ASR-D1
CHECKED BY DMB
DRAWN BY CNS
SCALE NTS
DATE 07.02.2024
SHEET

WATER DETAILS
C8.01



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ADMINISTRATIVE SITE PLAN
7740 MIDTOWN MARKET AVENUE
RALEIGH, NORTH CAROLINA 27616**

NOTES:
1. THE SLOPE OF THE OUTER TO THE CATCH BASIN ON THE CURB SHALL BE EQUAL TO THAT OF THE CURB. THE SLOPE OF THE OUTER TO THE CATCH BASIN ON THE CURB SHALL BE EQUAL TO THAT OF THE CURB.
2. STEPS SHALL BE INSTALLED IN THE CURB. ALL CURB SHOULD BE SUPPORTED. DEPTH SHALL BE MAINTAINED FROM THE TOP OF CURB TO THE INSIDE OF THE CATCH BASIN.
3. BRICK CONCRETE BRICKS MAY BE USED IN PLACE OR BRICK SOLLS.
4. READY-MIX CONCRETE OR READY-MIX CONCRETE USING STANDARD GYF CONCRETE.
5. DOMESTIC CASTINGS REQUIRED WITHIN STREET RIGHT OF WAY.
6. MINIMUM EXTENSION OF PIPE INTO THE CATCH BASIN SHALL BE 12" IF 12" DEEP OR 18" IF 18" DEEP.

STANDARD C.B. STEP

**CITY OF RALEIGH
STANDARD DETAILS**

REVISION: DATE: APPROVED: DATE: APPROVED: DATE:
CATCH BASIN
STEP TOP
SW-10.01

NOTES:
1. FOR 4" OR 6" CONCRETE SLAB, USE 1/2" DIA. #4 REINFORCING BARS AT 18" ON CENTER.
2. USE 1/2" DIA. #4 REINFORCING BARS AT 18" ON CENTER.
3. FOR DEEP REQUIREMENTS, SEE VARIOUS FINISHES DETAIL SW-10.02.

CONCRETE SLAB TOP

**CITY OF RALEIGH
STANDARD DETAILS**

REVISION: DATE: APPROVED: DATE: APPROVED: DATE:
STANDARD ANCHOR BOX
SW-10.04

TYPICAL MH FOR STORM SEWER

PIPE SIZE	MINIMUM COVER
12" DIA.	4" C
18" DIA.	6" C
24" DIA.	8" C
30" DIA.	10" C

NOTES:
1. DEPTH MEASURED FROM TOP OF CURB TO INVERT OF MANHOLE.
2. PRECAST MANHOLE COMPONENTS SHALL MEET MANHOLE REQUIREMENTS.
3. SEE STANDARD SW-10.10 FOR MANHOLE COVER DETAIL.
4. DOMESTIC CASTINGS REQUIRED WITHIN STREET RIGHT OF WAY.

**CITY OF RALEIGH
STANDARD DETAILS**

REVISION: DATE: APPROVED: DATE: APPROVED: DATE:
STANDARD CLASS B MANHOLE
SW-10.05

NOTES:
1. DEPTH MEASURED FROM TOP OF CURB TO INVERT OF MANHOLE.
2. PRECAST MANHOLE COMPONENTS SHALL MEET MANHOLE REQUIREMENTS.
3. SEE STANDARD SW-10.10 FOR MANHOLE COVER DETAIL.
4. DOMESTIC CASTINGS REQUIRED WITHIN STREET RIGHT OF WAY.

**CITY OF RALEIGH
STANDARD DETAILS**

REVISION: DATE: APPROVED: DATE: APPROVED: DATE:
CATCH BASIN CASTINGS
SW-10.06.1

NOTES:
PART WITH RUST INHIBITING BLACK PAINT.

DETAIL OF p1 PLATES

MATERIAL LIST FOR DETAIL	QUANTITY	UNITS
1. 1/2" X 1/2" X 1/2" ANGLE	4	PC
2. 1/2" X 1/2" X 1/2" ANGLE	4	PC
3. 1/2" X 1/2" X 1/2" ANGLE	4	PC
4. 1/2" X 1/2" X 1/2" ANGLE	4	PC
5. 1/2" X 1/2" X 1/2" ANGLE	4	PC
6. 1/2" X 1/2" X 1/2" ANGLE	4	PC

**CITY OF RALEIGH
STANDARD DETAILS**

REVISION: DATE: APPROVED: DATE: APPROVED: DATE:
CATCH BASIN
STEP TOP
SW-10.07

COVER 100 LBS. MINIMUM

NOTES:
1. ALL MANHOLE FRAMES SHALL BE DOMESTICALLY CAST.
2. FRAMES SHALL BE A MINIMUM HEIGHT OF 20" LBS. WITHIN PUBLIC ROW AND 30" LBS. WITHIN RESIDENTIAL ROW.
3. COVER SHALL BE A MINIMUM OF 10" LBS.
4. ALL MANHOLE FRAMES OUTSIDE OF PUBLIC RIGHT OF WAY SHALL BE 30" LBS. PER FRAME.

**CITY OF RALEIGH
STANDARD DETAILS**

REVISION: DATE: APPROVED: DATE: APPROVED: DATE:
STANDARD STONE
MANHOLE COVER
SW-10.10

PIPE SIZE (DI)	CLEARANCE (DISTANCE IN)
12"	18"
18"	24"
24"	30"
30"	36"
36"	42"
42"	48"
48"	54"
54"	60"

**CITY OF RALEIGH
STANDARD DETAILS**

REVISION: DATE: APPROVED: DATE: APPROVED: DATE:
BEDDING FOR STORMWATER
MANHOLE COVER
SW-10.14

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

REVISIONS

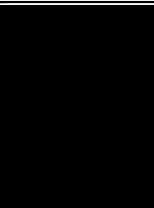
NO.	DATE	REVISION
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2	01.10.2025	REVISED PER COR 2ND ASR COMMENTS
3	02.21.2025	REVISED PER COR 3RD ASR COMMENTS
4		
5		
6		

PLAN INFORMATION

PROJECT NO. KAN23003
FILENAME KAN23003-ASR-D1
CHECKED BY DMB
DRAWN BY CNS
SCALE NTS
DATE 07.02.2024

SHEET

**STORM DRAINAGE
DETAILS
C8.02**



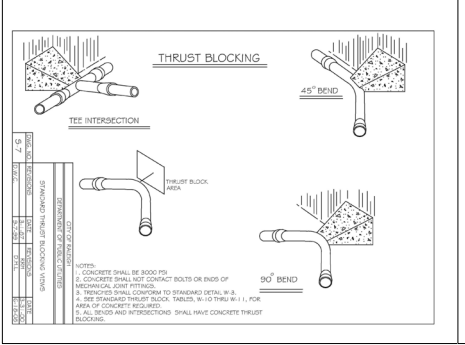
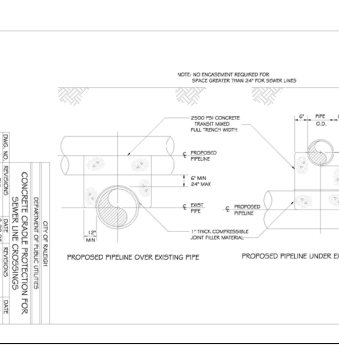
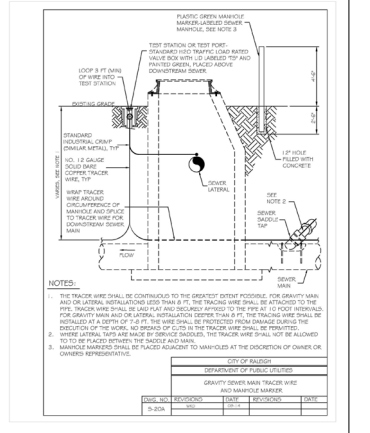
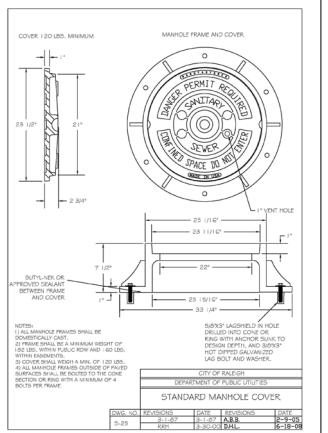
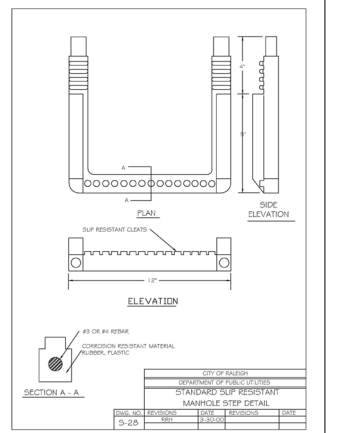
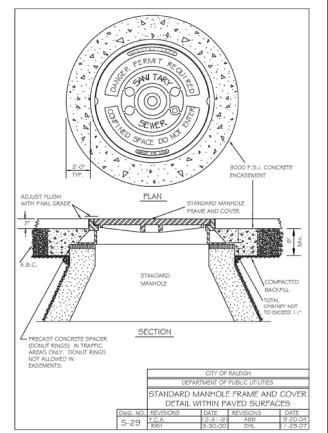
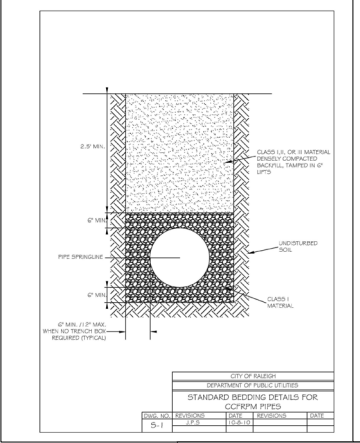
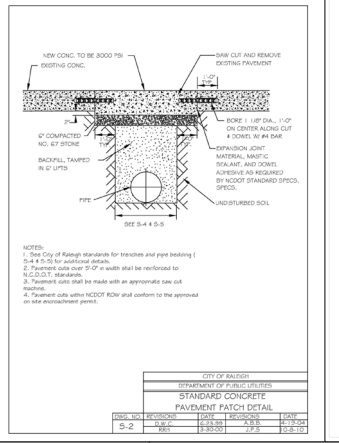
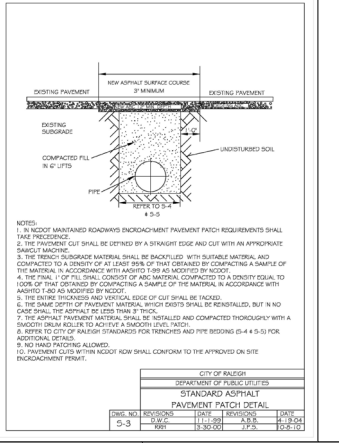
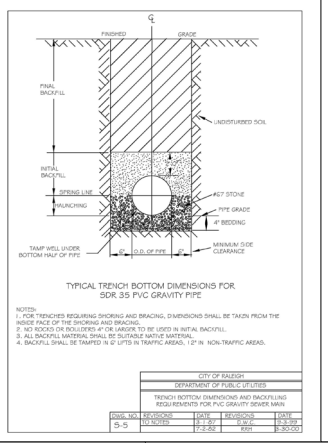
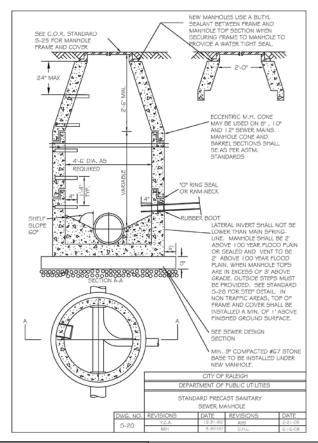
REVISIONS

NO.	DATE	DESCRIPTION
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2	10.10.2025	REVISED PER COR 2ND ASR COMMENTS
3	02.21.2025	REVISED PER COR 3RD ASR COMMENTS
4		
5		

PLAN INFORMATION

PROJECT NO.	KAN23003
FILENAME	KAN23003-ASR-D1
CHECKED BY	DMB
DRAWN BY	CNS
SCALE	NTS
DATE	07.02.2024

SHEET
SANITARY SEWER DETAILS
C8.03



SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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McADAMS

The John R. McAdams Company, Inc.
621 Hillsborough Street
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phone 919.361.5000
fax 919.361.2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

HUDSON CAPITAL PROPERTIES
43650 LASSITER AT NORTH HILLS AVE
SUITE 280 RALEIGH, NC, 27609
MATTHIAS LINDEN
PHONE: 919.838.7207

**5401 NORTH
ADMINISTRATIVE SITE PLAN
7740 MIDTOWN MARKET AVENUE
RALEIGH, NORTH CAROLINA 27616
CITY OF RALEIGH CASE # ASR-0048-2024**



REVISIONS

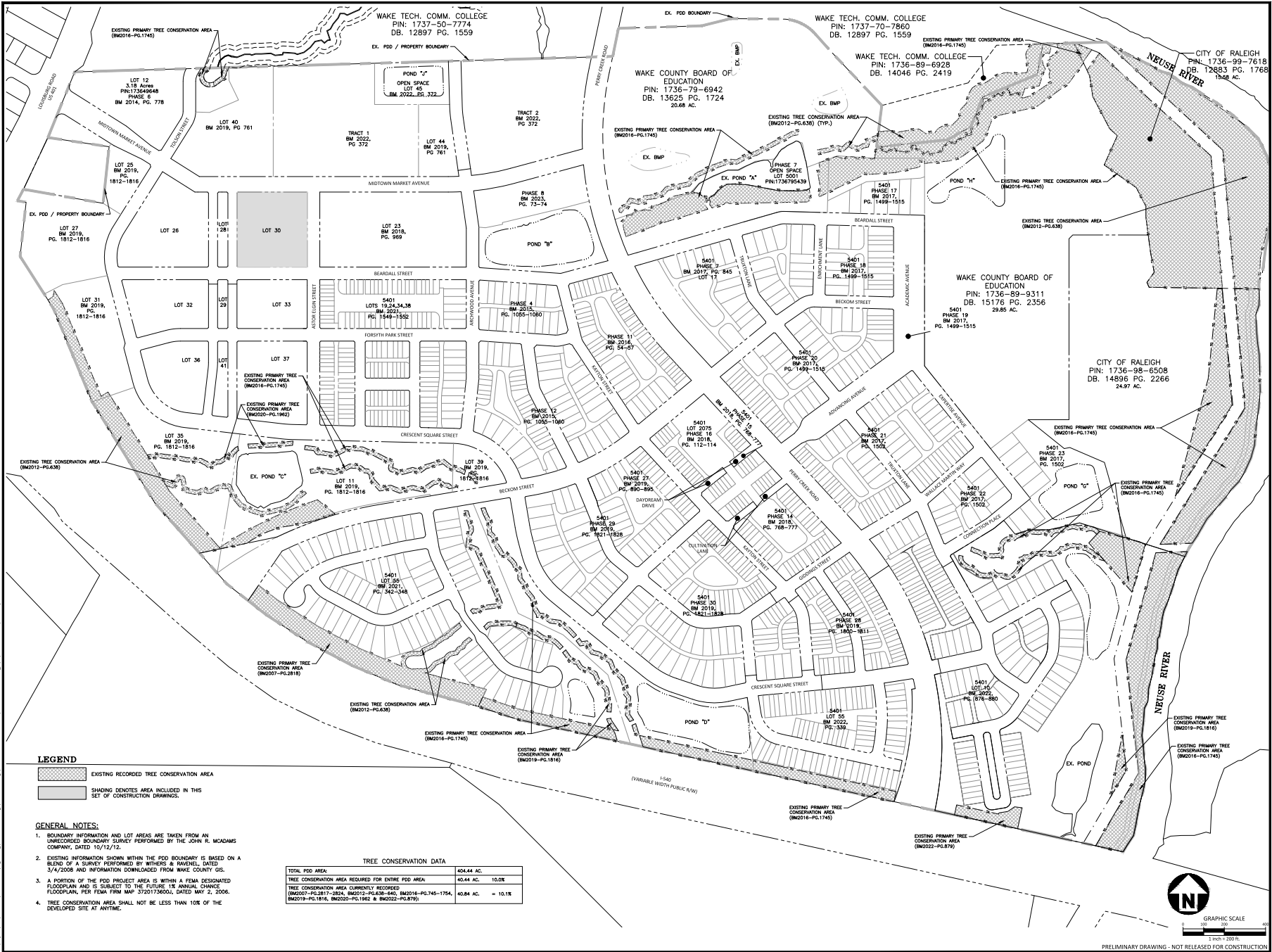
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3	02.21.2025	REVISED PER COR 3RD ASR COMMENTS
4		
5		
6		

PLAN INFORMATION

PROJECT NO. KAN23003
FILENAME KAN23003-ASR-TC1
CHECKED BY DMB
DRAWN BY CNS
SCALE 1" = 200'
DATE 07.02.2024

SHEET

**TREE CONSERVATION
MASTER PLAN
C10.00**



LEGEND

- [Hatched Box] EXISTING RECORDED TREE CONSERVATION AREA
- [Shaded Box] SHADING DENOTES AREA INCLUDED IN THIS SET OF CONSTRUCTION DRAWINGS.

- GENERAL NOTES:**
- BOUNDARY INFORMATION AND LOT AREAS ARE TAKEN FROM AN UNRECORDED BOUNDARY SURVEY PERFORMED BY THE JOHN R. McADAMS COMPANY, DATED 10/12/15.
 - EXISTING INFORMATION SHOWN WITHIN THE PDD BOUNDARY IS BASED ON A BLEND OF A SURVEY PERFORMED BY WITHERS & RAVENEL, DATED 3/4/2008, AND INFORMATION OBTAINED FROM WAKE COUNTY GIS.
 - A PORTION OF THE PDD PROJECT AREA IS WITHIN A FEMA DESIGNATED FLOODPLAIN AND IS SUBJECT TO THE FUTURE 1% ANNUAL CHANCE FLOODPLAIN, PER FEMA FIRM MAP 1702175002L, DATED MAY 2, 2006.
 - TREE CONSERVATION AREA SHALL NOT BE LESS THAN 10% OF THE DEVELOPED SITE AT ANYTIME.

TREE CONSERVATION DATA

TOTAL PDD AREA:	404.44 AC.
TREE CONSERVATION AREA REQUIRED FOR ENTIRE PDD AREA:	40.44 AC. 10.0%
TREE CONSERVATION AREA CURRENTLY RECORDED (BM2007-PG.1817-1824, BM2011-PG.638-640, BM2016-PG.745-1754, BM2019-PG.1816, BM2020-PG.1982 & BM2022-PG.879):	40.84 AC. = 10.1%

GRAPHIC SCALE
0 100 200
1" = 200'

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



McADAMS

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RALEIGH, NORTH CAROLINA 27616

REVISIONS

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3	02.21.2025	REVISED PER COR 3RD ASR COMMENTS
4		
5		

PLAN INFORMATION

PROJECT NO. KAN23003
 FILENAME KAN23003-ASR-151
 CHECKED BY -
 DRAWN BY -
 SCALE 1" = 30'
 DATE 07.02.2024

SHEET

LANDSCAPE PLAN

L5.00

PLANT SCHEDULE STREET TREES

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	FAGR	FAGUS GRANDIFOLIA AMERICAN BEECH
	NYSY	NYSSA SYLVATICA BLACKGUM
	QUPH	QUERCUS PHellos WILLOW OAK
	QLTE	QUERCUS TEXANA NUTTALL OAK

NOTE: STREET TREE PLANT SCHEDULE INCLUDES STREET TREES ALONG LOT 30 FRONTAGE ONLY.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
CANOPY TREES		
	LITA	LIRIODENDRON TULIPIFERA 'ARNOLD' ARNOLD TULIP POPLAR
EVERGREEN TREES		
	LMA	LLEX X 'MAGLAND' OAKLAND HOLLY
	LINE	LLEX X 'NELLE R. STEVENS' NELLE R. STEVENS HOLLY
	ILOS	LLEX SPACIA 'SATYR HILL' SATYR HILL AMERICAN HOLLY
	JUVI	JUNIPERUS VIRGINIANA EASTERN REDCEDAR
UNDERSTORY TREES		
	AMGA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE APPLE SERVICEBERRY
	CHVI	CHONANTHUS VIRGINICUS WHITE FRINGETREE
SHRUBS		
	CASA	CAMELLIA SASANQUA SASANQUA CAMELLIA
	CEHF	CEPHALOTAXUS HARRINGTONIA 'YASTIGATA' UPRIGHT PLUM YEW
	CLJA	CLEYERA JAPONICA JAPANESE CLEYERA
	DIBL	DICOTYLEM X PRINCEPS BLUE CASCADE POSTULUM
	LIGH	LIRNEXA X GRANDIFLORA 'HOPLEY'S' TRISTE DE LIME ARBREA
	PRCM	PRUNUS CAROLINIANA 'QUINGS' BRIGHT 'N' TIGHT CAROLINA CHERRY LAUREL
	VBCV	VIBURNUM ARABICUM 'CHINDO' SUNCO SHINE VIBURNUM
	VLRV	VIBURNUM TILUS 'LISA ROSE' SHADES OF PINK VIBURNUM

SITE LEGEND

	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	ACCESSIBLE RAMPS
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	STRUCTURAL SOIL LIMITS

LOT 40
STATE EMPLOYEE CREDIT UNION
808 TOWN SQ. 128
Raleigh, NC 27601
P: 919.561.1822

HUDSON 5401 PROPERTY PHASE II, LLC
616 15000 PE 1500
Raleigh, NC 27605
P: 919.726.8855

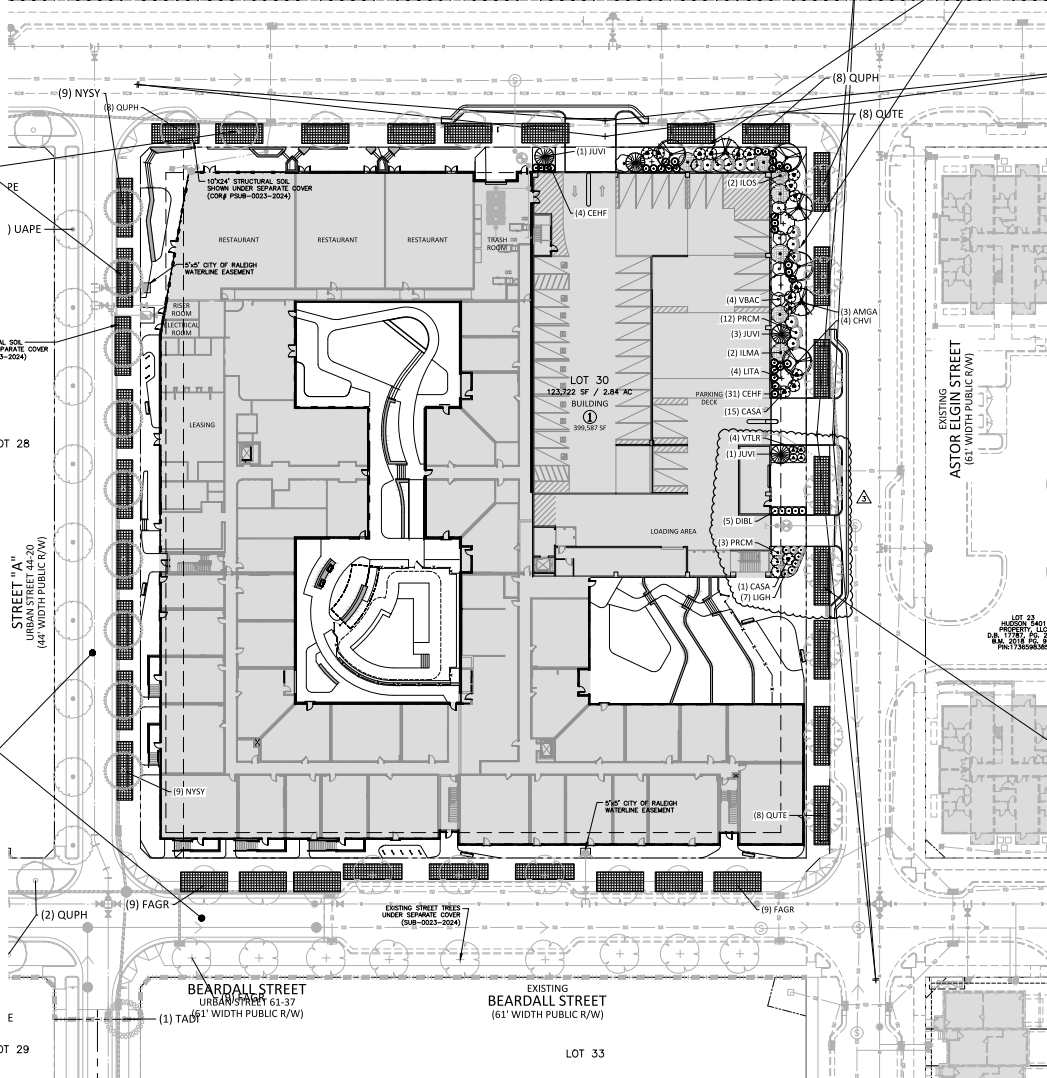
EXISTING
MIDTOWN MARKET AVENUE
(VARIABLE WIDTH PUBLIC R/W)

REQUIRED PARKING STRUCTURE SCREENING IS BEING
MET BY THE PROPOSED PLANTINGS ALONG MIDTOWN
MARKET AVENUE & ASTOR ELGIN STREET
(PER SECTION 12 OF THE APPROVED PCD DOCUMENT)

ALL STREET TREES SHOWN ARE APPROVED
UNDER SEPARATE COVER (CORR PSUB-0023-2024)
AND HAVE BEEN PLACED IN LOCATIONS THAT DO
NOT CONFLICT WITH LOT 30 DESIGN LAYOUT.

ALL STREET TREES SHOWN ARE APPROVED
UNDER SEPARATE COVER (CORR PSUB-0023-2024)
AND HAVE BEEN PLACED IN LOCATIONS THAT DO
NOT CONFLICT WITH LOT 30 DESIGN LAYOUT.

A PORTION OF BEARDALL STREET, STREET 'A' &
UTILITIES WITHIN APPROVED UNDER SEPARATE
COVER (CORR PSUB-0023-2024)



EXISTING STREET TREES
UNDER SEPARATE COVER
(CORR PSUB-0023-2024)



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

GENERAL LANDSCAPE NOTES:

1. ALL PLANTS TO BE INSTALLED FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA.
2. CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
3. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING EXCAVATION OR INSTALLATION.
4. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS FOR REVISION PRIOR TO ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
5. THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING BUILDINGS, GRADING, WALLS, ETC. REFER TO ARCHITECTURE, SITE AND GRADING PLANS.
6. VERIFICATION OF TOTAL PLANT QUANTITIES AS SHOWN IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
7. CONTRACTOR TO ENSURE PROPER STABILIZATION AND SEEDING OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
8. LANDSCAPE MATERIAL SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM DAMAGE, INSECTS AND DISEASE. MATERIAL SHALL EQUAL OR SURPASS IN QUALITY AS DEFINED IN THE CURRENT SOLE OF AMERICAN STANDARD FOR NURSERY STOCK AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
9. ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES AND/OR FOLIAGE OF THE PLANT. MISHANDLED PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
10. ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. DEFICIENT PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
11. ALL PLANT MATERIALS ARE TO BE GUARANTEED FOR A PERIOD OF MATERIALS WHICH HERMAN UNHEALTHY WILL BE REPLACED BY THE LANDSCAPE CONTRACTOR BEFORE THE EXPIRATION OF THE GUARANTEE PERIOD IMMEDIATELY BY SO DIRECTED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.

12. ALL PLANTS TO BE A MINIMUM OF WHAT IS SPECIFIED IN THE PLANT SCHEDULE. ANY CHANGES OR SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND COVERING JURISDICTION PRIOR TO ANY REPLACEMENT.
13. CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULCH/SEEDING IF NOT SPECIFICALLY SHOWN.
14. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL PLANTING AREAS.
15. PROPOSED TREES TO BE PLANTED A MINIMUM 20 FEET MEASURED FROM TRUNK OF THE TREE TO THE POLE.
16. PROPOSED TREES TO BE PLANTED A MINIMUM 10 FEET MEASURED FROM TRUNK OF THE TREE TO THE HYDRANT.
17. CONTRACTOR SHALL COMPLETE SOIL TEST IN ALL PLANTING AREAS TO DETERMINE SOIL AMENDMENT REQUIREMENTS UNLESS WAIVED BY OWNER'S REPRESENTATIVE. CONTRACTOR SHALL ADJUST pH AND FERTILITY BASED UPON THE SOIL TEST RESULTS.
18. TOPSOIL SHALL BE FREE OF MATERIAL LARGER THAN 1.0 INCH IN DIAMETER OR LENGTH AND SHALL NOT CONTAIN SLAG, CHEDERS, STONES, LUMPS OF SOIL, STICKS, ROOTS, TRASH, OR OTHER EXTRANEOUS MATERIAL.
19. LOOSEN SUBGRADE / SURFACE SOIL TO A MINIMUM DEPTH OF AMENDMENTS AND FERTILIZERS AS REQUIRED BY THE SOIL TEST RESULTS TO ACHIEVE A HEALTHY GROWING MEDIA AND MIX THOROUGHLY INTO TOPSOIL SOIL TO A DEPTH OF 6 INCHES BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS MOIST, MUDDY, OR EXCESSIVELY WET.
20. IF IMPORTED TOPSOIL IS REQUIRED, THE SUBGRADE SHALL BE SCARIFIED OR TILLED TO A DEPTH OF AT LEAST 6 INCHES PRIOR TO INSTALLATION OF IMPORTED TOPSOIL. FOLLOWING INSTALLATION OF IMPORTED TOPSOIL, THE TOPSOIL SHALL BE TILLED TO INTEGRATE TO THE SUBGRADE.
21. PLANT MATERIALS ARE TO BE GUARANTEED FOR A PERIOD OF MATERIALS WHICH HERMAN UNHEALTHY WILL BE REPLACED BY THE LANDSCAPE CONTRACTOR BEFORE THE EXPIRATION OF THE GUARANTEE PERIOD IMMEDIATELY BY SO DIRECTED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.

22. ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF RADIUS FROM BASE OF TREE OR TO DROPLINE. MULCH SHALL BE FREE OF TRASH AND MAINTAINED WET PER MULCH SPECIFICATIONS WITH OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
23. DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRIVING, SWEEPING, WHIPPING, AND OTHER HANDLING AND TRIMMING DAMAGE. DO NOT BEND OR BRIDLE TREES OR SHRUBS IN SUCH A MANNER AS TO CAUSE THEM TO BE UNUSUALLY STRESSED OR DAMAGED. PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
24. DELIVER EXTERIOR PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INITIAL IMMEDIATELY. IMMEDIATELY AFTER UNLOADING, STAKE THE TREE UP TO REDUCE THE RISK OF SUN SCALD. PROPERLY STAGED TREES ARE STANDING, UNLIFTED AND SPACED, UNLESS IMMEDIATELY COVERING OF EXTERIOR PLANTS DURING DELIVERY.
25. SEE LANDSCAPE DETAILS FOR TREE STAKING REQUIREMENTS.
26. EXCAVATE EDGES OF ALL PLANTING BEDS TO 2 INCH DEPTH TO FORM A NEAT AND CRISP FINISH.
27. CONTRACTOR SHALL REMOVE DEBRIS AND FIRE GRATE ALL PLANTING AREAS PRIOR TO REMOVAL OF GUY WIRES AND STAKES AT END OF WARRANTY PERIOD OR ESTABLISHMENT.
28. FINISH GRADING. GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANT WITH GOOD, UNIFORM FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISHED GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CAL	HEIGHT	REMARKS
CANOPY TREES							
▲	LITA	4	LIRIODENDRON TULIPIFERA 'ARNOLD'	ARNOLD TULIP POPLAR	2.5"	MIN 12' MIN	
▲		4	SUBTOTAL:				
EVERGREEN TREES							
●	ILMA	2	ILEX X 'MAGLUND'	OAKLAND™ HOLLY	-	10' MIN	
●	ILNE	3	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	-	10' MIN	
●	ILOS	2	ILEX OPACA 'SATYR HILL'	SATYR HILL AMERICAN HOLLY	-	10' MIN	
●	JUMI	1	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	-	10' MIN	
●		11	SUBTOTAL:				
UNDERSTORY TREES							
●	AMCA	3	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERWBERRY	-	8' MIN	MIN (3) CANES
●	CHM	4	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	2"	MIN 8' MIN	
●		7	SUBTOTAL:				

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	SPREAD	REMARKS
SHRUBS								
●	CASA	16	CAMELLIA SASANGUA	SASANGUA CAMELLIA	#7	36"	MIN 30" MIN	
●	CEHF	31	CEPHALOTAXUS HARRINGTONIA 'ASTIGATA'	UPRIGHT PLUM YEW	#7	36"	MIN 18" MIN	
●	CLJA	1	CLEYERA JAPONICA	JAPANESE CLEYERA	#10	48"	MIN 36" MIN	
●	DIRL	5	DISTYLIS X 'PRIDST-IT'	BLUE CASCADE DISTYLIS	#5	18"	MIN 18" MIN	
●	LUSH	7	LINNEEA X GRANDIFLORA 'HOPLEY'S'	TWIST OF LIME ABELIA	#3	12"	MIN 15" MIN	F/K/A ABELIA X GRANDIFLORA 'HOPLEY'S'
●	PRCM	15	PRUNUS CADAGUANA 'NONES'	BRIGHT 'N' TIGHT CAROLINA CHERRY LAUREL	#7	36"	MIN 30" MIN	
●	VBAC	4	VBURNUM ARAUCARI 'CHINDI'	CHINDI SWEET VBURNUM	#10	36"	MIN 24" MIN	
●	VTLR	4	VBURNUM THUNIS 'LISA ROSA'	SHADES OF PINK VBURNUM	#3	18"	MIN 18" MIN	
●		83	SUBTOTAL:					

PLANT SCHEDULE STREET TREES

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CAL	HEIGHT
TREES						
●	FAOR	9	FAGUS GRANDIFOLIA	AMERICAN BEECH	3"	MIN 10' MIN
●	NYSY	9	NYSSA SYLVATICA	BLACKGUM	3"	MIN 10' MIN
●	QUFH	8	QUERCUS PHELLOS	WILLOW OAK	3"	MIN 10' MIN
●	QUITE	8	QUERCUS TEXANA	NUTTALL OAK	3"	MIN 10' MIN

NOTE: STREET TREE PLANT SCHEDULE INCLUDES STREET TREES ALONG LOT 30 FRONTAGE ONLY

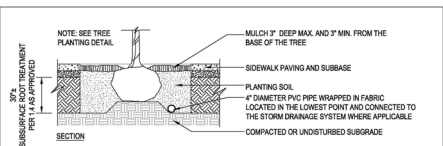
LANDSCAPE CALCULATIONS

STREET TREE CALCULATIONS

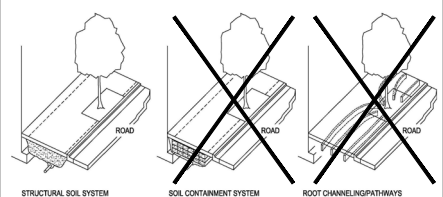
STREET	TREES REQUIRED	PROVIDED
MIDTOWN MARKET AVENUE	8	310 LL
STREET "A" EAST	9	354 LL
BEARDALL STREET	9	312 LL
ASTOR ELLIEN STREET	9	303 LL

PARKING STRUCTURE SCREENING

SCREENING TYPE	TREES REQUIRED	PROVIDED
DECIDUOUS CANOPY TREES	4	12(100) LF
EVERGREEN TREES	10	10(150) LF
UNDERSTORY TREES	7	7(100) LF
LARGE EVERGREEN SHRUBS	66	66(100/100) LF



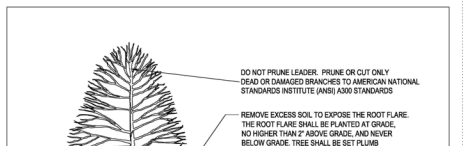
- NOTES:**
1. A SITE SPECIFIC PLAN MUST BE DEVELOPED TO ENSURE THAT:
 - 1.1 EACH TREE IS PROVIDED A MIN. ROOT ACCESSIBLE SOIL VOLUME OF 800 CUBIC FEET.
 - 1.2 THE TREE ROOT AREA BENEATH THE SIDEWALK IS DOWNSLOPED TO MAXIMIZE ROOT ACCESSIBLE SOIL SPACE UNDER THE PAVEMENT.
 - 1.3 CONNECT THE SPACE FOR ROOT EXPANSION WHERE POSSIBLE TO ALLOW ROOT SYSTEMS OF TREES TO OVERLAP AND COLONIZE A SHARED SOIL SPACE.
 - 1.4 ANY COMBINATION OF STRUCTURAL SOILS, SOIL CONTAINMENT SYSTEM (e.g., SILVA CELLS OR ROOT CHANNELING (e.g., SOIL STEER DRAINAGE SYSTEM) THAT PERFORMS AS SPECIFIED IS ACCEPTABLE.
 2. A 4" X 8" WIDTH MINIMUM APPLIES TO BOTH STRUCTURAL SOILS AND SUBSURFACE SOIL CONTAINMENT SYSTEMS.
 3. SUBSURFACE APPLICATION SHALL BE REVIEWED AND APPROVED BY CITY OF RALEIGH-PARKS, RECREATION AND CULTURAL RESOURCES URBAN FORESTRY DIVISION PRIOR TO INSTALLATION.



CITY OF RALEIGH STANDARD DETAIL		
REVISION	DATE	NOTED BY

TPP-07

1. TREE PLANTING IN SIDEWALK WITHIN ROW

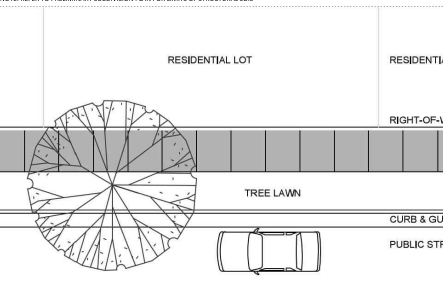


- NOTES:**
1. TREES MUST MEET THE TREE QUALITY STANDARDS IN CH. 2 OF THE CITY TREE MANUAL.
 2. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
 3. TREES SHALL BE PLANTED BETWEEN OCTOBER 1ST AND APRIL 30TH.
 4. A TREE IMPACT PERMIT IS REQUIRED.
 5. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.
 6. IF STAKING IN ACCORDANCE WITH THE CITY TREE MANUAL, THE STAKING MUST BE REMOVED WITHIN ONE YEAR.
 7. TREES WILL HAVE A MINIMUM 1 YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY.

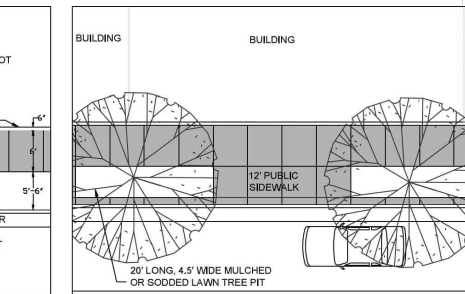
CITY OF RALEIGH STANDARD DETAIL		
REVISION	DATE	NOTED BY

TPP-03

1. TREE PLANTING DETAIL



SIDEWALK DETAIL 'A'
5401 NORTH



SIDEWALK DETAIL 'B'
5401 NORTH

McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919.361.5000
fax 919.361.2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT
HUDSON CAPITAL PROPERTIES
43650 LASSITER AT NORTH HILLS AVE
SUITE 280 RALEIGH, NC, 27609
MATTHIAS LINDEN
PHONE: 919-838-7207

5401 NORTH ADMINISTRATIVE SITE PLAN
7740 MIDTOWN MARKET AVENUE
RALEIGH, NORTH CAROLINA 27616

REVISIONS

NO.	DATE	REVISION
1	10.14.2024	REVISED PER COR 1ST ASR COMMENTS
2	01.10.2025	REVISED PER COR 2ND ASR COMMENTS
3	02.21.2025	REVISED PER COR 3RD ASR COMMENTS
4		
5		

PLAN INFORMATION

PROJECT NO. KAN23003
FILENAME KAN23003-ASR-L51
CHECKED BY JGY
DRAWN BY KHW
SCALE AS INDICATED
DATE 07.02.2024

LANDSCAPE NOTES AND DETAILS
L5.01

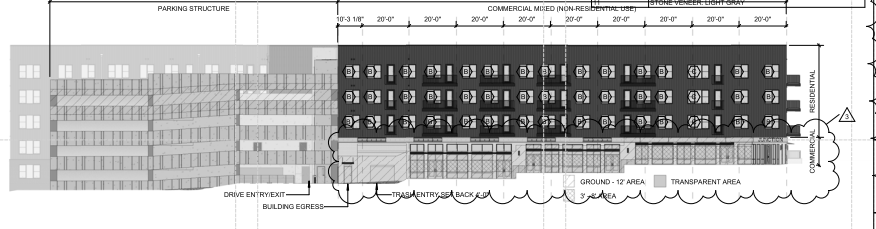
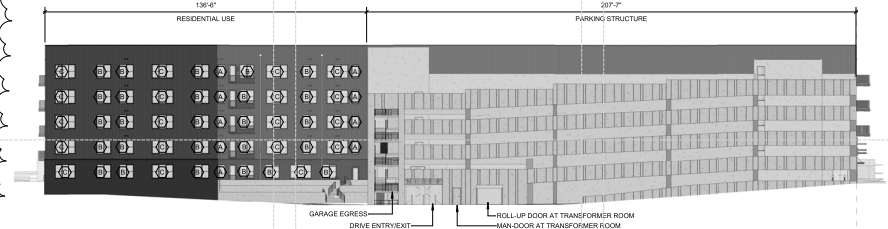
EXTERIOR - BASIS OF DESIGN

MATERIAL
1. BATTEN, DARK GRAY
2. BATTEN, WHITE
3. BATTEN, DARK GRAY
4. BATTEN, WHITE
5. DIAMOND VENEUR, NORMAN
6. BATTEN, DARK GRAY
7. BATTEN, DARK GRAY
8. DIAMOND VENEUR, NORMAN
9. BATTEN, DARK GRAY
10. WHITE VENEUR, NORMAN
11. DIAMOND VENEUR, NORMAN
12. DIAMOND VENEUR, NORMAN
13. ARCHITECTURAL FORMER & REVEALS
14. CAET, BLACK

TRANSPARENCY CALCULATIONS

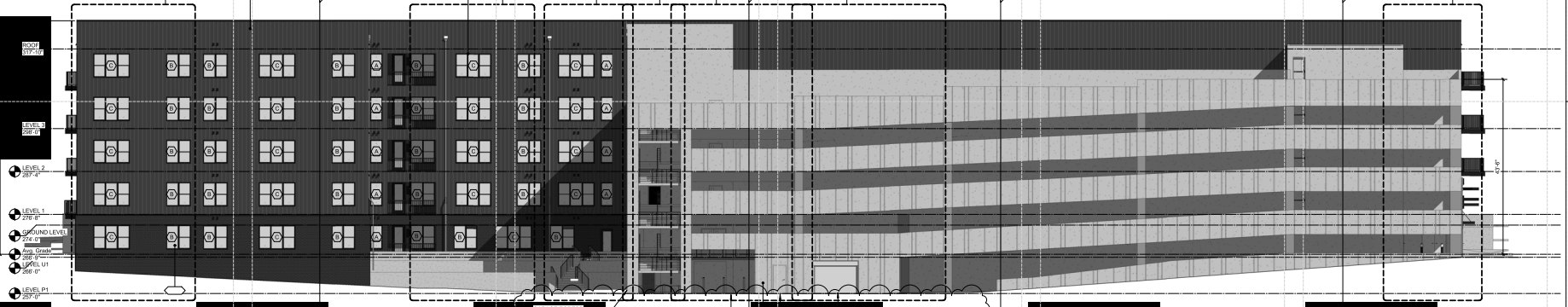
MEASURED GROUND-FLOOR	TRANSPARENCY AREA (REQ'D % ACTUAL %)		MEASURED 3-F		TRANSPARENCY AREA (REQ'D % ACTUAL %)	
	REQ'D	ACTUAL	REQ'D	ACTUAL	REQ'D	ACTUAL
TOTAL WALL AREA	3143	3202	30%	37%	30%	37%
MIDTOWN MARKET AVE.	803	800	50%	61%	27%	30%
100 STREET A						

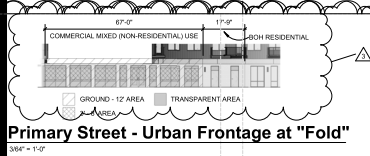
CITY OF PALESHU ORD. SECTION 1.5.3.3
 FOR WINDOWED WALLS, WINDOWS AND DOORS THAT MEET COVER & GROUND STORY FACADE IS MEASURED BETWEEN 3 AND 12 FEET
 FOR WINDOWED WALLS, WINDOWS AND DOORS THAT DO NOT MEET COVER & GROUND STORY FACADE IS MEASURED BETWEEN 3 AND 12 FEET
 FOR WINDOWED WALLS, WINDOWS AND DOORS THAT DO NOT MEET COVER & GROUND STORY FACADE IS MEASURED BETWEEN 3 AND 12 FEET
 FOR WINDOWED WALLS, WINDOWS AND DOORS THAT DO NOT MEET COVER & GROUND STORY FACADE IS MEASURED BETWEEN 3 AND 12 FEET



D1 ELEVATION- EXTERIOR- EAST (ASTOR ELGIN ST.)

D4 ELEVATION- EXTERIOR- NORTH (MIDTOWN MARKET AVE.)





Primary Street - Urban Frontage at "Fold"
364' x 110'

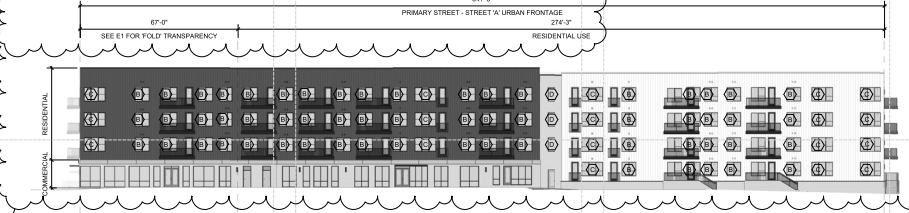
TRANSPARENCY CALCULATIONS

RENDERED WINDOW #2			RENDERED # 8		
TOTAL WALL AREA	TRANSPARENCY AREA (REQ.)	ACTUAL %	TRANSPARENCY AREA (REQ.)	ACTUAL %	
2115	2302	50%	58	50%	57%
800	480	50%	21	20%	87%

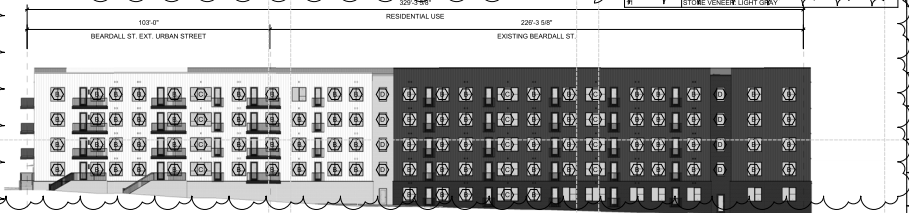
CITY OF DALEIGH UDO, SECTION 1.5.9-B
THE MINIMUM PERCENTAGE OF WINDOWS AND DOORS THAT MEET COVER A GROUND STORY FACADE IS MEASURED BETWEEN 8' AND 12' FEET ABOVE THE SURFACE OF THE FINISHED GROUND FLOOR FOR BALANCE GRADE PORTIONS OF THE FACADE. A MINIMUM OF 50% OF THE RECORDED TRANSPARENT AREA MUST BE GLAZED. REFINISHED FACADES THAT MEET THESE COVER REQUIREMENTS SHALL BE CONSIDERED TRANSPARENT.

EXTERIOR: BASIS OF DESIGN

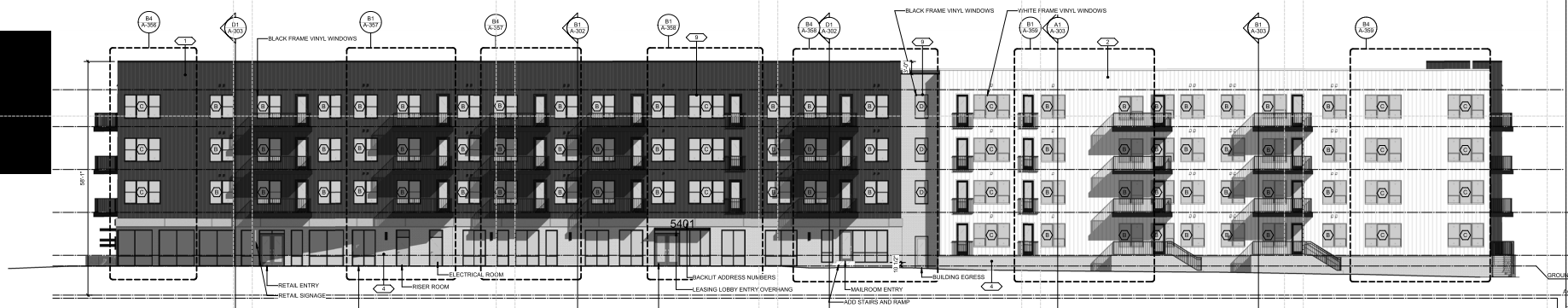
PALETTE
1. BATTEN, DARK GRAY
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5. DIAMOND VERTICAL, NORMAN
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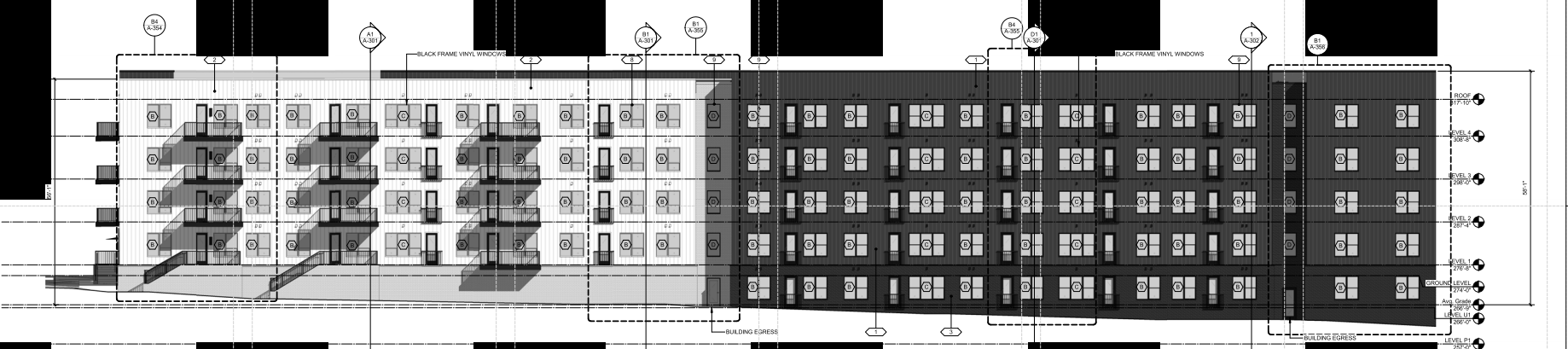
D1 Primary Street - Street 'A' East - Urban Frontage - CX District
364' x 110'



D4 Beardall St. Ext. - CX District
364' x 110'



ELEVATION- EXTERIOR (GENERAL SPINE)
332' x 110'



ELEVATION- EXTERIOR (BEARDALL STREET)
332' x 110'



DATE	DESCRIPTION