Zoning: PD
CAC: Forestville
Drainage Basin: Perry Creek
Acreage: 60.45
Number of Lots: 2
Planner: Justin Rametta
Phone: (919) 996-2665
Applicant: Commercial Properties Realty Trust
Phone: (225) 924-7206
REQUEST: Subdivision of a 94.39 acre site (Lot 11 of BM 2014 PG 778) zoned PD/5401 North Master Plan (MP-1-2010) into a total of (2) lots. New lot 23 will be 5.87 acres and the remainder of Lot 11 will be 86.85 acres. Note the creation of new lot 23 was a condition of approval for SR-63-16/5401 North Lot Apartments.

LOCATION: This site is located on the south side of Midtown Market Avenue, between Archwood Avenue and Louisburg Road (Highway 401). This property is currently located outside of the City limits.

DESIGN ADJUSTMENTS/ ALTERNATES, ETC: N/A

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

CONDITIONS OF APPROVAL AND NEXT STEPS:

Note: This document must be applied to the second sheet of all future submittals with the exception of final plats.

Prior to issuance of a land disturbing permit for the site:

1. That in accordance with Part 10A Section 9.4.4, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City;

2. That a Tree Protection Fence will need to be in place, protecting the tree conservation areas and the existing street trees to remain;

Prior to Planning Department authorization to record lots:

3. That 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 and the plats shall contain the following note: *All private storm drainage easements & stormwater measures will be maintained by the property owners association;*

4. That Infrastructure Construction Plans for public improvements through the Concurrent Review process are approved by the City of Raleigh, including obtaining stub permits, tree impact permit and a street lighting plan, if applicable;

5. That all proposed street right-of-way and general utility easements as shown on the preliminary plan be shown on the final subdivision map as dedications to the City of Raleigh;

6. That a petition for annexation into the City limits 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;
Administrative Approval Action
S-29-17 / 5401 North Apartments Subdivision
Transaction# 514825, AA# 3669

7. That as required by UDO Section 9.2.2 G, verification be provided that the proposed new lot 23 is subject to the existing City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities previously established for the 5401 development, or that a new maintenance covenant and grant of protection easement governing this lot be approved by the City for recordation with the county register of deeds by the end of the next business day following the recordation of the final plat. Further recordings and building permit authorization will be withheld if the recorded document is not provided to the City;

8. That as required by UDO Section 1.1.9, verification be provided that the proposed new lot 23 is subject to the existing City form document entitled Declaration of City of Raleigh Required City Code Provisions for Developments with Common Elements and Common Expenses previously established for the 5401 development, or that a new Declaration of City of Raleigh Required City Code Provisions for Developments governing this lot be approved by the City for recordation with the county register of deeds by the end of the next business day following the recordation of the final plat. Further recordings and building permit authorization will be withheld if the recorded document is not provided to the City;

Prior to issuance of a building occupancy permit;

9. That a final inspection of required street trees by Urban Forestry staff is required;

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: The expiration provisions of UDO Section 10.2.5 E, including the ability to request extensions in the expiration date, apply to this subdivision plan. To avoid allowing this plan approval to expire, the following must take place by the following dates:

3-Year Sunset Date: 9-20-2020
Record entire subdivision.

I hereby certify this administrative decision.

Signed: (Planning Director) Kenneth Bowman Date: 9/29/2017

Staff Coordinator: Martha Y Lobo
5401 NORTH APARTMENTS

PRELIMINARY SUBDIVISION PLAN
7740 MIDTOWN MARKET AVENUE
RALEIGH, NORTH CAROLINA
PROJECT NUMBER: CRC-15000
CITY OF RALEIGH TRANSACTION #: 514825
CITY OF RALEIGH CASE #: S-29-17

DATE: MAY 17, 2017
REVISED: JUNE 15, 2017
REVISED: JULY 7, 2017
REVISED: AUGUST 9, 2017

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

SHEET INDEX
C-1 EXISTING CONDITIONS
C-1A CUMULATIVE MAP
C-2 PROJECT NOTES
C-3 LOT 11 SUBDIVISION PLAN
C-4 SUBDIVISION PLAN
C-5 GRADING AND STORM DRAINAGE PLAN
C-6 UTILITY PLAN
D-1 SITE DETAILS
D-2 STORM DRAINAGE DETAILS
D-3 WATER DETAILS
D-4 SANITARY SEWER DETAILS
C-1 TREE CONSERVATION PLAN
L-1 LANDSCAPE PLAN
L-2 LANDSCAPE PLAN

ATTENTION CONTRACTORS

This Construction Contract is subject to the authorization of work, permits and approvals, and to the requirements of the City of Raleigh. In accordance with City of Raleigh Water Department Water Quality and Efficiency Ordinance, this project will be required to coordinate with all City Utilities. Contracting Parties shall be responsible for performing all work in accordance with all applicable local, state and federal laws and regulations.

McAdams

811

VICTORY MAP
1" = 2,000'

THE JOHN R. McADAMS COMPANY, INC.
2600 Meridian Parkway
Durham, North Carolina 27713
(919) 330-5000 • McAdamsCo.com
Contact: Fred Boone, PE
Boone@mcadamsco.com
ATTENTION CONTRACTORS:

THESE PLANS ARE FOR THE REVIEW AND APPROVAL BY THE LOCAL MUNICIPALITY AND/OR OTHER GOVERNMENTAL JURISDICTION. UNTIL ISSUED FOR CONSTRUCTION BELOW, REQUIRED CORRECTIONS, REVISIONS, ADDITIONS, AND DELETIONS ARE POSSIBLE.

OBTAIN APPROVED CONSTRUCTION DOCUMENTS PRIOR TO CONSTRUCTION.

THIS DRAWING IS PROPERTY OF TONY M. TATE LANDSCAPE ARCHITECTURE AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT PERMISSION. THIS DRAWING IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST.

Street Trees

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<tr>
<th>STREET TREE PLANT LIST</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>SIZE</th>
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PROJECT # 16073

Raleigh, NC 7740 Midtown Market Avenue
5401 North Apartments
Durham, NC

5/2/2017

CDR Raleigh Comments

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

5/2/2017- Per Raleigh Comments
7/5/2017- Per Raleigh Comments
7/17/2017- Street Name Change