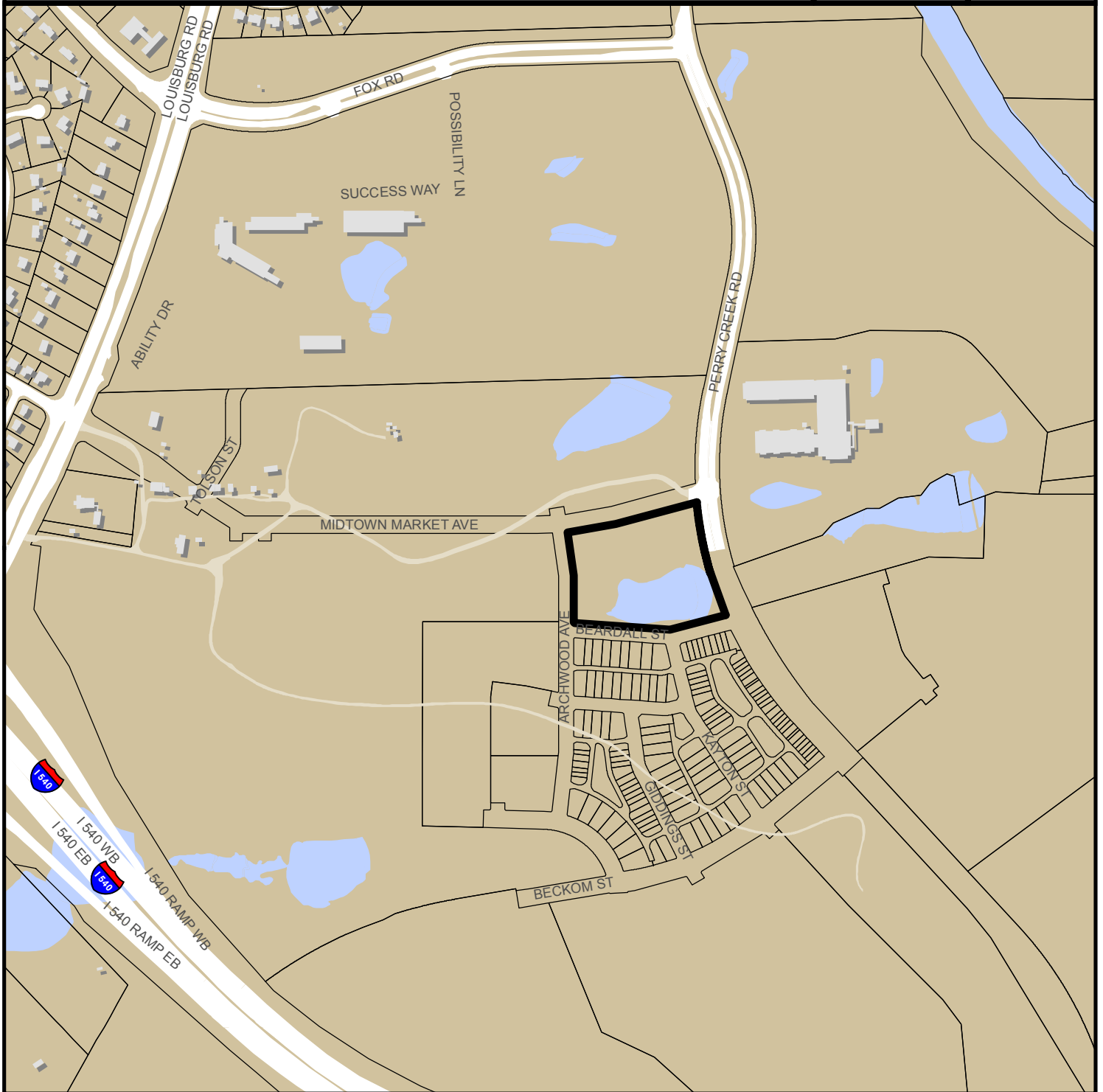


5401 NORTH AMENITY SR-58-2016



0 300 600 1,200 Feet

Zoning: **PD**

CAC: **Forestville**

Drainage Basin: **Neuse**

Acreage: **2.4**

Sq. Ft.: **3218**

Planner: **Meade Bradshaw**

Phone: **(919) 996-2664**

Applicant: **5401 North LLC**



Administrative Site Review Application (for UDO Districts only)

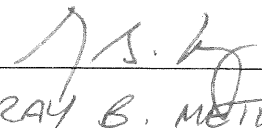


**DEVELOPMENT
SERVICES
DEPARTMENT**

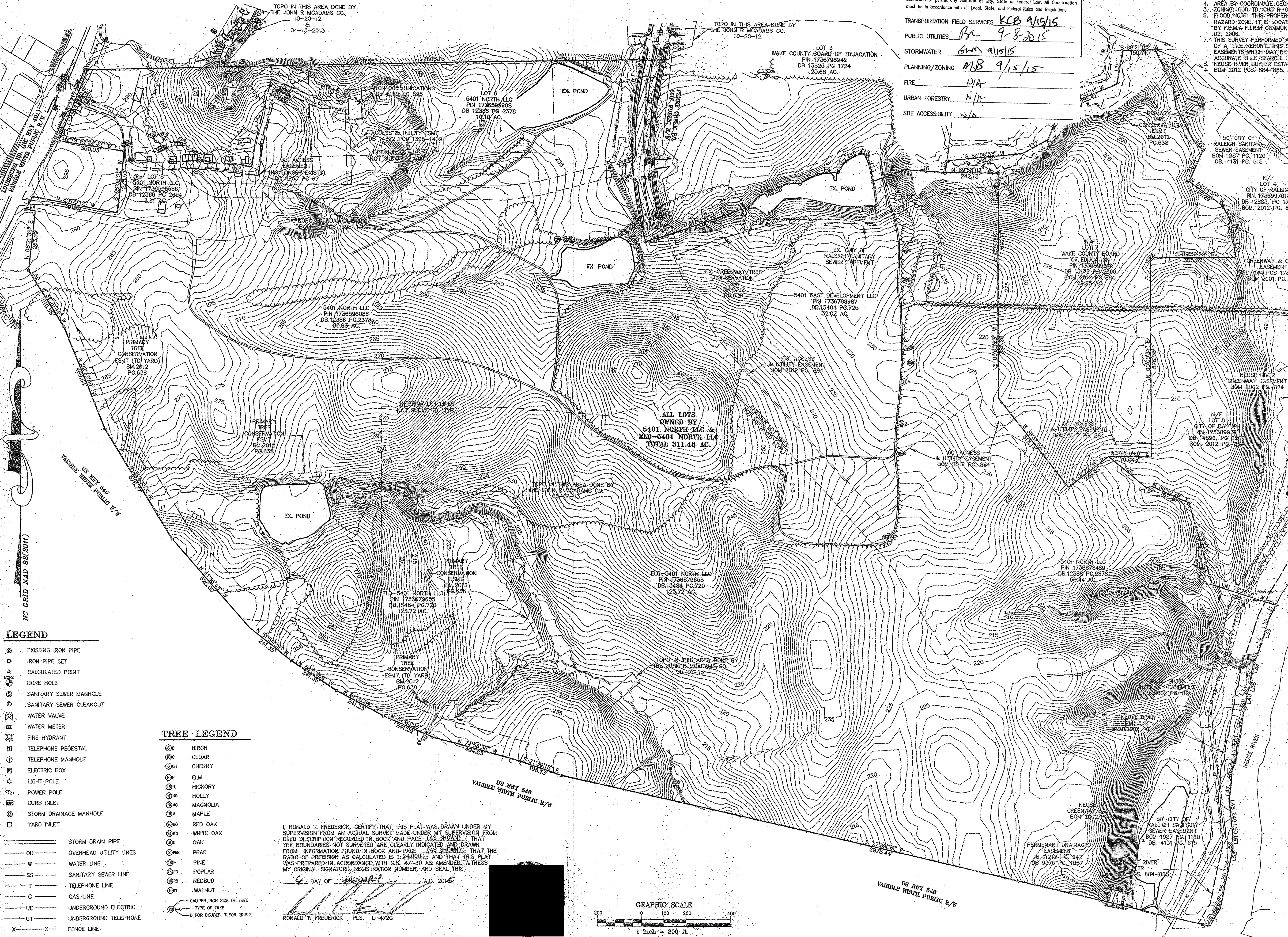
Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

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

BUILDING TYPE		FOR OFFICE USE ONLY	
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input checked="" type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot	Transaction Number 481816 Assigned Project Coordinator Assigned Team Leader Bradshaw	
Has your project previously been through the <i>Due Diligence or Sketch Plan Review</i> process? If yes, provide the transaction #			
GENERAL INFORMATION			
Development Name 5401 North - Amenity			
Zoning District	Planned Development (PD)	Overlay District (if applicable)	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Use		Commercial	
Property Address(es)		Major Street Locator:	
7780 Midtown Market Avenue		South of Fox Rd and Perry Creek Road	
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
P.I.N.	P.I.N.	P.I.N.	P.I.N.
1736695397			
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Office <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Banks <input type="checkbox"/> Industrial Building <input type="checkbox"/> Duplex <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> Cottage Court <input checked="" type="checkbox"/> Other: If other, please describe: <u>Amenity Clubhouse with Pool and Recreation</u>			
WORK SCOPE	Per City Code Section 10.2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements. Clubhouse, pool, and recreation infrastructure at the SW corner of Perry Creek Road and Midtown Market Avenue in 5401 North		
DESIGN ADJUSTMENT OR ADMIN ALTERNATE	Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE N/A		
CLIENT/DEVELOPER/ OWNER	Company Level Homes		Name (s) Gray Methven
	Address 7780 Brier Creek Parkway, Suite 240		
	Phone (919) 647-4063	Email gmethven@levelinc.com	Fax (919) 973-2715
CONSULTANT (Contact Person for Plans)	Company McAdams Company		Name (s) Fred Boone
	Address 2905 Meridian Parkway, Durham, NC 27713		
	Phone (919) 361-5000	Email boone@mcadamsco.com	Fax (919) 361-2269

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)			
Zoning Information		Building Information	
Zoning District(s) Planned Development (PD)		Proposed building use(s) Clubhouse	
If more than one district, provide the acreage of each:		Existing Building(s) sq. ft. gross N/A	
Overlay District N/A		Proposed Building(s) sq. ft. gross 3,218	
Total Site Acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 2.4		Total sq. ft. gross (existing & proposed) 3,218	
Off street parking: Required 36 Provided 74 (45% reduction per PDD)		Proposed height of building(s) 28 Ft	
COA (Certificate of Appropriateness) case #		# of stories 1	
BOA (Board of Adjustment) case # A- 20-10		Ceiling height of 1 st Floor Varies 9,10',12',& 18'	
CUD (Conditional Use District) case # Z- 20-10			
Stormwater Information			
Existing Impervious Surface 0 acres/square feet		Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Proposed Impervious Surface 0.81 acres/square feet		If Yes, please provide:	
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Alluvial Soils Flood Study FEMA Map Panel #	
FOR RESIDENTIAL DEVELOPMENTS			
1. Total # Of Apartment, Condominium or Residential Units		5. Bedroom Units: 1br 2br 3br 4br or more	
2. Total # Of Congregate Care Or Life Care Dwelling Units		6. Infill Development 2.2.7	
3. Total Number of Hotel Units		7. Open Space (only) or Amenity	
4. Overall Total # Of Dwelling Units (1-6 Above)		8. Is your project a cottage court? <input type="checkbox"/> Yes <input type="checkbox"/> No	
SIGNATURE BLOCK (Applicable to all developments)			
<p>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 development plan as approved by the City.</p> <p>I hereby designate <u>MCADAMS / FRED BONE</u> 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.</p> <p>I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.</p> <p>Signed <u></u> Date <u>7.20.16</u></p> <p>Printed Name <u>GRAY B. MATHWEN</u></p> <p>Signed <u>LEVEL HOMES FOR 5401 NORTH, LLC</u> Date _____</p> <p>Printed Name _____</p>			

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
General Requirements	YES	N/A	YES	NO	N/A
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to the City of Raleigh	<input checked="" type="checkbox"/>				
2. Administrative Site Review Application completed and signed by the property owner(s)	<input checked="" type="checkbox"/>		✓		
3. Client must complete and adhere page 1 and 2 of the Administrative Site Review Application to the plan cover sheet	<input checked="" type="checkbox"/>		✓		
4. I have referenced the Administrative Site Review Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>		✓		
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>		✓		
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		✓		
b) Existing Conditions Sheet, including, but not limited to, structures, buildings, utilities, infrastructure, and vegetation	<input checked="" type="checkbox"/>		✓		
c) Proposed Site Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading Plan	<input checked="" type="checkbox"/>		✓		
e) Proposed Stormwater Plan, including preliminary stormwater quantity and quality summary and calculations package. If not required, provide City Code section on front cover.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
f) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
g) Proposed Tree Conservation Plan – For secondary Tree Conservation Areas, include two copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina register forester. If not required, provide City Code section on front cover.	<input checked="" type="checkbox"/>	<input type="checkbox"/>			✓
h) Proposed Landscape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
i) Building elevations that show existing and/or proposed building height. If demolition, do not include buildings to be demolished.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
j) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>		✓	
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals – include all revision dates</u>	<input checked="" type="checkbox"/>		✓		
7. Minimum plan size 18"x24" not to exceed 36"x42"	<input checked="" type="checkbox"/>		✓		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the plan with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		✓		
10. Digital copy of only the plan and elevations. Label the CD or flash drive with the plan name, case file number, and indicate the review cycle #.	<input checked="" type="checkbox"/>		✓		
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
12. If applicable, zoning conditions adhered to the plan cover sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>			✓



LINE	BEARING	LENGTH
L1	N 79°59'50" E	42.83
L2	S 72°56'15" W	67.96
L3	N 11°58'57" W	55.33
L4	N 73°33'03" E	100.62
L5	S 16°26'14" E	0.54
L6	N 49°30'10" E	67.48
L7	S 88°38'17" W	52.82
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	30.98
L13	N 49°30'10" E	120.06
L14	N 68°28'27" E	52.82
L15	N 09°45'40" E	54.43
L16	S 86°26'46" E	180.17
L17	S 60°20'18" W	128.83
L18	S 21°55'48" W	154.76
L19	S 103°19'17" W	150.80
L20	N 42°54'10" E	175.87
L21	N 08°39'19" E	102.82
L22	N 27°46'45" E	176.06
L23	N 47°56'31" W	49.84
L24	N 24°10'46" E	155.65
L25	N 27°20'31" E	100.64
L26	N 07°24'18" W	52.69
L27	N 07°24'18" W	52.69
L28	N 45°00'31" E	25.63
L29	N 51°16'58" W	223.77
L30	S 79°23'55" E	27.46
L31	N 28°46'56" E	72.06
L32	N 17°40'35" E	43.61
L33	N 155°42'10" E	80.09
L34	N 07°23'45" E	82.08
L35	N 23°06'42" E	54.82
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 07°12'35" E	53.48
L42	N 09°20'62" E	50.73
L43	N 14°59'50" E	54.68
L44	N 03°00'07" E	61.77
L45	N 26°47'22" E	37.35
L46	N 03°57'25" E	84.50
L47	N 06°32'57" E	57.94
L48	N 02°26'58" E	87.86
L49	N 03°44'58" E	87.86
L50	N 07°30'19" E	52.98
L51	N 01°29'27" E	43.84
L52	N 03°24'34" E	18.76
L53	N 12°29'03" E	49.60
L54	N 14°28'18" E	57.84
L55	N 14°28'22" E	49.95
L56	N 09°50'21" E	52.82
L57	N 12°09'54" E	52.82
L58	N 33°47'24" E	51.81
L59	N 33°17'06" E	42.11
L60	N 32°30'40" W	89.62

CONCURRENT REVIEW APPROVAL

CITY OF RALEIGH -- PLANS AUTHORIZATION FOR CONSTRUCTION

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

TRANSPORTATION FIELD SERVICES *KCB 9/15/15*

PUBLIC UTILITIES *BC 9-8-2015*

STORMWATER *Gum 9/15/15*

PLANNING/ZONING *MB 9/15/15*

FIRE *N/A*

URBAN FORESTRY *N/A*

SITE ACCESSIBILITY *WJD*

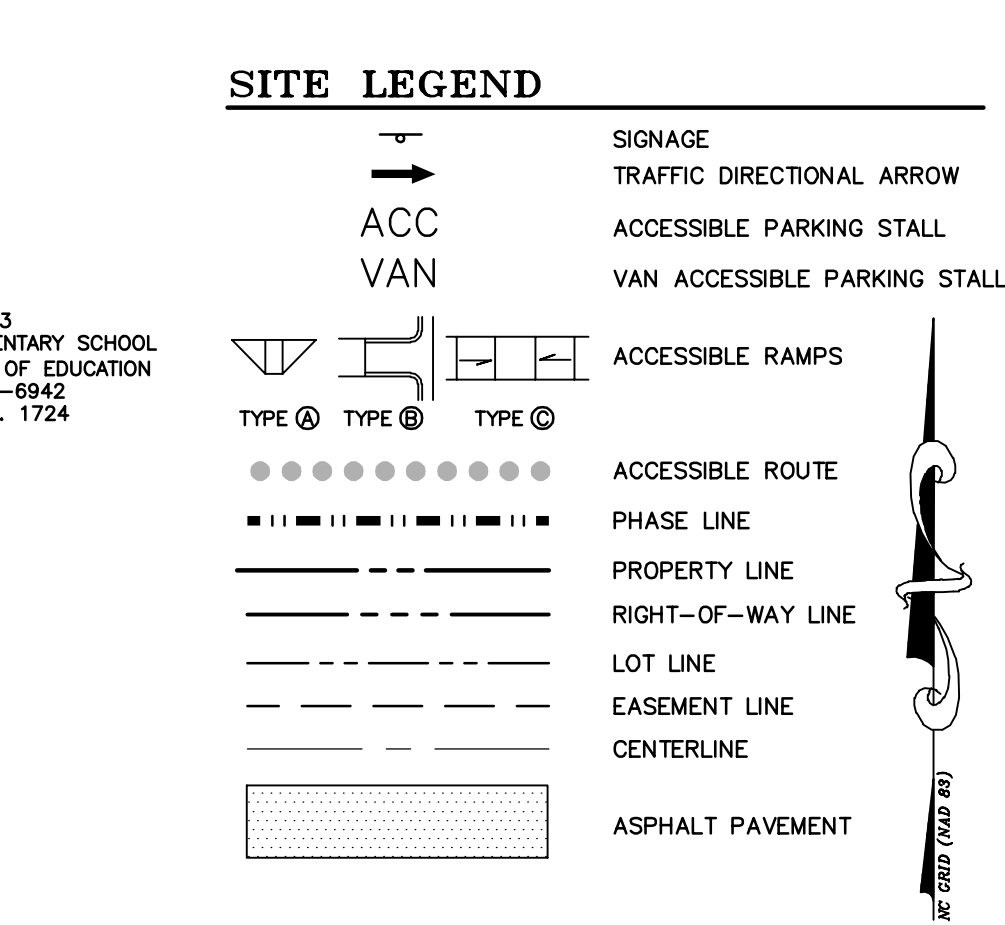
GENERAL NOTES

NEUMER RIVER BUFFER

1. 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 THAT AS WAS NOTED ON THE PLAN, "THE JOHN R. MODAMS COMPANY MAKES NO GUARANTEES OF THE ACCURACY OF THE DATA BY OTHERS."
2. BEARING FOR THIS SURVEY ARE BASED ON CN GRID NAD 83.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. AREA BY COORDINATE GEOMETRY.
5. ZONING: CUD; CUD - R-4, CM.
6. A FLOOD NOTE: THIS PARCEL IS LOCATED IN A SPECIAL "FLOOD" HAZARD ZONE; IT IS LOCATED IN ZONE "AE" AND "X" AS DEFINED BY F.E.M.A. FIRM: COMMUNITY PLAN: 837201736600 DATED MAY 04, 2005.
7. 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.
8. NEUMER RIVER BUFFER ESTABLISHED BY OTHERS AS SHOWN ON BOB: 2012 PAGES: 884-885.

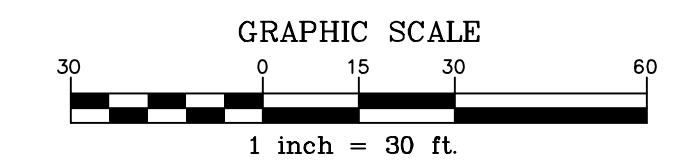
[illegible]

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



- # GENERAL SITE NOTES:
1. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF RALEIGH AND NCODT STANDARDS AND SPECIFICATIONS.
 2. ALL DIMENSIONS SHOWN ON SITE PLAN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 3. SEE ARCHITECTURAL PLANS FOR DETAILS OF BUILDINGS, BUILDING DIMENSIONS, MECHANICAL AND PLUMBING DETAILS, AND LOCATION OF ALL APPURTENANCES.
 4. PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL HOLD A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT AND OWNER REPRESENTATIVE.
 5. ALL ACCESSIBLE SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODES. THE CITY ENGINEERING INSPECTIONS DEPARTMENT WILL ENFORCE ADA REQUIREMENTS FOR CONSTRUCTION SITE COMPLIANCE SITE ACCESSIBILITY, TRAVEL LANE AND SIDEWALK CLOSURES THROUGHOUT CONSTRUCTION.
 6. ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE ENGINEER PRIOR TO START OF CONSTRUCTION. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREIN BEFORE BEGINNING ANY CONSTRUCTION ACTIVITIES.
 7. THE CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND R.O.W.'S, PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS.
 8. ACCESS TO UTILITIES, FIRE HYDRANTS, STREET LIGHTING, ETC., SHALL REMAIN UNDISTURBED, UNLESS CORRELATED WITH RESPECTIVE UTILITY.
 9. FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT GRADE UNLESS NOTED DIFFERENTLY ON PLAN.
 10. ALL UTILITY SERVICES TO BUILDINGS SHALL BE UNDERGROUND ON SITE UNLESS OTHERWISE NOTED.
 11. ALL STRIPING AND DIRECTIONAL ARROWS SHALL CONFORM TO CURRENT MUTCD STANDARDS AND THE CITY OF RALEIGH STREETS, SIDEWALK AND DRIVEWAY HANDBOOK, SECTION 4.11. COORDINATE STRIPING WITH C.O.R. TRANSPORTATION DEPARTMENT, PRIOR TO INSTALLATION OF ANY STRIPING.
 12. THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS ARE SCHEMATIC IN NATURE AND DO NOT SHOW OR BE BASED AFTER TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED FOR A COMPLETE AND WORKING SYSTEM.
 13. LANDSCAPE PLANTINGS AT ENTRANCE/EXITS WILL BE INSTALLED AND MAINTAINED SO AS NOT TO INTERFERE WITH SIGHT DISTANCE NEEDS OF DRIVERS IN THE PARKING AREA AND AT ENTRANCE/EXIT LOCATIONS, PER CITY STANDARDS.
 14. FINAL LIFT OF ASPHALT, AND PROPOSED STREETScape/HARDSCAPING ALONG RIGHT OF WAY TO BE COMPLETED AFTER TRANSPORTATION IS COMPLETE BUT PRIOR TO SEEKING BUILDING OCCUPANCY.
 15. WITHIN THE SIGHT DISTANCE TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED. NO SIGN, OR PART, OR OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR OTHER OBJECT.


PHYSICAL ADDRESS:	7780 MIDTOWN MARKET AVENUE RALEIGH, NORTH CAROLINA
OWNER:	ELD-5401 NORTH, LLC C/O ENGQUIST-LEVEL DEVELOPMENT, LLC
DEVELOPER/APPLICANT	ENGQUIST-LEVEL DEVELOPMENT, LLC
PIN:	1736695397
REAL ESTATE ID:	422136
ZONING:	PD
WATERSHED:	NEUSE RIVER
PROJECT AREA:	2.40 AC.
AREA IN FLOODWAY/FLOODPLAIN:	NONE
BUILDING SQUARE FOOTAGE:	3,216 SF
PARKING SUMMARY REQUIRED PARKING:	
COMMERCIAL (MIN. UDO 10-2081)	16 SPACES (1 PER 200 SF)
POOL (MIN. UDO 10-2081)	62 SPACES (1 PER 100 SF OF POOL S.A.)
TOTAL (MIN.)	78 SPACES
PARKING REDUCTION PER APPROVED PDD AMENDMENT, UDO 10-2057.F.4.H	45%
REQUIRED PARKING:	36 SPACES
PROVIDED PARKING:	74 SPACES (INCLUDES ON-STREET PARKING PER 5401 NORTH DEVELOPMENT STANDARDS)
ACCESSIBLE PARKING:	REQUIRED - 2 SPACES PROPOSED - 2 SPACES (VAN ACCESSIBLE)
BICYCLE PARKING:	REQUIRED - 1 RACK PROPOSED - 1 RACK
PROPOSED IMPERVIOUS:	0.82 AC. (33.8% OF PROJECT AREA)
DENURED AREA:	2.98 AC
5401 NORTH PLANNED DEVELOPMENT STANDARDS (TRANSECT ZONE T4-0):	
BUILDING SETBACKS TO PUBLIC STREETS	
PRIMARY (MIDTOWN MARKET AVENUE):	0' (MIN)
SIDE (ARCHWOOD):	0' (MIN)
REAR:	0' (MIN)
AGGREGATE:	15' (MAX)
FRONT MAXIMUM:	15' (MAX)
ACCESSORY/GARAGE:	5' (MIN)
MAX. BUILDING HEIGHT HEIGHT PROVIDED	80' 28'
MIN. LOT AREA AREA PROVIDED	2,000 SF 251,515 SF
MIN. LOT WIDTH WIDTH PROVIDED	35' 373'
MIN. SIDEWALK WIDTH WIDTH PROVIDED	12' 12'
OPEN SPACE (OVERALL DEVELOPMENT) REQUIRED OPEN SPACE	60.38 AC (15% OF DEVELOPMENT AREA)
PROVIDED OPEN SPACE	X.XX AC



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

X:\Projects\CRC\CRC-16000\Land\Site Plan - Construction Drawings\Current Drawings\CRC16000-SI.dwg, 7/26/2016 2:11:03 PM, Blazier, Curt

**THE JOHN R. McADAMS
COMPANY, INC.**
2905 Meridian Parkway
Durham, North Carolina 27713
License No.: C-0293
(800) 733-5646 ■ McAdamsCo.com




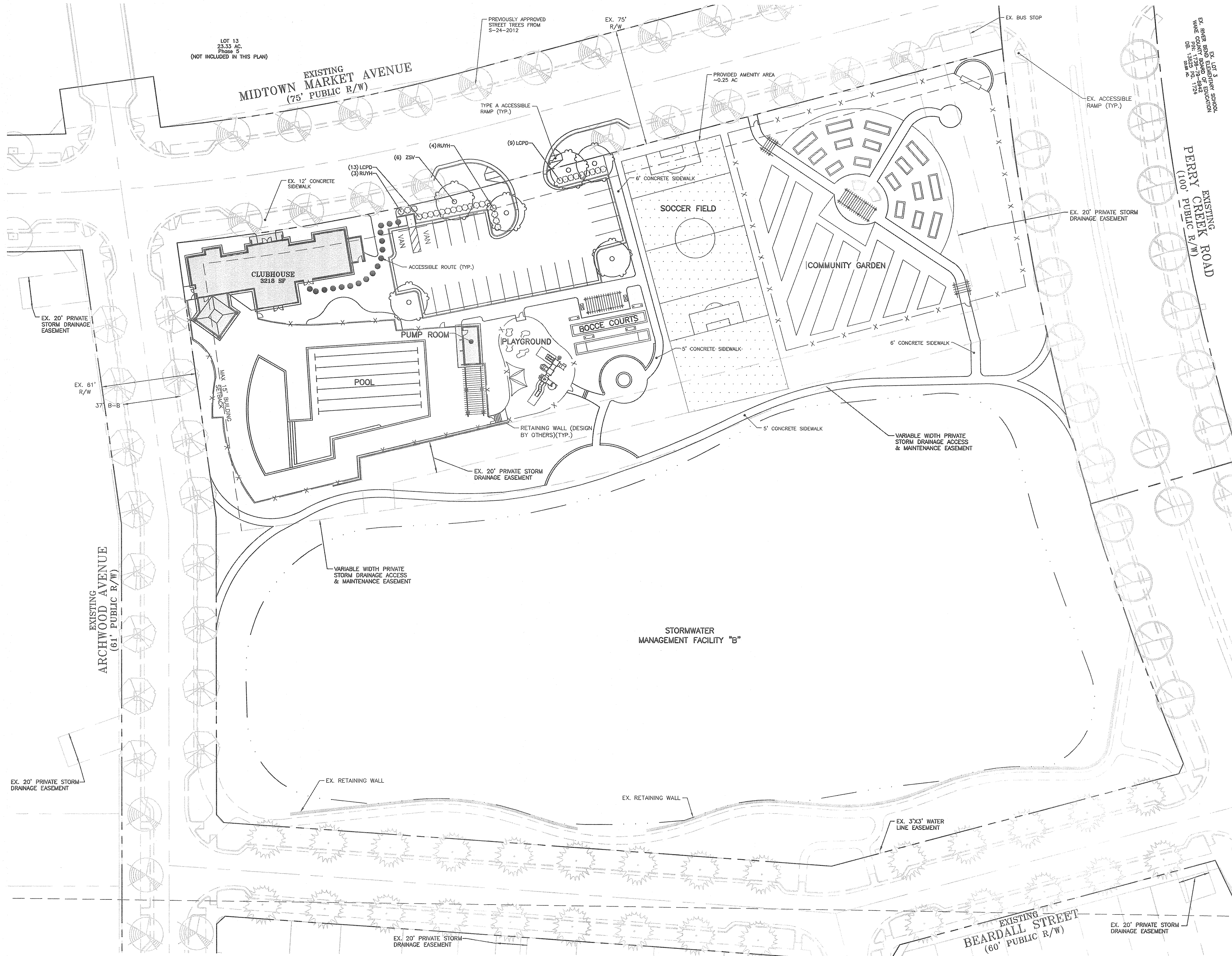
MCADAMS

REVISIONS:

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

**5401 NORTH AMENITY
ADMINISTRATIVE SITE REVIEW
RALEIGH, NORTH CAROLINA**

PROJECT NO.	CRC-16000
FILENAME:	CRC16000-S1
CHECKED BY:	FVB
DRAWN BY:	JRB
SCALE:	1"=30'
DATE:	07-26-2016
SHEET NO.	C-3
 McADAMS	



PLANT SCHEDULE AMENITY LANDSCAPE PLAN				
TREES	QTY	COMMON NAME	BOTANICAL NAME	CAL.
ZSV	6	Sawleaf Zelkova	Zelkova serrata 'Village Green'	2.5'
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	HGT
LCPD	22	Fringe Flower	Loropetalum chinense 'Purple Diamond'	18"
RUYH	7	Yedda Hawthorn	Raphiolepis umbellata	18"

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

LANDSCAPE CALCULATIONS

<u>VEHICULAR USE AREA</u>	
VEHICLE USE AREA:	8,683 SF
TREES REQUIRED:	5 (1/2,000 SF - 2" Cal.)
TREES PROVIDED:	6 (MIN.)

OUTDOOR AMENITY AREA REQUIREMENTS

TOTAL SITE ACREAGE: 2.40 AC
OUTDOOR AMENITY REQ'D: .24 AC (10%)
OUTDOOR AMENITY PROVIDED: .25 AC (10.4%)
*SEE HATCHED AREA

