Preliminary Subdivision Application

Site Review

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

Raleigh

INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to SiteReview@raleighnc.gov.

DEVELOPMENT OPTIONS (UDO Chapter 2)		
☑ Conventional Subdivision	☐ Compact Development	☐ Conservation Development
☐ Cottage Court	☐ Flag lot	☐ Frequent Transit Development Option
NOTE: Subdivisions may require City Council approval if located in a Historic Overlay District.		

GENERAL INFORMATION				
Scoping/sketch plan case number(s):				
Development name (subject to approval): 5401 North, Lots 26, 28, 29, 30, 32, 33				
Property Address(es): 5810 CRESCENT SQUARE ST, 5800 CRESCENT SQUARE ST, 7730 MIDTOWN MARKET AVE, 7740 MIDTOWN MARKET AVE, 5700 CRESCENT SQUARE ST, 5100 BEARDALL ST				
Recorded Deed PIN(s): 1736498512, 1736497269, 1736590374, 1736593334, 1736488999, 1736583947				
Building type(s): ☐ Detached House	☐ Attached House	☐ Townhouse	☑ Apartment	
☐ General Building	☑ Mixed Use Building	☐ Civic Building	☑ Open Lot	☐ Tiny House

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION	
Current Property Owner(s) Names: Mathias Linden	
Company: HUDSON 5401 COMMERCIAL LV LLC	Title: Managing Director
Address: 4350 LASSITER AT NORTH HILLS AVENUE SUITE 280, RALEIGH, NORTH CAROLINA 27609	
Phone #: 410.804.2929	Email: mlinden@hudsoncp.com
Applicant Name (If different from owner. See "who can apply" in instructions): David Boyette	
Relationship to owner: ☐ Lessee or contract purchaser ☑ Owner's authorized agent ☐ Easement holder	
Company: McAdams	Address: 621 Hillsborough Street, Suite 500, Raleigh, NC 27603
Phone #: 919.244.9528	Email: boyette@mcadamsco.com
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact Names: Mathias Linden	
Company: HUDSON 5401 COMMERCIAL LV LLC	Title:
Address: 4350 LASSITER AT NORTH HILLS AVENUE SUITE 280, RALEIGH, NORTH CAROLINA 27609	
Phone #: 919.838.7207	Email: mlinden@hudsoncp.com

DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION		
Gross site acreage: 50.70 ACRES/2,208,669 SF		
Zoning districts (if more than one, provide acreage of each): PD		
Overlay district(s): N/A	Inside City Limits? ✔ Yes ☐ No	Historic District/Landmark: N/A ☐
Conditional Use District (CUD) Case # Z-	Board of Adjustment Case # BOA-	Design Alternate Case # DA-

STORMWATER INFORMATION	
Imperious Area on Parcel(s): Existing (sf) 0 Proposed total (sf) 80,000	Impervious Area for Compliance (includes right-of-way): Existing (sf) 0 Proposed total (sf) 80,000

NUMBER OF LOTS AND DENSITY		
# of Detached House Lots:	# of Attached House Lots:	# of Townhouse Lots:
# of Tiny House Lots:	# of Open Lots:	# of Other Lots (Apartment, General, Mixed Use, Civic):
Total # of Lots: 5	Total # Dwelling Units: N/A	
# of bedroom units (if known): 1br_____ 2br_____ 3br_____ 4br_____		
Proposed density for each zoning district (UDO 1.5.2.F): N/A		

APPLICANT SIGNATURE BLOCK

Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

Acting as an authorized agent requires written permission from the property owner for the purposes of making this development approval and/or permit application. Written permission from the property owner to act as an authorized agent must be made available to the City of Raleigh upon request.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued, and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

Signature: Mark G Linden	Date: 4/18/24
Printed Name: Mathias G Linden	
Signature:	Date: 4/18/24
Printed Name:	

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Revision 03.01.24
raleighnc.gov

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Signature:	Date: 4/18/24
Printed Name: Mathias G. Linden	
Signature:	Date: 4/18/24
Printed Name:	

5401 NORTH

LOTS 26, 28, 29, 30, 32 & 33

7730 MIDTOWN MARKET AVENUE
RALEIGH, NORTH CAROLINA 27616

PRELIMINARY SUBDIVISION PLAN

PROJECT NUMBER: KAN23003
DATE: APRIL 18, 2024

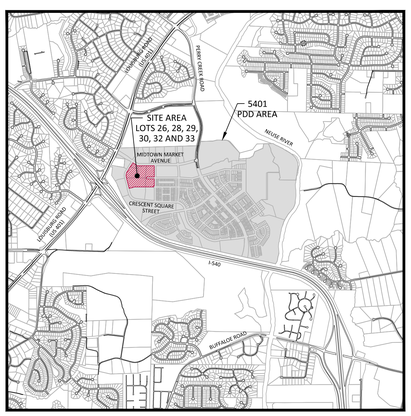
NEW LOT INFORMATION			
LOT NUMBER	LOT AREA		TRANSECT ZONE
26	3.48 AC	151,464 SF	T6
28	0.42 AC	18,125 SF	T6
29	0.08 AC	3,534 SF	T5
30	2.84 AC	123,722 SF	T5
32	2.64 AC	114,964 SF	T5
33	2.25 AC	97,794 SF	T5 & CIVIC
TOTAL	11.70 AC	509,603 SF	

SITE DATA

OWNER:	(LOTS 26, 28, 29, 30, 32 & 33) HUDSON 5401 COMMERCIAL LV, LLC 4350 LASSITER AT NORTH HILLS AVENUE SUITE 280 RALEIGH, NORTH CAROLINA 27609	
PARCEL PIN NUMBER:	1736498512, 1736497269, 1736590374, 1736593334, 1736488999 & 1736583947	
TOTAL PDD AREA:	404.44 AC.	
ZONING:	PDD (MP-2-2016)	
CURRENT USE	VACANT	
WATERSHED:	NEUSE RIVER	
FLOODPLAIN/FIRM PANEL:	3702431736 K, DATED JULY 19, 2022	
SITE AREA:	GROSS SITE AREA: 13.78 ACRES/600,169 SF RIGHT-OF-WAY DEDICATION: 2.08 ACRES/90,566 SF RIGHT-OF-WAY ABANDONED: 0.08 ACRES/3,655 SF NET SITE AREA: 11.70 ACRES/509,603 SF	
OPEN SPACE (OVERALL DEVELOPMENT)	REQUIRED: 60.67 ACRES PROVIDED: 0 ACRES	(15% OF 404.44 AC. DEVELOPMENT AREA) (REQUIRED OPEN SPACE HAS BEEN PROVIDED BY MASTER DEVELOPMENT UNDER SEPARATE COVER)
TREE CONSERVATION (OVERALL DEVELOPMENT)	REQUIRED: 40.44 ACRES PROVIDED: 0 ACRES	(10% OF 404.44 AC. DEVELOPMENT AREA) (REQUIRED OPEN SPACE HAS BEEN PROVIDED BY MASTER DEVELOPMENT UNDER SEPARATE COVER)

SHEET INDEX

C0.01	PROJECT NOTES
1-3	TOPOGRAHIC SURVEY
2-3	TOPOGRAHIC SURVEY
3-3	TOPOGRAHIC SURVEY
C1.00	CURRENT CONDITIONS & DEMOLITION PLAN
C2.00	SITE PLAN
C3.00	GRADING & STORM DRAINAGE PLAN
C4.00	UTILITY PLAN
C8.00	SITE DETAILS
C8.01	WATER DETAILS
C8.02	STORM DRAINAGE DETAILS
C8.03	SANITARY SEWER DETAILS
C10.00	TREE CONSERVATION MASTER PLAN
L5.00	LANDSCAPE PLAN
L5.01	LANDSCAPE NOTES AND DETAILS



VICINITY MAP
1" = 2000'

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 rightofwayservices@raleighnc.gov AT www.raleighnc.gov KEYWORD "RIGHT-OF-WAY SERVICES.
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 NCDOT 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 NCDOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES", NCDOT "ROADWAY STANDARD DRAWING MANUAL", AND THE NCDOT SUPPLEMENT TO THE MUTCD.
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 DEVICES (MUTCD).
7. 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 (MP-2-16).
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. NO DRIVEWAYS SHALL ENCROACH ON THIS MINIMUM CORNER CLEARANCE. RSDM SECTION 6.5.2.D.
3. WITHIN THE AREA OF A DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMING 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 CURBING EXISTS.

811 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.

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.**

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

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
4350 LASSITER AT NORTH HILLS AVE
SUITE 280 RALEIGH, NC, 27609
MATHIAS LINDEN
PHONE: 919. 838.7207

PROJECT DIRECTORY

[redacted]

REVISIONS

NO.	DATE
1	
2	
3	
4	
5	
6	

PRELIMINARY SUBDIVISION PLAN FOR:
5401 NORTH
LOTS 26, 28, 29, 30, 32 & 33
7730 MIDTOWN MARKET AVENUE
RALEIGH, NORTH CAROLINA 27616
PROJECT NUMBER: KAN23003

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\KAN\KAN23003\04-Production\Engineering\Production Drawings\Current Drawings\00-Preliminary Subdivision\KAN23003-PSub-CS1.dwg, 4/18/2024 5:13:33 PM, Justin Bond

SITE PLAN NOTES

1. NON-ALLEY LOADED DRIVEWAYS MAY INTERSECT A STREET NO CLOSER THAN 20 FEET FROM THE INTERSECTION OF TWO STREET RIGHT-OF-WAYS. THE MINIMUM CORNER CLEARANCE FROM CURB LINE OR EDGE OF PAVEMENT OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE RADIUS OF CURVATURE, OR 20 FEET FROM THE INTERSECTION OF RIGHT-OF-WAY LINES, WHICH EVER IS GREATER. THE RADIUS OF THE DRIVEWAY SHALL NOT ENCROACH ON THE MINIMUM CORNER CLEARANCE. REFER TO SECTION 6.5 OF THE LATEST VERSION OF THE RALEIGH STREET DESIGN MANUAL FOR ADDITIONAL DETAILS.
2. RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 50' OF ALL MINOR RESIDENTIAL, RESIDENTIAL, AND RESIDENTIAL COLLECTOR INTERSECTIONS. THE FULL LENGTH OF THE RIGHT-OF-WAY SHALL BE CLEARED AND GRADED ALONG ALL MAJOR, MINOR, & SENSITIVE AREA THOROUGHFARES.
3. WITHIN THE AREA DEFINED SIGHT TRIANGLES WITH THESE PLANS, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND 9 FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVEL WAY IF NO CURB LINE EXISTS. REFER TO SECTION 6.12 OF THE LATEST VERSION OF THE RALEIGH STREET DESIGN MANUAL FOR ADDITIONAL DETAILS.
4. MULTIWAY STOP CONTROL WILL NOT BE USED AT ANY PUBLIC STREET INTERSECTION WITHOUT AN ENGINEERING STUDY TO PROVIDE DATA TO CITY OF RALEIGH TRANSPORTATION DIVISION THAT THE MULTIWAY STOP INSTALLATION WARRANTS CAN BE MET AND ORDINANCED BY CITY COUNCIL APPROVAL.
5. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
6. ALL DIMENSIONS SHOWN ON SITE PLAN ARE MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE ENGINEER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE OWNER.
8. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER, BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
9. THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS MAY NOT SHOW EVERY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED. THE CONTRACTOR SHALL INSTALL SUCH STANDARD APPURTENANCES AS REQUIRED TO CLOSELY FOLLOW THE GRADES AND ALIGNMENTS DEPICTED ON THE PLANS.
10. CONTRACTOR SHALL NOTIFY "NC811" (811) ON (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.
11. CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATIONS (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
12. PRIOR TO BEGINNING CONSTRUCTION BEYOND EROSION CONTROL MEASURES, THE GENERAL CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT (919) 996-2409, AND A REPRESENTATIVE OF THE ENGINEER AND OWNER. THE PURPOSE OF THIS MEETING IS TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND SEQUENCE OF THE FACILITIES DURING CONSTRUCTION.
13. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION, FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
14. ACCESSIBLE RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE (UDO) DETAILS.
15. ALL SIDEWALKS THAT CONNECT TO THE PUBLIC RIGHT-OF-WAY MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
16. TYPICAL PAVEMENT SECTION DETAILS ARE SHOWN WITHIN THIS SET AND INTENDED TO BE A MINIMUM PAVEMENT SECTION REQUIREMENT. THE CURRENT GEOTECHNICAL REPORT SHALL OVER-RIDE ALL TYPICAL PAVEMENT SECTIONS SHOWN, IF THE GEOTECHNICAL ENGINEER DEEMS A HEAVIER SECTION IS REQUIRED.
17. EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO SUBSTITUTION OF ALTERNATE EQUIPMENT.
18. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO THE LATEST VERSION OF THE RALEIGH STREET DESIGN MANUAL AND CONTACT PUBLIC WORKS STAFF FOR FURTHER GUIDANCE.
19. ALL SIGNAGE ASSOCIATED WITH THE PUBLIC STREET SYSTEM SHALL ADHERE TO MUTCD STANDARDS AND SPECIFICATIONS.
20. ANY TRANSIT STOP LOCATIONS SHOWN ARE PRELIMINARY ONLY. FINAL LOCATION SHALL BE DETERMINED ONCE THE CITY OF RALEIGH TRANSIT ROUTE HAS BEEN FINALIZED. ALL TRANSIT STOPS SHALL HAVE A 10'x20'x6" (3000 PSI) CONCRETE PAD.

ADDITIONAL UTILITY NOTES

1. ALL WATER MAINS, SERVICES AND FIRE SERVICES GREATER THAN 2" DIAMETER ARE TO BE DUCTILE IRON PIPE. 2" & SMALLER DOMESTIC SERVICES MUST BE TYPE K SOFT COPPER (WITHOUT FITTINGS) TO THE WATER METER.
2. ALL SEWER MAINS SHALL BE EITHER PVC OR DUCTILE IRON PIPE AS SHOWN ON THE PLANS. ALL PIPE MATERIAL SHALL MEET CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AS DEFINED IN THE LATEST ISSUE OF THE PUBLIC UTILITIES HANDBOOK AND/OR UNIFIED DEVELOPMENT ORDINANCE (UDO).
3. ALL FIRE HYDRANTS ALONG PUBLIC R/W LINES SHALL HAVE A 5'Wx5'L CITY OF RALEIGH WATERLINE EASEMENT ONTO ADJACENT PROPERTY.
4. ALL SANITARY SEWER INTERCEPTOR LINES (12" AND LARGER), AS WELL AS MANHOLES AND FITTINGS ASSOCIATED WITH THE INTERCEPTOR LINE, SHALL BE INTERNALLY LINED WITH PROTECTO 401 OR APPROVED EQUAL TO PREVENT HYDROGEN SULFIDE CORROSION. SEE THE CURRENT CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT HANDBOOK FOR APPROVED COATINGS AND APPLICATION METHODS.
5. IN ACCORDANCE WITH GENERAL STATUTE 87-121(G), ALL UNDERGROUND UTILITIES INSTALLED AFTER OCTOBER 1, 2014 SHALL BE ELECTRONICALLY LOCATABLE. CONTRACTOR SHALL COORDINATE DIRECTLY WITH THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT FOR DETAILS AND SPECIFICATIONS FOR MEETING THESE REQUIREMENTS.
6. EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
7. ALL WATER AND SEWER MAINS WITHIN PUBLIC EASEMENTS OR RIGHTS-OF-WAY TO BE OWNED, OPERATED, AND MAINTAINED BY THE CITY OF RALEIGH.
8. ALL WATER AND SEWER MAINS NOT WITHIN PUBLIC EASEMENTS OR RIGHTS-OF-WAY TO BE PRIVATELY OWNED, OPERATED, AND MAINTAINED BY THE PROPERTY OWNER.
9. 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.
10. ALL UTILITY SLEEVES SHALL BE SCHEDULE 40 PVC AND INSTALLED WITH 2' MINIMUM COVER. BOTH ENDS SHALL BE CAPPED AND MARKED.

RETAINING WALL NOTES

1. THE RETAINING WALL ALIGNMENT SHOWN ON THESE PLANS DEPICTS THE LOCATION OF THE FRONT FACE OF THE RETAINING WALL AT THE TOP OF THE WALL. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING RETAINING WALLS ARE NOT LOCATED IN ANY STREAM BUFFERS, AND THEIR CONSTRUCTION DOES NOT ENCROACH INTO ANY ADJACENT PROPERTIES DUE TO ANY BATTER INCORPORATED IN THE DESIGN OF THE WALLS.
2. RETAINING WALLS ARE TO BE DESIGN-BUILD PROJECTS BY THE CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN FINAL CONSTRUCTION DRAWINGS FROM A REGISTERED ENGINEER AND GAIN ALL REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE RETAINING WALLS.
3. RETAINING WALLS SHALL BE ASSUMED TO BE BACKFILLED WITH OFF-SITE BORROW MATERIAL OR PROCESSED FILL, UNLESS THE CONTRACTOR CAN PROVIDE TO THE OWNER WITH CONFIRMATION FROM THE GEOTECHNICAL ENGINEER AND THE RETAINING WALL DESIGNER, THAT READILY AVAILABLE ON-SITE SOILS CAN BE USED.
4. THE TOP AND BOTTOM OF WALL ELEVATIONS SHOWN ON THESE PLANS IDENTIFY FINISHED GRADE ELEVATIONS ONLY. THE EXTENT THAT THE RETAINING WALL WILL BE EXTENDED BELOW GRADE TO THE FOOTING OR ABOVE GRADE TO THE TOP OF THE CAP BLOCK COURSE SHALL BE IDENTIFIED ON THE RETAINING WALL CONSTRUCTION DRAWINGS.
5. ALL RETAINING WALLS OVER 30" HIGH SHALL HAVE A SAFETY FENCE (DESIGN BY OTHERS).
6. ANY PART OF ANY RETAINING WALL THAT EXTENDS INTO THE RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT AGREEMENT. ENCROACHMENT AGREEMENTS FOR RETAINING WALLS SHALL BE APPROVED PRIOR TO CONSTRUCTION DRAWING APPROVAL.
7. ANY TIEBACK SYSTEMS FOR THE RETAINING WALLS SHALL NOT BE ALLOWED WITHIN PUBLIC RIGHT-OF-WAY.
8. STORMWATER RUN-OFF SHALL BE DIRECTED AWAY FROM RETAINING WALLS. ANY RUN-OFF FLOWING TO AND OVER A RETAINING WALL SHALL BE KEPT TO AN ABSOLUTE MINIMUM AND BROUGHT TO THE ATTENTION OF THE WALL DESIGNER PRIOR TO THEIR DESIGN.
9. ALL WORK TO BE CONSTRUCTED IN STRICT COMPLIANCE W THE GEOTECHNICAL REPORT.

PAVEMENT MARKING NOTES

1. ALL PAVEMENT MARKINGS SHOWN IN THESE PLANS FOR CITY OF RALEIGH MAINTAINED STREETS ARE SUBJECT TO FINAL APPROVAL FROM PUBLIC WORKS TRANSPORTATION OPERATIONS DIVISION. CONTRACTOR SHALL CONTACT TRANSPORTATION OPERATIONS AT 919-996-3030 FOR COORDINATION AND FINAL APPROVAL PRIOR TO PLACEMENT OF ANY PAVEMENT MARKINGS. MARKINGS WITHIN NCDOT RIGHT-OF-WAYS SHALL BE IN COMPLIANCE WITH NCDOT STANDARDS AND SPECIFICATIONS.
2. ALL SIGNS & PAVEMENT MARKINGS ASSOCIATED WITH THE PUBLIC STREET SYSTEM WILL REQUIRE APPROVAL BY CITY COUNCIL TO BE ORDINANCED FOR ENFORCEMENT.
3. ALL PAVEMENT MARKINGS SHALL BE PLACED PER THE NCDOT DIVISION 12 STANDARD DETAILS. BICYCLE LANE MARKINGS SHALL BE PLACED PER CITY OF RALEIGH STANDARD BICYCLE FACILITIES DETAILS.

DEMOLITION NOTES:

1. IN ACCORDANCE WITH 40 CFR, PART 61, SUBPART M, A THOROUGH INSPECTION SHALL BE CONDUCTED FOR ASBESTOS-CONTAINING MATERIALS, PRIOR TO CONDUCTING A RENOVATION OR DEMOLITION ACTIVITY OF AN EXISTING STRUCTURE. THE ASBESTOS INSPECTION MUST BE CONDUCTED BY A NORTH CAROLINA ACCREDITED ASBESTOS INSPECTOR. ALL REGULATED AND/OR FRIABLE ASBESTOS-CONTAINING MATERIALS IDENTIFIED DURING THE SURVEY, WHICH WILL BE DISTURBED, MUST BE PROPERLY REMOVED BY ACCREDITED INDIVIDUALS BEFORE BEGINNING THE RENOVATION OR DEMOLITION ACTIVITY. IF REGULATED AND/OR FRIABLE ASBESTOS CONTAINING MATERIALS TO BE REMOVED EXCEED 160 SQUARE FEET, 260 LINEAR FEET OR 35 CUBIC FEET, A PERMIT SHALL BE APPLIED FOR THROUGH THE NORTH CAROLINA DEPARTMENT OF HEALTH AND HUMAN SERVICES.
2. ALL MATERIAL TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT A PERMITTED SITE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL LAWS.

CITY OF RALEIGH PUBLIC UTILITIES STANDARD UTILITY NOTES (AS APPLICABLE)

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
2. UTILITY SEPARATION REQUIREMENTS:
   a) A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
   b) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
   c) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
   d) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
   e) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49).
   f) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
6. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
7. INSTALL 3/4" COPPER* WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
8. INSTALL 4" PVC* SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
24. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. WHERE SANITARY SERVICES ARE SERVING A BUILDING INSTALLED ON A FLOOR WITH A FINISHED FLOOR ELEVATION BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER, SUCH FIXTURES SHALL BE PROTECTED BY A BACKWATER VALVE INSTALLED IN THE SERVICE LINE. SANITARY SERVICES SERVING A BUILDING WITH A FINISHED FLOOR ELEVATION ABOVE THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER SHALL NOT DISCHARGE THROUGH A BACKWATER VALVE.
25. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
26. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
27. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT STEPHEN CALVERLEY AT (919) 296-2334 OR STEPHEN.CALVERLEY@RALEIGHNC.GOV FOR MORE INFORMATION.
28. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

GRADING NOTES

1. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION, FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
2. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER, PROVIDED BY CONTRACTOR RESPONSIBLE FOR EXCAVATION.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
4. 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.
5. PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF RALEIGH STORMWATER AND EROSION CONTROL DEPARTMENT, THE ENGINEER AND A REPRESENTATIVE OF THE OWNER.
6. CONSTRUCTION, MAINTENANCE AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. TIMING OF REMOVAL SHALL BE COORDINATED WITH THE EROSION CONTROL INSPECTOR.
7. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
8. SOIL UNDER BUILDINGS, PAVED AREAS AND WITHIN SLOPES GREATER THAN 3:1 (H:V) SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
9. ALL WORK TO BE CONSTRUCTED IN STRICT COMPLIANCE W THE GEOTECHNICAL REPORT.

CONSTRUCTION NOTES

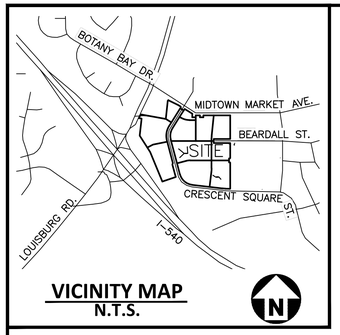
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NC DOT STANDARDS.
2. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
4. PRIOR TO THE START OF WORK, A PRE-CONSTRUCTION MEETING MUST BE SET UP WITH THE CONTRACTOR AND CITY OF RALEIGH TRANSPORTATION FIELD SERVICES STAFF. CONTACT ENGINEERING INSPECTIONS AT 919-996-2409 TO SET UP THE MEETING.
5. THE CONTRACTOR SHALL NOT COMPLETELY CLOSE BUFFALOE ROAD AND FORESTVILLE ROAD TO TRAFFIC DURING CONSTRUCTION.
6. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY OBSTRUCTION PERMIT FOR ANY WORK WHICH REQUIRES THE TEMPORARY CLOSURE OF A STREET, TRAVEL LANE, PARKING SPACE OR SIDEWALK FROM THE RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE. ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED 2 WEEKS PRIOR. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
7. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
8. THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
9. THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
10. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE VISUALLY IMPAIRED AND PEOPLE WITH MOBILITY DISABILITIES. EXISTING PEDESTRIAN ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

STORM DRAINAGE NOTES

1. ALL STORM DRAINAGE PIPES SHOWN SHALL BE REINFORCED CONCRETE (RCP) (MINIMUM CLASS III) UNLESS NOTED OTHERWISE. CONTRACTOR TO COORDINATE WITH THE GEOTECH TO VERIFY TYPE OF BEDDING REQUIRED BASED ON SOIL CONDITIONS. CONTRACTOR TO SELECT REQUIRED CLASS OF PIPE BASED ON DEPTH OF PIPE AND BEDDING PROVIDED PER THE AMERICAN CONCRETE PIPE ASSOCIATION GUIDELINES.
2. ALL STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARDS.
3. ALL CONCRETE SHALL MEET A MINIMUM 3000 PSI COMPRESSIVE STRENGTH.
4. ALL PIPE IN STORM DRAIN STRUCTURES SHALL BE STRUCK EVEN WITH INSIDE WALL.
5. ALL PIPE JOINTS SHALL BE MADE WITH PREFORMED JOINT SEALER, WHICH CONFORMS TO AASHTO SPECIFICATION M-198 FOR TYPE B FLEXIBLE PLASTIC GASKETS UNLESS OTHERWISE NOTED.
6. THE INTERIOR SURFACES OF ALL STORM DRAINAGE STRUCTURES SHALL BE POINTED UP AND SMOOTHED TO AN ACCEPTABLE STANDARD, USING MORTAR MIXED TO MANUFACTURER'S SPECIFICATIONS.
7. ALL BACKFILL SHALL BE NON-PLASTIC IN NATURE, FREE FROM ROOTS, VEGETATION MATTER, WASTE CONSTRUCTION MATERIAL OR OTHER OBJECTIONABLE MATERIAL. SAID MATERIAL SHALL BE CAPABLE OF BEING COMPACTED BY MECHANICAL MEANS AND SHALL HAVE NO TENDENCY TO FLOW OR BEHAVE IN A PLASTIC MANNER UNDER THE TAMPING BLOWS OR PROOF ROLLING.
8. MATERIALS DEEMED BY THE OWNER'S REPRESENTATIVE OR GEOTECH AS UNSUITABLE FOR BACKFILL PURPOSES SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.
9. BACKFILLING OF TRENCHES SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PIPE IS LAID. THE FILL AROUND THE PIPE SHALL BE THOROUGHLY COMPACTED TO 95 % OF THE MAXIMUM DRY DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST. THE TOP EIGHT (8) INCHES SHALL BE COMPACTED TO 100 PERCENT STANDARD PROCTOR.
10. UNDER NO CIRCUMSTANCES SHALL WATER BE ALLOWED TO RISE IN UNBACKFILLED TRENCHES AFTER PIPE HAS BEEN PLACED.
11. ALL CONCRETE PIPE AND PRECAST STORM STRUCTURES SHALL MEET NCDOT STANDARDS BY MANUFACTURER.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL PIPE AND STRUCTURES FOR CRACKS OR BREAKS, PRIOR TO INSTALLATION. ANY DAMAGED ITEMS SHALL NOT BE INSTALLED.
13. "KNOCK-OUT" BOXES OR HDPE PIPE SHALL NOT BE ALLOWED WITHIN PUBLIC RIGHT-OF-WAYS UNLESS APPROVED IN WRITING BY CITY OF RALEIGH STORMWATER DEPARTMENT.

ROAD WIDENING DEMOLITION NOTES

1. ALL UTILITIES OR STRUCTURES NOT INDICATED FOR REMOVAL OR MODIFICATION ARE TO REMAIN AND BE PROTECTED FROM DAMAGE.
2. ALL WASTE MATERIAL GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS.
3. PRIOR TO DEMOLISHING EXISTING STRUCTURES, MAKE AN INSPECTION FOR ANY HAZARDOUS MATERIALS. CONTACT ENGINEER IMMEDIATELY IF ANY HAZARDOUS MATERIALS ARE DISCOVERED. CAP AND REMOVE UTILITY SERVICES, FUEL TANKS AND SEPTIC SYSTEMS. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.
4. VERIFY ALL ILLUSTRATED KNOWN UNDERGROUND ELEMENTS. NOTIFY THE ENGINEER IMMEDIATELY IF UNKNOWN ELEMENTS ARE DISCOVERED THAT WOULD NECESSITATE MODIFICATION TO THE PROPOSED DESIGN.
5. PROTECT ALL ADJACENT PROPERTIES, THE GENERAL PUBLIC AND ALL OF THE OWNER'S FACILITIES. SHOULD DAMAGES OCCUR, REPAIR IMMEDIATELY AS DIRECTED BY THE ENG



VICINITY MAP
N.T.S.

GENERAL NOTES

1. THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND, THIS IS A TOPOGRAPHIC SURVEY.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
3. BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD 83(2011).
4. ZONING: PD PER WAKE COUNTY GIS.
5. AREA BY COORDINATE GEOMETRY.
6. FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A F.I.R.M COMMUNITY PANEL 3720173600K DATED JULY 19, 2022.
7. NO GRID MONUMENTS FOUND WITHIN 2000' OF SITE.
8. SEE SHEET 3 FOR LINE AND CURVE TABLES.
9. SEE SHEET 3 FOR INVERT INFORMATION.

NC GRID NAD 83(2011)

LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- CALCULATED POINT
- RIGHT-OF-WAY MONUMENT
- SANITARY SEWER MANHOLE
- SEWER VALVE
- WATER VAULT
- WATER MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- SIGNAL POLE
- TRAFFIC HANDHOLE
- LIGHT POLE
- POWER POLE
- FES
- CURB INLET
- STORM DRAINAGE MANHOLE
- YARD INLET
- SIGN
- BIKE LANE PAINT
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL
- ELECTRIC HANDHOLE
- FIBER OPTIC HANDHOLE
- FIBER OPTIC MARKER
- SD — STORM DRAIN LINE
- X — X — FENCE LINE
- SS — SANITARY SEWER LINE

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

TOLSON STREET
61' PUBLIC R/W

MIDTOWN MARKET AVENUE
75' PUBLIC R/W
BM. 2014, PG. 777

LOT 12
HUDSON 5401
COMMERCIAL LV LLC
PIN:1736496948
DB. 18990, PG. 1463
BM. 2014, PG. 778
3.18 AC

N/F
5401 NORTH COMMERCIAL
OWNERS ASSC INC COMMERCIAL
PROPERTIES REALTY TRUST
PIN:1737500022
DB. 19136, PG. 2028
BM. 2020, PG. 353

N/F
STATE EMPLOYEES CREDIT UNION
PIN:1736591822
DB. 17438, PG. 178
BM. 2020, PG. 353

N/F
HUDSON 5401 PROPERTY
PHASE II LLC
PIN:1736596835
DB. 18405, PG. 1950
BM. 2022, PG. 372

LOT 25
CA VENTURES NC LLC
PIN: 1736495680
18581, PG. 1787
BM. 2019, PG. 1813
45,934 SF
1.06 AC

N/F
WILLIAM E ANDERSON,
LIDE C ANDERSON
PIN:1736493636
DB. 2979, PG. 037

LOT 26
HUDSON 5401
COMMERCIAL LV LLC
PIN: 1736498512
DB. 18990, PG. 1463
BM. 2019, PG. 1813
24,436 SF
0.56 AC

LOT 27
HUDSON 5401
COMMERCIAL LV LLC
PIN. 1736492390
PIO. 18990, PG. 1463
BM. 2019, PG. 1813
171,803 SF
3.95 AC

LOT 28
HUDSON 5401
COMMERCIAL LV LLC
PIN: 1736497269
DB. 18990, PG. 1463
BM. 2019, PG. 1813
117,756 SF
2.70 AC

LOT 29
HUDSON 5401
COMMERCIAL LV LLC
PIN. 1736590374
PIO. 18990, PG. 1463
BM. 2019, PG. 1813
99,833 SF
2.29 AC

LOT 30
HUDSON 5401
COMMERCIAL LV LLC
PIN: 1736593334
DB. 18990, PG. 1463
BM. 2019, PG. 1813
99,825 SF
2.29 AC

S 57°49'06" E 17.38'
S 64°05'45" E 150.90'
S 06°05'22" W 275.52'
N 80°00'12" W 391.57'
N 57°49'06" W 101.24'
N 06°21'39" E 263.19'
S 32°10'54" W 16.00'
N 57°49'06" W 139.04'
S 32°10'54" W 322.92' (TOTAL)
N 32°10'54" E 322.92' (TOTAL)
255.00'
117.97'
67.92'
204.85'
99.06'
N 90°00'00" E
43.56'
N 00°00'00" W 394.00'
320.51'
S 05°46'13" W 325.44'
N 90°00'00" E 412.90'
159.38'
253.51'
N 00°00'00" W 363.50'

SHEET 1
SHEET 2

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 5401 COMMERCIAL LV LLC
4350 LASSITER AT NORTH HILLS AVE
SUITE 235
RALEIGH, NORTH CAROLINA 27609

5401N TOWNHOMES
TOPOGRAPHIC SURVEY
5700 CRESCENT SQUARE STREET
NEUSE TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	SPEC23554
FILENAME	SPEC23554-C2
CHECKED BY	JBT
DRAWN BY	JSS
SCALE	1"=50'
DATE	12.12.2023

SHEET

TOPOGRAPHIC SURVEY
1-3

M:\Projects\SPEC\SPEC 2023\SPEC23554 5401N Townhomes\02-Geomatics\Survey\Topographic\SPEC23554-C2.dwg, 4/15/2024 4:57:22 PM, Chris Schmidt

NC GRID NAD 83(2011)

LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- CALCULATED POINT
- RIGHT-OF-WAY MONUMENT
- SANITARY SEWER MANHOLE
- SEWER VALVE
- WHH WATER VAULT
- WATER MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- SIGNAL POLE
- TRH TRAFFIC HANDHOLE
- LIGHT POLE
- POWER POLE
- FES
- CURB INLET
- STORM DRAINAGE MANHOLE
- YARD INLET
- SIGN
- BIKE LANE PAINT
- TR ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL
- ELH ELECTRIC HANDHOLE
- FOH FIBER OPTIC HANDHOLE
- FIBER OPTIC MARKER
- SD STORM DRAIN LINE
- X X FENCE LINE
- SS SANITARY SEWER LINE

GRAPHIC SCALE

0 25 50 100

1 inch = 50 ft.

GENERAL NOTES

1. SEE SHEET 1 FOR GENERAL NOTES.
2. SEE SHEET 3 FOR LINE AND CURVE TABLES.
3. SEE SHEET 3 FOR INVERT INFORMATION.

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 5401 COMMERCIAL LV LLC
4350 LASSITER AT NORTH HILLS AVE
SUITE 235
RALEIGH, NORTH CAROLINA 27609

5401N TOWNHOMES

TOPOGRAPHIC SURVEY
5700 CRESCENT SQUARE STREET
NEUSE TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	SPEC23554
FILENAME	SPEC23554-C2
CHECKED BY	JBT
DRAWN BY	JSS
SCALE	1"=50'
DATE	12.12.2023

SHEET

TOPOGRAPHIC SURVEY

2-3

M:\Projects\SPEC\SPEC 2023\SPEC23554 5401N Townhome\02-Geomatics\Survey\Topographic\SPEC23554-C2.dwg, 4/15/2024 4:57:33 PM, Chris Schmidt

SD1 TOP=264.42'
INV OUT(E)=257.95' 15"RCP

SD2 TOP=264.46'
INV IN(W)=257.23' 15"RCP
INV OUT(S)=256.90' 15"RCP

SD3 TOP=259.93'
INV OUT(E)=253.19' 15"RCP

SD4 TOP=259.78'
INV IN(N)=252.95' 15"RCP
INV IN(W)=252.92' 15"RCP
INV OUT(S)=252.87' 15"RCP

SD5 TOP=258.33'
INV IN(N)=251.43' 15"RCP
INV OUT(E)=251.31' 15"RCP

SD6 TOP=259.92'
INV OUT(S)=255.46' 15"RCP

SD7 TOP=259.69'
INV IN(N)=255.04' 15"RCP
INV OUT(E)=254.95' 15"RCP

SD8 36"RCP
INV IN(N)=257.37'

SD9 TOP=262.07'
INV IN(N)=257.00' 36"RCP
INV OUT(S)=256.97' 36"RCP

SD10 TOP=262.10'
INV IN(N)=256.86' 36"RCP
INV OUT(W)=256.59' 36"RCP

SD11 TOP=263.46'
INV IN(W)=255.86' 42"RCP
INV IN(E)=255.55' 36"RCP
INV OUT(S)=255.26' 42"RCP

SD12 TOP=264.86'
INV IN(N)=257.72' 42"RCP
INV IN(W)=257.48' 42"RCP
INV OUT(E)=257.31' 42"RCP

SD13 TOP=264.82'
INV IN(NE)=258.07' 42"RCP
INV OUT(S)=258.06' 42"RCP

SD14 42"RCP
INV IN(NE)=258.67'

SD15 TOP=267.64'
INV IN(N)=261.00' 18"RCP
INV IN(NW)=259.65' 42"RCP
INV OUT(E)=259.35' 42"RCP

SD16 TOP=267.58'
INV IN(NW)=261.45' 18"RCP
INV OUT(S)=261.28' 18"RCP

SD17 TOP=268.94'
INV IN(NW)=260.52' 42"RCP
INV OUT(SE)=260.49' 42"RCP

SD18 TOP=270.19'
INV IN(NE)=264.25' 15"RCP
INV IN(NW)=261.28' 42"RCP
INV OUT(SE)=261.22' 42"RCP

SD19 TOP=270.30'
INV OUT(SW)=265.21' 15"RCP

SD20 TOP=271.27'
INV IN(NW)=262.44' 42"RCP
INV OUT(SE)=262.21' 42"RCP

SD21 TOP=272.88'
INV IN(NE)=265.53' 30"RCP
INV IN(N)=264.80' 36"RCP
INV OUT(SE)=264.36' 42"RCP

SD22 TOP=272.89'
INV OUT(W)=265.33' 30"RCP

SD23 TOP=275.84'
INV IN(E)=270.40' 15"RCP
INV IN(N)=269.42' 36"RCP
INV OUT(S)=269.36' 36"RCP

SD24 TOP=275.73'
INV OUT(W)=270.95' 15"RCP

SD25 TOP=278.35'
INV IN(E)=273.29' 15"RCP
INV IN(N)=272.39' 30"RCP
INV OUT(S)=272.15' 36"RCP

SD26 TOP=278.40'
INV OUT(W)=273.69' 15"RCP

SD27 TOP=279.84'
INV IN(N)=273.61' 30"RCP
INV OUT(S)=273.54' 30"RCP

SD28 TOP=280.99'
INV IN(E)=275.67' 15"RCP
INV IN(NE)=275.06' 18"RCP
INV OUT(S)=274.82' 30"RCP

SD29 TOP=281.09'
INV OUT(W)=276.47' 15"RCP

SD30 TOP=283.62'
INV IN(NE)=279.27' 15"RCP
INV IN(E)=279.39' 15"RCP
INV OUT(SW)=279.26' 18"RCP

SD31 TOP=286.00'
INV IN(SE)=281.55' 15"RCP
INV OUT(SW)=281.48' 15"RCP

SD32 TOP=285.49'
INV OUT(NW)=281.84' 15"RCP

SD33 TOP=281.03'
INV OUT(S)=277.45' 15"RCP

SD34 TOP=281.10'
INV IN(N)=277.22' 15"RCP
INV OUT(SW)=277.01' 15"RCP

SD35 TOP=283.39'
INV IN(NE)=276.44' 15"RCP
INV IN(NW)=276.36' 24"RCP
INV OUT(SE)=276.33' 24"RCP

SD36 TOP=284.57'
INV IN(NW)=276.82' 24"RCP
INV OUT(SE)=276.74' 24"RCP

SD37 TOP=287.28'
INV IN(NE)=281.80' 15"RCP
INV IN(W)=280.33' 18"RCP
INV OUT(SE)=278.63' 24"RCP

SD38 TOP=282.61'
INV OUT(SW)=282.61' 15"RCP

SD39 TOP=288.86'
INV OUT(S)=284.77' 15"RCP

SD40 TOP=289.73'
INV OUT(S)=286.12' 15"RCP

SD41 TOP=290.38'
INV OUT(NW)=286.58' 18"RCP

SD42 TOP=288.50'
INV IN(SE)=284.65' 18"RCP
INV IN(S)=282.48' 15"RCP
INV IN(N)=282.55' 15"RCP
INV OUT(W)=282.44' 18"RCP

SD43 24"FES
INV IN(W)=272.72'

SD44 TOP=275.79'
INV IN(W)=270.94' 24"RCP
INV OUT(SE)=268.23' 24"RCP

SD45 TOP=276.18'
INV IN(NW)=267.65' 24"RCP
INV OUT(S)=267.11' 24"RCP

SD46 TOP=281.51'
INV IN(W)=271.05' 24"RCP
INV IN(N)=266.16' 24"RCP
INV OUT(E)=265.08' 36"RCP

SD47 TOP=280.71'
INV IN(S)=274.37' 24"RCP
INV OUT(E)=271.74' 24"RCP

SD48 TOP=283.02'
INV IN(SW)=277.81' 24"RCP
INV IN(SE)=278.75' 15"RCP
INV OUT(N)=277.80' 24"RCP

SD49 TOP=283.25'
INV OUT(NW)=279.50' 15"RCP

SD50 TOP=284.71'
INV IN(SE)=279.90' 15"RCP
INV OUT(NE)=279.18' 24"RCP

SD51 TOP=284.79'
INV OUT(NW)=280.48' 15"RCP

SD52 TOP=272.21'
INV OUT(S)=267.65' 15"RCP

SD53 TOP=272.16'
INV IN(N)=266.54' 15"RCP
INV OUT(E)=264.66' 30"RCP

SD54 TOP=263.57'
INV IN(W)=256.88' 30"RCP
INV IN(N)=257.79' 15"RCP
INV OUT(E)=255.09' 36"RCP

SD55 TOP=263.77'
INV OUT(S)=259.77' 15"RCP

SD56 TOP=255.34'
FULL OF DEBRIS

SD57 TOP=256.25'
INV IN(W)=248.59' 24"RCP
INV OUT(E)=248.53' 24"RCP

SD58 TOP=256.21'
INV IN(W)=248.04' 24"RCP
INV OUT(S)=247.89' 24"RCP

SD59 TOP=259.71'
INV IN(SW)=251.21' 24"RCP
INV IN(N)=246.66' 24"RCP
INV OUT(SE)=246.16' 30"RCP

SD60 TOP=261.74'
INV OUT(N)=254.04' 24"RCP

SD61 TOP=261.60'
INV IN(W)=252.22' 24"RCP
INV IN(S)=252.15' 24"RCP
INV OUT(NE)=251.85' 24"RCP

SD62 TOP=267.84'
INV OUT(N)=261.72' 24"RCP

SD63 TOP=267.77'
INV IN(S)=261.35' 24"RCP
INV OUT(E)=259.91' 24"RCP

SD64 TOP=260.50'
INV OUT(E)=253.06' 24"RCP

SD65 TOP=260.85'
INV OUT(N)=255.29' 15"RCP

SD66 TOP=260.75'
INV IN(W)=252.35' 24"RCP
INV IN(S)=254.78' 15"RCP
INV OUT(E)=252.32' 24"RCP

SD67 TOP=260.69'
INV IN(S)=254.67' 15"RCP
INV IN(W)=251.85' 24"RCP
INV OUT(NE)=251.59' 24"RCP

SD68 TOP=261.04'
INV IN(S)=255.48' 15"RCP
INV OUT(N)=255.40' 15"RCP

SD69 TOP=263.14'
INV IN(W)=256.50' 15"RCP
INV OUT(N)=256.31' 15"RCP

SD70 TOP=263.55'
INV OUT(E)=256.90' 15"RCP

SD71 TOP=269.01'
INV OUT(E)=265.06' 15"RCP

SD72 TOP=269.09'
INV IN(W)=264.77' 15"RCP
INV OUT(NE)=264.55' 15"RCP

SD73 24"RCP
INV IN(NW)=262.28'

SD74 15"CPP
INV OUT(SE)=262.98'

SD75 15"CPP
INV IN(NW)=265.99'

SD76 TOP=283.90'
INV OUT(W)=280.05' 15"RCP

SS1 TOP=282.49'
INV IN(W)=274.36' 8"HDPE
INV OUT(SW)=273.98' 8"HDPE

SS2 TOP=286.77'
INV IN(W)=274.42' 8"HDPE
INV IN(NE)=272.42' 8"HDPE
INV OUT(SE)=272.35' 8"HDPE

SS3 TOP=283.19'
INV IN(NW)=270.98' 8"HDPE
INV OUT(E)=270.89' 8"HDPE

SS4 TOP=279.29'
INV IN(W)=267.25' 8"HDPE
INV IN(N)=270.44' 6"PVC
INV OUT(E)=267.00' 8"HDPE

SS5 TOP=266.92'
INV IN(W)=255.06' 8"HDPE
INV OUT(E)=254.91' 8"HDPE

SS6 TOP=256.42'
INV OUT(S)=249.20' 8"HDPE

SS7 TOP=260.40'
INV IN(S)=248.54' 8"HDPE
INV IN(W)=247.71' 8"HDPE
INV IN(N)=247.88' 8"HDPE
INV OUT(E)=247.64' 8"HDPE

SS8 TOP=261.75'
INV IN(W)=250.46' 8"HDPE
INV OUT(E)=250.42' 8"HDPE

SS9 TOP=260.60'
INV IN(S)=251.35' 8"HDPE
INV OUT(N)=249.60' 8"HDPE

SS10 TOP=266.10'
INV IN(E)=255.66' 8"HDPE
INV OUT(N)=255.42' 8"HDPE

SS11 TOP=269.09'
INV IN(E)=263.05' 8"HDPE
INV OUT(S)=262.81 8"HDPE

SS12 TOP=265.05'
INV IN(N)=256.77' 8"HDPE
INV OUT(S)=254.26' 8"HDPE

SS13 TOP=258.71'
INV IN(N)=247.01' 8"HDPE
INV IN(W)=246.79' 8"HDPE
INV OUT(E)=246.71' 8"HDPE

SS14 TOP=260.02'
INV IN(W)=248.28' 8"HDPE
INV OUT(E)=248.25' 8"HDPE

SS15 TOP=263.59'
INV IN(W)=251.47' 8"HDPE
INV OUT(E)=251.45' 8"HDPE

SS16 TOP=266.57'
INV IN(W)=257.00' 8"HDPE
INV OUT(E)=256.98' 8"HDPE

SS17 TOP=268.03'
INV IN(NW)=257.95' 8"HDPE
INV OUT(E)=257.93' 8"HDPE

SS18 TOP=269.33'
INV IN(NW)=259.98' 8"HDPE
INV OUT(SE)=259.96' 8"HDPE

SS19 TOP=270.72'
INV IN(N)=260.88' 8"HDPE
INV OUT(SE)=260.85' 8"HDPE

SS20 TOP=273.59'
INV IN(N)=262.48' 8"HDPE
INV OUT(S)=262.44' 8"HDPE

SS21 TOP=278.63'
INV IN(N)=270.46' 8"HDPE
INV OUT(S)=270.44' 8"HDPE

SS22 TOP=279.43'
INV IN(N)=271.35' 8"HDPE
INV OUT(S)=271.32' 8"HDPE

SS23 TOP=280.18'
INV IN(N)=272.03' 8"HDPE
INV OUT(S)=272.01' 8"HDPE

SS24 TOP=281.12'
INV IN(NE)=272.95' 8"HDPE
INV OUT(S)=272.91' 8"HDPE

SS25 TOP=282.66'
INV IN(W)=274.67' 8"HDPE
INV IN(NE)=274.58' 8"HDPE
INV OUT(SW)=274.52' 8"HDPE

SS26 TOP=284.63'
INV OUT(SW)=278.13' 8"HDPE

GENERAL NOTES

1. SEE SHEET 1 FOR GENERAL NOTES.

LINE TABLE		
LINE	BEARING	DISTANCE
L4	N 79°59'59" W	42.83'
L5	S 27°55'15" W	62.96'
L6	N 32°10'54" E	17.06'
L7	N 57°49'06" W	45.04'
L8	S 12°49'06" E	14.14'
L9	N 57°49'06" W	61.00'
L10	S 32°10'54" W	28.00'
L11	N 00°00'00" E	54.54'
L12	N 90°00'00" W	53.00'
L13	N 00°00'00" W	29.94'
L14	S 00°00'00" E	29.94'
L15	N 90°00'00" E	53.00'
L16	S 00°00'00" E	29.94'
L17	N 00°00'00" W	30.50'
L18	N 00°00'00" W	30.50'
L19	N 90°00'00" E	34.00'
L20	N 90°00'00" E	27.50'
L21	N 90°00'00" E	27.50'
L22	N 00°00'00" W	27.50'
L25	N 00°00'00" W	27.50'
L30	N 16°12'33" E	23.32'
L31	S 57°49'06" E	19.15'
L35	S 00°00'00" E	45.07'
L36	N 90°00'00" E	64.50'
L37	N 90°00'00" W	14.50'
L38	S 00°00'00" E	30.50'
L39	S 00°00'00" E	30.50'
L40	N 90°00'00" E	14.50'
L41	S 45°00'00" E	7.07'
L42	S 45°41'10" W	7.16'
L43	S 45°00'00" W	7.07'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	250.00'	64.38'	S 82°37'22" W	64.20'
C4	292.50'	22.34'	S 16°56'33" E	22.33'
C5	250.00'	140.42'	S 73°54'33" E	138.58'
C6	500.00'	57.97'	S 03°19'16" W	57.93'
C7	250.00'	25.18'	S 02°53'06" W	25.17'
C8	280.50'	229.78'	S 08°42'49" W	223.41'
C9	469.50'	43.18'	S 85°59'33" E	43.17'
C10	219.50'	262.82'	S 49°03'22" E	247.40'
C11	219.50'	179.81'	S 08°42'49" W	174.83'

McADAMS
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CLIENT

HUDSON 5401 COMMERCIAL LV LLC
4350 LASSITER AT NORTH HILLS AVE
SUITE 235
RALEIGH, NORTH CAROLINA 27609

5401N TOWNHOMES
TOPOGRAPHIC SURVEY
5700 CRESCENT SQUARE STREET
NEUSE TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

REVISIONS

NO. DATE

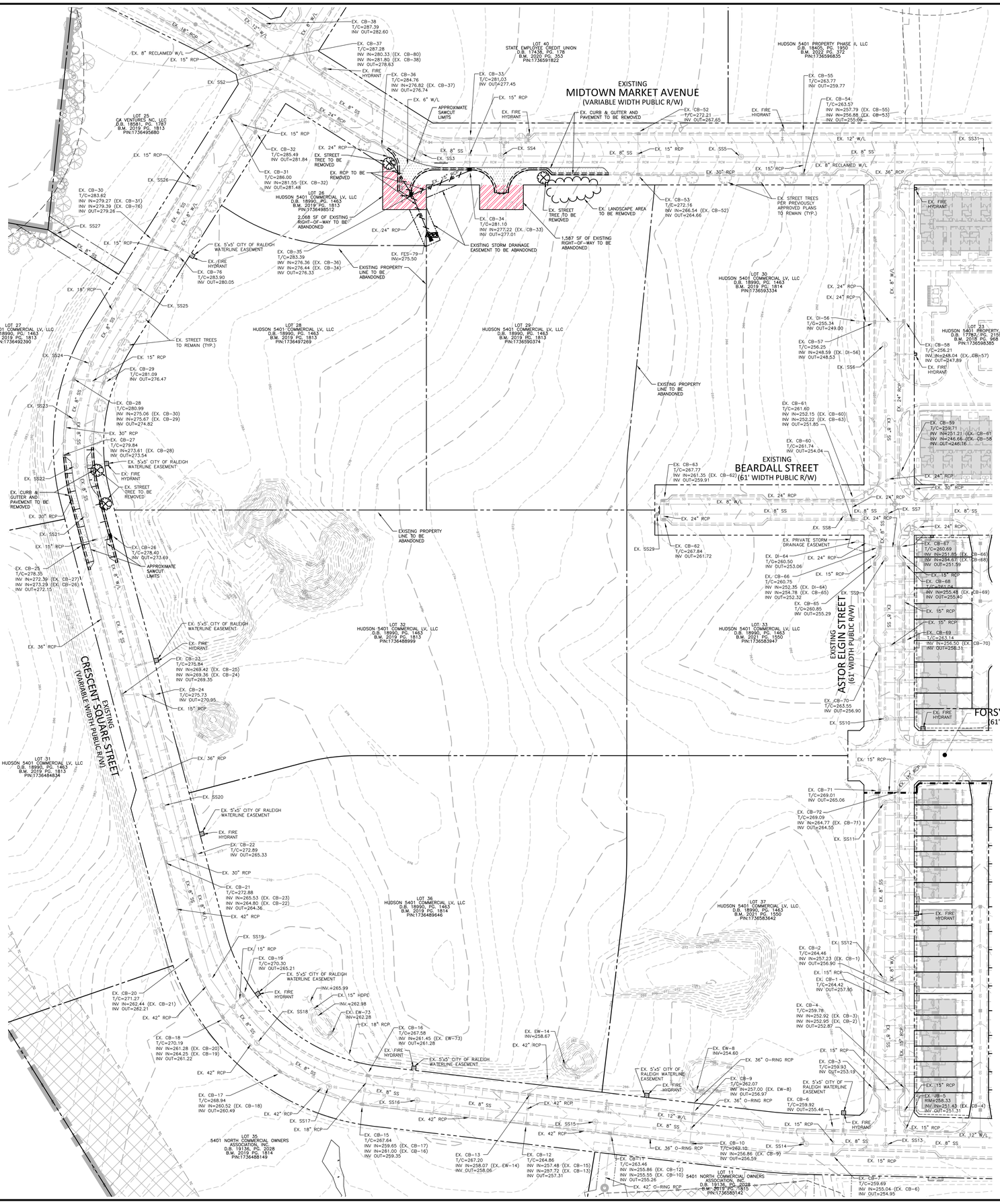
PLAN INFORMATION

PROJECT NO.	SPEC23554
FILENAME	SPEC23554-C2
CHECKED BY	JBT
DRAWN BY	JSS
SCALE	NTS
DATE	12.12.2023

SHEET

TOPOGRAPHIC SURVEY
3-3

M:\Projects\19PEC\SPEC 2023\SPEC23554 5401N Townhomes\02-Geomatics\Survey\Topographic\SPEC23554-C2.dwg, 4/15/2024 4:37:41 PM, Chris Schmidt



DEMOLITION LEGEND

TREE	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.

LEGEND

- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- ELECTRIC BOX
- LIGHT POLE
- POWER POLE
- GUY WIRE
- CURB INLET
- STORM DRAINAGE MANHOLE
- YARD INLET
- FIBER OPTIC MARKER
- FIBER OPTIC VAULT
- SIGN
- BOLLARD
- SD — STORM DRAIN PIPE
- OU — OVERHEAD UTILITY LINES
- W — WATER LINE
- SS — SANITARY SEWER LINE
- T — TELEPHONE LINE
- G — GAS LINE
- UE — UNDERGROUND ELECTRIC
- UT — UNDERGROUND TELEPHONE
- X — X — FENCE LINE

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

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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
4350 LASSITER AT NORTH HILLS AVE
SUITE 280 RALEIGH, NC, 27609
MATHIAS LINDEN
PHONE: 919. 838.7207

5401 NORTH
LOTS 26, 28, 29, 30, 32 & 33
PRELIMINARY SUBDIVISION PLAN
7730 MIDTOWN MARKET AVENUE
RALEIGH, NORTH CAROLINA 27616

[redacted]

REVISIONS

NO.	DATE
1	
2	
3	
4	
5	
6	

PLAN INFORMATION

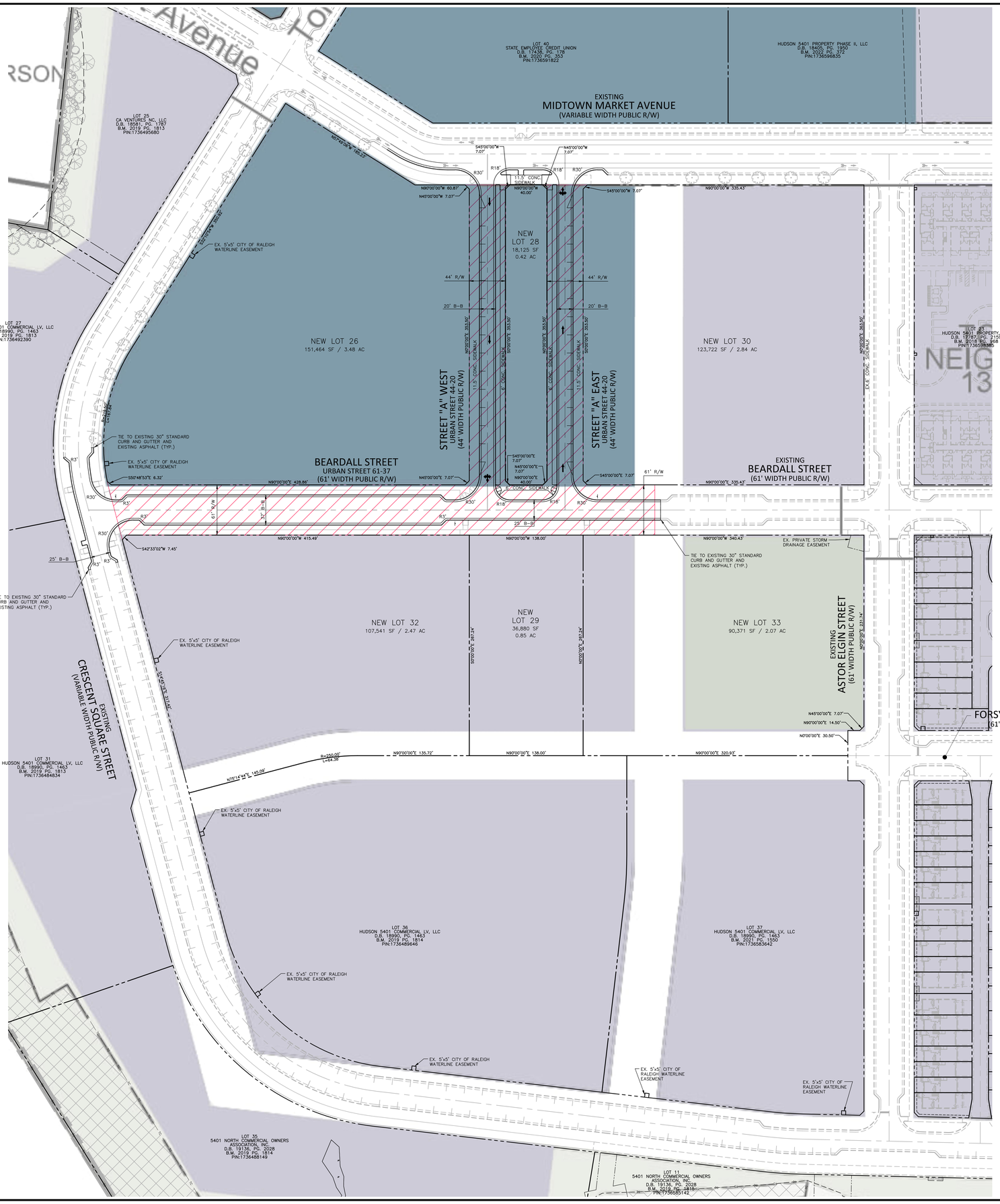
PROJECT NO.	KAN23003
FILENAME	KAN23003-PSUB-DM1
CHECKED BY	DMB
DRAWN BY	CNS
SCALE	1" = 50'
DATE	03. 22. 2024

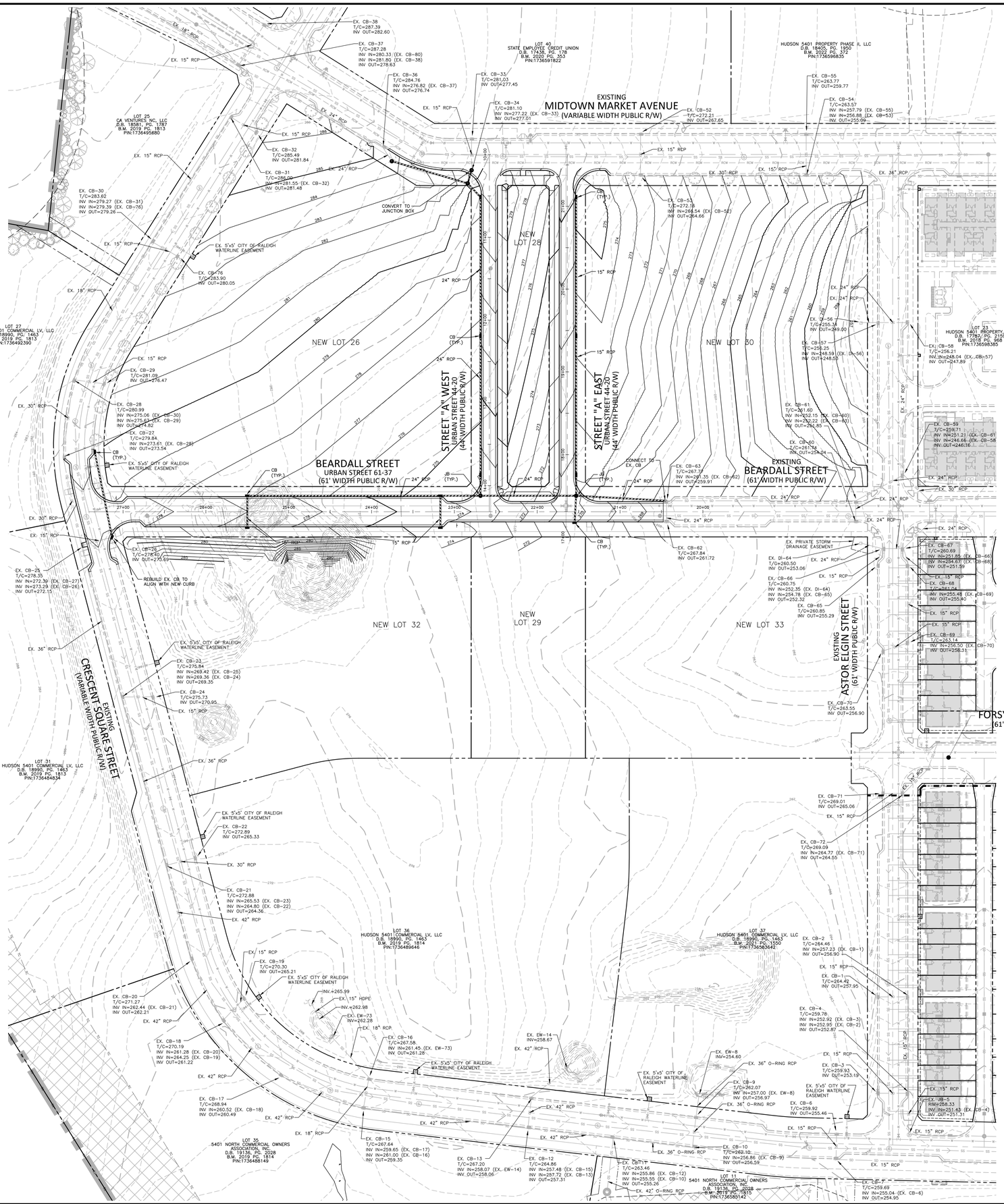
SHEET

CURRENT CONDITIONS & DEMOLITION PLAN

C1.00

M:\Projects\KAN\KAN23003\04 Production\Engineering\Production Drawings\Current Drawings\00-Preliminary Subdivision\KAN23003-PSUB-DM1.dwg, 4/15/2024 4:58:19 PM, Chris.Schmidt


EXISTING
MIDTOWN MARKET AVENUE
(VARIABLE WIDTH PUBLIC R/W)
LOT 40
STATE EMPLOYEE CREDIT UNION
D.B. 17438, PG. 178
B.M. 2020 PG. 353
PIN:1736591822
HUDSON 5401 PROPERTY PHASE II, LLC
D.B. 18405, PG. 1950
B.M. 2022 PG. 372
PIN:1736596835
LOT 25
CA VENTURES, NC, LLC
D.B. 18581, PG. 1787
B.M. 2019, PG. 1813
PIN:1736495680
NEW
LOT 28
18,125 SF
0.42 AC
NEW LOT 26
151,464 SF / 3.48 AC
NEW LOT 30
123,722 SF / 2.84 AC
NEW LOT 32
107,541 SF / 2.47 AC
NEW
LOT 29
36,880 SF
0.85 AC
NEW LOT 33
90,371 SF / 2.07 AC
LOT 27
HUDSON 5401 COMMERCIAL LV, LLC
D.B. 18990, PG. 1463
B.M. 2019, PG. 1813
PIN:1736492390
LOT 43
HUDSON 5401 PROPERTY, LLC
D.B. 17702, PG. 2159
B.M. 2018 PG. 468
PIN:1736598580
STREET "A" WEST
URBAN STREET 44-20
(44' WIDTH PUBLIC R/W)
STREET "A" EAST
URBAN STREET 44-20
(44' WIDTH PUBLIC R/W)
BEARDALL STREET
URBAN STREET 61-37
(61' WIDTH PUBLIC R/W)
EXISTING
BEARDALL STREET
(61' WIDTH PUBLIC R/W)
EXISTING
CRESCENT SQUARE STREET
(VARIABLE WIDTH PUBLIC R/W)
EXISTING
ASTOR ELGIN STREET
(61' WIDTH PUBLIC R/W)
EXISTING
FORSYTH PARK STREET
(61' WIDTH PUBLIC R/W)
LOT 31
HUDSON 5401 COMMERCIAL LV, LLC
D.B. 18990, PG. 1463
B.M. 2019, PG. 1813
PIN:1736464834
LOT 36
HUDSON 5401 COMMERCIAL LV, LLC
D.B. 18990, PG. 1463
B.M. 2019, PG. 1814
PIN:1736469646
LOT 37
HUDSON 5401 COMMERCIAL LV, LLC
D.B. 18990, PG. 1463
B.M. 2021, PG. 1350
PIN:1736583642
LOT 35
5401 NORTH COMMERCIAL OWNERS
ASSOCIATION, INC.
D.B. 19136, PG. 2028
B.M. 2019, PG. 1814
PIN:1736488149
LOT 11
5401 NORTH COMMERCIAL OWNERS
ASSOCIATION, INC.
D.B. 19136, PG. 2028
B.M. 2019, PG. 1814
PIN:1736585142
11.5' CONC. SIDEWALK
EX. 5'x5' CITY OF RALEIGH WATERLINE EASEMENT
TIE TO EXISTING 30" STANDARD CURB AND GUTTER AND EXISTING ASPHALT (TYP.)
EX. PRIVATE STORM DRAINAGE EASEMENT
EX. 5'x5' CITY OF RALEIGH WATERLIN



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
- 250.50 / 250.00 — TOP & BOTTOM CURB ELEVATIONS
- TW=223.00 / BW=213.00 — TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION (NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION)
- + 250.60 — SPOT ELEVATION
- STORM DRAINAGE
- STORM SERVICE LINE
- RD RD RD — ROOF DRAIN, 8" ADS NON–PERFORATED TUBING OR EQUAL 1.0% MIN. SLOPE 3' MIN. COVER PVC SCHEDULE 40 IN TRAFFIC AREAS
- TP TP TP — TREE PROTECTION FENCE
- LD LD — LIMITS OF DISTURBANCE
- WOODED AREA
- 250 — MAJOR CONTOUR
- 252 — MINOR CONTOUR
- 250 — EXISTING MAJOR CONTOUR
- 252 — 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

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

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

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
4350 LASSITER AT NORTH HILLS AVE
SUITE 280 RALEIGH, NC, 27609
MATHIAS LINDEN
PHONE: 919. 838.7207

5401 NORTH
LOTS 26, 28, 29, 30, 32 & 33
PRELIMINARY SUBDIVISION PLAN
7730 MIDTOWN MARKET AVENUE
RALEIGH, NORTH CAROLINA 27616

NORTH CAROLINA PROFESSIONAL SEAL 053774 ENGINEER DAVID M. BOYETTE
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE
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PLAN INFORMATION

PROJECT NO.	KAN23003
FILENAME	KAN23003-PSUB-OAG1
CHECKED BY	DMB
DRAWN BY	CNS
SCALE	1" = 50'
DATE	04. 18. 2024

SHEET

GRADING & STORM DRAINAGE PLAN
C3.00

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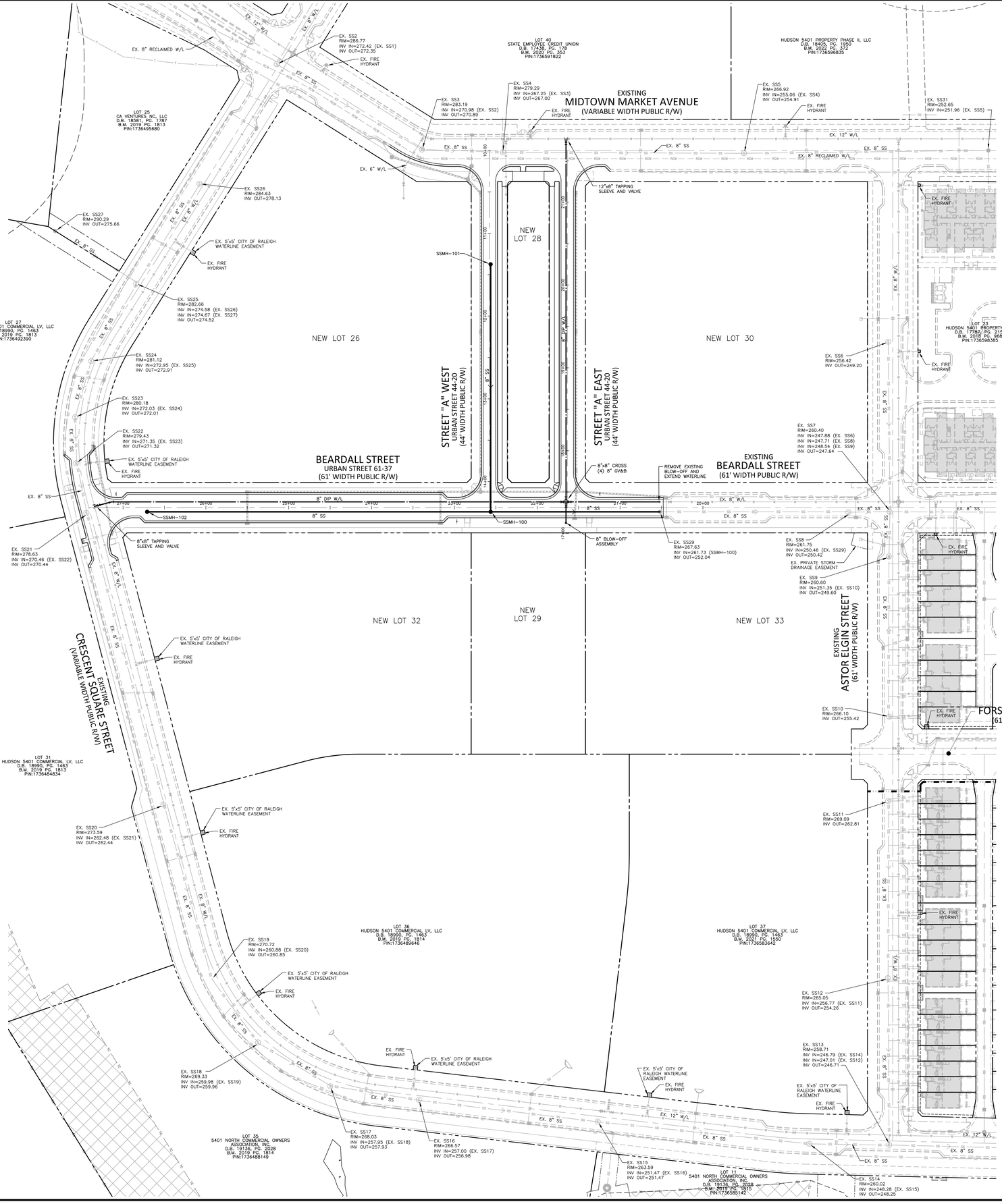

UTILITY LEGEND

- 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
- FM — SEWER FORCE MAIN
- G — GAS LINE
- OU — OVERHEAD UTILITY
- UE — UNDERGROUND ELECTRIC
- T — TELEPHONE
- EASEMENT LINE

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

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1 inch = 50 ft.

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RALEIGH, NORTH CAROLINA 27616

REVISIONS

NO.	DATE
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PLAN INFORMATION

PROJECT NO.	KAN23003
FILENAME	KAN23003-PSUB-OAU1
CHECKED BY	DMB
DRAWN BY	CNS
SCALE	1" = 50'
DATE	03. 22. 2024

SHEET

UTILITY PLAN

C4.00

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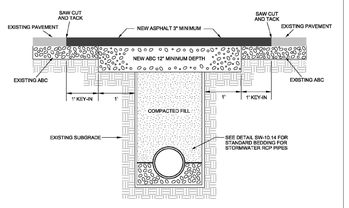
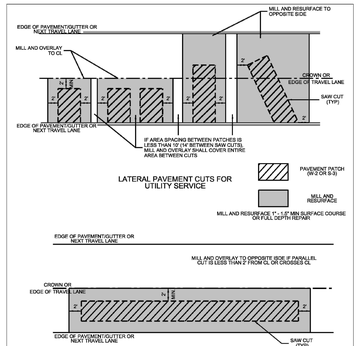


NOTES:
1. THE PAVEMENT EDGE SHALL BE DEFINED BY A STRAIGHT EDGE FORMED BY A MACHINED SAW CUT.
2. THE TRENCH SUBGRADE MATERIAL SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO A DENSITY OF AT LEAST 95% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-99 AS MODIFIED BY NCDOT.
3. THE FINAL 1" OF FILL SHALL CONSIST OF ABC MATERIAL COMPACTED TO A DENSITY EQUAL TO 100% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-99 AS MODIFIED BY NCDOT. BITUMINOUS BASE OR BINDER MAY BE SUBSTITUTED IF APPROVED BY TRANSPORTATION DIRECTOR OR DESIGNEE.
4. THE ENTIRE THICKNESS/VERTICAL EDGE OF THE CUT SHALL BE TACKED.
5. THE SAME DEPTH OF PAVEMENT MATERIAL WHICH EXISTS SHALL BE REINSTALLED, BUT IN NO CASE SHALL THE ASPHALT BE LESS THAN 3" THICK.
6. THE ASPHALT PAVEMENT MATERIAL SHALL BE INSTALLED AND COMPACTED THOROUGHLY AND ROLLED WITH A SMOOTH DRUM ROLLER TO ACHIEVE A SMOOTH, LEVEL PATCH.

SHEET 1 OF 2

CITY OF RALEIGH
STANDARD DETAIL.

REVISIONS	DATE ####	NOT TO SCALE
DATE 120522	ASPHALT PAVEMENT PATCH AND RCP PIPE BACKFILL	
	T-10.05.1	

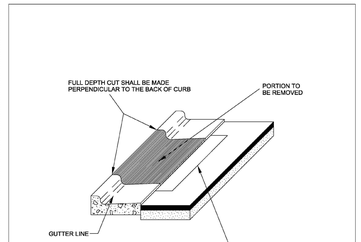


NOTES:
1. THE PAVEMENT EDGE SHALL BE DEFINED BY A STRAIGHT EDGE FORMED BY A MACHINED SAW CUT OR MILLING MACHINE.
2. THE TRENCH SUBGRADE MATERIAL SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO A DENSITY OF AT LEAST 95% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-99 AS MODIFIED BY NCDOT.
3. THE FINAL 1" OF FILL SHALL CONSIST OF ABC MATERIAL COMPACTED TO A DENSITY EQUAL TO 100% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-99 AS MODIFIED BY NCDOT.
4. THE ENTIRE THICKNESS/VERTICAL EDGE OF THE CUT SHALL BE TACKED.
5. THE SAME DEPTH OF PAVEMENT MATERIAL WHICH EXISTS SHALL BE REINSTALLED, BUT IN NO CASE SHALL THE ASPHALT BE LESS THAN 3" THICK.
6. THE ASPHALT PAVEMENT MATERIAL SHALL BE INSTALLED, COMPACTED THOROUGHLY AND ROLLED WITH A SMOOTH DRUM ROLLER TO LEVEL PATCH.

SHEET 2 OF 2

CITY OF RALEIGH
STANDARD DETAIL.

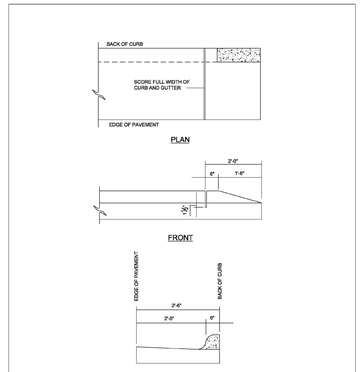
REVISIONS	DATE ####	NOT TO SCALE
	ASPHALT PAVEMENT PATCH AND RCP PIPE BACKFILL	
	T-10.05.2	



NOTES:
1. CURB AND GUTTER SECTION SHALL BE REMOVED IN ACCORDANCE WITH DRIVEWAY WIDTH APPROVED BY THE CITY.
2. 3' PERPENDICULAR CUT IS LESS THAN 5' FROM NEXT JOINT, THEN THE PARALLEL CUT SHALL BE MADE TO THAT JOINT.
3. THIS METHOD IS NOT ALLOWED IN NEW ROADWAY CONSTRUCTION.

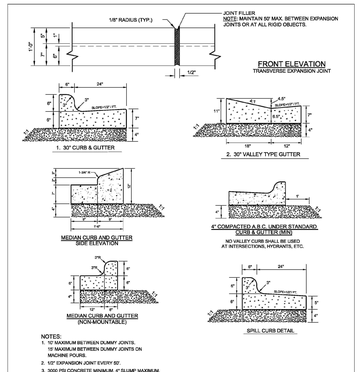
CITY OF RALEIGH
STANDARD DETAIL.

REVISIONS	DATE ####	NOT TO SCALE
	STANDARD METHOD OF REMOVING EXISTING CURB (FOR A DRIVEWAY APRON INSTALLATION)	
	T-10.24	



CITY OF RALEIGH
STANDARD DETAIL.

REVISIONS	DATE ####	NOT TO SCALE
	STANDARD METHOD OF ENDING CURB AND GUTTER	
	T-10.25	

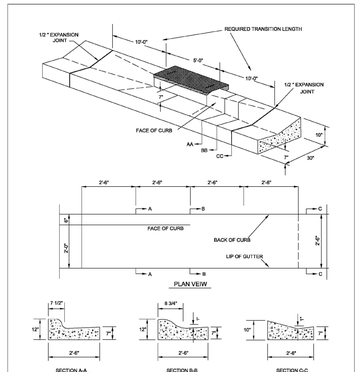


NOTES:
1. 10' MAXIMUM BETWEEN DUMMY JOINTS. 10' MAXIMUM BETWEEN DUMMY JOINTS ON MACHINE POURS.
2. 1/2" EXPANSION JOINT EVERY 90'.
3. 3000 PSI CONCRETE MINIMUM, 4" SLUMP MAXIMUM.
4. LIQUID MEMBRANE CURING COMPOUND SHALL MEET THE REQUIREMENTS OF SECTION 1026-2 OF NCDOT STANDARDS & SPECIFICATIONS FOR ROADS AND STRUCTURES.
5. ALL CONSTRUCTION JOINTS SHALL BE FILLED WITH JOINT MATERIAL IN ACCORDANCE WITH NCDOT ROADWAY STANDARD DETAIL 846.01. THE JOINT MATERIAL SHALL CONFORM TO SECTION 1028-2 OF NCDOT STANDARD & SPECIFICATIONS FOR ROADS AND STRUCTURES.
6. REFER TO NCDOT DETAIL 846.01 FOR CURB AND GUTTER SUPERELEVATION RATES.

SHEET 1 OF 2

CITY OF RALEIGH
STANDARD DETAIL.

REVISIONS	DATE ####	NOT TO SCALE
	CURB AND GUTTER	
	T-10.26.1	

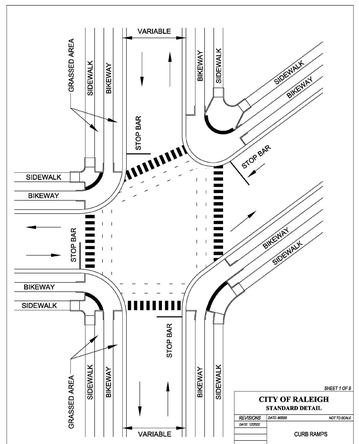


NOTES:
TRANSITION NOT TO BE LOCATED WITHIN THE CURB RADIUS.

SHEET 2 OF 2

CITY OF RALEIGH
STANDARD DETAIL.

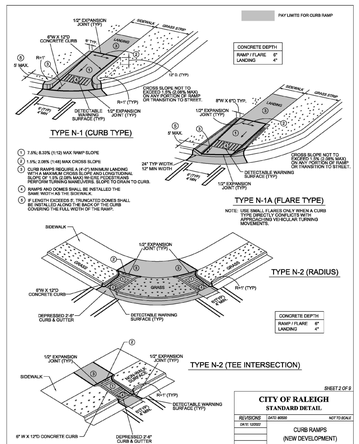
REVISIONS	DATE ####	NOT TO SCALE
	CURB TRANSITION TO 2'- 6" VALLEY GUTTER	
	T-10.26.2	



SHEET 1 OF 5

CITY OF RALEIGH
STANDARD DETAIL.

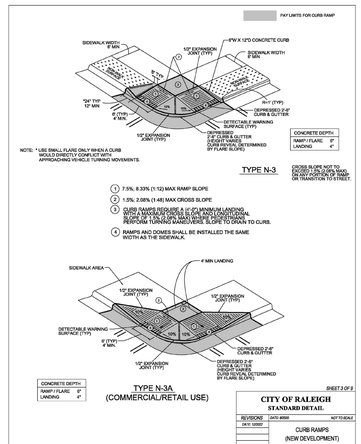
REVISIONS	DATE ####	NOT TO SCALE
DATE 120522	CURB RAMPS	
	T-20.01.1	



SHEET 2 OF 5

CITY OF RALEIGH
STANDARD DETAIL.

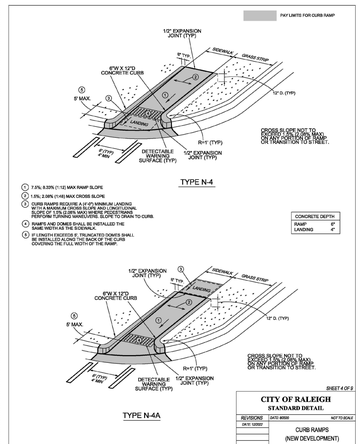
REVISIONS	DATE ####	NOT TO SCALE
DATE 120522	CURB RAMPS (NEW DEVELOPMENT)	
	T-20.01.2	



SHEET 3 OF 5

CITY OF RALEIGH
STANDARD DETAIL.

REVISIONS	DATE ####	NOT TO SCALE
DATE 120522	CURB RAMPS (NEW DEVELOPMENT)	
	T-20.01.3	



SHEET 4 OF 5

CITY OF RALEIGH
STANDARD DETAIL.

REVISIONS	DATE ####	NOT TO SCALE
DATE 120522	CURB RAMPS (NEW DEVELOPMENT)	
	T-20.01.4	

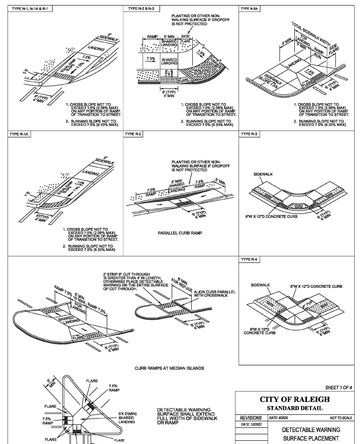
CITY OF RALEIGH CURB RAMPS GENERAL NOTES

1. CITY OF RALEIGH STANDARD CURB RAMPS HAVE BEEN DEVELOPED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND PUBLIC RIGHT OF WAY ACCESS GUIDELINES (PROWAG).
2. CURB RAMPS SHALL BE PROVIDED AT LOCATIONS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. SIDEWALK ACCESS RAMPS SHALL BE LOCATED AS INDICATED IN THE DETAIL. HOWEVER, THE LOCATION MAY BE ADJUSTED IN COORDINATION WITH THE CITY OF RALEIGH WHERE EXISTING LIGHT POLES, FIRE HYDRANTS, DROP INLETS, ETC. AFFECT PLACEMENT.
3. DOUBLE WHEELCHAIR RAMPS ARE TO BE INSTALLED AT ALL PUBLIC STREET INTERSECTIONS WHERE SIDEWALK IS REQUIRED.
4. THE WALKING SURFACE SHALL BE SLIP RESISTANT. THE COLOR FOR THE DETECTABLE WARNING AREA SHALL BE YELLOW FOR CONTRAST.
5. NO SLOPE ON THE SIDEWALK ACCESS RAMP SHALL EXCEED 1"/FT (12:1) IN RELATIONSHIP TO THE GRADE OF THE STREET.
6. IN NO CASE SHALL THE WIDTH OF THE SIDEWALK ACCESS RAMP BE LESS THAN 48" ALL RAMPS SHALL BE INSTALLED THE SAME WIDTH AS THE SIDEWALK.
7. USE CLASS A (3000 PSI) CONCRETE WITH A SIDEWALK FINISH IN ORDER TO OBTAIN A ROUGH NONSKID SURFACE.
8. A 1/2" EXPANSION JOINT INSTALLED FULL DEPTH WILL BE REQUIRED WHERE THE CONCRETE SIDEWALK ACCESS RAMP JOINS THE CURB AND ALSO WHERE NEW CONCRETE ABUTS EXISTING CONCRETE.
9. CURB RAMPS SHOULD BE PLACED PARALLEL TO THE DIRECTION OF TRAVEL.

SHEET 5 OF 5

CITY OF RALEIGH
STANDARD DETAIL.

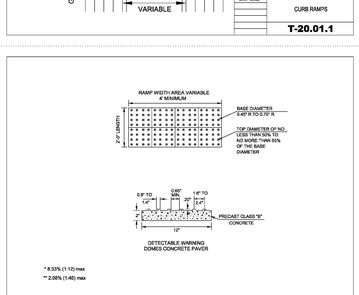
REVISIONS	DATE ####	NOT TO SCALE
DATE 120522	CURB RAMP NOTES	
	T-20.01.8	



SHEET 1 OF 4

CITY OF RALEIGH
STANDARD DETAIL.

REVISIONS	DATE ####	NOT TO SCALE
DATE 120522	DETECTABLE WARNING SURFACE PLACEMENT	
	T-20.04.1	

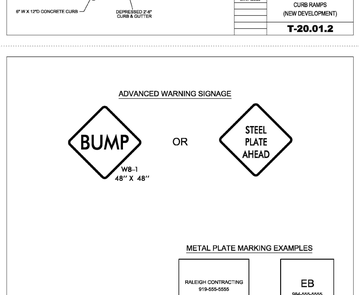


NOTES:
1. DETECTABLE WARNING DOMES SHALL COVER 2'-0" LENGTH AND FULL WIDTH OF THE RAMP FLOOR AS SHOWN ON DETAIL. SIZE OF PAVER SHALL BE 1' X 1'.
2. THE COLOR FOR THE DETECTABLE WARNING AREA SHALL BE YELLOW FOR CONTRAST.

SHEET 2 OF 4

CITY OF RALEIGH
STANDARD DETAIL.

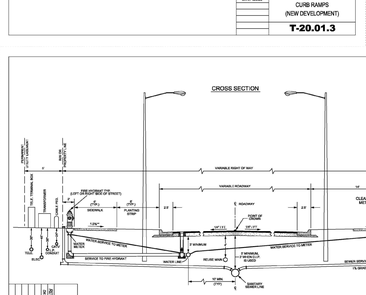
REVISIONS	DATE ####	NOT TO SCALE
DATE 120522	DETECTABLE WARNING SURFACE PAVERS	
	T-20.04.2	



SHEET 2 OF 2

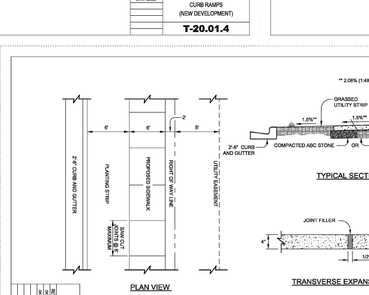
CITY OF RALEIGH
STANDARD DETAIL.

REVISIONS	DATE ####	NOT TO SCALE
	STEEL ROAD PLATE	
	T-40.01.2	



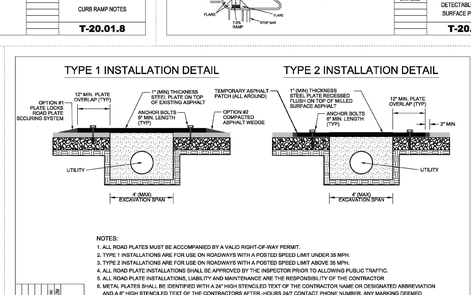
CITY OF RALEIGH
STANDARD DETAIL.

REVISIONS	DATE ####	NOT TO SCALE
	CONCRETE SIDEWALK	
	T-10.29	



CITY OF RALEIGH
STANDARD DETAIL.

REVISIONS	DATE ####	NOT TO SCALE
	CONCRETE SIDEWALK	
	T-30.01.1	



NOTES:
1. ALL ROAD PLATES MUST BE ACCOMPANIED BY A VALID RIGHT-OF-WAY PERMIT.
2. TYPE 1 INSTALLATIONS ARE FOR USE ON ROADWAYS WITH A POSTED SPEED LIMIT UNDER 35 MPH.
3. TYPE 2 INSTALLATIONS ARE FOR USE ON ROADWAYS WITH A POSTED SPEED LIMIT ABOVE 35 MPH.
4. ALL ROAD PLATE INSTALLATIONS SHALL BE APPROVED BY THE INSPECTOR PRIOR TO ALLOWING PUBLIC TRAFFIC.
5. ALL ROAD PLATE INSTALLATIONS, LIABILITY AND MAINTENANCE ARE THE RESPONSIBILITY OF THE CONTRACTOR
6. METAL PLATES SHALL BE IDENTIFIED WITH A 24" HIGH STENCILED TEXT OF THE CONTRACTOR NAME OR DESIGNATED ABBREVIATION AND A 6" HIGH STENCILED TEXT OF THE CONTRACTORS AFTER –HOURS 24/7 CONTACT PHONE NUMBER. ANY MARKING DEEMED UNREADABLE MUST BE REPAINTED. SEE DETAIL T-40.01.2.
7. METAL PLATES WILL HAVE WHITE REFLECTIVE MARKING TAPE ON ALL FOUR CORNERS OF EACH END OF A TRENCH. THESE PLATES DESIGNATE THE BEGINNING AND END OF THE EXCAVATION. THE REFLECTIVE TAPE WILL BE DURABLE ENOUGH TO WITHSTAND TRAFFIC. ANY PEELING TAPE DEEMED UNREADABLE MUST BE REPLACED IMMEDIATELY. SEE DETAIL T-40.01.2.
8. WARNING SIGNS ADVISING MOTORISTS THAT THEY SHOULD EXPECT TO ENCOUNTER METAL PLATES SHALL BE PLACED AT PPROXIMATELY 100 FEET, IN ADVANCE OF THE METAL PLATE LOCATION THE "BUMP" OR "STEEL PLATE AHEAD" SHALL BE USED. SEE DETAIL T-40.01.2
9. PLATES THAT ARE LEFT OVERNIGHT WILL REQUIRE THAT THE WARNING SIGN BE SUPPLEMENTED WITH A LOW-INTENSITY FLASHING WARNING LIGHT MOUNTED ON OR ADJACENT TO THE ADVANCE WARNING SIGNAGE.
10. FAILURE TO FOLLOW THE STEPS OUTLINED ABOVE WILL RESULT IN STOP WORK ORDERS, CITATIONS AND FINES TO THE PERMITTEE OR CONTRACTOR WORKING WITHOUT A VALID PERMIT. ROAD PLATES REMOVED OR REPAIRED BY THE CITY WILL RESULT IN STOP WORK ORDERS, CITATIONS AND FINES.
11. PAVEMENT MUST BE RESTORED TO THE PREVIOUS OR BETTER CONDITION ONCE THE PLATE HAS BEEN REMOVED.

SHEET 1 OF 2

CITY OF RALEIGH
STANDARD DETAIL.

REVISIONS	DATE ####	NOT TO SCALE
	STEEL ROAD PLATE	
	T-40.01.1	

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REVISIONS

NO.	DATE
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PLAN INFORMATION

PROJECT NO.	KAN23003
FILENAME	KAN23003-PSUB-D1
CHECKED BY	DMB
DRAWN BY	CNS
SCALE	N/A
DATE	03. 22. 2024

SHEET

SITE DETAILS

C8.00

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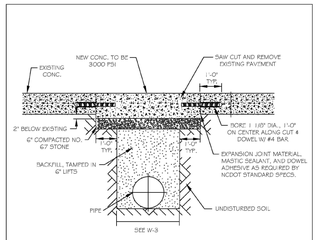
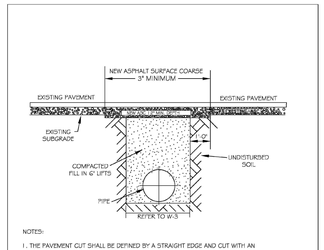


NOTES:
1. SEE CITY OF RALEIGH STANDARDS FOR TRENCHES AND PIPE BEDDING W-3 FOR ADDITIONAL DETAILS
2. PAVEMENT CUTS WITHIN NCDOT ROW SHALL CONFORM TO THE APPROVED ON SITE ENCROACHMENT PERMIT.
3. THE PAVEMENT CUT SHALL BE DEFINED BY A STRAIGHT EDGE AND CUT WITH AN APPROVED SAW CUT MACHINE.
4. THE TRENCH SUBGRADE MATERIAL SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO A DENSITY OF AT LEAST 95% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-99 AS MODIFIED BY NCDOT. THE FINAL 1'-0" FILL SHALL CONSIST OF ABC MATERIAL COMPACTED TO A DENSITY EQUAL TO 100% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-180 AS MODIFIED BY NCDOT. ANY UNSUITABLE MATERIAL, AS DETERMINED BY THE ENGINEER, SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL AND COMPACTED TO A DENSITY OF AT LEAST 95% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-99 AS MODIFIED BY NCDOT. THE ENTIRE THICKNESS/ VERTICAL EDGE OF CUT SHALL BE TACKED.
5. THE SAME DEPTH OF PAVEMENT MATERIAL WHICH EXISTS SHALL BE REINSTALLED, BUT IN NO CASE SHALL THE ASPHALT BE LESS THAN 3" THICK.
6. THE ASPHALT PAVEMENT MATERIAL SHALL BE INSTALLED AND COMPACTED THOROUGHLY WITH A SMOOTH DRUM ROLLER TO ACHIEVE A SMOOTH LEVEL PATCH.
7. REFER TO CITY OF RALEIGH STANDARDS FOR TRENCHES AND PIPE BEDDING, W-3, FOR ADDITIONAL DETAILS.
8. NO HAND PATCHING ALLOWED.
9. PAVEMENT CUTS WITHIN NCDOT ROW SHALL CONFORM TO THE APPROVED ON SITE ENCROACHMENT PERMIT.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES

STANDARD CONCRETE PAVEMENT PATCH DETAIL

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-1	RRH	3-31-00	A.B.B.	4-16-04
	A.B.B.	2-5-05	MAS	10-31-13

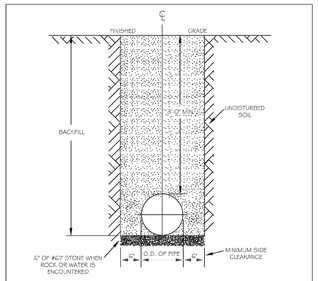


NOTES:
1. THE PAVEMENT CUT SHALL BE DEFINED BY A STRAIGHT EDGE AND CUT WITH AN APPROPRIATE SAW CUT MACHINE.
2. THE TRENCH SUBGRADE MATERIAL SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO A DENSITY OF AT LEAST 95% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-99 AS MODIFIED BY NCDOT.
3. THE FINAL 1' OF FILL SHALL CONSIST OF ABC MATERIAL COMPACTED TO A DENSITY EQUAL TO 100% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-180 AS MODIFIED BY NCDOT
4. THE ENTIRE THICKNESS/ VERTICAL EDGE OF CUT SHALL BE TACKED.
5. THE SAME DEPTH OF PAVEMENT MATERIAL WHICH EXISTS SHALL BE REINSTALLED, BUT IN NO CASE SHALL THE ASPHALT BE LESS THAN 3" THICK.
6. THE ASPHALT PAVEMENT MATERIAL SHALL BE INSTALLED AND COMPACTED THOROUGHLY WITH A SMOOTH DRUM ROLLER TO ACHIEVE A SMOOTH LEVEL PATCH.
7. REFER TO CITY OF RALEIGH STANDARDS FOR TRENCHES AND PIPE BEDDING, W-3, FOR ADDITIONAL DETAILS.
8. NO HAND PATCHING ALLOWED.
9. PAVEMENT CUTS WITHIN NCDOT ROW SHALL CONFORM TO THE APPROVED ON SITE ENCROACHMENT PERMIT.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES

STANDARD ASPHALT PAVEMENT PATCH DETAIL

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-2	D.W.C.	11-1-99	J.P.S.	10-29-10

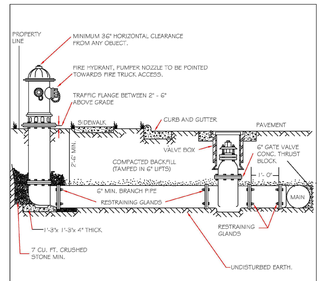


NOTES:
1. TRENCHES REQUIRING SHORING AND BRACING, DIMENSIONS SHALL BE TAKEN FROM THE INSIDE FACE OF THE SHORING AND BRACING.
2. NO KICKS OR SOULDERS 4" OR LARGER TO BE USED IN BACKFILL.
3. ALL BACKFILL MATERIAL SHALL BE SUITABLE NATIVE MATERIAL.
4. BACKFILL SHALL BE TAMPED IN 6" LIFTS.
5. ACHIEVE 95% COMPACTION IN BACKFILL.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES

TRENCH BOTTOM DIMENSIONS & BACKFILLING REQUIREMENTS FOR DUCTILE IRON

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-3	D.W.C.	9-2-99	ABB	2-15-00
	RRH	3-31-00	J.P.S.	10-29-10



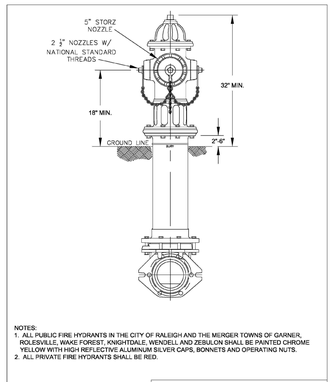
NOTES:
1. FIRE HYDRANT SHALL BE AS MANUFACTURED: MUELLER, AMERICAN DARLING, KENNEDY, M&H, WATEROUS, CLOW, EAST JORDAN IRON WORKS, OR US PIPE.
2. BRANCH PIPE SHALL BE DUCTILE IRON AWWA C110/A21.10.
3. 6" GATE VALVE SHALL BE AWWA C500-06 OPEN LEFT.
4. BITES, RODS AND BOLTS SHALL BE IF NOT DIPPED GALVANIZED
5. FIRE HYDRANTS WILL BE INSTALLED IN TRUE VERTICAL POSITION
   RODS SHALL NOT BE COUPLED MORE THAN ONCE. IF THE LENGTH FROM THE VALVE TO THE HYDRANT EXCEEDS 20' THEN A MECHANICAL RESTRAINING GLAND WITH A REBAR CAGE SHALL BE INSTALLED NO MORE THAN 10' FROM HYDRANT AND POURED IN CONCRETE.
   FIRE HYDRANTS TO BE LOCATED IN ROW OR 5' FOOT EASEMENT ADJACENT TO ROW

ANYTIME SITE WORK, CONSTRUCTION, ROAD WORK, OR ANY OTHER WORK CHANGES THE GRADE OF THE FIRE HYDRANT, THE PERSON RESPONSIBLE FOR THE WORK IS RESPONSIBLE FOR ADJUSTING THE FIRE HYDRANT TO STAY WITHIN COMPLIANCE.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES

STANDARD FIRE HYDRANT INSTALLATION DETAIL

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-4	MBS	4-6-04	TGF	07/15/09
	DFL	07/4/08		

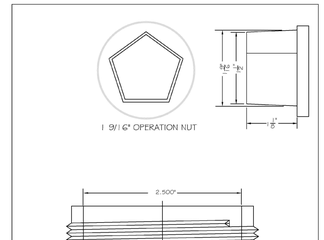


NOTES:
1. ALL PUBLIC FIRE HYDRANTS IN THE CITY OF RALEIGH AND THE MERGER TOWNS OF GARNER, ROLESVILLE, WAKE FOREST, KNIGHTDALE, WENDELL AND ZEBULON SHALL BE PAINTED CHROME YELLOW WITH HIGH REFLECTIVE ALUMINUM SILVER CAPS, BONNETS AND OPERATING NUTS.
2. ALL PRIVATE FIRE HYDRANTS SHALL BE RED.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
RALEIGH, GARNER, KNIGHTDALE, ROLESVILLE, WAKE FOREST, WENDELL & ZEBULON

STANDARD FIRE HYDRANT WITH 5" STORZ PUMPER NOZZLE

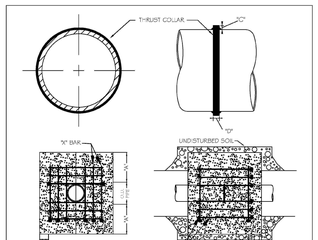
DWG.	REVISIONS	DATE	REVISIONS	DATE
W-5	MAS	4-30-14		
	KAT	9-19-17		



CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES

HYDRANT OPERATING NUT AND 2 1/2" OUTLET THREADS

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-6	RRH	3-31-00	DFL	2-15-05
	A.B.B.	4-13-04	J.P.S.	11-1-10



REINFORCING REQUIREMENTS

I.D. PIPE	REBAR SIZE	"A" MIN. LENGTH	"B" MIN. WIDTH	"C" MIN. SPACE	NO. REQ'D PER THRUST COLLAR
6" - 24"	#5	2'-4" CO. TYP.	1'-0"	1'-0" MIN. MAX.	#5 BARS, TYP.
30" & greater	#6	2'-9" CO. TYP.	1'-0"	1'-0" MIN. MAX.	#6 BARS, TYP.

THRUST COLLAR AND THRUST SCHEDULE

I.D. PIPE	"A"	"B"	"C"	"D"
6" - 16"	1'-4"	1'-7"	2"	3/8"
20" - 24"	1'-4"	1'-7"	3"	1/2"
30" - 36"	1'-4"	1'-7"	4"	5/8"
48" & greater	1'-8"	1'-9"	6"	7/8"

NOTES:
1. SEE STANDARD DETAIL W-9 FOR THRUST BLOCK LOCATIONS.
2. CONCRETE SHALL BE 3000 PSI AND TRANSIT MIXED.
3. REINFORCING BARS SHALL BE DEFORMED AND TIED TOGETHER.
4. TRENCH BOTTOM WIDTH IN VICINITY OF THRUST BLOCK INSTALLATION SHALL BE THE MINIMUM WIDTH AS SHOWN ON STANDARD DETAIL W-3.
5. BACKFILL TAMPED IN 6" LIFTS PER STANDARD DETAIL W-3.
6. THRUST COLLAR MUST BE FACTORY WELDED ON BOTH SIDES ALONG BOTH EDGES OF COLLAR AROUND CIRCUMFERENCE.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES

THRUST BLOCKING DESIGN DATA FOR WATER MAINS

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-7	RRH	3-31-00	J.P.S.	11-1-10
	D.H.L.	6-18-08		

REACTION BEARING AREAS FOR HORIZONTAL WATER PIPE BENDS
BASED ON TEST PRESSURE OF 200 P.S.I.
ALL AREAS GIVEN IN SQUARE FEET

SIZE AND DEGREE OF BEND	STATIC THRUST IN POUNDS	SAND AND GRAVEL OR COMPACTED CONSTRUCTION MATERIAL	FIRM NATURAL EARTH OR CONCRETE	SOFT MUCK OR SPONGY MATERIAL	SAND, COMPACTED FIRM	SAND, LOOSE OR SOFT MUCK	SOFT MUCK, LOOSE SAND OR SPONGY MATERIAL
6"							
11 1/4°	1,105	1	1	1	1	1	2	1
22 1/2°	2,207	1	2	2	1	1	3	1
45°	4,326	2	3	3	1	2	5	1
90°	7,996	2	4	5	1	2	6	1
PLUG	5,655	2	3	4	1	2	6	1
8"							
11 1/4°	1,970		1	2	1	1	2	1
22 1/2°	3,922	1	2	3	1	1	4	1
45°	7,624	2	4	5	1	2	8	1
90°	14,215	4	8	9	2	2	15	2
PLUG	10,053	3	5	6	2	2	10	1
12"							
11 1/4°	4,433	2	3	3	1	2	5	1
22 1/2°	8,826	3	5	6	2	2	9	1
45°	17,312	5	9	11	3	3	18	2
90°	31,953	8	16	19	4	4	32	4
PLUG	22,619	6	12	14	3	3	23	3
16"							
11 1/4°	7,881	2	4	5	1	1	8	1
22 1/2°	15,691	4	8	10	2	2	16	2
45°	30,779	8	16	19	4	4	31	4
90°	56,861	15	29	35	6	6	57	6
PLUG	40,213	10	21	25	5	5	41	5

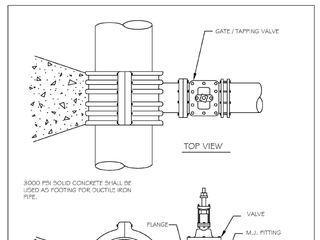
REACTION BEARING AREAS ARE IN SQUARE FEET MEASURED IN A VERTICAL PLANE IN THE TRENCH SIDE AT AN ANGLE OF 90° TO THE THRUST VECTOR.

USE 6" - 90 BEND VALUE FOR HYDRANTS FOR ADDITIONAL SAFETY FACTOR.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES

THRUST BLOCKING DESIGN QUANTITY TABLE

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-10	D.W.C.	6-23-99		

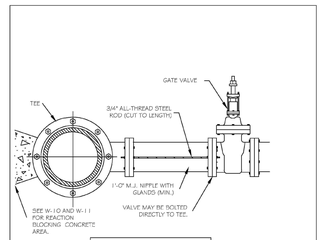


NOTES:
1. CONCRETE SHALL NOT CONTACT BOLTS OR ENDS OF MECHANICAL JOINT FITTINGS.
2. SEE STANDARD REACTION BLOCK, TABLES, W-10 AND W-11 FOR AREA OF CONCRETE REQUIRED.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES

4" - 24" STANDARD TAPPING SLEEVE AND VALVE ASSEMBLY

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-14	Y.G.A.	2-21-08	RRH	3-31-00
	D.W.C.	9-7-99	J.P.S.	11-1-10



ROD REQUIREMENTS

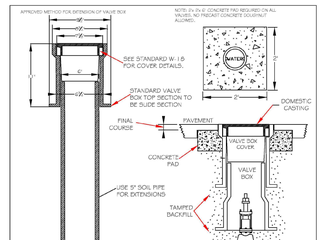
NO. OF RODS	BRANCH SIZE
4"	2
6"	2
8"	4
12"	4
16"	6
24"	8
30"	8
36"	8

NOTES:
1. STEEL RODS AND BOLTS SHALL BE 3/4" HOT DIPPED GALVANIZED.
2. SEE STANDARD THRUST BLOCK, TABLES W-10 AND W-11 FOR CONCRETE.
3. CONCRETE SHALL NOT CONTACT BOLTS OR ENDS OF MECHANICAL FITTINGS.
4. THIS RODDING REQUIREMENT DOES NOT APPLY TO FIRE HYDRANTS.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES

VALVE RESTRAINT AT TEES AND CROSSES FOR LINES (4"-24")

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-15	RRH	3-31-00	DFL	6-16-08
	A.B.B.	4-19-04	J.P.S.	11-1-10

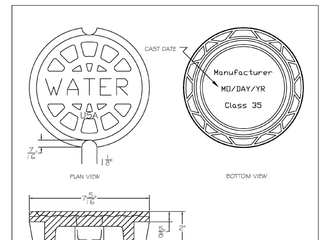


NOTES:
1) VALVE BOX NOT TO CONTACT WATER MAIN.
2) ALL TRAFFIC CASTINGS MUST BE CLASS 30 OR GREATER.
3) FOR ANY VALVES OVER 12 DEEP, A VALVE STEM EXTENSION MUST BE USED. IF THE VALVE STEM IS NO MORE THAN 5', EXTENSION MUST BE A MINIMUM OF 1' O.D.I. DI SOCKET.
4) TOTAL VALVE BOX WEIGHT: MIN.MUM OF 85 LBS.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES

VALVE BOX INSTALLATION AND EXTENSION DETAIL

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-17	D.W.C.	9-7-99	A.B.B.	4-15-04
	RRH	3-31-00	DFL	2-16-07

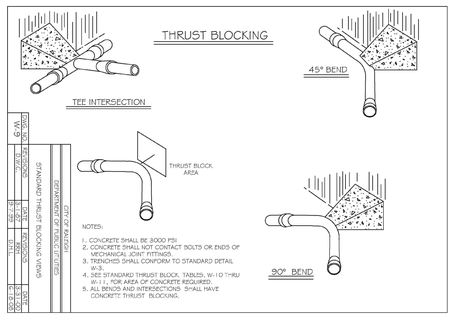


NOTE 1 - 'WATER' LETTERING MUST BE 1" RAISED (RECESSED FLUSH)
NOTE 2 - VALVE COVER SHALL BE DOMESTICALLY CAST.
NOTE 3 - COVER MUST HAVE A MINIMUM WEIGHT OF 25 POUNDS.
NOTE 4 - COVER MUST BE CLASS 35 OR GREATER.
NOTE 5 - COVER MUST MEET OR EXCEED AASHTO H-20 LOAD REQUIREMENTS.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES

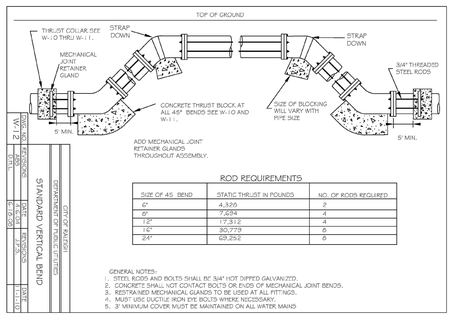
5 1/4" VALVE BOX DROP LID WITH 4" SKIRT

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-18				



NOTES:
1. CONCRETE SHALL BE 3000 PSI
2. CONCRETE SHALL NOT CONTACT BOLTS OR ENDS OF MECHANICAL JOINT FITTINGS
3. TRENCHES SHALL CONFORM TO STANDARD DETAIL W-3
4. SEE STANDARD THRUST BLOCK, TABLES, W-10 THRU W-11, FOR AREA OF CONCRETE REQUIRED.
5. ALL BENDS AND INTERSECTIONS SHALL HAVE CONCRETE THRUST BLOCKING.

STANDARD THRUST BLOCKING VIEWS
CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES

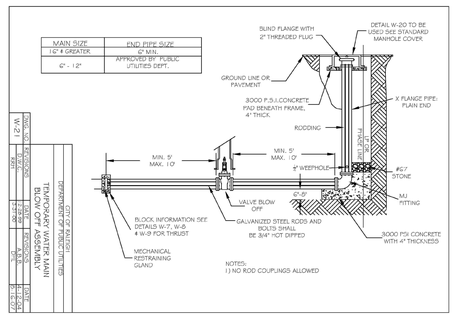


ROD REQUIREMENTS

SIZE OF 45° BEND	STATIC THRUST IN POUNDS	NO. OF RODS REQUIRED
6"	4,326	2
8"	7,624	4
12"	17,312	4
16"	30,779	6
24"	69,252	6

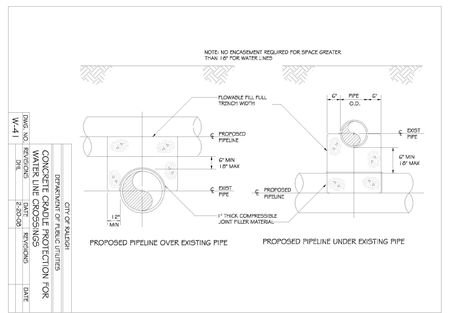
GENERAL NOTES:
1. STEEL RODS AND BOLTS SHALL BE 3/4" HOT DIPPED GALVANIZED.
2. CONCRETE SHALL NOT CONTACT BOLTS OR ENDS OF MECHANICAL JOINT BENDS.
3. RESTRAINED MECHANICAL GLANDS TO BE USED AT ALL FITTINGS.
4. MUST USE DUCTILE IRON EYE BOLTS WHERE NECESSARY.
5. 3' MINIMUM COVER MUST BE MAINTAINED ON ALL WATER MAINS

STANDARD VERTICAL BEND
CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES



NOTES:
1) NO ROD COUPLINGS ALLOWED

TEMPORARY WATER MAIN BLOW OFF ASSEMBLY
CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES



CONCRETE CRADLE PROTECTION FOR WATER LINE CROSSINGS
CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-41	D.H.L.	2-20-08		

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

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
4350 LASSITER AT NORTH HILLS AVE
SUITE 280 RALEIGH, NC, 27609
MATHIAS LINDEN
PHONE: 919. 838.7207

5401 NORTH
LOTS 26, 28, 29, 30, 32 & 33
PRELIMINARY SUBDIVISION PLAN
7730 MIDTOWN MARKET AVENUE
RALEIGH, NORTH CAROLINA 27616

[redacted]

REVISIONS

NO.	DATE
1	
2	
3	
4	
5	
6	

PLAN INFORMATION

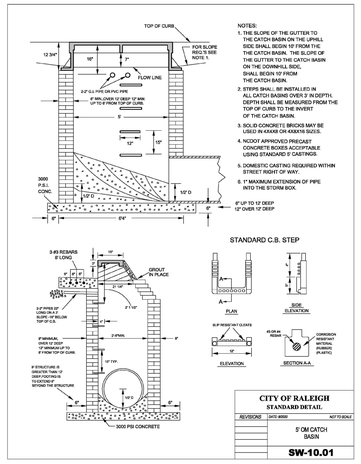
PROJECT NO.	KAN23003
FILENAME	KAN23003-PSUB-D1
CHECKED BY	DMB
DRAWN BY	CNS
SCALE	N/A
DATE	03. 22. 2024

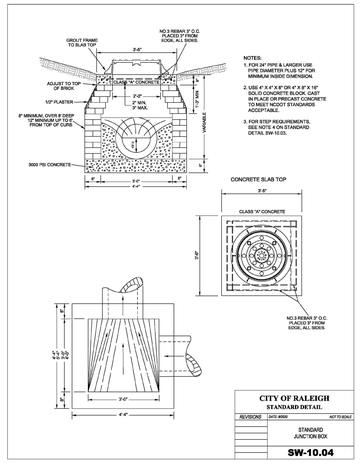
SHEET

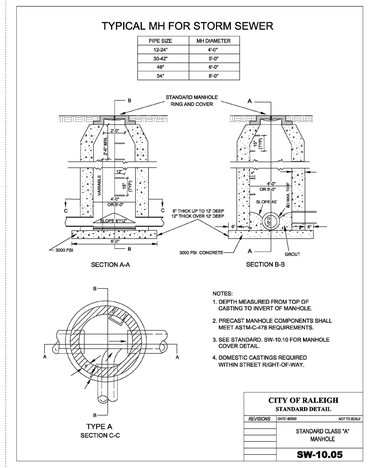
WATER DETAILS

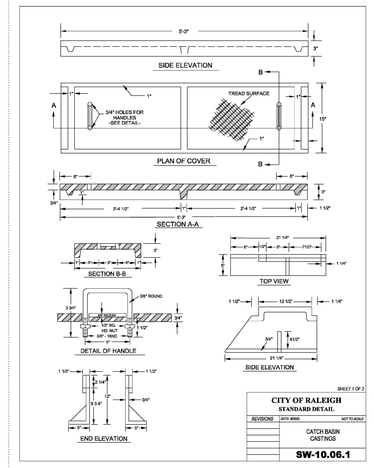
C8.01

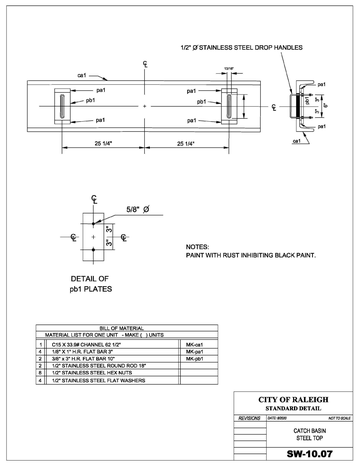
M:\Projects\KAN\KAN23003\04 Production\Engineering\Production Drawings\Current Drawings\01-Preliminary Subdivision\KAN23003-PSUB-D1.dwg, 4/15/2024 1:00:21 PM, Chris Schmidt

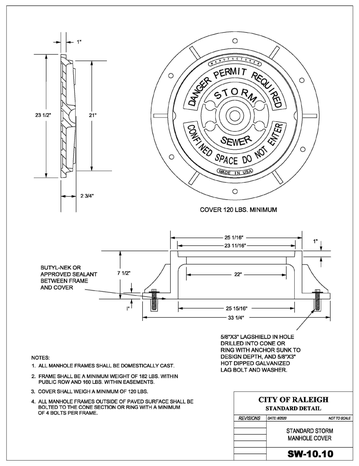


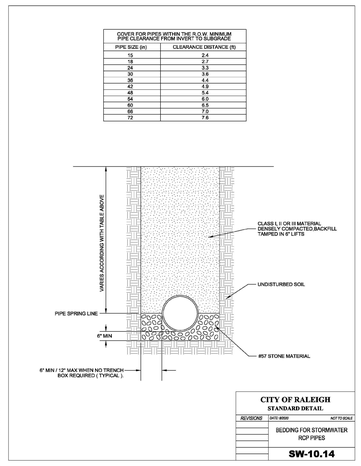












SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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5401 NORTH
LOTS 26, 28, 29, 30, 32 & 33
PRELIMINARY SUBDIVISION PLAN
7730 MIDTOWN MARKET AVENUE
RALEIGH, NORTH CAROLINA 27616

[redacted]

REVISIONS

NO.	DATE
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PLAN INFORMATION

PROJECT NO.	KAN23003
FILENAME	KAN23003-PSUB-D1
CHECKED BY	DMB
DRAWN BY	CNS
SCALE	N/A
DATE	03. 22. 2024

SHEET

STORM DRAINAGE DETAILS
C8.02

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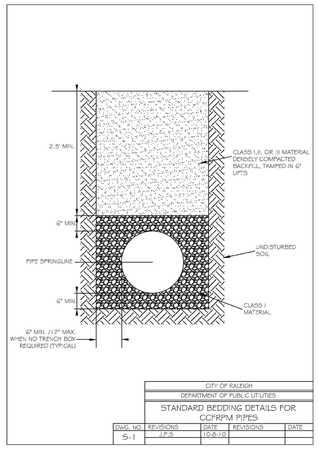
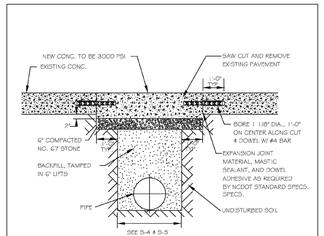
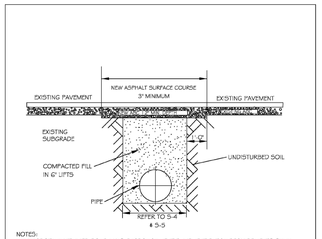


CITY OF RALEIGH				
DEPARTMENT OF PUBLIC UTILITIES				
STANDARD BEDDING DETAILS FOR CCFRPM PIPES				
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-1	J.P.S.	10-5-10		



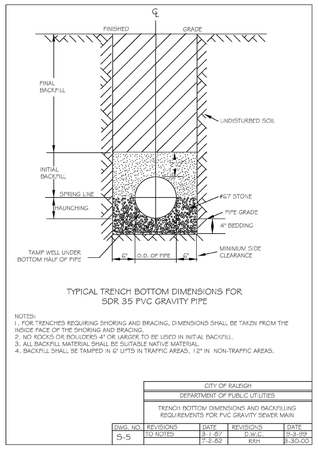
NOTES:
1. See City of Raleigh standards for trenches and pipe bedding (S-4 # S-5) for additional details.
2. Pavement cuts over 5'-0" in width shall be reinforced to N.C.D.O.T. standards.
3. Pavement cuts shall be made with an appropriate saw cut machine.
4. Pavement cuts within NCDOT ROW shall conform to the approved on site encroachment permit.

CITY OF RALEIGH				
DEPARTMENT OF PUBLIC UTILITIES				
STANDARD CONCRETE PAVEMENT PATCH DETAIL				
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-2	D.W.C.	5-29-99	A.B.S.	4-19-04
	KRH	3-30-00	J.P.S.	10-5-10



NOTES:
1. IN NCDOT MAINTAINED ROADWAYS ENCROACHMENT PAVEMENT PATCH REQUIREMENTS SHALL TAKE PRECEDENCE.
2. THE PAVEMENT CUT SHALL BE DEFINED BY A STRAIGHT EDGE AND CUT WITH AN APPROPRIATE SAWCUT MACHINE.
3. THE TRENCH SUBGRADE MATERIAL SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO A DENSITY OF AT LEAST 95% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-99 AS MODIFIED BY NCDOT.
4. THE FINAL 1'-0" FILL SHALL CONSIST OF ABC MATERIAL COMPACTED TO A DENSITY EQUAL TO 100% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-80 AS MODIFIED BY NCDOT.
5. THE ENTIRE THICKNESS AND VERTICAL EDGE OF CUT SHALL BE TACKED.
6. THE SAME DEPTH OF PAVEMENT MATERIAL WHICH EXISTS SHALL BE REINSTALLED, BUT IN NO CASE SHALL THE ASPHALT BE LESS THAN 3" THICK.
7. THE ASPHALT PAVEMENT MATERIAL SHALL BE INSTALLED AND COMPACTED THOROUGHLY WITH A SMOOTH DRUM ROLLER TO ACHIEVE A SMOOTH LEVEL PATCH.
8. REFER TO CITY OF RALEIGH STANDARDS FOR TRENCHES AND PIPE BEDDING (S-4 # S-5) FOR ADDITIONAL DETAILS.
9. NO HAND PATCHING ALLOWED.
10. PAVEMENT CUTS WITHIN NCDOT ROW SHALL CONFORM TO THE APPROVED ON SITE ENCROACHMENT PERMIT.

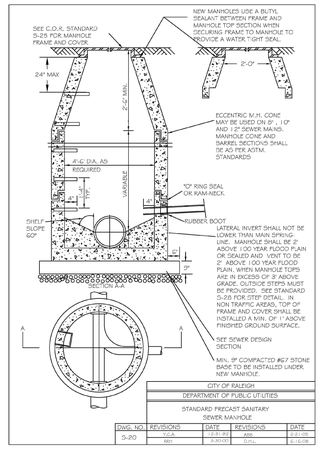
CITY OF RALEIGH				
DEPARTMENT OF PUBLIC UTILITIES				
STANDARD ASPHALT PAVEMENT PATCH DETAIL				
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-3	D.W.C.	11-1-99	A.B.S.	4-19-04
	KRH	3-30-00	J.P.S.	10-5-10



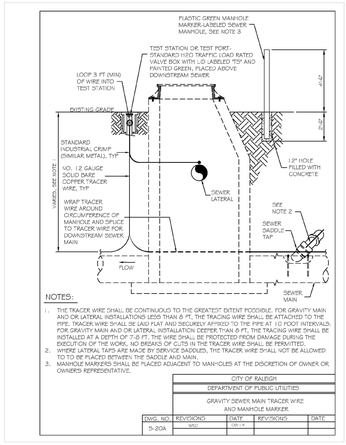
TYPICAL TRENCH BOTTOM DIMENSIONS FOR SDR 35 PVC GRAVITY PIPE

NOTES:
1. FOR TRENCHES REQUIRING SHORING AND BRACING, DIMENSIONS SHALL BE TAKEN FROM THE INSIDE FACE OF THE SHORING AND BRACING.
2. NO ROCKS OR BOULDERS 4" OR LARGER TO BE USED IN INITIAL BACKFILL.
3. ALL BACKFILL MATERIAL SHALL BE SUITABLE NATIVE MATERIAL.
4. BACKFILL SHALL BE TAMPED IN 6" LIFTS IN TRAFFIC AREAS, 12" IN NON-TRAFFIC AREAS.

CITY OF RALEIGH				
DEPARTMENT OF PUBLIC UTILITIES				
TRENCH BOTTOM DIMENSIONS AND BACKFILLING REQUIREMENTS FOR PVC GRAVITY SEWER MAIN				
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-5	NO NOTES	8-1-97	D.W.C.	11-1-99
		7-1-82	KRH	3-30-00

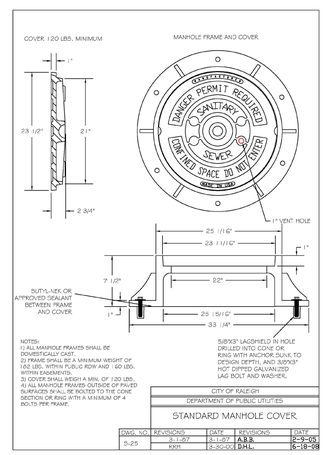


CITY OF RALEIGH				
DEPARTMENT OF PUBLIC UTILITIES				
STANDARD PRECAST SANITARY SEWER MANHOLE				
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-20	J.C.A.	4-21-97	ABS	7-21-08
	KRH	3-30-00	D.M.L.	6-16-08



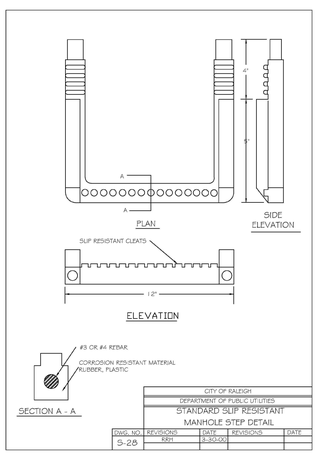
NOTES:
1. THE TRACER WIRE SHALL BE CONTINUOUS TO THE GREATEST EXTENT POSSIBLE, FOR GRAVITY MAIN AND OR LATERAL INSTALLATIONS LESS THAN 6 FT, THE TRACING WIRE SHALL BE ATTACHED TO THE PIPE. TRACER WIRE SHALL BE LAID FLAT AND SECURELY AFFIXED TO THE PIPE AT 10 FOOT INTERVALS. FOR GRAVITY MAIN AND OR LATERAL INSTALLATION DEEPER THAN 6 FT, THE TRACING WIRE SHALL BE INSTALLED AT A DEPTH OF 7.0 FT. THE WIRE SHALL BE PROTECTED FROM DAMAGE DURING THE EXECUTION OF THE WORK. NO BREAKS OF CUTS IN THE TRACER WIRE SHALL BE PERMITTED.
2. WHERE LATERAL TAPS ARE MADE BY SERVICE SADDLES, THE TRACER WIRE SHALL NOT BE ALLOWED TO TO BE PLACED BETWEEN THE SADDLE AND MAIN.
3. MANHOLE MARKERS SHALL BE PLACED ADJACENT TO MANHOLES AT THE DISCRETION OF OWNER OR OWNERS REPRESENTATIVE.

CITY OF RALEIGH				
DEPARTMENT OF PUBLIC UTILITIES				
GRAVITY SEWER MAIN TRACER WIRE AND MANHOLE MARKER				
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-20A	MSD	10-1-14		

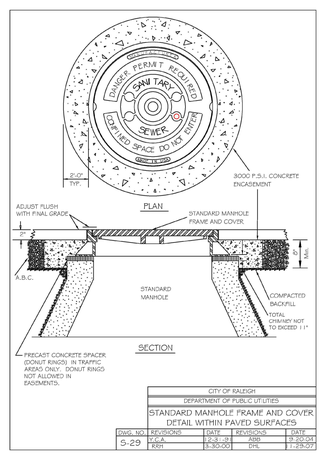


NOTES:
1) ALL MANHOLE FRAMES SHALL BE CYLINDRICALLY CAST.
2) FRAME SHALL BE A MINIMUM WEIGHT OF 182 LBS. WITHIN PUBLIC ROW AND 140 LBS. WITHIN EASEMENTS.
3) COVER SHALL WEIGH A MIN. OF 120 LBS.
4) ALL MANHOLE FRAMES OUTSIDE OF PAVED SURFACES SHALL BE BOLTED TO THE CONE SECTION OR RING WITH A MINIMUM OF 4 BOLTS PER FRAME.

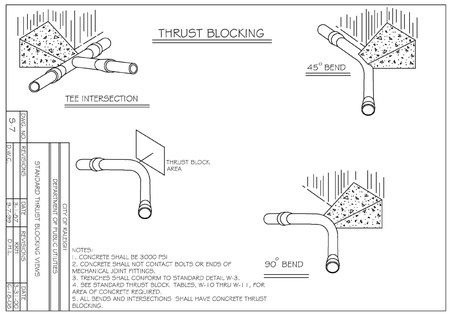
CITY OF RALEIGH				
DEPARTMENT OF PUBLIC UTILITIES				
STANDARD MANHOLE COVER				
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-25	8-1-97	8-1-97	A.B.S.	2-9-10
	KRH	3-30-00	B.M.L.	6-18-08



CITY OF RALEIGH				
DEPARTMENT OF PUBLIC UTILITIES				
STANDARD SLIP RESISTANT MANHOLE STEP DETAIL				
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-28	KRH	3-30-00		

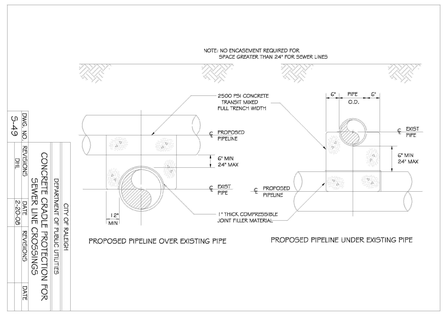


CITY OF RALEIGH				
DEPARTMENT OF PUBLIC UTILITIES				
STANDARD MANHOLE FRAME AND COVER DETAIL WITHIN PAVED SURFACES				
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-29	Y.C.A.	12-31-97	ABS	9-20-04
	KRH	3-30-00	D.M.L.	1-29-07



NOTES:
1. CONCRETE SHALL BE 3000 PSI
2. CONCRETE SHALL NOT CONTACT BOLTS OR ENDS OF MECHANICAL JOINT FITTINGS.
3. TRENCHES SHALL CONFORM TO STANDARD DETAIL W-3.
4. SEE STANDARD THRUST BLOCK TABLES, W-10 THRU W-11, FOR AREA OF CONCRETE REQUIRED.
5. ALL BENDS AND INTERSECTIONS SHALL HAVE CONCRETE THRUST BLOCKING.

CITY OF RALEIGH				
DEPARTMENT OF PUBLIC UTILITIES				
STANDARD THRUST BLOCKING DETAILS				
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-6	D.W.C.	5-29-99		
	KRH	3-30-00		



CITY OF RALEIGH				
DEPARTMENT OF PUBLIC UTILITIES				
CONCRETE CRADLE PROTECTION FOR SEWER LINE CROSSINGS				
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-49				
	D.W.C.	5-29-99		
	KRH	3-30-00		

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

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[redacted]

REVISIONS

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PLAN INFORMATION

PROJECT NO.	KAN23003
FILENAME	KAN23003-PSUB-D1
CHECKED BY	DMB
DRAWN BY	CNS
SCALE	N/A
DATE	03. 22. 2024

SHEET

SANITARY SEWER DETAILS
C8.03

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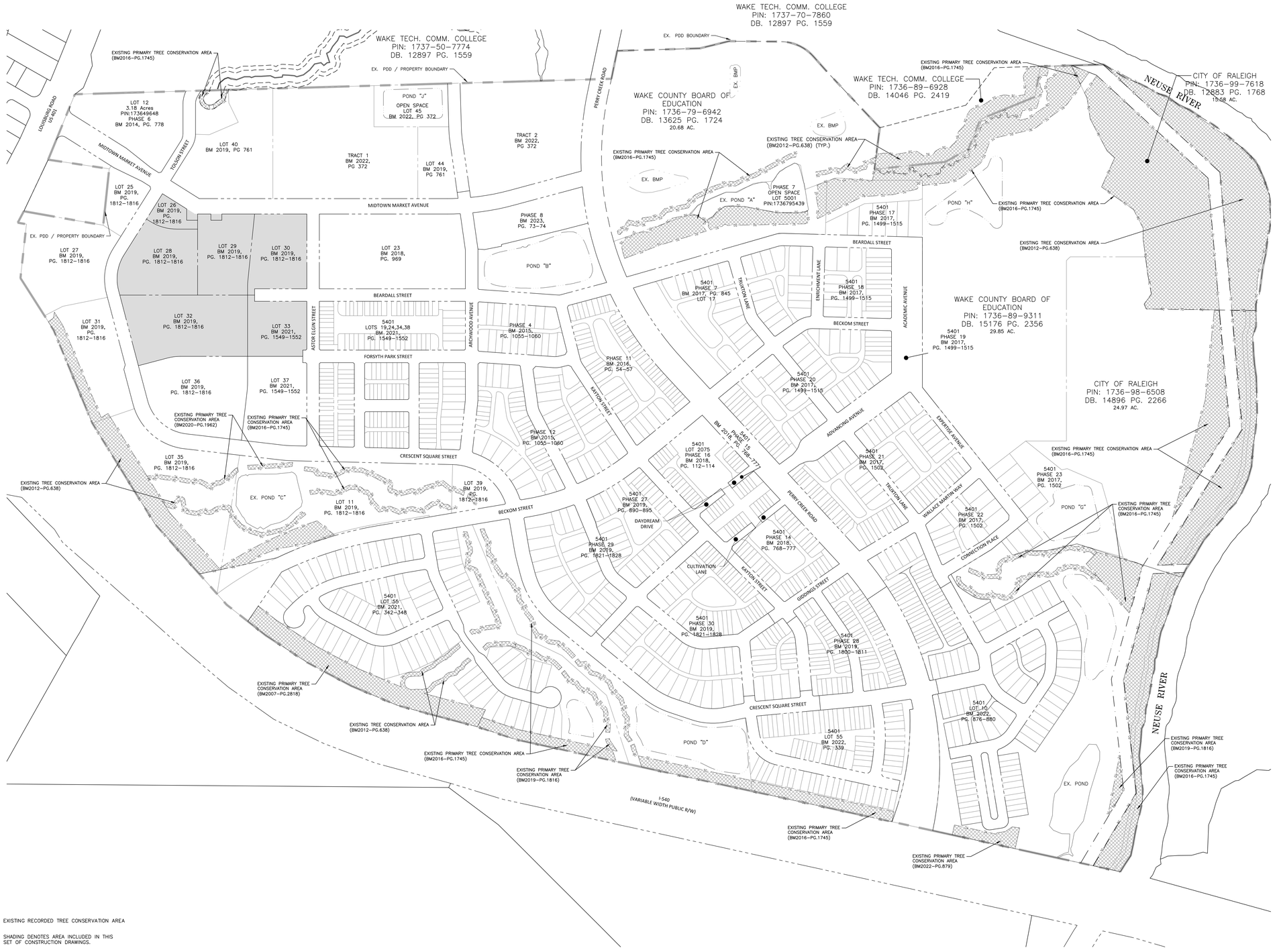

LEGEND

- EXISTING RECORDED TREE CONSERVATION AREA
- SHADING DENOTES AREA INCLUDED IN THIS SET OF CONSTRUCTION DRAWINGS.

GENERAL NOTES:

1. BOUNDARY INFORMATION AND LOT AREAS ARE TAKEN FROM AN UNRECORDED BOUNDARY SURVEY PERFORMED BY THE JOHN R. MCADAMS COMPANY, DATED 10/12/12.
2. 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 DOWNLOADED FROM WAKE COUNTY GIS.
3. 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 3720173600J, DATED MAY 2, 2006.
4. 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.2817-2824, BM2012-PG.638-640, BM2016-PG.745-1754, BM2019-PG.1816, BM2020-PG.1962 & BM2022-PG.879):	40.84 AC.	= 10.1%

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GRAPHIC SCALE
0 100 200 400
1 inch = 200 ft.

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[redacted]

REVISIONS

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PLAN INFORMATION

PROJECT NO.	KAN23003
FILENAME	KAN23003-PSUB-TC1
CHECKED BY	DMB
DRAWN BY	CNS
SCALE	1" = 200'
DATE	03. 22. 2024

SHEET

TREE CONSERVATION MASTER PLAN
C10.00

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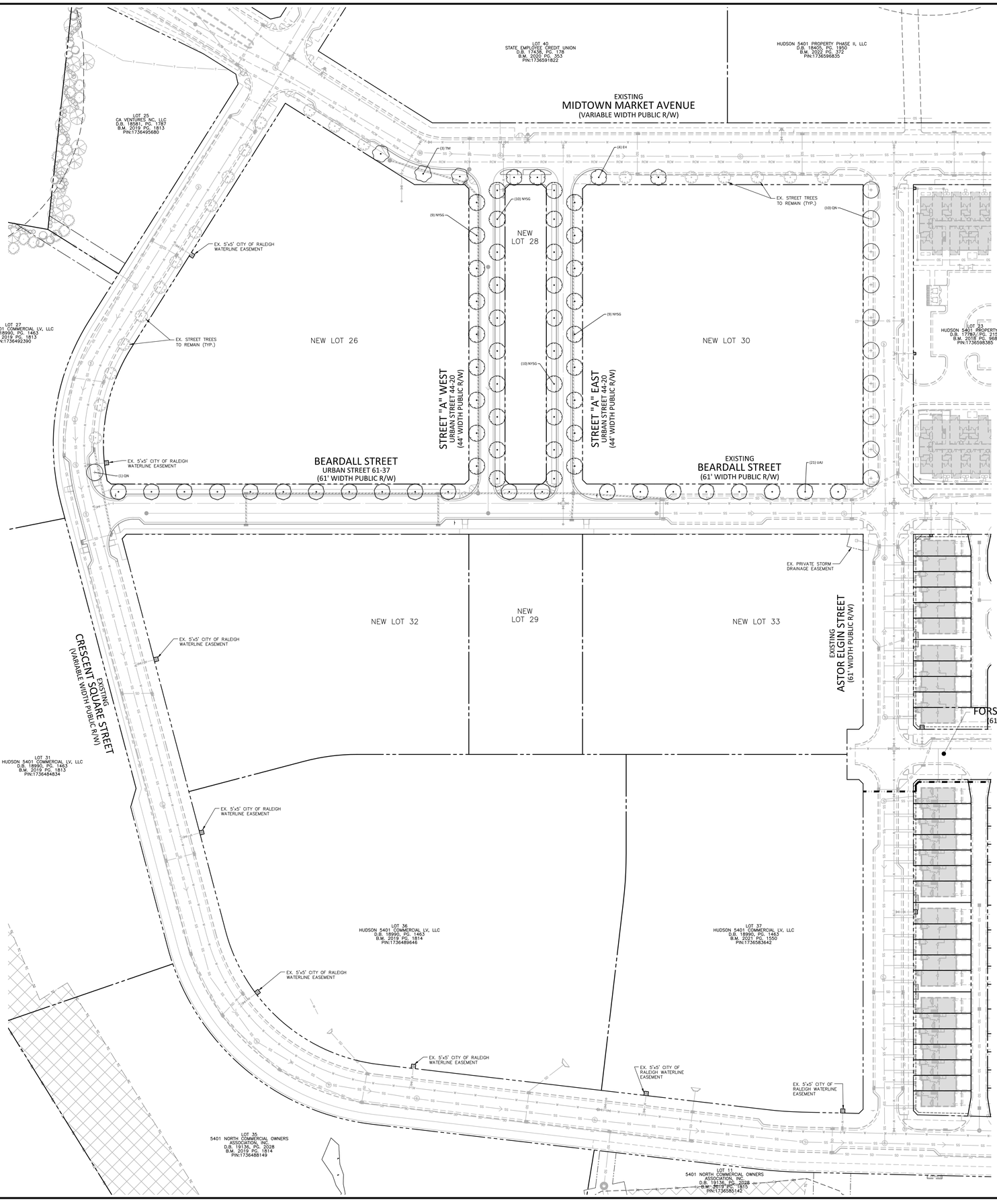

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RALEIGH, NORTH CAROLINA 27616

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE
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PLAN INFORMATION

PROJECT NO.	KAN23003
FILENAME	KAN23003-PSUB-LS1
CHECKED BY	-
DRAWN BY	-
SCALE	1" = 50'
DATE	04. 18. 2024

SHEET

LANDSCAPE PLAN

L5.00

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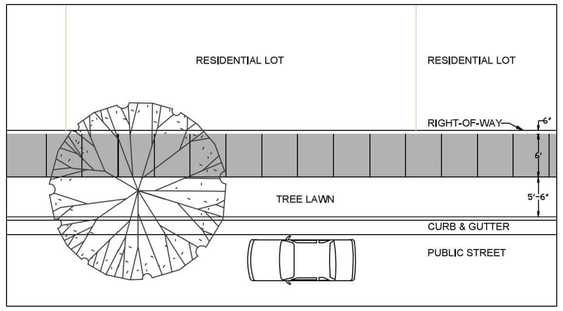
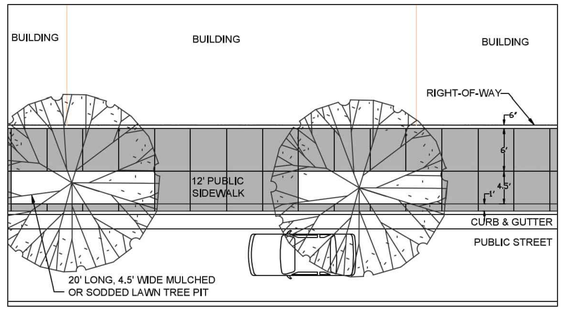
GENERAL LANDSCAPE NOTES:

1. ALL MATERIALS AND METHODS OF CONSTRUCTION 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
3. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING DEMOLITION OR INSTALLATION.
4. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS FOR RESOLUTION PRIOR TO
5. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
6. THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING BUILDINGS, GRADING, WALLS, ETC., REFER TO ARCHITECTURE, SITE AND GRADING PLANS.
7. 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.
8. CONTRACTOR TO ENSURE PROPER STABILIZATION AND SEEDING OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
9. LANDSCAPE MATERIAL SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM DAMAGE, INSECTS AND DISEASES. MATERIAL SHALL EQUAL OR SURPASS #1 QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
10. 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.
11. 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.
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 GOVERNING JURISDICTION PRIOR TO ANY HOLE BEING DUG.
13. CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULCH/SEED/SOD 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, CINDERS, 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 TOP PLANTING SOIL MIX 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 FROZEN, 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 THE
21. PLANT MATERIALS ARE TO BE GUARANTEED FOR A PERIOD OF MATERIALS WHICH REMAIN UNHEALTHY WILL BE REPLACED BY THE LANDSCAPE CONTRACTOR BEFORE THE EXPIRATION OF THE GUARANTEE PERIOD OR IMMEDIATELY IF 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 DRIPLINE. MULCH SHALL BE FREE OF TRASH AND MAINTAINED WEED FREE. MULCH SHALL NOT COVER THE ROOT FLARE. CONFIRM 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, DRYING, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF EXTERIOR PLANTS DURING DELIVERY. DO NOT DROP EXTERIOR PLANTS DURING DELIVERY AND HANDLING.
24. DELIVER EXTERIOR PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IMMEDIATELY AFTER UNLOADING, STAND THE TREES UP TO REDUCE THE RISK OF SUN SCALD, PROPERLY STAGED TREES ARE STANDING, UNTIED AND SPACED. UNLESS IMMEDIATELY INSTALLED, SET EXTERIOR PLANTS AND TREES IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
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
27. CONTRACTOR SHALL REMOVE DEBRIS AND FINE GRADE ALL PLANTING AREAS PRIOR TO
28. REMOVE GUY WIRES AND STAKES AT END OF WARRANTY PERIOD OR ESTABLISHMENT.
29. FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY 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



SIDEWALK DETAIL 'A'
5401 NORTH

NTS

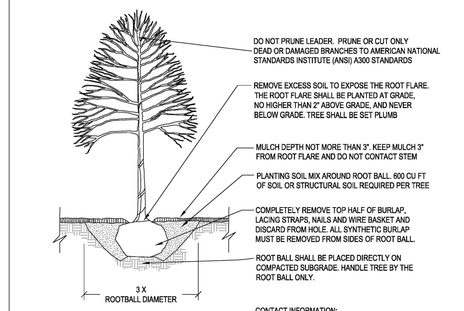


SIDEWALK DETAIL 'B'
5401 NORTH

NTS

PLANT SCHEDULE STREET TREES

TREES	BOTANICAL / COMMON NAME	CAL	HEIGHT
	Nyssa sylvatica 'NSUHH' / Green Gable™ Tupelo	3" min	10' min
	Ulmus americana 'Jefferson' / Jefferson American Elm	2" min	10' min
	Quercus nuttallii / Nuttall Oak	2.5" min	14' – 16'
	Acer buergeranum/ Trident Maple	2.5" min	14' – 16'
	Carpius betulus 'Fastigiata' / European Hornbeam	3" min	10' min



CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER:
TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

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

REVISIONS	DATE: 8/2020	NOT TO SCALE
10/2019	TREE PLANTING DETAIL	
	TPP-03	

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
4350 LASSITER AT NORTH HILLS AVE
SUITE 280 RALEIGH, NC, 27609
MATHIAS LINDEN
PHONE: 919. 838.7207

5401 NORTH
LOTS 26, 28, 29, 30, 32 & 33
PRELIMINARY SUBDIVISION PLAN
7730 MIDTOWN MARKET AVENUE
RALEIGH, NORTH CAROLINA 27616

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE
1	
2	
3	
4	
5	
6	

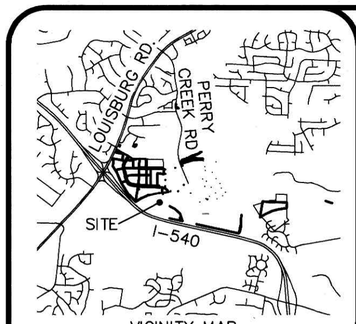
PLAN INFORMATION

PROJECT NO.	KAN23003
FILENAME	KAN23003-PSUB-LS1
CHECKED BY	-
DRAWN BY	-
SCALE	N/A
DATE	04. 18. 2024

SHEET

LANDSCAPE NOTES AND DETAILS
L5.01

M:\Projects\KAN\KAN23003\04-Production\Engineering\Production Drawings\Current Drawings\01-Preliminary Subdivision\KAN23003-PSub-LS1.dwg, 4/19/2024 10:28:44 AM, Justin Beard



VICINITY MAP
NOT TO SCALE

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: 24,295 ; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS

13 DAY OF SEPTEMBER, A.D. 2019

RONALD T. FREDERICK PLS L-4720

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47-30 (f)(11)(a). THIS SURVEY CREATES SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

RONALD T. FREDERICK PLS L-4720

THIS PLAT NOT TO BE RECORDED AFTER 3/1 DAY OF October 19
1 COPY TO BE RETAINED FOR THE CITY.
THIS PLAT IS ☐ IN ☒ OUT OF THE CITY LIMITS. Annexation Petition Submitted

GENERAL NOTES

1. THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS A SUBDIVISION PLAT, AN EASEMENT PLAT, TCA AMENDMENT PLAT AND A RIGHT OF WAY DEDICATION PLAT.
2. BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD 83.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. AREA BY COORDINATE GEOMETRY.
5. REFERENCE: BM 2014, PG. 777-783; BM 2018, PG. 968
6. ZONING: PD
7. FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X"AS DEFINED BY F.E.M.A F.I.R.M COMMUNITY PANEL #3720173600J DATED MAY 02, 2006.
8. FOR LINE TABLE, CURVE TABLE AND EASEMENT TABLE DATA SEE SHEET 9.
8. "AREAS IDENTIFIED AS NEUSE RIVER RIPARIAN BUFFER SHALL BE MAINTAINED IN PERPETUITY IN THEIR NATURAL OR MITIGATED CONDITION. NO PERSON OR ENTITY SHALL FILL, GRADE, EXCAVATE, OR PERFORM ANY OTHER LAND-DISTURBING ACTIVITIES; NOR CUT, REMOVE, OR HARM ANY VEGETATION; NOR CONSTRUCT ANY STRUCTURES NOR ADD ANY ADDITIONAL IMPERVIOUS SURFACE, NOR ALLOW ANIMAL GRAZING OR WATERING OR ANY OTHER AGRICULTURAL USE ON SUCH PROTECTED AREAS WITHOUT WRITTEN AUTHORIZATION OF THE DIVISION OF WATER QUALITY (DWQ) OR COMPLIANCE WITH THE RIPARIAN BUFFER PROTECTION RULES (15A NCAC 2B .0233 OR .0259). THIS COVENANT IS TO RUN WITH THE LAND, AND SHALL BE BINDING ON THE OWNER, AND ALL PARTIES CLAIMING UNDER IT."
9. ALL PRIVATE DRAINAGE EASEMENT AND STORMWATER MEASURES ARE TO BE MAINTAINED BY THE PROPERTY OWNERS.
10. "TREE CONSERVATION AREAS ARE STRICTLY PROTECTED BY THE CITY OF RALEIGH. NO SOIL OR TREE DISTURBING ACTIVITY SHALL TAKE PLACE WITHIN TREE CONSERVATION AREAS; INCLUDING: CHANGES TO VEGETATIVE COVER, STABILIZATION OF A STRUCTURE OR FENCE, ROAD OR WALKWAY CONSTRUCTION, TREE REMOVAL OR PRUNING, CHEMICAL OR BIOLOGICAL AGENT APPLICATION, PERMANENT OR TEMPORARY ENCROACHMENTS OF IMPERVIOUS SURFACES, VEHICLES, EQUIPMENT OR MATERIALS."

NC GID NAD 83

SITE DATA TABLE-SUBDIVISION LOT 11	
ORIGINAL SITE AREA	53.56 ACRES
RIGHT OF WAY AREA	3.74 ACRES
LOT 11	9.37 ACRES
LOT 25	1.06 ACRES
LOT 26	0.56 ACRES
LOT 27	3.95 ACRES
LOT 28	2.70 ACRES
LOT 29	2.29 ACRES
LOT 30	2.29 ACRES
LOT 31	3.45 ACRES
LOT 32	4.07 ACRES
LOT 33	1.96 ACRES
LOT 34	1.09 ACRES
LOT 35	6.45 ACRES
LOT 36	4.07 ACRES
LOT 37	3.21 ACRES
LOT 38	1.81 ACRES
LOT 39	0.97 ACRES
LOT 50	0.52 ACRES
TOTAL (17 LOTS)	53.56 ACRES

1, THE UNDERSIGNED PLANNING AND DEVELOPMENT OFFICER OF THE CITY OF RALEIGH, AND REVIEW OFFICER FOR WAKE COUNTY, DO HEREBY CERTIFY THAT THIS MAP OR PLAT MEETS ALL THE STATUTORY REQUIREMENTS FOR RECORDING, AND THAT THE CITY OF RALEIGH, AS PROVIDED BY ITS CITY CODE, ON THE 7th DAY OF Sept, IN THE YEAR 2018, APPROVED THIS PLAT OR MAP AND ACCOMPANYING SHEETS AND ACCEPTED FOR THE CITY OF RALEIGH THE DEDICATIONS AS SHOWN THEREON, BUT ON THE FURTHER CONDITION THAT THE CITY ASSUMES NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME UNTIL IN THE DISCRETION AND OPINION OF THE GOVERNING BODY OF THE CITY OF RALEIGH IT IS IN THE PUBLIC INTEREST TO DO SO."

Peggy F Sodos
PLANNING AND DEVELOPMENT OFFICER/WAKE COUNTY REVIEW OFFICER
10/17/18

"THIS PLAT OR MAP DOES NOT REQUIRE PRELIMINARY APPROVAL, AND MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING."

Peggy F Sodos
PLANNING AND DEVELOPMENT OFFICER/WAKE COUNTY REVIEW OFFICER

THIS CERTIFIES AND WARRANTS THAT THE UNDERSIGNED IS (ARE) THE SOLE OWNER(S) OF THE PROPERTY SHOWN ON THE MAP OR PLAT AND ANY ACCOMPANYING SHEETS HAVING ACQUIRED THE PROPERTY IN FEE SIMPLE BY DEED(S) RECORDED IN THE COUNTY REGISTER OF DEEDS OFFICE WHERE THE PROPERTY IS LOCATED AND AS SUCH HAS (HAVE) THE RIGHT TO CONVEY THE PROPERTY IN FEE SIMPLE AND THAT THE DEDICATOR(S) HEREBY AGREE TO WARRANT AND DEFEND THE TITLE AGAINST ANY CLAIMS OF ALL PERSONS WHOMSOEVER EXCEPTED AS SPECIFICALLY LISTED HEREIN AND THAT BY RECORDING THIS PLAT OR MAP I (WE) DO IRREVOCABLY DEDICATE TO THE CITY OF RALEIGH FOR PUBLIC USE ALL STREETS, EASEMENTS, RIGHTS-OF-WAYS, PARKS AND GREENWAYS (AS THOSE INTERESTS ARE DEFINED IN THE CITY CODE) AND AS THE SAME ARE SHOWN ON THE PLAT FOR ALL LAWFUL PURPOSES TO WHICH THE CITY MAY DEVOTE OR ALLOW THE SAME TO USE AND UPON ACCEPTANCE THEREOF, IN ACCORDANCE WITH ALL CITY POLICIES, ORDINANCES, REGULATIONS OR CONDITIONS OF THE CITY OF RALEIGH, FOR THE BENEFIT OF THE PUBLIC PROVIDED ANY DEDICATION OF EASEMENTS FOR STORM DRAINAGE NOT SPECIFICALLY LABELED CITY OF RALEIGH OR PUBLIC ARE NOT MADE TO THE CITY OF RALEIGH, BUT ARE IRREVOCABLY MADE TO THE SUBSEQUENT OWNERS OF ANY AND ALL PROPERTIES SHOWN HEREON FOR THEIR USE AND BENEFIT.

5401 NORTH, LLC

BOOK NO.: _____

PAGE NO.: _____

SIGNATURE(S) OF PROPERTY OWNER(S):

(SIGNATURE, PRINTED NAME, TITLE) — TODD WAGUESPACK, MEMBER

STATE OF Louisiana

COUNTY OF East Baton Rouge

I CERTIFY THAT THEY FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, EACH ACKNOWLEDGING TO ME THAT HE OR SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THEREIN AND IN THE CAPACITY INDICATED: Todd Waguespack, Member
(NAME AND TITLE)

DATE: September 18, 2019

Jacques R. Waguespack, Notary Public
Louisiana Attorney Bar Roll #27129
My Commission Expires at Death

PRINTED NAME: Jacques R. Waguespack, NOTARY PUBLIC

MY COMMISSION EXPIRES: For life

THIS CERTIFIES AND WARRANTS THAT THE UNDERSIGNED IS (ARE) THE SOLE OWNER(S) OF THE PROPERTY SHOWN ON THE MAP OR PLAT AND ANY ACCOMPANYING SHEETS HAVING ACQUIRED THE PROPERTY IN FEE SIMPLE BY DEED(S) RECORDED IN THE COUNTY REGISTER OF DEEDS OFFICE WHERE THE PROPERTY IS LOCATED AND AS SUCH HAS (HAVE) THE RIGHT TO CONVEY THE PROPERTY IN FEE SIMPLE AND THAT THE DEDICATOR(S) HEREBY AGREE TO WARRANT AND DEFEND THE TITLE AGAINST ANY CLAIMS OF ALL PERSONS WHOMSOEVER EXCEPTED AS SPECIFICALLY LISTED HEREIN AND THAT BY RECORDING THIS PLAT OR MAP I (WE) DO IRREVOCABLY DEDICATE TO THE CITY OF RALEIGH FOR PUBLIC USE ALL STREETS, EASEMENTS, RIGHTS-OF-WAYS, PARKS AND GREENWAYS (AS THOSE INTERESTS ARE DEFINED IN THE CITY CODE) AND AS THE SAME ARE SHOWN ON THE PLAT FOR ALL LAWFUL PURPOSES TO WHICH THE CITY MAY DEVOTE OR ALLOW THE SAME TO USE AND UPON ACCEPTANCE THEREOF, IN ACCORDANCE WITH ALL CITY POLICIES, ORDINANCES, REGULATIONS OR CONDITIONS OF THE CITY OF RALEIGH, FOR THE BENEFIT OF THE PUBLIC PROVIDED ANY DEDICATION OF EASEMENTS FOR STORM DRAINAGE NOT SPECIFICALLY LABELED CITY OF RALEIGH OR PUBLIC ARE NOT MADE TO THE CITY OF RALEIGH, BUT ARE IRREVOCABLY MADE TO THE SUBSEQUENT OWNERS OF ANY AND ALL PROPERTIES SHOWN HEREON FOR THEIR USE AND BENEFIT.

5401 EAST DEVELOPMENT, LLC

BOOK NO.: _____

PAGE NO.: _____

SIGNATURE(S) OF PROPERTY OWNER(S):

Carolyn E Martin Carolyn E Martin President/Manager
(SIGNATURE, PRINTED NAME, TITLE)

STATE OF North Carolina

COUNTY OF Durham

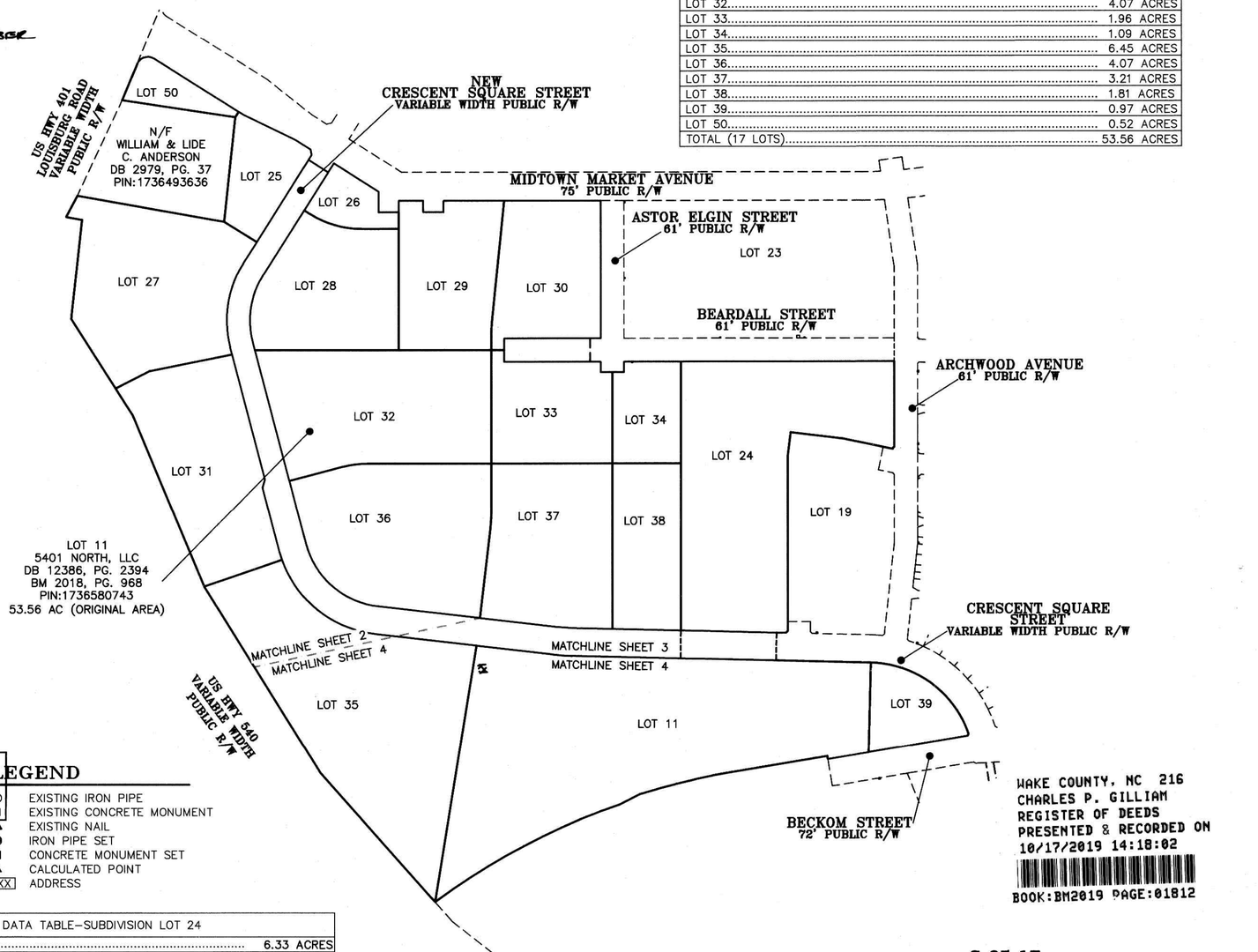
I CERTIFY THAT THEY FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, EACH ACKNOWLEDGING TO ME THAT HE OR SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THEREIN AND IN THE CAPACITY INDICATED: Carolyn E Martin President/Manager
(NAME AND TITLE)

DATE: September 18, 2019

Wake County, North Carolina
Notary Public
Ginger Leigh Greene Stephens
My Commission Expires 6/16/2024

PRINTED NAME: Ginger Leigh Greene Stephens NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/16/2024



LEGEND

- EXISTING IRON PIPE
- EXISTING CONCRETE MONUMENT
- EXISTING NAIL
- IRON PIPE SET
- CONCRETE MONUMENT SET
- CALCULATED POINT
- XXXX ADDRESS

SITE DATA TABLE-SUBDIVISION LOT 24	
ORIGINAL SITE AREA	6.33 ACRES
LOT AREA	5.91 ACRES
RIGHT OF WAY AREA	0.42 ACRES
TOTAL	6.33 ACRES

WAKE COUNTY, NC 216
CHARLES P. GILLIAM
REGISTER OF DEEDS
PRESENTED & RECORDED ON
10/17/2019 14:18:02
BOOK:BM2019 PAGE:01812

S-35-17
RCMP-580381-S-35-2017-13346

SHEET 1 OF 5

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:
5401 NORTH, LLC
100 NORTH ST, STE 900
BATON ROUGE, LA 70802

5401 NORTH

LOT 11 SUBDIVISION, EASEMENT, RIGHT OF WAY DEDICATION, AND TCA AMENDMENT PLAT
& LOT 24 RIGHT OF WAY DEDICATION AND WATERLINE EASEMENT PLAT
NEUSE TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

FINAL PLAT

PROJECT NO.	CRC17010
FILENAME:	CRC17010-F1
SURVEYED BY:	RTF
DRAWN BY:	KMM
SCALE:	NTS
DATE:	12/05/2018

McADAMS

X:\Projects\CRC\CRC-17010\Survey\Plats\CRC17010-F1 Lot 11.dwg, 9/12/2019 9:36:21 AM, Martin, Katie

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47-30 (f)(11)(a). THIS SURVEY CREATES SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

9.13.2019

RONALD T. FREDERICK PLS L-4720

[redacted]

GENERAL NOTES

1. FOR GENERAL NOTES SEE SHEET 1.

LOUISBURG ROAD. (NC HWY 401)
VARIBLE WIDTH PUBLIC R/W

MIDTOWN MARKET AVENUE
75' PUBLIC R/W
BM 2014, PG. 777-782)

LOT 50
22,565 SF
0.52 AC

LOT 25
45,934 SF
1.06 AC

LOT 26
24,436 SF
0.56 AC

LOT 27
171,803 SF
3.95 AC

LOT 28
117,756 SF
2.70 AC

LOT 29
99,833 SF
2.29 AC

LOT 31
150,258 SF
3.45 AC

LOT 32
177,401 SF
4.07 AC

LOT 35
281,141 SF
6.45 AC

LOT 36
177,406 SF
4.07 AC

LOT 11
2,333,087 SF
53.56 AC
(ORIGINAL AREA)

N/F
WILLIAM & LIDE C.
ANDERSON
DB 2979, PG. 37
PIN:1736493636

CRESCENT SQUARE STREET
VARIABLE WIDTH PUBLIC R/W
(HEREBY DEDICATED)

US HWY 540
VARIABLE WIDTH PUBLIC R/W

30' CITY OF RALEIGH SANITARY SEWER EASEMENT

PRIMARY TREE CONSERVATION ESMT (TD YARD) BM. 2007 PG. 2817

VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (BM 2014, PG. 777-782)

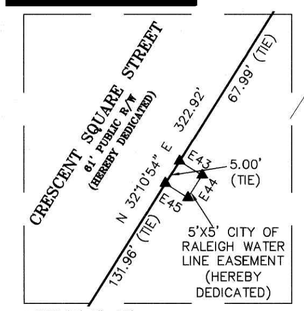
5'X5' CITY OF RALEIGH WATER LINE EASEMENT (HEREBY DEDICATED)

SEE INSET 'A'
SEE INSET 'B'
SEE INSET 'C'
SEE INSET 'D'
SEE INSET 'E'
SEE INSET 'F'

MATCHLINE SHEET 2
MATCHLINE SHEET 3
MATCHLINE SHEET 2
MATCHLINE SHEET 4

NC GRID (NAD 83)

INSET 'A' 1"=20'



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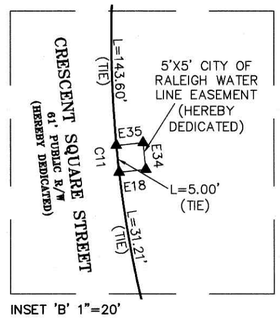

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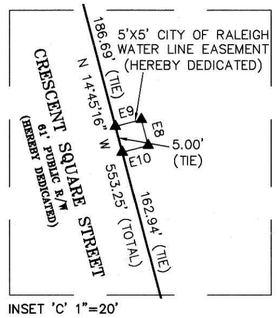

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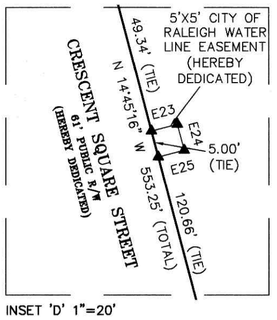

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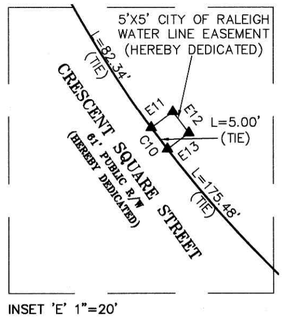
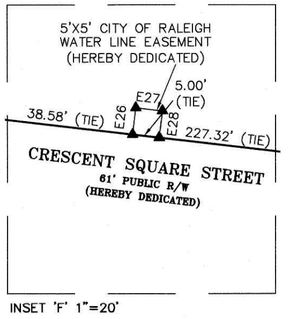


INSET 'F' 1"=20'



LEGEND

- EXISTING IRON PIPE
- EXISTING CONCRETE MONUMENT
- EXISTING NAIL
- IRON PIPE SET
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- CALCULATED POINT
- XXXX ADDRESS

WAKE COUNTY, NC 217
CHARLES P. GILLIAM
REGISTER OF DEEDS
PRESENTED & RECORDED ON
10/17/2019 14:18:02
BOOK:BM2019 PAGE:01813

S-35-17
RCMP-580381-S-35-2017-13346

SHEET 2 OF 5

X:\Projects\CRC\CRC-17010\Survey\Plats\CRC17010-F1 Lot 11.dwg, 9/26/2019 10:16:35 AM, Martin, Katie

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:
5401 NORTH, LLC
402 N. 4TH STREET
BATON ROUGE, LOUISIANA 70809
(225) 338-6120

5401 NORTH

LOT 11 SUBDIVISION, EASEMENT, RIGHT OF WAY DEDICATION, AND TCA AMENDMENT PLAT & LOT 24 RIGHT OF WAY DEDICATION AND WATERLINE EASEMENT PLAT

NEUSE TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

FINAL PLAT

PROJECT NO.	CRC17010
FILENAME:	CRC17010-F1
SURVEYED BY:	RTF
DRAWN BY:	KMM
SCALE:	1"=100'
DATE:	12/05/2018

McADAMS

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47-30 (f)(11)(a). THIS SURVEY CREATES SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

RONALD T. FREDERICK PLS L-4720 9.13.2019

[redacted]

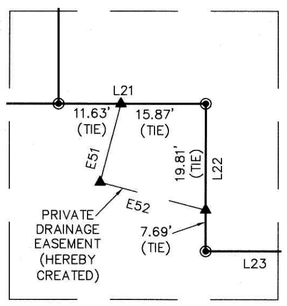
GENERAL NOTES

1. FOR GENERAL NOTES SEE SHEET 1.

MIDTOWN MARKET AVENUE
75' PUBLIC R/W
(BM 2014, PG. 777-782)

N 90°00'00" E 412.90'
253.51'
7740
S 05°46'13" W 325.44'
LOT 30
99,825 SF
2.29 AC
6601
N 00°00'00" W 363.50'
ASTOR ELGIN STREET
61' PUBLIC R/W
(BM 2018, PG. 966)
61'
NEW
BEARDALL STREET
61' PUBLIC R/W
5101
N 90°00'00" W 253.50' (TOTAL)
226.00'
L20
L19 L17 L18
226.00'
N 90°00'00" E 253.50'
5100
61'
L34
L21 L22
SEE INSET 'K' L23
L24 SEE INSET 'L'
L25
5200
149.86'
CITY OF RALEIGH WATER LINE EASEMENT (BM 2018, PG. 969)
BEARDALL STREET
61' PUBLIC R/W
(BM 2018, PG. 966)
5201
VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT BM 2018, PG. 969
N 90°00'00" E 709.82'
559.95'
5210
6521
N 00°00'00" W 224.99'
L35 L7
S 00°00'00" E 297.74'
MATCHLINE SHEET 2
NC GRID (NAD 83)
LOT 33
85,182 SF
1.96 AC
LOT 34
47,325 SF
1.09 AC
N 00°00'00" W 239.74'
267.24'
VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (BM 2014, PG. 777-782)
137.89'
N 83°11'15" W
131.99'
N 78°08'35" W
L27
L26
SEE INSET 'O'
N 90°00'00" E 318.00'
N 90°00'00" E 180.08'
LOT 24
5401 EAST DEVELOPMENT, LLC
DB 16763, PG. 2239
275,789 SF
6.33 AC
(ORIGINAL AREA)
257,471 SF
5.91 AC
(NEW AREA)
LOT 19
BM 2014, PG. 778
PIN:1736681605
PHASE 9
S 00°03'39" W 708.29'
S 00°00'00" E 438.17'
ARCHWOOD AVENUE
61' PUBLIC R/W
120.37'
S 00°00'00" E 90
MATCHLINE SHEET 3
LOT 37
139,926 SF
3.21 AC
LOT 38
78,935 SF
1.81 AC
N 00°00'00" W 436.75'
441.05'
S 06°38'33" W 231.23'
CRESCENT SQUARE STREET
VARIABLE WIDTH
PUBLIC R/W
(HEREBY DEDICATED)
5420
RIGHT OF WAY (HEREBY DEDICATED) 18,302 SF 0.42 AC
5'X5' CITY OF RALEIGH WATER LINE EASEMENT (HEREBY DEDICATED)
5500
5410
SEE INSET 'M'
270.90'
N 83°21'27" W 472.64' (TOTAL)
201.74'
104.69'
179.67'
S 88°37'38" E 284.36' (TOTAL)
N 88°37'38" W 276.31'
251.54'
L29
L28
L33
L32
24.77'
SEE INSET 'G'
SEE INSET 'H'
SEE INSET 'J'
73'
C9
C2
286.02'
225.06' (TIE)
249.87'
CRESCENT SQUARE STREET
VARIABLE WIDTH PUBLIC R/W
MATCHLINE SHEET 3 249.09'
N 88°37'38" W 784.99'
MATCHLINE SHEET 4

INSET 'K' 1"=20'



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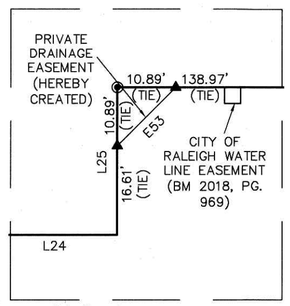

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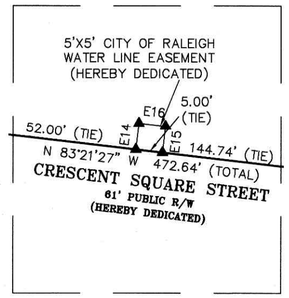

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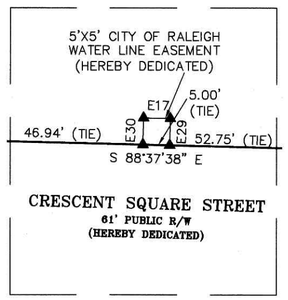

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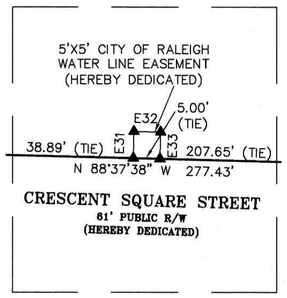

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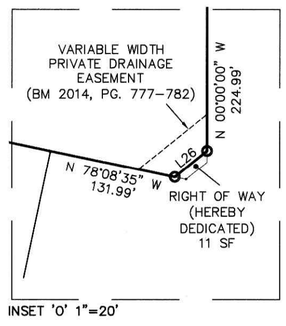
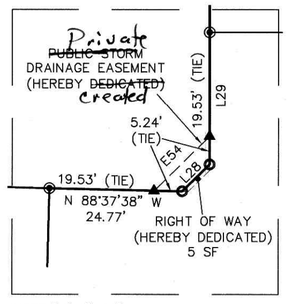


INSET 'M' 1"=20'



ESMT. LINE TABLE		
LINE	BEARING	DISTANCE
E1	N 01°27'34" E	47.55'
E2	N 58°45'27" W	37.09'
E3	S 77°46'53" W	20.00'
E4	N 10°23'48" W	57.38'
E5	N 04°19'59" E	6.45'
E6	N 47°57'54" E	16.25'
E7	N 11°20'31" W	41.50'
E8	N 14°45'16" W	5.00'
E9	S 75°14'44" W	5.00'
E10	N 75°14'44" E	5.00'
E11	N 53°06'01" E	5.00'
E12	S 36°53'59" E	5.00'
E13	N 53°06'01" E	5.00'
E14	N 06°38'33" W	5.00'
E15	N 06°38'33" E	5.00'
E16	N 83°21'27" W	5.00'
E17	S 88°37'38" E	5.00'
E18	S 84°02'44" W	5.00'
E19	S 12°13'07" E	89.12'
E20	S 06°38'33" W	40.24'
E21	S 12°13'07" E	92.45'
E22	S 06°38'33" W	43.56'
E23	S 75°16'20" W	5.00'
E24	N 14°43'40" W	5.00'
E25	N 75°16'20" E	5.00'
E26	S 06°40'09" W	5.00'
E27	N 83°19'51" W	5.00'
E28	N 06°40'09" E	5.00'
E29	S 01°22'22" W	5.00'
E30	S 01°22'22" W	5.00'
E31	S 01°22'22" W	5.00'
E32	N 88°37'38" W	5.00'
E33	N 01°22'22" E	5.00'
E34	N 05°57'16" W	5.00'
E35	S 84°02'44" W	5.00'
E36	S 57°49'06" E	108.59'
E37	S 57°49'06" E	138.03'
E38	N 04°19'59" E	97.18'
E39	N 79°36'12" E	15.85'
E40	S 06°16'57" E	21.56'
E41	S 38°22'05" E	34.54'
E42	S 10°23'48" E	96.02'
E43	N 57°47'30" W	5.00'
E44	N 32°12'30" E	5.00'
E45	S 57°47'30" E	5.00'
E46	S 79°36'12" W	7.00'
E47	N 10°23'48" W	17.00'
E48	N 79°36'12" E	7.00'
E49	N 10°23'48" W	84.59'
E50	N 01°22'22" E	39.19'
E51	N 14°42'54" E	15.13'
E52	S 75°17'06" E	20.38'
E53	N 45°00'00" E	15.40'
E54	N 45°41'11" E	14.48'
E55	S 11°00'35" W	302.90'
E56	N 06°17'01" W	169.24'
E57	N 30°36'22" E	150.00'

LEGEND

- EXISTING IRON PIPE
- EXISTING CONCRETE MONUMENT
- EXISTING NAIL
- IRON PIPE SET
- CONCRETE MONUMENT SET
- CALCULATED POINT
- XXXX ADDRESS

WAKE COUNTY, NC 218
CHARLES P. GILLIAM
REGISTER OF DEEDS
PRESENTED & RECORDED ON
10/17/2019 14:18:02
BOOK:BM2019 PAGE:01814

S-35-17
RCMP-580381-S-35-2017-13346

SHEET 3 OF 5

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

McADAMS

REVISIONS:
1. ..

OWNER:
5401 NORTH, LLC
402 N. 4TH STREET
BATON ROUGE, LOUISIANA 70806
(225) 338-6120

5401 NORTH

LOT 11 SUBDIVISION, EASEMENT, RIGHT OF WAY DEDICATION, AND TCA AMENDMENT PLAT
& LOT 24 RIGHT OF WAY DEDICATION AND WATERLINE EASEMENT PLAT
NEUSE TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

FINAL PLAT

PROJECT NO.	CRC17010
FILENAME:	CRC17010-F1
SURVEYED BY:	RTF
DRAWN BY:	KMM
SCALE:	1"=100'
DATE:	12/05/2018

McADAMS

X:\Projects\CRC\CRC-17010\Survey\Plats\CRC17010-F1 Lot 11.dwg, 9/26/2019 10:16:42 AM, Martin, Katie

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47-30 (f)(11)(a). THIS SURVEY CREATES SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

9-13-2019

RONALD T. FREDERICK PLS L-4720

[redacted]

GENERAL NOTES

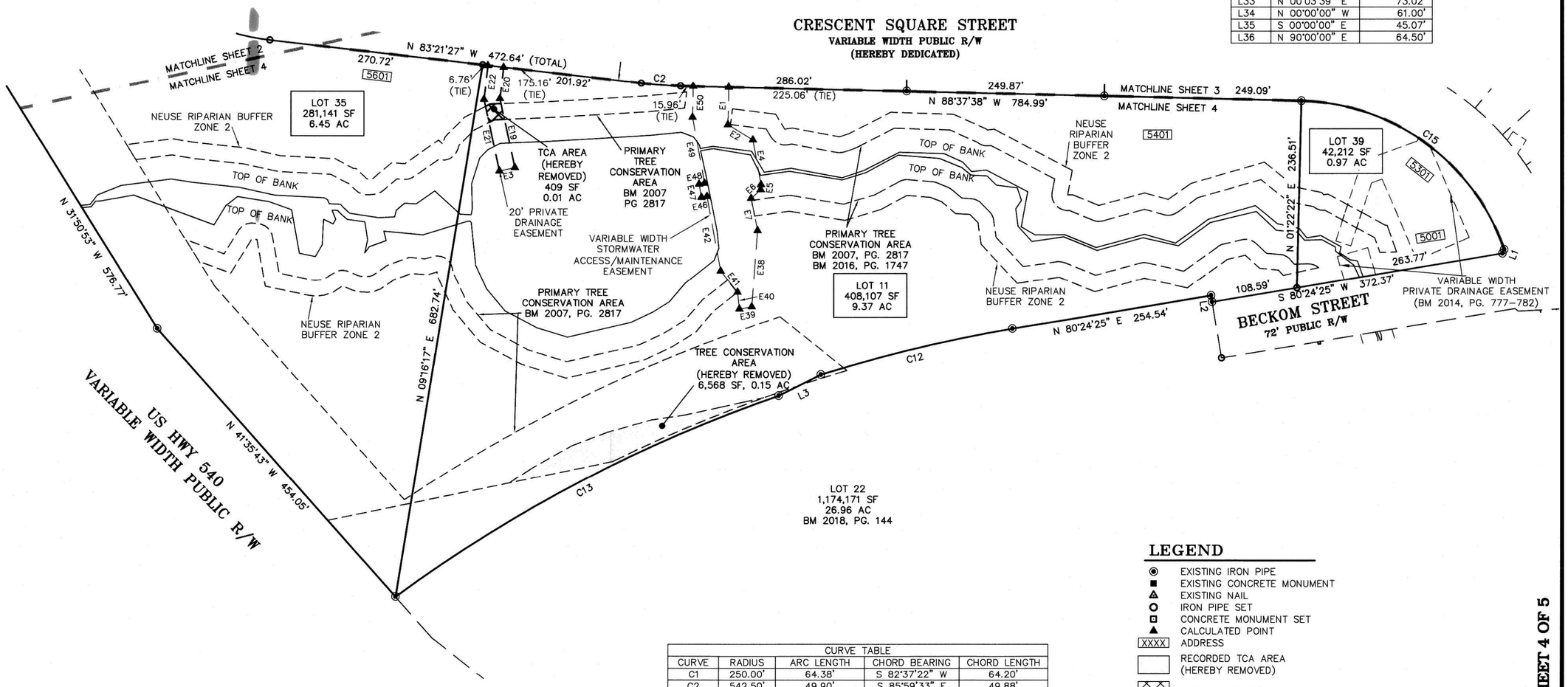
1. FOR GENERAL NOTES SEE SHEET 1.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 23°46'51" E	5.38'
L2	S 08°34'45" E	8.38'
L3	N 63°32'55" E	59.61'
L4	N 79°59'59" W	42.83'
L5	S 27°55'15" W	62.96'
L6	N 32°10'54" E	17.06'
L7	N 57°49'06" W	45.04'
L8	S 12°49'06" E	14.14'
L9	N 57°49'06" W	61.00'
L10	S 32°10'54" W	28.00'
L11	N 00°00'00" E	54.54'
L12	N 90°00'00" W	53.00'
L13	N 00°00'00" W	29.94'
L14	S 00°00'00" E	29.94'
L15	N 90°00'00" E	53.00'
L16	S 00°00'00" E	29.94'
L17	N 00°00'00" W	30.50'
L18	N 00°00'00" W	30.50'
L19	N 90°00'00" E	34.00'
L20	N 90°00'00" E	27.50'
L21	N 90°00'00" E	27.50'
L22	N 00°00'00" W	27.50'
L23	N 90°00'00" W	30.50'
L24	N 90°00'00" W	30.50'
L25	N 00°00'00" W	27.50'
L26	N 50°55'43" E	7.76'
L27	S 06°48'45" W	61.00'
L28	N 45°41'11" E	7.16'
L29	N 00°00'00" W	24.77'
L30	N 16°12'33" E	23.32'
L31	S 57°49'06" E	19.15'
L32	S 01°22'22" W	73.00'
L33	N 00°03'39" E	73.02'
L34	N 00°00'00" W	61.00'
L35	S 00°00'00" E	45.07'
L36	N 90°00'00" E	64.50'

NC GRID (NAD 83)

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. 2817-2824, BM2012-PG. 638-640 & BM2016-PG. 745-1754):	40.84 AC. = 10.1%
TREE CONSERVATION AREA REMOVED DUE TO CONSTRUCTION REQUIREMENTS:	0.17 AC.
TREE CONSERVATION AREA TO BE RECORDED:	0.17 AC.
TOTAL TREE CONSERVATION AREA TO REMAIN	40.84 AC. = 10.1%



CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	250.00'	64.38'	S 82°37'22" W	64.20'
C2	542.50'	49.90'	S 85°59'33" E	49.88'
C3	292.50'	327.89'	S 51°14'38" E	310.99'
C4	292.50'	22.34'	S 16°56'33" E	22.33'
C5	250.00'	140.42'	S 73°54'33" E	138.58'
C6	500.00'	57.97'	S 03°19'16" W	57.93'
C7	250.00'	25.18'	S 02°53'06" W	25.17'
C8	280.50'	229.78'	S 08°42'49" W	223.41'
C9	469.50'	43.18'	S 85°59'33" E	43.17'
C10	219.50'	262.82'	S 49°03'22" E	247.40'
C11	219.50'	179.81'	S 08°42'49" W	174.83'
C12	1844.00'	249.19'	S 76°32'08" W	249.00'
C13	1835.50'	549.62'	S 62°14'55" W	547.56'
C14	30.00'	52.34'	S 72°12'08" W	45.95'
C15	278.50'	338.24'	N 53°50'04" W	317.83'

LEGEND

- EXISTING IRON PIPE
- EXISTING CONCRETE MONUMENT
- EXISTING NAIL
- IRON PIPE SET
- CONCRETE MONUMENT SET
- CALCULATED POINT
- XXXX ADDRESS
- RECORDED TCA AREA (HEREBY REMOVED)
- NEW TCA AREA

WAKE COUNTY, NC 219
CHARLES P. GILLIAM
REGISTER OF DEEDS
PRESENTED & RECORDED ON
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SHEET 4 OF 5

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5401 NORTH

LOT 11 SUBDIVISION, EASEMENT, RIGHT OF WAY DEDICATION, AND TCA AMENDMENT PLAT & LOT 24 RIGHT OF WAY DEDICATION AND WATERLINE EASEMENT PLAT
NEUSE TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

FINAL PLAT

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FILENAME:	CRC17010-F1
SURVEYED BY:	RTF
DRAWN BY:	KMM
SCALE:	1"=100'
DATE:	12/05/2018

McADAMS

X:\Projects\CRC\CRC-17010\Survey\Plats\CRC17010-F1 Lot 11.dwg, 9/26/2019 10:16:47 AM, Martin, Katie

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9-13-2019

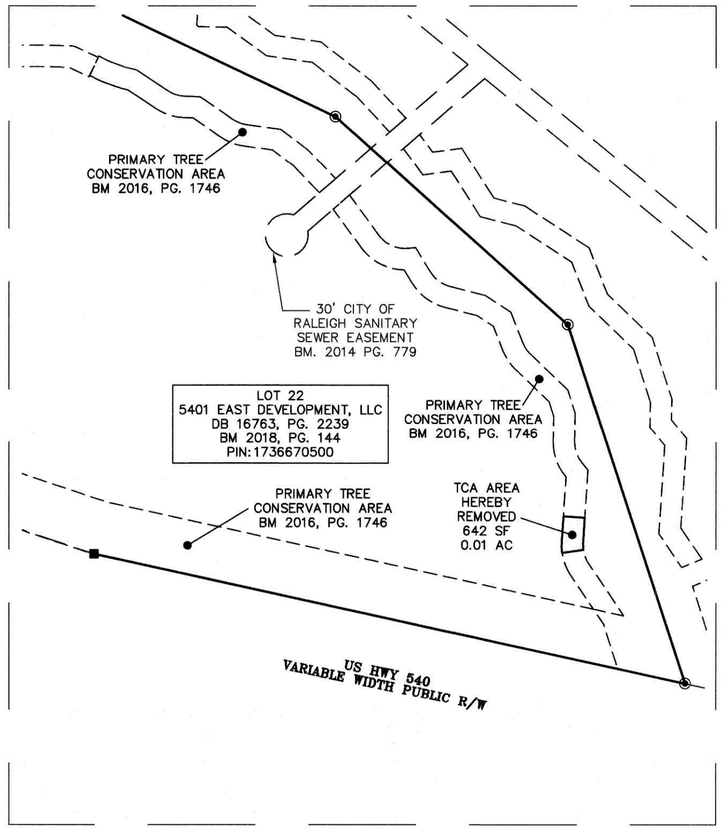
RONALD T. FREDERICK PLS L-4720

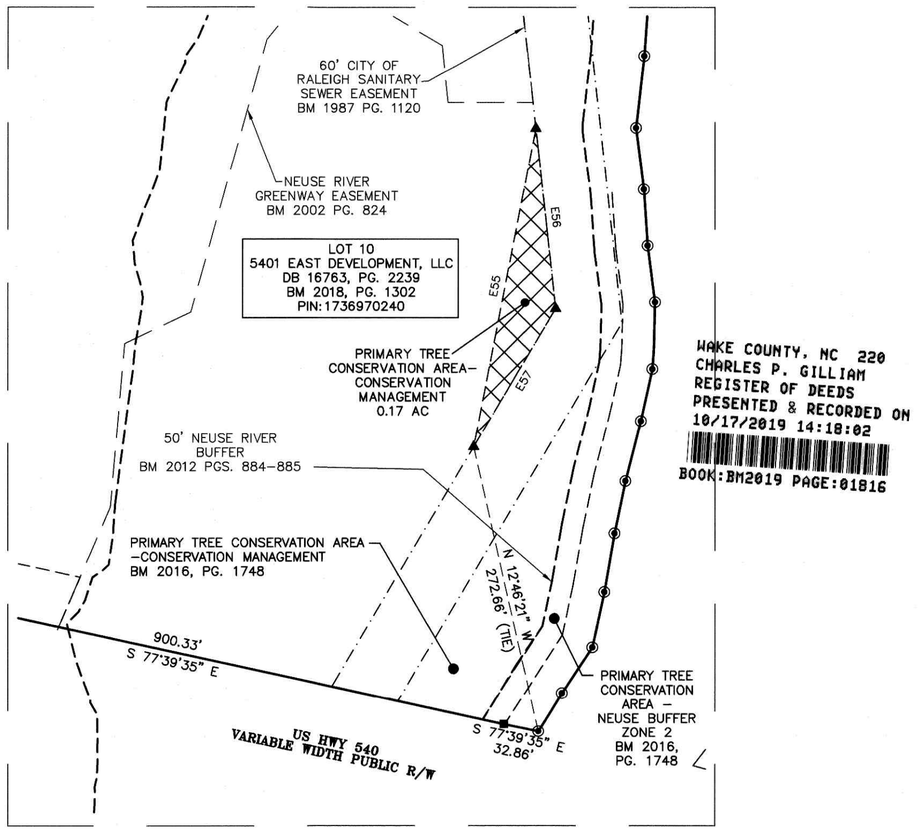
[redacted]

GENERAL NOTES

1. FOR GENERAL NOTES SEE SHEET 1.

NC GRID (NAD 83)





LEGEND

- EXISTING IRON PIPE
- EXISTING CONCRETE MONUMENT
- EXISTING NAIL
- IRON PIPE SET
- CONCRETE MONUMENT SET
- CALCULATED POINT
- XXXX ADDRESS
- RECORDED TCA AREA (HEREBY REMOVED)
- NEW TCA AREA

S-35-17
RCMP-580381-S-35-2017-13346

SHEET 5 OF 5

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FINAL PLAT

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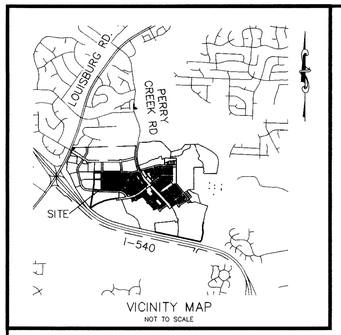
McADAMS

X:\Projects\CRC\CRC-17010\Survey\Plats\CRC17010-F1 Lot 11.dwg, 9/26/2019 10:16:52 AM, Martin, Katie



VICINITY MAP
NOT TO SCALE

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: 24,295 ; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 2 DAY OF August, A.D. 20

RONALD T. FREDERICK PLS L-4720

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47-30 (f)(11)(a). THIS SURVEY CREATES SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

RONALD T. FREDERICK PLS L-4720

THIS PLAT OR MAP IS NOT A SUBDIVISION, BUT A RECOMBINATION OF PREVIOUSLY PLATTED PROPERTY, AND MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING .

PLANNING AND DEVELOPMENT OFFICER/WAKE COUNTY REVIEW OFFICER 8/30/2021
DATE

I, THE UNDERSIGNED PLANNING AND DEVELOPMENT OFFICER OF THE CITY OF RALEIGH, AND REVIEW OFFICER FOR WAKE COUNTY, DO HEREBY CERTIFY THAT THIS MAP OR PLAT MEETS ALL THE STATUTORY REQUIREMENTS FOR RECORDING AND THAT THE CITY OF RALEIGH, AS PROVIDED BY ITS CITY CODE, ON THE 25th DAY OF Nov. IN THE YEAR 2020 APPROVED THIS PLAT OR MAP AND ACCOMPANYING SHEETS AND ACCEPTED FOR THE CITY OF RALEIGH THE DEDICATIONS AS SHOWN THEREON, BUT ON THE FURTHER CONDITION THAT THE CITY ASSUMES NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME UNTIL IN THE DISCRETION AND OPINION OF THE GOVERNING BODY OF THE CITY OF RALEIGH IT IS IN THE PUBLIC INTEREST TO DO SO."

PLANNING AND DEVELOPMENT OFFICER/WAKE COUNTY REVIEW OFFICER

"THIS PLAT OR MAP DOES NOT REQUIRE PRELIMINARY APPROVAL, AND MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING."

PLANNING AND DEVELOPMENT OFFICER/WAKE COUNTY REVIEW OFFICER

THIS PLAT NOT TO BE RECORDED AFTER 1 YEAR FROM DATE OF APPROVAL
1 COPY TO BE RETAINED FOR THE CITY.
THIS PLAT IS ☐ IN ☑ OUT OF THE CITY LIMITS.
Annexation Petition Submitted

NC GRID (NAD83)

GENERAL NOTES

1. THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS A RECOMBINATION PLAT, A SUBDIVISION PLAT, A RIGHT OF WAY PLAT AND AN EASEMENT PLAT.
2. BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD 83.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. AREA BY COORDINATE GEOMETRY.
5. REFERENCE: BM 2014, PG. 777–783; BM 2018, PG. 968
6. ZONING: PD
7. FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X"AS DEFINED BY F.E.M.A F.I.R.M COMMUNITY PANEL #3720173600J DATED MAY 02, 2006.
8. ALL PRIVATE DRAINAGE EASEMENT AND STORMWATER MEASURES ARE TO BE MAINTAINED BY THE PROPERTY OWNERS.

THIS CERTIFIES AND WARRANTS THAT THE UNDERSIGNED IS (ARE) THE SOLE OWNER(S) OF THE PROPERTY SHOWN ON THE MAP OR PLAT AND ANY ACCOMPANYING SHEETS HAVING ACQUIRED THE PROPERTY IN FEE SIMPLE BY DEED(S) RECORDED IN THE COUNTY REGISTER OF DEEDS OFFICE WHERE THE PROPERTY IS LOCATED AND AS SUCH HAS (HAVE) THE RIGHT TO CONVEY THE PROPERTY IN FEE SIMPLE AND THAT THE DEDICATOR(S) HEREBY AGREE TO WARRANT AND DEFEND THE TITLE AGAINST ANY CLAIMS OF ALL PERSONS WHOMSOEVER EXCEPTED AS SPECIFICALLY LISTED HEREIN AND THAT BY RECORDING THIS PLAT OR MAP I (WE) DO IRREVOCABLY DEDICATE TO THE CITY OF RALEIGH FOR PUBLIC USE ALL STREETS, EASEMENTS, RIGHTS-OF-WAYS, PARKS AND GREENWAYS (AS THOSE INTERESTS ARE DEFINED IN THE CITY CODE) AND AS THE SAME ARE SHOWN ON THE PLAT FOR ALL LAWFUL PURPOSES TO WHICH THE CITY MAY DEVOTE OR ALLOW THE SAME TO USE AND UPON ACCEPTANCE THEREOF, IN ACCORDANCE WITH ALL CITY POLICIES, ORDINANCES, REGULATIONS OR CONDITIONS OF THE CITY OF RALEIGH, FOR THE BENEFIT OF THE PUBLIC PROVIDED ANY DEDICATION OF EASEMENTS FOR STORM DRAINAGE NOT SPECIFICALLY LABELED CITY OF RALEIGH OR PUBLIC ARE NOT MADE TO THE CITY OF RALEIGH, BUT ARE IRREVOCABLY MADE TO THE SUBSEQUENT OWNERS OF ANY AND ALL PROPERTIES SHOWN HEREON FOR THEIR USE AND BENEFIT.

5401 NORTH LLC

BOOK NO.:
PAGE NO.:

SIGNATURE(S) OF PROPERTY OWNER(S):
Carolyn E Martin Carolyn E Martin
(SIGNATURE) PRINTED NAME)
Manager
(TITLE)

STATE OF Louisiana
COUNTY OF East Baton Rouge

I CERTIFY THAT THEY FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, EACH ACKNOWLEDGING TO ME THAT HE OR SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THEREIN AND IN THE CAPACITY INDICATED: Carolyn E. Martin Manager
(NAME AND TITLE)

DATE: July 15 2021

Jacques R. Waguespack NOTARY PUBLIC
PRINTED NAME

MY COMMISSION EXPIRES: At Life

Jacques R. Waguespack, Notary Public
Louisiana Attorney Bar Roll #27129
My Commission Expires at Death

WAKE COUNTY, NC 60
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
09/02/2021 10:14:33
BOOK:BM2021 PAGE:01549

THIS CERTIFIES AND WARRANTS THAT THE UNDERSIGNED IS (ARE) THE SOLE OWNER(S) OF THE PROPERTY SHOWN ON THE MAP OR PLAT AND ANY ACCOMPANYING SHEETS HAVING ACQUIRED THE PROPERTY IN FEE SIMPLE BY DEED(S) RECORDED IN THE COUNTY REGISTER OF DEEDS OFFICE WHERE THE PROPERTY IS LOCATED AND AS SUCH HAS (HAVE) THE RIGHT TO CONVEY THE PROPERTY IN FEE SIMPLE AND THAT THE DEDICATOR(S) HEREBY AGREE TO WARRANT AND DEFEND THE TITLE AGAINST ANY CLAIMS OF ALL PERSONS WHOMSOEVER EXCEPTED AS SPECIFICALLY LISTED HEREIN AND THAT BY RECORDING THIS PLAT OR MAP I (WE) DO IRREVOCABLY DEDICATE TO THE CITY OF RALEIGH FOR PUBLIC USE ALL STREETS, EASEMENTS, RIGHTS-OF-WAYS, PARKS AND GREENWAYS (AS THOSE INTERESTS ARE DEFINED IN THE CITY CODE) AND AS THE SAME ARE SHOWN ON THE PLAT FOR ALL LAWFUL PURPOSES TO WHICH THE CITY MAY DEVOTE OR ALLOW THE SAME TO USE AND UPON ACCEPTANCE THEREOF, IN ACCORDANCE WITH ALL CITY POLICIES, ORDINANCES, REGULATIONS OR CONDITIONS OF THE CITY OF RALEIGH, FOR THE BENEFIT OF THE PUBLIC PROVIDED ANY DEDICATION OF EASEMENTS FOR STORM DRAINAGE NOT SPECIFICALLY LABELED CITY OF RALEIGH OR PUBLIC ARE NOT MADE TO THE CITY OF RALEIGH, BUT ARE IRREVOCABLY MADE TO THE SUBSEQUENT OWNERS OF ANY AND ALL PROPERTIES SHOWN HEREON FOR THEIR USE AND BENEFIT.

5401 EAST DEVELOPMENT LLC

BOOK NO.:
PAGE NO.:

SIGNATURE(S) OF PROPERTY OWNER(S):
Todd Waguespack
(SIGNATURE, PRINTED NAME)
member
(TITLE)

STATE OF Louisiana
COUNTY OF East Baton Rouge

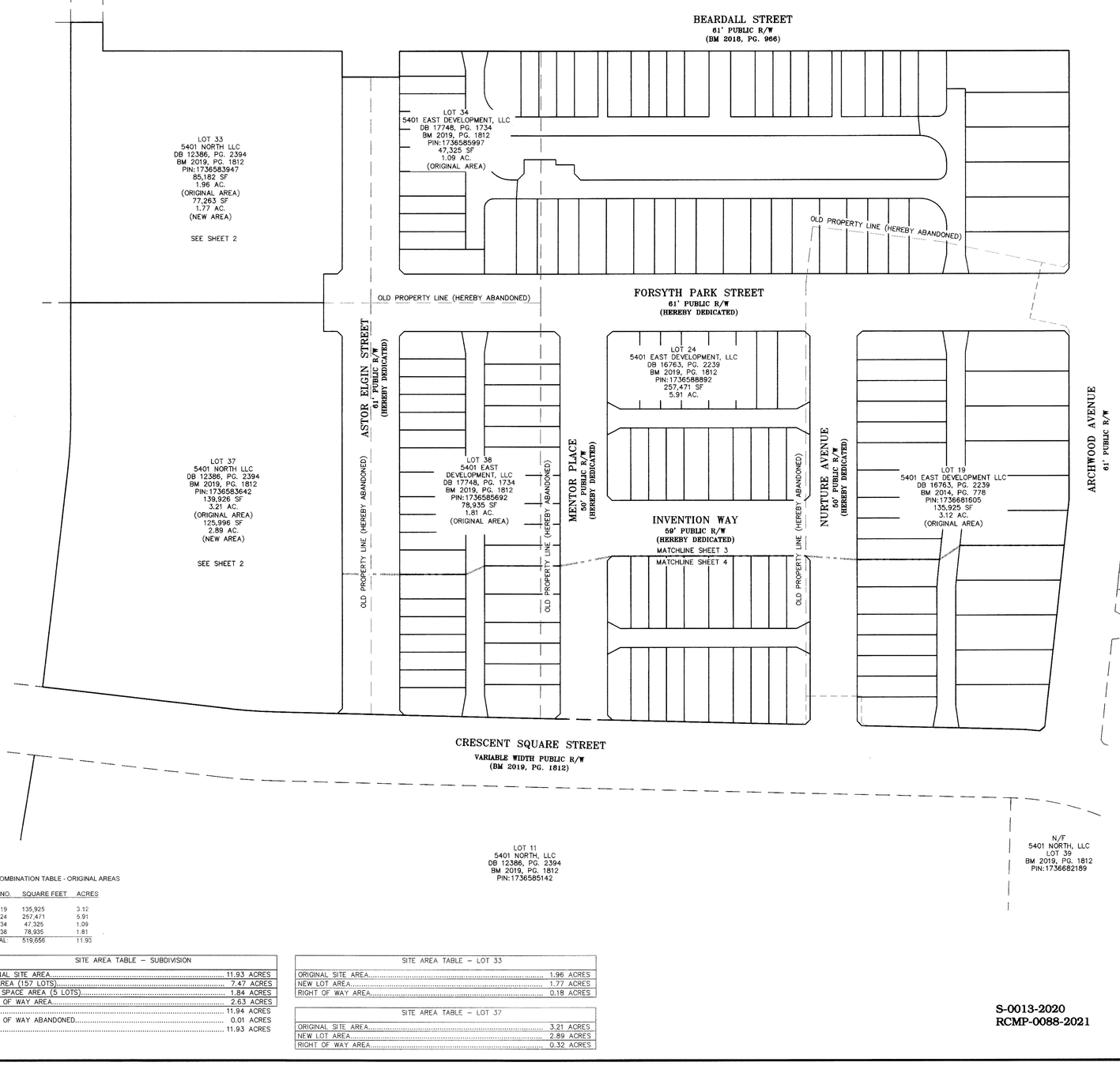
I CERTIFY THAT THEY FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, EACH ACKNOWLEDGING TO ME THAT HE OR SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THEREIN AND IN THE CAPACITY INDICATED: Todd Waguespack
(NAME AND TITLE)

DATE: July 15 2021

Jacques R. Waguespack NOTARY PUBLIC
PRINTED NAME

MY COMMISSION EXPIRES: At Life

Jacques R. Waguespack, Notary Public
Louisiana Attorney Bar Roll #27129
My Commission Expires at Death



RECOMBINATION TABLE - ORIGINAL AREAS

LOT NO.	SQUARE FEET	ACRES
LOT 19	135,925	3.12
LOT 24	257,471	5.91
LOT 34	47,325	1.09
LOT 38	78,935	1.81
TOTAL:	519,656	11.93

SITE AREA TABLE – SUBDIVISION	
ORIGINAL SITE AREA	11.93 ACRES
LOT AREA (157 LOTS)	7.47 ACRES
OPEN SPACE AREA (5 LOTS)	1.84 ACRES
RIGHT OF WAY AREA	2.63 ACRES
TOTAL	11.94 ACRES
RIGHT OF WAY ABANDONED	0.01 ACRES
TOTAL	11.93 ACRES

SITE AREA TABLE – LOT 33	
ORIGINAL SITE AREA	1.96 ACRES
NEW LOT AREA	1.77 ACRES
RIGHT OF WAY AREA	0.18 ACRES

SITE AREA TABLE – LOT 37	
ORIGINAL SITE AREA	3.21 ACRES
NEW LOT AREA	2.89 ACRES
RIGHT OF WAY AREA	0.32 ACRES

LEGEND

- ◉ EXISTING IRON PIPE
- ■ EXISTING CONCRETE MONUMENT
- △ EXISTING NAIL
- ○ IRON PIPE SET
- □ CONCRETE MONUMENT SET
- ▲ CALCULATED POINT
- XXXX ADDRESS

S-0013-2020
RCMP-0088-2021

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, C-187

www.mcadamsco.com

CLIENT

5401 NORTH, LLC
450 MAIN STREET BATON ROUGE, LA

5401 EAST DEVELOPMENT, LLC
7500 PECUE LANE BATON ROUGE, LA

5401 NORTH

LOTS 19, 24, 33, 34, 37, 38
RECOMBINATION, SUBDIVISION, RIGHT OF WAY & EASEMENT PLAT
NEUSE TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

REVISIONS

NO.	DATE	
1	XX. XX. XXXX	REVISION DESCRIPTION
2	XX. XX. XXXX	REVISION DESCRIPTION

PLAN INFORMATION

PROJECT NO.	CRC18040
FILENAME	CRC18040-F1
SURVEYED BY	RTF
DRAWN BY	KMM
SCALE	NTS
DATE	04.20.2021

SHEET

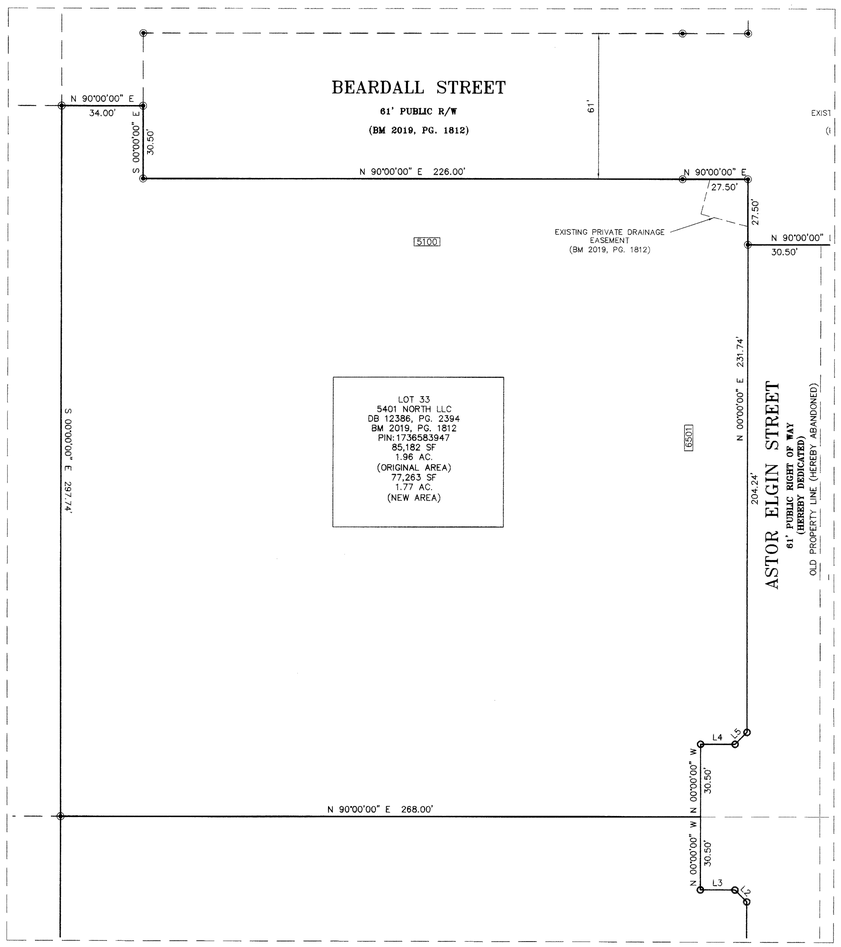
1-4

X:\Projects\CRC\CRC-18040\Geomatics\Survey\Plats\CRC18040-F1.dwg, 7/8/2021 9:03:37 AM, Martin, Kahle

WAKE COUNTY, NC 61
TAMMY L. BRUMMER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
09/02/2021 10:14:33
BOOK:BM2021 PAGE:01550

GENERAL NOTES

1. FOR GENERAL NOTES SEE SHEET 1



S-0013-2020
RCMP-0088-2021

GRAPHIC SCALE
0 15 30 60
1 inch = 30 ft.

LEGEND
- EXISTING IRON PIPE
- EXISTING CONCRETE MONUMENT
- EXISTING NAIL
- IRON PIPE SET
- CONCRETE MONUMENT SET
- CALCULATED POINT
- XXXX ADDRESS

NC GRID (NAD83)

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7500 PECUE LANE BATON ROUGE, LA

5401 NORTH

LOTS 19, 24, 33, 34, 37, 38
RECOMBINATION, SUBDIVISION, RIGHT OF WAY & EASEMENT PLAT
NEUSE TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

[redacted]

REVISIONS

NO.	DATE	
1	XX. XX. XXXX	REVISION DESCRIPTION
2	XX. XX. XXXX	REVISION DESCRIPTION

PLAN INFORMATION

PROJECT NO.	CRC18040
FILENAME	CRC18040-F1
SURVEYED BY	RTF
DRAWN BY	KMM
SCALE	1"=30'
DATE	04.20.2021

SHEET

2-4

X:\Projects\CRC\CRC-18040\Geomatics\Survey\Plats\CRC18040-F1.dwg, 7/28/2021 10:01:06 AM, Martin, Katie

GENERAL NOTES

1. FOR GENERAL NOTES SEE SHEET 1.
2. ALL ALLEYS ARE INCLUDED IN OPEN SPACE.

WAKE COUNTY, NC 62
TAMMY L. BRUMMER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
09/02/2021 10:14:33
BOOK:BM2021 PAGE:01551

NC GRID (NAD83)

BEARDALL STREET
61' PUBLIC R/W
(BM 2018, PG. 966)

ALLEY "79"
16' PRIVATE ALLEY WITH 20' PUBLIC ACCESS EASEMENT

ALLEY "78"
16' PRIVATE ALLEY WITH 20' PUBLIC ACCESS EASEMENT

ALLEY "77"
16' PRIVATE ALLEY WITH 20' PUBLIC ACCESS EASEMENT

ALLEY "75"
16' PRIVATE ALLEY WITH 20' PUBLIC ACCESS EASEMENT

ALLEY "74"
16' PRIVATE ALLEY WITH 20' PUBLIC ACCESS EASEMENT

FORSYTH PARK STREET
61' PUBLIC RIGHT OF WAY
(HEREBY DEDICATED)

ASTOR ELGIN STREET
61' PUBLIC RIGHT OF WAY
(HEREBY DEDICATED)

MENTOR PLACE
50' PUBLIC RIGHT OF WAY
(HEREBY DEDICATED)

NURTURE AVENUE
50' PUBLIC RIGHT OF WAY
(HEREBY DEDICATED)

ARCHWOOD AVENUE
61' PUBLIC R/W

INVENTION WAY
59' PUBLIC RIGHT OF WAY
(HEREBY DEDICATED)

LOT 5033 OPEN SPACE 54,167 S.F. 1.24 AC.

LOT 5047 OPEN SPACE 4,504 SF 0.10 AC.

LOT 5034 OPEN SPACE 8,354 SF 0.19 AC.

LOT 24 5401 EAST DEVELOPMENT, LLC DB 16763, PG. 2239 BM 2019, PG. 1812 PIN:1736588592 257,471 SF 5.91 AC.

LOT 19 5401 EAST DEVELOPMENT LLC DB 16763, PG. 2239 BM 2014, PG. 778 PIN:1736681605 135,925 SF 3.12 AC. (ORIGINAL AREA)

LOT 34 5401 EAST DEVELOPMENT DB 17748, PG. 1734 BM 2019, PG. 1812 PIN:1736585997 47,325 SF 1.09 AC. (ORIGINAL AREA)

RIGHT OF WAY (HEREBY ABANDONED) 274 SF 0.01 AC.

MATCHLINE SHEET 3
MATCHLINE SHEET 4

GRAPHIC SCALE
0 15 30 60
1 inch = 30 ft.

S-0013-2020
RCMP-0088-2021

LEGEND

- EXISTING IRON PIPE
- EXISTING CONCRETE MONUMENT
- EXISTING NAIL
- IRON PIPE SET
- CONCRETE MONUMENT SET
- CALCULATED POINT
- XXXX ADDRESS

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5401 NORTH

LOTS 19, 24, 33, 34, 37, 38
RECOMBINATION, SUBDIVISION, RIGHT OF WAY & EASEMENT PLAT
NEUSE TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

REVISIONS

NO.	DATE	
1	XX. XX. XXXX	REVISION DESCRIPTION
2	XX. XX. XXXX	REVISION DESCRIPTION

PLAN INFORMATION

PROJECT NO.	CRC18040
FILENAME	CRC18040-F1
SURVEYED BY	RTF
DRAWN BY	KMM
SCALE	1"=30'
DATE	04.20.2021

SHEET

3-4

X:\Projects\CRC\CRC-18040\Engineering\Plats\CRC18040-F1.dwg, 8/19/2021 7:55:43 AM, Martin Kane

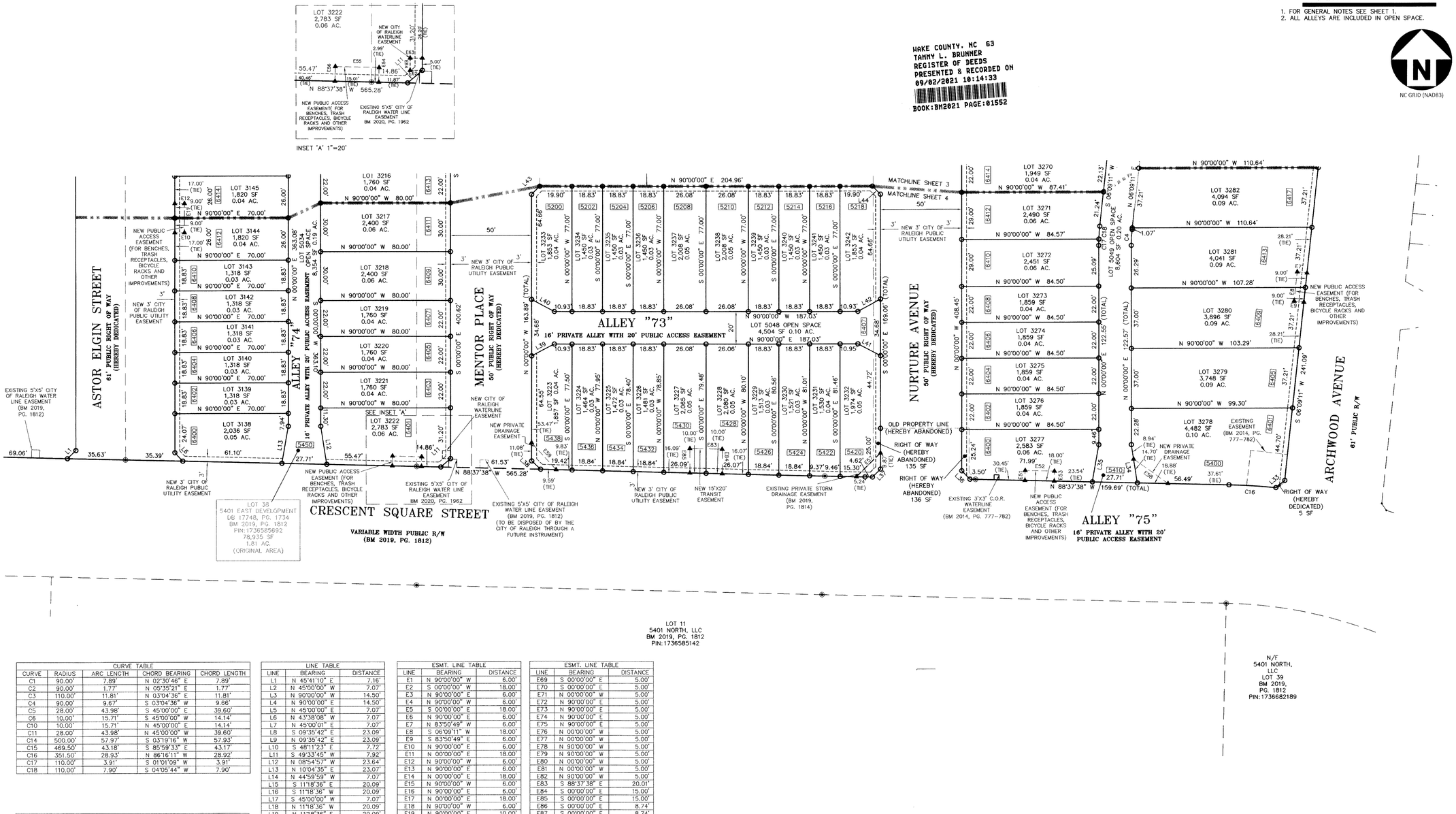
BKBM2021PG01552

GENERAL NOTES

1. FOR GENERAL NOTES SEE SHEET 1.
2. ALL ALLEYS ARE INCLUDED IN OPEN SPACE.

WAKE COUNTY, NC 63
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
09/02/2021 10:14:33
BOOK:BM2021 PAGE:01552

NC GRID (NAD83)



CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90.00'	7.89'	N 02°30'46" E	7.89'
C2	90.00'	1.77'	N 05°35'21" E	1.77'
C3	110.00'	11.81'	N 03°04'36" E	11.81'
C4	90.00'	9.67'	S 03°04'36" W	9.66'
C5	28.00'	43.98'	S 45°00'00" E	39.60'
C6	10.00'	15.71'	S 45°00'00" W	14.14'
C10	10.00'	15.71'	N 45°00'00" E	14.14'
C11	28.00'	43.98'	N 45°00'00" W	39.60'
C14	500.00'	57.97'	S 03°19'16" W	57.93'
C15	469.50'	43.18'	S 85°59'33" E	43.17'
C16	351.50'	28.93'	N 86°16'11" W	28.92'
C17	110.00'	3.91'	S 01°01'09" W	3.91'
C18	110.00'	7.90'	S 04°05'44" W	7.90'

ESMT. CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
EC1	10.00'	15.71'	N 45°00'00" E	14.14'
EC2	28.00'	43.98'	S 45°00'00" E	39.60'
EC3	10.00'	15.71'	S 45°00'00" W	14.14'
EC4	28.00'	43.98'	N 45°00'00" W	39.60'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 45°41'10" E	7.16'
L2	N 45°00'00" W	7.07'
L3	N 90°00'00" W	14.50'
L4	N 90°00'00" E	14.50'
L5	N 45°00'00" E	7.07'
L6	N 43°38'08" W	7.07'
L7	N 45°00'01" E	7.07'
L8	S 09°35'42" E	23.09'
L9	N 09°35'42" E	23.09'
L10	S 48°11'23" E	7.72'
L11	S 49°33'45" W	7.92'
L12	N 08°54'57" W	23.64'
L13	N 10°04'35" E	23.07'
L14	N 44°59'59" W	7.07'
L15	S 11°18'36" E	20.09'
L16	S 11°18'36" W	20.09'
L17	S 45°00'00" W	7.07'
L18	N 11°18'36" W	20.09'
L19	N 11°18'36" E	20.09'
L20	N 45°00'00" W	9.66'
L21	N 00°00'00" W	9.17'
L22	N 90°00'00" W	19.50'
L23	N 00°00'00" W	5.50'
L24	S 00°00'00" E	14.67'
L25	S 45°00'00" W	9.66'
L26	N 90°00'00" E	7.24'
L27	N 48°11'23" E	7.72'
L28	S 48°11'23" E	7.72'
L29	N 48°11'23" E	7.72'
L30	S 09°35'42" E	23.09'
L31	N 09°35'42" E	23.09'
L32	S 45°00'01" E	7.07'
L33	S 51°12'08" W	7.08'
L34	N 08°54'57" W	23.64'
L35	S 10°04'35" W	23.07'
L36	N 44°18'49" W	7.16'
L37	S 45°41'11" W	6.99'
L38	N 46°49'01" W	7.51'
L39	N 62°16'34" E	15.78'
L40	N 62°16'34" W	15.78'
L41	S 62°16'34" E	15.78'
L42	S 62°16'34" W	15.78'
L43	N 45°00'00" E	7.07'
L44	S 45°00'00" E	7.07'
L45	N 45°00'00" W	7.07'
L46	N 45°00'00" E	7.07'
L47	S 62°16'34" W	15.78'
L48	S 62°16'34" E	15.78'
L49	S 62°16'34" W	15.78'
L50	N 62°16'34" W	15.78'
L51	N 00°00'00" W	8.74'
L52	N 03°33'19" E	20.04'
L53	S 05°42'38" E	20.10'
L54	N 90°00'00" E	20.00'
L55	S 00°00'00" E	8.74'

ESMT. LINE TABLE		
LINE	BEARING	DISTANCE
E1	N 90°00'00" W	6.00'
E2	S 00°00'00" W	18.00'
E3	N 90°00'00" E	6.00'
E4	N 90°00'00" W	6.00'
E5	S 00°00'00" E	18.00'
E6	N 90°00'00" E	6.00'
E7	N 83°50'49" W	6.00'
E8	S 06°09'11" W	18.00'
E9	S 83°50'49" E	6.00'
E10	N 90°00'00" E	6.00'
E11	N 00°00'00" E	18.00'
E12	N 90°00'00" W	6.00'
E13	N 90°00'00" E	6.00'
E14	N 00°00'00" E	18.00'
E15	N 90°00'00" W	6.00'
E16	N 90°00'00" E	6.00'
E17	N 00°00'00" E	18.00'
E18	N 90°00'00" W	6.00'
E19	N 90°00'00" E	10.00'
E20	N 90°00'00" E	23.00'
E21	N 90°00'00" E	10.00'
E22	N 30°07'24" W	23.75'
E23	N 45°00'00" E	12.58'
E24	N 47°37'26" W	22.68'
E25	N 49°20'40" W	23.82'
E26	S 00°00'00" W	40.37'
E39	S 00°00'00" W	5.99'
E40	N 90°00'00" E	18.00'
E41	N 00°00'00" W	5.99'
E42	S 00°00'00" W	6.00'
E43	N 90°00'00" E	18.00'
E44	N 00°00'00" W	6.00'
E45	S 00°00'00" W	5.99'
E46	N 90°00'00" E	18.00'
E47	N 00°00'00" W	5.99'
E48	N 00°00'00" E	17.00'
E49	N 90°00'00" E	13.00'
E50	S 00°00'00" E	17.00'
E51	N 01°22'22" E	6.00'
E52	S 88°37'38" E	18.00'
E53	S 01°22'22" W	5.99'
E54	N 01°22'22" E	6.00'
E55	N 88°37'38" W	18.00'
E56	S 01°22'22" W	6.00'
E57	N 45°41'11" E	20.77'
E58	S 54°42'39" E	25.92'
E59	S 42°28'46" E	22.31'
E60	N 38°17'38" E	17.95'
E62	N 90°00'00" E	5.00'
E63	N 90°00'00" E	5.00'
E64	S 00°00'00" E	5.00'
E65	N 90°00'00" W	5.00'
E66	N 00°00'00" W	5.00'
E67	N 90°00'00" E	5.00'
E68	N 90°00'00" E	5.00'

ESMT. LINE TABLE		
LINE	BEARING	DISTANCE
E69	S 00°00'00" E	5.00'
E70	S 00°00'00" E	5.00'
E71	N 00°00'00" W	5.00'
E72	N 90°00'00" E	5.00'
E73	N 90°00'00" E	5.00'
E74	N 90°00'00" E	5.00'
E75	N 90°00'00" E	5.00'
E76	N 00°00'00" W	5.00'
E77	N 00°00'00" W	5.00'
E78	N 90°00'00" W	5.00'
E79	N 90°00'00" W	5.00'
E80	N 00°00'00" W	5.00'
E81	N 00°00'00" W	5.00'
E82	N 90°00'00" W	5.00'
E83	S 88°37'38" E	20.01'
E84	S 00°00'00" E	15.00'
E85	S 00°00'00" E	15.00'
E86	S 00°00'00" E	8.74'
E87	S 00°00'00" E	8.74'
E88	N 45°00'00" W	9.66'
E89	N 00°00'00" W	9.17'
E90	N 90°00'00" W	19.50'
E91	N 00°00'00" W	5.50'
E92	S 00°00'00" E	14.67'
E93	S 45°00'00" W	9.66'
E94	N 90°00'00" W	7.24'

GRAPHIC SCALE
0 15 30 60
1 inch = 30 ft.

LEGEND

- EXISTING IRON PIPE
- EXISTING CONCRETE MONUMENT
- EXISTING NAIL
- IRON PIPE SET
- CONCRETE MONUMENT SET
- CALCULATED POINT
- [XXXX] ADDRESS

S-0013-2020
RCMP-0088-2021

McADAMS
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2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

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450 MAIN STREET BATON ROUGE, LA

5401 EAST DEVELOPMENT, LLC
7500 PECUE LANE BATON ROUGE, LA

5401 NORTH

LOTS 19, 24, 33, 34, 37, 38
RECOMBINATION, SUBDIVISION, RIGHT OF WAY & EASEMENT PLAT
NEUSE TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

[redacted]

REVISIONS

NO.	DATE	
1	XX. XX. XXXX	REVISION DESCRIPTION
2	XX. XX. XXXX	REVISION DESCRIPTION

PLAN INFORMATION

PROJECT NO.	CRC18040
FILENAME	CRC18040-F1
SURVEYED BY	RTF
DRAWN BY	KMM
SCALE	1"=30'
DATE	04.20.2021

SHEET

4-4

X:\Projects\CRC\CRC-18040\Geomatics\Survey\Plats\CRC18040-F1.dwg, 8/31/2021 7:05:53 AM, Martin, Katie