



Administrative Approval Action

Case File / Name: SUB-0023-2024
DSLC - 5401 North, Lots 26, 28, 29, 30, 32, 33

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

- LOCATION:** This subdivision plan is within the 5401 development, master plan case MP-2-2016. The site is located north of I-540 between Crescent Square Street and Midtown Market Avenue, inside the city limits.
- REQUEST:** The applicant requests subdivision approval for 9 lots on a 20.74 acre site zoned Planned Development (PD) in a two phase project in the 5401 North Master Plan. Phase 1 includes lots 26, 28, and 30. Phase 2 includes lots 29, 32, 33, 36, 37, and 41. Lot 26 is designated as Urban Core with a CX zoning designation. Lots 30, 32, 33, 36, and 37 are classified as Urban Center Zone with a CX zoning designation. Lots 28, 29, and 41 have a Civic zoning designation.
- DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** ASR-0048-2024: DSLC - Administrative Site Review [ASR]/Administrative Site Review
- FINDINGS:** City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated October 11, 2024 by McAdams.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

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

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

General

1. Prior to SPR approval, City Council shall approve the right-of-way abandonment along Midtown Market Avenue and other applicable rights-of-way.

Stormwater

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

☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.



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| | |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | Stormwater Maintenance Covenant Required |
| <input checked="" type="checkbox"/> | Utility Placement Deed of Easement Required |

| | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Right of Way Deed of Easement Required |
|-------------------------------------|---|

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

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

Engineering

1. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
2. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
3. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

Stormwater

4. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
5. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).

Urban Forestry



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6. A public infrastructure surety for 34 street trees (Tree Grate) and 224 street trees (Tree Lawn) shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

Engineering

1. A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.

Stormwater

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

Urban Forestry

3. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 258 street trees.

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

General

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

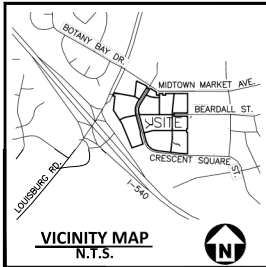
Stormwater

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

EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: November 20, 2027
Record at least ½ of the land area approved.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



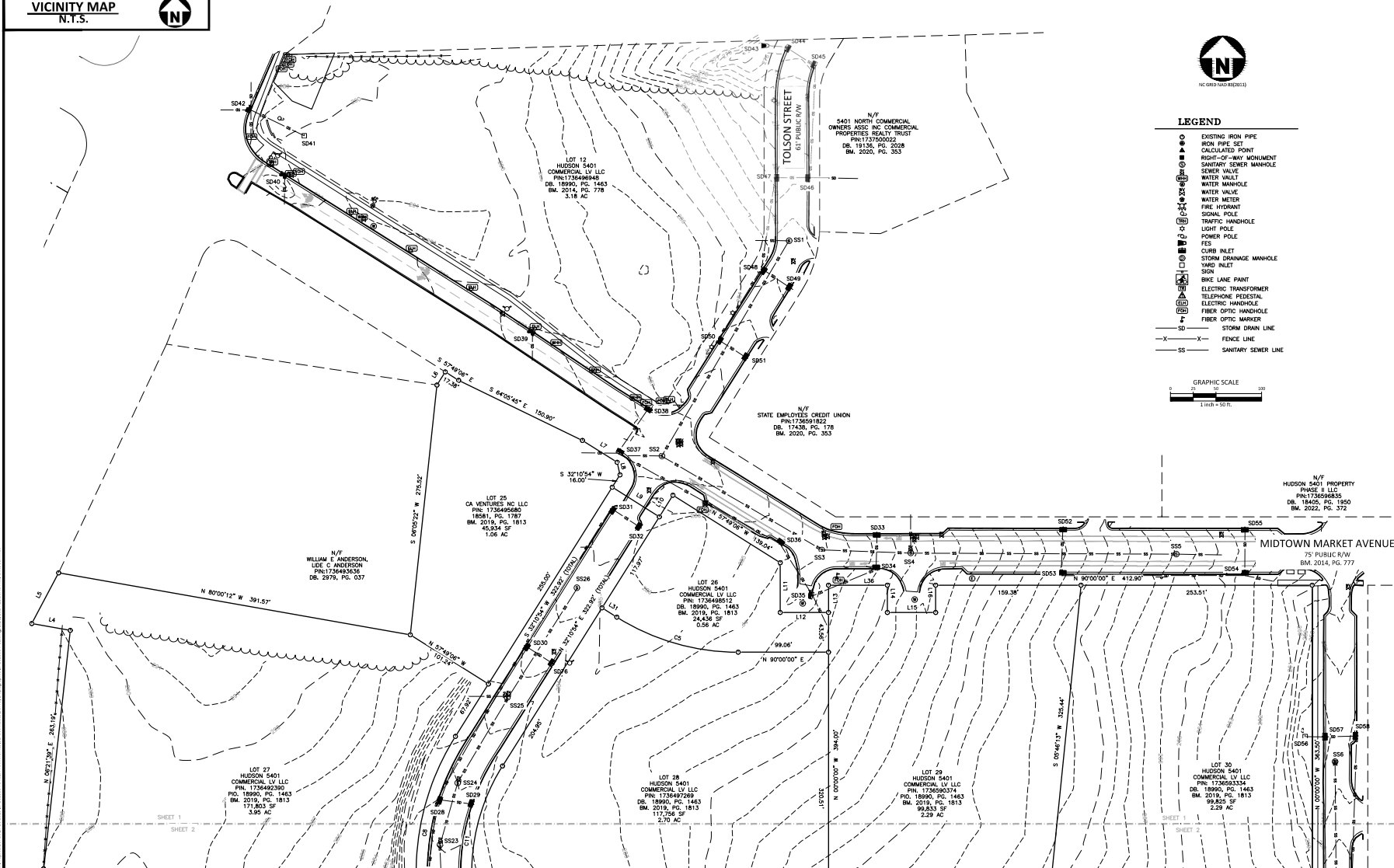
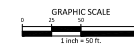
GENERAL NOTES

1. THIS IS A SURVEY OF AN EXISTING PARCELS(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 37201736000 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.



LEGEND

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




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. SPEC3554
FILENAME SPEC3554-C2
CHECKED BY JBT
DRAWN BY JSS
SCALE 1"=50'
DATE 12.12.2023
SHEET

TOPOGRAPHIC SURVEY 1-3



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

REVISIONS

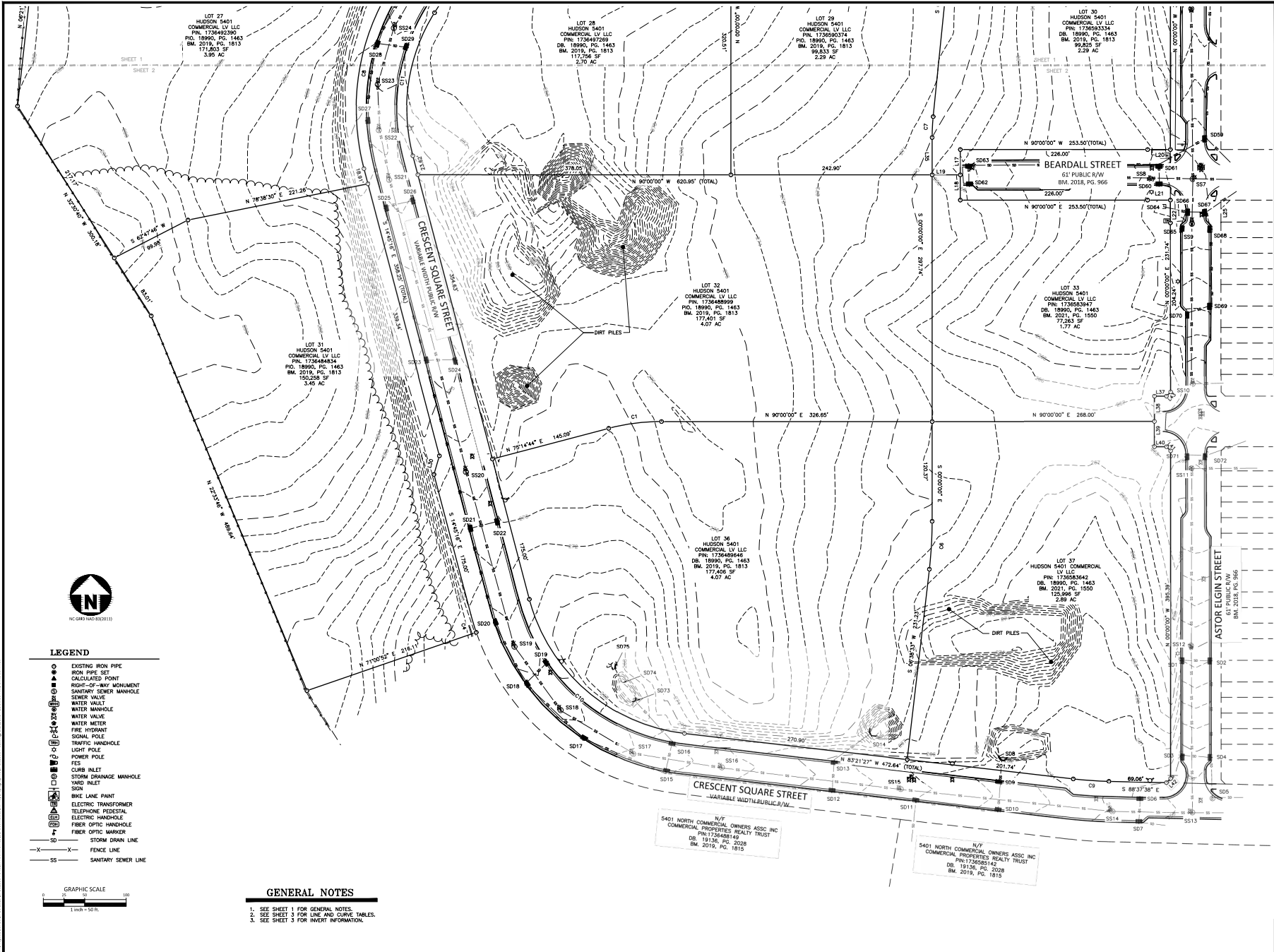
NO. DATE

PLAN INFORMATION

PROJECT NO. SPEC33554
FILENAME SPEC33554-C2
CHECKED BY JBT
DRAWN BY JSS
SCALE 1"=50'
DATE 12.12.2023
SHEET

**TOPOGRAPHIC
SURVEY**

2-3



1. SEE SHEET 1 FOR GENERAL NOTES.

| | | | |
|-------------------------|-------------|-------------------------|-------------|
| S51 | TOP=282.49° | S514 | TOP=260.02° |
| NW INW)=274.36° 87°DPE | | NW INW)=248.29° 87°DPE | |
| NW OUTW)=273.58° 87°DPE | | NW OUTW)=248.25° 87°DPE | |
| S52 | TOP=286.77° | S515 | TOP=263.59° |
| NW INW)=274.42° 87°DPE | | NW INW)=251.47° 87°DPE | |
| NW INW)=272.42° 87°DPE | | NW OUTW)=251.47° 87°DPE | |
| NW OUTW)=272.35° 87°DPE | | | |
| S53 | TOP=283.19° | S516 | TOP=266.57° |
| NW INW)=270.98° 87°DPE | | NW INW)=257.00° 87°DPE | |
| NW OUTW)=270.89° 87°DPE | | NW OUTW)=256.98° 87°DPE | |
| S54 | TOP=279.23° | S517 | TOP=260.93° |
| NW INW)=287.25° 87°DPE | | NW INW)=258.95° 87°DPE | |
| NW INW)=270.44° 87°DPE | | NW OUTW)=257.93° 87°DPE | |
| NW OUTW)=267.07° 87°DPE | | | |
| S55 | TOP=266.82° | S518 | TOP=269.33° |
| NW INW)=255.08° 87°DPE | | NW INW)=259.38° 87°DPE | |
| NW OUTW)=254.31° 87°DPE | | NW OUTW)=259.96° 87°DPE | |
| S56 | TOP=256.42° | S519 | TOP=270.72° |
| NW OUTW)=248.20° 87°DPE | | NW INW)=260.89° 87°DPE | |
| | | NW OUTW)=260.80° 87°DPE | |
| S57 | TOP=260.40° | S520 | TOP=273.59° |
| NW INW)=248.54° 87°DPE | | NW INW)=262.48° 87°DPE | |
| NW INW)=247.71° 87°DPE | | NW OUTW)=262.44° 87°DPE | |
| NW INW)=247.89° 87°DPE | | | |
| NW OUTW)=247.44° 87°DPE | | S521 | TOP=276.63° |
| | | NW INW)=270.46° 87°DPE | |
| | | NW OUTW)=270.44° 87°DPE | |
| S58 | TOP=261.75° | S522 | TOP=279.43° |
| NW INW)=250.46° 87°DPE | | NW INW)=271.35° 87°DPE | |
| NW OUTW)=250.42° 87°DPE | | NW OUTW)=271.32° 87°DPE | |
| S59 | TOP=260.67° | S523 | TOP=280.18° |
| NW INW)=251.35° 87°DPE | | NW INW)=272.05 87°DPE | |
| NW OUTW)=244.67° 87°DPE | | NW OUTW)=272.01° 87°DPE | |
| S510 | TOP=266.10° | S524 | TOP=281.12° |
| NW INW)=256.66° 87°DPE | | NW INW)=272.80° 87°DPE | |
| NW OUTW)=255.42° 87°DPE | | NW OUTW)=272.81° 87°DPE | |
| S511 | TOP=280.09° | S525 | TOP=282.66° |
| NW INW)=263.02° 87°DPE | | NW INW)=274.67° 87°DPE | |
| NW OUTW)=262.81° 87°DPE | | NW INW)=274.58° 87°DPE | |
| S512 | TOP=263.05° | NW OUTW)=274.52° 87°DPE | |
| NW INW)=266.77° 87°DPE | | | |
| NW OUTW)=254.26° 87°DPE | | S526 | TOP=284.63° |
| S513 | TOP=258.71° | NW OUTW)=276.13° 87°DPE | |
| NW INW)=246.79° 87°DPE | | | |
| NW OUTW)=246.71° 87°DPE | | | |

| CURVE TABLE | | | | |
|-------------|---------|------------|---------------|--------------|
| CURVE | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
| C1 | 250.00' | 64.38' | S 82°37'22" W | 64.20' |
| C4 | 290.50' | 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' | 22.80' | S 08°42'49" W | 223.41' |
| C9 | 433.50' | 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' |

CLIENT

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SUITE 235
RALEIGH, NORTH CAROLINA 27609

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

NO. DATE

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

SHEET

TOPOGRAPHIC
SURVEY
3-3

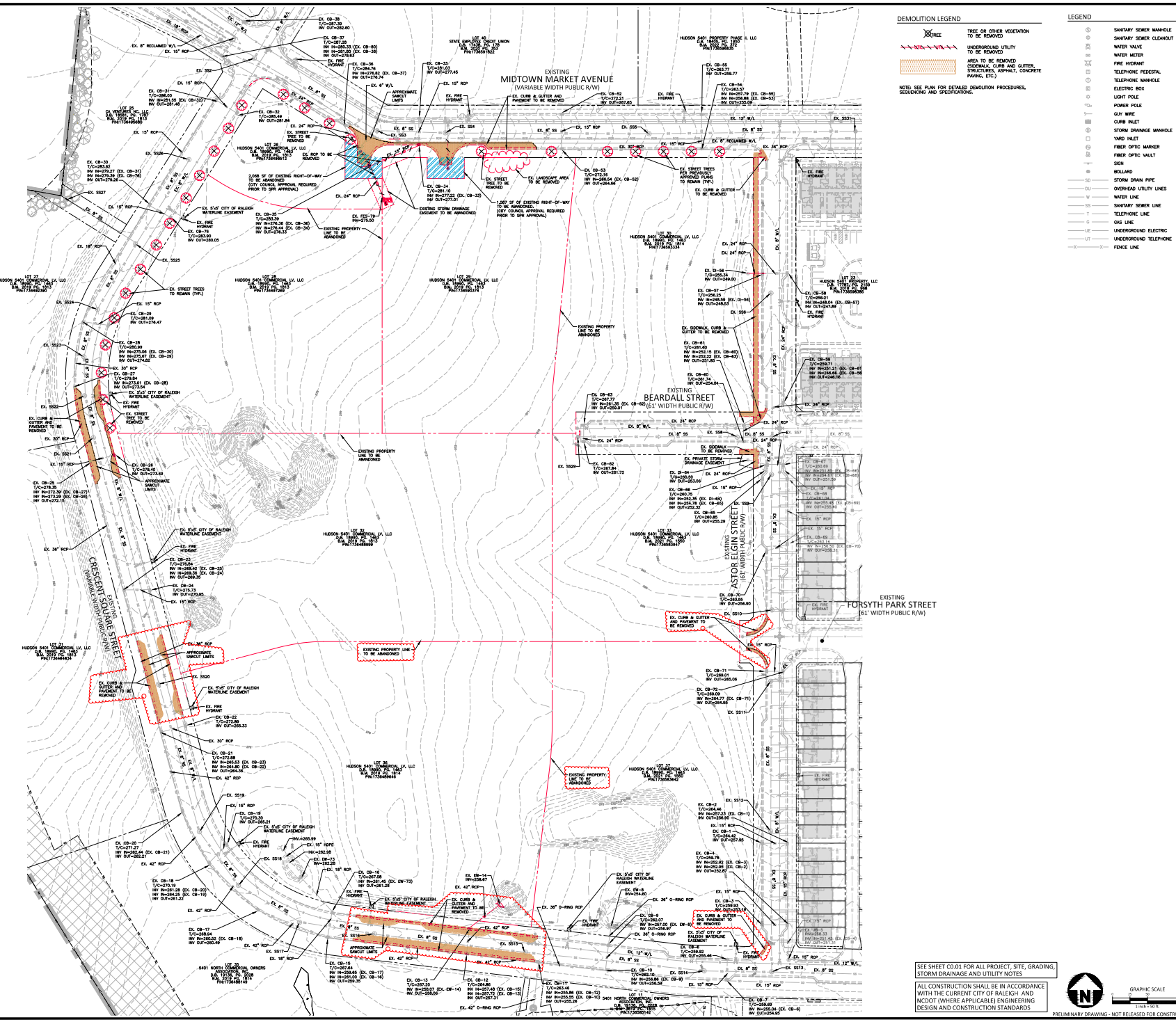
REVISIONS

| NO. | DATE | REVISION |
|-----|------------|------------------------------------|
| 1 | 08-26-2024 | REVISION FOR CONCEPT PLAN COMMENTS |
| 2 | 10-11-2024 | REVISION FOR CONCEPT PLAN COMMENTS |
| 3 | | |
| 4 | | |
| 5 | | |

PLAN INFORMATION

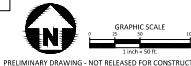
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|-------------|------------------|
| PROJECT NO. | KAN2003 |
| FILENAME | KAN2003-PSUB-DML |
| CHECKED BY | DMB |
| DRAWN BY | CNS |
| SCALE | 1" = 50' |
| DATE | 04.18.2024 |

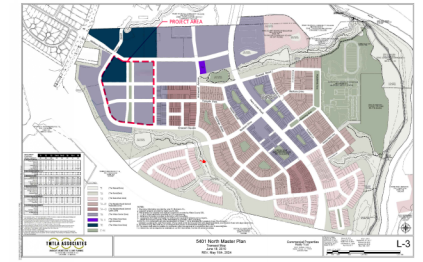
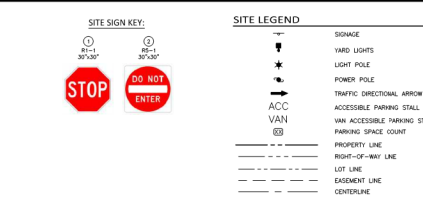
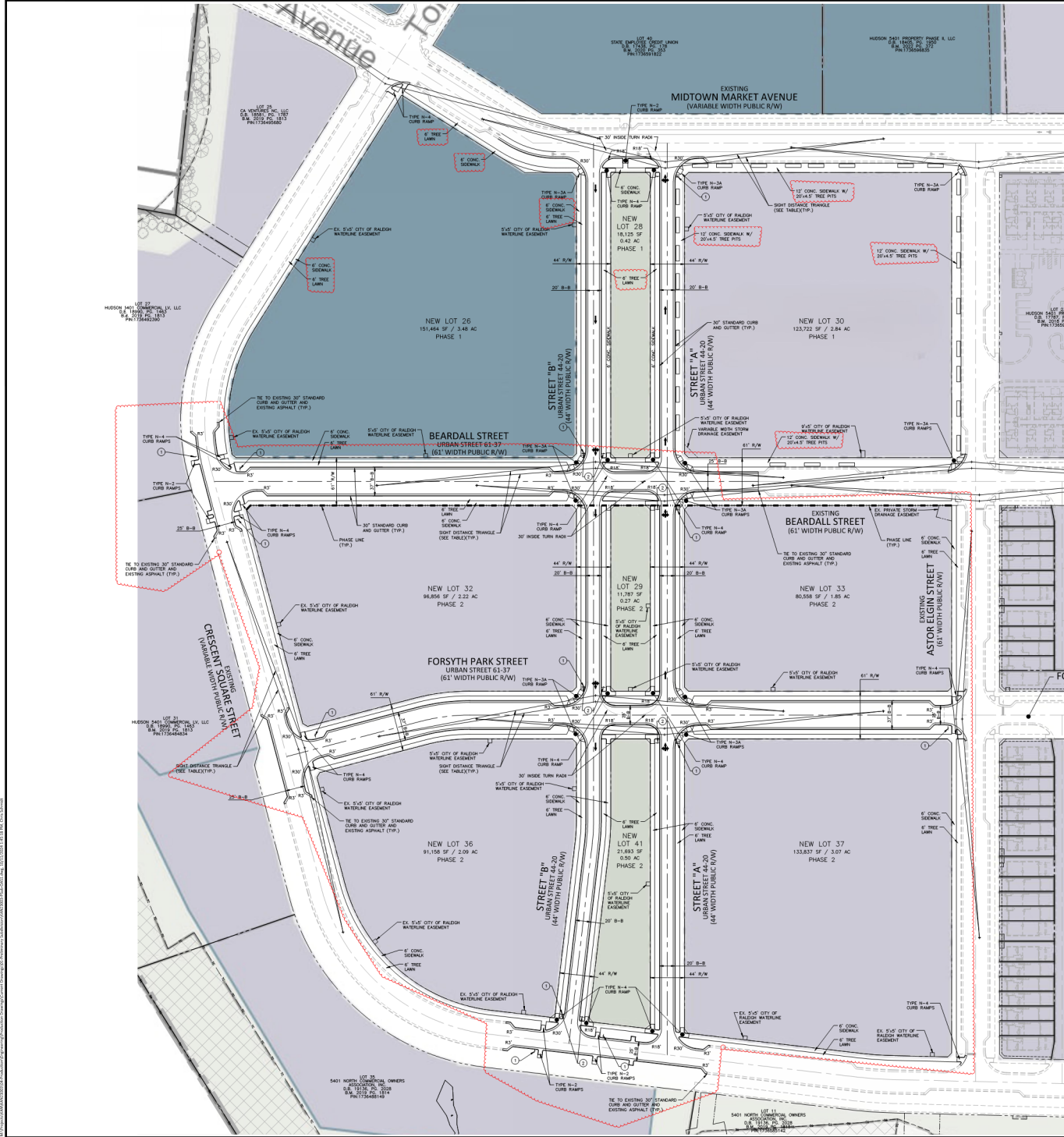
SHEET
**CURRENT CONDITIONS
& DEMOLITION PLAN**
C1.00



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

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





| DEVELOPMENT STANDARDS | T1 | T2 | T3 | T4-R | T4-O | T5 | T5-I | T6 |
|----------------------------|-----|-----|-----|------|------|-----|------|-----|
| DEFAULT DISTRICT: | R1 | R2 | R3 | R4 | R5 | R6 | R7 | R8 |
| 1. BUILDING SETBACKS | | | | | | | | |
| Front | 10' | 10' | 10' | 10' | 10' | 10' | 10' | 10' |
| Side | 5' | 5' | 5' | 5' | 5' | 5' | 5' | 5' |
| Back | 10' | 10' | 10' | 10' | 10' | 10' | 10' | 10' |
| 2. MAXIMUM BUILDING HEIGHT | | | | | | | | |
| Front | 35' | 35' | 35' | 35' | 35' | 35' | 35' | 35' |
| Side | 35' | 35' | 35' | 35' | 35' | 35' | 35' | 35' |
| Back | 35' | 35' | 35' | 35' | 35' | 35' | 35' | 35' |
| 3. MAXIMUM LOT COVERAGE | | | | | | | | |
| Front | 30% | 30% | 30% | 30% | 30% | 30% | 30% | 30% |
| Side | 30% | 30% | 30% | 30% | 30% | 30% | 30% | 30% |
| Back | 30% | 30% | 30% | 30% | 30% | 30% | 30% | 30% |

| USES: | T1 | T2 | T3 | T4-R | T4-O | T5 | T5-I | T6 |
|-----------------------------|----|----|----|------|------|----|------|----|
| DEFAULT DISTRICT: | R1 | R2 | R3 | R4 | R5 | R6 | R7 | R8 |
| 1. RESIDENTIAL | | | | | | | | |
| Single-Family Detached | P | P | P | P | P | P | P | P |
| 2. COMMERCIAL | | | | | | | | |
| Office | P | P | P | P | P | P | P | P |
| 3. INDUSTRIAL | | | | | | | | |
| Light Industrial | P | P | P | P | P | P | P | P |
| 4. PUBLIC AND INSTITUTIONAL | | | | | | | | |
| School | P | P | P | P | P | P | P | P |
| 5. RECREATION | | | | | | | | |
| Park | P | P | P | P | P | P | P | P |

| RIGHT DISTANCE TRIANGLE TABLE | 10 MPH | 20 MPH | 30 MPH | 40 MPH | 50 MPH | 60 MPH | 70 MPH | 80 MPH |
|-------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|
| 10 MPH | 10' | 10' | 10' | 10' | 10' | 10' | 10' | 10' |
| 20 MPH | 10' | 10' | 10' | 10' | 10' | 10' | 10' | 10' |
| 30 MPH | 10' | 10' | 10' | 10' | 10' | 10' | 10' | 10' |
| 40 MPH | 10' | 10' | 10' | 10' | 10' | 10' | 10' | 10' |
| 50 MPH | 10' | 10' | 10' | 10' | 10' | 10' | 10' | 10' |
| 60 MPH | 10' | 10' | 10' | 10' | 10' | 10' | 10' | 10' |
| 70 MPH | 10' | 10' | 10' | 10' | 10' | 10' | 10' | 10' |
| 80 MPH | 10' | 10' | 10' | 10' | 10' | 10' | 10' | 10' |

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

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CLIENT
HUDSON CAPITAL PROPERTIES
4350 LASHFIRE AT NORTH HILLS AVE
SUITE 300 RALEIGH, NC 27609
MATHIAS LINDEN
PHONE: 919.838.7207

5401 NORTH
LOTS 26, 28, 29, 30, 32, 33, 36, 37 & 41
PRELIMINARY SUBDIVISION PLAN
7730 MIDTOWN MARKET AVENUE
RALEIGH, NORTH CAROLINA 27616
CITY OF RALEIGH CASE # SUB-0023-2024

| REVISIONS | |
|------------|----------------------------------|
| DATE | |
| 06.26.2024 | REVISED PER CDR 1ST PSP COMMENTS |
| 10.11.2024 | REVISED PER CDR 2ND PSP COMMENTS |
| | |
| | |
| | |
| | |

PLAN INFORMATION

PROJECT NO. KAN20003
FILENAME KAN20003-PSUB-CAS1
CHECKED BY DMB
DRAWN BY CWS
SCALE 1" = 50'
DATE 04.18.2024

SHEET

SITE PLAN

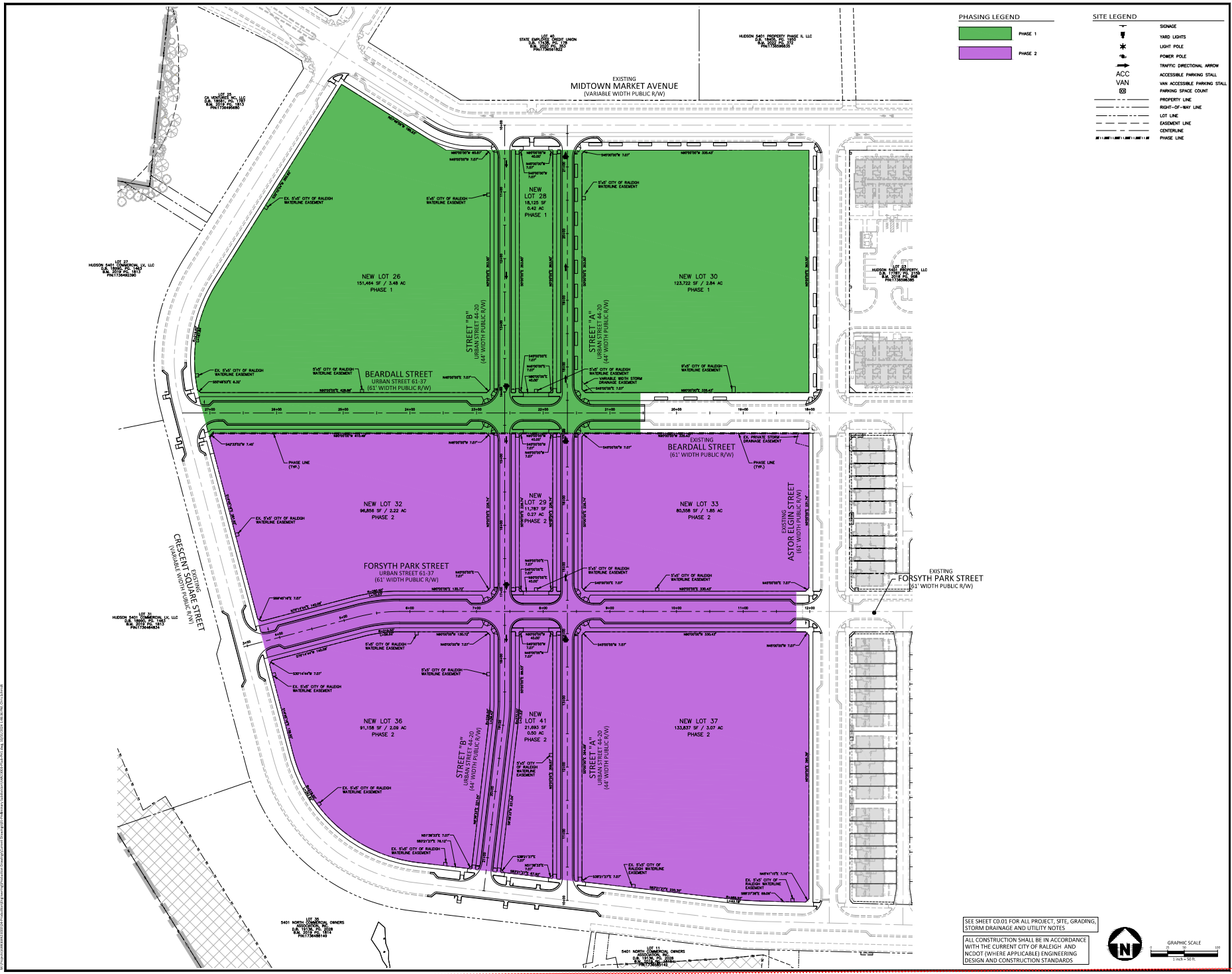
C2.00

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------------|-----------------------------------|
| 1 | 08.26.2024 | REVIEWED FOR CON-127 P&P COMMENTS |
| 2 | 10.11.2024 | REVIEWED FOR CON-280 P&P COMMENTS |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |

PLAN INFORMATION

| | |
|-------------|-------------------|
| PROJECT NO. | KAN23001 |
| FILENAME | KAN23001-PSUB-PH1 |
| CHECKED BY | DMB |
| DRAWN BY | CNS |
| SCALE | 1" = 50' |
| DATE | 04.18.2024 |

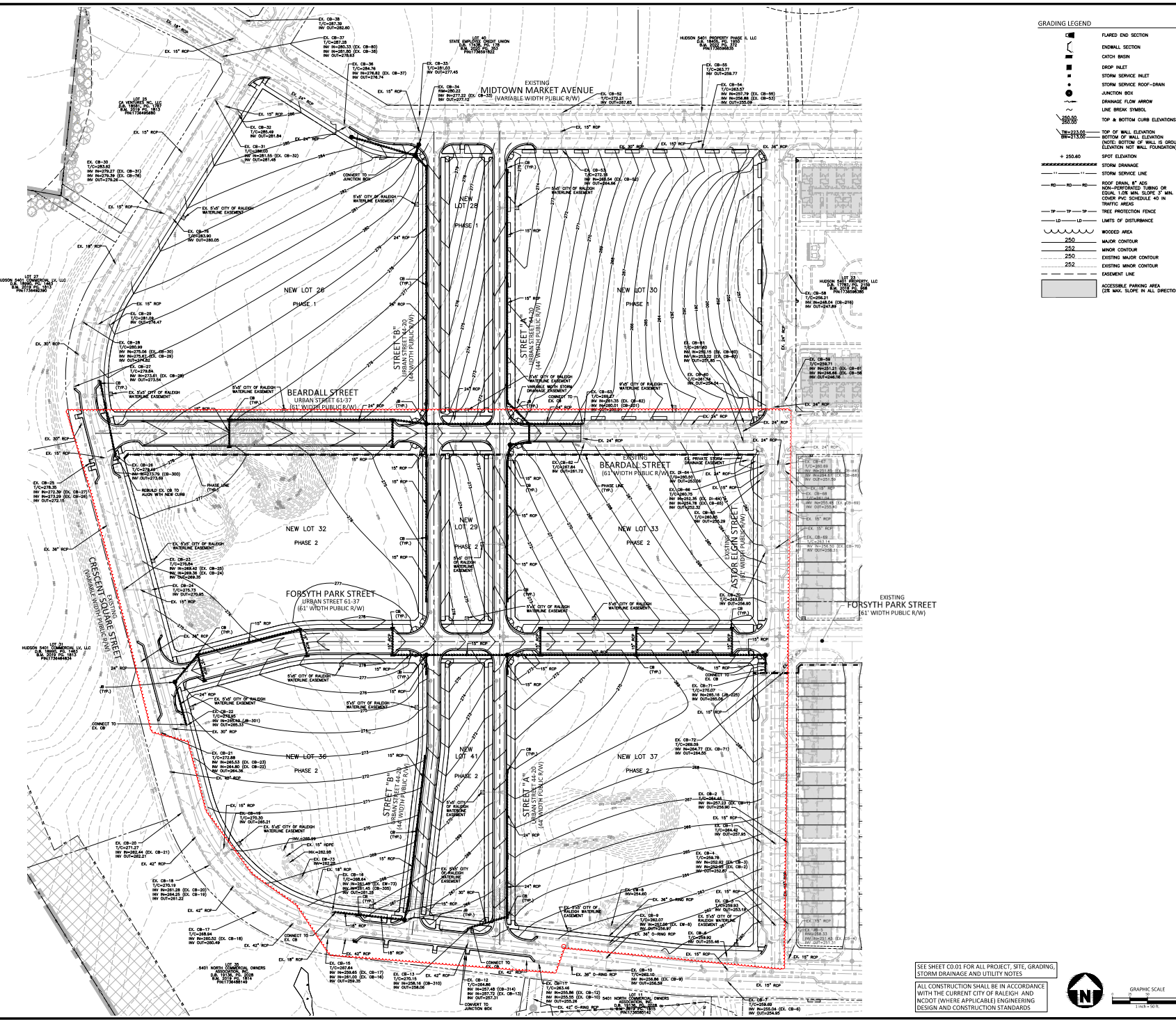


REVISIONS

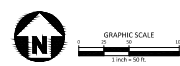
| NO. | DATE | DESCRIPTION |
|-----|------------|----------------------------------|
| 1 | 08-28-2024 | REVISION FOR CDR 1ST PM COMMENTS |
| 2 | 10-11-2024 | REVISION FOR CDR 2ND PM COMMENTS |
| 3 | | |
| 4 | | |
| 5 | | |

PLAN INFORMATION

| | |
|-------------|--------------------|
| PROJECT NO. | KAN23001 |
| FILENAME | KAN23001-PSUB-CAG1 |
| CHECKED BY | DMB |
| DRAWN BY | CNS |
| SCALE | 1" = 50' |
| DATE | 04.28.2024 |



SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS



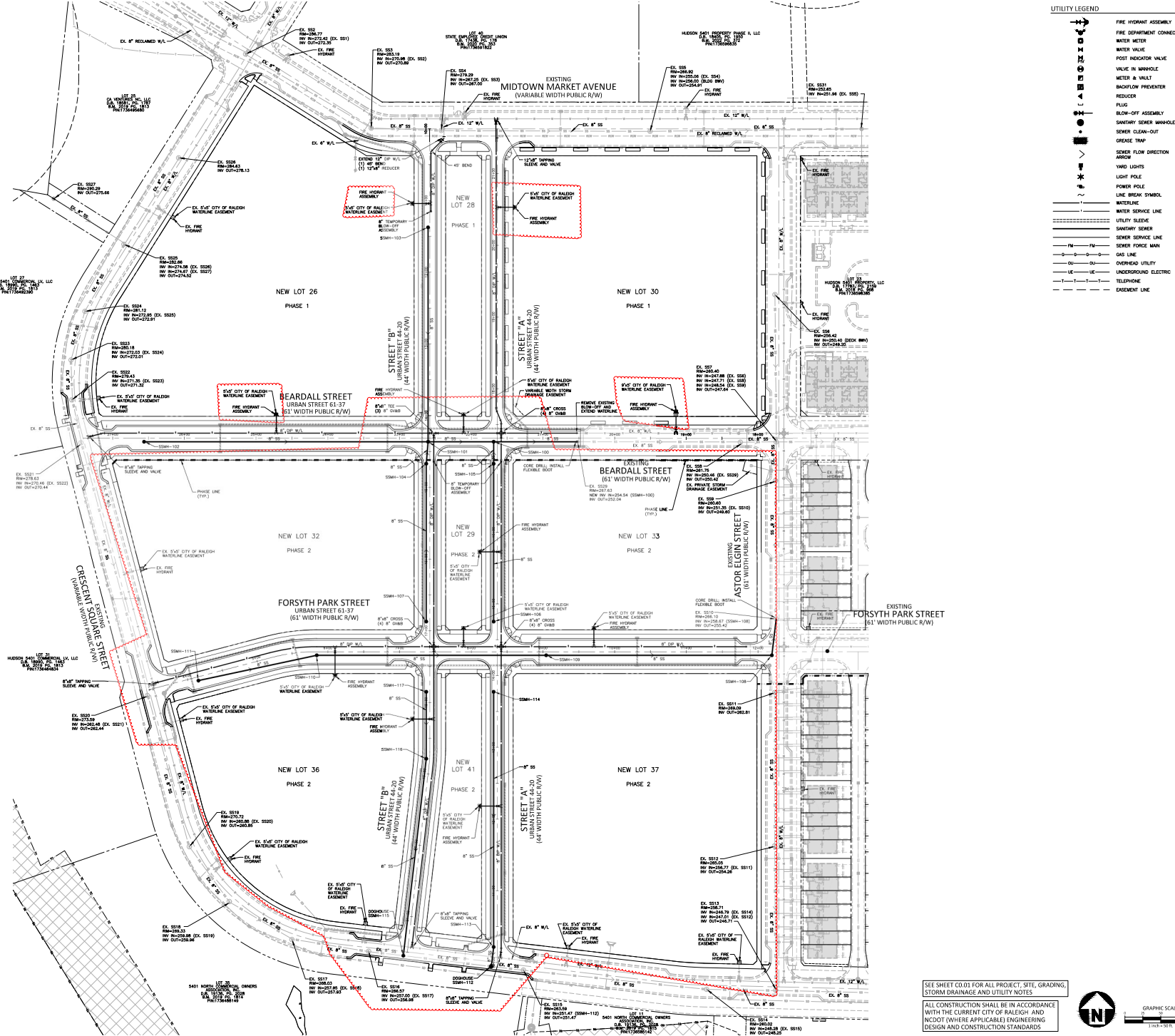
**5401 NORTH
LOTS 26, 28, 29, 30, 32, 33, 36, 37 & 41
PRELIMINARY SUBDIVISION PLAN
7730 MIDTOWN MARKET AVENUE
RALEIGH, NORTH CAROLINA 27616
CITY OF RALEIGH CASE # SUB-0023-2024**

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------------|------------------------------------|
| 1 | 08.26.2024 | REVISION FOR CONCEPT PLAN COMMENTS |
| 2 | 10.11.2024 | REVISION FOR CONCEPT PLAN COMMENTS |
| 3 | | |
| 4 | | |
| 5 | | |

PLAN INFORMATION

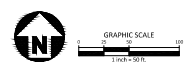
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| PROJECT NO. | KAN2003 |
| FILENAME | KAN2003-PSUB-CAUJ |
| CHECKED BY | DMB |
| DRAWN BY | CNS |
| SCALE | 1" = 50' |
| DATE | 04.18.2024 |



- UTILITY LEGEND**
- FIRE HYDRANT ASSEMBLY
 - FIRE DEPARTMENT CONNECTION (FDC)
 - WATER METER
 - WATER VALVE
 - POST INDICATOR VALVE
 - VALVE IN MANHOLE
 - METER & VALVE
 - BACKFLOW PREVENTER
 - REDUCER
 - PLUG
 - BLOW-OFF ASSEMBLY
 - SEWER CLEAN-OUT
 - CREASE TRAP
 - SEWER FLOW DIRECTION ARROW
 - YARD LIGHTS
 - LIGHT POLE
 - POWER POLE
 - LINE BREAK SYMBOL
 - WATER SERVICE LINE
 - WATERLINE
 - UTILITY SLEEVE
 - SANITARY SEWER
 - SEWER SERVICE LINE
 - SEWER FORCE MAIN
 - GAS LINE
 - OVERHEAD UTILITY
 - UNDERGROUND ELECTRIC
 - TELEPHONE
 - EASEMENT 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.



**5401 NORTH
LOTS 26, 28, 29, 30, 32, 33, 36, 37 & 41
PRELIMINARY SUBDIVISION PLAN
7730 MIDTOWN MARKET AVENUE
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CITY OF RALEIGH CASE # SUB-0023-2024**

REVISIONS

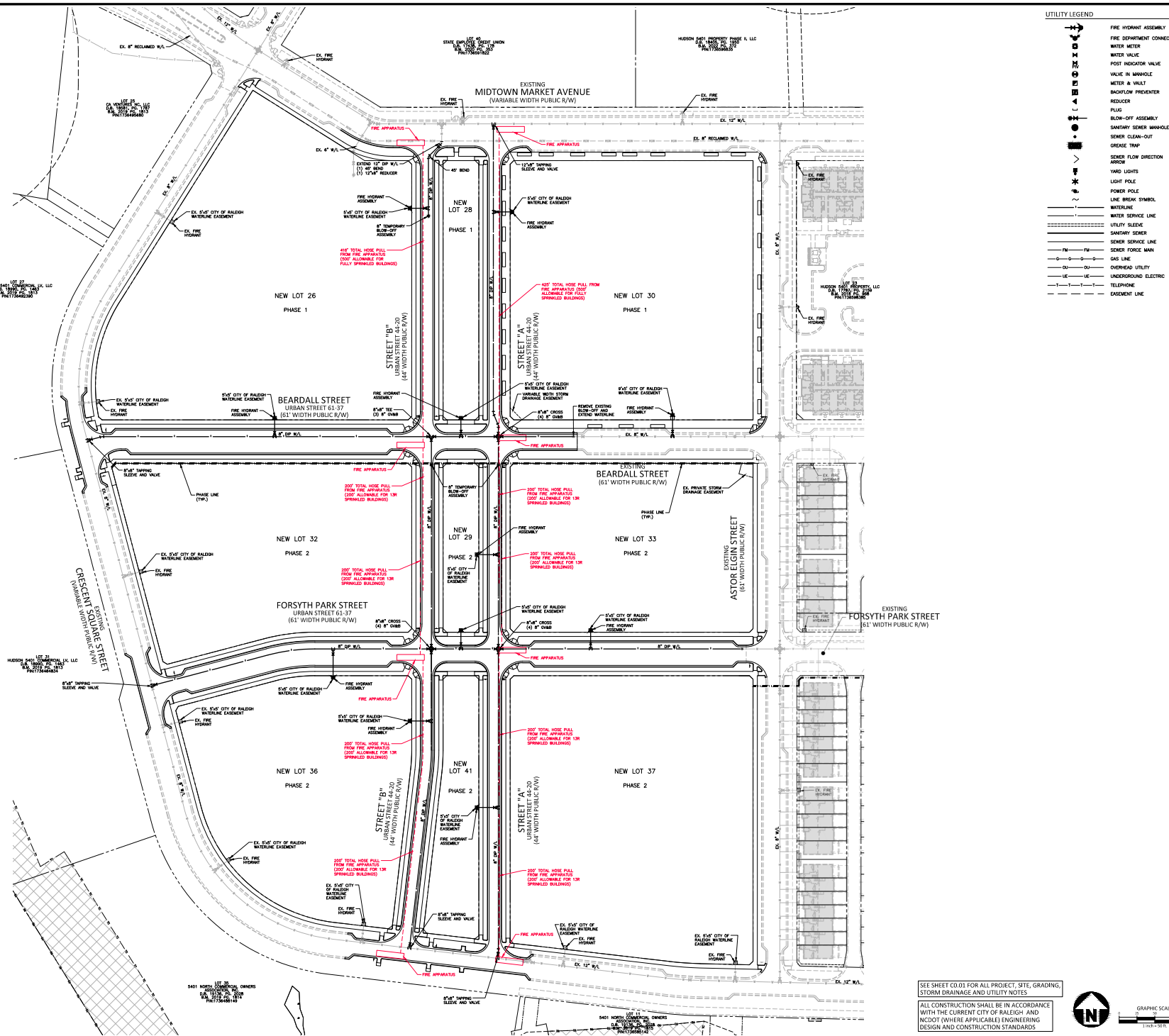
| NO. | DATE | DESCRIPTION |
|-----|------------|------------------------------------|
| 1 | 08.26.2024 | REVISION FOR CONCEPT PLAN COMMENTS |
| 2 | 10.11.2024 | REVISION FOR CONCEPT PLAN COMMENTS |
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PLAN INFORMATION

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|-------------|-------------------|
| PROJECT NO. | KAN2003 |
| FILENAME | KAN2003-PSUB-CAU1 |
| CHECKED BY | DMB |
| DRAWN BY | CNS |
| SCALE | 1" = 50' |
| DATE | 04.18.2024 |

SHEET
FIRE ACCESS PLAN

C4.10





**5401 NORTH
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CITY OF RALEIGH CASE # SUB-0023-2024**

| MO. | DATE | |
|-----|------------|-----------------------------------|
| 1 | 06.26.2024 | RECEIVED PER-COR-1ST PSP COMMENTS |
| 2 | 10.11.2024 | RECEIVED PER-COR-2ND PSP COMMENTS |
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| PROJECT NO. | KAN23003 |
| FILENAME | KAN23003-PSUB-D1 |
| CHECKED BY | DMB |
| DRAWN BY | CNS |
| SCALE | N/A |
| DATE | 04.18.2024 |

SITE DETAILS

C8.00



- | | |
|-----------------|------------|
| CITY OF RALEIGH | |
| STANDARD DETAIL | |
| ALLOY/STEEL | WOT TO BOK |
| CURB RAMP NOTES | |
| T-20.01.8 | |

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



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

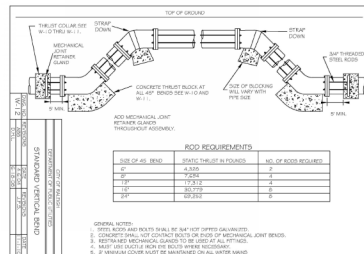
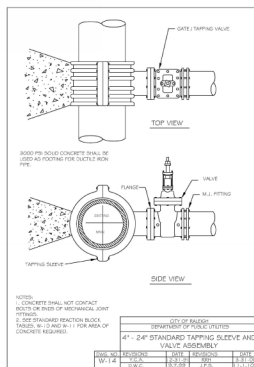
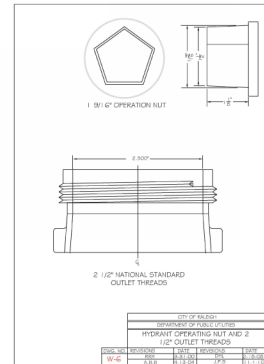
**5401 NORTH
LOTS 26, 28, 29, 30, 32, 33, 36, 37 & 41
PRELIMINARY SUBDIVISION PLAN
7730 MIDDLETOWN MARKET AVENUE
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|-----|------------|----------------------------------|
| 1 | 06.26.2024 | REVISED PER COR 1ST PSP COMMENTS |
| 2 | 10.11.2024 | REVISED PER COR 2ND PSP COMMENTS |
| 3 | | |
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| PROJECT NO. | KAN23003 |
| FILENAME | KAN23003-PSUB-D1 |
| CHECKED BY | DMB |
| DRAWN BY | CNS |
| SCALE | N/A |
| DATE | 04.18.2024 |

WATER DETAILS

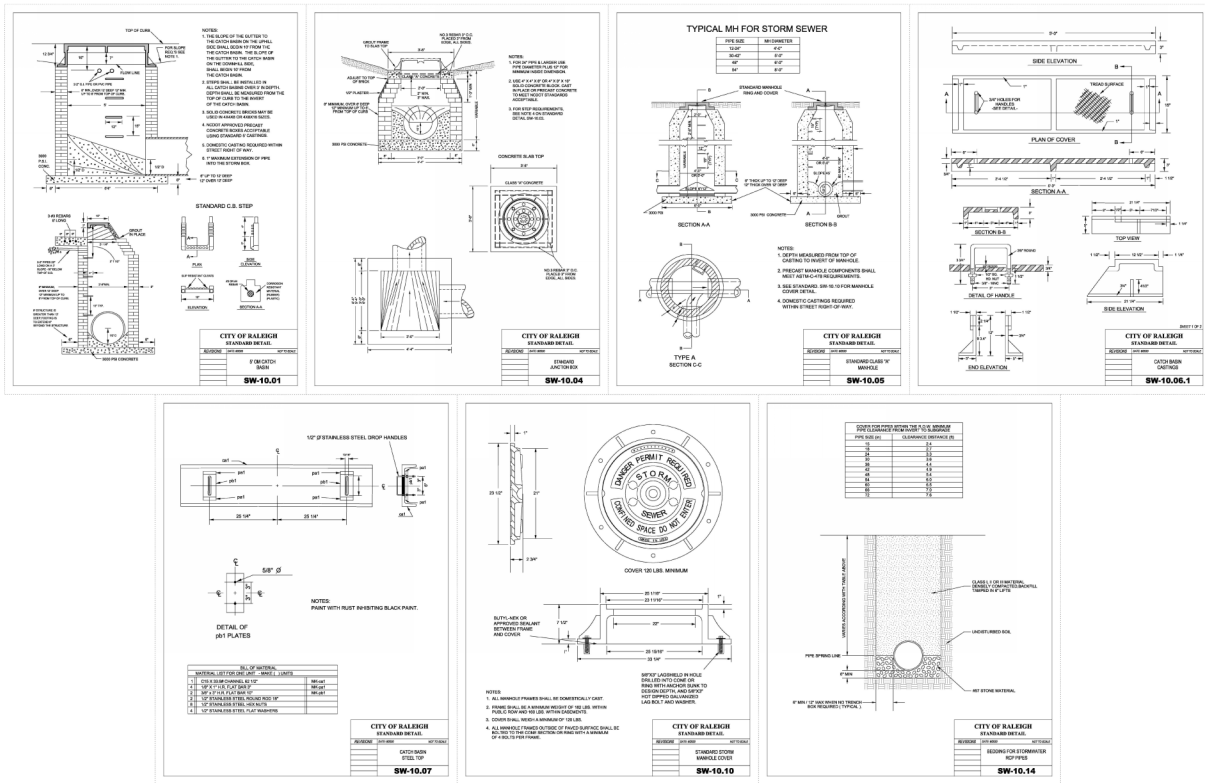
C8.01



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

CLIENT
HUDSON CAPITAL PROPERTIES
4850 LASTER AT NORTH HILLS AVE
SUITE 300 RALEIGH, NC 27609
MATTHIAS LINDEN
PHONE: 919.838.7307

**5401 NORTH
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7730 MIDTOWN MARKET AVENUE
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CITY OF RALEIGH CASE # SUB-0023-2024**



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STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE
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NCDOT (WHERE APPLICABLE) ENGINEERING
DESIGN AND CONSTRUCTION STANDARDS

REVISIONS

| NO. | DATE | REVISION |
|-----|------------|-----------------------------------|
| 1 | 08.26.2024 | REVISION FOR CDR 1ST PDF COMMENTS |
| 2 | 10.11.2024 | REVISION FOR CDR 2ND PDF COMMENTS |
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PLAN INFORMATION

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|-------------|------------------|
| PROJECT NO. | KAN23003 |
| FILENAME | KAN23003-PSUB-D1 |
| CHECKED BY | DMB |
| DRAWN BY | CNS |
| SCALE | N/A |
| DATE | 04.18.2024 |

SHEET
**STORM DRAINAGE
DETAILS
C8.02**



5401 NORTH
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PRELIMINARY SUBDIVISION PLAN
7730 MIDTOWN MARKET AVENUE
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CITY OF RALEIGH CASE # SUB-0023-2024

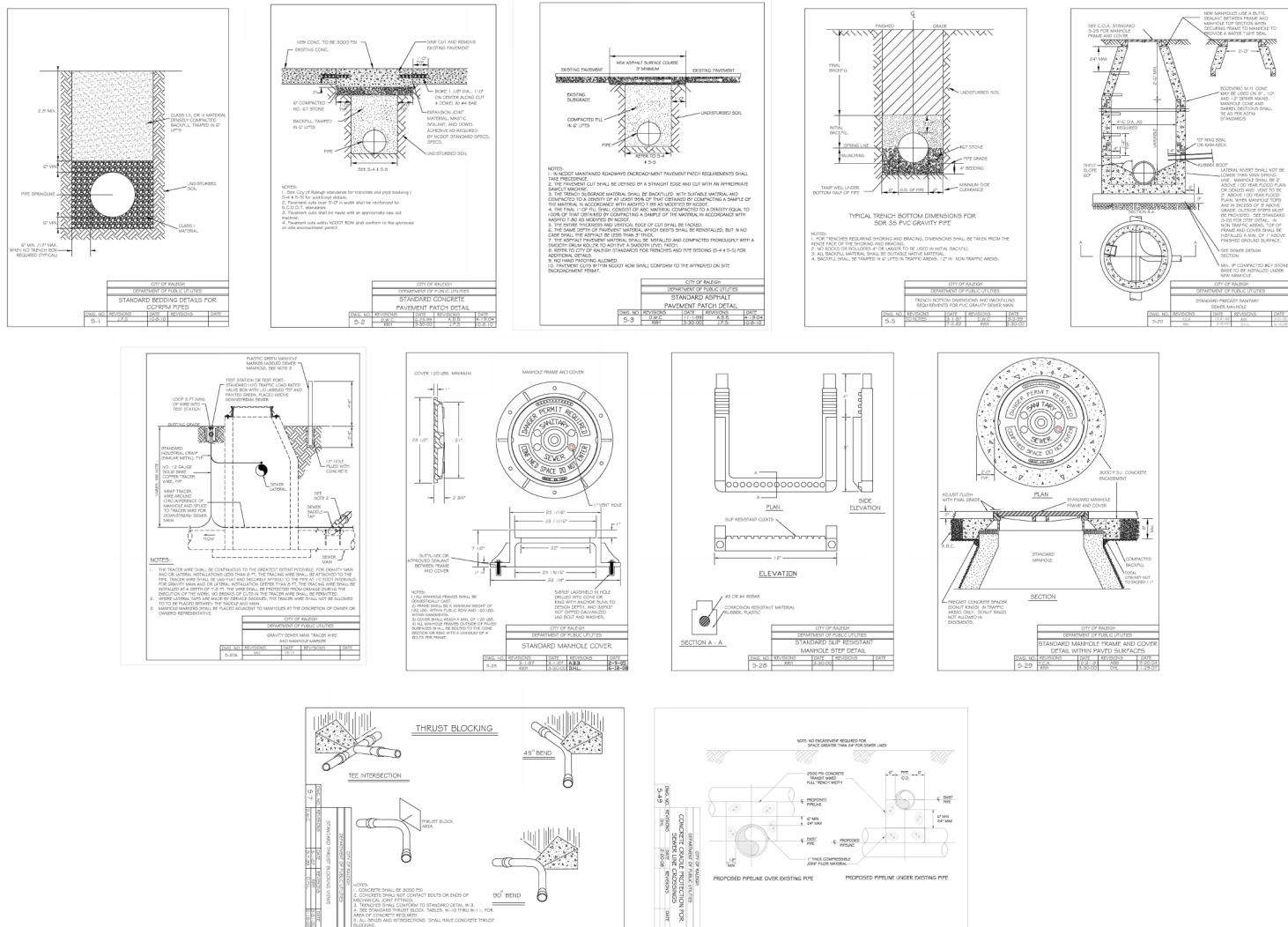
| REVISIONS | | |
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| NO. | DATE | REVISION |
| 1 | 06.26.2024 | REVISED PER COR 1ST PSP COMMENT |
| 2 | 10.11.2024 | REVISED PER COR 2ND PSP COMMENT |
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| PLAN INFORMATION | |
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| PROJECT NO. | KAN23003 |
| FILENAME | KAN23003-PSU8-01 |
| CHECKED BY | DMB |
| DRAWN BY | CNS |
| SCALE | N/A |
| DATE | 04. 18. 2024 |

SHEET

**SANITARY SEWER
DETAILS**

C8.03



SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING,
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ALL CONSTRUCTION SHALL BE IN ACCORDANCE
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10.1101/2019.04.01.300001v1 [v1; not certified by peer review] <https://doi.org/10.1101/2019.04.01.300001> <https://www.biorxiv.org/content/10.1101/2019.04.01.300001v1.full>

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REVISIONS

| NO. | DATE | REVISION |
|-----|------------|----------------------------------|
| 1 | 06.26.2024 | REVISED PER COR 227 P&P COMMENTS |
| 2 | 10.11.2024 | REVISED PER COR 260 P&P COMMENTS |
| 3 | | |
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PLAN INFORMATION

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|-------------|-------------------|
| PROJECT NO. | KAN23003 |
| FILENAME | KAN23003.PSUB-1C1 |
| CHECKED BY | DWB |
| DRAWN BY | CNS |
| SCALE | 1" = 200' |
| DATE | 04.18.2024 |

SHEET

**TREE CONSERVATION
MASTER PLAN**

C10.00



GRAPHIC SCALE
1" = 200'

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING,
STORM DRAINAGE AND UTILITY NOTES
ALL CONSTRUCTION SHALL BE IN ACCORDANCE
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NCDOT (WHERE APPLICABLE) ENGINEERING
DESIGN AND CONSTRUCTION STANDARDS

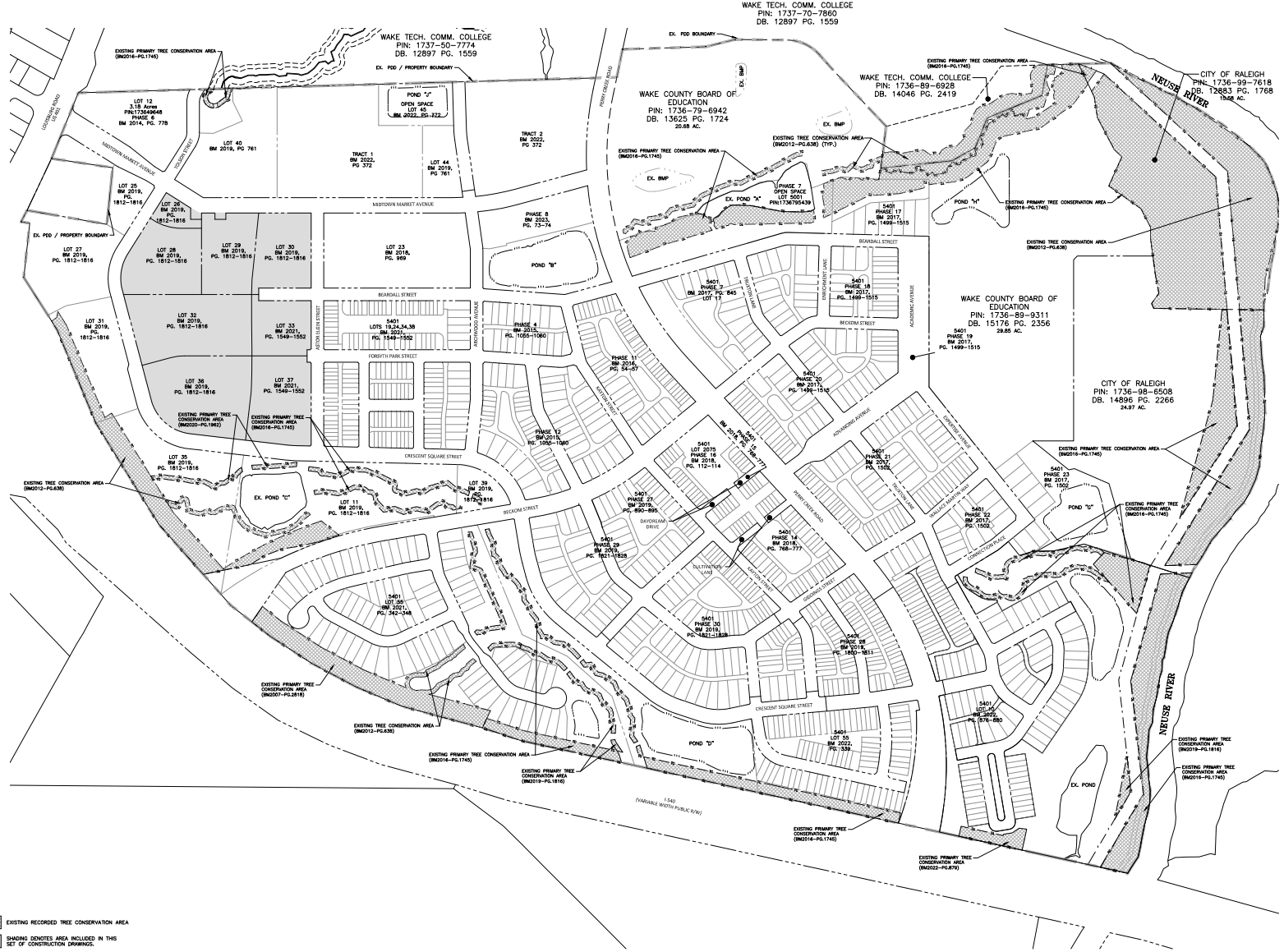
| TREE CONSERVATION DATA | |
|--|--------------------|
| TOTAL P&P AREA: | 404.44 AC. |
| TREE CONSERVATION AREA REQUIRED FOR ENTRY P&P AREA: | 404.44 AC. = 10.0% |
| TREE CONSERVATION AREA CURRENTLY RECORDED (INVEST-PL-2817-AREA, INVD-PL-634-442, INVD-PL-740-1734, INVD-PL-1816, INVD-PL-1893 & INVD-PL-8793): | 40.84 AC. = 10.1% |

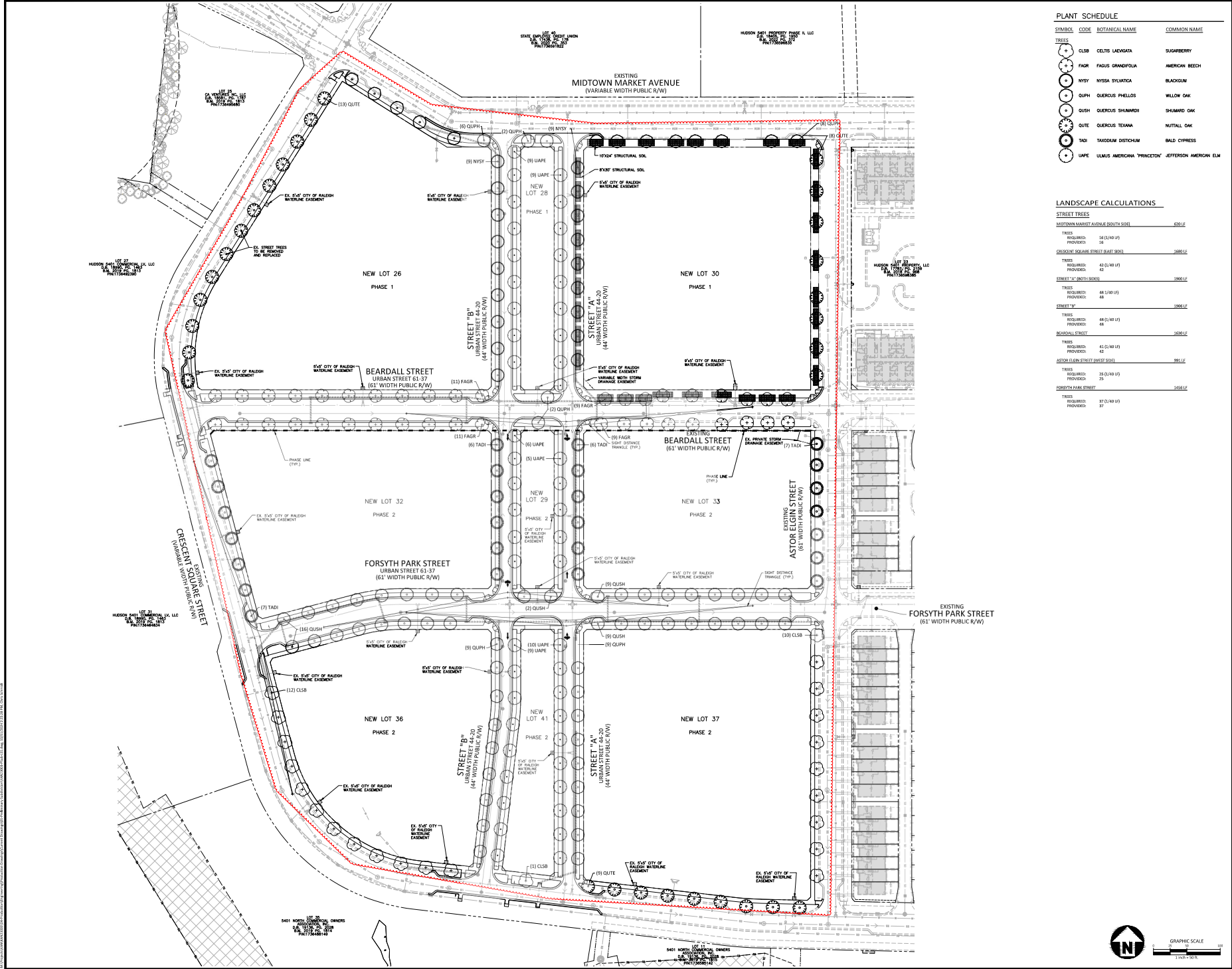
LEGEND

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

GENERAL NOTES:

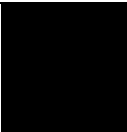
- BOUNDARY INFORMATION AND LOT AREAS ARE TAKEN FROM AN UNCORRECTED BOUNDARY SURVEY PERFORMED BY THE JOHN R. McADAMS COMPANY, DATED 10/12/12.
- EXISTING INFORMATION SHOWN WITHIN THE P&P BOUNDARY IS BASED ON A BLEND OF A SURVEY PERFORMED BY WATKINS & BARNES, DATED 3/4/2008 AND INFORMATION DOWNLOADED FROM WAKE COUNTY GIS.
- A PORTION OF THE P&P PROJECT AREA IS WITHIN A FLOOD SEPARATED FLOODPLAIN AND IS SUBJECT TO THE FUTURE 1% ANNUAL CHANCE FLOODPLAIN, PER FIRM FPM 270217R003, DATED MAY 2, 2006.
- TREE CONSERVATION AREA SHALL NOT BE LESS THAN 10% OF THE DEVELOPED SITE AT ANYTIME.





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PHONE: 919.838.7207

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LOTS 26, 28, 29, 30, 32, 33, 36, 37 & 41
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| 1 | 08.26.2024 | REVISION FOR CONCEPT PLAN COMMENTS |
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PLAN INFORMATION

| PROJECT NO. | KAN23003 |
|-------------|------------------|
| FILENAME | KAN23003-PSUB-L5 |
| CHECKED BY | - |
| DRAWN BY | - |
| SCALE | 1" = 50' |
| DATE | 04.18.2024 |

SHEET

LANDSCAPE PLAN

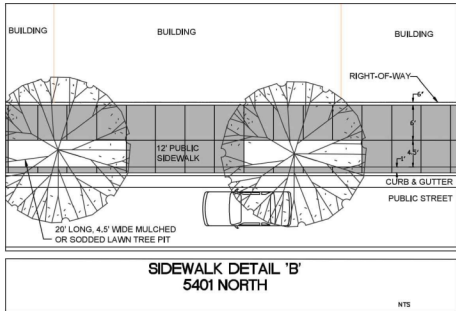
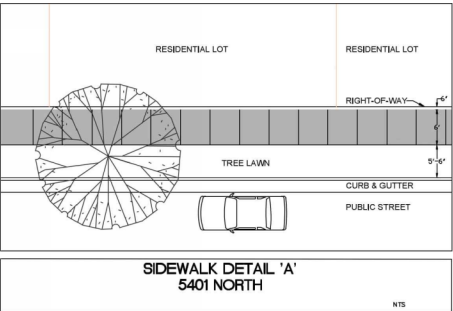
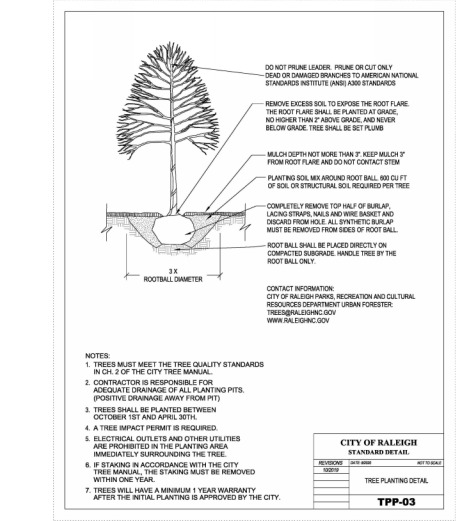
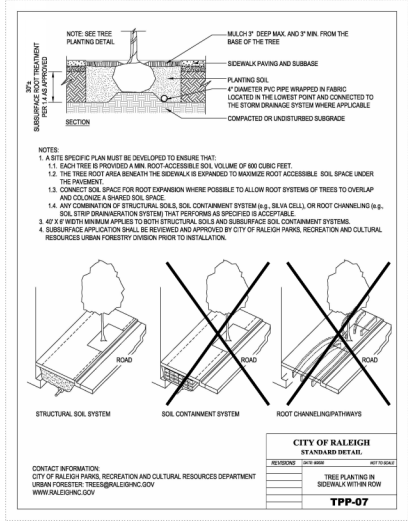
L5.00

LANDSCAPE NOTES

1. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT APPLICABLE CITY OF RALEIGH AND THE STATE OF NC STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR IS RESPONSIBLE FOR INSPECTING THE SITE BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
3. CONTRACTOR IS RESPONSIBLE FOR LOCATING LANDSCAPE UTILITIES (WATER AND IRRIGATION), BEFORE BEGINNING LANDSCAPE INSTALLATION. DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
4. THE LANDSCAPE PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING BUILDINGS, GRADING, WALLS, ETC., REFER TO ARCHITECTURAL SETS, GRADING DRAWINGS, ETC.
5. CONTRACTOR SHALL FULLY REVIEW PLANS PRIOR TO INSTALLATION AND SHALL NOTIFY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT OF DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS, OR SITE CONDITIONS FOR RESOLUTION PRIOR TO INSTALLATION.
6. VERIFICATION OF TOTAL PLANT QUANTITIES AS SHOWN IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. DISCREPANCIES BETWEEN THE PLANT SCHEDULE AND LANDSCAPE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO SUBMITTING THE BIDDING.
7. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT PLANT MATERIAL IS AVAILABLE AS SPECIFIED WITHIN DISPOSAL, IS SUITABLE AND RESISTING, INCLUDING PLANT MATERIAL QUALITY STANDARDS. CONTRACTOR SHALL MEET THE REQUIREMENTS OF THE LANDSCAPE PLAN.
8. PLANTS TO MEET MINIMUM REQUIREMENTS AS SPECIFIED IN THE PLANT SCHEDULE. ROOTS MAY BE FREELY SUBSTITUTED FOR Balled and BURLAPPED OR CONTAINER GROWN TREES, WITH OTHER SPECIFICATIONS REMAINING UNCHANGED. OTHER CHANGES OR SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND SUBSURFACE SOIL. CONTAMINANT SYSTEM.
9. IRRIGATION FROM THESE PLANS MUST BE SPECIFICALLY APPROVED BY LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS OR REVISIONS WITHOUT APPROVAL.
10. CONTRACTOR TO COORDINATE WITH LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULCH/SEED/DOVE IF NOT SPECIFICALLY SHOWN ON PLAN.
11. CONTRACTOR SHALL VERIFY CONDITIONS AND ELEVATIONS OF EXISTING TREES TO REMAIN ADJACENT TO OR WITHIN LIMITS OF DISTURBANCE PRIOR TO INSTALLATION OF NEW PLANT MATERIAL. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF DISCREPANCIES.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR THE TESTING, ADJUSTING AND ADJUSTING OF TOPSOIL PRIOR TO PLANT INSTALLATION. SUPPLY ADJUSTING WITH ADJUSTMENTS TO ADJUST PH AND TEXTURE AS NECESSARY BASED ON THE TEST RESULTS.
13. TOPSOIL SHALL BE FREE OF MATERIAL LARGER THAN 1.0 INCH IN DIAMETER OR LENGTH AND SHALL NOT CONTAIN SLAG, CINDER, STONES, LUMPS OF SOIL, STICKS, ROOTS, TRASH, OR OTHER FOREIGN MATERIAL.
14. CONTRACTOR SHALL PROVIDE A LAYER OF MULCH BY TROWEL TO 1.0" TO 1.5" PRIOR TO INSTALLING PLANT MATERIAL. CONTRACTOR SHALL ENSURE THAT SHALL NO MORE MULCH WILL NOT INHIBIT THE ROOT GROWTH OF PLANT MATERIAL. PLANTING HERE SHALL NOT BE BACKFILLED WITH AN MATERIAL OTHER THAN MULCH OR COVERED PLANTING SOIL.
15. APPLY SOIL AMENDMENTS AND FERTILIZERS AS REQUIRED BY THE SOIL TEST RESULTS TO ACHIEVE A HEALTHY GROWING MEDIA AND MAY THOROUGHLY INTO TOP 4 INCHES OF SOIL. SPREAD PLANTING SOIL TO A DEPTH OF 4 INCHES. NOT LESS THAN REQUIRED TO MEET THESE GRADING AND INSTALLATION SETS. DO NOT SPREAD IF PLANTING SOIL OR SUBSURFACE IS FROZEN, MOIST, OR EXCESSIVELY WET.
16. IF IMPORTED TOPSOIL IS REQUIRED, THE SUBGRADE MUST BE GRADED TO 1.0 TO A DEPTH OF AT LEAST 4 INCHES PRIOR TO INSTALLATION OF IMPORTED TOPSOIL. FOLLOWING INSTALLATION OF IMPORTED TOPSOIL, THE TOPSOIL SHALL BE TILLED TO INTEGRATE THE SOIL PROFILES.
17. FIRM GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOCAL UNIFORM FINISH. GRADE TO WITHIN PLUS OR MINUS 0.1 INCH OF FINISH ELEVATION. HAND ROLL AND RAKE, REMOVE STONES AND DEBRIS, AND FULL EXPANSION TO MEET THESE GRADING. LIMIT FINISHED GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.
18. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN PLANTING AREAS.
19. AFTER TREE PLANTING AND BEFORE BACKFILLING AND PRIOR TO INSTALLATION OF TREES, CONTRACTOR TO CONSIDER THAT WATER DRAINAGE OUT OF THE SOIL. USE LOWEST PLANTING HOLE DEPTH AND INSTALL ALTERNATIVE DRAINAGE AND AERATION SYSTEMS AS REQUIRED.
20. PERFORM PERCOLATION TEST FOR EACH TREE PIT. PROVIDE GRAVEL SLUMP FILTER FABRIC & VENT PIPE IF DRAINAGE DOES NOT OCCUR WITHIN 10 MINUTES. INCLUDE ALL PUMPS IN BIDD. SHOULD PUMPS NOT BE NECESSARY AFTER PERCOLATION TEST, PROVIDE GRADE ORDER DEDUCT TO OWNER.
21. IF PLANTING HOLES ARE DIG WITH A BASE JAUER, BREAK DOWN THE SIDES OF THE HOLE WITH A FORK TO ELIMINATE CLAYING AND TO GREAT THE SPOTTED SOIL BUMP ON THE INSIDE OF THE PLANTING HOLES.
22. CONTRACTOR SHALL KEEP AREAS OF WORK, CLADA, MUD, AND GROUND. PAVED SURFACES ARE TO BE CLEANED OF SOIL AND DEBRIS AT THE CLOSE OF EACH WORKDAY.
23. LANDSCAPE MATERIAL SHALL BE WELL SORTED, UNIFORM, GROUNDING OPERATING WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM DAMAGE, INSECTS, AND DISEASE. MATERIAL SHALL EQUAL OR SURPASS IN QUALITY AS SHOWN BY THE CURRENT ISSUE OF "HARDWARE STANDARD FOR SUBMIT STOCK" AS PUBLISHED BY THE AMERICAN SOCIETY OF L.A. AMERICAN SOCIETY & LANDSCAPE ASSOCIATION).
24. PLANT MATERIAL IS TO BE WELL SORTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. UNROOTED PLANT MATERIAL SHALL BE REJECTED BY THE LANDSCAPE ARCHITECT.
25. CONTAINER GROWN STOCK SHALL HAVE BEEN GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD THE SOIL. TIGHTEN FRANK, BUT NOT SO LONG AS TO HAVE BROWN POT BOUND. CONTAINER GROWN STOCK SHALL HAVE A WELL ESTABLISHED ROOT SYSTEM REACHING THE SIDES OF THE CONTAINER TO MAINTAIN A FIRM BALL, BUT SHALL NOT HAVE EXTERIOR ROOT GROWTH INCLUDING THE NECK OF THE CONTAINER.
26. DO NOT PLANT TREES AND SHRUBS BEFORE SPRING. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, SPRING, DRYING, WINTERING, AND OTHER HANDLING AND TRAIL DAMAGE. DO NOT BEND OR BEND TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF EXTERIOR PLANTS DURING DELIVERY.
27. DELIVER EXTERIOR PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IMMEDIATELY AFTER UNLOADING, STAKE THE TREES UP TO REDUCE THE RISK OF SUN SCALD. PROPERTY STAGES TREES ARE STANDING, UNROOTED AND SPACED. UNLESS IMMEDIATELY REPLANTED, SET EXTERIOR PLANTS AND TREES IN SHADE, PROTECT FROM VIBRATION AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
28. ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES, AND/OR LEAVES OF THE PLANT. DO NOT DROP EXTERIOR PLANTS DURING DELIVERY AND HANDLING. UNROOTED PLANT MATERIAL SHALL BE REJECTED BY THE LANDSCAPE ARCHITECT. PLANTS WITH BROKEN ROOT BALLS OR SUBSTANTIAL DAMAGE SHALL BE REJECTED PRIOR TO PLANTING.
29. CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL PRIOR TO INSTALLATION. CORRECTS DISCREPANCIES SHALL BE FIELD ADJUSTED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. NOTIFY THE GOVERNING JURISDICTION AND OWNER'S REPRESENTATIVE OF LANDSCAPE ARCHITECT OF SOIL, POWER LINES, OR OTHER CONFLICTS BEFORE PLANTING TREES.
30. NO TREE PLANTING SHALL OCCUR WITHIN EIGHT DEGREE TRIANGLE AREAS INDICATED ON THE PLAN SET. CONTRACTOR SHALL STAKE THE LOCATION OF TREE PLANTING IN THE HEART OF ROAD IN THE FIELD PRIOR TO INSTALLATION FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT AND AUTHORIZED JURISDICTION. OWNER SHALL STAKE TO MAINTAIN THE STRUCTURE OF TREE PLANTING IN THE RIGHT-OF-WAY TO MAINTAIN CURB AND GUTTER CORRECT.
31. PROPOSED TREES TO BE PLANTED A MINIMUM 10 FEET FROM LIGHT POLES AS MEASURED FROM TRUNK OF THE TREE TO THE POLE.
32. PROPOSED TREES TO BE PLANTED A MINIMUM 10 FEET FROM FIRE HYDRANTS AS MEASURED FROM TRUNK OF THE TREE TO THE HYDRANT.
33. CONTRACTOR SHALL LAY OUT ON THE GROUND SHRUBS, ORNAMENTAL GRASSES, AND GROUNDCOVERS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR SHALL ANTICIPATE THAT SOME REARRANGEMENT OF MATERIAL WILL OCCUR.
34. SEE LANDSCAPE DETAIL FOR TREE PLANTING REQUIREMENTS.
35. ALL TREE PLANTING SHALL BE MULCHED TO A DEPTH OF 3 INCHES AND WITH A MINIMUM 2.5 FOOT RADIUS FROM SIZE OF TREE OR TO CURBLINE. MULCH SHALL NOT COVER THE ROOT FLARE.
36. MULCH SHALL BE ORGANIC, FREE OF TRASH, AND MAINTAINED WEED FREE. MULCH SHALL BE APPLIED IMMEDIATELY AFTER COMPLETION OF PLANTING OPERATIONS.
37. EXCAVATE EDGES OF ALL PLANTING BEDS TO 2 INCH DEPTH TO FORM A NEAT AND CRISP DEFINITION.
38. PLANT MATERIAL ARE TO BE GUARANTEED FOR A PERIOD OF 12 MONTHS. CONTRACTOR WILL REPLACE PLANT MATERIAL WHICH REMAINS UNHEALTHY BEFORE THE EXPIRATION OF THE GUARANTEE PERIOD OR IMMEDIATELY IF SO DIRECTED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
39. CONTRACTOR IS RESPONSIBLE FOR WATERING PLANTED AREAS THROUGHOUT THE WARRANTY PERIOD TO ENSURE PLANT ESTABLISHMENT.
40. REPAIR OR REPLACE, IN A MANNER APPROVED BY OWNER'S REPRESENTATIVE, NEW TREES AND OTHER PLANTS THAT ARE DAMAGED AFTER INSTALLATION BY CONTRACTOR OPERATIONS.
41. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MONITOR THE PROJECT DURING THE GUARANTEE PERIOD AND INFORM THE OWNER IF PROBLEMS DEVELOP WITH THE PLANT MATERIAL. CONTRACTOR SHALL REMOVE DEAD AND UNHEALTHY PLANT MATERIAL AND IMMEDIATELY REPLACE AT THE CONTRACTOR'S EXPENSE.
42. CONTRACTOR SHALL REMOVE GRUBS AND STUMPS AT END OF WARRANTY PERIOD OR ESTABLISHMENT.
43. LANDSCAPE WORK SHALL INCLUDE THE FURNISHING, INSTALLATION, AND WARRANTY OF ALL PLANTING MATERIALS WITHIN THE PROJECT AREA.
44. CONTRACTOR TO ENSURE PROPER STABILIZATION AND SEEDING OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
45. ALL PLANTING WITHIN THE RIGHT-OF-WAY DISTANCE TRIANGLES MUST BE 30 INCHES OR LESS IN HEIGHT OR MUST BE LANCED UP TO PROVIDE IT FROM THE LOWEST LANE TO THE CURB LINE ELEVATION OR THE NEAREST TRAVEL LANE OR CURBING LIMITS.

PLANT SCHEDULE

| SYMBOL | CODE | CITY | BOTANICAL NAME | COMMON NAME | CAL | HEIGHT |
|---|------|------|------------------------------|------------------------|--------|---------|
|  | CLSB | 23 | CELTIS LAEVOGATA | SUGARBERRY | 3" MIN | 10' MIN |
|  | FAQR | 40 | FAUUS GRANDIFOLIA | AMERICAN BEECH | 3" MIN | 10' MIN |
|  | NYST | 18 | NYSSA SYLVESTRIS | BLACKGUM | 3" MIN | 10' MIN |
|  | QUFH | 36 | QUERCUS PHELLOS | WILLOW OAK | 3" MIN | 10' MIN |
|  | QUSH | 36 | QUERCUS SUMMERS | SHUMARD OAK | 3" MIN | 10' MIN |
|  | QUTE | 30 | QUERCUS TEXANA | WUTLAK OAK | 3" MIN | 10' MIN |
|  | TACI | 26 | TAXODIUM DISTICHUM | BALD CYPRESS | 3" MIN | 10' MIN |
|  | UAME | 48 | ULMUS AMERICANA "PRINCEITON" | JEFFERSON AMERICAN ELM | 3" MIN | 10' MIN |



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4350 LASTER AT NORTH HILLS AVE
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MATTHEW LINDEEN
PHONE: 919.838.7207

5401 NORTH
LOTS 26, 28, 29, 30, 32, 33, 36, 37 & 41
PRELIMINARY SUBDIVISION PLAN
7730 MIDTOWN MARKET AVENUE
RALEIGH, NORTH CAROLINA 27616
CITY OF RALEIGH CASE # SUB-0023-2024

| REVISIONS | | |
|-----------|------------|-------------------------------|
| NO. | DATE | DESCRIPTION |
| 1 | 08.26.2024 | REVISION FOR CONCEPT COMMENTS |
| 2 | 10.11.2024 | REVISION FOR CONCEPT COMMENTS |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |

PLAN INFORMATION
PROJECT NO. KAN2003
FILENAME KAN2003-PSUB-L5
CHECKED BY JGV
DRAWN BY KWH
SCALE AS INDICATED
DATE 04.18.2024

SHEET
LANDSCAPE NOTES AND DETAILS
L5.01