



# Administrative Approval Action

Case File / Name: SUB-S-2-2019  
5401 NORTH - LOTS 1016 & 1017

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

- LOCATION:** The site is generally located on the east side Perry Creek Road between Beardall Street and Beckom Street with common street addresses of 5401 Beckom Street and 5500 Beardall Street, within the 5401 North Planned Development. This site is inside the city limits.
- REQUEST:** Conventional subdivision of approximately 1.56 acres comprised of two parcels zoned PD (Zoning Case Z-29-2016) to create 28 townhouse lots and 3 new open lots (labeled as open space/amenity area). Additionally a tract labeled as an alley with a private access easement to be owned by the homeowner's association is being created with this plan. With the alley a total of 32 parcels will be created.
- DESIGN  
ADJUSTMENT(S)/  
ALTERNATES, ETC:** N/A
- FINDINGS:** City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated March 20, 2020 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:***

### **Stormwater**

1. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

This area may only need to have shown that it was accounted for in the earlier phases and that the SWMF along with O&M already exists. SWMF F and level spreader #2 are being utilized.

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).
3. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

☒ **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.

<input checked="" type="checkbox"/>	City Code Covenant Required
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<input checked="" type="checkbox"/>	Transit Easement Required
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☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

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

## General

1. The City Code Covenant shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document shall be provided to the City by the end of the next business day following the recordation of the final plat. Further recordings and building permits will be withheld if the recorded document is not provided to the City.
2. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
3. A note shall be placed on all subdivision maps for recording which states "All alleys shown on this map are privately owned property commonly owned by the Homeowner's Association." Each alley shall be labeled with a size in square feet and acreage and clearly marked as a private alley.
4. A note shall be placed on all subdivision maps for recording which states "All open space/amenity areas shown on this map are privately owned property commonly owned by the Homeowner's Association."

## Engineering

5. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
6. A 15'x20' transit easement shall be recorded as shown in the subdivision plan.

## Stormwater

7. 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).

☒ **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:***





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## Stormwater

1. If total land disturbance will be over 12,000 sq. ft. for multiple houses, a separate site plan submittal & approval will be required. Site plans require an erosion control plan. (UDO 9.4.6.)

## Urban Forestry

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 15 street trees in tree lawn along Perry Creek Rd.; 3 street trees in tree lawn along Beardall St.; and 2 street trees in tree lawn along Beckom Dr.

**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:

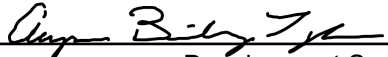
**3-Year Sunset Date: May 1, 2023**

**Record at least ½ of the land area approved.**

**5-Year Sunset Date: May 1, 2025**

**Record entire subdivision.**

I hereby certify this administrative decision.

Signed:  Date: 05/01/2020  
Development Services Dir/Designee

Staff Coordinator: Ryan Boivin



# 5401 NORTH - LOTS 1016 & 1017

## PERRY CREEK ROAD RALEIGH, NORTH CAROLINA PRELIMINARY SUBDIVISION TRANSACTION #: 581723 RALEIGH CASE NUMBER: S-2-19 PROJECT NUMBER: CRC-18030 DATE: DECEMBER 19, 2018

### DEVELOPMENT SERVICES

#### Preliminary Subdivision Plan Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2465



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.

Office Use Only: Transaction #:		Planning Coordinator:	
DEVELOPMENT TYPE (UDO Section 2.1.2)			
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development	<input type="checkbox"/> Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Development name (subject to approval): 5401 North Lots 1016 and 1017			
Property Address(es): Perry Creek Road between Beardsall Street and Beckom Drive East.			
Recorded Deed PIN(s): 1736-79-2016, 1736-78-3903, 1736-78-3892			
What is your project type?			
<input type="checkbox"/> Single family	<input checked="" type="checkbox"/> Townhouse	<input type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION			
NOTE: Please attach purchase agreement when submitting this form.			
Company: ELD-5401 North LLC dba Engquist-Level Development LLC			
Address: 7500 Pecue Lane, Baton Rouge, Louisiana 70809			
Phone # 919. 518. 9211			
Email: john@jpmasouth.com			
APPLICANT INFORMATION			
Company: McAdams			
Contact Name and Title: Brad Rhinehalt, PE			
Address: 2905 Meridian Parkway Durham, North Carolina 27713			
Phone # 919. 361. 5000			
Email: rhinehalt@mcadamsco.com			

DEVELOPMENT TYPE + SITE DATA TABLE	
(Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 1.56 ac	
Zoning districts (if more than one, provide acreage of each):	
Overlay district: PD	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z-29-2018	Board of Adjustment (BOA) Case # A-

Please continue to page two...

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REVISION 05.14.19

raleighnc.gov

STORMWATER INFORMATION	
Existing Impervious Surface:	Proposed Impervious Surface:
Acre: 0	Acre: 1.29ac
Square Feet: 0	Square Feet: 56,000 sf
Neuse River Buffer	Wetlands
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide the following:	
Alluvial soils:	
Flood study:	
FEMA Map Panel #:	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached 28 Attached
Total # of single-family lots: N/A	
Proposed density for each zoning district (UDO 15.2.F): PD Tract 3 - 2.73 units/acre max.	
Total # of open space and/or common area lots: 1	
Total # of requested lots: 29	

SIGNATURE BLOCK	
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.	
I hereby designate, Brad Rhinehalt, PE, to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.	
We have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submit that policy, which states applications will expire after 180 days of inactivity.	
Signature:	Date: 6/24/19
Printed Name: Todd Waigespach	
Signature:	Date:
Printed Name:	

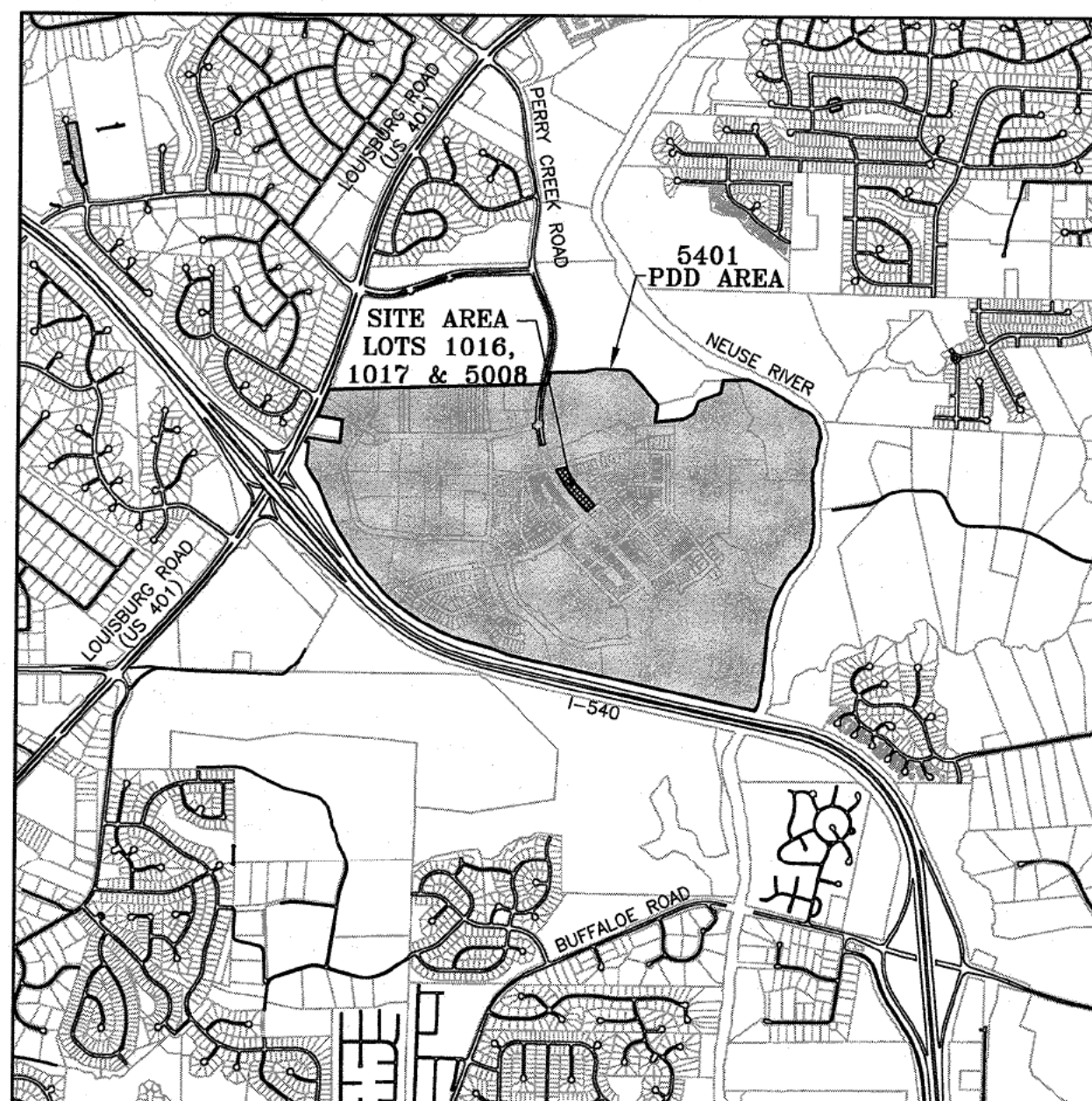
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REVISION 05.14.19

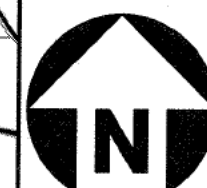
raleighnc.gov

OPEN SPACE TABLE		
TOTAL 5401 NORTH PDD AREA (ALL PHASES):		
	404.44 AC.	
REQUIRED OPEN SPACE:	60.67 AC.	15.00%
PROVIDED OPEN SPACE:		
EXISTING LOT 4:	15.58 AC.	
EXISTING LOT 8:	24.97 AC.	
MASTER INFRASTRUCTURE PLANS (S-21-2012)		
5001-5003	13.35 AC.	
5003 (TRANSFERRED TO LOT 15-17 S-18-2014)	-0.08 AC.	
LOTS 15-17 (S-18-2014)		
5003-5009, 5024	1.78 AC.	
LOT 20 (S-53-2014)		
5010-5012, 5014-5021	6.92 AC.	
LOT 18 (S-72-17)		
5026-5032	1.28 AC.	
LOTS 1016/1017 (S-2-19)		
5008, 5035-5037	0.27 AC.	
LOT 22 (S-25-19)		
5022, 5023, 5025, 5038	9.74 AC.	
LOT 19, 24, 23, 33, 34, 37, 38		
5033, 5034	0.54 AC.	
TOTAL:	74.33 AC.	18.38%

SITE DATA	
DEVELOPER:	ENQUIST DEVELOPMENT
OWNER:	5401 EAST DEVELOPMENT, LLC
PIN NUMBER:	1736-79-2016, 1736-78-3903, 1736-78-3892
TOTAL PDD AREA:	404.44 AC.
EXISTING LOTS:	1016, 1017, 5008
PROJECT AREA:	GROSS / NET SITE AREA = 67,857 SF / 1.56 AC.
EXISTING TRANSECT ONE:	TS
CURRENT USE:	VACANT
PROPOSED NUMBER OF LOTS:	32 (INCLUDES 4 OPEN SPACE LOTS)
INSIDE CITY LIMITS:	YES
FEMA FIRM MAP:	3720173600L, DATED MAY 2, 2006
RIVER BASIN:	NEUSE RIVER
TRACT 3 DWELLING UNITS:	APPROVED UNITS: 212
TRACT 3 DWELLING UNITS:	PROPOSED UNITS: 28
TRACT 3 DWELLING UNITS:	TOTAL UNITS: 240
*** MAX OF 500 DWELLING UNITS ALLOWED***	
PARKING SUMMARY	
REQUIRED PARKING:	64 SPACES (1 PER BEDROOM)
(MIN PER UDO 7.1.2.C) 3-BR (28 UNITS)	3 SPACES (1 PER 10 UNITS FOR VISITORS)
	87 SPACES
PARKING REDUCTION PER APPROVED PDD AMENDMENT, UDO 10-2057.F.4.H	45%
REQUIRED PARKING:	47 SPACES
PROVIDED PARKING:	56 SPACES (OFF-STREET DRIVEWAY PARKING)
BICYCLE PARKING REQUIRED: 4 MIN. (1 SPACE PER 20 UNITS)	3 RACKS (WITH 4 SPACES EACH) PROVIDED ON PERRY CREEK ROAD
AMENITY AREA SUMMARY	
REQUIRED AMENITY AREA:	0.15 AC. (10% OF 1.56 AC.)
PROVIDED AMENITY AREA:	0.19 AC. (LOTS 5036 & 5037)
TRACT 3 POCKET PARK REQUIREMENTS HAVE BEEN MET WITH TRANSACTION #432497 WITH THE CREATION OF OPEN SPACE LOTS 5011, 5012, 5014, 5015, 5016 AND 5017	



VICINITY MAP  
1"=2,000'



NEW LOTS CREATED	
PHASE	7
TOTAL AREA (EX. LOTS 1016, 1017, 5008)	1.56 AC.
# LOTS	28
# OPEN SPACE LOTS	4
TOTAL # OF LOTS	32

### SHEET INDEX

- C-1 EXISTING CONDITIONS
- C-2 CURRENT CONDITIONS
- C-3 PROJECT NOTES
- C-4 SUBDIVISION PLAN
- C-5 LOT DIMENSION PLAN
- C-6 GRADING & STORM DRAINAGE PLAN
- C-7 UTILITY PLAN
- D-1 SITE AND UTILITY DETAILS

### FOR REFERENCE

- L-3 5401 NORTH MASTER PLAN - TRANSECT MAP
- L-2 APPROVED STREET TREE PLAN FROM LOTS 15-17 PHASES 2,4 & 7
- L-3 APPROVED STREET TREE NOTES FROM LOTS 15-17 PHASES 2,4 & 7
- L-4 APPROVED STREET TREE DETAILS FROM LOTS 15-17 PHASES 2,4 & 7

HORIZONTAL DATUM: NAD 83  
VERTICAL DATUM: NAVD 88

NOTE: DEVELOPMENT AND DESIGN SHALL BE IN ACCORDANCE WITH THE CONDITIONS LISTED IN THE 5401 NORTH MASTER PLAN AND PLANNED DEVELOPMENT DISTRICT AMENDMENT (MP-1-2010).

### SOLID WASTE INSPECTION STATEMENT:

- THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
- THE SOLID WASTE REMOVAL FOR THIS PROJECT WILL BE HANDLED BY PRIVATE SERVICES. THE CITY OF RALEIGH SOLID WASTE SERVICES (SWS) WILL NOT SERVICE THIS DESIGN.
- REFUSE WILL BE COLLECTED BY ROLL-OUT CONTAINERS.

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.

**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  
www.mcadamsco.com

### CONTACT

BRAD RHINEHALT  
rhinehalt@mcadamsco.com  
PHONE: 919. 361. 5000

### OWNER

ELD-5401 NORTH, LLC  
C/O ENGQUIST-LEVEL DEVELOPMENT, LLC  
7500 PECUE LANE  
BATON ROUGE, LOUISIANA 70809  
PHONE: 225.338.6120

### PROJECT DIRECTORY

DEVELOPER  
ENQUIST DEVELOPMENT  
6320 QUADRANGLE DRIVE, SUITE 100  
CHAPEL HILL, NORTH CAROLINA, 27517  
PHONE: 919. 615. 1585

### REVISIONS

NO.	DATE	REVISION
1.	02.06.2019	REVISED PER CITY OF RALEIGH COMMENTS
2.	06.25.2019	REVISED PER CITY OF RALEIGH COMMENTS
3.	09.11.2019	REVISED PER CITY OF RALEIGH COMMENTS
4.	10.22.2019	REVISED PER CITY OF RALEIGH COMMENTS
5.	03.20.2020	REVISED PER CITY OF RALEIGH COMMENTS

### PRELIMINARY SUBDIVISION FOR:

5401 NORTH  
LOTS 1016 & 1017  
RALEIGH, NORTH CAROLINA  
PROJECT NUMBER: CRC-18030

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE	DELTA	TANGENT
C1	1550.00'	789.16'	S 02°14'00" E	781.29'	28°25'55"	392.67'
C2	1550.00'	286.09'	S 21°44'12" E	285.68'	10°34'31"	143.45'
C3	1550.00'	423.73'	S 34°51'21" E	422.41'	18°39'47"	213.19'

CITY OF RALEIGH

All Construction must be in accordance with all Local, State, and Federal Rules and Regulations

TRANSPORTATION SERVICES \_\_\_\_\_

PUBLIC UTILITIES \_\_\_\_\_

STORMWATER \_\_\_\_\_

PLANNING \_\_\_\_\_

FIRE \_\_\_\_\_

URBAN FORESTRY \_\_\_\_\_

## GENERAL NOTES

- THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS A TOPOGRAPHIC SURVEY. THIS SURVEY WAS OBTAINED FROM A TOPOGRAPHIC SURVEY DONE BY WITHERS AND RAVENEL, EXCEPT 2 AREAS AS NOTED ON THE PLAN. THE JOHN R. MCADAMS COMPANY MAKES NO GUARANTEES OF THE ACCURACY OF THE DATA BY OTHERS.
- BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD 83.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- AREA BY COORDINATE GEOMETRY.
- ZONING: OLD TO OLD R-6, R-4, CM.
- FLOOD NOTE: THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "AE" AND "X" AS DEFINED BY F.E.M.A. F.I.R.M. COMMUNITY PANEL #3720173500J DATED MAY 02, 2006.
- THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THIS SURVEY SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- NEUSE RIVER BUFFER ESTABLISHED BY OTHERS AS SHOWN ON BOM 2012 PGS. 884-885.

THE JOHN R. MCADAMS  
COMPANY, INC.  
2905 Meridian Parkway  
Durham, North Carolina 27713  
License No. C-02983  
(800) 753-5646 MCAdamsCo.com



REVISIONS:

NEW INTERIOR LOT LINES SHOWN 01-15-2014

OWNER:

5401 NORTH, LLC  
402 NORTH FOURTH STREET  
BATON ROUGE, LOUISIANA 70802

## 5401 PHASES 2,3,4,7&9

WAKE COUNTY, NORTH CAROLINA

EXISTING CONDITIONS

PROJECT NO. CRC-12000

FILENAME: CRC12000-C1

REVISIONS: RTF

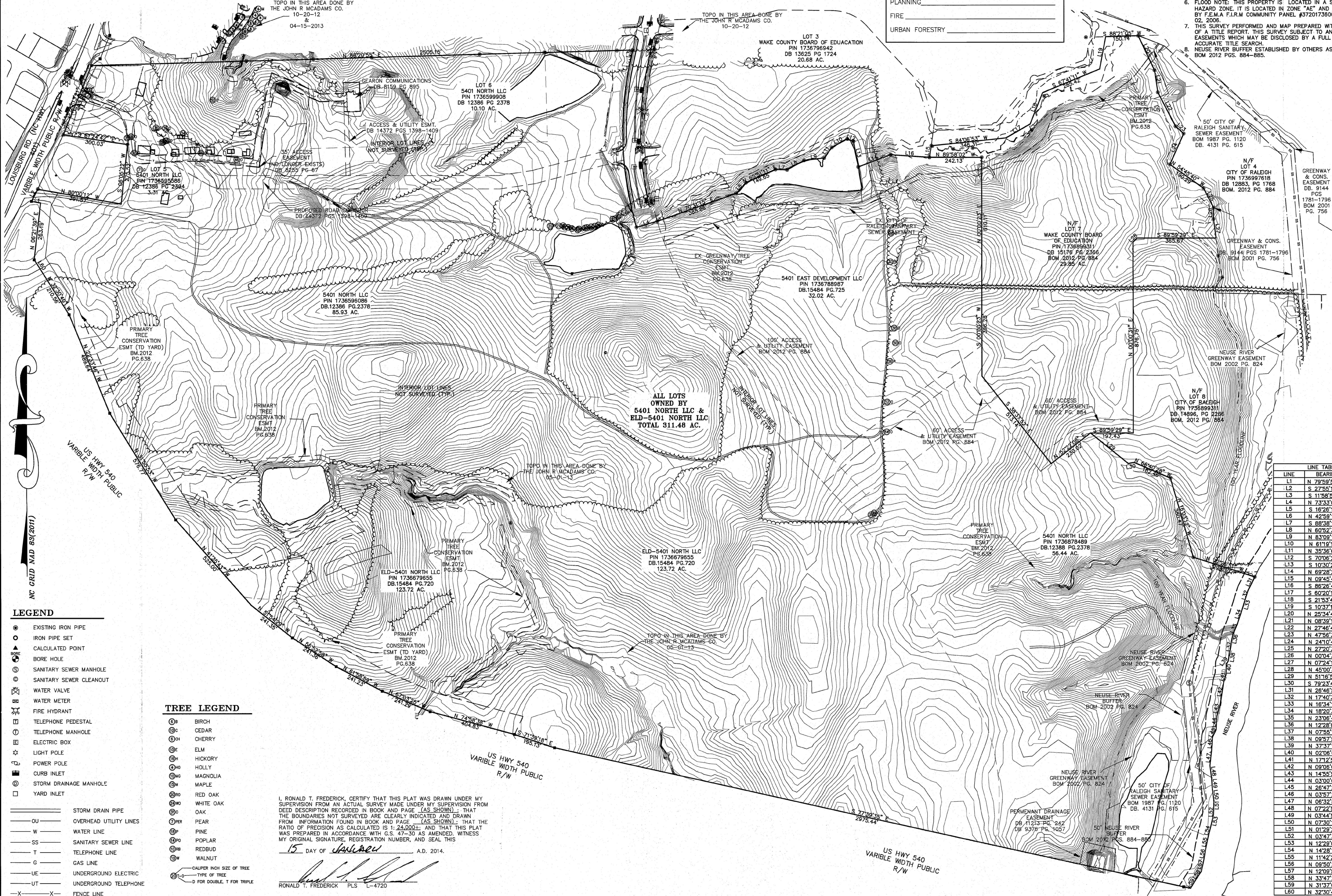
DRAWN BY: JBT

SCALE: 1"=200'

DATE: 05-20-13

SHEET NO. C-1

MCADAMS



LINE	BEARING	LENGTH
L1	N 79°59'59" W	42.83'
L2	S 27°55'15" W	62.96'
L3	S 11°58'57" W	55.33'
L4	N 73°33'03" E	100.62'
L5	S 16°28'14" E	0.54'
L6	N 42°52'19" E	67.48'
L7	S 88°38'17" E	53.68'
L8	N 60°52'30" E	89.38'
L9	N 83°09'18" E	93.94'
L10	N 61°19'17" E	81.13'
L11	N 35°36'04" E	60.48'
L12	S 70°08'22" E	30.98'
L13	S 10°30'29" E	120.06'
L14	N 69°28'27" E	158.47'
L15	N 09°45'40" E	54.43'
L16	S 86°26'46" E	180.17'
L17	S 60°20'18" W	129.83'
L18	S 21°53'48" W	154.76'
L19	S 10°37'19" W	150.90'
L20	N 25°34'49" W	175.87'
L21	N 08°39'19" W	102.10'
L22	N 27°46'45" W	176.06'
L23	N 47°56'31" W	49.84'
L24	N 24°10'46" E	155.65'
L25	N 27°20'31" W	100.94'
L26	N 00°04'33" E	52.09'
L27	N 07°24'18" W	88.57'
L28	N 45°00'31" E	25.69'
L29	N 51°16'58" W	223.77'
L30	S 79°23'45" W	27.46'
L31	N 26°46'56" E	72.06'
L32	N 17°40'35" E	43.61'
L33	N 16°34'12" E	30.19'
L34	N 18°20'31" E	82.09'
L35	N 23°06'42" E	54.92'
L36	N 12°28'00" E	38.41'
L37	N 07°55'18" E	39.25'
L38	N 09°57'57" E	47.68'
L39	N 37°37'10" E	13.39'
L40	N 02°08'01" E	50.73'
L41	N 17°12'53" E	33.48'
L42	N 09°06'02" E	98.99'
L43	N 14°55'50" E	64.68'
L44	N 03°00'07" E	61.77'
L45	N 26°47'22" E	37.35'
L46	N 03°57'25" E	64.50'
L47	N 06°32'57" E	67.94'
L48	N 07°22'58" W	57.96'
L49	N 03°44'59" W	52.70'
L50	N 07°30'19" W	52.98'
L51	N 01°28'27" E	43.84'
L52	N 03°47'34" E	18.76'
L53	N 12°28'03" E	49.90'
L54	N 14°28'18" E	57.84'
L55	N 11°42'23" E	49.95'
L56	N 09°50'23" E	55.66'
L57	N 12°09'54" E	52.83'
L58	N 33°47'24" E	51.21'
L59	N 31°37'06" E	42.11'
L60	N 32°30'40" W	89.62'

## TREE LEGEND

- ①B BIRCH
- ①C CEDAR
- ①CH CHERRY
- ①E ELM
- ①H HICKORY
- ①HO HOLLY
- ①MO MAGNOLIA
- ①M MAPLE
- ①RO RED OAK
- ①WO WHITE OAK
- ①O OAK
- ①PE PEAR
- ①P PINE
- ①PO POPLAR
- ①RB REDBUD
- ①W WALNUT

— CALIPER INCH SIZE OF TREE  
— TYPE OF TREE  
— D FOR DOUBLE, T FOR TRIPLE

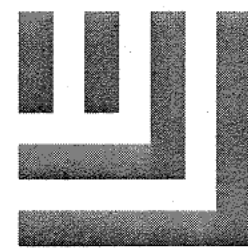
I, RONALD T. FREDERICK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTION RECORDED IN BOOK AND PAGE (AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AND DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE (AS SHOWN); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:24,000; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 15 DAY OF JANUARY, A.D. 2014.

RONALD T. FREDERICK PLS L-4720

## LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- ▲ CALCULATED POINT
- BORE HOLE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ SANITARY SEWER CLEANOUT
- ⊙ WATER VALVE
- ⊙ WATER METER
- ⊙ FIRE HYDRANT
- ⊙ TELEPHONE PEDESTAL
- ⊙ TELEPHONE MANHOLE
- ⊙ ELECTRIC BOX
- ⊙ LIGHT POLE
- ⊙ POWER POLE
- ⊙ CURB INLET
- ⊙ STORM DRAINAGE MANHOLE
- ⊙ YARD INLET
- STORM DRAIN PIPE
- OVERHEAD UTILITY LINES
- WATER LINE
- SANITARY SEWER LINE
- TELEPHONE LINE
- GAS LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- FENCE LINE





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

www.mcadamsco.com

OWNER

ELD-5401 NORTH, LLC  
C/O ENQUIST-LEVEL DEVELOPMENT, LLC  
7500 PECUE LANE  
BATON ROUGE, LOUISIANA 70809  
PHONE: 225.338.6120

5401 NORTH - LOTS 1016 & 1017  
PRELIMINARY SUBDIVISION  
PERRY CREEK ROAD  
RALEIGH, NORTH CAROLINA

REVISIONS

02. 06. 2019 REVISED PER CITY OF RALEIGH COMMENTS
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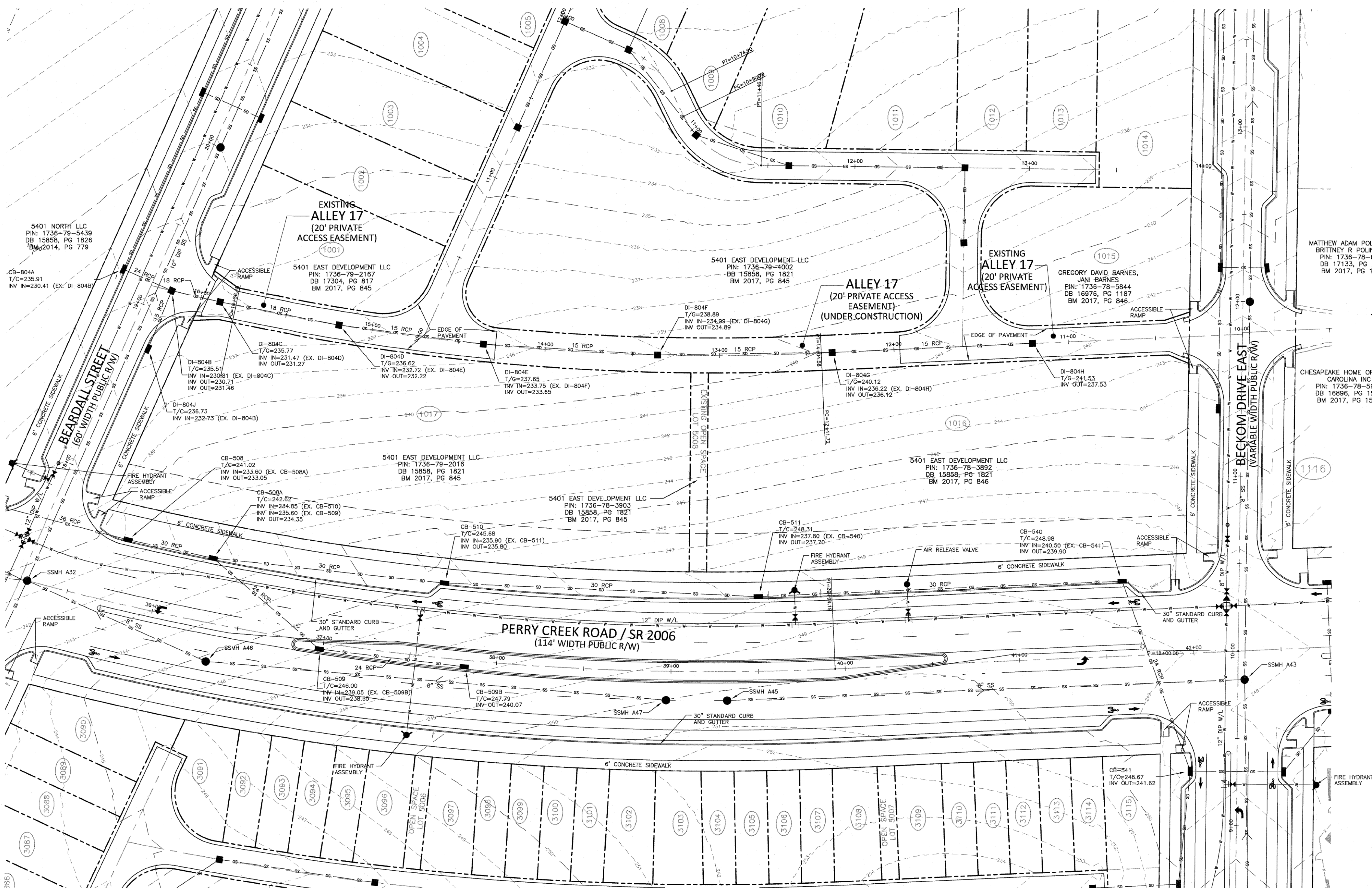
PLAN INFORMATION

PROJECT NO. CRC-18030  
FILENAME CRC18030-CC1  
CHECKED BY BAR  
DRAWN BY LRS  
SCALE 1"=30'  
DATE 12. 19. 2018

SHEET

CURRENT CONDITIONS

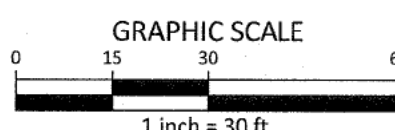
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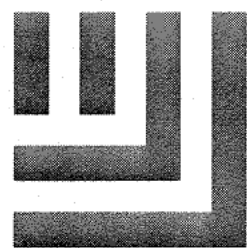
EXISTING UTILITY LOCATIONS OBTAINED FROM MASTER  
INFRASTRUCTURE CONSTRUCTION DRAWINGS.  
(RALEIGH CASE NUMBER S-24-2012, TRANSACTION NUMBER 363792)

LOT	OWNER	PIN	DB	PG	BM	PG	LOT	OWNER	PIN	DB	PG	BM	PG
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1002	ASHTON, JEREMY ASHTON, JENNIFER	1736-79-3118	17385	2046	BM2017	845	3098	NARRA, NARASAI AH	1736-78-0868	16985	695	BM2017	2104
1003	KAPLAN, JEFFREY J	1736-79-3159	17275	2371	BM2017	845	3099	AMBATI, ANILKUMAR AMBATI, SHASHIKALA	1736-78-0877	16981	1637	BM2017	2104
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1008	TRUXTON OAKS LLC	1736-79-5124	17471	296	BM2017	845	3102	SHARIF-CLARK, ASIA CLARK, JAMES	1736-78-1812	16972	273	BM2017	2104
1009	BERGER, MICHAEL ALBERT TRUSTEE BERGER, SHARON ANNE MITCHELL TRUSTEE	1736-79-5039	16988	1615	BM2017	845	3103	SAKEY, TAYLOR HARRIS	1736-78-1739	17029	697	BM2017	2506
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1011	PORTNER, LANDON H PORTNER, RYAN	1736-78-5969	17031	2686	BM2017	846	3105	GULLAPALLI, PADMAJJA GULLAPALLI, DVVA	1736-78-1766	17066	2688	BM2017	2506
1012	MERTZ, JOHN MERTZ, DEBORAH	1736-78-5995	17417	245	BM2017	846	3106	ZHOU, DACAO JIN, GUIYU	1736-78-1775	17027	147	BM2017	2506
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1014	CAMPBELL, GERALD LOUIS	1736-78-6848	17052	1494	BM2017	846	3108	VRIDHACHALAM, MURALI VRIDHACHALAM, DEVASENA	1736-78-2702	17029	2138	BM2017	2506
1015	BARNES, GREGORY DAVID BARNES, JANI	1736-78-5844	16976	1187	BM2017	846	3109	VRIDHACHALAM, SANJEEVI	1736-78-2629	17152	2469	BM2018	986
1016	5401 EAST DEVELOPMENT LLC	1736-78-3892	15858	1821	BM2017	846	3110	MADALA, SRINIVASA R MADALA, VIJAYA	1736-78-2647	17193	2636	BM2018	986
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3091	COATS, LYNN C	1736-69-9082	16957	2390	BM2017	2104	3113	BETHEL, LARRY	1736-78-2673	17157	341	BM2018	986
3092	BELFIELD, AURELIA N	1736-69-9090	17056	129	BM2017	2104	3114	MONANGI, PRASADA RAO TANGUDU, JYOSHNA	1736-78-2692	17155	1485	BM2018	986
3093	JACKSON, ADAM AKINS, LEAH E	1736-78-0908	17062	80	BM2017	2104	3115	GONSALVES, MILTON GONSALVES, VANESSA	1736-78-3600	17152	2045	BM2018	986
3094	KESAPRAGADA, SIRISHA KESAPRAGADA, MADHURI	1736-78-0917	16954	1619	BM2017	2104	5006	5401 EAST DEVELOPMENT, LLC	1736-78-0941	16763	2239	BM2017	2104
3095	CHINTHAKUNTA, MADHUSUDAN GHANDIKOTA, ANURUPA LAUTTA	1736-78-0925	16948	2539	BM2017	2104	5007	5401 EAST DEVELOPMENT, LLC	1736-78-2710	16763	2239	BM2016	55
3096	SHRINE LAKE LLC	1736-78-0933	17067	940	BM2017	2104	5008	5401 EAST DEVELOPMENT LLC	1736-78-3903	15858	1821	BM2017	845
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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION





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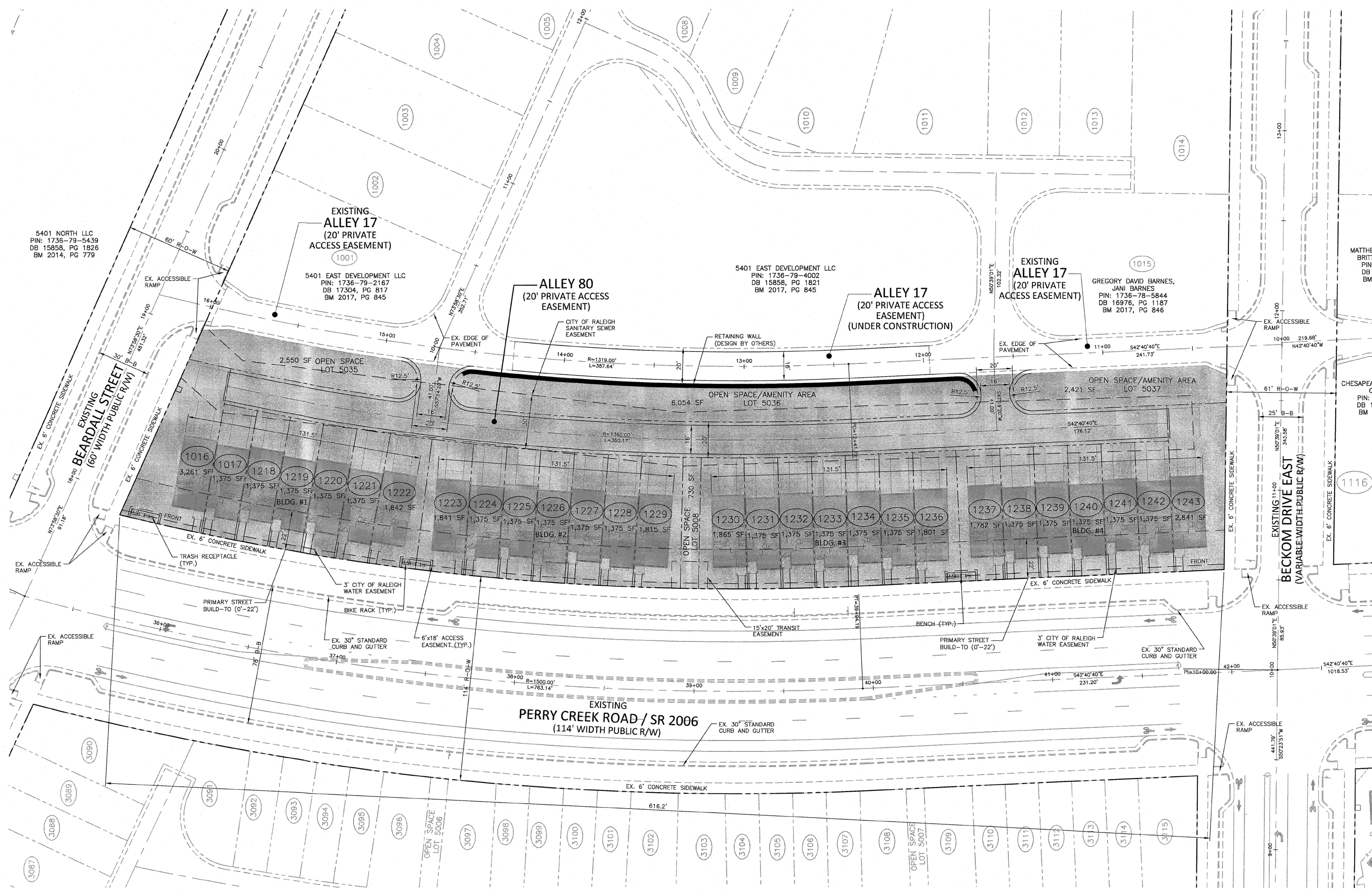
PLAN INFORMATION

PROJECT NO. CRC-18030  
FILENAME CRC18030-S1  
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SCALE 1"=30'  
DATE 12.19.2018

SHEET

SUBDIVISION PLAN

C-4

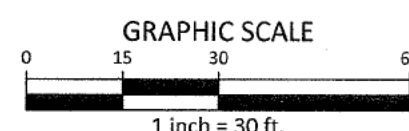


SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- PROJECT AREA

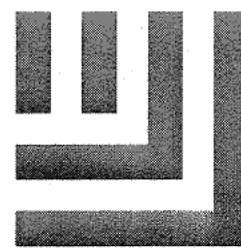
BUILDING WIDTH IN PRIMARY BUILD-TO (MIN 70%)		
TOTAL FRONTAGE	TOTAL BUILDING WIDTH (131.5X4)	PERCENTAGE
616.2	526.0	85%

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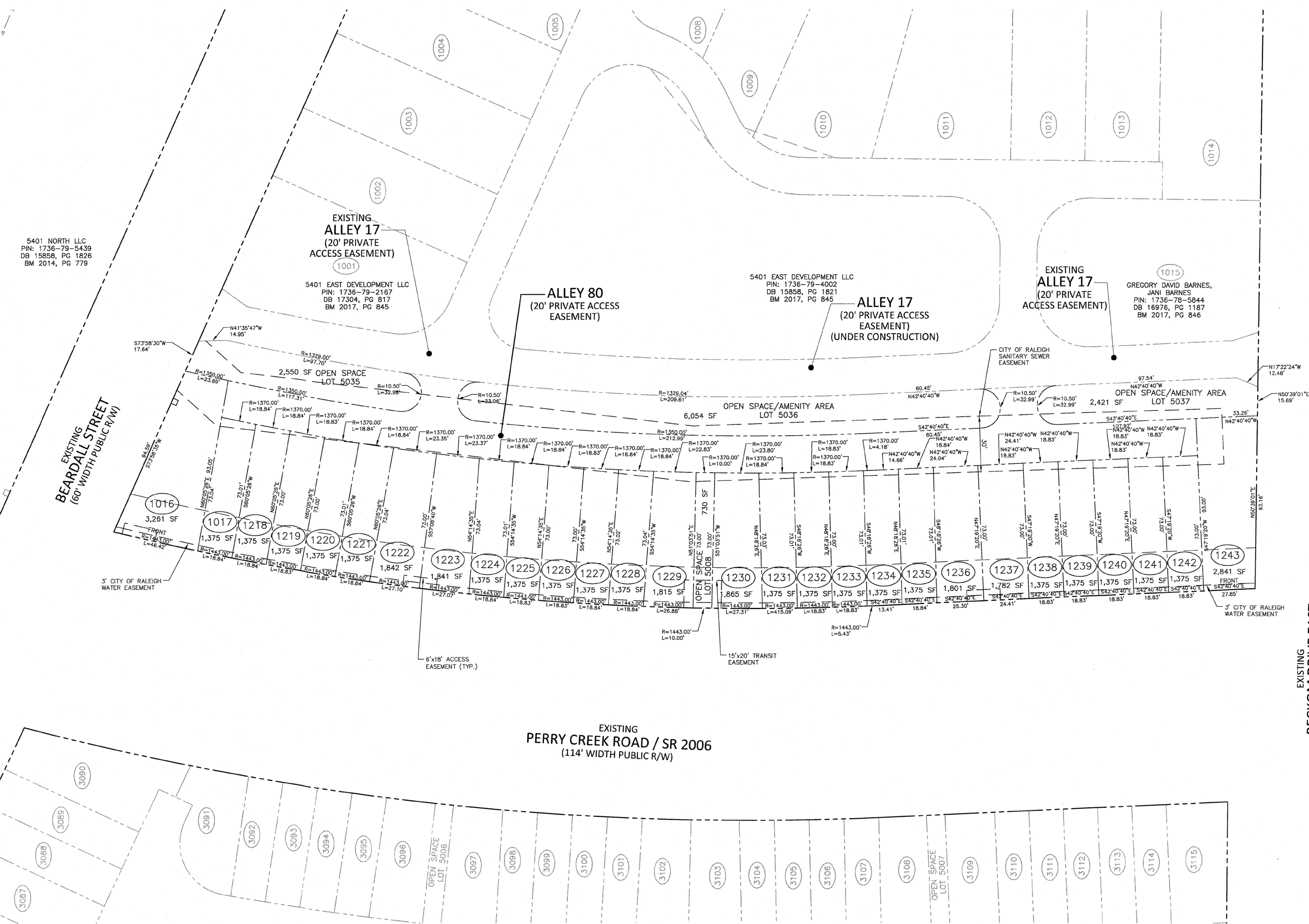
PLAN INFORMATION

PROJECT NO. CRC-18030  
FILENAME CRC18030-S2  
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SCALE 1"=30'  
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SHEET

LOT DIMENSION PLAN

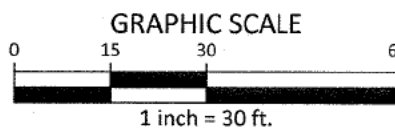
C-5



SITE LEGEND

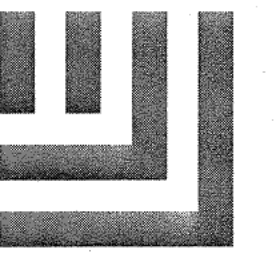
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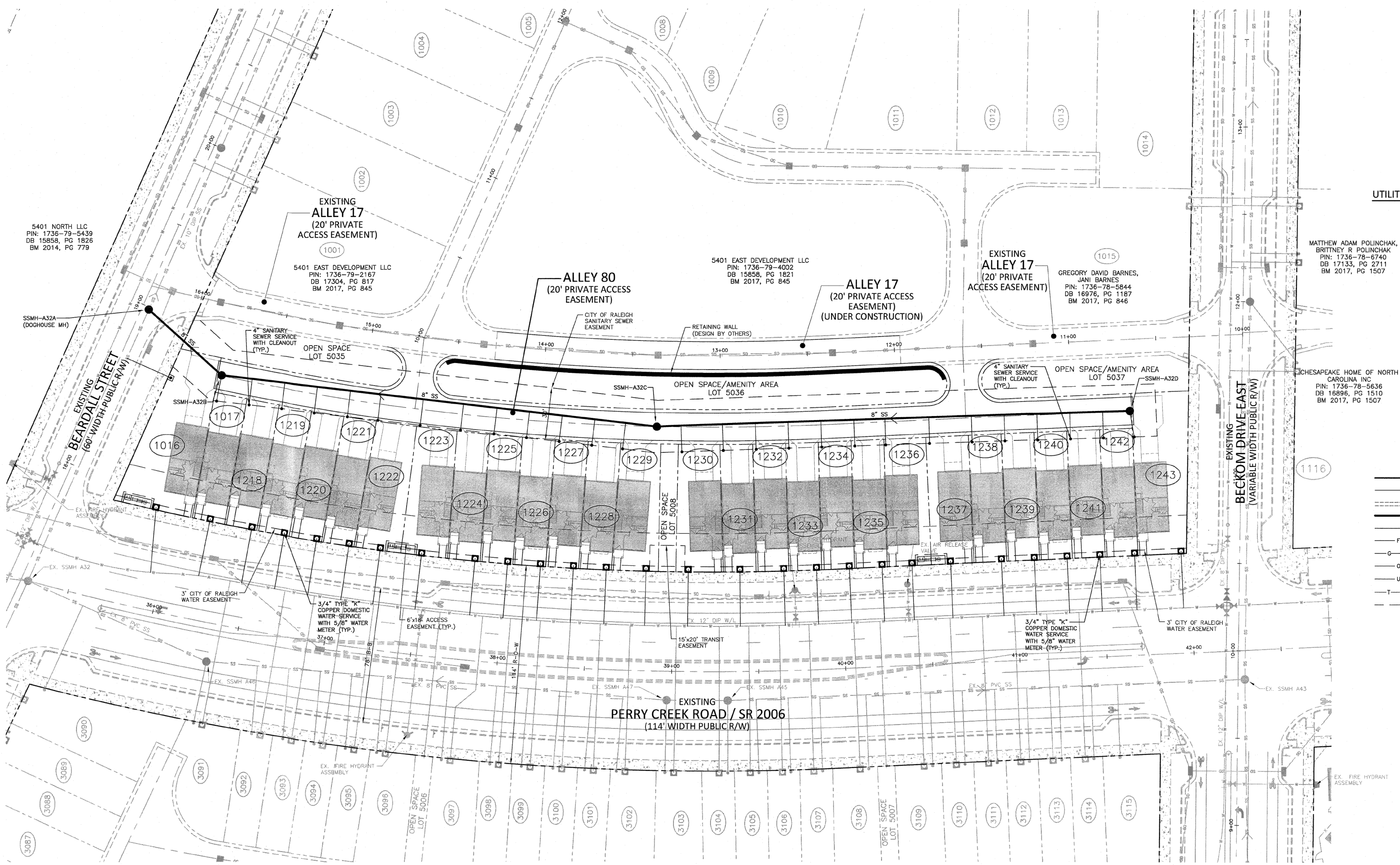
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SCALE 1"=30'  
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SHEET

UTILITY PLAN

C-7



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
- SEWER FORCE MAIN
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- EASEMENT LINE

LOT	OWNER	PIN	DB	PG	BM	PG	LOT	OWNER	PIN	DB	PG	BM	PG
1001	WHITFIELD, JACK H WHITFIELD, JEAN P	1736-79-2167	17304	817	BM2017	845	3097	BROWN, STACY L BROWN, LISA DIANE RILEY	1736-78-0950	16985	115	BM2017	2104
1002	ASHTON, JEREMY ASHTON, JENNIFER	1736-79-3118	17385	2046	BM2017	845	3098	NARRA, NARASAIHA	1736-78-0868	16985	695	BM2017	2104
1003	KAPLAN, JEFFREY J	1736-79-3159	17275	2371	BM2017	845	3099	AMBATI, ANILKUMAR AMBATI, SHASHIKALA	1736-78-0877	16981	1637	BM2017	2104
1004	PEREZ, JERRY G PANTINO, ANGELICA	1736-79-3290	17217	903	BM2017	845	3100	DUPREE, ERICA	1736-78-0885	16978	1573	BM2017	2104
1005	BURRIS, MICHAEL BRUCE JR BURRIS, CYNTHIA BROOKE	1736-79-4232	17558	1721	BM2017	845	3101	GAMBLE, JULIAN LAVON GAMBLE, LOREAL JOI	1736-78-1804	16980	290	BM2017	2104
1008	TRUXTON OAKS LLC	1736-79-5124	17471	296	BM2017	845	3102	SHARIF-CLARK, ASIA CLARK, JAMES	1736-78-1812	16972	273	BM2017	2104
1009	BERGER, MICHAEL ALBERT TRUSTEE BERGER, SHARON ANNE MITCHELL TRUSTEE	1736-79-5039	16988	1615	BM2017	845	3103	SAKEY, TAYLOR HARRIS	1736-78-1739	17029	697	BM2017	2506
1010	GRAY, ROBERT III GRAY, PATRICIA	1736-79-5034	17034	2119	BM2017	846	3104	KLUKINA, MARGARITA KLYUKIN, ALEXANDER	1736-78-1748	17011	2629	BM2017	2506
1011	PORTNER, LONDON H PORTNER, RYAN	1736-78-5969	17031	2686	BM2017	846	3105	GULLAPALLI, PADMAJA GULLAPALLI, DYVA	1736-78-1766	17066	2688	BM2017	2506
1012	MERTZ, JOHN MERTZ, DEBORAH	1736-78-5995	17417	245	BM2017	846	3106	ZHOU, DACAO JIN, GUIYU	1736-78-1775	17027	147	BM2017	2506
1013	MCCRACKEN, JULIA	1736-78-6922	17324	1130	BM2017	846	3107	HENGSEBERGER, CARL P JR	1736-78-1783	17010	1521	BM2017	2506
1014	CAMPBELL, GERALD LOUIS	1736-78-6848	17052	1494	BM2017	846	3108	VRIDHACHALAM, MURALI VRIDHACHALAM, DEVASENA	1736-78-2702	17029	2138	BM2017	2506
1015	BARNES, GREGORY DAVID BARNES, JANI	1736-78-5844	16976	1187	BM2017	846	3109	VRIDHACHALAM, SANJEEVI	1736-78-2629	17152	2469	BM2018	986
1016	5401 EAST DEVELOPMENT LLC	1736-78-3892	15858	1821	BM2017	846	3110	MADALA, SRINIVASA R MADALA, VIJAYA	1736-78-2647	17193	2636	BM2018	986
1017	5401 EAST DEVELOPMENT LLC	1736-79-2016	15858	1821	BM2017	845	3111	YENIGANDLA, NARASIMHA RAO	1736-78-2656	17193	2634	BM2018	986
3090	BALDE, MAMODOU DIALLO, AISSATOU	1736-69-9069	16840	1940	BM2016	55	3112	KURPIEL, CHARLES JOSEPH	1736-78-2665	17153	433	BM2018	986
3091	COATS, LYNNE C	1736-69-9082	16957	2390	BM2017	2104	3113	BETHEL, LARRY	1736-78-2673	17157	341	BM2018	986
3092	BELFIELD, AURELIA N	1736-69-9090	17056	129	BM2017	2104	3114	MONANGI, PRASADA RAO TANGUDU, JYOSHNA	1736-78-2692	17155	1485	BM2018	986
3093	JACKSON, ADAM AKINS, LEAH E	1736-78-0908	17062	80	BM2017	2104	3115	GONSALVES, MILTON GONSALVES, VANESSA	1736-78-3600	17152	2045	BM2018	986
3094	KESAPRAGADA, SIRISHA KESAPRAGADA, MADHURI	1736-78-0917	16954	1619	BM2017	2104	5006	5401 EAST DEVELOPMENT, LLC	1736-78-0941	16763	2239	BM2017	2104
3095	CHINTHAKUNTA, MADHUSUDAN GHANDIKOTA, ANURUPA LALITTA	1736-78-0925	16948	2539	BM2017	2104	5007	5401 EAST DEVELOPMENT, LLC	1736-78-2710	16763	2239	BM2016	55
3096	SHRINE LAKE LLC	1736-78-0933	17067	940	BM2017	2104	5008	5401 EAST DEVELOPMENT LLC	1736-78-3903	15858	1821	BM2017	845
							5009	5401 EAST DEVELOPMENT LLC	1736-79-4002	15858	1821	BM2017	845



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION