



# Administrative Approval Action

Case File / Name: SUB-S-20-2019  
Glascock St Lot 7 Subdivision

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 located on the north side of Glascock Street with common street addresses of 1005, 1009, 1013 and 1017 Glascock Street.

**REQUEST:** Subdivision of approximately 1.91 acres currently comprised of four lots zoned R-10 to create seven lots total intended for development with detached homes. Variance (A-69-19) approved granting a maximum block perimeter of 11,170 feet in lieu of 2,500 feet required per UDO Section 8.3.2.A. Variance (A-142-19) approved granting minimum driveway spacing ranging from 35 feet to 40.8 feet in lieu of the minimum required range of 59.2 feet to 65 feet per Section 3.2.3.A of the Raleigh Design Manual.

**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 December 19, 2019 by Crumpler Consulting Services.

## **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. Show calculations to support compliance with 9.2.2.B and 9.2.2.E.

### **Urban Forestry**

2. A tree impact permit must be obtained for the removal of existing street trees in the right of way prior to the issuance of a demolition or grading permit, whichever comes first.

☒ **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**



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1. A fee-in-lieu for 1-ft of sidewalk along the length of frontage is paid to the City of Raleigh (UDO 8.1.10).

## Stormwater

2. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

## Urban Forestry

3. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

☒ **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:*

## Urban Forestry

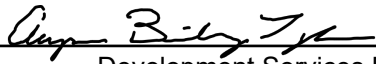
1. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 12 street trees along Glascock Street.

**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: February 18, 2023**  
Record at least ½ of the land area approved.

**5-Year Sunset Date: February 18, 2025**  
Record entire subdivision.

I hereby certify this administrative decision.

Signed:  Date: 02/19/2020  
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 | 919-996-2495



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 Beardall 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			
Owner/Developer Name and Title: Ric Rojas			
Address: 7500 Pecue Land, Baton Rouge, Louisiana 70809			
Phone # 919. 518. 9211			
Email: john@jpmssouth.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 DATE 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

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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 1.5.2.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 submittal policy, which states applications will expire after 180 days of inactivity.	
Signature:	Date: 6/24/19
Printed Name: Todd Waguespack	
Signature:	Date:
Printed Name:	

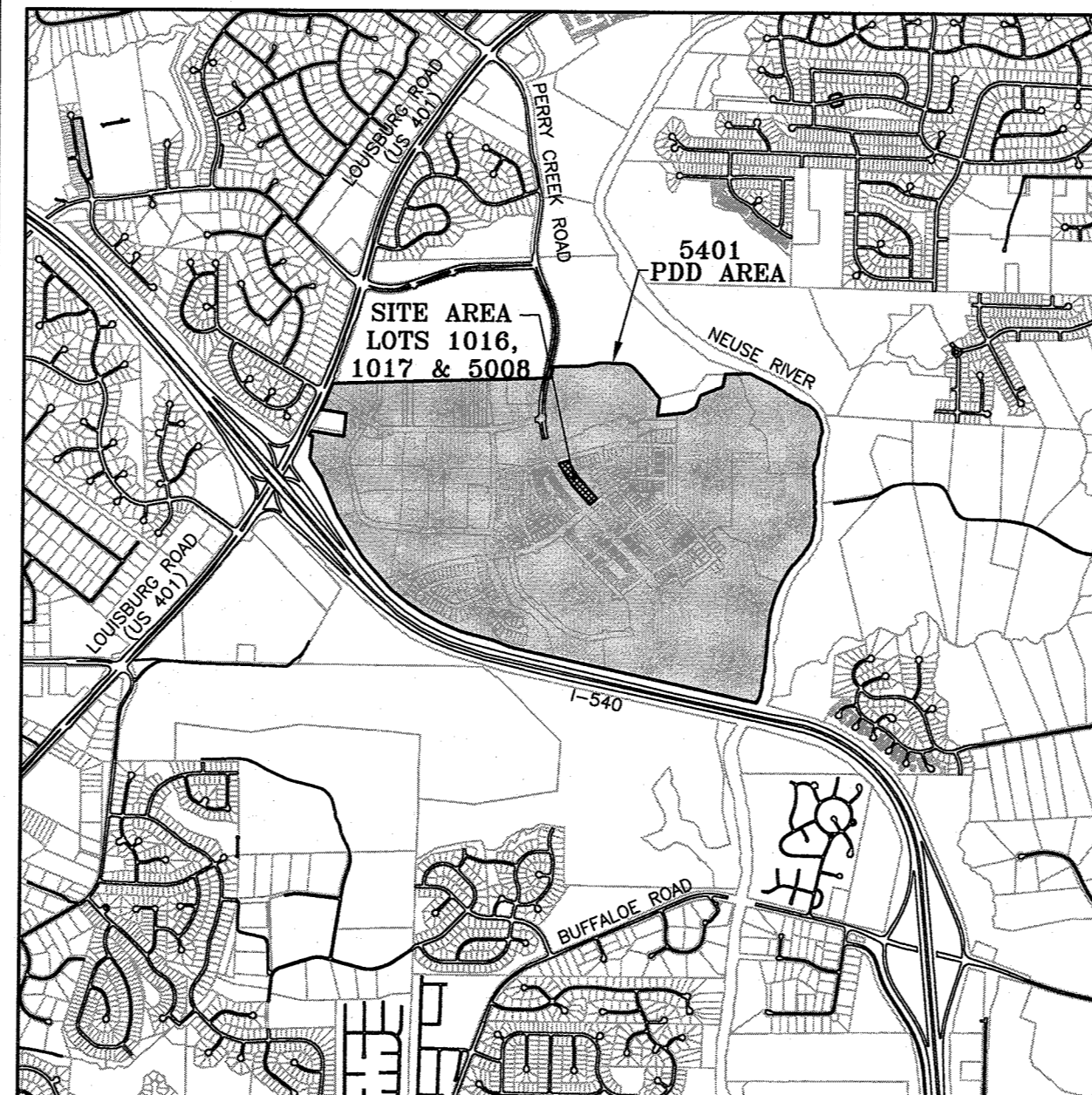
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OPEN SPACE TABLE		
TOTAL 5401 NORTH PDD AREA (ALL PHASES):		
	404.44 AC.	
REQUIRED OPEN SPACE:		
	60.67 AC.	15.00%
PROVIDED OPEN SPACE:		
EXISTING LOT 4:	15.58 AC.	
EXISTING LOT 8:	24.97 AC.	
MASTER INFRASTRUCTURE PLANS (S-21-2012)		
5001-5003	13.35 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	1.26 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:	ENGQUIST DEVELOPMENT
OWNER:	5401 EAST DEVELOPMENT, LLC
	C/O ENGQUIST-LEVEL DEVELOPMENT, LLC
	450 MAIN STREET
	BATON ROUGE, LOUISIANA 70801
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:	T5
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
	PROPOSED UNITS: 28
*** MAX OF 500 DWELLING UNITS ALLOWED***	TOTAL UNITS: 240
PARKING SUMMARY	
REQUIRED PARKING:	84 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

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).

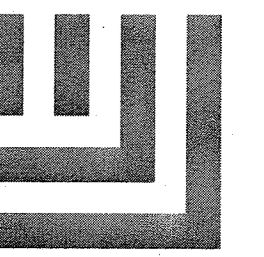
#### SOLID WASTE INSPECTION STATEMENT:

- 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.



Know what's below.  
Call before you dig.



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

#### REVISIONS

NO.	DATE	
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'	769.16'	S 02°14'00" E	761.29'	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'	15°39'47"	213.19

## GENERAL NOTES

1. THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS A TOPOGRAPHIC SURVEY. THIS SURVEY WAS OBTAINED FROM A TOPOGRAPHIC SURVEY DONE BY WITHERS AND RAVENEL EXCEPT WHEREAS NO NOTATION IS MADE BY THIS SURVEYOR THAT THE COMPANY MAKES NO GUARANTEES OF THE ACCURACY OF THE DATA BY OTHERS.
2. THE FINDINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD 83.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. AREA BY COORDINATE GEOMETRY.
5. ZONING: CUD TO 10' AND 10' CM
6. FLOOD NOTE: THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "A" AND "X"AS DEFINED BY F.E.M.A. F.I.R.M. COMMUNITY PANEL #3770136001 DATED 02, 2006.
7. THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF THE RECORDS OF THE STATE OF SOUTH CAROLINA. EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
8. EASEMENTS OR BURDENS ESTABLISHED BY OTHERS AS SHOWN ON BOB 2012 PGS. 844-885.

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



# McADAMS

NEW INTERIOR LOT LINES SHOWN 01-15-2014

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

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

**EXISTING CONDITIONS**

## EXISTING CONDITIONS

PROJECT NO. CRC-12000

NAME: CRC112000-C1

MARKED BY: RTF

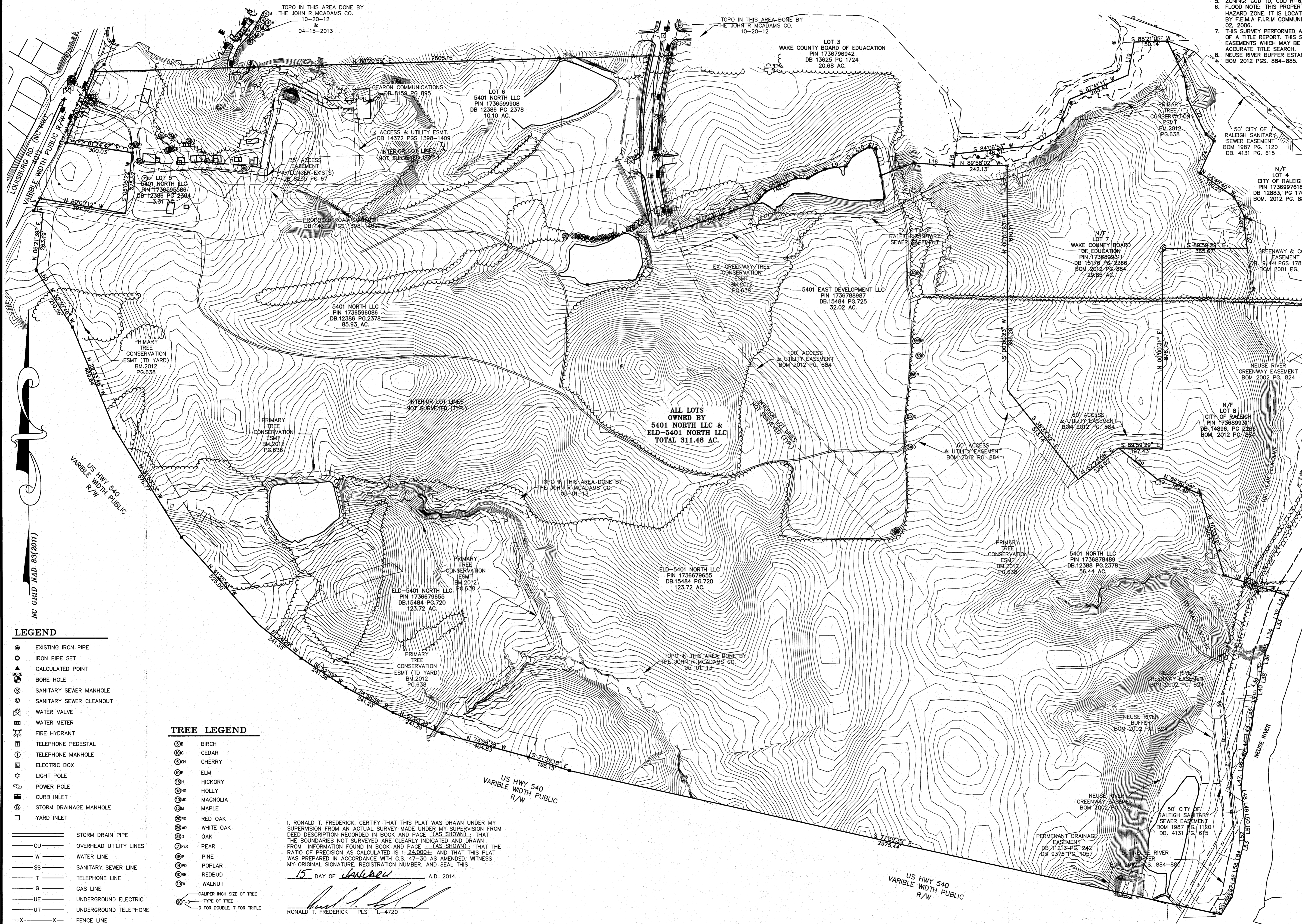
AWN BY: JBT

SCALE: 1"=200'

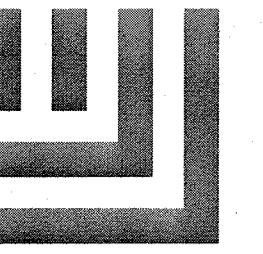
05-20-13



**McADAMS**



LINE TABLE		
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	55.32
L4	N 72°33'30" W	100.83
L5	E 16°28'14" W	65.44
L6	N 42°59'19" 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°12'11" E	60.13
L11	N 53°36'04" E	61.43
L12	S 70°06'22" E	30.96
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	E 62°52'00" W	104.17
L17	S 60°20'18" W	129.63
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 88°39'19" E	102.10
L22	N 27°46'45" W	79.84
L23	S 75°56'46" E	155.65
L24	N 24°10'46" E	176.65
L25	N 27°20'31" E	100.94
L26	N 00°04'33" E	52.09
L27	N 07°24'18" E	88.57
L28	N 45°00'28" E	100.33
L29	N 51°16'58" W	223.77
L30	S 79°23'45" W	72.06
L31	N 26°46'56" E	27.46
L32	N 17°40'35" E	43.61
L33	N 16°34'12" E	30.19
L34	N 4°18'03" E	30.93
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	50.39
L40	N 02°06'00" E	13.73
L41	N 17°12'53" E	68.48
L42	N 09°08'02" 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 33°46'46" E	35.60
L47	N 06°32'57" E	67.94
L48	N 07°22'58" W	57.96
L49	N 03°44'59" E	52.70
L50	N 07°30'19" E	52.98
L51	N 01°29'27" E	43.90
L52	N 03°47'27" E	34.76
L53	N 12°29'03" E	49.84
L54	N 14°28'18" E	57.95
L55	N 11°42'23" E	49.95
L56	N 05°50'23" E	55.66
L57	N 12°09'34" E	52.83
L58	N 33°42'00" E	52.21
L59	N 31°37'06" W	51.11
L60	N 32°30'40" W	89.82



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OWNER

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C/O ENGQUIST-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

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

5401 NORTH LLC  
PIN: 1736-79-5439  
DB 15858, PG 1826  
BM 2014, PG 779

EXISTING  
ALLEY 17  
(20' PRIVATE  
ACCESS EASEMENT)

5401 EAST DEVELOPMENT LLC  
PIN: 1736-79-2167  
DB 17304, PG 817  
BM 2017, PG 845

ALLEY 80  
(20' PRIVATE ACCESS  
EASEMENT)

5401 EAST DEVELOPMENT LLC  
PIN: 1736-79-4002  
DB 15858, PG 1821  
BM 2017, PG 845

ALLEY 17  
(20' PRIVATE ACCESS  
EASEMENT)  
(UNDER CONSTRUCTION)

EXISTING  
ALLEY 17  
(20' PRIVATE  
ACCESS EASEMENT)

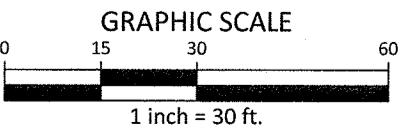
GREGORY DAVID BARNES,  
JANI BARNES  
PIN: 1736-78-5844  
DB 16976, PG 1187  
BM 2017, PG 846

MATTHEW ADAM POLINCHAK,  
BRITNEY R POLINCHAK  
PIN: 1736-78-6740  
DB 17133, PG 2711  
BM 2017, PG 1507

CHESAPEAKE HOME OF NORTH  
CAROLINA INC  
PIN: 1736-78-5636  
DB 16896, PG 1510  
BM 2017, PG 1507

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, DIVYA	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, MA MOUDOU 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

BUILDING WIDTH IN PRIMARY BUILD-TO (MIN 70%)		
TOTAL FRONTAGE	TOTAL BUILDING WIDTH (131.5x4)	PERCENTAGE
616.2	526.0	85%



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

REVISIONS

- 02.06.2019 REVISED PER CITY OF RALEIGH COMMENTS
- 06.25.2019 REVISED PER CITY OF RALEIGH COMMENTS
- 09.11.2019 REVISED PER CITY OF RALEIGH COMMENTS
- 10.22.2019 REVISED PER CITY OF RALEIGH COMMENTS
- 03.20.2020 REVISED PER CITY OF RALEIGH COMMENTS

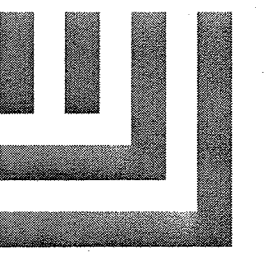
PLAN INFORMATION

PROJECT NO. CRC-18030  
FILENAME CRC18030-S1  
CHECKED BY BAR  
DRAWN BY LRS  
SCALE 1"=30'  
DATE 12.19.2018

SHEET

SUBDIVISION PLAN

C-4



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 ENGQUIST-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

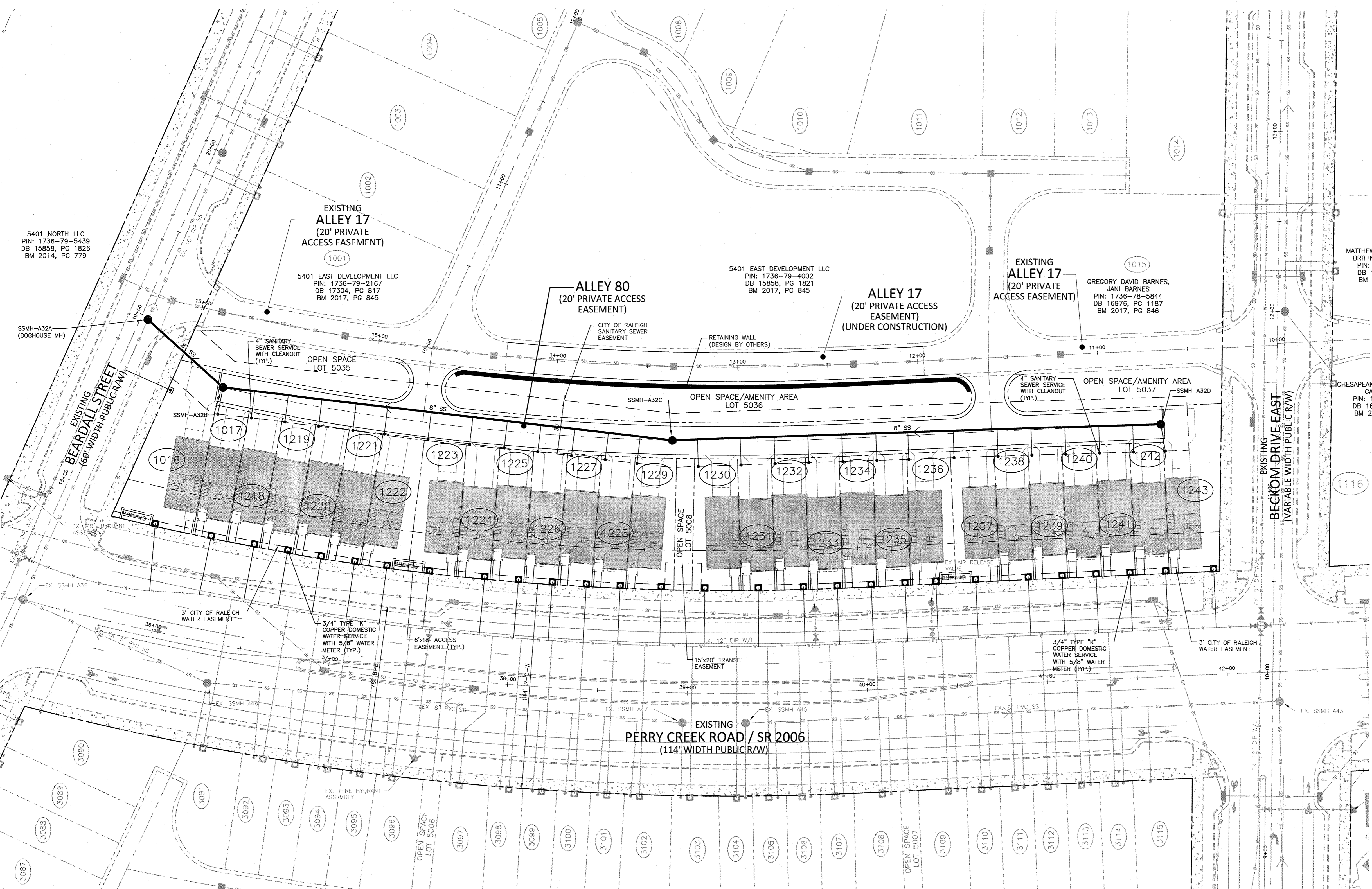
#### UTILITY LEGEND

- 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

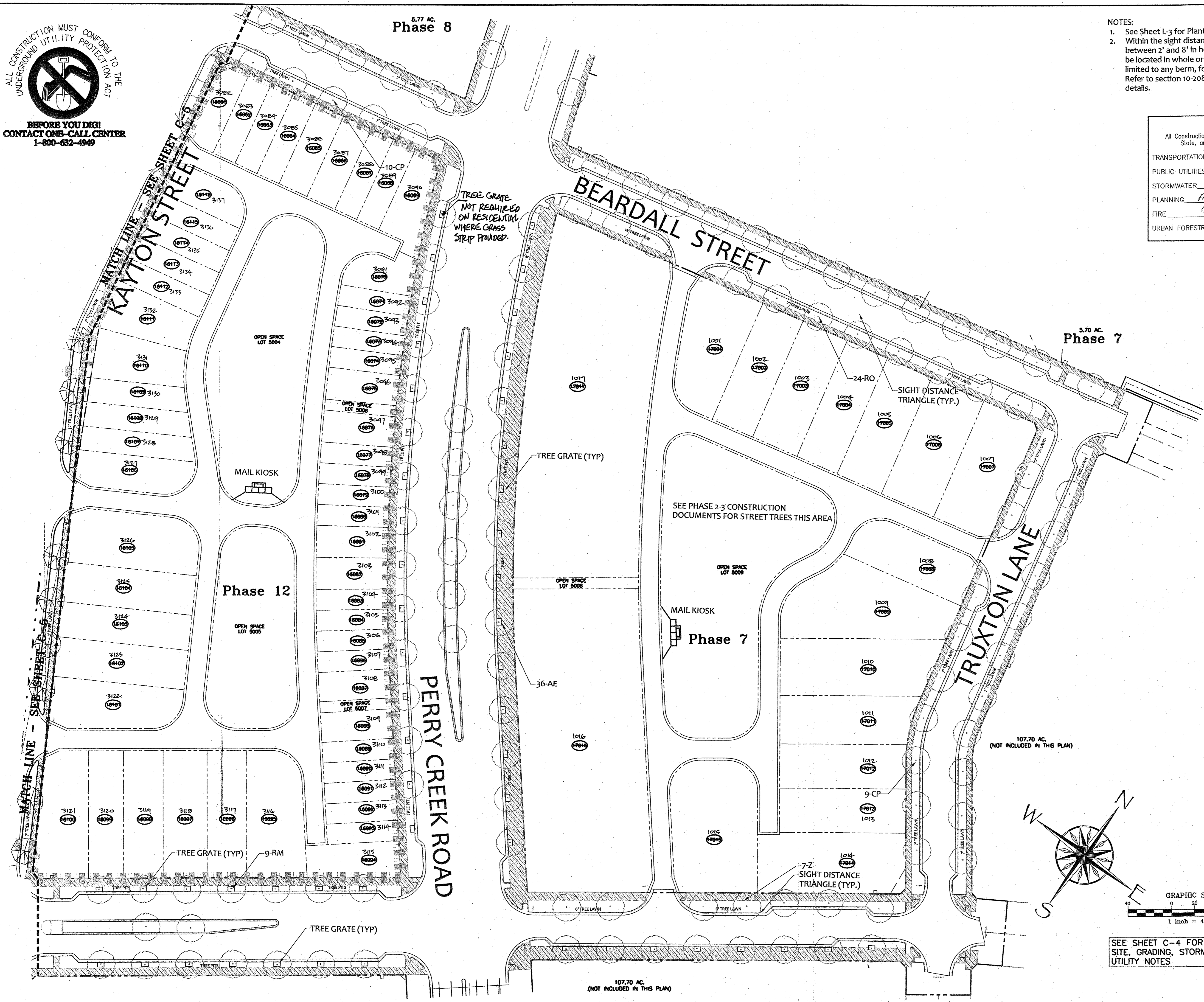


GRAPHIC SCALE  
1 inch = 30 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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, NARASAIHAH	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
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							5009	5401 EAST DEVELOPMENT LLC	1736-79-4002	15858	1821	BM2017	845



- NOTES:
- See Sheet L-3 for Plant List and Details.
  - Within the sight distance triangles shown, no obstruction between 2' and 8' in height above the curb line elevation shall be located in whole or in part. Obstructions include but are not limited to any berm, foliage, fence, wall, sign, or parked vehicle. Refer to section 10-2086 of the Raleigh City Code for additional details.

CITY OF RALEIGH	
All Construction must be in accordance with all Local, State, and Federal Rules and Regulations	
TRANSPORTATION SERVICES	KCB 2/17/15
PUBLIC UTILITIES	N/A
STORMWATER	N/A
PLANNING	M3 2/17/15
FIRE	V/K
URBAN FORESTRY	N/A



JOHN R. McADAMS

REVISIONS:	04/10/14 - REVISED PER CITY COMMENTS	
	08/01/2014 - REVISED PER CITY COMMENTS	
	10/15/2014	
	11/25/2014	
	12/31/2014	
	1/28/2015	02/16/2015

STREET TREE PLAN  
5401 North-Lots 15-17 Phases 2,4 and 7  
5401 NORTH, LLC  
402 South Fourth Street, Baton Rouge, La.

SCALE:  
1"=40'  
DRAWN BY:  
T.M.T.  
PROJECT #  
06045  
DATE:  
06/05/14

SHEET  
L-2  
OF