



Administrative Approval Action

Case File / Name: SUB-S-25-2019
5401 NORTH LT 22 PH 24-26 II

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 I-540 at the southwest corner of Beckom Street and Crescent Square Street. The site is part of a planned development, the 5401 North Master Plan (MP-1-10), and almost all of it is outside the city limits.
- REQUEST:** This development plan is a subdivision which includes all of 26.96 acre Lot 22 as shown in BM 2018 pages 143-144 currently addressed as 5000 Beckom Street. The plan also includes portions of two adjacent lots which are to be recombined into the larger site for dedication as road right-of-way (0.32 acres from Lot 11 and 0.14 acres from Lot 35 shown on BM 2019 page 1815). The project proposes 83 Single-Family lots and 4 Open Space lots. All of this site is zoned PD and a portion is zoned SHOD-1. The subdivision is to be recorded in three phases, phases 24, 25, and 26.
- DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** SPR-0089-2020: DSLC - Site Permitting Review/Major [Signature Set]
RCMP-0212-2020: DSLC - Recorded Maps/Boundary Survey - Major
RCMP-0214-2020: DSLC - Recorded Maps/Subdivision
- 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 January 23, 2020 by JONATHAN MOORE.**

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. That the final landscape plan show screening for the proposed stormwater control pond in accordance with UDO Section 7.2.6.

Stormwater

2. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).
3. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
4. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).



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

Urban Forestry

6. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☒ **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.

☒	Sidewalk Easement Required
☒	City Code Covenant Required

	Utility Placement Easement Required
☒	Stormwater Maintenance Covenant 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:

General

1. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
2. 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.

Engineering

3. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of this document is not provided, further recordings and building permit issuance will be withheld.
4. A utility placement easement is not required for 5401 North Lot 22 Phase 22-26.
5. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.



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

Public Utilities

7. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.
8. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.
9. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Stormwater

10. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
11. 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).
12. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
13. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
14. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).

☒ **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:

Public Utilities

1. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Urban Forestry



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2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way as shown on the preliminary plan.

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

General

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

Stormwater

2. 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 23, 2023
Record at least ½ of the land area approved.

5-Year Sunset Date: November 23, 2025
Record entire subdivision.

I hereby certify this administrative decision.

Signed: Alysia Bailey Taylor
Development Services Dir/Designee
Staff Coordinator: Justin Biegler

Date: 02/27/2020

5401 NORTH LOT 22 (PHASES 24,25 & 26)

PRELIMINARY SUBDIVISION

5000 BECKOM STREET
RALEIGH, NORTH CAROLINA

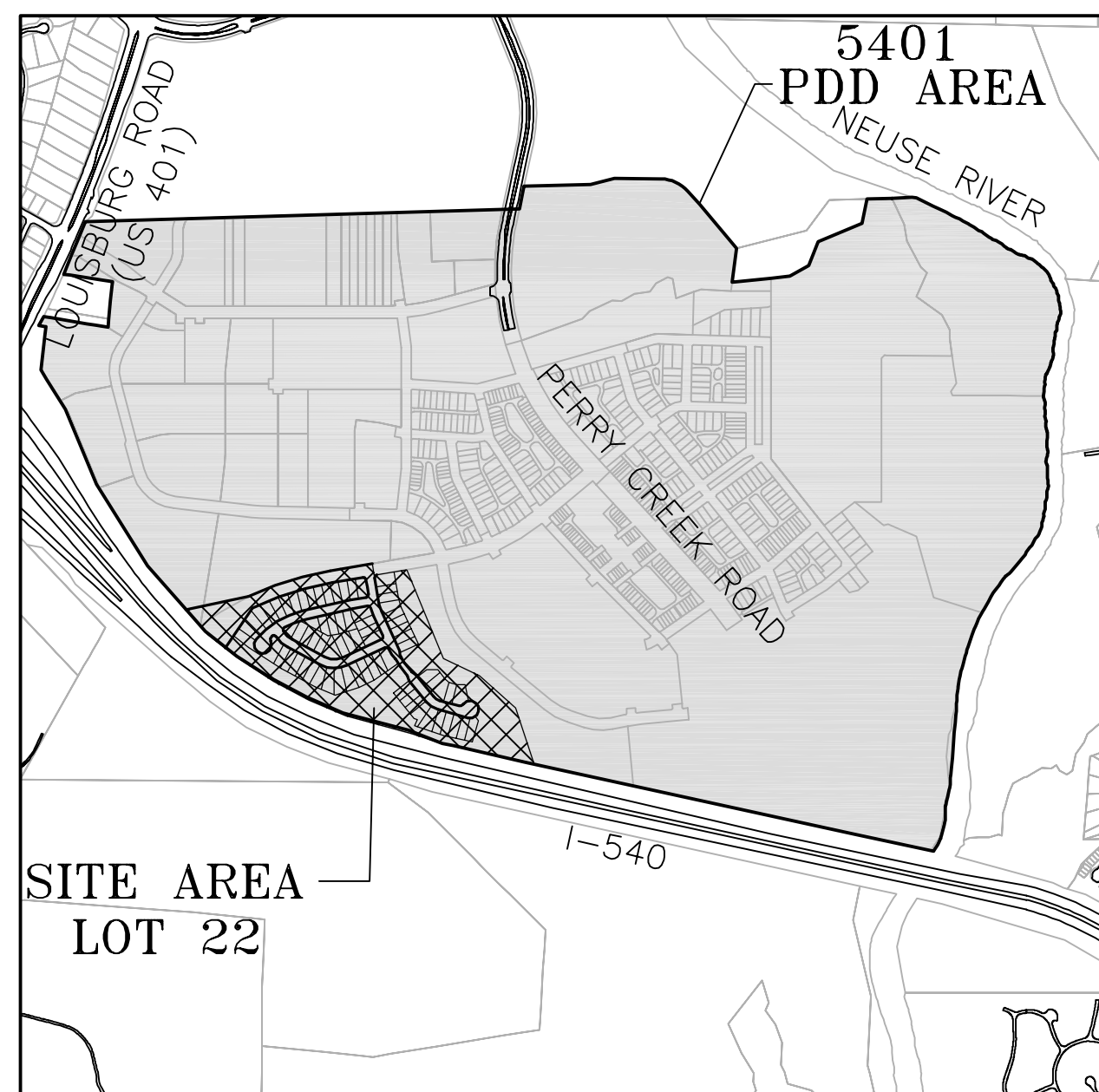
TRANSACTION #: 598421
RALEIGH CASE NUMBER: S-25-19
PROJECT NUMBER: CRC-16020

DATE: MAY 29, 2019

REVISED: SEPTEMBER 27, 2019

REVISED: OCTOBER 30, 2019

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



VICINITY MAP
1" = 1,000'

SHEET INDEX

C-1	EXISTING CONDITIONS
C-1A	CUMULATIVE MAP
C-1B	CURRENT CONDITIONS
C-2	PROJECT NOTES
C-2A	FUTURE TRACT INTENSITY
C-3	TYPICAL SECTIONS
C-4	OVERALL SUBDIVISION PLAN
C-5	SUBDIVISION & PAVEMENT MARKING PLAN - AREA "A"
C-6	SUBDIVISION & PAVEMENT MARKING PLAN - AREA "B"
C-7	LOT DIMENSION PLAN - AREA "A"
C-8	LOT DIMENSION PLAN - AREA "B"
C-9	OVERALL GRADING & STORM DRAINAGE PLAN
C-10	GRADING & STORM DRAINAGE PLAN - AREA "A"
C-11	GRADING & STORM DRAINAGE PLAN - AREA "B"
C-12	OVERALL UTILITY PLAN
C-13	UTILITY PLAN - AREA "A"
C-14	UTILITY PLAN - AREA "B"
L-1	STREET TREE PLAN - AREA "A" (BY OTHERS)
L-2	STREET TREE PLAN - AREA "B" (BY OTHERS)
L-3	STREET TREE PLAN (BY OTHERS)
TC-1	TREE CONSERVATION PLAN
TC-2	RECORDED TREE CONSERVATION PLAT
SW-1	STORMWATER MANAGEMENT FACILITY "T" PLAN VIEW
D-1 - D-2	SITE DETAILS
D-3	STORM DRAINAGE DETAILS
D-4	STORM DRAINAGE & BECKOM ROAD DETAILS
D-5 - D-6	WATER DETAILS
D-7 - D-8	SANITARY SEWER DETAILS

HORIZONTAL DATUM: NAD 83
VERTICAL DATUM: NAVD 88

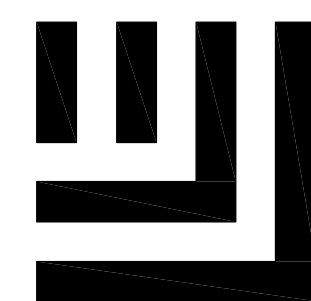
NOTE:
DEVELOPMENT AND DESIGN SHALL BE IN ACCORDANCE WITH THE CONDITIONS LISTED IN THE
5401 NORTH MASTER PLAN AND PLANNED DEVELOPMENT DISTRICT AMENDMENT (MP-1-2010).

SOLID WASTE INSPECTION STATEMENT:
1. THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
2. 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.
3. REFUSE WILL BE COLLECTED BY ROLL-OUT CONTAINERS.



Know what's below.
Call before you dig.

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT
LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION
OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED.
CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE
THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811".
REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.



MCADAMS

THE JOHN R. McADAMS
COMPANY, INC.

2905 Meridian Parkway
Durham, North Carolina 27713
License No.: C-0293
(800) 733-5646 • McAdamsCo.com
Contact: Brad Rhinehalt
Rhinehalt@mcadamsco.com

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

DEVELOPMENT SERVICES

Preliminary Subdivision Plan Application

Development Services Customer Service Center • One Exchange Place, Suite 400 | Raleigh, NC 27601 | 919-996-2466



This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5).
Please check the appropriate review type and include the plan checklist document.

Please email your completed application to DS.intake@raleighnc.gov.

Office Use Only: Case #: _____ Planner (print): _____
Pre-application Conference Date: _____ Planner (signature): _____

DEVELOPMENT TYPE (UDO Section 2.1.2)
☒ Conventional Subdivision ☐ Compact Development ☐ Conservation Development ☐ Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District

GENERAL INFORMATION

Scoping/sketch plan case number(s): _____

Development name (subject to approval): 5401 North Lot 22

Property Address(es): 5000 Beckom Street

Recorded Deed PIN(s): 1376-67-0500

What is your project type? ☒ Single family ☐ Townhouse ☐ Attached houses

☐ Apartment ☐ Non-residential ☐ Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION

NOTE: Please attach purchase agreement when submitting this form

Company: ELD-5401 North LLC (C/O Engquist-Level Development, LLC) Owner/Developer Name and Title: Todd Waguespack

Address: 7500 Pecue Lane, Baton Rouge, Louisiana 70809

Phone #: 919. 518. 9211 Email: john@jpmnsouth.com

APPLICANT INFORMATION

Company: ELD-5401 North LLC (C/O Engquist-Level Development, LLC) Contact Name and Title: Brad Rhinehalt, PE

Address: 2905 Meridian Parkway Durham, North Carolina 27713

Phone #: 919. 361. 5000 Email: rhinehalt@mcadamsco.com

Continue to the next page>

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DEVELOPMENT TYPE + SITE DATA TABLE

(Applicable to all developments)

ZONING INFORMATION

Gross site acreage: 26.95 ac

Zoning districts (if more than one, provide acreage of each):

Overlay district: PD Inside City limits? ☐ Yes ☒ No

Conditional Use District (CUD) Case # Z- Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 0 Square Feet: 0 Proposed Impervious Surface: Acres: 7.9 Square Feet: 344124

Neuse River Buffer ☒ Yes ☐ No Wetlands ☒ Yes ☐ No

Is this a flood hazard area? ☐ Yes ☒ No

If yes, please provide the following:

Alluvial soils: _____

Flood study: _____

FEMA Map Panel #: _____

NUMBER OF LOTS AND DENSITY

Total # of townhouse lots: Detached Attached

Total # of single-family lots: 83

Proposed density for each zoning district (UDO 1.5.2.F): 83/26.86 - 3.3 units/acre

Total # of open space and/or common area lots: 3

Total # of requested lots: 86

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.

I/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 substantial policy, which stated applications will expire after 180 days of inactivity.

Signature: _____ Date: _____

Printed Name: Todd Waguespack (Treasurer)

Signature: _____ Date: _____

Printed Name: _____

Please email your completed application to DS.intake@raleighnc.gov.

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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'	15°39'47"	213.19'

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: CLD TO CLD 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 #3720173600J 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-02893
(800) 733-8646 McAdamsCo.com



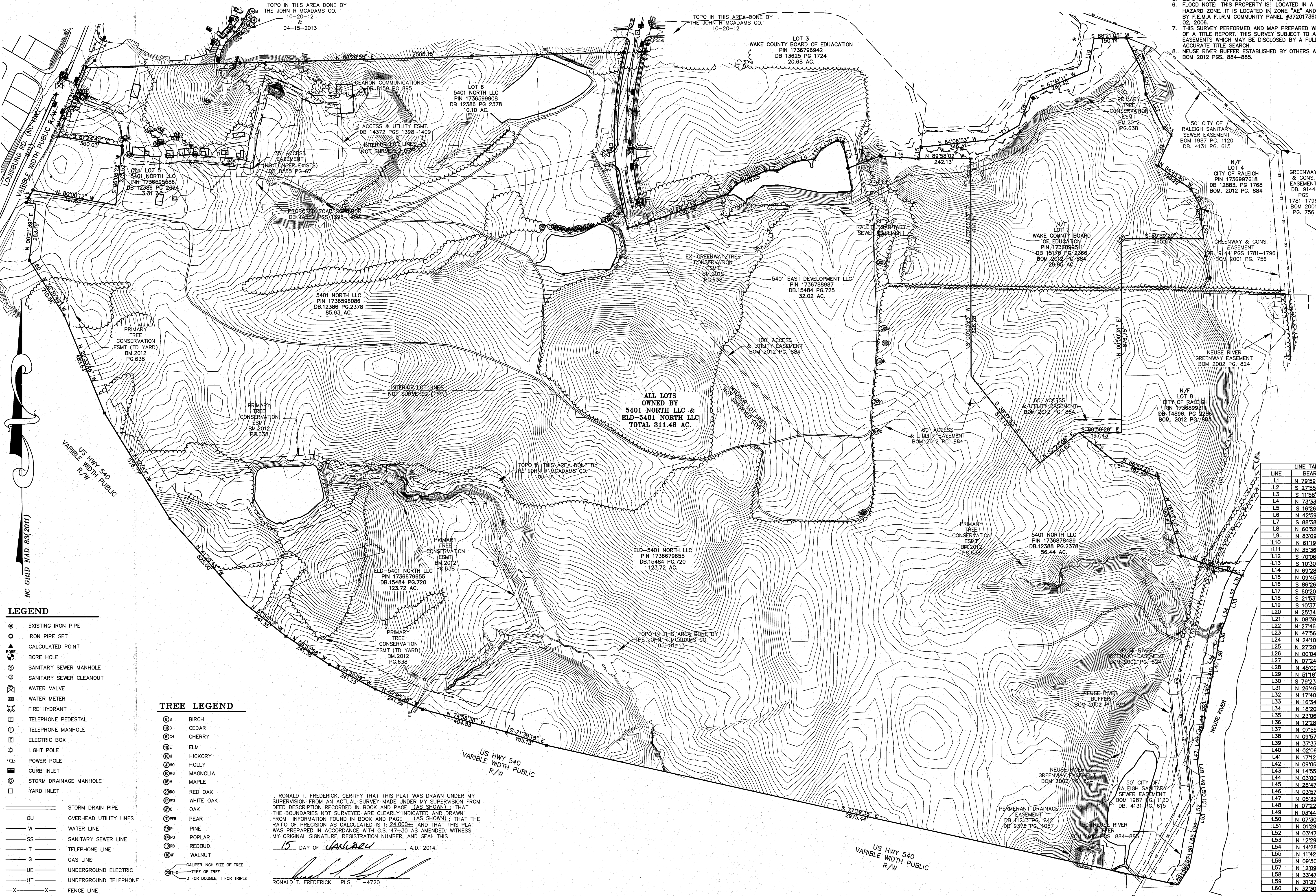
REVISIONS:
NEW INTERIOR LOT LINES SHOWN 01-15-2014

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

OWNER:

5401 PHASES 2,3,4,7&9
WAKE COUNTY, NORTH CAROLINA
EXISTING CONDITIONS

PROJECT NO. CRC-12000
FILENAME: CRC12000-C1
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	S 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°33'48" 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" E	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°06'01" 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	81.77'
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°29'27" E	43.84'
L52	N 03°47'34" E	18.76'
L53	N 12°29'03" 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	52.63'
L58	N 33°47'24" E	51.21'
L59	N 31°37'06" E	42.11'
L60	N 32°30'40" W	89.62'

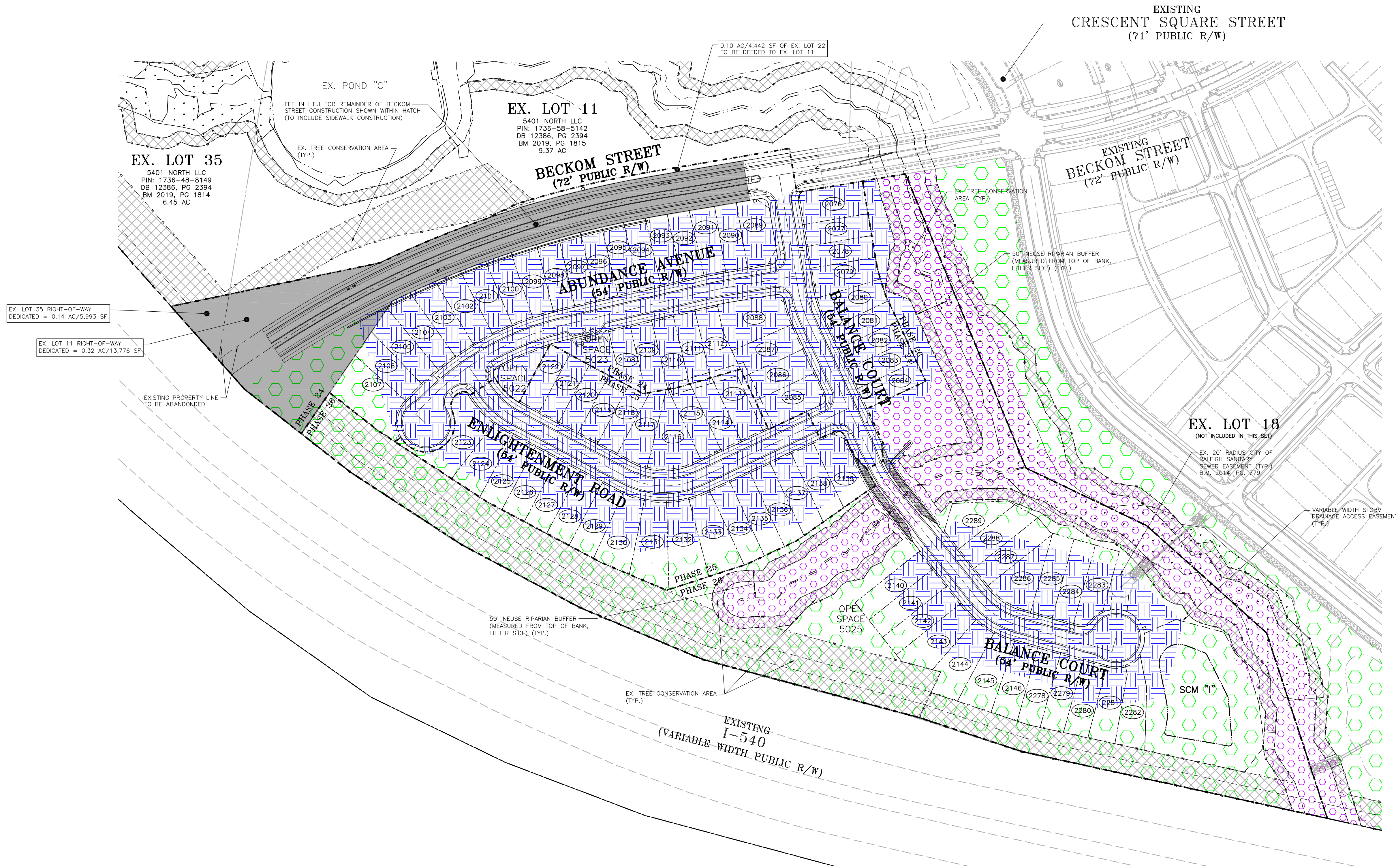
TREE LEGEND

①	BIRCH
②	CEDAR
③	CHERRY
④	ELM
⑤	HICKORY
⑥	HOLLY
⑦	MAGNOLIA
⑧	MAPLE
⑨	RED OAK
⑩	WHITE OAK
⑪	OAK
⑫	PEAR
⑬	PINE
⑭	POPLAR
⑮	REDBUD
⑯	WALNUT

— CAULIPER 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

X:\Projects\CRC-16020\Land\Preliminary Subdivision - Construction Drawings\Current Drawings\Preliminary Subdivision\CRC16020-PS-OAS1.dwg, 11/4/2019 7:24:49 AM, Spaulding,Luke

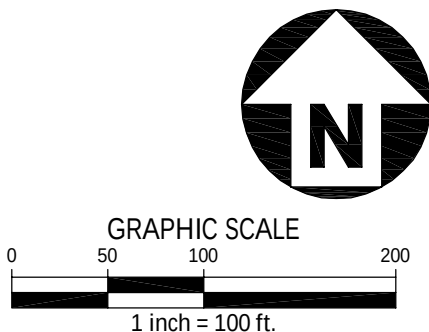


- SITE LEGEND**
- SIGNAGE
 - YARD LIGHTS
 - LIGHT POLE
 - POWER POLE
 - TRAFFIC DIRECTIONAL ARROW
 - ACCESSIBLE PARKING STALL
 - VAN ACCESSIBLE PARKING STALL
 - ACCESSIBLE RAMPS
 - PHASE LINE
 - PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - LOT LINE
 - EASEMENT LINE
 - CENTERLINE
 - EXISTING TREE CONSERVATION AREA

SEE SHEET C-2 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

SITE DATA	
DEVELOPER:	ENGQUIST DEVELOPMENT 6320 QUADRANGLE DRIVE, SUITE 100 CHAPEL HILL, NORTH CAROLINA 27517
OWNER:	5401 EAST DEVELOPMENT, LLC C/O ENGQUIST-LEVEL DEVELOPEMNT, LLC 402 N. 4TH STREET BATON ROUGE, LOUISIANA 70802
OWNER:	5401 NORTH LLC 450 MAIN STREET BATON ROUGE, LOUISIANA 70801
PIN NUMBER:	1736670500, 1736585142, 1736488149
TOTAL PDD AREA:	404.44 AC.
LOT 22 AREA:	GROSS AREA = 1,174,171 SF / 26.96 AC. AREA DEEDED TO LOT 11 = 4,442 SF / 0.10 AC. R/W DEDICATION PHASE 24 = 175,137 SF / 4.02 AC. R/W DEDICATION PHASE 25 = 36,390 SF / 0.84 AC. R/W DEDICATION PHASE 26 = 34,255 SF / 0.79 AC. R/W DEDICATION TOTAL = 245,782 SF / 5.64 AC. NET AREA = 923,947 SF / 21.21 AC.
LOT 11 AREA:	GROSS AREA = 408,107 SF / 9.37 AC. AREA DEEDED FROM LOT 22 = 4,442 SF / 0.10 AC. R/W DEDICATION PHASE 24 = 13,776 SF / 0.32 AC. NET AREA = 398,773 SF / 9.15 AC.
LOT 35 AREA:	GROSS AREA = 281,141 SF / 6.45 AC. R/W DEDICATION PHASE 24 = 5,993 SF / 0.14 AC. NET AREA = 275,148 SF / 6.32 AC.
EXISTING LOTS:	3 (EXISTING LOTS 22, 11 & 35)
EXISTING ZONING:	PD
OVERLAY DISTRICT:	SHOD-1
CURRENT USE:	VACANT
PROPOSED NUMBER OF LOTS:	86 (INCLUDES 3 OPEN SPACE LOTS)
INSIDE CITY LIMITS:	NO
FEMA FIRM MAP:	3720173600J, DATED MAY 2, 2006
RIVER BASIN:	NEUSE RIVER

- TRANSECT LEGEND**
- TRANSECT ZONE T1
 - TRANSECT ZONE T2
 - TRANSECT ZONE T3



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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



REVISIONS:	
09-27-2019	REVISED PER COR COMMENTS
10-30-2019	REVISED PER COR COMMENTS

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

5401 NORTH LOT - 22

PRELIMINARY SUBDIVISION

RALEIGH, NORTH CAROLINA

OVERALL SUBDIVISION PLAN

PROJECT NO.	CRC-16020
FILENAME:	CRC16020-PS-OAS1
CHECKED BY:	BAR
DRAWN BY:	CNS
SCALE:	1" = 100'
DATE:	05-29-2019
SHEET NO.	C-4



X:\Projects\CRC-16020\Land Preliminary Subdivision - Construction Drawings\Current Drawings\Subdivision\CR16020-S1.dwg, 11/4/2019 7:25:13 AM, Spaulding, Luke

EX. LOT 35

5401 NORTH LLC
PIN: 1736-48-8149
DB 12386, PG 2394
BM 2019, PG 1814
6.45 AC

NEW LOTS CREATED				
PHASE	24	25	26	ALL
TOTAL AREA	9.11 AC.	4.76 AC.	12.99 AC.	26.86 AC.
# LOTS	37	27	19	83
# OPEN SPACE LOTS	2	0	1	3
TOTAL # OF LOTS	39	27	20	86

SIGHT DISTANCE TRIANGLE TABLE			
SPEED LIMIT	SIGHT DISTANCE TRIANGLE TYPE	LEFT TURN	RIGHT TURN
25 MPH	TWO STAGE SIGHT DISTANCE TRIANGLE	7'x280' / 15'x280'	7'x240' / 15'x240'
(2 LANE UNDIVIDED)	SINGLE STAGE SIGHT DISTANCE TRIANGLE	15'x280'	15'x240'
35 MPH	TWO STAGE SIGHT DISTANCE TRIANGLE	7'x470' / 15'x470'	7'x340' / 15'x340'
(4 LANE DIVIDED)	SINGLE STAGE SIGHT DISTANCE TRIANGLE	15'x470'	15'x340'

NOTE: THE POSTED SPEED = 25 MPH & DESIGN SPEED = 30 MPH ON ALL STREETS EXCEPT FOR PERRY CREEK ROAD & BECKOM STREET WHICH WILL BE POSTED AT 35 MPH WITH A DESIGN SPEED OF 40 MPH.

FEE IN LIEU FOR STA. 25+86.50 THRU STA. 35+90.90 OF
BECKOM STREET CONSTRUCTION SHOWN WITHIN HATCHED AREA
(TO INCLUDE SIDEWALK CONSTRUCTION)
(FEE IN LIEU MUST BE PAID PRIOR TO MAP RECORDATION)

EX. LOT 11

5401 NORTH LLC
PIN: 1736-58-5142
DB 12386, PG 2394
BM 2019, PG 1815
9.37 AC

PAVEMENT MARKING LEGEND

LANE LINES/MARKINGS

TA	4" WHITE EDGELINE
TB	4" YELLOW EDGELINE
TC	4" WHITE SKIP (10')
TD	4" WHITE MINISKIP (3'-9" SPACING)
TE	4" WHITE SOLID LANE LINE
TI	4" YELLOW DOUBLE CENTER
TT	8" YELLOW DIAGONAL
TP	8" WHITE GORELINE
TQ	8" WHITE CROSSWALK
TI	16" WHITE LINE, RAILROAD CROSSBAR
T2	24" WHITE STOPBAR
T3	24" WHITE CROSSWALK LINE (HIGH VISIBILITY)
T8	4" WHITE MINISKIP (2')

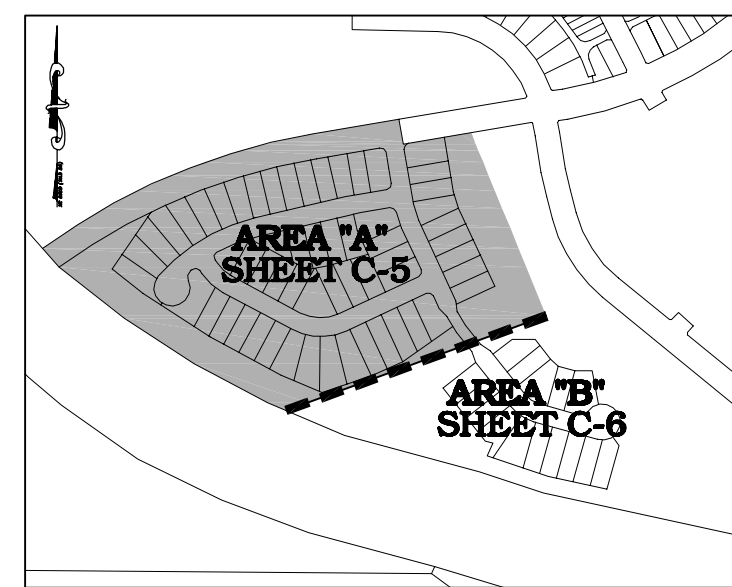
ARROWS/CHARACTERS

UI	ALPHANUMERIC CHARACTER
UA	LEFT TURN ARROW
UB	RIGHT TURN ARROW
UC	STRAIGHT ARROW
UD	COMBINATION STRAIGHT/LEFT TURN ARROW
UE	COMBINATION STRAIGHT/RIGHT TURN ARROW
UG	COMBINATION STRAIGHT/RIGHT TURN/LEFT TURN ARROW
UP	MERGE ARROW
UK	BIKE LANE SYMBOL WITH ARROW

ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND ARE
TO BE PLACED PER NCDOT STANDARDS (REFERENCE NCDOT
DETAILS (1205.01-1205.12)

EASEMENT LEGEND:

DE	PUBLIC STORM DRAINAGE EASEMENT
PRDE	PRIVATE STORM DRAINAGE EASEMENT
FHE	3'x3' CITY OF RALEIGH UTILITY EASEMENT CENTERED ON FIRE HYDRANT
SOTE	SIGHT DISTANCE TRIANGLE EASEMENT
WE	RETAINING WALL MAINTENANCE EASEMENT
SSE	CITY OF RALEIGH SANITARY SEWER EASEMENT
UE	3' CITY OF RALEIGH UTILITY EASEMENT
PAE	PUBLIC PEDESTRIAN ACCESS EASEMENT



INDEX MAP

EXISTING
BECKOM STREET
(72' PUBLIC R/W)

SEE SHEET C-2 FOR ALL PROJECT,
SITE, GRADING, STORM DRAINAGE AND
UTILITY NOTES

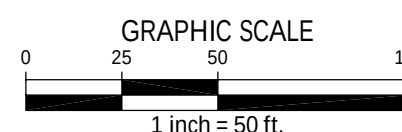
SITE LEGEND

	SIGNAGE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE RAMPS
	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	EXISTING TREE CONSERVATION AREA
	WETLAND

EX. LOT 18

(NOT INCLUDED IN THIS SET)

SEE SHEET C-6



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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

5401 NORTH LOT - 22
PRELIMINARY SUBDIVISION
RALEIGH, NORTH CAROLINA
SUBDIVISION & PAVEMENT MARKING PLAN - AREA "A"

PROJECT NO.	CRC-16020
FILENAME	CR16020-PS-S1
CHECKED BY:	JGM
DRAWN BY:	CNS
SCALE:	1" = 50'
DATE:	05-29-2019
SHEET NO.	C-5

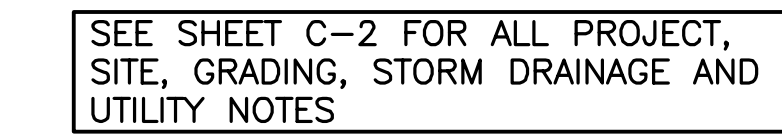
MCADAMS

REVISIONS:

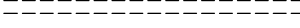
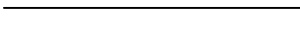
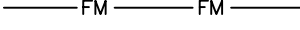
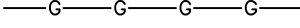
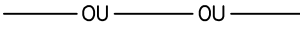
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2	10-30-2019 - REVISED PER COR COMMENTS

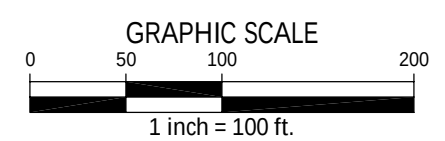
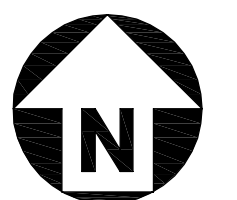
THE JOHN R. MCADAMS
COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
Phone: 919.486.1000 Fax: 919.486.1001
(800) 733-5646 • McAdamsCo.com

MCADAMS



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 |



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

EX. LOT 35

5401 NORTH LLC
PIN: 1736-48-8149
DB 12386, PG 2394
BM 2019, PG 1814
6.45 AC

SEGMENTAL RETAINING WALL TO BE
REMOVED/RELOCATED OR ADJUSTED
AS NEEDED FOR FUTURE
BRIDGE/STREET CONNECTION

FEE IN LIEU FOR STA. 25+86.50 THRU STA. 35+90.90 OF
BECKOM STREET CONSTRUCTION SHOWN WITHIN HATCHED AREA
(TO INCLUDE SIDEWALK CONSTRUCTION)
(FEE IN LIEU MUST BE PAID PRIOR TO MAP RECORDATION)

EX. LOT 11

5401 NORTH LLC
PIN: 1736-58-5142
DB 12386, PG 2394
BM 2019, PG 1815
9.37 AC

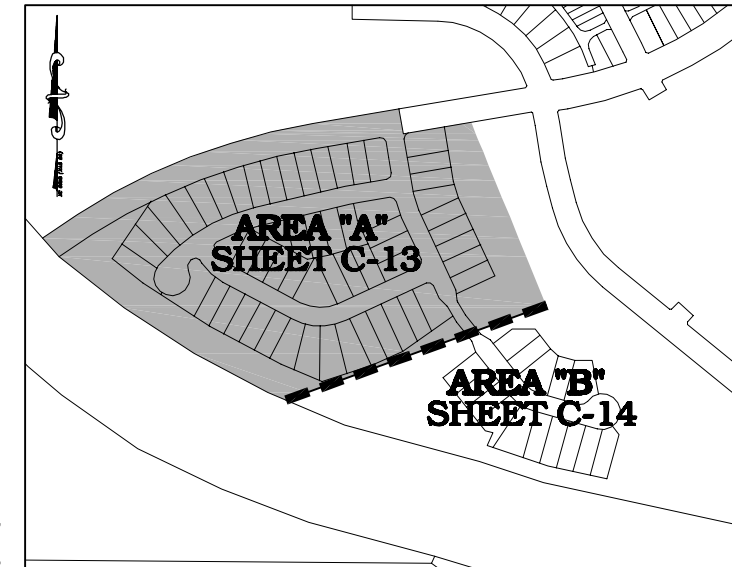
BECKOM STREET
(72' PUBLIC R/W)

FULL BUILD OUT OF BECKOM STREET IS REQUIRED
FROM END OF EXISTING STREET STUB TO STATION
25+86.50 (INCLUDING ALL WALKS, PEDESTRIAN REFUGE,
STORM & UTILITIES). THE REMAINING PORTION OF
BECKOM STREET (STA. 25+86.50 THRU STA. 35+90.90)
TO BE GRADED ONLY (BUT NOT CONSTRUCTED WITH
STONE/PAVEMENT/CURB/UTILITIES) & RETAINING WALL
TO BE STABILIZED.

EXISTING
BECKOM STREET
(72' PUBLIC R/W)

EASEMENT LEGEND:

- DE PUBLIC STORM DRAINAGE EASEMENT
- PRDE PRIVATE STORM DRAINAGE EASEMENT
- FHE 5'x5' CITY OF RALEIGH WATERLINE EASEMENT
CENTERED ON FIRE HYDRANT
- SOTE SIGHT DISTANCE TRIANGLE EASEMENT
- WE RETAINING WALL MAINTENANCE EASEMENT
- SSS CITY OF RALEIGH SANITARY SEWER EASEMENT
- UE 3' CITY OF RALEIGH UTILITY EASEMENT
- PAE PUBLIC PEDESTRIAN ACCESS EASEMENT



INDEX MAP

SEE SHEET C-2 FOR ALL PROJECT,
SITE, GRADING, STORM DRAINAGE AND
UTILITY NOTES

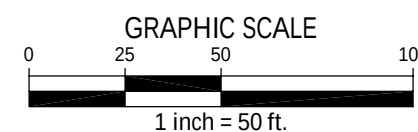
UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- 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
- EXISTING TREE
CONSERVATION AREA

EX. LOT 18

SEE SHEET C-14

ALL SANITARY SEWER THAT FALLS WITHIN
BALANCE COURT PHASE 26 TO BE INSTALLED
AND ROAD TO BE BROUGHT UP TO GRADE
DURING PHASE 24 CONSTRUCTION.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

X:\Projects\CRC-16020\Land\Preliminary Subdivision - Construction Drawings\Current Drawings\Preliminary Subdivision - Construction Drawings\CRC16020-U1.dwg, 11/14/2019 7:27:53 AM, Spaulding, Luke

REVISIONS:

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

5401 NORTH LOT - 22
PRELIMINARY SUBDIVISION
RALEIGH, NORTH CAROLINA
UTILITY PLAN - AREA "A"

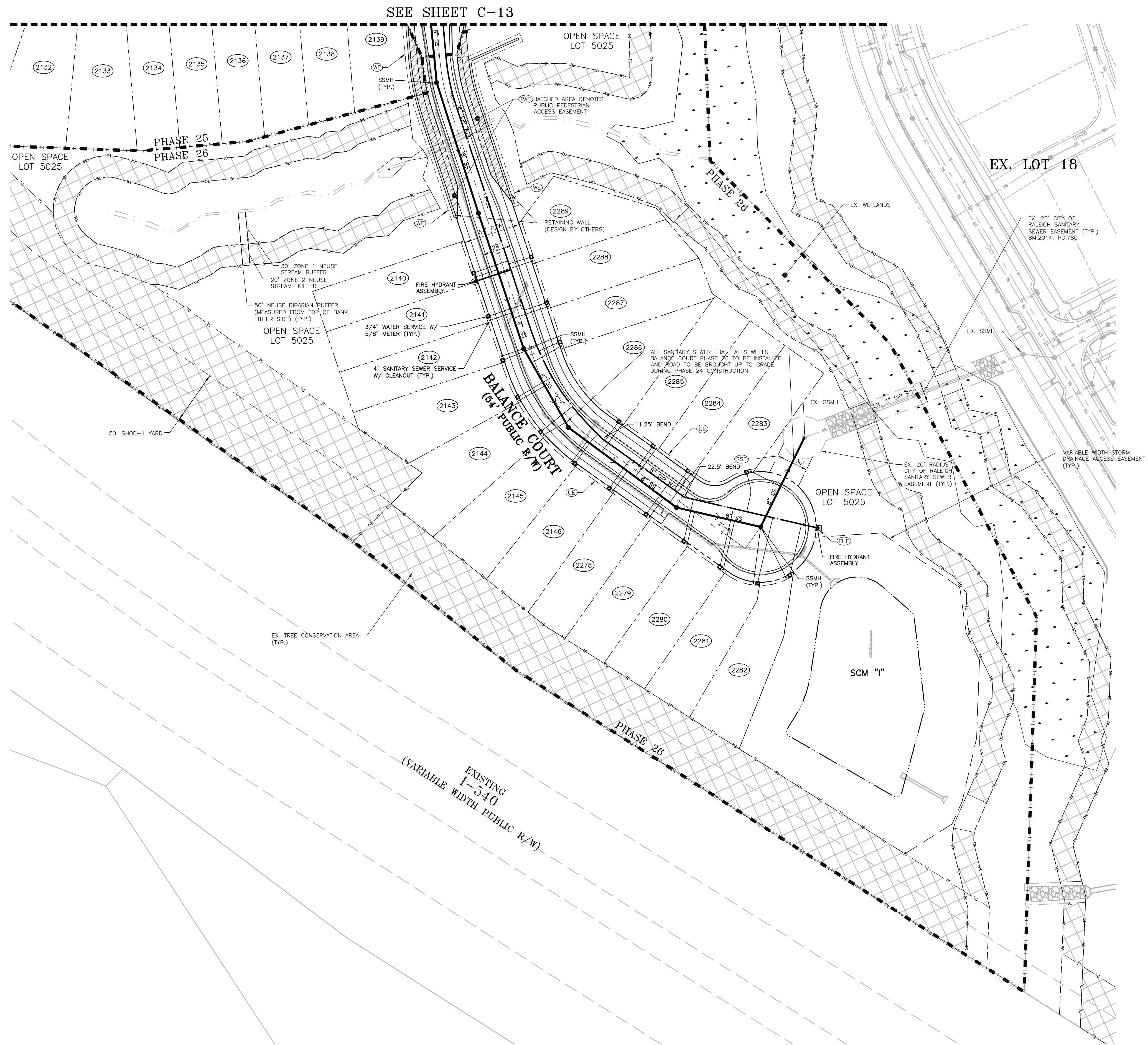
PROJECT NO. CRC-16020
FILENAME: CRC16020-PS-U1
CHECKED BY: JGM
DRAWN BY: CNS
SCALE: 1" = 50'
DATE: 05-29-2019
SHEET NO. C-13

MCADAMS

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2905 Meridian Parkway
Durham, North Carolina 27713
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Fax: 919.487.0286
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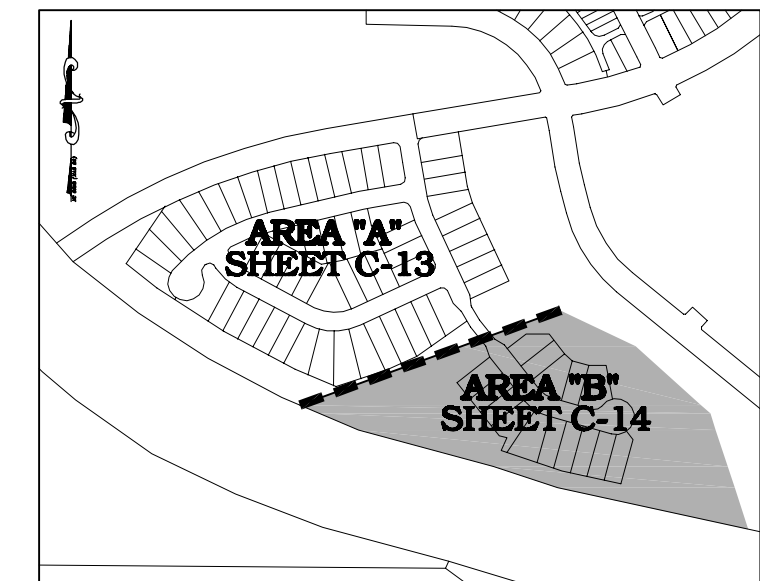
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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

EASEMENT LEGEND:

- | | |
|-------------|--|
| <u>DE</u> | PUBLIC STORM DRAINAGE EASEMENT |
| <u>PROE</u> | PRIVATE STORM DRAINAGE EASEMENT |
| <u>FHE</u> | 5'x5' CITY OF RALEIGH WATERLINE EASEMENT
CENTERED ON FIRE HYDRANT |
| <u>SDTE</u> | SIGHT DISTANCE TRIANGLE EASEMENT |
| <u>WE</u> | RETAINING WALL MAINTENANCE EASEMENT |
| <u>SE</u> | CITY OF RALEIGH SANITARY SEWER EASEMENT |
| <u>UFE</u> | 3' CITY OF RALEIGH UTILITY EASEMENT |
| <u>PAE</u> | PUBLIC PEDESTRIAN ACCESS EASEMENT |



SEE SHEET C-2 FOR ALL PROJECT,
SITE, GRADING, STORM DRAINAGE AND
UTILITY NOTES

UTILITY LEGEND

- | | |
|---|------------------------------------|
|  | FIRE HYDRANT ASSEMBLY |
|  | 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 |
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|  | SEWER SERVICE LINE |
|  | SEWER FORCE MAIN |
|  | GAS LINE |
|  | OVERHEAD UTILITY |
|  | UNDERGROUND ELECTRIC |
|  | TELEPHONE |
|  | EASEMENT LINE |
|  | EXISTING TREE
CONSERVATION AREA |

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



REVISIONS:	
1	09-27-2019 - REVISED PER COR COMMENTS
2	10-30-2019 - REVISED PER COR COMMENTS

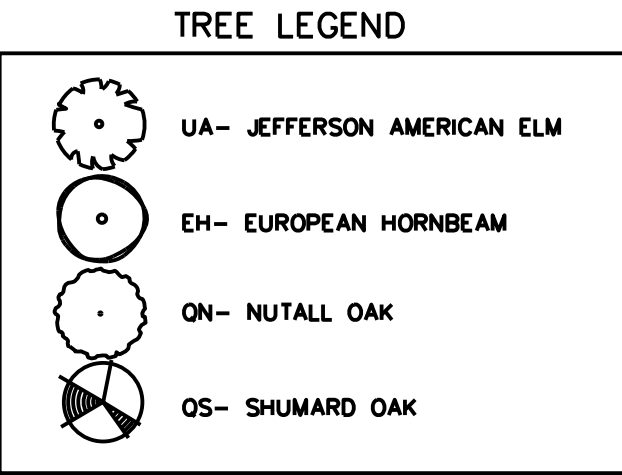
OWNER:
ELD-5401 NORTH, LLC
C/O ENGQUIST-LEVEL
DEVELOPMENT, LLC
7500 PECUE LANE
BATON ROUGE, LOUISIANA 70809
(225) 338-6120

5401 NORTH LOT - 22
PRELIMINARY SUBDIVISION
RALEIGH, NORTH CAROLINA
UTILITY PLAN - AREA "B"

PROJECT NO. CRC-16020
 FILENAME: CRC16020-PS-U
 CHECKED BY: JGM
 DRAWN BY: CNS
 SCALE: 1" = 50'
 DATE: 05-29-2019
 SHEET NO. C-14



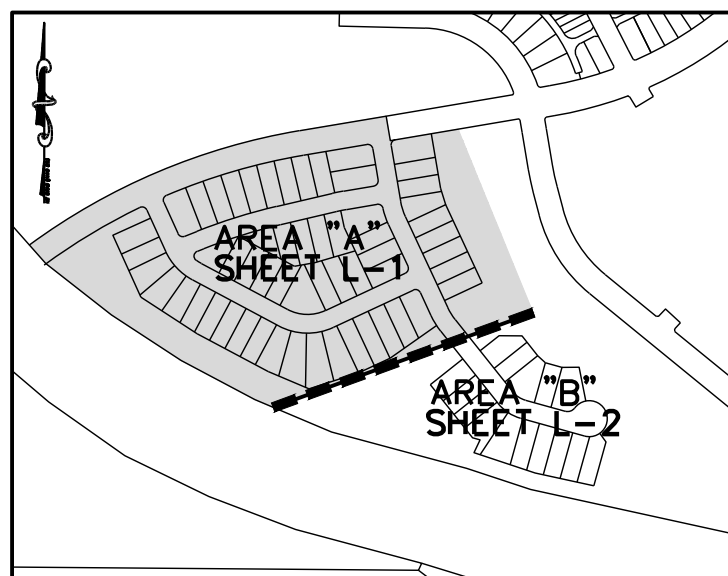
PLANT LIST - 5401 North Street Tree Plant List						
KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.	COMMENTS
UA	Ulmus americana "Jefferson"	Jefferson American Elm	2.5"	B&B	35	
QN	Quercus nuttalli	Nuttall Oak	2.5"	B&B	48	
QS	Quercus shumardii	Shumard Oak	2.5"	B&B	40	
EH	Carpinus betulus	European Hornbeam	2.5"	B&B	30	



LANDSCAPE CALCULATIONS

EASEMENT LEGEND:

- DE PUBLIC STORM DRAINAGE EASEMENT
- PRDE PRIVATE STORM DRAINAGE EASEMENT
- FHE 3'-3" CITY OF RALEIGH UTILITY EASEMENT CENTERED ON FIRE HYDRANT
- SDTE SIGHT DISTANCE TRIANGLE EASEMENT
- WE WALL & PEDESTRIAN ACCESS EASEMENT
- SSE CITY OF RALEIGH SANITARY SEWER EASEMENT
- UE 3' CITY OF RALEIGH UTILITY EASEMENT



INDEX MAP

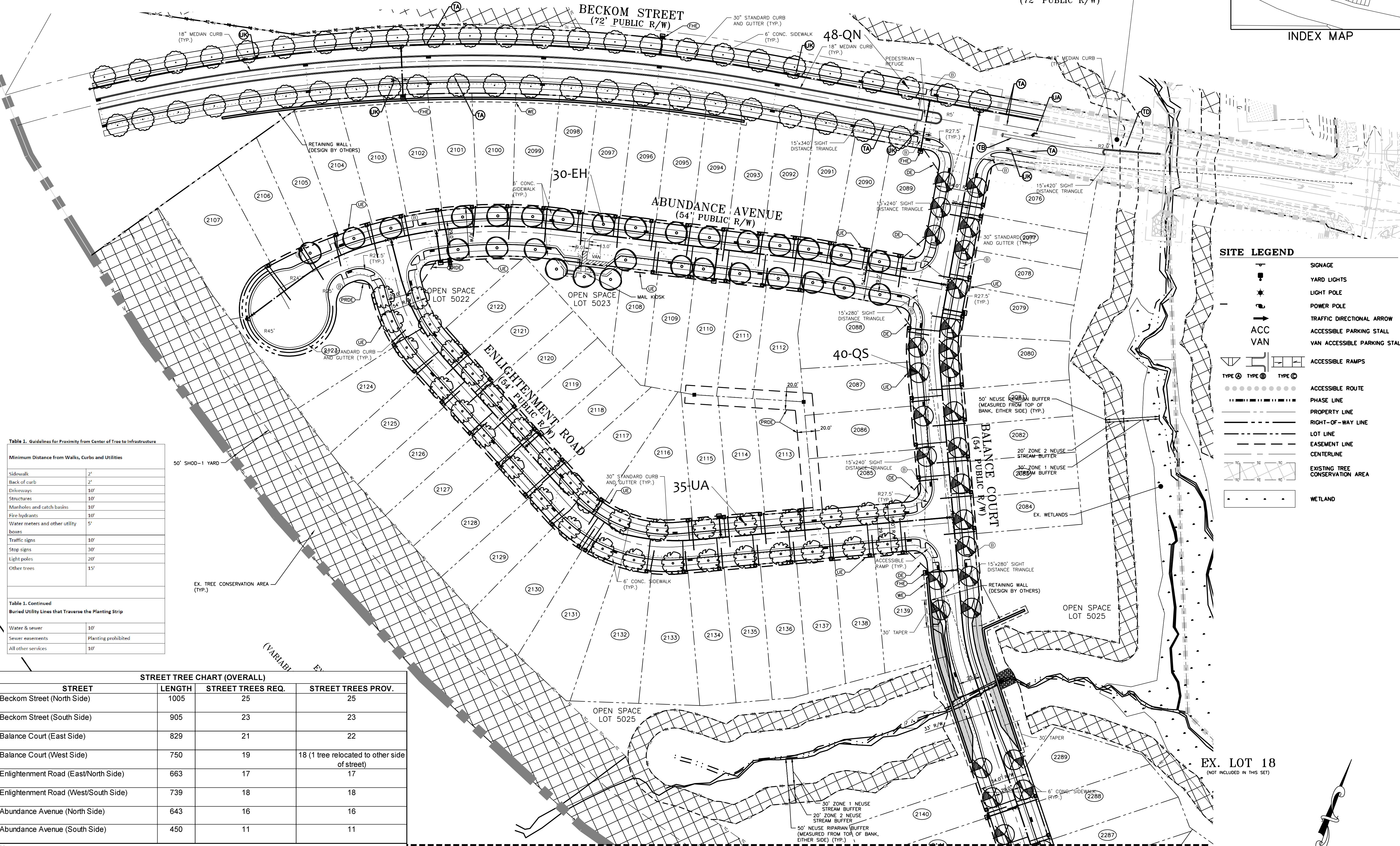


Table 1. Guidelines for Proximity from Center of Tree to Infrastructure

Minimum Distance from Walks, Curbs and Utilities

Sidewalks	2'
Back of curb	2'
Driveways	10'
Structures	10'
Manholes and catch basins	10'
Fire hydrants	10'
Water meters and other utility boxes	5'
Traffic signs	10'
Stop signs	30'
Light poles	20'
Other trees	15'

Table 1. Continued
Buried Utility Lines that Traverse the Planting Strip

Water & sewer	10'
Sewer easements	Planting prohibited
All other services	10'

STREET TREE CHART (OVERALL)

STREET	LENGTH	STREET TREES REQ.	STREET TREES PROV.
Beckom Street (North Side)	1005	25	25
Beckom Street (South Side)	905	23	23
Balance Court (East Side)	829	21	22
Balance Court (West Side)	750	19	18 (1 tree relocated to other side of street)
Enlightenment Road (East/North Side)	663	17	17
Enlightenment Road (West/South Side)	739	18	18
Abundance Avenue (North Side)	643	16	16
Abundance Avenue (South Side)	450	11	11

Notes:

- Trees have been eliminated where curb cuts, right of way, and public utilities would physically prevent trees from being installed. Canopy trees quantities are based on 1 tree per 40 linear feet of R/W.
- Tree lengths have been calculated using R/W length on the respective side of the proposed street, minus 25' for stop signs, alley inlets, and intersections that do not allow for tree planting.

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- EXISTING TREE CONSERVATION AREA
- WETLAND

REVISIONS:

- COR Comments - 11/27/17
- COR Comments - 3/5/18
- Revised Lot Sizes - 5/20/19
- COR Comments - 9/16/19
- COR Comments - 10/30/19

Lot 22 Landscape Plan "Area A"
5401 North-Lot 22
7740 Midtown Market Avenue
Raleigh, NC

SCALE:

1"=50'

DRAWN BY:

CDR

PROJECT #

06045

DATE:

8/21/17

SHEET

L-1

OF 3

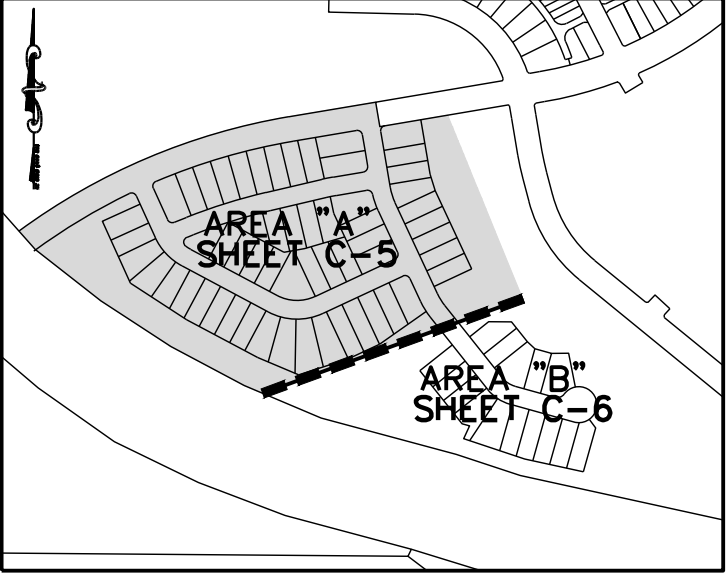
TMTLA ASSOCIATES

5011 SOUTH PARK DRIVE, STE. 200 - DURHAM, NC 27713
p: (919) 484-8880 e: info@tmtla.com

PLANT LIST - 5401 North Street Tree Plant List						
KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.	COMMENTS
UA	Ulmus americana "Jefferson"	Jefferson American Elm	2.5"	B&B	35	
QN	Quercus nuttalli	Nuttall Oak	2.5"	B&B	48	
QS	Quercus shumardii	Shumard Oak	2.5"	B&B	40	
EH	Carpinus betulus	European Hornbeam	2.5"	B&B	30	

EASEMENT LEGEND:

- DE PUBLIC STORM DRAINAGE EASEMENT
- PRDE PRIVATE STORM DRAINAGE EASEMENT
- FHE 3'-3" CITY OF RALEIGH UTILITY EASEMENT CENTERED ON FIRE HYDRANT
- SDTE SIGHT DISTANCE TRIANGLE EASEMENT
- WE WALL & PEDESTRIAN ACCESS EASEMENT
- SSE CITY OF RALEIGH SANITARY SEWER EASEMENT
- UE 3' CITY OF RALEIGH UTILITY EASEMENT



INDEX MAP

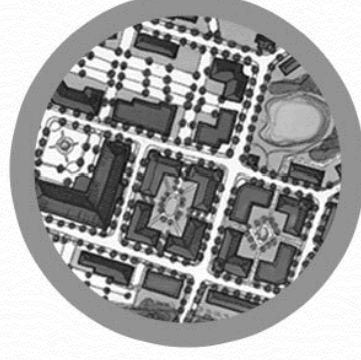
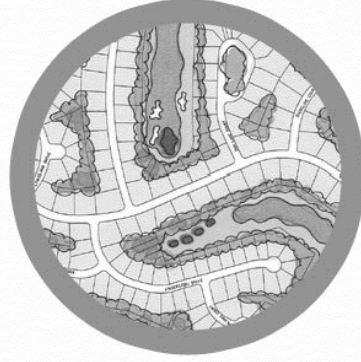
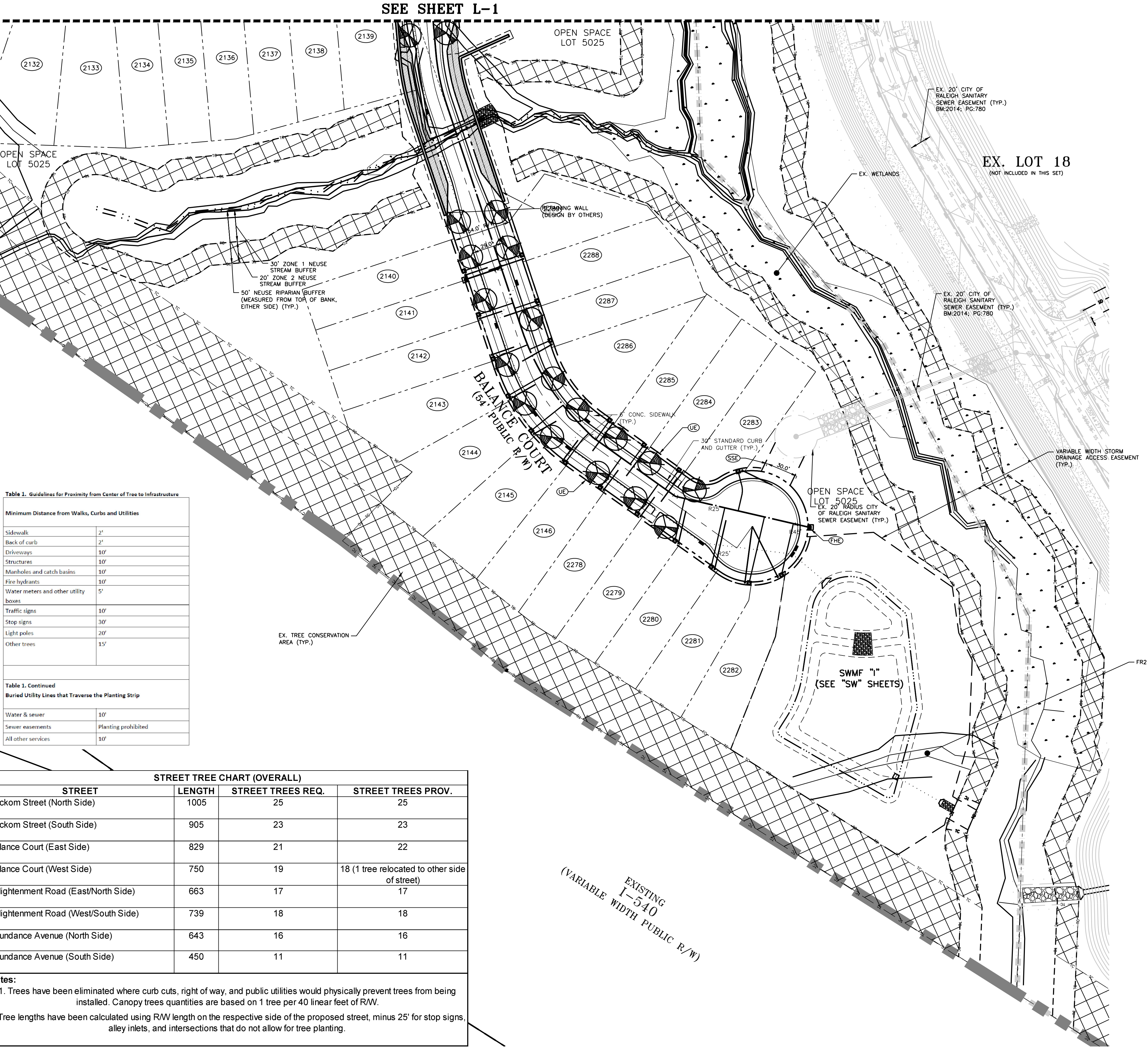
SEE SHEET C-2 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- ACCESSIBLE RAMPS
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- EXISTING TREE CONSERVATION AREA
- WETLAND

TREE LEGEND

- UA- JEFFERSON AMERICAN ELM
- EH- EUROPEAN HORNBEAM
- QN- NUTTALL OAK
- QS- SHUMARD OAK



REVISIONS:

- COR Comments - 11/27/17
- COR Comments - 3/5/18
- Revised Lot Sizes - 5/20/19
- COR Comments - 9/16/19
- COR Comments - 10/30/19

Lot 22 Landscape Plan "Area B"
5401 North-Lot 22
7740 Midtown Market Avenue
Raleigh, NC

SCALE:
1"=50'
DRAWN BY:
CDR
PROJECT #
06045
DATE:
8/21/17

SHEET
L-2
OF 3