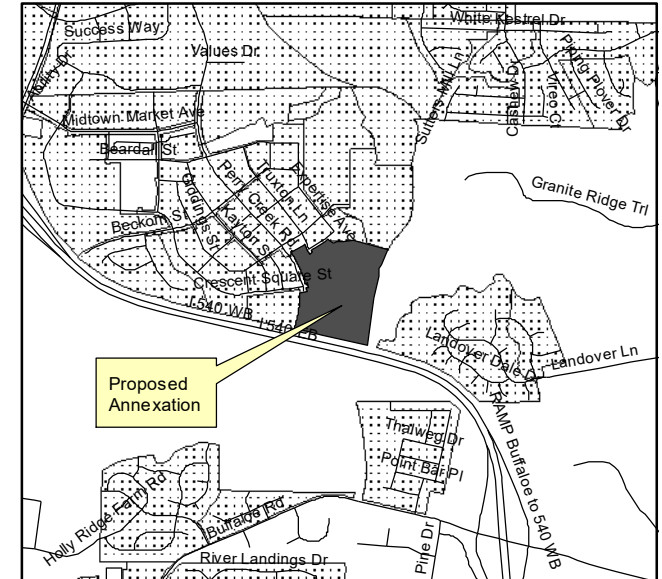




1 inch = 833 feet

**6200 PERRY CREEK RD  
CONTIGUOUS PETITION ANNEXATION  
PROPOSED EFFECTIVE 7/30/21**



 Proposed City Limits

 Existing City Limits

 ETJ

1 inch = 2,916.66667 feet



ANNEXATION ORDINANCE# \_\_\_\_\_

ORDINANCE ADOPTION DATE \_\_\_\_\_

APPROVED EFFECTIVE DATE \_\_\_\_\_

Subdivision or Building Permit Transaction Reference Number \_\_\_\_\_

Council District     B    

Annexation Case File# AX-8-2021

THIS MAP IS NOT A CERTIFIED SURVEY AND NO RELIANCE ON IT AS TO METES AND BOUNDS OF INDIVIDUAL PROPERTIES MAY BE MADE.

This exhibit meets all statutory requirements for recording. \_\_\_\_\_

Planning Director / Wake County Review Officer

Date

# Petition for Annexation into the Raleigh City Limits



RALEIGH  
DEPARTMENT OF  
CITY PLANNING



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682

## Section A Submittal Checklist

Please include all of the following (check off). If any information is missing from the application package, you will be asked to complete the application and re-submit the petition, so please check the list below carefully before you submit:

<input checked="" type="checkbox"/>	<b>Written</b> metes and bounds description of the property to be annexed must be attached to this application. See page 2.	
<input checked="" type="checkbox"/>	<b>Electronic Word document of the written metes and bounds</b> must be e-mailed to: <a href="mailto:JP.Mansolf@raleighnc.gov">JP.Mansolf@raleighnc.gov</a>	
<input checked="" type="checkbox"/>	<b>Survey or Plat</b> showing above written metes and bounds description of the property to be annexed must be submitted electronically in .pdf format, if possible.	
<input checked="" type="checkbox"/>	<b>City or County Property Map</b> with parcels included in the annexation request clearly marked. An excerpt of a property map is acceptable, but the map number must appear on the excerpt. This map must show the <b>existing and proposed city limits</b> .	
<input checked="" type="checkbox"/>	<b>Copy of Approved Preliminary Site Plan or Final Site Plan</b> showing City Building Permit Transaction Number or Group Housing Number (GH-_____-13, etc.) or	<b>Copy of Subdivision Plat</b> submitted for lot recording approval with City file number (S-_____-13, etc.)
<input checked="" type="checkbox"/>	<b>Projected Market Value of Development</b> at build-out (land and improvements).	
<input checked="" type="checkbox"/>	<b>General Annexation Area Data:</b> Linear feet of public streets, total annexation area acreage, number of proposed residential units or square footage of commercial space, type of utility connections involved, specific land uses proposed.	
<input checked="" type="checkbox"/>	<b>This application form</b> completed, <u>dated and signed</u> by the property owner(s) and attested <b>submitted by the deadlines noted in section B of this application</b> , page 2.	

Required, but often missing information. Please make sure to include the following:

<input checked="" type="checkbox"/>	<b>Correct Parcel Identification Number(s) (PIN).</b> Call Wake County Geographic Information Services at 919-856-6360, if there is any question about the parcel identifier. <b>This is very important.</b> Please indicate if the property being requested for annexation is only a portion of an existing parcel.
<input checked="" type="checkbox"/>	<b>Owner's Signatures and Date of Signatures.</b> See page 3 of this application. All real property owners must sign the application, and the <u>date of signature MUST be filled in!</u>
<input checked="" type="checkbox"/>	<b>Corporate Seal</b> for property owned by a corporation.
<input type="checkbox"/>	<b>Rezoning Application</b> , if the property is currently outside <u>Raleigh's Extraterritorial Jurisdiction</u> .

Optional, but necessary if petitioner desires to have development project waived from paying outside sewer connection charges prior to annexation effective date.

<input type="checkbox"/>	<b>Standard Payment Contract</b> should be <u>dated, signed and notarized</u> and submitted with this application (see Section E).
--------------------------	--

**Section B Submittal Deadlines**

Petitions for annexation are accepted by Planning & Development at any time. There are no fees required for submittal of an annexation petition. **The annexation will become effective immediately upon adoption of the annexation ordinance at the scheduled public hearing unless notified otherwise by the City Clerk.**

(The City reserves the right to make exceptions to this general processing schedule when necessary.)

**Section C Summary Information / Metes and Bounds Descriptions****Development Project Name**

5401 North (Lot 10)

**Street Address**

6200 PERRY CREEK RD

**City of Raleigh Subdivision approval #**

(S- SUB-0032 - 2020 ) or and SUB-0013-2020

**Building Permit Transaction #**

\_\_\_\_\_ or \_\_\_\_\_

**Group Housing #**

(GH- \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_)

**Wake County Property Identification Number(s) list below****P.I.N.**

1736970108

**P.I.N.****P.I.N.****P.I.N.****P.I.N.****P.I.N.****Acreage of Annexation Site**

38.17 ac

**Linear Feet of Public Streets within Annexation Boundaries**

3,098 LF

Annexation site is requesting connection to City of Raleigh Water ☐ and/or Sewer ☐

**Number of proposed dwelling units**

113

**Type of Units:**

Single Family 53

Townhouse 60

Condo \_\_\_\_\_

Apartment \_\_\_\_\_

**Building Square Footage of Non-Residential Space**

0

**Specific proposed use (office, retail, warehouse, school, etc.)**

Residential - single family and townhomes

**Projected market value at build-out (land and improvements) \$**

\$40,749,317

**Person to contact if there are questions about the petition**

McAdams

**Name**

Jessie Hardesty

**Address**

2905 Meridian Parkway Durham NC 27713

**Phone**

919-361-5000

**Fax #****Email**

hardesty@mcadamsco.com

**Written metes and bounds description of property to be annexed:** Attach additional sheets if necessary.

An electronic copy in word format must be e-mailed to: [JP.Mansolf@raleighnc.gov](mailto:JP.Mansolf@raleighnc.gov)

See Attached Sheets.

### Section D Annexation Petition

**State of North Carolina, County of Wake, Petition of Annexation of Property to the City of Raleigh, North Carolina**

**Part 1** The undersigned, being all the owners of the real property described in this application (Section C) respectfully request the annexation of said property to the City of Raleigh, North Carolina. **The petitioners understand and agree that all streets and utilities within the annexed area will be constructed and installed by the developer according to the Subdivision Ordinance and any utilities that must be extended to the annexed area are the responsibility of the developers or successive property owners.** The property to be annexed is:

☒

**Contiguous** to the present corporate limits of the City of Raleigh, North Carolina, or

☐

**Not Contiguous** to the municipal limits of the City of Raleigh, North Carolina, not closer to the limits of any other municipality and is located within three miles of the municipal limits of the City of Raleigh, North Carolina (pursuant to Chapter 989 of the Sessions Law of North Carolina, 1967).

**Part 2** NC General Statutes require petitioners of both contiguous and satellite annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S.160A-385.1 or 153A-344.1 for properties subject to the petition.

Do you declare such vested rights for the property subject to this petition? ☒ Yes ☐ No

If yes, please submit proof that vested rights have been granted by governing board. I hereby declare that my failure to disclose existence of a vested right terminates any vested right previously acquired for this property.

x Signed this 22 day of APRIL, 20 21 by the owners of the property described in Section C.

**Owner's Signature(s)**

Signature [Signature] Date 4-22-21

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

**Corporate Seal**

**Print owner name(s) and information**

Name 5401 East Development, LLC Phone 255-266-0694

Address 402 N 4th St Baton Rouge, LA 70802

Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

Name \_\_\_\_\_ Phone \_\_\_\_\_

Address [Signature]

x Above signature(s) attested by [Signature]

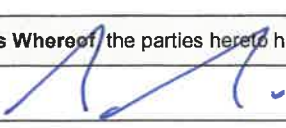
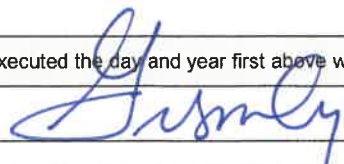
Received by the City Council of Raleigh, North Carolina, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, at a Council meeting duly held.

Signature of City Clerk and Treasurer \_\_\_\_\_

### Section E Standard Payment Contract

If petitioner desires to be considered for waiver of outside sewer connection fees required by Raleigh City Code Section 10-6081(c), which is generally a \$200 fee per dwelling, business, or industrial unit charged at the time sewer connection permit is issued if a property is outside the city limits, petitioner should submit the standard payment contract (see **Agreement**, pages 4-5). The project will be eligible for waiver of this sewer connection fee: (1) if corresponding petition is administratively recommended to be approved by City Council and (2) if the following payment contract has been submitted to the City with appropriate signatures.



State of North Carolina	County of Wake	Agreement
<p>This Agreement ("the Agreement") is made this the _____ day of _____, year of _____ by and between the City of Raleigh, North Carolina, ( the "City") and _____, (the "Owner");</p>		
<b>WITNESSETH</b>		
<p><b>WHEREAS</b>, The Owner has petitioned the City to be annexed into the corporate City limits, City File No. _____;</p> <p><b>WHEREAS</b>, The Owner has initiated a development project at <u>6200 Perry Creek Rd</u>,  City file _____, and said development contains sewer connections with the utility system of the City; and</p> <p><b>WHEREAS</b>, The parties hereto intend that during the pendency of the annexation petition, and after the petition has been recommended by staff to be approved by the City Council, the Owner should pay the City the same utility connection charges paid for developments located inside the corporate limits of the City, and further, if the City Council rejects the petition, then within thirty days following said rejection, the Owner shall pay additional moneys so that the total payment by Owner to the City is the same utility connection charges paid for developments located outside the City limits as set forth in Raleigh City Code Section 10-6081(c).</p> <p><b>NOW THEREFORE</b>, in consideration for the mutual promises contained herein and other valuable consideration, the receipt of which is acknowledged by the parties, the parties hereto agree as follows:</p> <ol style="list-style-type: none"> <li>1. Owner will be allowed to commence development without paying the City outside sewer connection charges.</li> <li>2. That in the event that the annexation petition made by Owner is rejected by the City, Owner shall pay to the City all sewer connection fees required of developments located outside the City limits, as set forth in Raleigh City Code Section 10-6081 (c). Full payment shall be made within thirty days following the action of the City to deny the annexation petition.</li> <li>3. That in the event Owner shall fail to make full payment to the City as required in paragraph two, the City in any cause of action for collection shall be entitled to interest at ten percent per annum plus reimbursement for all collection costs, including reasonable attorney fees.</li> <li>4. That in the event Owner shall fail to make full payment to the City as required in paragraph two, the Owner agrees to allow the City to retain, as liquidated damages, any and all reimbursements owed to Owner by the City.</li> <li>5. All rights granted herein in favor of the City are cumulative and supplemental to any other powers the City may have, and the rights established herein in favor of the City shall not in any way diminish or restrict the City from exercising its police powers.</li> <li>6. This Agreement shall be binding on and shall inure to the benefit of the parties hereto and their respective successors and assigns.</li> <li>7. This Agreement may only be amended in writing signed by the parties hereto or their respective successors.</li> <li>8. This Agreement and the legal relations of the parties hereto shall be governed by the laws of the State of North Carolina.</li> <li>9. The parties hereto for themselves, their agents, officials, employees and servants agree not to discriminate in any manner on the basis of race, color, creed, national origin, gender, age, handicap, or sexual orientation with reference to the subject matter of this Agreement, no matter how remote. The parties further agree in all respects to conform to the provisions and intent of the City of Raleigh Ordinance 1969-889, as amended. This provision is hereby incorporated into this Agreement for the benefit of the City of Raleigh and its residents, and may be enforced by action for specific performance, injunctive relief, or other remedy as by law provided.</li> </ol>		
<p>In Witness Whereof, the parties hereto have caused this agreement to be executed the day and year first above written.</p>		
<p>Owner By <u></u> Attest <u></u></p>		

**The City**

By \_\_\_\_\_ Attest \_\_\_\_\_  
Marchell Adams-David, City Manager Gail G. Smith, City Clerk

**North Carolina**

**Wake**

This is to certify that on the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_, before me personally came Gail G. Smith, with whom I am personally acquainted, who, being by me duly sworn, says that she is the City Clerk and Treasurer and Marchell Adams-David is the City Manager of the City of Raleigh, the municipal corporation described in and which executed the foregoing; that she knows the corporate seal of said municipal corporation, that the seal affixed to the foregoing instrument is said corporate seal, and the name of the municipal corporation was subscribed thereto by the said City Clerk and Treasurer and that the said corporate seal was affixed, all by order of the governing body of said municipal corporation, and that the said instrument is the act and deed of said municipal corporation.

**Notary Public**

**Seal**

Witness my hand and official seal this the \_\_\_\_\_ day

of \_\_\_\_\_ in the year \_\_\_\_\_

Notary Public \_\_\_\_\_

My commission expires \_\_\_\_\_

**Add appropriate notarized acknowledgement for owner such as individual owners, corporation owners, partnership owners, or limited liability corporation (LLC) owners.**

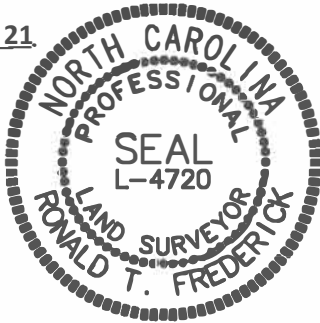


Annexation Map

I, RONALD T. FREDERICK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTION RECORDED IN BOOK AND PAGE (AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AND DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE (AS SHOWN); THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 24.295; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS

13th DAY OF April A.D. 2021

RONALD T. FREDERICK PLS L-4720

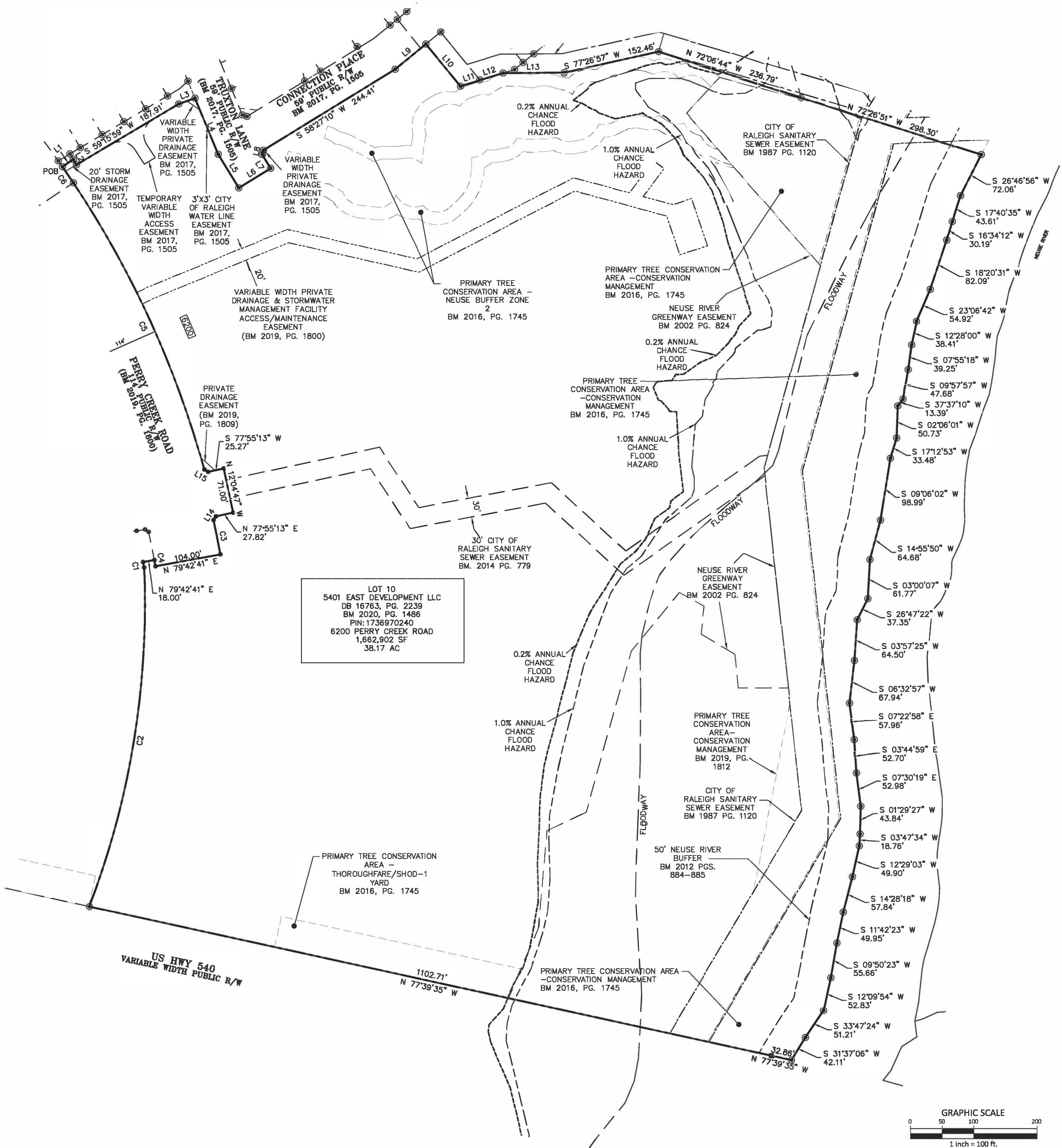


AREA OF ANNEXATION  
CHANGE:  
38.17 ACRES ±

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1430.00'	8.82'	N 10°30'48" W	8.82'
C2	1353.51'	548.53'	N 09°09'29" E	542.82'
C3	1552.00'	55.09'	N 11°18'20" W	55.09'
C4	1448.00'	10.00'	N 10°29'12" W	10.00'
C5	1557.00'	500.83'	N 24°30'35" W	498.67'
C6	1557.00'	30.61'	N 34°17'16" W	30.61'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 55°08'56" E	20.64'
L2	S 30°44'01" E	10.00'
L3	N 70°34'34" E	27.31'
L4	S 22°28'47" E	95.84'
L5	S 31°32'50" E	62.34'
L6	N 58°27'10" E	59.00'
L7	N 31°32'50" W	25.50'
L8	N 13°27'10" E	7.07'
L9	N 50°40'54" E	62.85'
L10	S 38°19'06" E	88.06'
L11	N 73°04'45" E	32.45'
L12	N 73°04'45" E	37.78'
L13	N 89°30'50" E	96.98'
L14	N 32°47'56" E	7.09'
L15	N 58°41'14" W	6.87'

This map may not be a certified survey and has not been reviewed by a local government agency for compliance with any applicable land development regulations and has not been reviewed for compliance with recording requirements for plats.



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

REVISIONS

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

PLAN INFORMATION

PROJECT NO.	CRC19050
FILENAME	CRC19050-Z1
SURVEYED BY	RTF
DRAWN BY	KMM
SCALE	1"= NTS
DATE	03.22.2021

SHEET

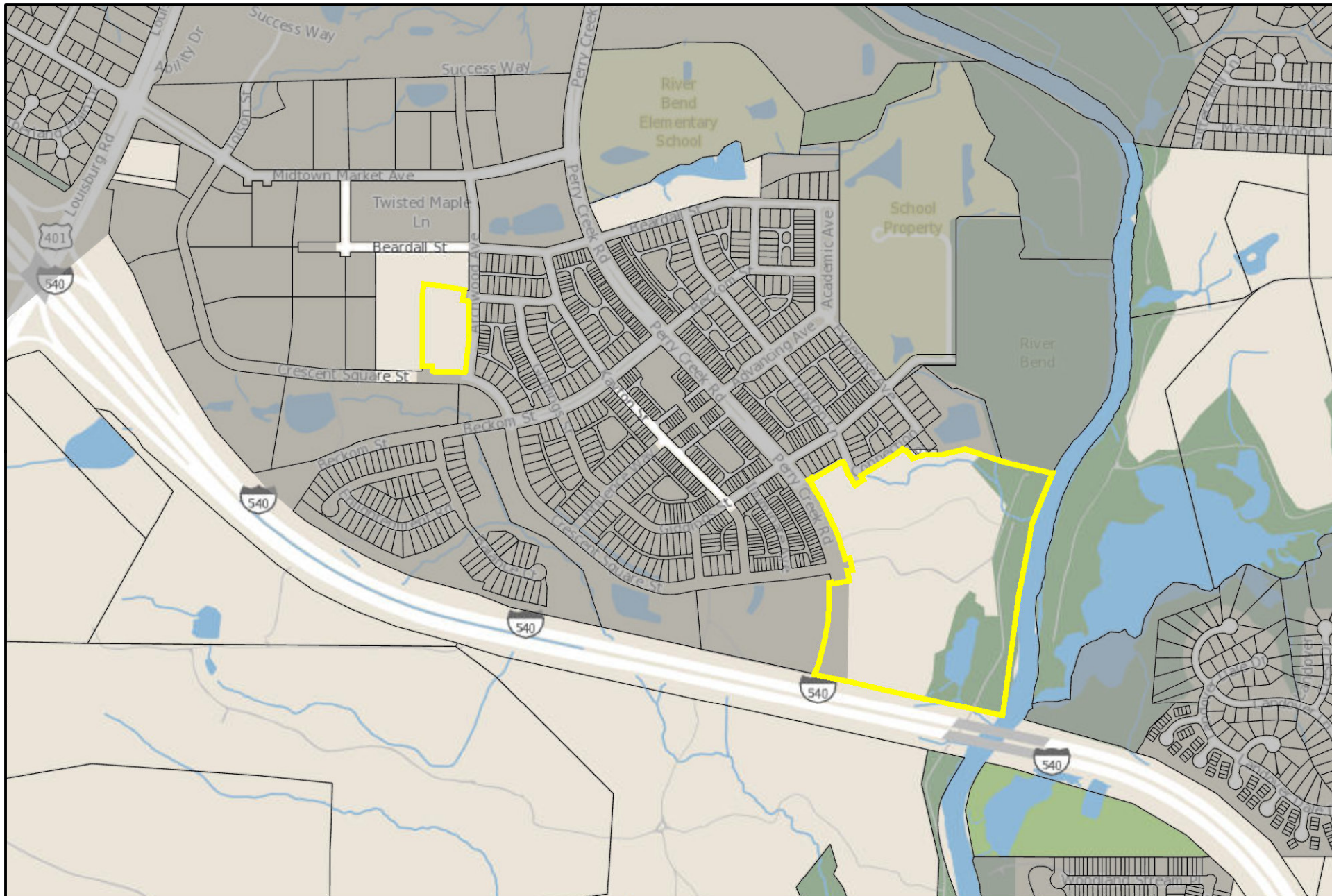
## PROPERTY DESCRIPTION

### LOT 10

Beginning at an iron pipe on the eastern right of way of Perry Creek Road, point also being the northwest property corner of Lot 10 as shown in Book of Maps 2020, Page 1486 of the Wake County Register of Deeds, being the **Point of Beginning**, thence leaving said right of way North 55°08'56" East a distance of 20.64 feet to an iron pipe; thence South 30°44'01" East a distance of 10.00 feet to an iron pipe; thence North 59°15'59" East a distance of 187.91 feet to an iron pipe; thence North 70°34'34" East a distance of 27.31 feet to an iron pipe on the western right of way of Truxton Lane; thence with said right of way South 22°28'47" East a distance of 95.84 feet to an iron pipe; thence South 31°32'50" East a distance of 62.34 feet to an iron pipe; thence North 58°27'10" East a distance of 59.00 feet to an iron pipe; thence North 31°32'50" West a distance of 25.50 feet to an iron pipe at the intersection of the eastern right of way of Truxton Lane and the southern right of way of Connection Place; thence with said right of way of Connection Place North 13°27'10" East a distance of 7.07 feet to an iron pipe; thence North 58°27'10" East a distance of 244.41 feet to an iron pipe; thence North 50°40'54" East a distance of 62.85 feet to an iron pipe; thence leaving said right of way South 39°19'06" East a distance of 86.06 feet to an iron pipe; thence North 73°04'45" East a distance of 32.45 feet to an iron pipe; thence North 73°04'45" East a distance of 37.78 feet to an iron pipe; thence North 89°30'50" East a distance of 96.98 feet to an iron pipe; thence North 77°26'57" East a distance of 152.46 feet to an iron pipe; thence South 72°06'44" East a distance of 236.79 feet to an iron pipe; thence South 72°26'51" East a distance of 298.30 feet to an iron pipe; thence South 26°46'56" West a distance of 72.06 feet to an iron pipe; thence South 17°40'35" West a distance of 43.61 feet to an iron pipe; thence South 16°34'12" West a distance of 30.19 feet to an iron pipe; thence South 18°20'31" West a distance of 82.09 feet to an iron pipe; thence South 23°06'42" West a distance of 54.92 feet to an iron pipe; thence South 12°28'00" West a distance of 38.41 feet to an iron pipe; thence South 07°55'18" West a distance of 39.25 feet to an iron pipe; thence South 09°57'57" West a distance of 47.68 feet to an iron pipe; thence South 37°37'10" West a distance of 13.39 feet to an iron pipe; thence South 02°06'01" West a distance of 50.73 feet to an iron pipe; thence South 17°12'53" West a distance of 33.48 feet to an iron pipe; thence South 09°06'02" West a distance of 98.99 feet to an iron pipe; thence South 14°55'50" West a distance of 64.68 feet to an iron pipe; thence South 03°00'07" West a distance of 61.77 feet to an iron pipe; thence South 26°47'22" West a distance of 37.35 feet to an iron pipe; thence South 03°57'25" West a distance of 64.50 feet to an iron pipe; thence South 06°32'57" West a distance of 67.94 feet to an iron pipe; thence South 07°22'58" East a distance of 57.96 feet to an iron pipe; thence South 03°44'59" East a distance of 52.70 feet to an iron pipe; thence South 07°30'19" East a distance of 52.98 feet to an iron pipe; thence South 01°29'27" West a distance of 43.84 feet to an iron pipe; thence South 03°47'34" West a distance of 18.76 feet to an iron pipe; thence South 12°29'03" West a distance of 49.90 feet to an iron pipe; thence South 14°28'18" West a distance of 57.84 feet to an iron pipe; thence South 11°42'23" West a distance of 49.95 feet to an iron pipe; thence South 09°50'23" West a distance of 55.66 feet to an iron pipe; thence South 12°09'54" West a distance of 52.83 feet to an iron pipe; thence South 33°47'24" West a distance of 51.21 feet to an iron pipe; thence South 31°37'06" West a distance of 42.11 feet to an iron pipe on the northern

right of way of US Highway 540; thence with said right of way North  $77^{\circ}39'35''$  West a distance of 32.86 feet to a right of way monument; thence North  $77^{\circ}39'35''$  West a distance of 1102.71 feet to an iron pipe; thence leaving said right of way a curve to the left with a radius of 1,353.51 feet, with an arc length of 546.53 feet, with a chord bearing of North  $09^{\circ}09'29''$  East, with a chord length of 542.82 feet to an iron pipe; thence with a curve to the left with a radius of 1,430.00 feet, with an arc length of 8.82 feet, with a chord bearing of North  $10^{\circ}30'46''$  West, with a chord length of 8.82 feet to an iron pipe; thence North  $79^{\circ}42'41''$  East a distance of 18.00 feet to an iron pipe on the western right of way of Perry Creek Road; thence with said right of way a curve to the right with a radius of 1,448.00 feet, with an arc length of 10.00 feet, with a chord bearing of South  $10^{\circ}29'12''$  East, with a chord length of 10.00 feet to an iron pipe; thence North  $79^{\circ}42'41''$  East a distance of 104.00 feet to an iron pipe; thence with a curve to the left with a radius of 1,552.00 feet, with an arc length of 55.09 feet, with a chord bearing of North  $11^{\circ}18'20''$  West, with a chord length of 55.09 feet to an iron pipe at the intersection of the eastern right of way of Perry Creek Road and the southern right of way of Crescent Square Street; thence with said right of way of Crescent Square Street North  $32^{\circ}47'56''$  East a distance of 7.09 feet to an iron pipe; thence North  $77^{\circ}55'13''$  East a distance of 27.82 feet to an iron pipe; thence North  $12^{\circ}04'47''$  West a distance of 71.00 feet to an iron pipe; thence South  $77^{\circ}55'13''$  West a distance of 25.27 feet to an iron pipe at the intersection of the northern right of way of Crescent Square Street and the eastern right of way of Perry Creek Road; thence with said right of way of Perry Creek Road North  $58^{\circ}41'14''$  West a distance of 6.87 feet to an iron pipe; thence with a curve to the left with a radius of 1,557.00 feet, with an arc length of 500.83 feet, with a chord bearing of North  $24^{\circ}30'35''$  West, with a chord length of 498.67 feet to an iron pipe; thence with a curve to the left with a radius of 1,557.00 feet, with an arc length of 30.61 feet, with a chord bearing of North  $34^{\circ}17'16''$  West, with a chord length of 30.61 feet to the **Point of Beginning**, containing 1,662,902 square feet, or 38.17 acres.





## City Property Map



0 425 850 1,700 ft  
1 inch = 800 feet

### **Disclaimer**

*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.*



# Administrative Approval Action

Case File / Name: SUB-0032-2020  
5401 North Lot 10

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 southeast of the intersection of Perry Creek Road and Wallace Martin Way, with the common street address of 6200 Perry Creek Road. The site is outside the City limits.
- REQUEST:** Subdivision of approximately 37 acres zoned PD (5401 North Master Plan, MP-2-16) and SHOD-1 to create 60 townhouse lots, 53 detached house lots, and 5 common lots, for a total of 118 lots.
- 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 November 6, 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 nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
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 surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
4. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

### **Urban Forestry**

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



# Administrative Approval Action

Case File / Name: SUB-0032-2020  
5401 North Lot 10

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

☒ **LEGAL DOCUMENTS** - Email to [legaldocumentreview@raleighnc.gov](mailto: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"/>	Stormwater Maintenance Covenant Required
<input checked="" type="checkbox"/>	City Code Covenant Required

<input checked="" type="checkbox"/>	Public Access Easement Required
<input checked="" type="checkbox"/>	Slope Easement Required

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

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

## 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.

## Engineering

3. A Pedestrian and Bicycle Access deed of easement for connection to the Neuse River Greenway Trail 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 fee-in-lieu for the future extension of Perry Creek Road is paid to the City of Raleigh (UDO 8.1.10). This fee-in-lieu must be generated by the Engineer and signed and sealed.
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.
6. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).





# Administrative Approval Action

Case File / Name: SUB-0032-2020  
5401 North Lot 10

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

7. A Public Access deed of easement be approved by City staff for the Private Alleys, 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.
8. A Slope easement deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

## Public Utilities

9. Infrastructure Construction Plans (Site Permitting Review) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.
10. 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.
11. Initiation of the easement exchange process is required (via dedication of new easement on record plat, ending with abandonment of old easement on subsequent deed).

## Stormwater

12. 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).
13. 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).
14. 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).
15. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).
16. 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).
17. 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).



# Administrative Approval Action

Case File / Name: SUB-0032-2020  
5401 North Lot 10

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## Urban Forestry

18. A public infrastructure surety for 120 street trees shall be provided to the City of Raleigh Development Services – Development Engineering (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:*

## Public Utilities

1. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.
2. Utility re-alignment construction shall be substantially complete (to eliminate conflict with new building).

## Stormwater

3. An encroachment agreement for Stormwater pipes within the public right-of-way shall be approved by City Council and the City Council approved encroachment agreement shall be filed with the Development Services Department, and the encroachment agreement shall be recorded with the Wake County Register of Deeds. A recorded copy of these documents must be provided to the Development Services Department.

## Urban Forestry

4. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 27 street trees along Truxton Lane, 12 street trees along Crescent Square St., 11 street trees along Street A, 36 street trees along street B, and 34 street trees along Street C; for a total of 120 street trees.

*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**





# Administrative Approval Action

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5401 North Lot 10

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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: January 13, 2024**  
**Record at least ½ of the land area approved.**

**5-Year Sunset Date: January 13, 2026**  
**Record entire subdivision.**

I hereby certify this administrative decision.

**Signed:** *Alysin Bailey Taylor* **Date:** 01/13/2021  
Development Services Dir/Designee  
**Staff Coordinator: Kasey Evans**

**PRELIMINARY  
SUBDIVISION FOR:**  
5401 NORTH - LOT 10  
PHASE NUMBER  
6200 PERRY CREEK ROAD  
RALEIGH, NORTH CAROLINA  
PROJECT NUMBER: CRC-19050

[illegible]

RONALD T. FRIDRICK PLS L-4720

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 AS NOTED HEREON. THIS SURVEY IS NOT A GUARANTEE OF THE COMPANY MAKES NO GUARANTEES OF THE ACCURACY OF THE DATA BY OTHERS.

2. BEARINGS FOR THIS SURVEY ARE BASED ON US GRID AND BAS. ALL DISTANCES ARE HORIZONTAL MEASURING DISTANCES.

3. AREA BY COORDINATE GEOMETRY.

4. JOINSING OLD TO, OLD R-E, R-W, C. LOCATED IN A SPECIAL FLOOD HAZARD ZONE, IT IS LOCATED IN ZONE "B" AND "X" AS DEFINED BY F.E.M.A. F.I.R.M. COMMUNITY PLAN #37201738603 DATED MAY 1993.

5. THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THIS SURVEY SUBJECT TO ANY FACTS AND CIRCUMSTANCES WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

6. NEUSE RIVER BUFFER ESTABLISHED BY OTHERS AS SHOWN ON

[illegible]

<b>5401 PHASES 2, 3, 4, 7&amp;9</b> WAKE COUNTY, NORTH CAROLINA	
PROPERTY NO.	CRCL-1200
FILE NUMBER	CRCL12000-
OWNER	KIP
CREATED BY	JST
DATE	11-2007
STATUS	05-20-13
CRCL-1200-0 CRCL-1200-1 CRCL-1200-2 CRCL-1200-3 CRCL-1200-4 CRCL-1200-5 CRCL-1200-6 CRCL-1200-7 CRCL-1200-8 CRCL-1200-9 CRCL-1200-10 CRCL-1200-11 CRCL-1200-12 CRCL-1200-13 CRCL-1200-14 CRCL-1200-15 CRCL-1200-16 CRCL-1200-17 CRCL-1200-18 CRCL-1200-19 CRCL-1200-20 CRCL-1200-21 CRCL-1200-22 CRCL-1200-23 CRCL-1200-24 CRCL-1200-25 CRCL-1200-26 CRCL-1200-27 CRCL-1200-28 CRCL-1200-29 CRCL-1200-30 CRCL-1200-31 CRCL-1200-32 CRCL-1200-33 CRCL-1200-34 CRCL-1200-35 CRCL-1200-36 CRCL-1200-37 CRCL-1200-38 CRCL-1200-39 CRCL-1200-40 CRCL-1200-41 CRCL-1200-42 CRCL-1200-43 CRCL-1200-44 CRCL-1200-45 CRCL-1200-46 CRCL-1200-47 CRCL-1200-48 CRCL-1200-49 CRCL-1200-50 CRCL-1200-51 CRCL-1200-52 CRCL-1200-53 CRCL-1200-54 CRCL-1200-55 CRCL-1200-56 CRCL-1200-57 CRCL-1200-58 CRCL-1200-59 CRCL-1200-60 CRCL-1200-61 CRCL-1200-62 CRCL-1200-63 CRCL-1200-64 CRCL-1200-65 CRCL-1200-66 CRCL-1200-67 CRCL-1200-68 CRCL-1200-69 CRCL-1200-70 CRCL-1200-71 CRCL-1200-72 CRCL-1200-73 CRCL-1200-74 CRCL-1200-75 CRCL-1200-76 CRCL-1200-77 CRCL-1200-78 CRCL-1200-79 CRCL-1200-80 CRCL-1200-81 CRCL-1200-82 CRCL-1200-83 CRCL-1200-84 CRCL-1200-85 CRCL-1200-86 CRCL-1200-87 CRCL-1200-88 CRCL-1200-89 CRCL-1200-90 CRCL-1200-91 CRCL-1200-92 CRCL-1200-93 CRCL-1200-94 CRCL-1200-95 CRCL-1200-96 CRCL-1200-97 CRCL-1200-98 CRCL-1200-99 CRCL-1200-100 CRCL-1200-101 CRCL-1200-102 CRCL-1200-103 CRCL-1200-104 CRCL-1200-105 CRCL-1200-106 CRCL-1200-107 CRCL-1200-108 CRCL-1200-109 CRCL-1200-110 CRCL-1200-111 CRCL-1200-112 CRCL-1200-113 CRCL-1200-114 CRCL-1200-115 CRCL-1200-116 CRCL-1200-117 CRCL-1200-118 CRCL-1200-119 CRCL-1200-120 CRCL-1200-121 CRCL-1200-122 CRCL-1200-123 CRCL-1200-124 CRCL-1200-125 CRCL-1200-126 CRCL-1200-127 CRCL-1200-128 CRCL-1200-129 CRCL-1200-130 CRCL-1200-131 CRCL-1200-132 CRCL-1200-133 CRCL-1200-134 CRCL-1200-135 CRCL-1200-136 CRCL-1200-137 CRCL-1200-138 CRCL-1200-139 CRCL-1200-140 CRCL-1200-141 CRCL-1200-142 CRCL-1200-143 CRCL-1200-144 CRCL-1200-145 CRCL-1200-146 CRCL-1200-147 CRCL-1200-148 CRCL-1200-149 CRCL-1200-150 CRCL-1200-151 CRCL-1200-152 CRCL-1200-153 CRCL-1200-154 CRCL-1200-155 CRCL-1200-156 CRCL-1200-157 CRCL-1200-158 CRCL-1200-159 CRCL-1200-160 CRCL-1200-161 CRCL-1200-162 CRCL-1200-163 CRCL-1200-164 CRCL-1200-165 CRCL-1200-166 CRCL-1200-167 CRCL-1200-168 CRCL-1200-169 CRCL-1200-170 CRCL-1200-171 CRCL-1200-172 CRCL-1200-173 CRCL-1200-174 CRCL-1200-175 CRCL-1200-176 CRCL-1200-177 CRCL-1200-178 CRCL-1200-179 CRCL-1200-180 CRCL-1200-181 CRCL-1200-182 CRCL-1200-183 CRCL-1200-184 CRCL-1200-185 CRCL-1200-186 CRCL-1200-187 CRCL-1200-188 CRCL-1200-189 CRCL-1200-190 CRCL-1200-191 CRCL-1200-192 CRCL-1200-193 CRCL-1200-194 CRCL-1200-195 CRCL-1200-196 CRCL-1200-197 CRCL-1200-198 CRCL-1200-199 CRCL-1200-200 CRCL-1200-201 CRCL-1200-202 CRCL-1200-203 CRCL-1200-204 CRCL-1200-205 CRCL-1200-206 CRCL-1200-207 CRCL-1200-208 CRCL-1200-209 CRCL-1200-210 CRCL-1200-211 CRCL-1200-212 CRCL-1200-213 CRCL-1200-214 CRCL-1200-215 CRCL-1200-216 CRCL-1200-217 CRCL-1200-218 CRCL-1200-219 CRCL-1200-220 CRCL-1200-221 CRCL-1200-222 CRCL-1200-223 CRCL-1200-224 CRCL-1200-225 CRCL-1200-226 CRCL-1200-227 CRCL-1200-228 CRCL-1200-229 CRCL-1200-230 CRCL-1200-231 CRCL-1200-232 CRCL-1200-233 CRCL-1200-234 CRCL-1200-235 CRCL-1200-236 CRCL-1200-237 CRCL-1200-238 CRCL-1200-239 CRCL-1200-240 CRCL-1200-241 CRCL-1200-242 CRCL-1200-243 CRCL-1200-244 CRCL-1200-245 CRCL-1200-246 CRCL-1200-247 CRCL-1200-248 CRCL-1200-249 CRCL-1200-250 CRCL-1200-251 CRCL-1200-252 CRCL-1200-253 CRCL-1200-254 CRCL-1200-255 CRCL-1200-256 CRCL-1200-257 CRCL-1200-258 CRCL-1200-259 CRCL-1200-260 CRCL-1200-261 CRCL-1200-262 CRCL-120	





**SITE LEGEND**

Symbol	DESCRIPTION
Star	SEWER
Star	WATER
Star	YARD LIGHTS
Star	LIGHT POLE
Star	POWER POLE
Star	TRAFFIC DIRECTIONAL ARROW
Star	ACCESSIBLE PARKING STALL
Star	VAN ACCESSIBLE PARKING STALL
Star	PARKING SPACE COUNT
Star	ACCESSIBLE RAMP
Star	ACCESSIBLE ROUTE
Star	PHASE LINE
Star	PROPERTY LINE
Star	RIGHT-OF-WAY LINE
Star	LOT LINE
Star	EASEMENT LINE
Star	CENTERLINE

**TRANSECT LEGEND**

Color	TRANSECT ZONE
Blue	TRANSECT ZONE T1
Green	TRANSECT ZONE T2
Yellow	TRANSECT ZONE T3
Orange	TRANSECT ZONE T4-B
Red	TRANSECT ZONE T4-D
Pink	TRANSECT ZONE CMC

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



The John R. McAdams Company, Inc.  
2905 Meridian Parkway  
Durham, NC 27713  
phone 919.361.5000  
fax 919.361.2269  
license number: C-0293, C-187  
www.mcadamsco.com

**CLIENT**  
ELD-5401 NORTH, LLC  
C/O INQUIST-REVELL DEVELOPMENT, LLC  
BATON ROUGE, LOUISIANA 70805  
PHONE: 225.338.6120

**REVISIONS**

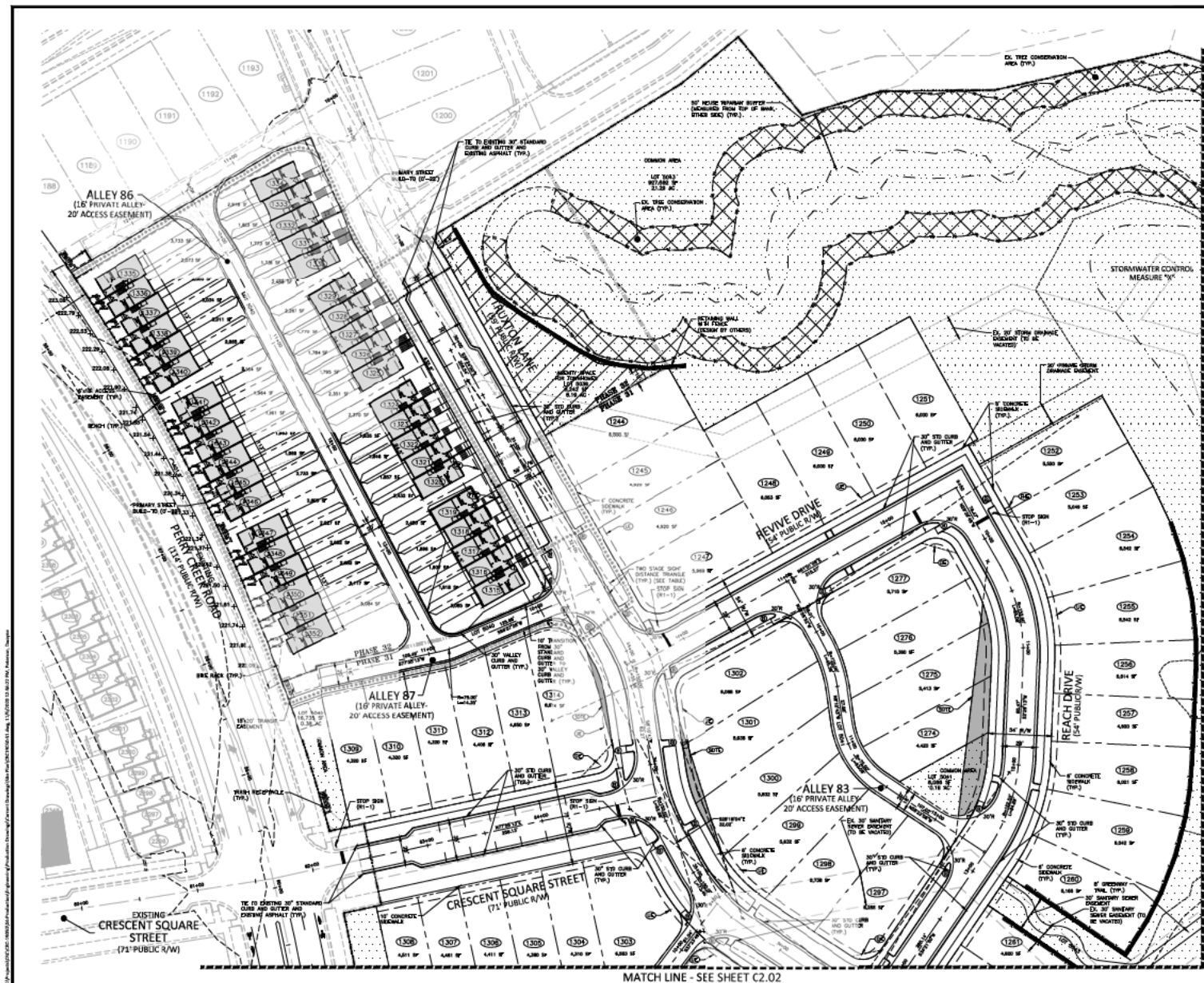
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2	11.08.2020	REVISED PER CITY OF RALEIGH
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**5401 NORTH - LOT 10**  
**PRELIMINARY SUBDIVISION**  
**6200 PERRY CREEK ROAD**  
RALEIGH, NORTH CAROLINA

**PLAN INFORMATION**  
PROJECT NO. CRC-19050  
FILENAME CRC19050-OAS1  
CHECKED BY BAR  
DRAWN BY LRS  
SCALE 1"=80'  
DATE 04.30.2020

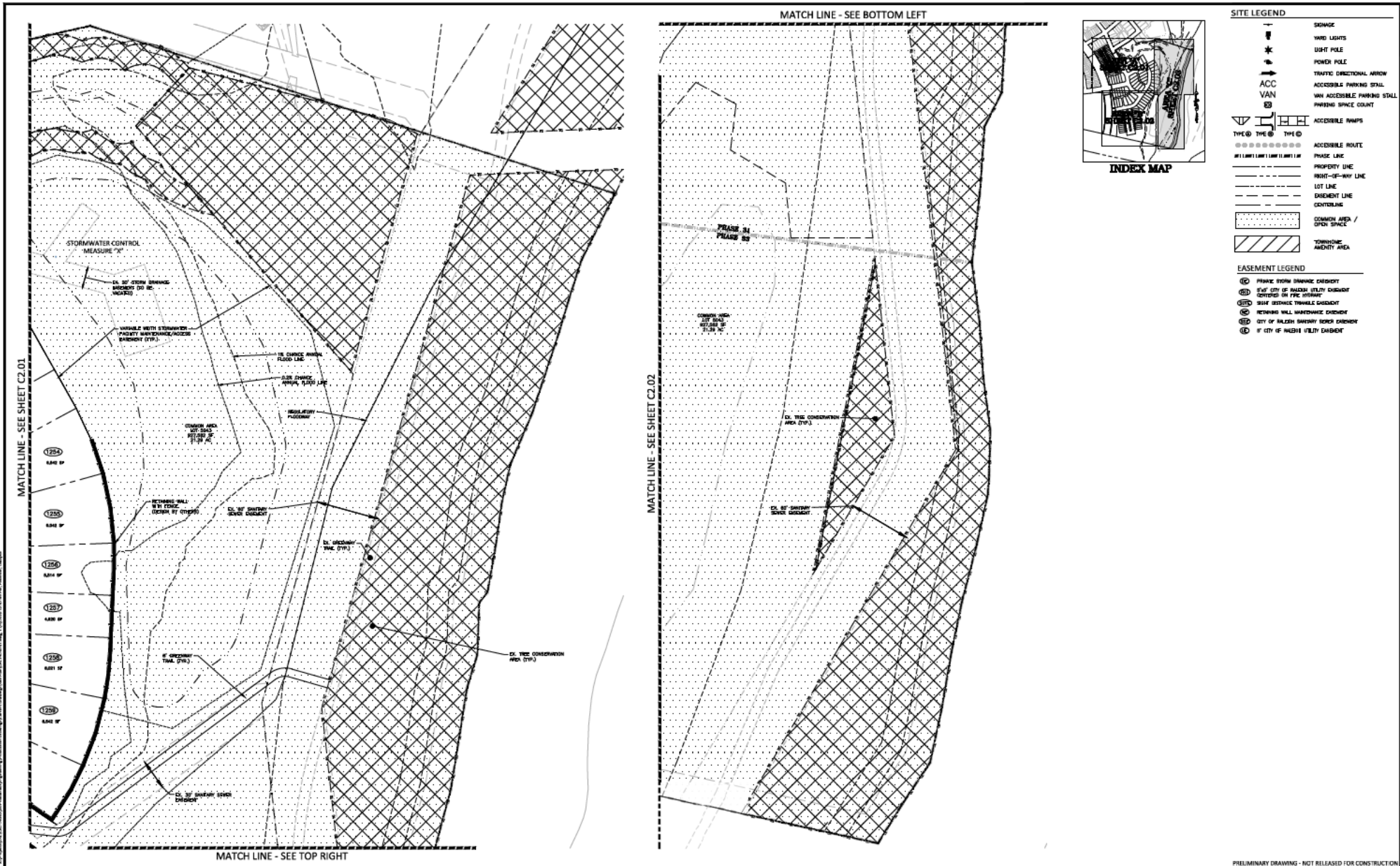
**OVERALL SITE PLAN**  
**C2.00**



<b>PLAN INFORMATION</b>	
PROJECT NO.	CRC-19050
FILENAME	CRC19050-51
CHECKED BY	BAR
DRAWN BY	LRS
SCALE	1" = 40'
DATE	04.30.2020







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**REVISIONS**

NO.	DATE	REVISION
1	07.18.2020	REVISED PER CITY OF RALEIGH
2	11.06.2020	REVISED PER CITY OF RALEIGH
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**5401 NORTH - LOT 10**  
**PRELIMINARY SUBDIVISION**  
**6200 PERRY CREEK ROAD**  
RALEIGH, NORTH CAROLINA

**PLAN INFORMATION**  
PROJECT NO. CRC-19050  
FILENAME CRC19050-S1  
CHECKED BY BAR  
DRAWN BY LRS  
SCALE 1" = 40'  
DATE 04.30.2020

**SITE PLAN - AREA "C"**  
**C2.03**

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION





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1	01. 12. 2020	REVISED PER CITY OF ARLINGTON
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5		
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**5401 NORTH - LOT 10**  
PRELIMINARY SUBDIVISION  
6200 PERRY CREEK ROAD  
RALEIGH, NORTH CAROLINA

<b>PLAN INFORMATION</b>	
PROJECT NO.	CRC-19050
FILENAME	CRC19050-DAU1
CHECKED BY	BAR
DRAWN BY	LRS
SCALE	1"=80'
DATE	04.30.2020

## OVERALL UTILITY PLAN

**C4.00**



INDEX MAP

**UTILITY LEGEND:**

	FIRE HYDRANT ASSEMBLY
	WATER VALVE
	METER
	FLOW-OFF ASSEMBLY
	SANITARY SEWER MANHOLE
	SEWER CLEAN-OUT
	SEWER FLOW DIRECTION ARROW
	LIGHT POLE
	POWER POLE
	WATERLINE
	WATER SERVICE LINE
	SANITARY SEWER
	SEWER SERVICE LINE
	GAS LINE
	OVERHEAD UTILITY
	UNDERGROUND ELECTRIC
	TELEPHONE
	EASEMENT LINE

**EASEMENT LEGEND:**

	PRIVATE STORM DRAINAGE EASEMENT
	CITY OF RALEIGH UTILITY EASEMENT
	RIGHT OF WAY EASEMENT
	RETAINING WALL MAINTENANCE EASEMENT
	CITY OF RALEIGH SANITARY SEWER EASEMENT
	CITY OF RALEIGH UTILITY EASEMENT

MATCH LINE - SEE SHEET C2.03

MATCH LINE - SEE SHEET C2.02

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

**McADAMS**

The John R. McAdams Company, Inc.  
2905 Meridian Parkway  
Durham, NC 27713

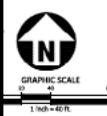
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**REVISIONS**

NO.	DATE	REVISION
1	07.14.2020	REVISED PER CITY OF RALEIGH



**5401 NORTH - LOT 10**  
**PRELIMINARY SUBDIVISION**  
**6200 PERRY CREEK ROAD**  
RALEIGH, NORTH CAROLINA

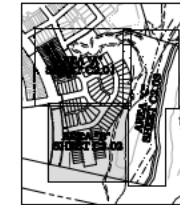
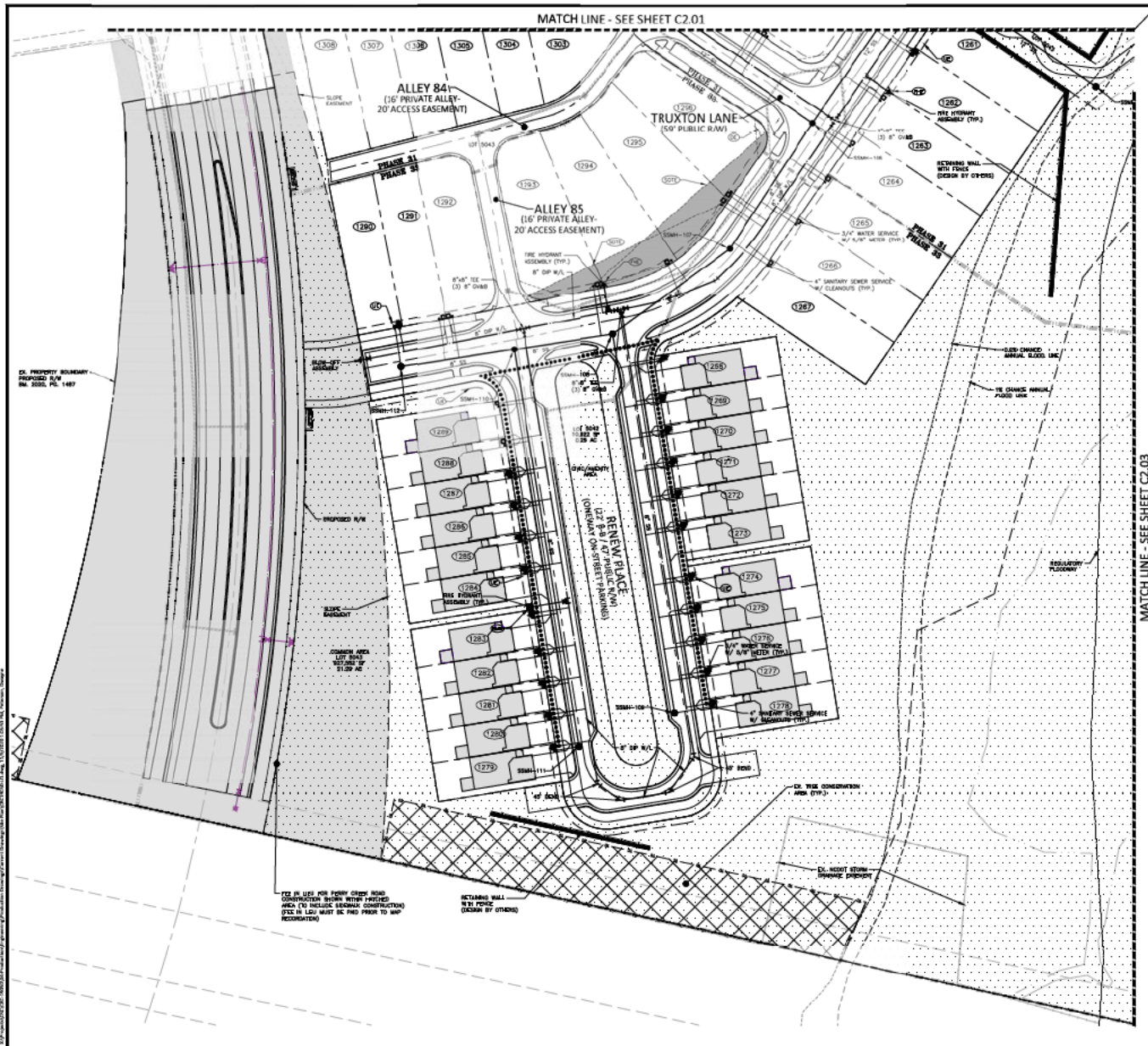
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PROJECT NO. CRC-19050  
FILENAME: CRC19050-L1  
CHECKED BY: BAR  
DRAWN BY: LRS  
SCALE: 1" = 40'  
DATE: 04.30.2020

UTILITY PLAN - AREA "A"

**C4.01**





INDEX MAP

UTILITY LEGEND	
	FIRE HYDRANT ASSEMBLY
	WATER VALVE
	MANHOLE
	PLUG
	BLOW-OFF ASSEMBLY
	SANITARY SEWER MANHOLE
	SEWER CLEAN-OUT
	SEWER FLOW DIRECTION ARROW
	LIGHT POLE
	POWER POLE
	WATER SERVICE LINE
	SANITARY SEWER SERVICE LINE
	GAS LINE
	OVERHEAD UTILITY
	UNDERGROUND ELECTRIC
	TELEPHONE
	EASEMENT LINE

EASEMENT LEGEND:	
	PRIVATE STORM DRAINAGE EASEMENT
	CITY OF RALEIGH UTILITY EASEMENT
	RIGHT-OF-WAY EASEMENT
	RETAINING WALL MAINTENANCE EASEMENT
	CITY OF RALEIGH SANITARY SEWER EASEMENT
	CITY OF RALEIGH UTILITY EASEMENT

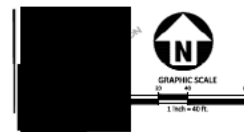
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REVISIONS	
NO.	DATE
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2	11.06.2020
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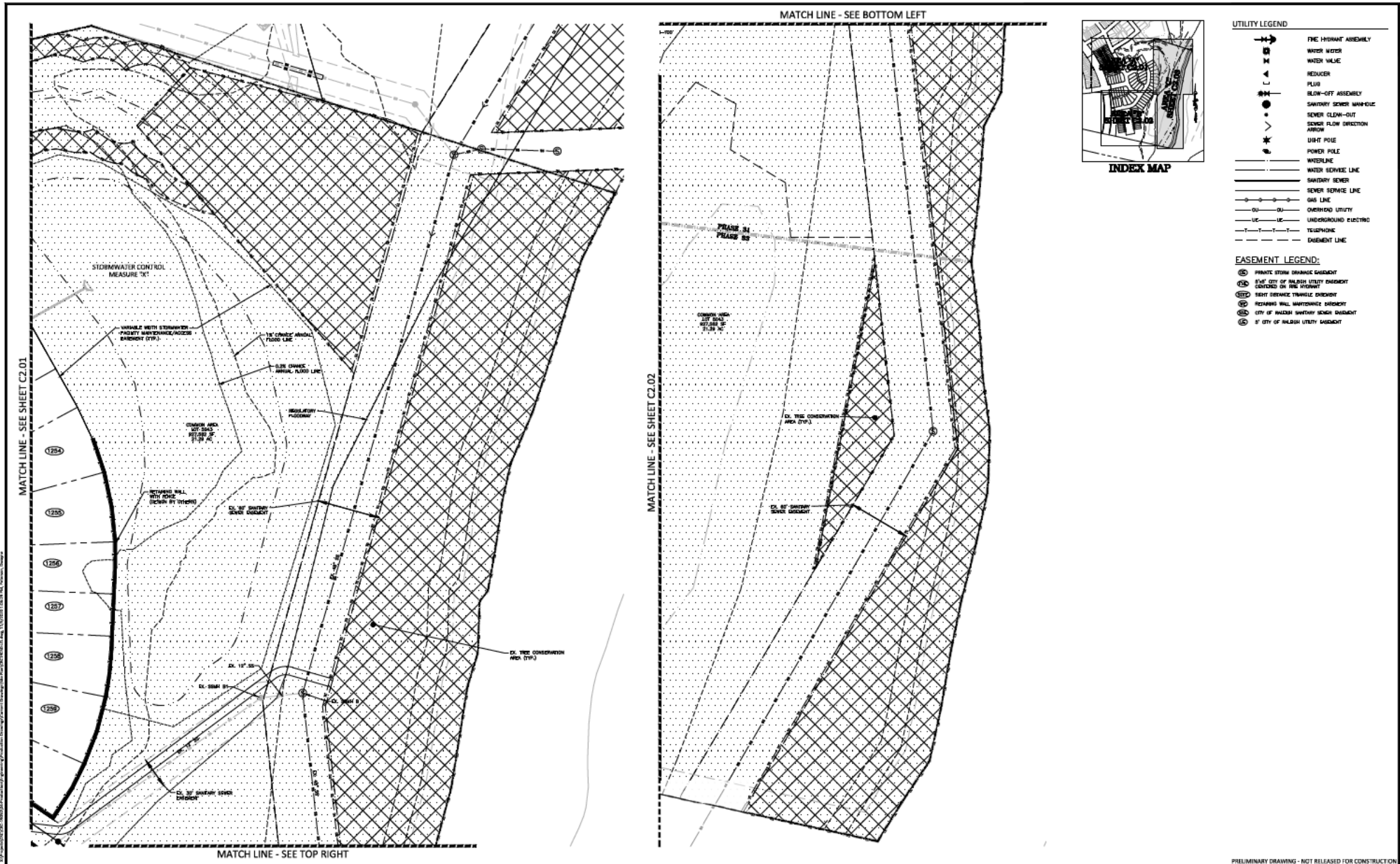


**5401 NORTH - LOT 10**  
**PRELIMINARY SUBDIVISION**  
**6200 PERRY CREEK ROAD**  
RALEIGH, NORTH CAROLINA

PLAN INFORMATION  
PROJECT NO. CRC-19050  
FILENAME CRC19050-L1  
CHECKED BY BAR  
DRAWN BY LRS  
SCALE 1" = 40'  
DATE 04.30.2020

UTILITY PLAN - AREA  
"B"  
**C4.02**

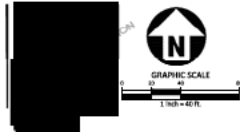




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C/O INQUIST-LEWIS DEVELOPMENT, LLC  
BATON ROUGE, LOUISIANA 70809  
PHONE: 225.338.6120

NO.	DATE	REVISIONS
1	07.14.2020	REVISED PER CITY OF RALEIGH
2	11.06.2020	REVISED PER CITY OF RALEIGH
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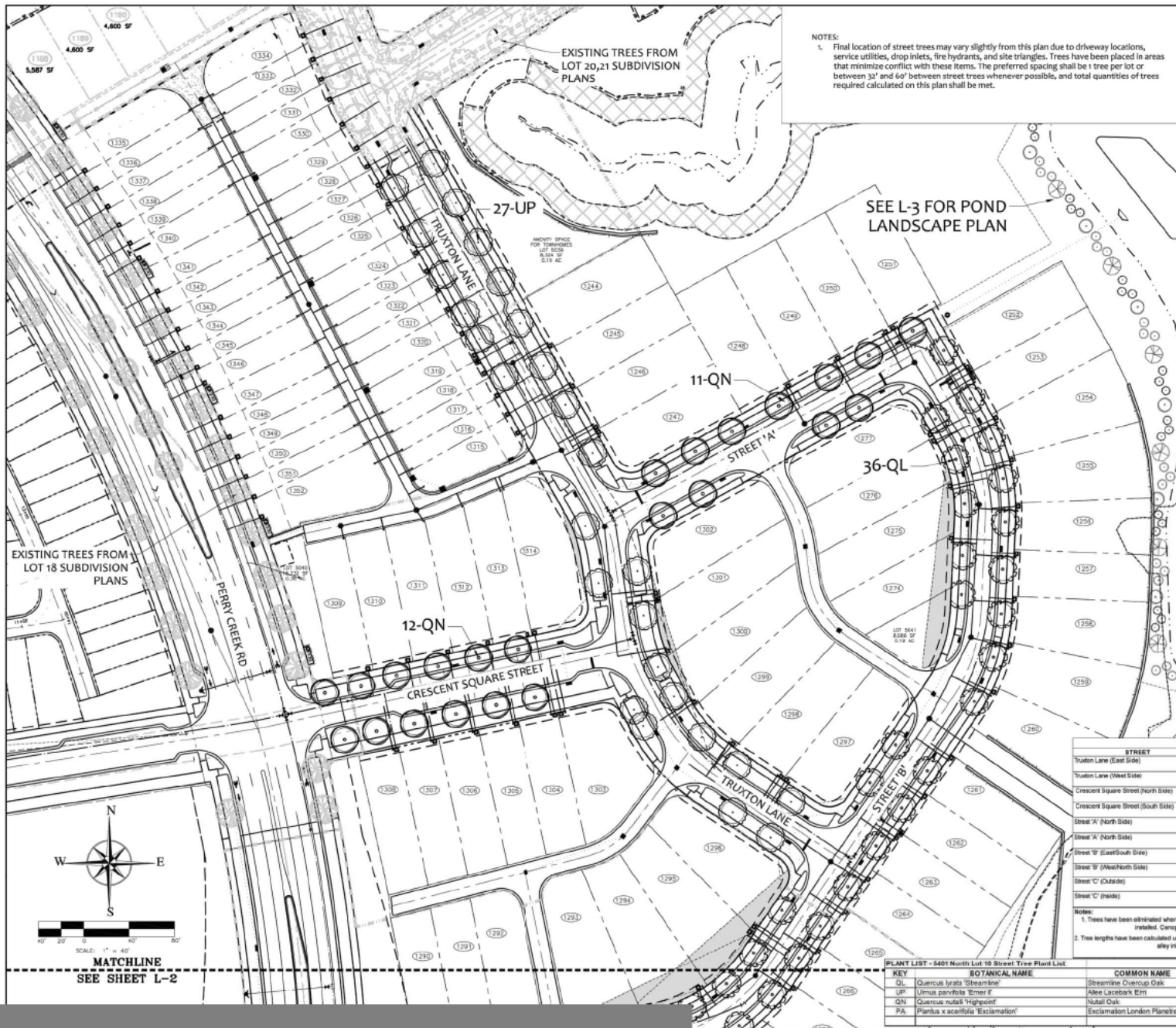


**5401 NORTH - LOT 10**  
**PRELIMINARY SUBDIVISION**  
**6200 PERRY CREEK ROAD**  
RALEIGH, NORTH CAROLINA

**PLAN INFORMATION**  
PROJECT NO. CRC-19050  
FILENAME CRC19050-L12  
CHECKED BY BAR  
DRAWN BY LRS  
SCALE 1" = 40'  
DATE 04.30.2020

**UTILITY PLAN - AREA**  
**"C"**  
**C4.03**

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



NOTES:  
1. Final location of street trees may vary slightly from this plan due to driveway locations, service utilities, drop inlets, fire hydrants, and site triangles. Trees have been placed in areas that minimize conflict with these items. The preferred spacing shall be 1 tree per lot or between 30' and 60' between street trees whenever possible, and total quantities of trees required calculated on this plan shall be met.

- SITE LEGEND**
- SYMBOLS FOR: DRIVE, YARD LIGHTS, LIGHT POLE, POWER POLE, TRAFFIC DIRECTIONAL ARROW, ACCESSIBLE PARKING STALL, VAN ACCESSIBLE PARKING, ACCESSIBLE RAMP, ACCESSIBLE ROUTE, PRIVATE LINE, RIGHT-OF-WAY LINE, LOT LINE, EASEMENT LINE, CENTERLINE, EXISTING TREE CONSERVATION AREA, WE'LAND.

- EASEMENT LEGEND:**
- SYMBOLS FOR: PUBLIC STORM DRAINAGE EASEMENT, PRIVATE STORM DRAINAGE EASEMENT, 5'± CITY OF RALEIGH UTILITY EASEMENT, 5'± CITY OF RALEIGH UTILITY EASEMENT, 5'± CITY OF RALEIGH UTILITY EASEMENT, 5'± CITY OF RALEIGH UTILITY EASEMENT, 5'± CITY OF RALEIGH UTILITY EASEMENT.
- TREE LEGEND**
- SYMBOLS FOR: OL - OVERCUP OAK, QN - NUTTAL OAK, UP - ALICE ELM, PA - LONDON PLANE TREE.

Table 1. Minimum Distances from Property Line to Various Features

Minimum Distance from Property Line to Various Features	Minimum Distance from Property Line to Various Features
Setback	25'
Front of lot	25'
Side of lot	10'
Back of lot	10'
Front of lot	10'
Side of lot	10'
Back of lot	10'
Front of lot	10'
Side of lot	10'
Back of lot	10'

Table 2. Minimum Distances from Property Line to Various Features

Minimum Distance from Property Line to Various Features	Minimum Distance from Property Line to Various Features
Setback	25'
Front of lot	25'
Side of lot	10'
Back of lot	10'
Front of lot	10'
Side of lot	10'
Back of lot	10'
Front of lot	10'
Side of lot	10'
Back of lot	10'

**STREET TREE CHART**

STREET	LENGTH	STREET TREES REQ.	STREET TREES PROV.
Truhton Lane (East Side)	605	15	15
Truhton Lane (West Side)	475	12	12
Crescent Square Street (North Side)	250	6	6
Crescent Square Street (South Side)	250	6	6
Street 'A' (North Side)	270	7	7
Street 'A' (South Side)	175	4	4
Street 'B' (East/South Side)	775	19	20
Street 'B' (West/North Side)	665	17	18 (1 relocated to the other side of street)
Street 'C' (Outside)	735	18	18
Street 'C' (Inside)	622	16	16

Notes:  
1. Trees have been eliminated where curb cuts, right of way, and public utilities would physically prevent trees from being installed. Canopy tree quantities are based on 1 tree per 40 linear feet of ROW.  
2. Tree lengths have been calculated using ROW length on the respective side of the proposed street, minus 20' for stop signs, alley inlets, and intersections that do not allow for tree planting.

**PLANT LIST - 5401 North Lot 10 Street Tree Plant List**

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.	COMMENTS
OL	Quercus lyrata 'Streamline'	Streamline Overcup Oak	2.5"	B&B	36	
UP	Ulmus parviflorus 'Emer II'	Emer Lacebark Elm	2.5"	B&B	27	
QN	Quercus nuttallii 'Hogwood'	Nuttall Oak	2.5"	B&B	23	
PA	Platanus x acerifolia 'Exclamation'	Exclamation London Plane Tree	2.5"	B&B	34	

**TMTA ASSOCIATES**  
5611 SOUTH PARK DRIVE, STE. 200 - DURHAM, NC 27713  
P: (919) 484-6880 E: info@tmta.com

**REVISIONS:**

NO.	DESCRIPTION	DATE
1	7/1/20 PER COR COMMENTS	

**5401 North Lot 10**  
7740 Alderson-Monroe Avenue  
Raleigh, NC

**SCALE:**  
1"=40'

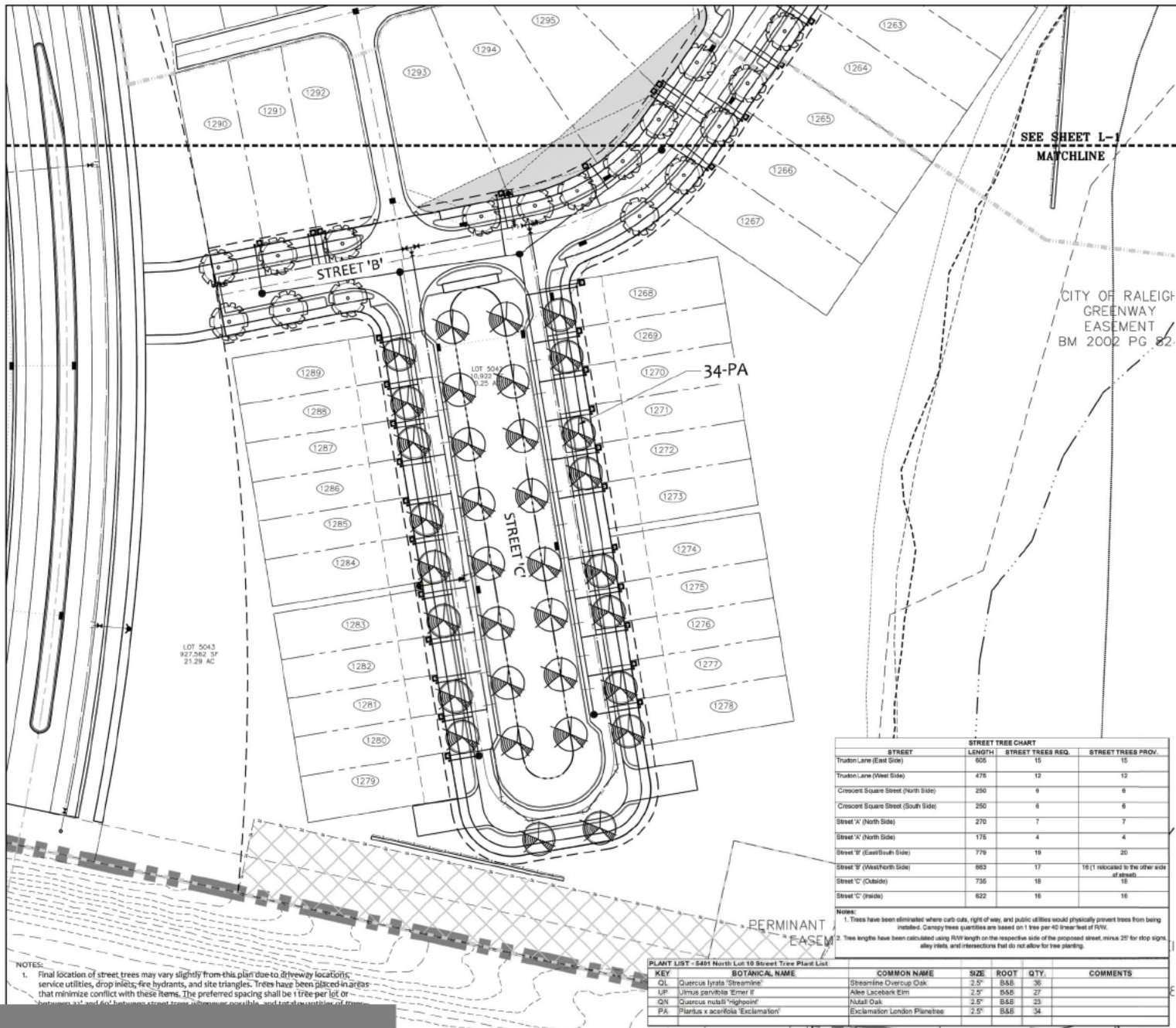
**DRAWN BY:**  
CDR

**PROJECT #**  
06045

**DATE:**  
4/24/20

**SHEET**  
**L-1**  
OF 3





- SITE LEGEND**
- SONAGE
  - 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

- EASEMENT LEGEND:**
- PUBLIC STORM DRAINAGE EASEMENT
  - PRIVATE STORM DRAINAGE EASEMENT
  - EAST CITY OF RALEIGH UTILITY EASEMENT
  - WATER SERVICE EASEMENT
  - WALL & PEDESTRIAN ACCESS EASEMENT
  - CITY OF RALEIGH SANITARY SEWER EASEMENT
  - EAST CITY OF RALEIGH UTILITY EASEMENT

- TREE LEGEND**
- OL - OVERCUP OAK
  - OH - HOTTAL OAK
  - UP - ALICE ELM
  - PA - LONDON PLANE TREE

Table 1: Minimum Distance from Property Line to Tree Trunk

Minimum Distance from Property Line to Tree Trunk	Tree Trunk Diameter
10'	12"
15'	18"
20'	24"
25'	30"
30'	36"
35'	42"
40'	48"
45'	54"
50'	60"
55'	66"
60'	72"
65'	78"
70'	84"
75'	90"
80'	96"
85'	102"
90'	108"
95'	114"
100'	120"

Table 2: Minimum Distance from Tree Trunk to Building Footing

Minimum Distance from Tree Trunk to Building Footing	Tree Trunk Diameter
10'	12"
15'	18"
20'	24"
25'	30"
30'	36"
35'	42"
40'	48"
45'	54"
50'	60"
55'	66"
60'	72"
65'	78"
70'	84"
75'	90"
80'	96"
85'	102"
90'	108"
95'	114"
100'	120"

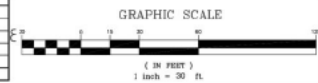
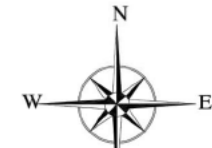
**STREET TREE CHART**

STREET	LENGTH	STREET TREES REQ.	STREET TREES PROV.
Trout Lane (East Side)	605	10	10
Trout Lane (West Side)	475	10	10
Concomit Square Street (North Side)	250	6	6
Concomit Square Street (South Side)	250	6	6
Street 'A' (North Side)	270	7	7
Street 'A' (South Side)	175	4	4
Street 'B' (East/South Side)	779	10	20
Street 'B' (West/North Side)	883	17	18 (1 relocated to the other side of street)
Street 'C' (Outside)	735	18	18
Street 'C' (Inside)	822	18	18

Notes:  
 1. Trees have been eliminated where curb cuts, right of way, and public utilities would physically prevent trees from being installed. Canopy tree quantities are based on 1 tree per 40 linear feet of ROW.  
 2. Tree lengths have been calculated using ROW 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.

**PLANT LIST - 5401 North Lot 10 Street Tree Plant List**

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.	COMMENTS
OL	Quercus lyrata 'Streamline'	Streamline Overcup Oak	2.5"	B&B	36	
UP	Ulmus parvifolia 'Emer II'	Emer II Littleleaf Elm	2.5"	B&B	27	
OH	Quercus muhlenbergii 'Highpoint'	Highpoint White Oak	2.5"	B&B	25	
PA	Platanus x acerifolia 'Exclamation'	Exclamation London Plane Tree	2.5"	B&B	34	



NOTES:  
 1. Final location of street trees may vary slightly from this plan due to driveway locations, service utilities, drop inlets, fire hydrants, and site triangles. Trees have been placed in areas that minimize conflict with these items. The preferred spacing shall be 1 tree per lot or 1 tree per 40 linear feet of ROW.

**TMTA ASSOCIATES**  
 5611 SOUTH PARK DRIVE, STE. 200 - DURHAM, NC 27713  
 P: (919) 844-6800 E: info@tmta.com

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	7/13/20	PER COR COMMENTS

**Lot 10 Landscape Plan "Area B"**  
**5401 North Lot 10**  
 7740 Midwestern Market Avenue  
 Raleigh, NC

SCALE:  
 1"=30'  
 DRAWN BY:  
 CDR  
 PROJECT #  
 06045  
 DATE:  
 4/24/20

SHEET  
**L-2**  
 OF 3