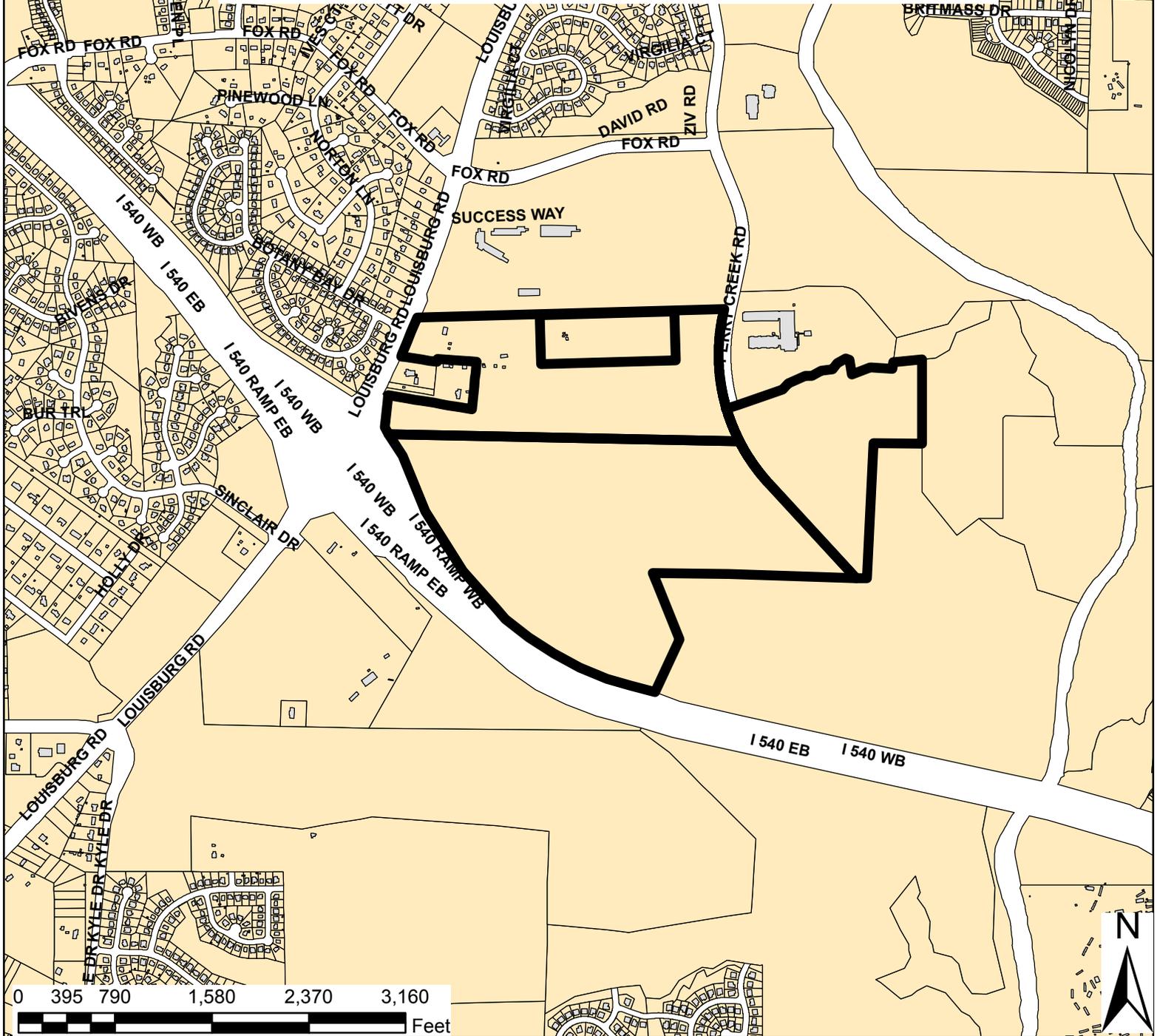


5401 NORTH PHASE 2 & 3

S-24-2012



Zoning: **TD, R-6 CUD, R-4 PDD**
CAC: **Forestville**
Drainage **Neuse**
Basin:
Acreage: **406.28**

Number of Lots:
Planner:
Phone:
Applicant Contact:
Phone:

17
Meade Bradshaw
(919) 996-2664
John R. McAdams
(919) 361-5000



Planning & Development

S-24-12

Customer Service Center
 One Exchange Plaza, Suite 400
 Raleigh, North Carolina 27601
 Phone 919-516-2495
 Fax 919-516-2685

S-24-2012

Preliminary Development Plan Application

When submitting plans, please check appropriate review type and include the Plan Checklist document.

| Preliminary Approvals | | FOR OFFICE USE ONLY |
|---|---|---|
| <input type="checkbox"/> Site Plans for Planning Commission or City Council <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing * <input type="checkbox"/> Multifamily (Infill)* | <input type="checkbox"/> Subdivision* <input type="checkbox"/> Infill Subdivision* <input type="checkbox"/> Infill Recombination* <input type="checkbox"/> Cluster Subdivision <input checked="" type="checkbox"/> Expedited Subdivision Review | Transaction Number 344116 |
| * May require Planning Commission or City Council Approval | | |

Section A

GENERAL INFORMATION

Development Name 5401 North Phases ~~1&2~~ 2+3 per Jon Morse

Proposed Use Initial phase of master infrastructure to serve large future developable tracts with utilities, storm water treatment and access.

Property Address(es) 6621 Perry Creek Road

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

| | | | |
|---------------------|---------------------|---------------------|--------|
| P.I.N. 1736-79-7036 | P.I.N. 1736-59-5586 | P.I.N. 1736-58-8374 | P.I.N. |
|---------------------|---------------------|---------------------|--------|

What is your project type? Apartment Banks Elderly Facilities Hospitals Hotels/Motels Industrial Building
 Mixed Residential Non-Residential Condo Office Religious Institutions Residential Condo Retail School Shopping Center
 Single Family Telecommunication Tower Townhouse Other: If other, please describe:

| | |
|---|--|
| PRELIMINARY ADMINISTRATIVE REVIEW | Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively <u>not</u> requiring Planning Commission or City Council approval. This application is for the Preliminary Subdivision of Phases 1 & 2 meeting the City Code requirements as proposed. |
| PLANNING COMMISSION OR CITY COUNCIL REVIEW | Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. N/A |
| CLIENT (Owner or Developer) | Company 5401 North, LLC |
| | Name (s) George Richards |
| | Address 402 North Fourth Street, Baton Rouge, Louisiana 70802 |
| | Phone 919-871-5700 Email grichards@cppt.com Fax |
| CONSULTANT (Contact Person for Plans) | Company The John R McAdams Company |
| | Name (s) Brian Purdy, RLA |
| | Address PO Box 14005, RTP, NC 27709 |
| | Phone 919-361-5000 Email purdy@johnrmcadams.com Fax 919-361-2269 |

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Has your project previously been through the pre-submittal process? If yes, provide the transaction #

| Zoning Information | Building Information |
|---|---|
| Zoning District(s) CUD TD, CUD R-6, R-4, CM | Proposed building use(s) |
| If more than one district, provide the acreage of each | Existing Building(s) sq. ft. gross |
| Overlay District PDD | Proposed Building(s) sq. ft. gross |
| Total Site Acres 406.28 Inside City Limits <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Total sq. ft. gross (existing & proposed) |
| Off street parking Required 0 Provided 0 | Proposed height of building(s) |
| COA (Certificate of Appropriateness) case # | FAR (floor area ratio percentage) |
| BOA (Board of Adjustment) case # A- | Building Lot Coverage percentage (site plans only) |
| CUD (Conditional Use District) case # Z- | |
| Stormwater Information | |
| Existing Impervious Surface 0 acres/square feet | Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Proposed Impervious Surface 51.39 (Phases 1&2) acres/square feet | If Yes, please provide |
| Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Wetlands <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Alluvial Soils Flood Study FEMA Map Panel # 3720173600J |

CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030 This particular application for subdivision is to create lots for future development within the 5401 project. At this time, only infrastructure is proposed within the development by way of this initial subdivision of land. Future site plans and further subdivision plans will provide for specific uses within the development as approved per the 5401 PDD document.

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

| | |
|---|--|
| 1. Total # Of Townhouse Lots 0 Detached 0 Attached 0 | 11. Total number of Open Space (only) lots 3 |
| 2. Total # Of Single Family Lots 0 | 12. Total number of all lots 17 |
| 3. Total # Of Apartment Or Condominium Units 0 | 13. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 4. Total # Of Congregate Care Or Life Care Dwelling Units 0 | If Yes, please answer the questions below: a) Total number of Townhouse Lots b) Total number of Single Family Lots c) Total number of Group Housing Units d) Total number of Open Space Lots e) Minimum Lot Size f) Total Number of Phases g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No h) Must provide open space quotient per City Code 10-3071 (5) |
| 5. Total # Of Mobile Home Lots 0 | |
| 6. Total Number of Hotel Units 0 | |
| 7. Overall Total # Of Dwelling Units (1-6 Above) 0 | |
| 8. Bedroom Units 1br 2br 3br 4br or more | |
| 9. Overall Unit(s)/Acre Densities Per Zoning District(s) 0 | |
| 10. If your project is an infill subdivision, provide the infill calculations per City Code 10-3032 on the front cover of your drawing sets | |

SIGNATURE BLOCK (Applicable to all developments)

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 subdivision plan as approved by the City.

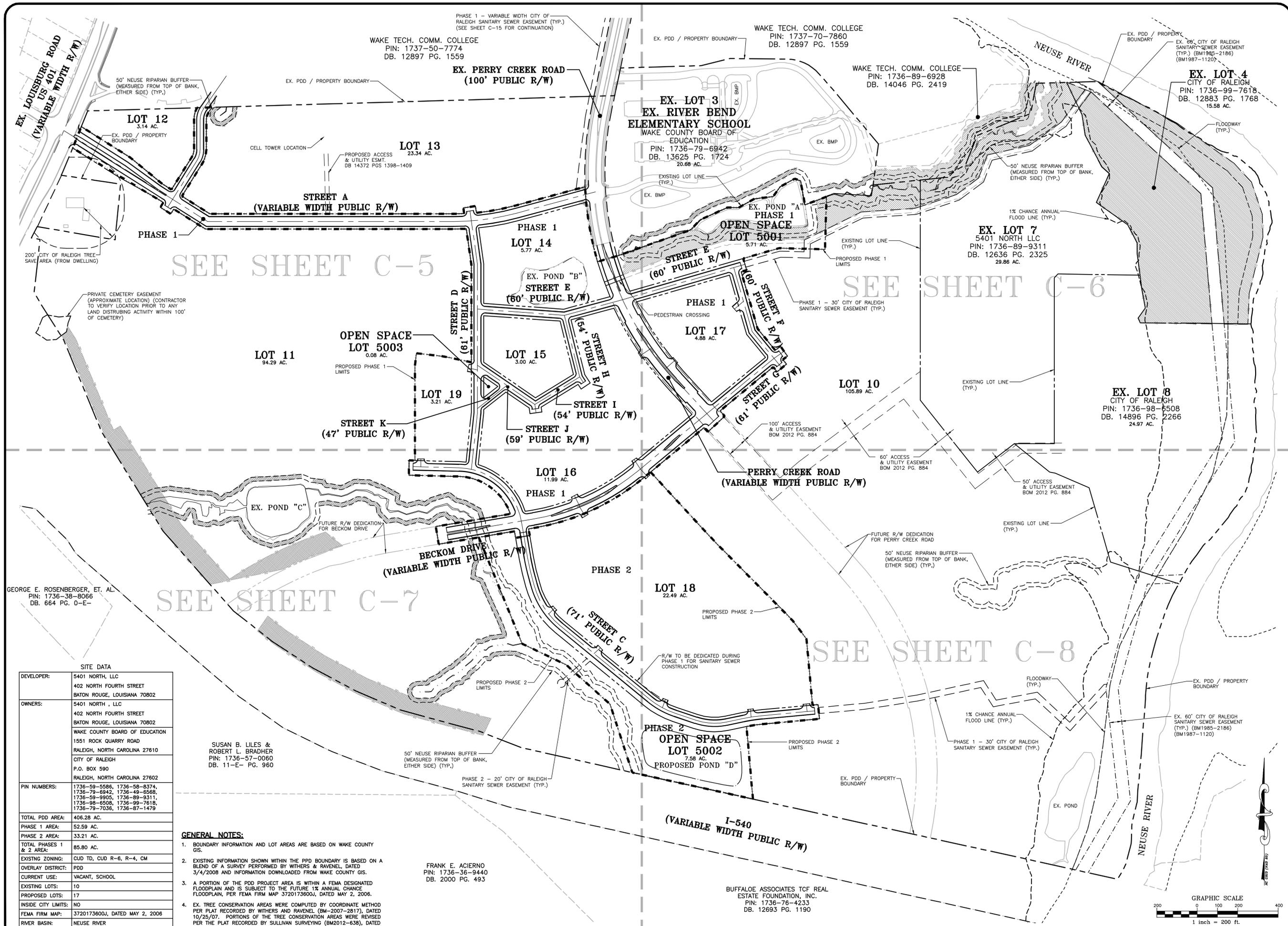
I hereby designate GEORGE RICHARDS to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed .5401 NORTH LLC by George Richards, Vice President 9/28/12 Date
 Signed _____ Date

Section B

| | TO BE COMPLETED BY APPLICANT | | TO BE COMPLETED BY CITY STAFF | | |
|---|-------------------------------------|-------------------------------------|-------------------------------|----|-----|
| | YES | N/A | YES | NO | N/A |
| General Requirements | | | | | |
| 1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination) | <input checked="" type="checkbox"/> | | ✓ | | |
| 2. Preliminary Development Plan Application completed and signed by the property owner | <input checked="" type="checkbox"/> | | ✓ | | |
| 3. Client must complete and print page 1 and 2 of the Preliminary Development Plan Application to the plan cover sheet (not applicable for infill recombination) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | ✓ | | |
| 4. I have referenced the Preliminary Development Plan Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh | <input checked="" type="checkbox"/> | | | | |
| 5. Provide the following plan sheets: | <input checked="" type="checkbox"/> | | | | |
| a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address | <input checked="" type="checkbox"/> | | ✓ | | |
| b) Existing Conditions Sheet | <input checked="" type="checkbox"/> | <input type="checkbox"/> | ✓ | | |
| c) Proposed Site, Subdivision Plan, or Recombination Plan | <input checked="" type="checkbox"/> | | ✓ | | |
| d) Proposed Grading and Stormwater Plan | <input checked="" type="checkbox"/> | <input type="checkbox"/> | ✓ | | |
| e) Proposed Utility Plan, including Fire | <input checked="" type="checkbox"/> | <input type="checkbox"/> | ✓ | | |
| f) Proposed Tree Conservation Plan | <input checked="" type="checkbox"/> | <input type="checkbox"/> | ✓ | | |
| g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | ✓ |
| h) Building elevations that show maximum height from natural and finished grade, buildings to be removed | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | ✓ |
| 6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" =100', etc.), and date of preparation. For re-submittals only – include all revision dates | <input checked="" type="checkbox"/> | | ✓ | | |
| 7. Plan size 18"x24" or 24"x36" | <input checked="" type="checkbox"/> | | ✓ | | |
| 8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan | <input checked="" type="checkbox"/> | | ✓ | | |
| 9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map | <input checked="" type="checkbox"/> | | ✓ | | |
| 10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review | <input checked="" type="checkbox"/> | | ✓ | | |
| 11. Wake County School Form, if dwelling units are proposed | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | ✓ |
| 12. Preliminary stormwater quantity and quality summary and calculations package | <input checked="" type="checkbox"/> | <input type="checkbox"/> | ✓ | | |
| 13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | ✓ |



SEE SHEET C-5

SEE SHEET C-6

SEE SHEET C-7

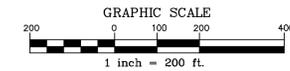
SEE SHEET C-8

| SITE DATA | |
|--------------------------|--|
| DEVELOPER: | 5401 NORTH, LLC 402 NORTH FOURTH STREET BATON ROUGE, LOUISIANA 70802 |
| OWNERS: | 5401 NORTH, LLC 402 NORTH FOURTH STREET BATON ROUGE, LOUISIANA 70802 WAKE COUNTY BOARD OF EDUCATION 1551 ROCK QUARRY ROAD RALEIGH, NORTH CAROLINA 27610 CITY OF RALEIGH P.O. BOX 590 RALEIGH, NORTH CAROLINA 27602 |
| PIN NUMBERS: | 1736-59-5886, 1736-58-8374, 1736-79-6942, 1736-49-6568, 1736-59-8905, 1736-89-9311, 1736-98-6508, 1736-99-7818, 1736-79-7036, 1736-87-1479 |
| TOTAL PDD AREA: | 406.28 AC. |
| PHASE 1 AREA: | 52.59 AC. |
| PHASE 2 AREA: | 33.21 AC. |
| TOTAL PHASES 1 & 2 AREA: | 85.80 AC. |
| EXISTING ZONING: | CUD TD, CUD R-6, R-4, CM |
| OVERLAY DISTRICT: | PDD |
| CURRENT USE: | VACANT, SCHOOL |
| EXISTING LOTS: | 17 |
| PROPOSED LOTS: | 10 |
| INSIDE CITY LIMITS: | NO |
| FEMA FIRM MAP: | 3720173600J, DATED MAY 2, 2006 |
| RIVER BASIN: | NEUSE RIVER |

- GENERAL NOTES:**
- BOUNDARY INFORMATION AND LOT AREAS ARE BASED ON WAKE COUNTY GIS.
 - EXISTING INFORMATION SHOWN WITHIN THE PDD BOUNDARY IS BASED ON A BLEND OF A SURVEY PERFORMED BY WITHERS & RAVENEL, DATED 3/4/2008 AND INFORMATION DOWNLOADED FROM WAKE COUNTY GIS.
 - A PORTION OF THE PDD PROJECT AREA IS WITHIN A FEMA DESIGNATED FLOODPLAIN AND IS SUBJECT TO THE FUTURE 1% ANNUAL CHANCE FLOODPLAIN, PER FEMA FIRM MAP 3720173600J, DATED MAY 2, 2006.
 - EX. TREE CONSERVATION AREAS WERE COMPUTED BY COORDINATE METHOD PER PLAT RECORDED BY WITHERS AND RAVENEL (84-2007-2817), DATED 10/25/07. PORTIONS OF THE TREE CONSERVATION AREAS WERE REVISED PER THE PLAT RECORDED BY SULLIVAN SURVEYING (842012-638), DATED 11/09/11.

FRANK E. ACIERNO
PIN: 1736-38-9440
DB. 2000 PG. 493

BUFFALO ASSOCIATES TCF REAL ESTATE FOUNDATION, INC.
PIN: 1736-76-4233
DB. 12693 PG. 1190



THE JOHN R. McADAMS COMPANY, INC.
ENGINEERS • PLANNERS • SURVEYORS • ENVIRONMENTAL
RESEARCH TRIANGLE PARK • CHARLOTTE
3906 Meridian Parkway, Durham, NC 27713
900-753-5616 • www.johnmcadams.com • License No.: C-0285

5401 NORTH - PHASES 1&2
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA
OVERALL SUBDIVISION PLAN

DEVELOPER: 5401 NORTH, LLC
402 NORTH FOURTH STREET
BATON ROUGE, LOUISIANA 70802
(225) 924-7206

PROJECT NO.: CRC-12010
FILENAME: CRC12010-OAS1
DESIGNED BY: -
DRAWN BY: -
SCALE: 1" = 200'
DATE: 09-28-2012
SHEET NO.: C-3

McADAMS