

5401 NORTH LOTS 20-21 PHASE 13-21 S-53-14



Zoning: **R-6 CUD, R-4,
PDD, SHOD**

CAC: **Forestville**

Drainage Basin: **Neuse**

Acreage: **311.48**

Number of Lots: **258**

Planner: **Meade Bradshaw**

Phone: **(919) 996-2664**

Applicant: **JDavis Architects**

Phone: **(919) 835-1500**





S-53-14

Planning & Development

Development Services
 Customer Service Center
 One Exchange Plaza
 1 Exchange Plaza, Suite 400
 Raleigh, North Carolina 27601
 Phone 919-996-2495
 Fax 919-516-2685

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 <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing ** <input type="checkbox"/> Multifamily (Infill)**	<input checked="" type="checkbox"/> Subdivision* <input type="checkbox"/> Cluster Subdivision** <input type="checkbox"/> Infill Subdivision** <input type="checkbox"/> Expedited Subdivision Review <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision	Transaction Number 413246 Assigned Project Coordinator Assigned Team Leader	
* May require Planning Commission or City Council Approval ** Legacy Districts Only			
Has your project previously been through the Due Diligence process? If yes, provide the transaction #			
GENERAL INFORMATION			
Development Name 5401 North - Lots 20 & 21 (Phases 13-21)			
Proposed Use Residential			
Property Address(es) 6621 Perry Creek Road - Raleigh, NC			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
P.I.N. Recorded Deed 1736-79-7557	P.I.N. Recorded Deed 1736-88-0915	P.I.N. Recorded Deed 1736-87-8489	P.I.N. Recorded Deed 1736-77-9440, -1543
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Banks <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Industrial Building <input checked="" type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Office <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Townhouse <input type="checkbox"/> 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.		
PLANNING COMMISSION	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval.		
CLIENT (Owner or Developer)	Company ELD-5401 North, LLC		Name (s) Thurm Bowen
	Address 7500 Pecue Lane, Baton Rouge, Louisiana 70809		
	Phone (919) 615-1585	Email tbowen@levelinc.com	Fax
CONSULTANT (Contact Person for Plans)	Company McAdams Company		Name (s) Andrea Agee, P.E.
	Address 2905 Meridian Pkwy, Durham, NC 27713		
	Phone 919.361.5000	Email agee@mcadamsco.com	Fax 919.361.2269

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

Zoning Information	Building Information
Zoning District(s) CUD TD, CUD R-6, R-4, CM	Proposed building use(s) Residential
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 311.48 AC Inside City Limits <input checked="" type="checkbox"/> Yes <input 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- 20-10	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # Z- 20-10	
Stormwater Information	
Existing Impervious Surface 1.08 acres/square feet	Flood Hazard Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface 27.57 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 residential lots with Lots 20, 21 (Phases 13-21) within the 5401 North project. All design has been completed in compliance with the approved 5401 North PDD document and current City of Raleigh design manuals.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots <u>138</u> Detached <u>138</u> Attached <u>101</u>	11. Total number of all lots <u>258</u>
2. Total # Of Single Family Lots <u>138</u>	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units <u>0</u>	If Yes, please answer the questions below:
4. Total # Of Congregate Care Or Life Care Dwelling Units <u>0</u>	a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots <u>0</u>	b) Total number of Single Family Lots
6. Total Number of Hotel Units <u>0</u>	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above) <u>239</u>	d) Total number of Open Space Lots
8. Bedroom Units 1br 2br <input checked="" type="checkbox"/> 3br <input checked="" type="checkbox"/> 4br or more <input checked="" type="checkbox"/>	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s)	f) Total Number of Phases
10. Total number of Open Space (only) lots <u>15</u>	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)

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 Andrea Agee, PE (McAdams Company) 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.

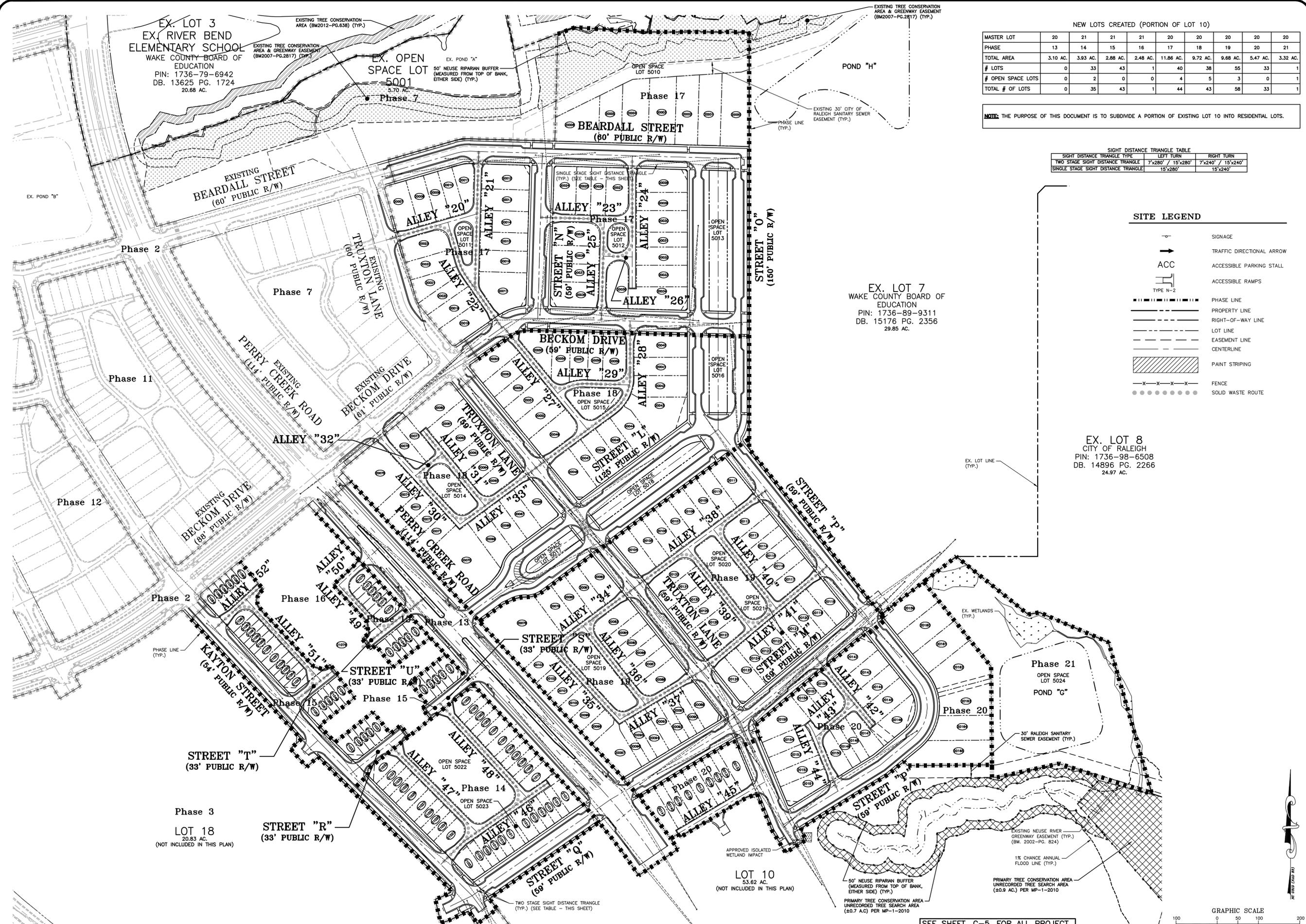
I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed [Signature] Date 10-28-14

Signed _____ Date _____

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 or Subdivision 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 checked="" type="checkbox"/>	<input 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"/>			✓
i) Transportation Plan	<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. <u>For re-submittals only – include all revision dates</u>	<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 checked="" type="checkbox"/>	<input 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"/>			✓

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NEW LOTS CREATED (PORTION OF LOT 10)

MASTER LOT	20	21	21	21	20	20	20	20	20
PHASE	13	14	15	16	17	18	19	20	21
TOTAL AREA	3.10 AC.	3.93 AC.	2.88 AC.	2.48 AC.	11.86 AC.	9.72 AC.	9.68 AC.	5.47 AC.	3.32 AC.
# LOTS	0	33	43	1	40	38	55	33	1
# OPEN SPACE LOTS	0	2	0	0	4	5	3	0	1
TOTAL # OF LOTS	0	35	43	1	44	43	58	33	1

NOTE: THE PURPOSE OF THIS DOCUMENT IS TO SUBDIVIDE A PORTION OF EXISTING LOT 10 INTO RESIDENTIAL LOTS.

SIGHT DISTANCE TRIANGLE TABLE

SIGHT DISTANCE TRIANGLE TYPE	LEFT TURN	RIGHT TURN
TWO STAGE SIGHT DISTANCE TRIANGLE	7'x280' / 15'x280'	7'x240' / 15'x240'
SINGLE STAGE SIGHT DISTANCE TRIANGLE	15'x280'	15'x240'

- SITE LEGEND**
- SIGNAGE
 - TRAFFIC DIRECTIONAL ARROW
 - ACCESSIBLE PARKING STALL
 - ACCESSIBLE RAMPS
 - PHASE LINE
 - PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - LOT LINE
 - EASEMENT LINE
 - CENTERLINE
 - PAINT STRIPING
 - FENCE
 - SOLID WASTE ROUTE

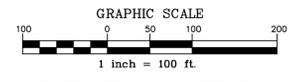
EX. LOT 7
WAKE COUNTY BOARD OF EDUCATION
PIN: 1736-89-9311
DB. 15176 PG. 2356
29.85 AC.

EX. LOT 8
CITY OF RALEIGH
PIN: 1736-98-6508
DB. 14896 PG. 2266
24.97 AC.

Phase 3
LOT 18
20.83 AC.
(NOT INCLUDED IN THIS PLAN)

LOT 10
53.62 AC.
(NOT INCLUDED IN THIS PLAN)

SEE SHEET C-5 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES



THE JOHN R. MCADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
Phone: 919-488-8888
Fax: 919-488-8888
www.mcadams.com
(800) 733-5666



REVISIONS:

NO.	DATE	DESCRIPTION

OWNER:
ELD-5401 NORTH, LLC
C/O ENGQUIST-LEVEL DEVELOPMENT, LLC
7500 PECUE LANE
BATON ROUGE, LOUISIANA 70809
(225) 838-6120

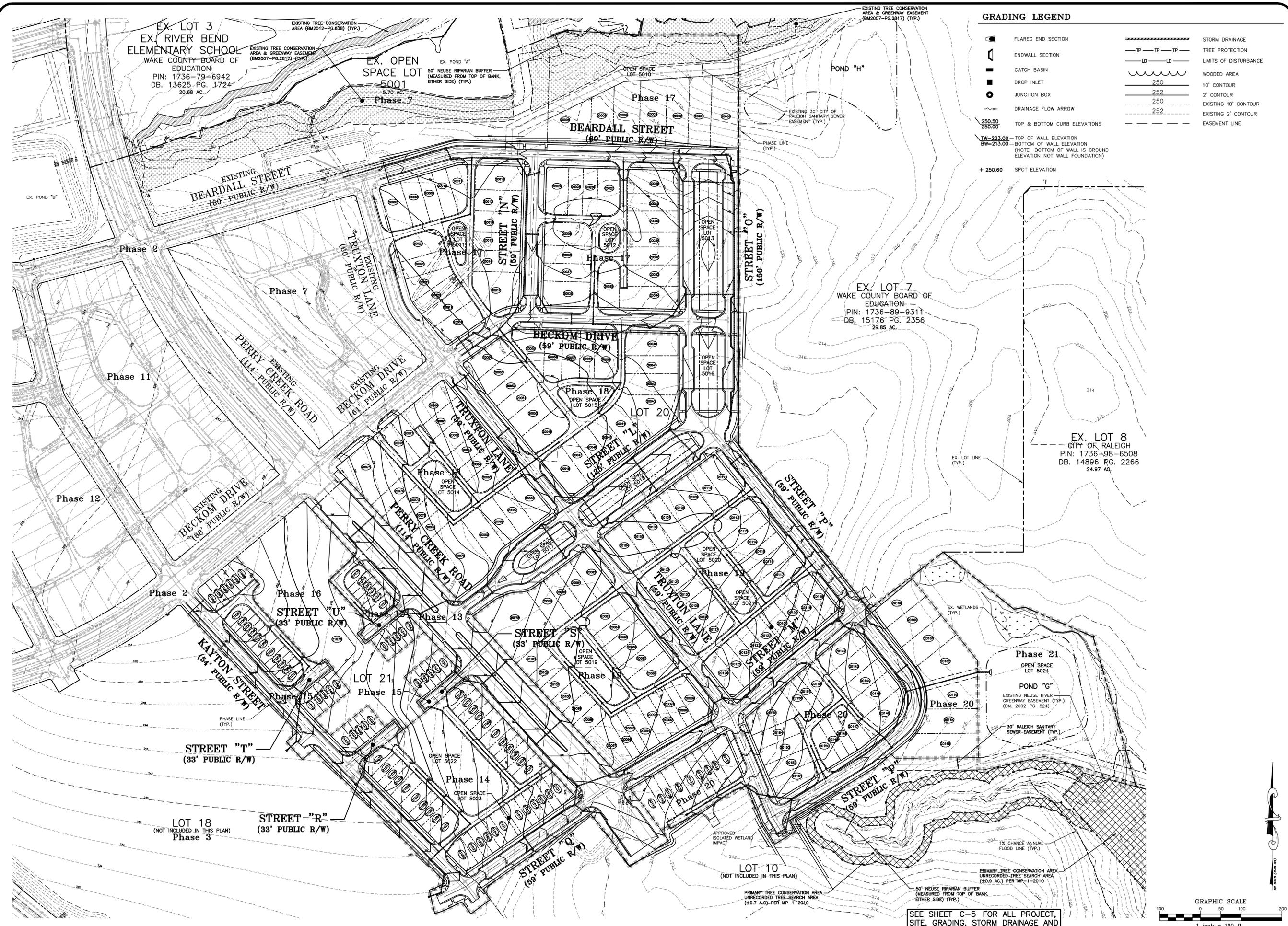
5401 NORTH
LOTS 20 & 21 (PHASES 13 - 21)
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA
OVERALL SUBDIVISION PLAN

PROJECT NO: CRC-14010
FILENAME: CRC14010-OAS1
DESIGNED BY: -
DRAWN BY: CNS
SCALE: 1" = 100'
DATE: 10-31-2014
SHEET NO. **C-6**

PROJECTED BY: **MCADAMS**

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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GRADING LEGEND

	FLARED END SECTION		STORM DRAINAGE
	ENDWALL SECTION		TREE PROTECTION
	CATCH BASIN		LIMITS OF DISTURBANCE
	DROP INLET		WOODED AREA
	JUNCTION BOX		10' CONTOUR
	DRAINAGE FLOW ARROW		2' CONTOUR
	TOP & BOTTOM CURB ELEVATIONS		EXISTING 10' CONTOUR
	TOP OF WALL ELEVATION		EXISTING 2' CONTOUR
	BOTTOM OF WALL ELEVATION		EASEMENT LINE
	+ 250.60 SPOT ELEVATION		

TW=223.00 — TOP OF WALL ELEVATION
 BW=213.00 — BOTTOM OF WALL ELEVATION
 (NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION)

THE JOHN R. MCADAMS COMPANY, INC.
 2905 Meridian Parkway
 Durham, North Carolina 27713
 Tel: C-9283
 Fax: C-9283
 (800) 733-5646 • mcadamsco.com



REVISIONS:

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

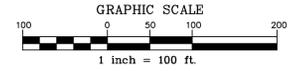
**5401 NORTH
 LOTS 20 & 21 (PHASES 13 - 21)
 PRELIMINARY SUBDIVISION PLAN
 RALEIGH, NORTH CAROLINA**

OVERALL GRADING & STORM DRAINAGE PLAN

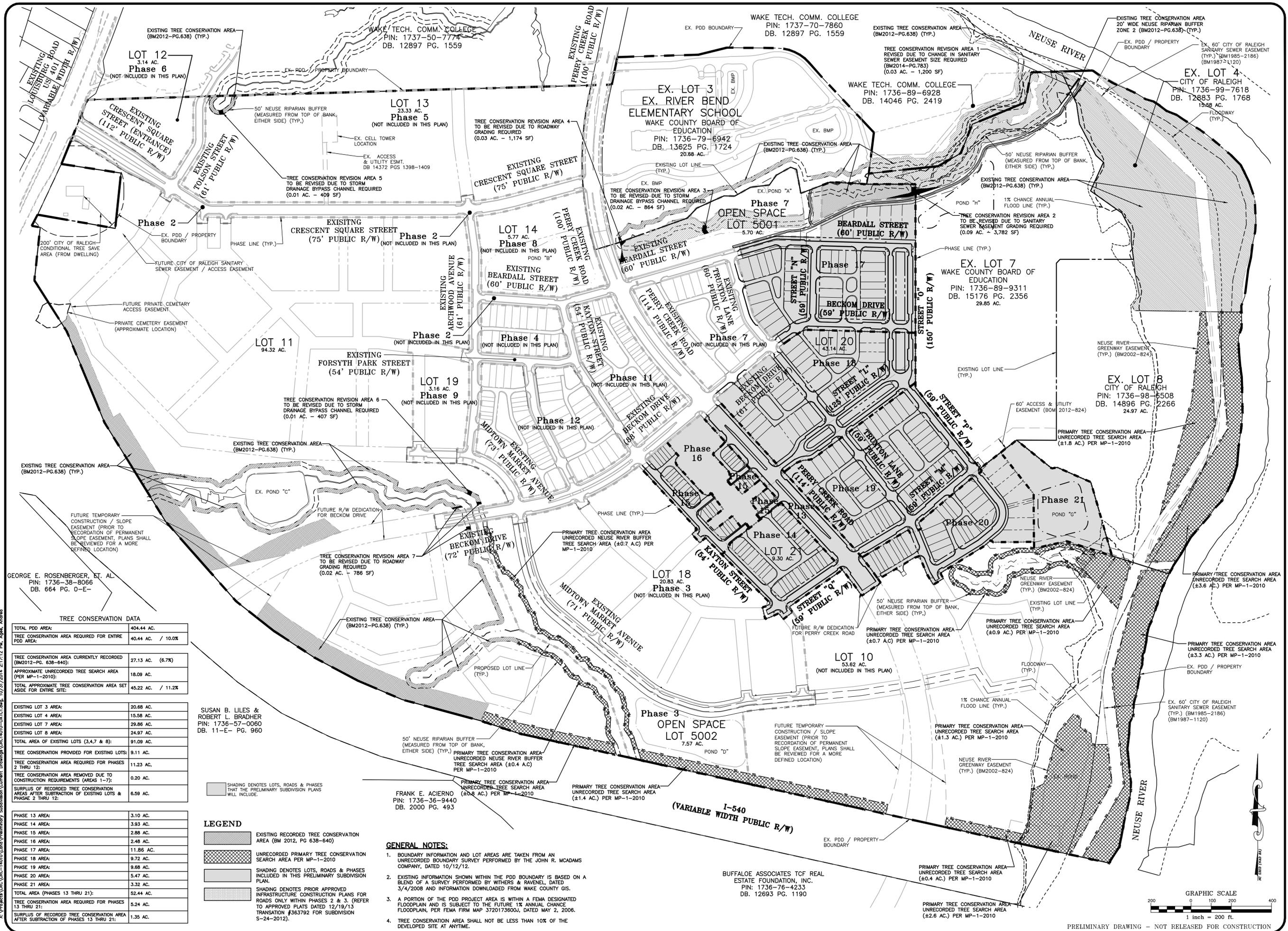
PROJECT NO.	CRC-14010
FILENAME	CRC14010-OAG1
DESIGNED BY:	
DRAWN BY:	CNS
SCALE:	1" = 100'
DATE:	10-31-2014
SHEET NO.	C-11



SEE SHEET C-5 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



TREE CONSERVATION DATA

TOTAL PDD AREA:	404.44 AC.
TREE CONSERVATION AREA REQUIRED FOR ENTIRE PDD AREA:	40.44 AC. / 10.0%
TREE CONSERVATION AREA CURRENTLY RECORDED (BM2012-PG. 638-640):	27.13 AC. (6.7%)
APPROXIMATE UNRECORDED TREE SEARCH AREA (PER MP-1-2010):	18.09 AC.
TOTAL APPROXIMATE TREE CONSERVATION AREA SET ASIDE FOR ENTIRE SITE:	45.22 AC. / 11.2%

EXISTING LOT 3 AREA:	20.68 AC.
EXISTING LOT 4 AREA:	15.58 AC.
EXISTING LOT 7 AREA:	29.86 AC.
EXISTING LOT 8 AREA:	24.97 AC.
TOTAL AREA OF EXISTING LOTS (3,4,7 & 8):	91.09 AC.
TREE CONSERVATION PROVIDED FOR EXISTING LOTS:	9.11 AC.
TREE CONSERVATION AREA REQUIRED FOR PHASES 2 THRU 12:	11.23 AC.
TREE CONSERVATION AREA REMOVED DUE TO CONSTRUCTION REQUIREMENTS (AREAS 1-7):	0.20 AC.
SURPLUS OF RECORDED TREE CONSERVATION AREAS AFTER SUBTRACTION OF EXISTING LOTS & PHASES 2 THRU 12:	6.59 AC.

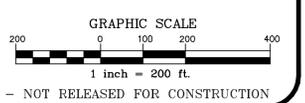
PHASE 13 AREA:	3.10 AC.
PHASE 14 AREA:	3.93 AC.
PHASE 15 AREA:	2.88 AC.
PHASE 16 AREA:	2.48 AC.
PHASE 17 AREA:	11.86 AC.
PHASE 18 AREA:	9.72 AC.
PHASE 19 AREA:	9.68 AC.
PHASE 20 AREA:	5.47 AC.
PHASE 21 AREA:	3.32 AC.
TOTAL AREA (PHASES 13 THRU 21):	52.44 AC.
TREE CONSERVATION AREA REQUIRED FOR PHASES 13 THRU 21:	5.24 AC.
SURPLUS OF RECORDED TREE CONSERVATION AREA AFTER SUBTRACTION OF PHASES 13 THRU 21:	1.35 AC.

SUSAN B. LILES & ROBERT L. BRADHER
 PIN: 1736-57-0060
 DB. 11-E-PG. 960

LEGEND

- EXISTING RECORDED TREE CONSERVATION AREA (BM 2012, PG 638-640)
- UNRECORDED PRIMARY TREE CONSERVATION SEARCH AREA PER MP-1-2010
- SHADING DENOTES LOTS, ROADS & PHASES INCLUDED IN THIS PRELIMINARY SUBDIVISION PLAN.
- SHADING DENOTES PRIOR APPROVED INFRASTRUCTURE CONSTRUCTION PLANS FOR ROADS ONLY WITHIN PHASES 2 & 3. (REFER TO APPROVED PLATS DATED 12/19/13 TRANSITION #363792 FOR SUBDIVISION S-24-2012).

- GENERAL NOTES:**
- BOUNDARY INFORMATION AND LOT AREAS ARE TAKEN FROM AN UNRECORDED BOUNDARY SURVEY PERFORMED BY THE JOHN R. MCADAMS COMPANY, DATED 10/12/12.
 - EXISTING INFORMATION SHOWN WITHIN THE PDD DOCUMENT 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 372017360JQ, DATED MAY 2, 2006.
 - TREE CONSERVATION AREA SHALL NOT BE LESS THAN 10% OF THE DEVELOPED SITE AT ANYTIME.



THE JOHN R. MCADAMS COMPANY, INC.
 2905 Meridian Parkway
 Durham, North Carolina 27713
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MCADAMS

PROFESSIONAL SEAL
 JOHN R. MCADAMS
 LICENSED PROFESSIONAL ENGINEER
 No. 061664
 State of North Carolina

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

PROJECT NO. CRC-14010

FILENAME:

DESIGNED BY:

DRAWN BY: CNS

SCALE: 1" = 200'

DATE: 10-31-2014

SHEET NO. TC-1

McADAMS

5401 NORTH LOTS 20 & 21 (PHASES 13 - 21) PRELIMINARY SUBDIVISION PLAN RALEIGH, NORTH CAROLINA

OVERALL TREE CONSERVATION PLAN

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION