



Administrative Approval Action

Case File / Name: SUB-S-46-2017
DSLCL - St. Albans Residential

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

LOCATION: The 33.58 acre site zoned PD (MP-3-16) is located on the south side of St. Albans Drive and north side of I-440 east of Church at North Hills Street, inside the city limits.

REQUEST: This is a REVISION to a previously approved thirteen lot subdivision as well as a SUNSET EXTENSION. The original approval was on October 25, 2017 with a 3-year sunset date of March 25, 2021. With approval of this revision and sunset extension the new sunset date is April 22, 2024 per UDO Section 10.2.5.E.7.c. This subdivision of 33.58 acres is zoned Planned Development (North Hills East PD, MP-3-16). There are five phases in this development plan. Reference original approval Case File / Name: S-46-17, North Hills East II, Transaction# 521956.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** RCMP-538309-S-46-2017-RA040646-12954: DSLCL - Recorded Maps/Subdivision
RCMP-0163-2019: DSLCL - Recorded Maps/Boundary Survey - Major
SPR-0013-2020: DSLCL - Site Permitting Review/Major [Signature Set]
RCMP-0172-2020: DSLCL - Recorded Maps/Boundary Survey - Major
RCMP-0009-2021: DSLCL - Recorded Maps/Subdivision
RCMP-0058-2021: DSLCL - Recorded Maps/Subdivision
SUR-1230-2021: DSENG - Surety/Infrastructure
RCMP-0068-2022: DSLCL - Recorded Maps/Subdivision
RCMP-0202-2023: DSLCL - Recorded Maps/Boundary Survey - Major
RCMP-0203-2023: DSLCL - Recorded Maps/Boundary Survey - Major
RCMP-0325-2023: DSLCL - Recorded Maps/Boundary Survey - Major

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 March 24, 2021 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:

☒ **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.

<input checked="" type="checkbox"/>	Transit Easement Required
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☒ **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



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1. Revise the existing SPR to demonstrate the approved revisions to this subdivision
2. The greenway easement as shown on the preliminary plan shall be dedicated prior to, or in conjunction with the recording of a map in any phase affected by the greenway.

Engineering

3. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
4. 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.

Public Utilities

5. A fee-in-lieu shall be paid to the City of Raleigh Public Utilities Department for unconstructed 12" DIP water main in dedicated R/W of church at north hills street
6. Infrastructure Construction Plans (SPR) for each phase must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions within that phase

Transportation

7. A transit easement meeting City of Raleigh standards shall be provided along eastbound St. Alban's Drive east of the intersection at Church at North Hills Street. The final location of the easement shall be determined at the time of site review. The transit easement shall be improved per City of Raleigh standards. The transit 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 this document 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.

Urban Forestry

8. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes to record 2.2 acres of new tree conservation area.

☒ **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



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1. a SUB RCMP for each phase must be recorded at the Wake County Register of Deeds office to include all utility easement dedications within that phase

Urban Forestry

2. 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 St Albans Drive, 15 street trees along Church at North Hills Street and 15 street trees along Hardimont Road.

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.

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: April 22, 2024

Record at least ½ of the land area approved.

5-Year Sunset Date: April 22, 2026

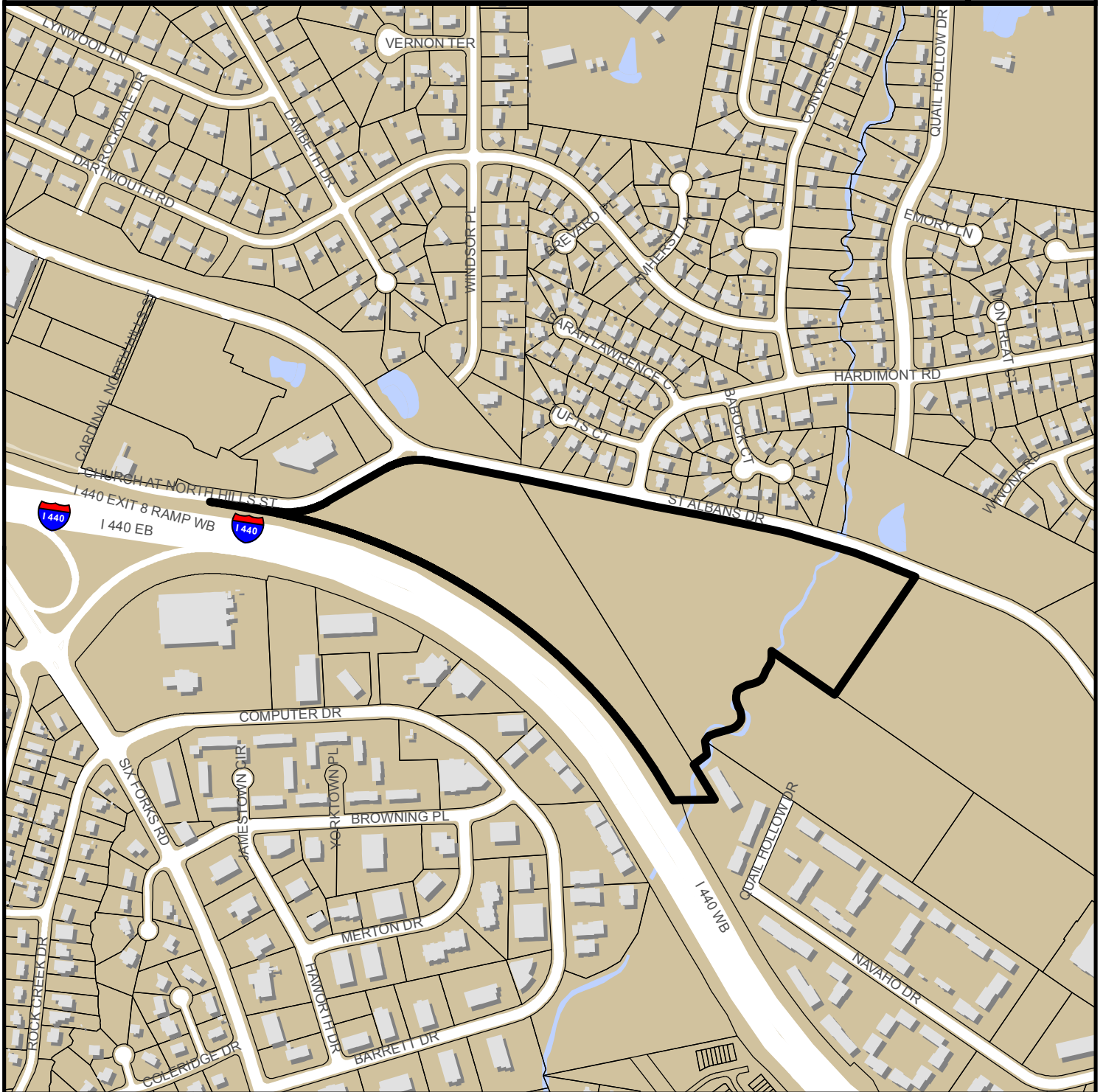
Record entire subdivision.

I hereby certify this administrative decision.

Signed: *Daniel L. Stegall* Date: 04/22/2021
Development Services Dir/Designee
Staff Coordinator: Michael Walters

EAST II NORTH HILLS

S-46-2017



0 300 600 1,200 Feet

Zoning: **PD**
CAC: **Midtown**
Drainage Basin: **Big Branch**
Acreage: **33.58**
Number of Lots: **2**

Planner: **Justin Rametta**
Phone: **(919) 996-2665**
Applicant: **North Hills East**
Master Development
Phone: **(919) 719-5438**





Administrative Approval Action

Case File / Name: S-46-17, North Hills East II
Transaction# 521956

City of Raleigh
Development Services Department
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Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

LOCATION: The site is located on the south side of St. Albans Drive and north side of I-440 east of Church at North Hills Street, inside the city limits.

REQUEST: Subdivision and recombination of two tracts totaling 33.58 acres into thirteen lots zoned Planned Development (North Hills East PD).

**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 submitted by McAdams.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: *This document must be applied to the second sheet of all future submittals with the exception of final plats.*

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

STORMWATER

1. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of a mass grading permit or other site permit, whichever comes first.
2. A nitrogen offset payment must be made to a qualifying mitigation bank;
3. **Next Step:** A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.

Next Step: In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

URBAN FORESTRY

4. Obtain required stub and tree impact permits from the City of Raleigh.
5. **Next Step:** Prior to the issuance of a mass grading permit or other site permit, whichever comes first, submit a final tree conservation plan with a permit approved by Urban Forestry staff that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required.
6. **Next Step:** Tree protection fence must be located in the field and inspected by Urban Forestry staff prior to the issuance of a mass grading permit or other site permit, whichever comes first.

PRIOR TO AUTHORIZATION TO RECORD LOTS:

GENERAL



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1. The City form document entitled Declaration of City of Raleigh Required City Code Provisions for Developments with Common Elements and Common Expenses 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 permit authorization will be withheld if the recorded document is not provided to the City.
2. The greenway easement as shown on the preliminary plan shall be dedicated prior to, or in conjunction with the recording of a map in any phase affected by the greenway.
3. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.;
4. That all applicable requirements of Z-28-16 are adhered to;
5. Next Step: Concurrent Review Plans for public infrastructure and site grading shall be approved by the City of Raleigh, including obtaining stub permits, tree impact permit and a street lighting plan, if applicable.

ENGINEERING

6. 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.
7. Next Step: In accordance with Part 10A Section 8.1.3, a public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program.

PUBLIC UTILITIES

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

STORMWATER

9. Next Step: 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.
10. Next Step: The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map.
11. Next Step: 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.



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12. Next Step: 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.
13. Next Step: 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 a note stating: "The areas shown on the recorded plat identified as Neuse River Riparian Buffer shall be maintained in their natural or mitigated condition, No person or entity shall fill, grade, excavate, or perform any other land-disturbing activities; nor cut, remove, or harm any vegetation; nor construct any structures nor add any additional impervious surface, nor allow animal grazing or water or any other agricultural use on such protected areas without written authorization from the state of North Carolina in accordance with the Riparian Buffer Protection Rules (15A NCAC 2B.0233 or .0259)."
14. Next Step: In accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department;
15. That in accordance with Part 10A Section 8.1.10, a fee-in-lieu for the stream crossing and extension of Church at North Hills Street to the property line is paid to the City of Raleigh;

URBAN FORESTRY

16. Next Step: A tree conservation map in compliance with Chapter 9 of the Unified Development Ordinance shall be recorded with metes and bound showing the designated Tree Conservation Areas.

Prior to Issuance of a certificate of occupancy:

17. As-built plans and certification for any stormwater control device shall be reviewed and accepted.

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: 10/25/2020
Record at least ½ of the land area approved.

5-Year Sunset Date: 10/25/2022
Record entire subdivision.

I hereby certify this administrative decision.

Signed: (Planning Dir./Designee) Justin Rametta Date: 10/25/17
Staff Coordinator: Justin Rametta

NORTH HILLS EAST II

PRELIMINARY SUBDIVISION PLAN FOR:
NORTH HILLS EAST II
RALEIGH, NORTH CAROLINA
PROJECT NUMBER: KAN-16010

PRELIMINARY SUBDIVISION PLAN CITY OF RALEIGH TRANSACTION #521956 CITY OF RALEIGH CASE # S-46-17 RALEIGH, NORTH CAROLINA PROJECT NUMBER: KAN-16010

DATE: SEPTEMBER 20, 2017

Preliminary Subdivision Plan Application	
When submitting plans, please check the appropriate review type and include the Plan Checklist document.	
Office Use Only	Transmittal #
PRELIMINARY APPROVALS	
Subdivision * <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Consensus Development <input type="checkbox"/> Conservative Subdivision	
If your project has been through the due diligence process, provide the transaction ID:	
GENERAL INFORMATION	
Development Name: North Hills East II	
Proposed Use: Mixed Use - Office and Residential	
Property Address: 200, 600 St. Albans Drive, Raleigh, North Carolina 27609	
Make County Property Identification Number(s) for each parcel to which these guidelines will apply:	
PM Recorded Deed 1705-08-0000	PM Recorded Deed 1705-08-1700
What is your project type?	
<input type="checkbox"/> Single Family <input type="checkbox"/> Townhouse <input checked="" type="checkbox"/> Subdivision in a non-residential zoning district	
Other (describe):	
OWNER/DEVELOPER INFORMATION	
Company Name: North Hills East Master Developer, LLC	
Address: 4321 Lassiter at North Hills Ave, Suite 250, Raleigh, North Carolina 27609	
Phone: 919-719-5473	
Email: gkuruc@kanerealtycorp.com	
CONSULTANT/CONTACT PERSON FOR PLANS	
Company Name: McAdams Company	
Contact Name: Andy Padiak, PE	
Address: 2905 Meridian Parkway, Durham, North Carolina 27713	
Phone: (919) 475-5514	
Email: mpadiak@mcadamsco.com	

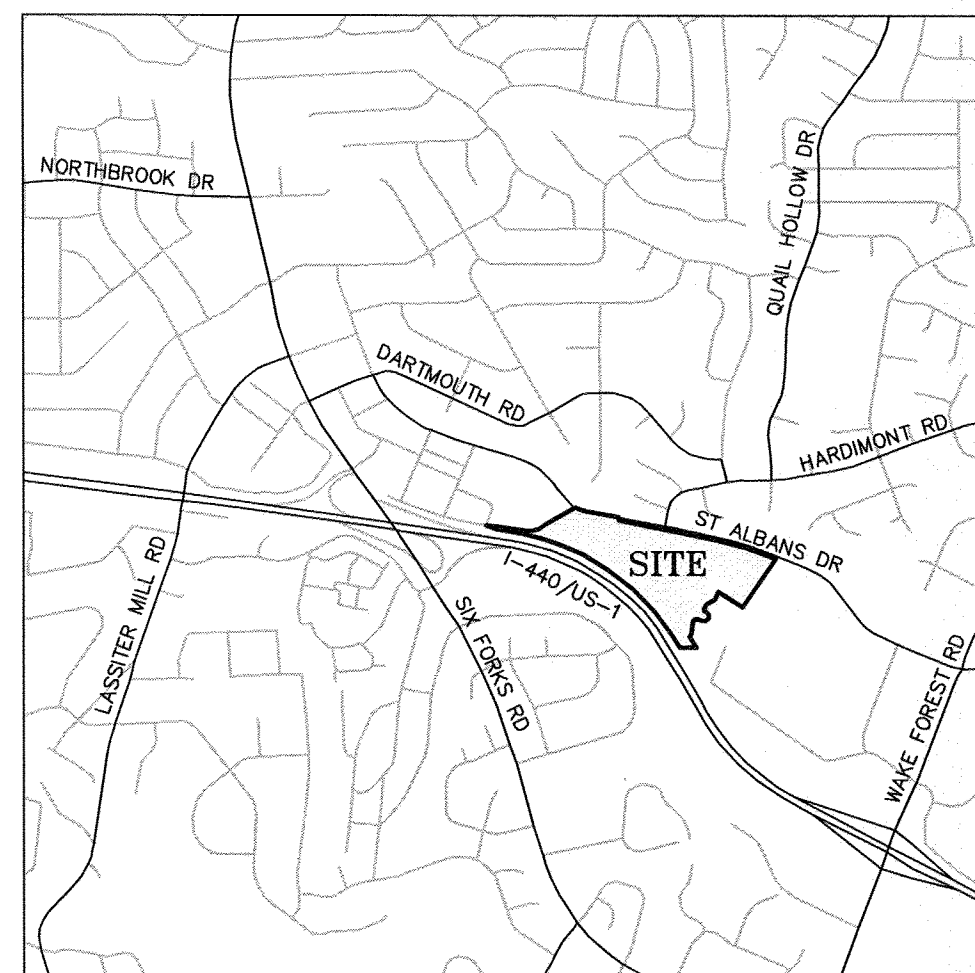
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DEVELOPMENT TYPE AND SITE DATA TABLE (Applicable to all developments)	
ZONING INFORMATION	
Zoning District: PD-(MP-3-16)	
If more than one district, provide the acreage of each: 20.20 acres	
Overlay District?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Inside City Limits?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
CDD (Conditional Use District) Case #	N/A
CDA (Certificate of Appropriateness) Case #	N/A
ROA (Board of Adjustment) Case #	N/A
STORMWATER INFORMATION	
Existing Impervious Surface: 0.00 ac	Flood Hazard Area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface: 20.07 ac	House River Buffer: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Wetlands: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If in a Flood Hazard Area, provide the following:	
Altitude: N/A	Flood Study: None FEMA Map Panel # 1705 & 1715
NUMBER OF LOTS AND DENSITY	
Total # of Townhouse Lots: Detached: 0 Attached: 0	Total # of All Lots: 13
Total # of Single Family Lots: 0	
Overall Density/Acre: Detached: See Master Plan Attached: See Master Plan	
Total # of Open Space and/or Common Area Lots: See Master Plan	
SIGNATURE BLOCK (Applicable to all developments)	
I, the undersigned, hereby agree and certify that the information provided in this application is true and correct, and that I am the owner of the property described in this application.	
I hereby designate Andy Padiak, McAdams, to serve as my agent regarding this application, to receive and respond to administrative comments, to execute plans on my behalf, and to represent me in any public meeting regarding this application.	
I have read, acknowledge, and affirm that this project is conforming to all applicable requirements applicable with the proposed development.	
Signature: Andy Padiak Date: 10/31/16	
Signature: Greg Kuruc Date: 10/31/16	

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DEVELOPMENT TYPE AND SITE DATA TABLE (Applicable to all developments)	
ZONING INFORMATION	
Zoning District: PD-(MP-3-16)	
If more than one district, provide the acreage of each: 13.30 acres	
Overlay District?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Inside City Limits?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
CDD (Conditional Use District) Case #	N/A
CDA (Certificate of Appropriateness) Case #	N/A
ROA (Board of Adjustment) Case #	N/A
STORMWATER INFORMATION	
Existing Impervious Surface: 0.00 ac	Flood Hazard Area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface: 20.07 ac	House River Buffer: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Wetlands: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If in a Flood Hazard Area, provide the following:	
Altitude: N/A	Flood Study: None FEMA Map Panel # 1705 & 1715
NUMBER OF LOTS AND DENSITY	
Total # of Townhouse Lots: Detached: 0 Attached: 0	Total # of All Lots: 13
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Total # of Open Space and/or Common Area Lots: See Master Plan	
SIGNATURE BLOCK (Applicable to all developments)	
I, the undersigned, hereby agree and certify that the information provided in this application is true and correct, and that I am the owner of the property described in this application.	
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Signature: Andy Padiak Date: 10/31/16	
Signature: Greg Kuruc Date: 10/31/16	

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VICINITY MAP
NTS

DEVELOPER:

NHE MASTER DEVELOPER, LLC
C/O KANE REALTY CORPORATION
4321 LASSITER AT NORTH HILLS AVE, SUITE 250
RALEIGH, NORTH CAROLINA 27609
CONTACT: GREG KURUC
PHONE: 919-719-5438
EMAIL: gkuruc@kanerealtycorp.com

ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Public Works Department at (919) 996-2408, and the Public Utilities Department at (919) 996-4540 at least twenty-four hours prior to beginning any of their construction.

Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for inspection, install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.

SHEET INDEX

- C-1 OVERALL EXISTING CONDITIONS
- C-2 PROJECT NOTES
- C-3 OVERALL SUBDIVISION PLAN
- C-4 SITE PLAN AREA "A"
- C-5 SITE PLAN AREA "B"
- C-6 GRADING PLAN AREA "A"
- C-7 GRADING PLAN AREA "B"
- C-8 UTILITY PLAN AREA "A"
- C-9 UTILITY PLAN AREA "B"
- LS-1 LANDSCAPE PLAN AREA "A"
- LS-2 LANDSCAPE PLAN AREA "B"
- TC-1 TREE CONSERVATION PLAN
- D-1 SITE DETAILS
- D-2 STORMWATER MANAGEMENT FACILITY DETAILS

GREENWAY NOTES:

- GREENWAY CONSTRUCTION SPECS AND ALIGNMENT WILL REQUIRE STAFF APPROVAL PRIOR TO ACCEPTING MAINTENANCE RESPONSIBILITIES.
- MAINTENANCE AGREEMENT MAY BE NECESSARY TO CONFIRM DATE AND ROLE OF CITY OF RALEIGH MAINTENANCE.
- FINAL CONSTRUCTION APPROVAL NECESSARY PRIOR TO CITY OF RALEIGH TAKING MAINTENANCE ROLE.

IF DENSITIES INCREASE BEYOND WHAT IS IDENTIFIED IN THE ORIGINAL SUBMITTED PLANS OR IF PROJECT TIMELINES ARE QUICKER THAN THE CITY'S REPLACEMENT OF BIG BRANCH OUTFALL, FURTHER DOWNSTREAM IMPROVEMENTS ALONG THE OUTFALL MAY BE REQUIRED TO ACCOMMODATE THE DEVELOPMENT.



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: Andy Padiak
padiak@mcadamsco.com

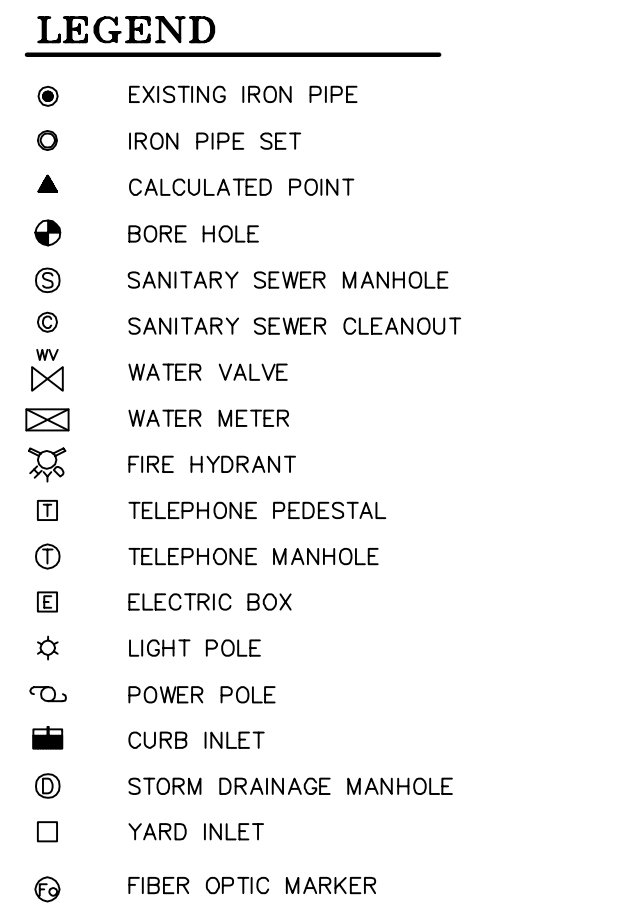
SANITARY SEWER EASEMENT ABANDONMENT NOTES:

- SUBMIT A WRITTEN REQUEST TO ABANDON SEWER EASEMENT FROM PROPERTY OWNER TO ROBERT MASSENGILL (PUBLIC UTILITIES DIRECTOR) IN C/O CESAR SANCHEZ (DEVELOPMENT REVIEW MANAGER).
- A PLAT MUST BE RECORDED SHOWING THE EASEMENT PORTIONS TO BE ABANDONED WITH A NOTE STATING "EXISTING 30" CITY OF RALEIGH SANITARY SEWER EASEMENT INTENDED TO BE DISPOSED OF BY A FUTURE INSTRUMENT (E.NON-WARRANTY DEED OF EASEMENT)".
- EASEMENT BOUNDARIES TO BE DESCRIBED BY METES AND BOUNDS AND AREA (SQFT).
- REFERENCE: ADMINISTRATIVE REGULATION "DISPOSAL OF EASEMENTS IN REAL PROPERTY" (EFFECTIVE 09/01/16).

NOTES

- THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OR EDGE OF PAVEMENT INTERSECTING STREETS SHALL BE AT LEAST TWENTY (20) FEET FROM THE POINT OF TANGENCY OF THE RADIUS CURVATURE OR 20' FROM THE INTERSECTION OF THE RIGHT-OF-WAY LINES, WHICHEVER IS GREATER. NO DRIVEWAYS OR PARKING SPACES SHALL ENCROACH ON THIS MINIMUM CORNER CLEARANCE.
- WITHIN THE AREA OF A DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMING OR PARKED VEHICLES BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS.
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.



CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2421.83'	662.87'	N 70°52'29" W	660.90'
C2	2421.83'	633.02'	N 75°52'49" W	631.22'
C3	2421.83'	632.92'	N 80°49'09" E	632.11'
C4	330.01'	217.36'	N 79°10'30" E	213.45'
C5	270.01'	193.33'	N 80°49'09" E	189.23'
C6	2818.81'	341.28'	N 75°13'08" W	341.07'
C7	2818.81'	181.45'	N 69°55'15" W	181.42'
C8	42.98'	165.46'	S 24°03'16" E	9.95'
C9	22.86'	39.59'	S 30°35'14" E	34.70'
C10	14.44'	6.47'	S 20°10'00" W	5.51'
C11	103.32'	28.27'	S 33°36'25" W	28.18'
C12	38.36'	47.10'	N 52°31'02" E	44.20'

581455 Sq. Feet
13.35 Acres

1. THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND, THIS IS AN EXISTING CONDITIONS SURVEY.
2. BEARINGS FOR THIS SURVEY ARE BASED ON NCR GRID NAD 83 DATUM.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. ZONING: 04-2 300-2, SPECIAL CARE FACILITIES BUFFER AREA.
5. FLOOD NOTE: A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "AE" AS DEFINED BY F.E.M.A. F.I.R.M. COMMUNITY PANEL #37207100501 DATED 12/24/2005.
6. REFERENCES: BM 1985 PG. 305 & BM 1993 PG. 573 OF THE WAKE COUNTY REGISTER.
7. UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. OTHER THAN THE INFORMATION SHOWN, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES BELIEVE THAT THE LOCATION IS LOCATED AS CLOSELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



MCADAMS

OWNER: KANE REALTY CORPORATION
4321 LASSITER AT NORTH HILLS
AVENUE SUITE 250
RALEIGH, NORTH CAROLINA 27609

OWNER:

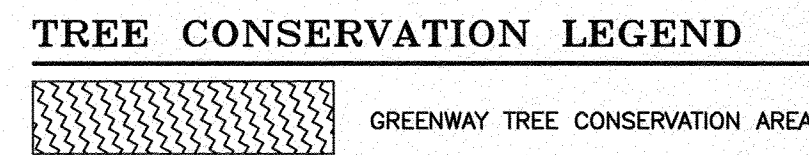
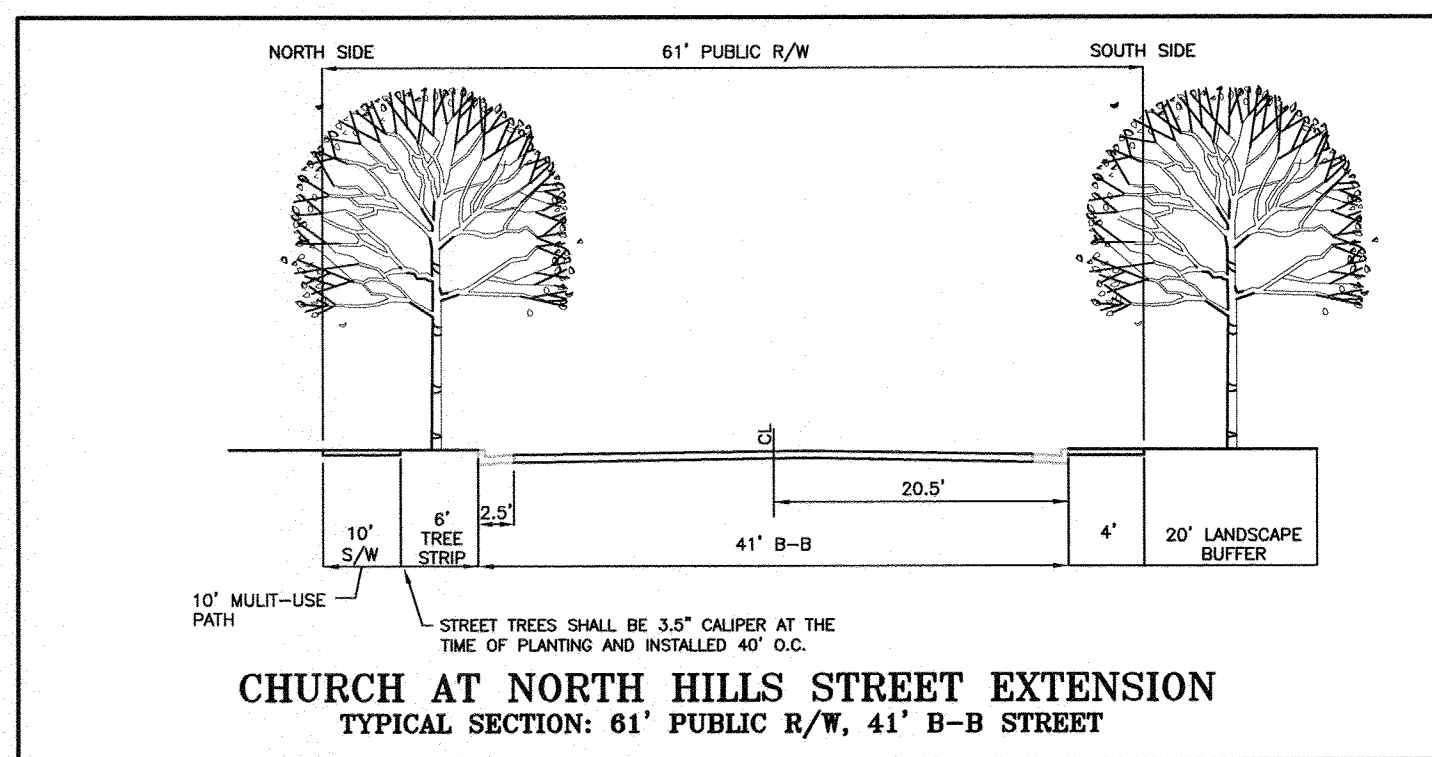
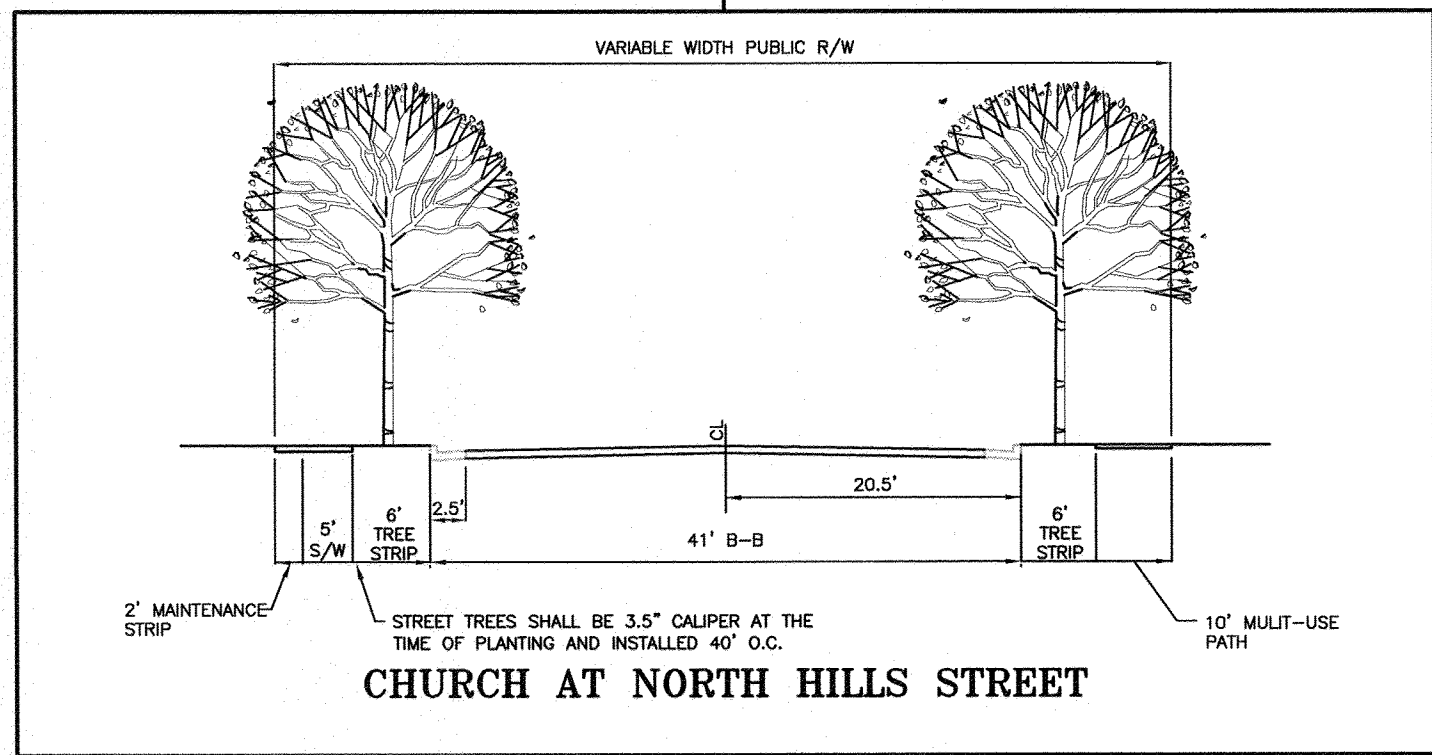
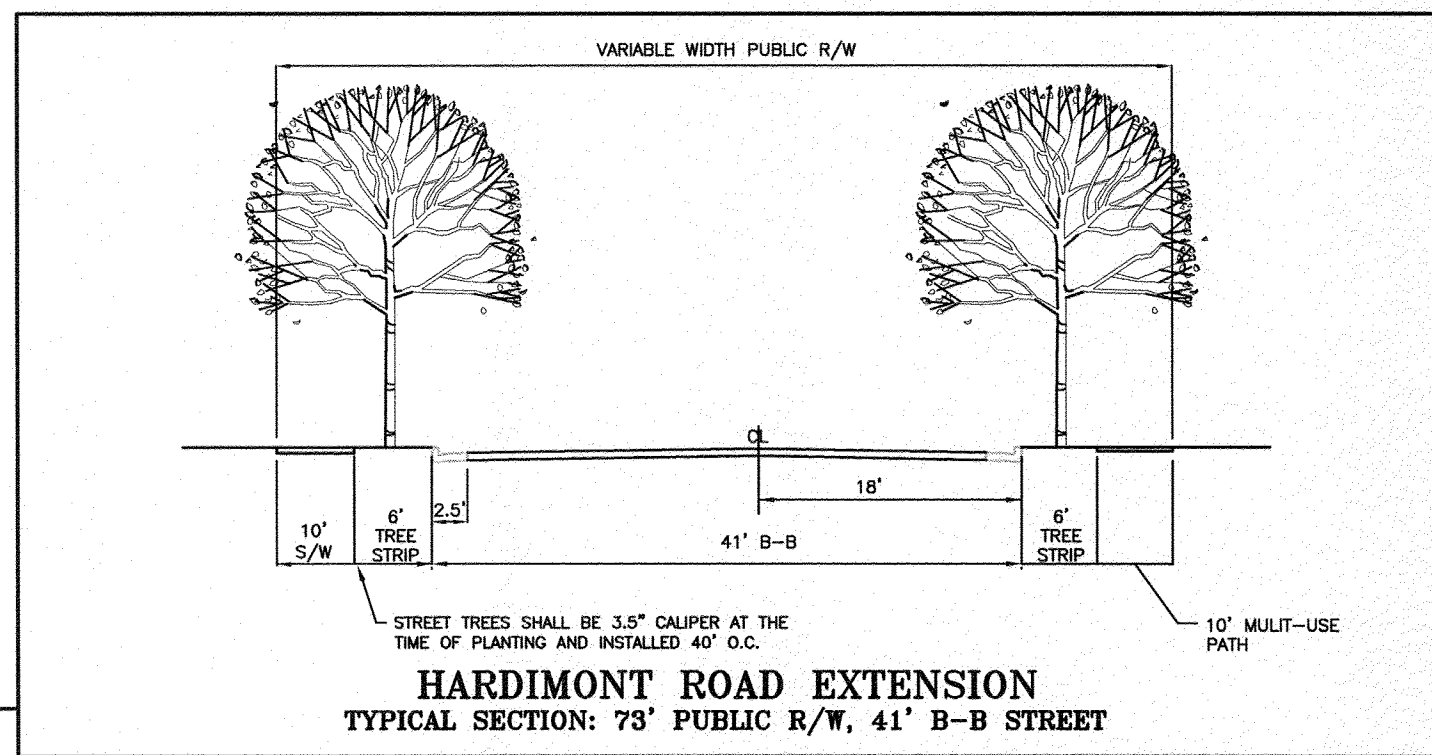
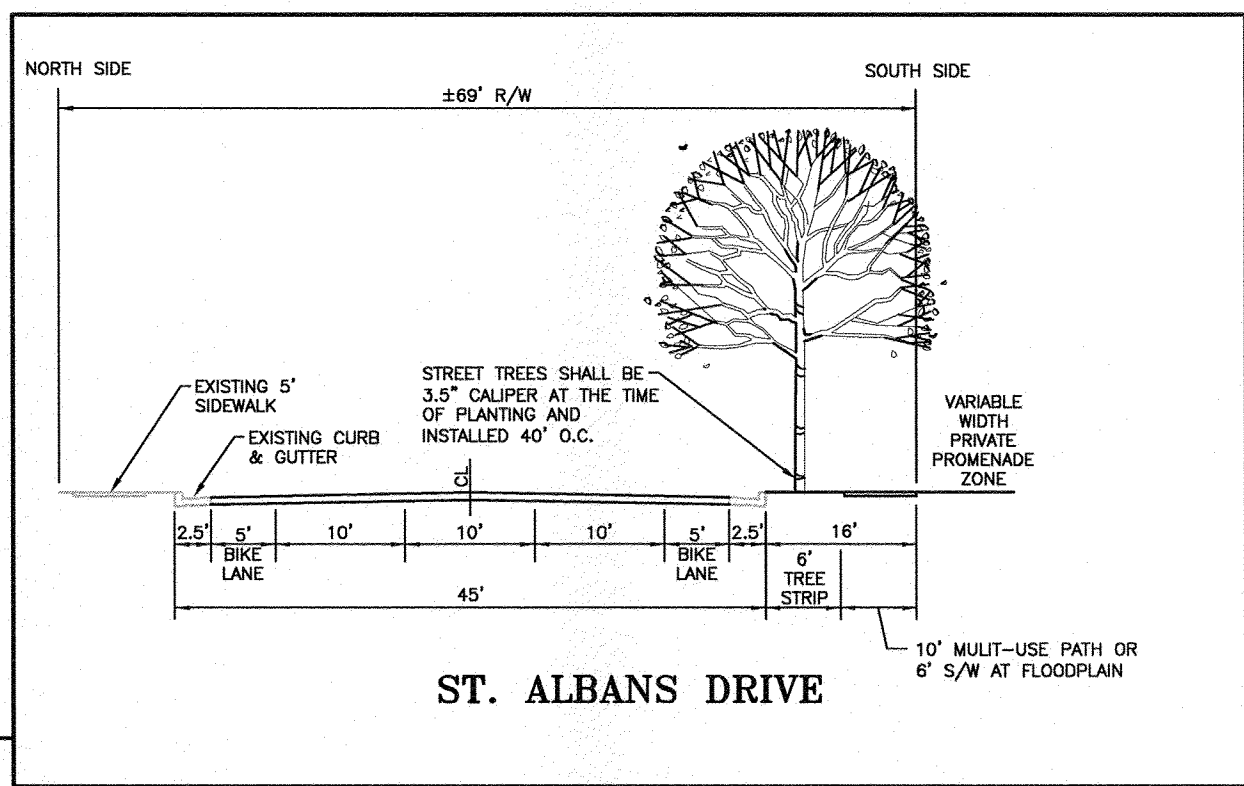
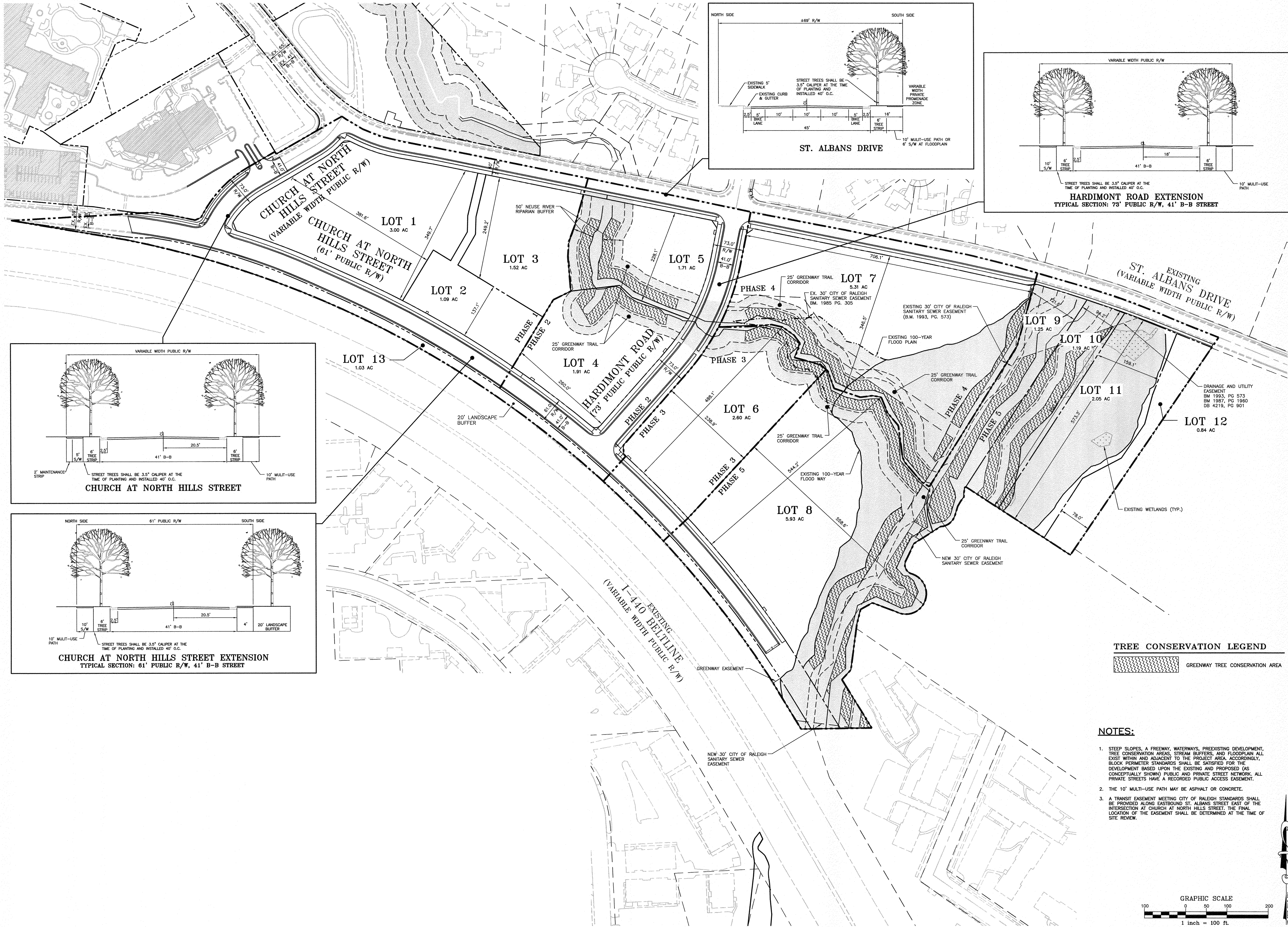
THE FAR EAST
FINAL SITE AND INFRASTRUCTURE CONSTRUCTION DRAWINGS
RALEIGH, NORTH CAROLINA

EXISTING CONDITIONS

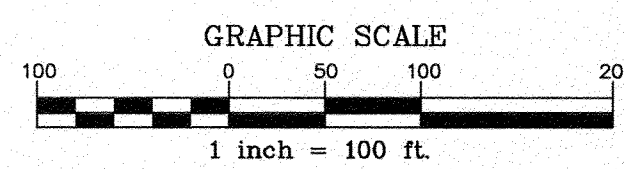
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FILENAME:	KAN15100-C
CHECKED BY:	RTF
DRAWN BY:	JBT
SCALE:	1"=100'
DATE:	01-29-2016
SHEET NO.	C 1



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- NOTES:
1. STEEP SLOPES, A FREEWAY, WATERWAYS, PREEXISTING DEVELOPMENT, TREE CONSERVATION AREAS, STREAM BUFFERS, AND FLOODPLAIN ALL EXIST WITHIN AND ADJACENT TO THE PROJECT AREA. ACCORDINGLY, BLOCK PERIMETER STANDARDS SHALL BE SATISFIED FOR THE DEVELOPMENT BASED UPON THE EXISTING AND PROPOSED (AS CONCEPTUALLY SHOWN) PUBLIC AND PRIVATE STREET NETWORK. ALL PRIVATE STREETS HAVE A RECORDED PUBLIC ACCESS EASEMENT.
 2. THE 10' MULTI-USE PATH MAY BE ASPHALT OR CONCRETE.
 3. A TRANSIT EASEMENT MEETING CITY OF RALEIGH STANDARDS SHALL BE PROVIDED ALONG EASTBOUND ST. ALBANS STREET EAST OF THE INTERSECTION AT CHURCH AT NORTH HILLS STREET. THE FINAL LOCATION OF THE EASEMENT SHALL BE DETERMINED AT THE TIME OF SITE REVIEW.



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2905 Meridian Parkway
Durham, North Carolina 27713
Tel: 919.486.0283
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REVISIONS:

1	
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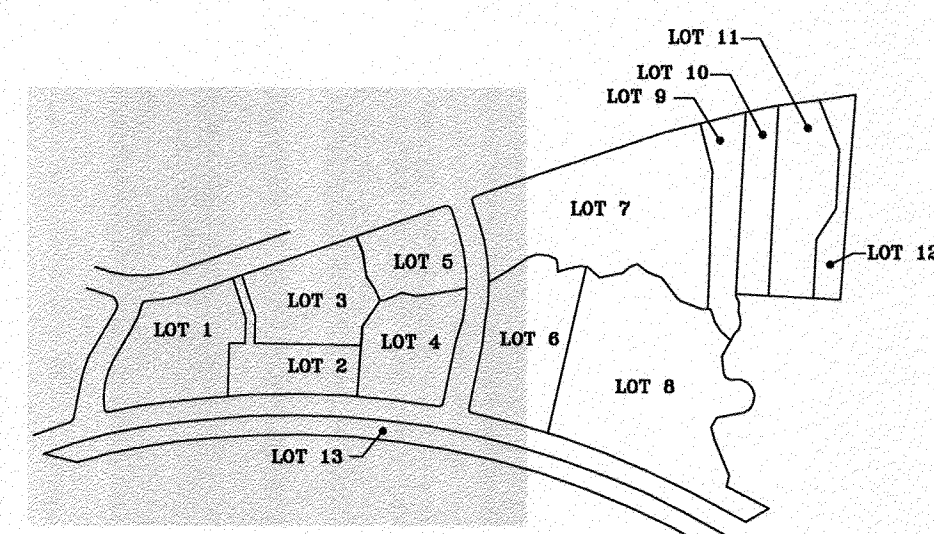
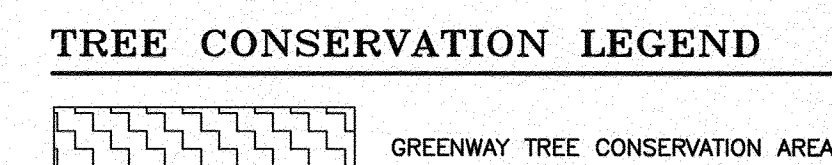
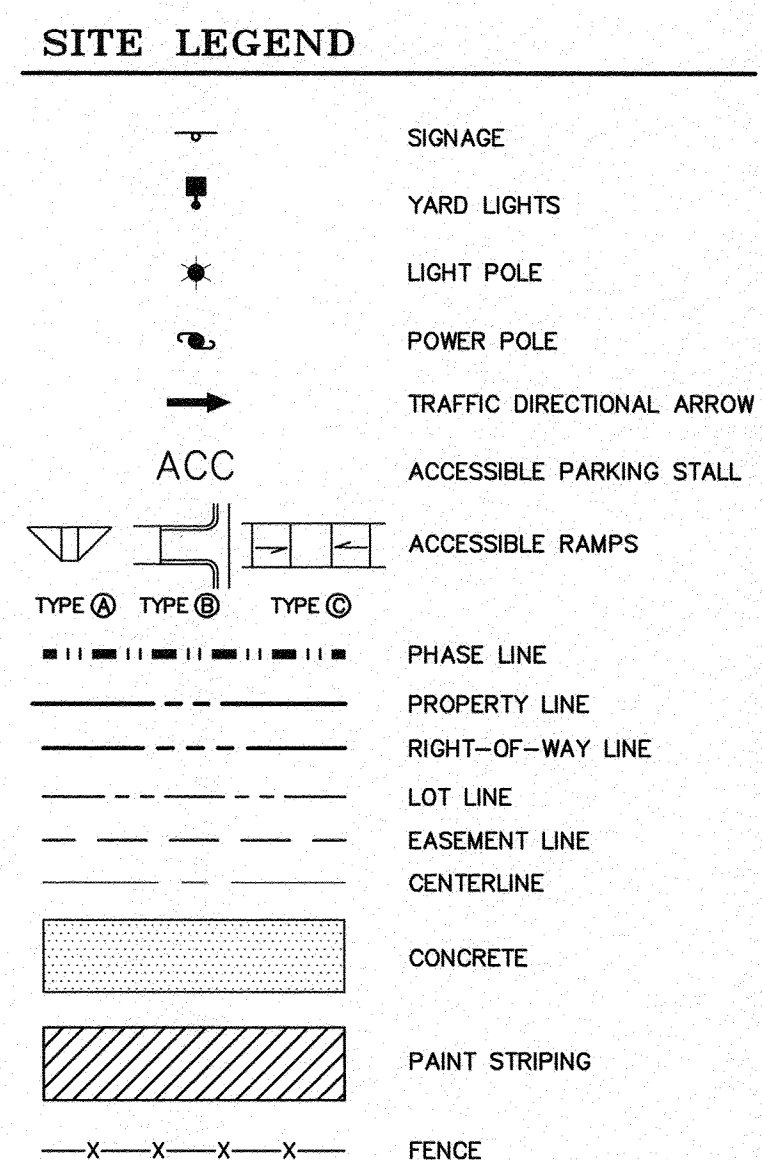
DEVELOPER:

NHE MASTER DEVELOPER, LLC
C/O KANE REALTY CORPORATION
4921 LASSITER
AT NORTH HILLS AVE, SUITE 250
RALEIGH, NC 27609

NORTH HILLS EAST II
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA
OVERALL SUBDIVISION PLAN

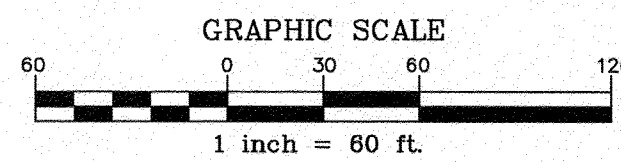
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DATE: 09-20-2017
SHEET NO. C-3

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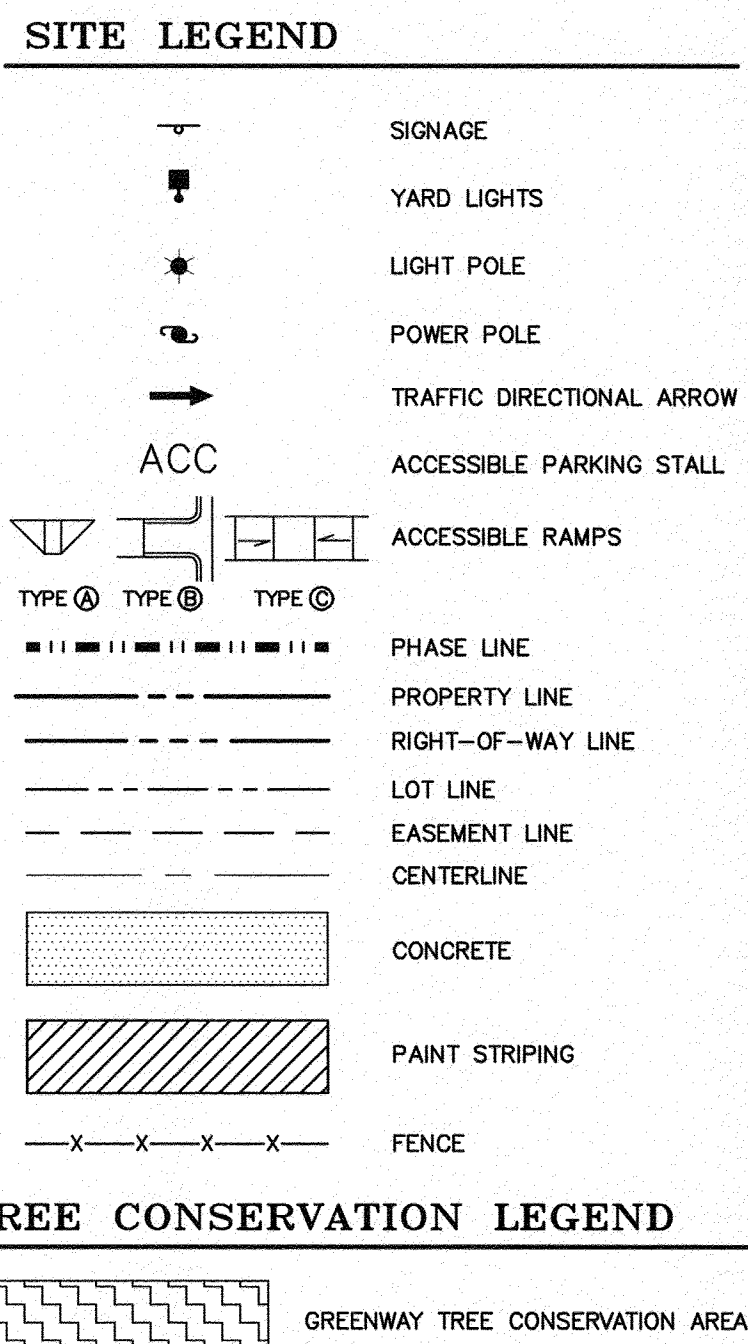


KEY MAPS

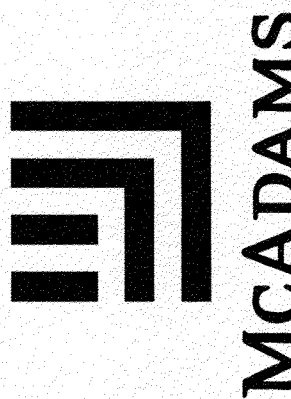
ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION.



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REVISIONS:

DEVELOPER:
NHE MASTER DEVELOPER, LLC
C/O KANE REALTY CORPORATION
4321 LASSITER
AT NORTH HILLS AVE, SUITE 250
RALEIGH, NC 27609

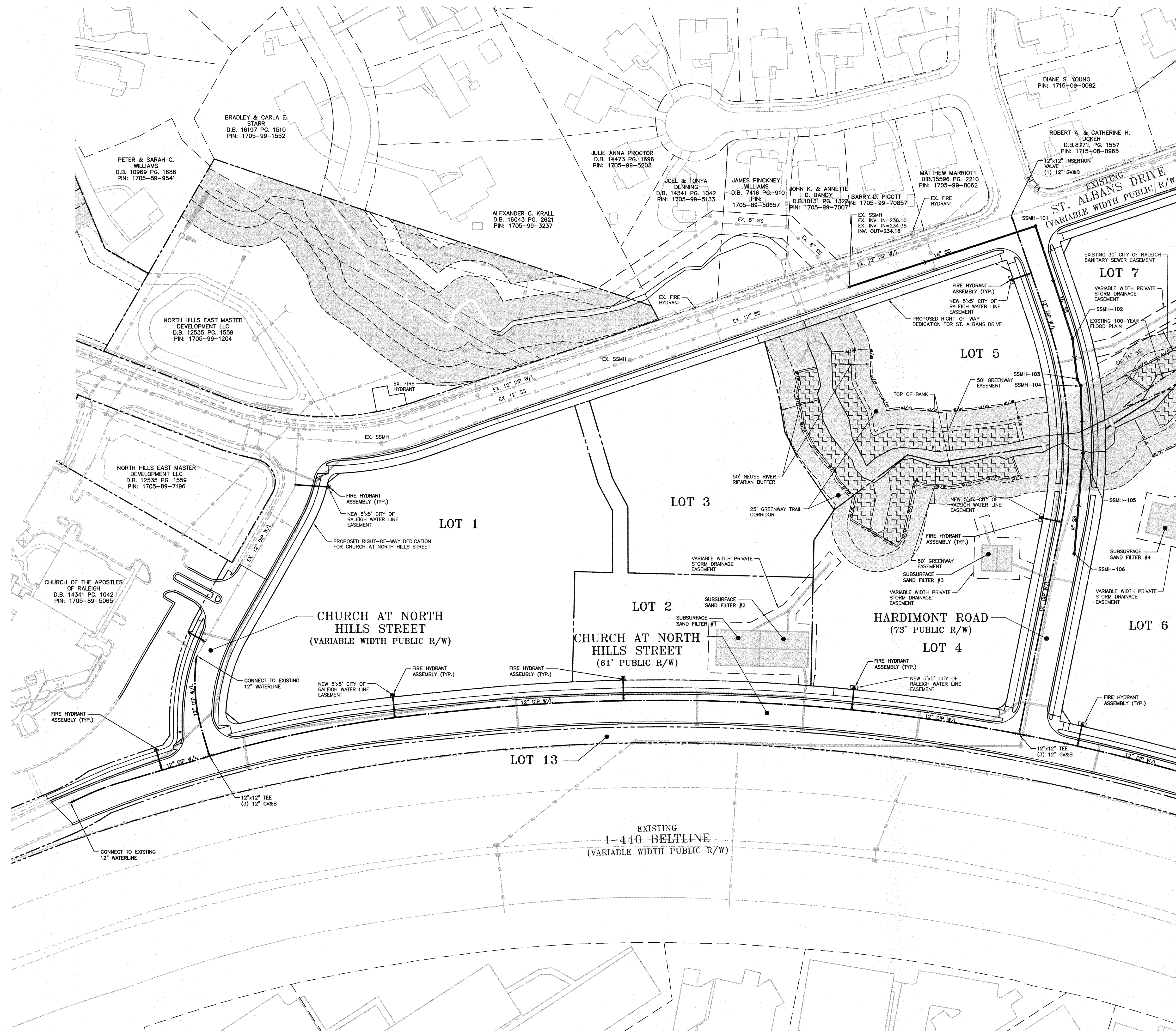
**NORTH HILLS EAST II
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA**

SITE PLAN - AREA "B"

PROJECT NO. KAN-16010
 FILENAME: KAN16010-Subdivision-SI
 CHECKED BY: ARP
 DRAWN BY: CGH
 SCALE: 1"=60'
 DATE: 09-20-2017
 SHEET NO. C-5



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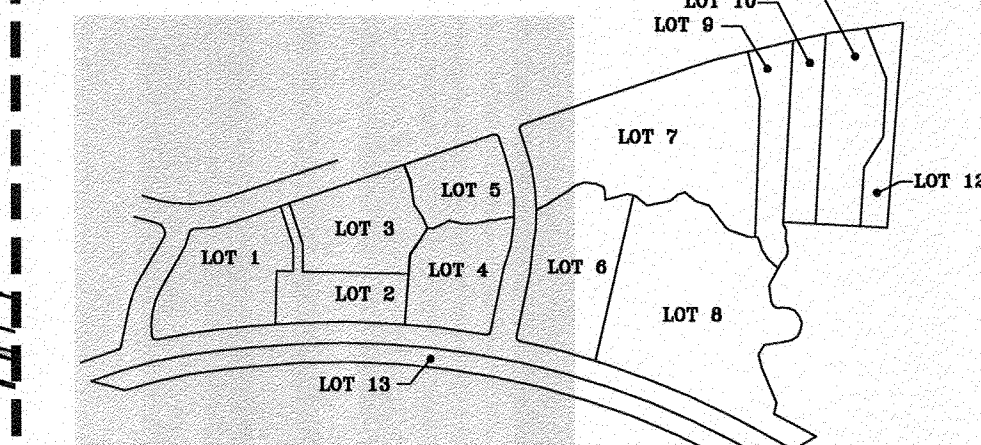


UTILITY LEGEND

- 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
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- EASEMENT LINE

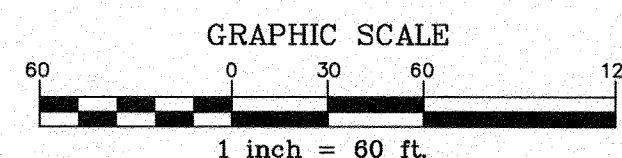
TREE CONSERVATION LEGEND

- GREENWAY TREE CONSERVATION AREA



KEY MAP NTS

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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REVISIONS:

DEVELOPER:
NHE MASTER DEVELOPER, LLC
C/O KANE REALTY CORPORATION
4321 LASSITER
AT NORTH HILLS AVE, SUITE 250
RALEIGH, NC 27609

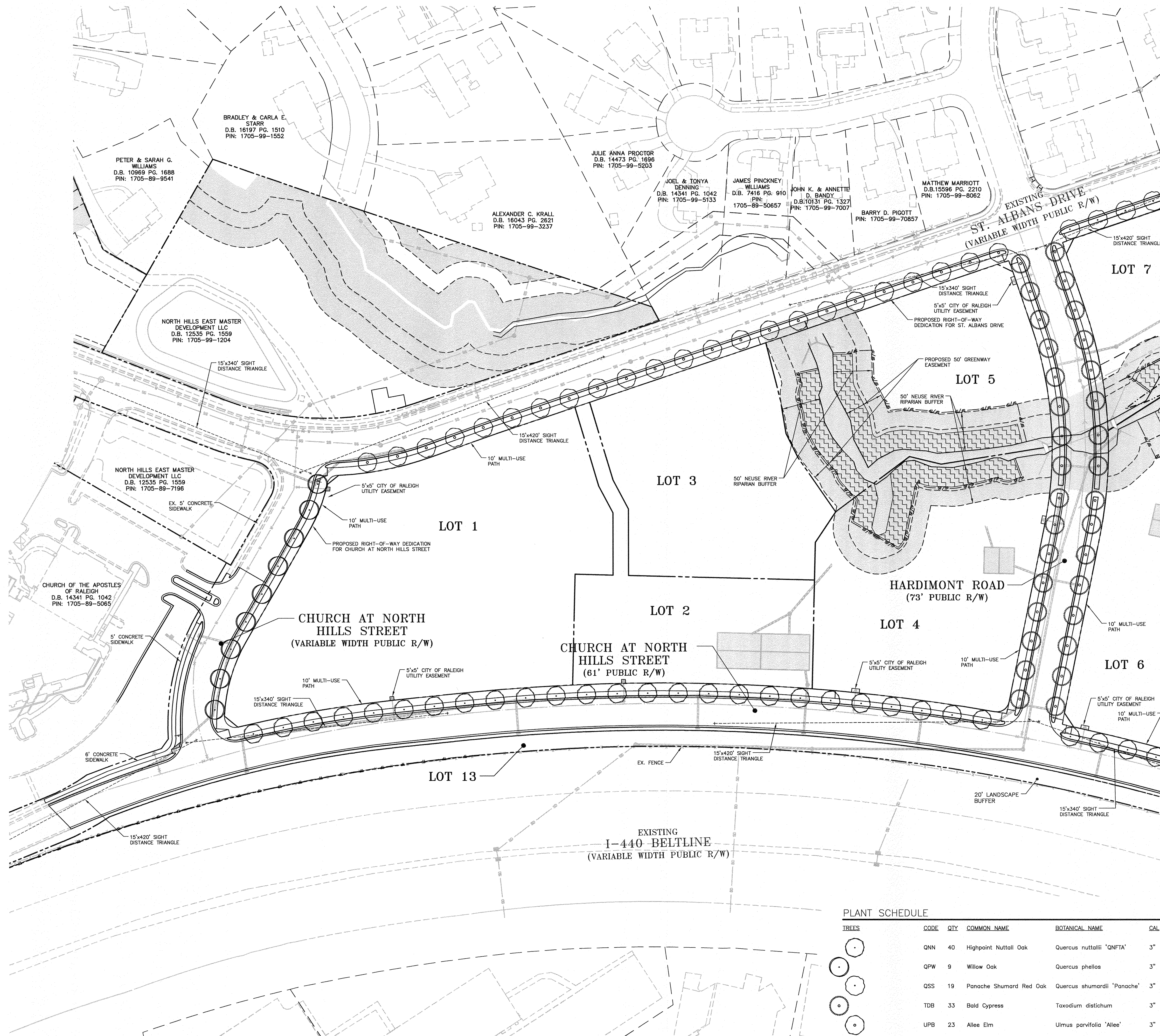
NORTH HILLS EAST II PRELIMINARY SUBDIVISION PLAN RALEIGH, NORTH CAROLINA






UTILITY PLAN - AREA "A"

PROJECT NO. KAN-16010
FILENAME: KAN16010-Subdivision-UI
CHECKED BY: ARP
DRAWN BY: CGH
SCALE: 1"=60'
DATE: 09-20-2017
SHEET NO. C-8







PLANT SCHEDULE						
TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HGT
	QNN	40	Highpoint Nuttall Oak	Quercus nuttallii 'QNFTA'	3"	10'
	QPW	9	Willow Oak	Quercus phellos	3"	10'
	QSS	19	Panache Shumard Red Oak	Quercus shumardii 'Panache'	3"	10'
	TDB	33	Bald Cypress	Taxodium distichum	3"	10'
	UPB	23	Allee Elm	Ulmus parvifolia 'Allee'	3"	10'

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

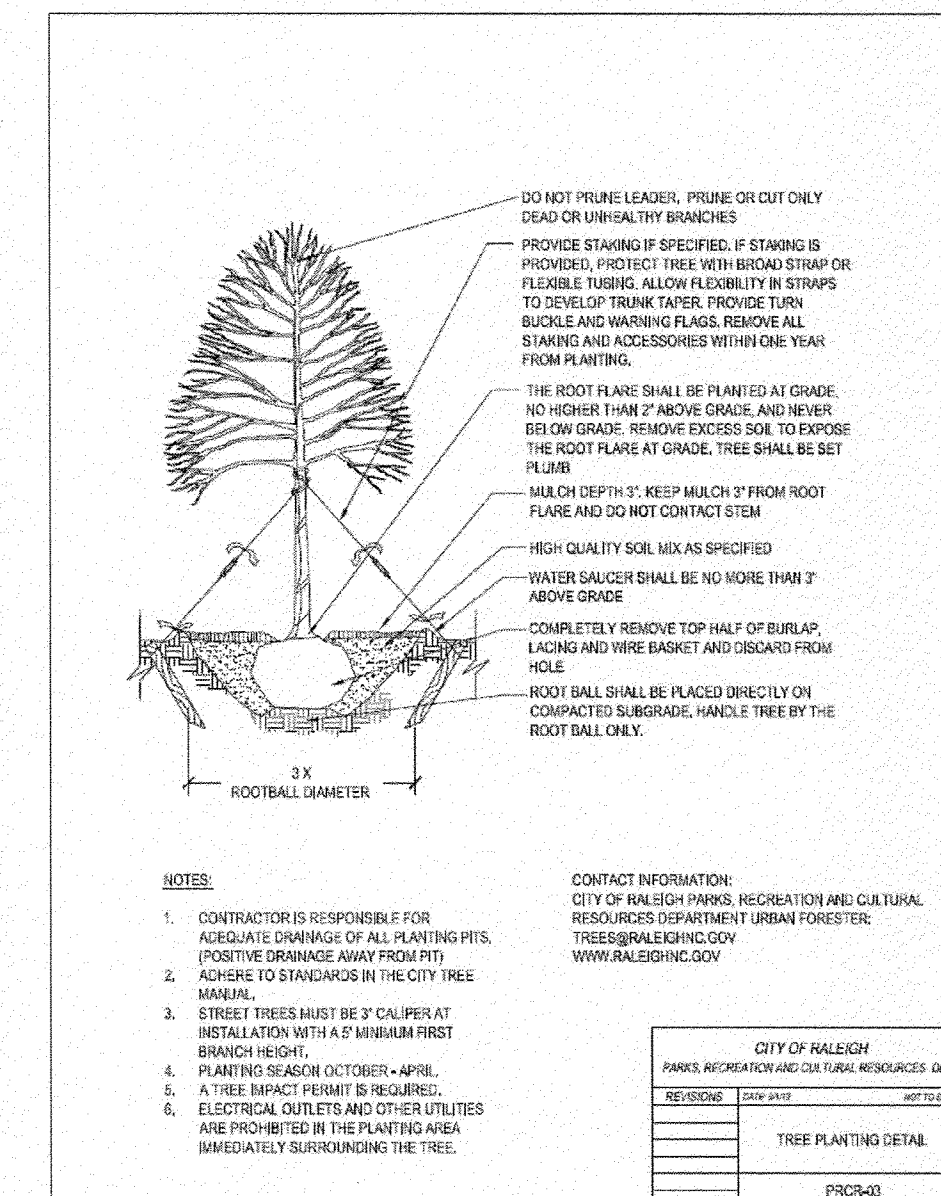
LANDSCAPE CALCULATIONS

STREET TREES

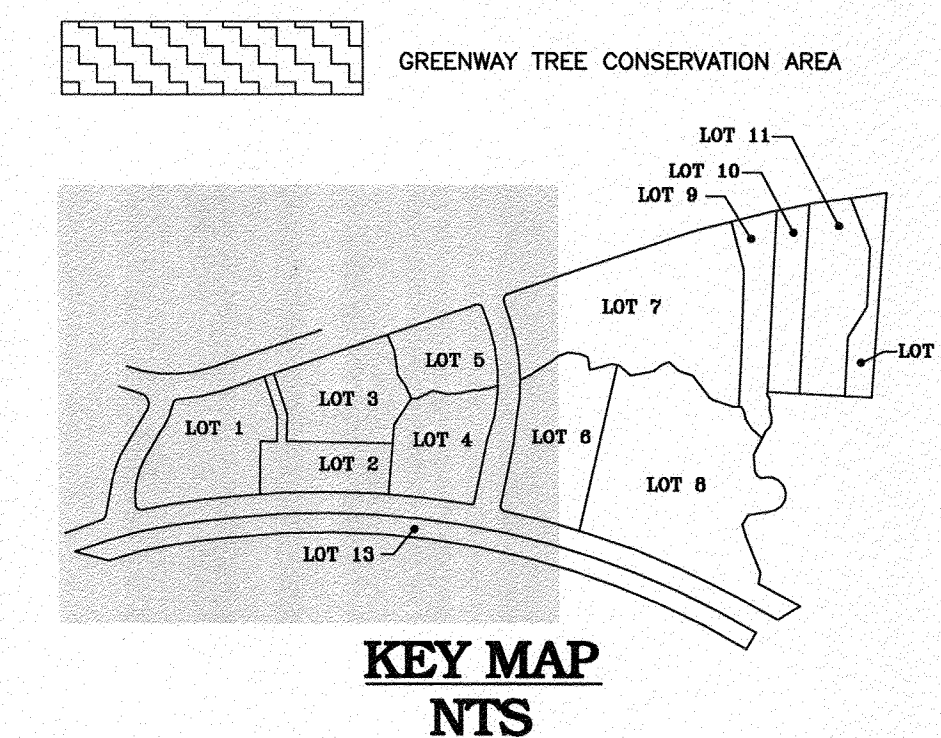
ST. ALBANS DRIVE (EAST):	726 LF
TREES REQUIRED:	19 (1/40 LF)
TREES PROVIDED:	19 (MIN.)
ST. ALBANS DRIVE (WEST):	904 LF
TREES REQUIRED:	23 (1/40 LF)
TREES PROVIDED:	23 (MIN.)
CHURCH AT NORTH HILLS STREET:	326 LF
TREES REQUIRED:	9 (1/40 LF)
TREES PROVIDED:	9 (MIN.)
CHURCH AT NORTH HILLS STREET ALONG I-440 (EAST):	626 LF
TREES REQUIRED:	16 (1/40 LF)
TREES PROVIDED:	16 (MIN.)
CHURCH AT NORTH HILLS STREET ALONG I-440 (WEST):	986 LF
TREES REQUIRED:	25 (1/40 LF)
TREES PROVIDED:	25 (MIN.)
HARDIMONT ROAD (EAST):	638 LF
TREES REQUIRED:	16 (1/40 LF)
TREES PROVIDED:	16 (MIN.)
HARDIMONT ROAD (WEST):	599 LF
TREES REQUIRED:	15 (1/40 LF)
TREES PROVIDED:	15 (MIN.)

NOTES:

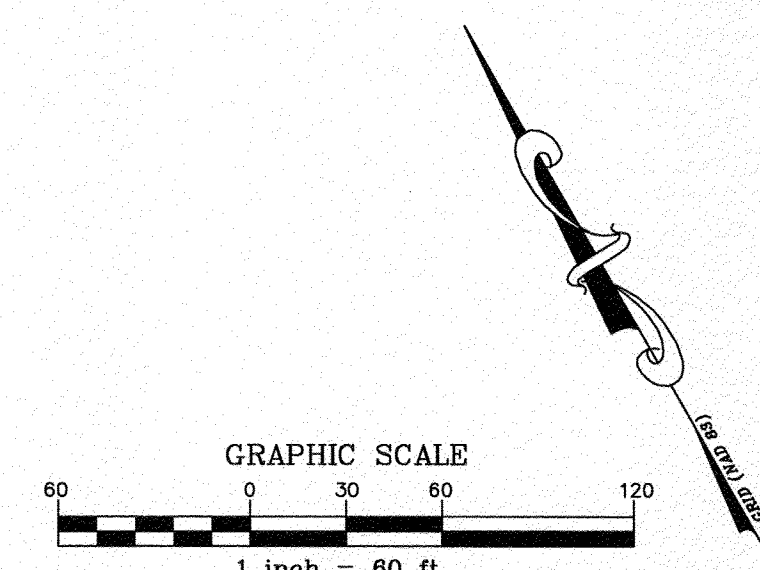
1. NO TREES SHALL BE PLANTED WITHIN 10' OF A FIRE HYDRANT (AT MATURE GROWTH).
2. ALL TREES LOCATED WITHIN A SIGHT DISTANCE TRIANGLE SHALL BE LIMBED TO A MINIMUM 8' ABOVE FINISHED GRADE.
3. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE RALEIGH CITY TREE MANUAL.
4. A TREE IMPACT PERMIT IS REQUIRED PRIOR TO SUBDIVISION OR ISSUANCE OF BUILDING PERMITS, WHICHEVER OCCURS FIRST, FOR TREES INSTALLED IN THE PUBLIC RIGHTS-OF-WAY.



TREE CONSERVATION LEGEND



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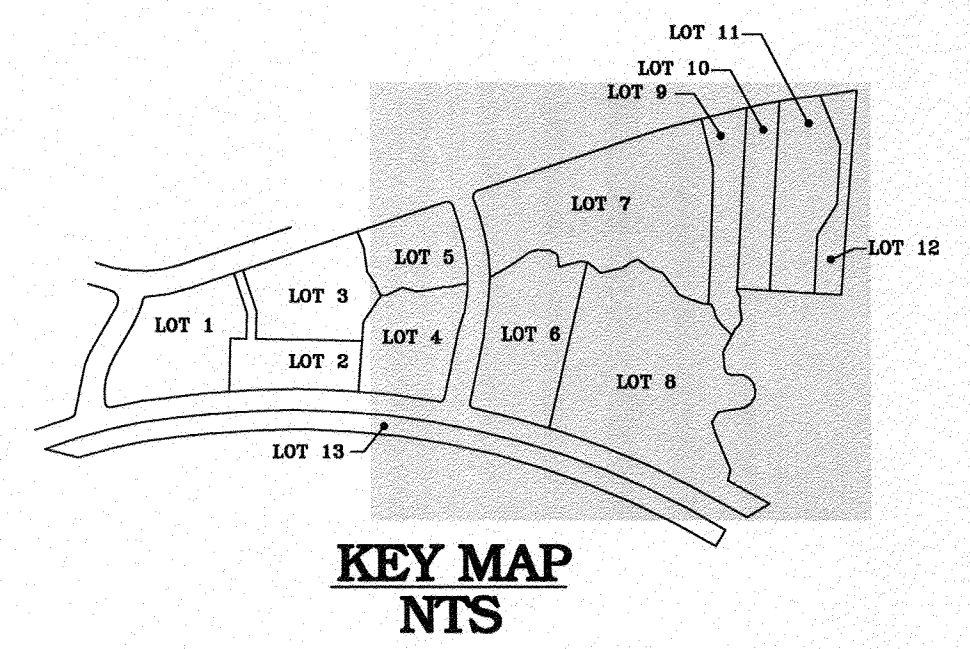
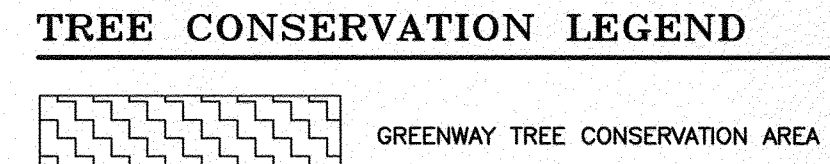
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SEE SHEET LS-1

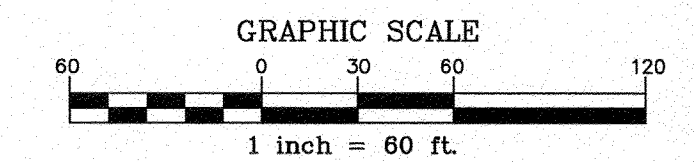


PLANT SCHEDULE

TREES	CODE	COMMON NAME
	QNN	Highpoint Nuttall Oak
	QPW	Willow Oak
	QSS	Panache Shumard Red Oak
	TDB	Bald Cypress
	UPB	Allee Elm



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REVISIONS:

NO.	DESCRIPTION
1	ISSUED FOR PERMIT

DEVELOPER:
NHE MASTER DEVELOPER, LLC
C/O KANE REALTY CORPORATION
4321 LASSITER
AT NORTH HILLS AVE, SUITE 250
RALEIGH, NC 27609

NORTH HILLS EAST II
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA
LANDSCAPE PLAN - AREA "B"

PROJECT NO. KAN-16010
FILENAME: KAN16010-Subdivision-LS1
CHECKED BY: BOP
DRAWN BY: CMV
SCALE: 1"=60'
DATE: 09-20-2017
SHEET NO. **LS-2**

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