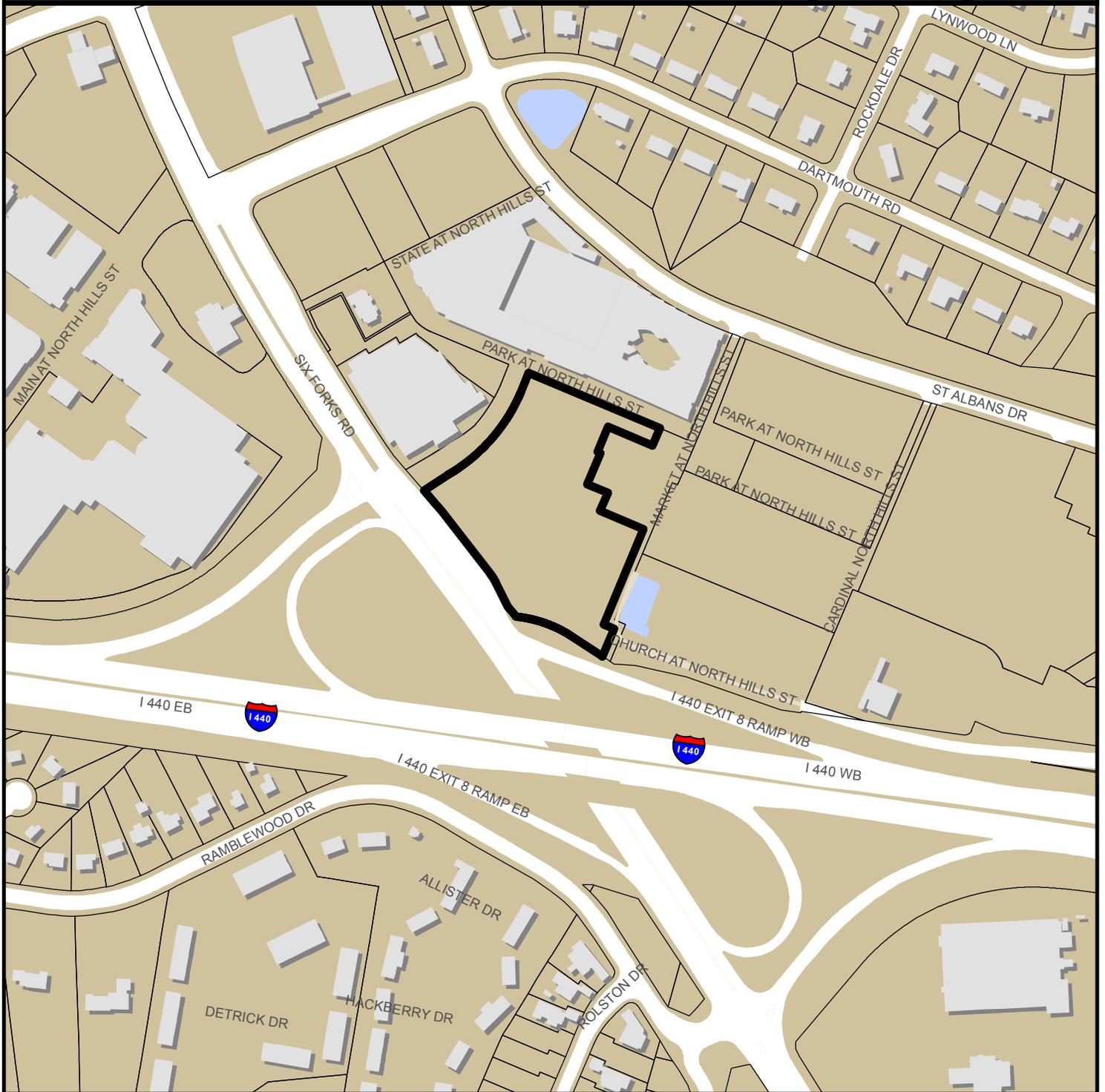
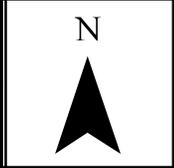
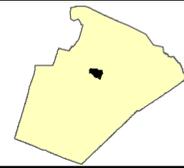


# NORTH HILLS EAST - LOT 16 S-91-17



Zoning: **PD**  
CAC: **Midtown**  
Drainage Basin: **Crabtree**  
Acreage: **4.18**  
Number of Lots: **22**

Planner: **Mike Walters**  
Phone: **(919) 996-2636**  
Applicant: **Kane Realty**  
Phone: **(919) 719-5428**





# Administrative Approval Action

AA # 3772 / S-91-17, North Hills East Lot 16 Subdivision  
Transaction# 539361

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

**LOCATION:** This site is located on the south side of St. Albans Drive, west of intersection of St. Albans Drive and Church at North Hills Street, at 320 St. Albans Drive.

**REQUEST:** Subdivision of an existing 2.78 acre tract into two lots, all zoned Planned Development District.

**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 Co.

## 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:**

#### **ENGINEERING**

1. Next Step: A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

#### **STORMWATER**

2. 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.
3. FYI - The further subdivision of lot #16 does not change the original conditions as indicated by the North Hills East subdivision (S-62-07) or the Master Plan (MP-3-16).

### **PRIOR TO AUTHORIZATION TO RECORD LOTS:**

#### **ENGINEERING**

1. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 1' sidewalk width to supplement the 5' existing sidewalk along St. Albans Drive is paid to the City of Raleigh.



# Administrative Approval Action

AA # 3772 / S-91-17, North Hills East Lot 16 Subdivision  
Transaction# 539361

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

## STORMWATER

2. 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.
3. FYI - The further subdivision of lot#16 does not change the original conditions as indicated by the North Hills East subdivision or the Master Plan.

**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: 3-12-2021**  
Record entire subdivision.

I hereby certify this administrative decision.

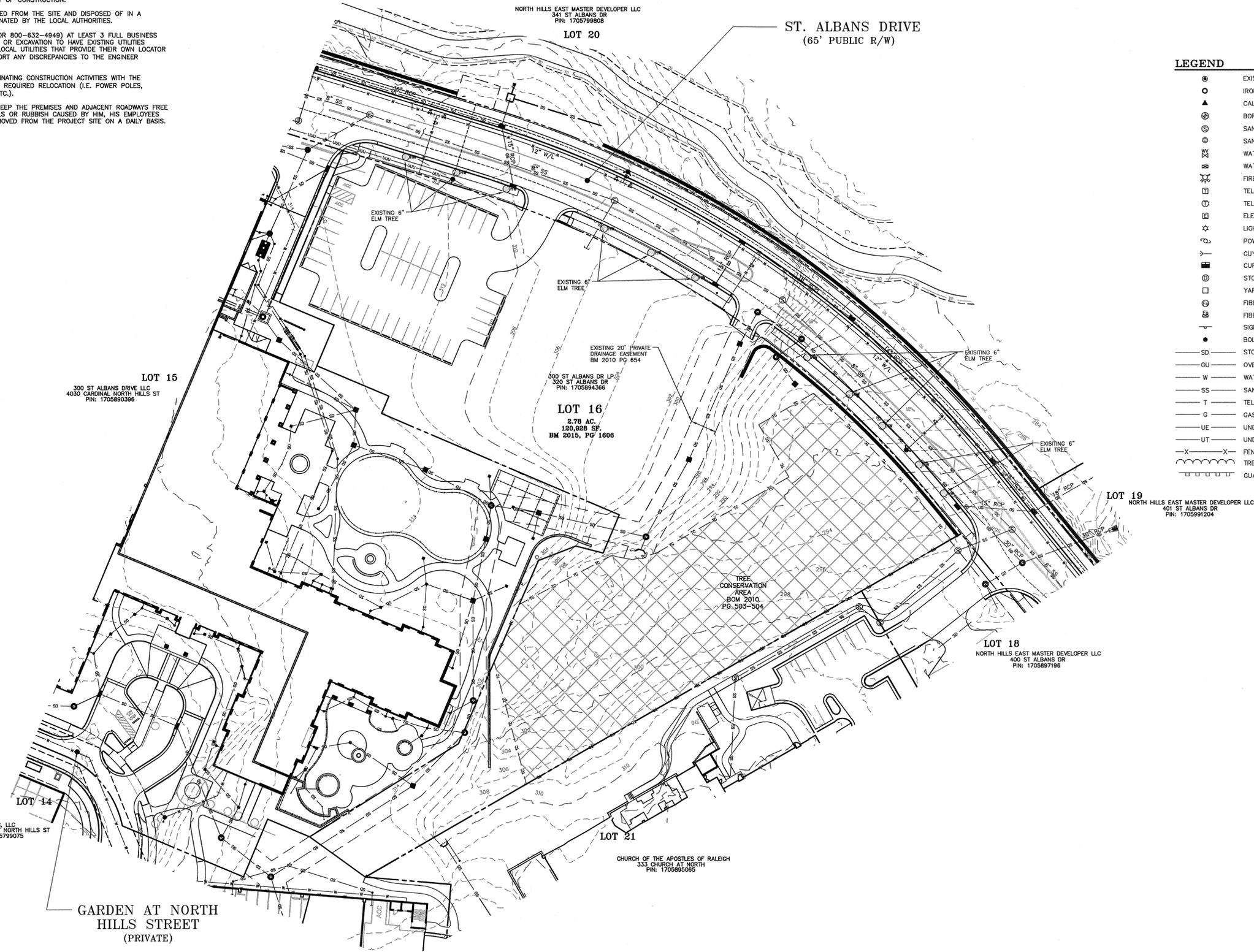
Signed:(Planning Dir./Designee) *Angie Bily Tyle* Date: 3/12/2018

Staff Coordinator: Michael Walters



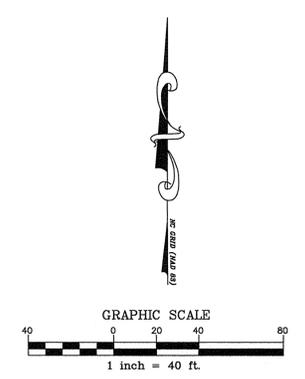
**EXISTING CONDITIONS NOTES:**

1. THE INFORMATION SHOWN WAS TAKEN FROM DESIGN DRAWINGS AND FIELD SURVEY WHEREVER POSSIBLE. ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE ENGINEER PRIOR TO START OF CONSTRUCTION. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
2. THE LOCATIONS OF ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UTILITIES WITH THE UTILITY OWNERS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ALL DEMOLITION MATERIAL WILL BE REMOVED FROM THE SITE AND DISPOSED OF IN A PROPER LOCATION AND METHOD AS DESIGNATED BY THE LOCAL AUTHORITIES.
4. CONTRACTOR SHALL NOTIFY NC811 (811 OR 800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
5. CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATION (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
6. THE CONTRACTOR SHALL, AT ALL TIMES, KEEP THE PREMISES AND ADJACENT ROADWAYS FREE FROM ACCUMULATIONS OF WASTE MATERIALS OR RUBBISH CAUSED BY HIM, HIS EMPLOYEES OR HIS WORK. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.



**LEGEND**

○	EXISTING IRON PIPE
●	IRON PIPE SET
○	CALCULATED POINT
⊕	BORE HOLE
⊙	SANITARY SEWER MANHOLE
⊙	SANITARY SEWER CLEANOUT
⊙	WATER VALVE
⊙	WATER METER
⊙	FIRE HYDRANT
⊙	TELEPHONE PEDESTAL
⊙	TELEPHONE MANHOLE
⊙	ELECTRIC BOX
⊙	LIGHT POLE
⊙	POWER POLE
⊙	GUY WIRE
⊙	CURB INLET
⊙	STORM DRAINAGE MANHOLE
⊙	YARD INLET
⊙	FIBER OPTIC MARKER
⊙	FIBER OPTIC VAULT
⊙	SIGN
●	BOLLARD
—	SD — STORM DRAIN PIPE
—	OU — OVERHEAD UTILITY LINES
—	W — WATER LINE
—	SS — SANITARY SEWER LINE
—	T — TELEPHONE LINE
—	G — GAS LINE
—	UE — UNDERGROUND ELECTRIC
—	UT — UNDERGROUND TELEPHONE
-X-X-	FENCE LINE
~~~~~	TREE LINE
- - - - -	GUARDRAIL



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

X:\Projects\KAN\17040\Land\17040\17040-Subdivision\Current Drawings\17040-Subdivision-LOT 16-XC1.dwg, 2/16/2017 11:57:09 AM, Acad, hedy

THE JOHN R. McADAMS COMPANY, INC.  
9905 Meridian Parkway  
Durham, North Carolina 27713  
License No.: C-02893  
(800) 733-5646 • McAdamsCo.com

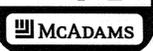


REVISIONS:


DEVELOPER:  
KANE REALTY CORPORATION  
4321 LASSITER  
AT NORTH HILL AVE.  
SUITE 250  
RALEIGH, NC 27609

**NORTH HILLS EAST - LOT 16**  
**PRELIMINARY SUBDIVISION PLAN**  
RALEIGH, NORTH CAROLINA  
EXISTING CONDITIONS

PROJECT NO. KAN-17040  
FILENAME: KAN17040-XC1  
CHECKED BY: ARP  
DRAWN BY: RAD  
SCALE: 1"=40'  
DATE: 12-07-2017  
SHEET NO.

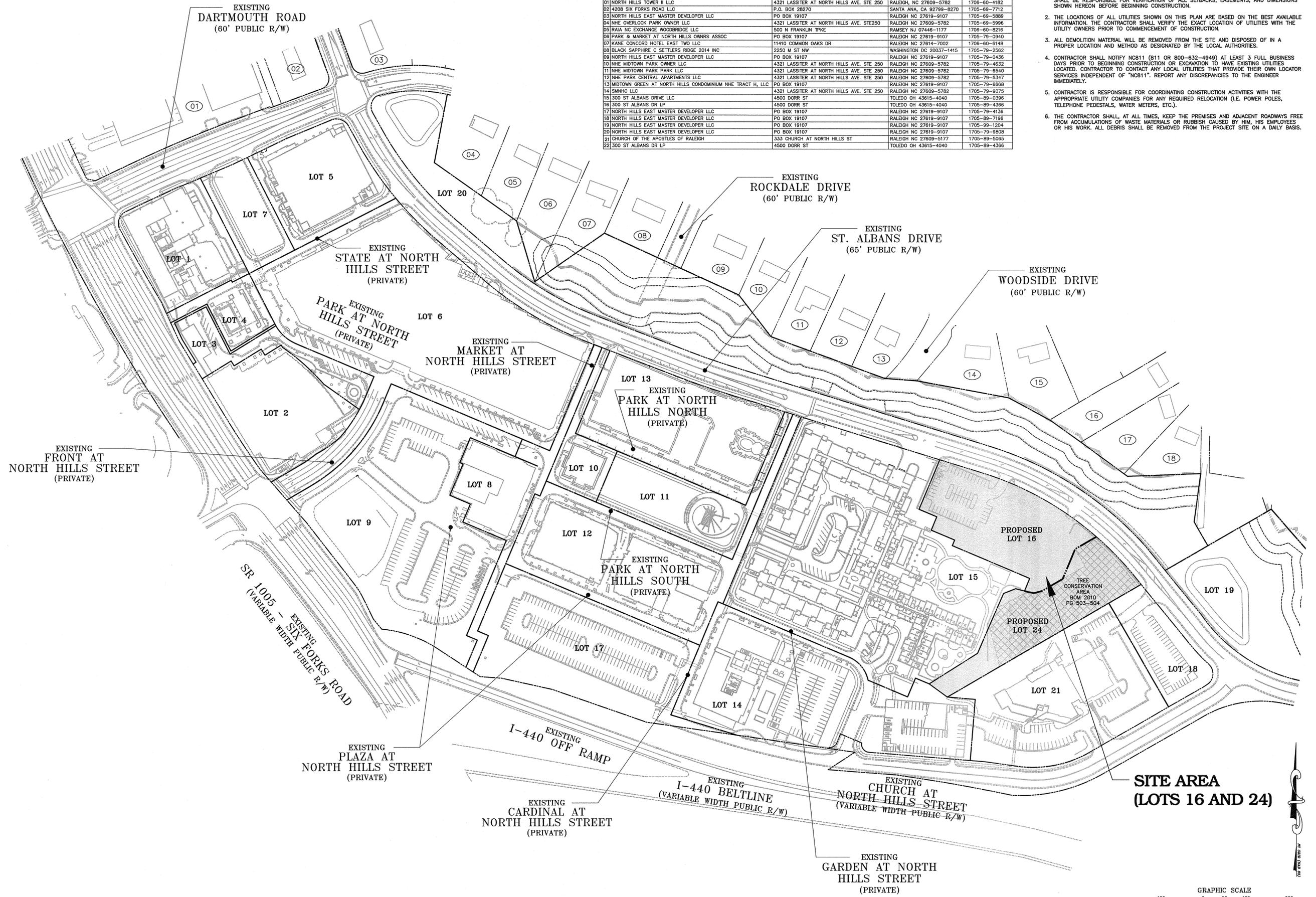


ADJACENT PROPERTY OWNERS

#	NAME:	MAIL ADDRESS:	CITY, STATE:	WAKE COUNTY PIN #:
01	NORTH HILLS TOWER II LLC	4321 LASSITER AT NORTH HILLS AVE. STE 250	RALEIGH, NC 27609-5782	1706-60-4182
02	4208 SIX FORKS ROAD LLC	P.O. BOX 28270	SANTA ANA, CA 92789-8270	1705-69-7712
03	NORTH HILLS EAST MASTER DEVELOPER LLC	PO BOX 19107	RALEIGH NC 27619-9107	1705-69-5899
04	NHE OVERLOOK PARK OWNER LLC	4321 LASSITER AT NORTH HILLS AVE. STE250	RALEIGH NC 27609-5782	1705-69-5996
05	RAIA NC EXCHANGE WOODBRIDGE LLC	502 N FRANKLIN TPKE	RAMSEY NJ 07448-1177	1706-60-8216
06	PARK & MARKET AT NORTH HILLS OWNRS ASSOC	PO BOX 19107	RALEIGH NC 27619-9107	1705-79-0940
07	KANE CONCORD HOTEL EAST TWO LLC	11410 COMMON OAKS DR	RALEIGH NC 27614-7002	1706-60-6148
08	BLACK SAPPHIRE C SETTLERS RIDGE 2014 INC	2250 M ST NW	WASHINGTON DC 20037-1415	1705-79-2562
09	NORTH HILLS EAST MASTER DEVELOPER LLC	PO BOX 19107	RALEIGH NC 27619-9107	1705-79-0436
10	NHE MIDTOWN PARK OWNER LLC	4321 LASSITER AT NORTH HILLS AVE. STE 250	RALEIGH NC 27609-5782	1705-79-4632
11	NHE MIDTOWN PARK PARK LLC	4321 LASSITER AT NORTH HILLS AVE. STE 250	RALEIGH NC 27609-5782	1705-79-6540
12	NHE PARK CENTRAL APARTMENTS LLC	4321 LASSITER AT NORTH HILLS AVE. STE 250	RALEIGH NC 27609-5782	1705-79-5247
13	MIDTOWN GREEN AT NORTH HILLS CONDOMINIUM NHE TRACT H, LLC	PO BOX 19107	RALEIGH NC 27619-9107	1705-79-6668
14	SMNHLC LLC	4321 LASSITER AT NORTH HILLS AVE. STE 250	RALEIGH NC 27609-5782	1705-79-9075
15	300 ST ALBANS DRIVE LLC	4500 DORR ST	TOLEDO OH 43615-4040	1705-89-0396
16	300 ST ALBANS DR LP	4500 DORR ST	TOLEDO OH 43615-4040	1705-89-4366
17	NORTH HILLS EAST MASTER DEVELOPER LLC	PO BOX 19107	RALEIGH NC 27619-9107	1705-79-4136
18	NORTH HILLS EAST MASTER DEVELOPER LLC	PO BOX 19107	RALEIGH NC 27619-9107	1705-89-7196
19	NORTH HILLS EAST MASTER DEVELOPER LLC	PO BOX 19107	RALEIGH NC 27619-9107	1705-99-1204
20	NORTH HILLS EAST MASTER DEVELOPER LLC	PO BOX 19107	RALEIGH NC 27619-9107	1705-79-9808
21	CHURCH OF THE APOSTLES OF RALEIGH	333 CHURCH AT NORTH HILLS ST	RALEIGH NC 27608-5177	1705-89-5055
22	300 ST ALBANS DR LP	4500 DORR ST	TOLEDO OH 43615-4040	1705-89-4366

DEMOLITION NOTES:

1. THE INFORMATION SHOWN WAS TAKEN FROM DESIGN DRAWINGS AND FIELD SURVEY WHEREVER POSSIBLE. ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE ENGINEER PRIOR TO START OF ALL CONSTRUCTION. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
2. THE LOCATIONS OF ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UTILITIES WITH THE UTILITY OWNERS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ALL DEMOLITION MATERIAL WILL BE REMOVED FROM THE SITE AND DISPOSED OF IN A PROPER LOCATION AND METHOD AS DESIGNATED BY THE LOCAL AUTHORITIES.
4. CONTRACTOR SHALL NOTIFY NC811 (811 OR 800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
5. CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATION (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
6. THE CONTRACTOR SHALL, AT ALL TIMES, KEEP THE PREMISES AND ADJACENT ROADWAYS FREE FROM ACCUMULATIONS OF WASTE MATERIALS OR RUBBISH CAUSED BY HIM, HIS EMPLOYEES OR HIS WORK. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.



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

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

---

**MCADAMS**

---

REVISIONS:

---

DEVELOPER:  
 KANE REALTY CORPORATION  
 4321 LASSITER AT NORTH HILL AVE.  
 SUITE 250  
 RALEIGH, NC 27609

---

**NORTH HILLS EAST - LOT 16**  
 PRELIMINARY SUBDIVISION PLAN  
 RALEIGH, NORTH CAROLINA  
 OVERALL SUBDIVISION PLAN

---

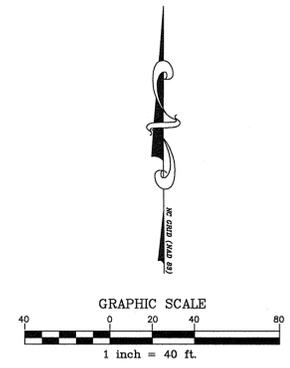
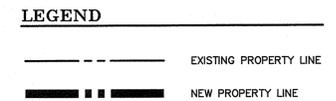
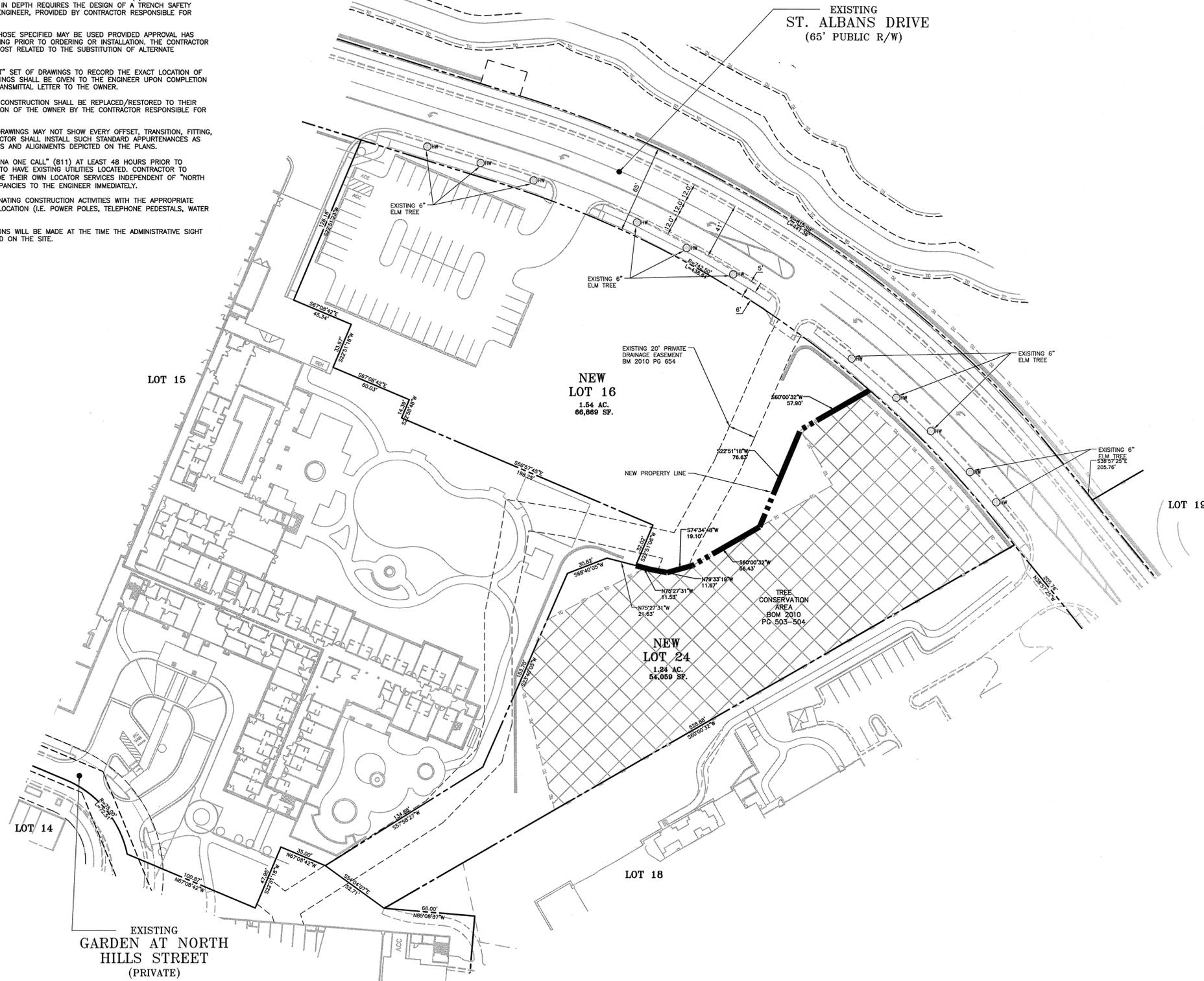
PROJECT NO. KAN-17040  
 FILENAME: KAN17040-OAS1  
 CHECKED BY: ARP  
 DRAWN BY: RAD  
 SCALE: 1"=100'  
 DATE: 12-07-2017  
 SHEET NO. **C-1**

---

**McAdams**

**SUBDIVISION PLAN NOTES:**

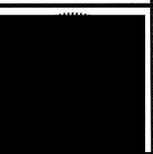
1. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
2. ALL DIMENSIONS SHOWN ON SITE PLAN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29CFR PART 1926, SUBPART T\*\* APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER, PROVIDED BY CONTRACTOR RESPONSIBLE FOR EXCAVATION.
4. EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO THE SUBSTITUTION OF ALTERNATE EQUIPMENT.
5. CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE ENGINEER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE OWNER.
6. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION OR TO THE SATISFACTION OF THE OWNER BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
7. THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS MAY NOT SHOW EVERY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED. THE CONTRACTOR SHALL INSTALL SUCH STANDARD APPURTENANCES AS REQUIRED TO CLOSELY FOLLOW THE GRADES AND ALIGNMENTS DEPICTED ON THE PLANS.
8. CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (811) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NORTH CAROLINA ONE CALL". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
9. CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATION (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
10. FINAL DETERMINATION OF DRIVEWAY LOCATIONS WILL BE MADE AT THE TIME THE ADMINISTRATIVE SIGHT REVIEW OCCURS FOR A PROJECT PROPOSED ON THE SITE.



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

X:\Projects\KAN\17040\Land\Pre\Subdivision\Current Drawings\KAN17040-Subdivision-LOT 16-St-Albans-2/16/2018 11:56:59 AM Asst. Hody

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



REVISIONS:

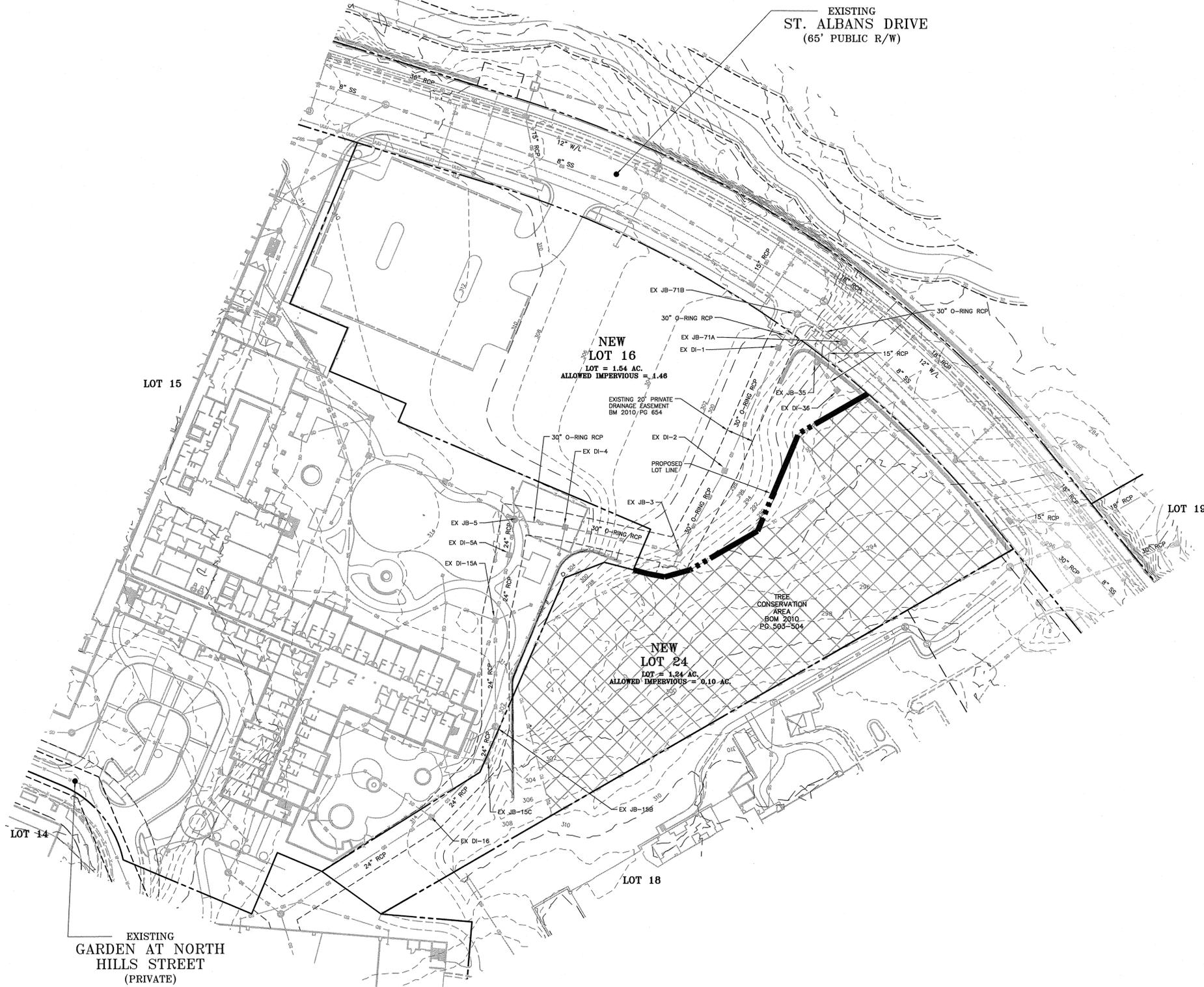

DEVELOPER:  
KANE REALTY CORPORATION  
4321 LASSITER  
AT NORTH HILL AVE.  
SUITE 250  
RALEIGH, NC 27609

**NORTH HILLS EAST - LOT 16  
PRELIMINARY SUBDIVISION PLAN**  
RALEIGH, NORTH CAROLINA  
SUBDIVISION PLAN

PROJECT NO.	KAN-17040
FILENAME	KAN17040-S1
CHECKED BY:	ARP
DRAWN BY:	RAD
SCALE:	1"=40'
DATE:	12-07-2017
SHEET NO.	C-3



X:\Projects\KAN-17040\Land\Preliminary\Subdivision\Current Drawings\KAN17040-Subdivision-LOT 16-GUI.dwg, 2/16/2018 11:57:55 AM, Asst, hody



EX DI-1 T/G=299.95 INV IN=286.15 (DI-2) INV OUT=286.05	EX JB-15B RM=315.00 INV IN=307.95 (JB-15C) INV OUT=307.85
EX DI-2 T/G=298.75 INV IN=288.00 (JB-3) INV OUT=287.90	EX JB-15C RM=314.05 INV IN=308.30 (DI-16) INV OUT=308.20
EX JB-3 RM=296.00 INV IN=290.11 (HW-4) INV IN=291.70 (DI-4) INV OUT=290.01	EX DI-16 T/G=314.00 INV IN=309.00 (JB-17) INV OUT=308.90
EX DI-4 T/G=312.15 INV IN=300.05 (JB-5) INV OUT=299.95	EX JB-35 RM=293.50 INV IN=281.50 (DI-36) INV OUT=279.98
EX JB-5 RM=312.85 INV IN=300.90 (DI-6) INV IN=306.05 (DI-5A) INV OUT=300.60	EX DI-36 T/G=285.50 INV OUT=282.25
EX DI-5A T/G=312.50 INV IN=306.45 (DI-15A) INV OUT=306.35	EX JB-71A RM=301.72 INV IN=279.76 (EX JB-35) INV IN=281.76 (EX JB-71B) INV OUT=279.66
EX DI-15A T/G=312.60 INV IN=307.05 (JB-15B) INV OUT=306.95	EX JB-71B RM=293.80 INV IN=281.50 (DI-36) INV OUT=279.98

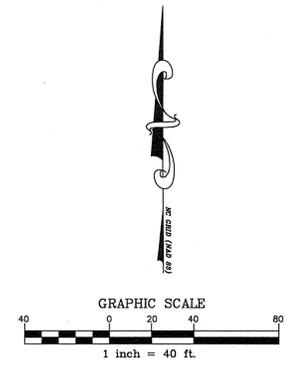
**NEW LOT 16**  
LOT = 1.54 AC.  
ALLOWED IMPERVIOUS = 1.46

**NEW LOT 24**  
LOT = 1.24 AC.  
ALLOWED IMPERVIOUS = 0.10 AC

IMPERVIOUS ALLOCATION TABLE:

LOT:	IMPERVIOUS ALLOWED:	AC.	SF.
LOT 16	95%	1.46	63,526
LOT 22	95%	1.18	51,356

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

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



REVISIONS:


DEVELOPER:  
KANE REALTY CORPORATION  
4321 LASSITER  
AT NORTH HILL AVE.  
SUITE 250  
RALEIGH, NC 27609

**NORTH HILLS EAST - LOT 16**  
**PRELIMINARY SUBDIVISION PLAN**  
RALEIGH, NORTH CAROLINA  
**GRADING AND UTILITY PLAN**

PROJECT NO:	KAN-17040
FILENAME:	KAN17040-GUI
CHECKED BY:	ARP
DRAWN BY:	RAD
SCALE:	1"=40'
DATE:	12-07-2017
SHEET NO.	<b>C-4</b>

