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
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.
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) ________________ Date: 3/12/2008

**Staff Coordinator:** Michael Walters
PRELIMINARY SUBDIVISION PLAN
CASE NUMBER: S-91-17
TRANSACTION NUMBER: 539361
RALEIGH, NORTH CAROLINA
PROJECT NUMBER: KAN-17040

DATE: JANUARY 12, 2018

DEVELOPER:
NORTH HILLS EAST MASTER DEVELOPER, LLC.
4321 LASITIER
AT NORTH HILL AVE.
SUITE 250
RALEIGH, NC 27609
CONTACT: TJ BARRINGTON
PHONE: 919-719-5473
EMAIL: tbarrington@kanrealitycorp.com

NOTE:
1. THE MINIMUM CURB CUT Минимальный отрезок на обочине
IS TO BE USED ON EDGES OF PARKING LOKATIONS, WITH MINIMUM CUTS OF AT LEAST 6" X 6" AT THE CURB END LINE OF MORTAR IN AT LEAST 1/2" THICKNESS. EACH CURB CUT IS TO BE LOADED WITH INDUSTRY RECOMMENDED CEMENT MIX AND DRY MATERIALS MAY NOT BE USED.
2. MORTAR IS TO BE USED AT THE CURB END LINE WITH A MINIMUM THICKNESS OF 6" X 6". EACH CURB CUT IS TO BE LOADED WITH INDUSTRY RECOMMENDED CEMENT MIX AND DRY MATERIALS MAY NOT BE USED.
3. FOR THE REMAINDER OF A CURB CUT, THE CURB IS TO BE LOADED WITH INDUSTRY RECOMMENDED CEMENT MIX AND DRY MATERIALS MAY NOT BE USED.
4. ALL CURB CUTS SHALL BE IN STRICT ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

SHEET INDEX
C-1 OVERALL SUBDIVISION PLAN
C-2 EXISTING CONDITIONS
C-3 SUBDIVISION PLAN
C-4 GRADING AND UTILITY PLAN
C-5 RECORDED PLAT

RIGHT-OF-WAY OBSTRUCTION NOTES
1. ALL MORTAR CUTS ARE TO BE USED TO EASE THE RIGHT-OF-WAY VARYING BETWEEN 6" X 6" AND 12" X 12" AT THE CURB END LINE OF MORTAR IN AT LEAST 1/2" THICKNESS.
2. THE CITY OF RALEIGH IS TO BE USED AT THE CURB END LINE WITH A MINIMUM THICKNESS OF 6" X 6". EACH CURB CUT IS TO BE LOADED WITH INDUSTRY RECOMMENDED CEMENT MIX AND DRY MATERIALS MAY NOT BE USED.
3. ALL MORTAR CUTS ARE TO BE USED AT THE CURB END LINE WITH A MINIMUM THICKNESS OF 6" X 6". EACH CURB CUT IS TO BE LOADED WITH INDUSTRY RECOMMENDED CEMENT MIX AND DRY MATERIALS MAY NOT BE USED.
4. FOR THE REMAINDER OF A CURB CUT, THE CURB IS TO BE LOADED WITH INDUSTRY RECOMMENDED CEMENT MIX AND DRY MATERIALS MAY NOT BE USED.
5. ALL CURB CUTS SHALL BE IN STRICT ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.