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

REQUEST: Development of an eighteen story (213’ height), 45,818 square foot, 192 unit Continuing Care Retirement Community consisting of 151 independent living units, and 41 assisted living units with rest home all on 2.18 acres, zoned PD (MP-3-16).

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: A Stormwater design exception for the retaining wall above an existing pipe (near the inlet next to the tree conservation area) and a design exception for the retaining wall being placed close to the property line (near the NE corner of the property) will be required.

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 1/16/2019, 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:

☒ CONCURRENT SITE REVIEW - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Concurrent Site Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Concurrent Site Review plans:

Engineering

1. 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. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
3. A design exception for the retaining wall above an existing pipe (near the inlet next to the tree conservation area) and a design exception for the retaining wall being placed too close to the property line (near the NE corner of the property) will be required. Submit the entire Stormwater Design Exception Application with supporting exhibit for review to gain approval.

Urban Forestry

4. Tree protection fence for the existing City street trees along St Albans Dr and for the existing tree conservation area must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

**BUILDING PERMITS** – For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Concurrent Site 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:*

**General**

1. A recombination map shall be recorded recombining the existing lots as shown on the preliminary plan.

2. Provide fire flow analysis.

**Engineering**

3. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

**Public Utilities**

4. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

**Stormwater**

19. 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 (UDO 9.2).
The following are required prior to issuance of building occupancy permit:

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.

2. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

3. Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.

4. All street lights and street signs required as part of the development approval are installed.

5. Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.

6. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

7. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff.

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: 2-13-2022
Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:
Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed: (Development Services Dir./Designee) ____________________________ Date: 2/17/19

Staff Coordinator: Michael Walters
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.
### OVERALL SITE PLAN

**THE CARDINAL II AT NORTH HILLS**

**ADMINISTRATIVE SITE REVIEW**

**320 ST. ALBANS DRIVE**

**RALEIGH, NC, 27609**

**SHEET C-4**

**PLAN INFORMATION**

- **PROJECT NO.**: KDC-18000
- **PLANNER**: LJV
- **DESIGNER**: JB
- **DRAWN BY**: Linda Vasil
- **DATE**: 10.05.2018

**SCALE**

- 1"=100'

**DRAWN BY**: Linda Vasil

**CHECKED BY**: Linda Vasil

**REV**: 1

**FILENAMES**

- X:\Projects\KDC\KDC-18000\Land\Construction Drawings\Current Drawings\KDC18000-ASR-OAS1.dwg

**DATE & TIME**

- 1/15/2019 1:33:37 PM

**CLIENT**

- KISCO SENIOR LIVING DEVELOPMENT SERVICES
  
  **5790 FLEET STREET, SUITE 300**
  
  **CARLSBAD, CA 92008**
  
  **PHONE**: 760.804.7066

**FILENAMES**

- THE CARDINAL II AT NORTH HILLS
  - EXPANSION SITE REVIEW

**NOTE**

- PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

**OTHER**

- Site of retention
- Zoning setbacks
- Street lighting
- Fire hydrants
- Entrance and exit
- Paving
- Major electrical
- Major plumbing
- Major mechanical
- Major communication
- Drainage

**OTHER**

- 1-400 Helpline
- Cardinal St North
- North Hills Street
- St. Alans Drive
- Woodside Drive
- Park at North Hills North
- Park at North Hills South
- State at North Hill Street
- North Church at North Hills Street
- North Church at North Hills Street
- Overall Site Plan

**LEGAL**

  
  **2905 Meridian Parkway**
  
  **Durham, NC 27713**
  
  **PHONE**: 919.361.5000
  
  **FAX**: 919.361.2269
  
  **LICENSE NUMBER**: C-0293
  
  www.mcadamsco.com
THE CARDINAL II AT NORTH HILLS
ADMINISTRATIVE SITE REVIEW
320 ST. ALBANS DRIVE
RALEIGH, NC, 27609

SHEET
UTILITY PLAN

PROJECT NO.: KDC-18000
CLIENT: THE CARDINAL II

KISCO SENIOR LIVING DEVELOPMENT SERVICES
5790 FLEET STREET, SUITE 300
CARLSBAD, CA 92008
PHONE: 760.804.7066

THE JOHN R. McADAMS COMPANY, INC.
2905 MERIDIAN PARKWAY
DURHAM, NC 27713
PHONE 919.361.5000
FAX 919.361.2269
LICENSE NUMBER: C-0293
WWW.MCADAMS.COM

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

C-7
ENTRY LEVEL
302' - 0"

EIGHTEENTH
508' - 8"

GARDEN LEVEL
316' - 0"

THIRD FLOOR
330' - 0"

FOURTH FLOOR
344' - 0"

FIFTH FLOOR
358' - 0"

SIXTH FLOOR
372' - 0"

SEVENTH FLOOR
383' - 4"

EIGHTH FLOOR
394' - 8"

NINTH FLOOR
406' - 0"

TENTH FLOOR
417' - 4"

ELEVENTH FLOOR
428' - 8"

TWELFTH FLOOR
440' - 0"

THIRTEENTH
451' - 4"

FOURTEENTH
462' - 8"

FIFTEENTH
474' - 0"

SIXTEENTH
485' - 4"

SEVENTEENTH
496' - 8"

ROOF
520' - 8"

TOTAL BUILDING HEIGHT
218' - 8"

ACTUAL BUILDING HEIGHT
213' - 4 3/4"

ALLOWABLE BUILDING HEIGHT
225' - 0"