

Preliminary Subdivision Application

Site Review

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



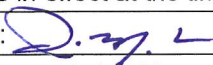
INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to SiteReview@raleighnc.gov.

DEVELOPMENT OPTIONS (UDO Chapter 2)				
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development		
<input type="checkbox"/> Cottage Court	<input type="checkbox"/> Flag lot	<input type="checkbox"/> Frequent Transit Development Option		
<i>NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District</i>				
GENERAL INFORMATION				
Scoping/sketch plan case number(s):				
Development name (subject to approval): Lot 17 Redevelopment				
Property Address(es): 4006 Market at North Hills Street				
Recorded Deed PIN(s): 1705794136				
Building type(s):	<input type="checkbox"/> Detached House	<input type="checkbox"/> Attached House	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Apartment
<input type="checkbox"/> General Building	<input type="checkbox"/> Mixed Use Building	<input type="checkbox"/> Civic Building	<input checked="" type="checkbox"/> Open Lot	<input type="checkbox"/> Tiny House

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION	
Current Property Owner(s) Names: NHE Master Developer LLC, John Kane	
Company: Kane Realty Inc.	Title: Managing Member
Address: 4321 Lassiter at North Hills Ave. Suite 250, Raleigh, North Carolina 27609	
Phone #: 919.729.5080	Email: Zevans@kanerealtycorp.com
Applicant Name (If different from owner. See "who can apply" in instructions): Jonathan Balderson	
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input checked="" type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company: McAdams	Address: 621 Hillsborough Street, Suite 501, Raleigh, NC 27603
Phone #: 919.287.0815	Email: balderson@mcadamsco.com
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact Names: NHE Master Developer LLC, Zack Evans	
Company: Kane Realty Inc.	Title: Project Manager
Address: 4321 Lassiter at North Hills Ave. Suite 250, Raleigh, North Carolina, 27609	
Phone #: 919.729.5080	Email: zevans@kanerealtycorp.com

DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION			
Gross site acreage: 2.65			
Zoning districts (if more than one, provide acreage of each): PD (MP-3-16)			
Overlay district(s): n/a	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Historic District/Landmark: N/A <input type="checkbox"/>	
Conditional Use District (CUD) Case # Z-	Board of Adjustment Case # BOA-	Design Alternate Case # DA-	

STORMWATER INFORMATION	
Imperious Area on Parcel(s): Existing (sf) <u>See SIA</u> Proposed total (sf) <u>See SIA</u>	Impervious Area for Compliance (includes right-of-way): Existing (sf) <u>See SIA</u> Proposed total (sf) <u>See SIA</u>
NUMBER OF LOTS AND DENSITY	
# of Detached House Lots: n/a	# of Attached House Lots: n/a
# of Tiny House Lots: n/a	# of Open Lots: 2
	# of Other Lots (Apartment, General, Mixed Use, Civic): n/a
Total # of Lots: 25	Total # Dwelling Units: 0
Proposed density for each zoning district (UDO 1.5.2.F): 0	

SIGNATURE BLOCK	
<p>Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.</p> <p>By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).</p> <p>The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.</p> <p>The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.</p>	
Signature: 	Date: 11/28/2022
Printed Name: John Kane	
Signature:	Date:
Printed Name:	

CONTACT

JONATHAN BALDERSON
balderson@mcadamsco.com
PHONE: 919. 287. 0815

CLIENT

KANE REALTY CORPORATION
4321 LASSITER AT NORTH HILLS
SUITE 250
RALEIGH, NORTH CAROLINA 27609
PHONE: 919. 719. 3573



PROJECT DIRECTORY

NORTH HILLS EAST LOT 17

4006 MARKET AT NORTH HILLS STREET
RALEIGH, NORTH CAROLINA 27609

PRELIMINARY SUBDIVISION PLAN

PROJECT NUMBER: KAN-21004

CITY OF RALEIGH CASE # SUB-XXXX-2022

DATE: NOVEMBER 30, 2022

Preliminary Subdivision Application

Site Review
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☒ Conventional Subdivision ☐ Compact Development ☐ Conservation Development
☐ Cottage Court ☐ Flag lot ☐ Frequent Transit Development Option

NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District

GENERAL INFORMATION

Scoping/sketch plan case number(s):
Development name (subject to approval): Lot 17 Redevelopment
Property Address(es): 4006 Market at North Hills Street
Recorded Deed PIN(s): 1705794136

Building type(s): ☐ Detached House ☐ Attached House ☐ Townhouse ☐ Apartment
☐ General Building ☐ Mixed Use Building ☐ Civic Building ☒ Open Lot ☐ Tiny House

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION

Current Property Owner(s) Names: NHE Master Developer LLC, John Kane
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Page 1 of 2

DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION

Gross site acreage: 2.65
Zoning districts (if more than one, provide acreage of each):
PD (MP-3-16)
Overlay district(s): n/a Inside City Limits? ☒ Yes ☐ No Historic District/Landmark: N/A
Conditional Use District (CUD) Board of Adjustment Case # Design Alternate Case #
Case #: Z- BQA- DA-

STORMWATER INFORMATION

Imperious Area on Parcel(s):
Existing (sf) See SIA Proposed total (sf) See SIA
Imperious Area for Compliance (includes right-of-way):
Existing (sf) See SIA Proposed total (sf) See SIA

NUMBER OF LOTS AND DENSITY

of Detached House Lots: n/a # of Attached House Lots: n/a # of Townhouse Lots: n/a
of Tiny House Lots: n/a # of Open Lots: 2 # of Other Lots (Apartment, General, Mixed Use, Civic): n/a
Total # of Lots: 25 Total # Dwelling Units: 0
Proposed density for each zoning district (UDO 1.5.2.F): 0

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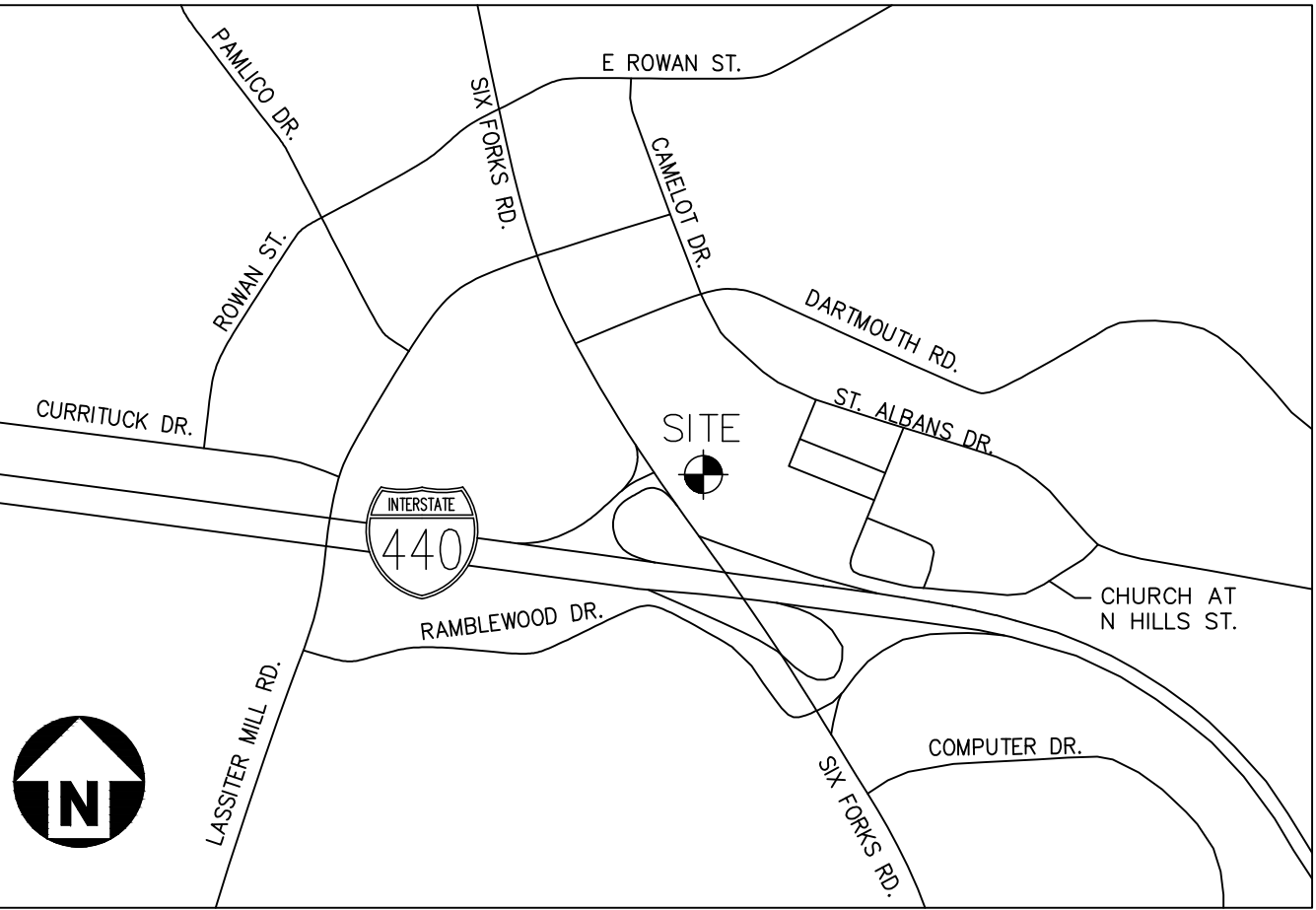
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Signature: [Signature] Date: 11/28/2022
Printed Name: John Kane
Signature: _____ Date: _____
Printed Name: _____

Page 2 of 2

SITE DATA	
PHYSICAL ADDRESS:	4006 MARKET AT NORTH HILLS STREET RALEIGH, NORTH CAROLINA 27609
OWNER:	NORTH HILLS EAST MASTER DEVELOPER LLC KANE REALTY CORPORATION PO BOX 19107 RALEIGH, NC 27619
PIN:	1705794136
REAL ESTATE ID:	0366508
ZONING:	PD-(MP-3-16)
WATERSHED:	NEUSE RIVER
LOT AREA:	115,292 SF / 2.65 AC
PROJECT AREA:	2.65 AC
AREA IN FLOODWAY/FLOODPLAIN:	NONE
LOT IMPERVIOUS:	LOT AREA
EXISTING LOT 17	2.65 AC
NEW LOT 17	1.63 AC
NEW LOT 25	1.02 AC

LOT ACREAGE TABLE	
EXISTING LOT 17	2.65 AC
PROPOSED LOTS	
NEW LOT 17	1.63 AC
NEW LOT 25	1.02 AC



VICINITY MAP
N.T.S.



Know what's below.
Call before you dig.

SHEET INDEX

C0.00	PROJECT NOTES
C1.00	EXISTING CONDITIONS
C1.01	DEMOLITION PLAN
C2.00	OVERALL SUBDIVISION PLAN
C2.01	SUBDIVISION PLAN
C3.00	GRADING AND STORM DRAINAGE PLAN
C4.00	UTILITY PLAN
C8.00	SITE DETAILS
L5.00	LANDSCAPE PLAN

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) 996-2409, 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.

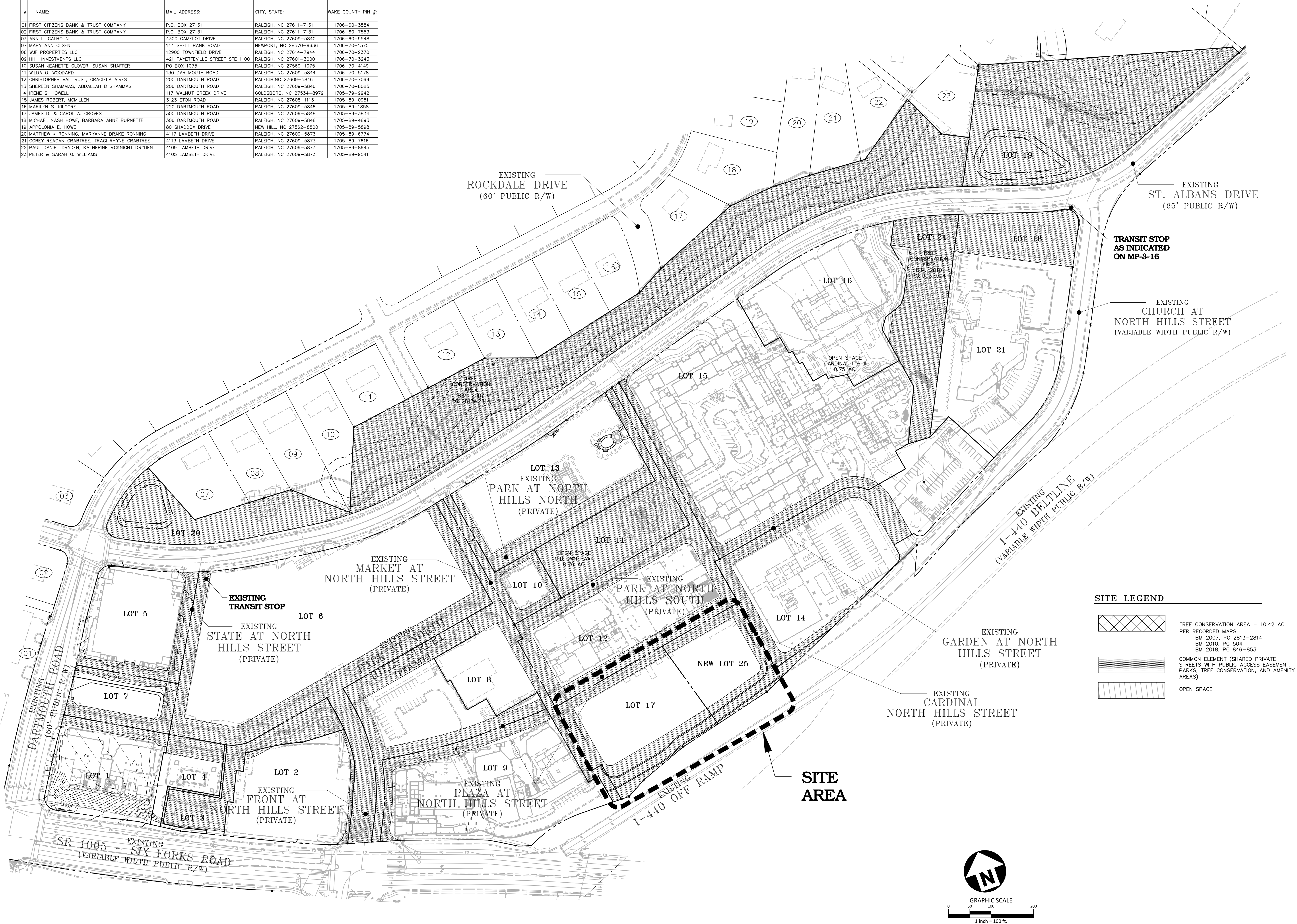
Failure to call for Inspection, Install a Downstream Plug, have Permitted Plans on the jobsite, or any other Violation of City of Raleigh Standards will result in a **Fine and Possible Exclusion** from future work in the City of Raleigh.

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

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.

ADJACENT PROPERTY OWNERS

#	NAME:	MAIL ADDRESS:	CITY, STATE:	WAKE COUNTY PIN #
01	FIRST CITIZENS BANK & TRUST COMPANY	P.O. BOX 27131	RALEIGH, NC 27611-7131	1706-60-3584
02	FIRST CITIZENS BANK & TRUST COMPANY	P.O. BOX 27131	RALEIGH, NC 27611-7131	1706-60-7553
03	ANN L. CALHOUN	4300 CAMELOT DRIVE	RALEIGH, NC 27609-5840	1706-60-9548
07	MARY ANN OLSEN	144 SHELL BANK ROAD	NEWPORT, NC 28570-9636	1706-70-1375
08	WJF PROPERTIES LLC	12900 TOWNFIELD DRIVE	RALEIGH, NC 27614-7944	1706-70-2370
09	HHH INVESTMENTS LLC	421 FAYETTEVILLE STREET STE 1100	RALEIGH, NC 27601-3000	1706-70-3243
10	SUSAN JEANETTE GLOVER, SUSAN SHAFFER	PO BOX 1075	RALEIGH, NC 27569-1075	1706-70-4149
11	WILDA O. WOODARD	130 DARTMOUTH ROAD	RALEIGH, NC 27609-5844	1706-70-5178
12	CHRISTOPHER VAIL RUST, GRACIELA AIRES	200 DARTMOUTH ROAD	RALEIGH, NC 27609-5846	1706-70-7069
13	SHEREEN SHAMMAS, ABDALLAH B SHAMMAS	206 DARTMOUTH ROAD	RALEIGH, NC 27609-5846	1706-70-8085
14	IRENE S. HOWELL	117 WALNUT CREEK DRIVE	GOLDSBORO, NC 27534-8979	1705-79-9942
15	JAMES ROBERT MCMLLEN	3123 ETON ROAD	RALEIGH, NC 27608-1113	1705-89-0951
16	MARILYN S. KILGORE	220 DARTMOUTH ROAD	RALEIGH, NC 27609-5846	1705-89-1858
17	JAMES D. & CAROL A. GROVES	300 DARTMOUTH ROAD	RALEIGH, NC 27609-5848	1705-89-3834
18	MICHAEL NASH HOWE, BARBARA ANNE BURNETTE	306 DARTMOUTH ROAD	RALEIGH, NC 27609-5848	1705-89-4893
19	APPOLONIA E. HOWE	80 SHADDOX DRIVE	NEW HILL, NC 27562-8800	1705-89-5898
20	MATTHEW K RONNING, MARYANNE DRAKE RONNING	4117 LAMBETH DRIVE	RALEIGH, NC 27609-5873	1705-89-6774
21	COREY REAGAN CRABTREE, TRAGI RHYNE CRABTREE	4113 LAMBETH DRIVE	RALEIGH, NC 27609-5873	1705-89-7816
22	PAUL DANIEL DRYDEN, KATHERINE MCKNIGHT DRYDEN	4109 LAMBETH DRIVE	RALEIGH, NC 27609-5873	1705-89-8645
23	PETER & SARAH G. WILLIAMS	4105 LAMBETH DRIVE	RALEIGH, NC 27609-5873	1705-89-9541





McADAMS

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.mcadamsco.com

CLIENT

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



NORTH HILLS EAST LOT 17
PRELIMINARY SUBDIVISION PLAN
4006 MARKET AT NORTH HILLS STREET
RALEIGH, NORTH CAROLINA, 27609



REVISIONS

NO. DATE

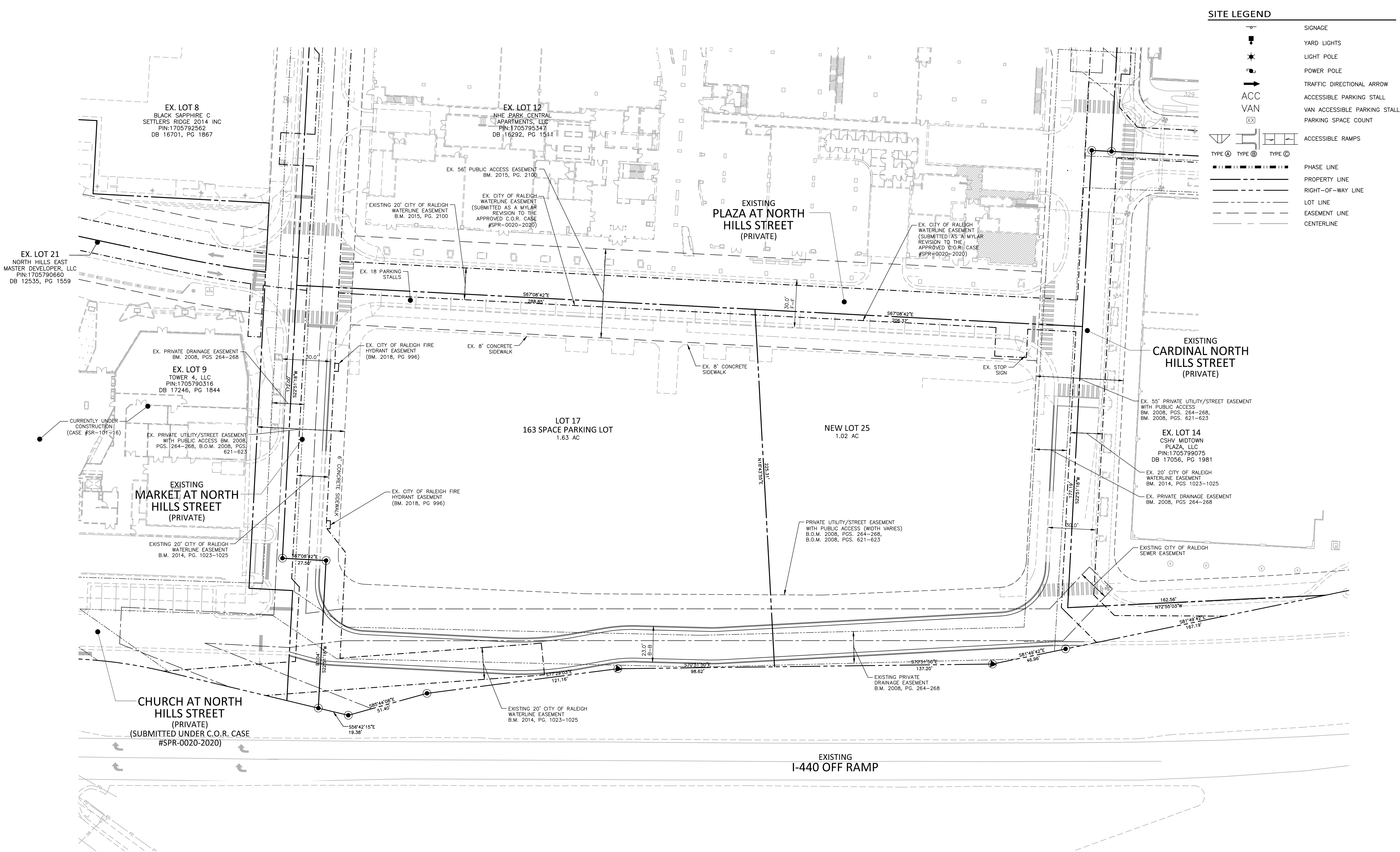
PLAN INFORMATION

PROJECT NO.	KAN-21004
FILENAME	KAN19030-PRE SUB-OA51
CHECKED BY	AP
DRAWN BY	JCS
SCALE	1"=100'
DATE	11. 30. 2020

SHEET

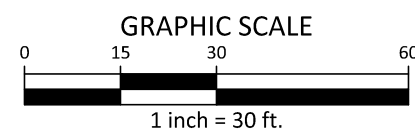
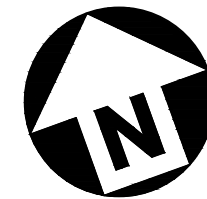
OVERALL
SUBDIVISION PLAN
C2.00

I:\Projects\KANN\KANN21004\04-Production\Engineering\Construction Drawings\KANN-21004-SUB-S1.dwg, 11/30/2022 11:36:45 AM, Jackson, Shearer



GENERAL PARKING NOTES:

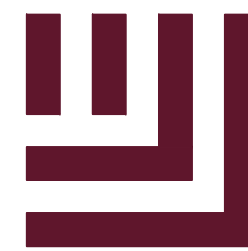
1. ALL PROPOSED PARKING DECK AND ASSOCIATED INFRASTRUCTURE IMPROVEMENTS CURRENTLY TO BE CONSTRUCTED ON THE SITE HAVE BEEN APPROVED UNDER SPR-0020-2020 AND ARE SHOWN AS EXISTING IMPROVEMENTS WITH THIS SUBDIVISION PLAN.
2. ALL FEATURES SHOWN ARE EITHER EXISTING OR PROPOSED UNDER PREVIOUSLY APPROVED CITY OF RALEIGH CASE # SPR-0020-2020 AS NOTED. THESE FEATURES INCLUDE:
 - 2.1. COMPLETION OF CHURCH AT NORTH HILLS STREET
 - 2.2. CONSTRUCTION OF 745 STALL PARKING DECK
 - 2.3. REVISIONS TO SURFACE PARKING LOTS INCLUDING ASSOCIATED UTILITIES AND STORM DRAINAGE ON WESTERN AND EASTERN EDGES OF PROPOSED PARKING DECK.



SEE SHEET C0.00 FOR ALL PROJECT NOTES.

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



McADAMS

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NORTH HILLS EAST LOT 17 PRELIMINARY SUBDIVISION PLAN 4006 MARKET AT NORTH HILLS STREET RALEIGH, NORTH CAROLINA, 27609



REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. KAN-21004
FILENAME KAN21004-SUB-S1
CHECKED BY AP
DRAWN BY JCS
SCALE 1"=30'
DATE 11. 30. 2020

SHEET

SUBDIVISION PLAN

C2.01