



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 (with approved sunset extension on April 22, 2021) involving a change in phase lines and the realignment of lots 9-13 in Tract V. The original approval was on October 25, 2017 with a 3-year sunset date of March 25, 2021. The current 5-year sunset date is April 22, 2026. 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/Subdivisor
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 February 8, 2024 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:

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

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

Stormwater

1. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).
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).



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3. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
4. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

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

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. 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

Stormwater

6. 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 required buffer statement (Recorded Map Checklist).
7. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).



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8. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
9. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
10. 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).

Transportation

11. 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

12. 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.

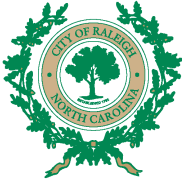
The following items must be approved prior to the issuance of building permits:

Public Utilities

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

Stormwater

2. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
3. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.



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4. 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).

Urban Forestry

5. 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.

Stormwater

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

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 1/2 of the land area approved.

5-Year Sunset Date: April 22, 2026
Record entire subdivision.

I hereby certify this administrative decision.

Signed: _____ Date: 03/27/2024
Development Services Dir/Designee
Staff Coordinator: Michael Walters

NORTH HILLS EAST

PRELIMINARY SUBDIVISION PLAN FOR NORTH HILLS EAST, II, A PROJECT NUMBER: KAN-19000

PRELIMINARY SUBDIVISION PLAN REVISION

CITY OF RALEIGH TRANSACTION #521956

CITY OF RALEIGH CASE #SUB-S-46-17

RALEIGH, NORTH CAROLINA

PROJECT NUMBER: KAN-22008

DATE: SEPTEMBER 20, 2017
 REVISED: FEBRUARY 1, 2021
 REVISED: MARCH 24, 2021
 REVISED: JULY 21, 2023
 REVISED: SEPTEMBER 12, 2023

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

SHEET INDEX

NO.	DESCRIPTION
C0.00	PROJECT NOTES
C1.00	OVERALL EXISTING CONDITIONS
C1.01	EXISTING CONDITIONS AREA 'A'
C1.02	EXISTING CONDITIONS AREA 'B'
C1.03	OVERALL DEMOLITION PLAN
C1.04	DEMOLITION PLAN AREA 'A'
C1.05	DEMOLITION PLAN AREA 'B'
C2.00	OVERALL DEVELOPMENT TRACKING PLAN
C2.01	OVERALL SUBDIVISION PLAN
C2.02	SITE PLAN AREA 'A'
C2.03	SITE PLAN AREA 'B'
C3.00	GRADING PLAN AREA 'A'
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CR.00	SITE DETAILS
CR.01	SITE DETAILS
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CR.04	SANITARY SEWER DETAILS
LS-1	LANDSCAPE PLAN AREA 'A'
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TC-1	TREE CONSERVATION PLAN
TC-2	TREE CONSERVATION BOUNDARY PLAN
TC-3	TREE CONSERVATION BOUNDARY PLAN
EX-1	NORTH HILLS INNOVATION DISTRICT GREENWAY

OFF-SITE ROAD IMPROVEMENTS:

- IN ADDITION TO THE IMPROVEMENTS SHOWN ON THE PRELIMINARY SUBDIVISION PLANS, THE FOLLOWING OFF-SITE ROAD IMPROVEMENTS ARE REQUIRED AS PER THE PHASES DESCRIBED BELOW:
- PHASE 2 - RESURF HARBORWAY ROAD BETWEEN ST. ALBANS DRIVE AND TURN LEFT TO PROVIDE AN EXCLUSIVE SOUTHBOUND RIGHT TURN LANE AND SHARED THROUGH-LEFT TURN LANE ALONG HARBORWAY ROAD.
 - PHASE 2 - INSTALL A TRAFFIC SIGNAL AT ST. ALBANS DRIVE AND HARBORWAY ROAD WHEN WARRANTED.
 - PHASE 3 - MODIFY THE TRAFFIC SIGNAL AT DARTMOUTH ROAD AND ST. ALBANS DRIVE TO PROVIDE A PROTECTED PHASE FOR THE NORTHBOUND LEFT TURN MOVEMENT FROM ST. ALBANS DRIVE.
 - PHASE 4 - CONSTRUCT AN ADDITIONAL RIGHT TURN LANE ON THE 1460 WESTBOUND OFF-RAMP WITH A MINIMUM OF 60 FEET OF STORAGE AND APPROPRIATE TAPER.

GREENWAY NOTES:

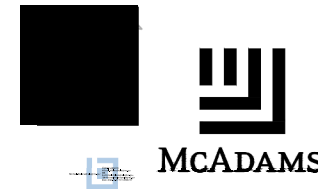
- GREENWAY CONSTRUCTION SPECS AND ALIGNMENT WILL REQUIRE STAFF APPROVAL PRIOR TO ACCEPTING MAINTENANCE RESPONSIBILITIES.
- MAINTENANCE AGREEMENT MAY BE NECESSARY TO CONFIRM DATE AND ROLE OF CITY OF RALEIGH MAINTENANCE.
- FINAL CONSTRUCTION APPROVAL NECESSARY PRIOR TO CITY OF RALEIGH TAKING MAINTENANCE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

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 HORNS CURVATURE OR 20' FROM THE INTERSECTION OF THE RIGHT-OF-WAY LINES, WHICHEVER IS GREATER. NO DRIVEWAYS OR PARKING SPACES SHALL ENCRUSH 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, SIGNAGE, BENCHMARK 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.

SANITARY SEWER EASEMENT ABANDONMENT NOTES:

- SUBMIT A WRITTEN REQUEST TO ABANDON SEWER EASEMENT FROM PROPERTY OWNER TO ROBERT MANSFIELD, PUBLIC UTILITIES DIRECTOR IN CHARGE, SANCHEZ DEVELOPMENT REVIEW MANAGER.
- A PLAT MUST BE RECORDED SHOWING THE EASEMENT PORTIONS TO BE ABANDONED WITH A NOTICING EXISTING 30' CITY OF RALEIGH SANITARY SEWER EASEMENT INTENDED TO BE DEPOSED OR IF A FUTURE EASEMENT BE BORN WARRANTED DEEDS OF EASEMENT.
- EASEMENT BOUNDARIES TO BE DESCRIBED BY METES AND BOUNDS AND AREA (SQFT).
- REFERENCE: ADMINISTRATIVE REGULATION "DISPOSAL OF EASEMENTS IN REAL PROPERTY" (EFFECTIVE 09/01/20).



THE JOHN R. McADAMS COMPANY, INC.

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 Durham, North Carolina 27713
 License No.: C-0293
 (800) 733-5646 • McAdamsCo.com
 Contact: Andy Padiak
 padiak@mcadameco.com

Preliminary Subdivision Plan Application

Development Type and Site Data Table (Excerpt):

Development Type	Site Data
Subdivision	6.38 AC
Other	0.00 AC
Total	6.38 AC

City of Raleigh Department of Planning and Community Development

DEVELOPMENT TYPE AND SITE DATA TABLE (Excerpt)

Development Type: Subdivision

Site Data: 6.38 AC

City of Raleigh Department of Planning and Community Development

DEVELOPMENT TYPE AND SITE DATA TABLE (Excerpt)

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Site Data: 6.38 AC

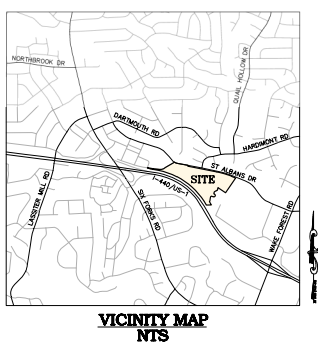
City of Raleigh Department of Planning and Community Development

DEVELOPMENT TYPE AND SITE DATA TABLE (Excerpt)

Development Type: Subdivision

Site Data: 6.38 AC

City of Raleigh Department of Planning and Community Development



IF UTILITIES DEPOSED BEYOND WHAT IS COVERED 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.

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.

ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer, and/or gas, as approved in these plans, is responsible for contacting the Public Works Department at (919) 996-2400, and the Public Utilities Department at (919) 996-5560, 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 restoration 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 NC DOT STANDARDS, SPECIFICATIONS AND DETAILS.

CITY OF RALEIGH PUBLIC UTILITIES
STANDARD UTILITY NOTES (AS APPLICABLE)

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
2. UTILITY SEPARATION REQUIREMENTS:
 - a. A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY UNLESS OTHERWISE SPECIFIED AS A JOINDER OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FIBROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - b. WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10' IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS. THE MAXIMUM ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE OTHER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - c. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10" ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - d. 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - e. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS, WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49)
 - f. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIREMENTS.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN ADEQUATE PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION
4. DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRANSFERING RIGHTS TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE INSTALLER AND TESTER. UTILITIES DEPARTMENT SHALL BE ADVISED.
5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS
7. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE INSTALLER AND TESTER. UTILITIES DEPARTMENT SHALL BE ADVISED.
8. INSTALL 4" DIP WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'x2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
9. INSTALL 8" PVC SEWER SERVICES @ 1/8" MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75' LINEAR FEET MAXIMUM
10. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKFLOW PREVENTERS ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
11. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWM, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION
12. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION
13. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD P20 PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT STEPHEN CALVERLEY AT (919) 996-2334 OR STEPHEN.CALVERLEY@RALEIGHNC.GOV FOR MORE INFORMATION
14. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE DEVICES ARE THE MINIMUM REQUIREMENTS. SEE THE AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM. MINIMUM IS MORE STRINGENT. A CERTIFICATE OF COMPLIANCE SHALL ALSO BE OBTAINED FOR EACH DEVICE PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT JOANNE HARTLEY AT (919) 996-5903 OR JOANNE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION

ADDITIONAL UTILITY NOTES

1. ALL WATER MAINS, SERVICES AND FIRE SERVICES GREATER THAN 2" DIAMETER ARE TO BE DUCTILE IRON PIPE, 2" & SMALLER DOMESTIC SERVICES MUST BE TYPE K SOFT COPPER (WITHOUT FITTINGS) TO THE WATER METERS.
2. ALL SEWER MAINS SHALL BE EITHER PVC OR DUCTILE IRON PIPE AS SHOWN ON THE PLANS. ALL PIPE MATERIALS SHALL MEET CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AS DEFINED IN THE LATEST EDITION OF THE PUBLIC UTILITIES HANDBOOK AND/OR UNIFIED DEVELOPMENT ORDINANCES (UDO).
3. ALL FIRE HYDRANTS ALONG PUBLIC R/W LINES SHALL HAVE A 3"x3" CITY OF RALEIGH WATERLINE EASEMENT ONTO ADJACENT PROPERTY.
4. ALL SANITARY SEWER INTERCEPTOR LINES (18" AND LARGER), AS WELL AS MANHOLES AND FITTINGS ASSOCIATED WITH THE INTERCEPTOR LINES SHALL BE INTERNALLY LINED WITH PROTECTO 401 OR APPROVED EQUAL TO PREVENT THROUGH SULKING CORROSION. SEE THE CURRENT CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT HANDBOOK FOR APPROVED COATINGS AND APPLICATION METHODS.
5. IN ACCORDANCE WITH GENERAL STATUTE 87-12101, ALL UNDERGROUND UTILITIES INSTALLED AFTER OCTOBER 1, 2014 SHALL BE ELECTRONICALLY LOCATABLE. CONTRACTOR SHALL COORDINATE DIRECTLY WITH THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT FOR DETAILS AND SPECIFICATIONS FOR MEETING THESE REQUIREMENTS.
6. EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
7. ALL WATER AND SEWER MAINS WITHIN PUBLIC EASEMENTS OR RIGHTS-OF-WAY TO BE OWNED, OPERATED, AND MAINTAINED BY THE CITY OF RALEIGH.
8. ALL WATER AND SEWER MAINS NOT WITHIN PUBLIC EASEMENTS OR RIGHTS-OF-WAY TO BE PRIVATELY OWNED, OPERATED, AND MAINTAINED BY THE PROPERTY OWNER.
9. 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.
10. ALL UTILITY SLEEVES SHALL BE SCHEDULE 40 PVC AND INSTALLED WITH 2" MINIMUM COVER. BOTH ENDS SHALL BE CAPPED AND MARKED.
11. SANITARY SEWER EASEMENT ABANDONMENT NOTES:
 - 11.1. SUBMIT A WRITTEN REQUEST TO ABANDON SEWER EASEMENT FROM PROPERTY OWNER TO ROBERT MASSINGALL (PUBLIC UTILITIES DIRECTOR) IN C/O CESAR SANCHEZ (DEVELOPMENT REVIEW MANAGER).
 - 11.2. A PLAN MUST BE RECORDED SHOWING THE EASEMENT PORTIONS TO BE ABANDONED WITH A NOTE STATING EXISTING CITY OF RALEIGH SANITARY SEWER EASEMENT INTENDED TO BE DISPOSAL OF BY A FUTURE INSTRUMENT (I.E. NON-WARRANTY DEED OF EASEMENT).
 - 11.3. EASEMENT BOUNDARIES TO BE DESCRIBED BY METES AND BOUNDS AND AREA (SQ. FT.).
 - 11.4. REFERENCE: ADMINISTRATIVE REGULATED "DISPOSAL OF EASEMENT IN REAL PROPERTY" (EFFECTIVE 09/07/16).

GRADING NOTES

1. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO BEGINNING CONSTRUCTION. FOR NECESSARY PLAN OR GRADE CHANGES, NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
2. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS: FINAL RULE Z249 PART 1926, SUBPART 17 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.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
4. 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.
5. PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF RALEIGH STORMWATER AND EROSION CONTROL DEPARTMENT, THE ENGINEER AND A REPRESENTATIVE OF THE OWNER.
6. CONSTRUCTION, MAINTENANCE AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. TIMING OF REMOVAL SHALL BE COORDINATED WITH THE EROSION CONTROL INSPECTOR.
7. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
8. SOIL UNDER BUILDINGS, PAVED AREAS AND WITHIN SLOPES GREATER THAN 3:1 (H:V) SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.

SITE PLAN NOTES

1. NON-ALLEY LOADED DRIVEWAYS MAY INTERSECT A STREET NO CLOSER THAN 20 FEET FROM THE INTERSECTION OF THE STREET FROM EITHER THE MINIMUM CORNER CLEARANCE FROM CURB LINE OR EDGE OF PAYMENT OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURBS OF EITHER STREET. IF THE INTERSECTION OF RIGHT-OF-WAY LINES, WHICH EVER IS GREATER, THE RADIUS OF THE DRIVEWAY SHALL NOT ENDOUCH ON THE MINIMUM CORNER CLEARANCE. REFER TO SECTION 6.5 OF THE LATEST VERSION OF THE RALEIGH STREET DESIGN MANUAL FOR ADDITIONAL DETAILS.
2. RIGHT-OF-WAY SHALL BE CLEARED AND GROBED WITHIN 50' OF ALL MINOR RESIDENTIAL, RESIDENTIAL, AND INDUSTRIAL COLLECTOR INTERSECTIONS. THE FULL LENGTH SHALL BE CLEARED AND GRADED ALONG ALL MAJOR, MINOR, & SENSITIVE AREA THROUGHFARES.
3. WITHIN THE AREA DEFINED SIGHT TRIANGLES SHOWN ON THESE PLANS, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE BERRMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND 8 FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVEL WAY IF NO CURB LINE EXISTS. REFER TO SECTION 6.12 OF THE LATEST VERSION OF THE RALEIGH STREET DESIGN MANUAL FOR ADDITIONAL DETAILS.
4. MULTWAY STOP CONTROL WILL NOT BE USED AT ANY PUBLIC STREET INTERSECTION WITHOUT AN ENGINEERING STUDY TO PROVIDE DATA TO CITY OF RALEIGH TRANSPORTATION DIVISION THAT THE MULTWAY STOP INSTALLATION WARRANTS CAN BE SET AND ORDNANED BY CITY COUNCIL APPROVAL.
5. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
6. ALL DIMENSIONS SHOWN ON SITE PLAN ARE MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO COMMENCEMENT. DRAWINGS SHALL BE GIVEN TO THE ENGINEER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE OWNER.
8. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER, BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
9. 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.
10. 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.
11. CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATIONS (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
12. PRIOR TO BEGINNING CONSTRUCTION BEYOND EROSION CONTROL MEASURES, THE GENERAL CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT (919) 996-2400, AND A REPRESENTATIVE OF THE ENGINEER AND OWNER. THE PURPOSE OF THIS MEETING IS TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THE FACILITIES DURING CONSTRUCTION.
13. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO BEGINNING CONSTRUCTION. FOR NECESSARY PLAN OR GRADE CHANGES, NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
14. ACCESSIBLE RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE (UDO) DETAILS.
15. ALL SIDEWALKS THAT CONNECT TO THE PUBLIC RIGHT-OF-WAY MUST BE ACCESSIBLE TO PERSONS WHO ALTERNATE HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROVAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
16. TYPICAL PAYMENT SECTION DETAILS ARE SHOWN WITHIN THIS SET AND INTENDED TO BE A MINIMUM PAYMENT SECTION REQUIREMENT. THE CURRENT GEOTECHNICAL REPORT SHALL OVER-RIDE ALL TYPICAL PAYMENT SECTION SHOWN, IF THE GEOTECHNICAL ENGINEER DEEMS IT NECESSARY.
17. 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 MAKE ANY CLAIM FOR ADDITIONAL COST RELATED TO SUBSTITUTION OF EQUIPMENT.
18. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO THE LATEST VERSION OF THE RALEIGH STREET DESIGN MANUAL AND CONTACT PUBLIC WORKS STAFF FOR FURTHER GUIDANCE.
19. ALL SIGNAGE ASSOCIATED WITH THE PUBLIC STREET SYSTEM SHALL ADHERE TO MUTCD STANDARDS AND SPECIFICATIONS.
20. ANY TRANSIT STOP LOCATIONS SHOWN ARE PRELIMINARY ONLY. FINAL LOCATION SHALL BE DETERMINED ONCE THE CITY OF RALEIGH TRANSIT ROUTE HAS BEEN FINALIZED. ALL TRANSIT STOPS SHALL HAVE A 10'x50' (2000 PSI) CONCRETE PAD.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

THE JOHN B. MCADAMS COMPANY, INC.
2006 Meridian Parkway
Durham, North Carolina 27713
(919) 725-5646 • J.McAdams@jbc.com



REVISIONS:
 1 2024-03-24 402 OF 6 - CORRECT COM 11.1 & 11.2
 2 2024-07-21 402 OF 6 - CORRECTS
 3 2024-07-21 402 OF 6 - CORRECTS
 4 2024-07-21 402 OF 6 - CORRECTS

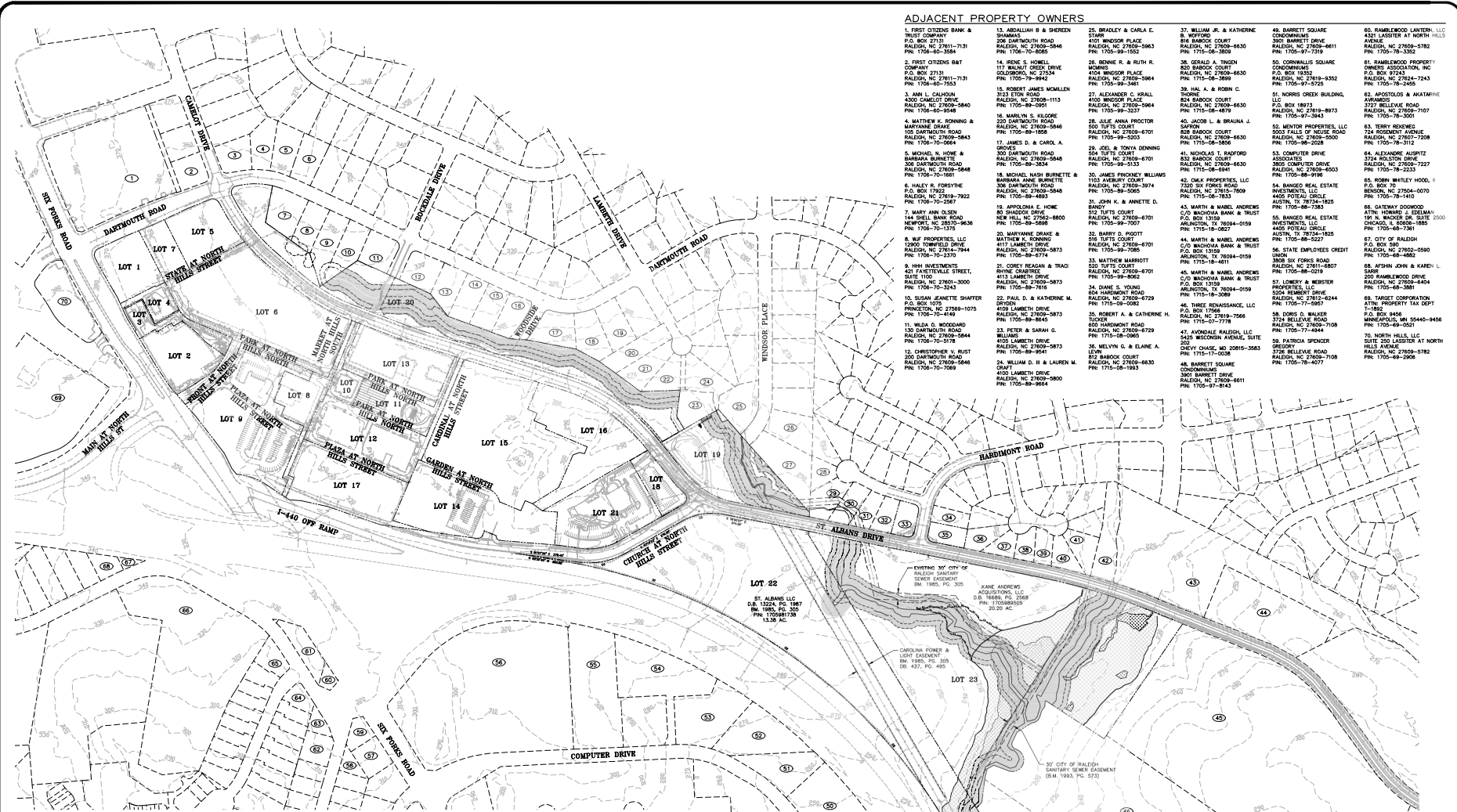
DEVELOPER:
NBE MASTER DEVELOPER, LLC
C/O KANTON DEVELOPMENT
4821 LASSITER BLVD
AT NORTH HILLS AVE, SUITE 250
RALEIGH, NC 27609

NORTH HILLS EAST
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA

PROJECT NOTES

PRINTED IN	KAN-22008
PROJECT	KAN22008-SUB-NI
DESIGNED BY	ARP
DRAWN BY	LLH
CHECKED BY	NLS
DATE	09-20-2017
SCALE	C0.00



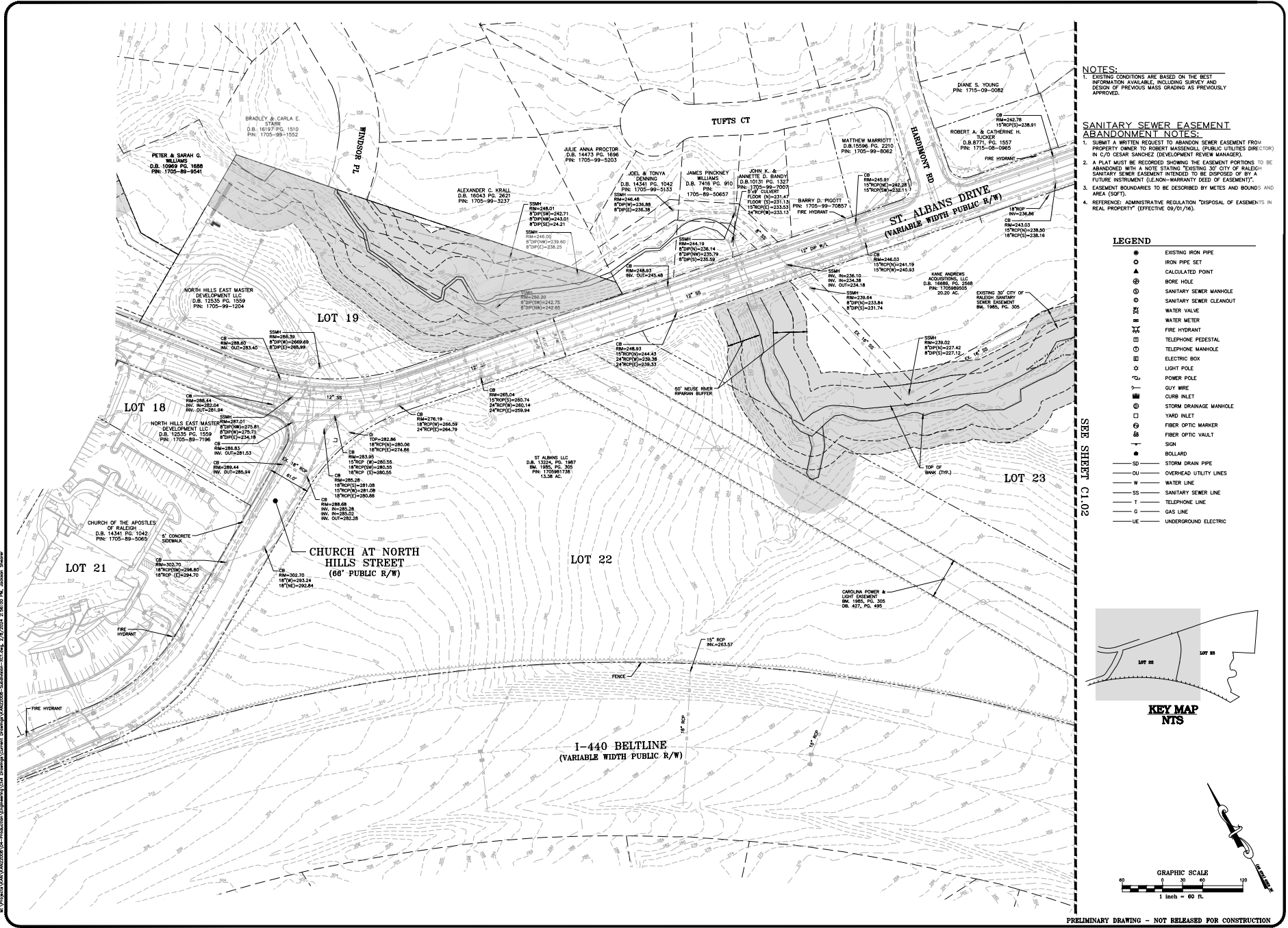


ADJACENT PROPERTY OWNERS

1. FIRST CITIZENS BANK & TRUST COMPANY
P.O. BOX 2713
RALEIGH, NC 27611-7131
PH: 1706-60-3584
2. FIRST CITIZENS BANK
P.O. BOX 2713
RALEIGH, NC 27611-7131
PH: 1706-60-3584
3. FIRST CITIZENS BANK
P.O. BOX 2713
RALEIGH, NC 27611-7131
PH: 1706-60-3584
4. MATHIE W. BROWN & MARYANNE DRAKE
300 DARTMOUTH ROAD
RALEIGH, NC 27609-5843
PH: 1706-79-0567
5. MICHAEL N. HOME & BARBARA BURNETTE
300 DARTMOUTH ROAD
RALEIGH, NC 27609-5848
PH: 1706-79-0567
6. HALEY R. FORSYTHE
P.O. BOX 17925
RALEIGH, NC 27619-7922
PH: 1706-79-0567
7. MARY ANN OLSEN
114 DREA BANK ROAD
NEWPORT, NC 28570-9636
PH: 1706-79-0578
8. WF PROPERTIES, LLC
2000 FORTUNE DRIVE
RALEIGH, NC 27614-7944
PH: 1706-79-0578
9. RHH INVESTMENTS
401 FAYETTEVILLE STREET,
SUITE 1100
RALEIGH, NC 27601-5873
PH: 1706-79-3243
10. SUSAN JEANETTE SHAFER
P.O. BOX 1075
PRINCETON, NC 27669-1075
PH: 1706-79-4148
11. WILDA O. WOODWARD
300 DARTMOUTH ROAD
RALEIGH, NC 27609-5844
PH: 1706-79-0567
12. CHRISTOPHER R. RUST
300 DARTMOUTH ROAD
RALEIGH, NC 27609-5846
PH: 1706-79-0567
13. ABDULHAI B. & SHODEN SHAMAM
200 DARTMOUTH ROAD
RALEIGH, NC 27609-5846
PH: 1706-79-0567
14. IRVINE S. HOWELL
177 WALNUT CREEK DRIVE
COLDSBORO, NC 27524
PH: 1706-79-0542
15. ROBERT JAMES MCKLEN
3124 CALVERT DRIVE
RALEIGH, NC 27608-1113
PH: 1706-79-0542
16. MARLIN S. KLODGE
220 DARTMOUTH ROAD
RALEIGH, NC 27609-5846
PH: 1706-79-0542
17. JAMES D. & CAROL A. GROVES
300 DARTMOUTH ROAD
RALEIGH, NC 27609-5848
PH: 1706-79-0542
18. MICHAEL NASH BURNETTE & BARBARA BURNETTE
300 DARTMOUTH ROAD
RALEIGH, NC 27609-5848
PH: 1706-79-0542
19. MARY ANN OLSEN
114 DREA BANK ROAD
NEWPORT, NC 28570-9636
PH: 1706-79-0578
20. MARYANNE DRAKE & MATHIE W. BROWN
300 DARTMOUTH ROAD
RALEIGH, NC 27609-5873
PH: 1706-79-0578
21. COREY REGAN & TRACI RYNE CARBONE
4115 LAMBERT DRIVE
RALEIGH, NC 27608-5873
PH: 1706-89-7815
22. PAUL D. & KATHERINE M. SPIDEN
4109 LAMBERT DRIVE
RALEIGH, NC 27608-5873
PH: 1706-89-7815
23. PETER & SARAH L. WILLIAMS
4109 LAMBERT DRIVE
RALEIGH, NC 27608-5873
PH: 1706-89-7815
24. WILLIAM D. II & LAUREN M. STINE
4109 LAMBERT DRIVE
RALEIGH, NC 27608-5800
PH: 1706-89-9604
25. BRADLEY & CARLA E. STARR
4109 LAMBERT DRIVE
RALEIGH, NC 27608-5863
PH: 1706-89-1552
26. DENNE R. & RUTH R. BOWNE
4109 LAMBERT DRIVE
RALEIGH, NC 27608-5864
PH: 1706-89-3461
27. ALAN ANDERSON & KRALL
4109 LAMBERT DRIVE
RALEIGH, NC 27608-5864
PH: 1706-89-3461
28. JILL ANNA PROTON
500 TRUITS COURT
RALEIGH, NC 27609-6701
PH: 1706-89-3003
29. JAMES D. & CAROL A. GROVES
300 DARTMOUTH ROAD
RALEIGH, NC 27609-5848
PH: 1706-79-0542
30. JAMES PROCHNY WILLIAMS
1103 JEREMY COURT
RALEIGH, NC 27609-6133
PH: 1706-89-3003
31. JOHN K. & ANNETTE D. BUNCH
512 TRUITS COURT
RALEIGH, NC 27609-6701
PH: 1706-89-3003
32. BARRY O. CROTT
512 TRUITS COURT
RALEIGH, NC 27609-6701
PH: 1706-89-3003
33. MATTHEW MARROTT
500 TRUITS COURT
RALEIGH, NC 27609-6701
PH: 1706-89-3003
34. DANNE S. YOUNG
824 HARDMONT ROAD
RALEIGH, NC 27608-5879
PH: 1706-89-3003
35. ROBERT A. & CATHERINE H. LUM
600 HARDMONT ROAD
RALEIGH, NC 27608-5879
PH: 1706-89-3003
36. MELVYN G. & ELANE A. LUM
600 HARDMONT ROAD
RALEIGH, NC 27608-5830
PH: 1706-89-1993
37. WILLIAM R. & KATHERINE E. WOFFORD
816 BARCOCK COURT
RALEIGH, NC 27608-6830
PH: 1706-79-3303
38. GERALD A. TINGEN
804 BARCOCK COURT
RALEIGH, NC 27608-6830
PH: 1706-79-3303
39. MAL A. & ROBIN C. WARD
804 BARCOCK COURT
RALEIGH, NC 27608-6830
PH: 1706-79-3303
40. JACOB L. & BRUNDA J. SAMPSON
804 BARCOCK COURT
RALEIGH, NC 27608-6830
PH: 1706-79-3303
41. NICHOLAS I. RADFORD
832 BARCOCK COURT
RALEIGH, NC 27608-6830
PH: 1706-79-3303
42. SAKI PROPERTIES, LLC
7320 SIX FORKS ROAD
RALEIGH, NC 27616-7909
PH: 1706-89-7833
43. MARTIN & MARIEL ANDERSON
C/O BACHOWA BANK & TRUST
P.O. BOX 1319
ARLINGTON, TX 76014-0159
PH: 1706-89-0827
44. MARTIN & MARIEL ANDERSON
C/O BACHOWA BANK & TRUST
P.O. BOX 1319
ARLINGTON, TX 76014-0159
PH: 1706-89-4611
45. MARTIN & MARIEL ANDERSON
C/O BACHOWA BANK & TRUST
P.O. BOX 1319
ARLINGTON, TX 76014-0159
PH: 1706-89-3003
46. KANE EDWARDS, LLC
P.O. BOX 1756
RALEIGH, NC 27608-1708
PH: 1706-77-7778
47. KANE EDWARDS, LLC
P.O. BOX 1756
RALEIGH, NC 27608-1708
PH: 1706-77-7778
48. DONOR O. WALKER
3718 BELLEVUE ROAD
RALEIGH, NC 27608-7108
PH: 1706-77-4044
49. PATRICIA SPENCER
3718 BELLEVUE ROAD
RALEIGH, NC 27608-7108
PH: 1706-76-4077
50. BARRETT SQUARE
3901 BARRETT DRIVE
RALEIGH, NC 27608-6811
PH: 1706-97-8143
51. NORRIS OREEM BUILDING, LLC
P.O. BOX 18973
RALEIGH, NC 27618-8973
PH: 1706-79-3003
52. MINTOR PROPERTIES, LLC
3805 COMPUTER DRIVE
RALEIGH, NC 27608-6003
PH: 1706-89-9106
53. COMPUTER DRIVE ASSOCIATES
3805 COMPUTER DRIVE
RALEIGH, NC 27608-6003
PH: 1706-89-9106
54. BARCOCK REAL ESTATE INVESTMENTS, LLC
4405 FORTAL OXLEY
AUSTIN, TX 78744-1925
PH: 1706-89-7385
55. BARCOCK REAL ESTATE INVESTMENTS, LLC
4405 FORTAL OXLEY
AUSTIN, TX 78744-1925
PH: 1706-89-7385
56. STATE EMPLOYEES CREDIT UNION
3805 SIX FORKS ROAD
RALEIGH, NC 27618-0707
PH: 1706-89-0219
57. JERRY W. WEBSTER PROPERTIES, LLC
5205 KILBURN DRIVE
RALEIGH, NC 27612-4544
PH: 1706-79-3003
58. DONOR O. WALKER
3718 BELLEVUE ROAD
RALEIGH, NC 27608-7108
PH: 1706-77-4044
59. PATRICIA SPENCER
3718 BELLEVUE ROAD
RALEIGH, NC 27608-7108
PH: 1706-76-4077
60. BARRETT SQUARE
3901 BARRETT DRIVE
RALEIGH, NC 27608-6811
PH: 1706-97-8143
61. RAINBOWOOD LANTERN, LLC
4321 LASSETER AT NORTH HILLS AVENUE
RALEIGH, NC 27608-5782
PH: 1706-79-3303
62. RAINBOWOOD LANTERN, LLC
4321 LASSETER AT NORTH HILLS AVENUE
RALEIGH, NC 27608-5782
PH: 1706-79-3303
63. RAINBOWOOD LANTERN, LLC
4321 LASSETER AT NORTH HILLS AVENUE
RALEIGH, NC 27608-5782
PH: 1706-79-3303
64. ALEXANDRE ALUPTZ
3724 HOLDEN DRIVE
RALEIGH, NC 27609-7227
PH: 1706-78-1410
65. GUYTON DORWOOD
ATLANTIC PROPERTY TAX DEPT
P.O. BOX 8406
MINNEAPOLIS, MN 55440-8406
PH: 1706-89-0201
66. NORTH HILLS, LLC
SUITE 200 LASSETER AT NORTH HILLS AVENUE
RALEIGH, NC 27608-5782
PH: 1706-89-3303

PROPERTY OWNERS (TOTAL SITE AREA = 83.99 AC)

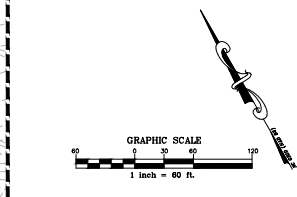
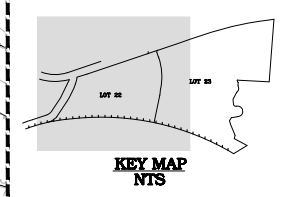
- | | | |
|--|--|---|
| <p>LOT 1
NORTH HILLS TOWER 1, LLC
4321 LASSETER AT NORTH HILLS AVENUE, SUITE 200
RALEIGH, NC 27608-5782
ACREAGE: 1.28 AC
ZONING: PD</p> <p>LOT 2
FOR SIX FORKS ROAD, LLC
P.O. BOX 2970
SANTA ANA, CA 92789-8270
PH: 1706-89-7722
ACREAGE: 1.49 AC
ZONING: PD</p> <p>LOT 3
NORTH HILLS EAST MASTER DEVELOPER, LLC
P.O. BOX 19107
RALEIGH, NC 27619-9107
PH: 1706-89-7008
ACREAGE: 0.67 AC
ZONING: PD</p> <p>LOT 4
NORTH HILLS EAST MASTER DEVELOPER, LLC
P.O. BOX 19107
RALEIGH, NC 27619-9107
PH: 1706-89-7008
ACREAGE: 0.67 AC
ZONING: PD</p> <p>LOT 5
NORTH HILLS EAST MASTER DEVELOPER, LLC
P.O. BOX 19107
RALEIGH, NC 27619-9107
PH: 1706-89-7008
ACREAGE: 0.67 AC
ZONING: PD</p> <p>LOT 6
NORTH HILLS EAST MASTER DEVELOPER, LLC
P.O. BOX 19107
RALEIGH, NC 27619-9107
PH: 1706-89-7008
ACREAGE: 0.67 AC
ZONING: PD</p> <p>LOT 7
NORTH HILLS EAST MASTER DEVELOPER, LLC
P.O. BOX 19107
RALEIGH, NC 27619-9107
PH: 1706-89-7008
ACREAGE: 0.67 AC
ZONING: PD</p> <p>LOT 8
NORTH HILLS EAST MASTER DEVELOPER, LLC
P.O. BOX 19107
RALEIGH, NC 27619-9107
PH: 1706-89-7008
ACREAGE: 0.67 AC
ZONING: PD</p> <p>LOT 9
NORTH HILLS EAST MASTER DEVELOPER, LLC
P.O. BOX 19107
RALEIGH, NC 27619-9107
PH: 1706-89-7008
ACREAGE: 0.67 AC
ZONING: PD</p> <p>LOT 10
NORTH HILLS EAST MASTER DEVELOPER, LLC
P.O. BOX 19107
RALEIGH, NC 27619-9107
PH: 1706-89-7008
ACREAGE: 0.67 AC
ZONING: PD</p> <p>LOT 11
NORTH HILLS EAST MASTER DEVELOPER, LLC
P.O. BOX 19107
RALEIGH, NC 27619-9107
PH: 1706-89-7008
ACREAGE: 0.67 AC
ZONING: PD</p> <p>LOT 12
NORTH HILLS EAST MASTER DEVELOPER, LLC
P.O. BOX 19107
RALEIGH, NC 27619-9107
PH: 1706-89-7008
ACREAGE: 0.67 AC
ZONING: PD</p> <p>LOT 13
NORTH HILLS EAST MASTER DEVELOPER, LLC
P.O. BOX 19107
RALEIGH, NC 27619-9107
PH: 1706-89-7008
ACREAGE: 0.67 AC
ZONING: PD</p> <p>LOT 14
NORTH HILLS EAST MASTER DEVELOPER, LLC
P.O. BOX 19107
RALEIGH, NC 27619-9107
PH: 1706-89-7008
ACREAGE: 0.67 AC
ZONING: PD</p> <p>LOT 15
NORTH HILLS EAST MASTER DEVELOPER, LLC
P.O. BOX 19107
RALEIGH, NC 27619-9107
PH: 1706-89-7008
ACREAGE: 0.67 AC
ZONING: PD</p> <p>LOT 16
NORTH HILLS EAST MASTER DEVELOPER, LLC
P.O. BOX 19107
RALEIGH, NC 27619-9107
PH: 1706-89-7008
ACREAGE: 0.67 AC
ZONING: PD</p> <p>LOT 17
NORTH HILLS EAST MASTER DEVELOPER, LLC
P.O. BOX 19107
RALEIGH, NC 27619-9107
PH: 1706-89-7008
ACREAGE: 0.67 AC
ZONING: PD</p> <p>LOT 18
NORTH HILLS EAST MASTER DEVELOPER, LLC
P.O. BOX 19107
RALEIGH, NC 27619-9107
PH: 1706-89-7008
ACREAGE: 0.67 AC
ZONING: PD</p> <p>LOT 19
NORTH HILLS EAST MASTER DEVELOPER, LLC
P.O. BOX 19107
RALEIGH, NC 27619-9107
PH: 1706-89-7008
ACREAGE: 0.67 AC
ZONING: PD</p> <p>LOT 20
NORTH HILLS EAST MASTER DEVELOPER, LLC
P.O. BOX 19107
RALEIGH, NC 27619-9107
PH: 1706-89-7008
ACREAGE: 0.67 AC
ZONING: PD</p> <p>LOT 21
NORTH HILLS EAST MASTER DEVELOPER, LLC
P.O. BOX 19107
RALEIGH, NC 27619-9107
PH: 1706-89-7008
ACREAGE: 0.67 AC
ZONING: PD</p> <p>LOT 22
ST. ALBANS, LLC
D.B. 1322A, P.O. 1897
EM. 1993, P.O. 305
PH: 1706-89-1319
13.36 AC</p> | <p>LOT 13
NORTH HILLS EAST MASTER DEVELOPER, LLC
P.O. BOX 19107
RALEIGH, NC 27619-9107
PH: 1706-89-7008
ACREAGE: 0.67 AC
ZONING: PD</p> <p>LOT 14
NORTH HILLS EAST MASTER DEVELOPER, LLC
P.O. BOX 19107
RALEIGH, NC 27619-9107
PH: 1706-89-7008
ACREAGE: 0.67 AC
ZONING: PD</p> <p>LOT 15
NORTH HILLS EAST MASTER DEVELOPER, LLC
P.O. BOX 19107
RALEIGH, NC 27619-9107
PH: 1706-89-7008
ACREAGE: 0.67 AC
ZONING: PD</p> <p>LOT 16
NORTH HILLS EAST MASTER DEVELOPER, LLC
P.O. BOX 19107
RALEIGH, NC 27619-9107
PH: 1706-89-7008
ACREAGE: 0.67 AC
ZONING: PD</p> <p>LOT 17
NORTH HILLS EAST MASTER DEVELOPER, LLC
P.O. BOX 19107
RALEIGH, NC 27619-9107
PH: 1706-89-7008
ACREAGE: 0.67 AC
ZONING: PD</p> <p>LOT 18
NORTH HILLS EAST MASTER DEVELOPER, LLC
P.O. BOX 19107
RALEIGH, NC 27619-9107
PH: 1706-89-7008
ACREAGE: 0.67 AC
ZONING: PD</p> <p>LOT 19
NORTH HILLS EAST MASTER DEVELOPER, LLC
P.O. BOX 19107
RALEIGH, NC 27619-9107
PH: 1706-89-7008
ACREAGE: 0.67 AC
ZONING: PD</p> <p>LOT 20
NORTH HILLS EAST MASTER DEVELOPER, LLC
P.O. BOX 19107
RALEIGH, NC 27619-9107
PH: 1706-89-7008
ACREAGE: 0.67 AC
ZONING: PD</p> <p>LOT 21
NORTH HILLS EAST MASTER DEVELOPER, LLC
P.O. BOX 19107
RALEIGH, NC 27619-9107
PH: 1706-89-7008
ACREAGE: 0.67 AC
ZONING: PD</p> <p>LOT 22
ST. ALBANS, LLC
D.B. 1322A, P.O. 1897
EM. 1993, P.O. 305
PH: 1706-89-1319
13.36 AC</p> | <p>LOT 23
OF THE APOSTLES OF RALEIGH
333 CHURCH AT NORTH HILLS AVENUE, SUITE 200
RALEIGH, NC 27608-5177
ACREAGE: 2.69 AC
ZONING: PD</p> <p>LOT 24
ST. ALBANS, LLC
D.B. 1322A, P.O. 1897
EM. 1993, P.O. 305
PH: 1706-89-1319
13.36 AC</p> <p>LOT 25
ST. ALBANS, LLC
D.B. 1322A, P.O. 1897
EM. 1993, P.O. 305
PH: 1706-89-1319
13.36 AC</p> <p>LOT 26
ST. ALBANS, LLC
D.B. 1322A, P.O. 1897
EM. 1993, P.O. 305
PH: 1706-89-1319
13.36 AC</p> <p>LOT 27
ST. ALBANS, LLC
D.B. 1322A, P.O. 1897
EM. 1993, P.O. 305
PH: 1706-89-1319
13.36 AC</p> <p>LOT 28
ST. ALBANS, LLC
D.B. 1322A, P.O. 1897
EM. 1993, P.O. 305
PH: 1706-89-1319
13.36 AC</p> <p>LOT 29
ST. ALBANS, LLC
D.B. 1322A, P.O. 1897
EM. 1993, P.O. 305
PH: 1706-89-1319
13.36 AC</p> <p>LOT 30
ST. ALBANS, LLC
D.B. 1322A, P.O. 1897
EM. 1993, P.O. 305
PH: 1706-89-1319
13.36 AC</p> <p>LOT 31
ST. ALBANS, LLC
D.B. 1322A, P.O. 1897
EM. 1993, P.O. 305
PH: 1706-89-1319
13.36 AC</p> <p>LOT 32
ST. ALBANS, LLC
D.B. 1322A, P.O. 1897
EM. 1993, P.O. 305
PH: 1706-89-1319
13.36 AC</p> <p>LOT 33
ST. ALBANS, LLC
D.B. 1322A, P.O. 1897
EM. 1993, P.O. 305
PH: 1706-89-1319
13.36 AC</p> <p>LOT 34
ST. ALBANS, LLC
D.B. 1322A, P.O. 1897
EM. 1993, P.O. 305
PH: 1706-89-1319
13.36 AC</p> <p>LOT 35
ST. ALBANS, LLC
D.B. 1322A, P.O. 1897
EM. 1993, P.O. 305
PH: 1706-89-1319
13.36 AC</p> <p>LOT 36
ST. ALBANS, LLC
D.B. 1322A, P.O. 1897
EM. 1993, P.O. 305
PH: 1706-89-1319
13.36 AC</p> <p>LOT 37
ST. ALBANS, LLC
D.B. 1322A, P.O. 1897
EM. 1993, P.O. 305
PH: 1706-89-1319
13.36 AC</p> <p>LOT 38
ST. ALBANS, LLC
D.B. 1322A, P.O. 1897
EM. 1993, P.O. 305
PH: 1706-89-1319
13.36 AC</p> <p>LOT 39
ST. ALBANS, LLC
D.B. 1322A, P.O. 1897
EM. 1993, P.O. 305
PH: 1706-89-1319
13.36 AC</p> <p>LOT 40
ST. ALBANS, LLC
D.B. 1322A, P.O. 1897
EM. 1993, P.O. 305
PH: 1706-89-1319
13.36 AC</p> <p>LOT 41
ST. ALBANS, LLC
D.B. 1322A, P.O. 1897
EM. 1993, P.O. 305
PH: 1706-89-1319
13.36 AC</p> <p>LOT 42
ST. ALBANS, LLC
D.B. 1322A, P.O. 1897
EM. 1993, P.O. 305
PH: 1706-89-1319
13.36 AC</p> <p>LOT 43
ST. ALBANS, LLC
D.B. 1322A, P.O. 1897
EM. 1993, P.O. 305
PH: 1706-89-1319
13.36 AC</p> <p>LOT 44
ST. ALBANS, LLC
D.B. 1322A, P.O. 1897
EM. 1993, P.O. 305
PH: 1706-89-1319
13.36 AC</p> <p>LOT 45
ST. ALBANS, LLC
D.B. 1322A, P.O. 1897
EM. 1993, P.O. 305
PH: 1706-89-1319
13.36 AC</p> <p>LOT 46
ST. ALBANS, LLC
D.B. 1322A, P.O. 1897
EM. 1993, P.O. 305
PH: 1706-89-1319
13.36 AC</p> <p>LOT 47
ST. ALBANS, LLC
D.B. 1322A, P.O. 1897
EM. 1993, P.O. 305
PH: 1706-89-1319
13.36 AC</p> <p>LOT 48
ST. ALBANS, LLC
D.B. 1322A, P.O. 1897
EM. 1993, P.O. 305
PH: 1706-89-1319
13.36 AC</p> <p>LOT 49
ST. ALBANS, LLC
D.B. 1322A, P.O. 1897
EM. 1993, P.O. 305
PH: 1706-89-1319
13.36 AC</p> <p>LOT 50
ST. ALBANS, LLC
D.B. 1322A, P.O. 1897
EM. 1993, P.O. 305
PH: 1706-89-1319
13.36 AC</p> <p>LOT 51
ST. ALBANS, LLC
D.B. 1322A, P.O. 1897
EM. 1993, P.O. 305
PH: 1706-89-1319
13.36 AC</p> <p>LOT 52
ST. ALBANS, LLC
D.B. 1322A, P.O. 1897
EM. 1993, P.O. 305
PH: 1706-89-1319
13.36 AC</p> <p>LOT 53
ST. ALBANS, LLC
D.B. 1322A, P.O. 1897
EM. 1993, P.O. 305
PH: 1706-89-1319
13.36 AC</p> <p>LOT 54
ST. ALBANS, LLC
D.B. 1322A, P.O. 1897
EM. 1993, P.O. 305
PH: 1706-89-1319
13.36 AC</p> <p>LOT 55
ST. ALBANS, LLC
D.B. 1322A, P.O. 1897
EM. 1993, P.O. 305
PH: 1706-89-1319
13.36 AC</p> <p>LOT 56
ST. ALBANS, LLC
D.B. 1322A, P.O. 1897
EM. 1993, P.O. 305
PH: 1706-89-1319
13.36 AC</p> <p>LOT 57
ST. ALBANS, LLC
D.B. 1322A, P.O. 1897
EM. 1993, P.O. 305
PH: 1706-89-1319
13.36 AC</p> <p>LOT 58
ST. ALBANS, LLC
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EM. 1993, P.O. 305
PH: 1706-89-1319
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ST. ALBANS, LLC
D.B. 1322A, P.O. 1897
EM. 1993, P.O. 305
PH: 1706-89-1319
13.36 AC</p> <p>LOT 60
ST. ALBANS, LLC
D.B. 1322A, P.O. 1897
EM. 1993, P.O. 305
PH: 1706-89-1319
13.36 AC</p> <p>LOT 61
ST. ALBANS, LLC
D.B. 1322A, P.O. 1897
EM. 1993, P.O. 305
PH: 1706-89-1319
13.36 AC</p> <p>LOT 62
ST. ALBANS, LLC
D.B. 1322A, P.O. 1897
EM. 1993, P.O. 305
PH: 1706-89-1319
13.36 AC</p> <p>LOT 63
ST. ALBANS, LLC
D.B. 1322A, P.O. 1897
EM. 1993, P.O. 305
PH: 1706-89-1319
13.36 AC</p> <p>LOT 64
ST. ALBANS, LLC
D.B. 1322A, P.O. 1897
EM. 1993, P.O. 305
PH: 1706-89-1319
13.36 AC</p> <p>LOT 65
ST. ALBANS, LLC
D.B. 1322A, P.O. 1897
EM. 1993, P.O. 305
PH: 1706-89-1319
13.36 AC</p> <p>LOT 66
ST. ALBANS, LLC
D.B. 1322A, P.O. 1897
EM. 1993, P.O. 305
PH: 1706-89-1319
13.36 AC</p> <p>LOT 67
ST. ALBANS, LLC
D.B. 1322A, P.O. 1897
EM. 1993, P.O. 305
PH: 1706-89-1319
13.36 AC</p> <p>LOT 68
ST. ALBANS, LLC
D.B. 1322A, P.O. 1897
EM. 1993, P.O. 305
PH: 1706-89-1319
13.36 AC</p> <p>LOT 69
ST. ALBANS, LLC
D.B. 1322A, P.O. 1897
EM. 1993, P.O. 305
PH: 1706-89-1319
13.36 AC</p> <p>LOT 70
ST. ALBANS, LLC
D.B. 1322A, P.O. 1897
EM. 1993, P.O. 305
PH: 1706-89-1319
13.36 AC</p> <p>LOT 71
ST. ALBANS, LLC
D.B. 1322A, P.O. 1897
EM. 1993, P.O. 305
PH: 1706-89-1319
13.36 AC</p> <p>LOT 72
ST. ALBANS, LLC
D.B. 1322A, P.O. 1897
EM. 1993, P.O. 305
PH: 1706-89-1319
13.36 AC</p> <p>LOT 73
ST. ALBANS, LLC
D.B. 1322A, P.O. 1897
EM. 1993, P.O. 305
PH: 1706-89-1319
13.36 AC</p> <p>LOT 74
ST. ALBANS, LLC
D.B. 1322A, P.O. 1897
EM. 1993, P.O. 305
PH: 1706-89-1319
13.36 AC</p> <p>LOT 75
ST. ALBANS, LLC
D.B. 1322A, P.O. 1897
EM. 1993, P.O. 305
PH: 1706-89-1319
13.36 AC</p> <p>LOT 76
ST. ALBANS, LLC
D.B. 1322A, P.O. 1897
EM. 1993, P.O. 305
PH: 1706-89-1319
13.36 AC</p> <p>LOT 77
ST. ALBANS, LLC
D.B. 1322A, P.O. 1897
EM. 1993, P.O. 305
PH: 1706-89-1319
13.36 AC</p> <p>LOT 78
ST. ALBANS, LLC
D.B. 1322A, P.O. 1897
EM. 1993, P.O. 305
PH: 1706-89-1319
13.36 AC</p> <p>LOT 79
ST. ALBANS, LLC
D.B. 1322A, P.O. 1897
EM. 1993, P.O. 305
PH: 1706-89-1319
13.36 AC</p> <p>LOT 80
ST. ALBANS, LLC
D.B. 1322A, P.O. 1897
EM. 1993, P.O. 305
PH: 1706-89-1319
13.36 AC</p> <p>LOT 81
ST. ALBANS, LLC
D.B. 1322A, P.O. 1897
EM. 1993, P.O. 305
PH: 1706-89-1319
13.36 AC</p> <p>LOT 82
ST. ALBANS, LLC
D.B. 1322A, P.O. 1897
EM. 1993, P.O. 305
PH: 1706-89-1319
13.36 AC</p> <p>LOT 83
ST. ALBANS, LLC
D.B. 1322A, P.O. 1897
EM. 1993, P.O. 305
PH: 1706-89-1319
13.36 AC</p> <p>LOT 84
ST. ALBANS, LLC
D.B. 1322A, P.O. 1897
EM. 1993, P.O. 30</p> |
|--|--|---|



NOTES:

- EXISTING CONDITIONS ARE BASED ON THE BEST INFORMATION AVAILABLE, INCLUDING SURVEY AND DESIGN OF PREVIOUS MASS GRADING AS PREVIOUSLY APPROVED.
- SUBMIT A WRITTEN REQUEST TO ABANDON SEWER EASEMENT FROM PROPERTY OWNER TO ROBERT MASSEGLLO (PUBLIC UTILITIES DIRECTOR) IN C/O CESAR SANCHEZ (DEVELOPMENT PROJECT 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 EASEMENT OF BY A FUTURE INSTRUMENT (E/CAN-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).

- 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
 - ⊙ INLET
 - ⊙ FIBER OPTIC MARKER
 - ⊙ FIBER OPTIC VAULT
 - BOLLARD
 - STORM DRAIN PIPE
 - OVERHEAD UTILITY LINES
 - WATER LINE
 - SANITARY SEWER LINE
 - TELEPHONE LINE
 - GAS LINE
 - UNDERGROUND ELECTRIC



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

MCADAMS

THE JOHN B. MCADAMS COMPANY, INC.
2000 Meridian Parkway
Durham, North Carolina 27713
(919) 752-5616 • www.mcadams.com

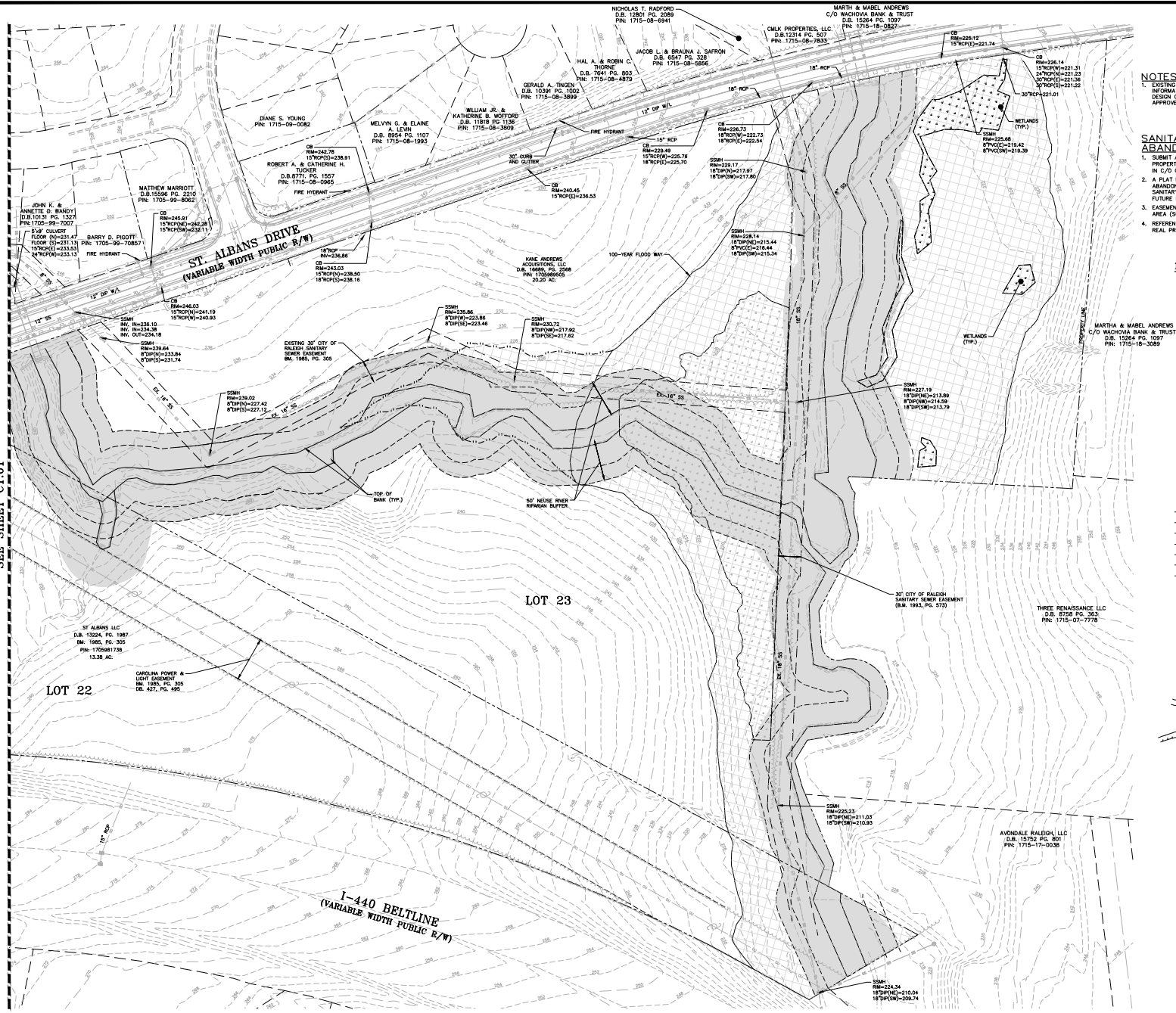
DEVELOPER:
NHE MASTER DEVELOPER, LLC
C/O LANDFORMATION
4321 LASSITER
AT NORTH HILLS AVE, SUITE 450
RALEIGH, NC 27609

EXISTING CONDITIONS AREA 'A'

PROJECT NO. KAN-22008
FILED NO. KAN22008-SUB-X1
CREATED BY: ARP
DATE: 09/20/2017
SCALE: 1/8"=1'-0"
DATE: 09-20-2017

C1.01

SEE SHEET C1.01



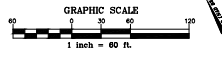
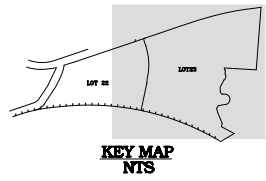
NOTES:
 1. EXISTING CONDITIONS ARE BASED ON THE BEST INFORMATION AVAILABLE, INCLUDING FIELD DESIGN OF PREVIOUS MASS GRADING AS PREVIOUSLY APPROVED.

SANITARY SEWER EASEMENT ABANDONMENT NOTES:

1. SUBMIT A WRITTEN REQUEST TO ABANDON SEWER EASEMENT FROM PROPERTY OWNER TO ROBERT MASSENCILL (PUBLIC UTILITIES DIRECTOR) IN C/O CESAR SANCHEZ (DEVELOPMENT REVIEW MANAGER).
2. 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 (EACH-WARRANTY DEED OF EASEMENT)".
3. EASEMENT BOUNDARIES TO BE DESCRIBED BY METES AND BOUNDS AND AREA (SQFT).
4. REFERENCE: ADMINISTRATIVE REGULATION "DISPOSAL OF EASEMENTS IN REAL PROPERTY" (EFFECTIVE 09/01/16).

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



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

MCADAMS

THE JOHN B. MCADAMS COMPANY, INC.
 2000 Meridian Parkway
 Durham, North Carolina 27713
 (800) 725-5645 • www.mcadams.com

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

PROJECT NO.: KAN-22008
FILED NO.: KAN22008-SUB-XCI
CREATED BY: ARP
DATE: LLH
SCALE: 1"=60'
DATE: 09-20-2017
SHEET NO.: C1.02

REVISIONS:
 1. 2017-09-24 - 100' OF R. CORNER COR. 11.4 x 1.2
 2. 2017-09-24 - 10' OF R/W COMMENTS
 3. 2017-09-24 - 10' OF R/W COMMENTS
 4. 2017-09-24 - 10' OF R/W COMMENTS



REVISIONS:
 1 2023-05-24 400 C/F 6. COMMER. LOT 11 & 12
 2 2023-07-21 400 C/F 6. COMMENTS
 3 2024-01-24 400 C/F 6. COMMENTS
 4 2024-01-24 400 C/F 6. COMMENTS

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

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

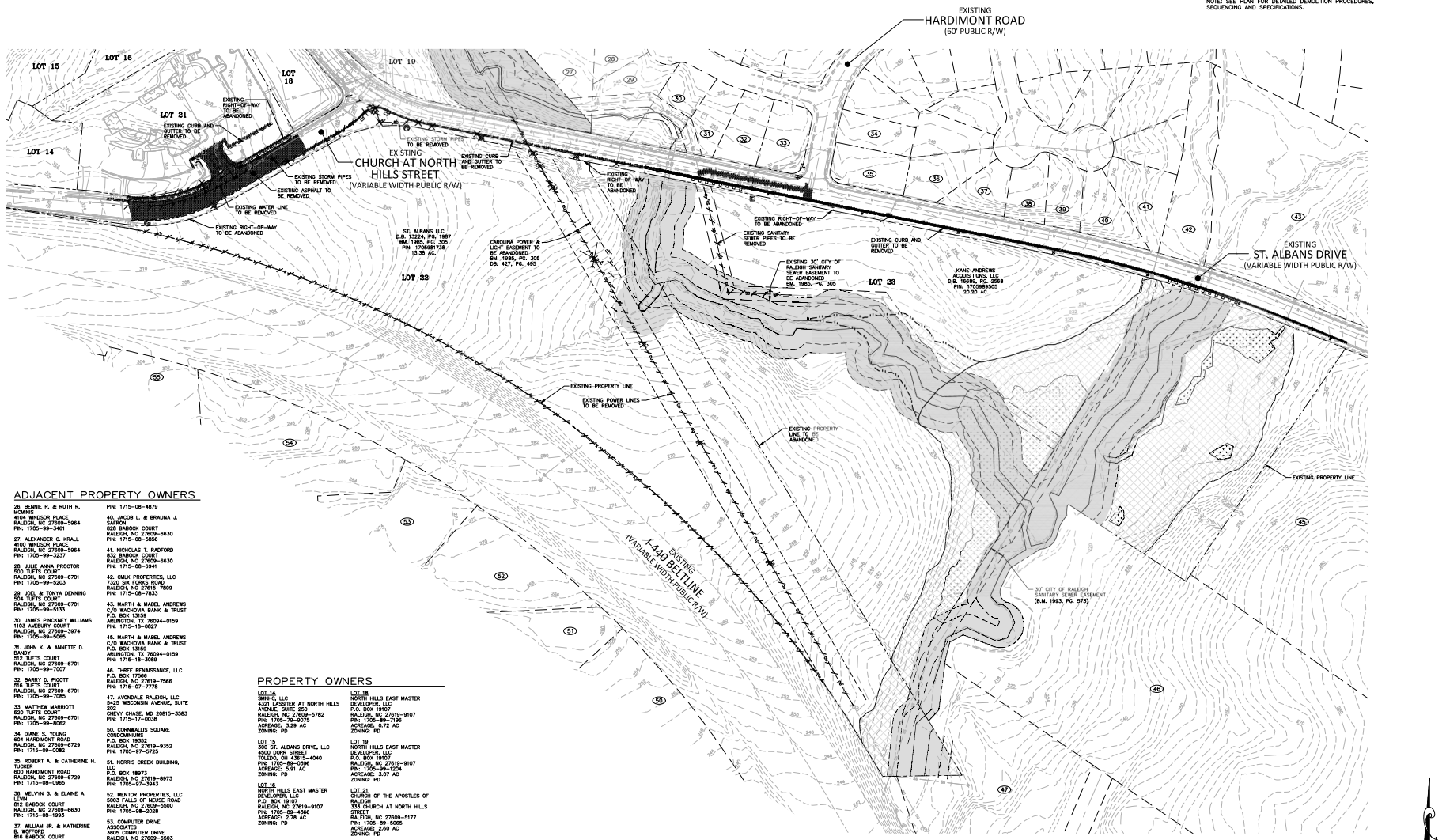
PROJECT NO. KAN-22008
 PLAN NO. KAN22008-58-0001
 CHECKED BY ARP
 DRAWN BY LLH
 SCALE 1"=100'
 DATE 09-20-2017
C1.03



DEMOLITION LEGEND

TREE TREE OR OTHER VEGETATION TO BE REMOVED
 UNDERGROUND UTILITY TO BE REMOVED
 AREA TO BE REMOVED (SIDEWALK, CURB AND GUTTER, STRUCTURES, ASPHALT, CONCRETE PAVING, ETC.)

NOTE: SEE PLAN FOR DETAILED DEMOLITION PROCEDURES, SEQUENCING AND SPECIFICATIONS.



ADJACENT PROPERTY OWNERS

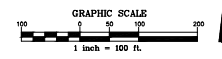
- 26. BENNE R. & RUTH E. MOORE
 8104 WINDSOR PLACE
 RALEIGH, NC 27608-3864
 P/N: 1705-99-3461
- 27. ALEXANDER C. BRALL
 8100 WINDSOR PLACE
 RALEIGH, NC 27608-3864
 P/N: 1705-99-3337
- 28. JULIE ANNA PROCTOR
 500 SIXTH COURT
 RALEIGH, NC 27608-6701
 P/N: 1705-99-6505
- 29. JOEL & TONYA DENNING
 504 SIXTH COURT
 RALEIGH, NC 27608-6701
 P/N: 1705-99-6533
- 30. JAMES FRONCZY WILLIAMS
 1103 AGENRURY COURT
 RALEIGH, NC 27608-3874
 P/N: 1705-99-5965
- 31. JOHN K. & ANNETTE D. BANDA
 512 SIXTH COURT
 RALEIGH, NC 27608-6701
 P/N: 1705-99-7007
- 32. BARRY D. PROCTER
 516 SIXTH COURT
 RALEIGH, NC 27608-6701
 P/N: 1705-99-7007
- 33. MATTHEW MARRIOTT
 520 SIXTH COURT
 RALEIGH, NC 27608-6701
 P/N: 1705-99-8062
- 34. DIANE S. YOUNG
 604 HARDIMONT ROAD
 RALEIGH, NC 27608-6729
 P/N: 1705-99-0386
- 35. ROBERT A. & CATHERINE H. TUDOR
 600 HARDIMONT ROAD
 RALEIGH, NC 27608-6729
 P/N: 1705-99-0965
- 36. MELVIN G. & ELAINE A. LEWIS
 812 BAROCK COURT
 RALEIGH, NC 27608-6830
 P/N: 1715-08-1993
- 37. MELVIN B. & KATHERINE B. WOFFORD
 816 BAROCK COURT
 RALEIGH, NC 27608-6830
 P/N: 1715-08-3009
- 38. GERALD A. THINZEN
 820 BAROCK COURT
 RALEIGH, NC 27608-6830
 P/N: 1715-08-3009
- 39. HAL A. & ROSMI C. THORNTON
 824 BAROCK COURT
 RALEIGH, NC 27608-6830
 P/N: 1715-08-3009
- 40. JACOB L. & BRAUNA J. BAROCK
 826 BAROCK COURT
 RALEIGH, NC 27608-6830
 P/N: 1715-08-5856
- 41. NICHOLAS T. RAYFORD
 832 BAROCK COURT
 RALEIGH, NC 27608-6830
 P/N: 1715-08-8484
- 42. OLMK PROPERTIES, LLC
 7320 SO FORTUNE ROAD
 RALEIGH, NC 27615-7809
 P/N: 1715-08-7853
- 43. MARTIN & MABEL ANDREWS
 C/O BACHOWAN BANK & TRUST
 P.O. BOX 13159
 ARLINGTON, TX 76004-0159
 P/N: 1715-18-0927
- 44. MARTIN & MABEL ANDREWS
 C/O BACHOWAN BANK & TRUST
 P.O. BOX 13159
 ARLINGTON, TX 76004-0159
 P/N: 1715-18-0927
- 45. AVONDALE RALEIGH, LLC
 5425 WILCOXSON AVENUE, SUITE 200
 CHEVY CHASE, MD 20815-3083
 P/N: 1715-17-0000
- 46. THREES RENAISSANCE, LLC
 P.O. BOX 17596
 RALEIGH, NC 27613-7586
 P/N: 1715-07-7739
- 47. AVONDALE RALEIGH, LLC
 5425 WILCOXSON AVENUE, SUITE 200
 CHEVY CHASE, MD 20815-3083
 P/N: 1715-17-0000
- 48. CORNWALLIS SQUARE CONDOMINIUM
 P.O. BOX 18322
 RALEIGH, NC 27619-9352
 P/N: 1705-97-5725
- 49. HONING GREEN BUILDING, LLC
 P.O. BOX 18973
 RALEIGH, NC 27619-8973
 P/N: 1715-08-0965
- 50. MENTOR PROPERTIES, LLC
 DEVELOPER, LLC
 3000 SHELBY ROAD
 RALEIGH, NC 27609-5000
 P/N: 1715-08-4268
- 51. COMPUTER DRIVE
 3002 COMPUTER DRIVE
 RALEIGH, NC 27609-6833
 P/N: 1705-88-9196
- 52. BANGED REAL ESTATE INVESTMENTS, LLC
 1405 POSTAL CIRCLE
 AUSTIN, TX 78734-1825
 P/N: 1705-88-5227
- 53. BANGED REAL ESTATE INVESTMENTS, LLC
 1405 POSTAL CIRCLE
 AUSTIN, TX 78734-1825
 P/N: 1705-88-5227

PROPERTY OWNERS

- LOT 14
 NHE, LLC
 4321 LASSITER AT NORTH HILLS AVENUE, SUITE 250
 RALEIGH, NC 27608-5782
 P/N: 1705-12-9070
 ACREAGE: 3.29 AC
 ZONING: PD
- LOT 15
 NHE, LLC
 4321 LASSITER AT NORTH HILLS AVENUE, SUITE 250
 RALEIGH, NC 27608-5782
 P/N: 1705-12-9070
 ACREAGE: 3.29 AC
 ZONING: PD
- LOT 16
 NHE, LLC
 4321 LASSITER AT NORTH HILLS AVENUE, SUITE 250
 RALEIGH, NC 27608-5782
 P/N: 1705-12-9070
 ACREAGE: 3.29 AC
 ZONING: PD
- LOT 17
 NHE, LLC
 4321 LASSITER AT NORTH HILLS AVENUE, SUITE 250
 RALEIGH, NC 27608-5782
 P/N: 1705-12-9070
 ACREAGE: 3.29 AC
 ZONING: PD
- LOT 18
 NHE, LLC
 4321 LASSITER AT NORTH HILLS AVENUE, SUITE 250
 RALEIGH, NC 27608-5782
 P/N: 1705-12-9070
 ACREAGE: 3.29 AC
 ZONING: PD
- LOT 19
 NHE, LLC
 4321 LASSITER AT NORTH HILLS AVENUE, SUITE 250
 RALEIGH, NC 27608-5782
 P/N: 1705-12-9070
 ACREAGE: 3.29 AC
 ZONING: PD
- LOT 20
 NHE, LLC
 4321 LASSITER AT NORTH HILLS AVENUE, SUITE 250
 RALEIGH, NC 27608-5782
 P/N: 1705-12-9070
 ACREAGE: 3.29 AC
 ZONING: PD
- LOT 21
 NHE, LLC
 4321 LASSITER AT NORTH HILLS AVENUE, SUITE 250
 RALEIGH, NC 27608-5782
 P/N: 1705-12-9070
 ACREAGE: 3.29 AC
 ZONING: PD
- LOT 22
 NHE, LLC
 4321 LASSITER AT NORTH HILLS AVENUE, SUITE 250
 RALEIGH, NC 27608-5782
 P/N: 1705-12-9070
 ACREAGE: 3.29 AC
 ZONING: PD
- LOT 23
 NHE, LLC
 4321 LASSITER AT NORTH HILLS AVENUE, SUITE 250
 RALEIGH, NC 27608-5782
 P/N: 1705-12-9070
 ACREAGE: 3.29 AC
 ZONING: PD

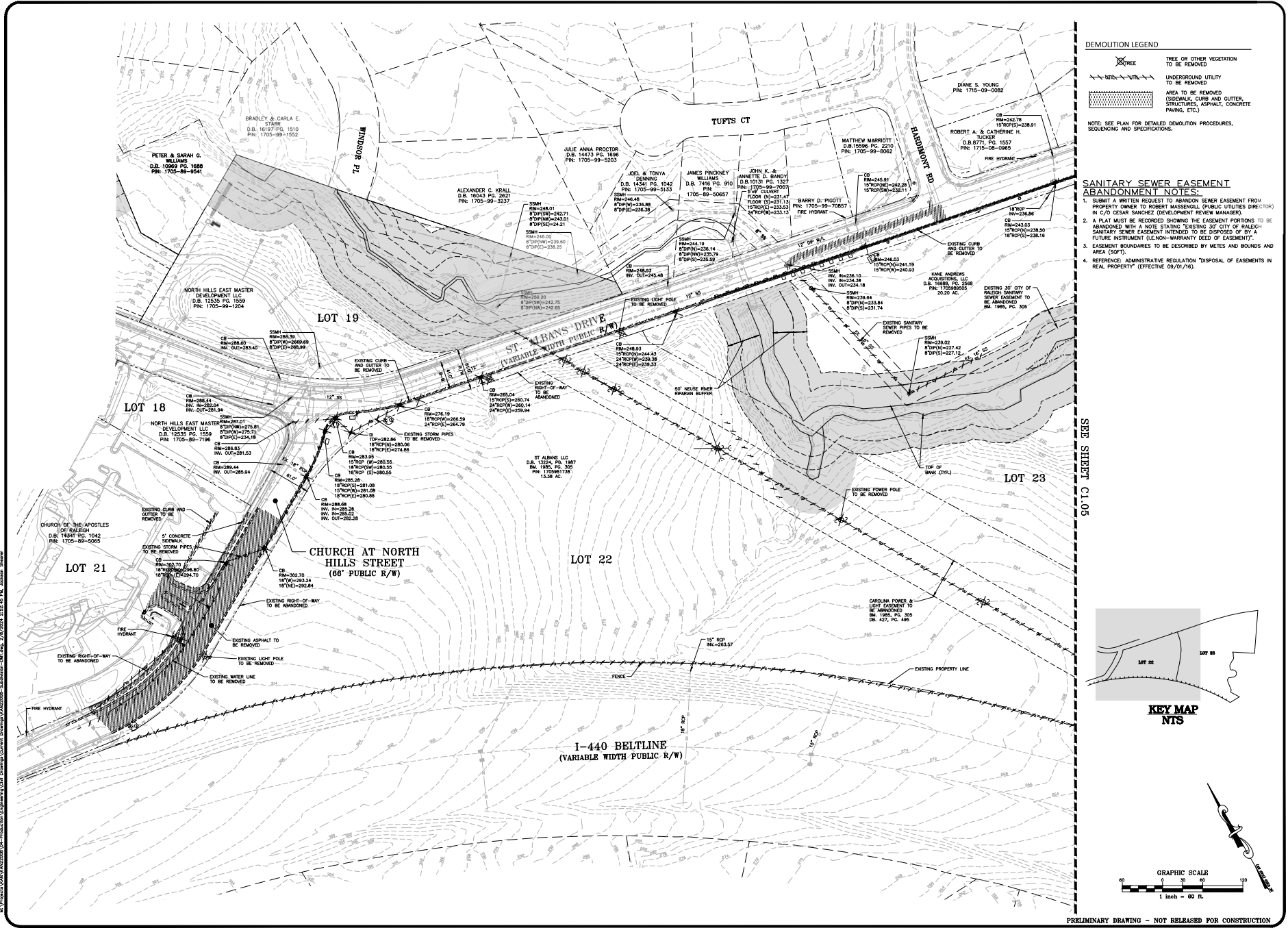
SEE SHEET CO.00 FOR ALL PROJECT NOTES.

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

ALL INFORMATION AND DIMENSIONS ON THIS DRAWING IS THE PROPERTY OF THE DEVELOPER AND SHALL BE KEPT CONFIDENTIAL. ANY REPRODUCTION OR DISSEMINATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF THE DEVELOPER IS STRICTLY PROHIBITED.



DEMOLITION LEGEND

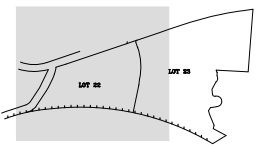
- TREE OR OTHER VEGETATION TO BE REMOVED
- UNDERGROUND UTILITY TO BE REMOVED
- AREA TO BE REMOVED (SIDEWALK, CURB AND GUTTER, STRUCTURES, ASPHALT, CONCRETE PAVING, ETC.)

NOTE: SEE PLAN FOR DETAILED DEMOLITION PROCEDURES, SEQUENCING AND SPECIFICATIONS.

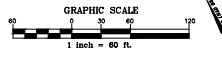
SANITARY SEWER EASEMENT ABANDONMENT NOTES:

1. 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).
2. 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 (EASEMENT-WARRANTY DEED OF EASEMENT).
3. EASEMENT BOUNDARIES TO BE DESCRIBED BY METES AND BOUNDS AREA (SQ FT).
4. REFERENCE: ADMINISTRATIVE REGULATION "DISPOSAL OF EASEMENTS IN REAL PROPERTY" (EFFECTIVE 09/01/16).

SEE SHEET C1.05



KEY MAP NTS



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

MCADAMS

THE JOHN B. MCADAMS COMPANY, INC.
2000 Meridian Parkway
Durham, North Carolina 27713
(919) 753-5616 • www.mcadams.com

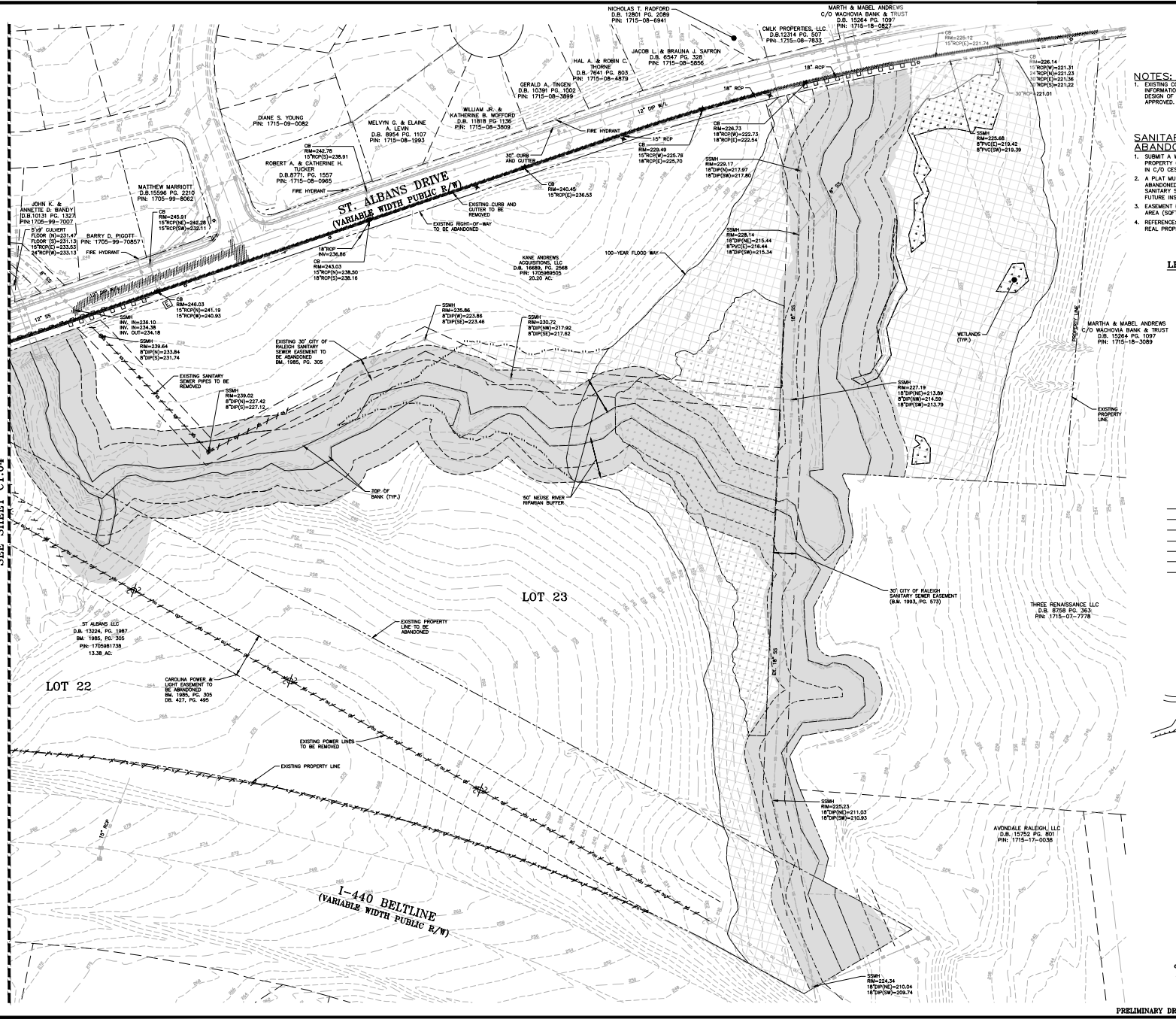
DESIGNER:
NHE MASTER DEVELOPER, LLC
C/O RANSON CORPORATION
4321 LASSITER
AT NORTH HILLS AVE, SUITE 650
RALEIGH, NC 27609

PROJECT NO.: KAN-22008
FILED NO.: KAN2008-98-DM
DESIGNED BY: ARP
DRAWN BY: LLH
SCALE: 1"=60'
DATE: 09-20-2017
SHEET NO.: C1.04

REVISIONS:

1	2017-05-24	ADD LOT 6 COMMENTS
2	2017-07-21	ADD SANITARY COMMENTS
3	2017-08-24	ADD SANITARY COMMENTS
4	2018-03-08	ADD SANITARY COMMENTS

SEE SHEET C1.04



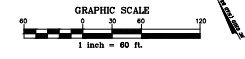
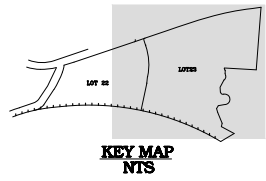
NOTES:
 1. EXISTING CONDITIONS ARE BASED ON THE BEST INFORMATION AVAILABLE, INCLUDING SURVEY AND DESIGN OF PREVIOUS MASS GRADING AS PREVIOUSLY APPROVED.

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 "EXTING BY CITY OF RALEIGH SANITARY SEWER EASEMENT INTENDED TO BE DISPOSED OF BY A FUTURE INSTRUMENT (E.G. 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).

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



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

THE JOHN B. MCADAMS COMPANY, INC.
 2005 Meridian Parkway
 Durham, North Carolina 27713
 (919) 752-5645 • jbm@mcadams.com



REVISIONS:

2023-05-24	ADD LOT 6, CORNER LOT 11 & 12
2023-07-21	ADD PIPE COMMENTS
2023-08-21	ADD PIPE COMMENTS
2024-01-24	ADD PIPE COMMENTS

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

NORTH HILLS EAST
 PRELIMINARY SUBDIVISION PLAN
 RALEIGH, NORTH CAROLINA
 DEMOLITION PLAN AREA 'B'

PROJECT NO. KAN-22008
 DRAWING NO. KAN22008-SUB-XCI
 CHECKED BY: ARP
 DRAWN BY: LLH
 DATE: 09-20-2017
C1.05



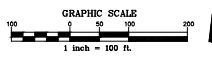


TRACT	ACREAGE	MAX. HEIGHT (IN FEET)	RETAIL SF		RESIDENTIAL DWELLING UNITS		CONSTRUCTED DWELLING UNITS		OFFICE SF		MAXIMUM HEIGHT AND USE CHART		CONSTRUCTED LODGING UNITS		CONGREGATE CARE UNITS		PROPOSED CARE UNITS		CIVIC SF		PERMITTED CIVIC SF		PROPOSED CIVIC SF		
			ALLOWED	PROPOSED	ALLOWED	PROPOSED	ALLOWED	PROPOSED	ALLOWED	PROPOSED	ALLOWED	PROPOSED	ALLOWED	PROPOSED	ALLOWED	PROPOSED	ALLOWED	PROPOSED	ALLOWED	PROPOSED	ALLOWED	PROPOSED	ALLOWED	PROPOSED	
Q	1.69	105	15,000	12,340	200 (75)*	22	39	225	300	300	225	300	200,000	300	200	200	20,000								
R	4.16	165	I	50,000	1,660	500 (100)*	300	161	300	300	300	200,000	300												
			II	28,000		500 (100)*			500,000	300															
			III			500 (100)*																			
S	1.40	75	I	20,000		200 (50)*					200														
			II																						
			III																						
T	1.89	265	I			325			400,000		225														
			II	20,000	9,157	350			400,000	328,199	225														
			III	45,000		275			400,000		225														
U	3.55	75	I	25,000		300 (75)*					250														
			II	15,000		400			425,000		200														
			III	35,000		400			425,000		200														
V	3.99	265	I	15,000		400			425,000		200														
			II	35,000		400			425,000		200														
			III	50,000		275			425,000		200														
W	9.51	45																							

(*) - INDICATES THE MAXIMUM NUMBER OF TOWNHOME UNITS ALLOWED WITHIN THE SUBJECT TRACT.

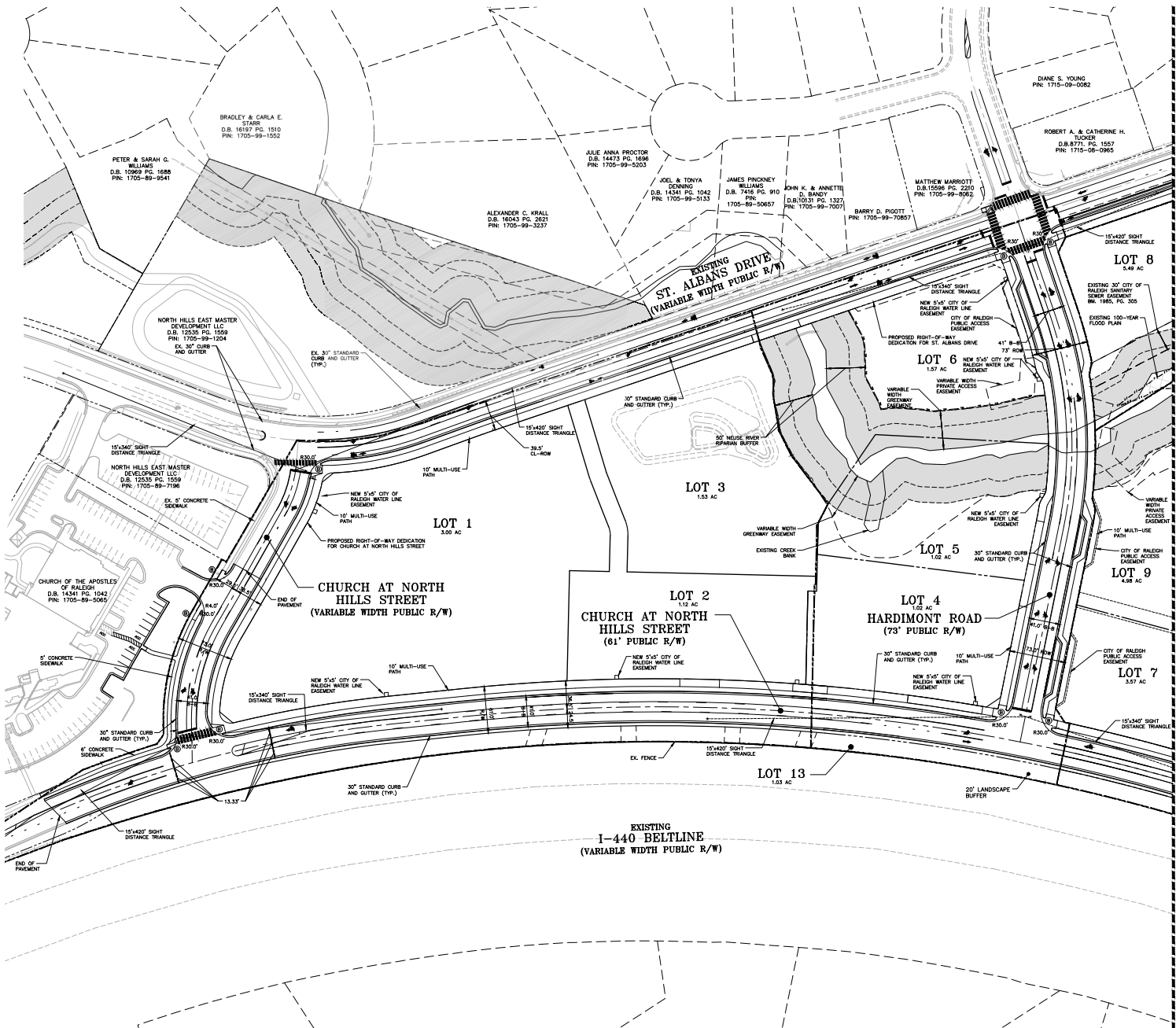
SEE SHEET C0.00 FOR ALL PROJECT NOTES.

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



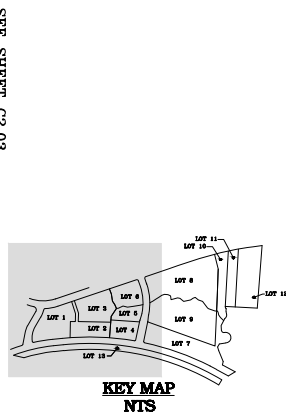
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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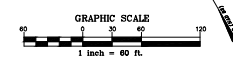


- SITE LEGEND**
- SONAGE
 - YARD LIGHTS
 - LIGHT POLE
 - POWER POLE
 - TRAFFIC DIRECTIONAL ARROW
 - ACCESSIBLE PARKING STALL
 - VAN ACCESSIBLE PARKING STALL
 - PARKING SPACE COUNT
 - ACCESSIBLE RAMPS
 - ACCESSIBLE ROUTE TYPE 1
 - ACCESSIBLE ROUTE TYPE 2
 - PHASE LINE
 - PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - LOT LINE
 - EASEMENT LINE
 - CENTERLINE
 - HEAVY DUTY ASPHALT PAVEMENT

- TREE CONSERVATION & OPEN SPACE LEGEND**
- FLOODWAY/FLOODPLAIN
 - NEUSE RIVER RIPARIAN BUFFER
 - EXISTING WETLANDS



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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 2000 Meridian Parkway
 Durham, North Carolina 27713
 (919) 752-5616 • www.mcadams.com

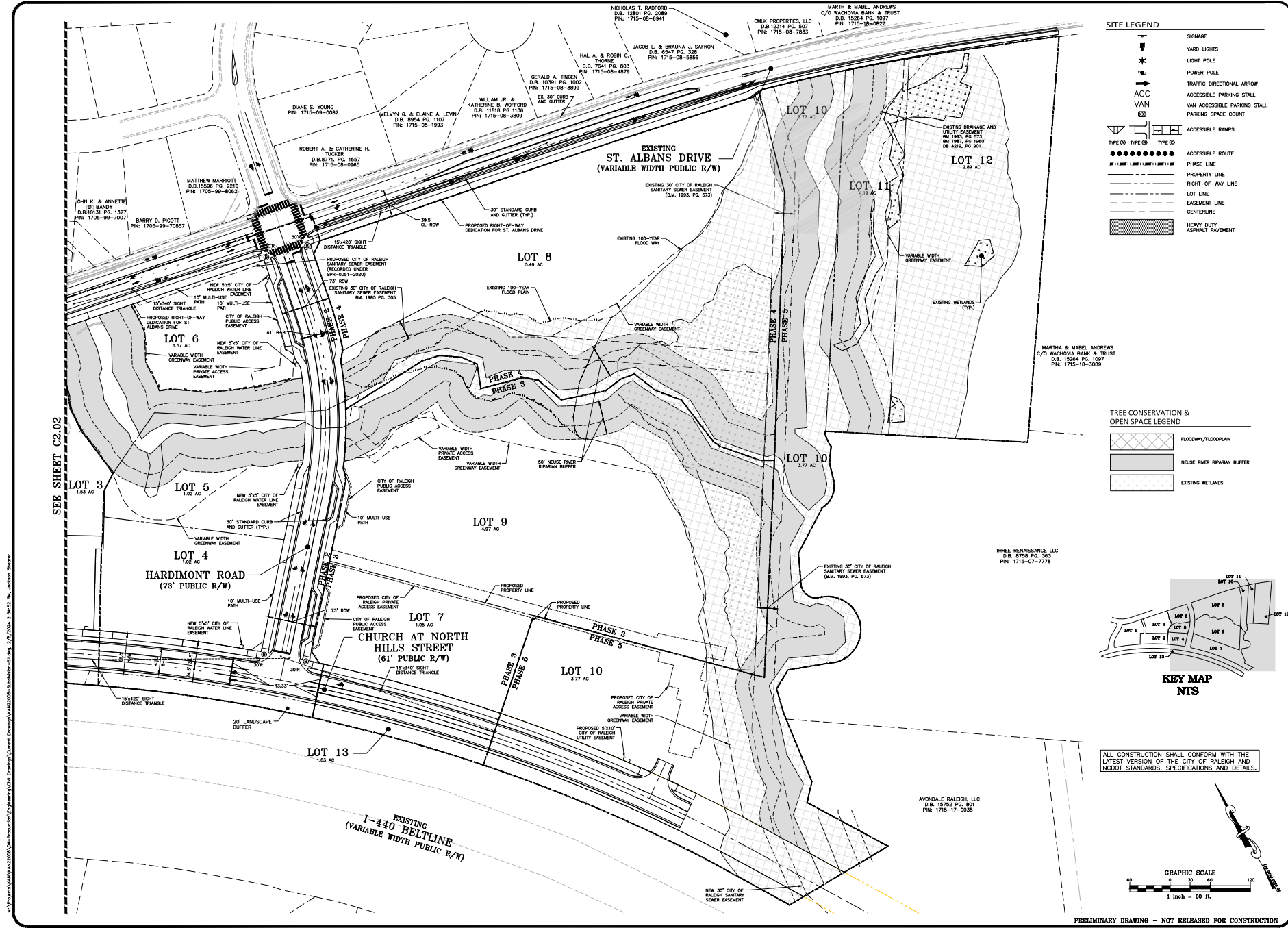
REVISIONS:

2024-03-24	ADD LOT 5, CORRECT LOT 11 & 12
2024-02-27	ADD LOT 10, CORRECT COMMENTS
2024-02-27	ADD LOT 10, CORRECT COMMENTS
2024-02-27	ADD LOT 10, CORRECT COMMENTS
2024-02-27	ADD LOT 10, CORRECT COMMENTS

DEVELOPER:
 NHE MASTER DEVELOPER, LLC
 C/O KANTRON CORPORATION
 4321 LASSITER
 AT NORTH HILLS AVE, SUITE 450
 RALEIGH, NC 27609

NORTH HILLS EAST
 PRELIMINARY SUBDIVISION PLAN
 RALEIGH, NORTH CAROLINA
 SITE PLAN - AREA "A"

PROJECT NO. KAN-22008
 FILED IN KAN22008-SUB-S1
 CHECKED BY: ARP
 DRAWN BY: LLH
 DATE: 09-20-2017
 SHEET NO. **C2.02**

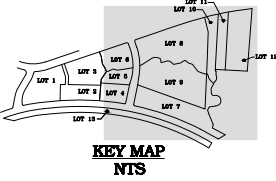


SITE LEGEND

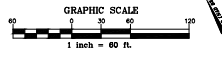
	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	NEW DUTY ASPHALT PAVEMENT

TREE CONSERVATION & OPEN SPACE LEGEND

	FLOODWAY/FLOODPLAIN
	NEUSE RIVER RIPARIAN BUFFER
	EXISTING WETLANDS



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



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2000 Meridian Parkway
Durham, North Carolina 27713
(800) 725-5645 • www.mcadams.com

MCADAMS

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

REVISIONS:

2023-03-24	ADD LOT 6, CORRECT LOT 11 & 12
2023-07-21	ADD NEW COMMENTS
2023-08-24	ADD NEW COMMENTS
2024-03-08	ADD NEW COMMENTS

PROJECT NO. KAN-22008
FILED NO. KAN22008-SUB-S1
CREATED BY: ARP
DESIGNED BY: LLH
SCALE: 1"=60'
DATE: 03-20-2017
REV: 1

C2.03

THE JOHN B. MCADAMS COMPANY, INC.

M:\Projects\KANSAS\22008\04\Production\KansAS\Drawings\General\DWG\KANSAS\22008-Subdivision\22-Sub-1.dwg, 2/27/2024, 1:54:02 PM, jbarber

SEE SHEET C2.02

STORM STRUCTURE TABLE

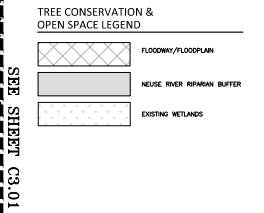
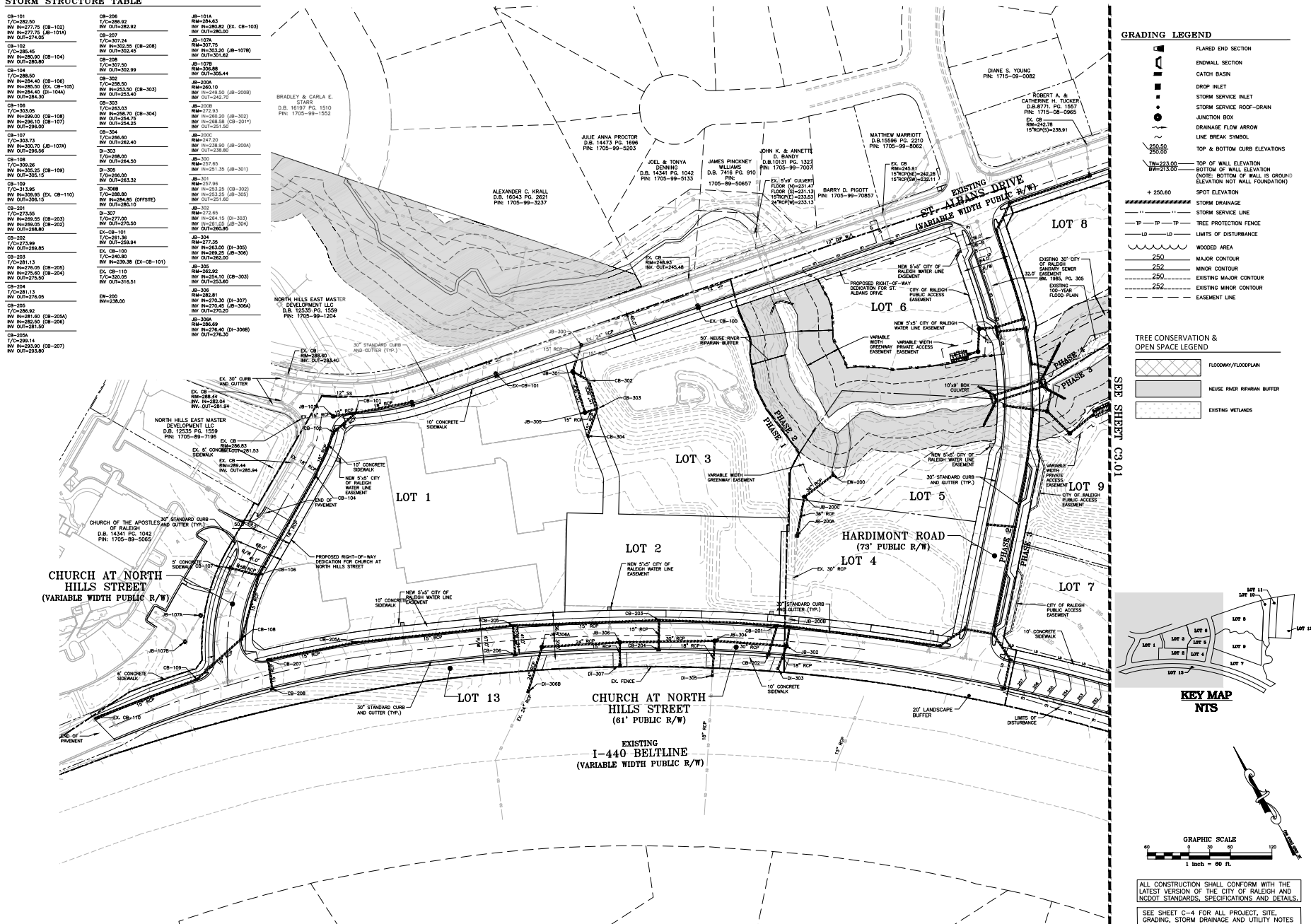
CB-101 1/7C=282.50 INV IN=277.75 (CB-102) INV IN=271.75 (CB-101A) INV OUT=274.25	CB-206 1/7C=282.50 INV OUT=282.52	JB-101A RM=284.43 INV IN=280.42 (EX. CB-103) INV OUT=280.20
CB-102 1/7C=284.45 INV IN=281.00 (CB-104) INV OUT=280.80	CB-207 1/7C=307.24 INV IN=302.55 (CB-208) INV OUT=302.42	JB-107A RM=277.75 INV IN=283.20 (CB-107B) INV OUT=281.62
CB-104 1/7C=282.50 INV IN=284.40 (CB-106) INV IN=282.50 (EX. CB-105) INV IN=284.40 (CB-104A) INV OUT=284.38	CB-302 1/7C=307.50 INV OUT=302.99	JB-107B RM=306.44 INV IN=300.44
CB-105 1/7C=303.65 INV IN=299.00 (CB-108) INV IN=295.10 (CB-107) INV OUT=296.00	CB-303 1/7C=288.50 INV IN=283.50 (CB-304) INV OUT=283.42	JB-200A RM=280.10 INV IN=243.50 (JB-200B) INV OUT=242.70
CB-107 1/7C=303.73 INV IN=300.70 (CB-107A) INV OUT=298.56	CB-304 1/7C=286.60 INV IN=282.40 INV OUT=284.50	JB-208 RM=272.83 INV IN=262.20 (JB-302) INV IN=268.58 (CB-201A) INV OUT=251.50
CB-108 1/7C=299.26 (CB-109) INV IN=305.12	CB-305 1/7C=288.00 INV OUT=283.32	JB-247.20 RM=238.90 (JB-200A) INV OUT=238.80
CB-109 1/7C=218.85 INV IN=309.85 (EX. CB-110) INV OUT=308.10	CB-306 1/7C=288.00 INV OUT=283.32	JB-250 RM=257.85 INV IN=251.35 (JB-301) INV OUT=251.35
CB-201 1/7C=273.65 INV IN=269.55 (CB-203) INV IN=268.05 (CB-202) INV OUT=268.80	CB-307 1/7C=273.99 INV OUT=269.85	JB-301 RM=257.98 INV IN=253.25 (CB-302) INV IN=253.25 (JB-305) INV OUT=260.90
CB-202 1/7C=273.99 INV OUT=269.85	CB-308 EX. CB-100 1/7C=242.80	JB-302 RM=272.85 INV IN=264.15 (CB-303) INV IN=262.00 (JB-200) INV OUT=260.90
CB-203 1/7C=281.13 INV IN=279.05 (CB-205) INV IN=275.80 (CB-204) INV OUT=275.20	CB-309 EX. CB-101 1/7C=273.99 INV OUT=269.84	JB-303 RM=277.25 INV IN=261.15 (CB-303) INV IN=261.15 (JB-200) INV OUT=260.90
CB-204 1/7C=281.13 INV OUT=278.05	CB-310 EX. CB-100 1/7C=242.80	JB-304 RM=277.25 INV IN=261.15 (CB-303) INV IN=261.15 (JB-200) INV OUT=260.90
CB-300 1/7C=286.42 INV IN=282.50 (CB-206) INV OUT=281.50	CB-311 EX. CB-100 1/7C=242.80	JB-305 RM=282.81 INV IN=276.20 (CB-307) INV OUT=276.20
CB-305A 1/7C=289.14 INV IN=293.90 (CB-207) INV OUT=293.80	CB-312 EX. CB-100 1/7C=242.80	JB-306 RM=282.81 INV IN=276.20 (CB-307) INV OUT=276.20

GRADING LEGEND

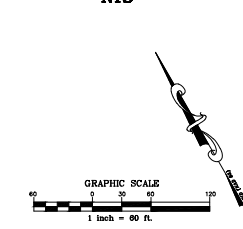
- FLARED END SECTION
- ENDWALL SECTION
- CATCH BASIN
- DROP INLET
- STORM SERVICE INLET
- STORM SERVICE ROOF-DRAIN
- JUNCTION BOX
- DRAINAGE FLOW ARROW
- LINE BREAK SYMBOL
- TOP & BOTTOM CURB ELEVATIONS
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION (NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION)
- SPOT ELEVATION
- STORM DRAINAGE
- STORM SERVICE LINE
- TREE PROTECTION FENCE
- LIMITS OF DISTURBANCE
- WOODS AREA
- 250 MAJOR CONTOUR
- 252 MINOR CONTOUR
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- EASEMENT LINE

TREE CONSERVATION & OPEN SPACE LEGEND

- FLOODWAY/FLOODPLAIN
- NEUSE RIVER RIPARIAN BUFFER
- EXISTING WETLANDS



KEY MAP



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

SEE SHEET C-4 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

THE JOHN B. MCADAMS COMPANY, INC.
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Durham, North Carolina 27713
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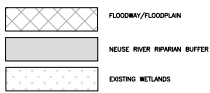
MCADAMS

DEVELOPER:
NHE MASTER DEVELOPER, LLC
C/O KANTRON CORPORATION
4321 LASSITER
AT NORTH HILLS AVE, SUITE 650
RALEIGH, NC 27609

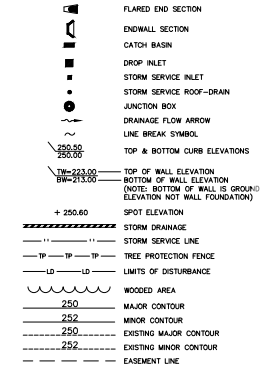
PROJECT NO. KAN-22008
FILE NO. KAN22008-SUB-G1
CLIENT: ARP
DESIGN: CGH
DATE: 09-20-2017

C3.00

TREE CONSERVATION & OPEN SPACE LEGEND



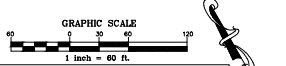
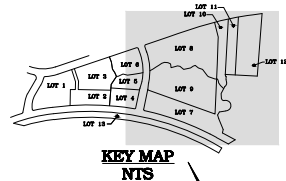
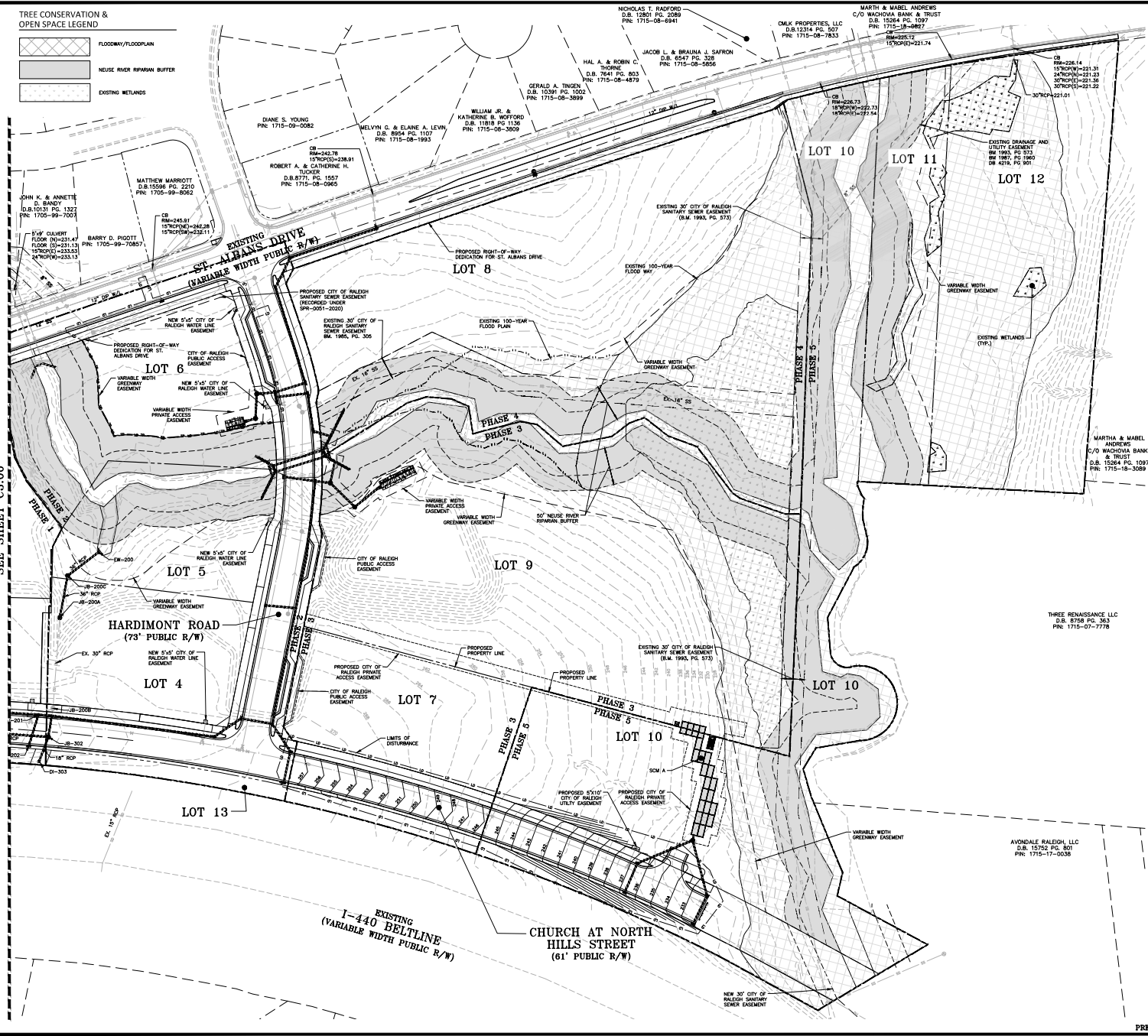
GRADING LEGEND



STORM STRUCTURE TABLE

CS-101 1/0=24.20 INV #=231.20 (CB-103) INV #=231.20 (CB-102) INV #=231.20	CS-102 1/0=24.20 INV #=231.20 INV #=231.20	CS-103 1/0=24.20 INV #=231.20 INV #=231.20	CS-104 1/0=24.20 INV #=231.20 INV #=231.20	CS-105 1/0=24.20 INV #=231.20 INV #=231.20	CS-106 1/0=24.20 INV #=231.20 INV #=231.20	CS-107 1/0=24.20 INV #=231.20 INV #=231.20	CS-108 1/0=24.20 INV #=231.20 INV #=231.20	CS-109 1/0=24.20 INV #=231.20 INV #=231.20	CS-110 1/0=24.20 INV #=231.20 INV #=231.20	CS-111 1/0=24.20 INV #=231.20 INV #=231.20	CS-112 1/0=24.20 INV #=231.20 INV #=231.20	CS-113 1/0=24.20 INV #=231.20 INV #=231.20	CS-114 1/0=24.20 INV #=231.20 INV #=231.20	CS-115 1/0=24.20 INV #=231.20 INV #=231.20	CS-116 1/0=24.20 INV #=231.20 INV #=231.20	CS-117 1/0=24.20 INV #=231.20 INV #=231.20	CS-118 1/0=24.20 INV #=231.20 INV #=231.20	CS-119 1/0=24.20 INV #=231.20 INV #=231.20	CS-120 1/0=24.20 INV #=231.20 INV #=231.20	CS-121 1/0=24.20 INV #=231.20 INV #=231.20	CS-122 1/0=24.20 INV #=231.20 INV #=231.20	CS-123 1/0=24.20 INV #=231.20 INV #=231.20	CS-124 1/0=24.20 INV #=231.20 INV #=231.20	CS-125 1/0=24.20 INV #=231.20 INV #=231.20	CS-126 1/0=24.20 INV #=231.20 INV #=231.20	CS-127 1/0=24.20 INV #=231.20 INV #=231.20	CS-128 1/0=24.20 INV #=231.20 INV #=231.20	CS-129 1/0=24.20 INV #=231.20 INV #=231.20	CS-130 1/0=24.20 INV #=231.20 INV #=231.20	CS-131 1/0=24.20 INV #=231.20 INV #=231.20	CS-132 1/0=24.20 INV #=231.20 INV #=231.20	CS-133 1/0=24.20 INV #=231.20 INV #=231.20	CS-134 1/0=24.20 INV #=231.20 INV #=231.20	CS-135 1/0=24.20 INV #=231.20 INV #=231.20	CS-136 1/0=24.20 INV #=231.20 INV #=231.20	CS-137 1/0=24.20 INV #=231.20 INV #=231.20	CS-138 1/0=24.20 INV #=231.20 INV #=231.20	CS-139 1/0=24.20 INV #=231.20 INV #=231.20	CS-140 1/0=24.20 INV #=231.20 INV #=231.20	CS-141 1/0=24.20 INV #=231.20 INV #=231.20	CS-142 1/0=24.20 INV #=231.20 INV #=231.20	CS-143 1/0=24.20 INV #=231.20 INV #=231.20	CS-144 1/0=24.20 INV #=231.20 INV #=231.20	CS-145 1/0=24.20 INV #=231.20 INV #=231.20	CS-146 1/0=24.20 INV #=231.20 INV #=231.20	CS-147 1/0=24.20 INV #=231.20 INV #=231.20	CS-148 1/0=24.20 INV #=231.20 INV #=231.20	CS-149 1/0=24.20 INV #=231.20 INV #=231.20	CS-150 1/0=24.20 INV #=231.20 INV #=231.20
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SEE SHEET C3.00



KEY MAP NTS

GRAPHIC SCALE
0 50 100
1 inch = 50 ft.

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

SEE SHEET C-4 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

THE JOHN B. MCADAMS COMPANY, INC.
2000 Meridian Parkway
Durham, North Carolina 27713
(919) 752-5616 | j.mcadams@mcadams.com

MCADAMS

REVISIONS:

2023-03-24	ADD OF 6. COMMENTS (SHEET 11 & 12)
2023-07-21	ADD OF 6P COMMENTS
2023-07-21	ADD OF 6P COMMENTS
2023-07-21	ADD OF 6P COMMENTS
2023-07-21	ADD OF 6P COMMENTS

DEVELOPER:
NHE MASTER DEVELOPER, LLC
C/O KANORION CORPORATION
4321 LASSITER
AT NORTH HILLS AVE, SUITE 650
RALEIGH, NC 27609

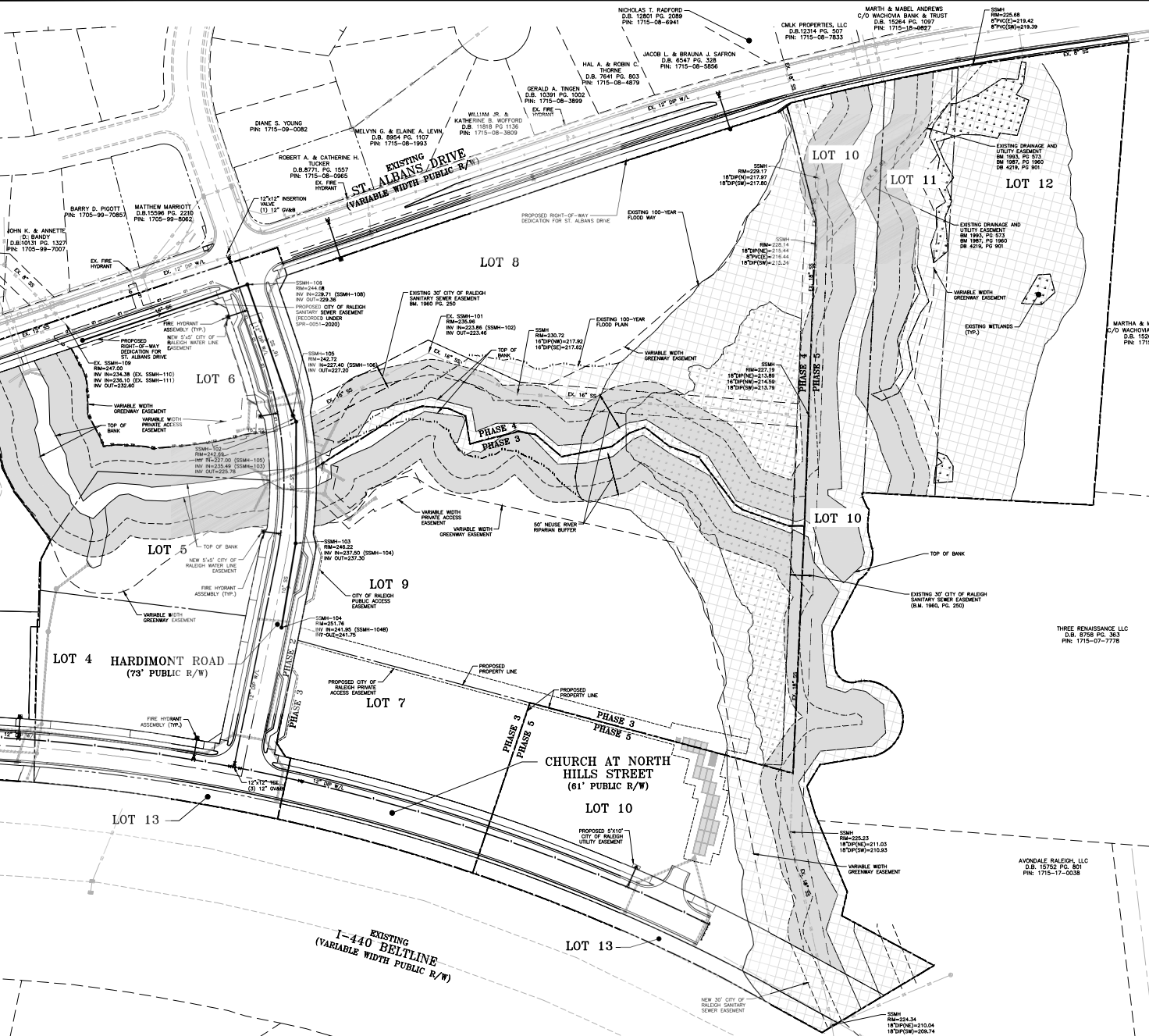
PROJECT:
NORTH HILLS EAST
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA

GRADING PLAN - AREA 'B'

PRINTED IN: KAN-22008
DRAWN BY: KANORION-Subdiv-01
CHECKED BY: ARP
SCALE: CGT
DATE: 09-20-2017
SHEET NO: **C3.01**

THE JOHN B. MCADAMS COMPANY, INC.

SEE SHEET C-8

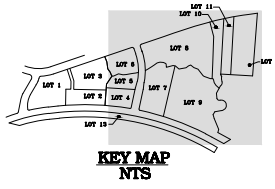


UTILITY LEGEND

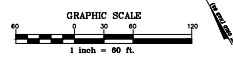
- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- YARD LIGHTS
- 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 & OPEN SPACE LEGEND

- FLOODWAY/FLOODPLAIN
- NEUSE RIVER RIPARIAN BUFFER
- EXISTING WETLANDS



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

THE JOHN B. MCADAMS COMPANY, INC.
2000 Meridian Parkway
Durham, North Carolina 27713
(919) 752-5646 • www.mcadams.com

REVISIONS:

2023-05-24	ADD LOT 6, CORRECT LOT 11 & 12
2023-07-21	ADD NEW COMMENTS
2024-01-24	ADD NEW COMMENTS
2024-03-08	ADD NEW COMMENTS

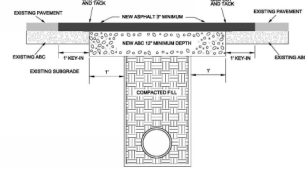
DEVELOPER:
NHE MASTER DEVELOPER, LLC
C/O KANAWHA CORPORATION
4321 LASSITER
AT NORTH HILLS AVE, SUITE 250
RALEIGH, NC 27609

NORTH HILLS EAST
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA
UTILITY PLAN - AREA 'B'

PROJECT NO. KAN-22008
FILE NO. KAN22008-SUB-01
DRAWN BY: ARP
CHECKED BY: LLH
SCALE: 1"=60'
DATE: 09-20-2017
SHEET NO. **C4.01**

MCADAMS

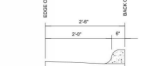
ASPHALT PAVEMENT PATCH



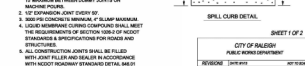
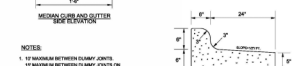
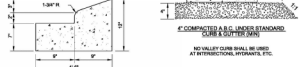
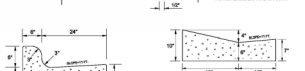
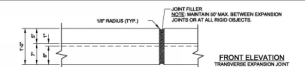
- NOTES:**
1. THE PATCHING EDGE SHALL BE DEFINED BY A STRAIGHT GULLY FORMED BY A 1/2 INCHES SAW CUT.
 2. THE PATCHING MATERIAL SHALL BE INCORPORATED WITH EXISTING MATERIAL AND COMPACTED TO A DENSITY OF 97% OF THEORETICAL DENSITY OF THE MIXTURE AS DETERMINED BY METHOD T-191.
 3. THE PATCH SHALL BE FULL THICKNESS OF EXISTING PAVEMENT, CONNECTED TO EXISTING PAVEMENT TO 1/2 INCH OF THAT DETERMINED BY COMPACTING A SAMPLE OF THE MIXTURE IN ACCORDANCE WITH METHOD T-191.
 4. THE PATCH SHALL BE FULL THICKNESS OF EXISTING PAVEMENT, CONNECTED TO EXISTING PAVEMENT TO 1/2 INCH OF THAT DETERMINED BY COMPACTING A SAMPLE OF THE MIXTURE IN ACCORDANCE WITH METHOD T-191.
 5. THE PATCH SHALL BE FULL THICKNESS OF EXISTING PAVEMENT, CONNECTED TO EXISTING PAVEMENT TO 1/2 INCH OF THAT DETERMINED BY COMPACTING A SAMPLE OF THE MIXTURE IN ACCORDANCE WITH METHOD T-191.
 6. THE PATCH SHALL BE FULL THICKNESS OF EXISTING PAVEMENT, CONNECTED TO EXISTING PAVEMENT TO 1/2 INCH OF THAT DETERMINED BY COMPACTING A SAMPLE OF THE MIXTURE IN ACCORDANCE WITH METHOD T-191.
 7. THE PATCH SHALL BE FULL THICKNESS OF EXISTING PAVEMENT, CONNECTED TO EXISTING PAVEMENT TO 1/2 INCH OF THAT DETERMINED BY COMPACTING A SAMPLE OF THE MIXTURE IN ACCORDANCE WITH METHOD T-191.
 8. THE PATCH SHALL BE FULL THICKNESS OF EXISTING PAVEMENT, CONNECTED TO EXISTING PAVEMENT TO 1/2 INCH OF THAT DETERMINED BY COMPACTING A SAMPLE OF THE MIXTURE IN ACCORDANCE WITH METHOD T-191.
 9. THE PATCH SHALL BE FULL THICKNESS OF EXISTING PAVEMENT, CONNECTED TO EXISTING PAVEMENT TO 1/2 INCH OF THAT DETERMINED BY COMPACTING A SAMPLE OF THE MIXTURE IN ACCORDANCE WITH METHOD T-191.

CITY OF RALEIGH PUBLIC WORKS DEPARTMENT			
REVISION	DATE	BY	APP'D
ASPHALT PAVEMENT PATCH			
T-10.05			

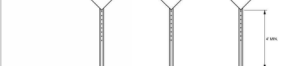
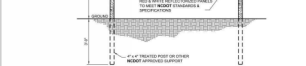
BACK OF CURB



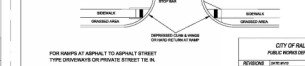
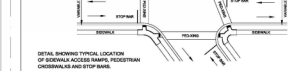
CITY OF RALEIGH STANDARD DETAIL			
REVISION	DATE	BY	APP'D
STANDARD METHOD OF ENDING CURBS AND GUTTERS			
T-10.25			



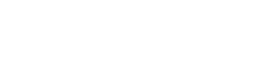
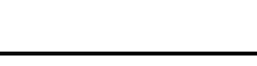
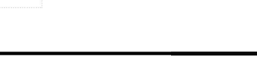
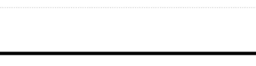
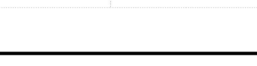
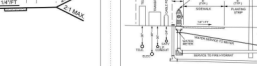
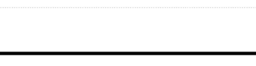
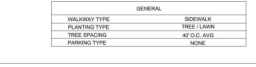
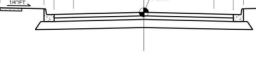
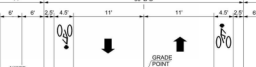
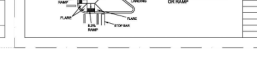
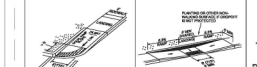
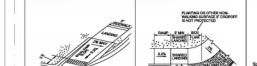
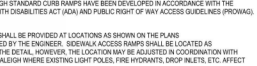
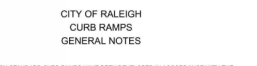
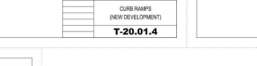
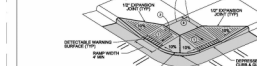
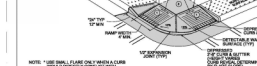
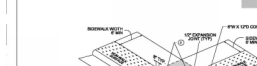
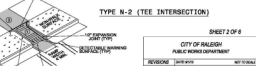
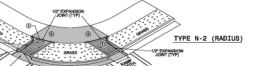
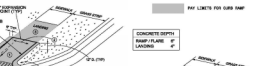
CITY OF RALEIGH STANDARD DETAIL			
REVISION	DATE	BY	APP'D
CURB AND GUTTER			
T-10.26.1			

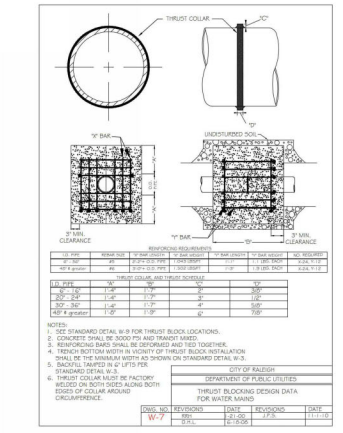
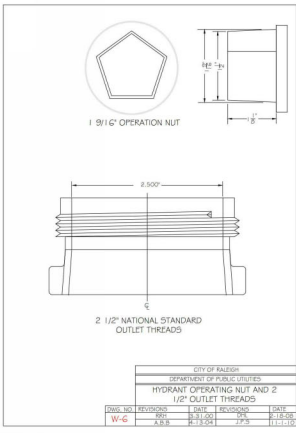
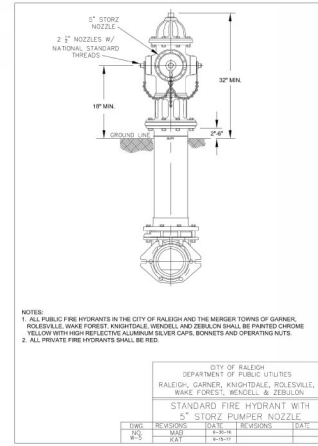
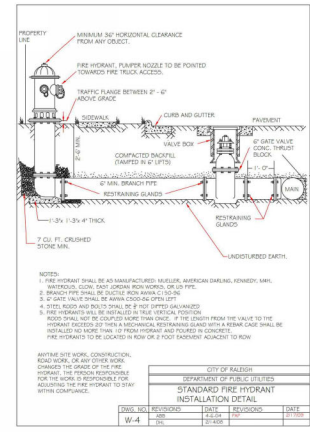
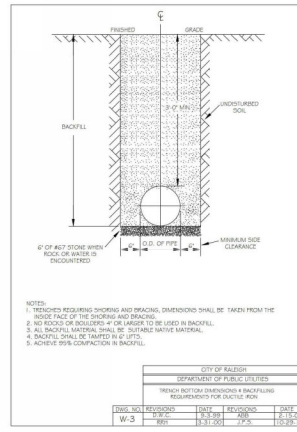
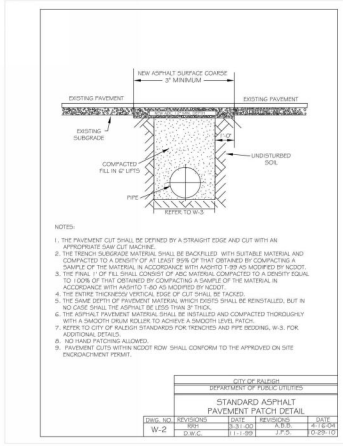
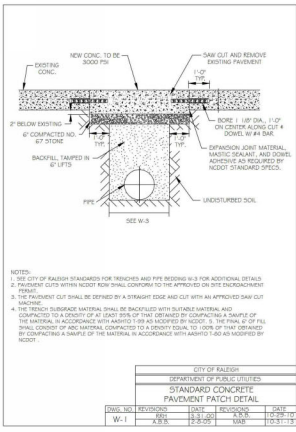


CITY OF RALEIGH STANDARD DETAIL			
REVISION	DATE	BY	APP'D
TEMPORARY BARRICADE FOR ROAD CLOSURE			
T-10.28			

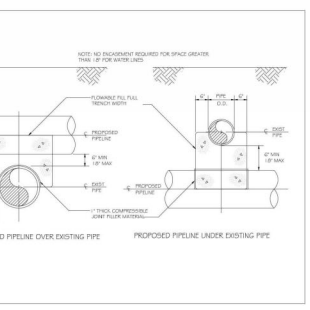
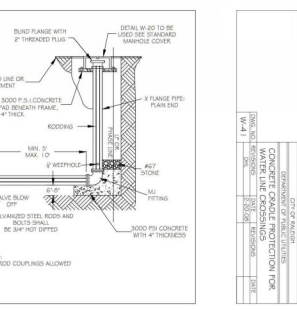
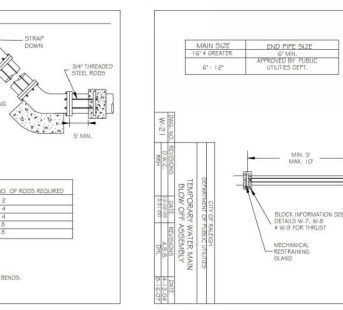
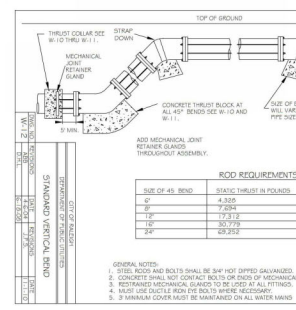
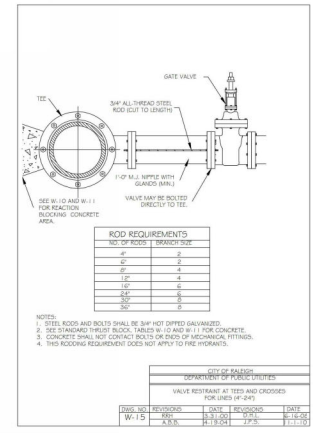
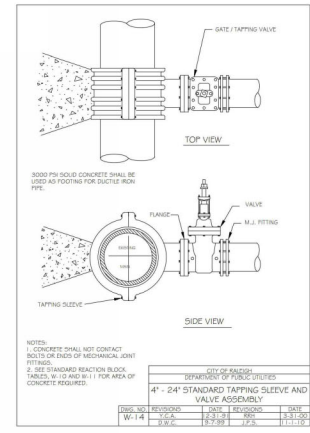


CITY OF RALEIGH STANDARD DETAIL			
REVISION	DATE	BY	APP'D
CURB RAMPS			
T-20.01.1			





CITY OF RALEIGH		CITY OF RALEIGH	
DEPARTMENT OF PUBLIC UTILITIES		DEPARTMENT OF PUBLIC UTILITIES	
REACTION BEARING AREAS FOR HORIZONTAL WATER PIPE BENDS BASED ON TEST PRESSURE OF 300 P.S.I.		REACTION BEARING AREAS FOR HORIZONTAL WATER PIPE BENDS BASED ON TEST PRESSURE OF 300 P.S.I.	
REQ. NO.	REVISION	DATE	REVISION
W-8	A.B.R.	8-3-2014	7-7-5



CITY OF RALEIGH		CITY OF RALEIGH	
DEPARTMENT OF PUBLIC UTILITIES		DEPARTMENT OF PUBLIC UTILITIES	
ROD REQUIREMENTS		ROD REQUIREMENTS	
REQ. NO.	REVISION	DATE	REVISION
W-16	A.B.R.	8-3-2014	7-7-5

CITY OF RALEIGH		CITY OF RALEIGH	
DEPARTMENT OF PUBLIC UTILITIES		DEPARTMENT OF PUBLIC UTILITIES	
ROD REQUIREMENTS		ROD REQUIREMENTS	
REQ. NO.	REVISION	DATE	REVISION
W-17	A.B.R.	8-3-2014	7-7-5

CITY OF RALEIGH		CITY OF RALEIGH	
DEPARTMENT OF PUBLIC UTILITIES		DEPARTMENT OF PUBLIC UTILITIES	
ROD REQUIREMENTS		ROD REQUIREMENTS	
REQ. NO.	REVISION	DATE	REVISION
W-18	A.B.R.	8-3-2014	7-7-5

CITY OF RALEIGH		CITY OF RALEIGH	
DEPARTMENT OF PUBLIC UTILITIES		DEPARTMENT OF PUBLIC UTILITIES	
ROD REQUIREMENTS		ROD REQUIREMENTS	
REQ. NO.	REVISION	DATE	REVISION
W-19	A.B.R.	8-3-2014	7-7-5

CITY OF RALEIGH		CITY OF RALEIGH	
DEPARTMENT OF PUBLIC UTILITIES		DEPARTMENT OF PUBLIC UTILITIES	
ROD REQUIREMENTS		ROD REQUIREMENTS	
REQ. NO.	REVISION	DATE	REVISION
W-20	A.B.R.	8-3-2014	7-7-5

CITY OF RALEIGH		CITY OF RALEIGH	
DEPARTMENT OF PUBLIC UTILITIES		DEPARTMENT OF PUBLIC UTILITIES	
ROD REQUIREMENTS		ROD REQUIREMENTS	
REQ. NO.	REVISION	DATE	REVISION
W-21	A.B.R.	8-3-2014	7-7-5

CITY OF RALEIGH		CITY OF RALEIGH	
DEPARTMENT OF PUBLIC UTILITIES		DEPARTMENT OF PUBLIC UTILITIES	
ROD REQUIREMENTS		ROD REQUIREMENTS	
REQ. NO.	REVISION	DATE	REVISION
W-22	A.B.R.	8-3-2014	7-7-5

CITY OF RALEIGH		CITY OF RALEIGH	
DEPARTMENT OF PUBLIC UTILITIES		DEPARTMENT OF PUBLIC UTILITIES	
ROD REQUIREMENTS		ROD REQUIREMENTS	
REQ. NO.	REVISION	DATE	REVISION
W-23	A.B.R.	8-3-2014	7-7-5

CITY OF RALEIGH		CITY OF RALEIGH	
DEPARTMENT OF PUBLIC UTILITIES		DEPARTMENT OF PUBLIC UTILITIES	
ROD REQUIREMENTS		ROD REQUIREMENTS	
REQ. NO.	REVISION	DATE	REVISION
W-24	A.B.R.	8-3-2014	7-7-5

CITY OF RALEIGH		CITY OF RALEIGH	
DEPARTMENT OF PUBLIC UTILITIES		DEPARTMENT OF PUBLIC UTILITIES	
ROD REQUIREMENTS		ROD REQUIREMENTS	
REQ. NO.	REVISION	DATE	REVISION
W-25	A.B.R.	8-3-2014	7-7-5

CITY OF RALEIGH		CITY OF RALEIGH	
DEPARTMENT OF PUBLIC UTILITIES		DEPARTMENT OF PUBLIC UTILITIES	
ROD REQUIREMENTS		ROD REQUIREMENTS	
REQ. NO.	REVISION	DATE	REVISION
W-26	A.B.R.	8-3-2014	7-7-5

CITY OF RALEIGH		CITY OF RALEIGH	
DEPARTMENT OF PUBLIC UTILITIES		DEPARTMENT OF PUBLIC UTILITIES	
ROD REQUIREMENTS		ROD REQUIREMENTS	
REQ. NO.	REVISION	DATE	REVISION
W-27	A.B.R.	8-3-2014	7-7-5

CITY OF RALEIGH		CITY OF RALEIGH	
DEPARTMENT OF PUBLIC UTILITIES		DEPARTMENT OF PUBLIC UTILITIES	
ROD REQUIREMENTS		ROD REQUIREMENTS	
REQ. NO.	REVISION	DATE	REVISION
W-28	A.B.R.	8-3-2014	7-7-5

CITY OF RALEIGH		CITY OF RALEIGH	
DEPARTMENT OF PUBLIC UTILITIES		DEPARTMENT OF PUBLIC UTILITIES	
ROD REQUIREMENTS		ROD REQUIREMENTS	
REQ. NO.	REVISION	DATE	REVISION
W-29	A.B.R.	8-3-2014	7-7-5

CITY OF RALEIGH		CITY OF RALEIGH	
DEPARTMENT OF PUBLIC UTILITIES		DEPARTMENT OF PUBLIC UTILITIES	
ROD REQUIREMENTS		ROD REQUIREMENTS	
REQ. NO.	REVISION	DATE	REVISION
W-30	A.B.R.	8-3-2014	7-7-5

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 Durham, North Carolina 27713
 (800) 785-9646 • www.mcadams.com

MCADAMS

PROJECT NO. KAN-2008
PRELIMINARY KAN2008-SUB-01
DESIGNED BY: ARP
DRAWN BY: LLH
CHECKED BY: NTS
DATE: 09-20-2017
HEET NO. C8.02

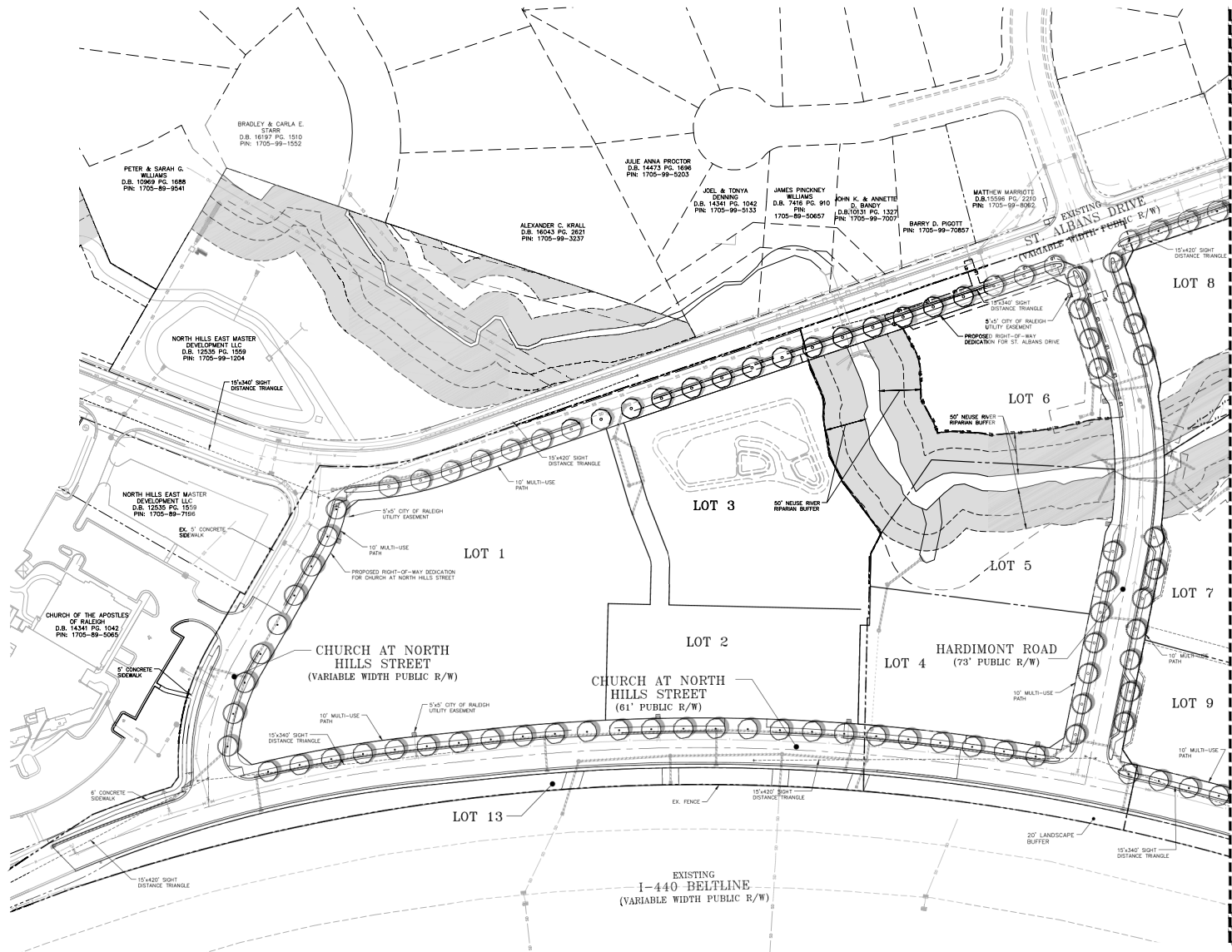
NORTH HILLS EAST
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA
WATER DETAILS

DEVELOPER: NHE MASTER DEVELOPER, LLC
 C/O KANAWATER CORPORATION
 4521 LASSITER
 AT NORTH HILLS AVE, SUITE 500
 RALEIGH, NC 27609

REVISIONS:

1	2017-05-14	ADD LOT 5, COMPLETE LOTS 14 & 12
2	2017-07-21	REVISED PER COMMENTS
3	2017-08-04	REVISED PER COMMENTS
4	2017-08-04	REVISED PER COMMENTS

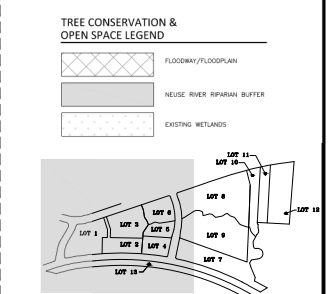
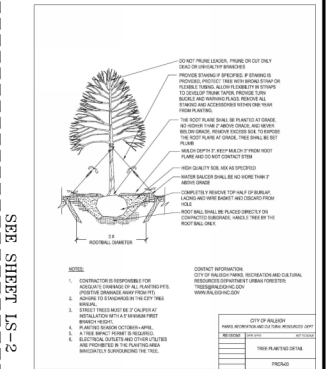
W:\Projects\2020\202009\04\Production\Drawings\202009\Submittals\LS-1.dwg, 2/7/2024, 2:53:41 PM, jacobson, jacobson



LANDSCAPE CALCULATIONS

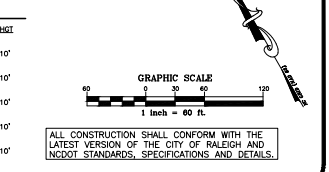
STREET TREES	
ST. ALBANS DRIVE (EAST):	726 LF
TREES REQUIRED:	19 (1/40 LF)
TREES PROVIDED:	19 (MIN.)
ST. ALBANS DRIVE (WEST):	904 LF
TREES REQUIRED:	23 (1/40 LF)
TREES PROVIDED:	23 (MIN.)
CHURCH AT NORTH HILLS STREET:	326 LF
TREES REQUIRED:	9 (1/40 LF)
TREES PROVIDED:	9 (MIN.)
CHURCH AT NORTH HILLS STREET ALONG I-440 (EAST):	606 LF
TREES REQUIRED:	16 (1/40 LF)
TREES PROVIDED:	16 (MIN.)
CHURCH AT NORTH HILLS STREET ALONG I-440 (WEST):	596 LF
TREES REQUIRED:	15 (1/40 LF)
TREES PROVIDED:	25 (MIN.)
HARDIMONT ROAD (EAST):	636 LF
TREES REQUIRED:	16 (1/40 LF)
TREES PROVIDED:	16 (MIN.)
HARDIMONT ROAD (WEST):	599 LF
TREES REQUIRED:	15 (1/40 LF)
TREES PROVIDED:	16 (MIN.)

- ### NOTES:
- NO TREES SHALL BE PLANTED WITHIN 10' OF A FIRE HYDRANT (AT MATURE GROWTH).
 - ALL TREES LOCATED WITHIN A SIGHT DISTANCE TRIANGLE SHALL BE LINKED TO A MINIMUM 8' ABOVE FINISHED GRADE.
 - STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE RALEIGH CITY TREE MANUAL.
 - 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.



PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HGT
	QNK	26	Highpoint Nuttall Oak	Quercus nuttallii 'QNKTA'	3"	10'
	QPW	9	Willow Oak	Quercus phellos	3"	10'
	QSS	19	Panache Shumard Red Oak	Quercus shumardii 'Panache'	3"	10'
	TDB	19	Bald Cypress	Taxodium distichum	3"	10'
	UPB	23	Alee Elm	Ulmus parviflora 'Alee'	3"	10'



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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

MCADAMS

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 2000 Meridian Parkway
 Durham, North Carolina 27713
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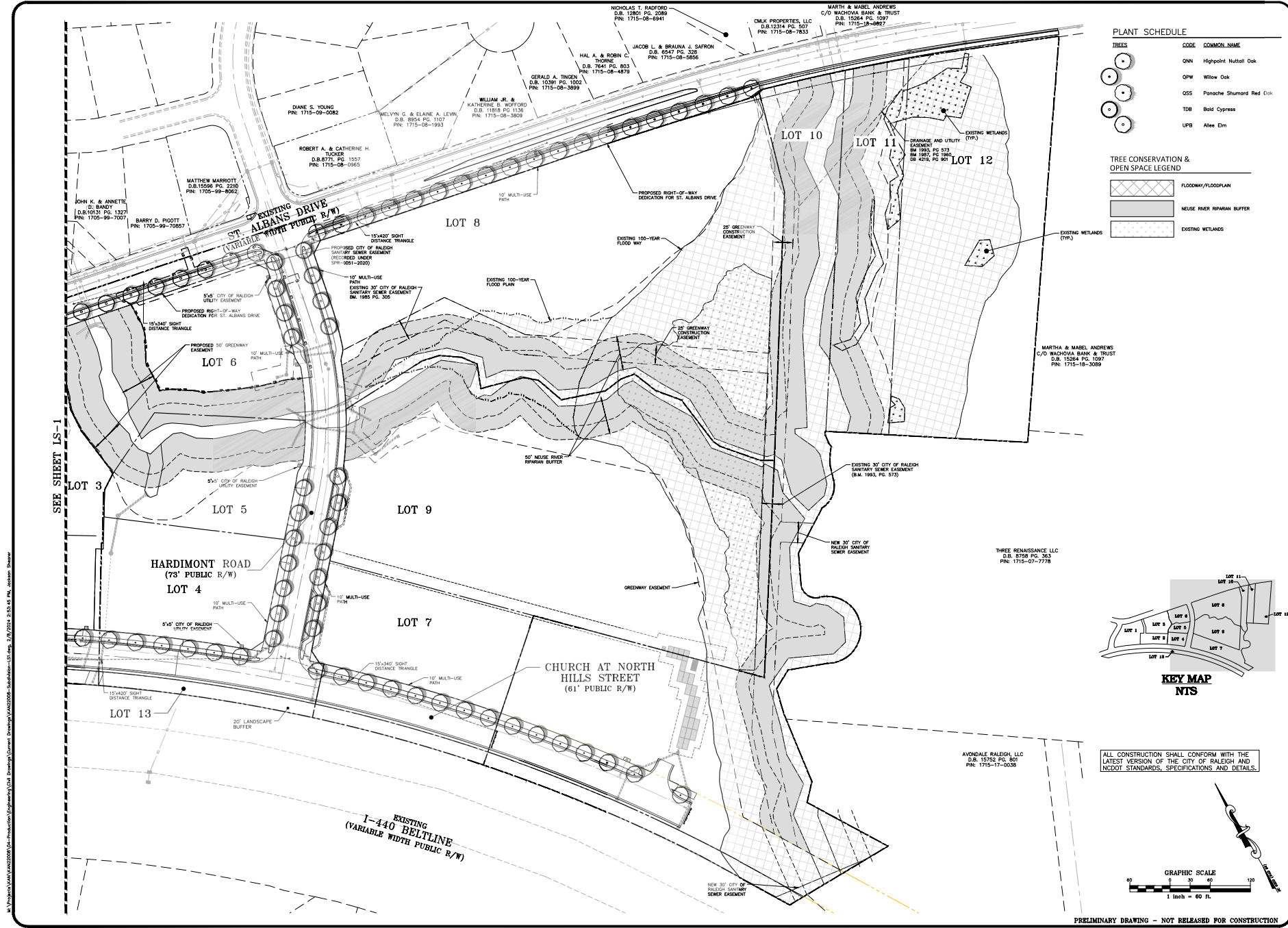
REVISIONS:

2020-03-24	ADD LOT 5, CORRECT LOTS 1 & 12
2020-07-27	ADD LOT 10 COMMENTS
2020-08-17	ADD LOT 10 COMMENTS
2020-08-17	ADD LOT 10 COMMENTS
2020-08-17	ADD LOT 10 COMMENTS

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

PROJECT NO. KAN-22008
FILED NO. KAN22008-SB-LS1
CREATED BY: ARP
DESIGNED BY: LLH
SCALE: 1"=60'
DATE: 09-20-2017
REV: 1

LS-1



PLANT SCHEDULE

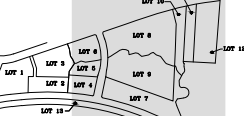
TREES	CODE	COMMON NAME
	QNH	Highpoint Nuttall Oak
	QW	White Oak
	QSS	Panache Shumard Red Oak
	TDB	Bald Cypress
	UPB	Allele Elm

TREE CONSERVATION & OPEN SPACE LEGEND

	FLOODWAY/FLOODPLAIN
	NEUSE RIVER RIPARIAN BUFFER
	EXISTING WETLANDS



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



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

THE JOHN B. MCADAMS COMPANY, INC.
 2806 Meridian Parkway
 Durham, North Carolina 27713
 (800) 725-5646 • McAdams.com

MCADAMS

REVISIONS:

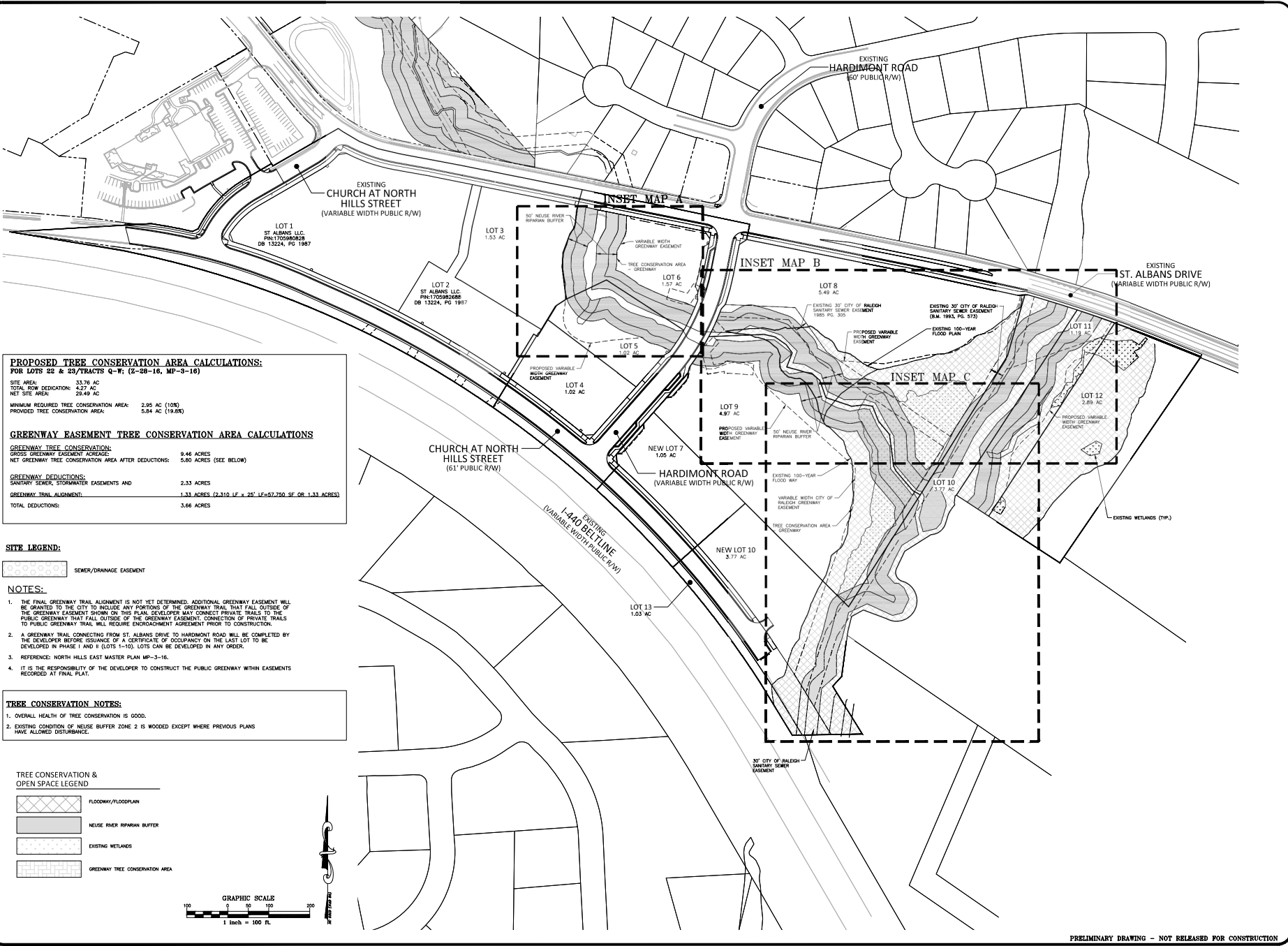
2023-05-24	ADD LOT 6, CORRECT LOT 11 & 12
2023-07-21	10' OFF R/W COMMENTS
2023-08-24	10' OFF R/W COMMENTS
2024-01-08	10' OFF R/W COMMENTS

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

PROJECT NO. KAN-22008
 PRELIMINARY KAN2020-Subdivision-13
 CHECKED BY: BOP
 DRAWN BY: CMV
 SCALE: 1"=60'
 DATE: 09-20-2017
 SHEET NO. **LS-2**

LANDSCAPE PLAN - AREA 'B'

W:\Projects\KANSAS\22008\04-Subdivision\KANSAS\22008-Subdivision-13.dwg, 2/7/2024, 2:53:45 PM, cadams, 3000



PROPOSED TREE CONSERVATION AREA CALCULATIONS:
FOR LOTS 22 & 23, TRACTS Q-F, (2-28-16, MP-3-16)

SITE AREA: 33.76 AC
 TOTAL ROW DEDICATION: 4.27 AC
 NET SITE AREA: 29.49 AC

MINIMUM REQUIRED TREE CONSERVATION AREA: 2.95 AC (10%)
 PROVIDED TREE CONSERVATION AREA: 5.84 AC (19.8%)

GREENWAY EASEMENT TREE CONSERVATION AREA CALCULATIONS

GREENWAY TREE CONSERVATION:
 GROSS GREENWAY EASEMENT ACREAGE: 9.46 ACRES (SEE BELOW)
 NET GREENWAY TREE CONSERVATION AREA AFTER DEDUCTIONS: 5.60 ACRES (SEE BELOW)

GREENWAY DEDUCTIONS:
 SANITARY SEWER, STORMWATER EASEMENTS AND: 2.33 ACRES
 GREENWAY TRAIL ALIGNMENT: 1.33 ACRES (2.310 LF x 24' LF=57,750 SF OR 1.33 ACRES)
 TOTAL DEDUCTIONS: 3.66 ACRES

SITE LEGEND:

SEWER/DRAINAGE EASEMENT

NOTES:

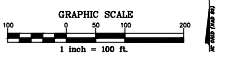
1. THE FINAL GREENWAY TRAIL ALIGNMENT IS NOT YET DETERMINED. ADDITIONAL GREENWAY EASEMENT WILL BE GRANTED TO THE CITY TO INCLUDE ANY PORTIONS OF THE GREENWAY TRAIL THAT FALL OUTSIDE OF THE GREENWAY EASEMENT SHOWN ON THIS PLAN. DEVELOPER MAY CONNECT PRIVATE TRAILS TO THE PUBLIC GREENWAY THAT FALL OUTSIDE OF THE GREENWAY EASEMENT. CONNECTION OF PRIVATE TRAILS TO PUBLIC GREENWAY TRAIL WILL REQUIRE ENCROACHMENT AGREEMENT PRIOR TO CONSTRUCTION.
2. A GREENWAY TRAIL CONNECTING FROM ST. ALBANS DRIVE TO HARDIMONT ROAD WILL BE COMPLETED BY THE DEVELOPER BEFORE ISSUANCE OF A CERTIFICATE OF OCCUPANCY ON THE LAST LOT TO BE DEVELOPED IN PHASE 1 AND 2 (LOTS 1-10). LOTS CAN BE DEVELOPED IN ANY ORDER.
3. REFERENCE: NORTH HILLS EAST MASTER PLAN MP-3-16.
4. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO CONSTRUCT THE PUBLIC GREENWAY WITHIN EASEMENTS RECORDED AT FINAL PLAN.

TREE CONSERVATION NOTES:

1. OVERALL HEALTH OF TREE CONSERVATION IS GOOD.
2. EXISTING CONDITION OF NEUSE BUFFER ZONE 2 IS WOODED EXCEPT WHERE PREVIOUS PLANS HAVE ALLOWED DISTURBANCE.

TREE CONSERVATION & OPEN SPACE LEGEND

FLOODWAY/FLOODPLAIN
 NEUSE RIVER RIPARIAN BUFFER
 EXISTING WETLANDS
 GREENWAY TREE CONSERVATION AREA



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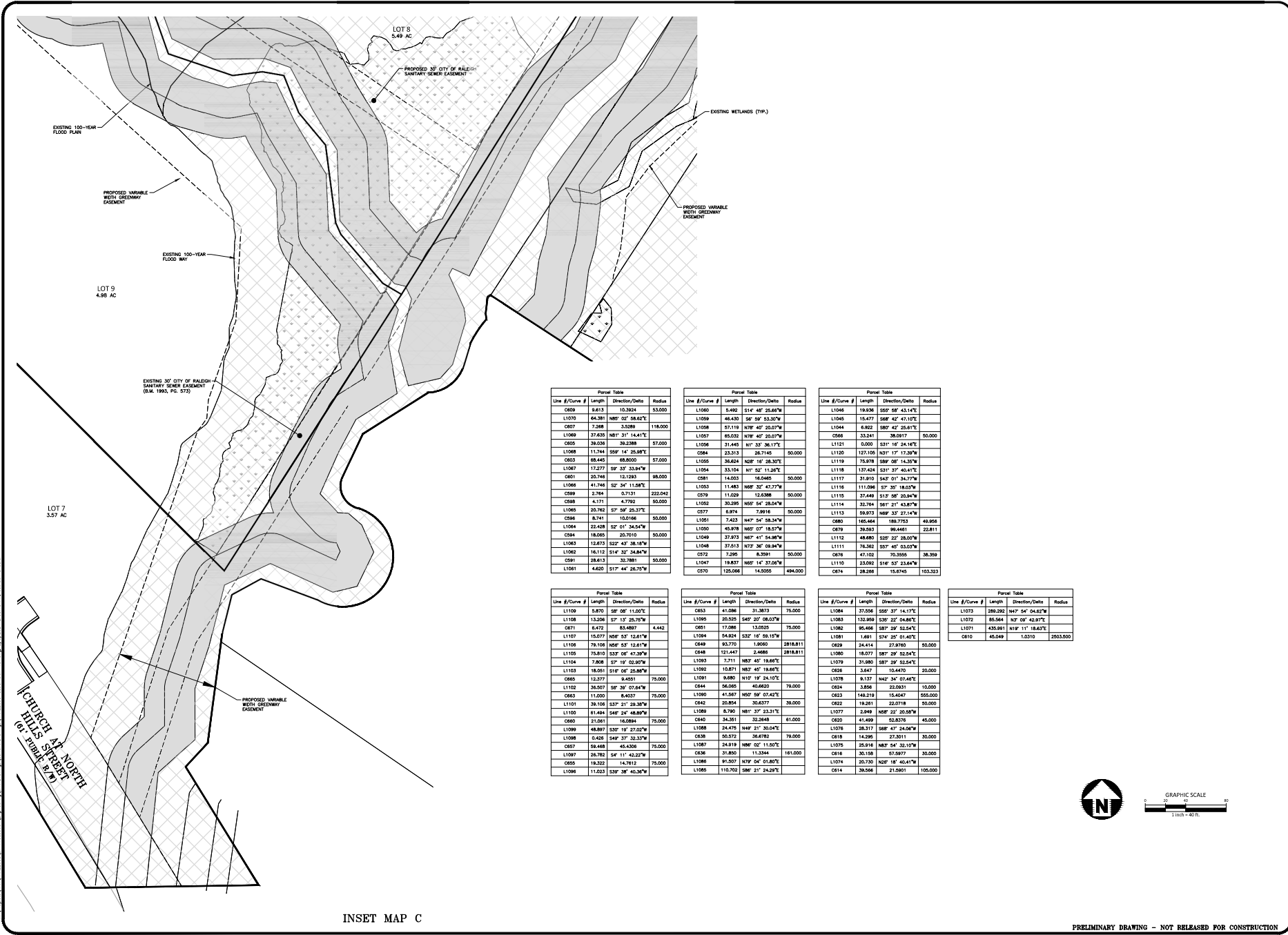
DEVELOPER:
 NHE MASTER DEVELOPER, LLC
 C/O LANDMARK DEVELOPMENT CORPORATION
 4321 LASSITER
 AT NORTH HILLS AVE, SUITE 650
 RALEIGH, NC 27609

DESIGNER:
 J. B. MCADAMS
 2000 Meridian Parkway
 Durham, North Carolina 27713
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PROJECT NO.: KAN-22008
FILE NO.: KAN22008-SUB-1C1
DATE: ARP
SCALE: LLH
DATE: 09-20-2017
REV. NO.: 1

TC-1

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



Line #/Curve #	Length	Direction/Delta	Radius
C609	6.613	S5.3624	53,000
L1070	64.381	N80° 02' 56.62"E	
C607	7.288	3.2388	118,000
L1069	37.828	N41° 31' 14.61"E	
C605	38.036	38.2386	57,000
L1068	11.744	S59° 14' 25.98"E	
C603	88.845	88.8000	57,000
L1067	12.277	S9° 35' 33.94"W	
C601	20.746	12.1293	95,000
L1066	41.748	S2° 34' 11.98"E	
C599	2.764	0.7131	222,042
C608	4.171	4.1792	50,000
L1065	20.762	S7° 59' 25.37"E	
C586	8.741	10.0166	50,000
L1064	22.428	S2° 01' 54.54"W	
C584	18.061	20.7015	50,000
L1063	12.673	S24° 42' 38.16"W	
L1062	16.112	S14° 32' 34.84"W	
C581	28.613	32.7881	50,000
L1061	4.622	S17° 44' 28.75"W	

Line #/Curve #	Length	Direction/Delta	Radius
L1060	5.492	S14° 48' 25.66"W	
L1059	46.430	S6° 59' 53.30"W	
L1058	57.119	N78° 40' 20.07"W	
L1057	65.021	N78° 40' 20.07"W	
L1056	31.460	N1° 31' 36.17"E	
C584	23.313	26.7145	50,000
L1055	36.624	N28° 18' 28.30"E	
L1054	33.104	N1° 52' 11.26"E	
C581	16.203	16.2046	50,000
L1053	11.483	N68° 32' 47.77"W	
C579	11.029	12.6388	50,000
L1052	20.295	N59° 54' 28.04"W	
C577	8.974	1.7616	50,000
L1051	7.423	N47° 54' 58.34"W	
L1050	45.978	N65° 07' 18.57"W	
L1049	37.973	N67° 41' 54.98"W	
L1048	37.513	N73° 58' 09.94"W	
C572	7.290	8.3391	50,000
L1047	19.637	N65° 14' 37.05"W	
C570	125.066	14.5005	494,000

Line #/Curve #	Length	Direction/Delta	Radius
L1046	19.936	S59° 58' 43.14"E	
L1045	15.477	S68° 42' 47.10"E	
C568	33.241	36.9117	50,000
L1121	0.000	S31° 18' 24.18"E	
L1120	127.105	N31° 17' 17.30"W	
L1119	75.978	S89° 08' 14.35"W	
L1118	137.424	S31° 37' 40.47"E	
L1117	31.010	S42° 01' 34.71"W	
L1116	111.096	S7° 35' 18.03"W	
L1115	37.449	S13° 58' 20.84"W	
L1114	32.764	S61° 21' 43.87"W	
L1113	59.973	N69° 37' 27.14"W	
C560	165.444	180.7783	49,958
C578	38.053	86.4461	22,811
L1112	48.880	S29° 22' 28.00"W	
L1111	76.360	S57° 45' 03.03"W	
C576	47.102	70.8556	38,359
L1110	23.092	S16° 53' 23.64"W	
C574	28.286	15.6746	103,323

Line #/Curve #	Length	Direction/Delta	Radius
L1109	8.870	S9° 58' 13.00"E	
L1108	13.206	S7° 13' 25.79"W	
C571	8.472	83.4867	4,442
L1107	15.077	N58° 52' 12.61"W	
L1106	78.198	N49° 52' 10.61"E	
L1105	73.810	S37° 02' 47.39"W	
L1104	7.808	S7° 19' 02.80"W	
L1103	18.051	S19° 02' 25.89"W	
C565	12.377	6.4591	75,000
L1102	36.501	S6° 30' 01.61"W	
C563	11.000	8.4037	75,000
L1101	38.106	S27° 19' 29.38"W	
L1100	81.484	S48° 24' 48.89"W	
C560	21.061	16.0289	75,000
L1099	48.887	S30° 19' 27.02"W	
L1098	0.426	S49° 37' 33.33"W	
C557	58.468	45.4306	75,000
L1097	38.763	S2° 42' 42.37"E	
C555	19.322	14.7612	75,000
L1096	11.023	S39° 38' 40.36"W	

Line #/Curve #	Length	Direction/Delta	Radius
C553	41.296	51.3673	75,000
L1095	20.525	S49° 20' 08.03"W	
C551	17.066	13.0525	75,000
L1094	54.824	S22° 16' 55.19"W	
C549	35.373	11.9000	2818,811
C548	121.447	2.4666	2818,811
L1093	7.711	N83° 45' 18.66"E	
L1092	10.871	N83° 45' 18.66"E	
L1091	8.880	N10° 19' 24.10"E	
C544	54.065	40.8620	79,000
L1090	41.567	N50° 59' 07.42"E	
C542	20.854	30.6377	39,000
L1089	8.790	N41° 37' 23.17"E	
C540	24.351	32.2848	61,000
L1088	24.475	N49° 21' 30.04"E	
C538	50.572	36.6782	79,000
L1087	24.819	N68° 02' 11.80"E	
C536	21.820	11.3349	161,000
L1086	91.507	N79° 04' 01.80"E	
L1085	110.702	S96° 21' 24.29"E	

Line #/Curve #	Length	Direction/Delta	Radius
L1084	37.056	S69° 37' 14.72"E	
L1083	132.969	S30° 22' 54.86"E	
L1082	95.466	S87° 29' 52.54"E	
L1081	1.691	S74° 25' 01.40"E	
C529	24.414	27.9180	50,000
L1080	18.077	S87° 59' 52.54"E	
L1079	31.880	S87° 29' 52.54"E	
C528	5.647	10.4470	20,000
L1078	9.137	N42° 34' 57.66"E	
C524	3.856	32.0051	10,000
C523	148.219	15.4047	555,000
C522	19.261	22.0718	50,000
L1077	2.849	N68° 22' 55.98"W	
C520	41.499	62.8278	45,000
L1076	28.317	S68° 47' 34.06"W	
C518	14.296	27.3011	30,000
L1075	26.216	N83° 54' 33.10"W	
C516	30.158	0.72677	30,000
L1074	20.730	N28° 18' 40.41"W	
C514	38.366	21.5801	105,000

Line #/Curve #	Length	Direction/Delta	Radius
L1073	282.282	N47° 54' 54.62"W	
L1072	85.564	N3° 09' 43.97"E	
L1071	435.481	N19° 11' 18.63"E	
C510	45.049	1.0310	2503,500

THE JOHN B. MCADAMS COMPANY, INC.
 2805 Meridian Parkway
 Durham, North Carolina 27713
 @403 753-5646 • jmcadams@jbc.com

MCADAMS

REVISIONS:
 1 2017-03-24 100 OF 6. CORRECT CORN 11.6 1.2
 2 2017-07-21 10 OF 6.P. COMMENTS
 3 2017-07-21 10 OF 6.P. COMMENTS
 4 2017-08-08 01 OF 6.P. COMMENTS

DEVELOPER:
 NEE MASTER DEVELOPER, LLC
 C/O KANAWHA CORPORATION
 4321 LASSITER
 AT NORTH HILLS AVE, SUITE 450
 RALEIGH, NC 27609

**NORTH HILLS EAST
 PRELIMINARY SUBDIVISION PLAN
 RALEIGH, NORTH CAROLINA
 TREE CONSERVATION BOUNDARY PLAN**

PROJECT NO. KAN-22008
 PLAN NO. AN22008-SUB-X1
 CHECKED BY: ARP
 DRAWN BY: LLH
 SCALE: 1"=60'
 DATE: 09-20-2017
 SHEET NO. **TC-3**

MCADAMS

INSET MAP C

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

LEGEND

- BZ1 - PRIMARY TREE CONSERVATION AREA
- BZ2 - TREE CONSERVATION AREA (GREENWAY)
- CREEK TOP OF BANK
- EXISTING CONTOUR LINE (MINOR)
- EXISTING CONTOUR LINE (MAJOR)
- RETAINING WALL
- BOARDWALK
- PAVEMENT

NOTES:

- ALL GREENWAY 12' WIDTH, 2' SHOULDER, 2:1 DAYLIGHT SLOPES UNLESS OTHERWISE NOTED.
- PROFILE GRADE MAXIMUM 5%.
- ALL INTERSECTIONS WITH PUBLIC ROADWAY WOULD TIE TO EXISTING OR PROPOSED MULTI-USE PATHS.



GREENWAY SEGMENT 1

PROPOSED: CERTIFICATE OF OCCUPANCY FOR **ST. ALBANS RESIDENTIAL** TO BE CONDITIONED ON COMPLETE CONSTRUCTION OF **TRAIL SEGMENT 1**.

GREENWAY SEGMENT 2

PROPOSED: CERTIFICATE OF OCCUPANCY FOR **HARDIMONT MID-RISE** TO BE CONDITIONED ON COMPLETE CONSTRUCTION OF **TRAIL SEGMENT 2**.

GREENWAY SEGMENT 3

PROPOSED: CERTIFICATE OF OCCUPANCY FOR **CHURCH ST. HIGH-RISE** TO BE CONDITIONED ON COMPLETE CONSTRUCTION OF **TRAIL SEGMENT 3**.

CHANNEL HOUSE (LOT 3)

STATUS: UNDER CONSTRUCTION
 PROJECTED OPEN: 2023
 ASR-0027-2020
 SPR-0004-2021

FOOD & BEVERAGE (LOT 6)

DESIGN STATUS: SCHEMATIC DESIGN
 ENTITLEMENT STATUS: ASR REVIEW
 ASR-0100-2022
 SPR-0120-2023
 PROJECTED CONSTRUCTION START: 7/1/24
 PROJECTED OPEN: 7/1/25

TOWER 5 (LOT 4 & 5)

STATUS: UNDER CONSTRUCTION
 PROJECTED OPEN: 8/1/24
 ASR-0010-2021
 SPR-0051-2020 (INFRASTRUCTURE)
 SPR-0190-2021

ST. ALBANS RESIDENTIAL (LOT 8)

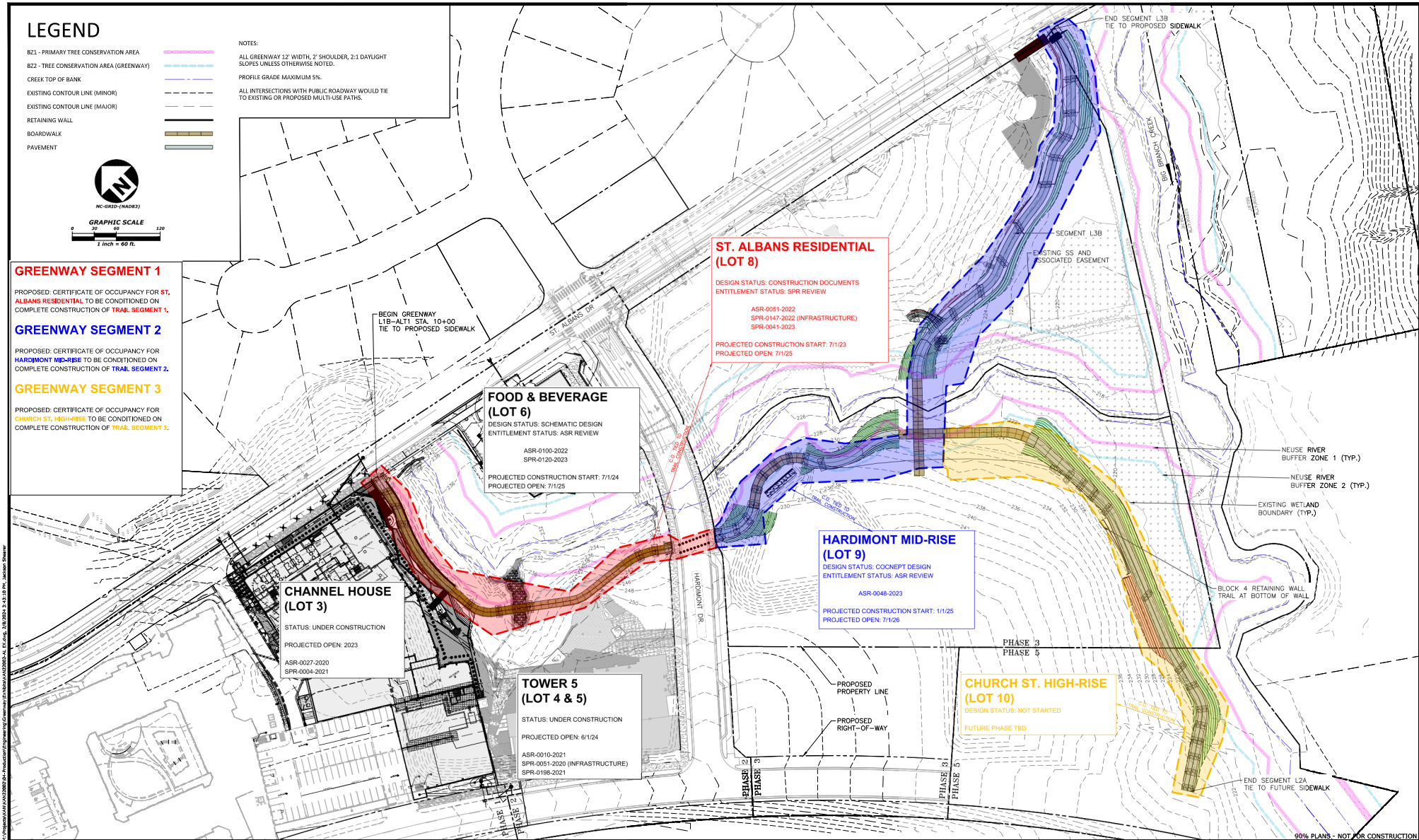
DESIGN STATUS: CONSTRUCTION DOCUMENTS
 ENTITLEMENT STATUS: SPR REVIEW
 ASR-0051-2022
 SPR-0147-2022 (INFRASTRUCTURE)
 SPR-0041-2023
 PROJECTED CONSTRUCTION START: 7/1/23
 PROJECTED OPEN: 7/1/25

HARDIMONT MID-RISE (LOT 9)

DESIGN STATUS: CONCEPT DESIGN
 ENTITLEMENT STATUS: ASR REVIEW
 ASR-0048-2023
 PROJECTED CONSTRUCTION START: 1/1/25
 PROJECTED OPEN: 7/1/26

CHURCH ST. HIGH-RISE (LOT 10)

DESIGN STATUS: NOT STARTED
 FUTURE PHASE TBD



2023/04/14 10:44:00 AM (D:\Projects\2023\North Hills Innovation District Greenway\20230414_104400.dwg)

90% PLANS - NOT FOR CONSTRUCTION



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REVISIONS

NO.	DATE	DESCRIPTION
1	12/01/2023	1st SPR SUBMITTAL

PRELIMINARY
 NOT FOR CONSTRUCTION

NORTH HILLS INNOVATION DISTRICT GREENWAY

GREENWAY PHASING EXHIBIT

PLAN INFORMATION

PROJECT NO.	KAN-22002
FILENAME	KAN22002-AL Ex.dwg
CHECKED BY	GDB
DRAWN BY	BTB/ZEH
SCALE	1" = 60'
DATE	11-03-2023

EX-1