



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). The revision shows the same number of lots with a change in lot sizes and layout among four proposed lots on the east side of the development (lots 7, 10, 11, and 12).

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 August 7, 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).



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

2. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
3. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
4. If required, 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
-------------------------------------	---------------------------

<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant Required
-------------------------------------	--

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).



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

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).
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.

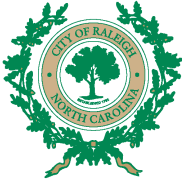
The following items must be approved prior to the issuance of building permits:

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).



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

3. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.
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).
5. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).

Urban Forestry

6. 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).
3. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

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 ½ of the land area approved.

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

I hereby certify this administrative decision.

Signed: Keegan McDonald Date: 09/25/2024
Development Services Dir/Designee

Staff Coordinator: Michael Walters

NORTH HILLS EAST

PRELIMINARY SUBDIVISION PLAN FOR:
NORTH HILLS EAST II
RALEIGH, NORTH CAROLINA
PROJECT NUMBER: KAN-16010

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
REVISED: MAY 31, 2024

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

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'
C3.01	GRADING PLAN AREA 'B'
C4.00	UTILITY PLAN AREA 'A'
C4.01	UTILITY PLAN AREA 'B'
C8.00	SITE DETAILS
C8.01	SITE DETAILS
C8.02	WATER DETAILS
C8.03	WATER AND STORM DRAINAGE DETAILS
C8.04	SANITARY SEWER DETAILS
LS-1	LANDSCAPE PLAN AREA 'A'
LS-2	LANDSCAPE PLAN AREA 'B'
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 - RESTRIPE HARDIMONT ROAD BETWEEN ST. ALBAN'S DRIVE AND TUFTS COURT TO PROVIDE AN EXCLUSIVE SOUTHBOUND RIGHT TURN LANE AND SHARED THROUGH/LEFT TURN LANE ALONG HARDIMONT ROAD.
- PHASE 2 - INSTALL A TRAFFIC SIGNAL AT ST. ALBAN'S DRIVE AND HARDIMONT ROAD WHEN WARRANTED.
- PHASE 3 - MODIFY THE TRAFFIC SIGNAL AT DARTMOUTH ROAD AND ST. ALBAN'S DRIVE TO PROVIDE A PROTECTED PHASE FOR THE NORTHBOUND LEFT TURN MOVEMENT FROM ST. ALBAN'S DRIVE.
- PHASE 4 - CONSTRUCT AN ADDITIONAL RIGHT TURN LANE ON THE I-440 WESTBOUND OFF-RAMP WITH A MINIMUM OF 600 FEET OF STORAGE AND APPROPRIATE TAPERS.

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 RADIUS CURVATURE OR 20' FROM THE INTERSECTION OF THE RIGHT-OF-WAY LINES, WHICHEVER IS GREATER. NO DRIVEWAYS OR PARKING SPACES SHALL ENDOACH 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, FOLIAGE, BERMING 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 MASSINGILL (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 "EXISTING 30' CITY OF RALEIGH SANITARY SEWER EASEMENT INTENDED TO BE DISPOSED OF BY A FUTURE INSTRUMENT (I.E. NON-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).

Preliminary Subdivision Plan Application

Development Services Customer Service Center | 10000 Peachtree Dunwoody Road, Suite 400 | Raleigh, NC 27617 | (919) 996-2400 | www.raleighnc.gov

When submitting plans, please check the appropriate review type and include the Plan Checklist document.

Office Use Only: Transaction # _____ Project Description _____ Team Leader _____

PRELIMINARY APPROVALS

Subdivision * Conventional Subdivision Compact Development Conservative Subdivision

*May require City Council approval if it is a Major Plan Overlay or Historic Overlay District.

If your project has been through the Due Diligence process, provide the transaction ID: _____

GENERAL INFORMATION

Development Name: North Hills East II

Proposed Use: Mixed Use - Office and Residential

Property Address(es): 500 ST. ALBAN'S DRIVE; 540 ST. ALBAN'S DRIVE; 521 CHURCH AT NORTH HILLS STREET; 600 ST. ALBAN'S DRIVE

Waive County Property Identification Number(s) for each parcel to which these guidelines will apply:

Parcel ID: 1705980828 Parcel ID: 1705980845 Parcel ID: 1705980858 Parcel ID: 1715823774

What is your project type? Single family Townhouse Subdivision in a non-residential zoning district Other (describe): _____

OWNER/DEVELOPER INFORMATION

Company Name: North Hills East Master Developer, LLC | Owner/Developer Name: Greg Kuruc
Address: 4321 Lassiter at North Hills Ave, Suite 250, Raleigh, North Carolina 27609
Phone: 919-719-5473 | Email: gkuruc@kanerealtycorp.com | Fax: 919-833-2473

CONSULTANT/CONTACT PERSON FOR PLANS

Company Name: McAdams Company | Consultant Name: ANNA TRAN BALDERSON
Address: 621 HILLSBOROUGH ST., SUITE 501, RALEIGH, NC 27603
Phone: 919-287-0815 | Email: RALEIGH@MCADAMSCO.COM | Fax: _____

PAGE 1 OF 3 WWW.RALEIGHNC.GOV REVISION 03.11.16

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)

ZONING INFORMATION

Zoning District(s): PD-MP-13-16

If more than one district, provide the acreage of each: 20.20 acres

Overlay District? Yes No SHOD-2

Inside City Limits? Yes No

CID (Conditional Use District) Case # 2-N/A

CDA (Certificate of Appropriateness) Case # N/A

BOA (Board of Adjustment) Case # N/A

STORMWATER INFORMATION

Existing Impervious Surface: 6.38 AC Yes No

Proposed Impervious Surface: 20.07 AC Yes No

If a Flood Hazard Area, provide the following:
Flood Study: None FEMA Map Panel #: 1705 & 1715

NUMBER OF LOTS AND DENSITY

Total # of Townhouse Lots: Detached 0 Attached 0

Total # of Single Family Lots: 0 Total # of All Lots: 13

Overall Conditions Describe the Existing District: See Master Plan

Total # of Open Space and/or Common Area Lots: See Master Plan

SIGNATURE BLOCK (Applicable to all developments)

I, the undersigned, hereby certify that the information provided in this application is true and correct to the best of my knowledge and belief, and that I am not aware of any facts or circumstances which, if known, would render the information provided in this application false or misleading.

I hereby designate Andy Padiak, McAdams to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

Use here real, acknowledge, and affirm that this project is conforming to all applicable requirements applicable with the proposed development plan.

Signature: Andy Padiak Date: 10-31-2016

PAGE 2 OF 3 WWW.RALEIGHNC.GOV REVISION 03.11.16

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)

ZONING INFORMATION

Zoning District(s): _____ Office Mixed Use - 3 Green (OX-3 GR)

If more than one district, provide the acreage of each: 13.38 acres

Overlay District? Yes No SHOD-2

Inside City Limits? Yes No

CID (Conditional Use District) Case # 2-N/A

CDA (Certificate of Appropriateness) Case # N/A

BOA (Board of Adjustment) Case # N/A

STORMWATER INFORMATION

Existing Impervious Surface: 0.00 AC Yes No

Proposed Impervious Surface: 20.07 AC Yes No

If a Flood Hazard Area, provide the following:
Flood Study: None FEMA Map Panel #: 1705 & 1715

NUMBER OF LOTS AND DENSITY

Total # of Townhouse Lots: Detached 0 Attached 0

Total # of Single Family Lots: 0 Total # of All Lots: 13

Overall Conditions Describe the Existing District: See Master Plan

Total # of Open Space and/or Common Area Lots: See Master Plan

SIGNATURE BLOCK (Applicable to all developments)

I, the undersigned, hereby certify that the information provided in this application is true and correct to the best of my knowledge and belief, and that I am not aware of any facts or circumstances which, if known, would render the information provided in this application false or misleading.

I hereby designate Andy Padiak, McAdams to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

Use here real, acknowledge, and affirm that this project is conforming to all applicable requirements applicable with the proposed development plan.

Signature: Andy Padiak Date: 10-31-2016

PAGE 3 OF 3 WWW.RALEIGHNC.GOV REVISION 03.11.16

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)

ZONING INFORMATION

Zoning District(s): PD-MP-3-16

If more than one district, provide the acreage of each:

Overlay District? Yes No

Inside City Limits? Yes No

CID (Conditional Use District) Case # 2-N/A

CDA (Certificate of Appropriateness) Case # N/A

BOA (Board of Adjustment) Case # N/A

STORMWATER INFORMATION

Existing Impervious Surface: 0.00 AC Yes No

Proposed Impervious Surface: 20.07 AC Yes No

If a Flood Hazard Area, provide the following:
Flood Study: None FEMA Map Panel #: 1705 & 1715

NUMBER OF LOTS AND DENSITY

Total # of Townhouse Lots: Detached 0 Attached 0

Total # of Single Family Lots: 0 Total # of All Lots: 13

Overall Conditions Describe the Existing District: See Master Plan

Total # of Open Space and/or Common Area Lots: See Master Plan

SIGNATURE BLOCK (Applicable to all developments)

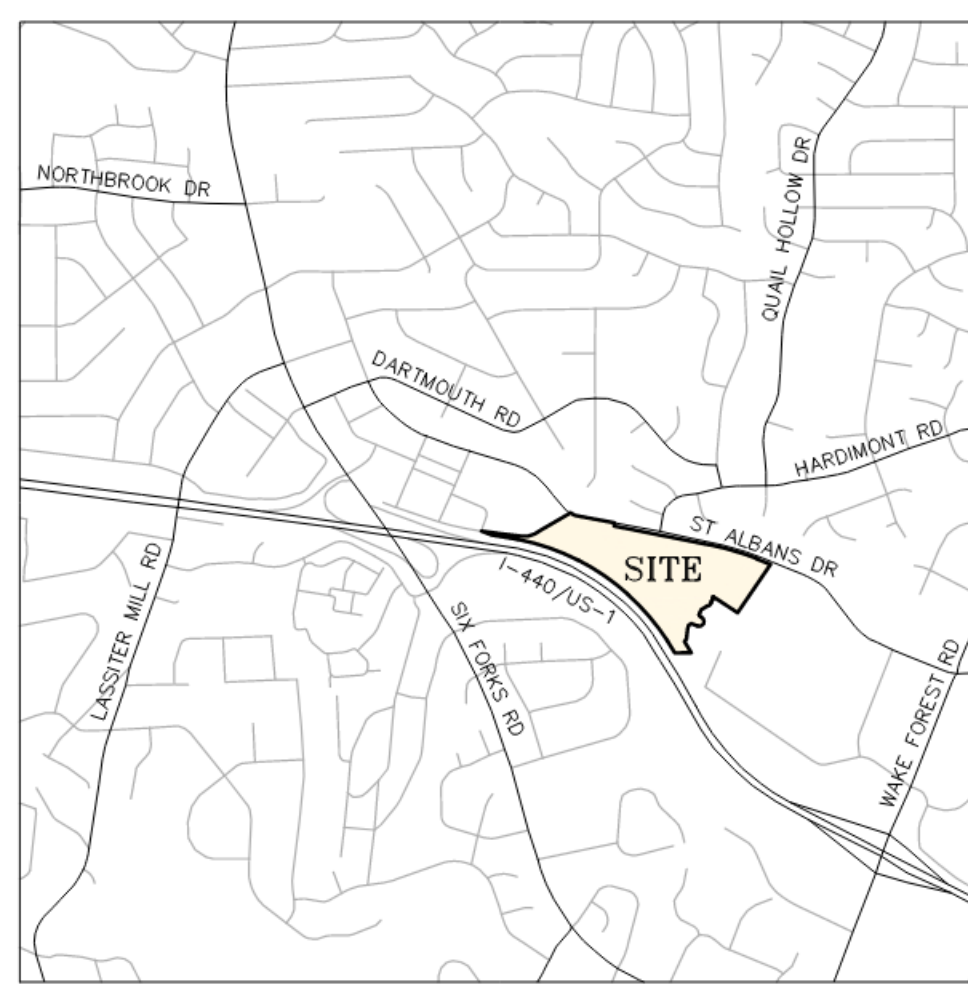
I, the undersigned, hereby certify that the information provided in this application is true and correct to the best of my knowledge and belief, and that I am not aware of any facts or circumstances which, if known, would render the information provided in this application false or misleading.

I hereby designate Andy Padiak, McAdams to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

Use here real, acknowledge, and affirm that this project is conforming to all applicable requirements applicable with the proposed development plan.

Signature: Leonard S. Woodall Jr. Date: 10/16/16

PAGE 1 OF 3 WWW.RALEIGHNC.GOV REVISION 03.11.16



VICINITY MAP
NTS



IF DENSITIES INCREASE BEYOND WHAT IS IDENTIFIED 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 reuse, as approved in these plans, is responsible for contacting the Public Works Department at (919) 996-2409 and the Public Utilities Department at (919) 996-4540 at least twenty four hours prior to beginning any of their construction.

Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

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

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



MCADAMS

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

SANITARY SEWER NOTES:

- 1. ALL SEWER SERVICES IN PUBLIC R.O.W. SHALL BE INSTALLED BY A LICENSED UTILITY CONTRACTOR.
2. BEFORE COMMENCING ANY EXCAVATION IN ANY HIGHWAY, STREET, PUBLIC SPACE, OR IN AN EASEMENT, THE NORTH CAROLINA UNDERGROUND DAMAGE PREVENTION ACT REQUIRES NOTIFICATION OF EACH UTILITY OWNER HAVING U.G. UTILITIES LOCATED IN THE PROPOSED AREA TO BE EXCAVATED...
3. ANY EXISTING UTILITY APPURTENANCES SHALL NOT BE REUSED ON PROPOSED IMPROVEMENTS.
4. ALL PROPOSED SEWER ON THIS SITE IS TO BE PRIVATE.
5. ALL 8" SEWER SHALL BE PVC SDR-35 AND ALL 6" SEWER SHALL BE PVC SCH-40 UNLESS OTHERWISE SPECIFIED ON THE PLANS.
6. MINIMUM COVER TO FINISHED GRADE OF 5 FEET IN TRAFFIC AREAS TO BE PROVIDED FOR ALL COLLECTOR LINES 4 INCHES AND LARGER...
7. MINIMUM SLOPE FOR THE 8 INCH SANITARY SEWER COLLECTION LINE IS 0.50% AND THE MINIMUM SLOPE FOR THE 6 INCH SANITARY SEWER SHALL BE NO LESS THAN 1.0% (WITH CLEANOUTS EVERY 75 LINEAL FEET).
8. SEWER CLEANOUTS ARE NOT ALLOWED IN DRIVEWAYS, SIDEWALKS AND PARKING LOTS UNLESS SHOWN OTHERWISE...
9. ALL EXISTING UTILITIES ARE SHOWN AT APPROXIMATE LOCATIONS. CONTRACTOR SHALL VERIFY ACTUAL LOCATION AND DEPTHS IN FIELD PRIOR TO BEGINNING CONSTRUCTION.
10. UTILITY SLEEVES SHALL BE PVC (SCH. 40), INSTALL WITH 2" MINIMUM COVER. CAP AND MARK BOTH ENDS.

RETAINING WALL NOTES

- 1. THE RETAINING WALL ALIGNMENT SHOWN ON THESE PLANS DEPICTS THE LOCATION OF THE FRONT FACE OF THE RETAINING WALL AT THE TOP OF THE WALL. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING RETAINING WALLS ARE NOT LOCATED IN ANY STREAM BUFFERS, AND THEIR CONSTRUCTION DOES NOT ENCRoACH INTO ANY ADJACENT PROPERTIES...
2. RETAINING WALLS ARE TO BE DESIGN-BUILD PROJECTS BY THE CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN FINAL CONSTRUCTION DRAWINGS FROM A REGISTERED ENGINEER AND GAIN ALL REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE RETAINING WALLS.
3. RETAINING WALLS SHALL BE ASSUMED TO BE BACKFILLED WITH OFF-SITE BORROW MATERIAL OR PROCESSED FILL UNLESS THE CONTRACTOR CAN PROVIDE TO THE OWNER WITH CONFIRMATION FROM THE GEOTECHNICAL ENGINEER AND THE RETAINING WALL DESIGNER...
4. THE TOP AND BOTTOM OF WALL ELEVATIONS SHOWN ON THESE PLANS IDENTIFY FINISHED GRADE ELEVATIONS ONLY. THE EXTENT THAT THE RETAINING WALL WILL BE EXTENDED BELOW GRADE TO THE FOOTING OR ABOVE GRADE TO THE TOP OF THE CAP BLOCK COURSE SHALL BE IDENTIFIED ON THE RETAINING WALL CONSTRUCTION DRAWINGS.
5. ALL RETAINING WALLS OVER 30" HIGH SHALL HAVE A SAFETY FENCE (DESIGN BY OTHERS).
6. ANY PART OF ANY RETAINING WALL THAT EXTENDS INTO THE RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT AGREEMENT. ENCROACHMENT AGREEMENTS FOR RETAINING WALLS SHALL BE APPROVED PRIOR TO CONSTRUCTION DRAWING APPROVAL.
7. ANY TIEBACK SYSTEMS FOR THE RETAINING WALLS SHALL NOT BE ALLOWED WITHIN PUBLIC RIGHT-OF-WAY.
8. STORMWATER RUN-OFF SHALL BE DIRECTED AWAY FROM RETAINING WALLS. ANY RUN-OFF FLOWING TO AND OVER A RETAINING WALL SHALL BE KEPT TO AN ABSOLUTE MINIMUM AND BROUGHT TO THE ATTENTION OF THE WALL DESIGNER PRIOR TO THEIR DESIGN.
9. RETAINING WALL THAT ARE LOCATED WITHIN 30 FEET OF A PUBLIC SIDEWALK SHALL BE REQUIRED TO ADHERE TO THE FOLLOWING. A FREESTANDING WALL MAY NOT EXCEED A CONTINUOUS, UNINTERRUPTED HEIGHT OF 10 FEET. ADDITIONAL HEIGHT ABOVE 10 FEET MAY BE PERMITTED, PROVIDED THE WALL CONTAINS A MINIMUM 2-FOOT STEP BACK FOR EACH ADDITIONAL 10 FEET OF WALL HEIGHT...
10. RETAINING WALLS SHALL BE ASSUMED TO BE BACKFILLED WITH OFF-SITE BORROW MATERIAL OR PROCESSED FILL UNLESS THE CONTRACTOR CAN PROVIDE TO THE OWNER WITH CONFIRMATION FROM THE GEOTECHNICAL ENGINEER AND THE RETAINING WALL DESIGNER, THAT READILY AVAILABLE ON-SITE SOILS CAN BE USED.

SITE PLAN NOTES

- 1. NON-ALLEY LOADED DRIVEWAYS MAY INTERSECT A STREET NO CLOSER THAN 20 FEET FROM THE INTERSECTION OF TWO STREET RIGHT-OF-WAYS. THE MINIMUM CORNER CLEARANCE FROM CURB LINE OR EDGE OF PAVEMENT OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE RADIUS OF CURVATURE...
2. RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 50' OF ALL MINOR RESIDENTIAL, RESIDENTIAL AND RESIDENTIAL COLLECTOR INTERSECTIONS...
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...
4. MULTIWAY STOP CONTROL WILL NOT BE USED AT ANY PUBLIC STREET INTERSECTION WITHOUT AN ENGINEERING STUDY TO PROVIDE DATA TO CITY OF RALEIGH TRANSPORTATION DIVISION...
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 CONCEALMENT. 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...
9. THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS MAY NOT SHOW ELEVY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED...
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...
11. CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES...
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...
13. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION...
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 ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES...
16. TYPICAL PAVEMENT SECTION DETAILS ARE SHOWN WITHIN THIS SET AND INTENDED TO BE A MINIMUM PAVEMENT SECTION REQUIREMENT...
17. EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING...
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.

CONSTRUCTION NOTES

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NC DOT STANDARDS.
2. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
4. PRIOR TO THE START OF WORK, A PRE-CONSTRUCTION MEETING MUST BE SET UP WITH THE CONTRACTOR AND CITY OF RALEIGH TRANSPORTATION FIELD SERVICES STAFF.
5. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY OBSTRUCTION PERMIT FOR ANY WORK WHICH REQUIRES THE TEMPORARY CLOSURE OF A STREET, TRAVEL LANE, PARKING SPACE OR SIDEWALK FROM THE RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE...
6. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
7. THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
8. THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
9. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE VISUALLY IMPAIRED AND PEOPLE WITH MOBILITY DISABILITIES. EXISTING PEDESTRIAN ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

GENERAL NOTES:

- 1. OWNER RESERVES RIGHT TO ADJUST SITE IMPROVEMENTS AND MODIFY BUILDING FOOTPRINTS FROM THOSE SHOWN ON THIS PLAN.
2. PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF RALEIGH PUBLIC WORKS, ENGINEERING INSPECTIONS DEPARTMENT (919) 996-6824, AND A REPRESENTATIVE OF THE ENGINEER AND OWNER.
3. CONSTRUCTION, MAINTENANCE AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE SITE CONTRACTOR, AFTER PERMISSION BY EROSION CONTROL INSPECTOR.
4. 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 BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE AND ENGINEER IMMEDIATELY.

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 SOURCE SUCH AS AN IMPROVED RESERVOIR USED AS A SOURCE OF DRINKING WATER...
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED 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 TRAVERSING PRIVATE PROPERTY
5. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT...
6. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 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...
8. INSTALL 4" DIP WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 20'X10' WATERLINE EASEMENT IMMEDIATELY ADJACENT.
9. INSTALL 8" PVC" SEWER SERVICES @ 1.0% 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; BACKWATER VALVES 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 NCDQW, 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 RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UC / BLDG PERMIT.
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...
15. NOTICE FOR PROJECTS WITH REPLACED OR OVERSIZED MAINS: IF THE CITY'S REIMBURSEMENT FOR AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT PROJECT IS \$250,000 OR GREATER - THE PROJECT MUST BE PUBLICLY BID

TRAFFIC CONTROL NOTES

- 1. THE CONTRACTOR SHALL CONDUCT ALL WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
3. NO WORK ON, OR BLOCKAGE OF, EXISTING THROUGH TRAFFIC LANES SHALL OCCUR DURING THE PEAK TRAFFIC HOURS OF 7AM-9AM AND 4PM-6PM, MONDAY THROUGH FRIDAY...
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE INSPECTIONS DEPARTMENT TO OBTAIN A STREET CLOSURE PERMIT. THE PERMIT FORM IS ON-LINE (RALEIGH.GOV) AND SHALL BE COMPLETED AND FAXED TO (919)-516-2685...
5. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
6. THE CONTRACTOR SHALL HAVE A COMPLETE SET OF CONTRACT DOCUMENTS AS WELL AS ALL PERMITS, APPROVALS AND EASEMENTS ON THE JOB SITE AT ALL TIMES.
7. THE CONTRACTOR SHALL REPAIR ALL DAMAGED DRIVEWAYS, DRIVEWAY PIPES, CURB AND GUTTER, SIDEWALKS AND STREETS TO EXISTING CONDITION OR BETTER.
8. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. EXISTING PEDESTRIAN ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

DEMOLITION NOTES:

- 1. IN ACCORDANCE WITH 40 CFR, PART 61, SUBPART M, A THOROUGH INSPECTION SHALL BE CONDUCTED FOR ASBESTOS-CONTAINING MATERIALS, PRIOR TO CONDUCTING A RENOVATION OR DEMOLITION ACTIVITY OF AN EXISTING STRUCTURE...
2. ALL MATERIAL TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT A PERMITTED SITE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL LAWS.

WATER NOTES:

- 1. WATER TO BE USED DURING CONSTRUCTION SHALL EITHER HAVE A PERMANENT TAP INSTALLED THROUGH A NEW SERVICE TAP PERMIT, OR A RENTAL OF A HYDRANT METER SHALL BE SECURED TEMPORARILY; THROUGH THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
2. WATER DESIGN
2.1. PUBLIC WATER SYSTEMS SHALL CONFORM TO PUBLIC DISTRIBUTION SYSTEM STANDARDS.
2.2. PRIVATE DISTRIBUTION SYSTEMS SHALL HAVE A MASTER METER AND MASTER BACK FLOW DEVICE.
3. ALL 6" & 8" WATERLINES, SHALL BE DUCTILE IRON PRESSURE CLASS 350 PER CITY OF RALEIGH STANDARDS. ALL 2" WATERLINE SHALL BE TYPE K-COPPER.
4. ALL MAINS SHALL HAVE A MINIMUM 36" COVER.
5. ALL MAINS SHALL HAVE A TYPE 1 LAYING CONDITIONS (GEOTECHNICAL EVALUATION AND COMPACTION REPORTS SHALL BE PROVIDED TO ENGINEER WITH AS-BUILT SUBMITTAL)
6. ALL MAINS SHALL HAVE A WORKING PRESSURE OF 150 PSI AND A SURGE PRESSURE OF 300 PSI.
7. SERVICE CONNECTIONS CAN ONLY BE MADE TO A PRESSURIZED PIPE UP TO 12" PER CORPUD HANDBOOK.
8. REFER TO CORPUD HANDBOOK FOR TESTING AND APPROVAL PROCEDURE PRIOR TO ACCEPTANCE.
9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI.
10. ALL EXISTING UTILITIES ARE SHOWN AT APPROXIMATE LOCATIONS. CONTRACTOR SHALL VERIFY ACTUAL LOCATION AND DEPTHS IN FIELD PRIOR TO BEGINNING CONSTRUCTION.

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 PROCEEDING WITH CONSTRUCTION...
2. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29CFR PART 1926, SUBPART "PP" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH...
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...
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...
6. CONSTRUCTION, MAINTENANCE AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR...
7. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS...
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.

STORM DRAINAGE NOTES

- 1. ALL STORM DRAINAGE PIPES SHOWN SHALL BE REINFORCED CONCRETE (RCP) (MINIMUM CLASS III) UNLESS NOTED OTHERWISE...
2. ALL STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARDS.
3. ALL CONCRETE SHALL MEET A MINIMUM 3000 PSI COMPRESSIVE STRENGTH.
4. ALL PIPE IN STORM DRAIN STRUCTURES SHALL BE STRUCK EVEN WITH INSIDE WALL.
5. ALL PIPE JOINTS SHALL BE MADE WITH PREFORMED JOINT SEALER, WHICH CONFORMS TO AASHTO SPECIFICATION M-198 FOR TYPE B FLEXIBLE PLASTIC GASKETS UNLESS OTHERWISE NOTED.
6. THE INTERIOR SURFACES OF ALL STORM DRAINAGE STRUCTURES SHALL BE POINTED UP AND SMOOTHED TO AN ACCEPTABLE STANDARD...
7. ALL BACKFILL SHALL BE NON-PLASTIC IN NATURE, FREE FROM ROOTS, VEGETATION MATTER, WASTE CONSTRUCTION MATERIAL OR OTHER OBJECTIONABLE MATERIAL...
8. MATERIALS DEEMED BY THE OWNER'S REPRESENTATIVE OR GEOTECH AS UNSUITABLE FOR BACKFILL PURPOSES SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.
9. BACKFILLING OF TRENCHES SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PIPE IS LAID...
10. UNDER NO CIRCUMSTANCES SHALL WATER BE ALLOWED TO RISE IN UNBACKFILLED TRENCHES AFTER PIPE HAS BEEN PLACED.
11. ALL CONCRETE PIPE AND PRECAST STORM STRUCTURES SHALL MEET NCDOT STANDARDS BY MANUFACTURER.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL PIPE AND STRUCTURES FOR CRACKS OR BREAKS, PRIOR TO INSTALLATION. ANY DAMAGED ITEMS SHALL NOT BE INSTALLED.
13. "KNOCK-OUT" BOXES OR HOPE PIPE SHALL NOT BE ALLOWED WITHIN PUBLIC RIGHT-OF-WAYS UNLESS APPROVED IN WRITING BY CITY OF RALEIGH STORMWATER DEPARTMENT.

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 METER.
2. ALL SEWER MAINS SHALL BE EITHER PVC OR DUCTILE IRON PIPE AS SHOWN ON THE PLANS. ALL PIPE MATERIAL SHALL MEET CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AS DEFINED IN THE LATEST ISSUE OF THE PUBLIC UTILITIES HANDBOOK AND/OR UNIFIED DEVELOPMENT ORDINANCE (UDO).
3. ALL FIRE HYDRANTS ALONG PUBLIC R/W LINES SHALL HAVE A 3'Wx3' CITY OF RALEIGH WATERLINE EASEMENT ONTO ADJACENT PROPERTY.
4. ALL SANITARY SEWER INTERCEPTOR LINES (12" AND LARGER), AS WELL AS MANHOLES AND FITTINGS ASSOCIATED WITH THE INTERCEPTOR LINE, SHALL BE INTERNALLY LINED WITH PROTECTO 401 OR APPROVED EQUAL TO PREVENT HYDROGEN SULFIDE CORROSION...
5. IN ACCORDANCE WITH GENERAL STATUTE 87-121(G), ALL UNDERGROUND UTILITIES INSTALLED AFTER OCTOBER 1, 2014 SHALL BE ELECTRONICALLY LOCATABLE...
6. EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE RECORD DRAWINGS...
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...
10. ALL UTILITY SLEEVES SHALL BE SCHEDULE 40 PVC AND INSTALLED WITH 2" MINIMUM COVER. BOTH ENDS SHALL BE CAPPED AND MARKED.

PAVEMENT MARKING NOTES

- 1. ALL PAVEMENT MARKINGS SHOWN IN THESE PLANS FOR CITY OF RALEIGH MAINTAINED STREETS ARE SUBJECT TO FINAL APPROVAL FROM PUBLIC WORKS TRANSPORTATION OPERATIONS DIVISION...
2. ALL SIGNS & PAVEMENT MARKINGS ASSOCIATED WITH THE PUBLIC STREET SYSTEM WILL REQUIRE APPROVAL BY CITY COUNCIL TO BE ORDINANCED FOR ENFORCEMENT.
3. ALL PAVEMENT MARKINGS SHALL BE PLACED PER THE NCDOT DIVISION 12 STANDARD DETAILS. BICYCLE LANE MARKINGS SHALL BE PLACED PER CITY OF RALEIGH STANDARD BICYCLE FACILITIES DETAILS.

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.



Know what's below. Call before you dig.

THE JOHN R. MCADAMS COMPANY, INC.
2808 Meridian Parkway
Durham, North Carolina 27718
Phone No: 1-800-632-4949
(800) 753-6946 - MacAdamsCo.com



Table with 3 columns: Revision number, Date, and Description. Includes revisions 1 through 6.

DEVELOPER:
NHE MASTER DEVELOPER, LLC
C/O KANE REALTY CORPORATION
4921 LASSITER
AT NORTH HILLS AVE., SUITE 250
RALEIGH, NC 27609

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

PROJECT NO. KAN-22008
FILENAME: KAN22008-SUB-N1
CHECKED BY: ARP
DRAWN BY: LLH
SCALE: N.T.S.
DATE: 09-20-2017
SHEET NO. **CO.00**

McADAMS



ADJACENT PROPERTY OWNERS

1. FIRST CITIZENS BANK & TRUST COMPANY P.O. BOX 27131 RALEIGH, NC 27611-7131 PIN: 1706-60-3584	13. ABDULLAH B & SHEEREN SHAMMAS 206 DARTMOUTH ROAD RALEIGH, NC 27609-5846 PIN: 1706-70-8085	25. BRADLEY & CARLA E. STARR 4101 WINDSOR PLACE RALEIGH, NC 27609-5963 PIN: 1705-99-1552	37. WILLIAM JR. & KATHERINE B. WOFFORD 816 BARBOCK COURT RALEIGH, NC 27609-6630 PIN: 1715-08-3809	49. BARRETT SQUARE CONDOMINIUMS 3901 BARRETT DRIVE RALEIGH, NC 27609-6611 PIN: 1705-97-7319	60. RAMBLEWOOD LANTERN, LLC 4321 LASSITER AT NORTH HILLS AVENUE RALEIGH, NC 27609-5782 PIN: 1705-78-3352
2. FIRST CITIZENS B&T COMPANY P.O. BOX 27131 RALEIGH, NC 27611-7131 PIN: 1706-60-7553	14. IRENE S. HOWELL 117 WALNUT CREEK DRIVE COLUMSBORO, NC 27534 PIN: 1705-79-9942	26. BENNIE R. & RUTH R. MCMINIS 4104 WINDSOR PLACE RALEIGH, NC 27609-5964 PIN: 1705-99-3461	38. GERALD A. TINGEN 820 BARBOCK COURT RALEIGH, NC 27609-6630 PIN: 1715-08-3599	50. CORNWALLS SQUARE CONDOMINIUMS P.O. BOX 19352 RALEIGH, NC 27619-9352 PIN: 1705-97-5725	61. RAMBLEWOOD PROPERTY OWNERS ASSOCIATION, INC P.O. BOX 97243 RALEIGH, NC 27624-7243 PIN: 1705-97-2445
3. ANN L. CALHOUN 4302 CAMELOT DRIVE RALEIGH, NC 27609-5840 PIN: 1706-60-9548	15. ROBERT JAMES MCMULLEN 3123 ETON ROAD RALEIGH, NC 27608-1113 PIN: 1705-89-0951	27. ALEXANDER C. KRALL 4100 WINDSOR PLACE RALEIGH, NC 27609-5964 PIN: 1705-99-3237	39. HAL A. & ROBIN C. THORNE 824 BARBOCK COURT RALEIGH, NC 27609-6630 PIN: 1715-08-4879	51. NORRIS CREEK BUILDING, LLC P.O. BOX 18973 RALEIGH, NC 27619-8973 PIN: 1705-97-3943	62. APOSTOLOS & AKARTARNE 3724 BELLEVUE ROAD RALEIGH, NC 27609-7107 PIN: 1705-78-3001
4. MATTHEW K. RONNING & MARYANNE BURNETTE 105 DARTMOUTH ROAD RALEIGH, NC 27609-5843 PIN: 1706-70-0664	4. MATTHEW K. RONNING & MARYANNE BURNETTE 105 DARTMOUTH ROAD RALEIGH, NC 27609-5843 PIN: 1706-70-0664	28. JULIE ANNA PROCTOR 500 TUFTS COURT RALEIGH, NC 27609-6701 PIN: 1705-99-5203	40. JACOB L. & BRAUNA J. SARRON 825 BARBOCK COURT RALEIGH, NC 27609-6630 PIN: 1715-08-6941	52. MENTOR PROPERTIES, LLC 5003 FALLS OF NEUSE ROAD RALEIGH, NC 27609-5500 PIN: 1705-98-2028	62. TERRY REVENEK 724 ROSEMONT AVENUE RALEIGH, NC 27607-7208 PIN: 1705-78-3112
5. MICHAEL N. HOWE & BARBARA BURNETTE 306 DARTMOUTH ROAD RALEIGH, NC 27609-5848 PIN: 1705-70-1661	5. MICHAEL N. HOWE & BARBARA BURNETTE 306 DARTMOUTH ROAD RALEIGH, NC 27609-5848 PIN: 1705-70-1661	29. JOEL & TONYA DENNING 504 TUFTS COURT RALEIGH, NC 27609-6701 PIN: 1705-99-5133	41. NICHOLAS T. RADFORD 832 BARBOCK COURT RALEIGH, NC 27609-6630 PIN: 1715-08-6941	53. COMPUTER DRIVE ASSOCIA 3805 COMPUTER DRIVE RALEIGH, NC 27609-6503 PIN: 1705-88-9196	64. ALEXANDRE AUSPITZ 3724 BELLEVUE ROAD RALEIGH, NC 27609-7227 PIN: 1705-78-2233
6. HALEY R. FORSYTHE P.O. BOX 17922 RALEIGH, NC 27619-7922 PIN: 1706-70-1375	6. HALEY R. FORSYTHE P.O. BOX 17922 RALEIGH, NC 27619-7922 PIN: 1706-70-1375	30. JAMES PINKNEY WILLIAMS 1103 AVEBURY COURT RALEIGH, NC 27609-5065 PIN: 1705-89-5065	42. CMLK PROPERTIES, LLC 7330 SIX FORKS ROAD RALEIGH, NC 27615-7809 PIN: 1715-08-7833	54. BANGEO REAL ESTATE INVESTMENTS, LLC 4405 POTEAU CIRCLE AUSTIN, TX 78734-1825 PIN: 1705-88-7383	65. ROBIN WHITLEY HOOD, II P.O. BOX 70 BENSON, NC 27504-0070 PIN: 1705-78-1410
7. MARY ANN OLSEN 144 SHELL BANK ROAD NEWPORT, NC 28570-9636 PIN: 1706-70-1375	7. MARY ANN OLSEN 144 SHELL BANK ROAD NEWPORT, NC 28570-9636 PIN: 1706-70-1375	31. JOHN K. & ANNETTE D. BANDY 512 TUFTS COURT RALEIGH, NC 27609-6701 PIN: 1705-99-7007	43. MARTHA & MABEL ANDREWS C/O WACHOVA BANK & TRUST P.O. BOX 13159 ARLINGTON, TX 76094-0159 PIN: 1715-18-0827	56. STATE EMPLOYEES CREDIT UNION 3808 SIX FORKS ROAD RALEIGH, NC 27611-6807 PIN: 1705-88-0210	68. APFSHN JOHN & KAREN L. SAOR 200 RAMBLEWOOD DRIVE RALEIGH, NC 27609-6404 PIN: 1705-65-3581
9. HHH INVESTMENTS 421 FAYETTEVILLE STREET SUITE 1100 RALEIGH, NC 27601-3000 PIN: 1705-89-7616	9. HHH INVESTMENTS 421 FAYETTEVILLE STREET SUITE 1100 RALEIGH, NC 27601-3000 PIN: 1705-89-7616	32. BARRY D. PIGOTT 516 TUFTS COURT RALEIGH, NC 27609-6701 PIN: 1705-99-7085	44. MARTHA & MABEL ANDREWS C/O WACHOVA BANK & TRUST P.O. BOX 13159 ARLINGTON, TX 76094-0159 PIN: 1715-18-3089	57. LOWERY & WEBSTER PROPERTIES, LLC 5204 REMBERT DRIVE RALEIGH, NC 27612-6244 PIN: 1705-77-5957	70. NORTH HILLS, LLC SUITE 250 LASSITER AT NORTH HILLS AVENUE RALEIGH, NC 27609-5782 PIN: 1705-69-2006
10. SUSAN JEANETTE SHAFER P.O. BOX 1075 PRINCETON, NC 27569-1075 PIN: 1706-70-1375	10. SUSAN JEANETTE SHAFER P.O. BOX 1075 PRINCETON, NC 27569-1075 PIN: 1706-70-1375	33. MATTHEW MARIOTT 520 TUFTS COURT RALEIGH, NC 27609-6701 PIN: 1705-99-8062	45. MARTHA & MABEL ANDREWS C/O WACHOVA BANK & TRUST P.O. BOX 13159 ARLINGTON, TX 76094-0159 PIN: 1715-18-3089	59. PATRICIA SPENCER GREGORY 3726 BELLEVUE ROAD RALEIGH, NC 27609-7108 PIN: 1705-78-4077	
11. WILDA O. WOODWARD 130 DARTMOUTH ROAD RALEIGH, NC 27609-5844 PIN: 1706-70-1375	11. WILDA O. WOODWARD 130 DARTMOUTH ROAD RALEIGH, NC 27609-5844 PIN: 1706-70-1375	34. DIANE S. YOUNG 604 HARDMONT ROAD RALEIGH, NC 27609-6729 PIN: 1715-09-0082	46. THREE RENAISSANCE, LLC P.O. BOX 17566 RALEIGH, NC 27619-7566 PIN: 1715-07-7778		
12. CHRISTOPHER V. RUST 200 DARTMOUTH ROAD RALEIGH, NC 27609-5846 PIN: 1706-70-7069	12. CHRISTOPHER V. RUST 200 DARTMOUTH ROAD RALEIGH, NC 27609-5846 PIN: 1706-70-7069	35. ROBERT A. & CATHERINE H. TUCKER 603 HARDMONT ROAD RALEIGH, NC 27609-6729 PIN: 1715-08-0965	47. AVONDALE RALEIGH, LLC 5425 WILSON AVENUE, SUITE 202 CHEVY CHASE, MD 20815-3583 PIN: 1715-17-0038		
		36. MELVYN G. & ELAINE A. LEVIN 812 BARBOCK COURT RALEIGH, NC 27609-6630 PIN: 1715-08-1993			
		38. WILLIAM D. III & LAUREN M. GRAY 4100 LAMBETH DRIVE RALEIGH, NC 27609-5800 PIN: 1705-89-9684			

PROPERTY OWNERS (TOTAL SITE AREA = 83.99 AC)

LOT 1 NORTH HILLS TOWER II, LLC 4321 LASSITER AT NORTH HILLS AVENUE, SUITE 250 RALEIGH, NC 27609-5782 PIN: 1706-60-4182 ACREAGE: 1.28 AC ZONING: PD	LOT 5 NHE TRACT A RESIDENTIAL, LLC 4321 LASSITER AT NORTH HILLS AVENUE, SUITE 250 RALEIGH, NC 27609-5782 PIN: 1705-60-8216 ACREAGE: 1.38 AC ZONING: PD	LOT 9 NORTH HILLS EAST MASTER DEVELOPER, LLC P.O. BOX 19107 RALEIGH, NC 27619-9107 PIN: 1705-79-0436 ACREAGE: 4.18 AC ZONING: PD	LOT 13 MIDTOWN GREEN AT N.H. CONDOMINIUM NHE TRACT H, LLC P.O. BOX 19107 RALEIGH, NC 27619-9107 PIN: 1705-79-6668 ACREAGE: 2.21 AC ZONING: PD	LOT 17 NORTH HILLS EAST MASTER DEVELOPER, LLC P.O. BOX 19107 RALEIGH, NC 27619-9107 PIN: 1705-79-4136 ACREAGE: 2.65 AC ZONING: PD	LOT 21 CHURCH OF THE APOSTLES OF RALEIGH 333 CHURCH AT NORTH HILLS STREET RALEIGH, NC 27609-5177 PIN: 1705-89-5065 ACREAGE: 13.38 AC ZONING: PD
LOT 2 4208 SIX FORKS ROAD, LLC P.O. BOX 28270 SANTA ANA, CA 92799-8270 PIN: 1705-69-7712 ACREAGE: 1.49 AC ZONING: PD	LOT 6 PARK & MARKET AT NORTH HILLS ASSOC P.O. BOX 19107 RALEIGH, NC 27619-9107 PIN: 1705-79-0940 ACREAGE: 6.85 AC ZONING: PD	LOT 10 NHE MIDTOWN PARK, LLC 4321 LASSITER AT NORTH HILLS AVENUE, SUITE 250 RALEIGH, NC 27609-5782 PIN: 1705-79-4632 ACREAGE: 0.48 AC ZONING: PD	LOT 14 SMHC, LLC 4321 LASSITER AT NORTH HILLS AVENUE, SUITE 250 RALEIGH, NC 27609-5782 PIN: 1705-79-9075 ACREAGE: 3.29 AC ZONING: PD	LOT 18 NORTH HILLS EAST MASTER DEVELOPER, LLC P.O. BOX 19107 RALEIGH, NC 27619-9107 PIN: 1705-89-7196 ACREAGE: 13.38 AC ZONING: PD	LOT 22 ST. ALBANS, LLC P.O. BOX 30546 RALEIGH, NC 27622-0546 PIN: 1705-98-1738 ACREAGE: 13.38 AC ZONING: OX-3-GR
LOT 3 NORTH HILLS EAST MASTER DEVELOPER, LLC P.O. BOX 19107 RALEIGH, NC 27619-9107 PIN: 1705-69-7809 ACREAGE: 0.67 AC ZONING: PD	LOT 7 KANE CONCORD HOTEL EAST TWO, LLC 11410 COMMON OAKS DRIVE RALEIGH, NC 27614-7002 PIN: 1705-60-0146 ACREAGE: 0.69 AC ZONING: PD	LOT 11 NHE MIDTOWN PARK, LLC 4321 LASSITER AT NORTH HILLS AVENUE, SUITE 250 RALEIGH, NC 27609-5782 PIN: 1705-79-6540 ACREAGE: 0.97 AC ZONING: PD	LOT 15 300 ST. ALBANS DRIVE, LLC 4500 DORR STREET TOLEDO, OH 43615-4040 PIN: 1705-89-0396 ACREAGE: 5.91 AC ZONING: PD	LOT 19 NORTH HILLS EAST MASTER DEVELOPER, LLC P.O. BOX 19107 RALEIGH, NC 27619-9107 PIN: 1705-89-1204 ACREAGE: 3.07 AC ZONING: PD	LOT 23 MABLE ANDREWS & ALEX B. ANDREWS HEIRS C/O WACHOVA BANK P.O. BOX 13159 ARLINGTON, TX 76094-0159 PIN: 1705-98-9505 ACREAGE: 20.20 AC ZONING: OX-3-GR
LOT 4 NHE OVERLOOK PARK, LLC 4321 LASSITER AT NORTH HILLS AVENUE, SUITE 250 RALEIGH, NC 27609-5782 PIN: 1705-69-5996 ACREAGE: 0.44 AC ZONING: PD	LOT 8 BLACK SAPPHIRE C RALEIGH HOUSE 2014, INC 122 MARY STREET GEORGETOWN GRAND CAYMAN KY1-1107 PIN: 1705-79-2562 ACREAGE: 1.15 AC ZONING: PD	LOT 12 NHE PARK CENTRAL APTS. LLC 4321 LASSITER AT NORTH HILLS AVENUE, SUITE 250 RALEIGH, NC 27609-5782 PIN: 1705-79-5347 ACREAGE: 2.85 AC ZONING: PD	LOT 16 NORTH HILLS EAST MASTER DEVELOPER, LLC P.O. BOX 19107 RALEIGH, NC 27619-9107 PIN: 1705-89-4366 ACREAGE: 2.78 AC ZONING: PD	LOT 20 NORTH HILLS EAST MASTER DEVELOPER, LLC P.O. BOX 19107 RALEIGH, NC 27619-9107 PIN: 1705-89-9808 ACREAGE: 5.95 AC ZONING: PD	

THE JOHN R. MCADAMS COMPANY, INC.
2805 Meridian Parkway
Durham, North Carolina 27718
Phone: 919-488-5288
Fax: 919-488-5289
www.mcadamsco.com

MCADAMS

REVISIONS:
 1. 2024-07-21 1ST COR P&P COMMENTS
 2. 2024-06-11 2ND COR P&P COMMENTS
 3. 2024-05-05 3RD COR P&P COMMENTS
 4. 2024-05-08 4TH COR P&P COMMENTS
 5. 2024-05-31 5TH COR P&P COMMENTS
 6. 2024-07-11 6TH COR P&P COMMENTS

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

**NORTH HILLS EAST
 PRELIMINARY SUBDIVISION PLAN**
 RALEIGH, NORTH CAROLINA

OVERALL EXISTING CONDITIONS

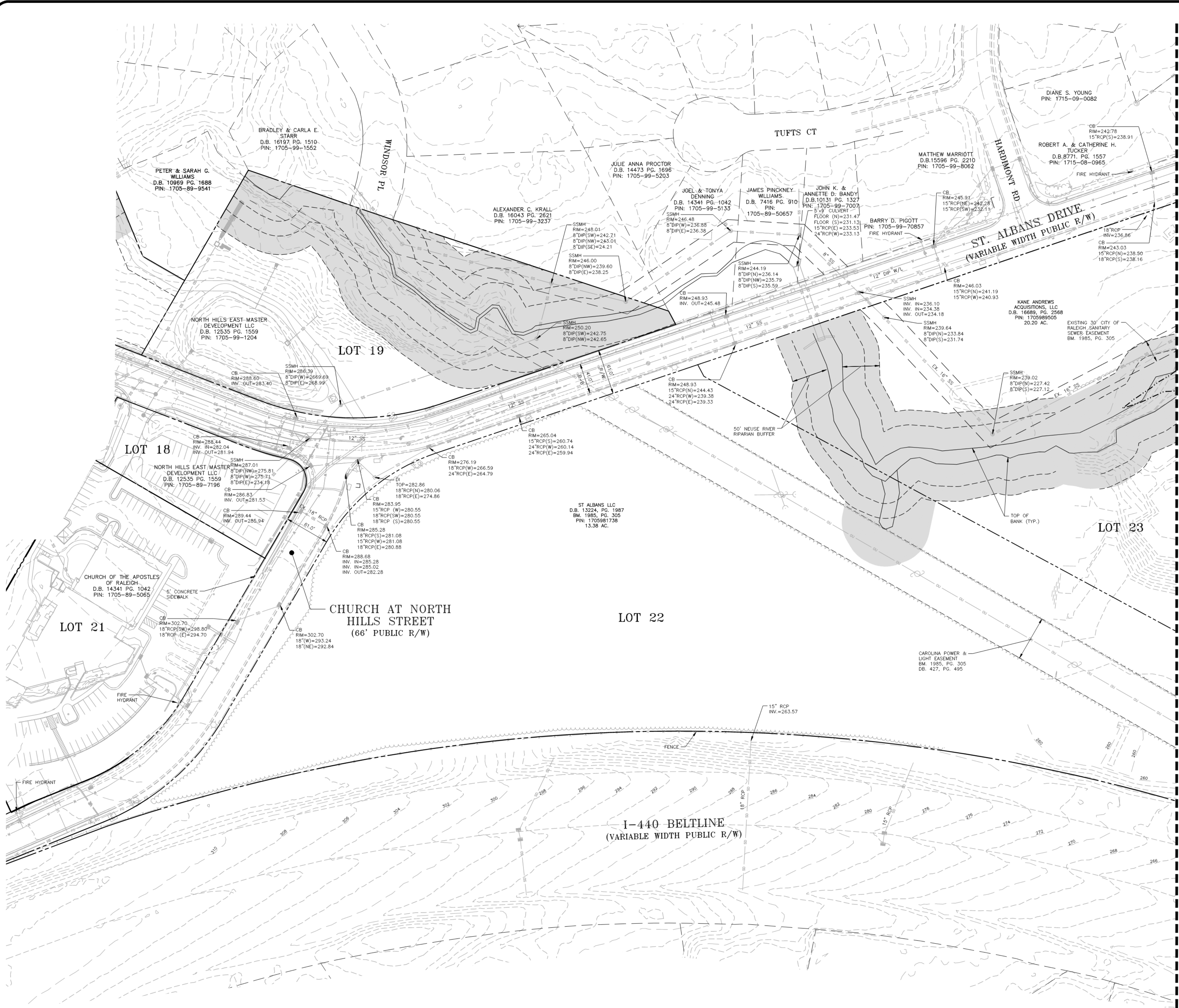
PROJECT NO: KAN-22008
 FILENAME: KAN22008-SUB-OA-XC
 CHECKED BY: ARP
 DRAWN BY: LLH
 SCALE: 1"=200'
 DATE: 09-20-2017
 SHEET NO: **C1.00**

MCADAMS

M:\Projects\KAN\KAN22008\04-Production\Engineering\Civil Drawings\Current_Drawings\OAXC1.dwg, 7/10/2024, 2:24:11 PM, Jackson Shearer

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\KAN\KAN22008\04-Production\Engineering\Chil Drawings\Current Drawings\KAN22008-Subdivision-XCI.dwg, 8/17/2024 9:15:42 AM, Jackson Shearer



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

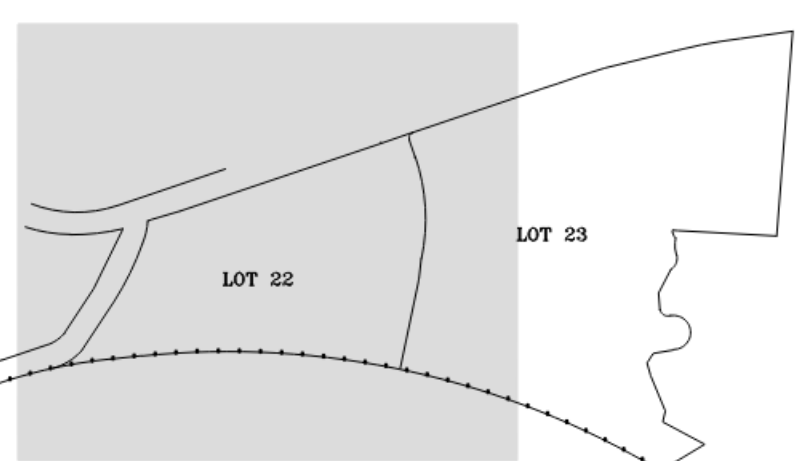
SANITARY SEWER EASEMENT ABANDONMENT NOTES:

1. SUBMIT A WRITTEN REQUEST TO ABANDON SEWER EASEMENT FROM PROPERTY OWNER TO ROBERT MASSELOLL (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 (I.E. NON-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).

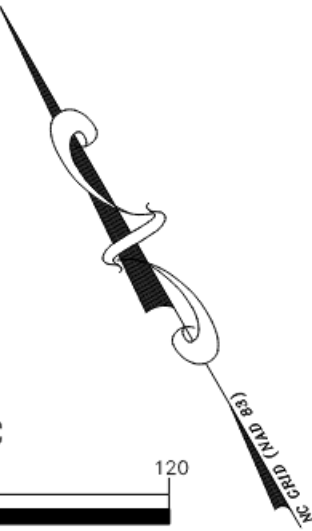
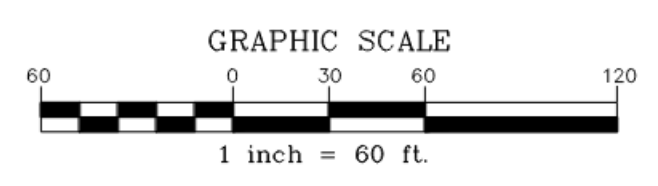
LEGEND

- 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

SEE SHEET C1.02



KEY MAP NTS



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

THE JOHN R. MCADAMS COMPANY, INC.
2805 Meridian Parkway
Durham, North Carolina 27713
Durham, North Carolina 27713
(800) 733-5646



MCADAMS

REVISIONS:

2024-07-21	1ST COR P&P COMMENTS
2024-09-11	2ND COR P&P COMMENTS
2024-01-05	3RD COR P&P COMMENTS
2024-05-08	4TH COR P&P COMMENTS
2024-05-31	5TH COR P&P COMMENTS
2024-09-07	6TH COR P&P COMMENTS

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

**NORTH HILLS EAST
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA
EXISTING CONDITIONS AREA 'A'**

PROJECT NO.	KAN-22008
FILENAME	KAN22008-SUB-XCI
CHECKED BY:	ARP
DRAWN BY:	LLH
SCALE:	1"=60'
DATE:	09-20-2017
SHEET NO.	C1.01



M:\Projects\KAN\KAN22008\04-Production\Engineering\Civil Drawings\Current Drawings\KAN22008-Subdivision-XCI.dwg, 8/7/2024, 9:19:45 AM, Jackson Shearer

SEE SHEET C1.01



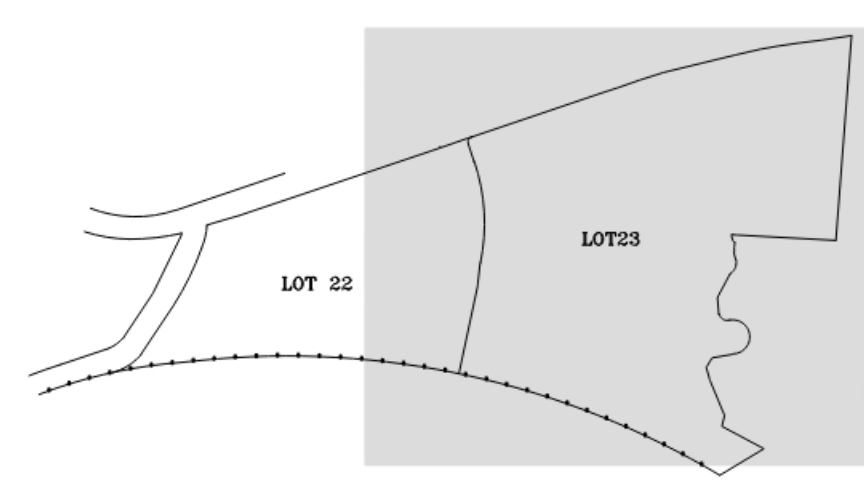
NOTES:
1. EXISTING CONDITIONS ARE BASED ON THE BEST INFORMATION AVAILABLE, INCLUDING SURVEY AND DESIGN OF PREVIOUS MASS GRADING AS PREVIOUSLY APPROVED.

SANITARY SEWER EASEMENT ABANDONMENT NOTES:

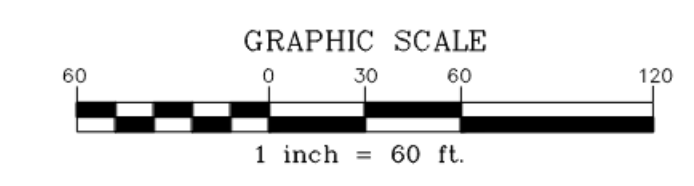
- SUBMIT A WRITTEN REQUEST TO ABANDON SEWER EASEMENT FROM PROPERTY OWNER TO ROBERT MASSENGILL (PUBLIC UTILITIES DIRECTOR) IN C/O CESAR SANCHEZ (DEVELOPMENT REVIEW MANAGER).
- A PLAT MUST BE RECORDED SHOWING THE EASEMENT PORTIONS TO BE ABANDONED WITH A NOTE STATING "EXISTING 30' CITY OF RALEIGH SANITARY SEWER EASEMENT INTENDED TO BE DISPOSED OF BY A FUTURE INSTRUMENT (I.E. NON-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
- STORM DRAIN PIPE
- OU— OVERHEAD UTILITY LINES
- W— WATER LINE
- SS— SANITARY SEWER LINE
- T— TELEPHONE LINE
- G— GAS LINE
- UE— UNDERGROUND ELECTRIC



KEY MAP NTS



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

THE JOHN R. MCADAMS COMPANY, INC.
2805 Meridian Parkway
Durham, North Carolina 27713
Durham, North Carolina 27713
(800) 733-5646 • McAdamsCo.com



REVISIONS:

2024-07-21	1ST COR P&P COMMENTS
2024-09-11	2ND COR P&P COMMENTS
2024-01-05	3RD COR P&P COMMENTS
2024-05-08	4TH COR P&P COMMENTS
2024-05-31	5TH COR P&P COMMENTS
2024-08-07	6TH COR P&P COMMENTS

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


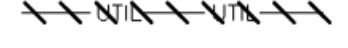

**NORTH HILLS EAST
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA
EXISTING CONDITIONS AREA 'B'**

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

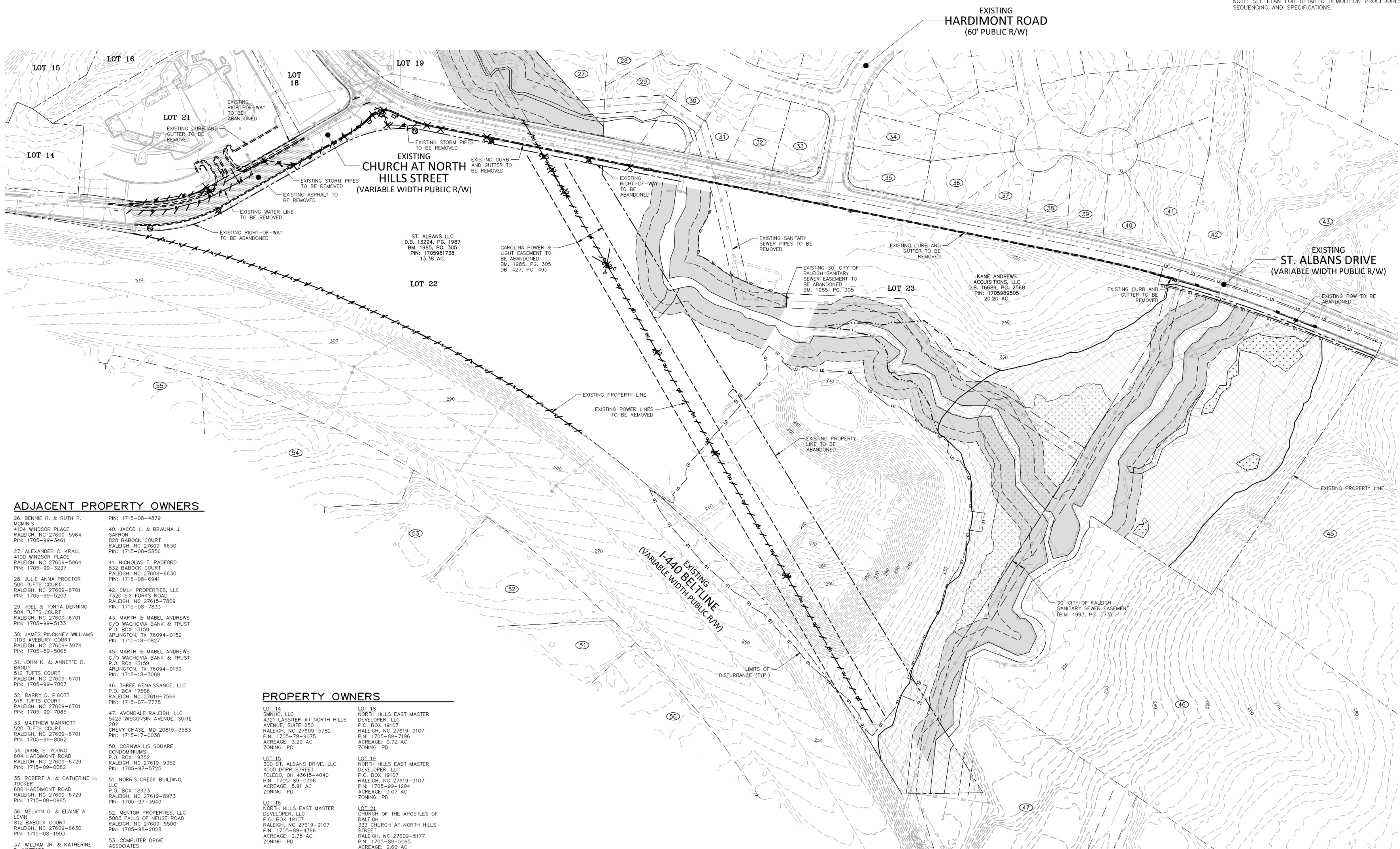




DEMOLITION LEGEND

-  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.



ADJACENT PROPERTY OWNERS

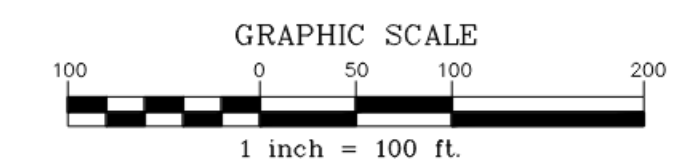
- 26. BENNIE R. & RUTH R. MCMINIS
4104 WINDSOR PLACE
RALEIGH, NC 27609-5964
PIN: 1705-99-3461
- 27. ALEXANDER C. KRALL
4105 WINDSOR PLACE
RALEIGH, NC 27609-5964
PIN: 1705-99-3237
- 28. JULIE ANNA PROCTOR
520 TUFTS COURT
RALEIGH, NC 27609-6701
PIN: 1705-99-5203
- 29. JOEL & TONYA DENNING
524 TUFTS COURT
RALEIGH, NC 27609-6701
PIN: 1705-99-5133
- 30. JAMES PINCKNEY WILLIAMS
1103 AVEBURY COURT
RALEIGH, NC 27609-3974
PIN: 1705-89-5065
- 31. JOHN K. & ANNETTE D. BANDY
512 TUFTS COURT
RALEIGH, NC 27609-6701
PIN: 1705-99-7007
- 32. BARRY D. PIGOTT
516 TUFTS COURT
RALEIGH, NC 27609-6701
PIN: 1705-99-7085
- 33. MATTHEW MARRIOTT
520 TUFTS COURT
RALEIGH, NC 27609-6701
PIN: 1705-99-8062
- 34. DIANE S. YOUNG
604 HARDIMONT ROAD
RALEIGH, NC 27609-6729
PIN: 1715-09-0082
- 35. ROBERT A. & CATHERINE H. TUCKER
600 HARDIMONT ROAD
RALEIGH, NC 27609-6729
PIN: 1715-08-0965
- 36. MELVYN G. & ELAINE A. LEVIN
812 BABCOCK COURT
RALEIGH, NC 27609-6630
PIN: 1715-08-1993
- 37. WILLIAM JR. & KATHERINE B. WOFFORD
816 BABCOCK COURT
RALEIGH, NC 27609-6630
PIN: 1715-08-3809
- 38. GERALD A. TINGEN
820 BABCOCK COURT
RALEIGH, NC 27609-6630
PIN: 1715-08-3899
- 39. HAL A. & ROBIN C. THORNE
824 BABCOCK COURT
RALEIGH, NC 27609-6630
PIN: 1705-08-5227
- 40. JACOB L. & BRAUNA J. SAFRON
828 BABCOCK COURT
RALEIGH, NC 27609-6630
PIN: 1715-08-5856
- 41. NICHOLAS T. RADFORD
832 BABCOCK COURT
RALEIGH, NC 27609-6630
PIN: 1715-08-6941
- 42. CMLK PROPERTIES, LLC
7320 SIX FORKS ROAD
RALEIGH, NC 27615-7809
PIN: 1715-08-7833
- 43. MARTH & MABEL ANDREWS
C/O WACHOVIA BANK & TRUST
P.O. BOX 13159
ARLINGTON, TX 76094-0159
PIN: 1715-18-0827
- 44. MARTH & MABEL ANDREWS
C/O WACHOVIA BANK & TRUST
P.O. BOX 13159
ARLINGTON, TX 76094-0159
PIN: 1715-18-3089
- 45. THREE RENAISSANCE, LLC
P.O. BOX 17666
RALEIGH, NC 27619-7566
PIN: 1715-07-7778
- 47. AVONDALE RALEIGH, LLC
5425 WISCONSIN AVENUE, SUITE 202
CHEVY CHASE, MD 20815-3583
PIN: 1705-17-0038
ACREAGE: 3.29 AC
ZONING: PD
- 50. CORNWALLIS SQUARE CONDOMINIUMS
P.O. BOX 19352
RALEIGH, NC 27619-9352
PIN: 1705-97-5725
- 51. NORRIS CREEK BUILDING, LLC
P.O. BOX 18973
RALEIGH, NC 27619-8973
PIN: 1705-97-3943
- 52. MENTOR PROPERTIES, LLC
5003 FALLS OF NEUSE ROAD
RALEIGH, NC 27609-5500
PIN: 1705-98-2028
- 53. COMPUTER DRIVE ASSOCIATES
3005 COMPUTER DRIVE
RALEIGH, NC 27609-6503
PIN: 1705-88-9196
- 54. BANGE REAL ESTATE INVESTMENTS, LLC
4405 POTEAU CIRCLE
AUSTIN, TX 78734-1825
PIN: 1705-88-7383
- 55. BANGE REAL ESTATE INVESTMENTS, LLC
4405 POTEAU CIRCLE
AUSTIN, TX 78734-1825
PIN: 1705-88-5227

PROPERTY OWNERS

- LOT 14
SMNHC, LLC
4321 LASSITER AT NORTH HILLS AVENUE, SUITE 250
RALEIGH, NC 27609-5782
PIN: 1705-79-9075
ACREAGE: 3.29 AC
ZONING: PD
- LOT 15
ST. ALBANS DRIVE, LLC
4500 DORR STREET
TOLEDO, OH 43615-4040
RALEIGH, NC 27619-9107
PIN: 1705-89-0386
ACREAGE: 5.91 AC
ZONING: PD
- LOT 16
NORTH HILLS EAST MASTER DEVELOPER, LLC
P.O. BOX 19107
RALEIGH, NC 27619-9107
PIN: 1705-89-4366
ACREAGE: 2.78 AC
ZONING: PD
- LOT 18
NORTH HILLS EAST MASTER DEVELOPER, LLC
P.O. BOX 19107
RALEIGH, NC 27619-9107
PIN: 1705-89-7196
ACREAGE: 0.72 AC
ZONING: PD
- LOT 19
NORTH HILLS EAST MASTER DEVELOPER, LLC
P.O. BOX 19107
RALEIGH, NC 27619-9107
PIN: 1705-89-7196
ACREAGE: 3.07 AC
ZONING: PD
- LOT 21
CHURCH OF THE APOSTLES OF RALEIGH
333 CHURCH AT NORTH HILLS STREET
RALEIGH, NC 27609-5177
PIN: 1705-89-5065
ACREAGE: 2.60 AC
ZONING: PD

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

REVISIONS:

2022-07-21	1ST COR P&P COMMENTS
2022-09-15	2ND COR P&P COMMENTS
2024-01-05	3RD COR P&P COMMENTS
2024-05-08	4TH COR P&P COMMENTS
2024-06-31	5TH COR P&P COMMENTS
2024-08-07	6TH COR P&P COMMENTS

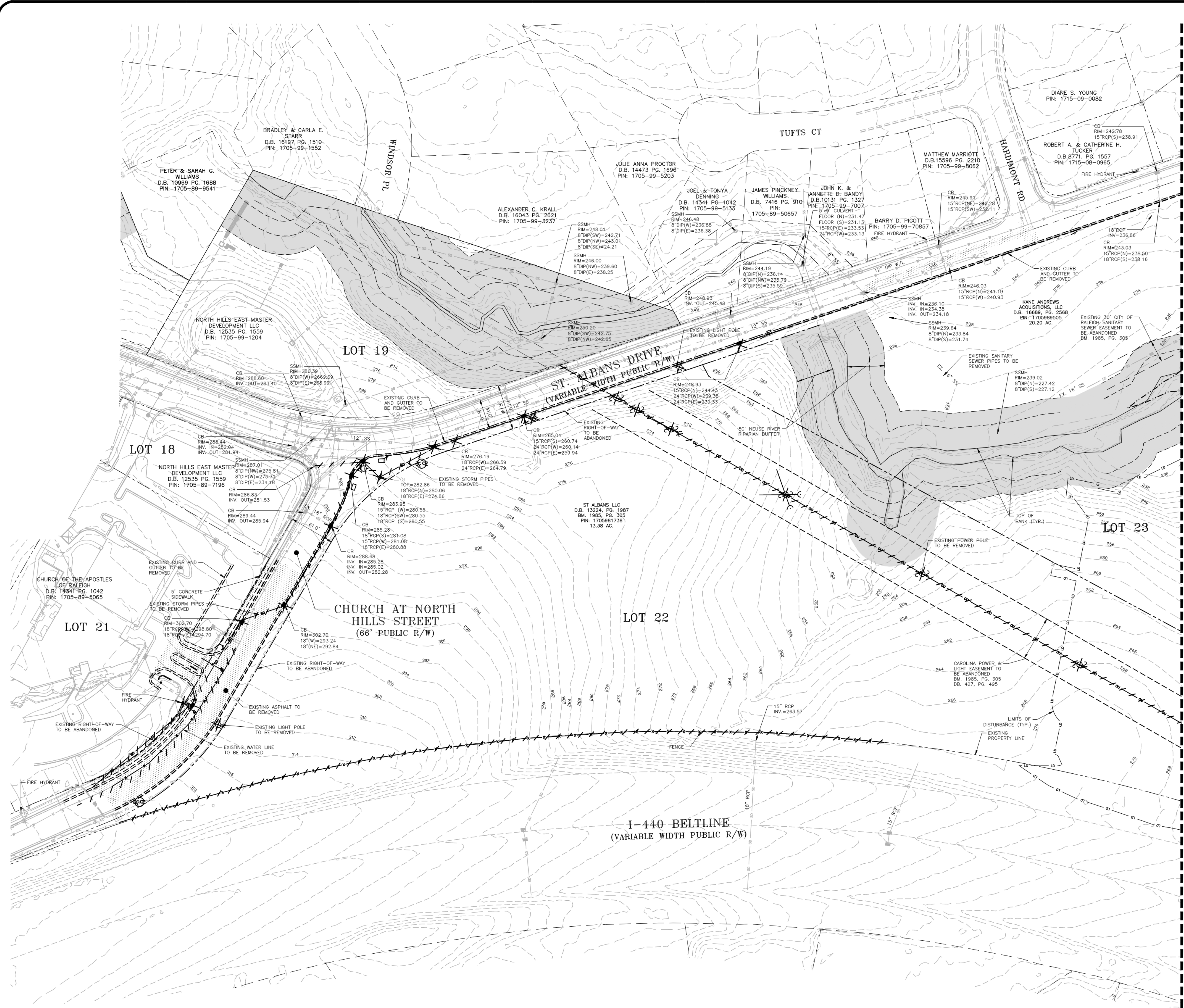
DEVELOPER:
 NHE MASTER DEVELOPER, LLC
 C/O KANE REALTY CORPORATION
 4321 LASSITER
 AT NORTH HILLS AVE, SUITE 250
 RALEIGH, NC 27609

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

PROJECT NO. KAN-22008
 FILENAME: KAN22008-SUB-04DM1
 CHECKED BY: ARP
 DRAWN BY: LLH
 SCALE: 1"=100'
 DATE: 09-20-2017
 SHEET NO. **C1.03**



M:\Projects\KAN\KAN22008\04-Production\Engineering\Civil Drawings\Current Drawings\KAN22008-Subdivision-DMT.dwg, 8/6/2024, 4:37:23 PM, Jackson Shearer



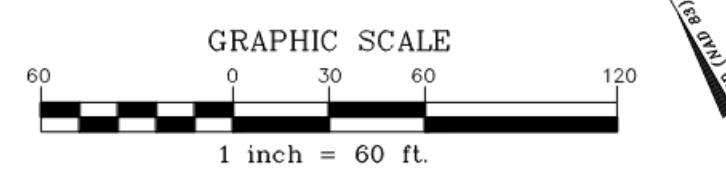
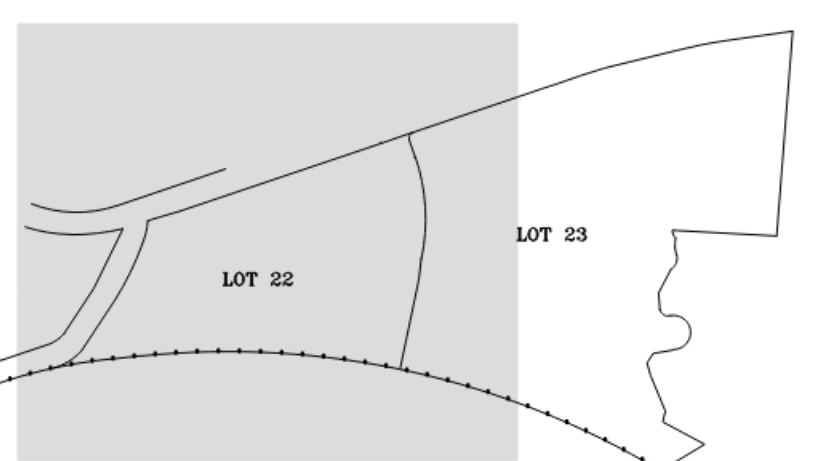
SEE SHEET C1.05

DEMOLITION LEGEND

- TREE: TREE OR OTHER VEGETATION TO BE REMOVED
- : UNDERGROUND UTILITY TO BE REMOVED
- [Hatched Area]: 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:**
- 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 "EXISTING 30' CITY OF RALEIGH SANITARY SEWER EASEMENT INTENDED TO BE DISPOSED OF BY A FUTURE INSTRUMENT (I.E. NON-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).



THE JOHN R. MCADAMS COMPANY, INC.
 2805 Meridian Parkway
 Durham, North Carolina 27713
 Phone: 919-488-5646
 Fax: 919-488-5646



REVISIONS:

2024-07-21	1ST COR P&P COMMENTS
2024-07-21	2ND COR P&P COMMENTS
2024-07-21	3RD COR P&P COMMENTS
2024-07-21	4TH COR P&P COMMENTS
2024-07-21	5TH COR P&P COMMENTS
2024-07-21	6TH COR P&P COMMENTS

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

**NORTH HILLS EAST
 PRELIMINARY SUBDIVISION PLAN
 RALEIGH, NORTH CAROLINA
 EXISTING DEMOLITION PLAN AREA 'A'**

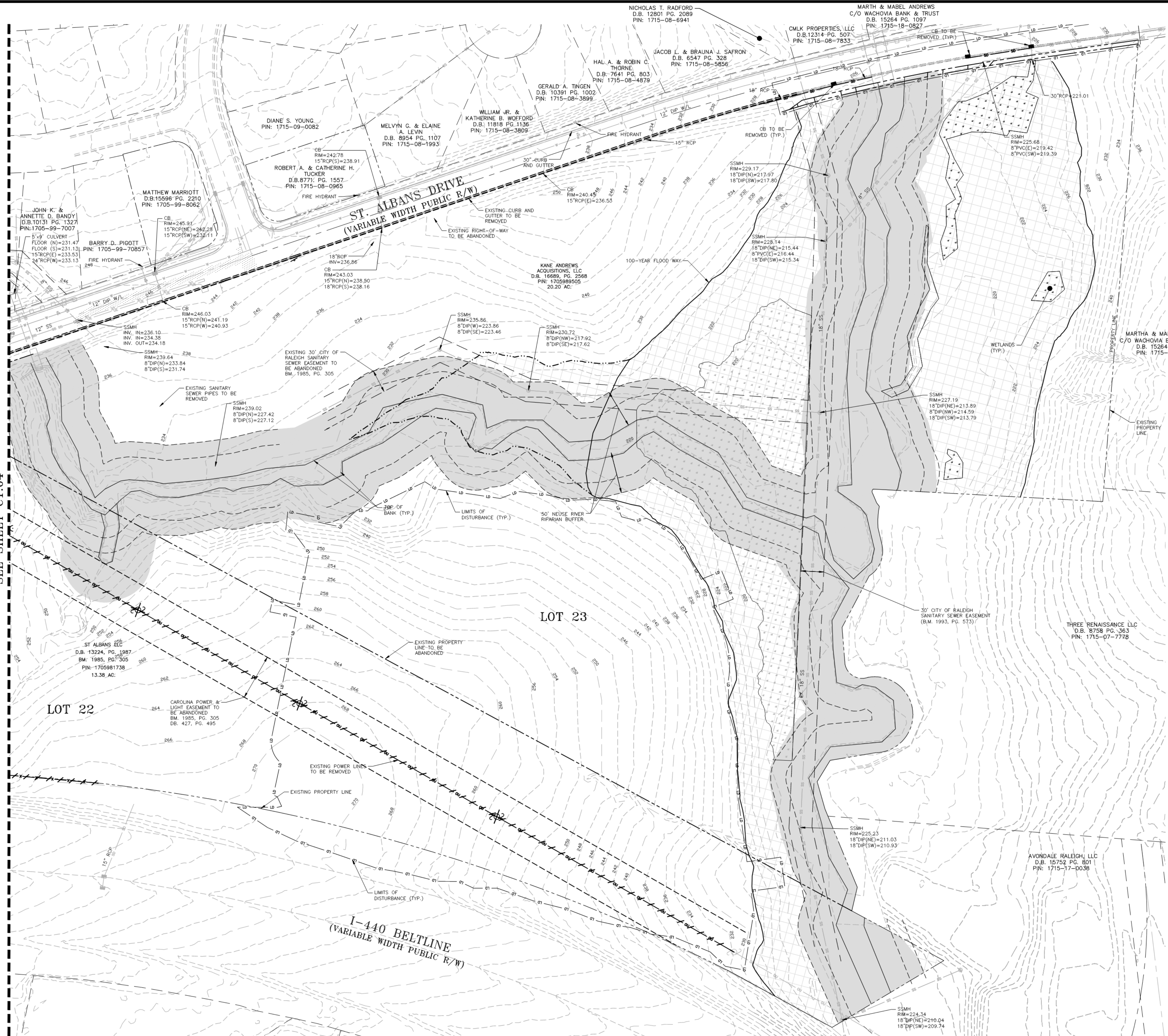
PROJECT NO. KAN-22008
 FILENAME: KAN22008-SUB-DMT
 CHECKED BY: ARP
 DRAWN BY: LLH
 SCALE: 1"=60'
 DATE: 09-20-2017
 SHEET NO. **C1.04**



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\KAN\KAN22008\04-Production\Engineering\Civil Drawings\Current Drawings\KAN22008-Subdivision-DM1.dwg, 8/6/2024, 5:14:53 PM, Jackson Shearer

SEE SHEET C1.04



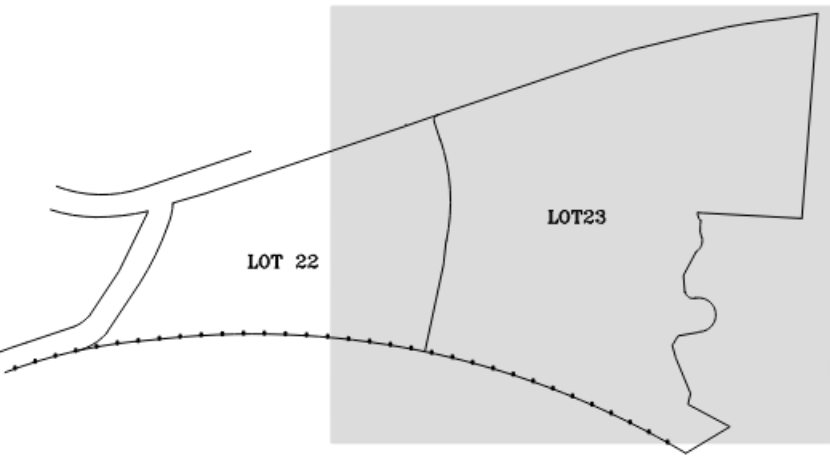
NOTES:
1. EXISTING CONDITIONS ARE BASED ON THE BEST INFORMATION AVAILABLE, INCLUDING SURVEY AND DESIGN OF PREVIOUS MASS GRADING AS PREVIOUSLY APPROVED.

SANITARY SEWER EASEMENT ABANDONMENT NOTES:

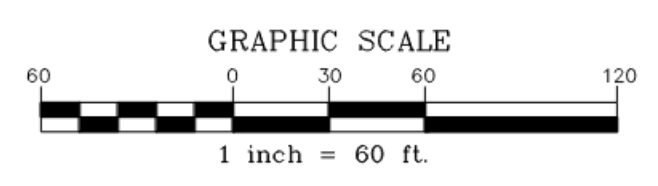
- 1. SUBMIT A WRITTEN REQUEST TO ABANDON SEWER EASEMENT FROM PROPERTY OWNER TO ROBERT MASSENGILL (PUBLIC UTILITIES DIRECTOR) IN C/O CESAR SANCHEZ (DEVELOPMENT REVIEW MANAGER).
- 2. A PLAT MUST BE RECORDED SHOWING THE EASEMENT PORTIONS TO BE ABANDONED WITH A NOTE STATING "EXISTING 30' CITY OF RALEIGH SANITARY SEWER EASEMENT INTENDED TO BE DISPOSED OF BY A FUTURE INSTRUMENT (I.E. NON-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
- STORM DRAIN PIPE
- OU— OVERHEAD UTILITY LINES
- W— WATER LINE
- SS— SANITARY SEWER LINE
- T— TELEPHONE LINE
- G— GAS LINE
- UE— UNDERGROUND ELECTRIC



KEY MAP NTS



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

THE JOHN R. MCADAMS COMPANY, INC.
2805 Meridian Parkway
Durham, North Carolina 27713
Durham, North Carolina 27713
(800) 753-5646 • McAdamsCo.com



MCADAMS

REVISIONS:

▲	2022-07-21	1ST COR PSP COMMENTS
▲	2022-09-15	2ND COR PSP COMMENTS
▲	2024-01-05	3RD COR PSP COMMENTS
▲	2024-05-08	4TH COR PSP COMMENTS
▲	2024-06-31	5TH COR PSP COMMENTS
▲	2024-08-07	6TH COR PSP COMMENTS

DEVELOPER:
NHE MASTER DEVELOPER, LLC
C/O KANE REALTY 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
FILENAME: KAN22008-SUB-DM1
CHECKED BY: ARP
DRAWN BY: LLH
SCALE: 1"=60'
DATE: 09-20-2017
SHEET NO. C1.05



M:\Projects\KAN\22008\04-Production\Engineering\Civil Drawings\Current Drawings\KAN22008-Subdivision-OAS1.dwg, 8/7/2024, 5:11:00 PM, Jossam Shearer

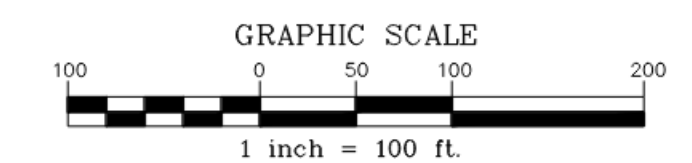


TRACT	ACREAGE	MAX. HEIGHT (IN FEET)	MAXIMUM HEIGHT AND USE CHART																	
			RETAIL SF ALLOWED	CONSTRUCTED RETAIL SF	PROPOSED RETAIL SF	RESIDENTIAL DWELLING UNITS ALLOWED	CONSTRUCTED DWELLING UNITS	PROPOSED DWELLING UNITS	OFFICE SF ALLOWED	CONSTRUCTED OFFICE SF	PROPOSED OFFICE SF	LODGING UNITS ALLOWED	CONSTRUCTED LODGING UNITS	PROPOSED LODGING UNITS	CONGREGATE CARE UNITS ALLOWED	CONSTRUCTED CARE UNITS	PROPOSED CARE UNITS	CIVIC SF ALLOWED	PERMITTED CIVIC SF	PROPOSED CIVIC SF
Q	1.69	105	15,000	-	12,340	200 (75)*	22	39	-	-	-	225	-	-	-	-	-	-	-	-
R	4.16	165	I	50,000	-	1,660	500 (100)*	300	161	-	-	300	-	-	-	-	-	-	-	-
			II	25,000	-	-	500 (100)*	-	-	200,000	-	-	300	-	-	-	-	-	-	-
			III	-	-	-	500 (100)*	-	-	500,000	-	-	300	-	-	-	-	-	-	-
S	1.40	75	20,000	-	-	200 (50)*	-	-	-	-	-	-	200	-	-	-	20,000	-	-	
T	1.89	265	I	-	-	-	525	-	-	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	25,000	-	-	300 (75)*	-	-	-	-	-	-	250	-	-	-	-	-		
V	5.99	265	I	15,000	-	-	600	-	-	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

THE JOHN R. MCADAMS COMPANY, INC.
2805 Meridian Parkway
Durham, North Carolina 27713
Phone No.: 919-288-5646
Fax No.: 919-288-5646
www.mcadamsco.com



REVISIONS:

2022-07-21	1ST COR P&P COMMENTS
2022-09-12	2ND COR P&P COMMENTS
2024-01-05	3RD COR P&P COMMENTS
2024-02-08	4TH COR P&P COMMENTS
2024-05-31	5TH COR P&P COMMENTS
2024-08-07	6TH COR P&P COMMENTS

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

NORTH HILLS EAST
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA
OVERALL DEVELOPMENT TRACKING PLAN

PROJECT NO. KAN-22008
FILENAME: KAN22008-SUB-OAS1
CHECKED BY: ARP
DRAWN BY: LLH
SCALE: 1"=100'
DATE: 09-20-2017
SHEET NO. **C2.00**





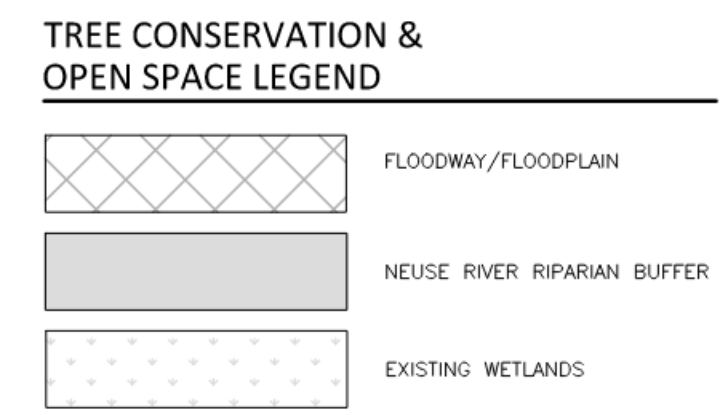
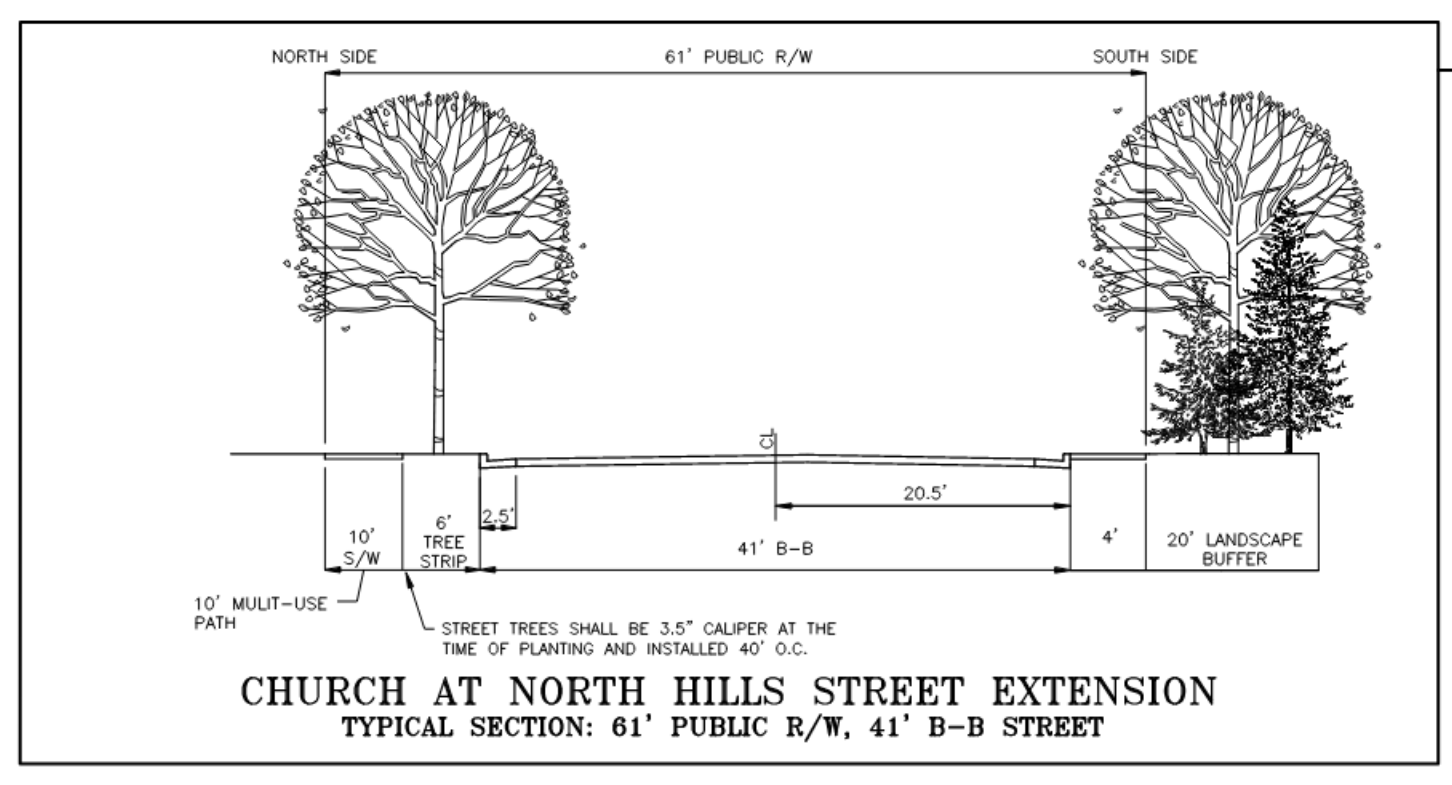
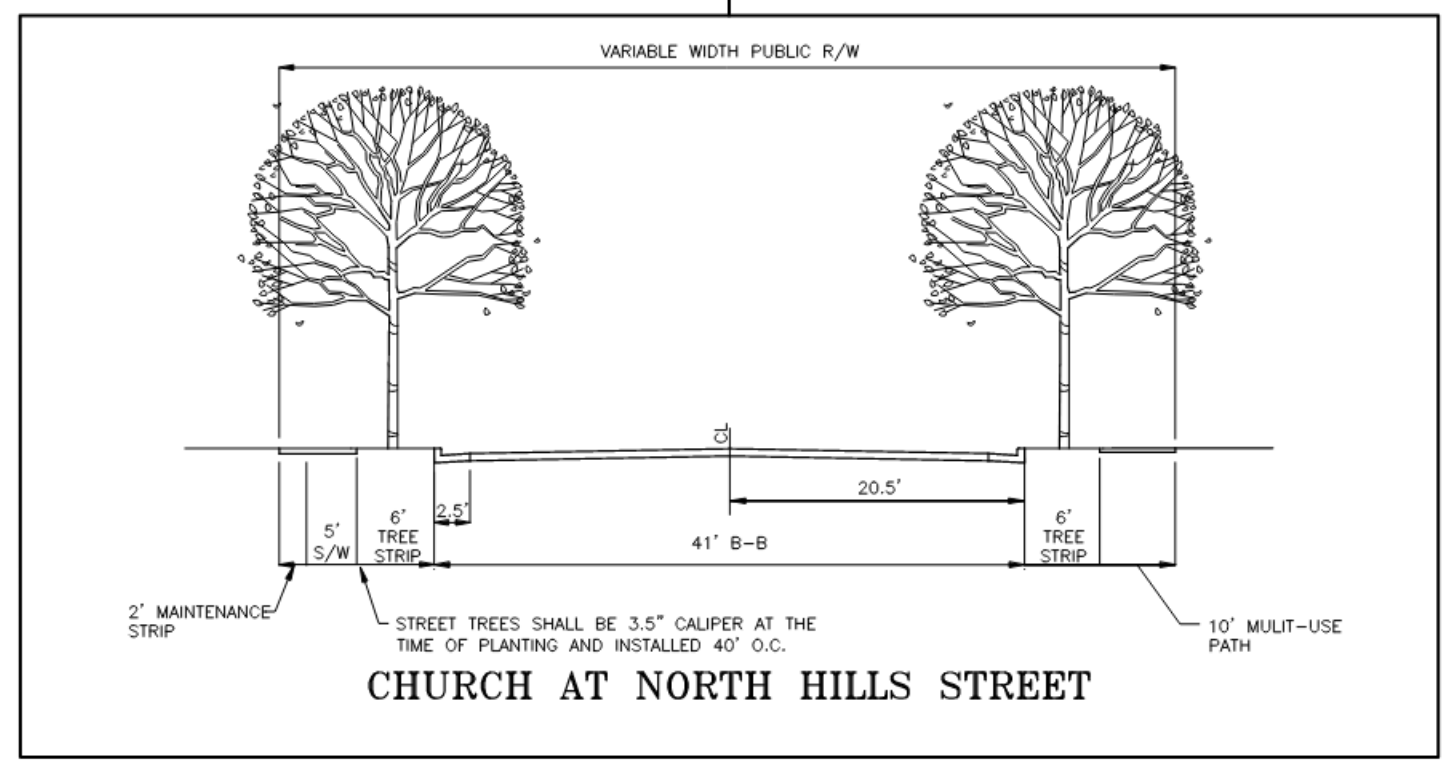
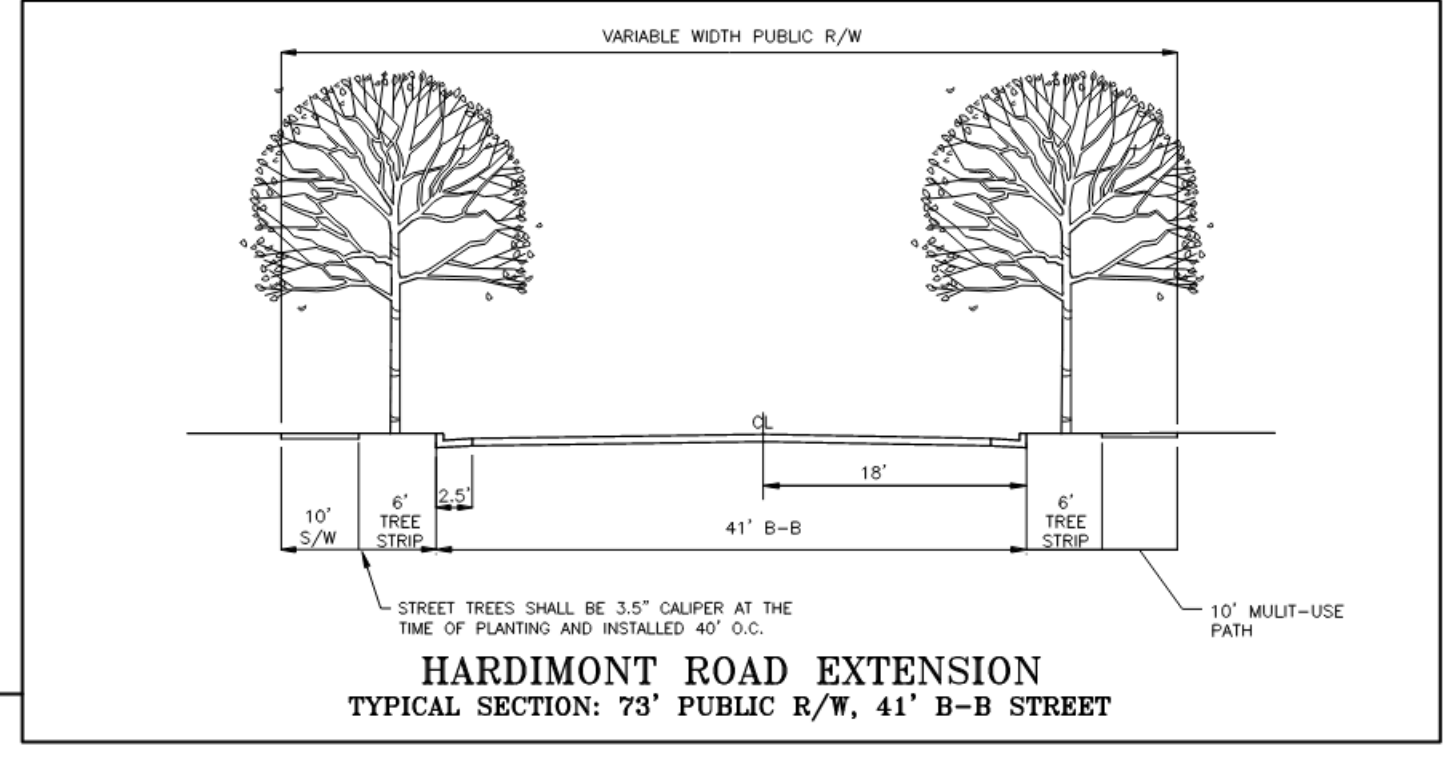
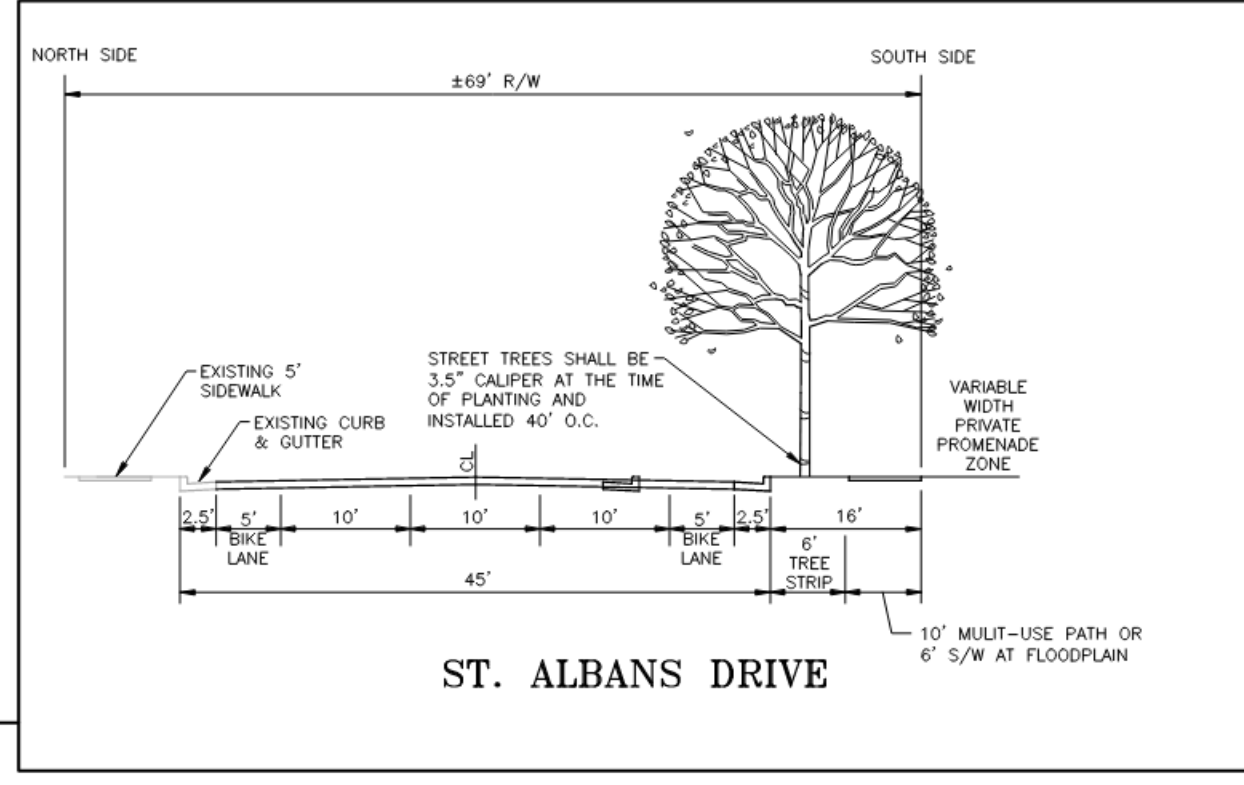
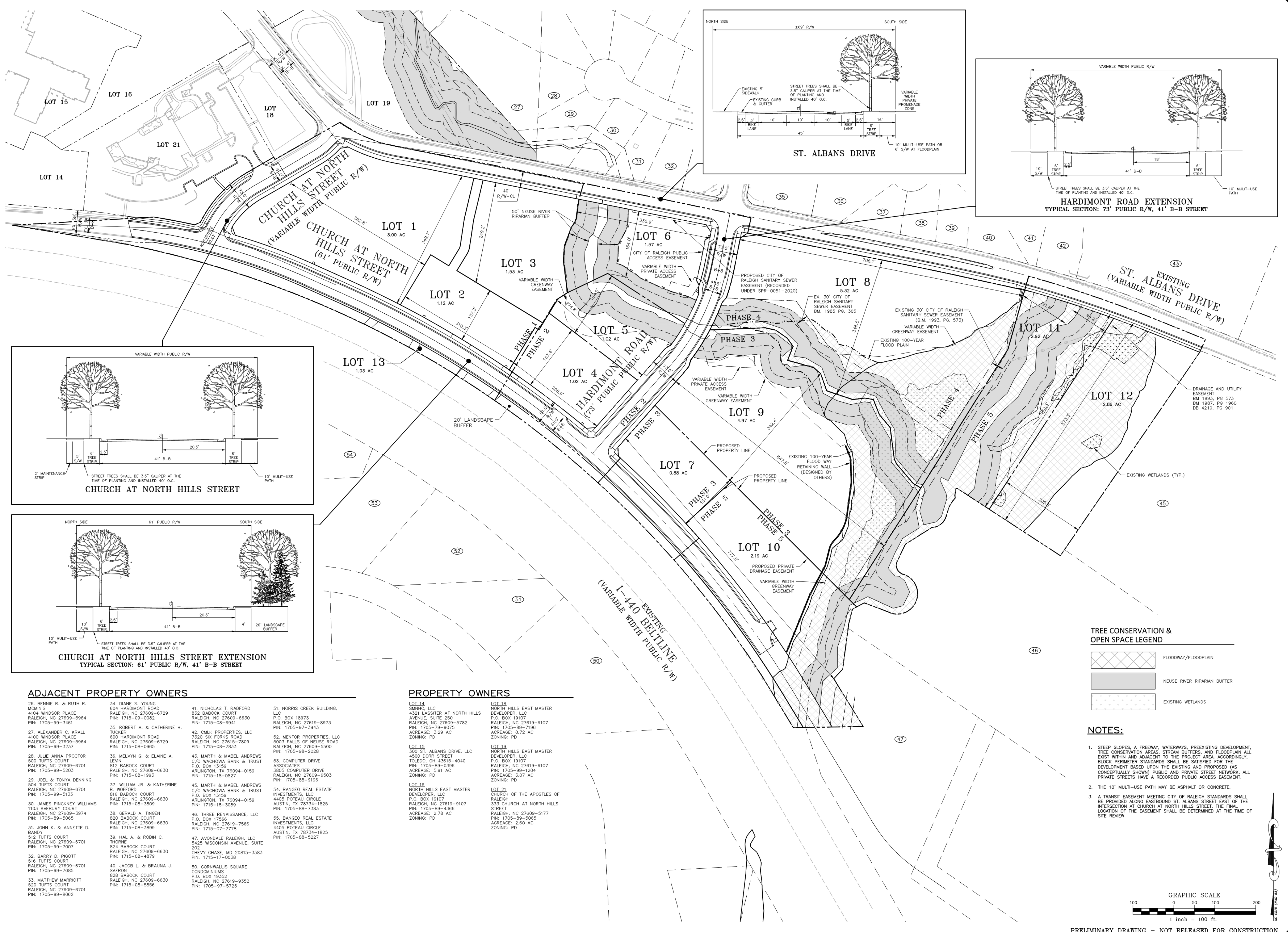
REVISIONS:

2024-07-21	1ST COR P&P COMMENTS
2024-06-11	2ND COR P&P COMMENTS
2024-05-05	3RD COR P&P COMMENTS
2024-04-08	4TH COR P&P COMMENTS
2024-03-31	5TH COR P&P COMMENTS
2024-02-07	6TH COR P&P COMMENTS

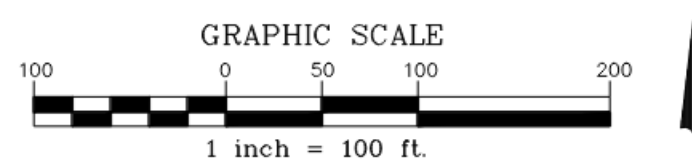
DEVELOPER:
 NHE MASTER DEVELOPER, LLC
 C/O KANE REALTY CORPORATION
 4321 LASSITER
 AT NORTH HILLS AVE, SUITE 250
 RALEIGH, NC 27609

NORTH HILLS EAST PRELIMINARY SUBDIVISION PLAN RALEIGH, NORTH CAROLINA

PROJECT NO. KAN-22008
 FILENAME: KAN22008-SUB-0A1
 CHECKED BY: ARP
 DRAWN BY: LLH
 SCALE: 1"=100'
 DATE: 09-20-2017
 SHEET NO. **C2.01**



- NOTES:**
- STEEP SLOPES, A FREEWAY, WATERWAYS, PREEXISTING DEVELOPMENT, TREE CONSERVATION AREAS, STREAM BUFFERS, AND FLOODPLAIN ALL EXIST WITHIN AND ADJACENT TO THE PROJECT AREA. ACCORDINGLY, BLOCK PERIMETER STANDARDS SHALL BE SATISFIED FOR THE DEVELOPMENT BASED UPON THE EXISTING AND PROPOSED (AS CONCEPTUALLY SHOWN) PUBLIC AND PRIVATE STREET NETWORK. ALL PRIVATE STREETS SHALL HAVE A RECORDED PUBLIC ACCESS EASEMENT.
 - THE 10' MULTI-USE PATH MAY BE ASPHALT OR CONCRETE.
 - A TRANSIT EASEMENT MEETING CITY OF RALEIGH STANDARDS SHALL BE PROVIDED ALONG EASTBOUND ST. ALBANS STREET, 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.



ADJACENT PROPERTY OWNERS

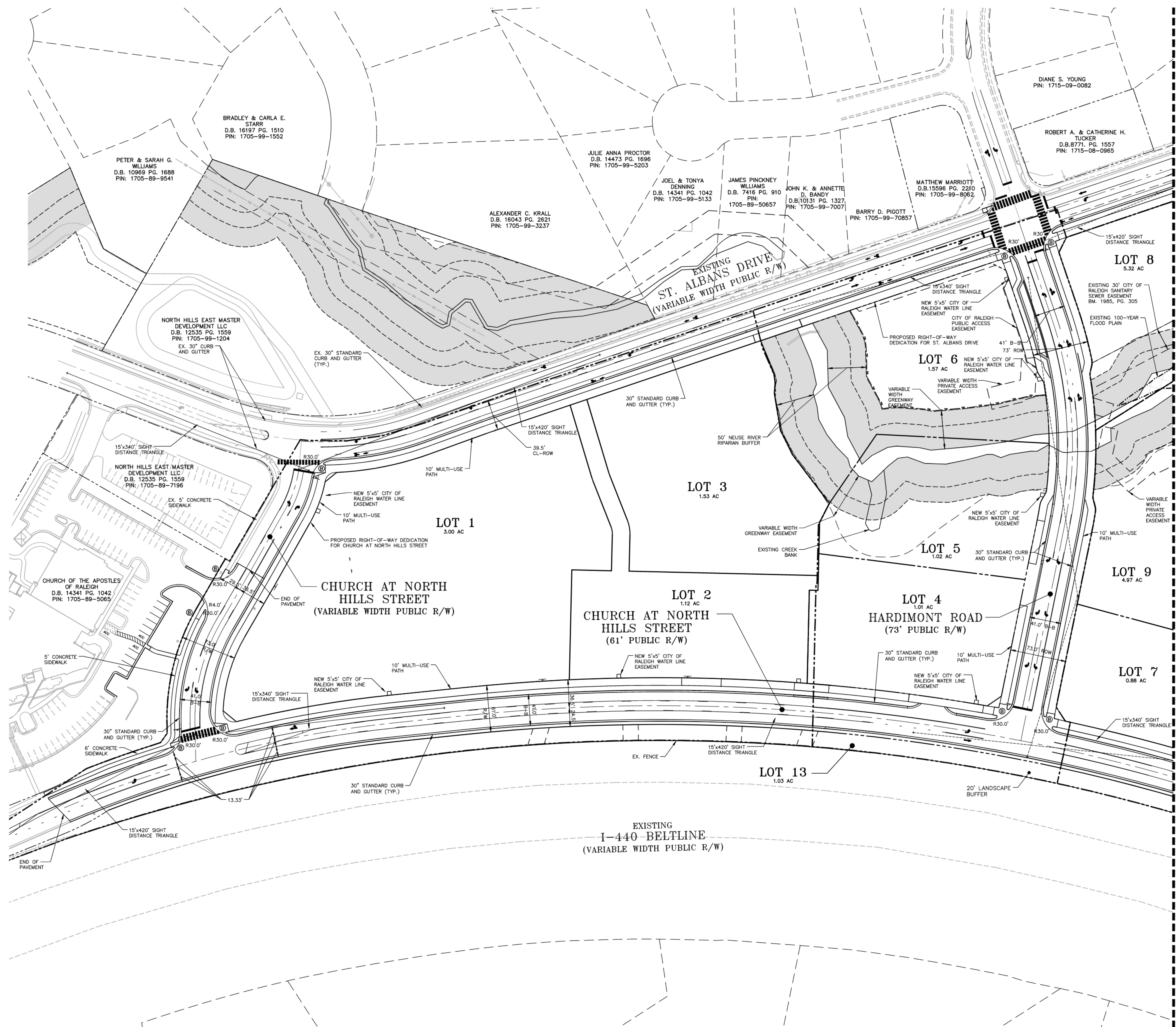
- | | | | |
|--|--|--|--|
| 26. BENNIE R. & RUTH R. MOMINIS
4104 WINDSOR PLACE
RALEIGH, NC 27609-5964
PIN: 1705-99-3461 | 34. DIANE S. YOUNG
604 HARDMONT ROAD
RALEIGH, NC 27609-6729
PIN: 1715-09-0882 | 41. NICHOLAS T. RADFORD
832 BABCOCK COURT
RALEIGH, NC 27619-8973
PIN: 1715-08-6941 | 51. NORRIS CREEK BUILDING, LLC
P.O. BOX 18973
RALEIGH, NC 27619-8973
PIN: 1705-97-3943 |
| 27. ALEXANDER C. KRALL
4100 WINDSOR PLACE
RALEIGH, NC 27609-5964
PIN: 1705-99-3237 | 35. ROBERT A. & CATHERINE H. TUCKER
600 HARDMONT ROAD
RALEIGH, NC 27609-6729
PIN: 1715-08-0965 | 42. CMLK PROPERTIES, LLC
7320 SIX FORKS ROAD
RALEIGH, NC 27615-7809
PIN: 1715-08-7833 | 52. MENTOR PROPERTIES, LLC
5003 FALLS OF NEUSE ROAD
RALEIGH, NC 27609-5500
PIN: 1705-98-2028 |
| 28. JULIE ANNA PROCTOR
500 TUFTS COURT
RALEIGH, NC 27609-6701
PIN: 1705-99-5203 | 36. MELVYN G. & ELAINE A. LEVIN
812 BABCOCK COURT
RALEIGH, NC 27609-6630
PIN: 1715-08-1993 | 43. MARTH & MABEL ANDREWS C/O WACHOVIA BANK & TRUST
P.O. BOX 13159
ARLINGTON, TX 76094-0159
PIN: 1715-18-0827 | 53. COMPUTER DRIVE ASSOCIATES
3805 COMPUTER DRIVE
RALEIGH, NC 27609-6503
PIN: 1705-88-9196 |
| 29. JOEL & TONYA DENNING
504 TUFTS COURT
RALEIGH, NC 27609-6701
PIN: 1705-99-5133 | 37. WILLIAM JR. & KATHERINE B. WOFFORD
816 BABCOCK COURT
RALEIGH, NC 27609-6630
PIN: 1715-08-3809 | 44. MARTH & MABEL ANDREWS C/O WACHOVIA BANK & TRUST
P.O. BOX 13159
ARLINGTON, TX 76094-0159
PIN: 1715-18-3089 | 54. BANGEO REAL ESTATE INVESTMENTS, LLC
4405 POTEAU CIRCLE
AUSTIN, TX 78734-1825
PIN: 1705-88-7383 |
| 30. JAMES PINCKNEY WILLIAMS
1103 AVEBURY COURT
RALEIGH, NC 27609-3974
PIN: 1705-89-5065 | 38. GERALD A. TINGEN
820 BABCOCK COURT
RALEIGH, NC 27609-6630
PIN: 1715-08-3899 | 45. THREE RENAISSANCE, LLC
P.O. BOX 17566
RALEIGH, NC 27619-7566
PIN: 1715-07-7778 | 55. BANGEO REAL ESTATE INVESTMENTS, LLC
4405 POTEAU CIRCLE
AUSTIN, TX 78734-1825
PIN: 1705-88-5227 |
| 31. JOHN K. & ANNETTE D. BANDY
512 TUFTS COURT
RALEIGH, NC 27609-6701
PIN: 1705-99-7007 | 39. HAL A. & ROBIN C. THORNE
824 BABCOCK COURT
RALEIGH, NC 27609-6630
PIN: 1715-08-4879 | 46. AVONDALE RALEIGH, LLC
5425 WISCONSIN AVENUE, SUITE 202
CHEVY CHASE, MD 20815-3583
PIN: 1715-17-0038 | LOT 16
NORTH HILLS EAST MASTER DEVELOPER, LLC
P.O. BOX 19107
RALEIGH, NC 27619-9107
ACREAGE: 2.78 AC
ZONING: PD |
| 32. BARRY D. PIGOTT
516 TUFTS COURT
RALEIGH, NC 27609-6701
PIN: 1705-99-7085 | 40. JACOB L. & BRAUNA J. SAFRON
828 BABCOCK COURT
RALEIGH, NC 27609-6630
PIN: 1715-08-5856 | 47. CORNWALLIS SQUARE CONDOMINIUMS
P.O. BOX 19352
RALEIGH, NC 27619-9352
PIN: 1705-97-5725 | LOT 18
NORTH HILLS EAST MASTER DEVELOPER, LLC
P.O. BOX 19107
RALEIGH, NC 27619-9107
ACREAGE: 5.91 AC
ZONING: PD |
| 33. MATTHEW MARRIOTT
520 TUFTS COURT
RALEIGH, NC 27609-6701
PIN: 1705-99-6062 | | | LOT 21
CHURCH OF THE APOSTLES OF RALEIGH, NC 27609-5177
PIN: 1705-89-5065
ACREAGE: 2.60 AC
ZONING: PD |

PROPERTY OWNERS

- | | | | |
|---|---|--|---|
| LOT 14
SMNHC, LLC
4321 LASSITER AT NORTH HILLS AVENUE, SUITE 250
RALEIGH, NC 27619-8973
PIN: 1705-97-3943 | LOT 15
300 ST. ALBANS DRIVE, LLC
4500 DORR STREET
TOLEDO, OH 43615-4040
PIN: 1705-89-0398
ACREAGE: 5.91 AC
ZONING: PD | LOT 18
NORTH HILLS EAST MASTER DEVELOPER, LLC
P.O. BOX 19107
RALEIGH, NC 27619-9107
ACREAGE: 5.91 AC
ZONING: PD | LOT 21
CHURCH OF THE APOSTLES OF RALEIGH, NC 27609-5177
PIN: 1705-89-5065
ACREAGE: 2.60 AC
ZONING: PD |
|---|---|--|---|

M:\Projects\KAN\KAN22008\04-Production\Engineering\Civil Drawings\Current: Dominick\KAN22008-Subdivision-CAS2.dwg, 8/7/2024, 5:11:39 PM, Jackson, Shafer

M:\Projects\KAN\KAN22008\04-Production\Engineering\Civil Drawings\Current\Drawings\KAN22008-Subdivision-SI.dwg, 8/7/2024, 2:29:22 PM, Jackson, Sherer

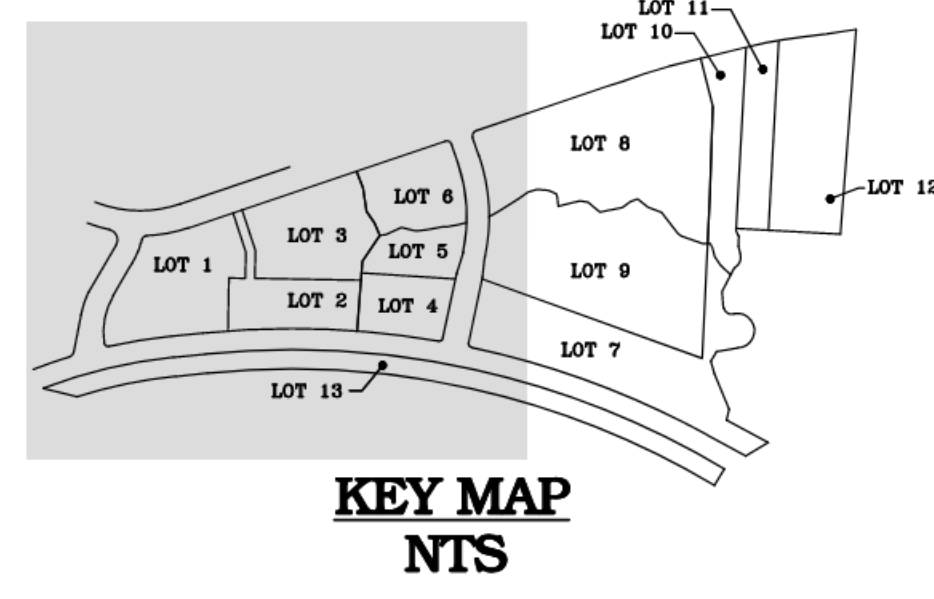


SITE LEGEND

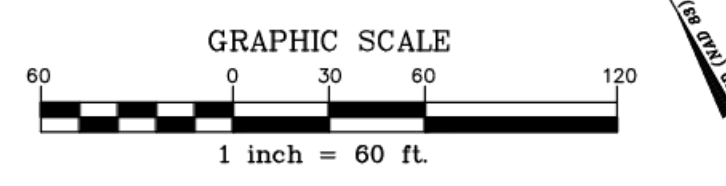
	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	HEAVY DUTY ASPHALT PAVEMENT

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

THE JOHN R. MCADAMS COMPANY, INC.
2805 Meridian Parkway
Durham, North Carolina 27713
Phone: 919-488-2888
Fax: 919-488-2888
www.mcadamsco.com



REVISIONS:

2024-07-21	1ST COR P&P COMMENTS
2024-06-17	2ND COR P&P COMMENTS
2024-01-05	3RD COR P&P COMMENTS
2024-01-05	4TH COR P&P COMMENTS
2024-05-31	5TH COR P&P COMMENTS
2024-06-07	6TH COR P&P COMMENTS

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

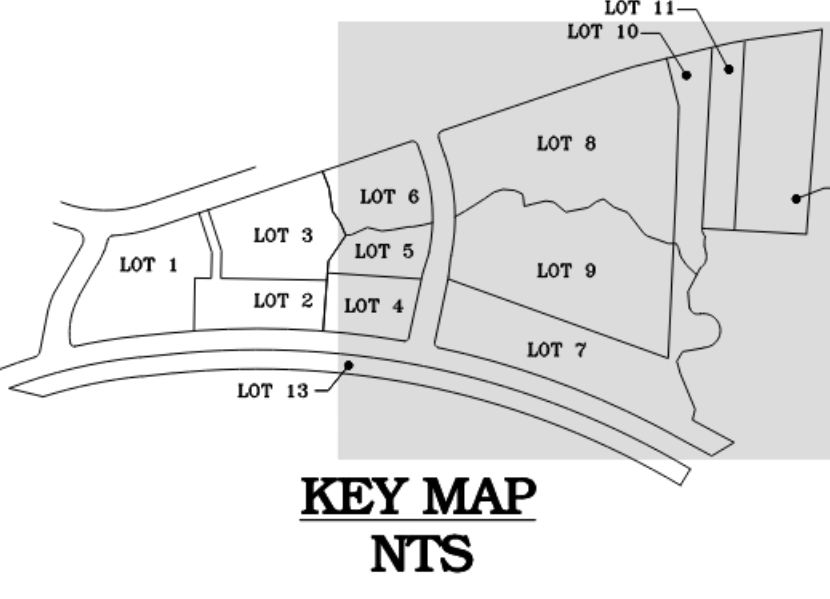
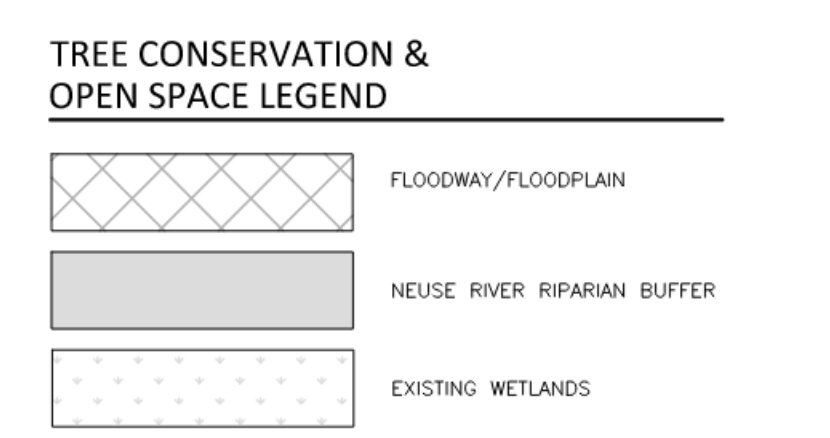
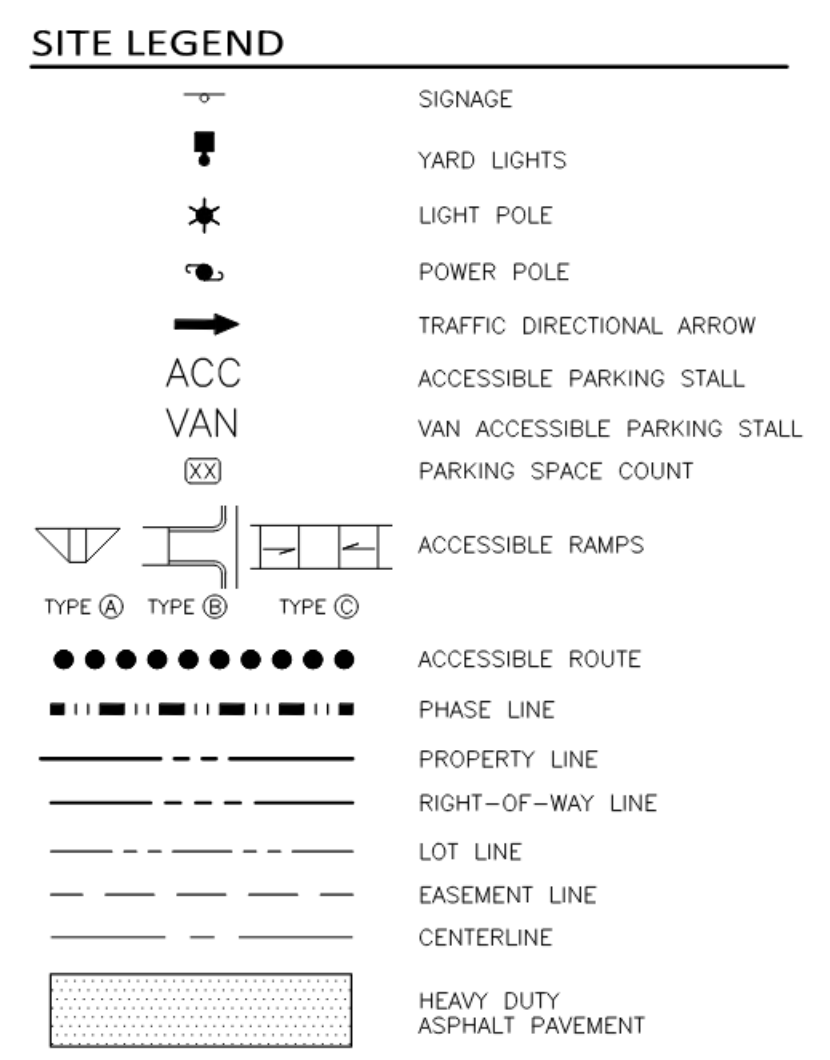
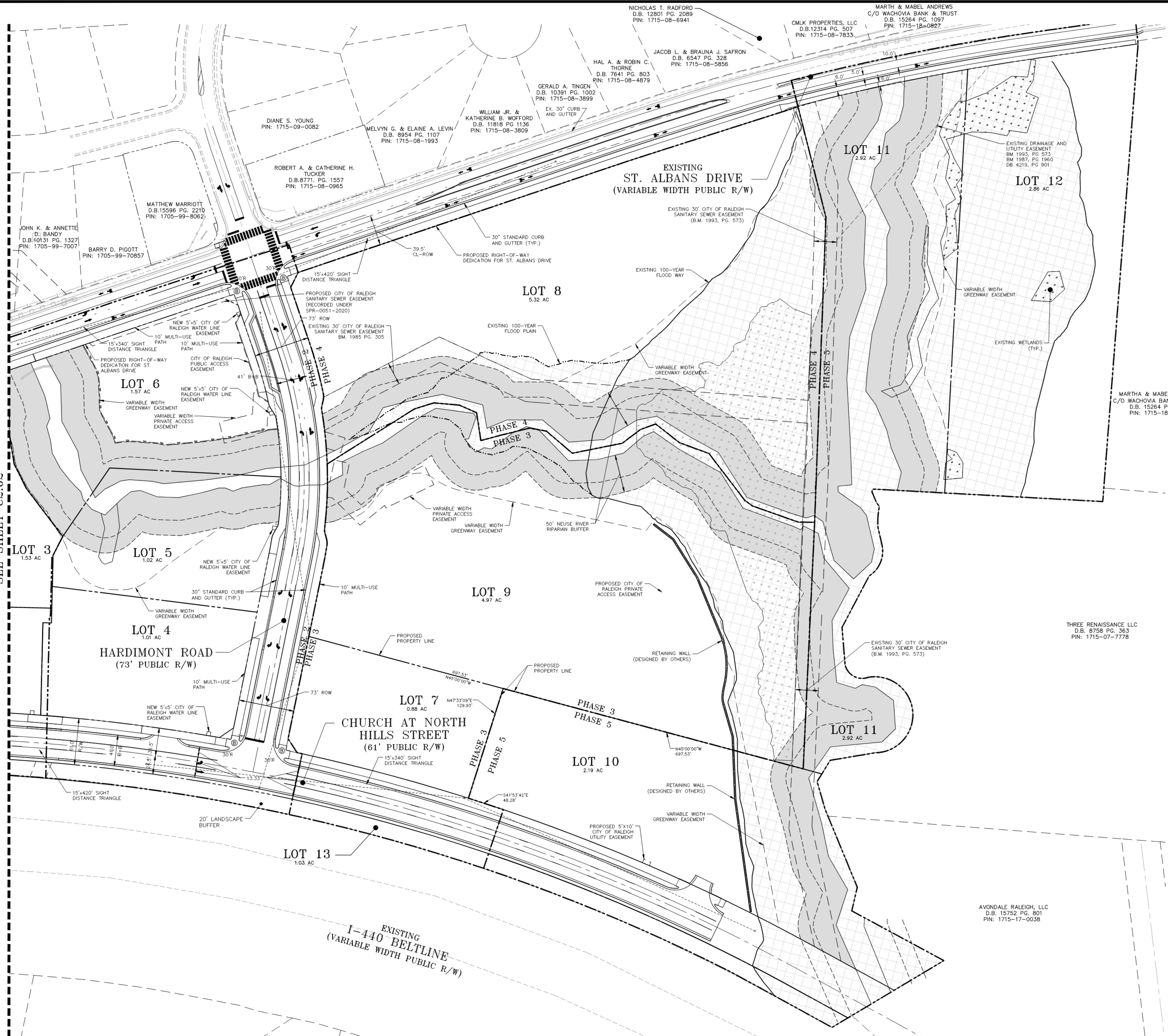
NORTH HILLS EAST
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA
SITE PLAN - AREA 'A'

PROJECT NO.	KAN-22008
FILENAME	KAN22008-SUB-SI
CHECKED BY:	ARP
DRAWN BY:	LLH
SCALE:	1"=60'
DATE:	09-20-2017
SHEET NO.	C2.02

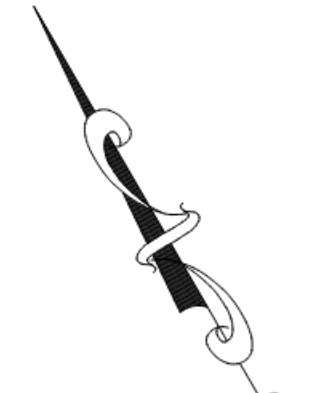
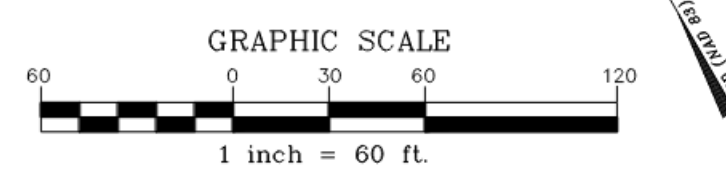


M:\Projects\KAN\KAN22008\04-Production\Engineering\Civil Drawings\Current Drawings\KAN22008-Subdivision-SI.dwg, 8/7/2024, 5:12:45 PM, J. Johnson, Sherzer

SEE SHEET C2.02



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



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

THE JOHN R. MCADAMS COMPANY, INC.
2805 Meridian Parkway
Durham, North Carolina 27713
Durham, North Carolina 27713
(800) 733-5646 - MacAdamsCo.com



REVISIONS table with columns for revision number, date, and description.

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

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

Project information table including PROJECT NO., FILENAME, CHECKED BY, DRAWN BY, SCALE, DATE, and SHEET NO.



STORM STRUCTURE TABLE

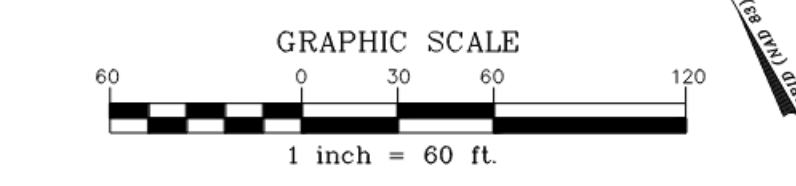
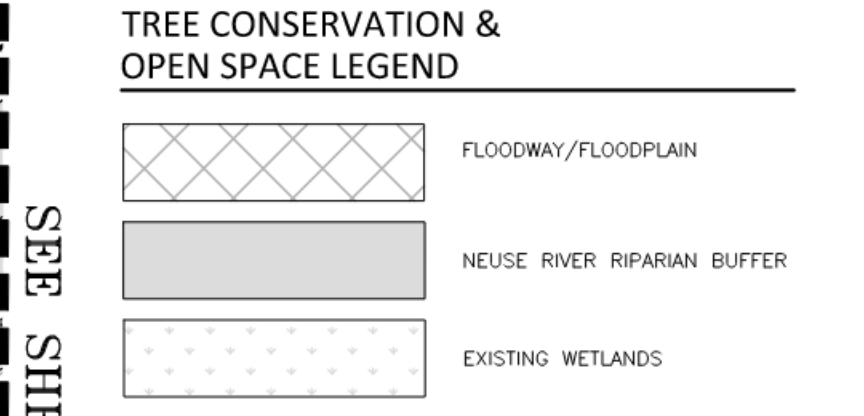
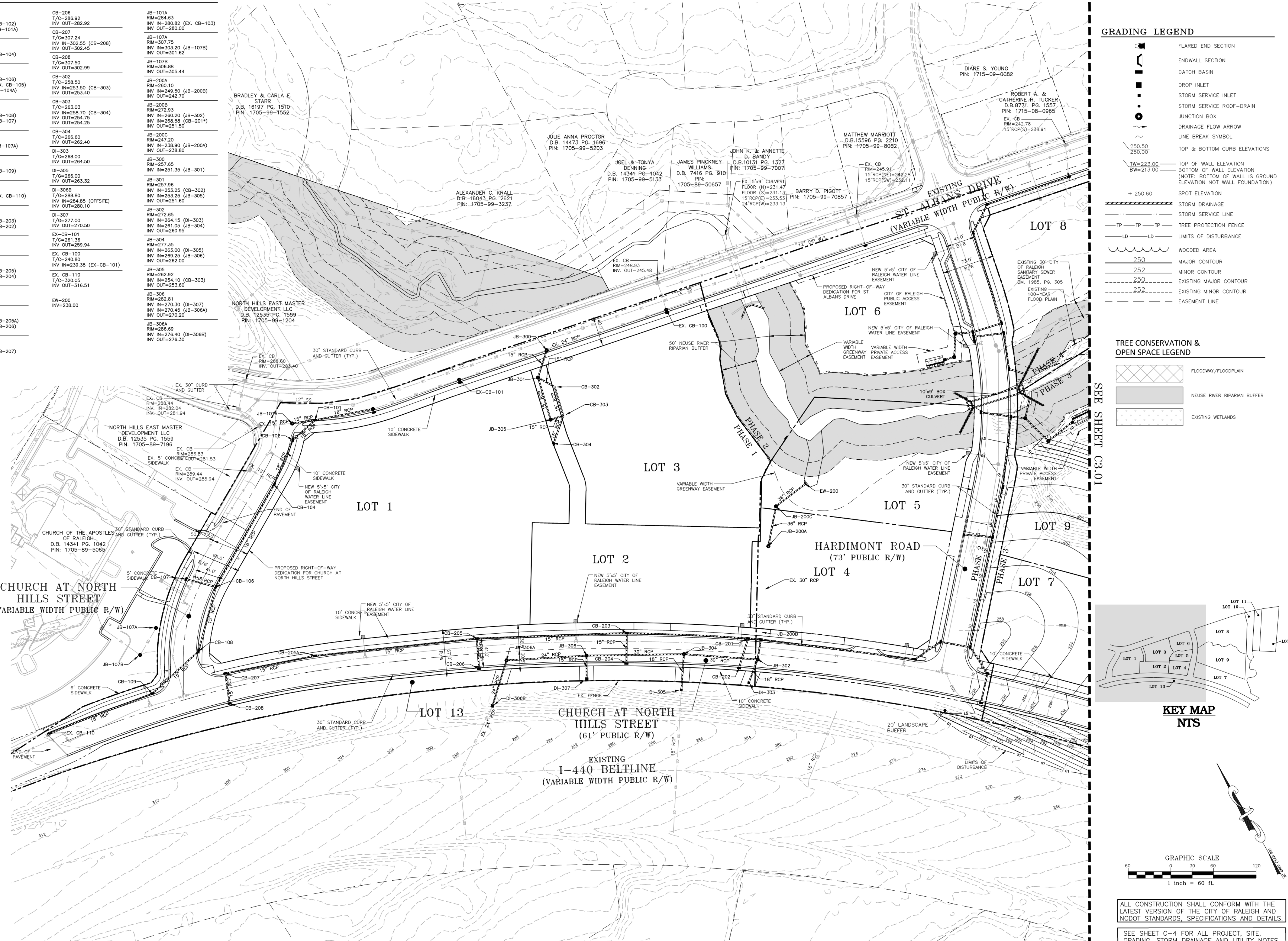
CB-101 T/C=282.50 INV IN=277.75 (CB-102) INV IN=277.75 (JB-101A) INV OUT=274.05	CB-206 T/C=286.92 INV IN=282.92	JB-101A RM=284.62 INV IN=280.83 (EX. CB-103) INV OUT=280.00
CB-102 T/C=285.45 INV IN=280.80 (CB-104) INV OUT=280.80	CB-207 T/C=307.24 INV IN=302.55 (CB-208) INV OUT=302.45	JB-107A RM=307.75 INV IN=303.20 (JB-107B) INV OUT=301.62
CB-104 T/C=288.50 INV IN=284.40 (CB-106) INV IN=285.50 (EX. CB-105) INV IN=284.40 (DI-104A) INV OUT=284.30	CB-208 T/C=307.50 INV IN=302.99	JB-107B RM=306.88 INV IN=305.44
CB-106 T/C=303.05 INV IN=299.00 (CB-108) INV IN=296.10 (CB-107) INV OUT=296.00	CB-302 T/C=258.50 INV IN=253.50 (CB-303) INV OUT=253.40	JB-200A RM=280.10 INV IN=249.50 (JB-200B) INV OUT=242.70
CB-107 T/C=303.73 INV IN=300.70 (JB-107A) INV OUT=296.56	CB-303 T/C=263.03 INV IN=260.20 (CB-304) INV OUT=254.25	JB-200B RM=272.93 INV IN=258.70 (JB-302) INV IN=268.58 (CB-201*) INV OUT=251.50
CB-108 T/C=309.26 INV IN=305.25 (CB-109) INV OUT=305.15	DI-303 T/G=268.00 INV IN=264.50	JB-200C RM=247.20 INV IN=238.90 (JB-200A) INV OUT=236.80
CB-109 T/C=313.95 INV IN=309.95 (EX. CB-110) INV OUT=306.15	DI-305 T/G=288.00 INV IN=284.85 (OFFSITE) INV OUT=280.10	JB-300 RM=257.65 INV IN=251.35 (JB-301)
CB-201 T/C=273.55 INV IN=269.55 (CB-203) INV IN=269.05 (CB-202) INV OUT=268.80	DI-306B T/G=288.00 INV IN=284.85 (OFFSITE) INV OUT=280.10	JB-301 RM=257.96 INV IN=253.25 (CB-302) INV IN=253.25 (JB-305) INV OUT=251.60
CB-202 T/C=273.99 INV IN=269.85	EX. CB-101 T/C=281.35 INV IN=279.94	JB-302 RM=272.65 INV IN=261.05 (DI-303) INV IN=261.05 (JB-304) INV OUT=260.95
CB-203 T/C=281.13 INV IN=276.05 (CB-205) INV IN=275.60 (CB-204) INV OUT=275.50	EX. CB-100 T/C=240.80 INV IN=239.38 (EX. CB-101)	JB-304 RM=277.35 INV IN=263.00 (DI-305) INV IN=269.25 (JB-306) INV OUT=262.00
CB-204 T/C=281.13 INV IN=276.05	EX. CB-110 T/C=320.05 INV IN=316.51	JB-305 RM=282.92 INV IN=276.40 (CB-303)
CB-205 T/C=286.92 INV IN=281.60 (CB-205A) INV IN=282.50 (CB-206) INV OUT=281.50	EW-200 INV IN=238.00	JB-306 RM=282.81 INV IN=270.30 (DI-307) INV IN=270.45 (JB-306A) INV OUT=270.20
CB-205A T/C=299.14 INV IN=293.90 (CB-207) INV OUT=293.80		JB-306A RM=286.69 INV IN=276.40 (DI-306B) INV OUT=276.30

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
- WOODED AREA
- MAJOR CONTOUR
- MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 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 NC DOT 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 R. MCADAMS COMPANY, INC.
2805 Meridian Parkway
Durham, North Carolina 27713
C-2288 288
(800) 733-5646 - MacAdamsCo.com



REVISIONS:

2024-07-21	1ST COR P&P COMMENTS
2024-07-11	2ND COR P&P COMMENTS
2024-07-05	3RD COR P&P COMMENTS
2024-06-28	4TH COR P&P COMMENTS
2024-06-21	5TH COR P&P COMMENTS
2024-06-07	6TH COR P&P COMMENTS

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

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

PROJECT NO. KAN-22008

FILENAME: KAN22008-SUB-G1

CHECKED BY: ARP

DRAWN BY: CGH

SCALE: 1"=60'

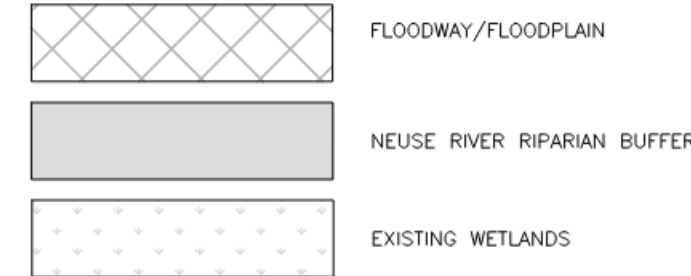
DATE: 09-20-2017

SHEET NO. C3.00

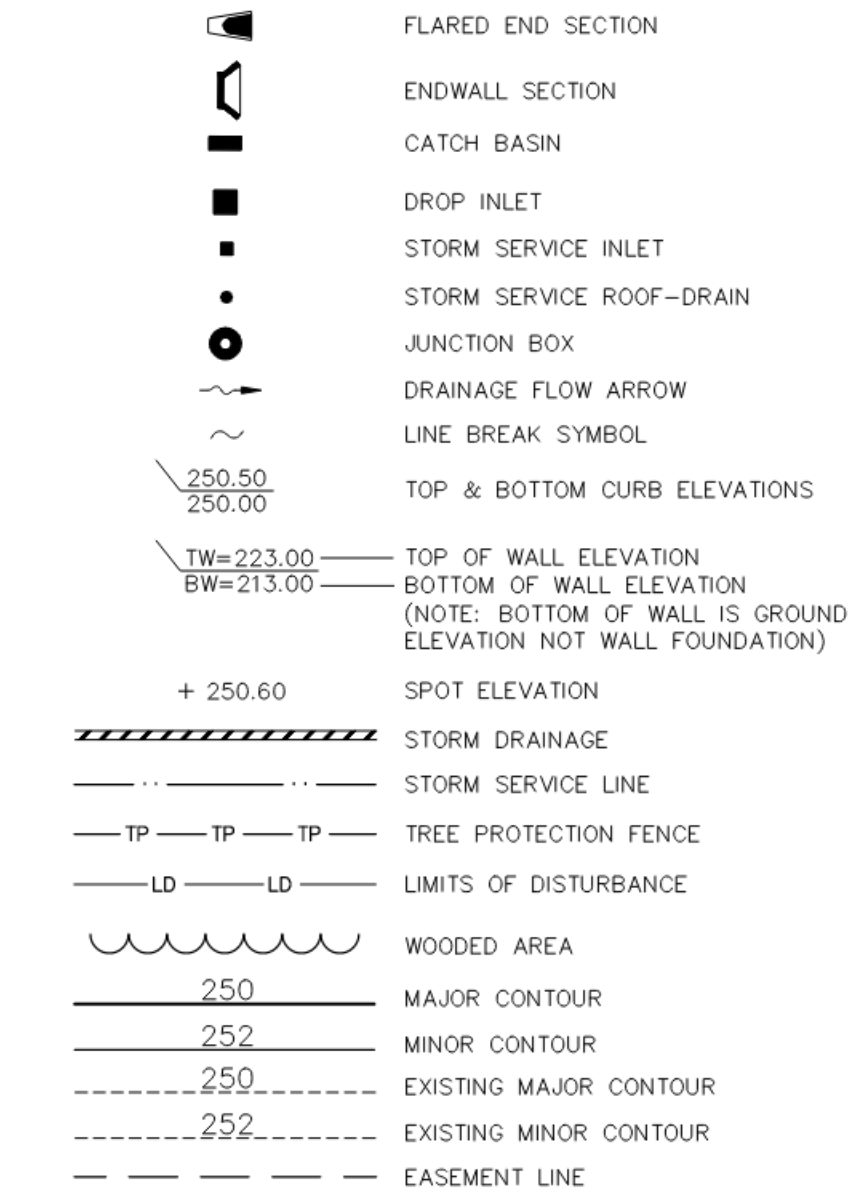


M:\Projects\KAN\KAN22008\04-Production\Engineering\Civil Drawings\Current Drawings\KAN22008-Subdivision-G1.dwg, 8/7/2024, 5:02:37 PM, Jackson, Sherer

TREE CONSERVATION & OPEN SPACE LEGEND

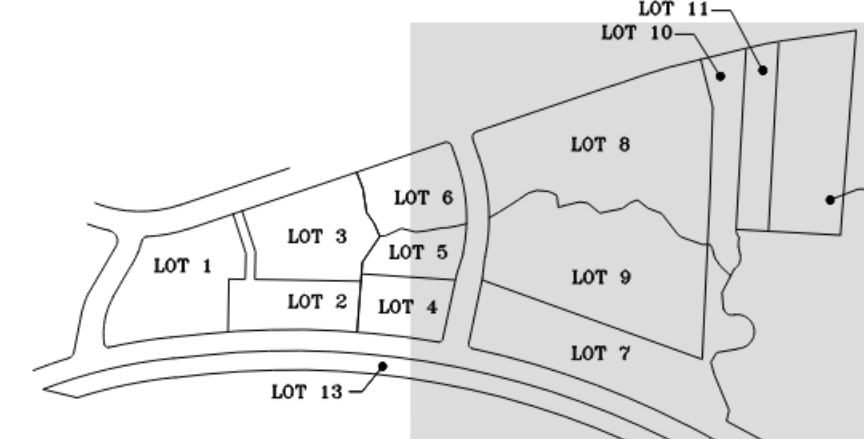


GRADING LEGEND

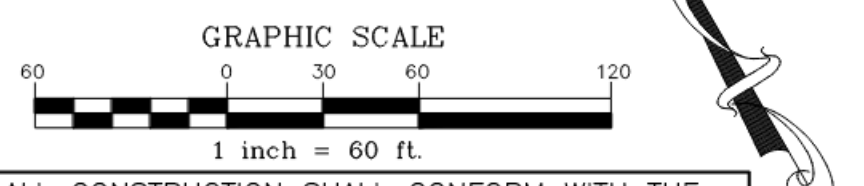


STORM STRUCTURE TABLE

CB-101 T/C=244.20 INV IN=231.20 (CB-103) INV IN=233.35 (CB-102) INV OUT=231.20	CB-102 T/C=244.05 INV IN=233.78	CB-103 T/C=247.73 INV IN=236.90 (CB-104) INV OUT=236.80	CB-104 T/C=240.38 INV OUT=236.75	CB-104 T/C=251.54 INV IN=237.70 (CB-106) INV IN=237.70 (CB-105) INV OUT=237.60	CB-105 T/C=251.79 INV IN=238.10 (JB-105A) INV OUT=238.00	CB-106 T/C=259.53 INV IN=253.30 (CB-109) INV IN=253.01 (CB-107) INV OUT=252.05	CB-107 T/C=258.18 INV IN=253.58 (CB-108) INV OUT=253.48	CB-108 T/C=258.31 INV OUT=254.00	CB-109 T/C=259.50 INV IN=253.90 (CB-110) INV OUT=253.80	CB-110 T/C=262.92 INV IN=254.62 (CB-111) INV OUT=254.52	CB-111 T/C=272.76 INV IN=268.40 (EX. CB-112) INV IN=257.14 (EX. JB-113) INV OUT=256.90	CB-201 T/C=243.14 INV IN=230.81 (CB-202) INV OUT=230.71	CB-202 T/C=242.86 INV IN=231.71 (CB-203) INV OUT=231.61	CB-203 T/C=242.86 INV IN=233.60 (CB-204) INV IN=232.23 (JB-205B) INV OUT=232.13	CB-204 T/C=242.86 INV IN=233.66	CB-205 T/C=244.24 INV IN=236.60 (CB-206) INV OUT=236.50	CB-205A T/C=242.92 INV IN=235.16 (CB-205) INV OUT=235.06	CB-206 T/C=244.67 INV IN=237.14 (CB-207) INV OUT=237.04	CB-207 T/C=242.95 INV IN=238.45 (EX. CB-208) INV OUT=238.35	EX. JB-301 RM=246.03 INV IN=241.19 (EX. CB-302) INV OUT=240.93	FES-100C RM=231.15 INV IN=230.90 (JB-100B)	FES-205C ???=233.84 INV IN=230.90 (JB-205D)	JB-100A RM=243.00 INV IN=229.80 (CB-101) INV OUT=229.70	JB-100B RM=236.00 INV IN=228.40 (JB-100A) INV OUT=228.31	JB-102 T/C=229.00 INV IN=225.76 (JB-103) INV OUT=225.70	JB-103 RM=238.59 INV IN=236.65 (CB-104) INV OUT=236.53	JB-205B RM=242.86 INV IN=234.63 (CB-205A) INV IN=234.63 (CB-205C) INV OUT=232.30 INV OUT=232.30	JB-205C RM=234.89 INV IN=231.54 (JB-205B) INV OUT=231.45	JB-205D RM=237.50 INV IN=231.12 (JB-205C) INV OUT=231.02
--	---------------------------------------	--	--	--	---	--	--	--	--	--	--	--	--	---	---------------------------------------	--	---	--	--	---	--	---	--	---	--	---	--	---	---



KEY MAP NTS



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

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

SEE SHEET C3.00



Impervious Area Allocation				
Lot #	Lot 7	Lot 9	Lot 10	Lot 11
Impervious Amount:	0.88 AC	2.64 AC	1.66 AC	0.00 AC

M:\Projects\KAN\22008\04-Production\Engineering\Civil Drawings\Current Drawings\KAN22008-Subdivision-01.dwg, 8/7/2024, 5:02:13 PM, Jasson Sherer

THE JOHN R. MCADAMS COMPANY, INC.
2805 Meridian Parkway
Durham, North Carolina 27713
Durham, North Carolina 27713
(800) 753-5646 - MacAdamsCo.com



REVISIONS:

2024-07-21	1ST COR P&P COMMENTS
2024-09-11	2ND COR P&P COMMENTS
2024-01-05	3RD COR P&P COMMENTS
2024-01-05	4TH COR P&P COMMENTS
2024-05-01	5TH COR P&P COMMENTS
2024-09-07	6TH COR P&P COMMENTS

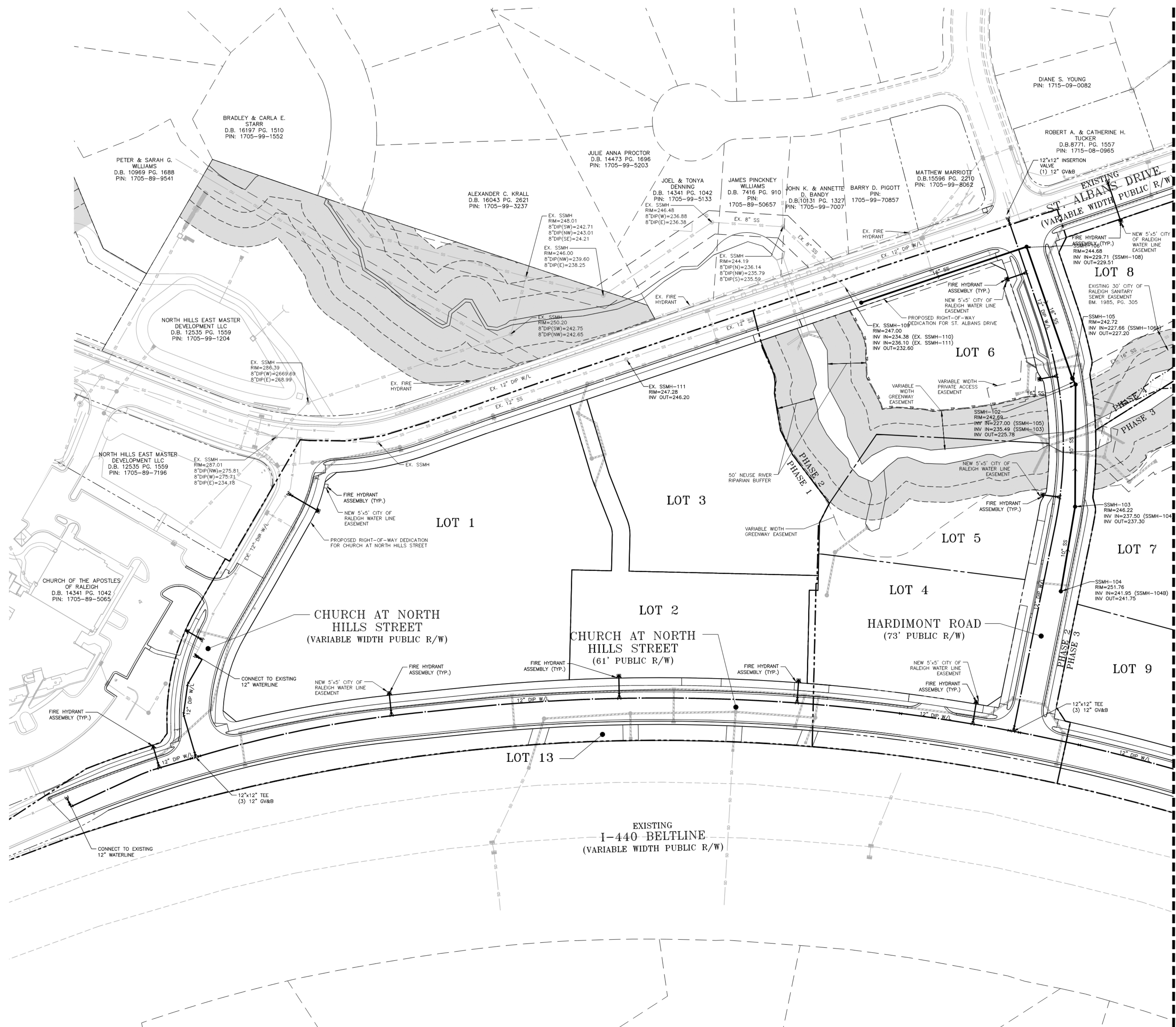
DEVELOPER:
NHE MASTER DEVELOPER, LLC
C/O KANE REALTY CORPORATION
4321 LASSITER
AT NORTH HILLS AVE, SUITE 250
RALEIGH, NC 27609

**NORTH HILLS EAST
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA
GRADING PLAN - AREA "B"**

PROJECT NO: KAN-22008
FILENAME: KAN22008-Subdivision-01
CHECKED BY: ARP
DRAWN BY: CGH
SCALE: 1"=60'
DATE: 09-20-2017
SHEET NO: **C3.01**



M:\Projects\KAN\KAN22008\04-Production\Engineering\Civil Drawings\Current Drawings\KAN22008-Subdivision-UI.dwg, 8/7/2024, 5:05:54 PM, Jackson, Sherzer



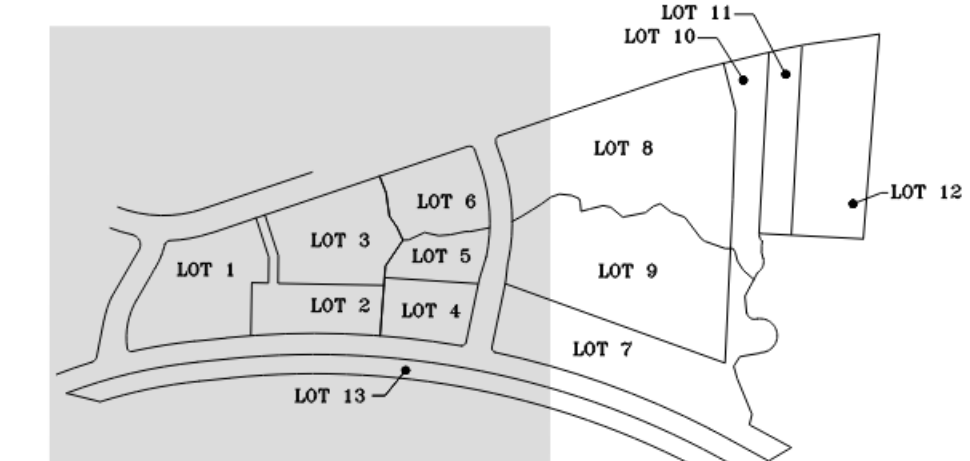
UTILITY LEGEND

	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

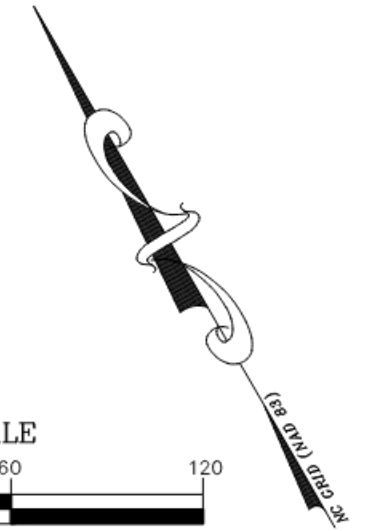
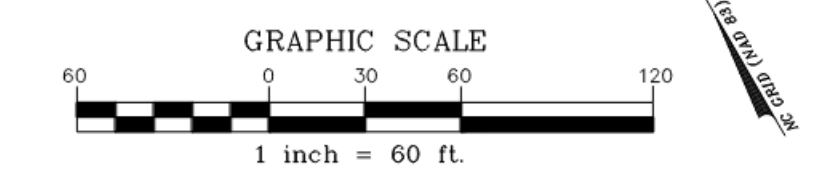
TREE CONSERVATION & OPEN SPACE LEGEND

	FLOODWAY/FLOODPLAIN
	NEUSE RIVER RIPARIAN BUFFER
	EXISTING WETLANDS

SEE SHEET C-9



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



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

THE JOHN R. MCADAMS COMPANY, INC.
2805 Meridian Parkway
Durham, North Carolina 27713
Phone No.: C-2288
(800) 733-5646 - MacAdamsCo.com



REVISIONS:

2024-07-21	1ST COR P&P COMMENTS
2024-09-12	2ND COR P&P COMMENTS
2024-11-05	3RD COR P&P COMMENTS
2024-12-08	4TH COR P&P COMMENTS
2024-05-31	5TH COR P&P COMMENTS
2024-09-07	6TH COR P&P COMMENTS

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

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

PROJECT NO. KAN-22008
FILENAME: KAN22008-Subdivision-UI
CHECKED BY: ARP
DRAWN BY: CGH
SCALE: 1"=60'
DATE: 09-20-2017
SHEET NO. **C4.00**



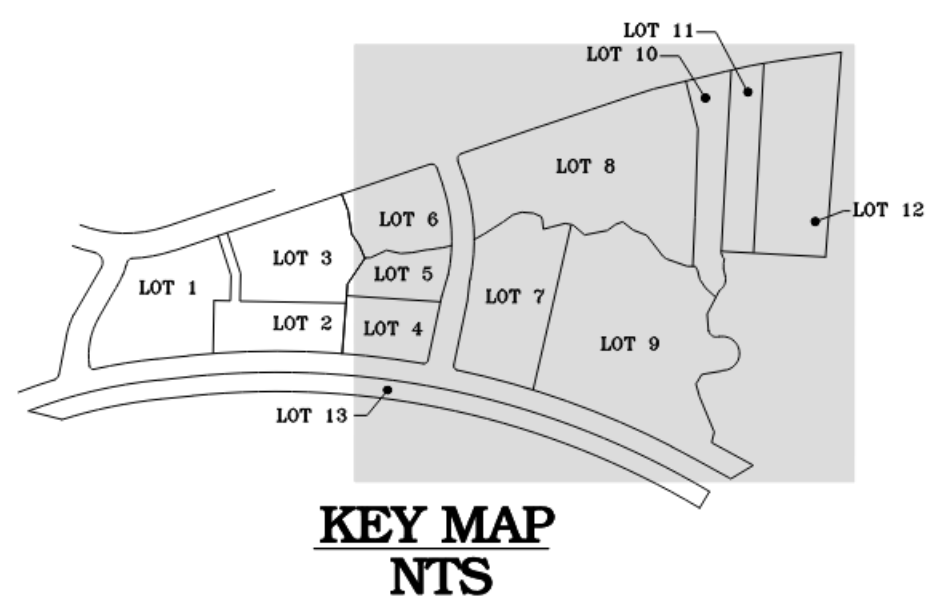
M:\Projects\KAN\KAN22008\04-Production\Engineering\Chil Drawings\Current Drawings\KAN22008-Subdivision-U1.dwg, 8/7/2024, 5:05:28 PM, Jackson Sherer

SEE SHEET C-8

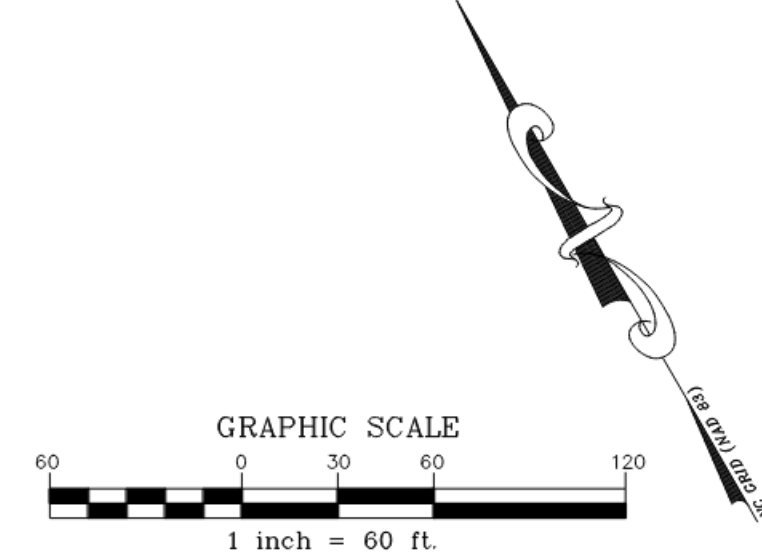


- UTILITY LEGEND**
- FIRE HYDRANT ASSEMBLY
 - FIRE DEPARTMENT CONNECTION (FDC)
 - WATER METER
 - WATER VALVE
 - POST INDICATOR VALVE
 - VALVE IN MANHOLE
 - METER & VAULT
 - BACKFLOW PREVENTER
 - REDUCER
 - PLUG
 - BLOW-OFF ASSEMBLY
 - SANITARY SEWER MANHOLE
 - SEWER CLEAN-OUT
 - GREASE TRAP
 - SEWER 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

THE JOHN R. MCADAMS COMPANY, INC.
 2805 Meridian Parkway
 Durham, North Carolina 27713
 (800) 733-5646 • McAdamsCo.com



REVISIONS:

2024-07-21	1ST COR P&P COMMENTS
2024-09-11	2ND COR P&P COMMENTS
2024-01-05	3RD COR P&P COMMENTS
2024-01-05	4TH COR P&P COMMENTS
2024-05-31	5TH COR P&P COMMENTS
2024-09-07	6TH COR P&P COMMENTS

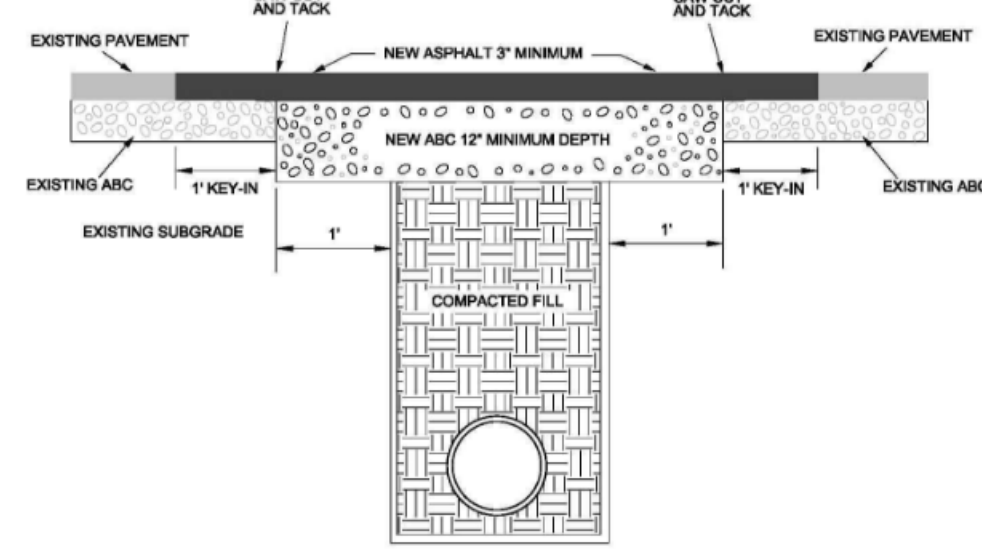
DEVELOPER:
 NHE MASTER DEVELOPER, LLC
 C/O KANE REALTY CORPORATION
 4321 LASSITER
 AT NORTH HILLS AVE, SUITE 250
 RALEIGH, NC 27609

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

PROJECT NO.	KAN-22008
FILENAME	KAN22008-SUB-U1
CHECKED BY:	ARP
DRAWN BY:	LLH
SCALE:	1"=60'
DATE:	09-20-2017
SHEET NO.	C4.01

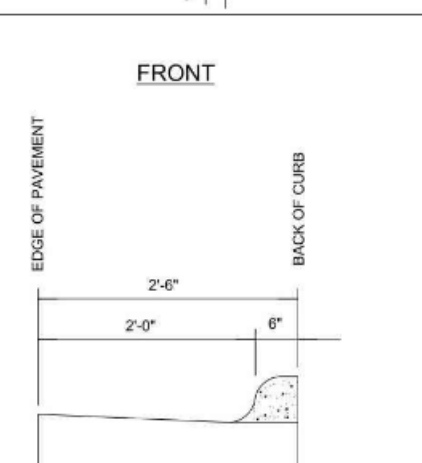
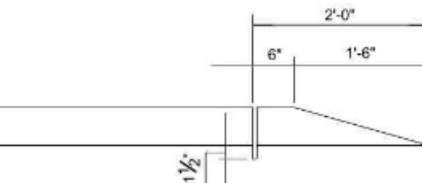
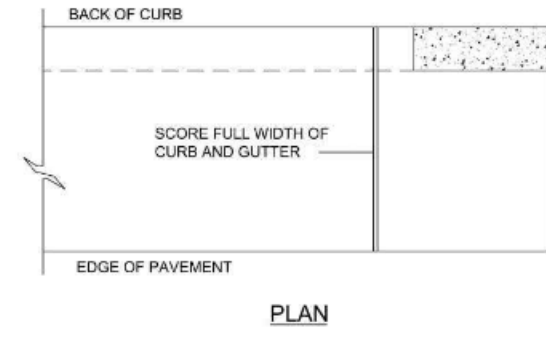


ASPHALT PAVEMENT PATCH

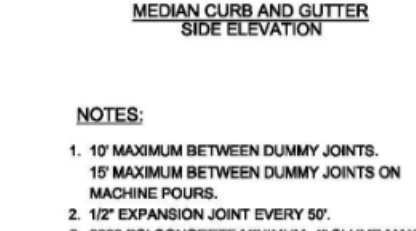
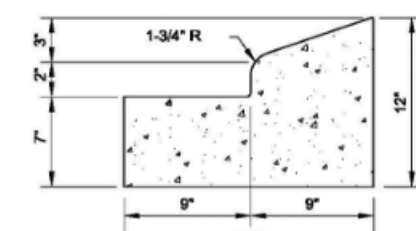
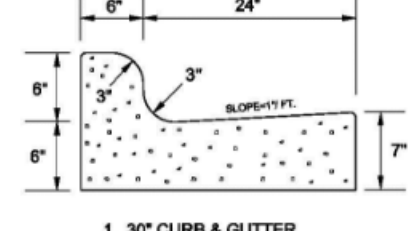
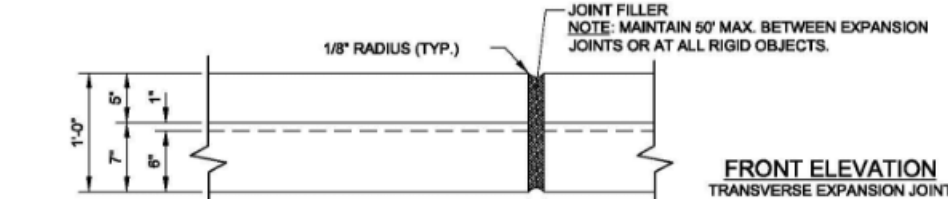


- NOTES:
1. THE PAVEMENT EDGE SHALL BE DEFINED BY A STRAIGHT EDGE FORMED BY A MACHINED SAW CUT.
 2. THE TRENCH SUBGRADE MATERIAL SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO A DENSITY OF AT LEAST 98% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH ASTM D 1557 AS MODIFIED BY NCOT.
 3. THE FINAL 1" OF FILL SHALL CONSIST OF ABC MATERIAL, COMPACTED TO A DENSITY EQUAL TO 100% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH ASTM D 1557 AS MODIFIED BY NCOT. RETAINAGE SAND OR BINDER MAY BE SUBSTITUTED IF APPROVED BY CITY OF RALEIGH ENGINEER.
 4. THE ENTIRE THICKNESS/VERTICAL EDGE OF THE CUT SHALL BE TACKED.
 5. THE SAME DEPTH OF PAVEMENT MATERIAL WHICH EXISTS SHALL BE REINSTALLED, BUT IN NO CASE SHALL THE ASPHALT BE LESS THAN 1" THICK.
 6. THE ASPHALT PAVEMENT SHALL BE INSTALLED AND COMPACTED THOROUGHLY AND ROLLED WITH A SMOOTH DRUM ROLLER TO ACHIEVE A SMOOTH LEVEL PATCH.

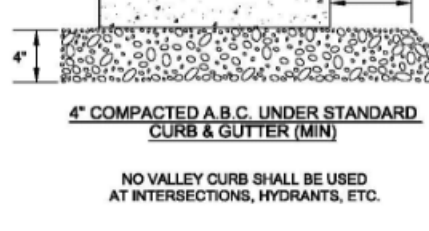
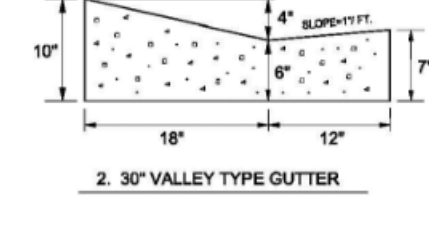
CITY OF RALEIGH PUBLIC WORKS DEPARTMENT		
REVISIONS	DATE BY	NOT TO SCALE
ASPHALT PAVEMENT PATCH		
T-10.05		



CITY OF RALEIGH PUBLIC WORKS DEPARTMENT		
REVISIONS	DATE BY	NOT TO SCALE
STANDARD METHOD OF ENDING CURB AND GUTTER		
T-10.25		

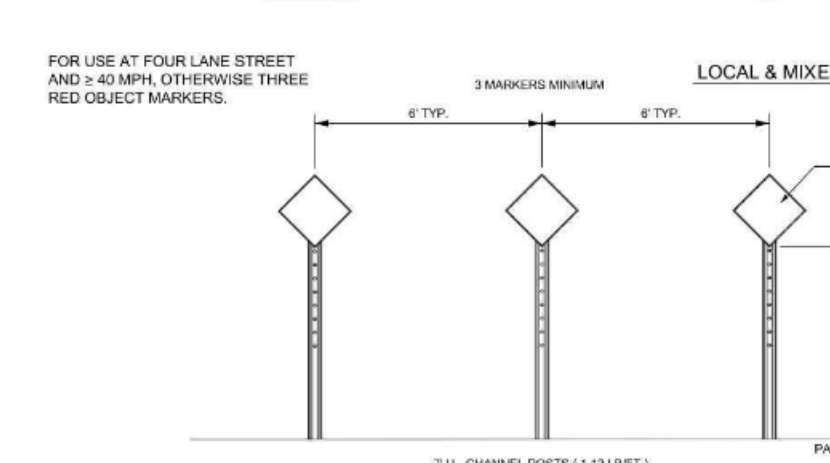
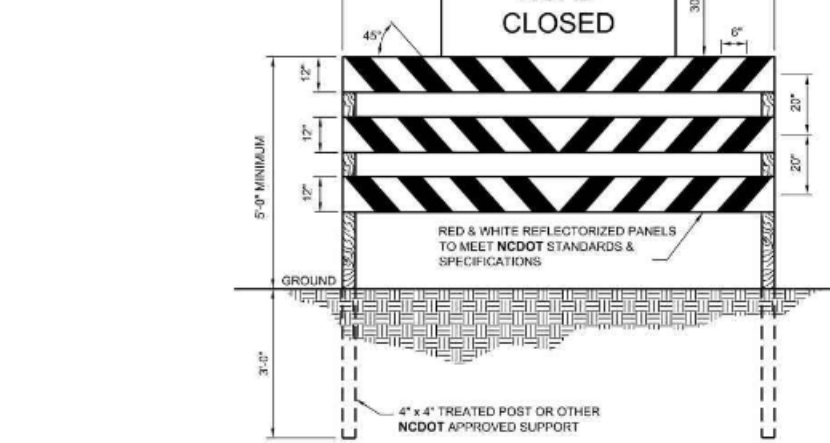
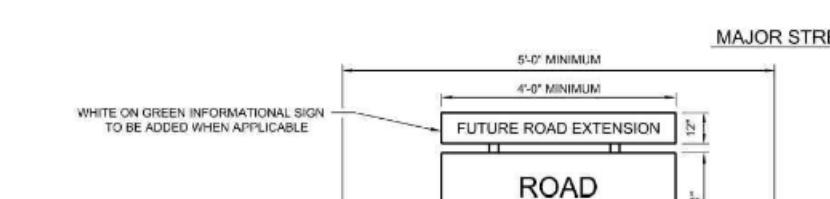


CITY OF RALEIGH PUBLIC WORKS DEPARTMENT		
REVISIONS	DATE BY	NOT TO SCALE
STANDARD METHOD OF ENDING CURB AND GUTTER		
T-10.26.1		

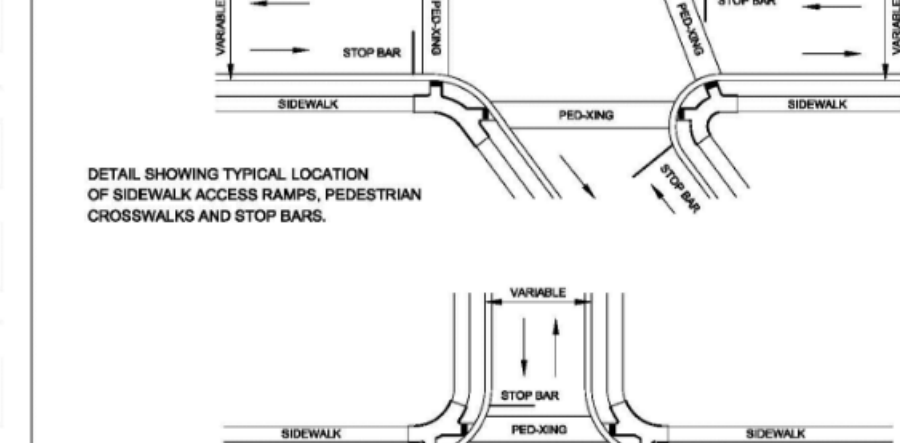
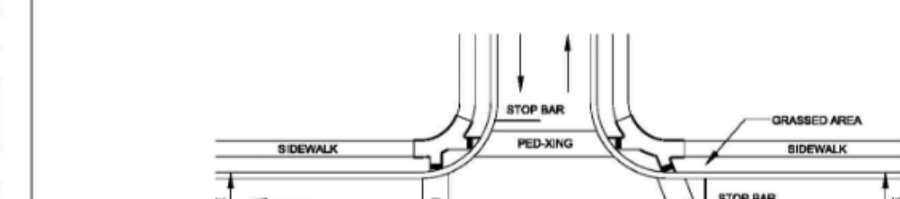


- NOTES:
1. 12" MAXIMUM BETWEEN DUMMY JOINTS.
 2. 15" MAXIMUM BETWEEN DUMMY JOINTS ON MACHINE POLES.
 3. 3000 PSI CONCRETE MINIMUM 4" SLAB MAXIMUM.
 4. LIQUID MEMBRANE CURING COMPOUND SHALL MEET THE REQUIREMENTS OF SECTION 109.2 OF NCOT STANDARD & SPECIFICATIONS FOR ROADS AND STRUCTURES.
 5. ALL CONSTRUCTION JOINTS SHALL BE FILLED WITH JOINT FILLER AND SEALER IN ACCORDANCE WITH JOINT ROADWAY STANDARD DETAIL 846.01. THE JOINT MATERIAL SHALL CONFORM TO SECTION 109.2 OF NCOT STANDARD & SPECIFICATIONS FOR ROADS AND STRUCTURES.
 6. REFER TO NCOT DETAIL 846.01 FOR CURB AND GUTTER SUPERELEVATION RATES.

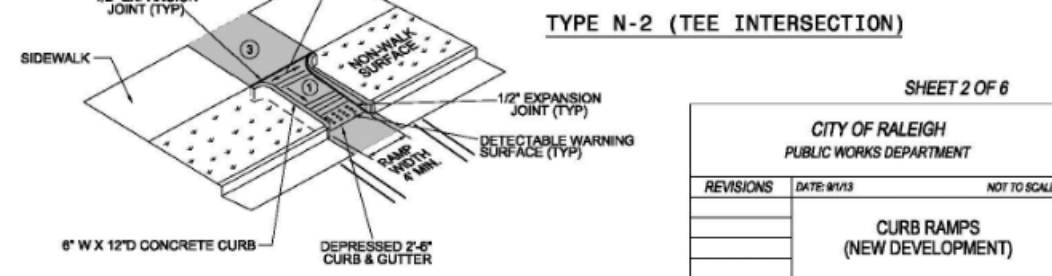
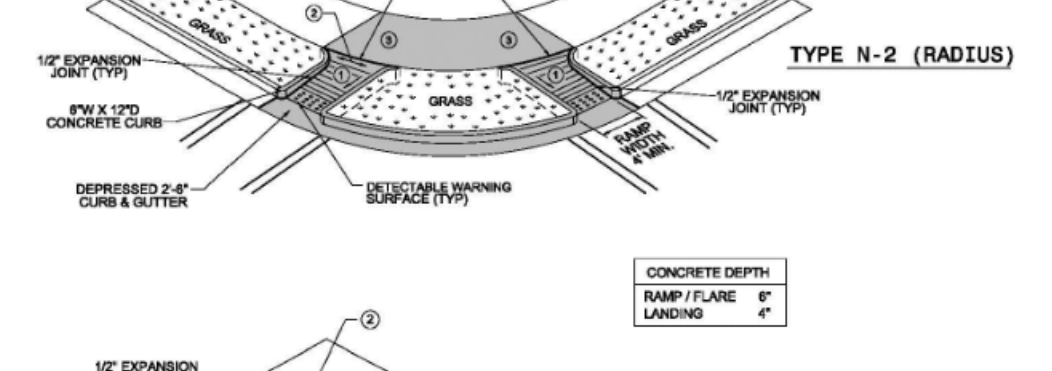
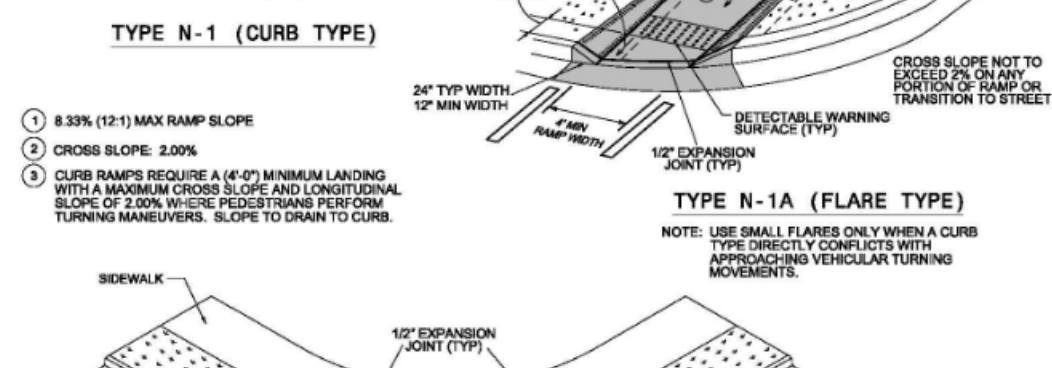
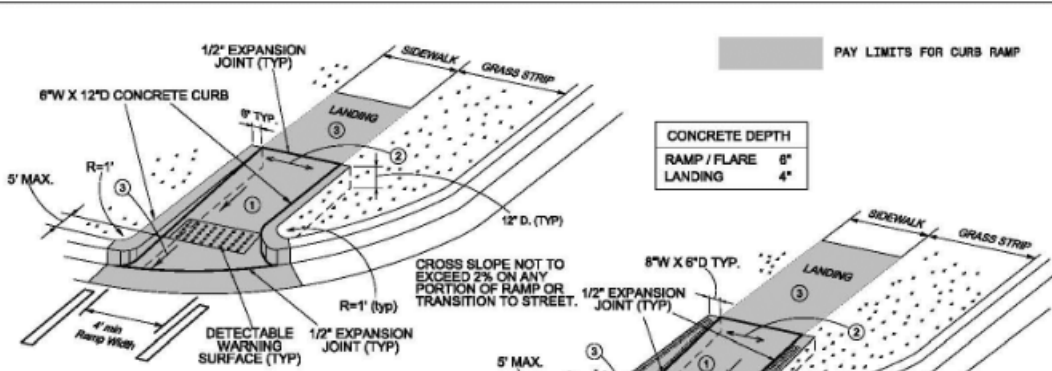
CITY OF RALEIGH PUBLIC WORKS DEPARTMENT		
REVISIONS	DATE BY	NOT TO SCALE
CURB AND GUTTER		
T-10.26.1		



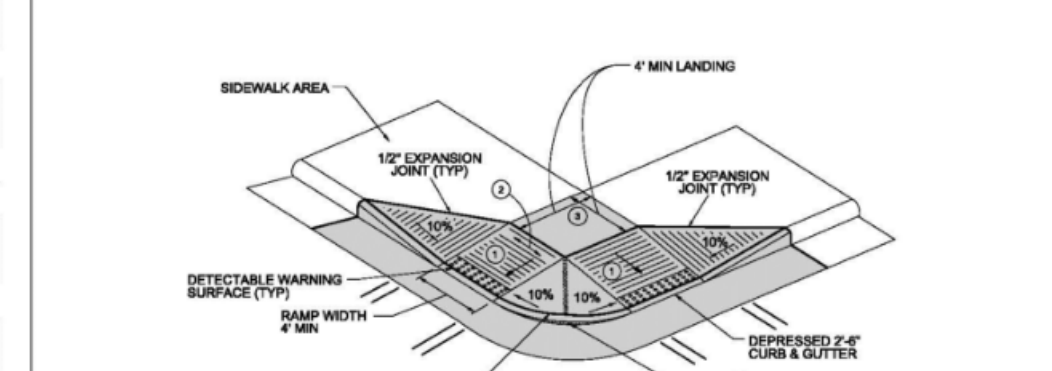
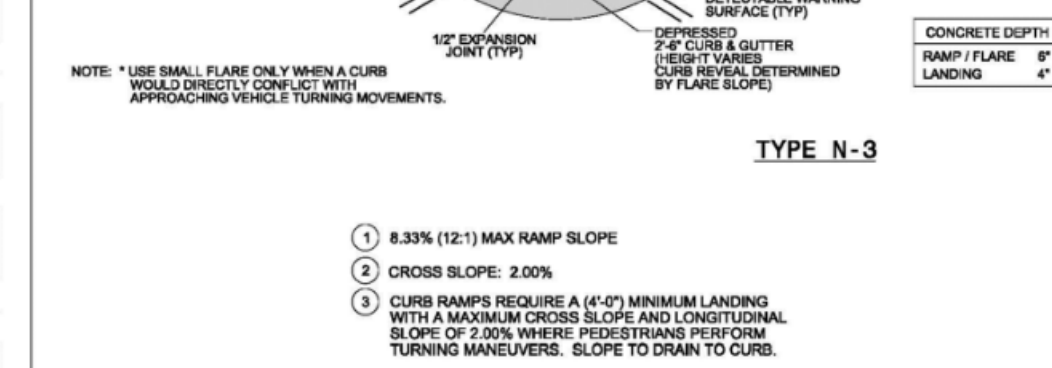
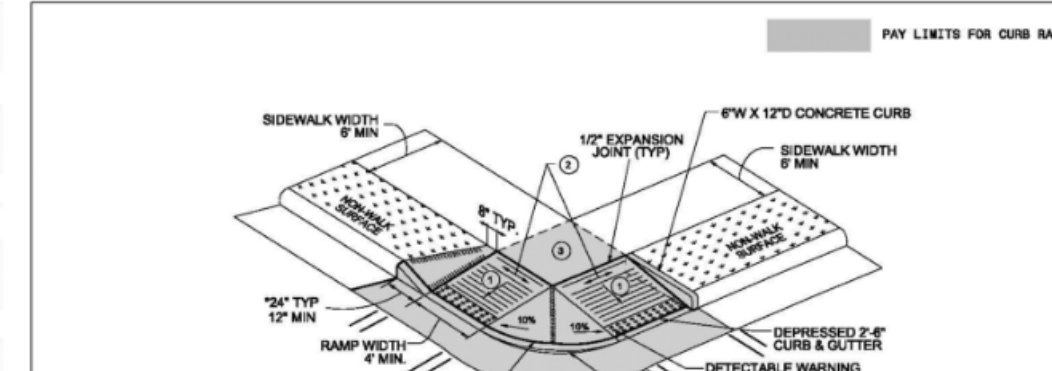
CITY OF RALEIGH PUBLIC WORKS DEPARTMENT		
REVISIONS	DATE BY	NOT TO SCALE
TEMPORARY BARRICADE FOR DEAD END ROADS		
T-10.28		



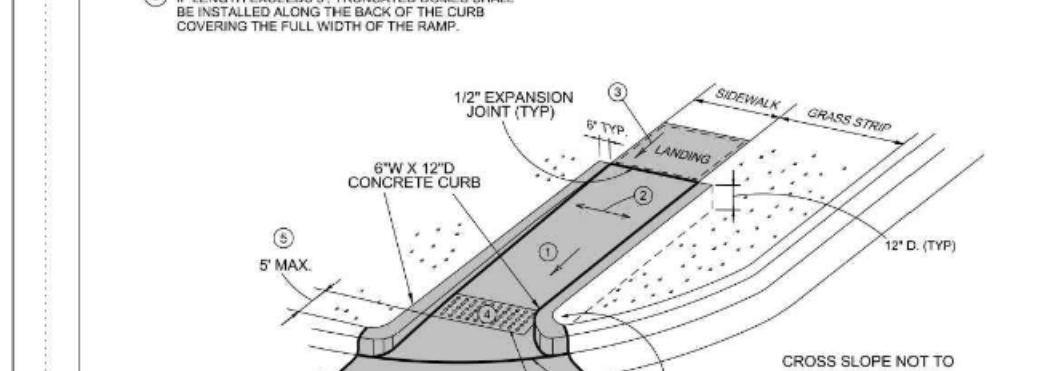
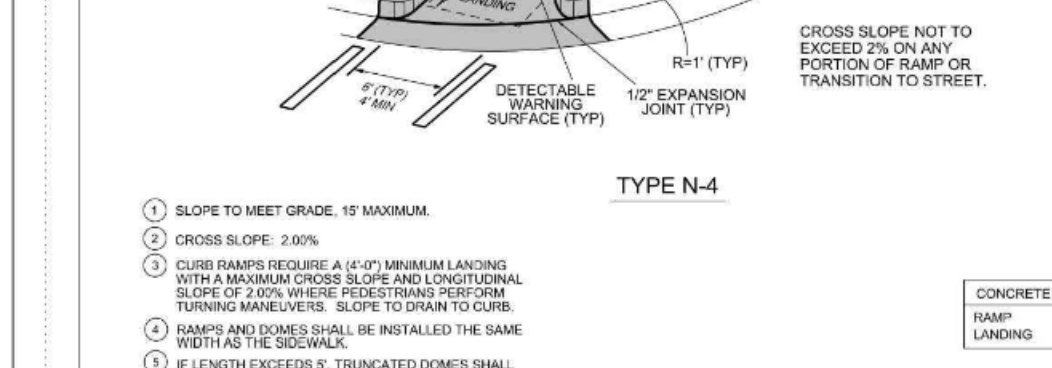
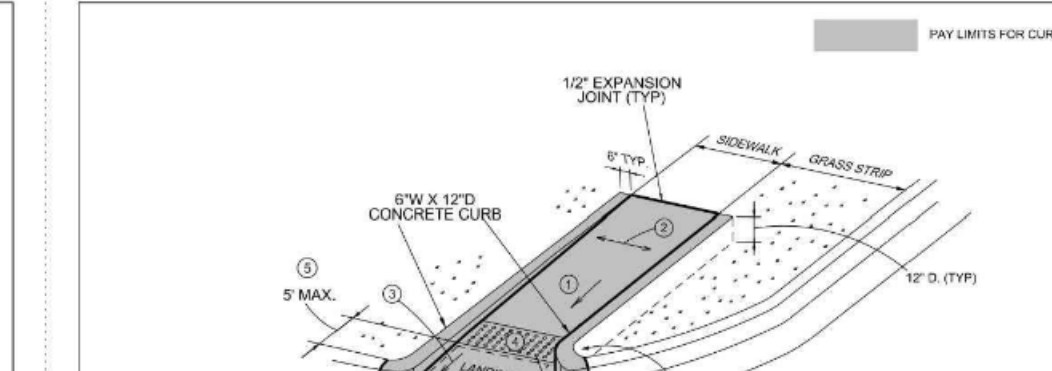
CITY OF RALEIGH PUBLIC WORKS DEPARTMENT		
REVISIONS	DATE BY	NOT TO SCALE
CURB RAMPS		
T-20.01.1		



CITY OF RALEIGH PUBLIC WORKS DEPARTMENT		
REVISIONS	DATE BY	NOT TO SCALE
CURB RAMPS (NEW DEVELOPMENT)		
T-20.01.2		



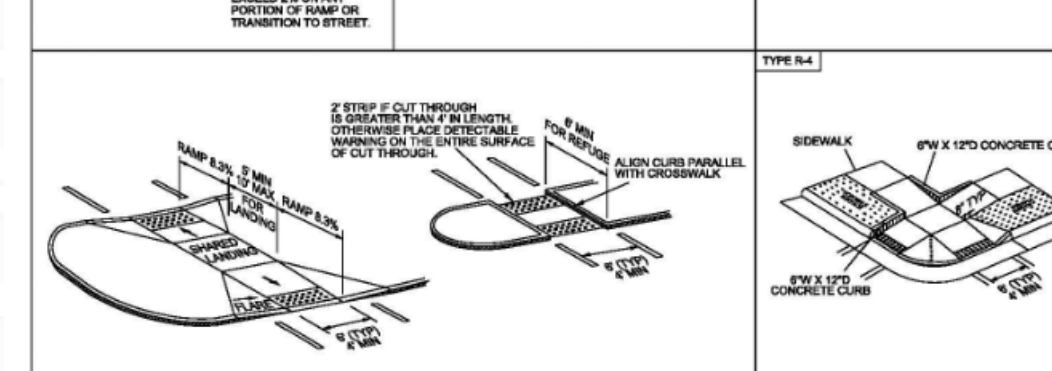
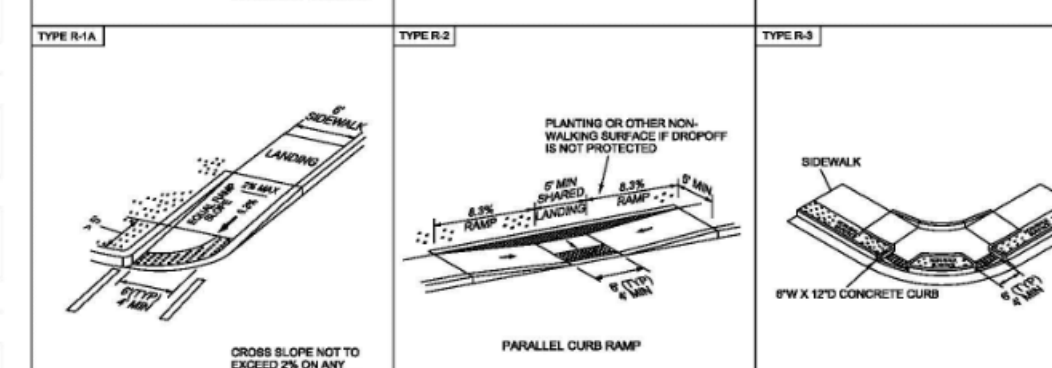
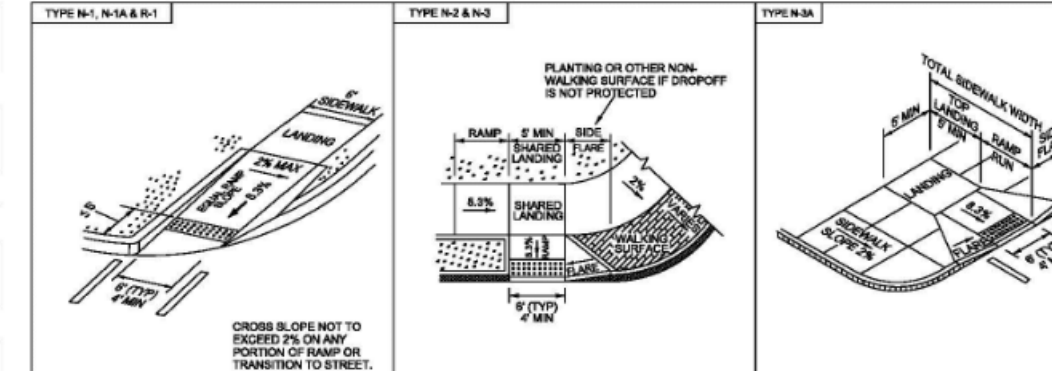
CITY OF RALEIGH PUBLIC WORKS DEPARTMENT		
REVISIONS	DATE BY	NOT TO SCALE
SIDEWALK ACCESS RAMPS		
T-20.01.3		



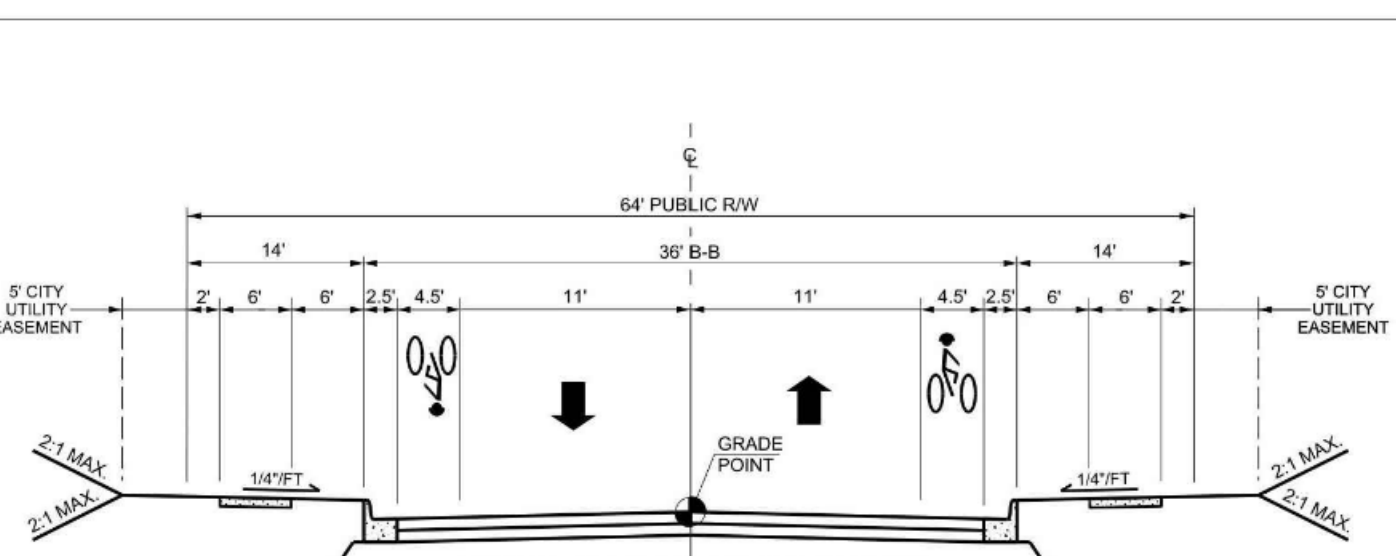
CITY OF RALEIGH PUBLIC WORKS DEPARTMENT		
REVISIONS	DATE BY	NOT TO SCALE
CURB RAMPS (NEW DEVELOPMENT)		
T-20.01.4		

- CITY OF RALEIGH CURB RAMPS GENERAL NOTES**
1. CITY OF RALEIGH STANDARD CURB RAMPS HAVE BEEN DEVELOPED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND PUBLIC RIGHT OF WAY ACCESS GUIDELINES (PROWAG).
 2. CURB RAMPS SHALL BE PROVIDED AT LOCATIONS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. SIDEWALK ACCESS RAMPS SHALL BE LOCATED AS INDICATED IN THE DETAIL, HOWEVER, THE LOCATION MAY BE ADJUSTED IN COORDINATION WITH THE CITY OF RALEIGH WHERE EXISTING LIGHT POLES, FIRE HYDRANTS, DROP INLETS, ETC. AFFECT PLACEMENT.
 3. DOUBLE WHEELCHAIR RAMPS ARE TO BE INSTALLED AT ALL PUBLIC STREET INTERSECTIONS WHERE SIDEWALK IS REQUIRED.
 4. THE WALKING SURFACE SHALL BE SLIP RESISTANT. THE COLOR FOR THE DETECTABLE WARNING AREA SHALL BE YELLOW FOR CONTRAST.
 5. NO SLOPE ON THE SIDEWALK ACCESS RAMP SHALL EXCEED 1/12 (12:1) IN RELATIONSHIP TO THE GRADE OF THE STREET.
 6. IN NO CASE SHALL THE WIDTH OF THE SIDEWALK ACCESS RAMP BE LESS THAN 48" ALL RAMPS SHALL BE INSTALLED THE SAME WIDTH AS THE SIDEWALK.
 7. USE CLASS A (3000 PSI) CONCRETE WITH A SIDEWALK FINISH IN ORDER TO OBTAIN A ROUGH NONSKID SURFACE.
 8. A 1/2" EXPANSION JOINT INSTALLED FULL DEPTH WILL BE REQUIRED WHERE THE CONCRETE SIDEWALK ACCESS RAMP JOINS THE CURB AND ALSO WHERE NEW CONCRETE ABUTS EXISTING CONCRETE.
 9. CURB RAMPS SHOULD BE PLACED PARALLEL TO THE DIRECTION OF TRAVEL.

CITY OF RALEIGH PUBLIC WORKS DEPARTMENT		
REVISIONS	DATE BY	NOT TO SCALE
CURB RAMP NOTES		
T-20.01.8		

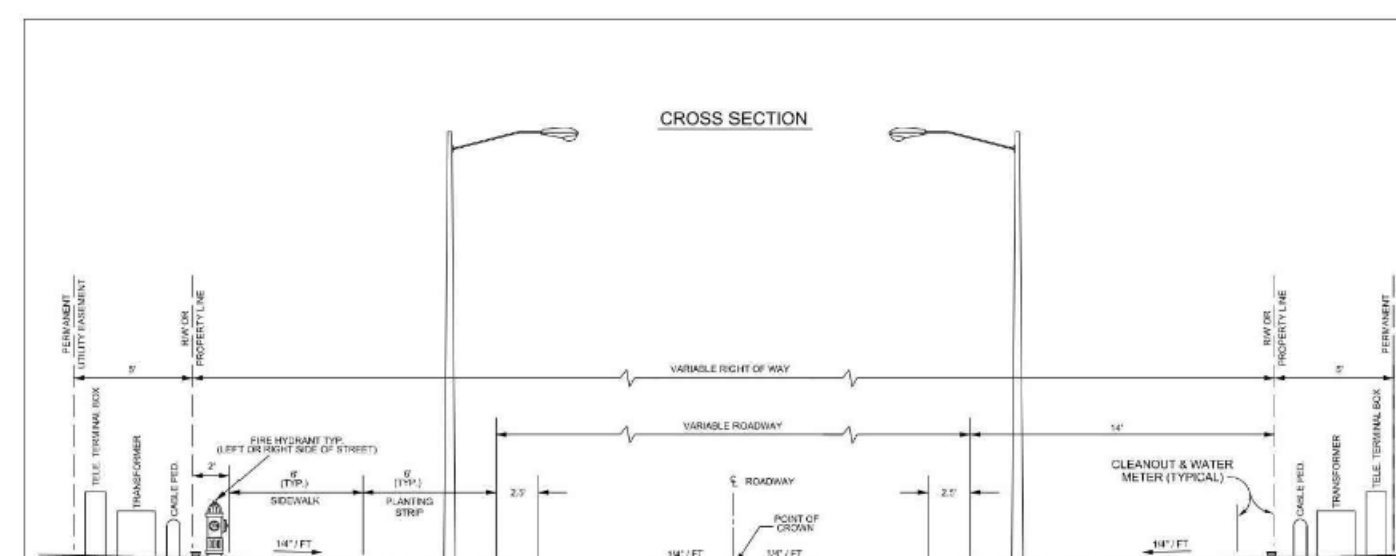


CITY OF RALEIGH PUBLIC WORKS DEPARTMENT		
REVISIONS	DATE BY	NOT TO SCALE
DETECTABLE WARNING SURFACE PLACEMENT		
T-20.04.1		



CITY OF RALEIGH STANDARD DETAIL		
REVISIONS	DATE BY	NOT TO SCALE
SIDEWALK		
T-10.14		

GENERAL		PAVEMENT DESIGN	
WALKWAY TYPE	SIDEWALK	3" 59.5B	
PLANTING TYPE	TREE LAWN	3" 119.0B	
TREE SPACING	45' O.C. AVG.	6" ABC	
PARKING TYPE	NONE		



CITY OF RALEIGH STANDARD DETAIL		
REVISIONS	DATE BY	NOT TO SCALE
STANDARD UTILITY LOCATIONS IN STREET		
T-10.29		

NOTES:

1. WATER AND/OR SANITARY SEWER LINES SHALL BE A MINIMUM OF TWO FEET FROM THE EDGE OF THE CURB AND GUTTER.
2. ENCROACHMENT ONTO CITY MAINTAINED RIGHT OF WAY SHALL FOLLOW CONDITIONS OF THE APPLICABLE ENCROACHMENT AGREEMENT OR FRANCHISE AGREEMENT.
3. FOR HYDRANT LOCATION SEE PUBLIC UTILITIES STANDARD DETAIL W-4.
4. PUE TO BE EXPANDED ON A CASE BY CASE BASIS AS NEEDED TO ACCOMMODATE PRIVATE UTILITIES APPURTENANT FACILITIES AND EQUIPMENT.

THE JOHN R. MCADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
Phone: 919-488-0288
Fax: 919-488-5646
www.mcadamsco.com

MCADAMS

REVISIONS:

2024-07-21	1ST COR P&P COMMENTS
2024-06-12	2ND COR P&P COMMENTS
2024-01-05	3RD COR P&P COMMENTS
2024-05-08	4TH COR P&P COMMENTS
2024-05-31	5TH COR P&P COMMENTS
2024-07-11	6TH COR P&P COMMENTS

DEVELOPER:

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

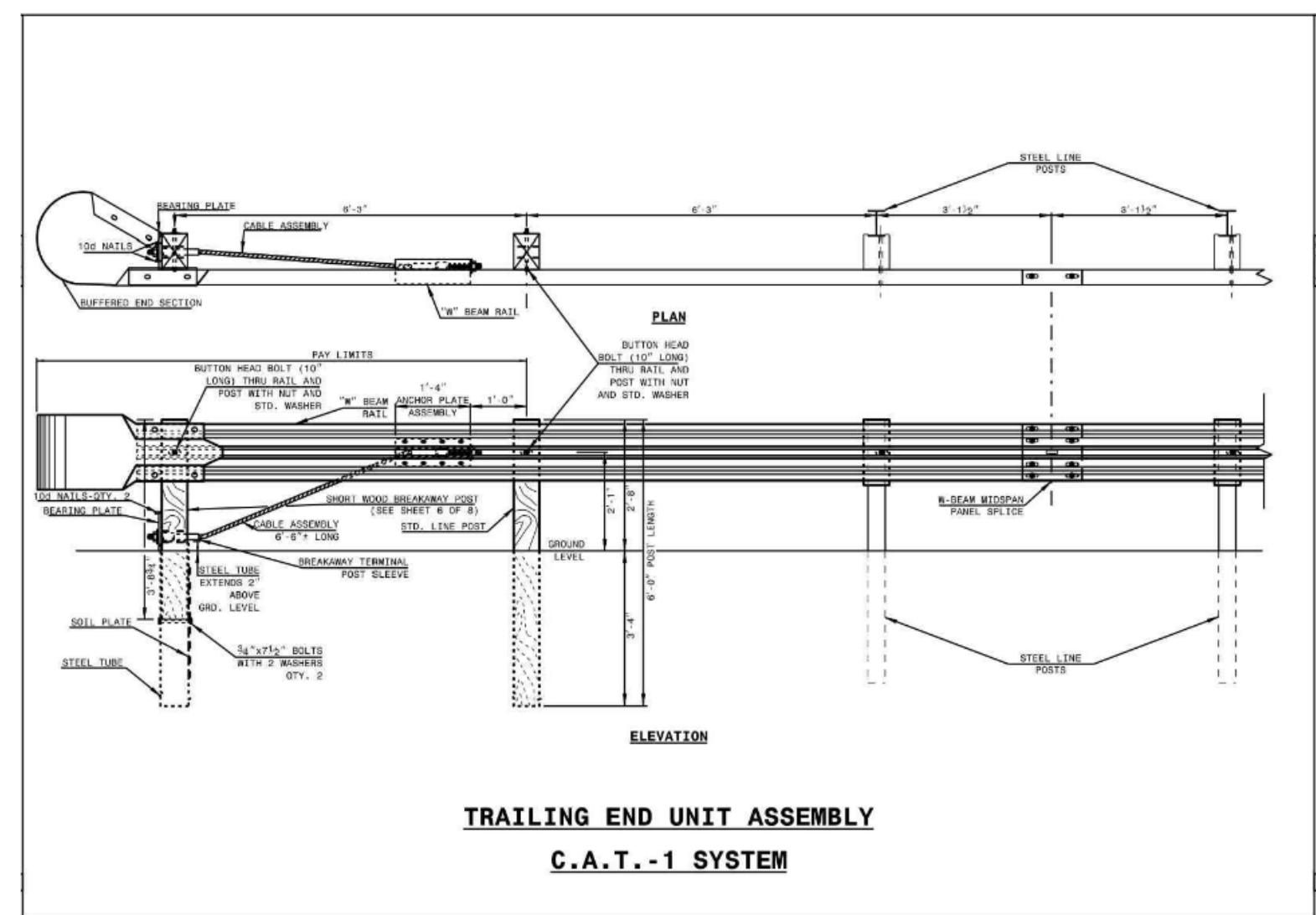
NORTH HILLS EAST
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA

SITE DETAILS

PROJECT NO. KAN-22008
FILENAME: KAN22008-SUB-01
CHECKED BY: ARP
DRAWN BY: LLH
SCALE: NTS
DATE: 09-20-2017
SHEET NO. **C8.00**

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

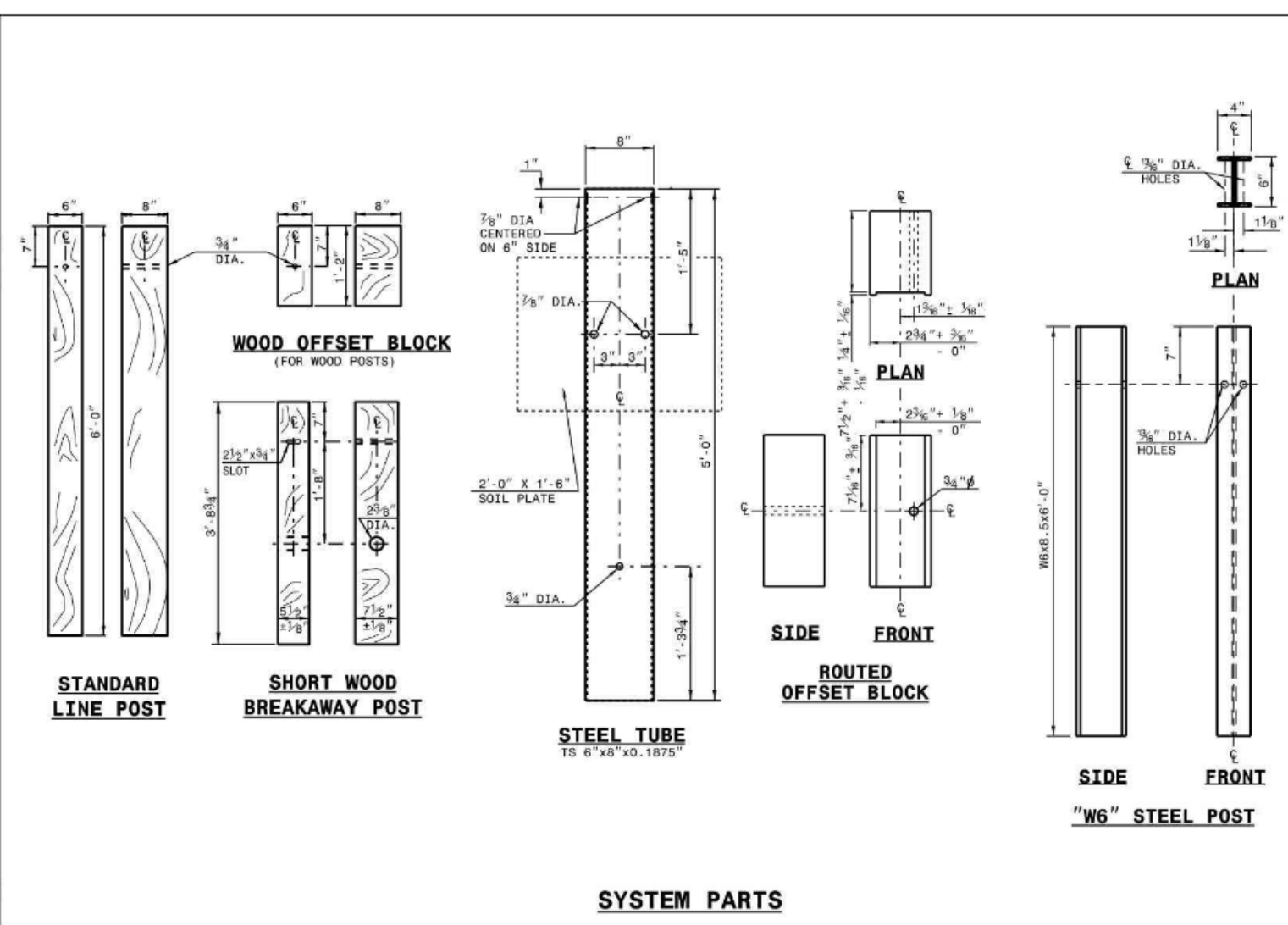
M:\Projects\KAN\KAN22008\04-Production\Engineering\Civil Drawings\Current Drawings\KAN22008-Subdivision-DI.dwg, 7/10/2024 11:13:10 PM, Jackson Shearer



STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
RALEIGH, N.C.

ROADWAY STANDARD DRAWING FOR
GUARDRAIL INSTALLATION

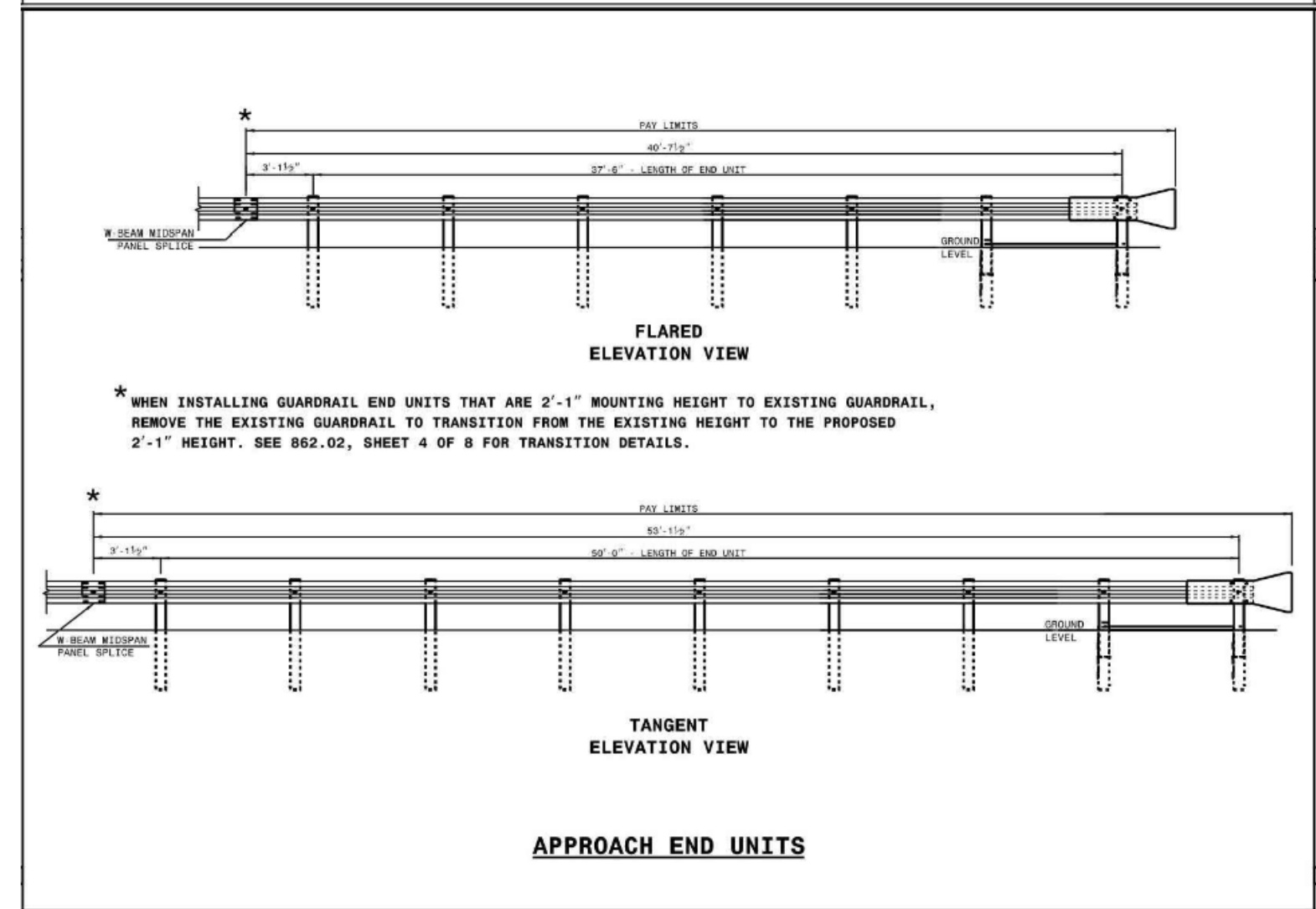
SHEET 1 OF 8
862.02



STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
RALEIGH, N.C.

ROADWAY STANDARD DRAWING FOR
GUARDRAIL INSTALLATION

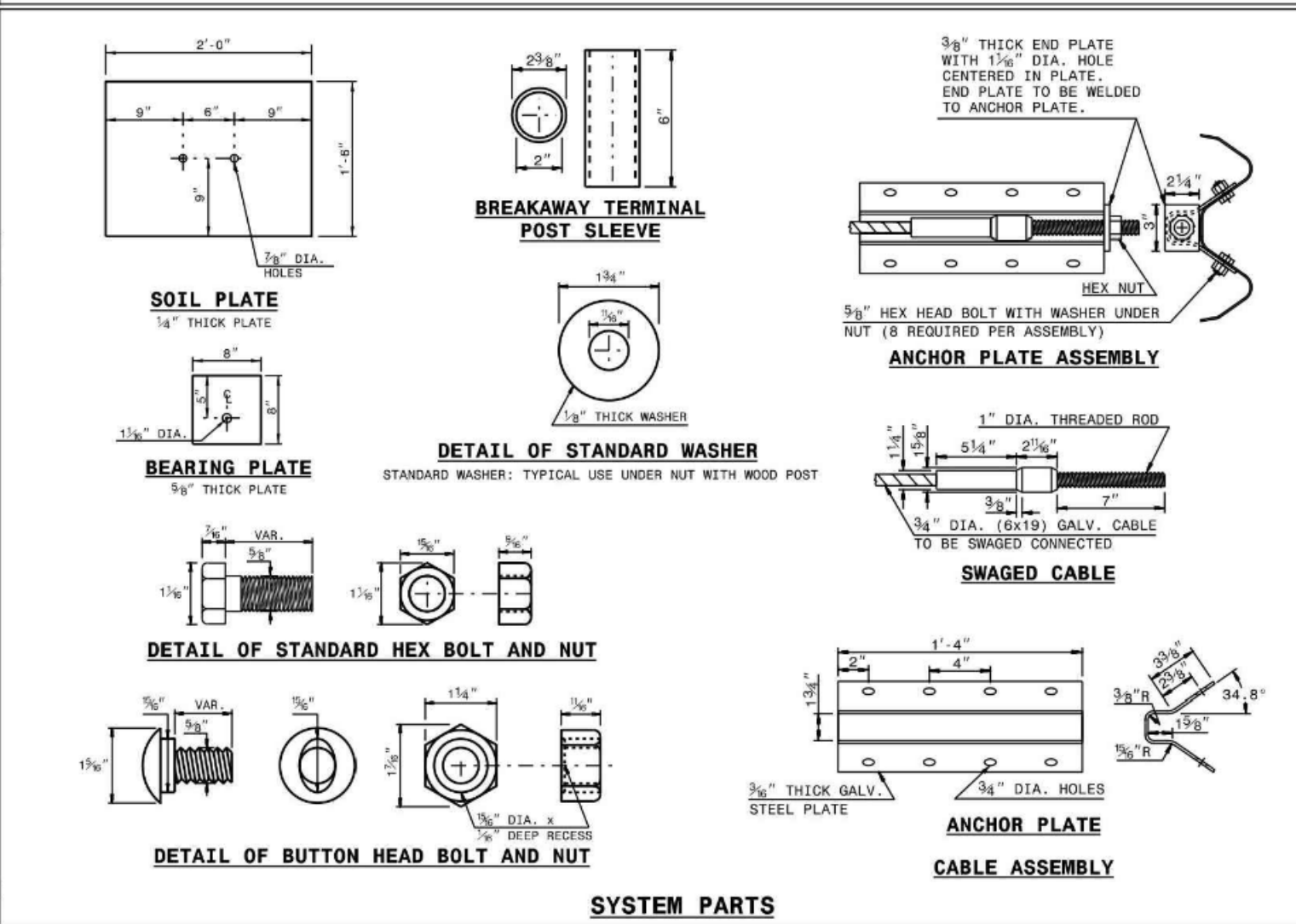
SHEET 6 OF 8
862.02



STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
RALEIGH, N.C.

ROADWAY STANDARD DRAWING FOR
GUARDRAIL INSTALLATION

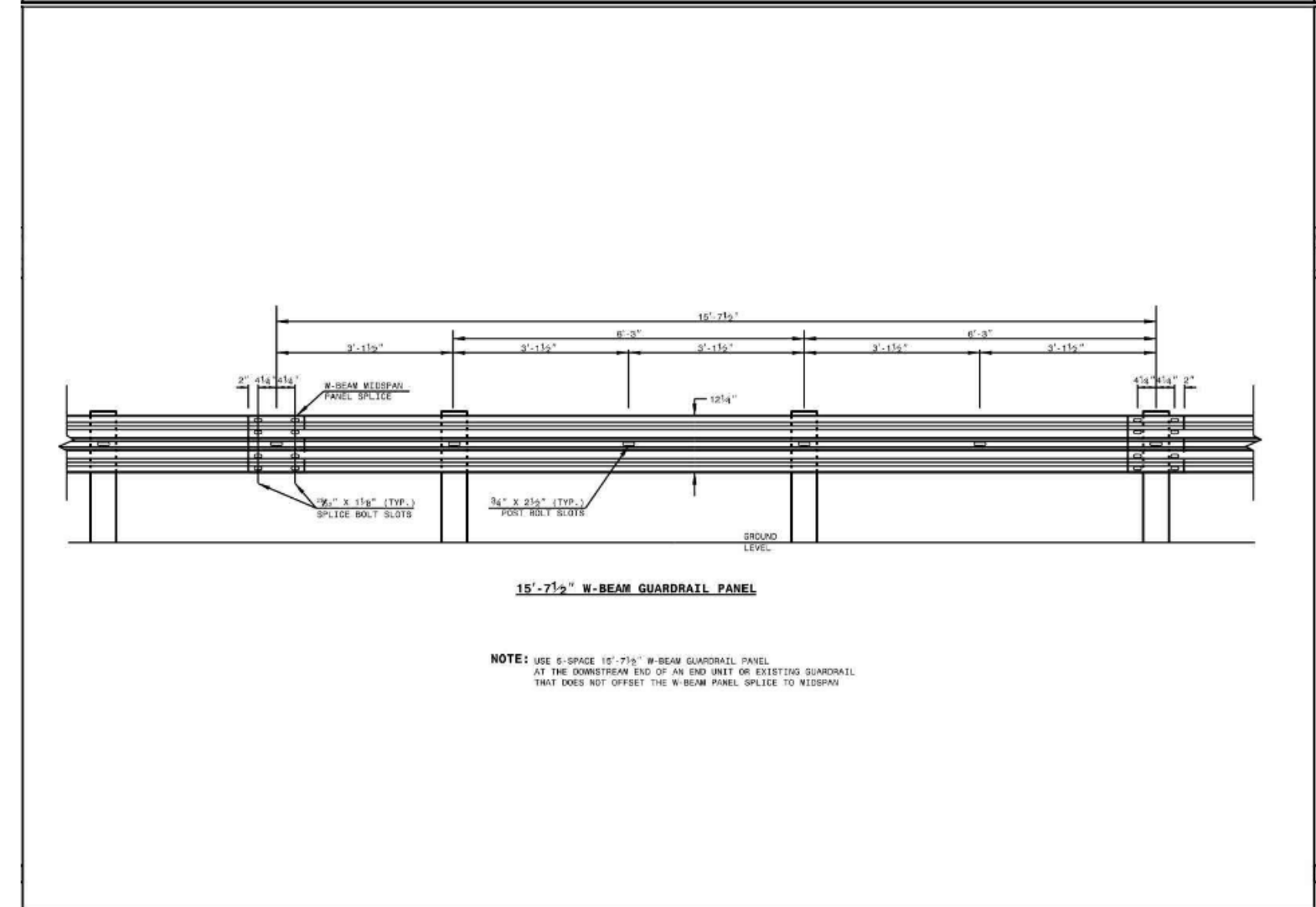
SHEET 2 OF 4
862.02



STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
RALEIGH, N.C.

ROADWAY STANDARD DRAWING FOR
GUARDRAIL INSTALLATION

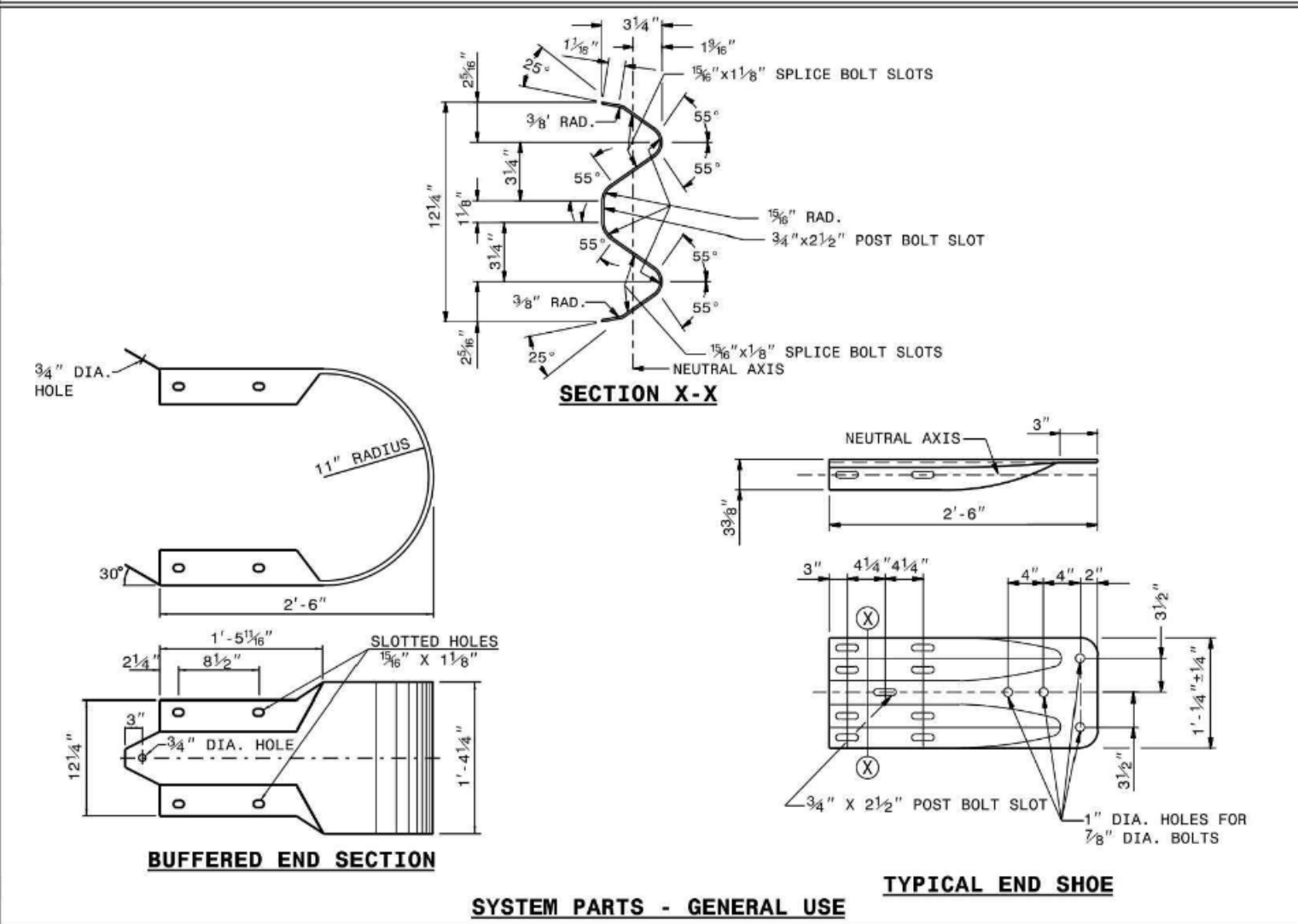
SHEET 2 OF 4
862.02



STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
RALEIGH, N.C.

ROADWAY STANDARD DRAWING FOR
GUARDRAIL INSTALLATION

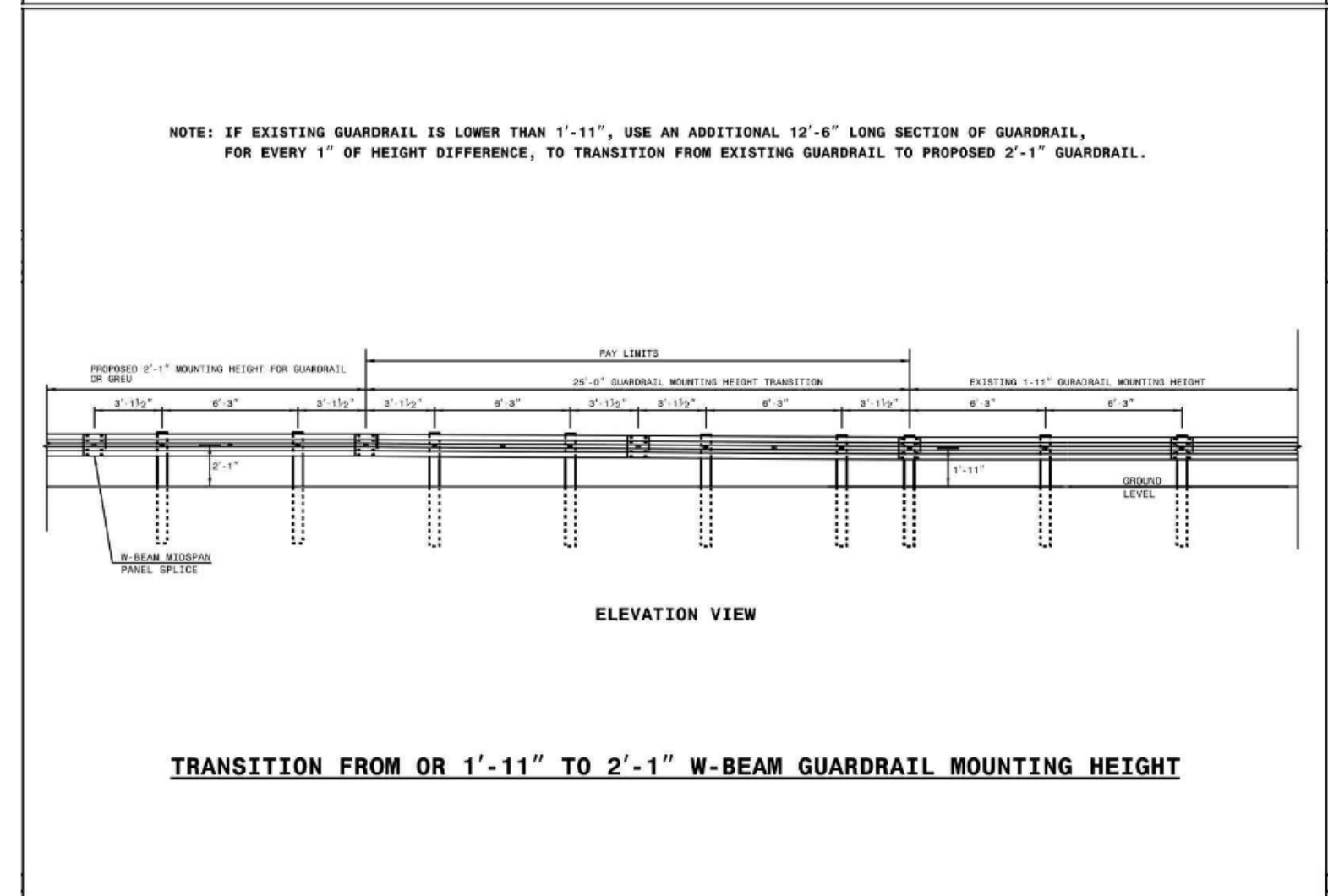
SHEET 1 OF 4
862.02



STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
RALEIGH, N.C.

ROADWAY STANDARD DRAWING FOR
GUARDRAIL INSTALLATION

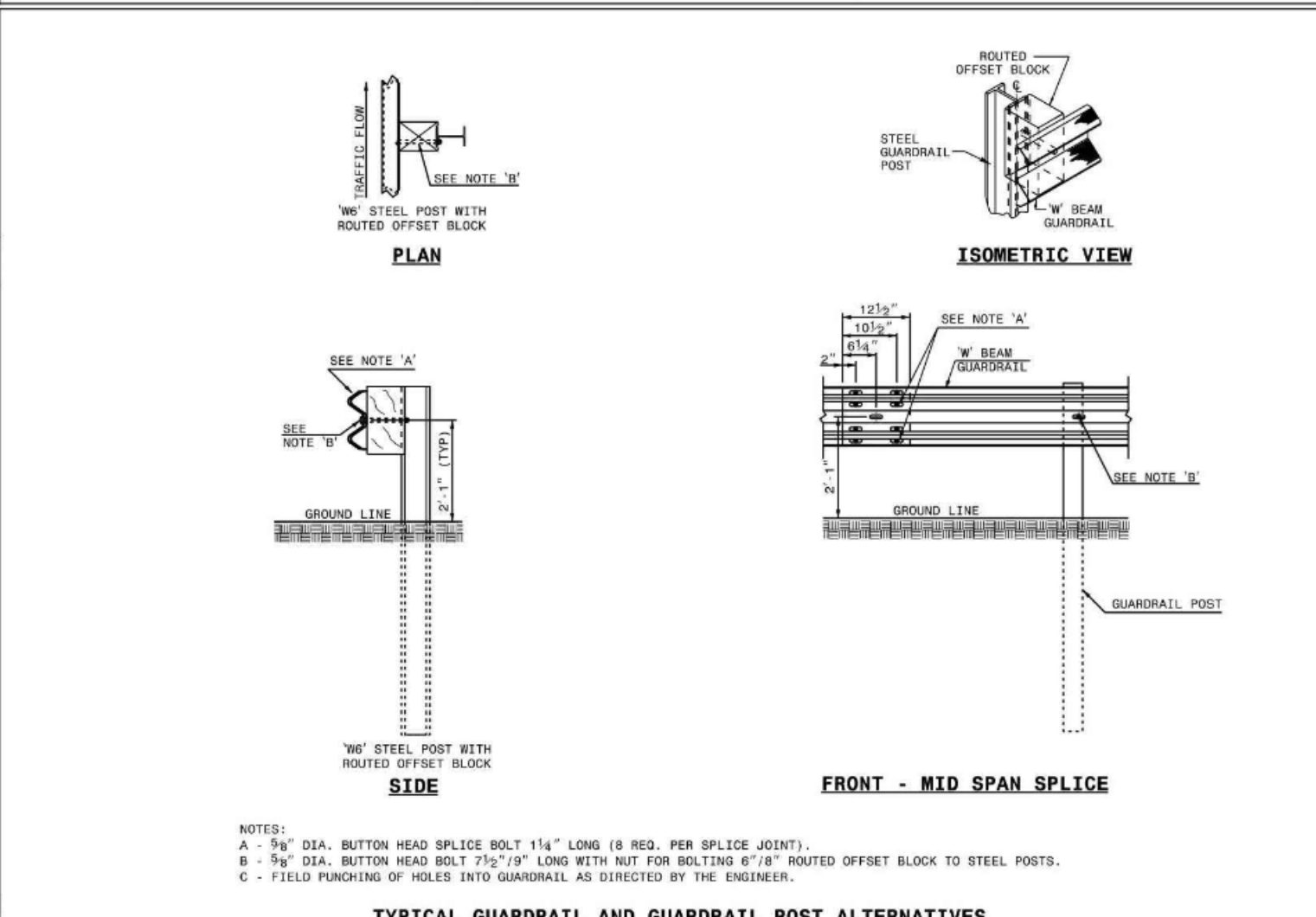
SHEET 1 OF 4
862.02



STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
RALEIGH, N.C.

ROADWAY STANDARD DRAWING FOR
GUARDRAIL INSTALLATION

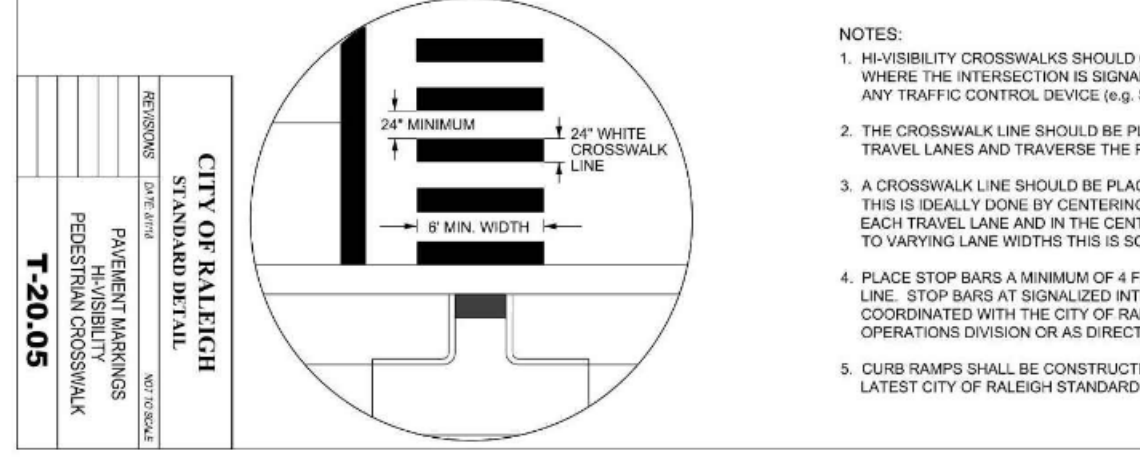
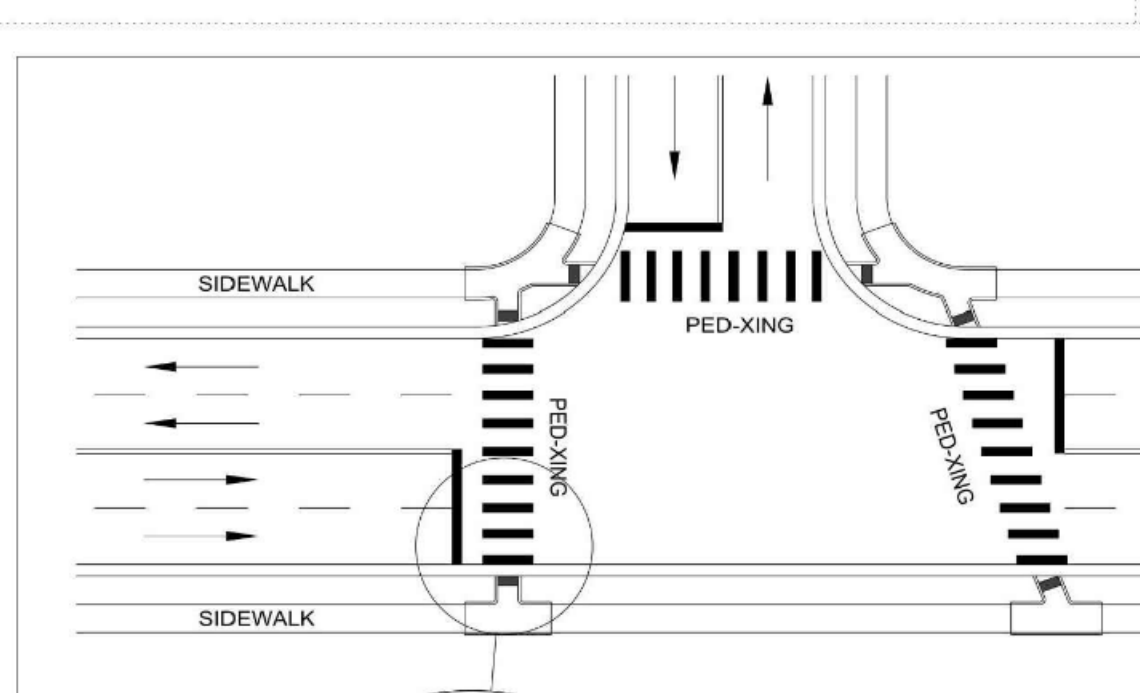
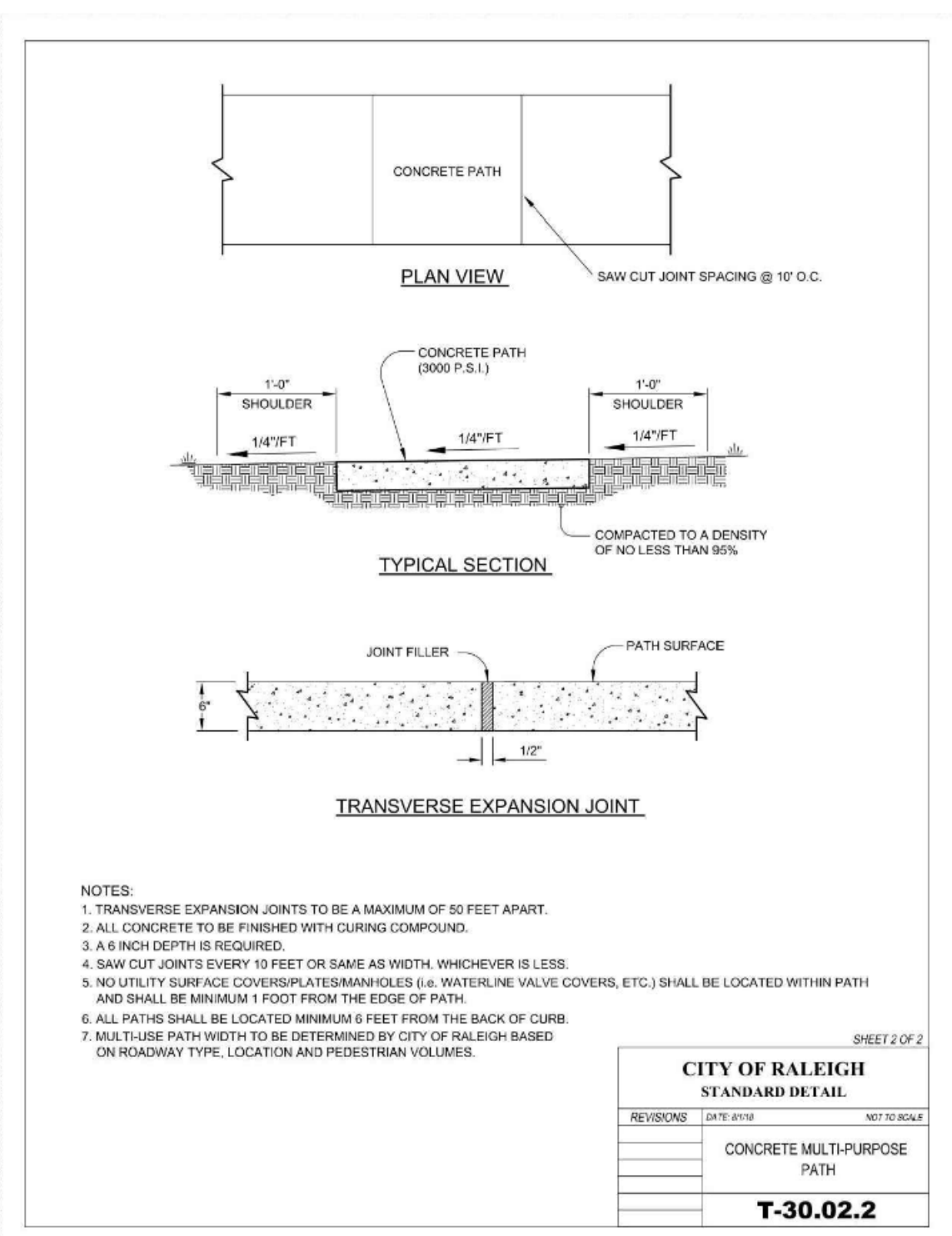
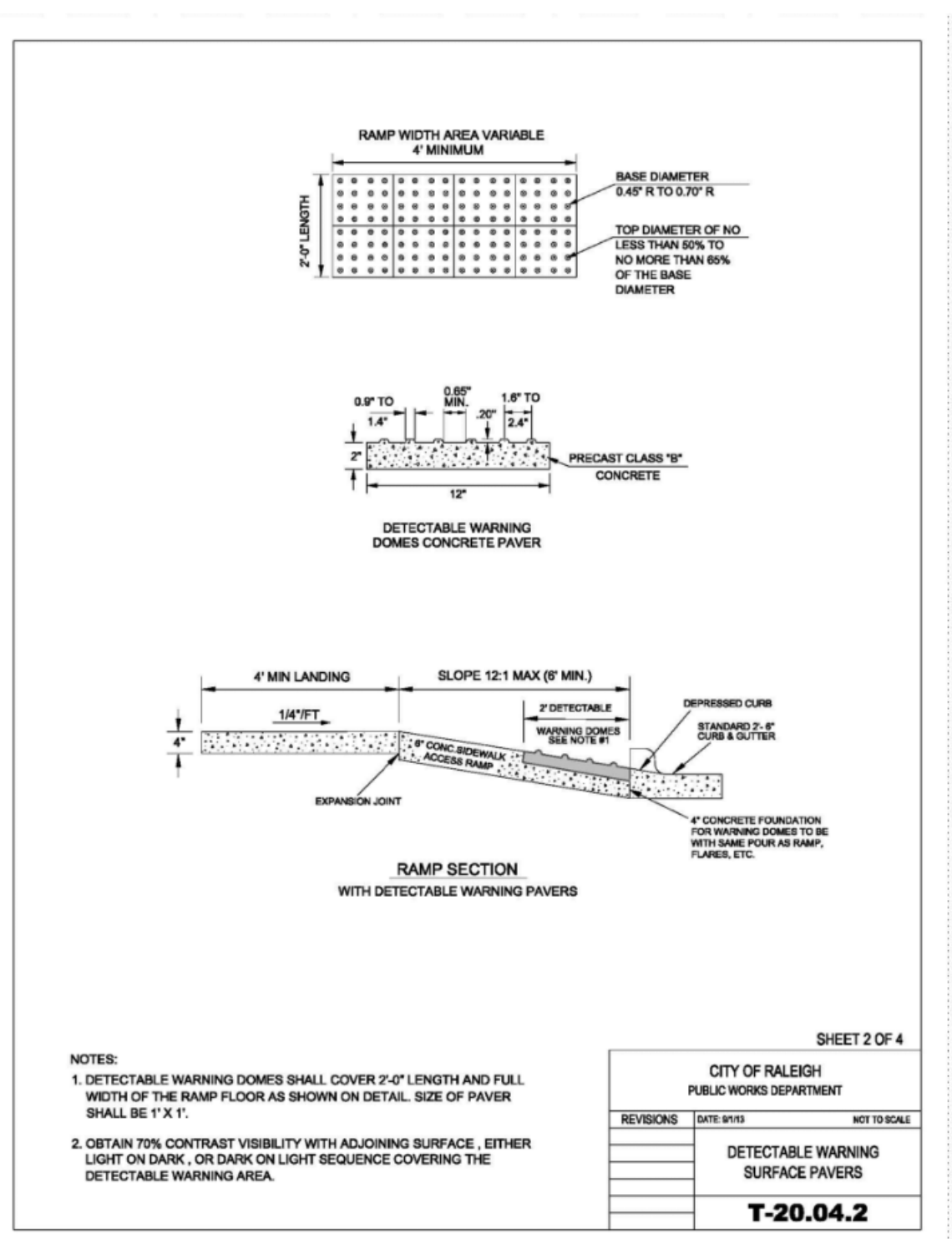
SHEET 4 OF 4
862.02



STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
RALEIGH, N.C.

ROADWAY STANDARD DRAWING FOR
GUARDRAIL INSTALLATION

SHEET 3 OF 4
862.02



THE JOHN R. MCADAMS COMPANY, INC.
2805 Meridian Parkway
Durham, North Carolina 27713
Phone: 919-488-0288
Fax: 919-488-0288
www.mcadamsco.com



REVISIONS:

2022-07-21	1ST COR P&P COMMENTS
2022-09-12	2ND COR P&P COMMENTS
2024-01-05	3RD COR P&P COMMENTS
2024-05-08	4TH COR P&P COMMENTS
2024-05-31	5TH COR P&P COMMENTS
2024-07-11	6TH COR P&P COMMENTS

DEVELOPER:

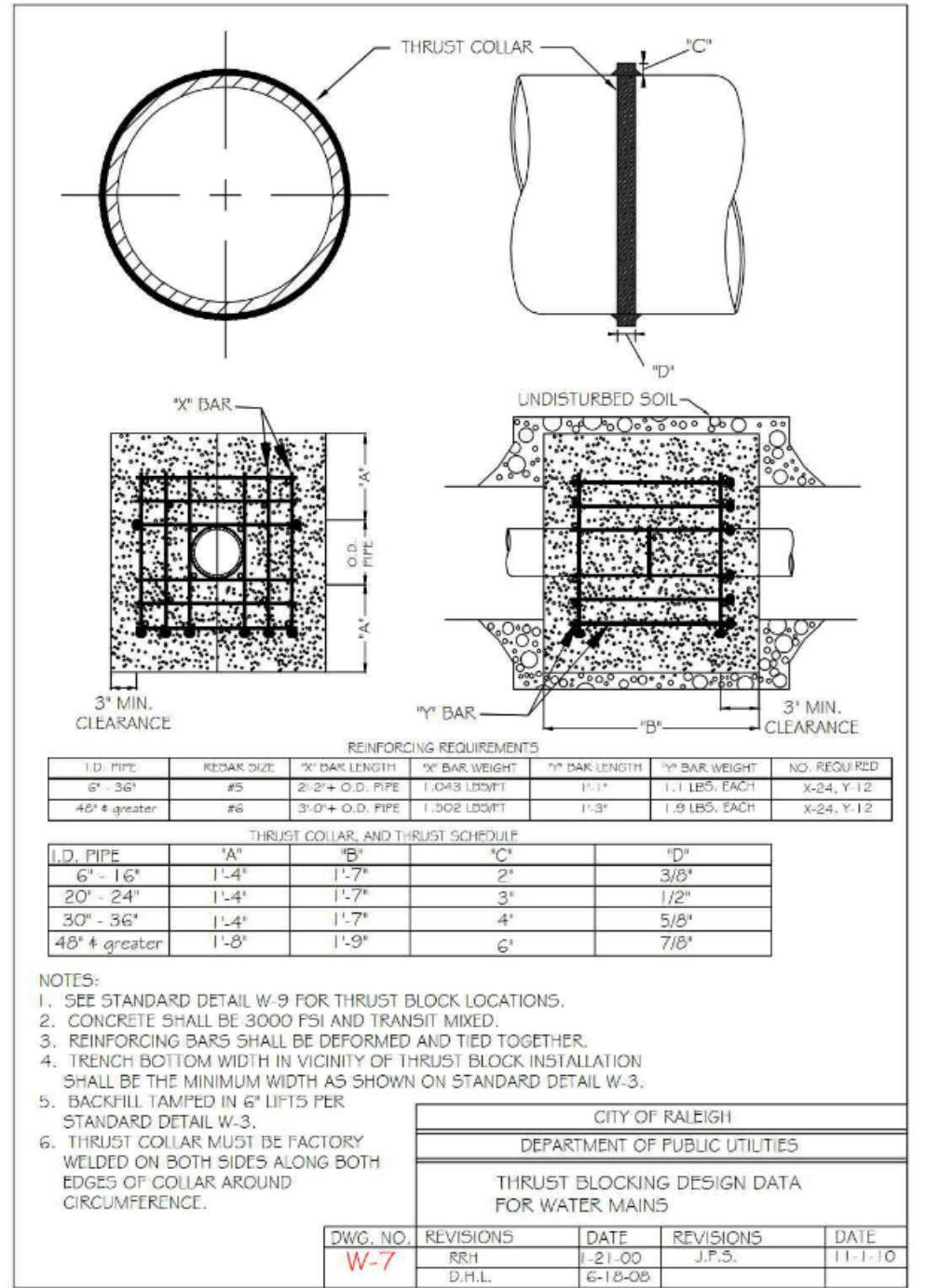
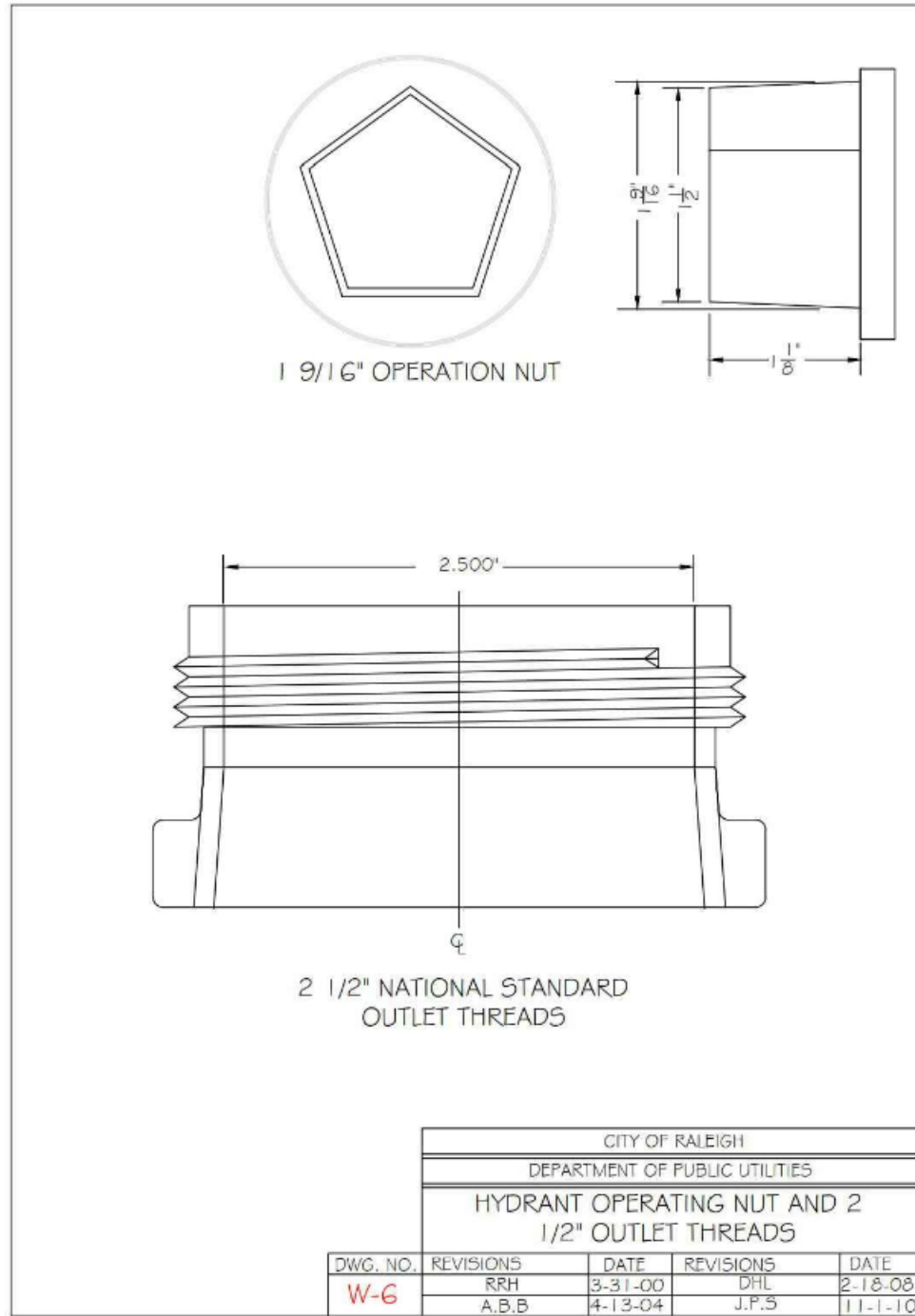
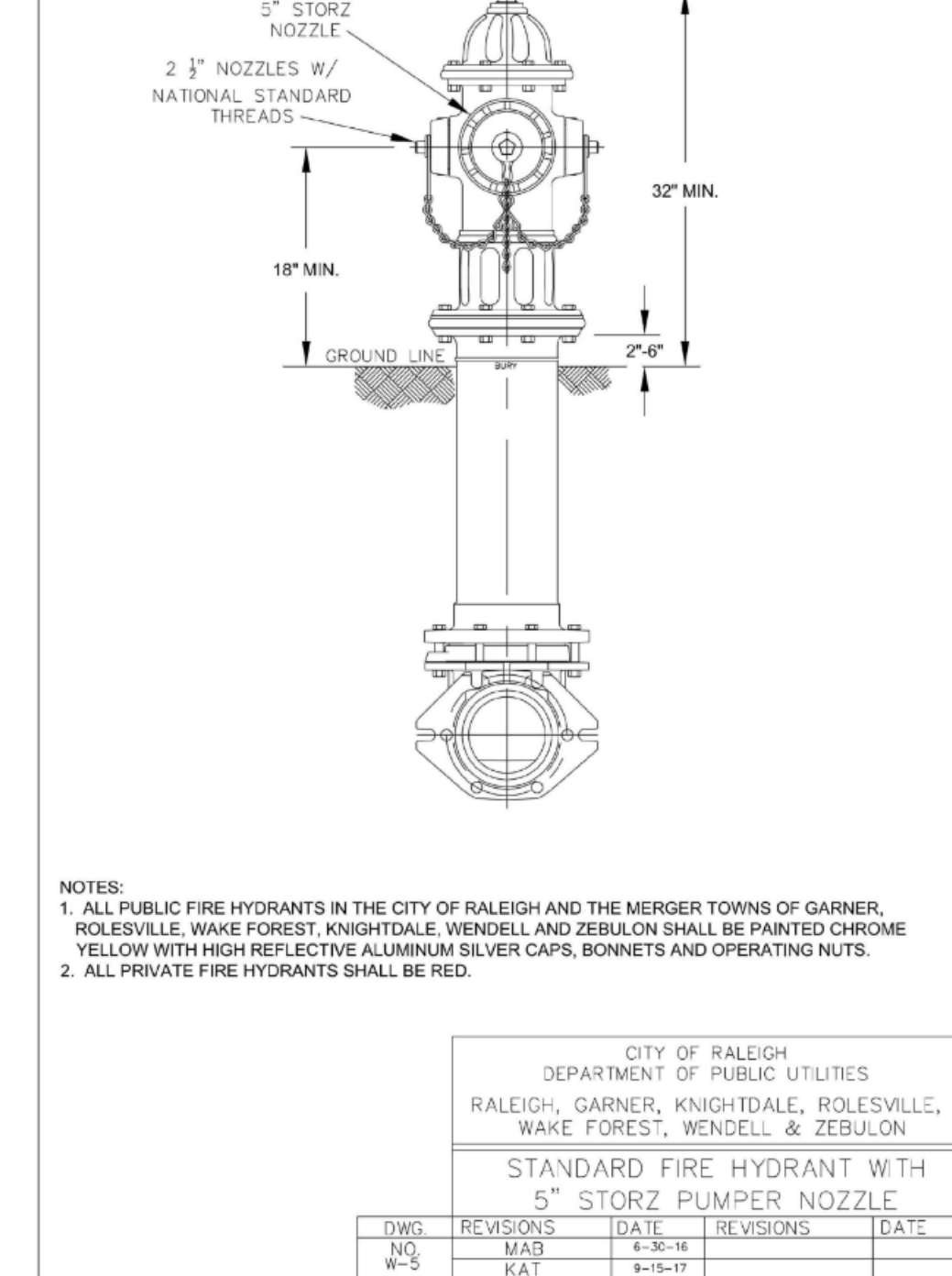
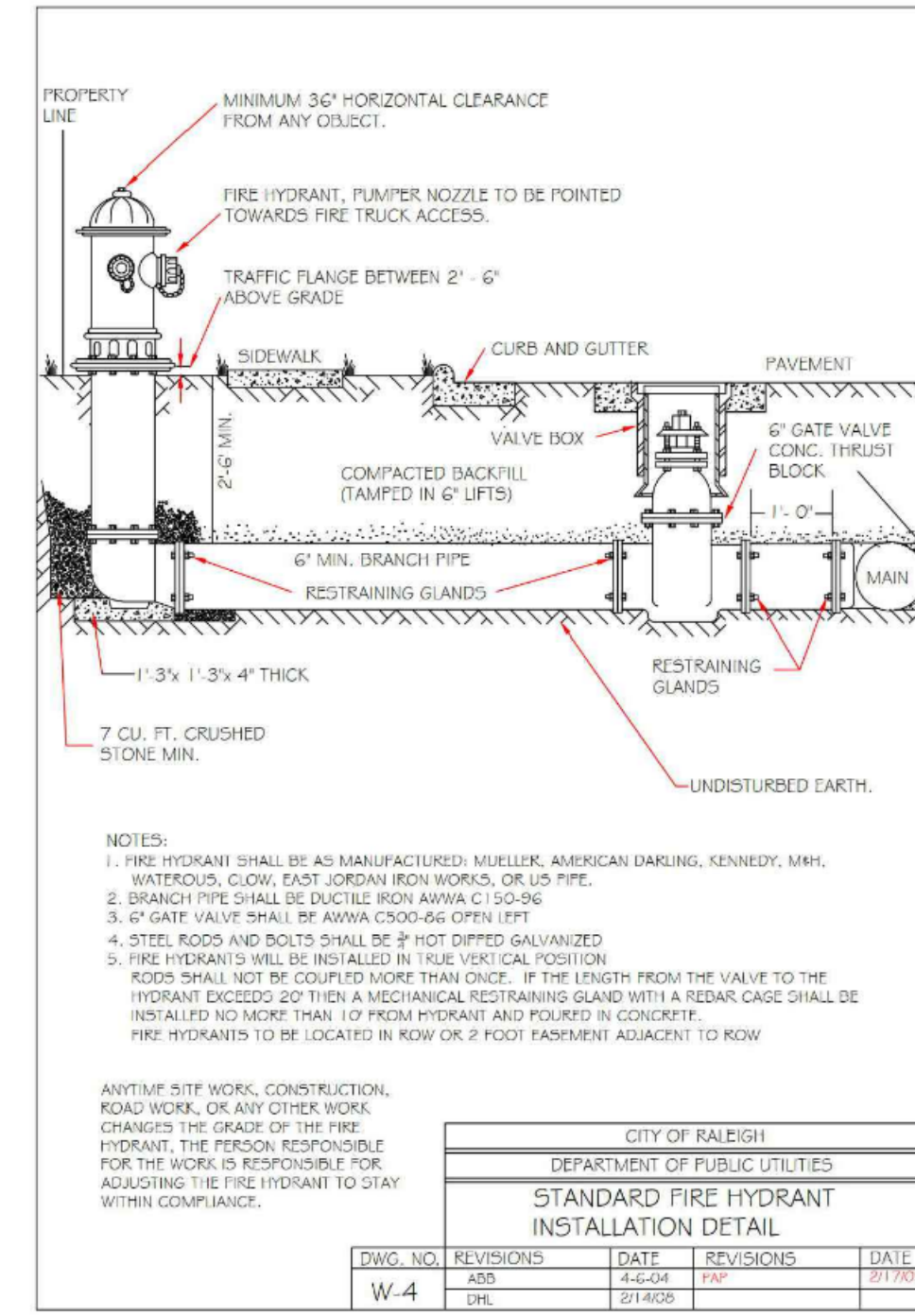
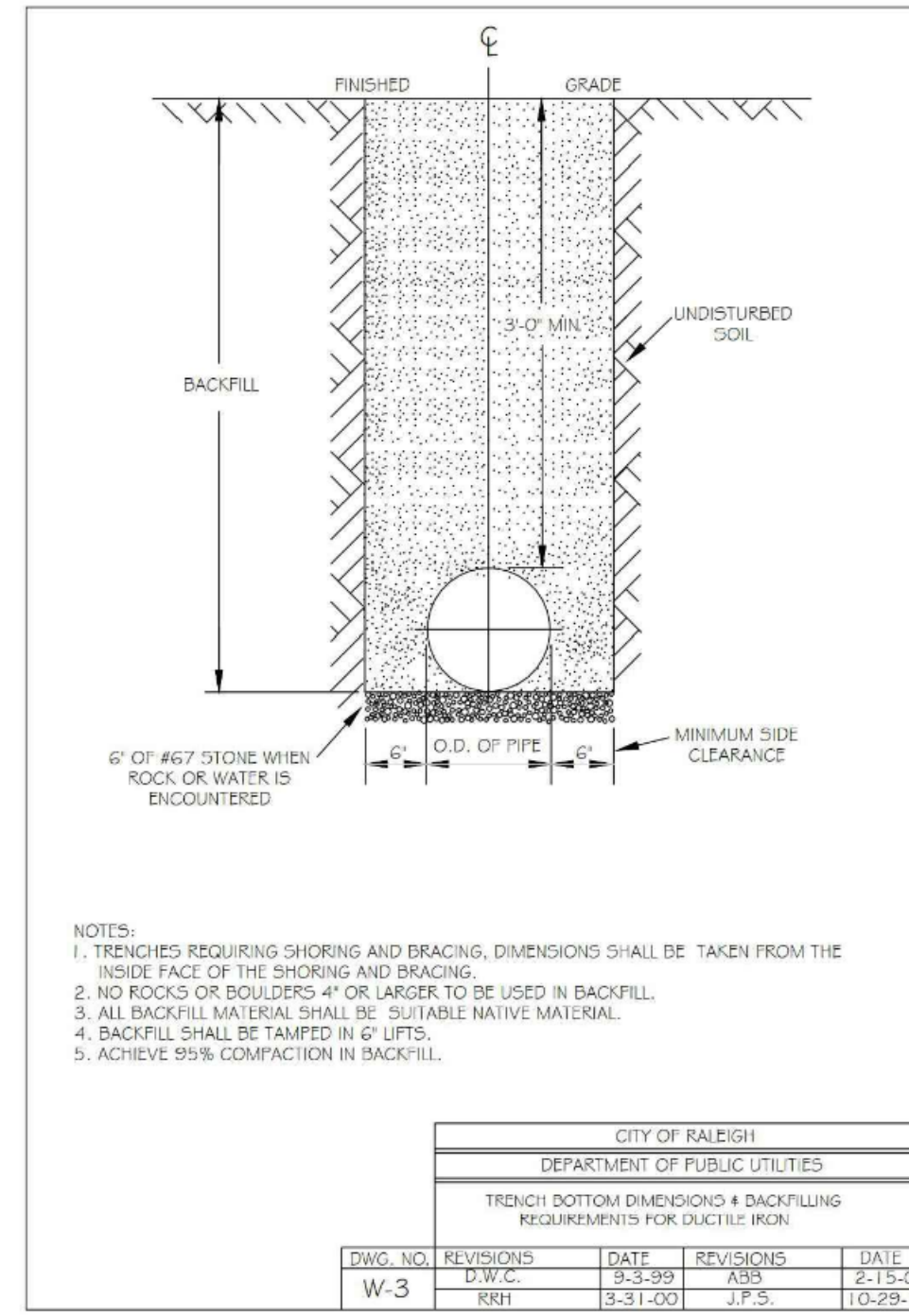
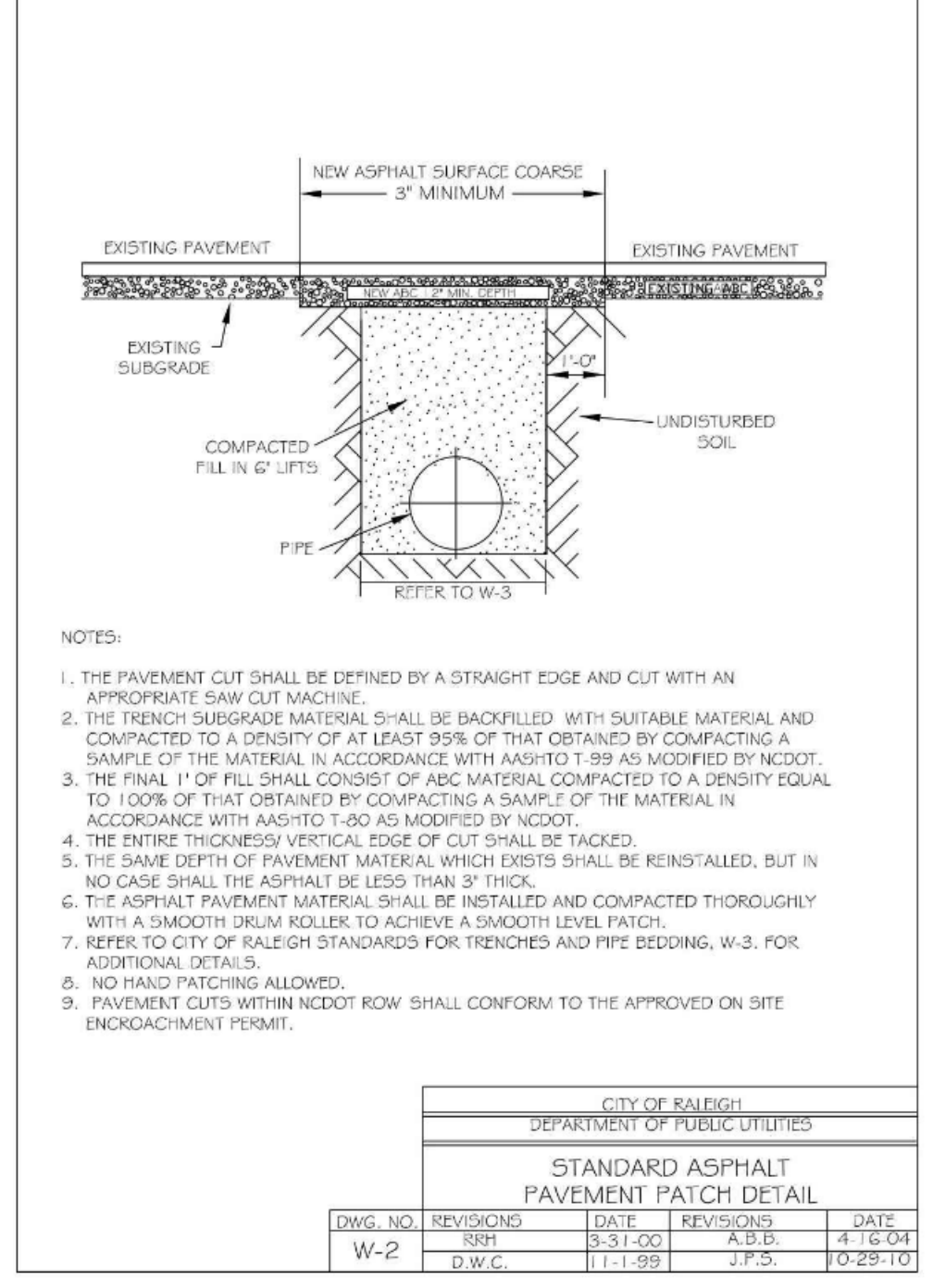
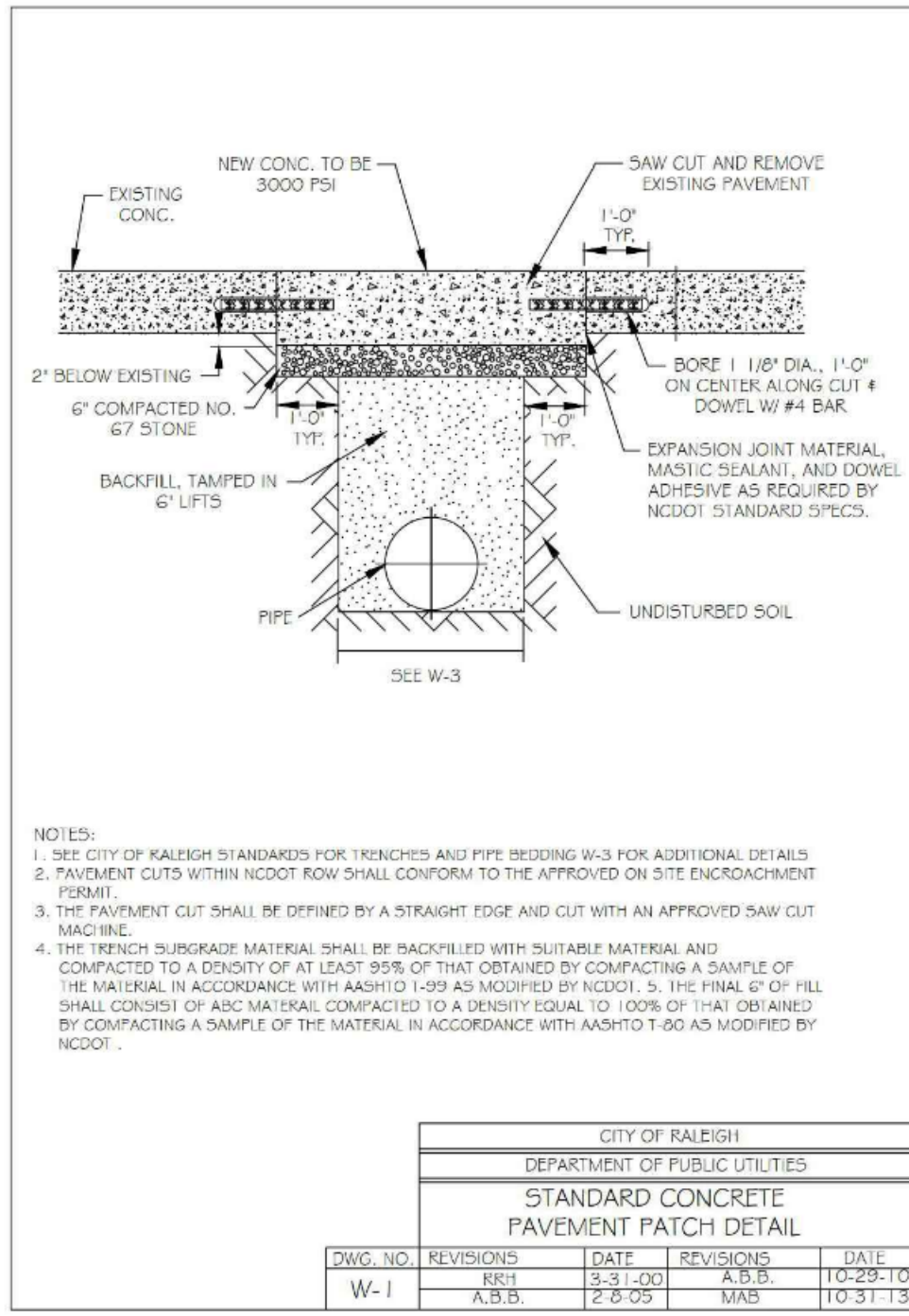
NHE MASTER DEVELOPER, LLC
C/O KANE REALTY CORPORATION
4321 LASSITER
AT NORTH HILLS AVE, SUITE 250
RALEIGH, NC 27609

PROJECT NO. KAN-22008
FILENAME: KAN22008-SUB-01
CHECKED BY: ARP
DRAWN BY: LLH
SCALE: NTS
DATE: 09-20-2017
SHEET NO. C8.01

**NORTH HILLS EAST
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA**

SITE DETAILS

McADAMS



REACTION BEARING AREAS FOR HORIZONTAL WATER PIPE BENDS
 BASED ON TEST PRESSURE OF 200 P.S.I.

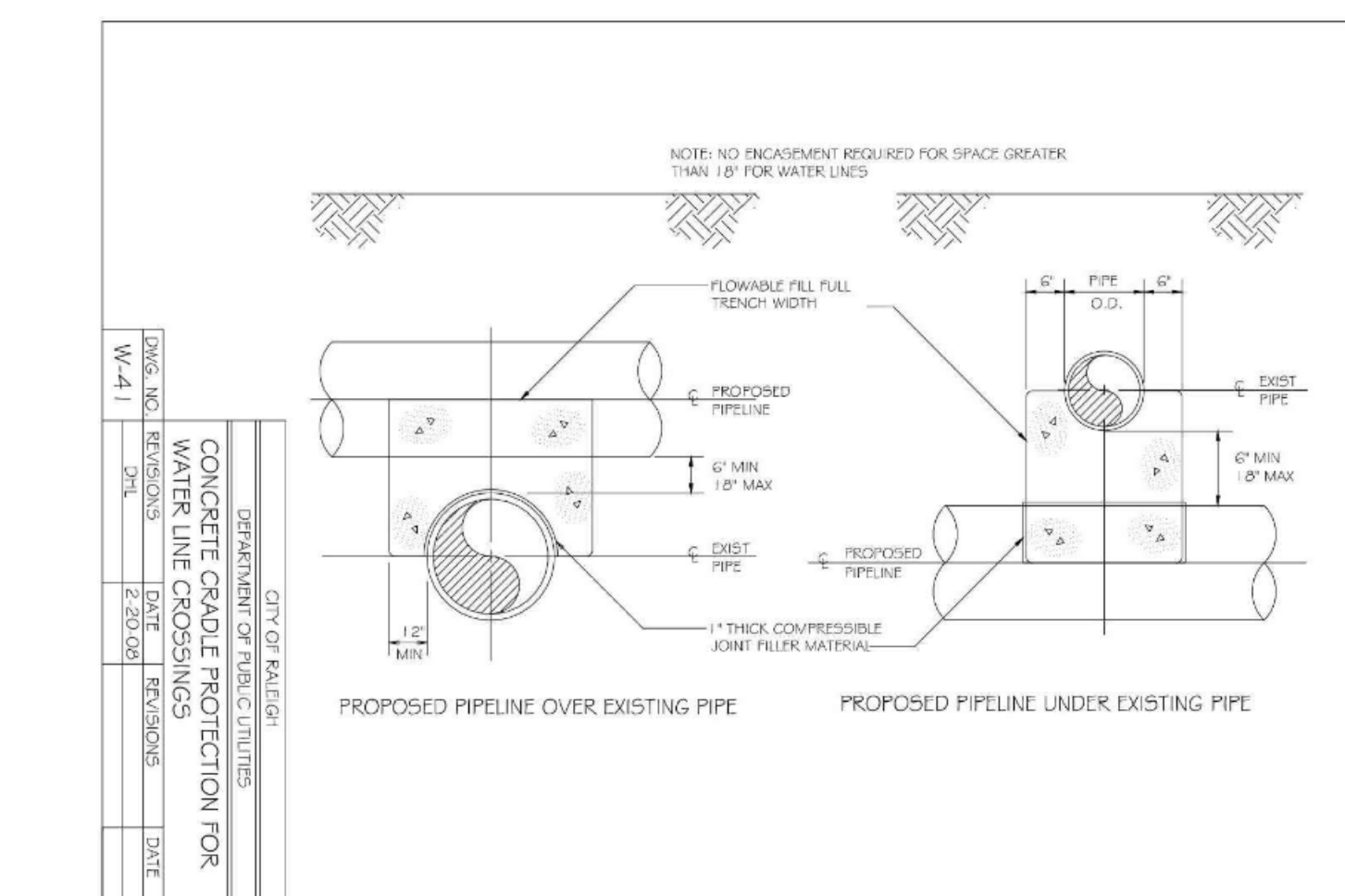
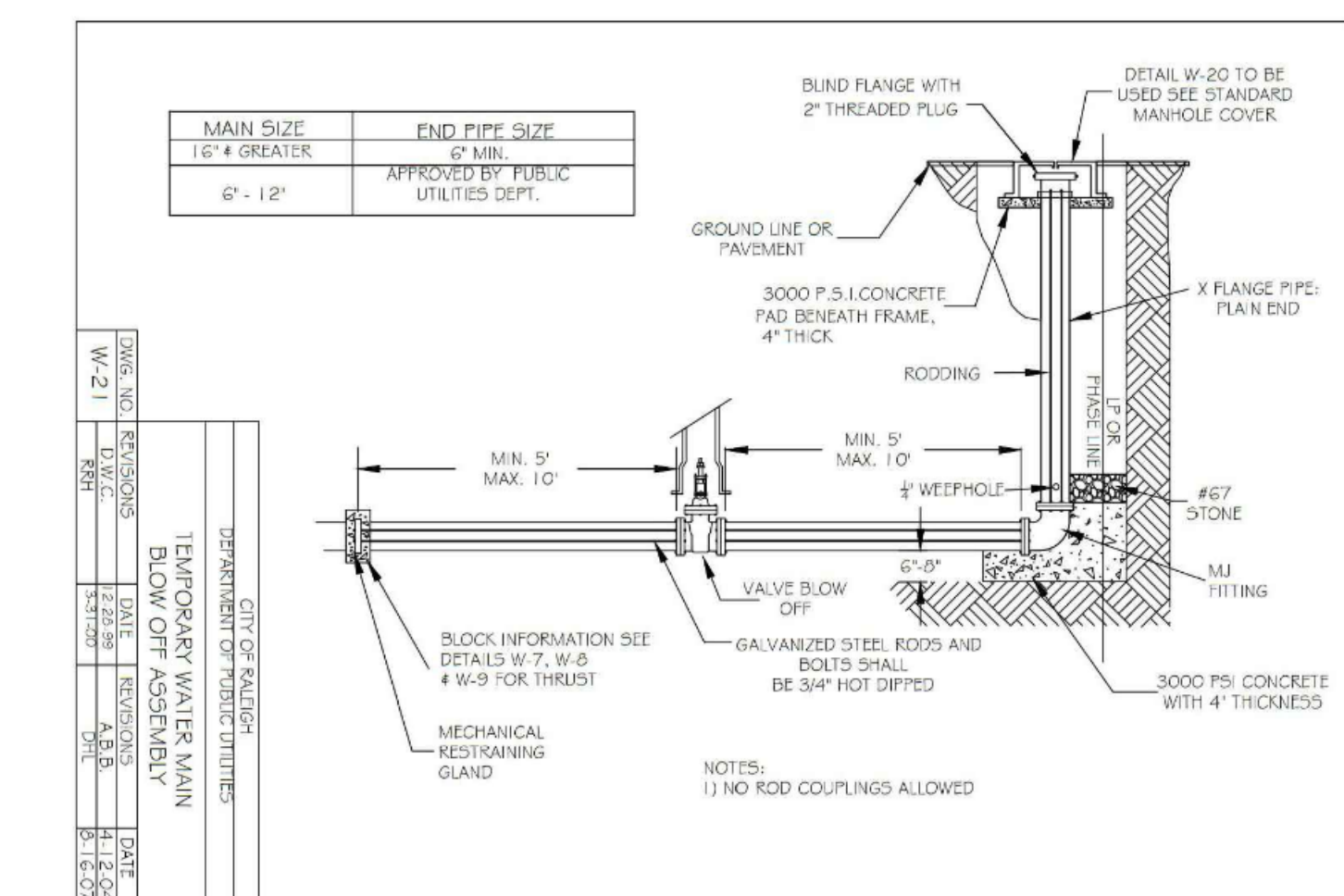
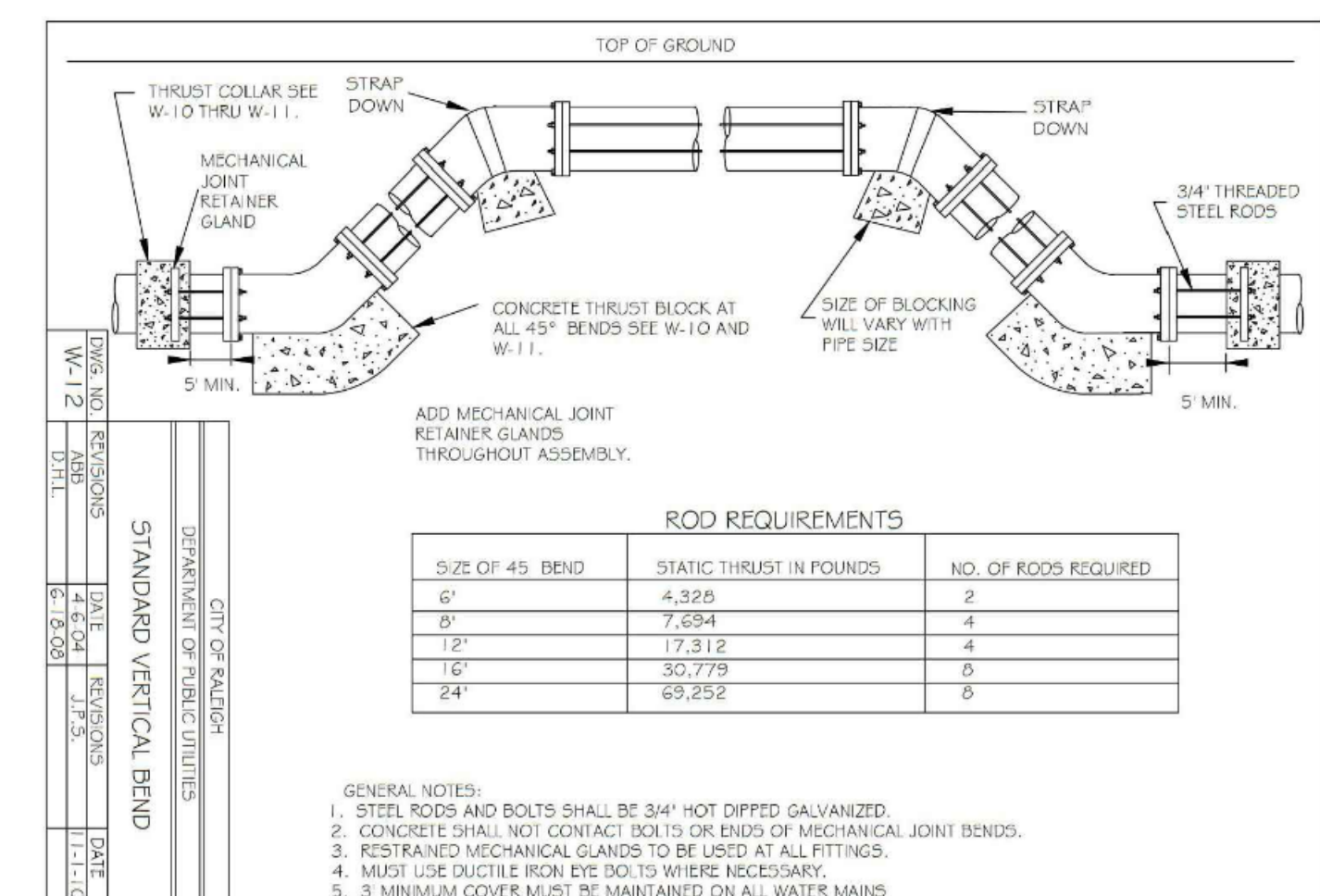
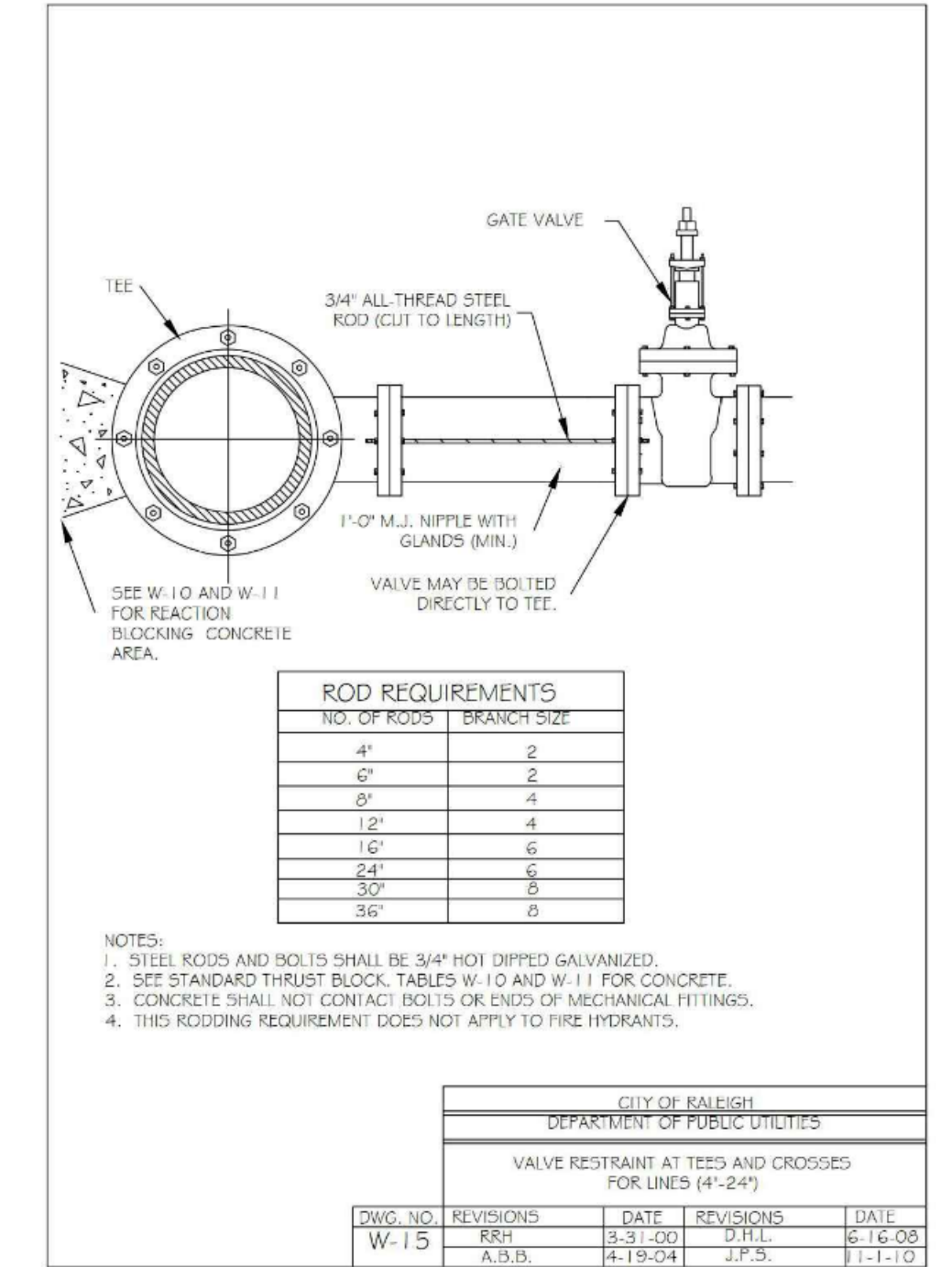
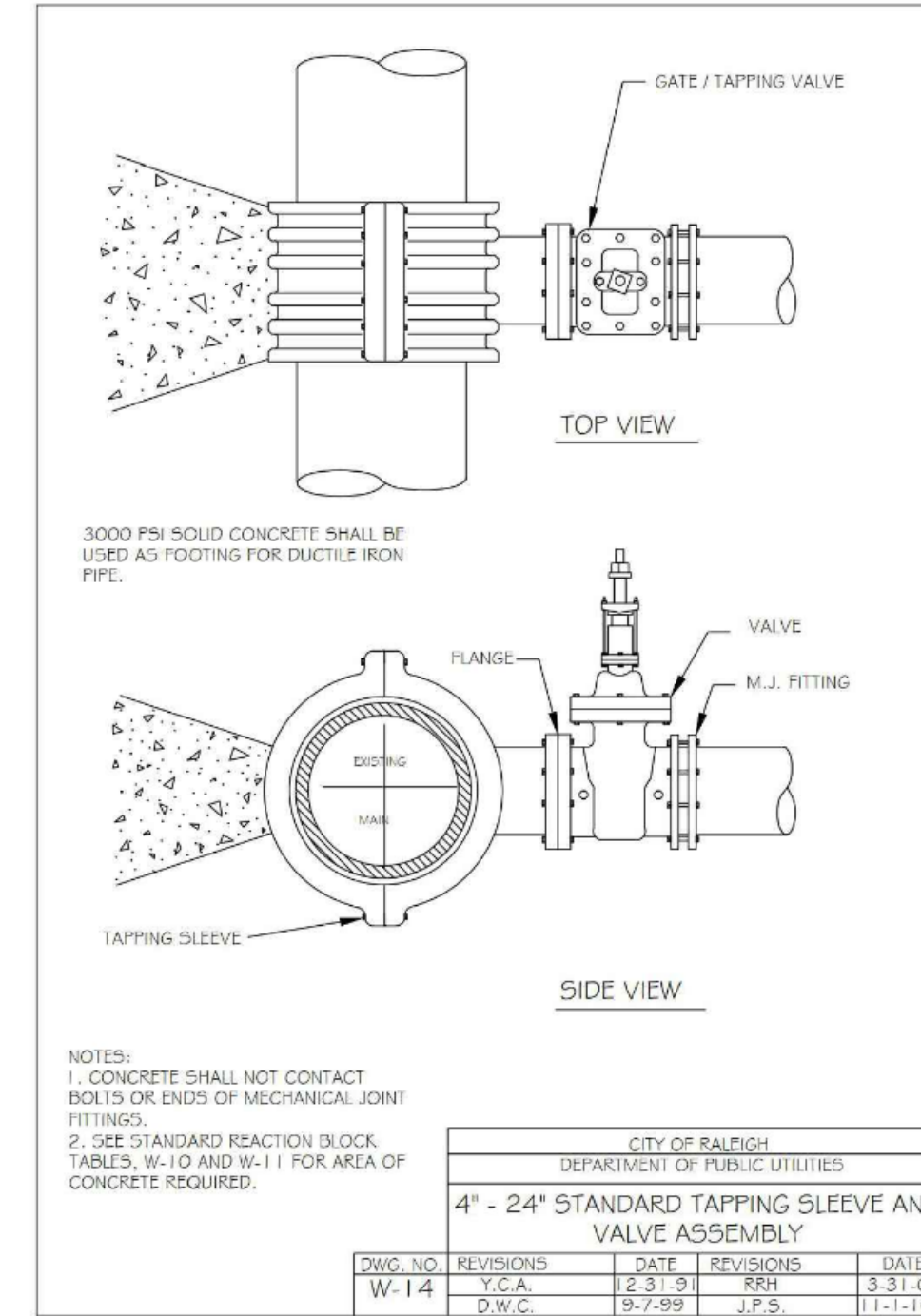
ALL AREAS GIVEN IN SQUARE FEET.

SIZE AND DEGREE OF BEND	STATIC THRUST IN POUNDS	NO. OF RODS REQUIRED
6"		
11 1/4"	1,105	2
22 1/2"	2,207	4
45°	4,326	8
90°	7,996	16
PLUG	5,655	11
6"		
11 1/4"	1,970	4
22 1/2"	3,922	8
45°	7,694	16
90°	14,215	32
PLUG	10,053	22
12"		
11 1/4"	4,433	8
22 1/2"	8,826	16
45°	17,512	32
90°	31,983	64
PLUG	22,619	44
16"		
11 1/4"	7,661	16
22 1/2"	15,691	32
45°	30,779	64
90°	56,061	128
PLUG	40,213	88

REACTION BEARING AREAS ARE IN SQUARE FEET MEASURED IN A VERTICAL PLANE IN THE TRENCH SIDE AT AN ANGLE OF 90° TO THE THRUST VECTOR.

USE 6" 90 DEGREE VALVE FOR HYDRANTS FOR ADDITIONAL SAFETY FACTOR.

CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES					
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE	
W-10	REV. 1	3-1-00	REV. 1	11-1-10	



M:\Projects\KAN\22008\04-Production\Engineering\Civil Drawings\Current Drawings\KAN22008-Subdivision-DI.dwg, 7/10/2024, 1:14:29 PM, Jackson, Shearer

THE JOHN R. MCADAMS COMPANY, INC.
 2805 Meridian Parkway
 Durham, North Carolina 27713
 Phone No.: 919-488-0288
 (800) 733-5646 - MacAdamsCo.com



REVISIONS:

▲	2022-07-21	1ST COR P.S.P. COMMENTS
▲	2022-09-11	2ND COR P.S.P. COMMENTS
▲	2024-01-05	3RD COR P.S.P. COMMENTS
▲	2024-02-08	4TH COR P.S.P. COMMENTS
▲	2024-05-31	5TH COR P.S.P. COMMENTS
▲	2024-07-11	6TH COR P.S.P. COMMENTS

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

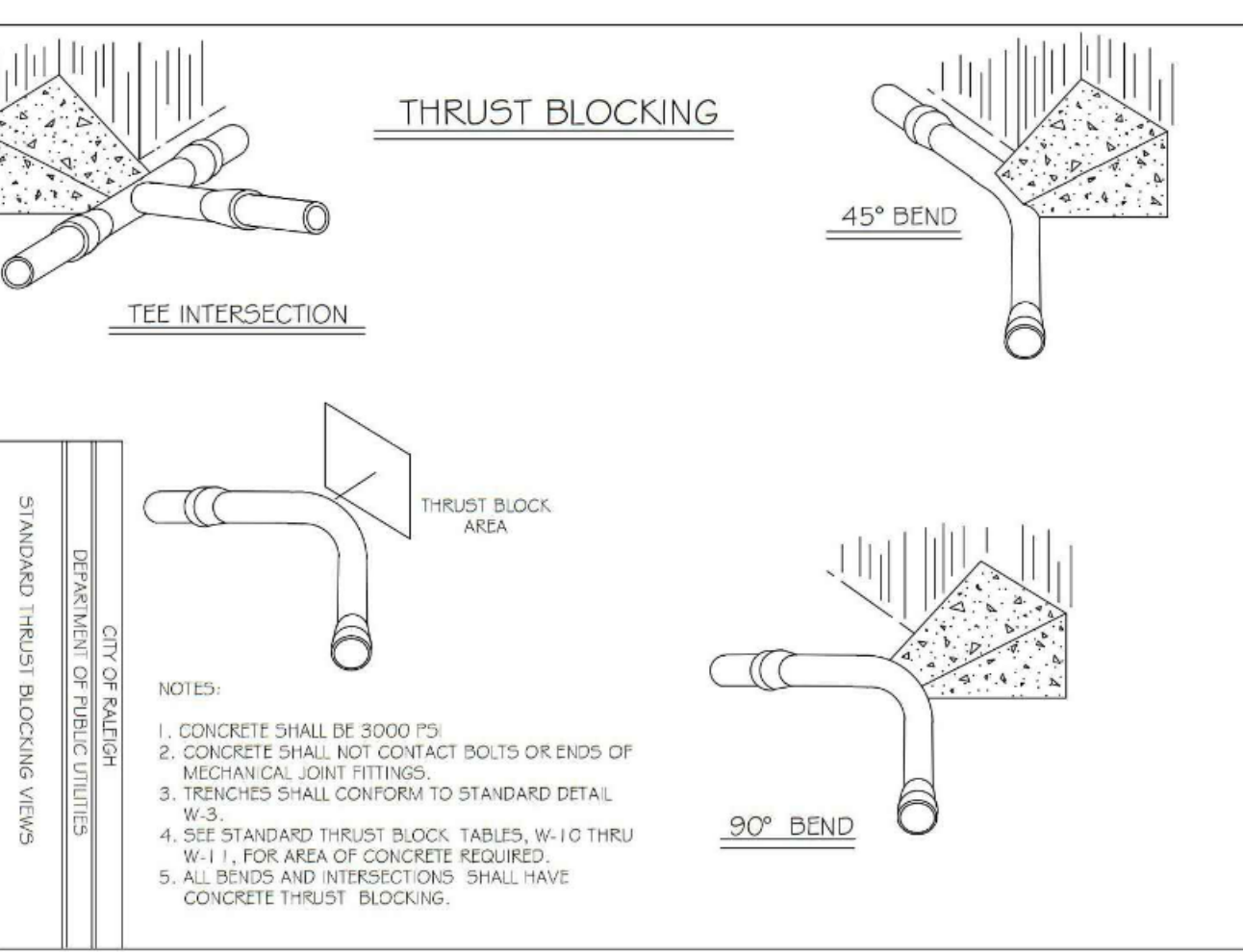
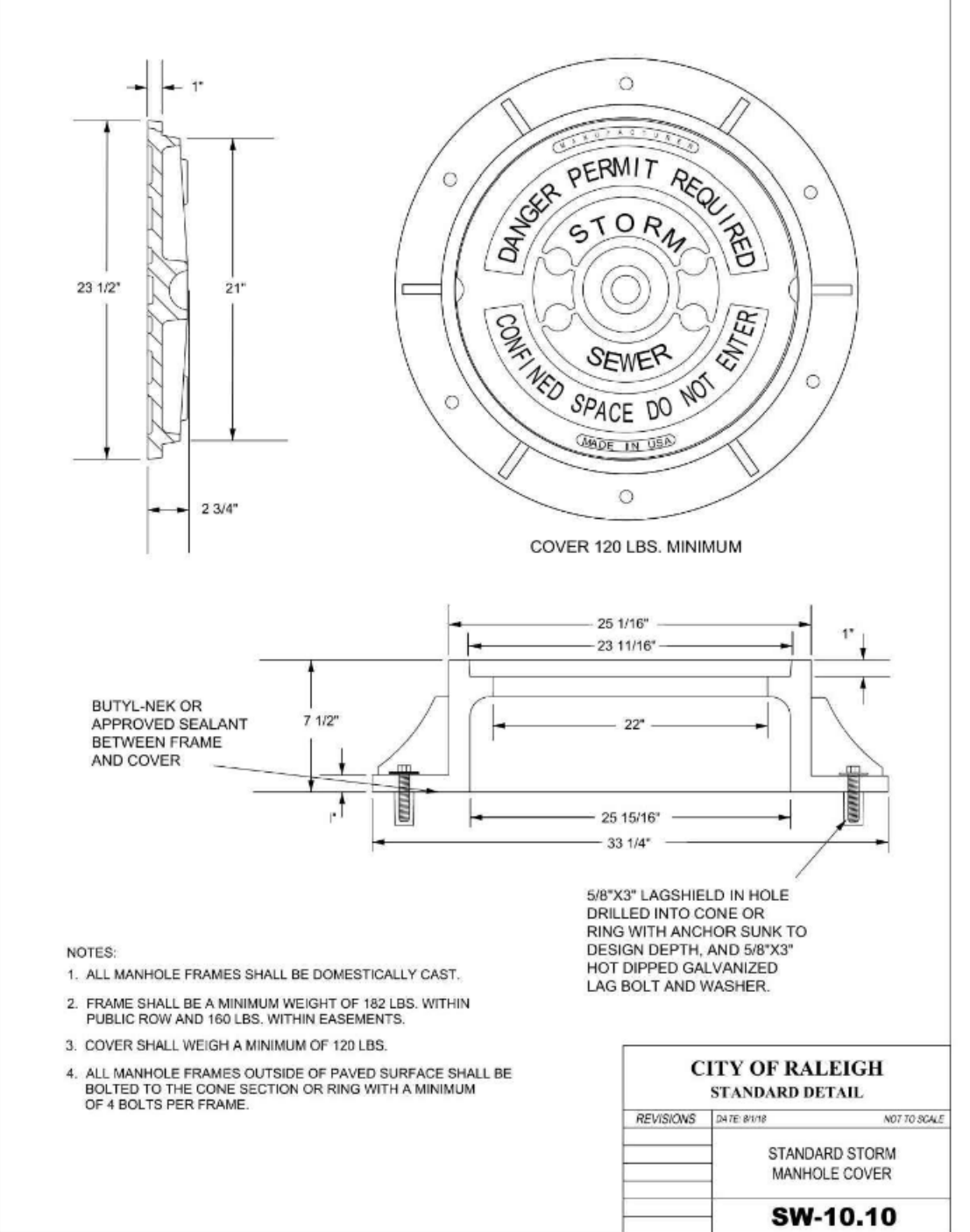
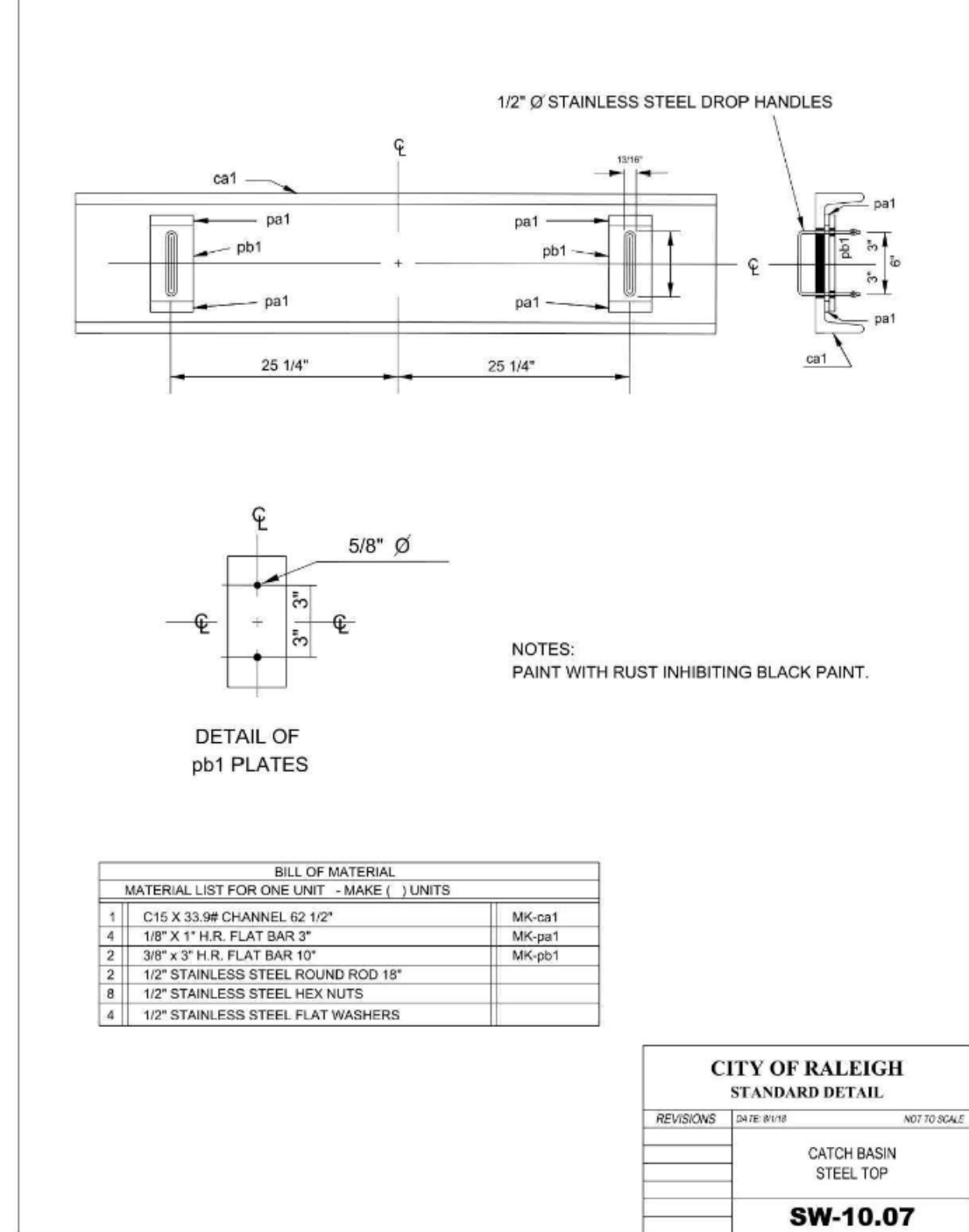
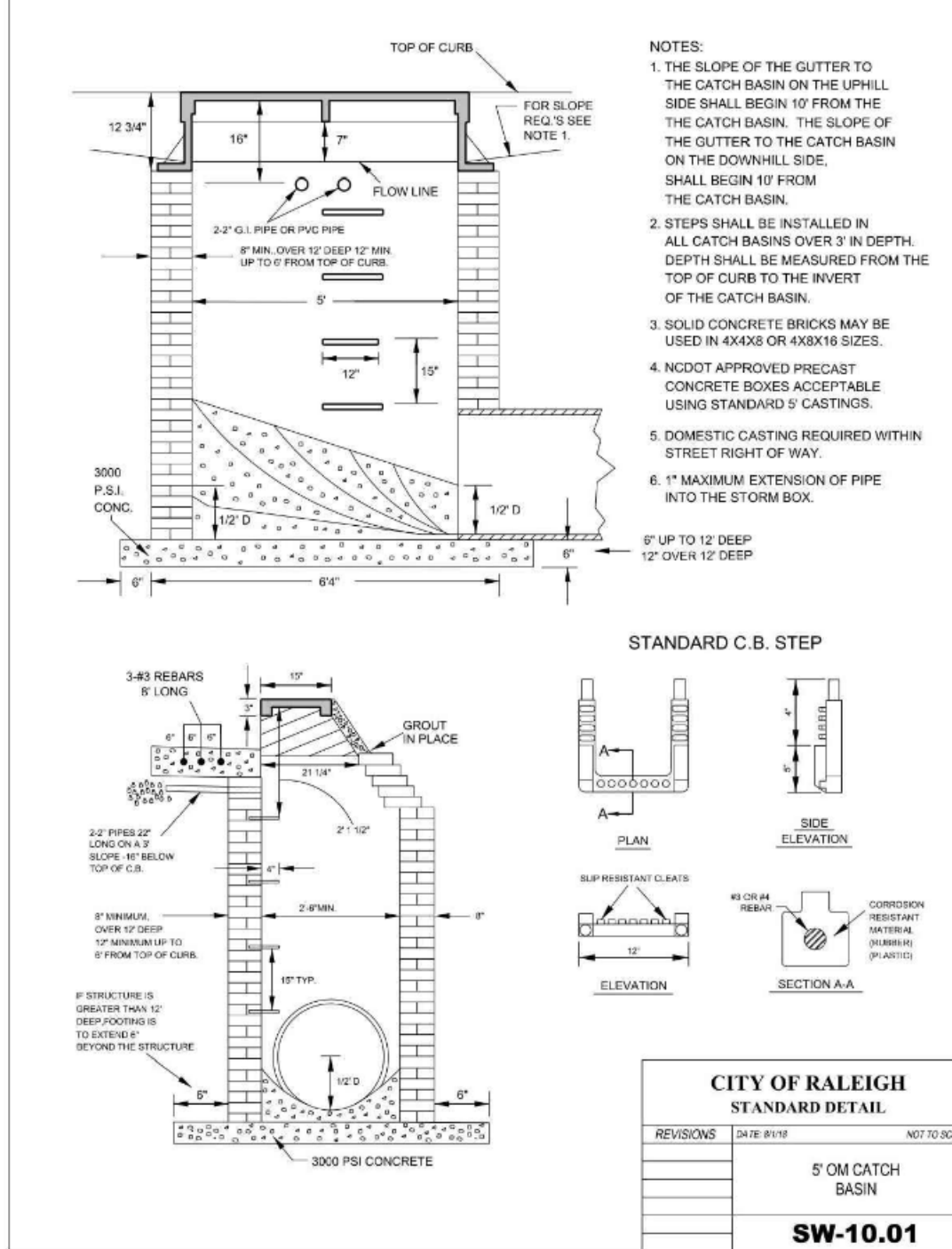
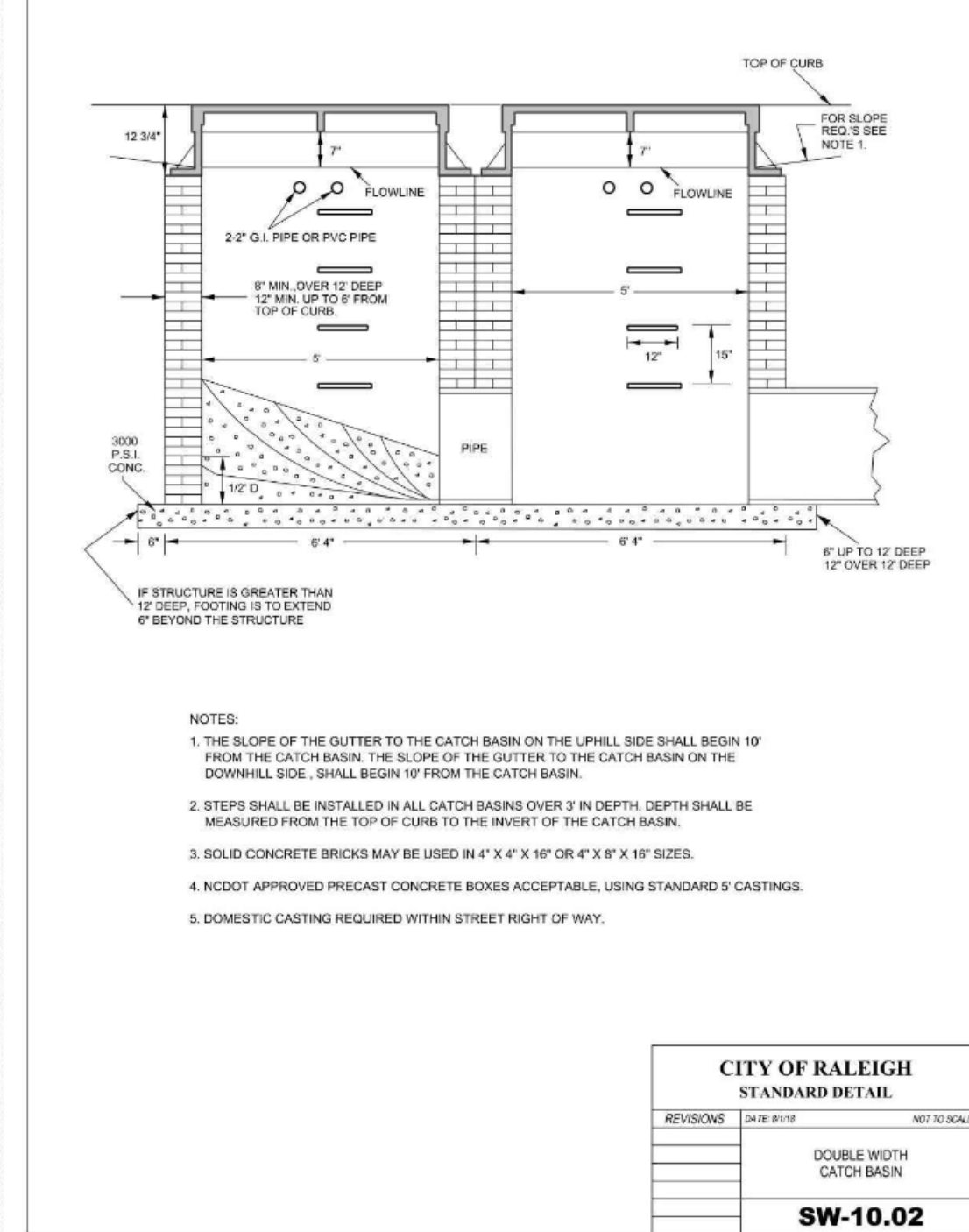
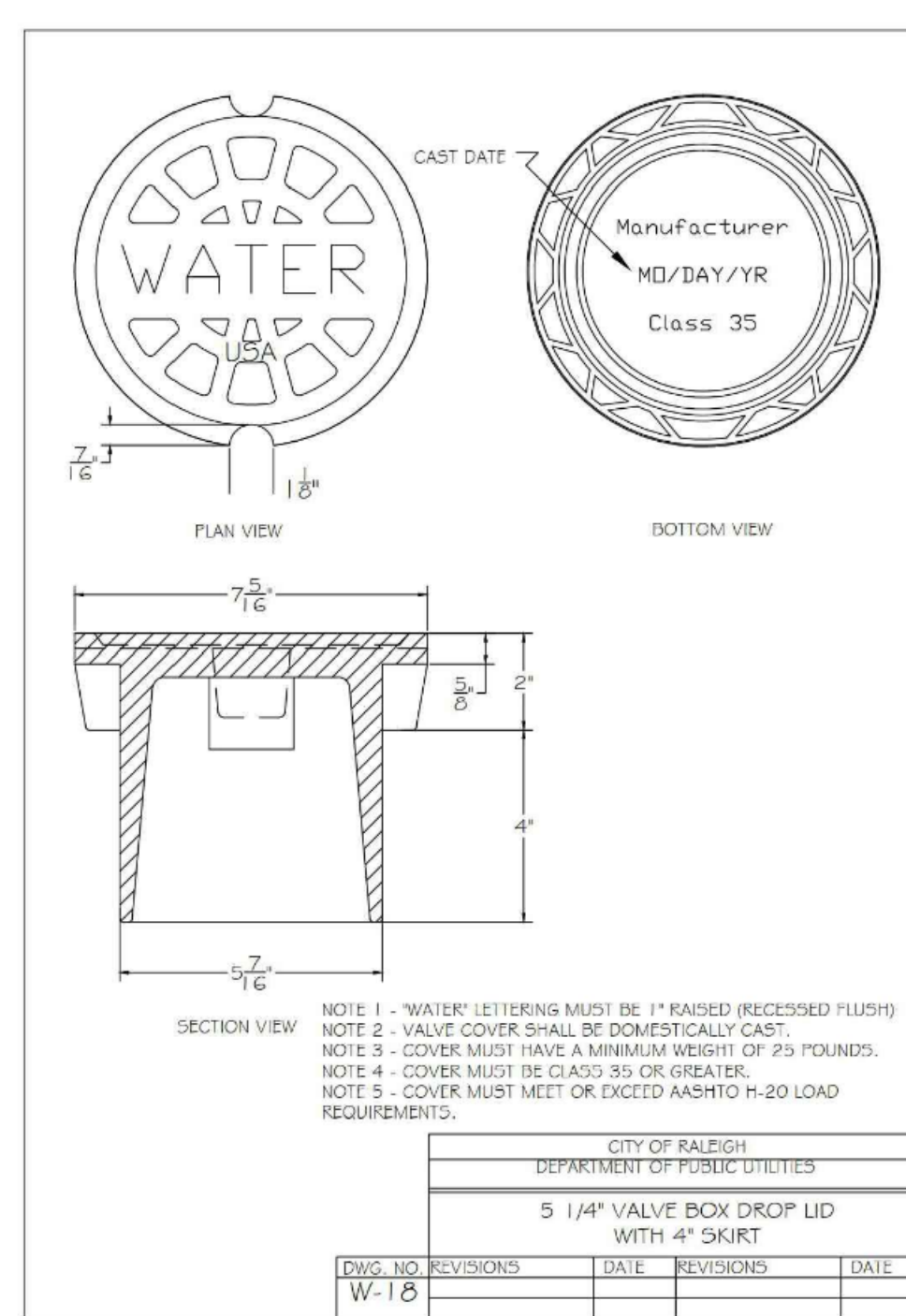
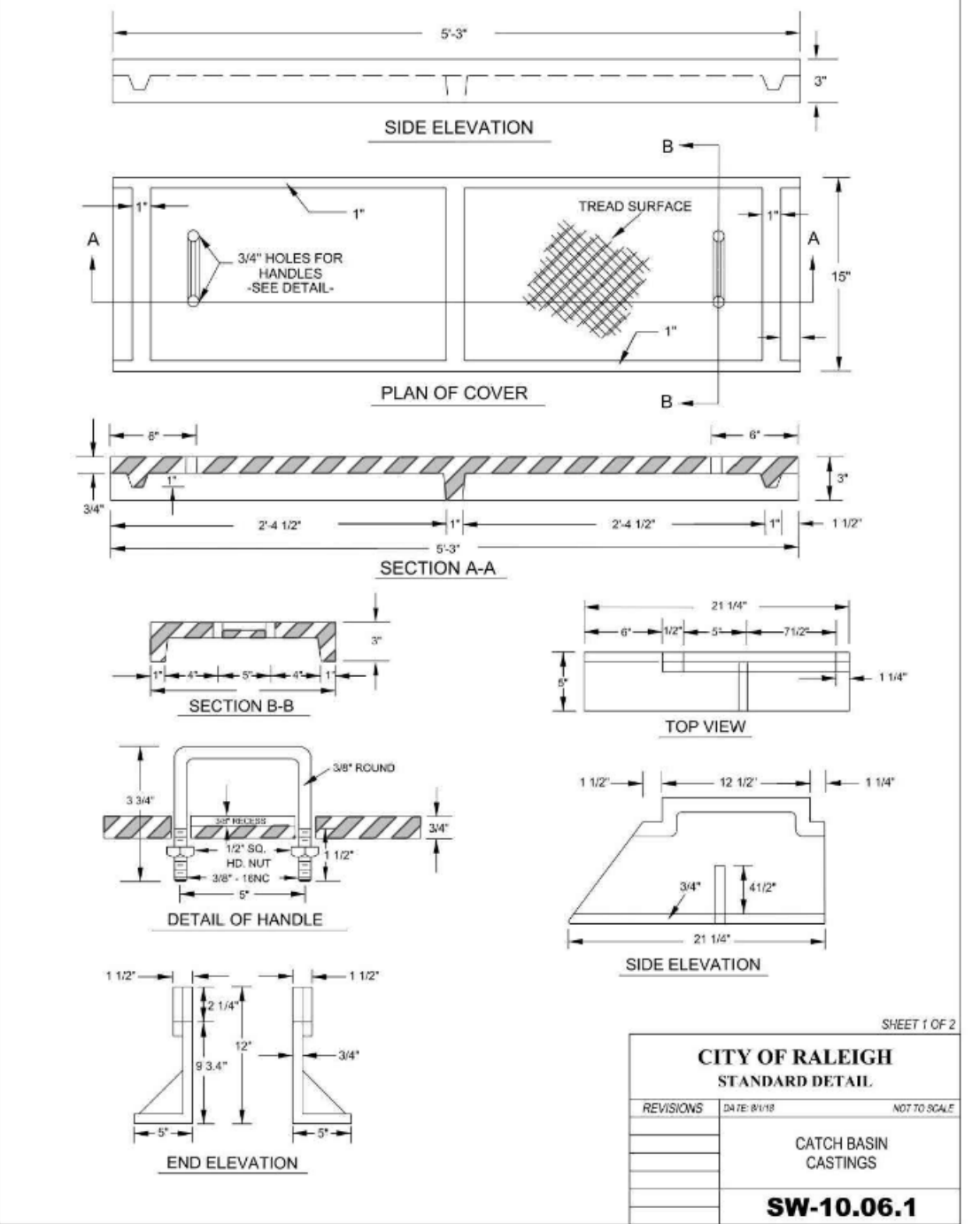
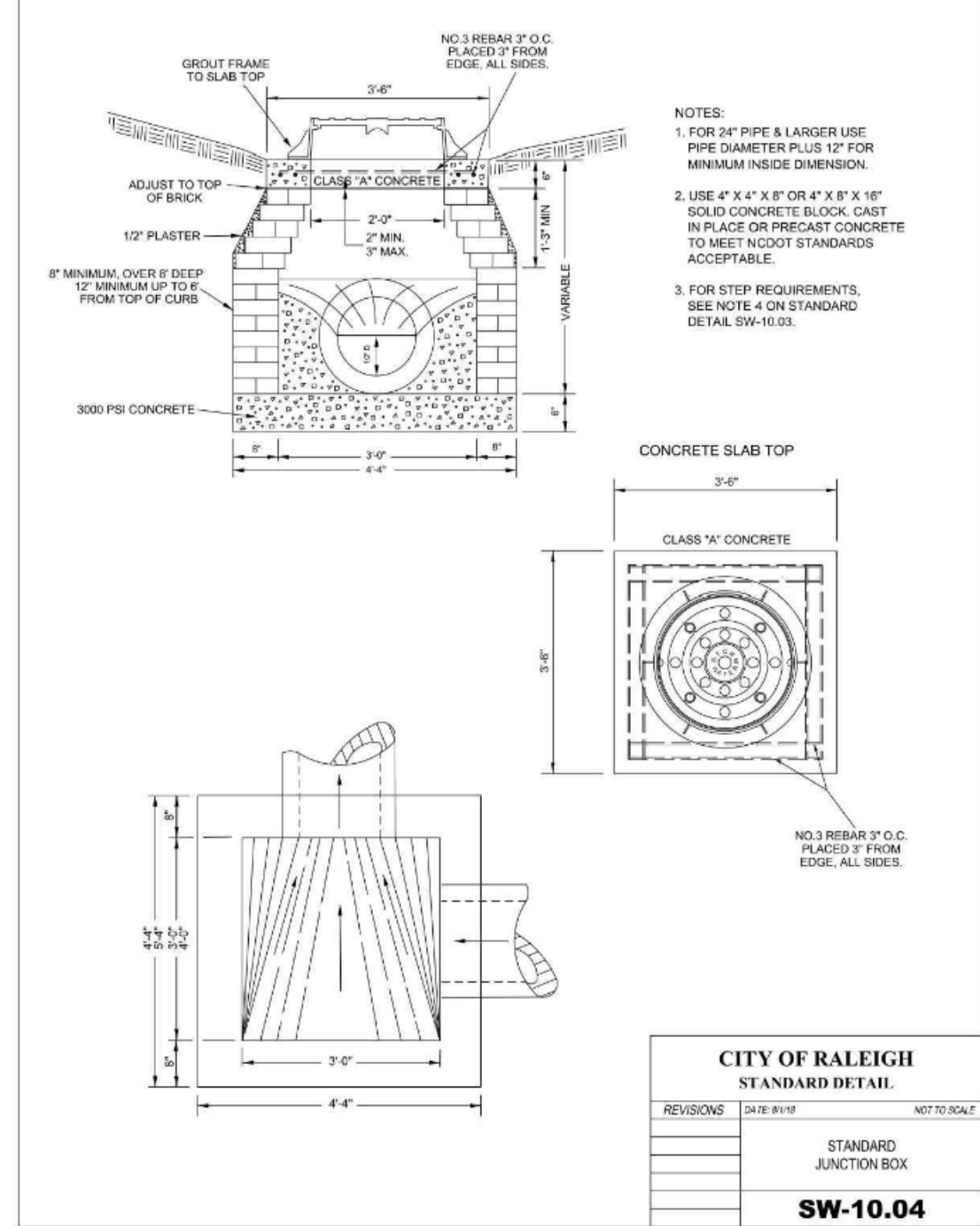
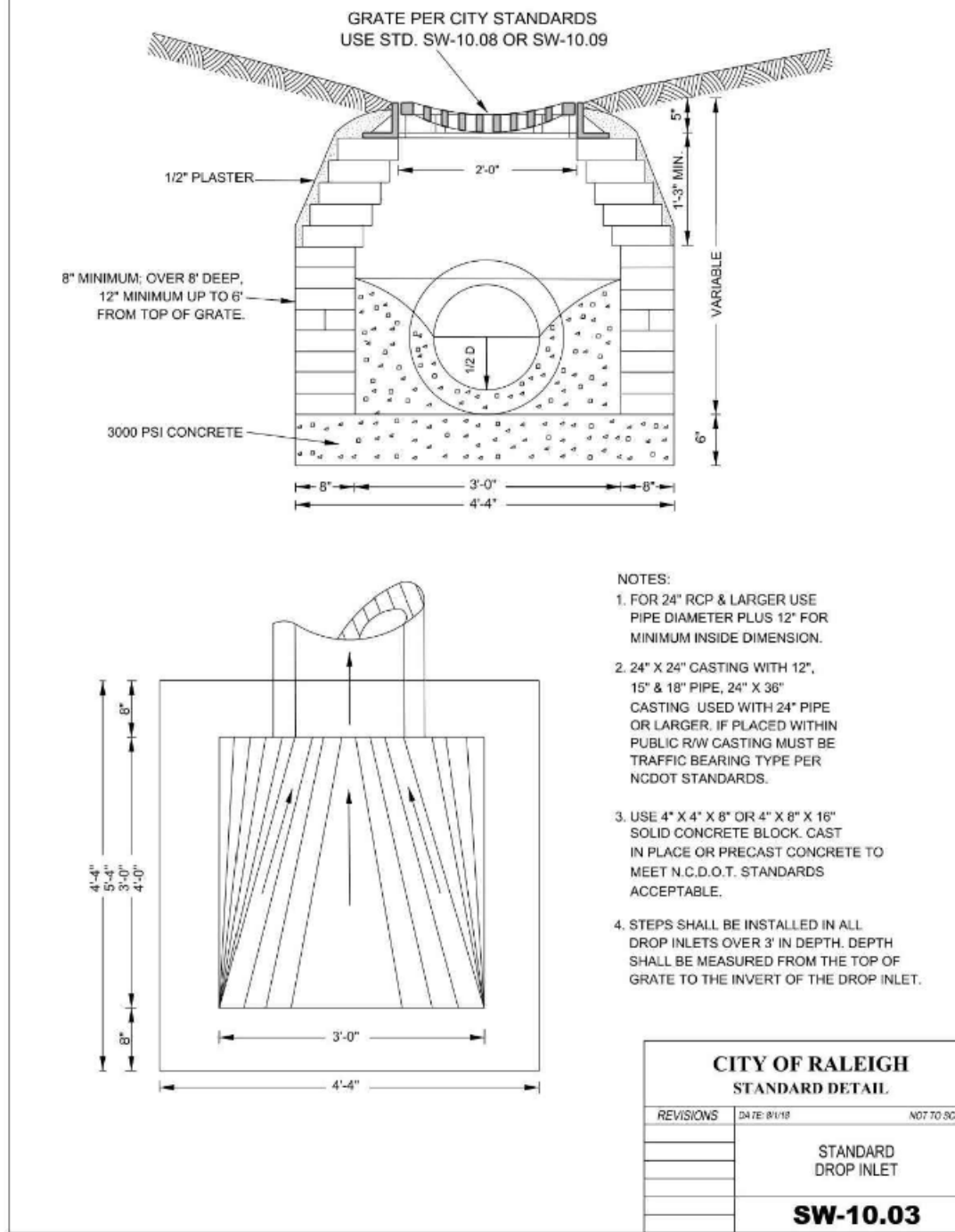
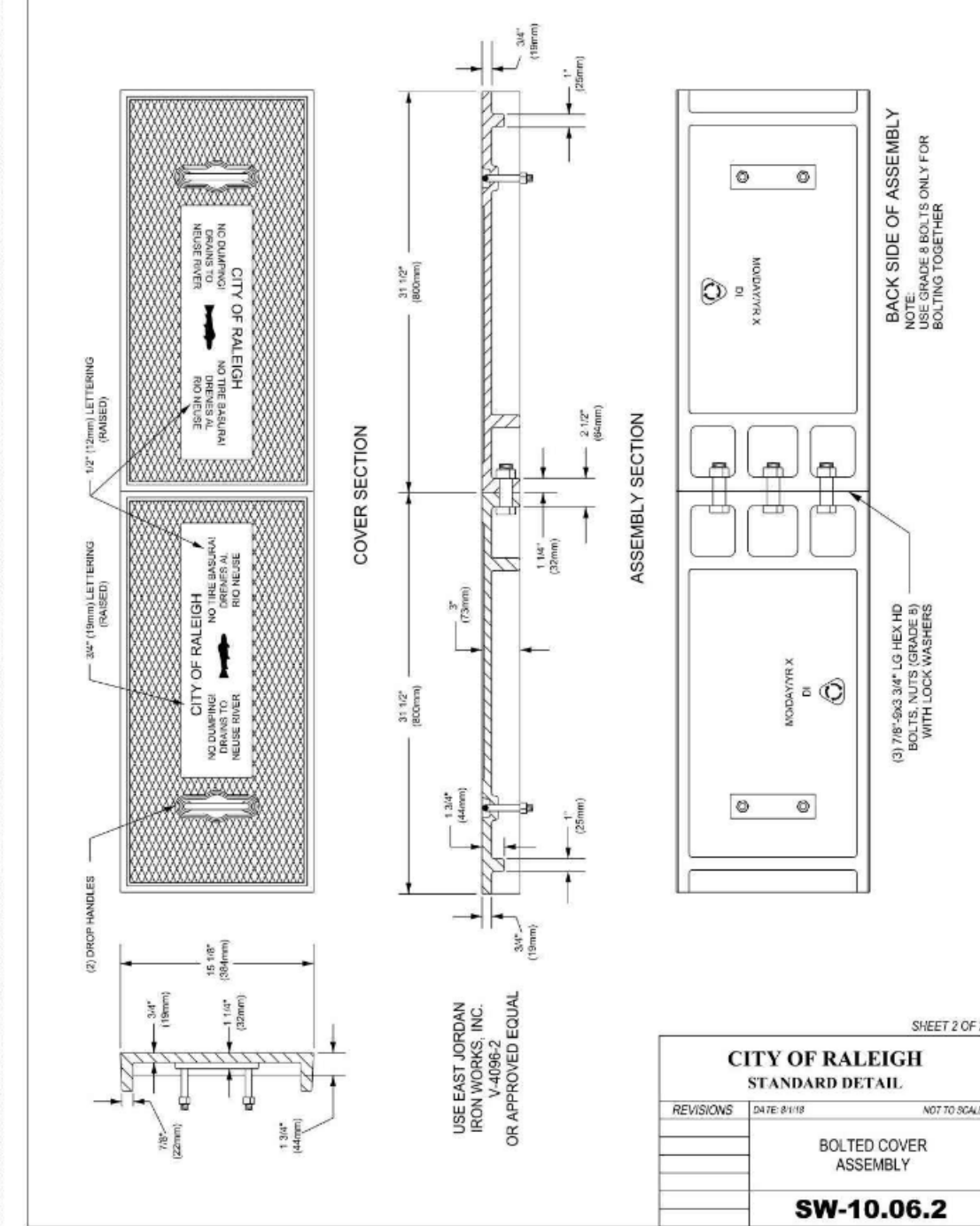
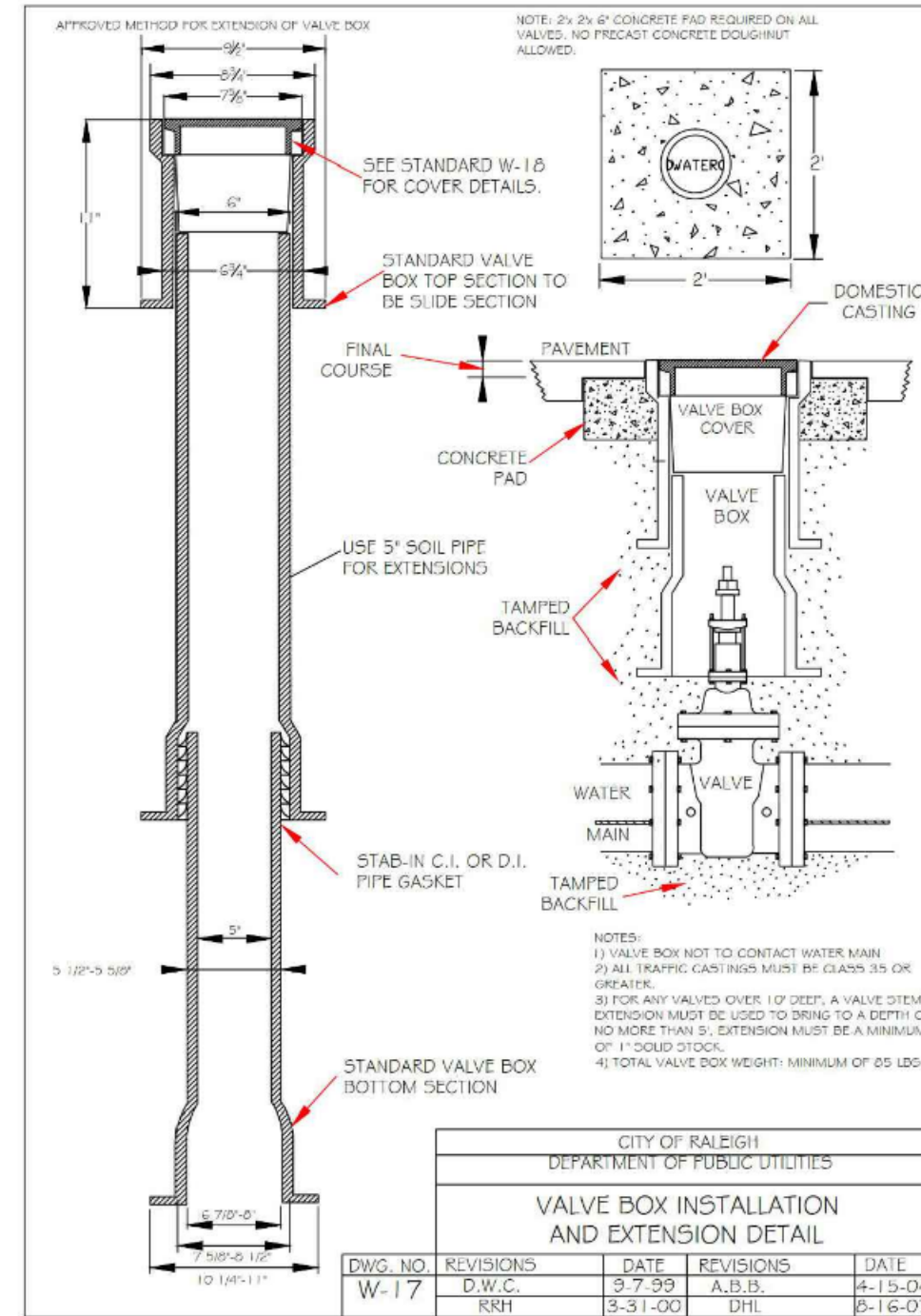
NORTH HILLS EAST
PRELIMINARY SUBDIVISION PLAN
 RALEIGH, NORTH CAROLINA

WATER DETAILS

PROJECT NO. KAN-22008
 FILENAME: KAN22008-SUB-DI
 CHECKED BY: ARP
 DRAWN BY: LLH
 SCALE: NTS
 DATE: 09-20-2017
 SHEET NO. **C8.02**

McADAMS

M:\Projects\KAN\22008\04-Production\Engineering\Civil Drawings\Current Drawings\KAN22008-Subdivision-DI.dwg, 7/10/2024, 1:14:48 PM, Jackson, Shaver



THE JOHN R. MCADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27718
Phone No.: 919-488-8888
(800) 733-5646 - MacAdamsCo.com



REVISIONS:

2023-07-21	1ST COR P&P COMMENTS
2023-09-12	2ND COR P&P COMMENTS
2024-01-05	3RD COR P&P COMMENTS
2024-02-08	4TH COR P&P COMMENTS
2024-04-31	5TH COR P&P COMMENTS
2024-07-11	6TH COR P&P COMMENTS

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

NORTH HILLS EAST

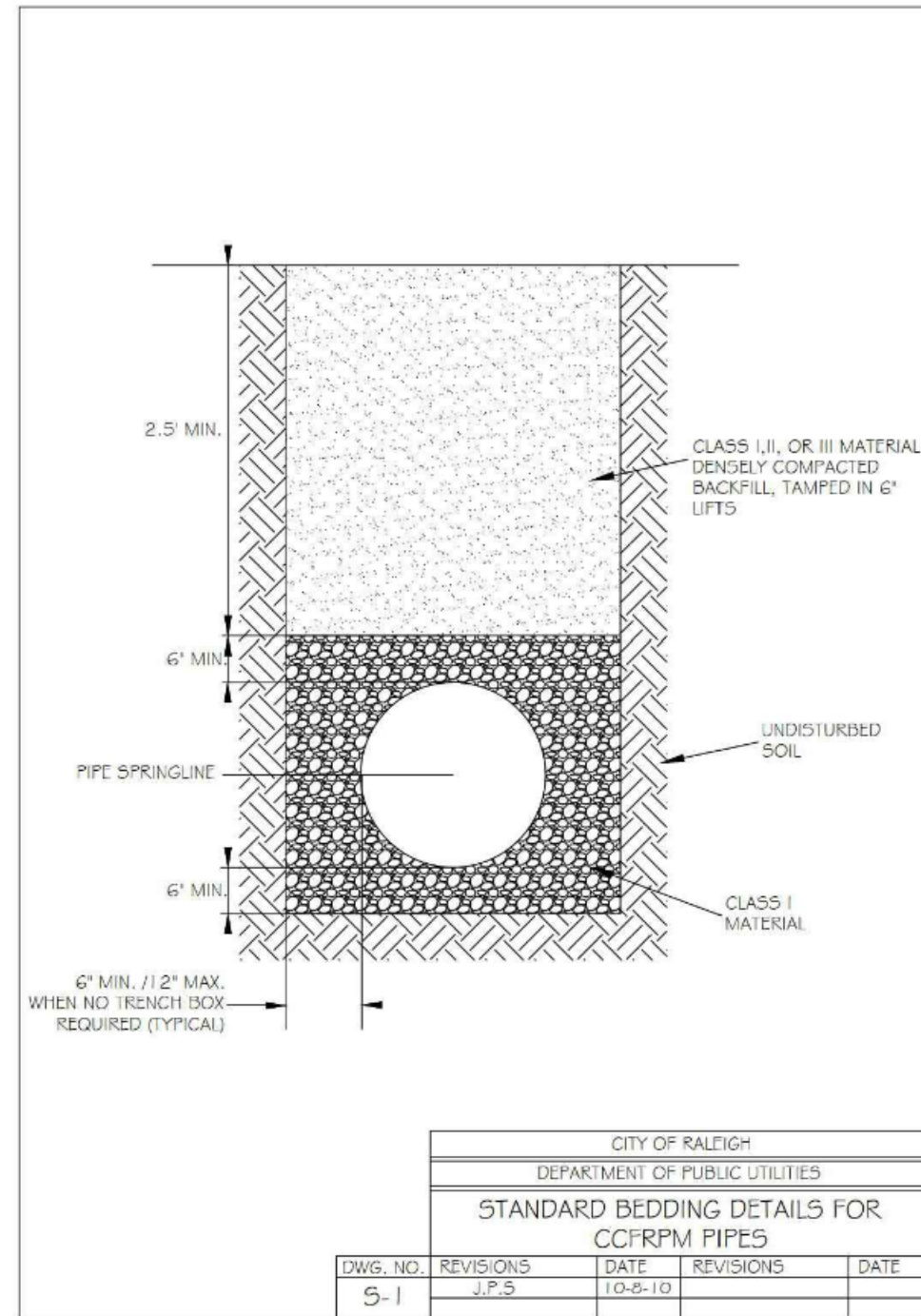
PRELIMINARY SUBDIVISION PLAN

RALEIGH, NORTH CAROLINA

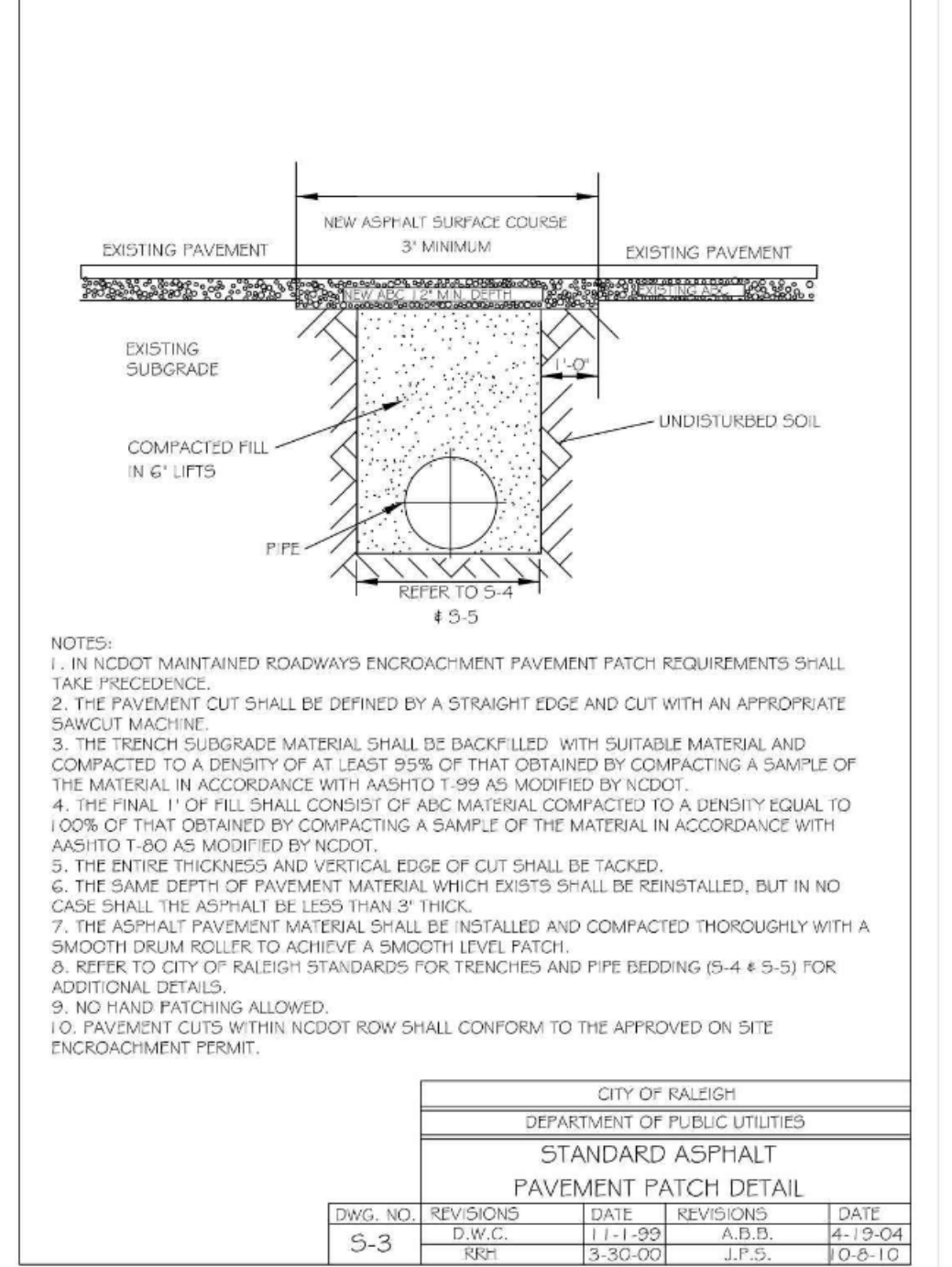
WATER AND STORM DRAINAGE DETAILS

PROJECT NO. KAN-22008
FILENAME: KAN22008-SUB-01
CHECKED BY: ARP
DRAWN BY: LLH
SCALE: NTS
DATE: 09-20-2017
SHEET NO. **C8.03**

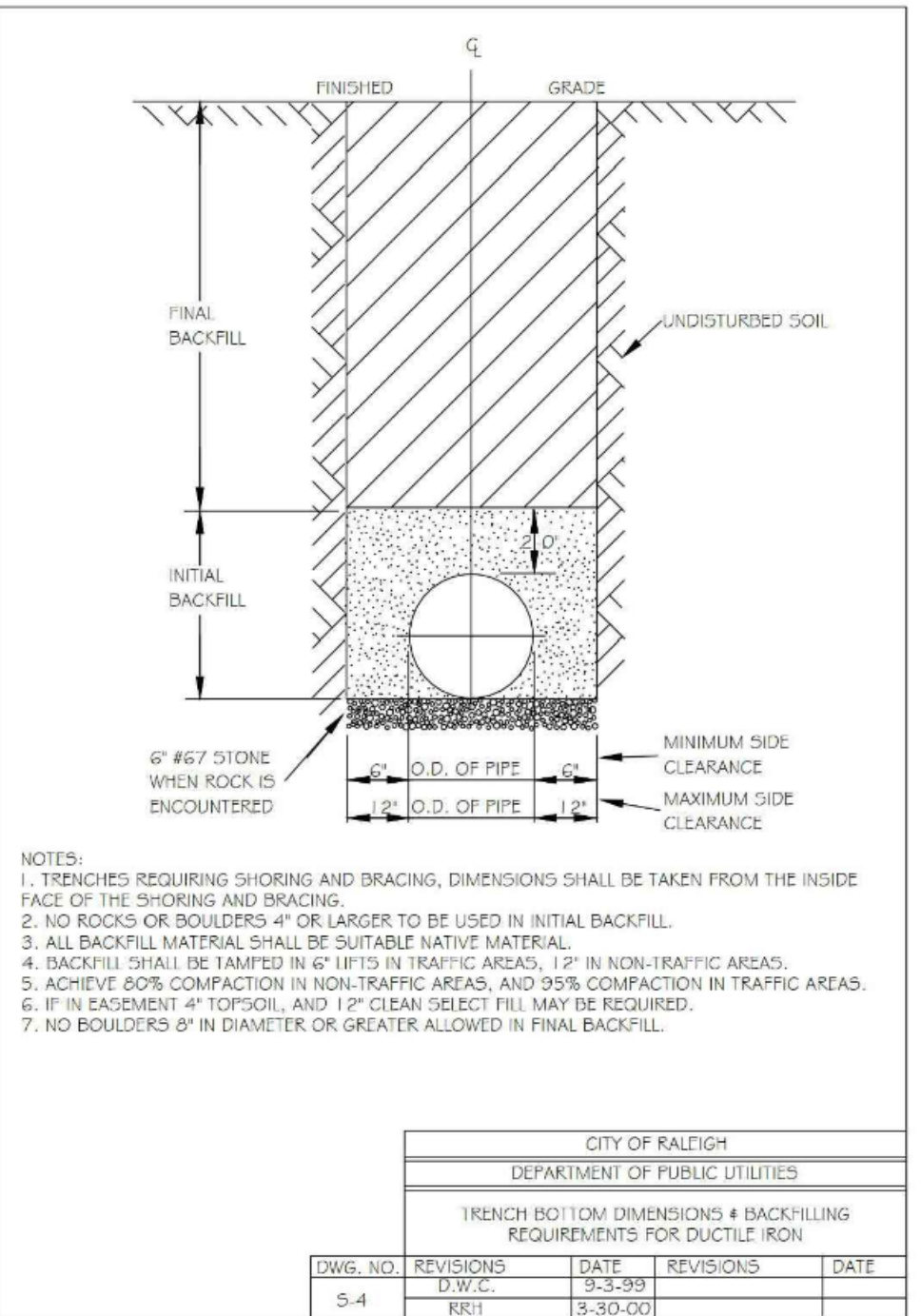




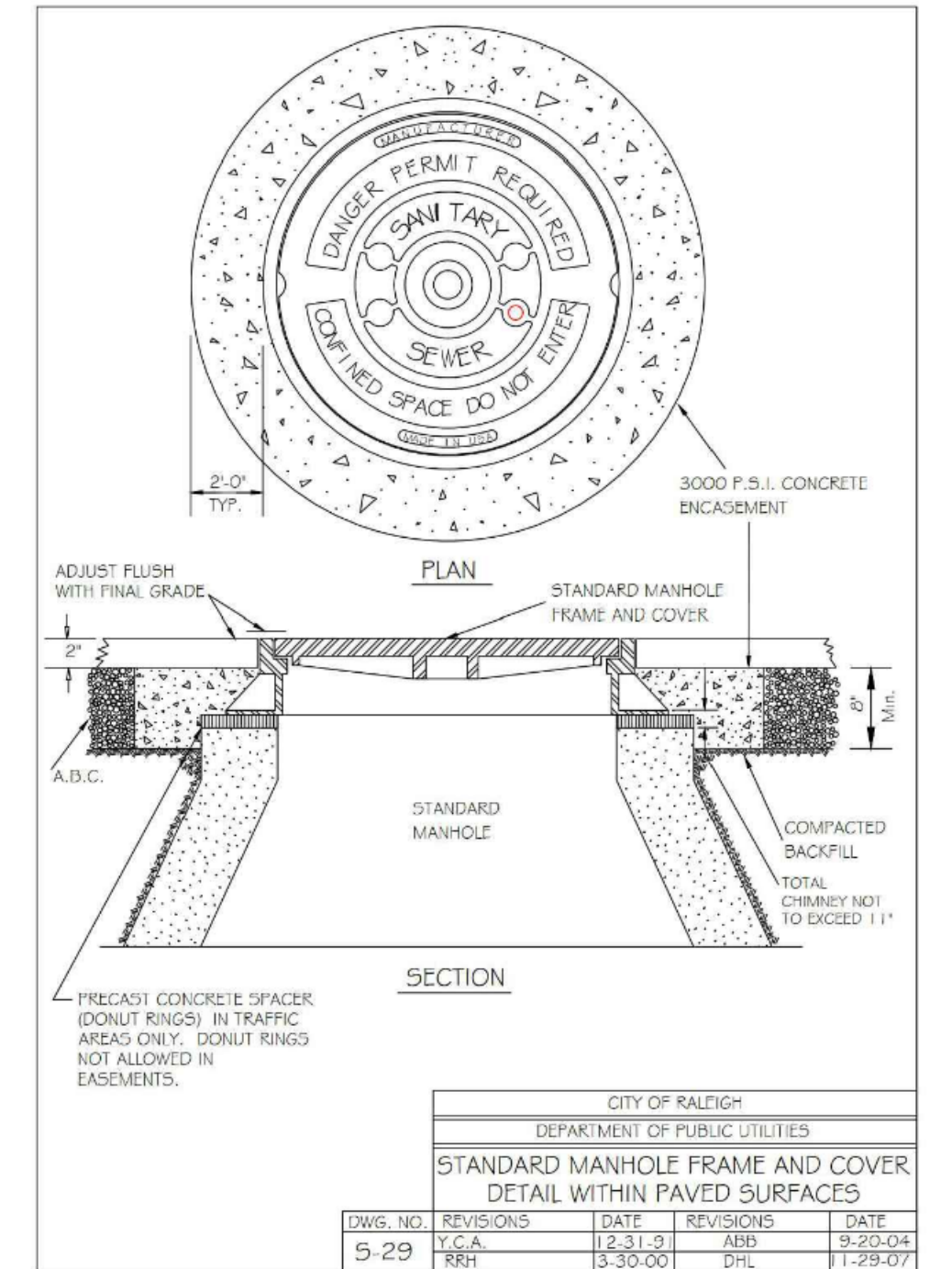
CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES			
STANDARD BEDDING DETAILS FOR CCRPM PIPES			
DWG. NO.	REVISIONS	DATE	DATE
5-1	1	J.P.S.	11-05-10



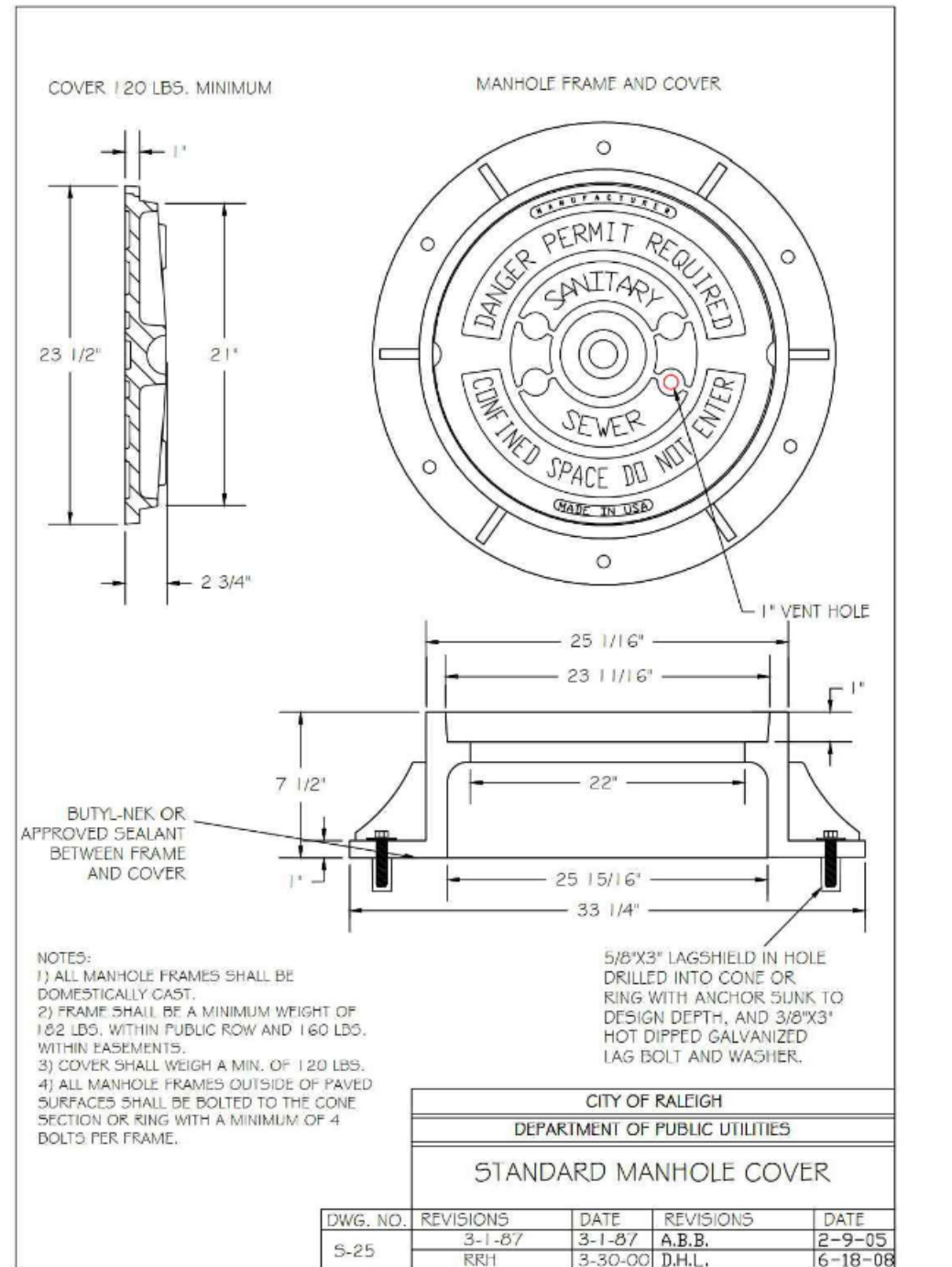
CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES			
STANDARD ASPHALT PAVEMENT PATCH DETAIL			
DWG. NO.	REVISIONS	DATE	DATE
5-3	1	D.W.G.	11-11-09
	2	RKH	3-30-00
	3	J.P.S.	01-08-10



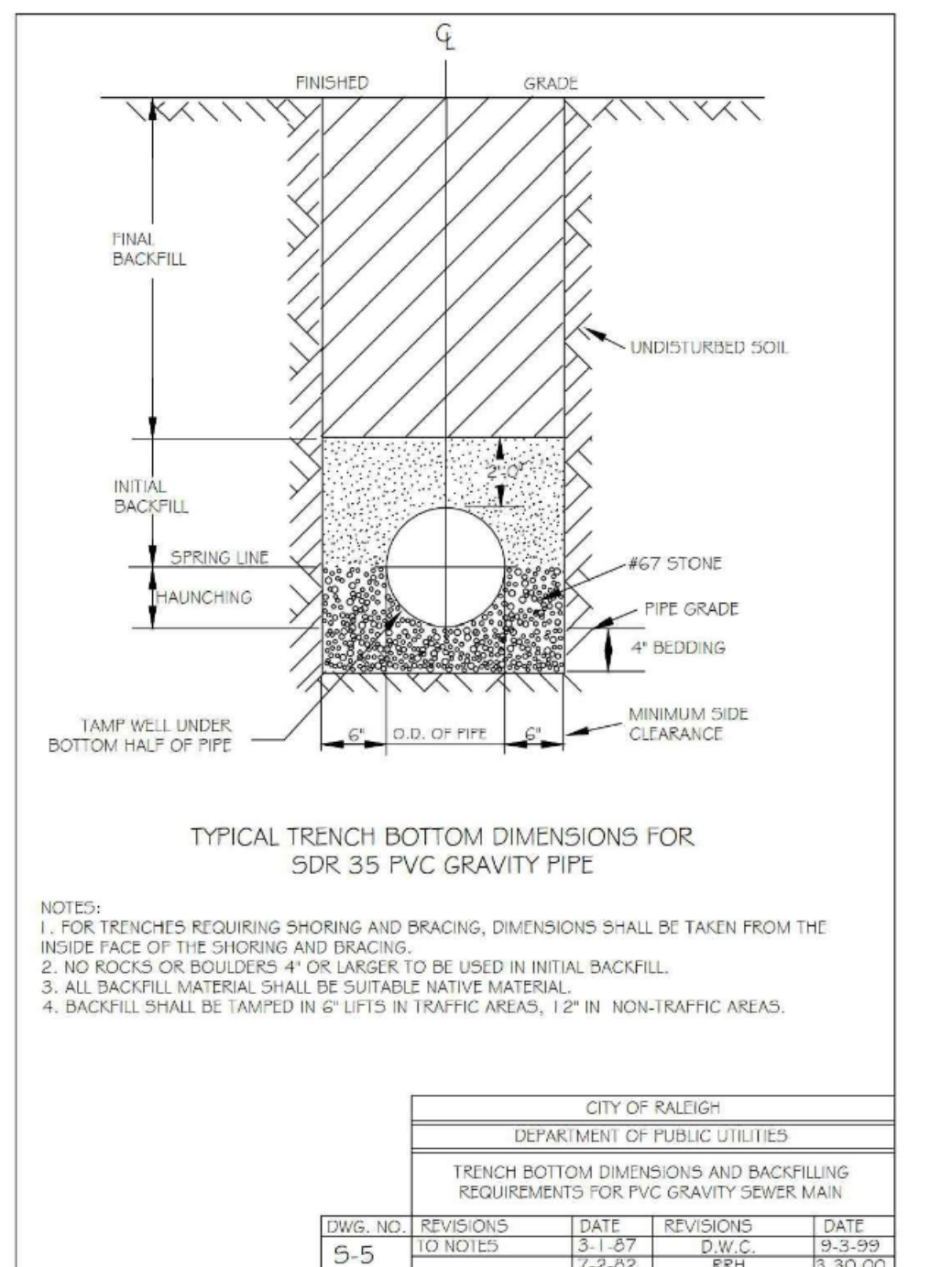
CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES			
TRENCH BOTTOM DIMENSIONS & BACKFILLING REQUIREMENTS FOR DUCTILE IRON			
DWG. NO.	REVISIONS	DATE	DATE
5-4	1	D.W.G.	11-21-09
	2	RKH	3-30-00



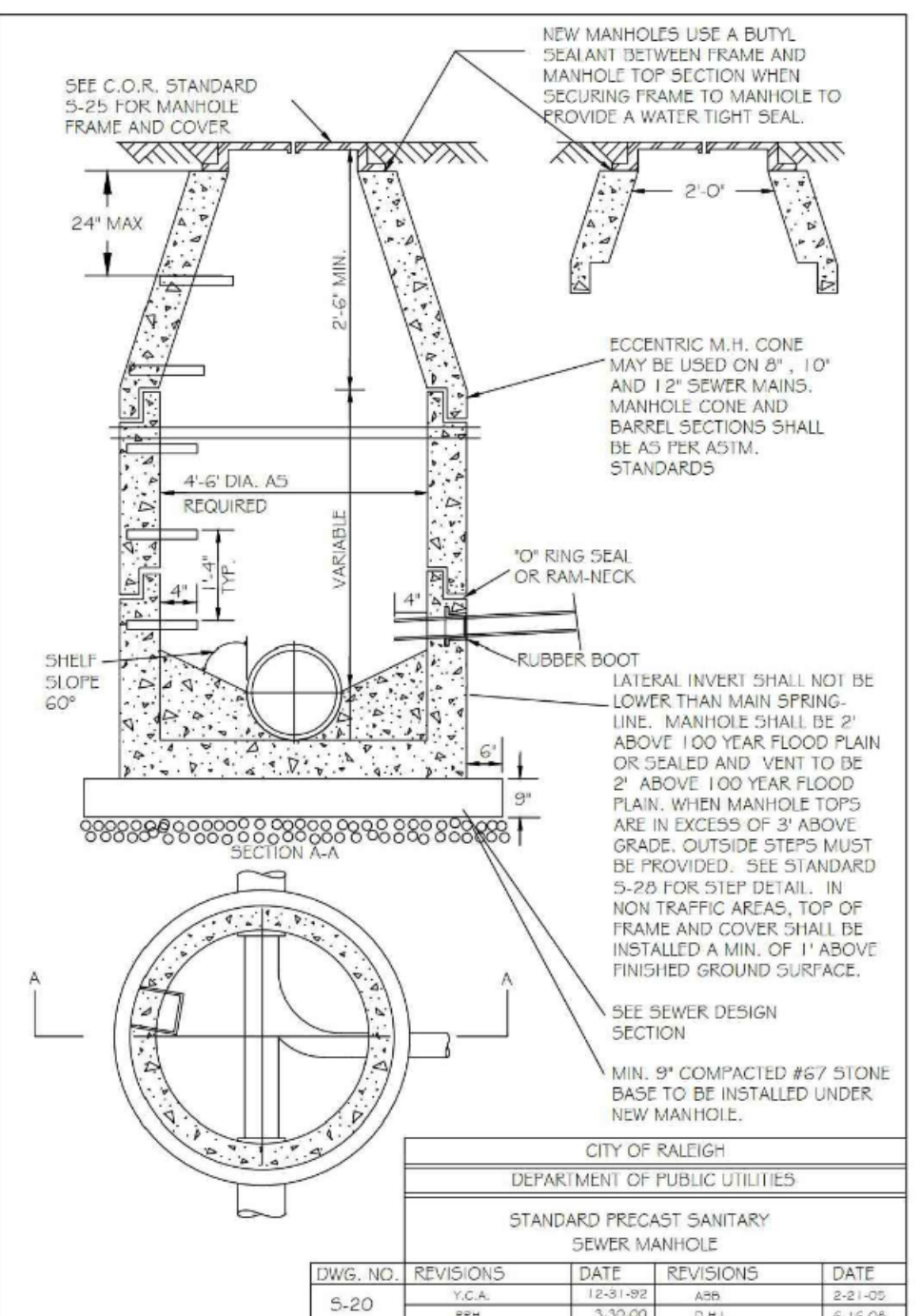
CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES			
STANDARD MANHOLE FRAME AND COVER DETAIL WITHIN PAVED SURFACES			
DWG. NO.	REVISIONS	DATE	DATE
5-29	1	D.W.G.	11-21-09
	2	RKH	3-30-00
	3	DHC	11-29-07



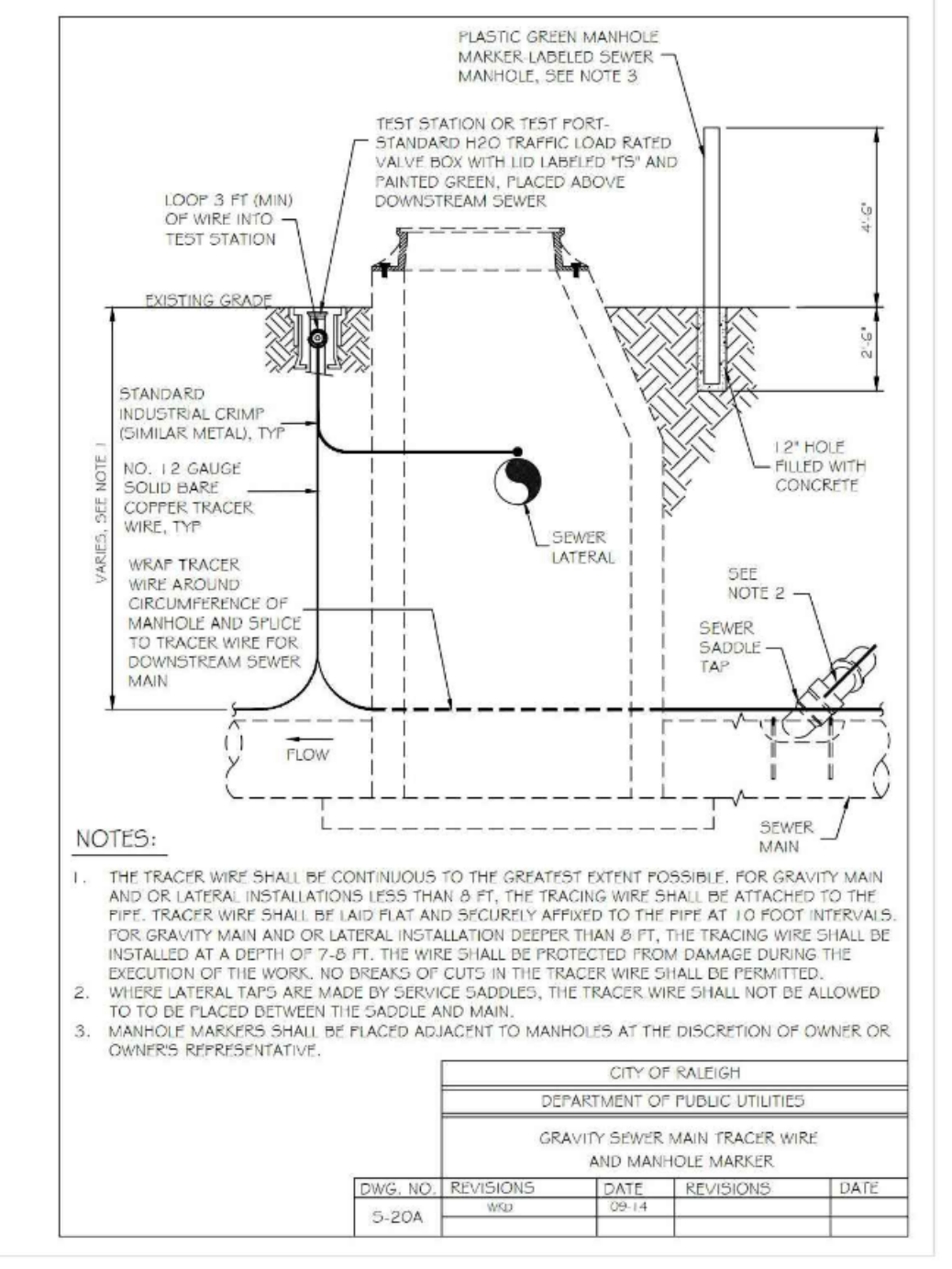
CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES			
STANDARD MANHOLE COVER			
DWG. NO.	REVISIONS	DATE	DATE
5-25	1	J.P.S.	11-05-10
	2	RKH	3-30-00
	3	D.H.L.	16-18-08



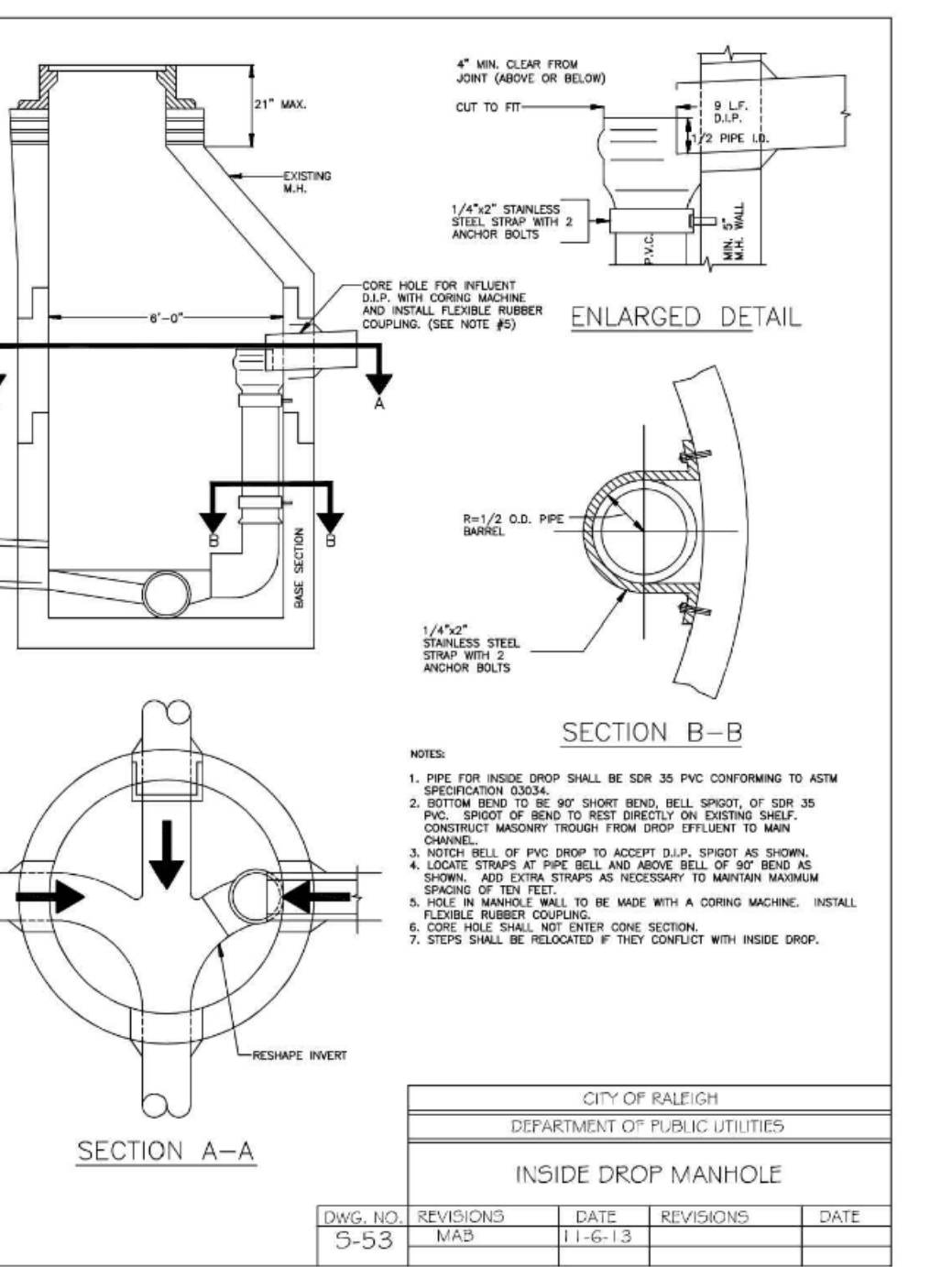
CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES			
TRENCH BOTTOM DIMENSIONS AND BACKFILLING REQUIREMENTS FOR PVC GRAVITY SEWER MAIN			
DWG. NO.	REVISIONS	DATE	DATE
5-5	1	D.W.G.	11-21-09
	2	RKH	3-30-00



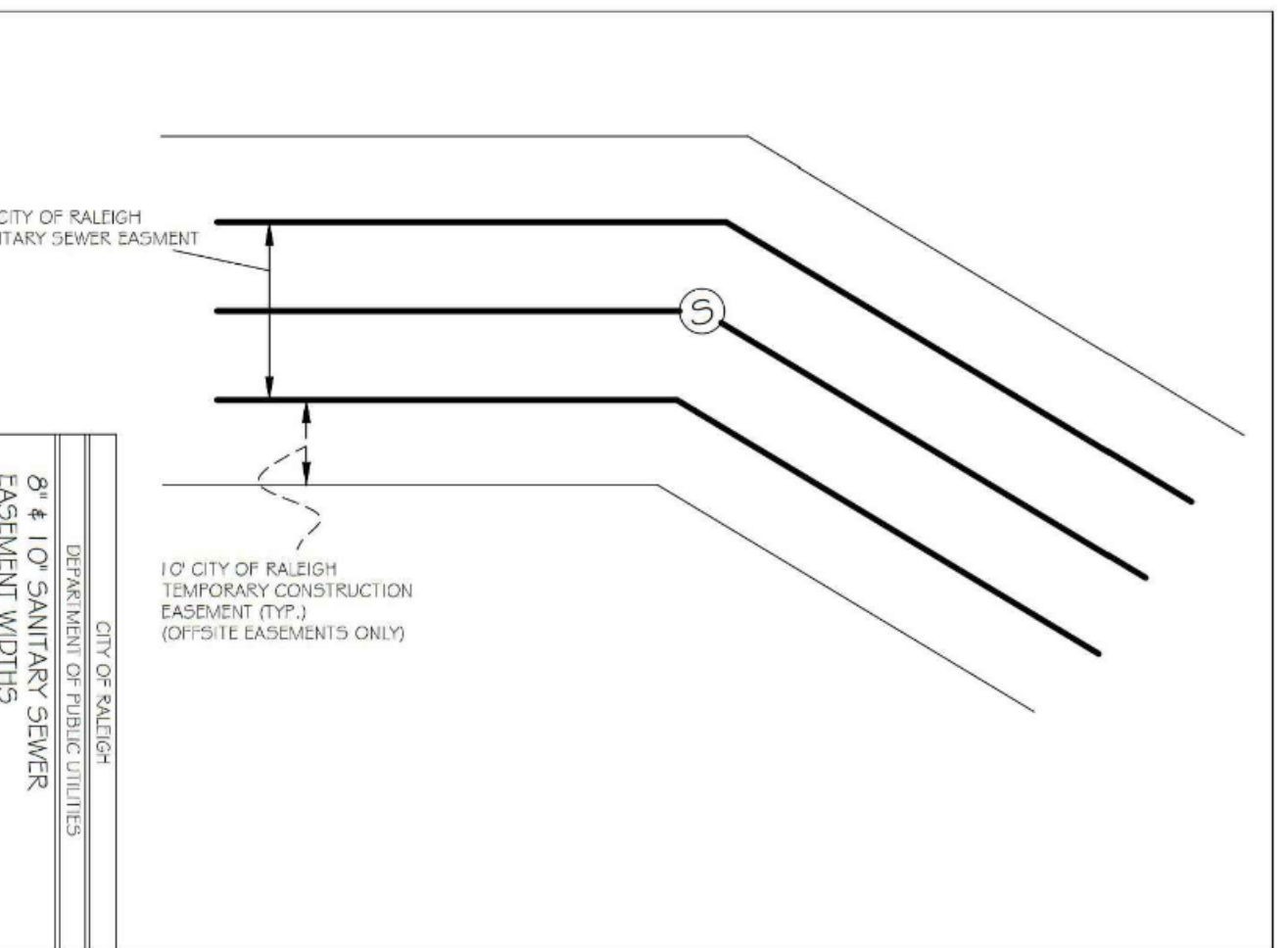
CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES			
STANDARD PRECAST SANITARY SEWER MANHOLE			
DWG. NO.	REVISIONS	DATE	DATE
5-20	1	J.C.A.	10-01-08
	2	RKH	11-23-09
	3	D.H.L.	01-18-09



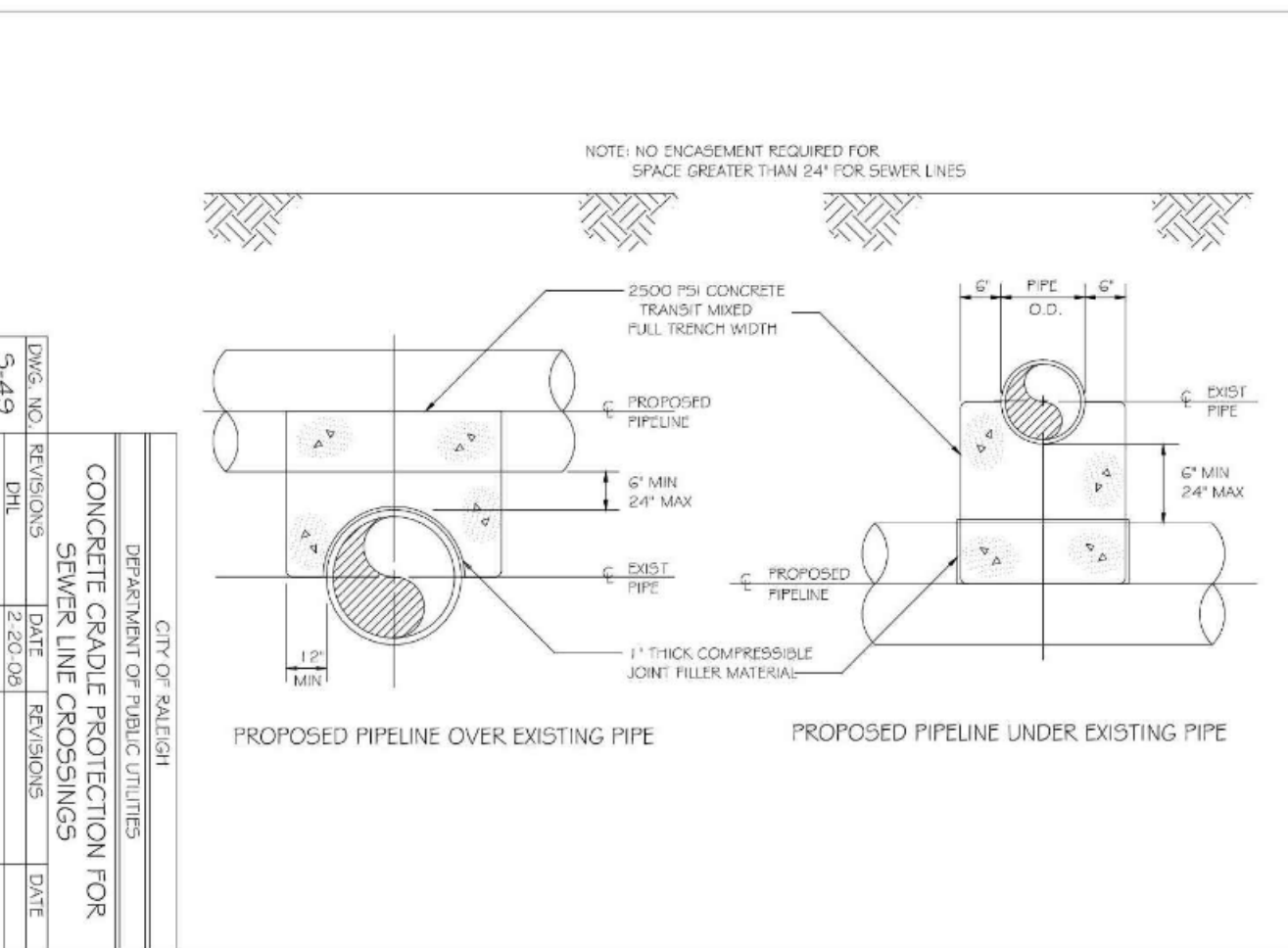
CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES			
GRAVITY SEWER MAIN TRACER WIRE AND MANHOLE MARKER			
DWG. NO.	REVISIONS	DATE	DATE
5-20A	1	RKH	09-14



CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES			
INSIDE DROP MANHOLE			
DWG. NO.	REVISIONS	DATE	DATE
5-5-3	1	RKH	11-16-13



CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES			
8' x 10' SANITARY SEWER EASEMENT WIDTH			
DWG. NO.	REVISIONS	DATE	DATE
5-14	1	D.W.G.	07-27-09
	2	RKH	01-07-09



CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES			
CONCRETE CABLE PROTECTION FOR SEWER LINE CROSSINGS			
DWG. NO.	REVISIONS	DATE	DATE
5-14	1	RKH	02-02-09

THE JOHN R. MCADAMS COMPANY, INC.
2805 Meridian Parkway
Durham, North Carolina 27713
Phone No.: 919-286-0288
(800) 733-5646 - MacAdamsCo.com



REVISIONS:					
NO.	DATE	BY	DESCRIPTION	NO.	DATE
1	07-21-11	LLH	1ST COR PSP COMMENTS	1	07-21-11
2	09-11-11	LLH	2ND COR PSP COMMENTS	2	09-11-11
3	01-05-12	LLH	3RD COR PSP COMMENTS	3	01-05-12
4	05-08-13	LLH	4TH COR PSP COMMENTS	4	05-08-13
5	07-11-13	LLH	5TH COR PSP COMMENTS	5	07-11-13
6	07-11-13	LLH	6TH COR PSP COMMENTS	6	07-11-13

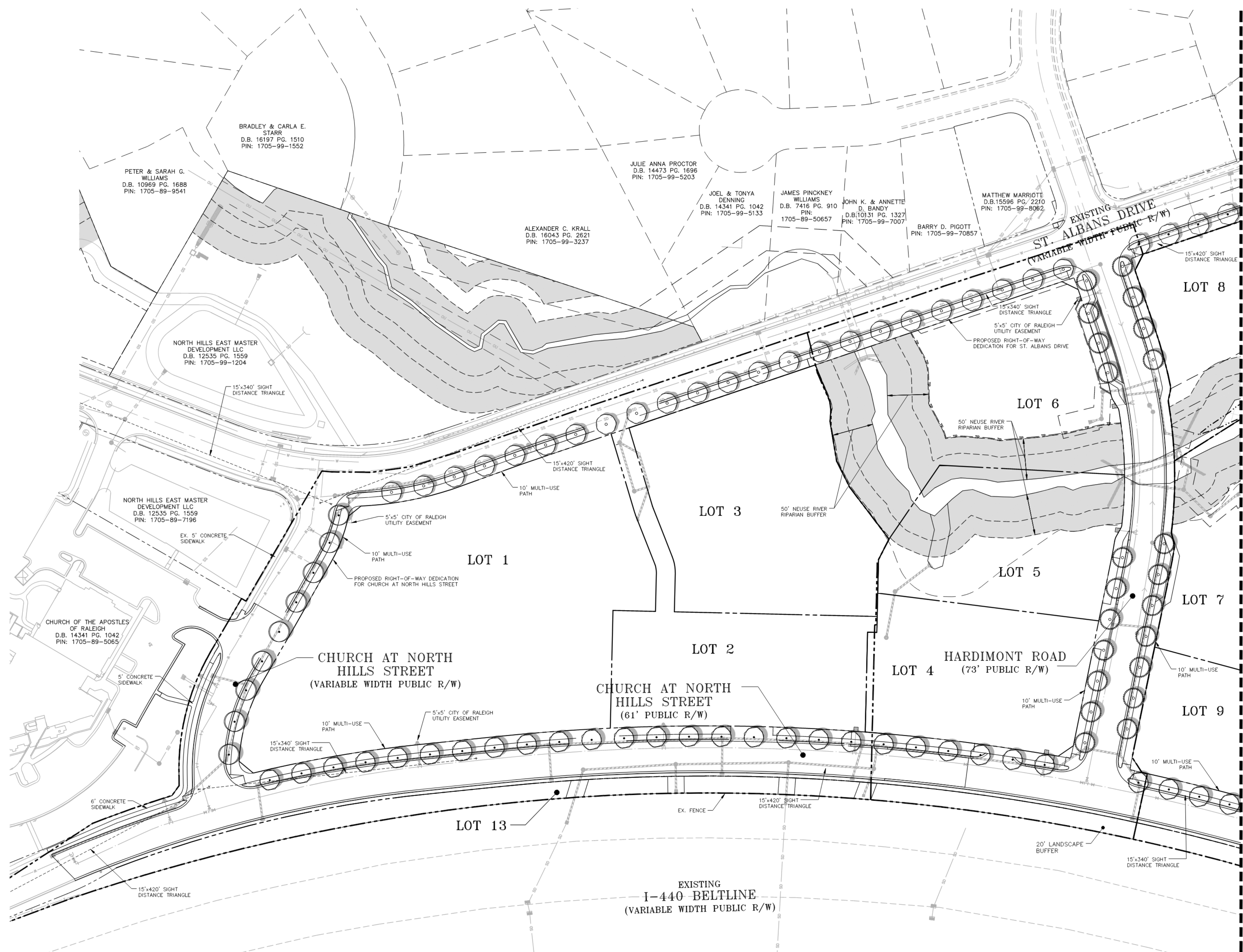
DEVELOPER:
NHE MASTER DEVELOPER, LLC
C/O KANE REALTY CORPORATION
4321 LASSITER
AT NORTH HILLS AVE., SUITE 250
RALEIGH, NC 27609

NORTH HILLS EAST
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA
SANITARY SEWER DETAILS

PROJECT NO.	KAN-22008
FILENAME:	KAN22008-SUB-01
CHECKED BY:	ARP
DRAWN BY:	LLH
SCALE:	NTS
DATE:	09-20-2017
SHEET NO.	C8.04



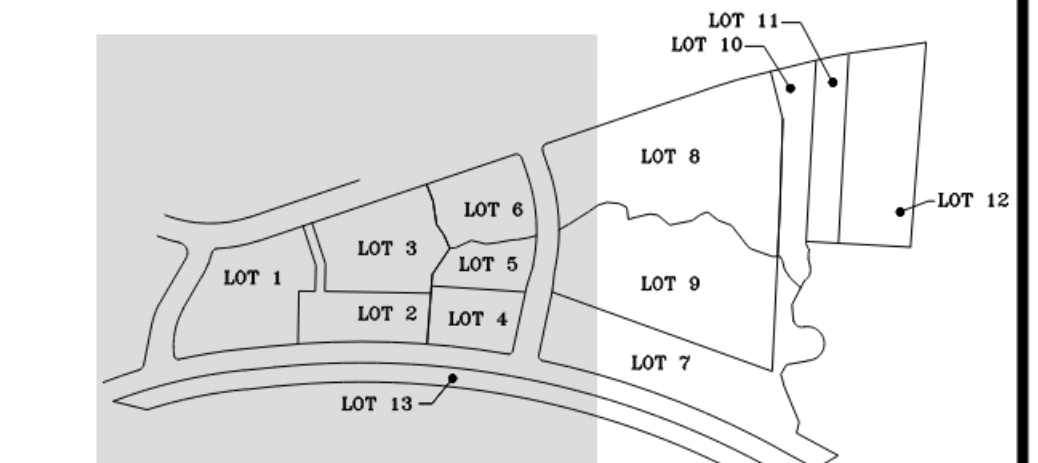
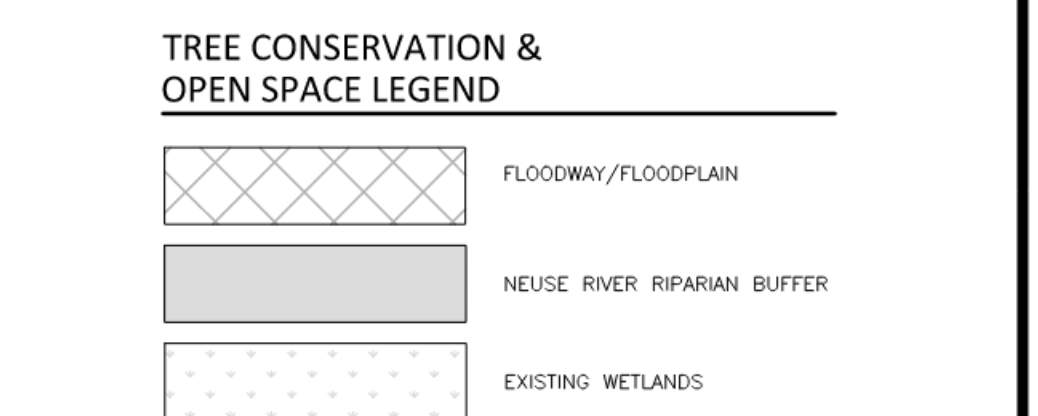
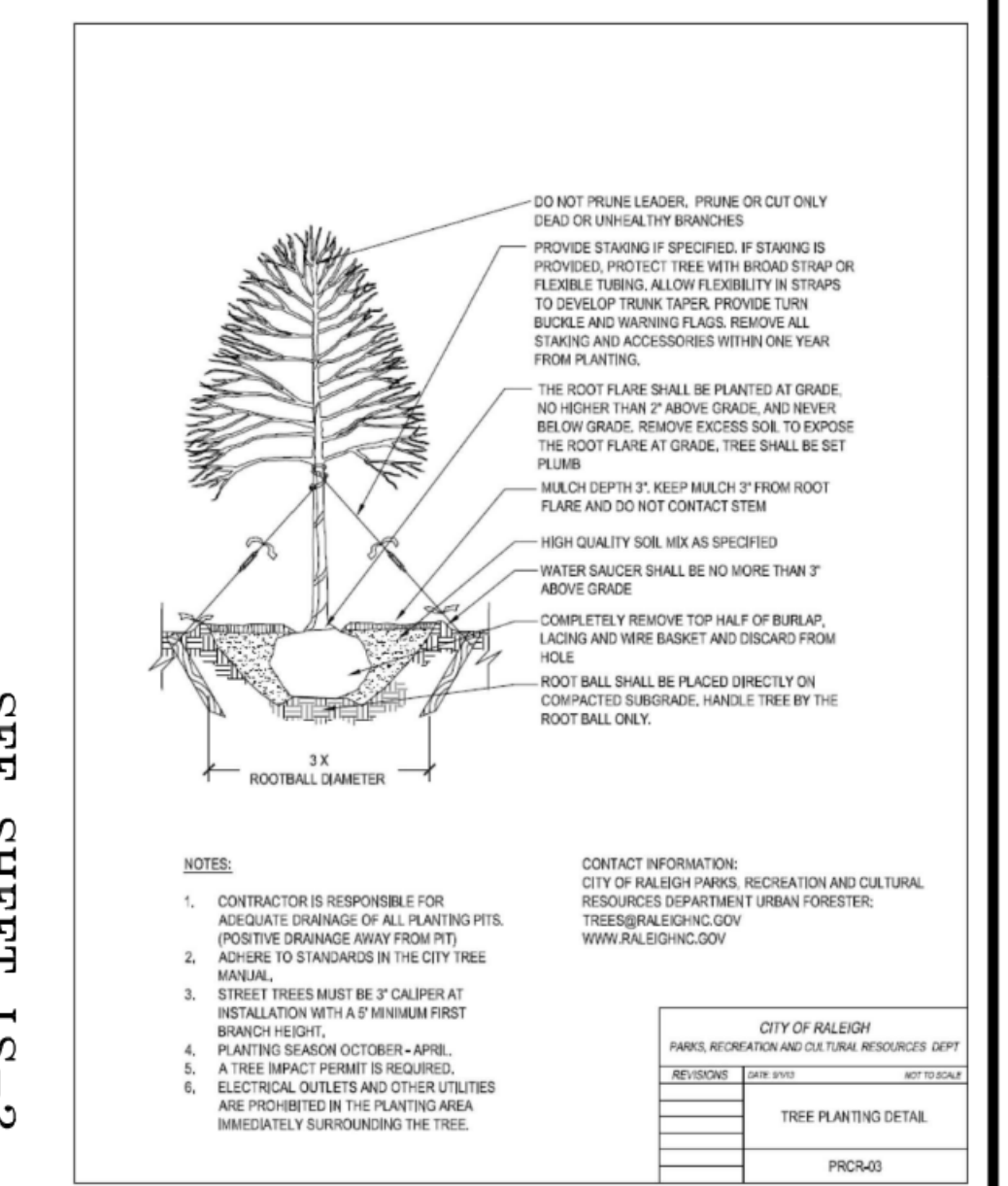
M:\Projects\KAN\KAN2208\04-Production\Engineering\Civil Drawings\Current Drawings\KAN2208-Subdivision-LS1.dwg, 8/17/2024, 4:56:15 PM, Jackson Shearer



LANDSCAPE CALCULATIONS

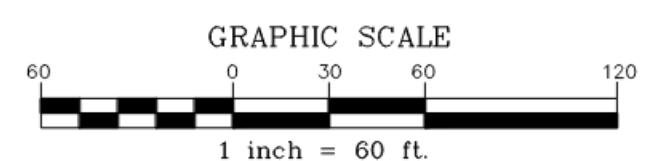
STREET TREES	REQUIREMENTS	PROVIDED
ST. ALBANS DRIVE (EAST):	TREES REQUIRED: 19 (1/40 LF)	TREES PROVIDED: 19 (MIN.)
ST. ALBANS DRIVE (WEST):	TREES REQUIRED: 904 LF	TREES PROVIDED: 23 (1/40 LF)
CHURCH AT NORTH HILLS STREET:	TREES REQUIRED: 326 LF	TREES PROVIDED: 9 (1/40 LF)
CHURCH AT NORTH HILLS STREET ALONG I-440 (EAST):	TREES REQUIRED: 626 LF	TREES PROVIDED: 16 (1/40 LF)
CHURCH AT NORTH HILLS STREET ALONG I-440 (WEST):	TREES REQUIRED: 986 LF	TREES PROVIDED: 25 (1/40 LF)
HARDIMONT ROAD (EAST):	TREES REQUIRED: 638 LF	TREES PROVIDED: 16 (1/40 LF)
HARDIMONT ROAD (WEST):	TREES REQUIRED: 599 LF	TREES PROVIDED: 16 (1/40 LF)

- 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 LIMBED 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
	QNN	26	Highpoint Nuttall Oak	Quercus nuttallii 'QNTA'	3"	10'
	OPW	9	Willow Oak	Quercus phellos	3"	10'
	OSS	31	Panache Shumard Red Oak	Quercus shumardii 'Panache'	3"	10'
	TDB	19	Bald Cypress	Taxodium distichum	3"	10'
	UPB	23	Allee Elm	Ulmus parvifolia 'Allee'	3"	10'



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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

THE JOHN R. MCADAMS COMPANY, INC.
 2805 Meridian Parkway
 Durham, North Carolina 27718
 (800) 733-5646 • mcadamsco.com



REVISIONS:

NO.	DATE	DESCRIPTION
1	2024-07-21	1ST COR P&P COMMENTS
2	2024-09-12	2ND COR P&P COMMENTS
3	2024-09-15	3RD COR P&P COMMENTS
4	2024-05-08	4TH COR P&P COMMENTS
5	2024-05-31	5TH COR P&P COMMENTS
6	2024-09-07	6TH COR P&P COMMENTS

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

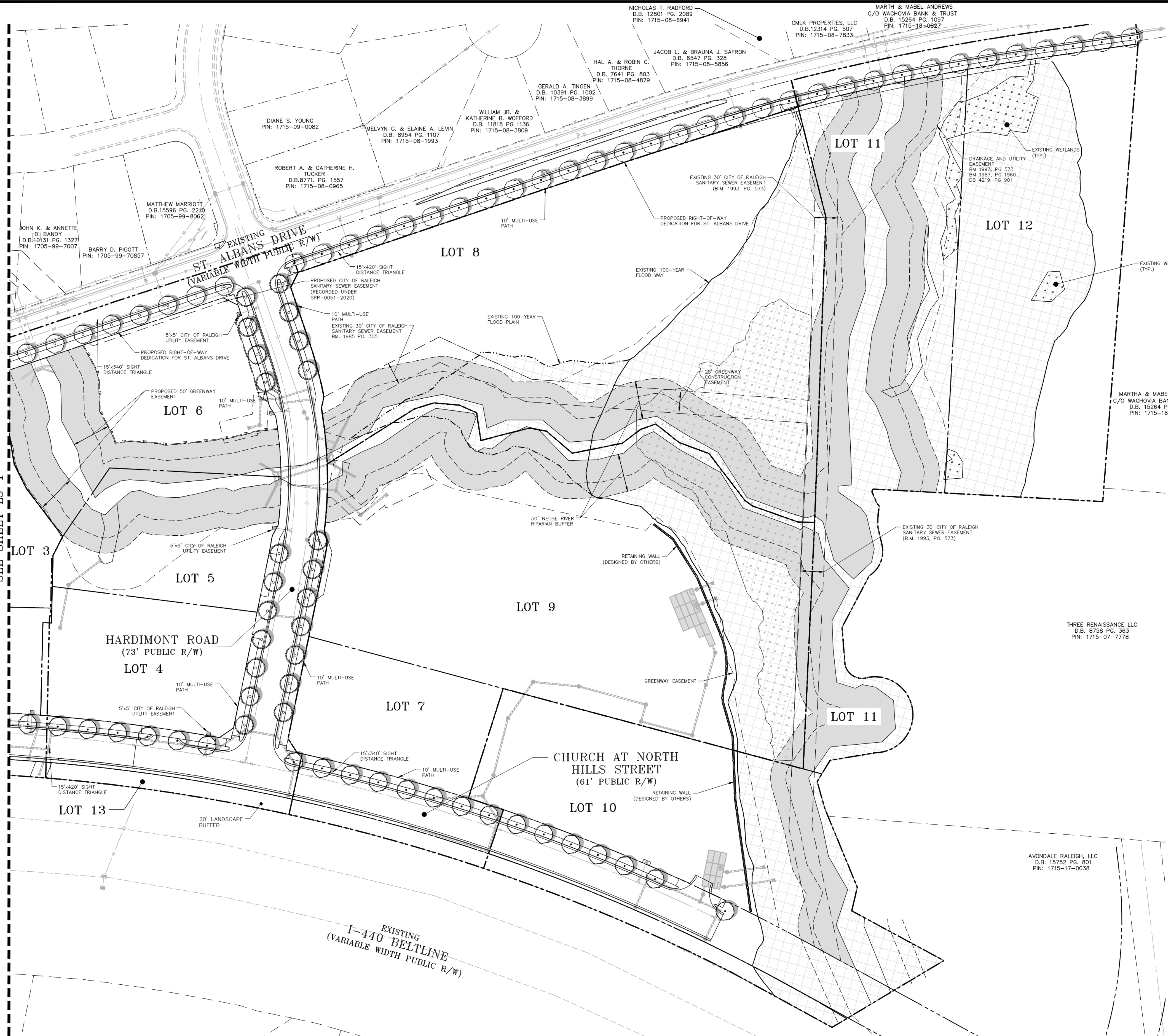
**NORTH HILLS EAST
 PRELIMINARY SUBDIVISION PLAN
 RALEIGH, NORTH CAROLINA
 LANDSCAPE PLAN - AREA "A"**

PROJECT NO.: KAN-22008
FILENAME: KAN2208-SUB-LS1
CHECKED BY: ARP
DRAWN BY: LLH
SCALE: 1"=60'
DATE: 09-20-2017
SHEET NO.: LS-1



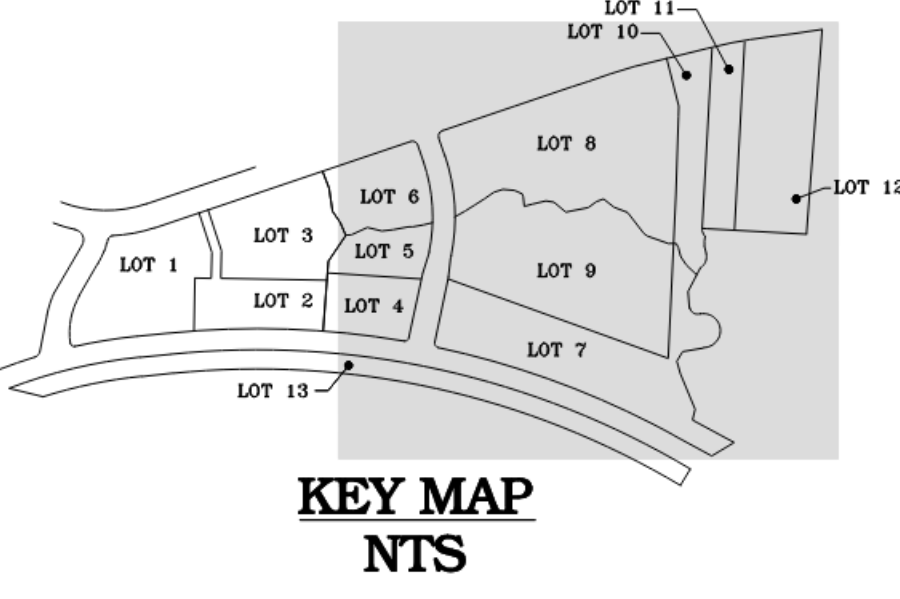
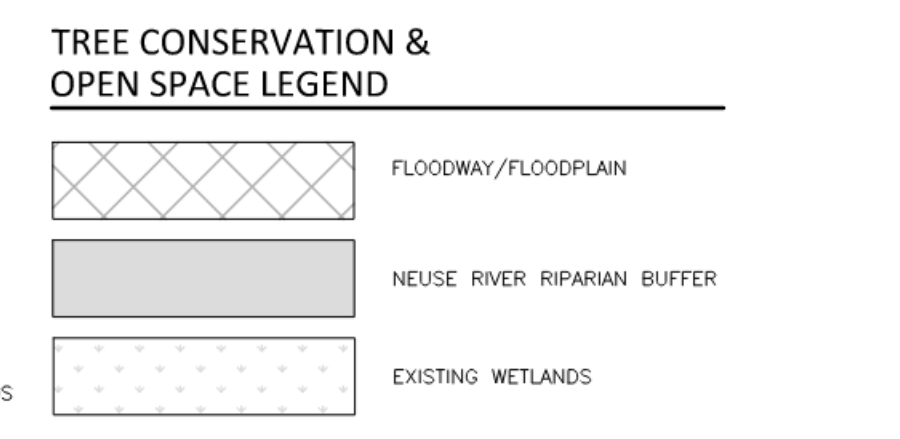
M:\Projects\KAN\KAN22008\04-Production\Engineering\Civil Drawings\Current Drawings\KAN22008-Subdivision-LS1.dwg, 8/17/2024 4:56:32 PM, Jackson Shearer

SEE SHEET LS-1

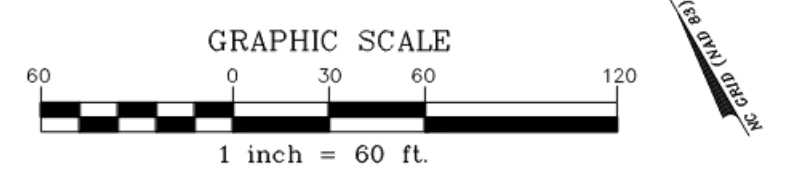


PLANT SCHEDULE

TREES	CODE	COMMON NAME
	ONN	Highpoint Nuttall Oak
	OPW	Willow Oak
	OSS	Panache Shumard Red Oak
	TDB	Bald Cypress
	UPB	Allee Elm

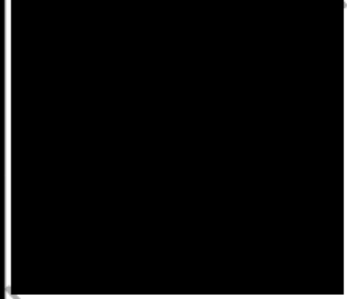


ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

THE JOHN R. MCADAMS COMPANY, INC.
 2805 Meridian Parkway
 Durham, North Carolina 27713
 Tel: 919-286-2888
 Fax: 919-286-2889
 (800) 733-5646 - MacAdamsCo.com



REVISIONS:

NO.	DATE	DESCRIPTION
1	2024-07-21	1ST COR P&P COMMENTS
2	2024-08-12	2ND COR P&P COMMENTS
3	2024-09-05	3RD COR P&P COMMENTS
4	2024-09-08	4TH COR P&P COMMENTS
5	2024-09-31	5TH COR P&P COMMENTS
6	2024-09-07	6TH COR P&P COMMENTS

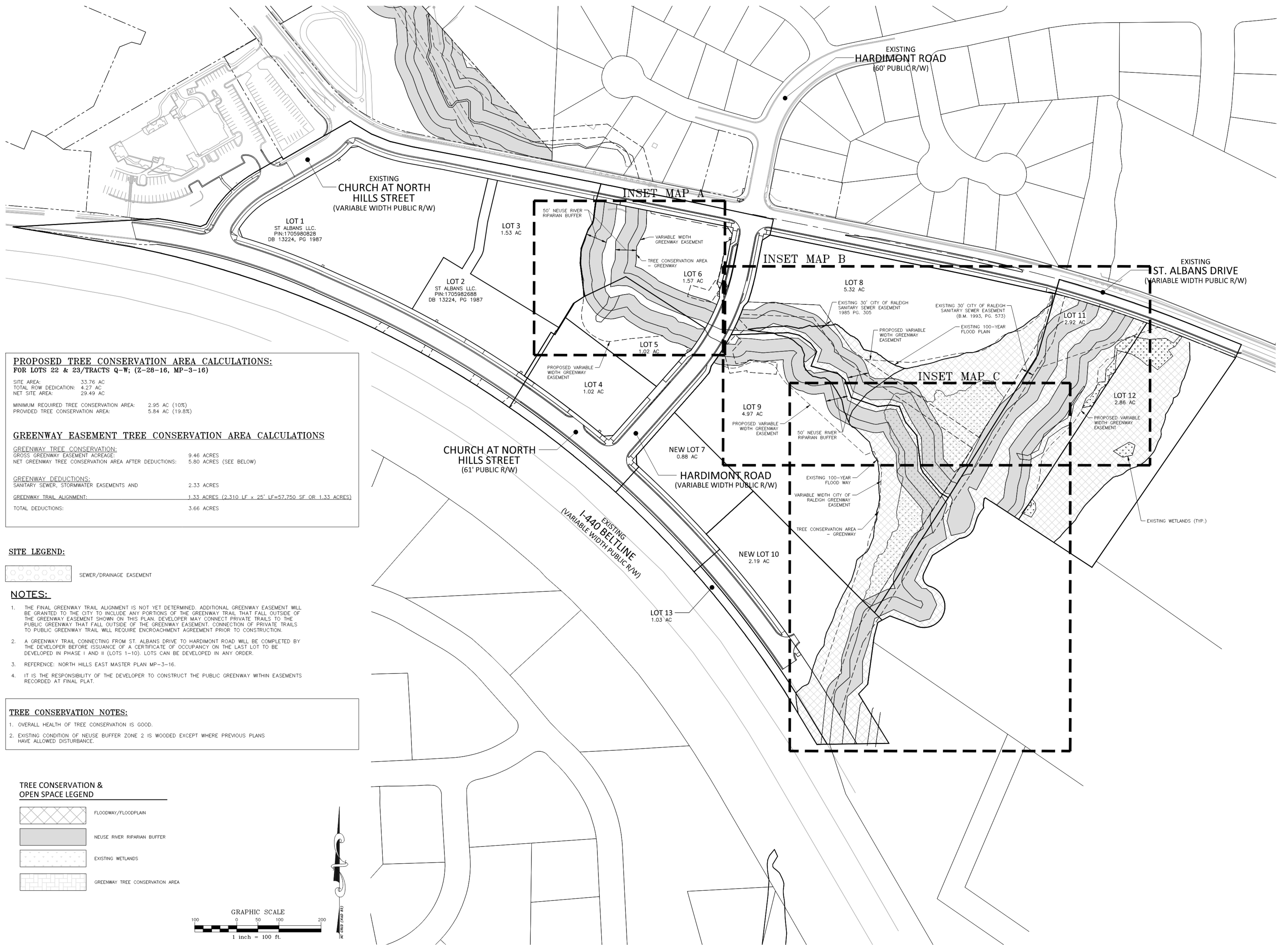
DEVELOPER:
 NHE MASTER DEVELOPER, LLC
 C/O KANE REALTY CORPORATION
 4321 LASSITER
 AT NORTH HILLS AVE, SUITE 250
 RALEIGH, NC 27609

**NORTH HILLS EAST
 PRELIMINARY SUBDIVISION PLAN
 RALEIGH, NORTH CAROLINA
 LANDSCAPE PLAN - AREA "B"**

PROJECT NO. KAN-22008
FILENAME: KAN15010-Subdivision-LS1
CHECKED BY: BOP
DRAWN BY: CMV
SCALE: 1"=60'
DATE: 09-20-2017
SHEET NO. LS-2



M:\Projects\KAN\KAN22008\04-Production\Engineering\Civil Drawings\Current Drawings\KAN22008-Subdivision-TC1.dwg, 8/7/2024, 4:50:43 PM, Jackson Shearer



**PROPOSED TREE CONSERVATION AREA CALCULATIONS:
FOR LOTS 22 & 23/TRACTS Q-W; (Z-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
NET GREENWAY TREE CONSERVATION AREA AFTER DEDUCTIONS:	5.80 ACRES (SEE BELOW)
GREENWAY DEDUCTIONS:	
SANITARY SEWER, STORMWATER EASEMENTS AND:	2.33 ACRES
GREENWAY TRAIL ALIGNMENT:	1.33 ACRES (2,310 LF x 25' LF=57,750 SF OR 1.33 ACRES)
TOTAL DEDUCTIONS:	3.66 ACRES

SITE LEGEND:

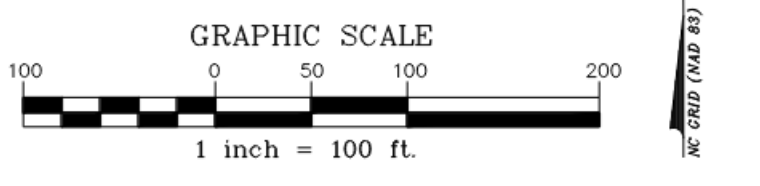
	SEWER/DRAINAGE EASEMENT
--	-------------------------

- NOTES:**
- 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.
 - 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 I AND II (LOTS 1-10). LOTS CAN BE DEVELOPED IN ANY ORDER.
 - REFERENCE: NORTH HILLS EAST MASTER PLAN MP-3-16.
 - IT IS THE RESPONSIBILITY OF THE DEVELOPER TO CONSTRUCT THE PUBLIC GREENWAY WITHIN EASEMENTS RECORDED AT FINAL PLAT.

- TREE CONSERVATION NOTES:**
- OVERALL HEALTH OF TREE CONSERVATION IS GOOD.
 - 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



THE JOHN R. MCADAMS COMPANY, INC.
 2805 Meridian Parkway
 Durham, North Carolina 27713
 Phone No.: 919-286-5646
 (800) 733-5646 - MacAdamsCo.com



REVISIONS:

2022-07-21	1ST COR PSP COMMENTS
2022-09-12	2ND COR PSP COMMENTS
2024-01-05	3RD COR PSP COMMENTS
2024-02-08	4TH COR PSP COMMENTS
2024-05-31	5TH COR PSP COMMENTS
2024-06-07	6TH COR PSP COMMENTS

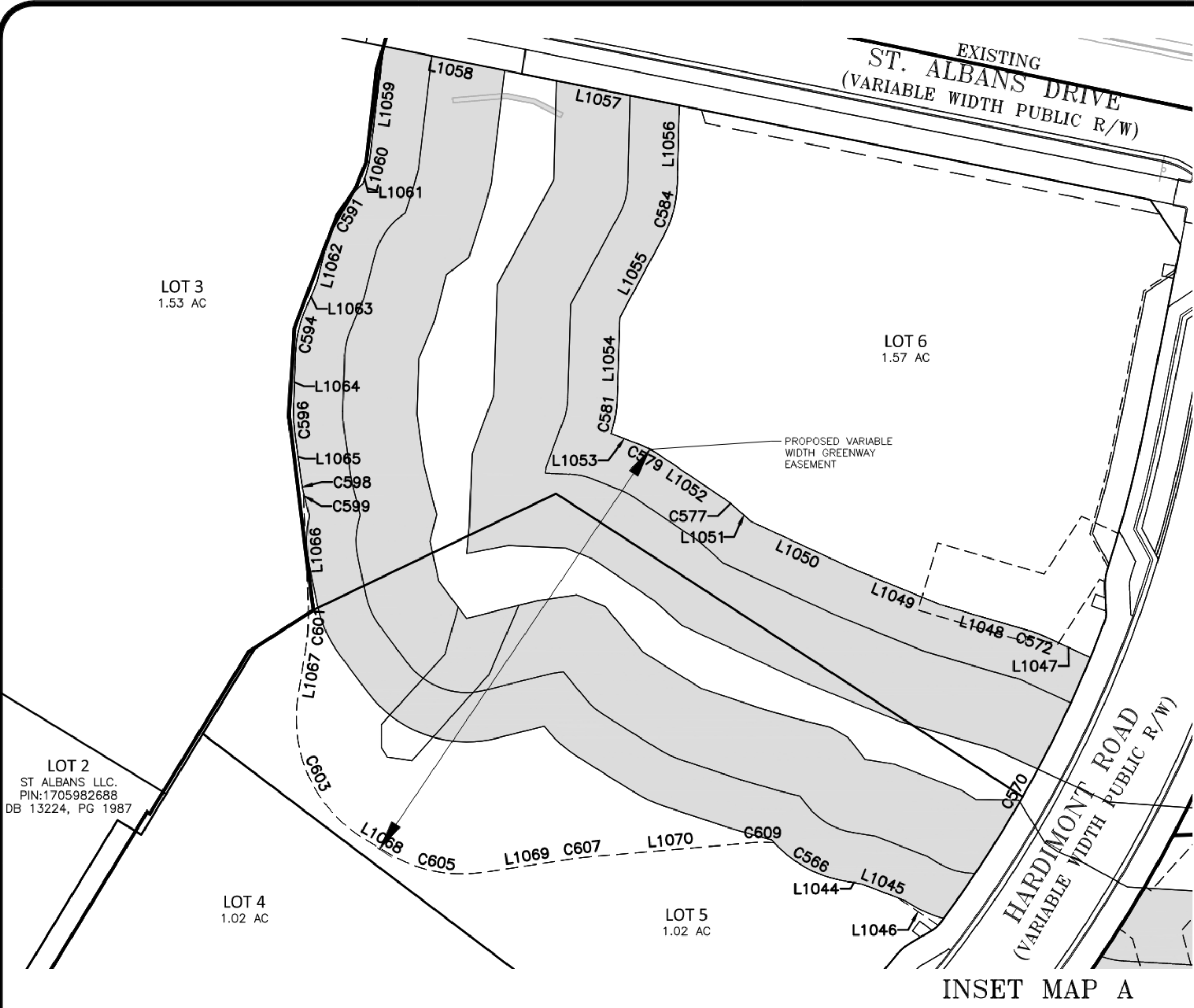
DEVELOPER:
 NHE MASTER DEVELOPER, LLC
 C/O KANE REALTY CORPORATION
 4321 LASSITER
 AT NORTH HILLS AVE, SUITE 250
 RALEIGH, NC 27609

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

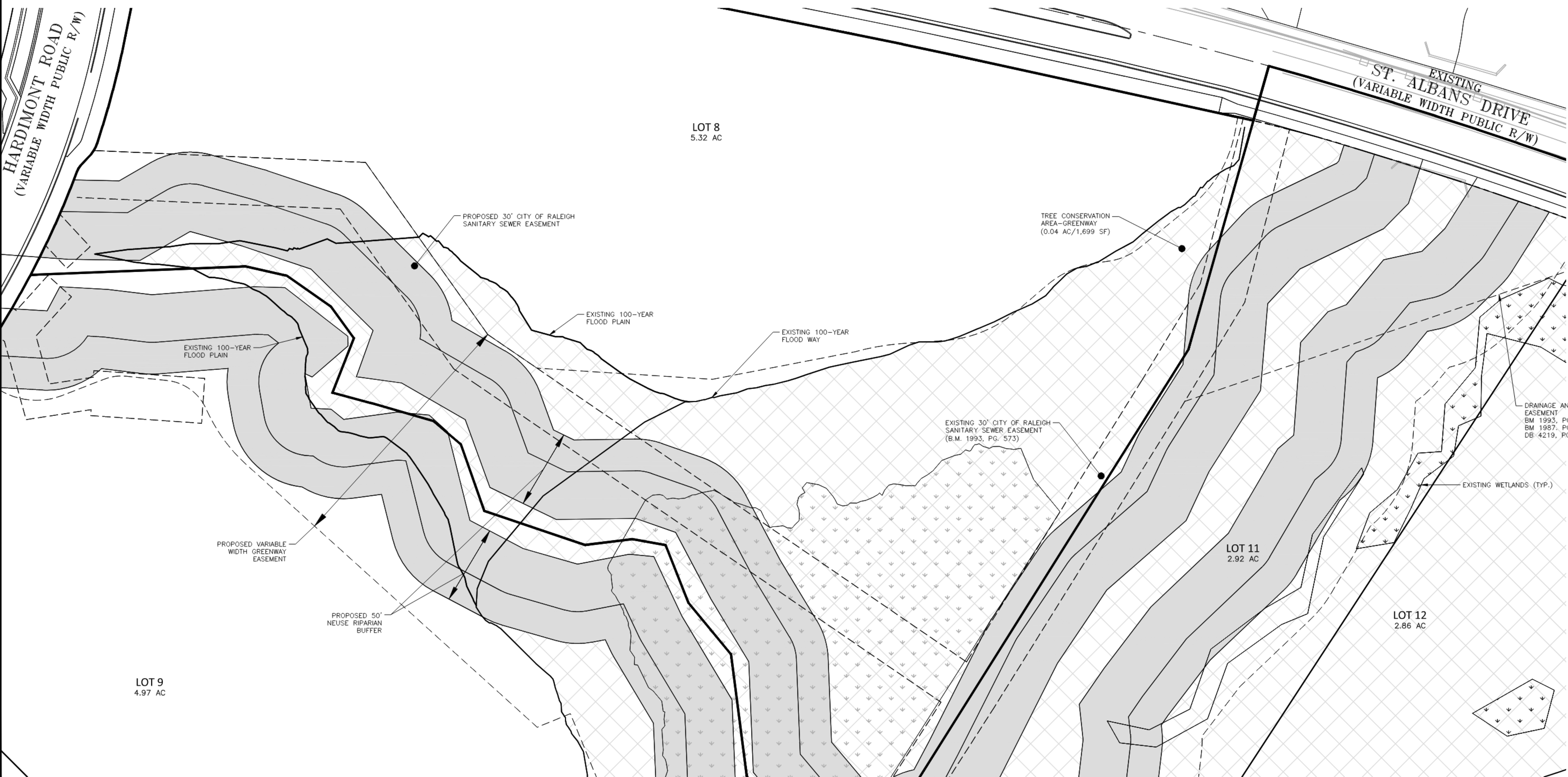
PROJECT NO.	KAN-22008
FILENAME	KAN22008-SUB-TC1
CHECKED BY:	ARP
DRAWN BY:	LLH
SCALE:	1"=60'
DATE:	09-20-2017
SHEET NO.	TC-1



M:\Projects\KAN\KAN22008\04-Production\Engineering\Civil Drawings\Current Drawings\KAN22008-Subdivision-TCI.dwg, 8/7/2024, 4:49:53 PM, Jackson Shearer



INSET MAP A



INSET MAP B

Line #/Curve #	Length	Direction/Delta	Radius
C609	9.613	S14° 48' 25.66"W	53.000
L1070	64.381	N85° 02' 58.62"E	
C607	7.268	S52° 89' 35.289"W	118.000
L1069	37.635	N81° 31' 14.41"E	
C605	39.036	S39° 23' 38.888"W	57.000
L1068	11.744	S59° 14' 25.98"E	
C603	88.445	S68° 00' 57.000"W	57.000
L1067	17.277	S9° 33' 33.94"W	
C601	20.746	S12° 12' 33.94"W	98.000
L1066	41.746	S2° 34' 11.58"E	
C599	2.764	S71° 31' 22.042"W	222.042
C598	4.171	S77° 29' 52.37"E	50.000
L1065	20.762	S7° 59' 25.37"E	
C596	8.741	S10° 16' 01.666"W	50.000
L1064	22.428	S2° 01' 34.54"W	
C594	18.065	S20° 10' 50.000"W	50.000
L1063	12.673	S22° 43' 38.18"W	
L1062	16.112	S14° 32' 34.84"W	
C591	28.613	S32° 78' 31.788"E	50.000
L1061	4.620	S17° 44' 26.75"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	65.032	N78° 40' 20.07"W	
L1056	31.445	N1° 33' 36.17"E	
C584	23.313	S26° 71' 45.000"W	50.000
L1055	36.624	N28° 16' 28.30"E	
L1054	33.104	N1° 52' 11.26"E	
C581	14.003	S16° 04' 50.000"W	50.000
L1053	11.483	N68° 32' 47.77"W	
C579	11.029	S12° 63' 38.888"W	50.000
L1052	30.295	N55° 54' 28.04"W	
C577	6.974	S7° 9' 16.666"W	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° 36' 09.94"W	
C572	7.295	S8° 35' 91.500"W	50.000
L1047	19.837	N65° 14' 37.06"W	
C570	125.066	S14° 50' 55.000"W	494.000

Line #/Curve #	Length	Direction/Delta	Radius
L1046	19.936	S55° 58' 43.14"E	
L1045	15.477	S68° 42' 47.10"E	
L1044	6.922	S80° 42' 25.61"E	
C566	33.241	S38° 09' 17.000"W	50.000
L1121	0.000	S31° 16' 24.16"E	
L1120	127.105	N31° 17' 17.39"W	
L1119	75.978	S89° 08' 14.35"W	
L1118	137.424	S31° 37' 40.41"E	
L1117	31.910	S43° 01' 34.77"W	
L1116	111.096	S7° 35' 18.03"W	
L1115	37.449	S13° 58' 20.94"W	
L1114	32.764	S61° 21' 43.87"W	
L1113	59.973	N69° 33' 27.14"W	
C680	165.464	S189° 75' 49.956"W	49.956
C679	39.593	S99° 44' 22.811"W	22.811
L1112	48.680	S25° 22' 28.00"W	
L1111	76.362	S57° 45' 03.03"W	
C676	47.102	S70° 35' 38.359"W	38.359
L1110	23.092	S16° 53' 23.64"W	
C674	28.266	S15° 6' 15.6745"W	103.323

Line #/Curve #	Length	Direction/Delta	Radius
L1109	5.870	S8° 08' 11.00"E	
L1108	13.206	S7° 13' 25.75"W	
C671	6.472	S83° 48' 4.442"E	4.442
L1107	15.077	N56° 53' 12.61"W	
L1106	79.106	N56° 53' 12.61"W	
L1105	75.810	S33° 06' 47.39"W	
L1104	7.808	S7° 19' 02.90"W	
L1103	18.051	S16° 06' 25.88"W	
C665	12.377	S9° 45' 51.000"W	75.000
L1102	36.507	S6° 39' 07.64"W	
C663	11.000	S8° 40' 37.000"W	75.000
L1101	39.106	S37° 21' 29.38"W	
L1100	61.494	S46° 24' 48.89"W	
C660	21.061	S16° 08' 47.500"W	75.000
L1099	48.897	S30° 19' 27.02"W	
L1098	0.426	S49° 37' 32.33"W	
C657	59.468	S45° 43' 06.000"W	75.000
L1097	26.782	S4° 11' 42.22"W	
C655	19.322	S14° 17' 16.112"W	75.000
L1096	11.023	S39° 38' 40.36"W	

Line #/Curve #	Length	Direction/Delta	Radius
C653	41.086	S1° 31' 38.73"W	75.000
L1095	20.525	S45° 20' 08.03"W	
C651	17.086	S13° 05' 25.000"W	75.000
L1094	54.924	S32° 16' 59.15"W	
C649	93.770	S1° 06' 28.1811"W	2818.811
C648	121.447	S2° 46' 28.1811"W	2818.811
L1093	7.711	N83° 45' 19.66"E	
L1092	10.871	N83° 45' 19.66"E	
L1091	9.680	N10° 19' 24.10"E	
C644	56.065	S40° 66' 20.000"W	79.000
L1090	41.567	N50° 59' 07.42"E	
C642	20.854	S30° 63' 37.000"W	39.000
L1089	8.790	N81° 37' 23.31"E	
C640	34.351	S32° 26' 48.610"W	61.000
L1088	24.475	N49° 21' 30.04"E	
C638	50.572	S36° 67' 82.000"W	79.000
L1087	24.919	N86° 02' 11.50"E	
C636	31.850	S11° 33' 44.161"W	161.000
L1086	91.507	N79° 04' 01.80"E	
L1085	110.702	S86° 21' 24.29"E	

Line #/Curve #	Length	Direction/Delta	Radius
L1084	37.556	S55° 37' 14.17"E	
L1083	132.959	S35° 22' 04.86"E	
L1082	95.466	S87° 29' 52.54"E	
L1081	1.691	S74° 25' 01.40"E	
C629	24.414	S27° 97' 60.000"W	50.000
L1080	18.077	S87° 29' 52.54"E	
L1079	31.980	S87° 29' 52.54"E	
C626	3.647	S10° 44' 70.000"W	20.000
L1078	9.137	N42° 34' 07.46"E	
C624	3.856	S22° 09' 31.000"W	10.000
C623	149.219	S15° 40' 47.555"W	555.000
C622	19.261	S22° 07' 18.000"W	50.000
L1077	2.949	N58° 22' 20.58"W	
C620	41.499	S52° 83' 76.450"W	45.000
L1076	28.317	S68° 47' 24.06"W	
C618	14.295	S27° 30' 11.000"W	30.000
L1075	25.916	N83° 54' 32.10"W	
C616	30.158	S57° 59' 77.000"W	30.000
L1074	20.730	N26° 18' 40.41"W	
C614	39.566	S21° 59' 01.000"W	105.000

Line #/Curve #	Length	Direction/Delta	Radius
L1073	289.292	N47° 54' 04.62"W	
L1072	85.564	N3° 09' 42.97"E	
L1071	435.991	N19° 11' 18.63"E	
C610	45.049	S1° 10' 10.310"W	2503.500

THE JOHN R. MACADAMS COMPANY, INC.
2808 Meridian Parkway
Durham, North Carolina 27718
(800) 753-5646 - MacAdamsCo.com



REVISIONS:

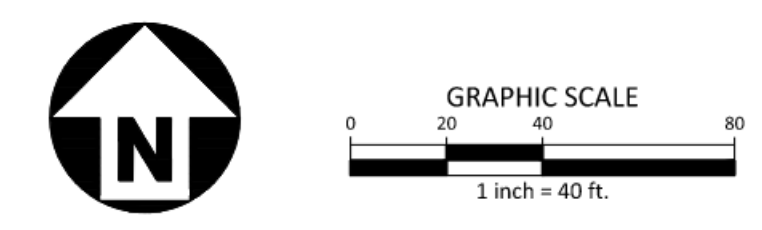
NO.	DATE	DESCRIPTION
1	2022-07-21	1ST COR PSP COMMENTS
2	2022-09-12	2ND COR PSP COMMENTS
3	2024-01-05	3RD COR PSP COMMENTS
4	2024-02-08	4TH COR PSP COMMENTS
5	2024-05-31	5TH COR PSP COMMENTS
6	2024-08-07	6TH COR PSP COMMENTS

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

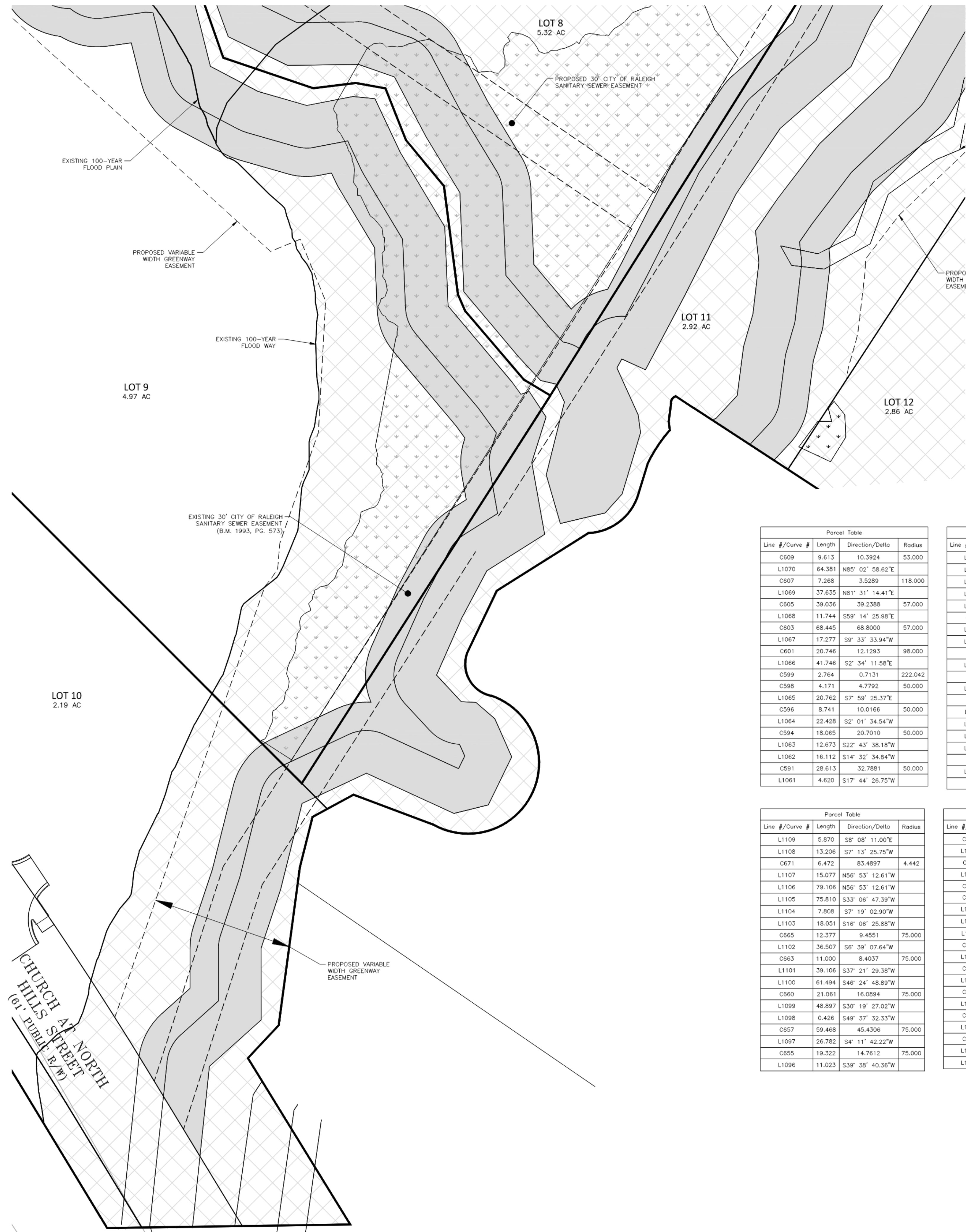
NORTH HILLS EAST
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA
TREE CONSERVATION BOUNDARY PLAN

PROJECT NO. KAN-22008
FILENAME: KAN22008-SUB-TCI

CHECKED BY: ARP
DRAWN BY: LLH
SCALE: 1"=60'
DATE: 09-20-2017
SHEET NO. TC-2



M:\Projects\KAN\KAN22008\04-Production\Engineering\Civil Drawings\Current Drawings\KAN22008-Subdivision-TCI.dwg, 8/17/2024, 5:13:23 PM, Jackson Shearer



INSET MAP C

Line #/Curve #	Length	Direction/Delta	Radius
C609	9.613	10.3924	53.000
L1070	64.381	N85° 02' 58.62"E	
C607	7.268	3.5289	118.000
L1069	37.635	N81° 31' 14.41"E	
C605	39.036	39.2388	57.000
L1068	11.744	S59° 14' 25.98"E	
C603	68.445	68.8000	57.000
L1067	17.277	S9° 33' 33.94"W	
C601	20.746	12.1293	98.000
L1066	41.746	S2° 34' 11.58"E	
C599	2.764	0.7131	222.042
C598	4.171	4.7792	50.000
L1065	20.762	S7° 59' 25.37"E	
C596	8.741	10.0166	50.000
L1064	22.428	S2° 01' 34.54"W	
C594	18.065	20.7010	50.000
L1063	12.673	S22° 43' 38.18"W	
L1062	16.112	S14° 32' 34.84"W	
C591	28.613	32.7881	50.000
L1061	4.620	S17° 44' 26.75"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	65.032	N78° 40' 20.07"W	
L1056	31.445	N1° 33' 36.17"E	
C584	23.313	26.7145	50.000
L1055	36.624	N28° 16' 28.30"E	
L1054	33.104	N1° 52' 11.26"E	
C581	14.003	16.0465	50.000
L1053	11.483	N68° 32' 47.77"W	
C579	11.029	12.6388	50.000
L1052	30.295	N55° 54' 28.04"W	
C577	6.974	7.9916	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° 36' 09.94"W	
C572	7.295	8.3591	50.000
L1047	19.837	N65° 14' 37.06"W	
C570	125.066	14.5055	494.000

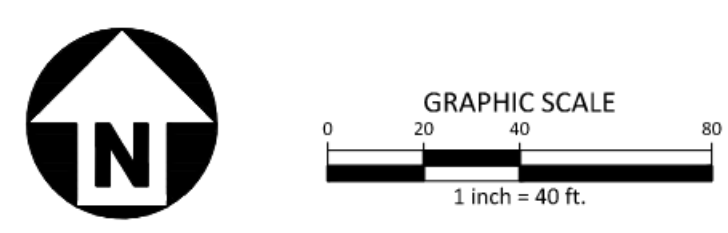
Line #/Curve #	Length	Direction/Delta	Radius
L1046	19.936	S55° 58' 43.14"E	
L1045	15.477	S68° 42' 47.10"E	
L1044	6.922	S80° 42' 25.61"E	
C566	33.241	38.0917	50.000
L1121	0.000	S31° 16' 24.16"E	
L1120	127.105	N31° 17' 17.39"W	
L1119	75.978	S89° 08' 14.35"W	
L1118	137.424	S31° 37' 40.41"E	
L1117	31.910	S43° 01' 34.77"W	
L1116	111.096	S7° 35' 18.03"W	
L1115	37.449	S13° 58' 20.94"W	
L1114	32.764	S61° 21' 43.87"W	
L1113	59.973	N69° 33' 27.14"W	
C680	165.464	189.7753	49.956
C679	39.593	99.4461	22.811
L1112	48.680	S25° 22' 28.00"W	
L1111	76.362	S57° 45' 03.03"W	
C676	47.102	70.3555	38.359
L1110	23.092	S16° 53' 23.64"W	
C674	28.266	15.6745	103.323

Line #/Curve #	Length	Direction/Delta	Radius
L1109	5.870	S8° 08' 11.00"E	
L1108	13.206	S7° 13' 25.75"W	
C671	6.472	83.4897	4.442
L1107	15.077	N56° 53' 12.61"W	
L1106	79.106	N56° 53' 12.61"W	
L1105	75.810	S33° 06' 47.39"W	
L1104	7.808	S7° 19' 02.90"W	
L1103	18.051	S16° 06' 25.88"W	
C665	12.377	9.4551	75.000
L1102	36.507	S6° 39' 07.64"W	
C663	11.000	8.4037	75.000
L1101	39.106	S37° 21' 29.38"W	
L1100	61.494	S46° 24' 48.89"W	
C660	21.061	16.0894	75.000
L1099	48.897	S30° 19' 27.02"W	
L1098	0.426	S49° 37' 32.33"W	
C657	59.468	45.4306	75.000
L1097	26.782	S4° 11' 42.22"W	
C655	19.322	14.7612	75.000
L1096	11.023	S39° 38' 40.36"W	

Line #/Curve #	Length	Direction/Delta	Radius
C653	41.086	31.3873	75.000
L1095	20.525	S45° 20' 08.03"W	
C651	17.086	13.0525	75.000
L1094	54.924	S32° 16' 59.15"W	
C649	93.770	1.9060	2818.811
C648	121.447	2.4686	2818.811
L1093	7.711	N83° 45' 19.66"E	
L1092	10.871	N83° 45' 19.66"E	
L1091	9.680	N10° 19' 24.10"E	
C644	56.065	40.6620	79.000
L1090	41.567	N50° 59' 07.42"E	
C642	20.854	30.6377	39.000
L1089	8.790	N81° 37' 23.31"E	
C640	34.351	32.2648	61.000
L1088	24.475	N49° 21' 30.04"E	
C638	50.572	36.6782	79.000
L1087	24.919	N86° 02' 11.50"E	
C636	31.850	11.3344	161.000
L1086	91.507	N79° 04' 01.80"E	
L1085	110.702	S86° 21' 24.29"E	

Line #/Curve #	Length	Direction/Delta	Radius
L1084	37.556	S55° 37' 14.17"E	
L1083	132.959	S35° 22' 04.86"E	
L1082	95.466	S87° 29' 52.54"E	
L1081	1.691	S74° 25' 01.40"E	
C629	24.414	27.9760	50.000
L1080	18.077	S87° 29' 52.54"E	
L1079	31.980	S87° 29' 52.54"E	
C626	3.647	10.4470	20.000
L1078	9.137	N42° 34' 07.46"E	
C624	3.856	22.0931	10.000
C623	149.219	15.4047	555.000
C622	19.261	22.0718	50.000
L1077	2.949	N58° 22' 20.58"W	
C620	41.499	52.8376	45.000
L1076	28.317	S68° 47' 24.06"W	
C618	14.295	27.3011	30.000
L1075	25.916	N83° 54' 32.10"W	
C616	30.158	57.5977	30.000
L1074	20.730	N26° 18' 40.41"W	
C614	39.566	21.5901	105.000

Line #/Curve #	Length	Direction/Delta	Radius
L1073	289.292	N47° 54' 04.62"W	
L1072	85.564	N3° 09' 42.97"E	
L1071	435.991	N19° 11' 18.63"E	
C610	45.049	1.0310	2503.500



THE JOHN R. MCADAMS COMPANY, INC.
2805 Meridian Parkway
Durham, North Carolina 27713
(800) 733-5646 • mcadamsco.com



REVISIONS:

2022-07-21	1ST COR P&P COMMENTS
2022-09-12	2ND COR P&P COMMENTS
2024-01-05	3RD COR P&P COMMENTS
2024-02-08	4TH COR P&P COMMENTS
2024-05-31	5TH COR P&P COMMENTS
2024-08-07	6TH COR P&P COMMENTS

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

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

PROJECT NO.	KAN-22008
FILENAME	KAN22008-SUB-XC
CHECKED BY:	ARP
DRAWN BY:	LLH
SCALE:	1"=60'
DATE:	09-20-2017
SHEET NO.	TC-3

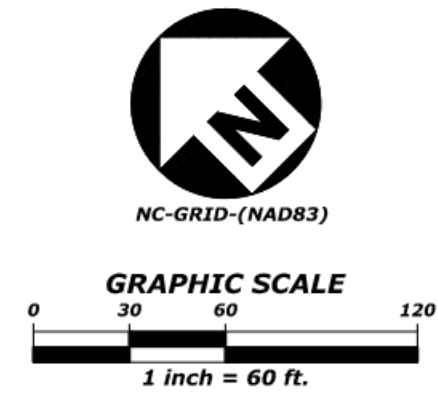


LEGEND

- 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: 6/1/24
ASR-0010-2021
SPR-0051-2020 (INFRASTRUCTURE)
SPR-0198-2021

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

K:\Projects\KAN\22002\04-Production\Engineering\Greenway\Exhibits\KAN22002-AL EX.dwg, 2/8/2024, 3:43:10 PM, Jackson Shearer

90% PLANS - NOT FOR CONSTRUCTION



The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

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



NO.	DATE	DESCRIPTION
1	12-xx-2023	1st SPR SUBMITTAL

PRELIMINARY
NOT FOR CONSTRUCTION

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