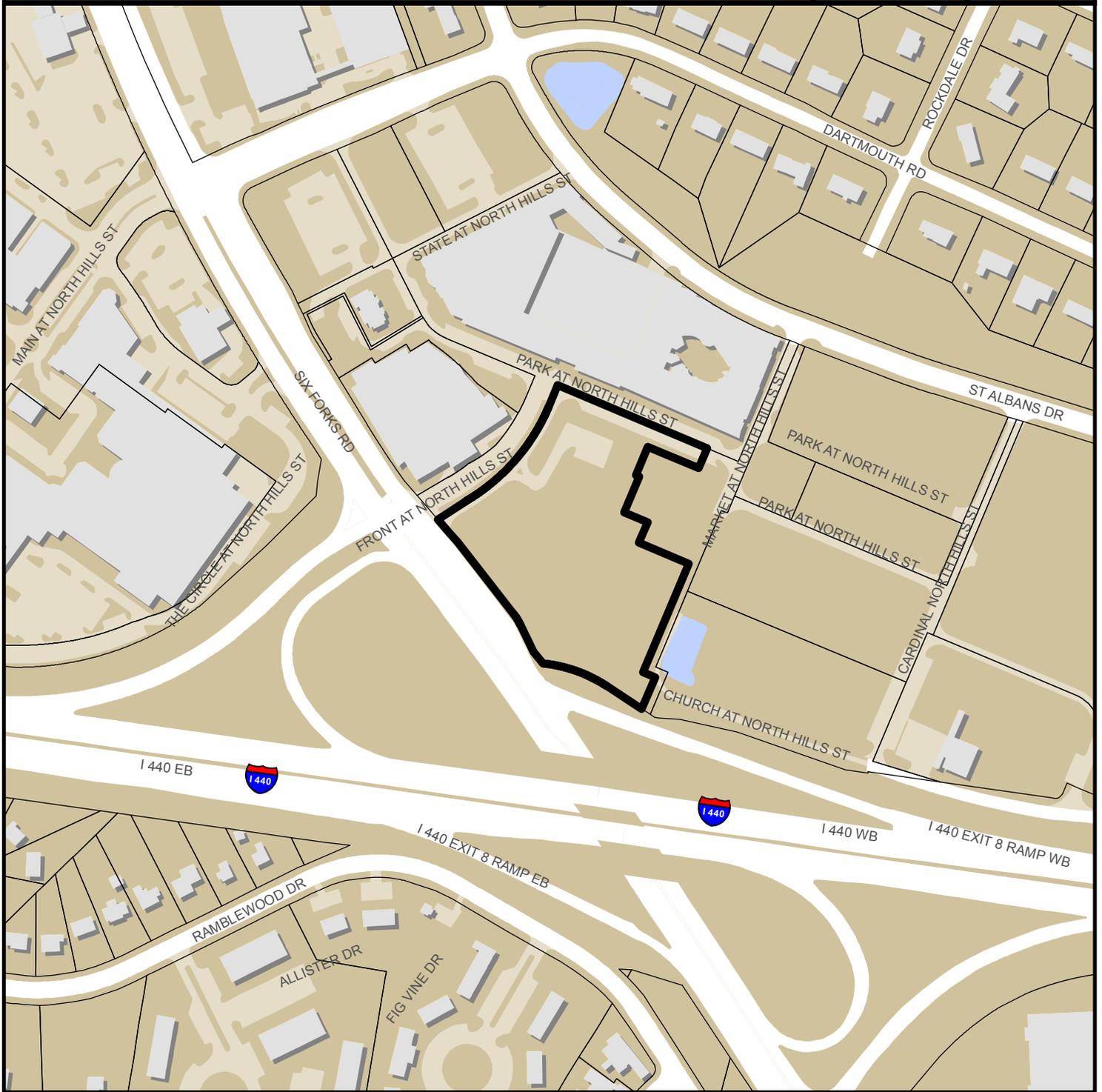


NORTH HILLS EAST SUBDIVISION S-61-2016



Zoning: **PD**
CAC: **Midtown**
Drainage Basin: **Crabtree Basin**
Acreage: **4.18**
Number of Lots: **2**

Planner: **Justin Rametta**
Phone: **(919) 996-2665**
Applicant: **Andy Padiak**
(919) 361-5000



Preliminary Subdivision Plan Application



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | fax 919-996-1831
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

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

Office Use Only: Transaction #		Project Coordinator		Team Leader <i>Rometto</i>	
PRELIMINARY APPROVALS					
<input checked="" type="checkbox"/> Subdivision *		<input type="checkbox"/> Conventional Subdivision		<input type="checkbox"/> Compact Development	
*May require City Council approval if in a Metro Park Overlay or Historic Overlay District					
If your project has been through the Due Diligence process, provide the transaction #:					
GENERAL INFORMATION					
Development Name North Hills East Preliminary Subdivision					
Proposed Use Mixed Use					
Property Address(es) 4000 Front at North Hills Street, Raleigh, North Carolina					
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:					
PIN Recorded Deed 1705790436		PIN Recorded Deed		PIN Recorded Deed	
What is your project type?					
<input type="checkbox"/> Single family		<input type="checkbox"/> Townhouse		<input checked="" type="checkbox"/> Subdivision in a non-residential zoning district	
<input type="checkbox"/> Other (describe):					
OWNER/DEVELOPER INFORMATION					
Company Name Kane Realty Corporation			Owner/Developer Name		
Address 4321 Lassiter at North Hill Avenue, Suite 250, Raleigh, North Carolina 27609					
Phone 919-719-5473		Email pkayser@kanerealtycorp.com		Fax 919-833-2473	
CONSULTANT/CONTACT PERSON FOR PLANS					
Company Name McAdams Company			Contact Name Andy Padiak, PE		
Address 2905 Meridian Parkway, Durham, North Carolina 27713					
Phone (919) 361-5000		Email padiak@mcadamsco.com		Fax (919) 361-2269	

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

ZONING INFORMATION

Zoning District(s) **Planned Development District**

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

Overlay District? Yes No

Inside City Limits? Yes No

CUD (Conditional Use District) Case # Z- **N/A**

COA (Certificate of Appropriateness) Case # **N/A**

BOA (Board of Adjustment) Case # A- **N/A**

STORMWATER INFORMATION

Existing Impervious Surface	acres/sf	Flood Hazard Area	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed Impervious Surface	acres/sf	Neuse River Buffer	<input type="checkbox"/> Yes	<input type="checkbox"/> No
		Wetlands	<input type="checkbox"/> Yes	<input type="checkbox"/> No

If in a Flood Hazard Area, provide the following:

Alluvial Soils **N/A** Flood Study **N/A** FEMA Map Panel # **N/A**

NUMBER OF LOTS AND DENSITY

Total # of Townhouse Lots: Detached **0** Attached **0**

Total # of Single Family Lots **0** Total # of All Lots **22**

Overall Unit(s)/Acre Densities Per Zoning Districts **See Master Plan**

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

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate **Andy Padiak, PE** 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.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.

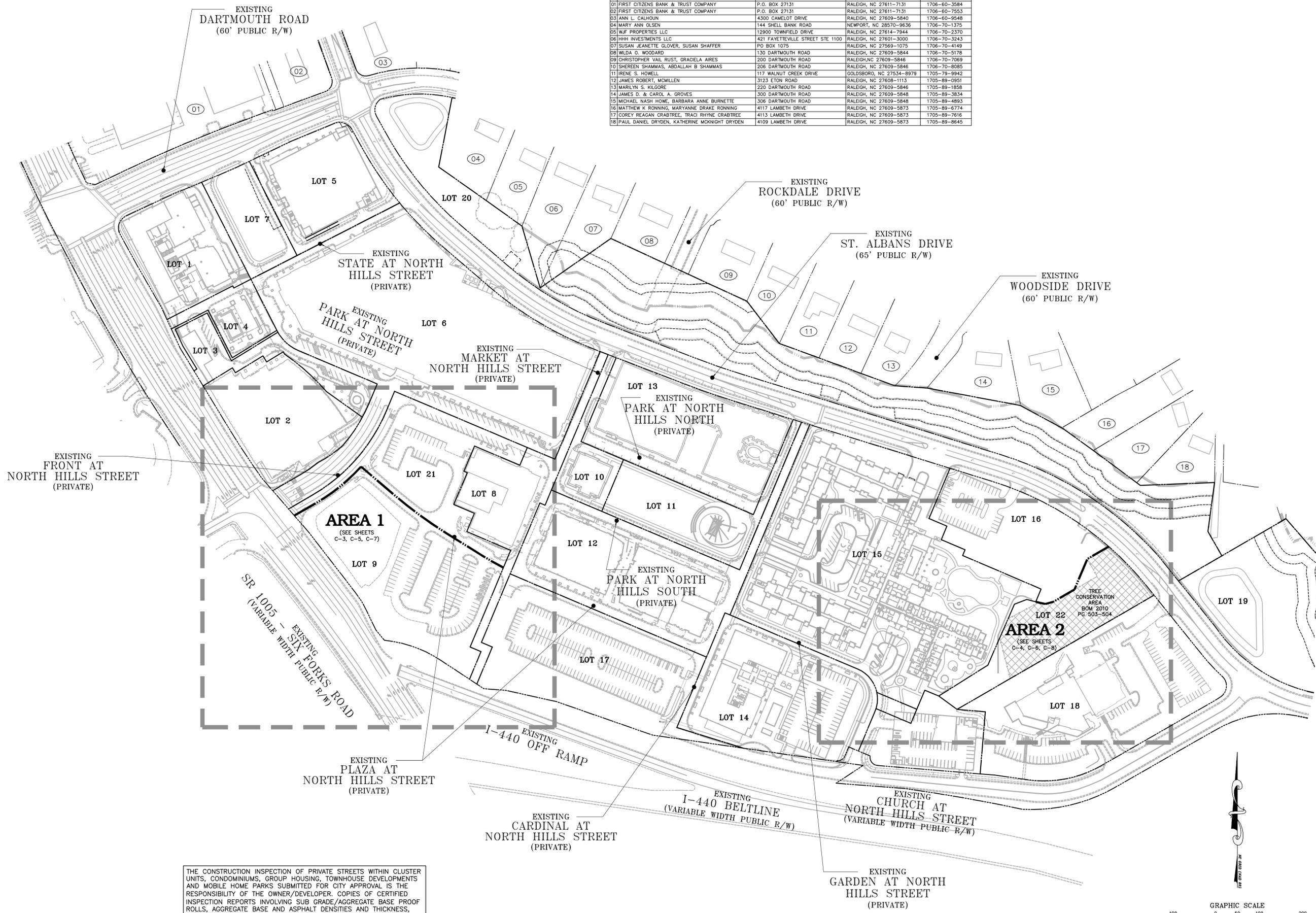
	<u>September 7, 2016</u>
Signature	Date
_____	_____
Signature	Date

GENERAL REQUIREMENTS	TO BE COMPLETED BY APPLICANT		OFFICE USE ONLY		
	YES	N/A	YES	NO	N/A
1. Applicant must contact a Planner to determine if a Pre-Application Conference is required prior to application submittal	<input checked="" type="checkbox"/>		✓		
2. Filing fee for plan review – payments may be made by cash, Visa, Mastercard, or check made payable to the City of Raleigh (no fee for infill recombination)	<input checked="" type="checkbox"/>		✓		
3. Preliminary Subdivision Plan Application must be completed and signed by the property owner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
4. Applicant must complete and print page 1 and 2 of the Preliminary Subdivision Plan Application to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
5. I have referenced the Preliminary Subdivision Plan Checklist, and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City	<input checked="" type="checkbox"/>		✓		
6. Provide the following plan sheets:	<input checked="" type="checkbox"/>				
a) Cover sheet, to include general notes, owner's name, contact's name, phone number, mailing address, email address	<input checked="" type="checkbox"/>		✓		
b) Existing conditions sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Subdivision Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
g) Proposed Landscaping		<input checked="" type="checkbox"/>			
h) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
7. Ten (10) sets of proposed plans to engineering scale (1"=20', 1"=100', etc.) and date of preparation. For re-submittals only, include all revision dates.	<input checked="" type="checkbox"/>		✓		
8. Plan size must be 18" x 24" or 24" x 36"	<input checked="" type="checkbox"/>		✓		
9. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		✓		
10. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		✓		
11. Digital copy of only the plan and elevations – label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>		✓		
12. Wake County School form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
13. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
14. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓

waters

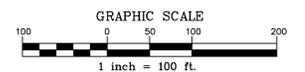
ADJACENT PROPERTY OWNERS

#	NAME	MAIL ADDRESS	CITY, STATE	WAKE COUNTY PIN #
01	FIRST CITIZENS BANK & TRUST COMPANY	P.O. BOX 27131	RALEIGH, NC 27611-7131	1706-60-3584
02	FIRST CITIZENS BANK & TRUST COMPANY	P.O. BOX 27131	RALEIGH, NC 27611-7131	1706-60-7553
03	ANN L. CALHOUN	4300 CAMELOT DRIVE	RALEIGH, NC 27609-5840	1706-60-9548
04	MARY ANN OLSEN	144 SHELL BANK ROAD	NEWPORT, NC 28570-9636	1706-70-1375
05	W.F. PROPERTIES LLC	12900 TOWNFIELD DRIVE	RALEIGH, NC 27614-7944	1706-70-2370
06	HHH INVESTMENTS LLC	421 FAYETTEVILLE STREET STE 1100	RALEIGH, NC 27601-3000	1706-70-3243
07	SUSAN JEANETTE GLOVER, SUSAN SHAFER	PO BOX 1075	RALEIGH, NC 27609-1075	1706-70-4149
08	WILDA O. WOODARD	130 DARTMOUTH ROAD	RALEIGH, NC 27609-5844	1706-70-5178
09	CHRISTOPHER VAIL RUST, GRACIELA AIRES	200 DARTMOUTH ROAD	RALEIGH, NC 27609-5846	1706-70-7069
10	SHEREN SHAMMAS, ABDALLAH B SHAMMAS	206 DARTMOUTH ROAD	RALEIGH, NC 27609-5846	1706-70-8085
11	IRENE S. HOWELL	117 WALNUT CREEK DRIVE	GOLOSBORO, NC 27334-8979	1705-79-9942
12	JAMES ROBERT, McMILLEN	3123 ETON ROAD	RALEIGH, NC 27608-1113	1705-89-0951
13	MARILYN S. KILGORE	220 DARTMOUTH ROAD	RALEIGH, NC 27609-5846	1705-89-1858
14	JAMES D. & CAROL A. GROVES	300 DARTMOUTH ROAD	RALEIGH, NC 27609-5848	1705-89-3834
15	MICHAEL NASH HOWE, BARBARA ANNE BURNETTE	306 DARTMOUTH ROAD	RALEIGH, NC 27609-5848	1705-89-4893
16	MATTHEW K RONNING, MARYANNE DRAKE RONNING	4117 LAMBETH DRIVE	RALEIGH, NC 27609-5873	1705-89-6774
17	COREY REAGAN CRABTREE, TRACI RHYNE CRABTREE	4113 LAMBETH DRIVE	RALEIGH, NC 27609-5873	1705-89-7616
18	PAUL DANIEL DRYDEN, KATHERINE MCKNIGHT DRYDEN	4109 LAMBETH DRIVE	RALEIGH, NC 27609-5873	1705-89-8645



THE CONSTRUCTION INSPECTION OF PRIVATE STREETS WITHIN CLUSTER UNITS, CONDOMINIUMS, GROUP HOUSING, TOWNHOUSE DEVELOPMENTS AND MOBILE HOME PARKS SUBMITTED FOR CITY APPROVAL IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER. COPIES OF CERTIFIED INSPECTION REPORTS INVOLVING SUB GRADE/AGGREGATE BASE PROOF ROLLS, AGGREGATE BASE AND ASPHALT DENSITIES AND THICKNESS, AND OTHER PERTINENT INFORMATION MUST BE SUBMITTED TO THE CITY'S ENGINEERING INSPECTION MANAGER AT P.O. BOX 590, RALEIGH, NC 27602. CONTACT KENNETH RITCHIE AT 919-996-2409 TO OBTAIN DETAILS OF THE ABOVE REQUIREMENTS.

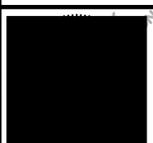
ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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THE JOHN R. MCADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
Durham, North Carolina 27713
C-0286
(800) 733-5646 • mcadamsco.com

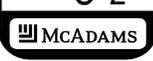


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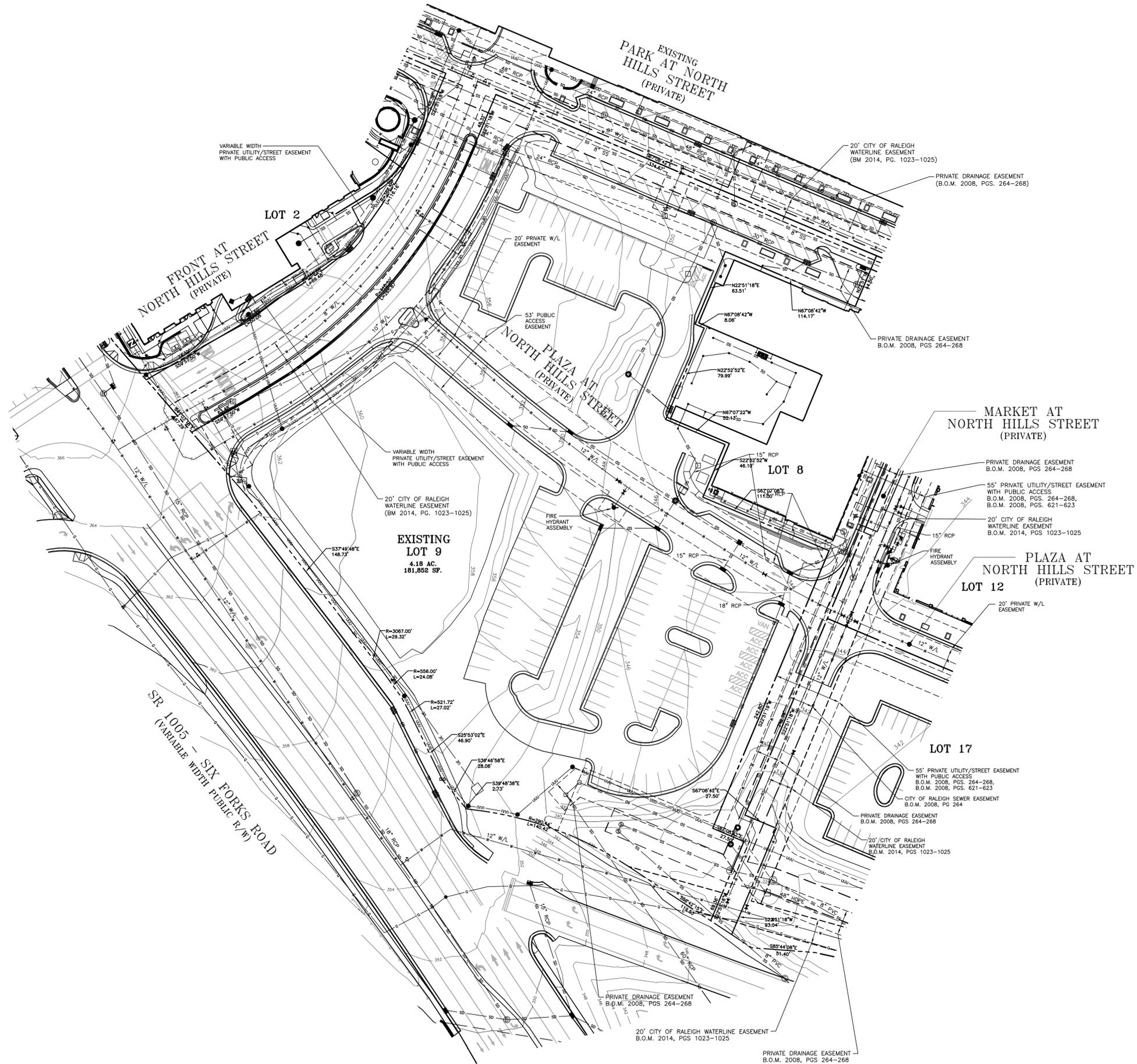
DEVELOPER:
KANE REALTY CORPORATION
4321 LASSITER
AT NORTH HILL AVE.
SUITE 250
RALEIGH, NC 27609

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

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DRAWN BY:	RAD
SCALE:	1"=100'
DATE:	09-09-2016
SHEET NO.	C-2



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THE JOHN R. MCADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
Tel: 919-487-1000 Fax: 919-487-1001
www.mcadamsco.com (800) 733-5646

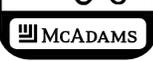


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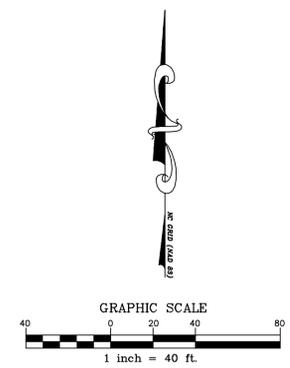
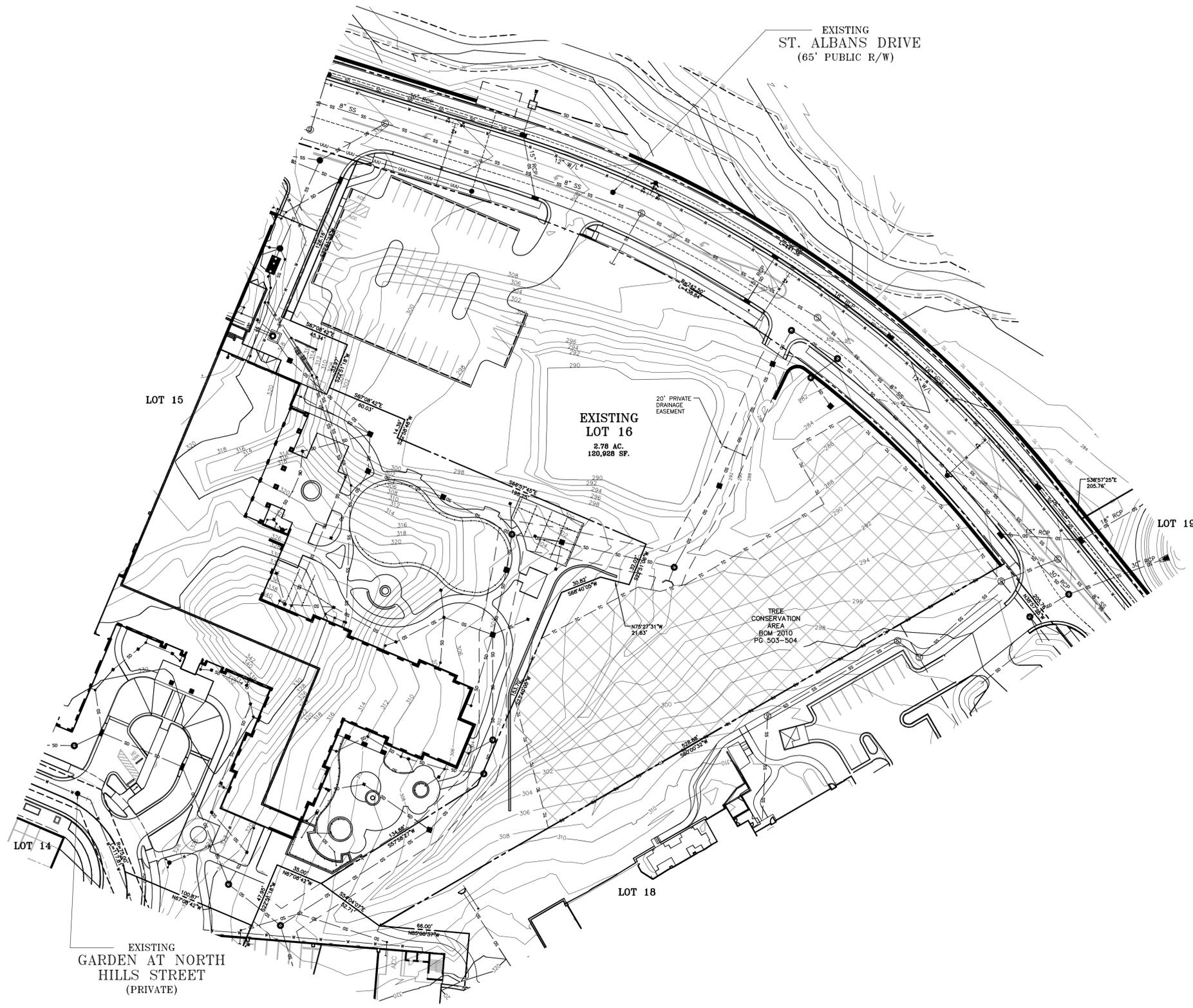
DEVELOPER:
KANE REALTY CORPORATION
4321 LASSITER
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SUITE 250
RALEIGH, NC 27609

NORTH HILLS EAST
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA
EXISTING CONDITIONS

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CHECKED BY:	ARP
DRAWN BY:	RAD
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SHEET NO.	C-3



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 Durham, North Carolina 27713
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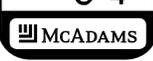
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NO.	DATE	DESCRIPTION

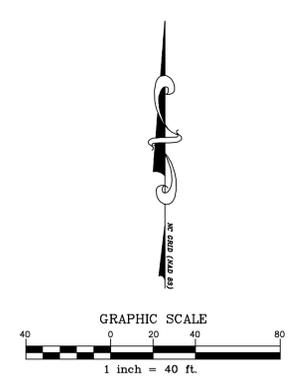
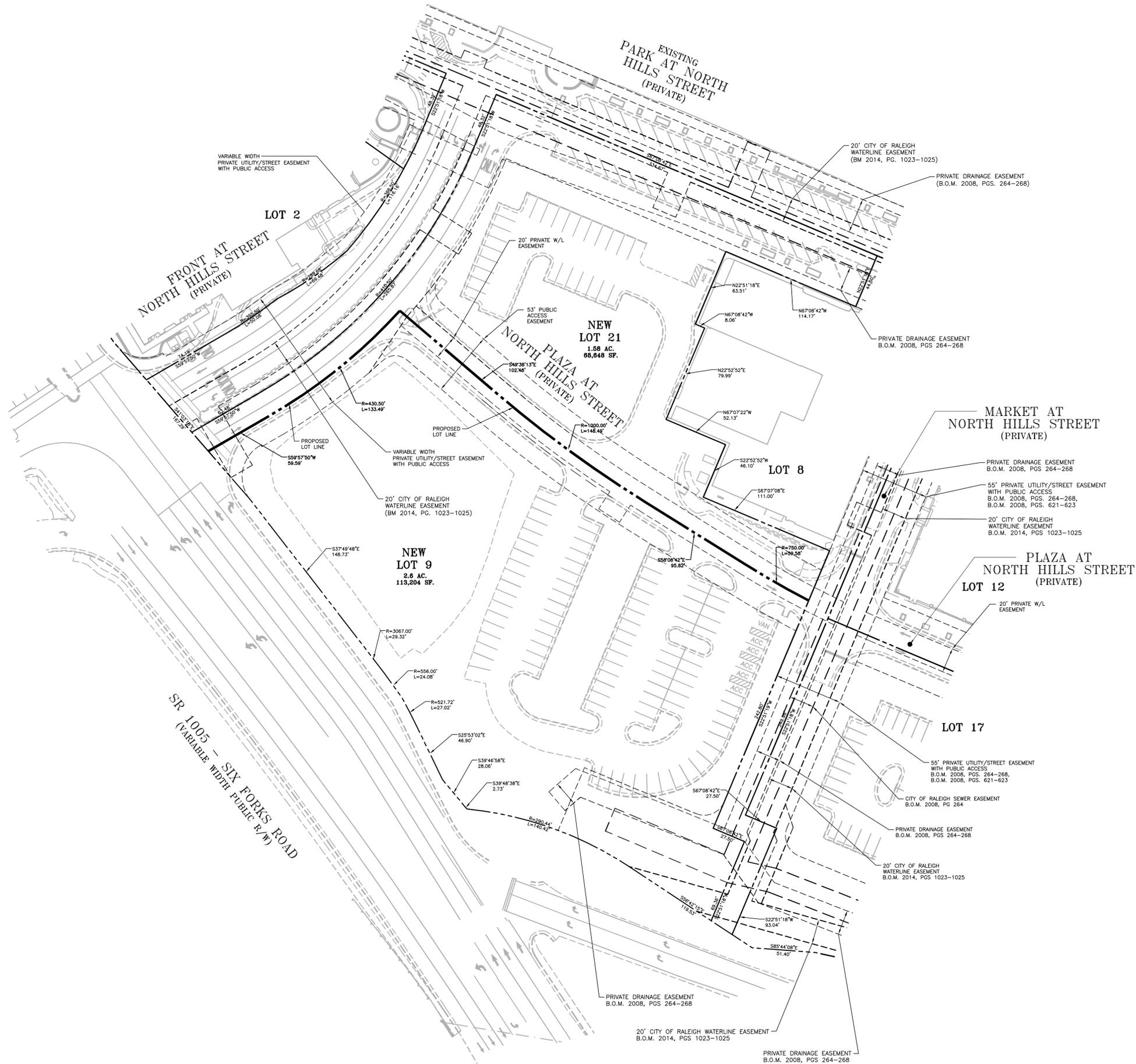
DEVELOPER:
 KANE REALTY CORPORATION
 4321 LASSITER
 AT NORTH HILL AVE.
 SUITE 250
 RALEIGH, NC 27609

NORTH HILLS EAST
PRELIMINARY SUBDIVISION PLAN
 RALEIGH, NORTH CAROLINA
 EXISTING CONDITIONS

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SHEET NO.	C-4



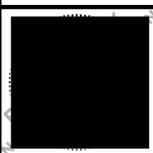
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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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Durham, North Carolina 27713
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Fax: 919-286-1001
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REVISIONS:

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RALEIGH, NC 27609

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

PROJECT NO.	KAN-16050
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