



Administrative Approval Action

Case File / Name: ASR-0009-2022
DSLC - 300 Hillsborough St

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This 1.3 acre site zoned DX-20-SH is located on the west side of S. Dawson Street between West Edenton and Hillsborough Streets at 300 and 320 Hillsborough Street.

REQUEST: This development consists of a hotel, apartment units, a restaurant, structured parking and associated infrastructure. The total proposed size of the development is 711,428 square feet.

A design alternate was approved in regards to the following items
DA-7-2002 (July 7 2022)

- i) a 101' design alternate to the required 200' minimum between driveways set forth in UDO Section 8.3.5.C.3.C for driveway #4 along W. Edenton St. and the existing driveway on the adjacent parcel to the west (PIN 1703593399);
- ii) 164' design alternate to the required 200' minimum between driveways set forth in UDO Section 8.3.5.C.3.C for driveway # 4 along W. Edenton St. and the existing driveway on the adjacent parcel to the west (PIN 1703594367);
- iii) a 51' design alternate to the required 300' minimum distance between a driveway and intersection set forth in RSDM Section 9.5 for driveway #4 and N. Dawson Street;
- iv) a 6' design alternate to the maximum 32' two-way driveway width set forth in RSDM Section 9.5 for driveway #4;
- v) a design alternate for complete relief from the cross-access requirements set forth in UDO Section 8.3.5.D. to not provide cross-access to the adjacent parcel to the west (PIN1703594367);
- vi) a design alternate to the required minimum 66% ground story transparency set forth in UDO Sections 1.5.6. and 3.2.6.F. that results in 48% ground floor transparency along W. Edenton St.;
- vii) a 226' design alternate to the required 300' minimum between driveways set forth in UDO Section 8.3.5.C.3.C for driveways #1 and #2 along Hillsborough St.;
- viii) a 129' design alternate to the required 300' minimum between driveways set forth in UDO Section 8.3.5.C.3.C for driveways #1 and #3 along Hillsborough St.;
- ix) a 204' design alternate to the required 300' minimum between driveways set forth in UDO Section 8.3.5.C.3.C for driveways #2 and #3 along Hillsborough St.;
- x) 15' design alternate to the required 100' minimum distance between a driveway and intersection set forth in RSDM Section 9.5 for driveway #3 and N. Dawson St.;
- and
- xi) a design alternate to the required minimum 66% ground story transparency set forth in UDO Sections 1.5.6. and 3.2.6.F. that results in 45% ground floor transparency along N. Dawson St.;

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** N/A

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 October 13, 2022 by Mcadams.

CONDITIONS OF APPROVAL and NEXT STEPS:



Administrative Approval Action

Case File / Name: ASR-0009-2022
DSLC - 300 Hillsborough St

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

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:

General

1. Demonstrate compliance to floor plate sizing (3.3.3 C), and step backs required (3.3.3 B) on the plan.
FYI - a floor plate sizing sheet and step backs were labeled and dimensioned in previous submittals - These items were not included and/or missing from the (latest preliminary) submittal. and need to be included in order to demonstrate compliance.
2. For clarification please demonstrate that the level labeled "cellar" demonstrates compliance to 1.5.7 A6. (When 50% or more of the perimeter wall area of a detached or attached building is located below grade, the building contains a basement. The floor of this level must be located entirely below finished grade. This provision can be utilized in other building types; however, the entirety of the floor area may only be used for storage, mechanical equipment, parking, laundry or waste collection. (1.5.6 A 6)

Engineering

3. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to the City of Raleigh Transportation Department – Mobility Strategy and Infrastructure Division prior to Site Permit review approval.

Stormwater

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

☒ **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:

General



Administrative Approval Action

**Case File / Name: ASR-0009-2022
DSLC - 300 Hillsborough St**

**City of Raleigh
Development Services Department**
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

1. A recombination map shall be recorded, recombining then existing lots as shown on the preliminary plan.
2. A demolition permit shall be obtained.
3. Fee-in-lieu will be provided, due to UDO 8.11 (Transit Infrastructure), for two transit shelters - given existing transit service along Hillsborough Street & Edenton Street.

Engineering

4. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.
5. A public access deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

Stormwater

6. 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).
7. An encroachment agreement for Stormwater pipes within the public right-of-way shall be approved by City Council and the City Council approved encroachment agreement shall be filed with the Development Services Department, and the encroachment agreement shall be recorded with the Wake County Register of Deeds. A recorded copy of these documents must be provided to the Development Services Department.
8. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
9. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

Urban Forestry

10. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes (6) street trees along Hillsborough St., (5) street trees along N. Dawson St., (6) street trees along Edenton St.



Administrative Approval Action

Case File / Name: ASR-0009-2022
DSLC - 300 Hillsborough St

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

11. Public infrastructure surety for (17) tree grate street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

The following are required prior to issuance of building occupancy permit:

Stormwater

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

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

3-Year Expiration Date: November 22, 2025

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

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

I hereby certify this administrative decision.

Signed: Daniel L. Stegall Date: 11/22/2022
Development Services Dir/Designee
Staff Coordinator: Michael Walters

Administrative Site Review Application

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



This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Case #: _____ Planner (print): _____

Please review UDO Section 10.2.8, as amended by text change case TC-14-19 to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan <input type="checkbox"/> Tier Three Site Plan <input checked="" type="checkbox"/>	Building Type	Subdivision case #:	Site Transaction History
<input type="checkbox"/> Detached	<input type="checkbox"/> General	Scoping/sketch plan case #:	
<input type="checkbox"/> Attached	<input checked="" type="checkbox"/> Mixed use	Certificate of Appropriateness #:	
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Board of Adjustment #:	
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Zoning Case #:	
		Administrative Alternate #:	

GENERAL INFORMATION

Development name: 300 Hillsborough Street

Inside City limits? Yes ☒ No ☐

Property address(es): 300 + 320 Hillsborough Street

Site P.I.N.(s): 1703597306 + 1703595367

Please describe the scope of work. Include any additions, expansions, and change of use.

The proposed development consists of a hotel, apartment units, a restaurant and structured parking spaces with associated infrastructure and amenities.

Current Property Owner/Developer Contact Name: Michal Waldorf

NOTE: please attach purchase agreement when submitting this form.

Company: Hillsborough Owner LLC Title: Authorized Signatory

Address: 520 West 27th Street, Suite 403, North Raleigh, NC 27601

Phone #: 919-352-9224 Email: eeinik@tdalprep.com

Applicant Name: Jonathan Balderson

Company: McAdams Address: One Glenwood Ave, Suite 201, Raleigh NC 27603

Phone #: 919-287-0815 Email: balderson@mcadamsco.com

Page 1 of 2

REVISION 02.28.21

raleighnc.gov

DEVELOPMENT TYPE + SITE DATA TABLE

(Applicable to all developments)

SITE DATA	BUILDING DATA
-----------	---------------

Zoning district (if more than one, please provide the acreage of each):

DX-20-SH

Existing gross floor area (not to be demolished): 0 sf

Existing gross floor area to be demolished: 203,636

Gross site acreage: 1.30 acres

New gross floor area: 711,428

of parking spaces required: 0

Total sf gross (to remain and new): 711,428

of parking spaces proposed: 427

Proposed # of buildings: 1

Overlay District (if applicable): N/A

Proposed # of stories for each: 25

Existing use (UDO 6.1.4): Hotel and Vacant

Proposed use (UDO 6.1.4): Hotel, Retail, Residential

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 1.24 Square Feet: _____

Proposed Impervious Surface: Acres: 1.30 Square Feet: _____

Is this a flood hazard area? Yes ☐ No ☒

If yes, please provide:

At least 100 feet prior to beginning any of their construction.

Flood study:

FEMA Map Panel #:

Neuse River Buffer Yes ☐ No ☒ Wetlands Yes ☐ No ☒

RESIDENTIAL DEVELOPMENTS

Total # of dwelling units: 350

Total # of hotel units: 154

of bedroom units: 1br 280 2br 70 3br N/A 4br or more N/A

of lots: 1

Is your project a cottage court? Yes ☐ No ☒

SIGNATURE BLOCK

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

I, Jonathan Balderson, will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) 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. I acknowledge that this application is subject to the filing calendar and substantial policy, which states applications will expire after 180 days of inactivity.

Signature: _____ Date: 1/10/22

Printed Name: Michal Waldorf

Page 2 of 2

REVISION 02.28.21

raleighnc.gov

300 HILLSBOROUGH STREET

300 HILLSBOROUGH STREET
RALEIGH, NORTH CAROLINA 27601
ADMINISTRATIVE SITE REVIEW
CITY OF RALEIGH CASE# ASR-0009-2022
PROJECT NUMBER: TID-21002
DATE: FEBRUARY 01, 2022

SITE DATA

PHYSICAL ADDRESS: 300 & 320 HILLSBOROUGH STREET, RALEIGH NORTH CAROLINA 27601

PARCEL PIN: 1703595367, 1703597306

ZONING: DX-20-SH

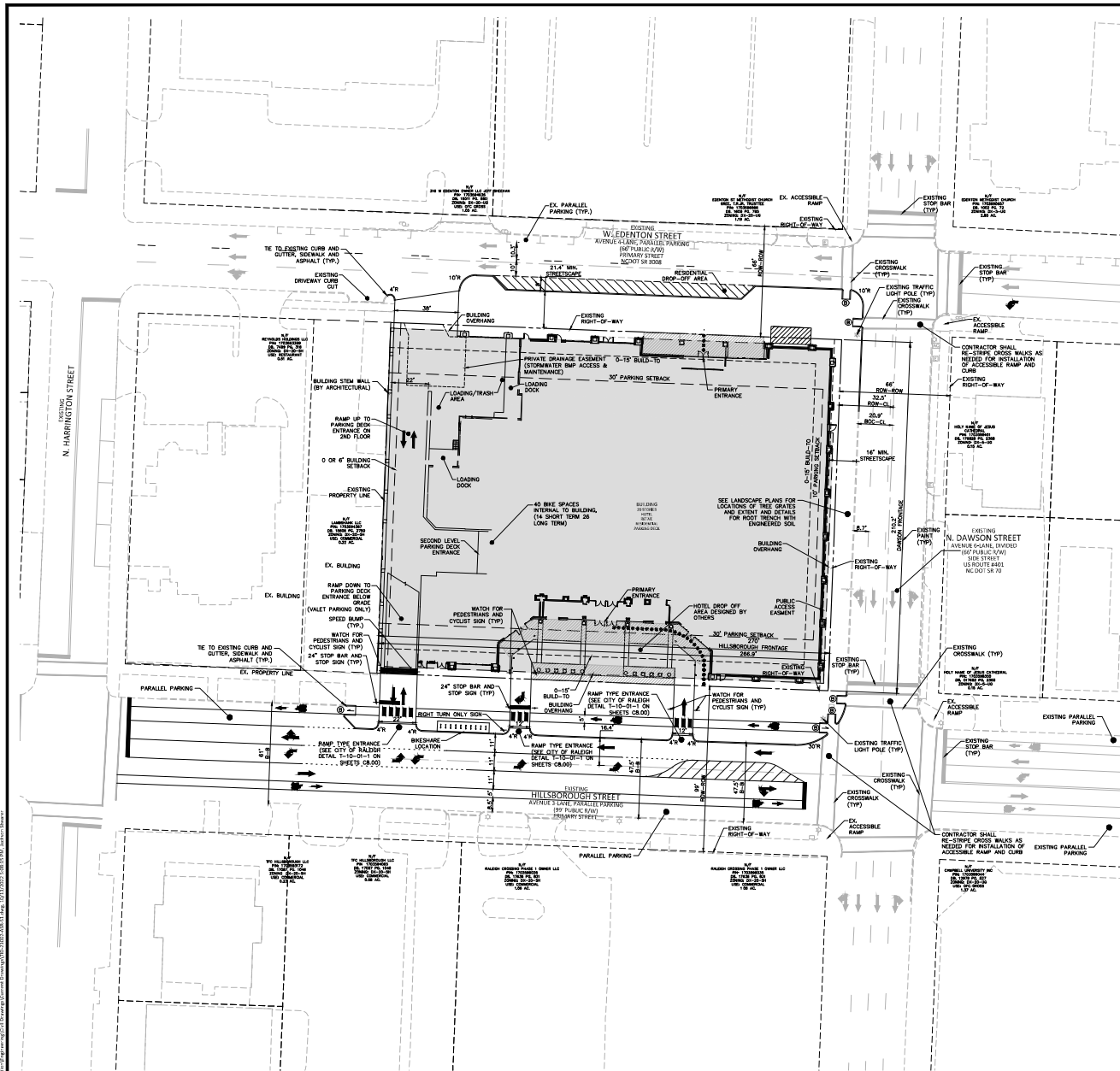
OVERLAY DISTRICT: NONE

WATERSHED: ROCKY AND PIGEON HOUSE CREEK

SITE AREA: CROSS & NET: 56,713.50 SF / 1.30 AC

FLOODPLAIN/100-YEAR FLOOD: NONE

BUILDING DATA: RESIDENTIAL: 350 UNITS, 380 1-BEDROOM, 70 2-BEDROOM, 10 3-BEDROOM, 10 4-BEDROOM, 10 5-BEDROOM, 10 6-BEDROOM, 10 7-BEDROOM, 10 8-BEDROOM, 10 9-BEDROOM, 10 10-BEDROOM, 10 11-BEDROOM, 10 12-BEDROOM, 10 13-BEDROOM, 10 14-BEDROOM, 10 15-BEDROOM, 10 16-BEDROOM, 10 17-BEDROOM, 10 18-BEDROOM, 10 19-BEDROOM, 10 20-BEDROOM, 10 21-BEDROOM, 10 22-BEDROOM, 10 23-BEDROOM, 10 24-BEDROOM, 10 25-BEDROOM, 10 26-BEDROOM, 10 27-BEDROOM, 10 28-BEDROOM, 10 29-BEDROOM, 10 30-BEDROOM, 10 31-BEDROOM, 10 32-BEDROOM, 10 33-BEDROOM, 10 34-BEDROOM, 10 35-BEDROOM, 10 36-BEDROOM, 10 37-BEDROOM, 10 38-BEDROOM, 10 39-BEDROOM, 10 40-BEDROOM, 10 41-BEDROOM, 10 42-BEDROOM, 10 43-BEDROOM, 10 44-BEDROOM, 10 45-BEDROOM, 10 46-BEDROOM, 10 47-BEDROOM, 10 48-BEDROOM, 10 49-BEDROOM, 10 50-BEDROOM, 10 51-BEDROOM, 10 52-BEDROOM, 10 53-BEDROOM, 10 54-BEDROOM, 10 55-BEDROOM, 10 56-BEDROOM, 10 57-BEDROOM, 10 58-BEDROOM, 10 59-BEDROOM, 10 60-BEDROOM, 10 61-BEDROOM, 10 62-BEDROOM, 10 63-BEDROOM, 10 64-BEDROOM, 10 65-BEDROOM, 10 66-BEDROOM, 10 67-BEDROOM, 10 68-BEDROOM, 10 69-BEDROOM, 10 70-BEDROOM, 10 71-BEDROOM, 10 72-BEDROOM, 10 73-BEDROOM, 10 74-BEDROOM, 10 75-BEDROOM, 10 76-BEDROOM, 10 77-BEDROOM, 10 78-BEDROOM, 10 79-BEDROOM, 10 80-BEDROOM, 10 81-BEDROOM, 10 82-BEDROOM, 10 83-BEDROOM, 10 84-BEDROOM, 10 85-BEDROOM, 10 86-BEDROOM, 10 87-BEDROOM, 10 88-BEDROOM, 10 89-BEDROOM, 10 90-BEDROOM, 10 91-BEDROOM, 10 92-BEDROOM, 10 93-BEDROOM, 10 94-BEDROOM, 10 95-BEDROOM, 10 96-BEDROOM, 10 97-BEDROOM, 10 98-BEDROOM, 10 99-BEDROOM, 10 100-BEDROOM, 10 101-BEDROOM, 10 102-BEDROOM, 10 103-BEDROOM, 10 104-BEDROOM, 10 105-BEDROOM, 10 106-BEDROOM, 10 107-BEDROOM, 10 108-BEDROOM, 10 109-BEDROOM, 10 110-BEDROOM, 10 111-BEDROOM, 10 112-BEDROOM, 10 113-BEDROOM, 10 114-BEDROOM, 10 115-BEDROOM, 10 116-BEDROOM, 10 117-BEDROOM, 10 118-BEDROOM, 10 119-BEDROOM, 10 120-BEDROOM, 10 121-BEDROOM, 10 122-BEDROOM, 10 123-BEDROOM, 10 124-BEDROOM, 10 125-BEDROOM, 10 126-BEDROOM, 10 127-BEDROOM, 10 128-BEDROOM, 10 129-BEDROOM, 10 130-BEDROOM, 10 131-BEDROOM, 10 132-BEDROOM, 10 133-BEDROOM, 10 134-BEDROOM, 10 135-BEDROOM, 10 136-BEDROOM, 10 137-BEDROOM, 10 138-BEDROOM, 10 139-BEDROOM, 10 140-BEDROOM, 10 141-BEDROOM, 10 142-BEDROOM, 10 143-BEDROOM, 10 144-BEDROOM, 10 145-BEDROOM, 10 146-BEDROOM, 10 147-BEDROOM, 10 148-BEDROOM, 10 149-BEDROOM, 10 150-BEDROOM, 10 151-BEDROOM, 10 152-BEDROOM, 10 153-BEDROOM, 10 154-BEDROOM, 10 155-BEDROOM, 10 156-BEDROOM, 10 157-BEDROOM, 10 158-BEDROOM, 10 159-BEDROOM, 10 160-BEDROOM, 10 161-BEDROOM, 10 162-BEDROOM, 10 163-BEDROOM, 10 164-BEDROOM, 10 165-BEDROOM, 10 166-BEDROOM, 10 167-BEDROOM, 10 168-BEDROOM, 10 169-BEDROOM, 10 170-BEDROOM, 10 171-BEDROOM, 10 172-BEDROOM, 10 173-BEDROOM, 10 174-BEDROOM, 10 175-BEDROOM, 10 176-BEDROOM, 10 177-BEDROOM, 10 178-BEDROOM, 10 179-BEDROOM, 10 180-BEDROOM, 10 181-BEDROOM, 10 182-BEDROOM, 10 183-BEDROOM, 10 184-BEDROOM, 10 185-BEDROOM, 10 186-BEDROOM, 10 187-BEDROOM, 10 188-BEDROOM, 10 189-BEDROOM, 10 190-BEDROOM, 10 191-BEDROOM, 10 192-BEDROOM, 10 193-BEDROOM, 10 194-BEDROOM, 10 195-BEDROOM, 10 196-BEDROOM, 10 197-BEDROOM, 10 198-BEDROOM, 10 199-BEDROOM, 10 200-BEDROOM, 10 201-BEDROOM, 10 202-BEDROOM, 10 203-BEDROOM, 10 204-BEDROOM, 10 205-BEDROOM, 10 206-BEDROOM, 10 207-BEDROOM, 10 208-BEDROOM, 10 209-BEDROOM, 10 210-BEDROOM, 10 211-BEDROOM, 10 212-BEDROOM, 10 213-BEDROOM, 10 214-BEDROOM, 10 215-BEDROOM, 10 216-BEDROOM, 10 217-BEDROOM, 10 218-BEDROOM, 10 219-BEDROOM, 10 220-BEDROOM, 10 221-BEDROOM, 10 222-BEDROOM, 10 223-BEDROOM, 10 224-BEDROOM, 10 225-BEDROOM, 10 226-BEDROOM, 10 227-BEDROOM, 10 228-BEDROOM, 10 229-BEDROOM, 10 230-BEDROOM, 10 231-BEDROOM, 10 232-BEDROOM, 10 233-BEDROOM, 10 234-BEDROOM, 10 235-BEDROOM, 10 236-BEDROOM, 10 237-BEDROOM, 10 238-BEDROOM, 10 239-BEDROOM, 10 240-BEDROOM, 10 241-BEDROOM, 10 242-BEDROOM, 10 243-BEDROOM, 10 244-BEDROOM, 10 245-BEDROOM, 10 246-BEDROOM, 10 247-BEDROOM, 10 248-BEDROOM, 10 249-BEDROOM, 10 250-BEDROOM, 10 251-BEDROOM, 10 252-BEDROOM, 10 253-BEDROOM, 10 254-BEDROOM, 10 255-BEDROOM, 10 256-BEDROOM, 10 257-BEDROOM, 10 258-BEDROOM, 10 259-BEDROOM, 10 260-BEDROOM, 10 261-BEDROOM, 10 262-BEDROOM, 10 263-BEDROOM, 10 264-BEDROOM, 10 265-BEDROOM, 10 266-BEDROOM, 10 267-BEDROOM, 10 268-BEDROOM, 10 269-BEDROOM, 10 270-BEDROOM, 10 271-BEDROOM, 10 272-BEDROOM, 10 273-BEDROOM, 10 274-BEDROOM, 10 275-BEDROOM, 10 276-BEDROOM, 10 277-BEDROOM, 10 278-BEDROOM, 10 279-BEDROOM, 10 280-BEDROOM, 10 281-BEDROOM, 10 282-BEDROOM, 10 283-BEDROOM, 10 284-BEDROOM, 10 285-BEDROOM, 10 286-BEDROOM, 10 287-BEDROOM, 10 288-BEDROOM, 10 289-BEDROOM, 10 290-BEDROOM, 10 291-BEDROOM, 10 292-BEDROOM, 10 293-BEDROOM, 10 294-BEDROOM, 10 295-BEDROOM, 10 296-BEDROOM, 10 297-BEDROOM, 10 298-BEDROOM, 10 299-BEDROOM, 10 300-BEDROOM, 10 301-BEDROOM, 10 302-BEDROOM, 10 303-BEDROOM, 10 304-BEDROOM, 10 305-BEDROOM, 10 306-BEDROOM, 10 307-BEDROOM, 10 308-BEDROOM, 10 309-BEDROOM, 10 310-BEDROOM, 10 311-BEDROOM, 10 312-BEDROOM, 10 313-BEDROOM, 10 314-BEDROOM, 10 315-BEDROOM, 10 316-BEDROOM, 10 317-BEDROOM, 10 318-BEDROOM, 10 319-BEDROOM, 10 320-BEDROOM, 10 321-BEDROOM, 10 322-BEDROOM, 10 323-BEDROOM, 10 324-BEDROOM, 10 325-BEDROOM, 10 326-BEDROOM, 10 327-BEDROOM, 10 328-BEDROOM, 10 329-BEDROOM, 10 330-BEDROOM, 10 331-BEDROOM, 10 332-BEDROOM, 10 333-BEDROOM, 10 334-BEDROOM, 10 335-BEDROOM, 10 336-BEDROOM, 10 337-BEDROOM, 10 338-BEDROOM, 10 339-BEDROOM, 10 340-BEDROOM, 10 341-BEDROOM, 10 342-BEDROOM, 10 343-BEDROOM, 10 344-BEDROOM, 10 345-BEDROOM, 10 346-BEDROOM, 10 347-BEDROOM, 10 348-BEDROOM, 10 349-BEDROOM, 10 350-BEDROOM, 10 351-BEDROOM, 10 352-BEDROOM, 10 353-BEDROOM, 10 354-BEDROOM, 10 355-BEDROOM, 10 356-BEDROOM, 10 357-BEDROOM, 10 358-BEDROOM, 10 359-BEDROOM, 10 360-BEDROOM, 10 361-BEDROOM, 10 362-BEDROOM, 10 363-BEDROOM, 10 364-BEDROOM, 10 365-BEDROOM, 10 366-BEDROOM, 10 367-BEDROOM, 10 368-BEDROOM, 10 369-BEDROOM, 10 370-BEDROOM, 10 371-BEDROOM, 10 372-BEDROOM, 10 373-BEDROOM, 10 374-BEDROOM, 10 375-BEDROOM, 10 376-BEDROOM, 10 377-BEDROOM, 10 378-BEDROOM, 10 379-BEDROOM, 10 380-BEDROOM, 10 381-BEDROOM, 10 382-BEDROOM, 10 383-BEDROOM, 10 384-BEDROOM, 10 385-BEDROOM, 10 386-BEDROOM, 10 387-BEDROOM, 10 388-BEDROOM, 10 389-BEDROOM, 10 390-BEDROOM, 10 391-BEDROOM, 10 392-BEDROOM, 10 393-BEDROOM, 10 394-BEDROOM, 10 395-BEDROOM, 10 396-BEDROOM, 10 397-BEDROOM, 10 398-BEDROOM, 10 399-BEDROOM, 10 400-BEDROOM, 10 401-BEDROOM, 10 402-BEDROOM, 10 403-BEDROOM, 10 404-BEDROOM, 10 405-BEDROOM, 10 406-BEDROOM, 10 407-BEDROOM, 10 408-BEDROOM, 10 409-BEDROOM, 10 410-BEDROOM, 10 411-BEDROOM, 10 412-BEDROOM, 10 413-BEDROOM, 10 414-BEDROOM, 10 415-BEDROOM, 10 416-BEDROOM, 10 417-BEDROOM, 10 418-BEDROOM, 10 419-BEDROOM, 10 420-BEDROOM, 10 421-BEDROOM, 10 422-BEDROOM, 10 423-BEDROOM, 10 424-BEDROOM, 10 425-BEDROOM, 10 426-BEDROOM, 10 427-BEDROOM, 10 428-BEDROOM, 10 429-BEDROOM, 10 430-BEDROOM, 10 431-BEDROOM, 10 432-BEDROOM, 10 433-BEDROOM, 10 434-BEDROOM, 10 435-BEDROOM, 10 436-BEDROOM, 10 437-BEDROOM, 10 438-BEDROOM, 10 439-BEDROOM, 10 440-BEDROOM, 10 441-BEDROOM, 10 442-BEDROOM, 10 443-BEDROOM, 10 444-BEDROOM, 10 445-BEDROOM, 10 446-BEDROOM, 10 447-BEDROOM, 10 448-BEDROOM, 10 449-BEDROOM, 10 450-BEDROOM, 10 451-BEDROOM, 10 452-BEDROOM, 10 453-BEDROOM, 10 454-BEDROOM, 10 455-BEDROOM, 10 456-BEDROOM, 10 457-BEDROOM, 10 458-BEDROOM, 10 459-BEDROOM, 10 460-BEDROOM, 10 461-BEDROOM, 10 462-BEDROOM, 10 463-BEDROOM, 10 464-BEDROOM, 10 465-BEDROOM, 10 466-BEDROOM, 10 467-BEDROOM, 10 468-BEDROOM, 10 469-BEDROOM, 10 470-BEDROOM, 10 471-BEDROOM, 10 472-BEDROOM, 10 473-BEDROOM, 10 474-BEDROOM, 10 475-BEDROOM, 10 476-BEDROOM, 10 477-BEDROOM, 10 478-BEDROOM, 10 479-BEDROOM, 10 480-BEDROOM, 10 481-BEDROOM, 10 482-BEDROOM, 10 483-BEDROOM, 10 484-BEDROOM, 10 485-BEDROOM, 10 486-BEDROOM, 10 487-BEDROOM, 10 488-BEDROOM, 10 489-BEDROOM, 10 490-BEDROOM, 10 491-BEDROOM, 10 492-BEDROOM, 10 493-BEDROOM, 10 494-BEDROOM, 10 495-BEDROOM, 10 496-BEDROOM, 10 497-BEDROOM, 10 498-BEDROOM, 10 499-BEDROOM, 10 500-BEDROOM, 10 501-BEDROOM, 10 502-BEDROOM, 10 503-BEDROOM, 10 504-BEDROOM, 10 505-BEDROOM, 10 506-BEDROOM, 10 507-BEDROOM, 10 508-BEDROOM, 10 509-BEDROOM, 10 510-BEDROOM, 10 511-BEDROOM, 10 512-BEDROOM, 10 513-BEDROOM, 10 514-BEDROOM, 10 515-BEDROOM, 10 516-BEDROOM, 10 517-BEDROOM, 10 518-BEDROOM, 10 519-BEDROOM, 10 520-BEDROOM, 10 521-BEDROOM, 10 522-BEDROOM, 10 523-BEDROOM, 10 524-BEDROOM, 10 525-BEDROOM, 10 526-BEDROOM, 10 527-BEDROOM, 10 528-BEDROOM, 10 529-BEDROOM, 10 530-BEDROOM, 10 531-BEDROOM, 10 532-BEDROOM, 10 533-BEDROOM, 10 534-BEDROOM, 10 535-BEDROOM, 10 536-BEDROOM, 10 537-BEDROOM, 10 538-BEDROOM, 10 539-BEDROOM, 10 540-BEDROOM, 10 541-BEDROOM, 10 542-BEDROOM, 10 543-BEDROOM, 10 544-BEDROOM, 10 545-BEDROOM, 10 546-BEDROOM, 10 547-BEDROOM, 10 548-BEDROOM, 10 549-BEDROOM, 10 550-BEDROOM, 10 551-BEDROOM, 10 552-BEDROOM, 10 553-BEDROOM, 10 554-BEDROOM, 10 555-BEDROOM, 10 556-BEDROOM, 10 557-BEDROOM, 10 558-BEDROOM, 10 559-BEDROOM, 10 560-BEDROOM, 10 561-BEDROOM, 10 562-BEDROOM, 10 563-BEDROOM, 10 564-BEDROOM, 10 565-BEDROOM, 10 566-BEDROOM, 10 567-BEDROOM, 10 568-BEDROOM, 10 569-BEDROOM, 10 570-BEDROOM, 10 571-BEDROOM, 10 572-BEDROOM, 10 573-BEDROOM, 10 574-BEDROOM, 10 575-BEDROOM, 10 576-BEDROOM, 10 577-BEDROOM, 10 578-BEDROOM, 10 579-BEDROOM, 10 580-BEDROOM, 10 581-BEDROOM, 10 582-BEDROOM, 10 583-BEDROOM, 10 584-BEDROOM, 10 585-BEDROOM, 10 586-BEDROOM, 10 587-BEDROOM, 10 588-BEDROOM, 10 589-BEDROOM, 10 590-BEDROOM, 10 591-BEDROOM, 10 592-BEDROOM, 10 593-BEDROOM, 10 594-BEDROOM, 10 595-BEDROOM, 10 596-BEDROOM, 10 597-BEDROOM, 10 598-BEDROOM, 10 599-BEDROOM, 10 600-BEDROOM, 10 601-BEDROOM, 10 602-BEDROOM, 10 603-BEDROOM, 10 604-BEDROOM, 10 605-BEDROOM, 10 606-BEDROOM, 10 607-BEDROOM, 10 608-BEDROOM, 10 609-BEDROOM, 10 610-BEDROOM, 10 611-BEDROOM, 10 612-BEDROOM, 10 613-BEDROOM, 10 614-BEDROOM, 10 615-BEDROOM, 10 616-BEDROOM, 10 617-BEDROOM, 10 618-BEDROOM, 10 619-BEDROOM, 10 620-BEDROOM, 10 621-BEDROOM, 10 622-BEDROOM, 10 623-BEDROOM, 10 624-BEDROOM, 10 625-BEDROOM, 10 626-BEDROOM, 10 627-BEDROOM, 10 628-BEDROOM, 10 629-BEDROOM, 10 630-BEDROOM, 10 631-BEDROOM, 10 632-BEDROOM, 10 633-BEDROOM, 10 634-BEDROOM, 10 635-BEDROOM, 10 636-BEDROOM, 10 637-BEDROOM, 10 638-BEDROOM, 10 639-BEDROOM, 10 640-BEDROOM, 10 641-BEDROOM, 10 642-BEDROOM, 10 643-BEDROOM, 10 644-BEDROOM, 10 645-BEDROOM, 10 646-BEDROOM, 10 647-BEDROOM, 10 648-BEDROOM, 10 649-BEDROOM, 10 650-BEDROOM, 10 651-BEDROOM, 10 652-BEDROOM, 10 653-BEDROOM, 10 654-BEDROOM, 10 655-BEDROOM, 10 656-BEDROOM, 10 657-BEDROOM, 10 658-BEDROOM, 10 659-BEDROOM, 10 660-BEDROOM, 10 661-BEDROOM, 10 662-BEDROOM, 10 663-BEDROOM, 10 664-BEDROOM, 10 665-BEDROOM, 10 666-BEDROOM, 10 667-BEDROOM, 10 668-BEDROOM, 10 669-BEDROOM, 10 670-BEDROOM, 10 671-BEDROOM, 10 672-BEDROOM, 10 673-BEDROOM, 10 674-BEDROOM, 10 675-BEDROOM, 10 676-BEDROOM, 10 677-BEDROOM, 10 678-BEDROOM, 10 679-BEDROOM, 10 680-BEDROOM, 10 681-BEDROOM, 10 682-BEDROOM, 10 683-BEDROOM, 10 684-BEDROOM, 10 685-BEDROOM, 10 686-BEDROOM, 10 687-BEDROOM, 10 688-BEDROOM, 10 689-BEDROOM, 10 690-BEDROOM, 10 691-BEDROOM, 10 692-BEDROOM, 10 693-BEDROOM, 10 694-BEDROOM, 10 695-BEDROOM, 10 696-BEDROOM, 10 697-BEDROOM, 10 698-BEDROOM, 10 699-BEDROOM, 10 700-BEDROOM, 10 701-BEDROOM, 10 702-BEDROOM, 10 703-BEDROOM, 10 704-BEDROOM, 10 705-BEDROOM, 10 706-BEDROOM, 10 707-BEDROOM, 10 708-BEDROOM, 10 709-BEDROOM, 10 710-BEDROOM, 10 711-BEDROOM, 10 712-BEDROOM, 10 713-BEDROOM, 10 714-BEDROOM, 10 715-BEDROOM, 10 716-BEDROOM, 10 717-BEDROOM, 10 718-BEDROOM, 10 719-BEDROOM, 10 720-BEDROOM, 10 721-BEDROOM, 10 722-BEDROOM, 10 723-BEDROOM, 10 724-BEDROOM, 10 725-BEDROOM, 10 726-BEDROOM, 10 727-BEDROOM, 10 728-BEDROOM, 10 729-BEDROOM, 10 730-BEDROOM, 10 731-BEDROOM, 10 732-BEDROOM, 10 733-BEDROOM, 10 734-BEDROOM, 10 735-BEDROOM, 10 736-BEDROOM, 10 737-BEDROOM, 10 738-BEDROOM, 10 739-BEDROOM, 10 740-BEDROOM, 10 741-BEDROOM, 10 742-BEDROOM, 10 743-BEDROOM, 10 744-BEDROOM, 10 745-BEDROOM, 10 746-BEDROOM, 10 747-BEDROOM, 10 748-BEDROOM, 10 749-BEDROOM, 10 750-BEDROOM, 10 751-BEDROOM, 10 752-BEDROOM, 10 753-BEDROOM, 10 754-BEDROOM, 10 755-BEDROOM, 10 756-BEDROOM, 10 757-BEDROOM, 10 758-BEDROOM, 10 759-BEDROOM, 10 760-BEDROOM, 10 761-BEDROOM, 10 762-BEDROOM, 10 763-BEDROOM, 10 764-BEDROOM, 10 765-BEDROOM, 10 766-BEDROOM, 10 767-BED



SITE LEGEND

	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE RAMPS
	ACCESSIBLE ROUTE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	AMENITY AREA

- NOTES**
1. ACCESSIBLE ROUTES SHALL BE 2% MAX CROSS SLOPE. RUNNING SLOPES SHALL NOT EXCEED 8.33% AND HANDRAILS SHALL BE PROVIDED FOR SLOPES BETWEEN 5% AND 8.33% WITH 8' ELEVATION CHANGE.
 2. ACCESSIBLE ENTRANCES SHALL NOT EXCEED 2% SLOPE 5' OUTSIDE OF BUILDING FACE.
 3. RAMP EDGES SHALL BE PROVIDED WITH AN ADJACENT 36"X48" CLEAR FLOOR SPACE ZONE.
 4. RAMP EDGE PROTECTION SHALL NOT EXCEED 4" ABOVE THE SURFACE RAMP.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603
phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT
HILLSBOROUGH OWNER, LLC
c/o TIDAL REAL ESTATE PARTNERS, LP
520 WEST 27TH STREET, SUITE 403
NEW YORK, NEW YORK
PHONE: 212.352.8224

**HILLSBOROUGH ST. MIXED USE
ADMINISTRATIVE SITE REVIEW
300 HILLSBOROUGH STREET
RALEIGH, NORTH CAROLINA 27601**

REVISIONS

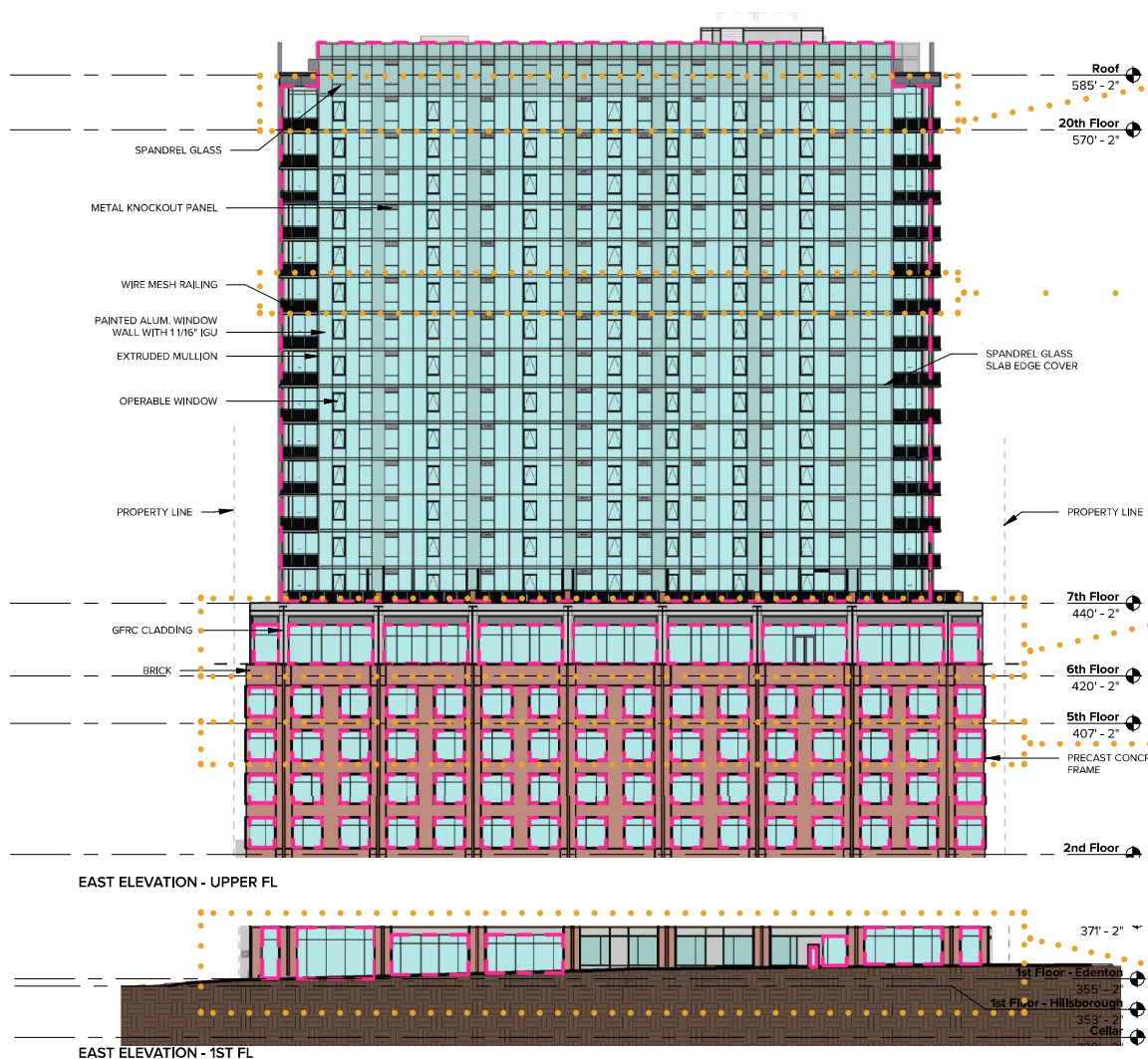
NO.	DATE	DESCRIPTION
1	08.18.2022	RESPONSE TO 3RD ASR COMMENTS
2	07.25.2022	RESPONSE TO 2ND ASR COMMENTS
3	08.26.2022	RESPONSE TO 1ST ASR COMMENTS
4	20.12.2022	RESPONSE TO 4TH ASR COMMENTS

PLAN INFORMATION

PROJECT NO.	TID-21002
FILENAME	TID-21002-ASR-51
CHECKED BY	
DRAWN BY	
SCALE	1"=30'
DATE	02.01.2022

OVERALL SITE PLAN
C2.00

1,087 SF = PROPOSED TOTAL SF OF
TRANSPARENCY
1,087 SF < 1466 SF
REQUIRED TRANSPARENCY = 66%
PROPOSED TRANSPARENCY = 49%



2,134 SF = PROPOSED TOTAL SF OF
TRANSPARENCY
2,134 > 2,094 SF
REQUIRED TRANSPARENCY = 66%
PROPOSED TRANSPARENCY = 67%