



Administrative Approval Action

Case File / Name: ASR-0020-2020
3402 Hillsborough Street Apartments

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

LOCATION: This site is located on the north side of Hillsborough Street, south Clark Avenue at 3402 Hillsborough St. It is composed of several parcels to be recombined.

REQUEST: Development of a 2.18 acre/94,961 sf tract zoned OX-3-UG and SPROD. The development includes a total right-of-way dedication of 6,704 sf (0.02 ac) leaving a net area of 2.03 ac/88,257 sf for a proposed 200 unit multi-unit living apartment building. The proposed gross floor area of the building is +/- 71,000 sf for 24 studios, 132 1-bedrooms; 40 2-bedrooms and four 3-bedrooms. The Primary Street Designation shall be Hillsborough Street.

**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 November 10, 2021 by Timmons Group.

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:

General

1. On Sheet C6, the Neighborhood Transition Yard boundary zones must be shown per the NTY table and UDO Sec.3.5.3.A
2. Demonstrate height compliance for the light fixture shown on the Light Plan sheet 1/1 by dimensioning the detail exhibit height from base to top of fixture, per UDO Section 7.4.5.
3. Demonstrate the proposed vehicular parking lighting fixture complies with UDO Section 7.1.7.G. (Lighting Plan sheet 1/1)
4. Demonstrate compliance with UDO Sec.7.2.8.E for building foundation wall by dimensioning the foundation wall heights, within 30 ft of the public right-of-way, and provide detailed illustrations of the proposed treatments.
5. All site design encroachment agreements for compliance with building foundation wall, per UDO Sec.7.2.8.E, are approved prior to Site Permit Review plans approval
6. Striping and markings plan will be reviewed in detail and the gap in sidewalk at the corner of Furches and Hillsborough Streets needs to be addressed to meet standard.



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Engineering

7. A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.
8. An encroachment submittal for benches that are atypical within the public right-of-way shall be approved by City Council. The executed encroachment agreement shall be filed with the Development Services Department for the approval by City and returned to the Owner. The Owner is responsible to record the executed encroachment agreement with the Wake County Register of Deeds. A recorded copy of these documents must be provided to the Development Services Department.

Stormwater

9. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
10. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
11. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Transit Easement Required
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☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

General

1. The demolition permit shall be issued and this building permit number shown on all maps for recording.

Engineering

2. 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.

Transportation



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3. A 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.

☒ **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

1. A recombination plat shall be recorded with the Wake Co Register of Deeds in conjunction with any plat recording or prior to building permit plans approval.
2. A demolition permit shall be obtained.

Engineering

3. 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.

Urban Forestry

4. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes (13) understory street trees along Hillsborough St., (3) understory street trees along Furches St. and (3) understory street trees along .
5. A fee-in-lieu for (1) required street tree along Furches St. is paid to the City of Raleigh (UDO 8.1.1
6. A public infrastructure surety for (13) 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:

General

1. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.



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Stormwater

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

EXPIRATION DATES: 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: April 7, 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: Alycia Bailey Taylor Date: 12/09/2021
Development Services Dir/Designee
Staff Coordinator: **Jermont Purifoy**

ADMINISTRATIVE SITE REVIEW 3402 HILLSBOROUGH STREET

ASR-0020-2020 3402 HILLSBOROUGH STREET (SR-3007), 3410 HILLSBOROUGH STREET & 3414 HILLSBOROUGH STREET RALEIGH, NORTH CAROLINA 27607 WAKE COUNTY

OWNER/DEVELOPER:

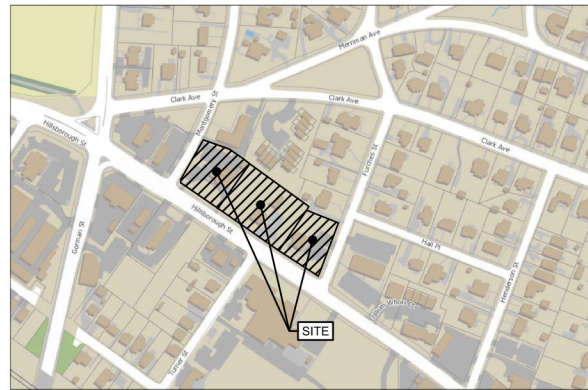
FMW AT 3402 HILLSBOROUGH STREET LLC
JIM ZANONI
132 BREVARD COURT
CHARLOTTE, NC 28202
PH: (704) 334-7211
JIM@FMWREALESTATE.COM

ARCHITECT:

STUDIO FUSION, PA
ED HICKMAN
3800 ARCO CORPORATE DRIVE, STE 125
CHARLOTTE, NC 28273
PH: (704) 377-9799
EHICKMAN@STUDIOFUSIONPA.COM

CIVIL ENGINEER:

TIMMONS GROUP
PATRICK BARBEAU, P.E.
5410 TRINITY ROAD, SUITE 102
RALEIGH, NC 27607
PH: (919) 866-4512
PATRICK.BARBEAU@TIMMONS.COM



VICINITY MAP
NTS

RIGHT-OF-WAY OBSTRUCTION NOTES:

- STREET, LANE, AND SIDEWALK CLOSURES OR DETOURS. PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY OR CLOSING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES.
- A PERMIT REQUEST WITH A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES@RALEIGHNC.GOV AT WWW.RALEIGHNC.GOV KEYWORD "RIGHT-OF-WAY SERVICES".
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
- THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NC DOT ROAD WITHIN RALEIGH'S JURISDICTION.
- ALL TRAFFIC CONTROL, SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NC DOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES", NC DOT "ROADWAY STANDARD DRAWING MANUAL", AND THE NC DOT SUPPLEMENT TO THE MUTCD.
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

GENERAL NOTES:

- SOLID WASTE COMPLIANCE STATEMENT: DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH, NCDEQ AND NC DOT STANDARDS, SPECIFICATIONS, AND DETAILS

CASE #: ASR-0020-2020

DEVELOPMENT SERVICES
Administrative Site Review Application
Development Services Customer Service Center • One Exchange Place, Suite 400 • Raleigh, NC 27601 • (919) 966-2495

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: Transaction #: _____ **Planning Coordinator:** _____

Building Type:
☐ Detached
☒ Attached
☐ Townhouse
☐ General
☐ Mixed Use
☐ Club
☐ Subdivision transaction # _____
☐ Sketch transaction # _____
☐ Certificate of Appropriateness # _____
☐ Board of Adjustment # _____
☐ Zoning Case # _____
☐ Administrative Alternative # _____

GENERAL INFORMATION
Development name: 3402 Hillsborough Street Apartments
Inside City limits? ☒ Yes ☐ No
Property address(es): 3402 Hillsborough Street Apartments
Site # PIN (63) 0794-33-0776; 0794-43-1945; 0794-43-3017
Please describe the scope of work. Include any additions, expansions, and change of use.
71,000 sqft Apartment Building with related parking and utilities

Current Property Owner/Developer Contact Name:
NOTE: please attach purchase agreement when submitting this form.
Company Name: FMW at 3402 Hillsborough LLC
Address: 132 Brevard Court Charlotte NC 28202
Phone # 704-334-7211
Email: jim@fmwrealestate.com
Applicant Name: FMW at 3402 Hillsborough LLC
Company:
Phone #:

Page 1 of 2

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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): OX-3-UG	Existing gross floor area (not to be demolished): 0 sq ft
Grass site acreage: 2.00 AC	New gross floor area: 71,000 SF
# of parking spaces required: 357	Total of gross (to remain and new): 71,000 SF
# of parking spaces proposed: 148	Proposed # of buildings: 1
Overlay District (if applicable):	Proposed # of stories for each: 0
Existing use (UDO 6.1.4): RESIDENTIAL	
Proposed use (UDO 6.1.4): RESIDENTIAL	

STORMWATER INFORMATION

Existing Impervious Surface Area: 347	Proposed Impervious Surface Area: 347
Square Feet: 347	Square Feet: 347
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide flood data:	
FEMA Map Panel #:	
Nearest River Buffer: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

RESIDENTIAL DEVELOPMENTS

Total # of dwelling units: 200	1st floor of total units: 200
# of bedroom units: 147	2nd floor: 43
3rd floor: 0	4th or more: 0

SIGNATURE BLOCK

I hereby designee, James M. Zanon, to act as my agent regarding this application, to receive and respond to administrative comments, to submit plans on my behalf, and to represent me in any public hearing regarding this application.

I 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 city's ordinance and submit that, which states applications will expire after 180 days of receipt.

Signature: James M. Zanon Date: 11/03/2021 Date: 03/13/2022

Printed Name: JAMES M. ZANON

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THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 102, Raleigh, NC 27607
TEL: 919.866.4512 FAX: 919.833.4124 www.timmons.com

REVISION DESCRIPTION
DATE
03/23/2020
03/23/2020
09/06/2021
11/03/2021

REVISIONS PREPARED BY
REVISIONS PREPARED BY
REVISIONS PREPARED BY
REVISIONS PREPARED BY

YOUR VISION ACHIEVED THROUGH OURS.

DATE
08/03/2021

DRAWN BY
J. DOOLEY

DESIGNED BY
J. DOOLEY

CHECKED BY
P. BARBEAU

SCALE
AS SHOWN

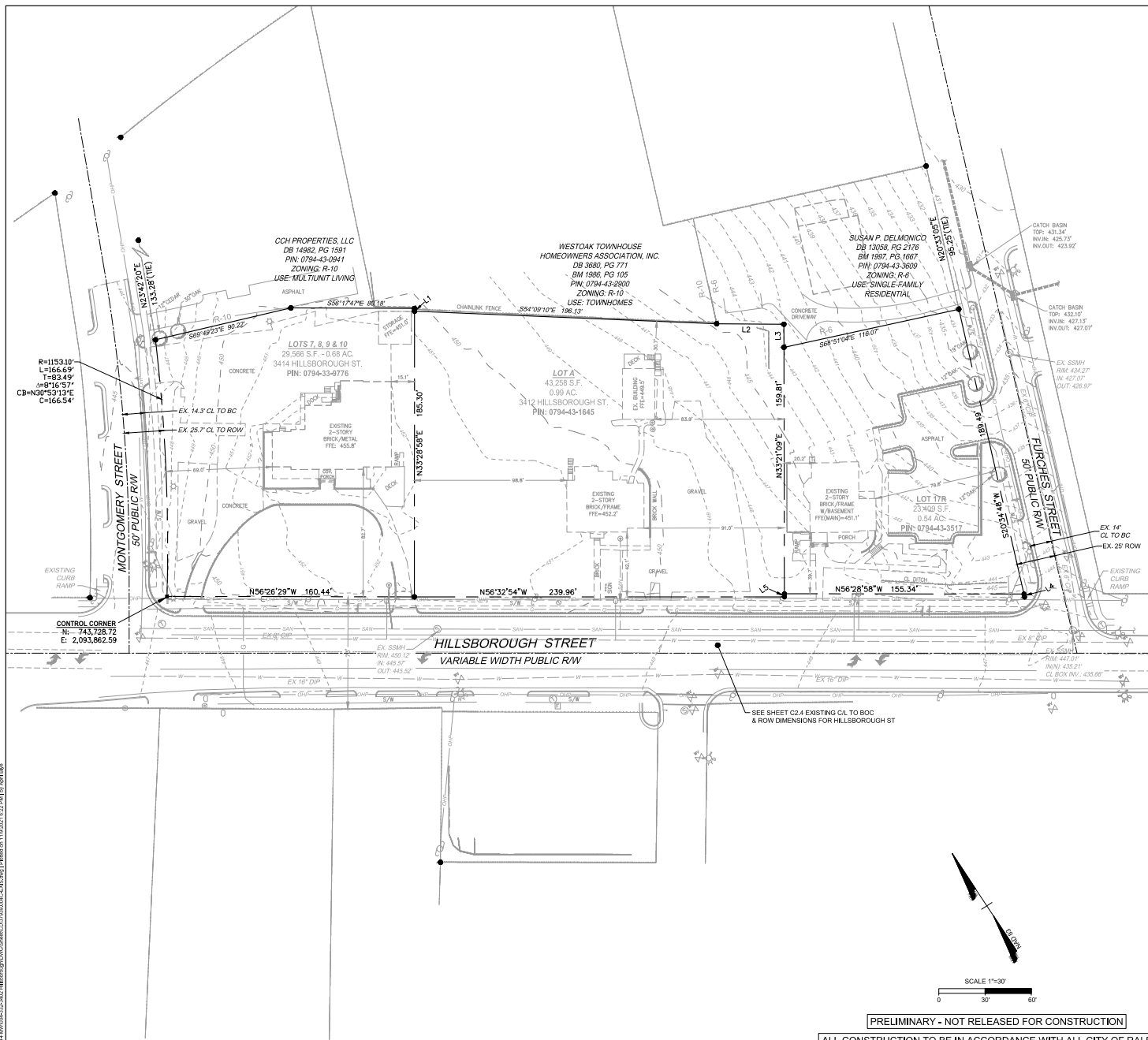
TIMMONS GROUP

3402 HILLSBOROUGH STREET (ASR-0020-2020)
RALEIGH - WAKE COUNTY - NORTH CAROLINA
COVER SHEET

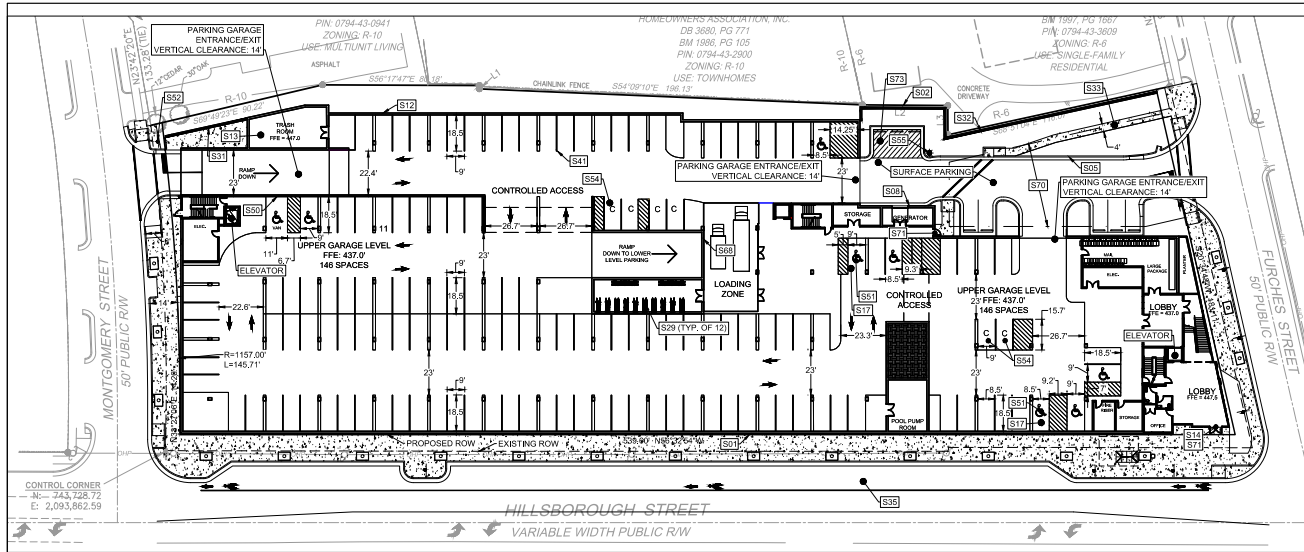
JOB NO.
37939.004

DATE
11/03/2021

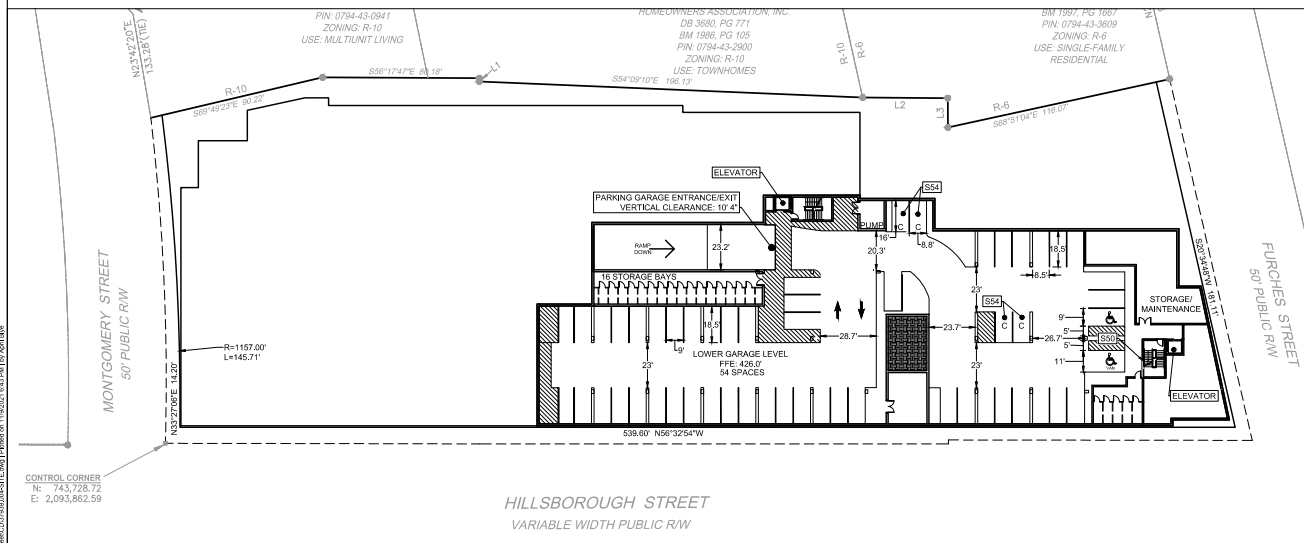
SCALE
AS SHOWN







**UPPER GARAGE LEVEL
(UNDERGROUND)**



**LOWER GARAGE LEVEL
(UNDERGROUND)**

SITE LAYOUT NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
2. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVING, BUILDING WALL FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, UTILITIES AND GRADES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY EXISTING DISCREPANCIES PRIOR TO COMMENCING ANY RELATED CONSTRUCTION.
4. AT LEAST 72 HOURS PRIOR TO CONSTRUCTION OR EXCAVATION THE CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (811) TO HAVE EXISTING UTILITIES LOCATED.
5. PARKING SPACES ARE 8'6" WIDE X 18' LONG MINIMUM EXCEPT HANDICAP SPACES WHICH ARE 8'0" WIDE MINIMUM WITH 8'0" VAN ACCESSIBLE STANDARD ACCESSIBLE.
6. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF THE BUILDING.
7. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DIMENSIONAL CONFLICTS PRIOR TO THE BEGINNING OF CONSTRUCTION.
8. ALL CURB AND GUTTER ON-SITE SHALL BE 24" WIDE. ALL CURB AND GUTTER IN THE PUBLIC RIGHT OF WAY SHALL BE 30" WIDE.
9. TRANSITION FROM 30" TO 24" CURB AND GUTTER IS TO OCCUR ON-SITE. THIS TRANSITION SHALL BE 10' LONG IMMEDIATELY ADJACENT TO PUBLIC RIGHT OF WAY OR AS DIRECTED IN THE PLAN.
10. ALL DISTURBED CURB & GUTTER AND ASPHALT SHALL BE REPLACED PER CITY OF RALEIGH OR NCDOT STANDARDS AND SPECIFICATIONS.
11. ALL DRIVEWAY DESIGN AND CONSTRUCTION MUST COMPLY WITH CITY OF RALEIGH. DRIVEWAYS SHALL BE PERMITTED SEPARATELY.
12. NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERMING, PARKED VEHICLES OR SIGN BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION, OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE OF A PUBLIC STREET, PRIVATE STREET OR DRIVEWAY CONTAINED EITHER ON THE PROPERTY OR ON AN ADJOINING PROPERTY.

SITE LAYOUT KEYNOTES	
NUMBER	DESCRIPTION
S01	RIGHT-OF-WAY (TYP.)
S02	PROPERTY BOUNDARY (TYP.)
S05	24" CONCRETE CURB & GUTTER; REFER TO DETAIL
S06	30" CONCRETE CURB & GUTTER; REFER TO NCDOT 846.01
S08	FLUSH CURB
S09	SIDEWALK RAMP @ 8.33% MAXIMUM (TYPICAL - PER ADA AND LOCAL CODES)
S12	BUILDING; REFER TO ARCHITECTURAL PLANS
S13	ROLL OUT WASTE SERVICE STORAGE LOCATION; REFER TO DETAIL AND ARCH. PLANS
S14	BUILDING PRIMARY ENTRANCE
S17	CONCRETE ADA STALL (TYP.)
S19	3" CURB RADIUS (TYP.)
S28	EXISTING ROAD CENTERLINE
S29	SHORT TERM BIKE RACK; REFER TO ARCHITECTURAL PLANS
S31	EXISTING WALL (DESIGN BY OTHERS)
S32	ZONE A NIT WALL 6'3" TALL MIN. DESIGNED BY OTHERS
S33	4" THICK CONCRETE SIDEWALK; REFER TO PLANS FOR WIDTH DIMENSIONS
S35	ROAD WIDENING FOR BICYCLE LANE AND PARALLEL PARKING
S40	EXISTING PAVEMENT TO REMAIN
S41	PARKING STALL STRIPING PER LOCAL CODES (TYP.)
S42	PEDESTRIAN CROSSWALK STRIPING (PER NCDOT REQUIREMENTS)
S50	VAN ACCESSIBLE PARKING SIGN (TYPICAL - PER ADA AND LOCAL REQUIREMENTS); RT-BA (MUTCD)
S51	ADA ACCESSIBLE PARKING SPACE STRIPING AND SYMBOL OF ACCESSIBILITY (TYPICAL - PER ADA AND LOCAL CODES)
S52	"STOP" SIGN; RT-1 (MUTCD)
S53	TRASH RECEPTACLE
S54	COMPACT PARKING SPACE, DENOTED WITH "C"
S55	LIGHT POLE; SEE LIGHTING PLAN
S60	NCDOT SIGN TO BE RELOCATED TO THIS LOCATION
S61	NO PARKING SIGN TO BE RELOCATED TO THIS LOCATION
S62	EXISTING BUS STOP SIGN TO BE RELOCATED
S63	PROPOSED LANDSCAPE MEDIAN FEATURES (TYP.)
S64	PROPOSED BUS STOP STRUCTURE AND LOCATION; TO BE DESIGNED BY OTHERS
S65	STOP BAR
S66	4" CONCRETE BOLLARD
S67	NO PARKING SIGN
S68	LOADING ZONE SIGN
S70	PROPOSED VARIABLE WIDTH SCM MAINTENANCE AND ACCESS EASEMENT
S71	ADA ACCESSIBLE BUILDING ENTRANCE
S72	CONCRETE WHEELSTOP (TYP.)
S73	TEMPORARY LOADING AREA

**PRELIMINARY
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RALEIGH OFFICE
5401 Trinity Road, Raleigh, NC 27607
TEL: 919.486.4921 FAX: 919.433.4124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DESIGNED BY
332

CHECKED BY
P. BARBEAU

SCALE
AS SHOWN

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652
3402 HILLSBOROUGH STREET (ASR-0020-2020)
RALEIGH - WAKE COUNTY - NORTH CAROLINA
SITE PLAN - BASEMENT LEVELS

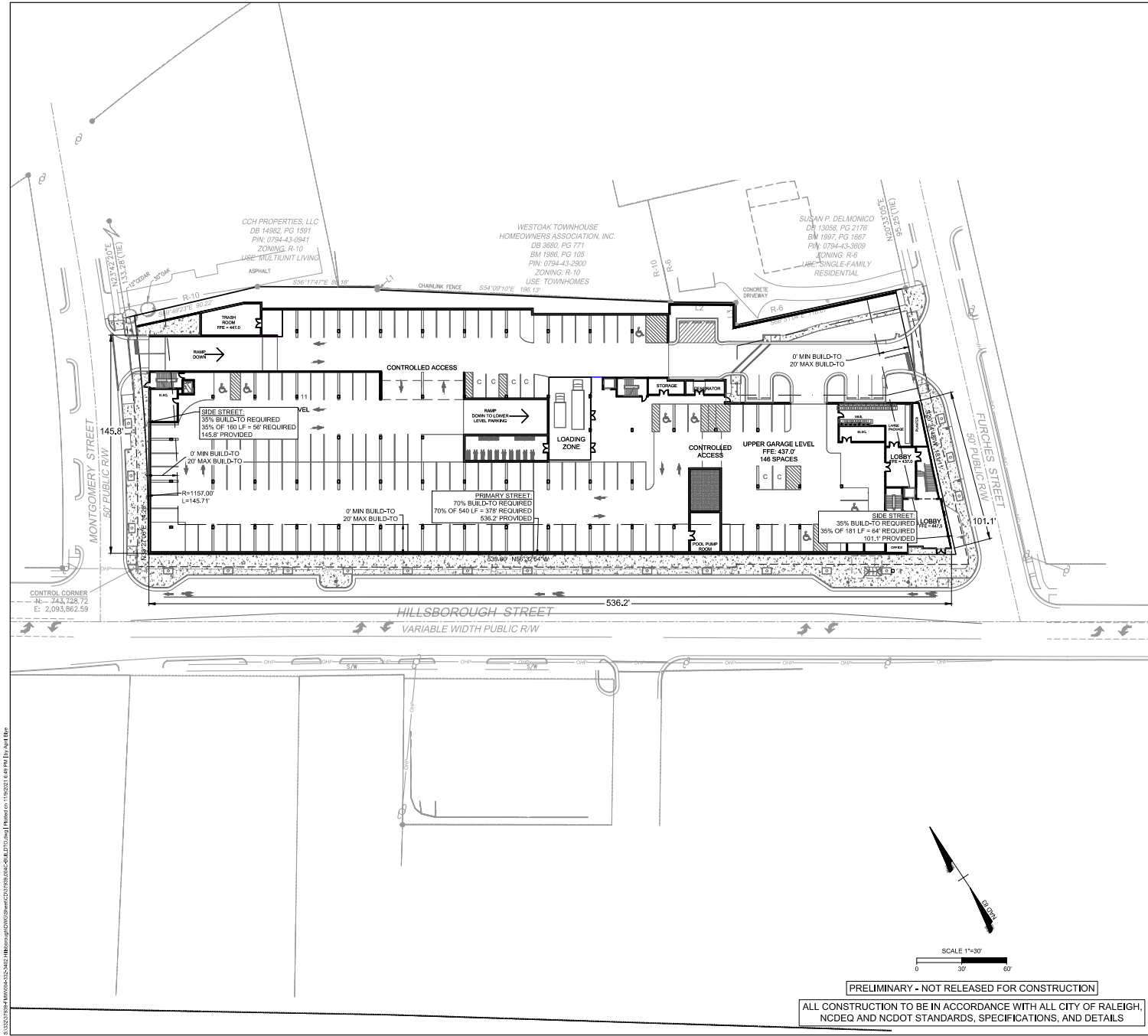
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37939.004
SHEET NO.
C2.0.1

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH,
NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS

CASE #: ASR-0020-2020

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SITE DATA TABLE	
PROJECT	3402 HILLSBOROUGH STREET
OWNER	3402 HILLSBOROUGH STREET LLC
PROJECT ADDRESS	3402 HILLSBOROUGH ST, 3410 HILLSBOROUGH ST & 3414 HILLSBOROUGH ST, RALEIGH, NC 27607
PIN #	0794-3376, 0794-3377, 0794-3378, 0794-3379
DEED	08/18/18 PG 2392
CONDIS	OKLAUS BRD
EXISTING USE	FRATERNITY, RES CONV, REBUS
PROPOSED USE	APARTMENTS
FLOOD ZONE	NOT LOCATED IN FLOOD HAZARDOUS AREA PER FEMA MAP 472007H001 (04-02-2006)
EXISTING SITE AREA	6.18 ACRES (16,961 SF)
DEVELOPMENT AREA	0.15 AC (6,704 SF)
PROPOSED SITE AREA	0.15 ACRES (6,704 SF)
APARTMENT UNITS	STUDIO 24, 1 BEDROOM 40, 2 BEDROOM 4
REQUIRED PARKING	NO PARKING REQUIRED FOR FIRST 16 UNITS, THEN 1 SPACE PER UNIT (UDO SEC. 7.1.1.2.1)
PROVIDED PARKING	223 SPACES (INCL. 8 STANDARD ACCESSIBLE SPACES AND 2 VAN ACCESSIBLE SPACES)
REQUIRED ACCESSIBLE PARKING	7 SPACES (INCL. 2 VAN ACCESSIBLE SPACES)
PROVIDED ACCESSIBLE PARKING	10 SPACES (INCL. 2 VAN ACCESSIBLE SPACES)
REQUIRED SHORT-TERM BICYCLE PARKING	1 SPACE PER 20 UNITS, MIN. 4 (UDO SEC. 7.1.1.2.2)
PROVIDED SHORT-TERM BICYCLE PARKING	300 UNITS (20 x 15 BICYCLE PARKING SPACES REQUIRED)
PROVIDED AMENITY AREA	8,000 SF PROVIDED
REQUIRED AMENITY AREA	8,000 SF (10%)
PROPOSED AMENITY AREA	10,000 SF
MAX HEIGHT ALLOWED	30' 3 STORES
PROPOSED BUILDING HEIGHT	37'-6"
BUILDING SETBACKS	PRIMARY STREET: 0' SIDE STREET: 0' SIDE LOT LINE: 0' OR IF REAR LOT LINE: 0' OR IF
PARKING SETBACKS	PRIMARY STREET: 10' SIDE STREET: 10' SIDE LOT LINE: 0' REAR LOT LINE: 0'
PRIMARY STREET	PRIMARY STREET: 30'
REQUIRED BUILD-TO (CUB FRONTAGE)	PRIMARY STREET BUILD-TO (MIN/MAX): 0/20' BUILDING WITHIN PRIMARY BUILD-TO (MIN): 70% BUILDING WITHIN SIDE BUILD-TO (MIN): 35% FURCHES ST: 30% OF 181 LF = 54 LF HILLSBOROUGH ST: 70% OF 540 LF = 378 LF MONTGOMERY ST: 30% OF 181 LF = 54 LF SIDE STREET BUILD-TO (MIN/MAX): 0/20' SIDE STREET BUILD-TO (MIN): 70% SIDE STREET BUILD-TO (MAX): 378 LF (80%) SIDE STREET BUILD-TO (MIN): 30 LF (80%) SIDE STREET BUILD-TO (MAX): 146 LF (80%)
PROVIDED BUILD-TO	PRIMARY STREET BUILD-TO (MIN/MAX): 0/20' BUILDING WITHIN PRIMARY BUILD-TO (MIN): 70% BUILDING WITHIN SIDE BUILD-TO (MIN): 35% FURCHES ST: 30% OF 181 LF = 54 LF HILLSBOROUGH ST: 70% OF 540 LF = 378 LF MONTGOMERY ST: 30% OF 181 LF = 54 LF SIDE STREET BUILD-TO (MIN/MAX): 0/20' SIDE STREET BUILD-TO (MIN): 70% SIDE STREET BUILD-TO (MAX): 378 LF (80%) SIDE STREET BUILD-TO (MIN): 30 LF (80%) SIDE STREET BUILD-TO (MAX): 146 LF (80%)
APPLICABLE EXEMPTIONS	
UDO SEC. 6.3	EXEMPT FROM BUILD-TO, MINIMUM HEIGHT, AND SETBACKS IF THE BUILDING IS LOCATED WITHIN A DISTRICT BOUNDARY OF AN R-10 DISTRICT WHERE THE ADJUTING PROPERTY IS VACANT OR CONTAINS AN EXISTING DETACHED HOUSE OR ATTACHED HOUSE USED FOR APARTMENTS FOR MR. 0794-3376 OR TOWNHOMES FOR PIN 0794-3376.
UDO SEC. 3.5.1A.2	NEIGHBORHOOD TRANSITION ZONES B AND C DO NOT APPLY TO APARTMENT BUILDING TYPES IN A MIXED-USE DISTRICT WHERE THE PROPOSED OR EXISTING BUILDING HEIGHT IS 30 FEET OR LESS. PROVIDED THE PROPOSED USE IS ALSO PERMITTED IN R-10 AND ADHERES TO ANY APPLICABLE R-10 AND UNDERLYING ZONING DISTRICT USE STANDARDS. THEREFORE, N.Y. DOES NOT APPLY TO THIS PROPERTY.
UDO SEC. 3.5.1D	NEIGHBORHOOD TRANSITION ZONES B AND C DO NOT APPLY TO APARTMENT BUILDING TYPES IN A MIXED-USE DISTRICT WHERE THE PROPOSED OR EXISTING BUILDING HEIGHT IS 30 FEET OR LESS. PROVIDED THE PROPOSED USE IS ALSO PERMITTED IN R-10 AND ADHERES TO ANY APPLICABLE R-10 AND UNDERLYING ZONING DISTRICT USE STANDARDS. THEREFORE, N.Y. DOES NOT APPLY TO THIS PROPERTY.

PRELIMINARY
NOT FOR
CONSTRUCTION

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
3402 HILLSBOROUGH STREET, RALEIGH, NC 27607
TEL: 919.486.4921 FAX: 919.433.4124 WWW.TIMMONSGROUP.COM

REVISION DESCRIPTION
DATE
01/23/2020
09/16/2021
11/02/2021
REVISIONS PREPARED BY
REVISIONS PREPARED BY
REVISIONS PREPARED BY

YOUR VISION ACHIEVED THROUGH OURS.

DATE
08/03/2021
DRAWN BY
332
DESIGNED BY
332
CHECKED BY
P. BARBEAU
SCALE
AS SHOWN

TIMMONS GROUP

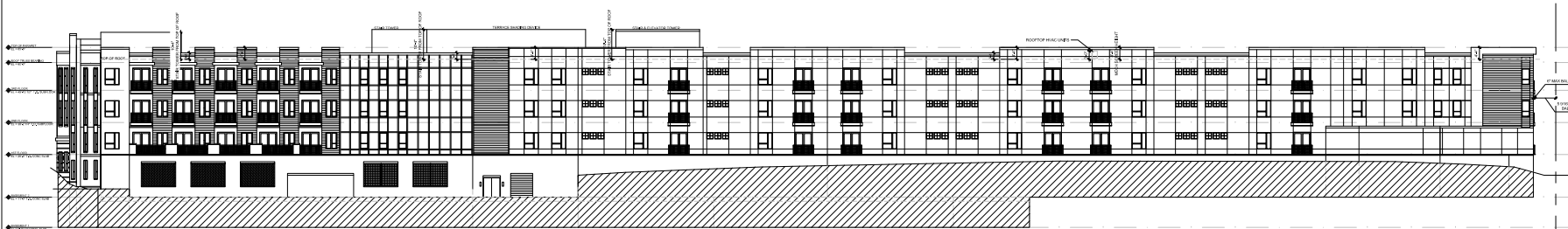
NORTH CAROLINA LICENSE NO. C-1652
3402 HILLSBOROUGH STREET (ASR-0020-2020)
RALEIGH - WAKE COUNTY - NORTH CAROLINA
BUILD-TO PLAN

JOB NO.
373939.004
SHEET NO.
C2.0.2

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH, NCDEQ AND NCDDT STANDARDS, SPECIFICATIONS, AND DETAILS

CASE #: ASR-0020-2020



4 NORTH ELEVATION

NOTE
 ALL BALCONIES TO BE MAXIMUM 6" DEEP PROTRUSION FROM FACADE. CURRENT SETBACK FROM SIDE LOT LINE IS 0'. NO BALCONIES PROTRUDE INTO SETBACK. ALL ARE LOCATED BEHIND LOT LINE.



5 SOUTH ELEVATION



6 EAST ELEVATION



7 WEST ELEVATION

3402 HILLSBOROUGH APARTMENTS
 3402 HILLSBOROUGH STREET
 RALEIGH, NC 27607

PROJECT NUMBER : 18-078

DRAWN BY:

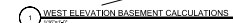
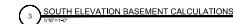
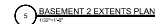
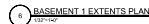
ISSUED: MM-DD-YYYY

REVISION:

BUILDING ELEVATIONS

SD2

STUDIO FUSION
3800 Arco Corporate Drive
Suite 125, Charlotte, NC 28273
704-377-9799
www.studiofusionpa.com



3402 HILLSBOROUGH APARTMENTS
3402 HILLSBOROUGH STREET
RALEIGH, NC 27607

PROJECT NUMBER : 18-078

DRAWN BY:

ISSUED: MM-DD-YYYY

REVISION:

BASEMENT CALCULATIONS

SD3

3402 HILLSBOROUGH APARTMENTS
3402 HILLSBOROUGH STREET
RALEIGH, NC 27607

PROJECT NUMBER: 18-078

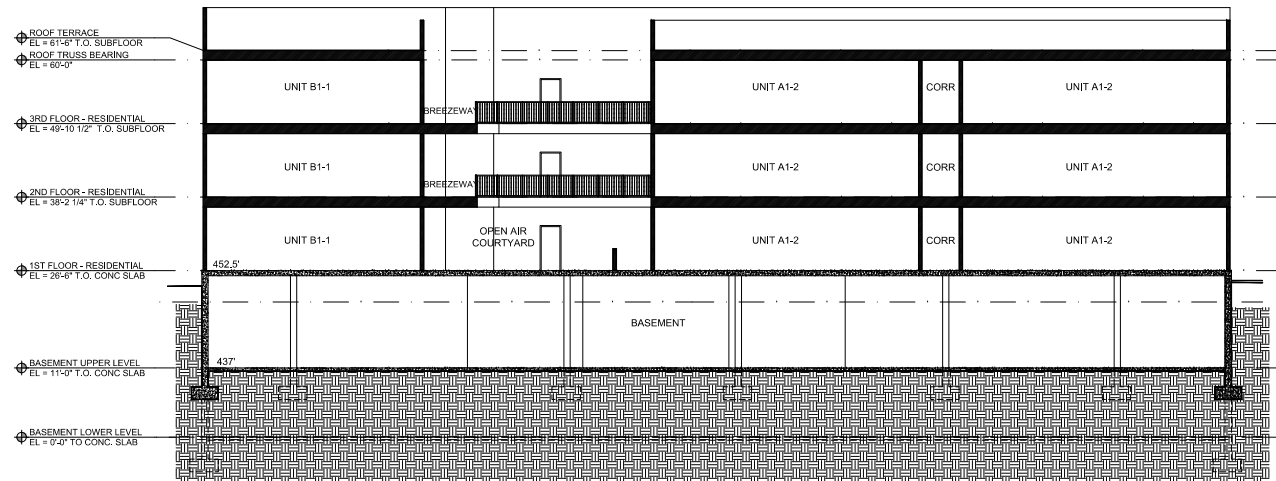
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ISSUED: MM-DD-YYYY

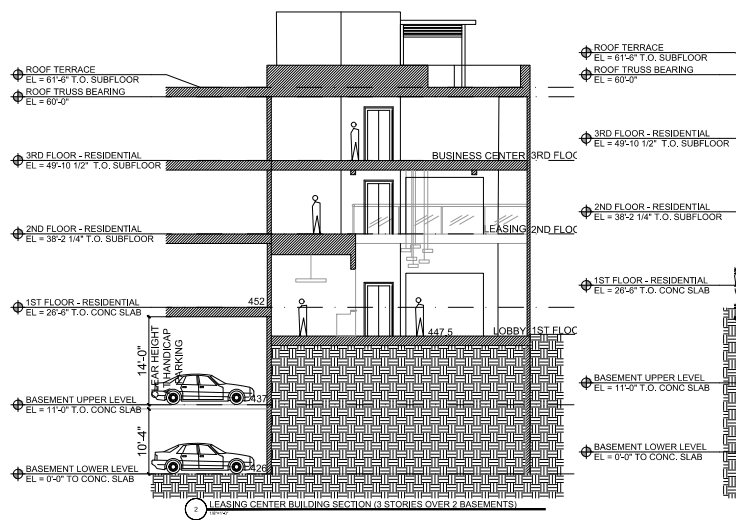
REVISION:

**BUILDING
SECTIONS**

SD4



1 OPEN AIR COURTYARD BUILDING SECTION (3 STORIES OVER 1 BASEMENT)



2 LEASING CENTER BUILDING SECTION (3 STORIES OVER 2 BASEMENTS)



3 POOL DECK AMENITY BUILDING SECTION (3 STORIES OVER 2 BASEMENTS)



VIEW FROM FURCHES TOWARDS GARAGE ENTRY



VIEW TOWARDS INTERSECTION OF HILLSBOROUGH AND MONTGOMERY



VIEW OF POOL DECK FROM ACROSS HILLSBOROUGH



VIEW FROM ACROSS HILLSBOROUGH



POOL DECK FROM HILLSBOROUGH



LEASING CENTER ENTRANCE

3402 HILLSBOROUGH APARTMENTS
3402 HILLSBOROUGH STREET
RALEIGH, NC 27607

PROJECT NUMBER: 18-078

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ISSUED: MM-DD-YYYY

REVISION:

RENDERINGS

SD6