

DEVELOPMENT SERVICES



Administrative Site Review Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

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		Site Transaction History	
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General	Subdivision transaction #: _____	
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Sketch transaction #: _____	
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #: _____	
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #: _____	
		Zoning Case #: _____	
		Administrative Alternate #: _____	
GENERAL INFORMATION			
Development name: 630 Hillsborough Street			
Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Property address(es): 630 Hillsborough Street Raleigh, NC 27603			
Site P.I.N.(s): 1703491348			
Please describe the scope of work. Include any additions, expansions, and change of use. Demolition of existing parking area and driveways. Construction of a building addition, planting area, and amenities. The building use is restaurant with a gross area of 3,057 SF.			
Current Property Owner/Developer Contact Name: NOTE: please attach purchase agreement when submitting this form.			
Company: Hillsborough 630 LLC		Title: Owner/Developer	
Address: 630 Hillsborough Street Raleigh, NC			
Phone #: 937-572-9001		Email: velocitytrap@gmail.com.	
Applicant Name: Graham Smith			
Company: Site Collaborative		Address: 821 Wake Forest Rd. Raleigh, NC	
Phone #: 919-805-3082		Email: graham@sitecollaborative.com	

DEVELOPMENT TYPE + SITE DATE TABLE

(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): NX-7-UL	Existing gross floor area (not to be demolished): 1619 SF
	Existing gross floor area to be demolished:
Gross site acreage: .3	New gross floor area: 1438 SF
# of parking spaces required: 40	Total sf gross (to remain and new): 3,062 SF
# of parking spaces proposed: 5	Proposed # of buildings: 1
Overlay District (if applicable):	Proposed # of stories for each: 1
Existing use (UDO 6.1.4): Filling station	
Proposed use (UDO 6.1.4): Restaurant	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: .28 Square Feet: 12,363 SH	Proposed Impervious Surface: Acres: .26 Square Feet: 11,238 SF
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide: Alluvial soils: _____ Flood stu _____ FEMA Map Panel #: _____	
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

RESIDENTIAL DEVELOPMENTS

Total # of dwelling units:	Total # of hotel units:
# of bedroom units: 1br: 2br: 3br: 4br or more:	
# of lots:	Is your project a cottage court? <input type="checkbox"/> Yes <input type="checkbox"/> No

SIGNATURE BLOCK

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 development plan as approved by the City of Raleigh.

I hereby designate Graham Smith, PLA to serve as my agent regarding this application, to receive and response 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. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

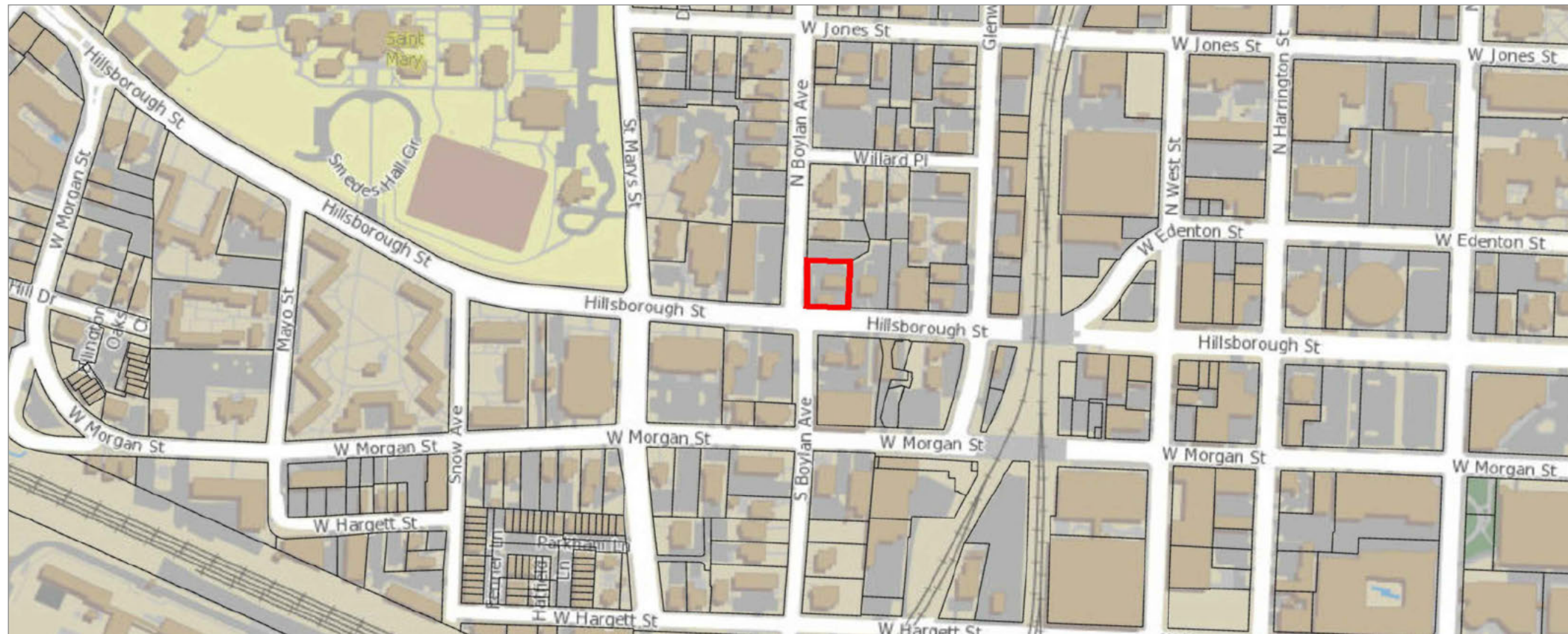
Signature: [Signature] Date: 12 JUNE 2020

Printed Name: TIMOTHY S WOOD, MANAGING MEMBER
HIGHPOINT PROPERTIES, LLC

630 HILLSBOROUGH STREET

ADMINISTRATIVE SITE REVIEW

CITY OF RALEIGH CASE # : ASR 0042-2020



VICINITY MAP

SCALE: 1" = 400'

SHEET INDEX	
COV	COVER SHEET
AAD	APPROVAL LETTERS; APPEARANCE COMMISSION AND GFL
L100	EXISTING CONDITIONS
L101	DEMOLITION PLAN
L200	LAYOUT & MATERIALS PLAN
L201	SITE INFORMATION PLAN
L202	SITE DETAILS
L203	SITE DETAILS
L300	GRADING PLAN
L400	PLANTING PLAN
A2.7	EXISTING ELEVATIONS
A2.5	PRELIMINARY ELEVATIONS
U100	UTILITY PLAN

SOLID WASTE SERVICES:

- DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
- LETTER FROM PRIVATE SERVICE PROVIDED BELOW

STORMWATER

- THIS PROJECT DOES NOT INCREASE OVERALL IMPERVIOUS SURFACE AREA FROM EXISTING CONDITIONS AND THEREFORE IS EXEMPT FROM REQUIRED STORMWATER CONTROLS IN ACCORDANCE WITH CITY OF RALEIGH UDO 9.2.2.A.3.C.
- THE EXISTING IMPERVIOUS SURFACE AMOUNT IS 12,363 SF (92%).
- THE PROPOSED IMPERVIOUS SURFACE AMOUNT IS 11,238 SF (84%).

LIGHTING PLAN

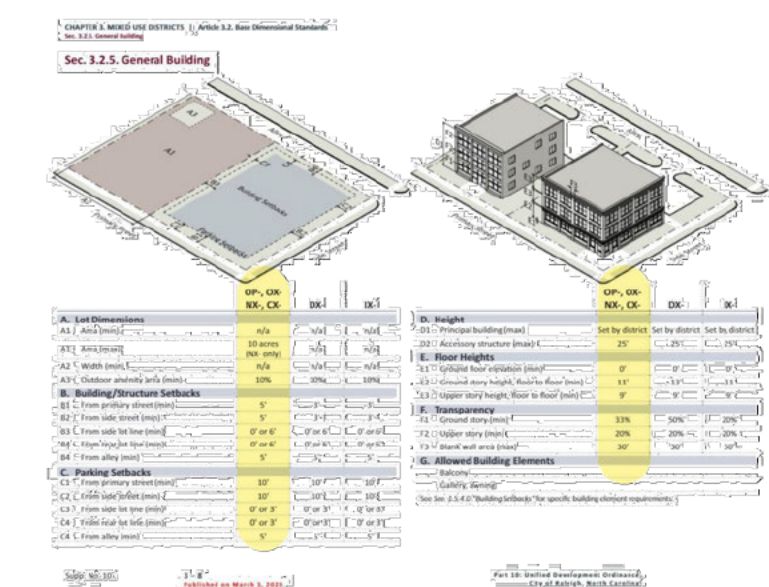
- THIS PROJECT DOES NOT HAVE ANY ADDITIONAL PARKING LOT OR SITE LIGHTING AT THIS TIME. LIGHTING FOR THE BUILDING WILL BE PROVIDED AT BUILDING PERMITS IN ACCORDANCE WITH SEC. 7.4

TREE CONSERVATION

- THE LOT SIZE IS UNDER 2 ACRES AND THEREFORE IS NOT REQUIRED TO PROVIDE A TREE CONSERVATION PLAN PER SEC. 9.1.2.

PRIMARY STREETS: PER COR TC-SA-18, HILLSBOROUGH STREET AND NORTH BOYLAN AVE ARE BOTH PRIMARY STREETS.

REQUIRED BUILDING AND PARKING SETBACKS



THE FOLLOWING VARIANCES AND ALTERNATES HAVE BEEN APPROVED VARIANCES- BOARD OF ADJUSTMENT

- PARKING QUANTITY (SEC. 7.1.2.C): A 35 SPACE VARIANCE TO THE MINIMUM OFF-STREET PARKING IN ORDER TO PROVIDE 5 SPACES.
- PARKING SETBACK (SEC. 3.2.5.C.1): A 2' VARIANCE TO THE MINIMUM 10' SETBACK IN ORDER TO PROVIDE AN 8' SETBACK.
- PARKING LOCATION (SEC. 3.4.7.D): IN ORDER TO PROVIDE PARKING BETWEEN THE PROPOSED BUILDING AND N. BOYLAN AVE.
- MINIMUM BUILDING HEIGHTS (SECS. 3.3.2.B2, B3, B4): A VARIANCE TO TWO-STORY REQUIREMENT IN PROPERTIES ZONE 7 STORIES OR HIGHER WITH AN URBAN FRONTAGE IN ORDER TO CONSTRUCT A ONE-STORY BUILDING.
- DRIVEWAY LOCATION (RALEIGH STREET DESIGN MANUAL) A 75' VARIANCE TO THE REQUIREMENT OF 150' FROM AN INTERSECTION IN ORDER TO LEGALIZE EXISTING DRIVEWAY.
- PARKING LOT LANDSCAPE (SEC. 7.1.7.D.3) A VARIANCE IN ORDER TO BE EXEMPT FROM REQUIREMENT TO PROVIDE A SHADE TREE AT TERMINUS OF PARKING ROWS
- NON STREET SIDE ADDITION (SEC 3.4.2.C.3.iii) A VARIANCE TO REQUIREMENT OF ADDITION TO BE IN LINE WITH EXISTING BUILDING IN ORDER TO PLACE THE ADDITION SEVEN FEET INSET FROM EXISTING BUILDING

NOTE: VARIANCE APPROVED ON OCTOBER 12, 2020: CASE BOA-0037 SEE ON NEXT PAGE

DESIGN ADJUSTMENTS- BOARD OF ADJUSTMENT RELIEF FROM THE FOLLOWING ROADWAY AND STREETScape IMPROVEMENTS FOR HILLSBOROUGH ST, AN AVENUE 3-LANE, PARALLEL PARKING, SET FORTH IN SECTIONS 8.4.5.C., 8.5.1. AND 8.5.2.B. OF THE UNIFIED DEVELOPMENT ORDINANCE:

- A 6.55' DESIGN ADJUSTMENT FROM THE REQUIREMENT TO PROVIDE ONE-HALF OF THE 90' RIGHT-OF-WAY (45') IN ORDER TO RETAIN THE EXISTING 16.9-WIDE RIGHT-OF-WAY
- A 4.25' DESIGN ADJUSTMENT FROM THE REQUIREMENT TO PROVIDE ONE-HALF OF THE 62' BACK-OF-CURB WIDTH (31.5') TO RETAIN THE EXISTING 53.5' WIDE BACK-OF-CURB; AND
- A 6' DESIGN ADJUSTMENT TO THE REQUIRED PLANTING AREA WIDTH TO PROVIDE A 0' PLANTING AREA; AND RELIEF FROM THE FOLLOWING STREETScape IMPROVEMENTS FOR N. BOYLAN AVE. SET FORTH IN UDO SECTION 8.5.2.B.:
- A 3' DESIGN ADJUSTMENT TO THE REQUIRED SIDEWALK WIDTH TO PROVIDE A 5' SIDEWALK AND
- A 6 FOOT DESIGN ADJUSTMENT TO THE REQUIRED PLANTING AREA WIDTH TO PROVIDE A 0' PLANTING AREA IN ORDER TO PERMIT A CHANGE-OF-USE FROM AUTOMOBILE REPAIR TO RESTAURANT AND CONSTRUCT AN ADDITIONAL BUILDING ON A 0.3-ACRE PARCEL ZONED NX-7-UL LOCATED AT 630 HILLSBOROUGH ST.

NOTE: DESIGN ADJUSTMENT APPROVED ON OCTOBER 12, 2020: CASE A-25-20 SEE ON NEXT PAGE

DESIGN ALTERNATES- BOARD OF ADJUSTMENT

- A 165' DESIGN ALTERNATE, A 90' DESIGN ALTERNATE, AND A 55' DESIGN ALTERNATE TO SECTION 8.3.5.C.3.C. OF THE UNIFIED DEVELOPMENT ORDINANCE, WHICH REQUIRES DRIVEWAYS ACCESSING A RIGHT-OF-WAY LESS THAN 80' TO BE SPACED AT LEAST 200' APART, IN ORDER TO RETAIN THE EXISTING DRIVEWAY ON N. BOYLAN AVENUE THAT IS 37', 110' AND 145' AWAY FROM OTHER DRIVEWAYS ALONG N. BOYLAN AVENUE
- A DESIGN ALTERNATE TO THE CROSS-ACCESS REQUIREMENTS SET FORTH IN UDO SECTION 8.3.5.D. TO NOT PROVIDE CROSS ACCESS TO PINS 1703-49-1457 AND 1703-49-2349 IN ORDER TO PERMIT A CHANGE-OF-USE FROM AUTOMOBILE REPAIR TO RESTAURANT AND CONSTRUCT AN ADDITIONAL BUILDING ON A 0.3-ACRE PARCEL ZONED NX-7-UL LOCATED AT 630 HILLSBOROUGH ST.

NOTE: DESIGN ADJUSTMENT APPROVED ON OCTOBER 12, 2020: CASE A-26-20 SEE ON NEXT PAGE

ADMINISTRATIVE ALTERNATES - APPEARANCE COMMISSION

- PRIMARY BUILD TO (CORNER LOT) - ADMINISTRATIVE ALTERNATE FROM 1.5.6 AND 3.4.7.C.1 AND C.2 FOR PRIMARY STREET - 0% OF THE EXISTING BUILDING FACES ALONG BOTH HILLSBOROUGH AND BOYLAN ARE WITHIN 20' OF EITHER STREET RIGHT-OF-WAY WHILE THE NEW ADDITION WILL ALSO NOT BE WITHIN 20' OF BOYLAN.
- TRANSPARENCY - ADMINISTRATIVE ALTERNATE FROM 3.2.5.F1 GROUND STORY - FOR BOYLAN, WE WILL NOT HAVE 50% TRANSPARENCY
- TRANSPARENCY - ADMINISTRATIVE ALTERNATE FROM 3.2.5.F3 BLANK WALL - WE MAY EXCEED 30 LINEAR FEET BUT WOULD LIKE TO SHOW ART OR VINES AS A REPLACEMENT

NOTE: DESIGN ALTERNATES APPROVED ON SEPTEMBER 14, 2020: CASE AAD-17-20 SEE ON NEXT PAGE

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Office Use Only: Transaction #:		Planning Coordinator:	
Building Type		Site Transaction History	
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General	Subdivision transaction #: 572424	
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Sketch transaction #: _____	
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #: _____	
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #: _____	
		Zoning Case #: _____	
		Administrative Alternate #: _____	
GENERAL INFORMATION			
Development name: 630 Hillsborough Street			
Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Property address(es): 630 Hillsborough Street Raleigh, NC 27603			
Site P.I.N.(s): 1703491348			
Please describe the scope of work. Include any additions, expansions, and change of use.			
Demolition of existing parking area and driveways. Construction of a building addition, planting area, and amenities. The building use is restaurant with a gross area of 3,104 SF			
Current Property Owner/Developer Contact Name:			
NOTE: please attach purchase agreement when submitting this form.			
Company: Hillsborough 630 LLC		Title: Owner/Developer	
Address: 630 Hillsborough Street Raleigh, NC			
Phone #: 937-572-9001		Email: velocitytrap@gmail.com.	
Applicant Name: Graham Smith			
Company: Site Collaborative		Address: 821 Wake Forest Rd. Raleigh, NC	
Phone #: 919-805-3082		Email: graham@sitecollaborative.com	

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): NX-7-UL	Existing gross floor area (not to be demolished): 1,600 SF
Gross site acreage: .3	Existing gross floor area to be demolished:
# of parking spaces required: 40	New gross floor area: 1,600 SF
# of parking spaces proposed: 5	Total sf gross (to remain and new): 3,200 SF
Overlay District (if applicable):	Proposed # of buildings: 1
Existing use (UDO 6.1.4): Filling station	Proposed # of stories for each: 1
Proposed use (UDO 6.1.4): Restaurant	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: .28 Square Feet: 12,363 SF	Proposed Impervious Surface: Acres: .26 Square Feet: 11,238 SF
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide: Alluvial soils: _____	
Flood stu: _____	
FEMA Map Panel #: _____	
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: _____	Total # of hotel units: _____
# of bedroom units: 1br: _____ 2br: _____ 3br: _____ 4br or more: _____	
# of lots: _____	Is your project a cottage court? <input type="checkbox"/> Yes <input type="checkbox"/> No

SIGNATURE BLOCK	
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 development plan as approved by the City of Raleigh.	
I hereby designate <u>Graham Smith, PLA</u> to serve as my agent regarding this application, to receive and response 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. I acknowledge that this application is subject to the filing calendar and submital policy, which states applications will expire after 180 days of inactivity.	
Signature: <u>[Signature]</u>	Date: <u>12 JUNE 2020</u>
Printed Name: <u>TIMOTHY S WOOD, MANAGING MEMBER</u>	
<u>HIGHPOINT PROPERTIES, LLC</u>	

SITE DATA SUMMARY	
PROJECT NAME	630 HILLSBOROUGH STREET.
EXISTING STREET ADDRESS	630 HILLSBOROUGH ST., RALEIGH, NC 27603
LOT AREA	.3 ACRES or 13,434 SF
CURRENT ZONING	NX-7-UL
OVERLAY DISTRICT(S)	NONE
PARCEL NUMBER	1703491348
REAL ID NUMBER	0071164
DEED BOOK / DEED PAGE	BM 016997 / PG 01152
EXISTING BUILDING USE	FILLING STATION
EXISTING GROSS BUILDING AREA	1,600 SF
PROPOSED GROSS BUILDING AREA	1,600 SF
TOTAL GROSS BUILDING AREA	3,200 SF
PROPOSED BUILDINGS USES	RESTAURANT (CHANGE OF USE)
EXISTING IMPERVIOUS AREA (ON SITE)	12,363 SF
PROPOSED IMPERVIOUS AREA (ON SITE)	10,067.87 SF
NET CHANGE IN IMPERVIOUS AREA (ON SITE)	(-2,296 SF)
EXISTING IMPERVIOUS AREA (TO B.O.C)	14,558.64 SF
PROPOSED IMPERVIOUS AREA (TO B.O.C)	12,262.64 SF
NET CHANGE IN IMPERVIOUS AREA (TO B.O.C)	(-2,296 SF)
TOTAL AREA DISTURBED	13,437 SF
REQUIRED AMENITY AREA	10% OF SITE, 1,343.4 SF
PROPOSED AMENITY AREA	10% OF SITE, 1,343.4 SF

CONTACT INFORMATION

PROPERTY OWNER
HILLSBOROUGH 630 LLC
CONTACT: MICHAEL LORE
PHONE: 937.572.9001
EMAIL: VELOCITYTRAP@GMAIL.COM

ARCHITECT

MAURER ARCHITECTURE
115 1/2 EAST HARGETT ST.
RALEIGH, NC 27601
PHONE: 919.829.4969 EXT. 2303
EMAIL:
LAURIE@MAURERARCHITECTURE.COM

LANDSCAPE ARCHITECT

SITE COLLABORATIVE, INC.
821 WAKE FOREST RD
RALEIGH, NC 27604
CONTACT: GRAHAM H. SMITH
PHONE: 919.805.3586
EMAIL:
GRAHAM@SITECOLLABORATIVE.COM

CIVIL ENGINEER

WAKE LAND DESIGN, PLLC
JASON MEADOWS, P.E.
PO BOX 418
CLAYTON, NC 27528
PHONE: 919.889.2614
EMAIL:
JASON@WAKELANDDESIGN.COM

PARKING	
EXISTING USE	FILLING STATION
EXISTING RATIO	1 PER 600 SF
REQUIRED QUANTITY	1,699/1,600 = 2.83 SPACES
PROPOSED USE	RESTAURANT
PROPOSED RATIO	1 SPACE PER 150 SF
PROPOSED RATIO (ALT.)	1 SPACE PER 5 SEATS
REQUIRED QUANTITY	3,057/1,600 = 20.38 SPACES 200 PPL/ 5 = 40 SPACES

*VARIANCE HAS BEEN FILED FOR REDUCTION DOWN TO FIVE (5) ON-SITE SPACES

PUBLIC IMPROVEMENTS	
PHASE NUMBER	PHASE 1
NUMBER OF LOTS	1 EXISTING
LOT NUMBER BY PHASE	1
NUMBER OF UNITS	1
LIVABLE BUILDINGS	1
OPEN SPACE	NO
NUMBER OF OPEN SPACE LOTS	0
PUBLIC WATER (LF)	0
PUBLIC SEWER (LF)	0
PUBLIC STREET (LF)	0
PUBLIC SIDEWALK (LF)	113 LF
STREET SIGNS (EA)	X
WATER SERVICE STUBS	X
SEWER SERVICE STUBS	X



821 Wake Forest Road
Raleigh, NC 27604 |
919.805.3586

REUSE OF DOCUMENT
This document is the property of Site Collaborative Inc. The ideas and design incorporated on this document is an instrument of professional service and shall not be used for any other project without written authorization of Site Collaborative Inc.

630 HILLSBOROUGH ST.
HILLSBOROUGH 630 LLC
630 HILLSBOROUGH ST. RALEIGH, NC

PROJECT NUMBER:
20007

PROJECT PHASE:
ADMINISTRATIVE
SITE REVIEW

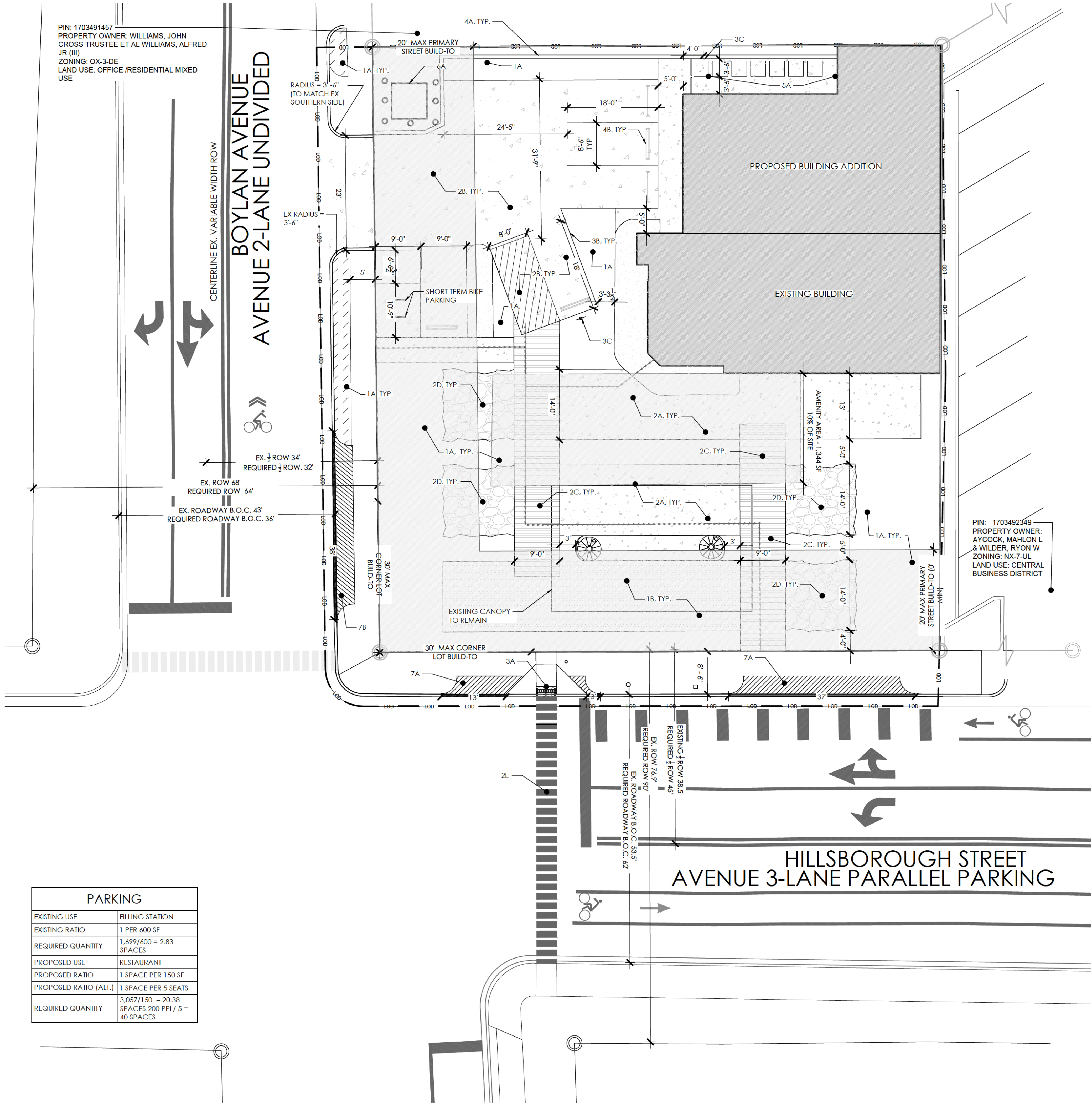
DATE:
06.17.2020

ASR REV #1 11.03.2020
ASR REV #2 01.04.2021
ASR REV #3 03.01.2021

SHEET TITLE:
COVER

SHEET NUMBER:

COV



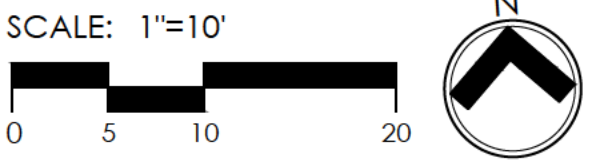
GENERAL SITE NOTES

1. "ALL CONSTRUCTION IN RIGHT-OF-WAY PER CITY OF RALEIGH STANDARD.
2. SIDEWALKS ALONG RIGHT-OF-WAY ARE PUBLIC AND MUST BE ACCESSIBLE TO PERSONS WHO ARE BUND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. EXISTING PEDESTRIAN ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION ARE 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).
3. ALL PAVEMENTS TO SLOPE POSITIVELY AWAY FROM ALL BUILDINGS.PONDING OF WATER IS PROHIBITED.
4. PROVIDE CONSTRUCTION JOINTS IN CONCRETE WALKWAYS AS SHOWN IN PLANS. IF NOT SHOWN ON PLANS - MAX SPACING @ 10'
5. THROUGHOUT PROJECT SITE, ALL DIMENSIONS TO BE FIELD VERIFIED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCY. ALL DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING, TO CENTERLINE, CENTER TO CENTER ON STRIPES, AND/OR FACE OF CURB, UNLESS OTHERWISE NOTED.
6. BUILDING AND PUBLIC ROADWAY STAKE OUT SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR.
7. GUARDRAILS MUST BE INSTALLED ON THE OPEN SIDES OF ELEVATED WALKING SURFACES THAT EXCEED 30 INCHES IN HEIGHT. ALL GUARDRAILS MUST BE A MINIMUM HEIGHT OF 42 INCHES ABOVE THE LEADING EDGE OF THE TREAD OR WALKING SURFACE. GUARDRAILS SHALL HAVE BALUSTERS SUCH THAT A 4 INCH DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING UP TO A HEIGHT OF 34 INCHES. FROM 34 INCHES TO 42 INCHES ABOVE THE WALKING SURFACE, A 8 INCH DIAMETER SPHERE SHALL NOT PASS.
8. THE CONTRACTOR, AT ALL TIMES, MUST KEEP THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS OR RUBBISH CAUSED BY THE CONTRACTOR, THE CONTRACTOR'S EMPLOYEES OR THE CONTRACTOR'S SUBCONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
9. IF DEPARTURES FROM THE DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITH THE EXPRESS WRITTEN PERMISSION OF THE OWNER.
10. LANDSCAPE ARCHITECT AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
11. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE, ARE BASED ON A FIELD DATA PROVIDED TO LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL LOCATE EXISTING UTILITIES, UNDERGROUND LINES, AND STRUCTURES AS NECESSARY TO AVOID DAMAGING OR DESTROYING EXISTING SERVICES.
12. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING THE ACTUAL AND EXACT LOCATION, SIZE, AND MATERIAL COMPOSITION OF ANY EXISTING WATER OR SEWER SERVICE PROPOSED FOR CONNECTION OR USE ON THIS PROJECT. THE RELOCATION OF ANY UTILITY SERVICES REQUIRED TO COMPLETE ANY PORTION OF THESE CONSTRUCTION PLANS.
13. CONTRACTOR SHALL MAINTAIN AN "AS BUILT" SET OF DRAWINGS TO RECORD ANY FIELD CHANGES, ALONG WITH ANY PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE OWNER AT THE END OF THE PROJECT.
14. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PERMITS AS ISSUED, AND ANY AND ALL APPLICABLE STATE, COUNTY AND LOCAL CODES.
15. EXISTING IMPROVEMENTS DAMAGED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED OR RESTORED TO THEIR ORIGINAL CONDITION, AND TO THE SATISFACTION OF THE OWNER OF THE IMPROVEMENTS.
16. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL INSPECTIONS, CERTIFICATIONS, AND/OR ANY OTHER REQUIREMENTS WHICH MUST BE MET UNDER CONTRACT.
17. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR DETAILS OF BUILDINGS AND BUILDING DIMENSIONS.
18. CONTRACTOR SHALL COORDINATE CONSTRUCTION OF ALL UNDERGROUND UTILITIES FOR THIS PROJECT WITH THE OWNER'S REPRESENTATIVE PER ALL APPLICABLE REGULATIONS.
19. CONTRACTOR SHALL COORDINATE WITH OTHER CONTRACTOR'S ON SITE AND UTILITY PROVIDERS DURING CONSTRUCTION TO ENSURE SMOOTH TRANSITION BETWEEN DISCIPLINES.
20. ALL DEMOLITION, AND ANY SUBSEQUENT CONSTRUCTION, SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS SET FORTH AND APPROVED BY THE CITY OF RALEIGH. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS. ALL TREE PROTECTION FENCING SHALL REMAIN IN PLACE DURING CONSTRUCTION.
21. TRAFFIC CONTROLS FOR ANY UTILITY WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED IN COMPLIANCE WITH STANDARDS OF THE NORTH CAROLINA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
22. ALL CROSSWALK MARKINGS WITHIN RIGHT-OF-WAY SHALL BE CONSTRUCTED OF THERMOPLASTIC MATERIALS AND CONSTRUCTED IN ACCORDANCE WITH NCDOT SPECIFICATIONS. CONTRACTOR TO INSTALL CROSSWALKS IN SUCH A MANNER THAT CROSSWALKS ARE ALIGNED BETWEEN HANDICAP/WALKWAY ACCESS POINTS OR PERPENDICULAR TO THE ROADWAY / DRIVE LANE.
23. ALL SIGNS AND PAVEMENT MARKINGS ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) AND NCDOT STANDARDS.
24. ALL SIGNS SHALL USE PRISMATIC SHEETING THAT MEETS MINIMUM RETROREFLECTIVITY STANDARDS FOUND IN THE LATEST EDITION OF THE MUTCD.
25. WITHIN THE AREA OF ABOVE DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.

KEYNOTE LEGEND (FURNISH AND INSTALL)

KEY	DETAIL	DESCRIPTION/ SHEET
1A	PLANTING BED, TRIPLE SHREDDED HARDWOOD MULCH, SEE PLANTING PLAN	---
1B	LAWN	
2A	4" THICK CONCRETE PAVING	1 & 2/L203
2B	6" THICK CONCRETE PAVING	1 & 2/L203
2C	INTERLOCKING PAVERS	
2D	RECYCLED CONCRETE PAVING	
2E	PAVEMENT MARKING- PEDESTRIAN CROSSWALK	T-20.05/L203
3A	ACCESSIBLE CURB RAMP WITH WARNING DETECTION DEVICE PER CITY OF RALEIGH STANDARD	T-20.04.2, T-20.01.2 & T-20.01.4 /L203
3B	4" WIDE WHITE PAINTED STRIPE	
3C	HANDICAP PARKING SIGN PER CODE	7/L202
4A	RETAINING WALL	4/L203
4B	CONCRETE WHEEL STOP	4/L202
5A	ROLL OUT SOLID WASTE STORAGE AREA	
5B	WATER CATCHMENT CISTERN	8/L202
6A	EXISTING DUKE ENERGY TRANSFER BOX AND BOLLARDS	
6B	PROPOSED PED HEAD: POLE, SIGNAL, AND BUTTON	
6C	NEW GRANITE CURB AND GUTTER	
7A	BRICK PAVERS TO MATCH HILLSBOROUGH STREETScape PLAN	
7B	CONCRETE SIDEWALK	
8A	BIKE RACKS PER CITY OF RALEIGH STANDARDS	9 & 10/L202
8B	REQUIRED AMENITY AREA: 1,343 SF (10% OF SITE)	
----	ACCESSIBLE ROUTE	

NOTE: BUILD-TO VARIANCE AAD-17-20



PARKING	
EXISTING USE	FILLING STATION
EXISTING RATIO	1 PER 600 SF
REQUIRED QUANTITY	1,699/600 = 2.83 SPACES
PROPOSED USE	RESTAURANT
PROPOSED RATIO	1 SPACE PER 150 SF
PROPOSED RATIO (ALT.)	1 SPACE PER 5 SEATS
REQUIRED QUANTITY	3,057/150 = 20.38 SPACES 200 PPL/ 5 = 40 SPACES

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NOT FOR
CONSTRUCTION
FOR REFERENCE
ONLY

PROJECT TYPE: RENOVATION; ADDITION

630 HILLSBOROUGH ST.

RALEIGH NC

DATE	10.07.20
DR.	Author
CH.	Checker
PROJ. #	20008

REVISIONS		
NO.	DESCRIPTION	DATE
1	ASR comments	09/28/20
2	ASR comments	12/23/20

EXISTING
ELEVATION
TRANSPARENCY

A2.7

