



Administrative Approval Action

Case File / Name: ASR-0059-2021
DSLCL - 501 Hillsborough

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

- LOCATION:** The site is generally located at the southwest corner of Hillsborough Street and S West Street, with common street addresses of 501, 509, 5013 and 515 Hillsborough Street, 10 S West Street, and 502, 510, 512 and 514 W Morgan Street.
- REQUEST:** Development of an approximately 303,195 square foot, 8 story mixed-use building containing approximately 221 dwelling units, 8,550 square feet of commercial space, and structured parking. The subject property is approximately 1.12 acres zoned DX-12-SH.
- 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 April 6, 2022 by McAdams.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

SITE PERMITTING REVIEW - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

General

1. Demonstrate compliance with UDO Section 3.2.6.A4 and UDO Section 1.5.3 (Outdoor Amenity Area).
2. Right-of-way closure, which is subject to City Council approval or denial, must occur prior to SPR approval.
3. Demonstrate compliance with UDO Section 7.2.8.D (Retaining Walls).

Engineering

4. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.
5. 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.

Public Utilities



Administrative Approval Action

Case File / Name: ASR-0059-2021
DSL - 501 Hillsborough

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

6. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval.
7. The water meter must be shown in a location suitable to the City of Raleigh Public Utilities Department on the SPR plans.

Stormwater

8. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
9. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
10. 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"/>	Right of Way Deed of Easement Required
-------------------------------------	--

<input checked="" type="checkbox"/>	Sidewalk Deed of Easement Required
-------------------------------------	------------------------------------

RECORDED MAP(S) - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

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

Engineering

1. A sidewalk 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)



Administrative Approval Action

Case File / Name: ASR-0059-2021
DSLCL - 501 Hillsborough

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

2. A public street right-of-way 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)

Public Utilities

3. Infrastructure Construction Plans (SPR submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions. This submittal must reflect any downstream upgrades as well as replacements of any public water or sewer main along the development's frontage as deemed necessary by the City.

Stormwater

4. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)
5. 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).
6. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).

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. To satisfy UDO 8.11 for Transit Infrastructure - provide transit shelter full buildout on West Street just north of Hillsborough Street.
2. A recombination map shall be recorded recombining the existing lots into a single lot.
3. Demonstrate compliance with UDO Section 7.2.5.D (Screening - Mechanical Equipment).
4. A demolition permit shall be obtained.

Engineering



Administrative Approval Action

Case File / Name: ASR-0059-2021
DSL - 501 Hillsborough

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

5. 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.
6. Supply fee-in-lieu for future transit shelter to be applied to the transit line along Hillsborough Street

Stormwater

7. 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).
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).

Urban Forestry

9. A public infrastructure surety for 13 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.
10. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 4 street trees along West Morgan Street, 5 street trees along South West Street, 4 street trees along Hillsborough Street.

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

General

1. Final inspection of all right of way street trees by Urban Forestry Staff.
2. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

Stormwater

3. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
4. 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:



Administrative Approval Action

Case File / Name: ASR-0059-2021
DSL - 501 Hillsborough

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

3-Year Expiration Date: August 11, 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: *Alysis Bailey Taylor* Date: 04/14/2022
Development Services Dir/Designee
Staff Coordinator: Kasey Evans



McADAMS
The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 202
Raleigh, NC 27603
phone 919.823.4300
fax 919.361.2269
license number: C-0293, C-187
www.mcadamsco.com

CONTACT

Cray Hurrell
hurrell@mcadamsc.com
PHONE: 919.287.0728

CLIENT

DAIAN DEVELOPMENT LLC
3232 NEW YORK AVENUE NW
SUITE 550
WASHINGTON DC, 20005

PROJECT DIRECTORY

DAIAN DEVELOPMENT LLC
3232 NEW YORK AVENUE NW
SUITE 550
WASHINGTON DC, 20005

ARCHITECT
CLME DESIGN ASSOCIATES
125 N HARRINGTON ST
RALEIGH, NORTH CAROLINA 27603

501 HILLSBOROUGH

501 HILLSBOROUGH STREET
RALEIGH, NORTH CAROLINA, 27603

ADMINISTRATIVE SITE REVIEW

CITY OF RALEIGH CASE #: ASR-0059-2021
PROJECT NUMBER: 2021110428

DATE: JULY 9, 2021
REVISED: OCTOBER 18, 2021
REVISED: DECEMBER 28, 2021
REVISED: MARCH 8, 2021
REVISED: APRIL 6, 2021

SHEET INDEX

C0.00	PROJECT NOTES
C1.00	EXISTING CONDITIONS
C1.01	DEMOLITION PLAN
C2.00	SITE PLAN
C2.01	SIGHT DISTANCE PLAN
C2.02	BUILD-TO & AMENITY AREA SITE PLAN
C3.00	GRADING AND STORM DRAINAGE PLAN
C4.00	UTILITY PLAN
LP1.00	CODE LANDSCAPE PLAN
LP2.00	LANDSCAPE DETAILS
SD1.00	STREETSCAPE LAYOUT PLAN
LT1.00	LIGHTING PLAN
C8.00	SITE DETAILS
C8.01	SITE DETAILS
C8.02	STORM DRAINAGE AND WATER DETAILS
C8.03	WATER DETAILS
C8.04	STORM DRAINAGE AND SANITARY SEWER DETAILS
C8.05	SANITARY SEWER DETAILS
C9.00	STORMWATER BMP PLAN
C9.01	RECOMBINATION PLAN [FOR REFERENCE ONLY]

ARCHITECTURAL SHEET INDEX

AC0.11	P1 PARKING LEVEL
AC0.12	P2 PARKING LEVEL
AC0.13	P3 PARKING LEVEL
AC0.15	GROUND FLOOR STORY HEIGHT
AC0.16	OUTDOOR AMENITY SEATING AND PLANTINGS
AC0.17	AMENITY AREA A GRAM
AC1.1	TRANSPARENCY - HILLSBOROUGH ST
AC1.2	TRANSPARENCY - WEST MORGAN ST
AC1.3	TRANSPARENCY - S. WEST ST
AC1.3	BUILDING MASSING - HILLSBOROUGH ST
AC1.3	BUILDING MASSING - WEST MORGAN ST
AC1.3	BUILDING MASSING - S. WEST ST
AC1.3	BUILDING MASSING - RAILROAD

RIGHT-OF-WAY OBSTRUCTION NOTES

- STREET, LANE, AND SIDEWALK CLOSURES OR INTERRUPT, IN PART OR IN WHOLE THAT IMPACTS THE RIGHT-OF-WAY OR CLOSING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH REGARDS TO ANY CLOSURES.
- A PERMIT REQUEST WITH A "TRAFFIC CONTROL AND/OR PRESTABILIZATION PLAN SHALL BE SUBMITTED TO [RIGHTOFWAYPERMITS@RALEIGH.GOV](mailto:rightofwaypermits@raleigh.gov) AT [WWW.RALEIGH.GOV/1090](http://www.raleigh.gov/1090) WITH 14-DAY LEAD TIME.
- PERMITTED THE START OF WORK, THE "JOB SIGN" SHALL BE INSTALLED AND THE CONSTRUCTION VEHICLES WITH THE ENGINEERING INSPECTION COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPLICABLE PLAN AND/OR 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 NOT BE SUBJECT TO THE FOLLOWING: 200.
- ALL TRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE "HIGHT-C" STANDARD SPECIFICATION FOR ROADWAY STRUCTURES, "PROTECT" ROADWAY STANDARD DRAWING MANUAL, AND THE "HIGHT" SUPPLEMENT TO THE MANUAL.
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED/BLIND PEOPLE WITH MOBILITY CONCERNS. (STREETS AND A "TERNATIVE" TO STREET LIGHTS SIGNAGE CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROVING). THE SIGNAGE STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL SPECIFIC PRACTICES.
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

ATTENTION CONTRACTORS

The Construction Contractor responsible for the execution of water, sewer, and/or mains, as depicted in these plans, is responsible for consulting the Public Works Department at (919) 998-2439, and the Public Utilities Department at (919) 998-1444, at least twenty-four hours prior to beginning any of their construction.

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

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

SOLID WASTE INSPECTION STATEMENT:

- THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
- THE SOLID WASTE REMOVAL FOR THIS PROJECT WILL BE HANDLED BY PRIVATE SERVICES. THE CITY OF RALEIGH SOLID WASTE SERVICES (SWS) WILL NOT SERVICE THIS DESIGN.

CONTRACTOR SHALL NOTIFY NCR111 (811) OR (1-800-432-4649) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF NCR111. REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.



ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND FCDD STANDARD SPECIFICATIONS AND DETAILS.

SITE DATA	
SITE ADDRESS:	501 HILLSBOROUGH STREET RALEIGH, NORTH CAROLINA, 27603
PARCEL PIN NUMBER:	120049114, 120048104, CA 120048115, 120049114, 120048107, 120048106, 120048103, 120048104, 120048109, 120048102, 120048101, 120048105, 120048108
EXISTING ZONING:	OU-12-SH
CENSUS TRACT:	NONE
BLOCK/PERMETER:	THE BLOCK/PERMETER REQUIREMENTS OF 2000' FROM 503.2 A.A. OF THE 400' ARE MET.
WATERSHED:	WASHITT CREEK
CFE AREA:	AGRICULTURE AREA: 1.34 ACRES/78,816 SF RIGHT OF WAY DESIGNATION: 0.15 ACRES/12,937 SF PUBLIC ALLEY (NORTH): 0.12 ACRES/10,371 SF NET SITE AREA: 3.12 ACRES/148,986 SF
TREE CONSERVATION:	REQUIRED: N/A
BUILDING STRUCTURE SETBACKS:	FROM PRIMARY STREET (MIN): 5' FROM SIDE YARD (MIN): 5' FROM SIDE YARD (MAX): 0' OR 6' FROM ALLEY (MIN): 5' FROM ALLEY (MAX): 0' OR 6'
PARKING SETBACKS:	FROM HILLSBOROUGH STREET (MIN): 5' (BARRIERS) FROM W. MORGAN STREET (MIN): 5' (BARRIERS) FROM W. WEST STREET (MIN): 5' (BARRIERS) FROM SIDE YARD (MIN): 5' (BARRIERS) FROM REAR LOT LINE (MIN): 5' (BARRIERS)
OUTDOOR AMENITY AREA:	REQUIRED: 0.1 AC/3,600 SF (0.1% OF 12 AC/480,000 SF) 50% 30K AZ/250 SF - 6' CONC. FLOOR 0.1 AC/3,600 SF - 10' CONC. FLOOR 0.1 AC/3,600 SF - 15' CONC. FLOOR
BUILD-TO:	REQUIRED: ADJOINING HILLSBOROUGH ST: 135 LF OF 24 LF FRONTAGE (80% OF 15' SIDE YARD) 156 LF OF 205 LF FRONTAGE (80% OF 15' SIDE YARD) REQUIRED: ADJOINING W. MORGAN ST: 96 LF OF 239 LF FRONTAGE (80% OF 15' SIDE YARD) PRIMARY STREET: P/CVORING ADJOINING HILLSBOROUGH ST: 270.8 LF OF 243 LF FRONTAGE (85.8%) PRIMARY STREET: P/CVORING ADJOINING W. MORGAN ST: 221.3 LF OF 239 LF FRONTAGE (85.1%)
PARKING DATA:	VEHICLE PARKING: TOTAL REQUIRED: MAX OF 25 STALLS PER DWELLING UNIT 7-100 SDC 7.1.1.3 A.5 2-BR: 130 UNITS 3-BR: 24 UNITS 4-BR: 6 UNITS TOTAL DWELLING UNITS: 252 UNITS REQUIRED PARKING: 277 SPACES CONTACT ACCESSIBLE: 13 SPACES TOTAL PROVIDED: 277 SPACES 200' STALLS EQUAL TO MAX OF 400 (224) ALLOWABLE STALLS PER SDC 7.1.1.3 A.5 ACCESSIBLE PARKING: 27 SPACES (12 OF WHICH MUST BE VAN) 13 SPACES (12 OF WHICH ARE VAN)
BIKE PARKING:	REQUIRED: 5-400' TERM: 12 (120 UNITS) 122 UNITS RESIDENTIAL: 4-800' TERM: 12 (120 UNITS) 122 UNITS OFFICE (12 X 24 SF): 4-800' TERM: 12 (120 UNITS) 122 UNITS RETAIL (12 X 24 SF): 4-800' TERM: 12 (120 UNITS) 122 UNITS TOTAL 5-400' TERM: 20 TOTAL 4-800' TERM: 20 TOTAL LONG TERM: 40

- NOTES**
- THE MINIMUM CLEARANCE FOR A DRIVEWAY FROM THE CURBLINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. MINIMUM CLEARANCE SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
 - WITHIN THE AREA OF A DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGN OBSTRUCTING OR PART OF OBSTRUCTING WALL, FENCE, SIGN, ENCLOSURE, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) FEET AND EIGHT (8) FEET ABOVE THE CURBLINE ON EITHER SIDE OF THE INTERSECTION.
 - A DOWNSTREAM DAMPENING STATION SHALL BE PROVIDED TO BE CONSTRUCTED AND MAINTAINED DURING THE SPW PROCESS, AND ANY POTENTIAL LEGISLATION REQUIRED MUST BE CONSTRUCTED BY THE DEVELOPER.

Administrative Site Review Application

Project Information:
Project Name: 501 Hillsborough Street
Address: 501 Hillsborough Street, Raleigh, NC 27603

Applicant Information:
Company: McAdams
Contact: Cray Hurrell
Phone: 919-287-0728

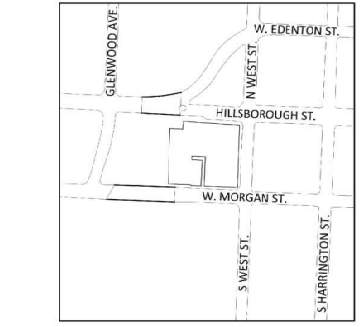
Development Information:
Development Name: 501 Hillsborough Street
Site Plan: See Site Plan

Site Data:
Zoning: OU-12-SH
Address: 501 Hillsborough Street

Water/Wastewater Information:
Water Service: Available
Wastewater Service: Available

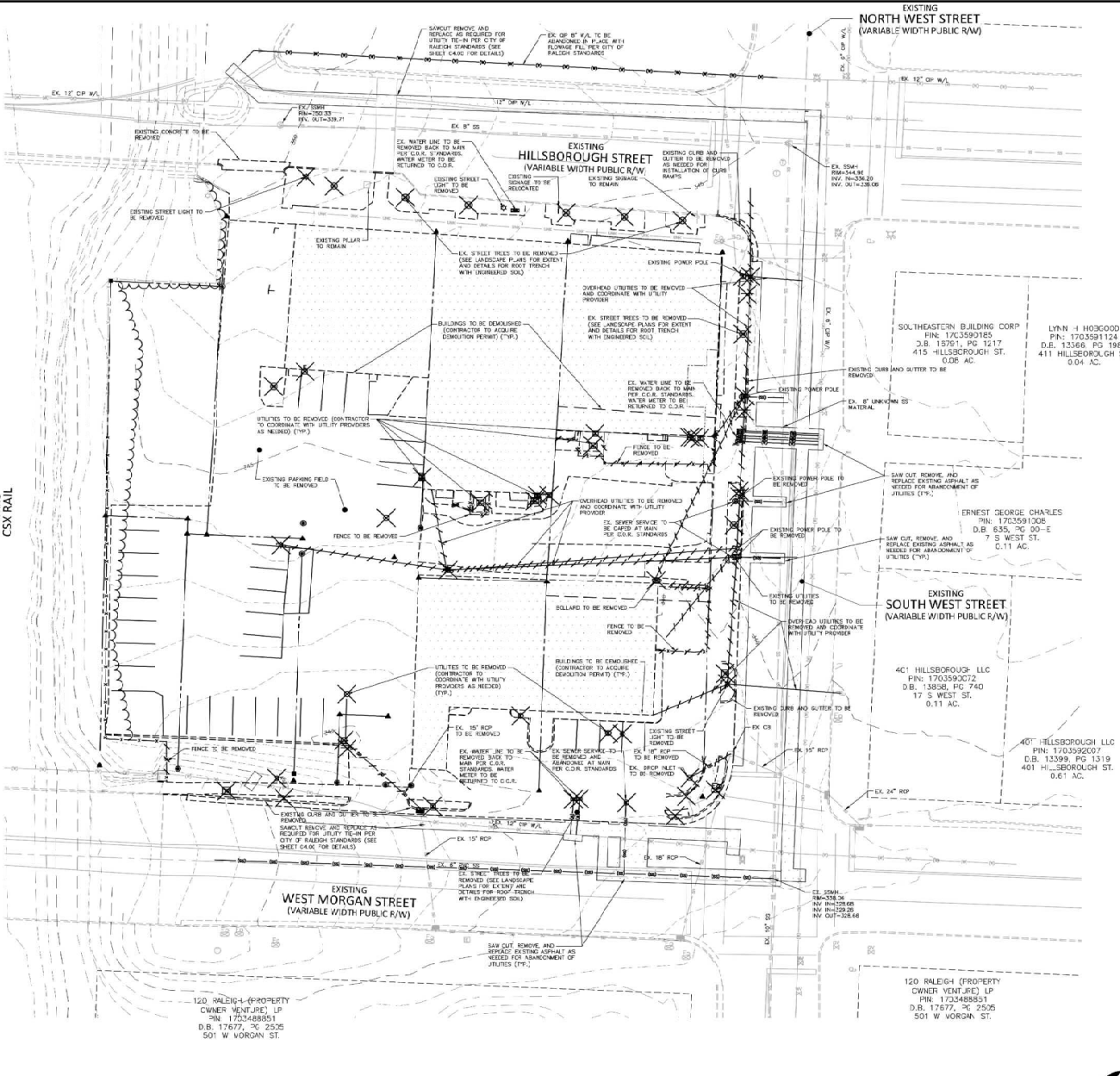
Residential Requirements:
Total # of Units: 252
of Units: 130 2-BR, 24 3-BR, 6 4-BR

Site Map:
Map showing site location relative to surrounding streets: GLENWOOD AVE, W. EDENTON ST, HILLSBOROUGH ST, W. MORGAN ST, S. WEST ST, S. HARRINGTON ST.



VICINITY MAP
N.T.S.








DEMOLITION NOTES:

1. IN ACCORDANCE WITH 40 C.F.R. PART 61, SUBPART M, A THOROUGH INSPECTION SHALL BE CONDUCTED FOR ASBESTOS CONTAINING MATERIALS PRIOR TO CONDUCTING A DEMOLITION OR DEMOLITION ACTIVITY ON AN EXISTING STRUCTURE. THE ASBESTOS INSPECTOR (A) MUST BE CONDUCTED BY A CERTIFIED ASBESTOS-ACCREDITED ASBESTOS INSPECTOR. ALL ASBESTOS AND/OR FRAGILE ASBESTOS CONTAINING MATERIALS IDENTIFIED DURING THE SURVEY WHICH WILL BE DISTURBED MUST BE PROPERLY REMOVED BY ACCREDITED INDIVIDUALS BEFORE BEGINNING THE DEMOLITION OR DEMOLITION ACTIVITY. IF SURFACED AND/OR FRAGILE ASBESTOS CONTAINING MATERIALS TO BE REMOVED EXCEED 160 SQUARE FEET, 60 LINEAR FEET OR 35 CUBIC FEET, A PERMIT SHALL BE APPLIED FOR THROUGH THE NORTH CAROLINA DEPARTMENT OF HEALTH AND HUMAN SERVICES.
2. ALL MATERIAL TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT A PERMIT TO BE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL LAWS.
3. ABANDONMENT OF ALL EXISTING WATER AND SEWER SERVICES SHALL BE DEMOLISHED TO THE MAIN PROPERTY OF ALL STANDARDS.

DEMOLITION LEGEND

-  TREE OR OTHER VEGETATION TO BE REMOVED
-  UNDERGROUND UTILITY TO BE REMOVED
-  AREA TO BE REMOVED (CURBS AND GUTTER STRUCTURES, ASPHALT, CONCRETE PAVING, ETC.)

NOTE: SEE PLAN FOR DETAILS DEMOLITION PROCEDURES, SEQUENCING AND SPECIFICATIONS.

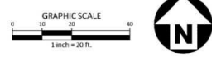
REVISIONS

NO.	DATE	REVISIONS PER - SEE REVIEW COMMENTS
1	03.18.2022	REVISIONS PER - SEE REVIEW COMMENTS
2	03.28.2022	REVISIONS PER - SEE REVIEW COMMENTS
3	09.08.2022	REVISIONS PER - SEE REVIEW COMMENTS
4	04.08.2022	REVISIONS PER - SEE REVIEW COMMENTS

PLAN INFORMATION

PROJECT NO. DAL-19000
FILE NAME DAL19000-ASR-DWG1
CHECKED BY -
DRAWN BY CDR
SCALE 1"=20'
DATE 01.28.2022
SHEET

DEMOLITION PLAN
C1.01



120 RALEIGH (PROPERTY OWNER VENTURE) LP
PIN: 1703488851
D.B. 17677, NC 2525
501 W WORGAN ST.

120 RALEIGH (PROPERTY OWNER VENTURE) LP
PIN: 1703488851
D.B. 17677, NC 2525
501 W WORGAN ST.

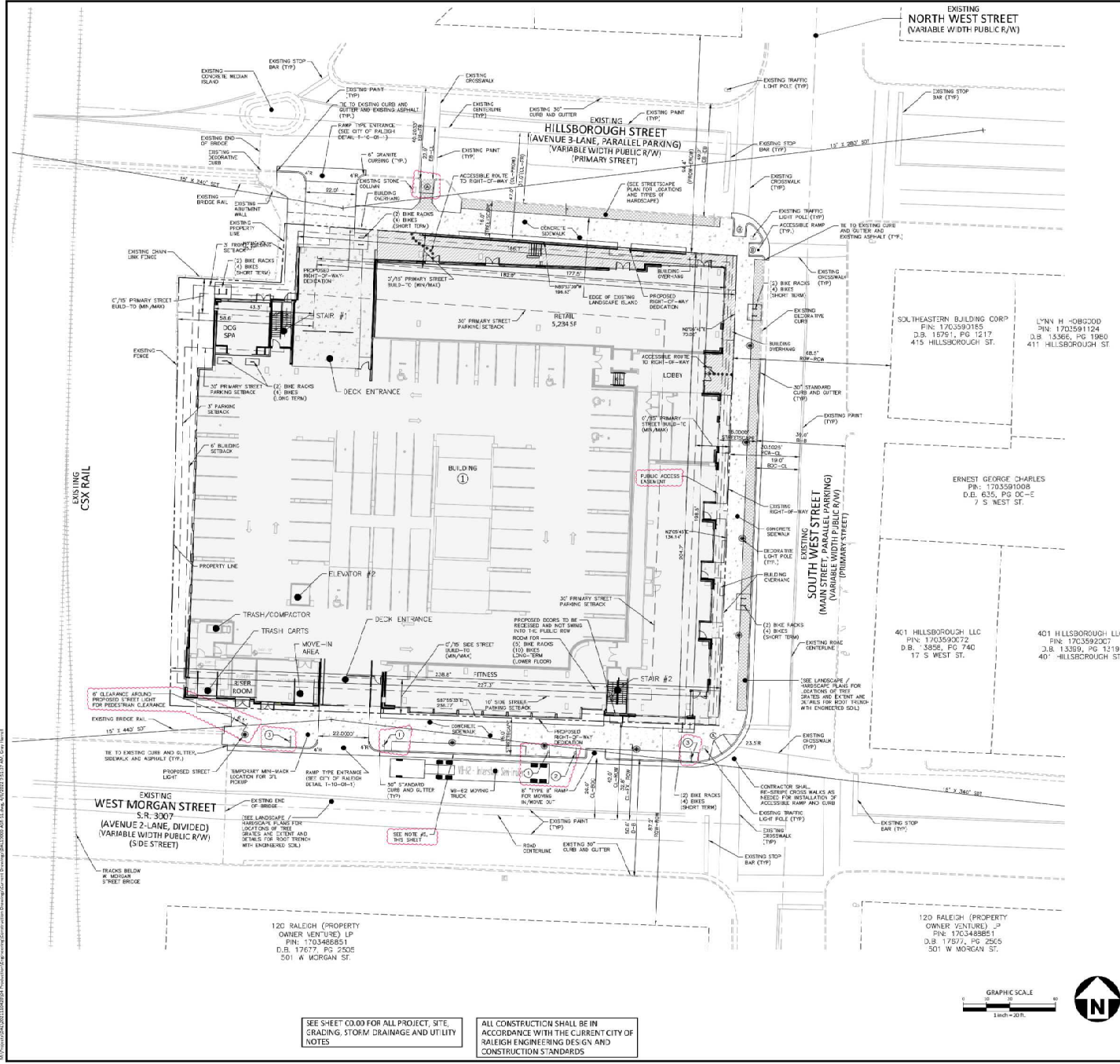
EXISTING SOUTH WEST STREET (VARIABLE WIDTH PUBLIC R/W)
40' HILLSBOROUGH, LLC
PIN: 1703592072
D.B. 13836, PG 740
17 S WEST ST.
0.11 AC.

SOUTHEASTERN BUILDING CORP
PIN: 1703590165
D.B. 18751, PG 1217
415 HILLSBOROUGH ST.
0.06 AC.

LYNN H H03000
PIN: 1703591124
D.B. 13366, PG 1980
411 HILLSBOROUGH ST.
0.04 AC.

ERNEST GEORGE CHARLES
PIN: 1703591006
D.B. 835, PG 00-E
7 S WEST ST.
7 C.11 AC.

501 HILLSBOROUGH
 ADMINISTRATIVE SITE REVIEW
 501 HILLSBOROUGH STREET
 RALEIGH, NORTH CAROLINA, 27603



- NOTES**
1. ACCESSIBLE ROUTES SHALL BE 2% MAX CROSS SLOPE. RUNNING SIDES SHALL NOT EXCEED 0.3% AND HANDRAILS SHALL BE PROVIDED FOR SLOPES BETWEEN 5% AND 8.3% WITH 6' EXTENDING CHANGE.
 2. ACCESSIBLE ENTRANCES SHALL NOT EXCEED 2% SLOPE 5' OUTSIDE OF BUILDING FACE.
 3. BIKE RACKS SHALL BE PROVIDED IN AN ADJACENT 10' W/4' CLEAR FLOOR SPACE ZONE.
 4. RAMP EXIST PROTECTION SHALL NOT EXCEED 4" ABOVE THE SLURFACE PAV.
 5. CURB BETWEEN THE TWO MULTIPURPOSE SIGNS SHALL BE PAINTED YELLOW TO DISTINGUISH LOAD-NO ZONE.



SITE LEGEND

	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE OUTLINE
	ACCESSIBLE RAMP
	TYPE OF CURB
	TYPE OF SIDEWALK
	TYPE OF STREET
	PROPOSED ROUTE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	HEAVY DUTY ASPHALT PAVEMENT

REVISIONS

NO.	DATE	REVISIONS PER-SEE REVIEW COMMENTS
1	03.28.2021	REVISIONS PER-SEE REVIEW COMMENTS
2	03.28.2021	REVISIONS PER-SEE REVIEW COMMENTS
3	09.08.2022	REVISIONS PER-SEE REVIEW COMMENTS
4	04.08.2022	REVISIONS PER-SEE REVIEW COMMENTS

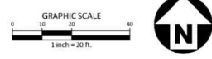
PLAN INFORMATION

PROJECT NO.	DAL19000
FILENAME	DAL19000-ASR-S1
CHECKED BY	JRB
DRAWN BY	JLB
SCALE	1"=20'
DATE	01.28.2022

SHEET
 SITE PLAN
C2.00

SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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





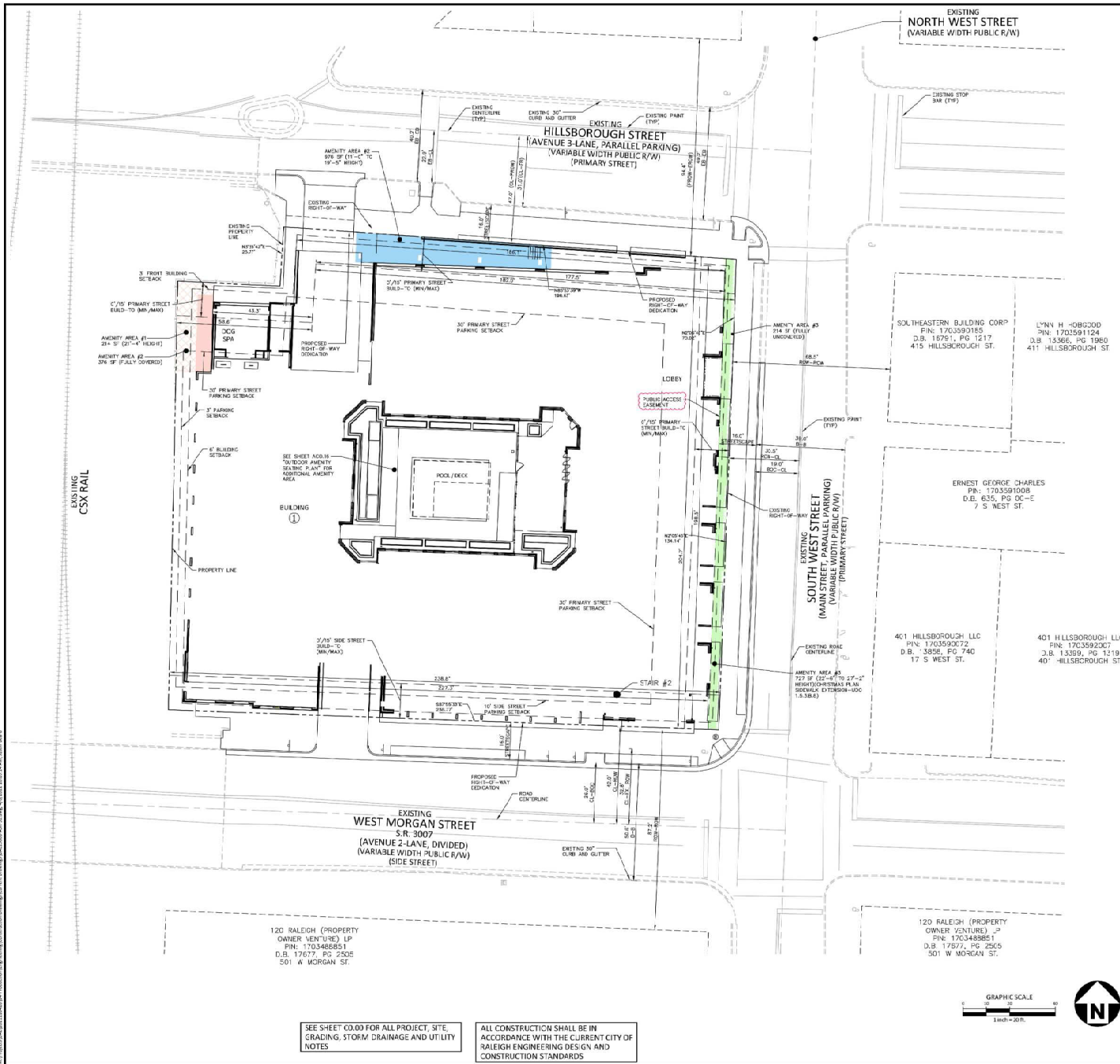
McADAMS

The John R. McAdams Company, Inc.
One Greenwood Avenue
Suite 202
Raleigh, NC 27601
phone 919.823.4300
fax 919.361.2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

DALIAN DEVELOPMENT LLC
1212 NEW YORK AVENUE NW
SUITE 550
WASHINGTON DC 20005

501 HILLSBOROUGH
ADMINISTRATIVE SITE REVIEW
501 HILLSBOROUGH STREET
RALEIGH, NORTH CAROLINA, 27603



NOTES

1. ACCESSIBLE ROUTES SHALL BE 24" MAX CROSS SLOPE. RUNNING SIDES SHALL NOT EXCEED 1/8" IN 24" AND HANDRAILS SHALL BE PROVIDED FOR SLOPES BETWEEN 5% AND 8.33% WITH 1/2" ELEVATION CHANGE.
2. ACCESSIBLE ENTRANCES SHALL NOT EXCEED 2% SLOPE 5' OUTSIDE OF BUILDING FACE.
3. SIDE RAMP SHALL BE PROVIDED WITH AN ADJACENT 10'x48" CLEAR FLOOR SPACE ZONE.
4. RAUP FENCE PROTECTION SHALL NOT EXCEED 6" ABOVE THE 5' RAMP RAMP.

SITE LEGEND

	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COLOUR
	ACCESSIBLE RAMPS
	TYPE 1
	TYPE 2
	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LDT LINE
	EASEMENT LINE
	CENTURLINE
	HEAVY DUTY ASPHALT PAVEMENT
	OUTDOOR AMENITY AREA #1 (1550 SF)
	OUTDOOR AMENITY AREA #2 (1276 SF)
	OUTDOOR AMENITY AREA #3 (1841 SF)

REVISIONS

REV.	DATE	DESCRIPTION
1	03.18.2021	REVISIONS PER ALL REVIEW COMMENTS
2	03.28.2021	REVISIONS PER ARCHITECTURE COMMENTS
3	09.08.2022	REVISIONS PER SITE REVIEW COMMENTS
4	04.05.2023	REVISIONS PER ALL REVIEW COMMENTS

PLAN INFORMATION

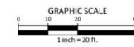
PROJECT NO.	DAL-19000
FILE NAME	DAL19000-ASR-S1
CHECKED BY	JRB
DRAWN BY	JLB
SCALE	1"=20'
DATE	01.28.2022

SHEET

BUILD-TO & AMENITY
AREA SITE PLAN
C2.02

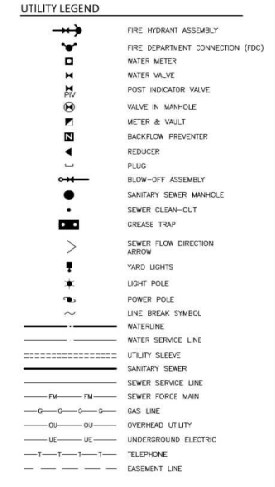
SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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



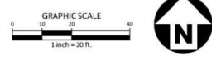
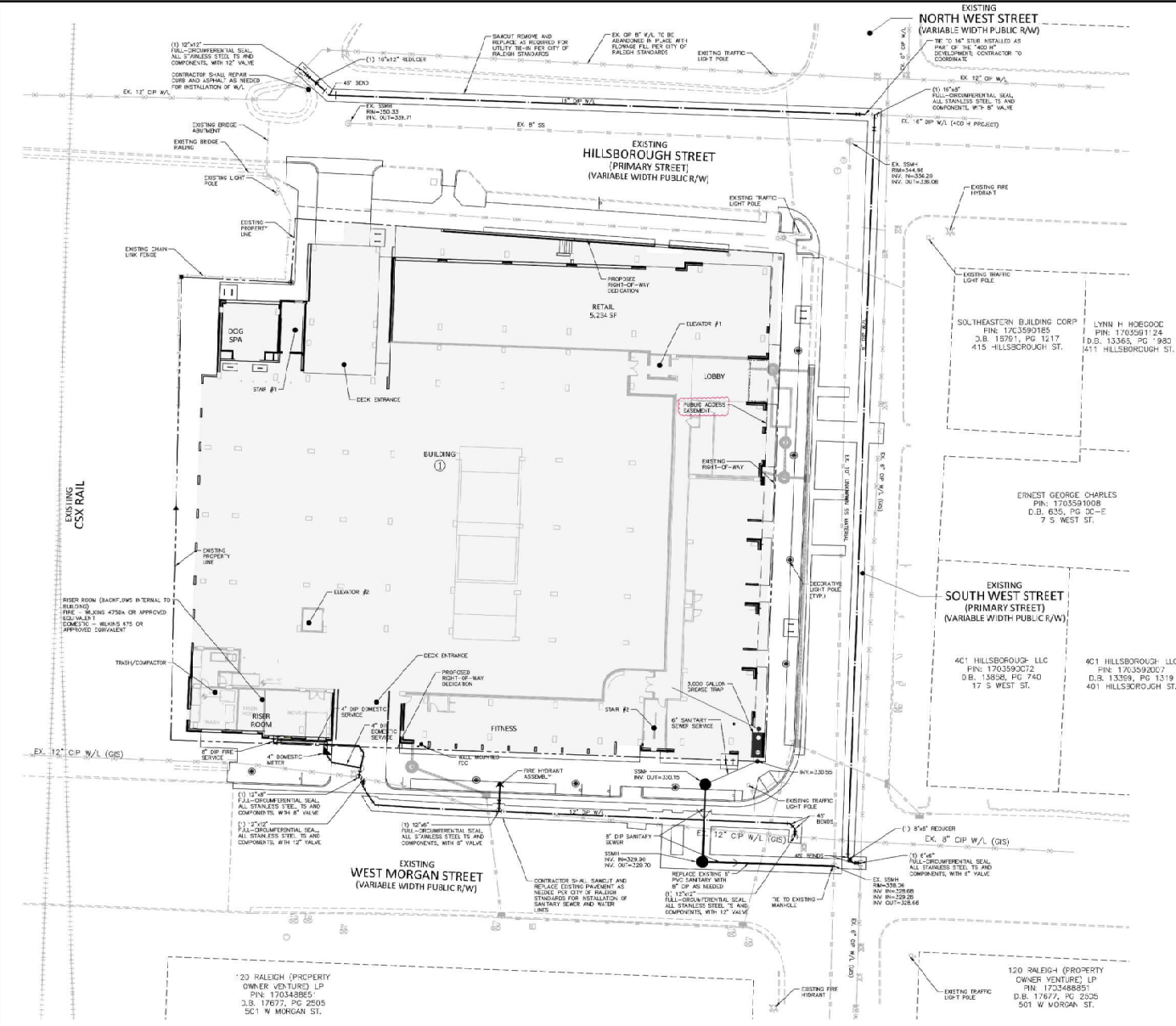
FINAL DRAWING - RELEASED FOR CONSTRUCTION

501 HILLSBOROUGH
ADMINISTRATIVE SITE REVIEW
501 HILLSBOROUGH STREET
RALEIGH, NORTH CAROLINA, 27603



SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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



SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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

REVISIONS

REV.	DATE	REVISIONS PER -
1	03.18.2021	REVISIONS PER -
2	02.28.2021	REVISIONS PER -
3	09.08.2022	REVISIONS PER -
4	04.08.2022	REVISIONS PER -

PLAN INFORMATION

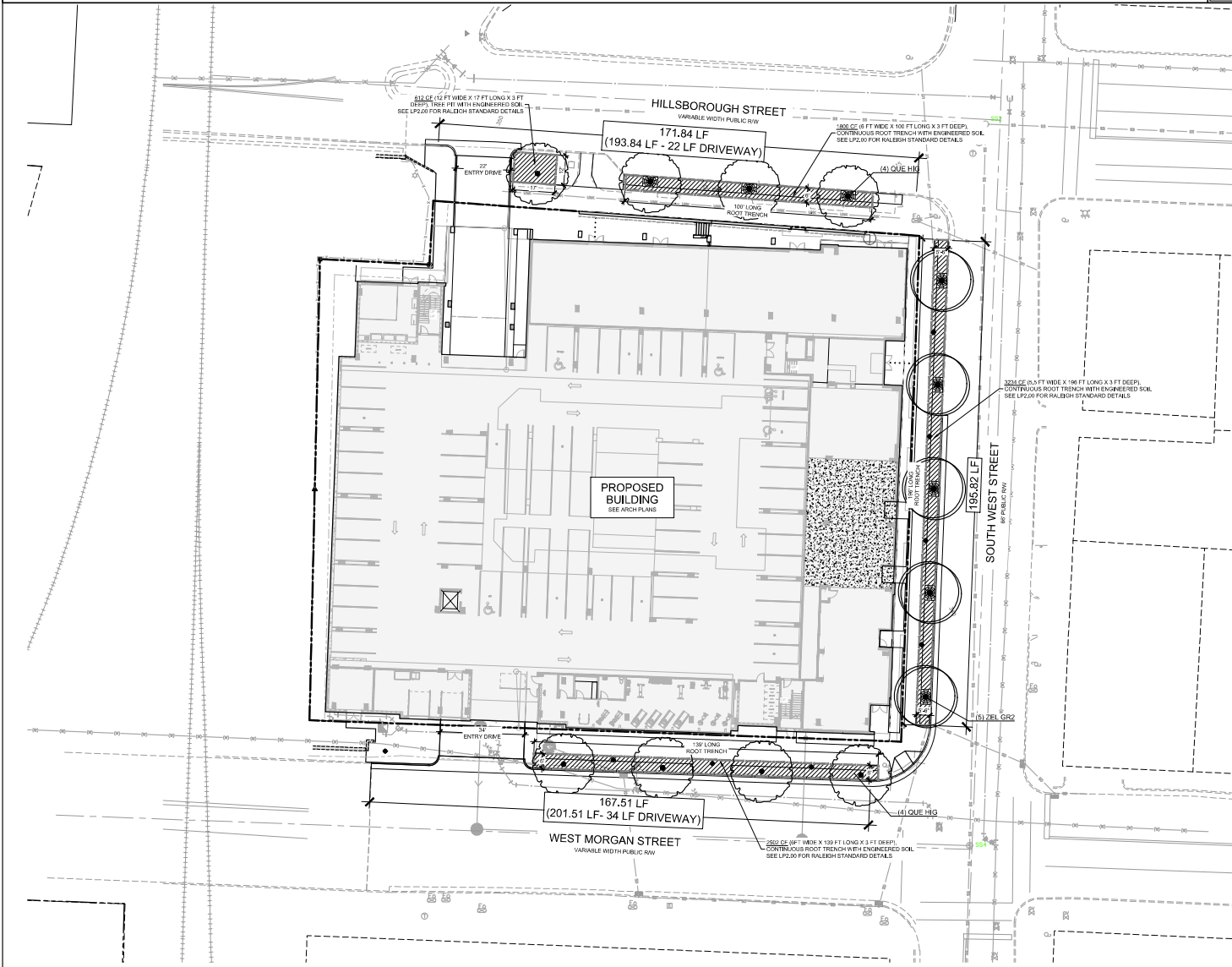
PROJECT NO.	DAL-19000
FILENAME	DAL19000-ASR-U1
CHECKED BY	-
DRAWN BY	CDR
SCALE	1"=20'
DATE	01.28.2022

UTILITY PLAN
C4.00

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	REMARKS
QUE HIG	8	QUERCUS LYRATA 'HIGHBEAM'	HIGHBEAM OVERCUP OAK	3" MIN	14-16'	FULL MATCHED
ZEL GR2	5	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	3" MIN	14-16'	FULL MATCHED

Plant Schedule - Code Required Plantings 03



Landscape Plan 02
Scale: 1" = 20'

LISTED DEVELOPMENT ORDINANCE

7.2.5 SCREENING
 MECHANICAL
 OPaque LANDSCAPE SCREEN NO LOWER THAN HIGHEST POINT ON EQUIPMENT

8.3.3 STREETSCAPES
 STREET TREES
 40 FT O.C.

HILLSBOROUGH STREET: 171.84 LF

REQUIRED TREES: LF X 1 TREE/ 40 LF _____ 4.3 OR 4 TREES
 PROPOSED TREES: _____ 3 TREES
 REQUIRED TREE SOIL VOLUME: TREES X 600 CF _____ 2400 CF MIN

SOUTH WEST STREET: 195.82 LF

REQUIRED TREES: LF X 1 TREE/ 40 LF _____ 4.9 OR 5 TREES
 PROPOSED TREES: _____ 3 TREES
 REQUIRED TREE SOIL VOLUME: TREES X 600 CF _____ 3000 CF MIN

WEST MORGAN STREET: 167.51 LF

REQUIRED TREES: LF X 1 TREE/ 40 LF _____ 4.18 OR 4 TREES
 PROPOSED TREES: _____ 3 TREES
 REQUIRED TREE SOIL VOLUME: TREES X 600 CF _____ 2400 CF MIN



125 N. Harrington St.
 Raleigh, NC 27603
 919/833-6413
 ClineDesignAssoc.com

501 Hillsborough Street
 501 Hillsborough Street
 Raleigh, North Carolina

ASR
 Submittal

PROJECT: 021020

DATE: 06.30.21

REVISIONS: _____ DATE

RESUBMITTAL: 10.14.21

RESUBMITTAL: 12.21.21

DRAWN BY: EWS/BA
 CHECKED BY: MWL

Code Landscape
 Plan

Landscape Calculations 01

LP1.00

1. FOR STORMWATER MANAGEMENT PURPOSES, THE PROPOSED PLANTING AREAS ARE STILL INCLUDED AS IMPERVIOUS AREA. SHOULD THESE AREAS BE CONVERTED TO PAVEMENT IN THE FUTURE, NO MODIFICATION TO THE STORMWATER MANAGEMENT PLAN IS REQUIRED.
2. AT THE DISCRETION OF THE CITY OF RALEIGH THESE PLANTING AREAS MAY BE CONVERTED TO PAVEMENT IN THE FUTURE.
3. AT THE DISCRETION OF THE DEVELOPER DURING CONSTRUCTION THESE PLANTING AREAS NEED NOT BE INSTALLED WITH PLANTINGS. PAVEMENT MATCHING ADJOINING SIDEWALK WILL BE PROVIDED.
4. IF ANY PROPOSED PLANTING AREAS WITHIN THE RIGHT OF WAY AREA REQUIRE ENCLOSUREMENT AGREEMENT, SPECIAL PERMITS OR ADMINISTRATIVE ALTERNATE APPROVALS DURING SITE PLAN REVIEW, PLANTING AREAS MAY BE PAVED AND/OR REQUIRED TO CITY OF RALEIGH STANDARD TREE GRATES TO AVOID MODIFICATIONS TO THE APPROVED ADMINISTRATIVE SITE REVIEW PLANS.



125 N. Harrington St.
Raleigh, NC 27603
919/833-6413
ClineDesignAssoc.com

501 Hillsborough Street
501 Hillsborough Street
Raleigh, North Carolina

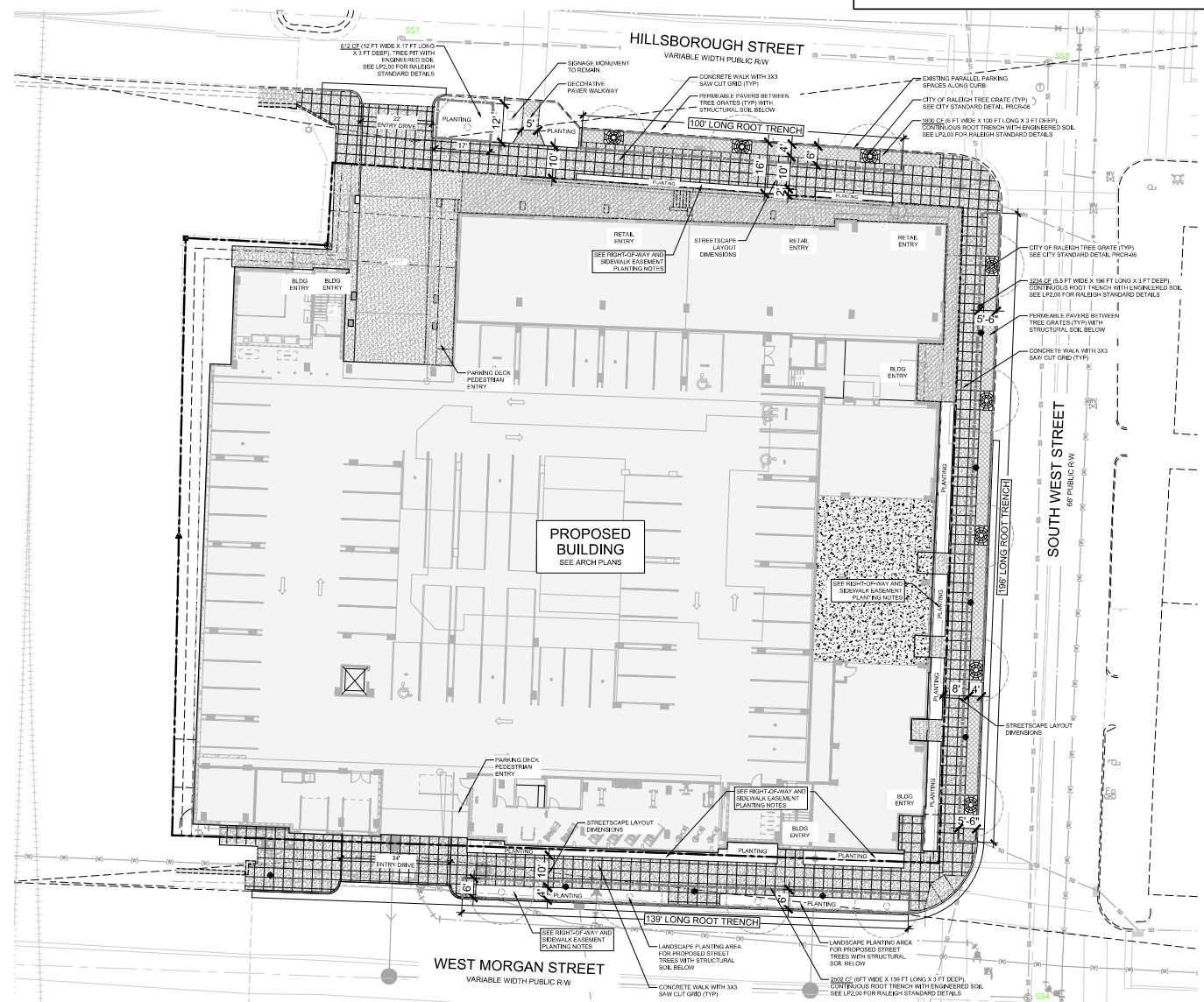
ASR
Submittal

PROJECT: 021020	DATE: 06.30.21
REVISIONS:	DATE:
RESUBMITTAL: 10.14.21	
RESUBMITTAL: 12.21.21	

DRAWN BY: EWB/SP
CHECKED BY: MWL

Overall Streetscape
Layout Plan

SD1.01



GROUND LEVEL - TRANSPARENCY

OVERALL	2,658 SF
OPENINGS	- 391 SF
TOTAL	2,267 SF
REQUIRED	1,496 SF (66%)
PROVIDED	1,745 SF (77%)

GROUND LEVEL - TRANSPARENCY (1.5.9.B)

REQUIRED	1,496 SF x 0.5=	748 SF (50%)
PROVIDED		748 SF (50%)

UPPER LEVEL - TRANSPARENCY

FLOOR	OVERALL	REQUIRED	PROVIDED
5th	2,678 SF	536 SF (20%)	845 SF (32%)
4th	2,457 SF	491 SF (20%)	838 SF (34%)
3rd	2,457 SF	491 SF (20%)	845 SF (34%)
2nd	2,457 SF	491 SF (20%)	842 SF (34%)
1st	2,688 SF	538 SF (20%)	833 SF (31%)



501 HILLSBOROUGH ST.
RALEIGH, NC

TRANSPARENCY - HILLSBOROUGH ST AC1.1

1/8" = 1'-0" | 021020 | 04.06.2022

GROUND LEVEL - TRANSPARENCY (OVERALL)

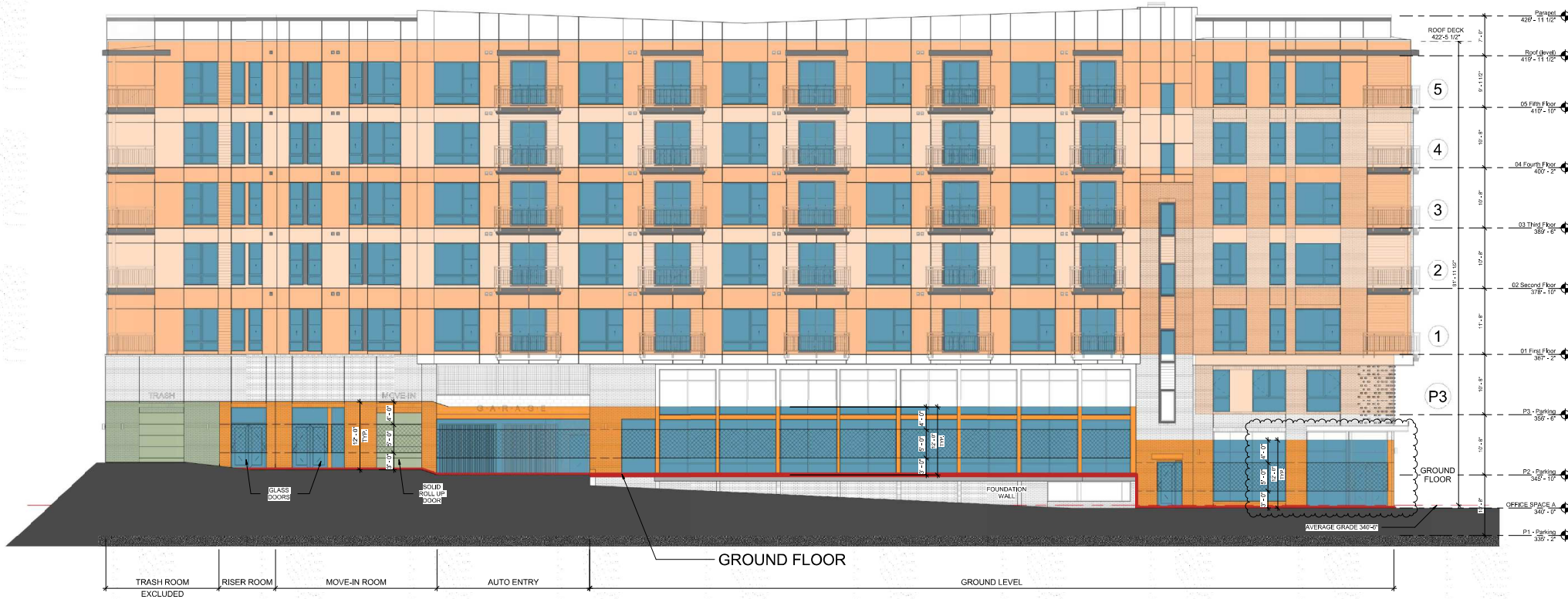
OVERALL	2,709 SF
OPENINGS	297 SF
TOTAL	2,412 SF
REQUIRED	1,591 SF (66%)
PROVIDED	1,709 SF (71%)

GROUND LEVEL - TRANSPARENCY (3' MIN. / 8' MAX.)
(AT LEAST 50% OF REQUIRED TRANSPARENCY OCCURS BETWEEN 3'-8' ABOVE THE GROUND FLOOR)

REQUIRED	1,591 SF x 0.5=	795 SF (50%)
PROVIDED		833 SF (52%)

UPPER LEVEL - TRANSPARENCY

FLOOR	OVERALL	REQUIRED	PROVIDED
5th	2,678 SF	536 SF (20%)	843 SF (31%)
4th	2,457 SF	491 SF (20%)	846 SF (34%)
3rd	2,457 SF	491 SF (20%)	846 SF (34%)
2nd	2,457 SF	491 SF (20%)	846 SF (34%)
1st	2,688 SF	537 SF (20%)	846 SF (31%)
P3	374 SF	75 SF (20%)	112 SF (30%)



501 HILLSBOROUGH ST.
RALEIGH, NC

TRANSPARENCY - WEST MORGAN ST AC1.2

1/8" = 1'-0" | 021020 | 04.06.2022

GROUND LEVEL - TRANSPARENCY

OVERALL 2,358 SF
 OPENINGS - SF
 TOTAL 2,358 SF

REQUIRED 1,556 SF (66%)
 PROVIDED 1,741 SF (74%)

GROUND LEVEL - TRANSPARENCY (1.5.9.B)

REQUIRED 1,556 SF x 0.5= 778 SF (50%)
 PROVIDED 782 SF (50%)

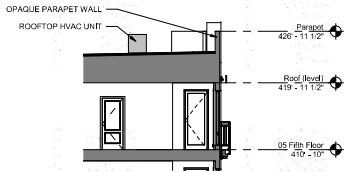
UPPER LEVEL - TRANSPARENCY

FLOOR	OVERALL	REQUIRED	PROVIDED
5th	2,368 SF	474 SF (20%)	892 SF (38%)
4th	2,173 SF	435 SF (20%)	892 SF (42%)
3rd	2,173 SF	435 SF (20%)	892 SF (42%)
2nd	2,173 SF	435 SF (20%)	892 SF (41%)
1st	2,377 SF	475 SF (20%)	1,024 SF (43%)
P3	1,511 SF	302 SF (20%)	597 SF (40%)



501 HILLSBOROUGH ST.
 RALEIGH, NC

TRANSPARENCY - S. WEST ST AC1.3
 1/8" = 1'-0" | 021020 | 04.06.2022



ROOFTOP HVAC SCREENING DIAGRAM 2
1/8" = 1'-0"



501 HILLSBOROUGH ST.
RALEIGH, NC

BUILDING MASSING - HILLSBOROUGH ST AC3.1

1/8" = 1'-0" | 021020 | 04.06.2022



501 HILLSBOROUGH ST.
RALEIGH, NC

BUILDING MASSING - WEST MORGAN ST AC3.2

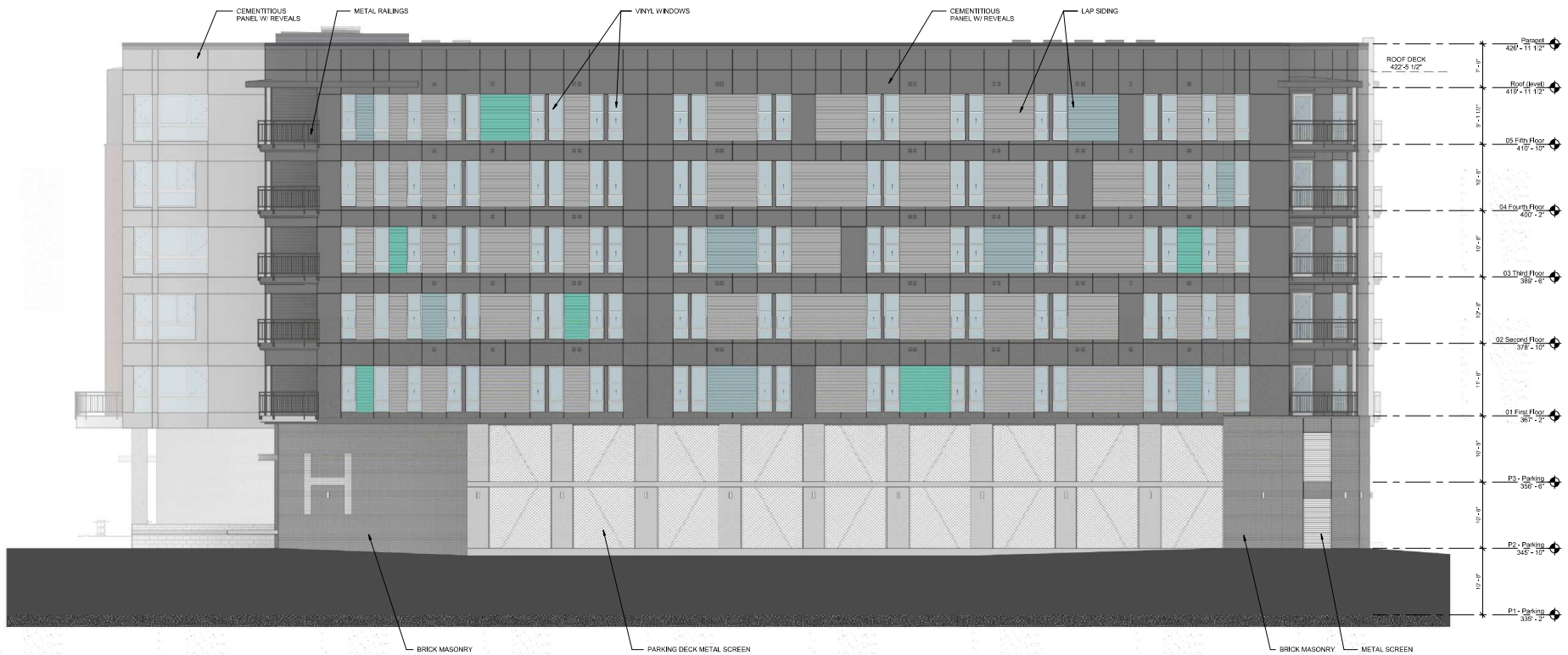
1/8" = 1'-0" | 021020 | 04.06.2022



501 HILLSBOROUGH ST.
RALEIGH, NC

BUILDING MASSING - S. WEST ST AC3.3

1/8" = 1'-0" | 021020 | 04.06.2022



501 HILLSBOROUGH ST.
RALEIGH, NC

BUILDING MASSING - RAILROAD AC3.4

1/8" = 1'-0" | 021020 | 04.06.2022