

# 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		Tier Three Site Plan	
Building Type		Site Transaction History	
Detached	General	Subdivision case #: _____	
Attached	Mixed use	Scoping/sketch plan case #: _____	
Apartment	Open lot	Certificate of Appropriateness #: _____	
Townhouse	Civic	Board of Adjustment #: _____	
		Zoning Case #: _____	
		Administrative Alternate #: _____	
GENERAL INFORMATION			
Development name: _____			
Inside City limits?    Yes    No			
Property address(es): _____			
Site P.I.N.(s): _____			
Please describe the scope of work. Include any additions, expansions, and change of use.          			
Current Property Owner/Developer Contact Name: <b>NOTE: please attach purchase agreement when submitting this form.</b>			
Company: _____		Title: _____	
Address: _____			
Phone #: _____		Email: _____	
Applicant Name: _____			
Company: _____		Address: _____	
Phone #: _____		Email: _____	

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):	Existing gross floor area (not to be demolished):
	Existing gross floor area to be demolished:
Gross site acreage:	New gross floor area:
# of parking spaces required:	Total sf gross (to remain and new):
# of parking spaces proposed:	Proposed # of buildings:
Overlay District (if applicable):	Proposed # of stories for each:
Existing use (UDO 6.1.4):	
Proposed use (UDO 6.1.4):	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: _____ Square Feet: _____	Proposed Impervious Surface: Acres: _____ Square Feet: _____
Is this a flood hazard area?      Yes      No If yes, please provide: _____ Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: _____	
Neuse River Buffer      Yes      No	Wetlands      Yes      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?      Yes      No

SIGNATURE BLOCK	
<p>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.</p> <p>I, _____ 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.</p> <p>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.</p>	
Signature:	Date:
Printed Name:	



# ADMINISTRATIVE SITE REVIEW

# 1317 HILLSBOROUGH STREET

## ASR-0064-2021

1313 HILLSBOROUGH STREET,  
RALEIGH, NORTH CAROLINA 27607  
WAKE COUNTY

### OWNER/DEVELOPER:

FMW AT 3402 HILLSBOROUGH STREET LLC  
JIM ZANONI  
1565 STANFORD PLACE  
CHARLOTTE, NC 28207  
PH: (704) 334-7211  
JIM@FMWREALESTATE.COM

### ARCHITECT:

STUDIO FUSION, PA  
ED HICKMAN  
3800 ARCO CORPORATE DRIVE, SUITE 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 RIGHTOFWAYSERVICES@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 NCDOT 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 NCDOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES", NCDOT "ROADWAY STANDARD DRAWING MANUAL", AND THE NCDOT 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:**
- THIS PROPOSED DEVELOPMENT HAS TWO PRIMARY USES. ONE PRIMARY USE IS APARTMENTS AND THE SECOND IS AN EATING ESTABLISHMENT. THE EATING ESTABLISHMENT IS A FACILITY THAT SELLS FOOD AND DRINK AND IN NO WAY SHOULD THE SELL OF ALCOHOL EXCEED 70% OF THE ANNUAL SALES PER U.D.O. 6.4.10C.

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

#### GENERAL INFORMATION

Development name: 1317 Hillsborough St

Inside City limits? Yes ☒ No ☐

Property address(es): 1313 Hillsborough St

Site P.I.N.(s): 1704-10-8117

Please describe the scope of work. Include any additions, expansions, and change of use. The existing vacant building will be renovated into an eating establishment and new apartments will be constructed next to the existing structure. The buildings will be structurally connected to create one mixed-use building. The new portion of the building will only consist of apartments. The eating establishment will not have alcohol exceed 70% of the annual sales.

Current Property Owner/Developer Contact Name: Jim Zanoni

**NOTE: please attach purchase agreement when submitting this form.**

Company: FMW AT HILLBOROUGH & MORGAN LLC Title: Owner

Address: 132 Brevard Ct, Charlotte, NC 28202

Phone #: 704-334-7211 Email: jim@fmwrealestate.com

Applicant Name: Jim Zanoni

Company: FMW AT HILLBOROUGH & MORGAN LLC Address: 132 Brevard Ct, Charlotte, NC 28202

Phone #: 704-334-7211 Email: jim@fmwrealestate.com

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): CX-5-SH-CU	Existing gross floor area (not to be demolished): 2,400 SF
Gross site acreage: 0.27 AC	Existing gross floor area to be demolished: N/A
# of parking spaces required: 0 spaces	New gross floor area: 10,869 SF
# of parking spaces proposed: 0 spaces	Total sf gross (to remain and new): 13,269 SF
Overlay District (if applicable):	Proposed # of buildings: 1
Existing use (UDO 6.1.4): Vacant Building and Parking	Proposed # of stories for each: 3
Proposed use (UDO 6.1.4): Apartments & Eating Establishment	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.256 AC Square Feet: 11,090 SF	Proposed Impervious Surface: Acres: 0.223 AC Square Feet: 9,718 SF
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: Flood study: FEMA Map Panel #:	
Neuse River Buffer Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Wetlands Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: 16	Total # of hotel units:
# of bedroom units: 1br 7 2br 6 3br 3	4br or more
# of lots: 1	Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

#### SIGNATURE BLOCK

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I, Timmons Group, 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 submittal policy, which states applications will expire after 180 days of inactivity.

Signature: Patrick Barbeau Date: 12/16/2021

Printed Name: Patrick Barbeau, PE



KNOW WHAT'S BELOW.  
CALL 811 BEFORE YOU DIG.

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

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

SITE DATA TABLE	
PROJECT	1317 HILLSBOROUGH STREET
OWNER	FMW AT HILLSBOROUGH & MORGAN LLC
PROJECT ADDRESS	1313 HILLSBOROUGH STREET
PIN #	1704-10-8117
DEED	DB 12747 PG 1007
ZONING	CX-5-SH-CU
EXISTING USE	VACANT / CLOSED RESTAURANT
PROPOSED USE	PRINCIPAL USE: APARTMENTS PRINCIPAL USE: RESTAURANT/BAR/TAVERN (ALCOHOL SALE CANNOT EXCEED 70% OF THE ANNUAL SALES)
FLOOD ZONE	NOT LOCATED IN FLOOD HAZARDS AREA PER FEMA MAP #3720170400J (05-02-2006)
EXISTING SITE AREA	0.29 ACRES (12,650 SF)
PROPOSED SITE AREA	0.27 ACRES (11,849 SF)
APARTMENT UNITS	STUDIO: 1 1 BEDROOM: 6 2 BEDROOM: 6 3 BEDROOM: 3 TOTAL: 16
EXISTING IMPERVIOUS AREA	10,296 SF (86.9%)
PROPOSED IMPERVIOUS AREA	9,715 SF (82.0%)
REQUIRED PARKING	RESIDENTIAL: 16 UNITS - 16 = 0 SPACES REQUIRED; PER UDO SEC 7.1.3.C.2 BAR/TAVERN: N/A; PER UDO SEC. 7.1.3.C.4 RESIDENTIAL: 1 PER 20 UNITS, MIN 4 SPACES = 4 SPACES REQUIRED BAR/TAVERN: 1 PER 50,000 SF, MIN. 4 SPACES SHORT TERM & 1 PER 50,000 SF, MIN. 4 SPACES LONG TERM = 8 SPACES REQUIRED
PROVIDED PARKING	0 SPACES 8 SHORT TERM BICYCLE SPACES, 4 LONG TERM
REQUIRED AMENITY AREA	PUBLIC: 593 SF (5%) PRIVATE: 593 SF (5%)
PROVIDED AMENITY AREA	PUBLIC: 750 SF PRIVATE: 675 SF
MAX HEIGHT ALLOWED	70'; SEE THE HILLSBOROUGH MORGAN BUILDING HEIGHT EXHIBIT WITHIN THE HILLSBOROUGH MORGAN STREETScape AND PARKING PLAN FOR MORE INFO
PROPOSED BUILDING HEIGHT	38' - 5"
SETBACKS	FRONT: 0' SIDE: 6' REAR: 6'
PRIMARY STREET	HILLSBOROUGH STREET
REQUIRED BUILD-TO	HILLSBOROUGH ST: 80% W/ 30% REDUCTION 56% OF 59.5 LF = 33.3 LF PARK AVE: 40% OF 116.5 LF = 46.6 LF
PROVIDED BUILD-TO	HILLSBOROUGH ST: N/A; SEE EXEMPTIONS PARK AVE: 95 LF (81.5%)
APPLICABLE EXEMPTIONS	
UDO SEC. 1.5.6.C.4	30% BUILD-TO REDUCTION ALONG HILLSBOROUGH ST. ALL FRONTAGE ALONG HILLSBOROUGH STREET IS PROPOSED AMENITY AREA.
UDO SEC. 7.1.3.C	IN URBAN FRONTAGE (-SH), NO VEHICLE PARKING IS REQUIRED FOR THE FIRST 16 DWELLING UNITS. NO VEHICLE PARKING IS REQUIRED FOR THE FIRST 10,000 SF OF GROUND STORY HEIGHT & TRANSPARENCY REQUIREMENTS FOR A MIXED USED BUILDING.
UDO SEC. 8.3.2.B	EXEMPT FROM BLOCK PERIMETER IN CX ZONING. SITE ACREAGE IS BELOW THE MINIMUM REQUIREMENT.
UDO SEC. 9.1.2	EXEMPT FROM TCA. SITE ACREAGE IS BELOW THE MINIMUM REQUIREMENT.
UDO SEC. 8.3.5.D	EXEMPT FROM CROSS ACCESS. NO VEHICLE ACCESS TO PROPERTY IS PROPOSED.

PRELIMINARY  
NOT FOR  
CONSTRUCTION

THIS DRAWING PREPARED AT THE  
**RALEIGH OFFICE**  
5410 Trinity Road, Suite 102 | Raleigh, NC 27607  
TEL 919.866-4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.	REVISION DESCRIPTION
DATE	REVISION PER CITY OF RALEIGH COMMENTS
10/11/21	REVISION PER CITY OF RALEIGH COMMENTS
07/12/22	REVISION PER CITY OF RALEIGH COMMENTS
02/11/22	REVISION PER CITY OF RALEIGH COMMENTS

DATE  
07/20/2021

DRAWN BY  
A. MAY

DESIGNED BY  
P. BARBEAU

CHECKED BY  
P. BARBEAU

SCALE  
AS SHOWN

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

1317 HILLSBOROUGH ST

RALEIGH - WAKE COUNTY - NORTH CAROLINA

COVER SHEET

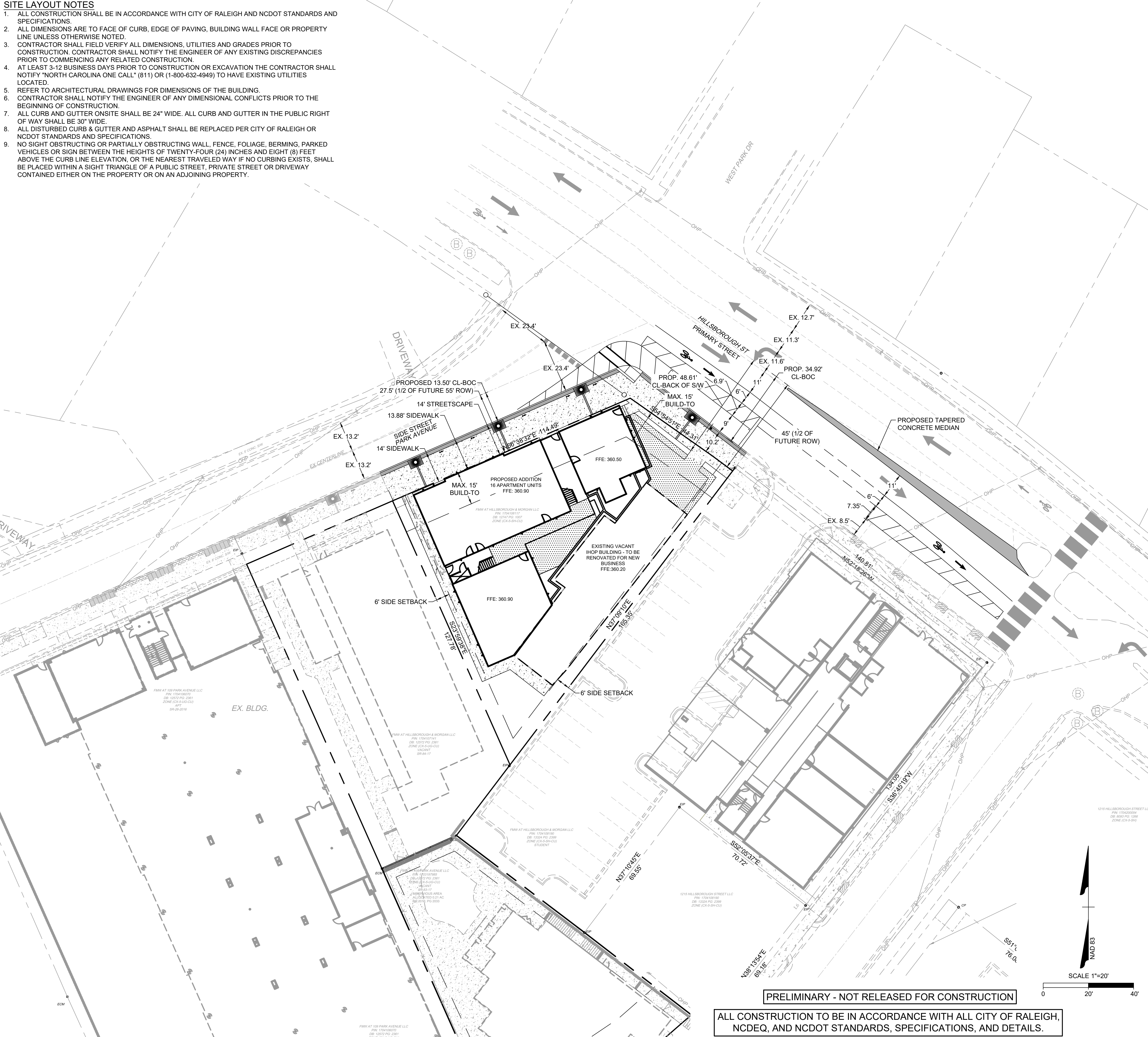
JOB NO.  
48600.003

SHEET NO.  
C.0.0

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- SITE LAYOUT NOTES**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
  - ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVING, BUILDING WALL FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
  - 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.
  - AT LEAST 3-12 BUSINESS DAYS PRIOR TO CONSTRUCTION OR EXCAVATION THE CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (811) OR (1-800-632-4949) TO HAVE EXISTING UTILITIES LOCATED.
  - REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF THE BUILDING.
  - CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DIMENSIONAL CONFLICTS PRIOR TO THE BEGINNING OF CONSTRUCTION.
  - ALL CURB AND GUTTER ONSITE SHALL BE 24" WIDE. ALL CURB AND GUTTER IN THE PUBLIC RIGHT OF WAY SHALL BE 30" WIDE.
  - ALL DISTURBED CURB & GUTTER AND ASPHALT SHALL BE REPLACED PER CITY OF RALEIGH OR NCDOT STANDARDS AND SPECIFICATIONS.
  - 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 DATA TABLE	
PROJECT	1317 HILLSBOROUGH STREET
OWNER	FMW AT HILLSBOROUGH & MORGAN LLC
PROJECT ADDRESS	1313 HILLSBOROUGH STREET
PIN #	1704-10-8117
DEED	DB 12747 PG 1007
ZONING	CX-5-SH-CU
EXISTING USE	VACANT / CLOSED RESTAURANT
PROPOSED USE	PRINCIPAL USE: APARTMENTS PRINCIPAL USE: RESTAURANT/BAR/TAVERN (ALCOHOL SALE CANNOT EXCEED 70% OF THE ANNUAL SALES)
FLOOD ZONE	NOT LOCATED IN FLOOD HAZARDS AREA PER FEMA MAP #3720170400J (05-02-2006)
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REQUIRED PARKING	RESIDENTIAL: 16 UNITS - 16 = 0 SPACES REQUIRED; PER UDO SEC 7.1.3.C.2 BAR/TAVERN: N/A; PER UDO SEC. 7.1.3.C.4 RESIDENTIAL: 1 PER 20 UNITS, MIN 4 SPACES = 4 SPACES REQUIRED BAR/TAVERN: 1 PER 50,000 SF, MIN. 4 SPACES SHORT TERM & 1 PER 50,000 SF, MIN. 4 SPACES LONG TERM = 8 SPACES REQUIRED
REQUIRED BIKE SPACES	0 SPACES
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REQUIRED AMENITY AREA	PUBLIC: 593 SF (5%) PRIVATE: 593 SF (5%)
PROVIDED AMENITY AREA	PUBLIC: 750 SF PRIVATE: 675 SF
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PROPOSED BUILDING HEIGHT	38' - 5'
SETBACKS	FRONT: 0'    SIDE: 6'    REAR: 6'
PRIMARY STREET	HILLSBOROUGH STREET
REQUIRED BUILD-TO	HILLSBOROUGH ST: 80% W/ 30% REDUCTION 56% OF 59.5 LF = 33.3 LF PARK AVE: 40% OF 116.5 LF = 46.6 LF
PROVIDED BUILD-TO	HILLSBOROUGH ST: N/A; SEE EXEMPTIONS PARK AVE: 95 LF (81.5%)
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UDO SEC. 1.5.6.C.4	30% BUILD-TO REDUCTION ALONG HILLSBOROUGH ST. ALL FRONTAGE ALONG HILLSBOROUGH STREET IS PROPOSED AMENITY AREA.
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DRAWN BY

A. MAY

DESIGNED BY

P. BARBEAU

CHECKED BY

P. BARBEAU

SCALE

AS SHOWN

JOB NO.

48600.003

SHEET NO.

C.2.0

**TIMMONS GROUP**

NORTH CAROLINA LICENSE NO. C-1652

**1317 HILLSBOROUGH ST**

RALEIGH - WAKE COUNTY - NORTH CAROLINA

**OVERALL SITE PLAN**

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

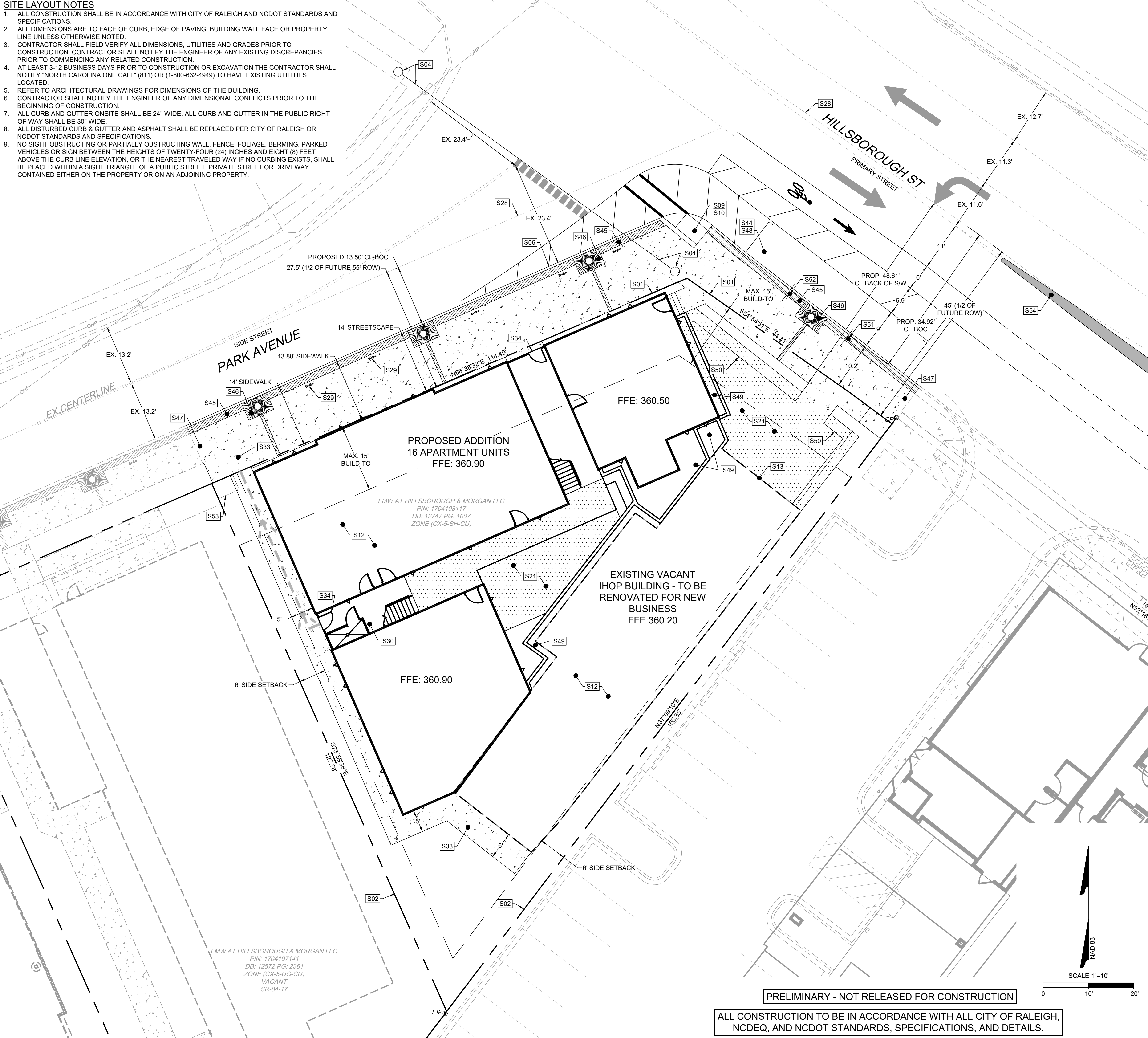
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PROVIDED BUILD-TO	HILLSBOROUGH ST: N/A; SEE EXEMPTIONS PARK AVE: 95 LF (81.5%)
APPLICABLE EXEMPTIONS	
UDO SEC. 1.5.6.C.4	30% BUILD-TO REDUCTION ALONG HILLSBOROUGH ST. ALL FRONTAGE ALONG HILLSBOROUGH STREET IS PROPOSED AMENITY AREA.
UDO SEC. 7.1.3.C	IN URBAN FRONTAGE (-SH), NO VEHICLE PARKING IS REQUIRED FOR THE FIRST 16 DWELLING UNITS. NO VEHICLE PARKING IS REQUIRED FOR THE FIRST 10,000 SF OF GROUND STORY HEIGHT & TRANSPARENCY REQUIREMENTS FOR A MIXED USED BUILDING.
UDO SEC. 8.3.2.B	EXEMPT FROM BLOCK PERIMETER IN CX ZONING; SITE ACREAGE IS BELOW THE MINIMUM REQUIREMENT.
UDO SEC. 9.1.2	EXEMPT FROM TCA; SITE ACREAGE IS BELOW THE MINIMUM REQUIREMENT.
UDO SEC. 8.3.5.D	EXEMPT FROM CROSS ACCESS. NO VEHICLE ACCESS TO PROPERTY IS PROPOSED.

SITE LAYOUT KEYNOTES	
NUMBER	DESCRIPTION
S01	RIGHT-OF-WAY (TYP.)
S02	PROPERTY BOUNDARY (TYP.)
S04	PROPOSED TRAFFIC SIGNAL; CURRENTLY COORDINATING SIGNAL DESIGN AND LOCATION WITH CITY OF RALEIGH ENGINEERING DEPARTMENT
S06	30" CONCRETE CURB & GUTTER; REFER TO NCDOT 846.01
S09	TYPE N-1A SIDEWALK RAMP @ 8.33% MAXIMUM (TYPICAL - PER ADA AND LOCAL CODES)
S10	DETECTABLE WARNINGS PER ADA REQUIREMENTS
S12	BUILDING; REFER TO ARCHITECTURAL PLANS
S13	BUILDING ENTRANCE; REFER TO ARCHITECTURAL PLANS
S21	AMENITY AREA (TYP.)
S28	EXISTING ROAD CENTERLINE
S29	BIKE RACK; REFER TO DETAIL
S30	LONG-TERM COVERED BIKE PARKING; REFER TO ARCHITECTURAL PLANS
S32	RETAINING WALL (DESIGN BY OTHERS)
S33	4" THICK CONCRETE SIDEWALK; REFER TO PLANS FOR WIDTH DIMENSIONS
S34	ACCESS GATE; REFER TO ARCHITECTURAL PLANS
S44	TRASH COLLECTION POINT BY PRIVATE SERVICES
S45	BRICK PAVERS TO BE INSTALLED ACCORDING TO HILLSBOROUGH MORGAN STREETScape AND PARKING PLAN
S46	TREE GRATES AND SIDEWALK ACCORDING TO HILLSBOROUGH MORGAN STREETScape AND PARKING PLAN; SEE DETAILS
S47	TIE TO EXISTING SIDEWALK (TYP.)
S48	LOADING SPACE
S49	RAISED PLANTER BED; REFER TO ARCHITECTURAL PLANS
S50	32" HIGH BRICK WALL W/ WOOD SLAT WALL INSERTS; REFER TO ARCHITECTURAL PLANS
S51	"NO PARKING" SIGN
S52	"LOADING ZONE" SIGN
S53	5' CITY OF RALEIGH WATERLINE EASEMENT
S54	PROPOSED TAPERED CONCRETE MEDIAN

PRELIMINARY  
NOT FOR  
CONSTRUCTION

THIS DRAWING PREPARED AT THE  
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TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION	
DATE	REVISION PER CITY OF RALEIGH COMMENTS
10/11/21	REVISION PER CITY OF RALEIGH COMMENTS
01/12/22	REVISION PER CITY OF RALEIGH COMMENTS
02/11/22	REVISION PER CITY OF RALEIGH COMMENTS

DATE  
07/20/2021

DRAWN BY  
A. MAY

DESIGNED BY  
P. BARBEAU

CHECKED BY  
P. BARBEAU

SCALE  
AS SHOWN

**TIMMONS GROUP**  
NORTH CAROLINA LICENSE NO. C-1652

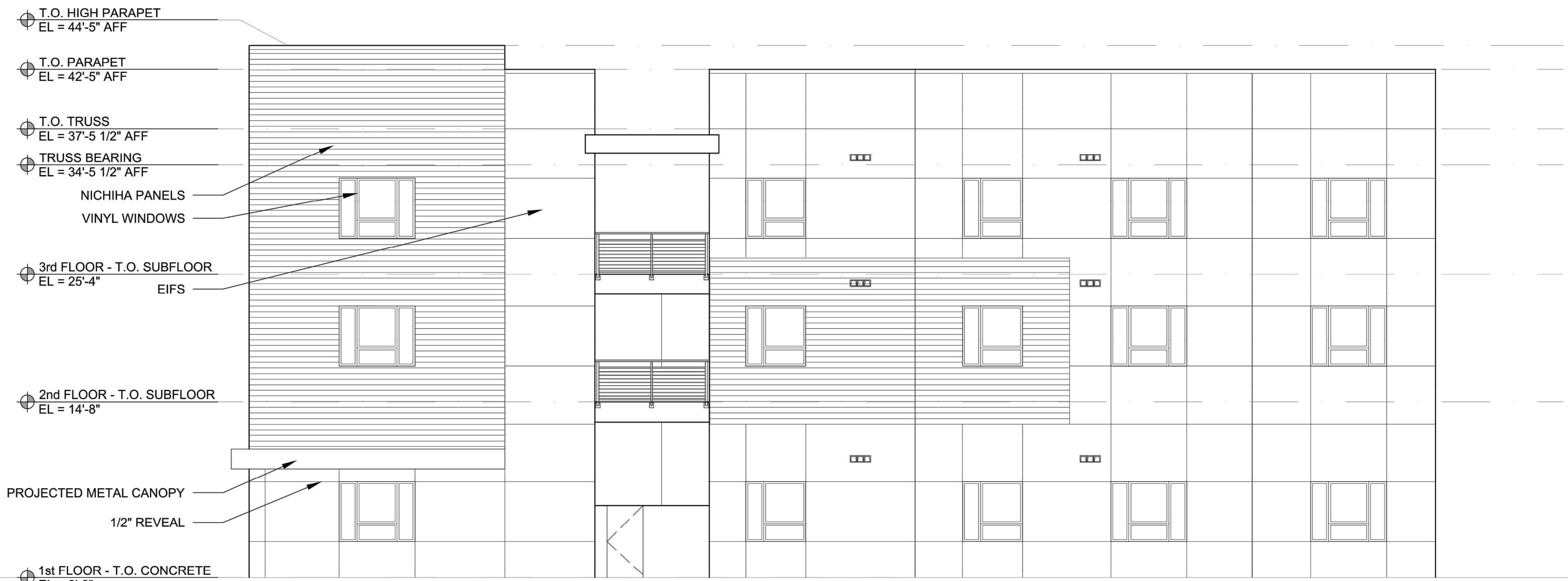
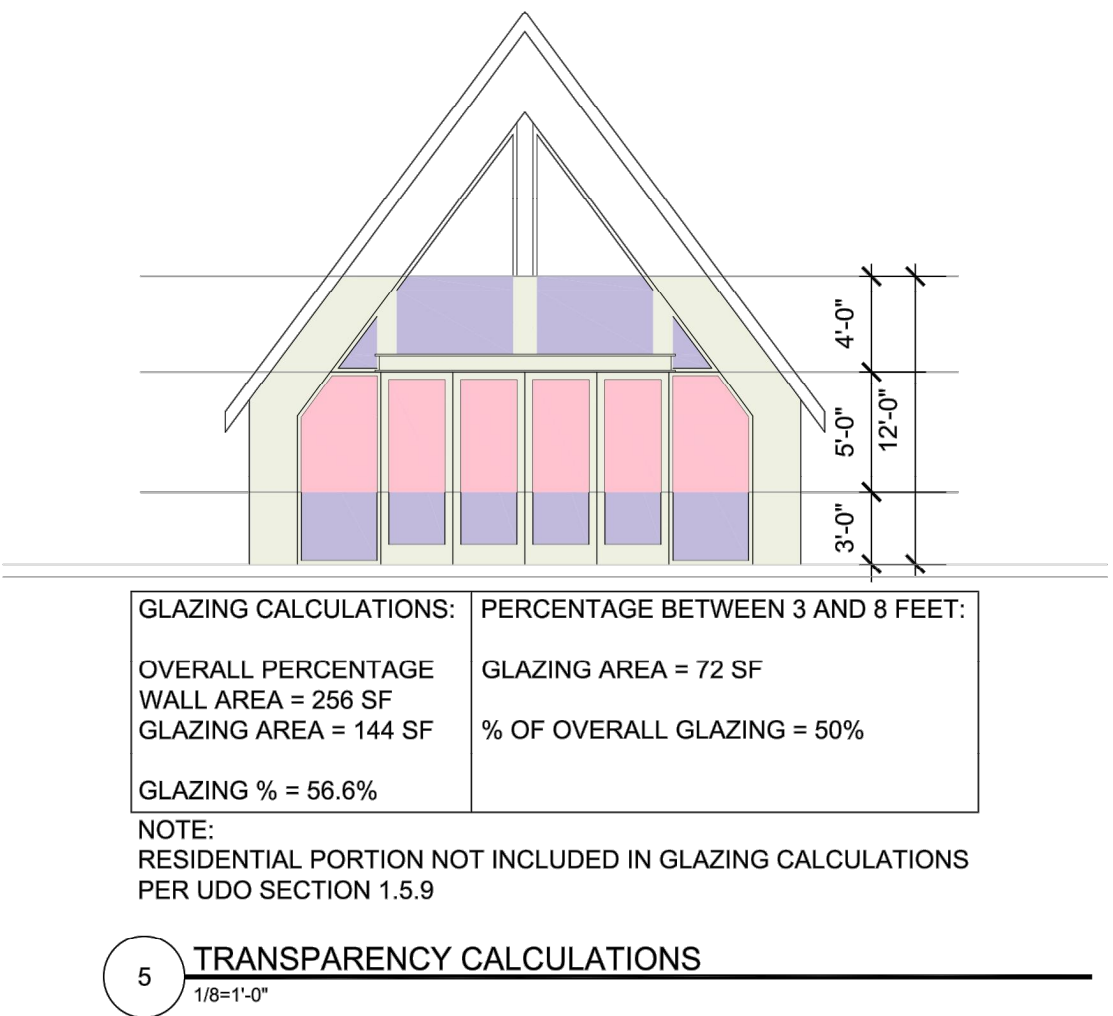
**1317 HILLSBOROUGH ST**  
RALEIGH - WAKE COUNTY - NORTH CAROLINA

SITE PLAN

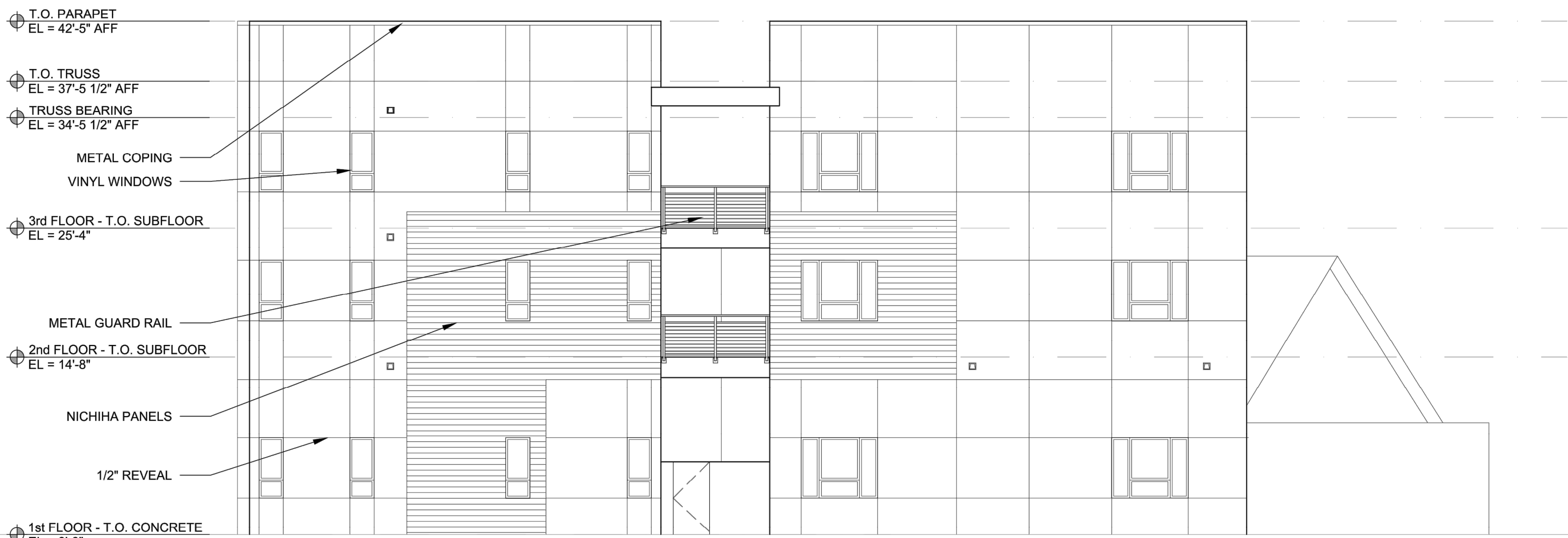
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**48600.003**  
SHEET NO.  
**C2.1**

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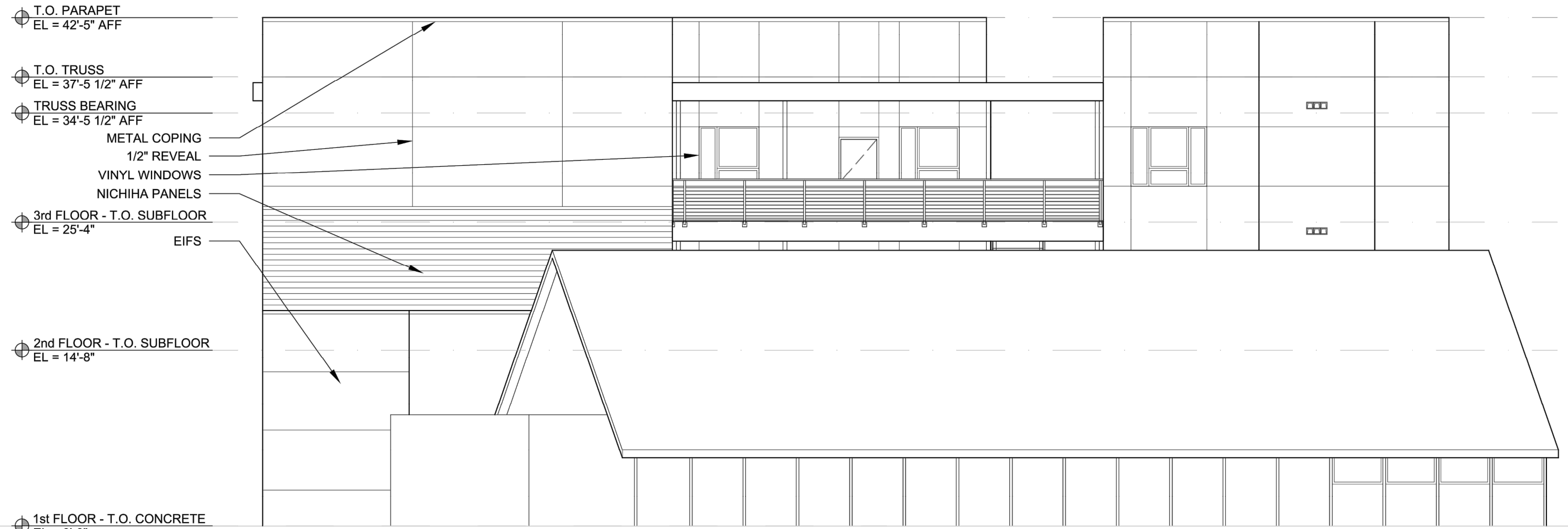




4 WEST ELEVATION - PARK AVENUE  
1/8"=1'-0"



3 SOUTH ELEVATION  
1/8"=1'-0"



2 EAST ELEVATION  
1/8"=1'-0"



1 NORTH ELEVATION - HILLSBOROUGH STREET  
1/8"=1'-0"





2 REAR AERIAL VIEW  
NTS



1 FRONT AERIAL VIEW  
NTS