



Administrative Approval Action

Case File / Name: ASR-0064-2021
DSLCL - 1317 Hillsborough St

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

LOCATION: This 0.29 acre site zoned CX-5-SH CU (Z-11-10) is located on the southeast corner of the intersection of Hillsborough Street and Park Avenue at 1313 Hillsborough Street.

REQUEST: The redevelopment and upfit of an existing 2,400 square foot building to be used as a restaurant along with the addition of a 10,869 square foot multi-family apartment building consisting of 16 units.

**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 February 11, 2022 by FMW Real Estate.

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. The Proposed uses, and the Required parking shown on the site data tables found on sheets C0.0, C2.0, and C2.1 should not read "bar/Tavern" as these are prohibited by Z-11-10.
2. The final striping, markings and signage plan to be finalized prior to SPR approval. This includes the extension of the median in Hillsborough Street and removal of the pork chop at the adjacent driveway. The coordination with the signal will continue and look to be finalized with the SPR.
3. Proposed amenity areas (both private and public) should be shaded in and labeled indicating locations and demonstrating compliance to 1.5.3 of the UDO (as was shown on previous submitta
4. Under all site data tables, all references to bars and/or taverns as a use are to be revised to read "restaurant" (as previously discussed and as alcohol will not exceed 70% of annual sales as stated on application/cover sheet.

Engineering

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.



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Public Utilities

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.

Stormwater

7. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

☒ **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. Comply with all conditions of Z-11-10.

Engineering

2. A public infrastructure surety for 4 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.
3. 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

4. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Urban Forestry

5. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 3 street trees along Park Avenue and 1 street tree along Hillsborough Street.



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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.

Stormwater

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

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: July 6, 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: 03/09/2022
Development Services Dir/Designee

Staff Coordinator: Michael Walters

ADMINISTRATIVE SITE REVIEW 1317 HILLSBOROUGH STREET

ASR-0064-2021

1313 HILLSBOROUGH STREET,
RALEIGH, NORTH CAROLINA 27607
WAKE COUNTY

Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Place, Suite 400 • Raleigh, NC 27601 • (919) 996-2000



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-16-19 to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier:	Tier Two Site Plan <input type="checkbox"/>	Tier Three Site Plan <input checked="" type="checkbox"/>
Building Type	Site Transaction History	
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General	Subdivision case # _____
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Scoping/switch plan case # _____
<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: 1317 Hillsborough St
Inside City limits? Yes ☒ No ☐
Property address(es): 1313 Hillsborough St

Site P.L.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 existing 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 existing 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 HILLSBOROUGH & MORGAN LLC Title Owner

Address: 132 Broad St, Charlotte, NC 28202

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

Applicant Name: Jim Zanoni

Company: FMW AT HILLSBOROUGH & MORGAN LLC Address: 132 Broad St, Charlotte, NC 28202

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

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DEVELOPMENT TYPE + SITE DATA TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the address of each): CK-S-SHCU	Existing gross floor area (not to be demolished): 2,400 SF
Green site coverage: 0.27 AC	Existing gross floor area to be demolished: N/A
# of parking spaces required: 0 spaces	New gross floor area: 10,699 SF
# of parking spaces proposed: 0 spaces	Total of 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 & Existing Establishment	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 1.0042	Square Feet: 1,080,912
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Acres: 1.0042
If yes, please provide:	Square Feet: 1,080,912
Allover note:	
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

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

I, Timmons Group, will serve as the agent regarding this application, and will receive and respond to administrative comments, respond to and accept 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 plan. I acknowledge that this application is subject to the final council and submittal policy, which states applications will expire after 180 days of inactivity.

Signature: Patrick Barbeau Date: 12/16/2021

Printed Name: Patrick Barbeau

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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 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 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 SALE OF ALCOHOL EXCEED 70% OF THE ANNUAL SALES PER U.D.C. 6.4.19C.

Sheet Number	Sheet Title
C0.0	COVER SHEET
C0.1	APPROVAL DOCUMENTS
C0.2	ZONING CONDITIONS
C1.0	EXISTING CONDITIONS & DEMOLITION PLAN
C2.0	OVERALL SITE PLAN
C2.1	SITE PLAN
C2.2	FIRE TRUCK ACCESS PLAN
C2.3	WASTE SERVICES ACCESS PLAN
C3.0	GRADING & DRAINAGE PLAN
C5.0	UTILITY PLAN
L6.0	LANDSCAPING PLAN
L6.1	LANDSCAPING DETAILS
C7.0	NOTES & DETAILS
C7.1	NOTES & DETAILS
SD.1	ELEVATIONS
SD.2	FLOOR PLANS
SD.3	MODEL VIEWS
E1.0	SITE LIGHTING PLAN

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	CK-S-SHCU
EXISTING USE	VACANT / CLOSED RESTAURANT
PROPOSED USE	PRINCIPAL USE: RESTAURANT/BARTAVERN (ALCOHOL SALE CANNOT EXCEED 70% OF THE ANNUAL SALES)
FLOOD ZONE	NOT LOCATED IN FLOOD HAZARDS AREA PER FEMA MAP #372010400J (05-02-2006)
EXISTING SITE AREA	0.29 ACRES (12,650 SF)
PROPOSED SITE AREA	0.27 ACRES (11,849 SF)
STUDIO	2 BEDROOM: 6
APARTMENT UNITS	3 BEDROOM: 3
TOTAL LB	9
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 BARTAVERN: N/A PER UDO SEC 7.1.3.C.4 4 SPACES REQUIRED BARTAVERN: 1 PER 50,000 SF, MIN. 4 SPACES SHORT TERM & 1 PER 50,000 SF, MIN. 4 SPACES LONG TERM = 8 SPACES REQUIRED 3 SPACES A SHORT TERM BICYCLE SPACES, 4 LONG TERM
REQUIRED BIKE SPACES	4 SPACES
PROVIDED PARKING	PUBLIC: 593 SF (5%) PRIVATE: 593 SF (5%)
REQUIRED AMENITY AREA	PUBLIC: 750 SF
PROVIDED AMENITY AREA	PRIVATE: 675 SF
MAX HEIGHT ALLOWED	10' SEE THE HILLSBOROUGH MORGAN BUILDING HEIGHT EXHIBIT WITHIN THE HILLSBOROUGH MORGAN STREETSCAPE AND PARKING PLAN FOR MORE INFO
PROPOSED BUILDING HEIGHT	10' - 5'
SETBACKS	FRONT: 0' SIDE: 6' REAR: 6'
PRIMARY STREET	HILLSBOROUGH STREET
REQUIRED BUILD-TO	50% OF 59.5 LF = 33.3 LF PARK AVE: 40% OF 116.5 LF = 46.6 LF PARK AVE: 95 LF (81.2%)
PROVIDED BUILD-TO	
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 PERMETER IN CX ZONING. SITE ACREAGE IS BELOW THE MINIMUM REQUIREMENT.
UDO SEC. 8.1.2	EXEMPT FROM TCA. SITE ACREAGE IS BELOW THE MINIMUM REQUIREMENT.
UDO SEC. 8.3.2.D	EXEMPT FROM GROSS ACCESS, NO VEHICLE ACCESS TO PROPERTY IS PROPOSED.

PRELIMINARY
NOT FOR
CONSTRUCTION

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5401 Trinity Road, Suite 102
Raleigh, NC 27607
TEL: 919.866.4512 FAX: 919.833.4124 www.timmons.com

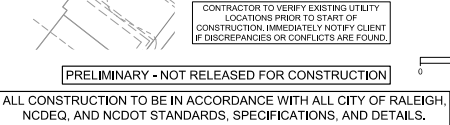
YOUR VISION ACHIEVED THROUGH OURS.

DATE	DATE
07/20/2021	
DRAWN BY	A. MAY
DESIGNED BY	P. BARBEAU
CHECKED BY	P. BARBEAU
SCALE	AS SHOWN

TIMMONS GROUP
1317 HILLSBOROUGH ST
NORTH CAROLINA LICENSE NO. C-1652
RALEIGH - WAKE COUNTY - NORTH CAROLINA
COVER SHEET


JOB NO.
48600.003
SHEET NO.
C0.0

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1. ON SITE BOUNDARY, TOPOGRAPHY AND PLANIMETRIC INFORMATION IS TAKEN FROM A SURVEY BY ATKINS SURVEY.
2. ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL. GROUND DISTANCES UNLESS OTHERWISE NOTED.
3. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY THIS FIRM.
4. BASIS OF BEARING SHOWN HEREON IS NC GRID NAD 83 (NRSR 2007).
5. UTILITIES SHOWN HEREON ARE IN FAVOR.
6. THE UTILITIES ON THESE PLANS ARE APPROXIMATE ONLY, AND ARE NOT ACCURATE FOR CONSTRUCTION PURPOSES. FOR FIDELITY MARKS CALL 1-800-832-4949

- ALL UTILITIES OR STRUCTURES NOT INDICATED FOR REMOVAL OR MODIFICATION ARE TO REMAIN AND BE PROTECTED FROM DAMAGE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ALL AVAILABLE ENVIRONMENTAL RECORDS (PHASE I EISA ABSTRACT, ETC.) FROM DEVELOPER.
- ALL WASTE MATERIAL GENERATED FROM CLEANSING AND DEMOLITION ACTIVITIES SHALL BE PROPERLY STORED AND REMOVED TO AN APPROPRIATE DISPOSAL SITE AND REGULATIONS.
- REMOVING OR ABANDON AFTER EROSION CONTROL MEASURES ARE IN PLACE AT A PLAN APPROVAL OF THE INSPECTOR. REFER TO EROSION CONTROL PLAN.
- REMOVE TOPSOIL AND STOCKPILE APPROPRIATELY ON-SITE. ON-SITE TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED AT ALL CONSTRUCTION LIMITS DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED BY THE OWNER OR OTHERS EVEN WHEN PERMITTED UNDER THE FOLLOWING CONDITIONS:
 - 1. EXISTING UTILITIES SHALL BE PROTECTED BY AN EXISTING TEMPORARY UTILITY SERVICES. (1) NOTIFY OWNER NOT LESS THAN ONE WEEK IN ADVANCE OF ANY WORK TO BE PERFORMED ON OR NEAR EXISTING UTILITY INTERUPTIONS WITHOUT RECEIVING OWNER WRITTEN PERMISSION (3) COORDINATE ALL UTILITY RELOCATION WITH APPROPRIATE UTILITY PROVIDER.
 - 2. PAINT OR COLOR MARK EXISTING UTILITIES TO BE PROTECTED IN A STRAIGHT AND UNIFORM JOINT WITH NEW CONSTRUCTION. ANY EXISTING UTILITY MARKING SHALL BE MAINTAINED THROUGHOUT THE PROJECT. ALLOW NEW CONSTRUCTION SHALL BE REMOVED TO ALLOW NEW CONSTRUCTION SHALL BE REMOVED AND REPAIRED PER THE SPECIFICATIONS AND DETAILS OR TO MATCH EXISTING MARKING. (4) EXISTING UTILITIES SHALL BE PROTECTED (OR BE REMOVED); UTILITY INSTALLATIONS MAY UTILIZE OPEN CUT OF PAVEMENT UNLESS INDICATED OTHERWISE. TRENCH IN EXISTING ASPHALT SHALL BE PATCHED PER SPECIFICATIONS.
 - 3. PROTECT ALL ADJACENT PROPERTIES. THE GENERAL PUBLIC AND ALL OF THE ADJACENT PROPERTIES SHALL BE PROTECTED BY THE CONSTRUCTION OF SURFACE FEATURES ARE SHOWN IN APPROXIMATE LOCATION. CONTRACTOR IS RESPONSIBLE FOR SURFACE UTILITY EXPLORATION TO DETERMINE UTILITY LOCATION.
- THE CONTRACTOR SHALL USE NC ONE CALL (811) TO LOCATE ALL UNDERGROUND UTILITIES.
- CONTRACTOR TO VERIFY LOCATIONS AND SIZES OF ALL EXISTING FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION. REPAIR AND REPLACE ANY DAMAGES TO EXISTING UTILITIES RESULTING FROM CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR REMOVING OR ABANDONING ALL EXISTING UTILITIES AND STRUCTURES REQUIRED TO COMPLETE SITE CONSTRUCTION. EITHER OWNER OR CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF UTILITIES PER REGULATIONS.
- WATER AND SEWER ABANDONMENT SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING STANDARDS INCLUDING DISCONNECT FROM THE MAIN AND REMOVAL OF SERVICES FROM THE RIGHT-OF-WAY.
 - 1. CONTRACTOR SHALL REMOVE ALL SYSTEMS AND WELLS FOUND ON SITE SHALL BE REMOVED OR ABANDONED IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS AT NO CHARGE TO THE OWNER
 - 2. VERIFY ALL EXISTING UTILITIES AND ELEMENTS. EXERCISE REASONABLE EFFORTS TO PROTECT ANY UNKNOWN UNDERGROUND ELEMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ANY UTILITIES DISCOVERED THAT WOULD NECESSITATE MODIFICATION TO THE PROPOSED DESIGN.
 - 3. CONTRACTOR SHALL COORDINATE ALL CONNECTIONS, RELOCATION AND ABANDONMENT OF UTILITIES WITH THE APPROPRIATE AGENCY, REGULATION AUTHORITY AND SHALL OBTAIN ANY PERMITS AS REQUIRED.
 - 4. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
 - 5. EXISTING MANHOLES, VALVE BOXES, VAULTS, CLEANNOUTS, UTILITY POLES ETC. TO BE REMOVED OR ABANDONED SHALL BE REMOVED OR ABANDONED IN ACCORDANCE PROPERLY WITH THE PROPOSED FINISHED GRADES (WHETHER OR NOT INDICATED TO BE MODIFIED).
- GENERAL CONTRACTOR TO COORDINATE ALL PEDESTRIAN ACCESS PATHS, LOCATIONS, LIGHTING ETC. WITH THE DEVELOPER.
- CONTRACTOR SHALL NOTIFY APPROPRIATE DEPARTMENTS PRIOR TO BEGINNING CONSTRUCTION.

	YOUR VISIT	DATE 07/20/2021
		DRAWN BY A. MAY
		DESIGNED BY P. BARBEAL
		CHECKED BY P. BARBEAL
		SCALE AS SHOWN

TIME

JOB NO.	
48600.00	
SHEET NO.	
C1.0	

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ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDDT STANDARDS AND SPECIFICATIONS.

ALL CURBS ARE TO BE 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 BEGINNING OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY EXISTING DISCREPANCIES PRIOR TO COMMENCING ANY RELATED CONSTRUCTION.

IF ANY DIMENSION, UTILITY OR GRADE DIFFERENCE OR EXCAVATION THE CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (811) OR (1-800-453-4449) 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 CURBS AND GUTTERS SHALL BE 24" WIDE. ALL CURB AND GUTTER IN THE PUBLIC RIGHT OF WAY SHALL BE 30" WIDE.

ALL CURB AND GUTTER AND ASPHALT SHALL BE REPLACED PER CITY OF RALEIGH OR NCDDT STANDARDS AND SPECIFICATIONS.

NO SIGNIT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, PENCE, FOLGAGE, BERMING, PARKING OR DRIVEWAY. IF ANY OBSTRUCTION OF TWENTY-FOUR (24) INCHES OR MORE (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. ANY OBSTRUCTION SHALL BE REMOVED PRIOR TO THE BEGINNING OF CONSTRUCTION.




SITE DATA TABLE	
PROJECT	1317 HILLSBOROUGH STREET
OWNER	FMW AT HILLSBOROUGH & MORGAN LLC
PROJECT ADDRESS	1317 HILLSBOROUGH STREET
PIN	1704-10-8117
DEED	12747-0070040
ZONING	CX-SH-LU
EXISTING USE	VACANT / CLOSED RESTAURANT
PROPOSED USE	PRINCIPAL USE: RESTAURANT (BAR/TAVERN) ALCOHOL SALE: CANNOT EXCEED 7% OF THE ANNUAL SALES
FLOOD ZONE	NOT LOCATED IN FLOOD HAZARD AREAS PER FEMA MAP #372701040 (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 BEDROOM: 6 2 BEDROOM: 3 3 BEDROOM: 3 TOTAL: 12 UNITS
EXISTING IMPERVIOUS AREA	10.26% (8,795 SF)
PROPOSED IMPERVIOUS AREA	9.71% (8,205 SF)
REQUIRED PARKING	RESIDENTIAL: 10 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
REQUIRED BIKE SPACES	RESIDENTIAL: 1 PER 20.00 SQ. FT. MIN. 4 SPACES SHORT TERM & 1 PER 50.00 SQ. FT. MIN. 4 SPACES LONG TERM: 3 SPACES 3 SPACES 1 SHORT TERM BIKE CYCLE SPACES, 4 LONG TERM BIKE CYCLE SPACES
REQUIRED AMENITY AREA	PHASE 1: 593 SF (5%) PRIVATE: 593 SF (5%)
PROPOSED AMENITY AREA	PHASE 1: 750 SF (5%) PRIVATE: 675 SF (5%)
MAX HEIGHT ALLOWED	70' SEE THE HILLSBOROUGH MORGAN SUBMITTAL EXHIBIT WITHIN THE HILLSBOROUGH MORGAN STREETScape AND PARKING PLAN FOR MORE INFO
PROPOSED BUILDING HEIGHT	38' FRONT 6' SIDE 6' REAR 6'
PRIMARY STREET	HILLSBOROUGH STREET
REQUIRED BUILD-TO	HILLSBOROUGH ST: 80% W/ 30% REDUCTION 55% OF 59.5 LF + 333.3 LF REAR: 100% OF 156.5 LF + 666.6 LF
PROPOSED BUILD-TO	HILLSBOROUGH ST: N/A. SEE EXEMPTIONS PARK AREA: 16 LF (81.5%)
<h2>APPLICABLE EXEMPTIONS</h2> <p>30% BUILD-TO REDUCTION ALLOWED HILLSBOROUGH ST. ALL FRONTAGE ALLOWED HILLSBOROUGH STREET IS PROPOSED AMENITY AREA</p> <p>IN URBAN FRONTPAGE (SH), NO VEHICLE PARKING IS REQUIRED FOR THE FIRST 10,000 SF OF GROUND STORY HEIGHT & TRANSPARENCY REQUIREMENTS FOR A MIXED USE BUILDING.</p> <p>EXEMPT FROM BLOCK PERIMETER CIRCULAR MINIMUM. SITE AREA IS BELOW THE MINIMUM REQUIREMENT.</p> <p>EXEMPT FROM TCA. SITE AREA IS BELOW THE MINIMUM REQUIREMENT.</p> <p>EXEMPT FROM CROSS ACCESS. NO VEHICLE ACCESS TO THE SITE IS REQUIRED.</p>	


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THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27612
TEL 919.866.4951 FAX 919.833.8124 www.hntb.com

YOUR VISION ACHIEVED THROUGH OURS.

	DESIGNED BY <i>P. BARBEAU</i>
	CHECKED BY <i>P. BARBEAU</i>
	SCALE <i>AS SHOWN</i>

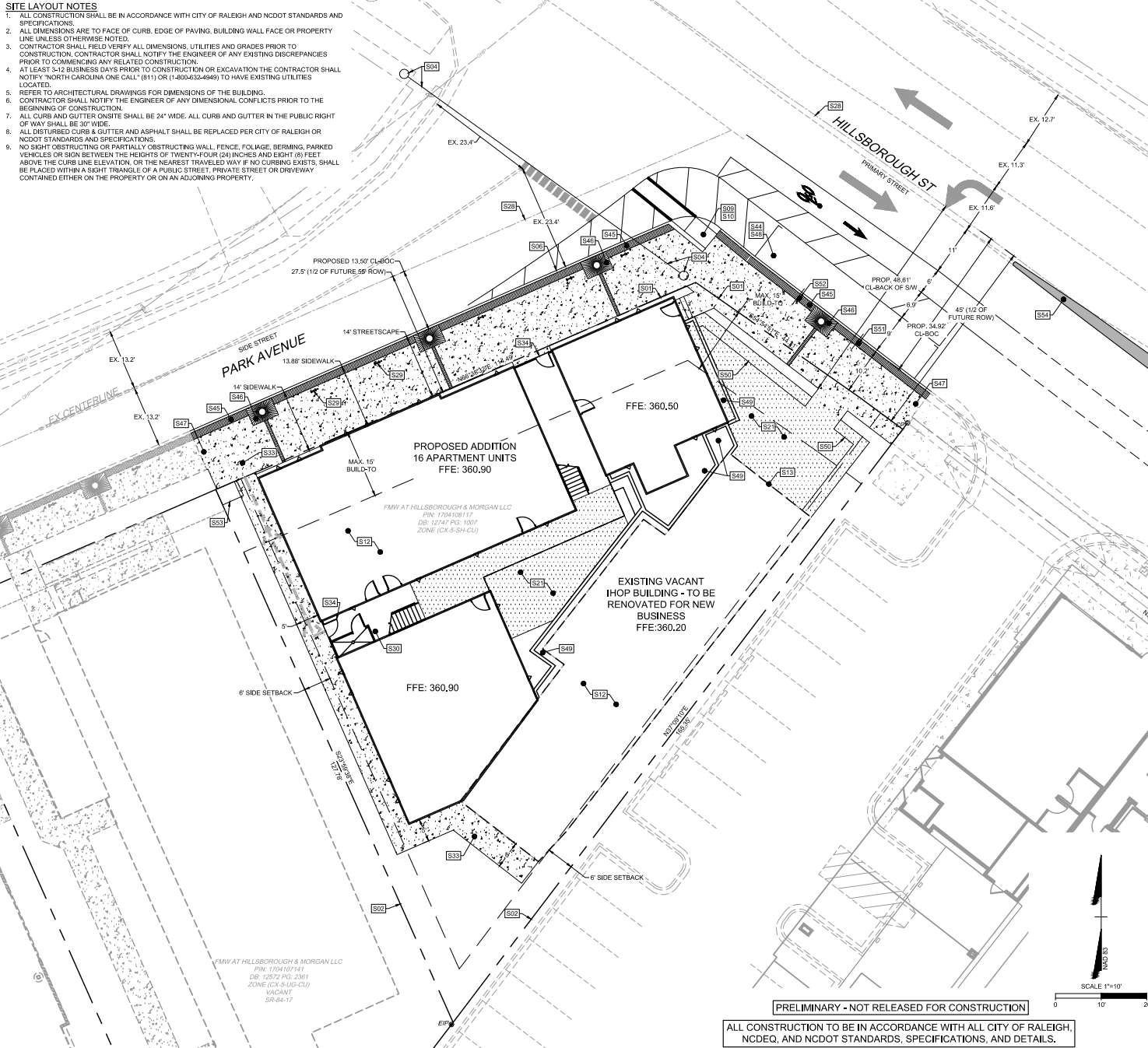
ONS GROUP
NORTH CAROLINA LICENSE NO. C-1652
317 HILLSBOROUGH ST
RALEIGH - WAKE COUNTY - NORTH CAROLINA
COVERALL SITE PLAN



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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 (1-800-633-4949) 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 ON-SITE 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	1317 HILLSBOROUGH STREET
PM#	1704-10-8117
DEED	DB 12747 PG 1007
ZONING	CK-S-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 #220370004 (09-20-2009)
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 LONG TERM + 8 SPACES REQUIRED
REQUIRED BIKE SPACES	0 SPACES 8 SHORT TERM BICYCLE SPACES, 4 LONG TERM
PROVIDED PARKING	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	10' 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	50% OF 99.5 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: 66.1 LF (61.2%)
APPLICABLE EXEMPTIONS	
UDO SEC. 1.5.B.C.4	30% BUILD-TO REDUCTION ALONG HILLSBOROUGH ST. ALL FRONTAGE ALONG HILLSBOROUGH ST. N/A, SEE EXEMPTIONS PARK AVE: 66.1 LF (61.2%)
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 FRONTIER IN C.Z. 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 1A SIDEWALK RAMP @ 8.33% MAXIMUM (TYPICAL - PER ADA AND LOCAL CODES)
S10	DETECTABLE WARNING PER ADA REQUIREMENTS
S12	BUILDING. REFER TO ARCHITECTURAL PLANS
S13	BUILDING ENTRANCE. REFER TO ARCHITECTURAL PLANS
S21	AMENITY AREA (TYP.)
S26	EXISTING ROAD CENTERLINE
S29	BIKE RACK. REFER TO DETAIL
S36	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	BIKE PAVERS TO BE INSTALLED ACCORDING TO HILLSBOROUGH MORGAN STREETSCAPE AND PARKING PLAN
S46	THREE 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

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THIS DRAWING PREPARED AT THE
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REVISION DESCRIPTION	
DATE	07/20/2021
REVISION PER CITY OF RALEIGH COMMENTS	
REVISION PER CITY OF RALEIGH COMMENTS	
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DATE	07/20/2021
DRAWN BY	A. MAY
DESIGNED BY	P. BARBEAU
CHECKED BY	P. BARBEAU
SCALE	AS SHOWN



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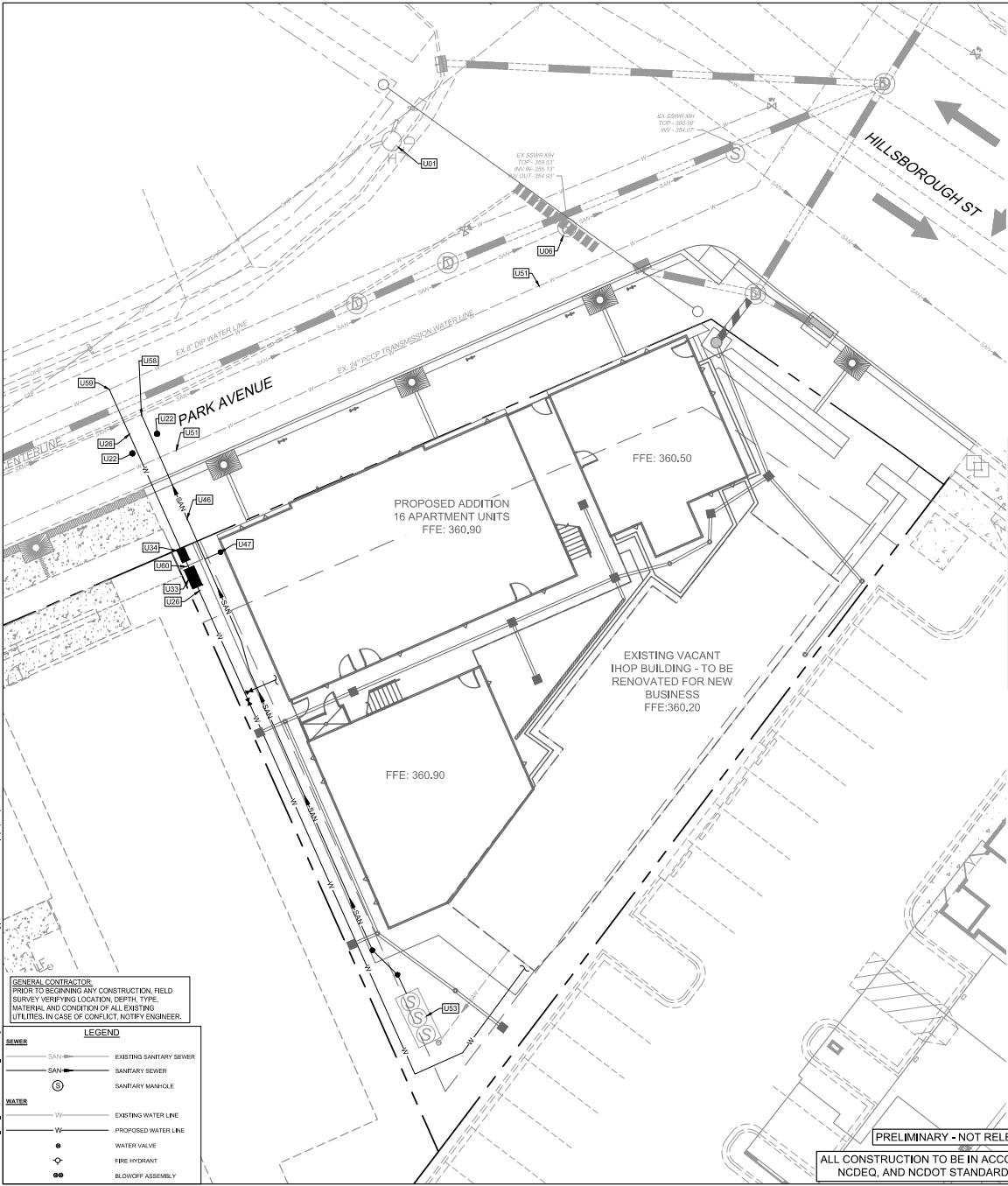
1317 HILLSBOROUGH ST
NORTH CAROLINA LICENSE NO. C-1652
RALEIGH - WAKE COUNTY - NORTH CAROLINA

SITE PLAN

JOB NO.
48600.003

SHEET NO.
C2.1

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UTILITY NOTES

1. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
2. ALL UNDERGROUND FEATURES INDICATED ON THE PLANS SHOULD BE CONSIDERED APPROXIMATE IN LOCATION AND SHOULD BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF ANY CONFLICTS OR DISCREPANCIES ARE NOTED.
3. CONTRACTOR SHALL COORDINATE THE LOCATION OR RELOCATION OF ALL OVERHEAD AND UNDERGROUND COMMUNICATION LINES, ELECTRIC AND GAS SERVICE WITH THE APPROPRIATE UTILITY COMPANY AND/OR THE CITY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL PROVIDE CONDUITS AS REQUIRED FOR THESE UTILITIES UNDER PAVED AREAS.
4. ALL ILLUSTRATED UTILITY INFRASTRUCTURE IS DIAGRAMMATIC AND MAY NOT REPRESENT THE ACTUAL SIZE OF INFRASTRUCTURE. NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF ANY CONFLICTS OR DISCREPANCIES ARE NOTED.
5. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
6. CURB STOPS ARE REQUIRED AND SHALL BE LOCATED 1 FOOT FROM THE METER BOX. CURB STOPS SHALL BE INSTALLED IN A CURB STOP BOX AS MANUFACTURED BY FORD, A.Y. McDONALD, OR TRUMBULL.
7. SERVICE SADDLES SHALL BE ALL BRONZE WITH DOUBLE BRONZE STRAPS WITH A NEOPRENE 1/2\"/>
8. ALL WATER METERS SHALL BE PROVIDED AND INSTALLED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT METERS DIVISION.
9. METERS WILL BE THE SAME SIZE IN DIAMETER AS THE SERVICE.
10. A 3\"/>
11. ALL 8\"/>
12. UTILITY TRENCHES SHALL BE CUT AND PAVEMENT REPAIRED TO CITY OF RALEIGH STANDARDS.
13. ALL DISTURBED HARDSCAPE AND LANDSCAPING (CONCRETE, ASPHALT, BRICK, TREES, SHRUBS, ETC) SHALL BE REPLACED ACCORDING TO CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
14. BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A SURVEY BY ATKINS SURVEY.
15. CONTRACTOR SHALL CONTACT CITY OF RALEIGH WATER DISTRIBUTION DIVISION AT (919) 996-3345 PRIOR TO WORKING (EXCAVATION, BORING, OR OTHER SUBSURFACE BREACH) AROUND OR IN THE VICINITY OF TRANSMISSION LINE.
16. CONTRACTORS WORKING (EXCAVATION, BORING, OR OTHER SUBSURFACE BREACH) AROUND OR IN THE VICINITY OF EXISTING WATER LINES 12\"/>

UTILITY KEYNOTES

NUMBER	DESCRIPTION
U01	EXISTING FIRE HYDRANT
U03	EXISTING 8\"/>
U06	EXISTING SANITARY SEWER MANHOLE (TYP.)
U10	EXISTING OVERHEAD UTILITY LINE (TYP.)
U17	EXISTING UTILITY POLE TO REMAIN
U22	SAWCUT, REMOVE, & REPLACE EXISTING PAVEMENT
U26	2\"/>
U33	2\"/>
U34	2\"/>
U36	4\"/>
U47	CLEANOUT (TYP.) TRAFFIC RATED IF LOCATED WITHIN PAVEMENT. REFER TO DETAIL.
U51	EXISTING 24\"/>
U53	EXISTING GREASE TRAP TO REMAIN.
U58	CONNECT TO EXISTING SANITARY SEWER LINE. (CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION)
U59	COORDINATE WITH WATER DEPARTMENT TO ENSURE THAT SERVICES IS NOT INTERRUPTED AT ANY TIME.
U60	5\"/>

CITY OF RALEIGH UTILITY NOTES (AS APPLICABLE):

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUS HANDBOOK, CURRENT EDITION).
2. CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
3. UTILITY SEPARATION REQUIREMENTS:
 - 3.1. A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS, HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - 3.2. WHEN INSTALLING WATER AND/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10' IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN AT LEAST 1' ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - 3.3. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATER MAIN, DIP MATERIALS OR STEEL ENCASMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - 3.4. 5/2' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - 3.5. MAINTAIN 18\"/>
 - 3.6. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18\"/>
4. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
5. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24-HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
6. 3/0\"/>
7. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUS HANDBOOK PROCEDURE.
8. INSTALL WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT.
9. INSTALL SEWER SERVICES @ MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM. (4\"/>
10. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKFLOW VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINING LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
11. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDOW, USACE AND/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
12. NCDOT (RAILROAD) ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
13. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANNE HARTLEY AT (919) 996-5823 OR JOANNE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.
14. GRADED SLOPES INSIDE CITY OF RALEIGH EASEMENTS SHALL NOT EXCEED 3:1.

GENERAL CONTRACTOR, PRIOR TO BEGINNING ANY CONSTRUCTION, FIELD SURVEY: VERIFYING LOCATION, DEPTH, TYPE, MATERIAL, AND CONDITION OF ALL EXISTING UTILITIES. IN CASE OF CONFLICT, NOTIFY ENGINEER.

LEGEND

SEWER

- SAN — EXISTING SANITARY SEWER
- SAN — SANITARY SEWER
- SANITARY MANHOLE

WATER

- W — EXISTING WATER LINE
- W — PROPOSED WATER LINE
- WATER VALVE
- FIRE HYDRANT
- BLOWOFF ASSEMBLY

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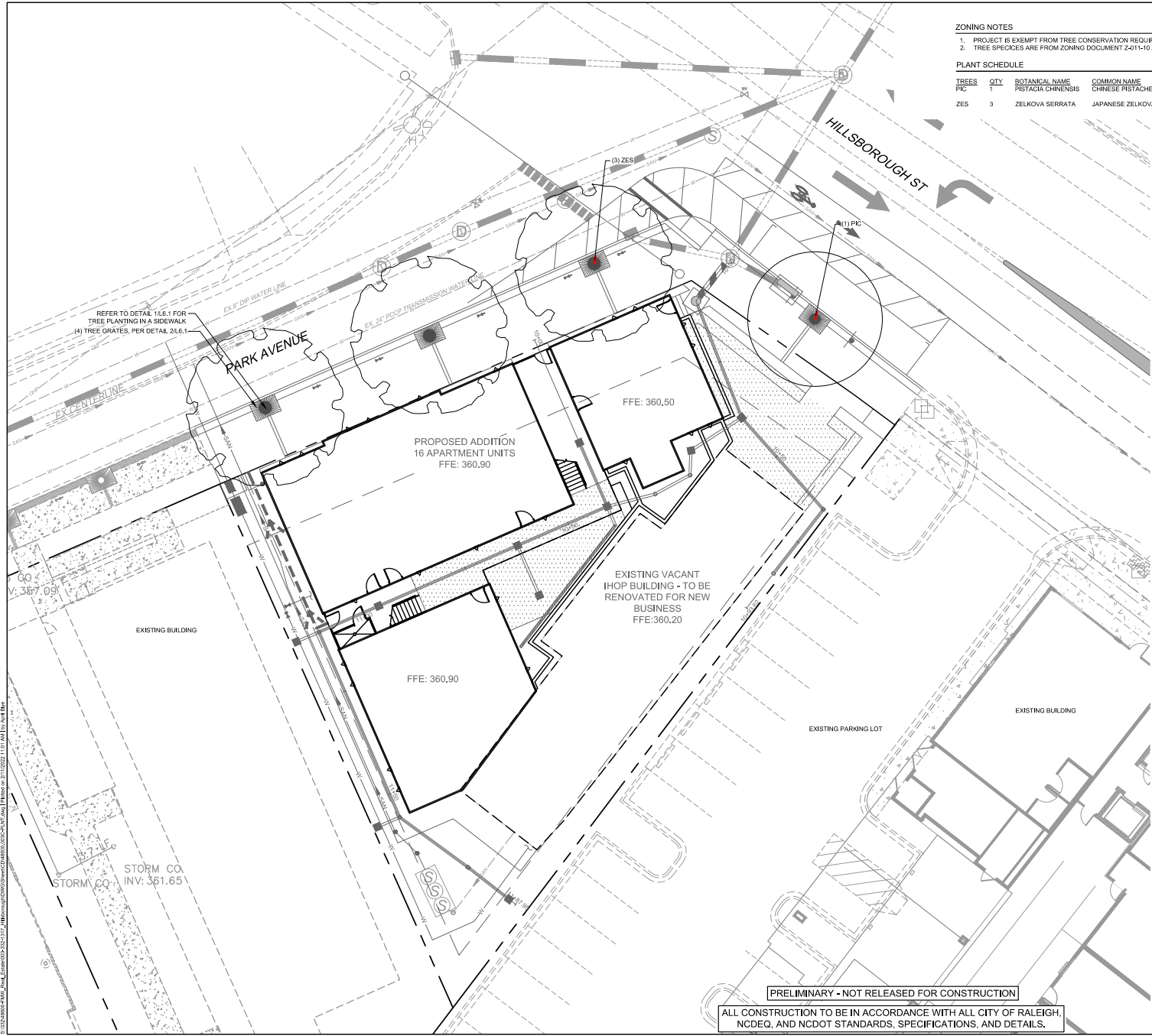
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DATE	07/20/2021
DRAWN BY	A. MAY
DESIGNED BY	P. BARBEAU
CHECKED BY	P. BARBEAU
SCALE	AS SHOWN

REVISION DESCRIPTION	DATE
REVISION PER CITY OF RALEIGH COMMENTS	07/17/21
REVISION PER CITY OF RALEIGH COMMENTS	07/17/21
REVISION PER CITY OF RALEIGH COMMENTS	07/17/21

JOB NO.	48600.003
SHEET NO.	C5.0

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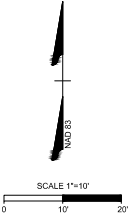


- ZONING NOTES**
1. PROJECT IS EXEMPT FROM TREE CONSERVATION REQUIREMENTS PER UDO SEC. 9-1.2. THE SITE IS UNDER 2 ACRES.
 2. TREE SPECIES ARE FROM ZONING DOCUMENT Z-011-10 AND THE HILLSBOROUGH MORGAN STREETScape PLAN.


PLANT SCHEDULE							
TREES	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	TYPE	REMARKS
PG	1	PISTACIA CHINENSIS	CHINESE PISTACHE	3" CAL., 10' HT. MIN.	B&B	SHADE TREE	SINGLE LEADER, FULL CANOPY
ZES	3	ZELKOVA SERRATA	JAPANESE ZELKOVA	3" CAL., 10' HT. MIN.	B&B	SHADE TREE	SINGLE LEADER, FULL CANOPY

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NORTH CAROLINA LICENSE NO. C-1652

1317 HILLSBOROUGH ST

RALEIGH - WAKE COUNTY - NORTH CAROLINA

LANDSCAPING PLAN

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DATE	REVISION DESCRIPTION
07/20/2021	REVISION PER CITY OF RALEIGH COMMENTS
07/21/21	REVISION PER CITY OF RALEIGH COMMENTS
07/22/21	REVISION PER CITY OF RALEIGH COMMENTS

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2 REAR AERIAL VIEW
1/18



1 FRONT AERIAL VIEW
1/18