



# Administrative Approval Action

Case File / Name: ASR-0087-2021  
DSLC - 2510 Hillsborough St. Revitalization

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

**LOCATION:** This .19 acre site zoned NX-7-SH-CU is located on the north side of Hillsborough Street, west of the intersection of Hillsborough and Horne Street at 2510 Hillsborough Street.

**REQUEST:** This is a revision to a Previously Approved Plan for a mixed use building (restaurant, bar, and retail establishment). The original plan showed 18,141 sf of building space. The proposed revision includes the removal of the second floor, architectural changes, and additional seating provided on the roof to serve the ground floor eating establishment with a total revised gross floor area of 10,737 sf

## SUNSET EXTENSION

Applicant requested a sunset extension on 6/24/25.

## \*\*REVISION\*\*

The development plan has changed from the first revision to modify the building footprint and remove the bar use. Seating was relocated from the rooftop to ground level to serve the eating establishment. The total gross floor area was reduced by 156 square feet. Retail on the basement level stayed the same and with the removal of the bar use, the remaining building area shifted by reducing the size of the eating establishment and increasing the area allocated to retail use on the ground floor level. The Hillsborough Street building elevation also changed with the removal of the rooftop seating.

**DESIGN**

**ADJUSTMENT(S)/**

**ALTERNATES, ETC:**

SPR-0139-2022: DSLC - Site Permitting Review/Major [Signature Set]  
RCMP-0013-2023: DSLC - Recorded Maps/Boundary Survey - Major

**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 September 10, 2025 by Pabst Design Group, PA.**

## **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:***

### **Engineering**

1. 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

2. The water meters must be proposed in a location acceptable to the City of Raleigh Public Utilities Department.

**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. The final location for the GOTriangle Bus stop is coordinated with the Transit Division and all accommodations are in place to install the infrastructure for the bus stop.
2. Revise the plan taking advantage of Text change TC-11-21 (Maximum parking limits). (FYI - TC-11-21 went into effect recently limiting parking to a maximum number as opposed to a minimum requirement.) Should you wish to utilize this recently effective text change please note this on the cover sheet and remove sheet C-2.2.
3. Comply with all conditions of Z-2-14

### Engineering

4. 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)

## Public Utilities

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

## Urban Forestry

6. 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 Hillsborough St.
7. A public infrastructure surety for (3) tree pit 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.



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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.

**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:

**2-Year Expiration Date: June 24, 2027**

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.

Keegan.McDonald@raleighnc.gov

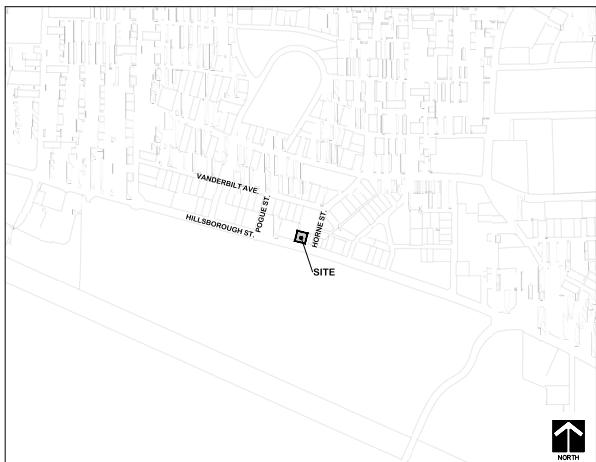
**Signed:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Development Services Dir/Designee

**Staff Coordinator: Jessica Gladwin**

Digitally signed by Keegan.McDonald@raleighnc.gov  
DN: E=Keegan.McDonald@raleighnc.gov,  
CN=Keegan.McDonald@raleighnc.gov  
Date: 2025.12.16 14:01:54-05'00"

TIER 3 SITE PLAN REVIEW MODIFICATION FOR:  
**2510 HILLSBOROUGH STREET  
REVITALIZATION**  
RALEIGH, NORTH CAROLINA



## VICINITY MAP 1" = 500'

**FOR REVIEW ONLY  
NOT FOR CONSTRUCTION**



Concurrent Mylar Revision Table			
Version (transaction number)	Revised Serial Number(s)	Approval Date	
Original Mylar A32R-0001 Rev 2/12	C-001, C-002, C-003, L-001, L-01, A101	5/21/2022	
Revision 1 (ABR-0001-002) (Rev 2/21)	C-004, C-005, C-006, C-007, C-008, L-002, L-003, A102	11/10/2022	
Revision 2 (ABR-0001-0021)	A-001, A-002, A-003, A-004, A-005, A-006, A-007, A-008, A-009, A-010, A-011, A-012, A101, A102, ADDITION OF A001		

**SITE DATA TABLE**

**SITE ADDRESS:** 250 N 100 E GROSVENOR STREET  
BA, KIRK NC 27601

**NAME/TYPE:** U T VPLAT MODULIA 2510, LLC  
2510 MODULIA INC  
PALEO 21008

**DEED/PAGE:** BK C - 0556, PG 00056  
PIN: 079-61-3951

**EXISTING ZONING:** NEIGHBORHOOD MODE USE INX T SH C01  
CITY/ISLAND/JSC: VACANT

**PERMIT/TYPE:** FUTURE STARI INSHIMT AND RETAIL SALES  
ACROSS THE STREET

**EXISTING LULY AREA:** STURGEON

**PHOTO/NAME:** S 100 S 100 E 400  
LULY AREA  
WATERSHED: WALNUT CREEK

**RIVER/BASIN:** HOUSE

**ADDITIONAL OVERLAYS:** SPECIAL RESIDENTIAL PARK & OVERLAY DISTRICT, SPPOD;  
THE PROPERTY IS NOT LOCATED IN A SPECIALLOOD HAZARD ZONE;  
PER FLOOD INSURANCE RATE MAP 120705040101 DATED MAY 7 2006

**FREE CONSURV/NAME:** NONE

**RIGHT OF WAY:** NONE

**DEEDIGATION:** FUTURE IN GROSS AREA & 10% IN LULY AREA

**IMPERVIOUS AREA:** PER DEVELOPED IMPERVIOUS;  
5' 10" IN LULY AREA  
HOST/UNDEVELOPED IN THE LULY AREA;  
SAME AS ABOVE

**OUTDOOR AMENITY:** REQUIRED BY 51% OF TOTAL SITE AREA  
PROVIDED 51.2% AT GROU NO LEVEL CONTIGUOUS TO PUBLIC S 54/110.02

**FRONTAGE/HEIGHT:** 5' 10" IN LULY AREA

**MAX. BUILDING HEIGHT:** 3' 10" IN LULY AREA

**BUILDING/STRUCTURE:** PRIMARY STAFF AREA: 5'  
SIDE STAFF (MEN): 5'  
TEAM L1 LINE (MIN): 5' 0"  
SUD LULY LINE: 5' 0"

**SETBACKS:** PRIMARY REQD REG (MIN/MAX): 0'10"18" - WIDTH MIN 1  
PRIMARY PROVIDED 96.07' - WIDTH 1

**BUILD TO:** SIDEWALK: PROVIDED 96.07' - WIDTH 3'

**STREET/SCAPE:** SIDEWALK: PROVIDED 96.07' - WIDTH 3'  
SIDEWALK: 5' 0"

**AREA:** PLANTING AREA: 5'  
WALKWAY TYPE: SIDEWALK  
PLANTING TYPE: TREE GRATE  
TREE: PROVIDED 4' 0" X 4' 0"  
BARRIER TYPE: 1' 0"

**BUILDING FLOOR AREA:**

**BUILDING CHOB5 & LOUD AREA:** 10,581 SF

**OUTDOOR SEATING:** GROUND FLOOR LEVEL, EATIN ESTABLISHMENT, 30 SEATS  
MEETING ROOM:  
1 SHORT TERM: 2' 0" SF OR GROSS FLOOR AREA 2' 0" X 2' 0" 3 SPACES  
EATING ESTABLISHMENT: 2' 0" X 2' 0" SF  
RETAIL: 4' 10" SF

**VEHICLE PARKING/MAK:** BUILDING CHOB5 OR OF GROSS FLOOR AREA PLUS 5 SPACES FOR EVERY  
1000 SQUARE FEET OF GROSS FLOOR AREA 8.311' 0" X 2' 0" 42 SPACES

**NO VEHICLE PARKING PROPOSED**

**REQUIRED PERCENT PARKING:**

1 SHORT TERM SPACE PER SF OF GROSS FLOOR AREA AND 1 LONG  
TERM SPACE PER 250 SF OF GROSS FLOOR AREA. MINIMUM OF 14  
2' 0" X 2' 0" 50 SF = 1 SHORT TERM  
2' 0" X 2' 0" 25 SF = 1 LONG TERM

**RETAIL:**

1 SHORT TERM SPACE PER 500 SF OF GROSS FLOOR AREA, MINIMUM OF 14  
2' 0" X 2' 0" 100 SF = 1 SHORT TERM  
TOTAL REQUIRED 8 SHORT TERM, 1 LONG TERM  
TOTAL PROVIDED 8 SHORT TERM, 1 LONG TERM

**250 HILLSBOROUGH ST. REVITALIZATION**  
RALEIGH, WAKE COUNTY, NORTH CAROLINA  
**TIER 3 ADMINISTRATIVE SITE REVIEW PLANS**  
**COVER SHEET**

(S)	REVISION	DATE
	1	REvised PER COR COMMENTS
(S)	REvised PER COR COMMENTS	12/13/22
	1	REvised PER COR COMMENTS
(S)	REvised PER COR COMMENTS	12/13/22
	1	REvised PER COR COMMENTS
(S)	REvised PER COR COMMENTS	12/13/22
	1	REvised PER COR COMMENTS
<b>DRAWING SHEET</b>		
<b>C-0.0</b>		
<b>PROJECT NUMBER</b>		
<b>581-21</b>		

ASR-0087-2021

# TIER 3 SITE PLAN REVIEW MODIFICATION FOR: 2510 HILLSBOROUGH STREET REVITALIZATION RALEIGH, NORTH CAROLINA

**Administrative Site Review Application**  
Planning and Development Division, P.O. Box 480, Raleigh, NC 27601 | 919-808-2590

**Office Use Only: Case #** [Redacted] **Permit (print):** [Redacted]

This form is required when submitting site plans as performed in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building type and include the plan checklist document when submitting.

**Site Plan Tier:** Tier Two Site Plan **Site Plan:** Tier Three Site Plan

**Building Type:**  Detached  Attached  Mixed Use  Boarded Up  Board of Adjustment  Certificate of Appropriateness  Zoning Case #  CMA  Administrative Alternative #

**GENERAL INFORMATION**

Development name: 2510 Hillsborough St. Revitalization  
In City/Islands? Yes  No

Property address(es): 2510 Hillsborough St, Raleigh, NC 27607

Site in City/Islands? Please describe the site location. Include any activities, experiences or characteristics unique to the site. Construction includes a stay building, a building with a roof top outdoor seating area for the existing establishment, bar and retail uses. Construction of roof top outdoor seating to serve the existing establishment located on the ground floor. Site improvements include construction of access sites, streetscape elements, landscaping and utilities.

Developer/Owner/Developer Contact Name: [Redacted] (City/Module 2016 LCC) / [Redacted] (Required Agent)  
NOTE: Please attach pertinent documents when submitting this form.

Company: City/Module 2016 LLC Title: Vacant Location, Registered Agent  
Address: 2021 Fairview Road, Raleigh, NC 27608  
Phone #: 919-549-2616 Email: [Redacted]@city/Module.com

Applicant Name: Mark Phillips Company: PAST Design Group, PA Address: 107 Fayetteville Street, Ste. 200 Raleigh, NC 27601  
Phone #: 919-949-4399 Email: [Redacted]@pastdesign.com

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**DEVELOPMENT TYPE + SITE DATE TABLE**  
(Applies to all developments)

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): Neighborhood Mixed Use (NO-7-SH-CU)	Existing gross floor area (net to be demolished): N/A
# of parking spaces required: N/A	Existing gross area to be demolished: N/A
# of parking spaces proposed: N/A	New gross floor area: 10,737 GFA
# of parking spaces proposed: N/A	Total gross (to remain and new): 10,737 GFA
Overlay District (if applicable): General Planning Policy, Design Overlay	Proposed # of stories for each: 2
Existing use (UDO 6.1.4): Vacant	Proposed use (UDO 6.1.4): Existing Establishment, Revitalization

**STORMWATER INFORMATION**

Existing Impervious Surface:	Proposed Impervious Surface:
Acres: .186 in. Square Feet: 1,000	Acres: N/A Square Feet: N/A
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Flood study: [Redacted] (dated May 1, 2008)	
FEMA Map Number: [Redacted]	
House River Buffer: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Wetlands: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

**RESIDENTIAL DEVELOPMENTS**

Total # of dwelling units: N/A	Total # of hotel/motel units: N/A
# of bedroom units: 1st 2nd 3rd	2nd 3rd
# of units: 1st	Is your project a village/master? Yes <input type="checkbox"/> No <input type="checkbox"/>

**SIGNATURE BLOCK**

The undersigned indicates that the property owner(s) of this application and that the proposed project described in this application will be measured in all respects in accordance with the park and specific policies outlined in the Unified Development Ordinance. The undersigned also certifies that the provisions and conditions of the City of Raleigh's Unified Development Ordinance.

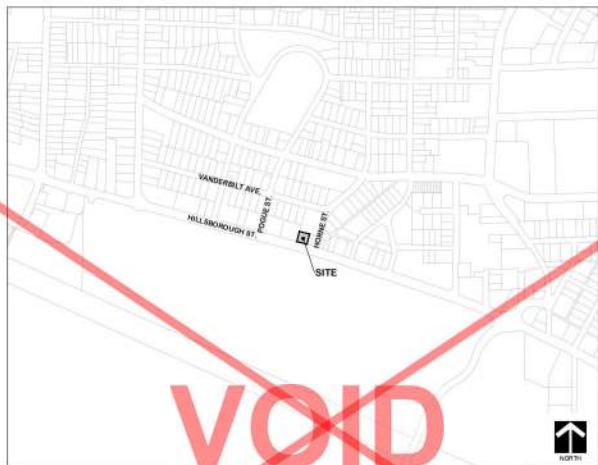
Mark Phillips, PLA  
will serve as the agent regarding this application, and will respond to administrative comments, revision plans and applicable documents, and will represent the property owner(s) in any public meeting regarding this application.

We have read, acknowledge, and affirm that this project is conforming to all applicable requirements applicable with the proposed site plan. This site plan application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of receipt.

Signature: Mark Phillips Date: 10/08/2021  
Printed Name: Mark M. Phillips

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**VICINITY MAP**  
1" = 500'

**APPROVED ASR REVISION NARRATIVE:**  
THE PROPOSED MODIFICATION TO THE APPROVED ASR IS FOR THE ADDITION OF OUTDOOR SEATING TO THE EXISTING ARCHITECTURAL CHANGES ADDITIONAL SEATING IS NOW PROVIDED ON THE ROOF TOP LEVEL TO SERVE THE GROUND FLOOR EATING ESTABLISHMENT. THE PROPOSED MODIFICATION IS A REVISION TO THE APPROVED ASR PLANS (ASR-0087-2021) ON MAY 27TH, 2022.

**STREETSCAPE ELEMENTS**  
MAINTAINED BY THE CITY:  
STREET TREES, TREE GRATES, CURB AND GUTTER, SIDEWALK, CROSSWALKS, STRIPING AND SIGNALS, BUS STOPS, ON-STREET PARKING STRIPING, PARKING METERS, TRASH RECEPTACLE

**MAINTAINED BY THE LANDOWNER:**  
SIGNAGE, BUILDING IMPROVEMENTS, AWNINGS, BENCHES, BUSINESS SIGNS, LIGHTING

**INDEX TO PLANS**

C-0.0	COVER SHEET ASBUILT SURVEY
C-1.0	EXISTING CONDITIONS & DEMOLITION PLAN
C-2.1	SITE LAYOUT PLAN
C-3.0	GROUND FLOOR STREETSCAPE PLAN
C-4.0	UTOPIA PLAN
C-4.1	GRADING AND DRAINAGE PLAN
D-1.0	SITE DETAIL SHEET
D-2.0	UTILITY DETAIL SHEET
D-3.0	STORM DRAINAGE DETAIL SHEET
L-1.0	LANDSCAPE PLAN
L-1.1	LANDSCAPE DETAIL SHEET
A-101	BASMENT FLOOR PLAN
A-111	GROUND FLOOR PLAN
A-112	SECOND FLOOR PLAN
A-201	EXTERIOR ELEVATIONS

**DEVELOPER:**  
CITY/PLAT MODIALIA 2510, LLC  
2021 FAIRVIEW RD  
RALEIGH, NC 27608  
TEL: 724.549.5916  
EMAIL: [Redacted]@city/PLAT.com

**SURVEYOR:**  
NEWCOMB LAND SURVEYORS, LLC  
7008 HARPS MILL RD, STE. 105  
RALEIGH, NC 27615  
TEL: 919.847.1800  
EMAIL: justin@nls-nc.com

**CIVIL ENGINEER:**  
PAST DESIGN GROUP, PA  
107 FAYETTEVILLE ST, STE. 200  
RALEIGH, NC 27601  
TEL: 919.949.4399  
EMAIL: [Redacted]@pastdesign.com

**ARCHITECT:**  
NEW CITY DESIGN GROUP  
1304 HILLSBOROUGH ST  
RALEIGH, NC 27605  
TEL: 919.831.1308  
EMAIL: Jeff@newcitydesign.com

**Concurrent Mylar Revision Table**

Version (Revision number)	Revised Sheet Number(s)	Approved Date
Original Mylar (ASR-0087-2021)	C-1.0, D-1.0, D-2.0, D-3.0, L-1.1, A110, A111	5/26/2022
Revision 1 (ASR-0087-2021)	C-0.0, C-2.0, C-3.0, C-4.0, L-1.0, A112, A201	

**SITE DATA TABLE**

SITE ADDRESS:	2510 HILLSBOROUGH STREET RALEIGH, NC 27607
OWNER(S):	CITY/PLAT MODIALIA 2510, LLC 2021 FAIRVIEW RD RALEIGH, NC 27608 BK 018054, PG 00926
DEEDPAGE:	0794-81-3951
EXISTING ZONING:	NEIGHBORHOOD MIXED USED (NK-7-SH-CU)
PERMITTING (LAND USE):	
PROPOSED ZONING:	EATING ESTABLISHMENT, BAR, AND RETAIL SALES
EXISTING LOT AREA:	8,100 SF (0.186 AC)
PROPOSED LOT AREA:	8,100 SF (0.186 AC)
WATERHEAD:	WALNUT CREEK
PERMITTING (STRUCTURE):	
ADDITIONAL OVERLAY(S):	SPECIAL RESIDENTIAL PARKING OVERLAY DISTRICT (SPROD)
FLOODPLAIN:	THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD DATA: HAZARD ZONE PER FLOOD INSURANCE RATE MAP 102007940001, DATED 2/2/2008
TREE CONCERN:	None
PERMITTING (CONSTRUCTION):	
IMPERVIOUS AREA:	EXISTING LOT GROSS AREA: 8,100 SF (0.186 AC) IMPERVIOUS AREA: 8,100 SF (0.186 AC) POST-DEVELOPED IMPERVIOUS AREA: SAME AS ABOVE
OUTDOOR AMENITY AREA:	REQUIRED: 810 SF (10% OF TOTAL SITE AREA) PROVIDED: 810 SF AT GROUND LEVEL CONTIGUOUS TO PUBLIC SW (10%)
FRONTAGE TYPE:	SHOPFRONT - S1
MAX. BUILDING HEIGHT:	15'
BUILDING STRUCTURE SETBACKS:	PRIMARY STREET (MIN: 5') SIDE STREET (MIN: 5') REAR LOT LINE (MIN: 0' OR 6') SIDE LOT LINE: 0' OR 6'
BUILD TO:	PRIMARY PROVIDED: (MINIMAD: 0'11" (80% WIDTH MIN)) PRIMARY PROVIDED: 98.57% WIDTH
STREETSCAPE:	STREETSCAPE WIDTH (MAX): 35' SIDEWALK (MIN: 6')
PLANTING AREA (MIN: 4') WALKWAY TYPE: SIDEWALK PLANTING TYPE: TREE PLANT TREE SPACING: 40'-0" AVG	PLANTING AREA (MIN: 4') WALKWAY TYPE: SIDEWALK PLANTING TYPE: TREE PLANT TREE SPACING: 40'-0" AVG
BUILDING FLOOR AREA:	BASEMENT LEVEL: BAR = 4' x 21' LEVEL: GROSS FLOOR: 810 SF EATING ESTABLISHMENT: 810 SF RETAIL = 198 SF
OUTDOOR SEATING:	GROUNDFLOOR LEVEL (EATING ESTABLISHMENT) - 30 SEATS ROOF TOP - 151 SEATS (TO SERVE GROUNDFLOOR EATING ESTABLISHMENT)
REQUIRED BICYCLE PARKING:	EATING ESTABLISHMENT (1 SHORT TERM SPACES) 50 SF OF GROSS FLOOR AREA, MINIMUM 5' OF 4' BICYCLE PARKING ROOF TOP - 15 LONG TERM SPACES FOR 25,000 SF OF GROSS FLOOR AREA, MINIMUM 10' OF 4' BICYCLE PARKING
STORMWATER:	10,237.50,000 SF (0. SHORT TERM) 10,237.50,000 SF (1 LONG TERM) RETAIL: 1 SHORT TERM SPACES FOR 5,000 SF OF GROSS FLOOR AREA, MINIMUM 4' OF 4' BICYCLE PARKING 100' x 5'0" x 0 (SHORT TERM) TOTAL REQUIRED: 8 SHORT TERM, 4 LONG TERM TOTAL PROVIDED: 8 SHORT TERM, 4 LONG TERM
<b>CONDITIONS OF Z-2-14:</b>	1. THE FOLLOWING USES SHALL BE PROHIBITED: TELECOMMUNICATION TOWER - ALL TYPES, DETENTION CENTER, JAIL, PRISON, TATTOO PARLOR, ALL TYPES, EMERGENCY SHELTER, OUTDOOR SPORTS AND ENTERTAINMENT FACILITY - ALL TYPES, VEHICLE REPAIR MINOR.
	2. THE MAXIMUM HEIGHT OF ANY BUILDING ON THE PROPERTY SHALL BE 7' STOREY FEET (7'0" MAX).
	3. THERE SHALL BE NO BALCONY THAT IS ASSOCIATED WITH INDIVIDUAL DWELLING UNITS CONSTRUCTED ON THE NORTHERN BUILDING FAÇADE FACING THAT ADJACENT TRACT OF LAND DESCRIBED AS "FIRST TRACT" IN THAT CERTAIN DEED RECORDED IN BOOK 4193, PAGE 4, WAKE COUNTY RECORDS.
	4. ALL POLE LIGHTING UNITS LOCATED BETWEEN THE PRINCIPAL BUILDING AND THE NORTHERN FAÇADE SHALL BE OF FULL CUT-OFF DESIGN, AND ALL LIGHT FIXTURES MOUNTED ON THE EXTERIOR OF THE NORTHERN FAÇADE OF THE PRINCIPAL BUILDING SHALL BE OF FULL CUT-OFF DESIGN. THE EXTERIOR OF THE NORTHERN FAÇADE SHALL BE LOCATED CONTINUOUS TO THE PUBLIC SIDEWALK.
	5. THE BUILDING FAÇADE AT 2510 HILLSBOROUGH STREET SHALL PROVIDE A BUILDING FOOTPRINT VARIATION IN SIZE OR PROTRUSION OF AT LEAST EIGHT-INCHES (18") IN DEPTH AT LEAST TWICE THE VARIATION IN SIZE OR PROTRUSION IN THE EXTERIOR OF THE NORTHERN FAÇADE OF THE PRINCIPAL BUILDING. THE VARIATION IN SIZE OR PROTRUSION SHALL BE AT LEAST TWO CHANGES IN BUILDING MATERIALS AND AT LEAST ONE CANTILEVER.
	6. AN AREA MEASURING AT LEAST 70 SF TO SQUARE FEET IN GROUND AREA SHALL BE PROVIDED ON THE GROUND LEVEL OF THE BUILDING FOR NON-RESIDENTIAL USE, AND THIS AREA SHALL BE DIRECTLY ACCESSIBLE TO THE PUBLIC SIDEWALK IN THE NORTH SIDE OF THE BUILDING FAÇADE THAT ADJACENT TRACT OF LAND DESCRIBED AS "FIRST TRACT" IN THAT CERTAIN DEED RECORDED IN BOOK 4193, PAGE 4, WAKE COUNTY RECORDS.
<b>COMPLIANCE WITH CONDITIONS OF Z-2-14:</b>	1. PER THIS ADMINISTRATIVE SITE REVIEW APPLICATION, THE PROPOSED USES OF THE PROPERTY ARE EATING ESTABLISHMENT, BAR, AND RETAIL SALES WHICH ARE NOT LISTED AS PROHIBITED USES WITHIN THE FIRST CONDITION OF Z-2-14.
	2. PER ARCHITECTURAL SHEET A201, THE PROPOSED BUILDING IS 2 STORY WITH A HEIGHT OF 28'.
	3. THERE ARE NOT INDIVIDUAL DWELLING UNITS PROPOSED WITH THE ADMINISTRATIVE SITE REVIEW APPLICATION.
	4. PER ARCHITECTURAL SHEET A201, ALL LIGHT FIXTURES MOUNTED ON THE EXTERIOR OF THE NORTHERN FAÇADE OF THE PRINCIPAL BUILDING SHALL BE OF FULL CUT-OFF DESIGN. THERE ARE NO POLE LIGHTING UNITS LOCATED ON THE EXTERIOR OF THE NORTHERN FAÇADE OF THE PRINCIPAL BUILDING. THE EXTERIOR OF THE NORTHERN FAÇADE SHALL BE LOCATED CONTINUOUS TO THE PUBLIC SIDEWALK.
	5. GROUND FLOOR FAÇADE IS RECEIVED OVER 7' FROM THE OVERHANGING ROOF AND CREATES A CANOPY LENGTH OF THE FAÇADE WITHOUT CREATING AN ENCLAVE OVERHANGING THE FRONT PROPERTY LINE. THE OVERHANGING ROOF IS RECEIVED OVER 7' FROM THE OVERHANGING ROOF OF THE NORTHERN FAÇADE. FAÇADE INCLUDES BUILDING MATERIALS SEE W-1, W-2, AND W-3 ON SHEET A201.
	A NO VEHICLE PARKING PROVIDED FOR TEXT CHANGE TO 11-21 AND CITY OF RALEIGH USED SECTION 11-2.0.5.
<b>EXEMPTION NOTES:</b>	1. SITE IS EXEMPT FROM RIGHT-OF-WAY DEEDICATION PER SECTION 11-2.1.F.
	2. SITE IS EXEMPT FROM GROSS FLOOR MANAGEMENT PER SECTION 11-2.2.A.2.
	3. NO VEHICLE PARKING PROVIDED FOR TEXT CHANGE TO 11-21 AND CITY OF RALEIGH USED SECTION 11-2.0.5.

**2510 HILLSBOROUGH ST. REVITALIZATION**  
RALEIGH, WAKE COUNTY, NORTH CAROLINA  
TIER 3 ADMINISTRATIVE SITE REVIEW PLANS  
COVER SHEET

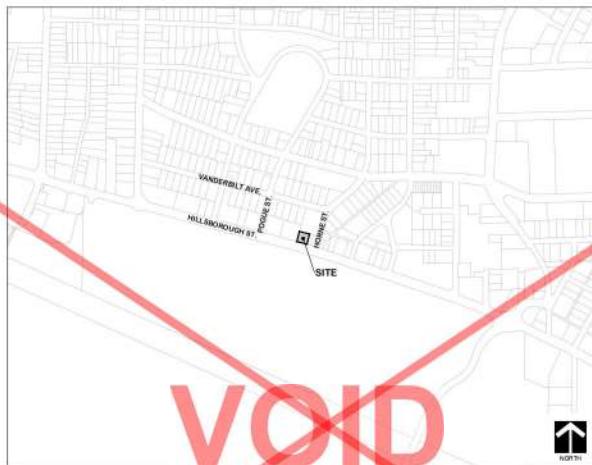
**DRAWING SHEET**  
**C-0.0**  
PROJECT NUMBER  
**581-21**

REVISION	REVISION DATE
1	10/08/2021
2	10/08/2021
3	10/08/2021
4	10/08/2021
5	10/08/2021
6	10/08/2021
7	10/08/2021
8	10/08/2021
9	10/08/2021
10	10/08/2021

**PAST DESIGN GROUP, PA**  
Engineering | Consulting  
WEBSITE: [www.pastdesigngroup.com](http://www.pastdesigngroup.com)  
PHONE: (919) 949-4399  
EMAIL: [Redacted]@pastdesign.com  
CLOUD: [www.pastdesigngroup.com](http://www.pastdesigngroup.com)

 <b>Administrative Site Review Application</b>	
<i>Planning and Development Customer Services Bureau   One Exchange Plaza, Suite 400   Raleigh, NC 27601   (919) 996-2590</i>	
<b>This form is required when submitting site plans for review in Unified Development Ordinance (UDO) Section 10.2. Please check the appropriate building types and include the plan checklist document when submitting.</b>	
<b>Office Use Only: Case #: <span style="border: 1px solid black; padding: 2px;"> </span>      Date Received: <span style="border: 1px solid black; padding: 2px;"> </span></b>	
<b>Review process UDO Section 10.2.B, as amended by text change code 14-11-10 to determine the site plan per. If assistance determining a Site Plan Test is needed a Site Plan Test Verification request can be submitted online via the Permit and Development Portal. (Note: There is a fee for this verification service.)</b>	
<b>Site Plan Tier: <input type="checkbox"/> Two Site Plan <input type="checkbox"/> Three Site Plan <input checked="" type="checkbox"/> Site Plan Test</b>	
<b>Building Type</b>	
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General use
<input type="checkbox"/> Attached	<input type="checkbox"/> Zoning/Building use case # <span style="border: 1px solid black; padding: 2px;"> </span>
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic
<b>GENERAL INFORMATION</b>	
<b>Development Name: 2510 Hillsborough St. Rehabilitation</b>	
<b>Inside City Limits: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></b>	
<b>Property address(es): 2510 Hillsborough St. Raleigh, NC 27607</b>	
<b>Site P.L.N. #:</b> 0754-01-3001	
<b>Please describe the scope of work. Include any additions, expansions, and change of use.</b>	
<b>Construction of a two story building with eating establishment, bar and retail uses. Site improvements include construction of access site, streetscape elements, landscaping and utilities.</b>	
<b>Current Property Owner/Developer Contact Name: Craig Hobale 3510, LLC/Vessel Numbers (Required Agent)</b>	
<b>NOTE: please attach purchase agreement when submitting this form.</b>	
<b>Company: Crystal Models 2510, LLC</b>	
<b>Address: 2021 Fairview Road, Raleigh, NC 27603</b>	
<b>Phone: 724-549-0918</b>	
<b>Email: pm@crystalmodels.com</b>	
<b>Applicant Name: Mark Phillips</b>	
<b>Company: Rohr Design Group, PA</b>	
<b>Address: 107 Fayetteville Street, Ste. 200 Raleigh, NC 27601</b>	
<b>Phone: 919-840-4398</b>	
<b>Email: mrohr@rohrdesign.com</b>	

TIER 3 SITE PLAN REVIEW FOR:  
**2510 HILLSBOROUGH STREET  
REVITALIZATION  
RALEIGH, NORTH CAROLINA**



~~VICINITY MAP  
1" = 500'~~

STREETSCAPE ELEMENTS	INDEX TO PLANS	LIMITED USE STANDARDS PER UDO 6.4.10
MAINTAINED BY THE CITY:		
STREET TREES	C-0.0 COVER SHEET	1) OUTDOOR PERMITTING: NO DISTANCE LIMIT.
TREE GRATES	C-1.0 ASSULT SURVEY	2) OUTDOOR READING PLAZAS: NO DISTANCE LIMIT. READING PLAZAS ARE SUBJECT TO A PERMIT IN ACCORDANCE WITH UDO 6.4.10. IN ADDITION TO THE REQUIREMENTS IN UDO 6.4.10, IN ADDITION TO THE REQUIREMENTS IN UDO 6.4.10, 12.2.6.1 THROUGH 12.2.6.4, THE FOLLOWING STANDARDS MUST BE MET:
STREET GUTTER	C-2.0 SITE DEVELOPMENT PLAN	
STREET PAVEMENT	C-2.1 GROUND FLOOR STREETSCAPE PLAN	
CROSSWALK STRIPPING AND SIGNALS	C-2.2 REMOTE PARKING PLAN	
BUS STOP	C-3.0 UTILITY PLAN	
STREET MARKING STRIPPING	C-4.0 GRADING AND DRAINAGE PLAN	
PARKING METERS	D-1.0 SITE DETAIL SHEET	
WALKING PATHS	D-2.0 UTILITY DETAIL SHEET	
REACTSPEATRACE	D-3.0 STORM DRAINAGE DETAIL SHEET	
MAINTAINED BY THE LANDOWNER:	L-1.0 LANDSCAPE PLAN	
SIDEWALKS	L-1.1 LANDSCAPE DETAIL SHEET	
BUILDING IMPROVEMENTS	A110 BASEMENT FLOOR PLAN	1) A TYPE C1 TRANSITIONAL PROTECTIVE YARD IS ESTABLISHED ALONG ANY SHARED PROPERTY LINE LOCATED BETWEEN A DURABLE CONSTRUCTION AND AN INAPPLICABLE (PRINCIPAL) ACCESSORY, OR C1 STREET PROTECTIVE YARD IS ESTABLISHED ALONG ANY PROPERTY LINE ABUTTING A RIGHT OF WAY LOCATED ON THE PROPERTY LINE, AND AN INAPPLICABLE (PRINCIPAL) ACCESSORY, PRINCIPAL OR ACCESSORY DWELLING UNIT.
AWNINGS	A111 GROUND FLOOR PLAN	2) A TYPE C2 OR C3 STREET PROTECTIVE YARD IS ESTABLISHED ALONG ANY PROPERTY LINE ABUTTING A RIGHT OF WAY LOCATED ON THE PROPERTY LINE, AND AN INAPPLICABLE (PRINCIPAL) ACCESSORY, PRINCIPAL OR ACCESSORY DWELLING UNIT.
SHADES	A112 SECOND FLOOR PLAN	
BUSINESS SIGNS	A201 EXTERIOR ELEVATIONS	
LIGHTING		3) THE MINIMUM DISTANCE MAY BE REDUCED TO 45 FEET PROVIDED:
		1) A TYPE C1 TRANSITIONAL PROTECTIVE YARD IS ESTABLISHED ALONG ANY SHARED PROPERTY LINE LOCATED BETWEEN A DURABLE CONSTRUCTION AND AN INAPPLICABLE (PRINCIPAL) ACCESSORY, OR C1 STREET PROTECTIVE YARD IS ESTABLISHED ALONG ANY PROPERTY LINE ABUTTING A RIGHT OF WAY LOCATED ON THE PROPERTY LINE, AND AN INAPPLICABLE (PRINCIPAL) ACCESSORY, PRINCIPAL OR ACCESSORY DWELLING UNIT.
		2) A TYPE C2 OR C3 STREET PROTECTIVE YARD IS ESTABLISHED ALONG ANY PROPERTY LINE ABUTTING A RIGHT OF WAY LOCATED ON THE PROPERTY LINE, AND AN INAPPLICABLE (PRINCIPAL) ACCESSORY, PRINCIPAL OR ACCESSORY DWELLING UNIT.

**DEVELOPER:**  
CITYPLAT MODULIA 2510, LLC  
2021 FAIRVIEW RD  
RALEIGH, NC 27608  
TEL: 724.549.5916  
EMAIL: [pml@cityplat.com](mailto:pml@cityplat.com)

**SURVEYOR:**  
NEWCOMB LAND SURVEYORS, LLC  
7400 BARKER MIL RD, STE. 105  
RALEIGH, NC 27616  
TEL: 919.847.1506  
EMAIL: [justin@nls-nc.com](mailto:justin@nls-nc.com)

**CIVIL ENGINEER:**  
PABST DESIGN GROUP, PA  
107 FAYETTEVILLE ST, STE. 200  
RALEIGH, NC 27601  
TEL: 919.848.4399  
EMAIL: [dpabst@pabstdesign.com](mailto:dpabst@pabstdesign.com)

**ARCHITECT:**  
PABST DESIGN GROUP  
1300 HILLSBOROUGH ST  
RALEIGH, NC 27605  
TEL: 919.831.1306  
EMAIL: [jeff@newcultydesign.com](mailto:jeff@newcultydesign.com)

3.1 **NOTHING IN THIS SUBSECTION SHALL BE REQUIRED TO BE PROVIDED IF THE OUTDOOR SEATING IS LOCATED ON A PRETENDED LINE OR POINT OF LAND WHERE THE OUTDOOR SEATING IS SCREENED WHOLLY OR IN ADEQUATELY BY A NON-STRUCTURAL PRINCIPAL STRUCTURE, EITHER ON SITE OR OFF-SITE.**

4. **NO OUTDOOR SEATING SHALL OCCUPY ANY AREA WITHOUT PRIOR APPROVAL OF THE CONVERSION TO SEATING BY THE CITY.**

**COMPLIANCE WITH LIMITED USE STANDARDS:**

- 1. **LIVE PERFORMANCE WILL NOT BE HELD.**
- 2. **NO ADVERTISING WILL BE PLACED ON THE OUTDOOR SEATING.**
- 3. **MAXIMUM OF 20 BAR SEATS PROPOSED ON 2ND LEVEL AND IS SCREENED BY PRINCIPAL STRUCTURE ON SITE FROM ADJACENT PROPERTY.**
- 4. **OUTDOOR SEATING TO BE APPROVED AS PART OF THE**

**EXEMPTION NOTES:**

SITE DATA TABLE	
SITE ADDRESS	2810 HILLBROOK ROAD RALEIGH, NC 27607
OWNER(S)	CITYPLAT MODGALA 2510, LLC
PROPERTY ADDRESS	2810 HILLBROOK ROAD RALEIGH, NC 27607
DEEDPAGE	BK 018546, PG 00006
DEEDPRN#	0794-181-3951
EXISTING LAND USE	VACANT
PROPOSED LAND USE	EATING ESTABLISHMENT, BAR, AND RETAIL SALES
EXISTING LOT AREA	1,800' x 100' (0.186 AC)
PROPOSED LOT AREA	8,100' x 100' (0.186 AC)
WATERSHED	WALNUT CREEK
SEWER	SEWER
ADDITIONAL OVERLAY(D)	SPECIAL RESIDENTIAL PARKING OVERLAY DISTRICT (SRPD)
FLOODPLAIN	PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE FOR FLOOD INSURANCE RATE MAP DATA: 37037945650, DATED MAY 7, 2006
TREE CONSERVATION	NONE
RIGHT-OF-WAY	NONE
DEDICATION	NONE
IMPERVIOUS AREA	EXISTING LOT GROSS AREA: 8,100' x 100' (0.186 AC) PROPOSED IMPERVIOUS: 8,100' x 100' (0.186 AC)
OUTDOOR AMENITY AREA	POST DEVELOPED IMPERVIOUS AREA: SAME AS ABOVE
FRONTOLOGY	FRONTAGE: 100% (100' OF TOTAL SITE AREA) PROVIDES: 810' SF AT GROUND LEVEL CONTIGUOUS TO PUBLIC ROW (100%)
FRONTAGE TYPE	SHOPFRONT (1-SH)
MAX. BUILDING HEIGHT	40' (12.2 M)
MAX. BUILDING LENGTH	81' (24.6 M)
ATTACHMENTS	FRONT DOOR (MAIN) 4' x 8' SIDE ENTRANCE DOOR 4' x 8' REAR DOOR (MAIN) 4' x 8' SCREEN DOOR 3' x 8' SCREEN DOOR 3' x 8'
BUILD TO	PRIMARY REQUIRED (MIN MAX): 31'11" (80% WIDTH MIN) PRIMARY PROVIDED: 98.5% WIDTH
STREETCAGE	STREETSCAPE WIDTH: MAX: 35' MIN: 20'
BUILDING FLOOR AREA	PLANTING AREA (MIN: 6' WALKWAY TYPE: SIDEWALK PLANTING AREA: 100% GROUND TREE SPACING: 40' x 40' AVS
OUTDOOR SEATING	BASEMENT LEVEL: BAR: 4 x 23' SF GROUNDFLOOR LEVEL: EATING ESTABLISHMENT: 6,301 SF RETAIL: 1,195 SF 3RD FLOOR: 1,200 SF BAR: 2,404 SF
PARKING	BUILDING GROSS FLOOR AREA: 19,141 SF GROUND FLOOR LEVEL (EATING ESTABLISHMENT) - 30 SEATS 2ND FLOOR OPEN AIR PATIO (BAR) - 20 SEATS
REQUIRED BIKE PARKING	TOTAL OUTDOOR SEATING: 50 SEATS GROUND FLOOR: 1. GROUND FLOOR: 3 x 3.4 2. BASEMENT & 2ND FLOOR BAR: PER 1.1 C.3.B 1,640 SF (50% OF NONRESIDENTIAL GROSS FLOOR AREA 11,642 SF (150 x 23 = 23 SPACES 2ND FLOOR UNCOVERED OUTDOOR SEATING AREA: EATING ESTABLISHMENT: 1,200 SF 52,171.943 SF (49% OF RESTAURANT/BAR USES ON ALL LEVELS) + 2.91% TOTAL PARKING REQUIRED: 23 SPACES TOTAL PARKING PROVIDED: 23 SPACES (REMOTE) PER 1.1 C.3.B 1. GROUND FLOOR: 3 x 3.4 2. BASEMENT & 2ND FLOOR BAR: EATING ESTABLISHMENT: 1 SHORT TERM GROSS FLOOR AREA: 10,000 SF GROSS GROSS FLOOR AREA: 10,000 SF GROSS TERM 17,843 SF MINIMUM: 0 SF (SHORT TERM) 17,843 SF 25,000 SF - 1.0 LONG TERM RETAIN: 10,000 SF (10,000 SF PER 1.00 SF OF GROSS FLOOR AREA, MINIMUM OF 1,000 SF (1.0 SHORT TERM) TOTAL REQUIRED: 8 SHORT TERM, 4 LONG TERM TOTAL PROVIDED: 8 SHORT TERM, 4 LONG TERM

**CONDITIONS OF Z-2-14:**

1. THE FOLLOWING USES SHALL BE PROHIBITED: TELECOMMUNICATION TOWER - ALL TYPES; DETENTION CENTER, JAIL, PRISON, TATTOO PARLOR, BODY PIERCING; EMERGENCY SHELTER; OUTDOOR SPORTS AND ENTERTAINMENT AREAS; AND ALL TYPES OF COMMERCIAL REPAIR (IMPAIR).
2. THE MAXIMUM GROSS HEIGHT OF ANY BUILDING ON THE PROPERTY SHALL BE 7' STORIES/75 FEET IN HEIGHT, AS MEASURED BY UD SECTION 15.5.
3. THERE SHALL BE NO BALCONIES THAT ARE ASSOCIATED WITH INDIVIDUAL DWELLING UNITS CONSTRUCTED ON THE NORTHERN BUILDING FAÇADES THAT ADJACENT TRACT OF LAND DESCRIBED AS "FRONT TRACT" IN THAT CERTAIN DEED RECORDED IN BOOK #410, PAGE 1, WAKE COUNTY RECORDS.
4. ALL POLE MOUNTED LIGHTING LOCATED ON THE PRINCIPAL BUILDING AND THE NORTHERN PROPERTY LINE SHALL BE FULL CUT/OFF DESIGN, AND ALL LIGHT FIXTURES MOUNTED ON THE EXTERIOR OF THE NORTHERN FAÇADE OF THE PRINCIPAL BUILDING SHALL BE FULL CUT/OFF DESIGN, THE EXCEPT FOR THE OUTDOOR LIGHTING ON THE NORTHERN FAÇADE THAT ADJACENT TRACT OF LAND PROPERTY LINE/FRONT TRACT.
5. THE BUILDING FAÇADE FACING HILLSDOUGLASS STREET SHALL PROVIDE A BUILDING FOOTPRINT VARIATION (INCREASE OR PROJECTION OF AT LEAST 10 FEET/10 INCHES (1'0") IN DEPTH AT LEAST TWICE ALONG THE FAÇADE), AND THE BUILDING FAÇADE FACING HILLSDOUGLASS STREET SHALL INCORPORATE A BUILDING FOOTPRINT VARIATION (INCREASE OR PROJECTION OF AT LEAST 10 FEET/10 INCHES (1'0") IN DEPTH AT LEAST TWICE ALONG THE FAÇADE).
6. AN AREA MEASURING AT LEAST 100 SQUARE FEET INLOOR AREA SHALL BE PROVIDED ON THE GROUND LEVEL OF THE BUILDING FOR NON-RESIDENTIAL USE, AND THIS AREA SHALL BE DIRECTLY ACCESSIBLE BY A DOOR LOCATED ON THE NORTHERN SIDE OF THE BUILDING FAÇADE THAT ADJACENT TRACT OF LAND DESCRIBED AS "FRONT TRACT" IN THAT CERTAIN DEED RECORDED IN BOOK #410 PAGE 41, WAKE COUNTY RECORDS.

**COMPLIANCE WITH CONDITIONS OF Z-2-14:**

1. FOR THIS ADMINISTRATIVE SITE REVIEW APPLICATION, THE PROPOSED USES OF THE PROPERTY ARE EATING ESTABLISHMENT, DAY AND RETAIL SALES WHICH ARE NOT LISTED AS PROHIBITED USES WITHIN THE FIRST DIRECTION OF 2-0-14.
2. FOR ARCHITECTURAL SHEET #001, THE PROPOSED BUILDING IS 2 STORIES WITH A HEIGHT OF 33' 8".
3. THERE ARE NO INDIVIDUAL DWELLING UNITS PROPOSED WITH THIS ADMINISTRATIVE SITE REVIEW APPLICATION.
4. FOR ARCHITECTURAL ELEVATIONS AND FLOOR PLANS, ALL LIGHT FIXTURES MOUNTED ON THE EXTERIOR OF THE NORTHERN FAÇADE OF THE PRINCIPAL BUILDING ARE FULL CUT/OFF DESIGN. THESE ARE NO POLE MOUNTED LIGHTING LOCATED ON THE NORTHERN FAÇADE OF THE PRINCIPAL BUILDING THAT ADJACENT TO A GROUND LEVEL ALONG THE HILL, WHICH IS THE FRONT TRACT FAÇADE CONTINUOUS TO THE PUBLIC SIDE OF A GROUND FLOOR FAÇADE THAT IS SEPARATED FROM THE DRAWDRAUGHT AND GROUND BALCONY AND CREATS A CANOPY LENGTH OF THE BUILDING WITHOUT CREATING AN ENCRUMMING OVERHANG THE FRONT TRACT FAÇADE. TWO 10' DEPTHS OF THE BUILDING ARE PROVIDED ALONG THE GROUND FLOOR FAÇADE WITH DEPTHS RECREATED AT THE 2ND FLOOR FAÇADE PROVIDED INCLUSUS BUILDING MATERIALS, SEE H-1, H-2, AND H-3 ON SHEET ASB1.
6. A 780 SQUARE FOOT GLORIARIA IS PROVIDED ON THE GROUND LEVEL OF THE BUILDING FOR NON-RESIDENTIAL USE, AND THIS AREA IS DIRECTLY ACCESSIBLE BY A DOOR LOCATED ON THE NORTH SIDE OF THE BUILDING FAÇADE THAT ADJACENT TO A GROUND TRACT OF LAND.

**250 HILLSBOROUGH ST. REVITALIZATION**  
RALEIGH, WAKE COUNTY, NORTH CAROLINA  
**TIER 3 ADMINISTRATIVE SITE REVIEW PLANS**  
**COVER SHEET**

2	REV. DATE	1/17/01
3	REVISED PER COR. COMMENTS	1/22/01
4	REVISED PER COR. COMMENTS	4/1/02
DRAFTING SHEET		
C-0.0		
PROJECT NUMBER		
581-21		

FOR REVIEW ONLY  
NOT FOR CONSTRUCTION



## VICINITY MAP

## REFERENCES

DEED BOOK 15803, PAGE 1879  
DEED BOOK 15803, PAGE 1896  
DEED BOOK 15803, PAGE 1886  
BOOK OF MAPS 1926, PAGE 8  
BOOK OF MAPS 2012, PAGE 520  
BOOK OF MAPS 2015, PAGE 490  
DEED BOOK 18546, PAGE 506  
\*OTHERS SHOWN HEREON

## LEGEND and NOMENCLATURE

## SYMBOLS

- |                             |       |  |
|-----------------------------|-------|--|
| Ex. iron pipe/rod or nail   | X     | Force                                  |
| Ex. concrete monument       | GU    | Overhead utility                       |
| New pipe                    | W     | Water                                  |
| Calculated point            | SS    | Sewer/ sewer                           |
| Telephone pole              | SD    | Storm drain                            |
| Electric pedestal           | G     | Gas line                               |
| Electric manhole            |       |  |
| Fiber-optic marker          |       |  |
| Traffic signal box          | DB    | Deed Book                              |
| Telephone/telephone         | PS    | Post Book / Book of Maps               |
| Water main                  | NW    | Now or formerly                        |
| Fire hydrant                | Pg    | Page                                   |
| View (water or gas)         | SF    | Square feet                            |
| Sanitary sewer manholes     | Ac    | Across                                 |
| Sanitary sewer cleanout     | RW    | Right-way                              |
| Storm curbs/ridges          | NCSR  | North Carolina State Roads             |
| Drainage outlet (in grates) | NCDOT | North Carolina Dept. of Transportation |
| Storm drain manholes        | RD    | Right-of-way                           |
| Utility pole                | Ex    | Existing                               |
| Lamp post                   | RCP   | Reinforced concrete pipe               |
| Signal pole                 | PVC   | Polyvinyl chloride pipe                |
| Guy wire                    | (M)   | Measured                               |
| Sign post                   | (P)   | Platted                                |
|                             | (D)   | Deed                                   |

## NOTES

- 1) All distances are horizontal ground distances unless otherwise noted. Area(s) computed by coordinate geometry.
  - 2) This survey does not include nor depict any environmental evaluations.
  - 3) Field survey performed July 21 through August 2, 2021.
  - 4) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate and current survey may disclose.
  - 5) The locations of underground utility as shown herein (if any) are based on above ground visual survey evidence and existing part mark listing at the location of survey. Locations of buried structures are not indicated on the survey shown herein. Additional buried utility/structures may be encountered. No excavations were made during the progress of this survey to locate buried utility/structures.
  - 6) Subject property is not located within a specific flood hazard zone per FEMA Flood Insurance Rate Map (FIRM) # 5720701400, as effective date May 2, 2006.
  - 7) The State Planning Coordinator for this project was produced with RTK GPS observations and using the North Carolina RTK network. The network performance/accuracy of the RTK network is not guaranteed to be +/- 7.5 cm.

THIS SURVEY IS OF AN EXISTING PARCEL OF PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING ONE.

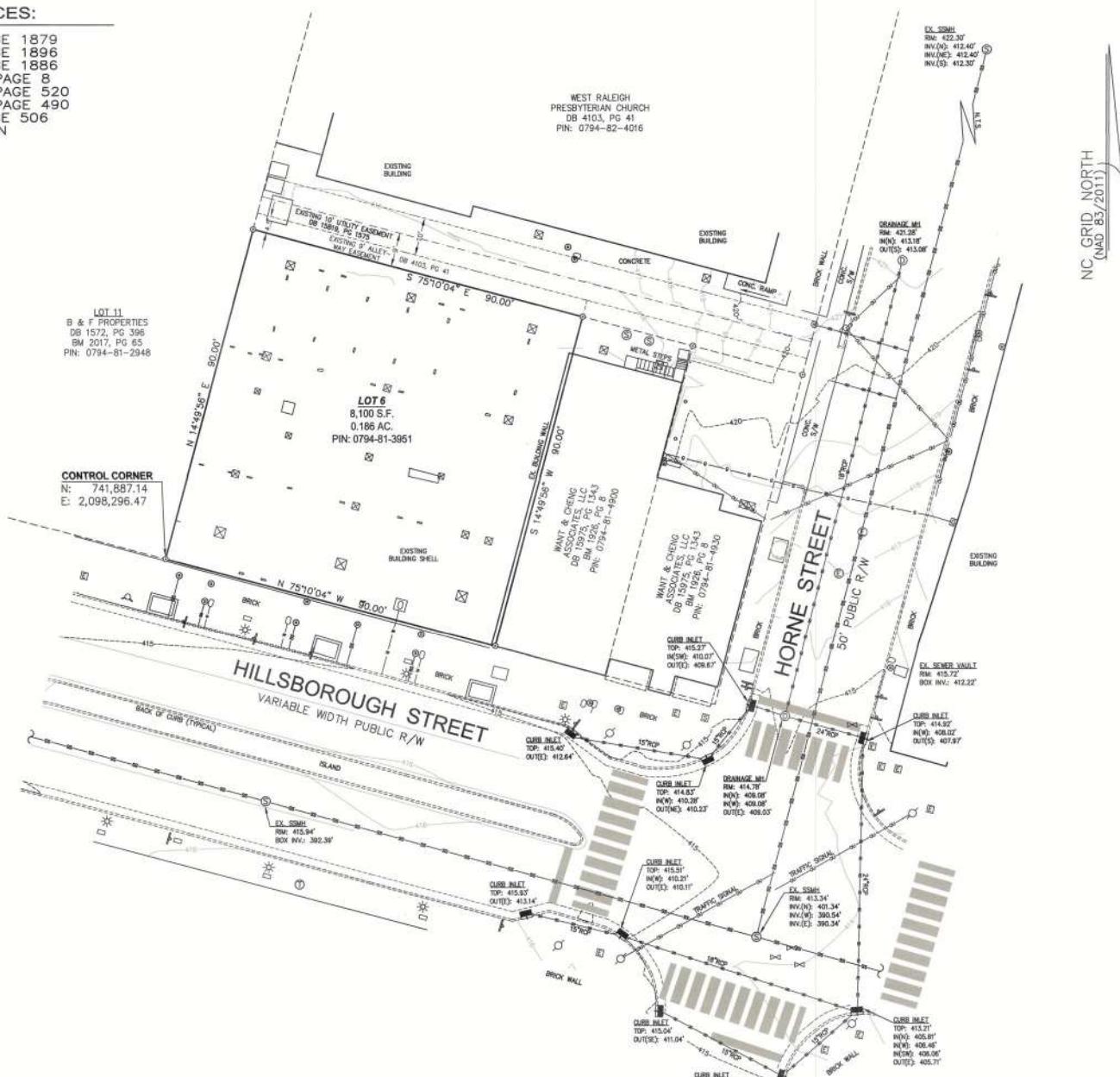
*I, Justin L. Luther, certify that this plot was drawn under my supervision from an actual survey made under my supervision from references as noted on said plot; that the boundaries not surveyed are clearly indicated as drawn from information as indicated under references; that the ratio of precision as calculated is greater than 1:10,000; that this plot was prepared in accordance with NGS 47-30 as amended.*

Witness my original signature, license number and seal this  
20 day of September, 2021.

Professional Land Surveyor (L-5107)

1. *Leucosia* (Leucosia) *leucosia* (L.)

**NEWCOMB** Land Surveyors, 1400 7008 Harbo Mill Road, Ste. 105, Raleigh, NC 27615, (919) 847-1800, NC License #D-0202



## ASBUILT SURVEY

CITYPLAT MODALIA 2510, LLC  
RALEIGH TOWNSHIP WAKE COUNTY NORTH CAROLINA

RALEIGH TOWNSHIP    WAKE COUNTY    NORTH CAROLINA

A horizontal number line with tick marks at intervals of 10, labeled from 20 to 40. A solid black line segment starts at the tick mark for 0 and ends at the tick mark for 20. A small open circle is placed on the number line at the tick mark for 10, indicating that 10 is not included in the solution set.

SCALE: 1" = 20'

Public 10-Protest 500-588-581-21 2510 Hillborough St. (Cityview) 50-Bronx 54-Desert C-10-daw Sep 10, 2025 - 11:45am BY-mail/billies

## LEGEND and NOMENCLATURE

SYMBOLS		LINE TYPES	
●	EX. IRON PIPE/ROD OR NAIL	—	FENCE
EX.	CONCRETE MONUMENT	—	REINFORCED UTILITY
HEX.	HEX. PIPE	—	WATER PIPE
HEX.	REGULATED GLOBE	—	SANITARY SEWER PIPE
—	CABLE, PERSONNEL	—	STORM DRAIN PIPE
—	TELEPHONE, PEDESTAL		
—	ELECTRICAL, PEDESTAL		
—	FIBER-OPTIC MANHOLE	DB	DEED BOOK
—	TRAFFIC SIGNAL BOX	PB OR BM	PLAT BOOK / BOOK OF MAPS
—	WATER METER	N/F	NOW OR FORMERLY
—	PIPE HYDRANT	PG	PAGE
—	VALVE (WATER OR GAS)	SF	SQUARE FEET
—	SANITARY SEWER MANHOLE	AC	ACRES
—	SANITARY SEWER CLEANOUT	R/W	RIGHT-OF-WAY
—	STORM CULV. INLET	NCSTR	NORTH CAROLINA STATE ROUTE
—	DRAINAGE INLET (W/ GRATE)	NCODOT	NORTH CAROLINA DEPT. OF TRANSPORTATION
—	STORM DRAIN MANHOLE	EX	EXISTING
—	UTILITY POLE	RCP	REINFORCED CONCRETE PIPE
—	LAMP POST	PVC	POLYVINYL CHLORIDE PIPE
—	SIGNAL POLE	(M)	MEASURED
—	GUY WIRE	(P)	PLATED
—	SIGN POST	(D)	DEED

ABBREVIATIONS	
DB	DEED BOOK
PB OR BM	PLAT BOOK / BOOK OF MAPS
N/F	NOW OR FORMERLY
PG	PAGE
SF	SQUARE FEET
AC	ACRES
R/W	RIGHT-OF-WAY
NCSTR	NORTH CAROLINA STATE ROUTE
NCODOT	NORTH CAROLINA DEPT. OF TRANSPORTATION
EX	EXISTING
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
(M)	MEASURED
(P)	PLATED
(D)	DEED

## LEGEND

STRUCTURE TO BE REMOVED  
— — — — — LOC — LIMITS OF CONSTRUCTION  
· ////////////// · UTILITY TO BE REMOVED

2ND MINOR ASR MODIFICATION(s)

1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, UNLESS NOTED. AREA IS COMPUTED BY COORDINATE GEOMETRY.
  2. THIS SURVEY DOES NOT INCLUDE NOR DEPICT ANY ENVIRONMENTAL EVALUATIONS.
  3. FIELD SURVEYS PERFORMED JULY 21 THRU 2012.
  4. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TENURE, OR OTHERS WHICH MAY AFFECT THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
  5. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREIN ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED BY THE SURVEYOR. THE SURVEYOR HAS NOT LOCATED ANY UNDERGROUND UTILITIES FROM LOCATION SHOWN HEREIN. NO SUBSURFACE UTILITY ENGINEERING OR MARKING WAS PERFORMED FOR THIS PROJECT UNLESS SPECIFICALLY NOTED. ADDITIONAL EXCAVATIONS OR OTHER SURFACE WORKS MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
  6. SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE PER THE NATIONAL FLOOD INSURANCE RATE MAP (#3200794502, EFFECTIVE DATE MAY 2, 2006).
  7. THE STATE PLANE COORDINATES FOR THIS PROJECT WERE PRODUCED WITH RTK GPS OBSERVATIONS AND PROCESSED USING THE NORTH CAROLINA VRS NETWORK. THE NETWORK POSITIONAL ACCURACY OF THE DERIVED POSITIONAL INFORMATION IS +/- 0.007'.

### **SURVEY NOTES:**

- HORIZONTAL GROUND DISTANCES, UNLESS NOTED. AREA(S)  
DEPARTMENT.

DO NOT INCLUDE NEPR DEPICT ANY ENVIRONMENTAL  
FEATURES.

FORMED JULY 21 THROUGH AUGUST 2, 2021.

THE INVESTIGATION IS AN INDEPENDENT SEARCH FOR  
ANY ENCUMBRANCES, RESTRICTIVE COVENANTS,  
OR ANY OTHER FACTS THAT AN ACCURATE AND  
THOROUGH DESCRIPTION OF THE PROPERTY.

① REMOVE 1,049 SF OF EXISTING GRAVEL IN ALLEY AS SHOWN.

② EXISTING WATER AND SEWER SERVICES TO REMAIN. CONTRACTOR  
AND VERIFY EXISTENCE OF ALL EXISTING SEWER SERVICES BY  
ENGINEER, AND ARCHITECT PRIOR TO CONNECTING PROPOSED  
EXISTING SERVICES.

③ CONTRACTOR SHALL PRESERVE AND STOCKPILE EXISTING BRICK  
SIDEWALKS ON SITE TO BE REUSED AFTER SITE USE. A UTILITY  
WORKS CONTRACTOR BRICK PATTERNS SHALL MATCH PRE-CO-  
EXISTING PATTERNS.

**GENERAL NOT**

- ION SHALL BE DONE IN CONCORDANCE WITH ALL CITY OF  
COUNTY AND NCDOT STANDARDS AND SPECIFICATIONS.  
IS RESPONSIBLE FOR OBTAINING ALL LOCAL AND STATE  
ED FOR DEMOLITION WORK.

SHALL, INDEMNIFY AND HOLD HARMLESS THE OWNER AND/OR  
CONTRACTOR FROM ALL PERSONAL INJURIES TO PERSONNEL,  
AND PROPERTY DAMAGE OR PROPERTY DAMAGE TO PROPERTY  
OR EXISTING FACILITIES IN THE DEMOLITION AND  
DESCRIBED IN THE PLANS AND SPECIFICATIONS.

ASPECTS DEPICTED ON THESE PLANS ARE GENERAL AND  
NATURE AND DO NOT INCLUDE MECHANICAL, ELECTRICAL, AND  
STRUCTURAL PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR  
SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO  
DEMOLITION WORK FOR THIS PROJECT. IF CONDITIONS  
ARE FOUND TO BE EXISTING CONDITIONS NOT SHOWN ON THE  
CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

OVE AND BELOW GROUND STRUCTURES WITHIN THE LIMITS OF  
TION SHALL BE RADED UNTIL NOTED OTHERWISE IN THE  
SITE, ARCHITECTURAL PLANS AND/OR PROJECT SPECIFICATIONS.  
FOUNDATIONS, SEWERS, WALLS AND FOOTINGS.

ALL EXISTING MATERIALS AND DEBRIS SHALL BE REMOVED BY  
ER AND DISPOSED OF IN A STATE APPROVED WASTE SITE AND IN  
WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.

oval, relocation, cutting, capping and/or abandonment  
ONATED WITH THE APPROPRIATE UTILITY COMPANY.

CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED  
CTOR GETS WRITTEN AUTHORIZATION FROM THE LOCAL  
GMENTATION CONTROL MEASURES AROUND AREAS OF  
ILL BE INSTALLED PRIOR TO INITIATION OF DEMOLITION.

HAZARDOUS MATERIALS, IF FOUND ON SITE, SHALL BE REMOVED  
AZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL  
HAZARDOUS MATERIALS ARE ENCOUNTERED.

ALL PROJECT ALL CORNER, MOUNTAINS, HOPP  
DEMOLITION AND DEMOLITION ACTIVITIES. IF DISTURBED,  
HABILITATED ITEMS RESET BY A LICENSED SURVEYOR  
AL COST TO THE OWNER.

ALADHEE TO ALL LOCAL, STATE, FEDERAL, AND OSHA  
N OPERATING DEMOLITION EQUIPMENT AROUND UTILITIES.  
AL PROTECT AT ALL TIMES ADJACENT STRUCTURES AND ITEMS  
TO DEMOLITION ACTIVITIES.

TRACTOR, CONCRETE, ERECTING FACILITIES UTILITY  
SHEET, CONSTRUCTION REPRESNTATIVE A MINIMUM 7  
NTICIPATED DEMOLITION OF STRUCTURES.

WORK SHALL BE PERFORMED WITH "DUE CARE" AND  
TO PREVENT THE ARBITRARY DESTRUCTION OR INTERRUPTION  
OF UTILITIES. IF DAMAGE IS FOUND TO EXIST, THE CONTRACTOR  
COULD NOT BE PREPARED UNTIL DEMOLITION WAS  
H DISCOVERIES OF UTILITIES DURING THE DEMOLITION  
ACTIVITIES, THE CONTRACTOR SHALL REPORT FROM THAT INDICATED OR ARE  
AL FOR FINAL DISPOSITION.

STRUCTURES NOT DESIGNATED FOR REMOVAL OR  
AL ARE TO BE PROTECTED FROM DAMAGE.

MOVE ASPHALT PAVEMENT, CONCRETE SIDEWALK AND CURB  
DISTANCE OF DISTANCE AS INDICATED ON THE PLANS. SAW  
CUTTING AND REMOVING SIDEWALK ETC. TO PROVIDE  
NIFORM LINE FOR REMOVAL. EXISTING PAVEMENT, CURB  
NOT INDICATED FOR REMOVAL, WHICH IS DAMAGED  
ONSTRUCTION, SHALL BE REPAIRED OR REPLACED TO  
CONDITION.

LL MATERIALS FROM SITE DEMOLITION DETERMINED TO BE  
AN INDEPENDENT SOILS TESTING LABORATORY SHALL BE  
MATERIAL, WHERE APPROPRIATE.

ERENCE TO THE ELEMENT, WHICH DOES NOT SPECIFY ACTION  
THE ELEMENT, WHICH IS CONSIDERED AS INFORMATION ONLY.

EMENT WORK, WHEN REQUIRED BY PIPE BIFTS AND  
AL BE PERFORMED WITH THE USE OF TRENCH BOXES. ALL  
ILITY AND GRADING WORK, SHALL BE IN ACCORDANCE WITH  
E AND FEDERAL RULES AND REGULATIONS.

CONTRACTOR SHALL PROVIDE ALL SAFETY AND SECURITY  
EQUIPMENT, PERSONNEL, AND MATERIALS AS REQUIRED  
OFF SITE WORK IN A SAFE AND TIMELY MANNER.

ARTICLE REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET  
INENT INFORMATION.

**DIAGRAM 'A' (NTS)**

**FOR REVIEW ONLY  
NOT FOR CONSTRUCTION**

**HILLSBOROUGH STREET**  
(AVENUE 3-LANE, PARALLEL PARKING)

**HORNE STREET**  
(SP. PUBLIC RW)

**Graphic Scale**

**North**

**FOR REVIEW ONLY  
NOT FOR CONSTRUCTION**

**13. CONTRACTOR SHALL PROTECT AT ALL TIMES ADJACENT STRUCTURES FROM DAMAGE DUE TO DEMOLITION ACTIVITIES.**

**14. DEMOLITION CONTRACTOR SHALL COORDINATE EXISTING FACILITIES UNTIL DISCONNECTS WITH THE SHEET CONSTRUCTION REPRESENTATIVE A MINIMUM OF 30 DAYS PRIOR TO ANTICIPATED DEMOLITION OF STRUCTURES.**

**15. ALL DEMOLITION WORK SHALL BE PERFORMED WITH "DUE CARE AND DILIGENCE" SO AS TO PREVENT THE DAMAGE TO ADJACENT STRUCTURES, INTERFERING WITH EXISTING UTILITIES, OR INTENDED TO REMOVE IN USE AND THE ROUTING OF WHICH COULD NOT BE PREDETERMINED UNTIL DEMOLITION HAS BEGUN. ALL SURVEYS AND DEMOLITION ACTIVITIES SHALL BE CONDUCTED IN A LOCATION DIFFERENT FROM THAT INDICATED ON THE DRAWINGS UNDERTAKEN, SHALL BE REPORTED TO THE OWNER, ENGINEER AND ARCHITECT BEFORE REMOVAL FOR FINAL DISPOSITION.**

**16. ALL UTILITIES OR STRUCTURES NOT DESIGNATED FOR REMOVAL OR MODIFICATION SHALL BE PRESERVED AND LEFT IN PLACE.**

**17. SAW CUT AND REMOVE ASPHALT, CONCRETE, CONCRETE SIGNS AND CURB AND GUTTER TO LIMITS OF DISTURBANCE AS REQUIRED BY SPECIFICATION. CUT EXISTING PAVEMENT, CURB AND GUTTER, SIDEWALK, ETC. TO PROVIDE STRAIGHT AND UNIFORM EDGES FOR NEW EXISTING PAVEMENT, CURB, GUTTER AND SIDEWALK, ETC. NOT INTEGRATED FOR REMOVAL OR REPLACEMENT DURING DEMOLITION/CONSTRUCTION, SHALL BE REPAVED OR REPLACED, MATCH ORIGINAL CONDITION.**

**18. SALVAGEABLE FILL MATERIALS FROM SITE DEMOLITION DETERMINED TO BE ADAPTABLE FOR REUSE IN INDEPENDENT SOILS TESTING LABORATORY SHALL BE UTILIZED FOR FILL MATERIAL WHERE APPROPRIATE.**

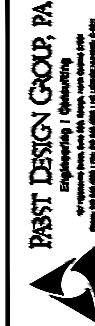
**19. ANY NOTE, OR REFERENCE TO ANY ELEMENT, WHICH DOES NOT SPECIFY BY THE CONTRACTOR SHALL BE CONSTRUED AS INFORMATION ONLY.**

**20. ALL PIPE REPLACEMENT WORK, WHEN REQUIRED BY PIPE DEPTHS AND EXCAVATION, SHALL BE PERFORMED WITH THE USE OF TRENCH BOXES AND TRENCH SHIELDS IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPROPRIATE LOCAL, STATE AND FEDERAL RULES AND REGULATIONS.**

**21. THE GENERAL CONTRACTOR SHALL PROVIDE ALL SAFETY AND SECURITY FENCING, BARRIERS, PROTECTION MATERIAL, AND METHODS AS REQUIRED TO COMPLETE THE OFF SITE WORK IN A SAFE AND TIMELY MANNER.**

**22. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION FOR OTHER PERTINENT INFORMATION.**

**FOR REVIEW ONLY  
NOT FOR CONSTRUCTION**



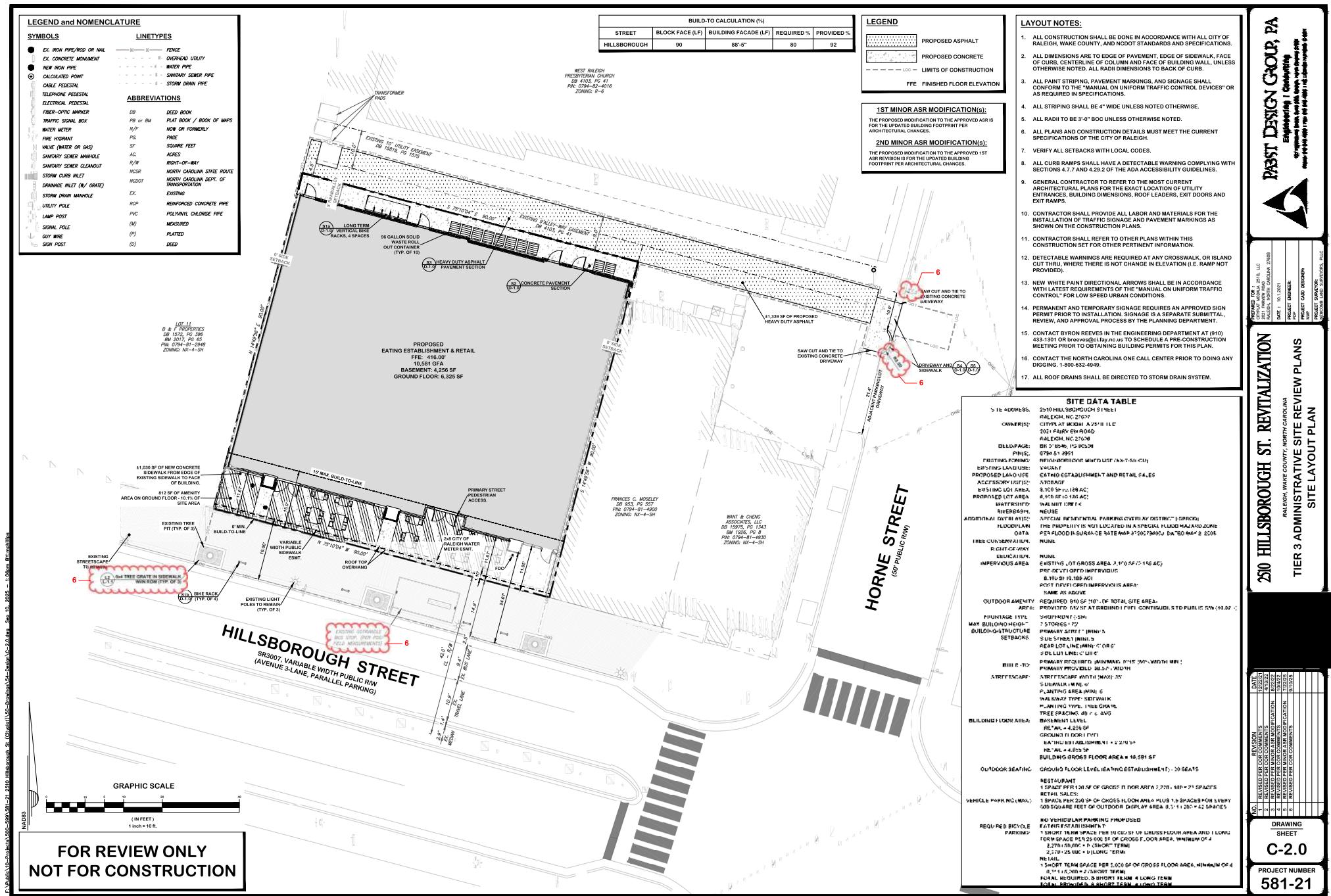
# 2510 HILLSBOROUGH ST. REVITALIZATION

RALEIGH, WAKE COUNTY, NORTH CAROLINA

## TIER 3 ADMINISTRATIVE SITE REVIEW PLANS

		DATE
		REVISIONS SHEET
NO.	REVISION NUMBER	COMMENTS
DRAWING SHEET		
<b>C-1.0</b>		
PROJECT NUMBER		
<b>581-21</b>		





LEGEND and NOMENCLATURE	
SYMBOLS	LINETYPES
● EX. IRON PIPE/OD OR N/A	— FENCE
□ EX. CONCRETE MVENT	— DASHED OVERHEAD UTILITY
○ NEW IRON PIPE	— DASHED METER PIPE
● CALCULATED POINT	— DASHED SANITARY SEWER PIPE
● CABLE PEDESTAL	— DASHED STORM SEWER PIPE
● TELEPHONE PEDESTAL	
● FIBER-OPTIC JAMMER	
● TRAFFIC SIGNAL BOX	
● WATER METER	
● VALVE (WATER OR GAS)	
● SANITARY SEWER MANHOLE	
● SANITARY SEWER CLEAROUT	
● STORM CURB INLET	
● DRAINAGE INLET (W/ GRATE)	
● STORM DRAIN MANHOLE	
● UTILITY POLE	
● LAMP POST	
● SIGNAL POLE	
● GUT WIRE	
● SIGN POST	

ABBREVIATIONS

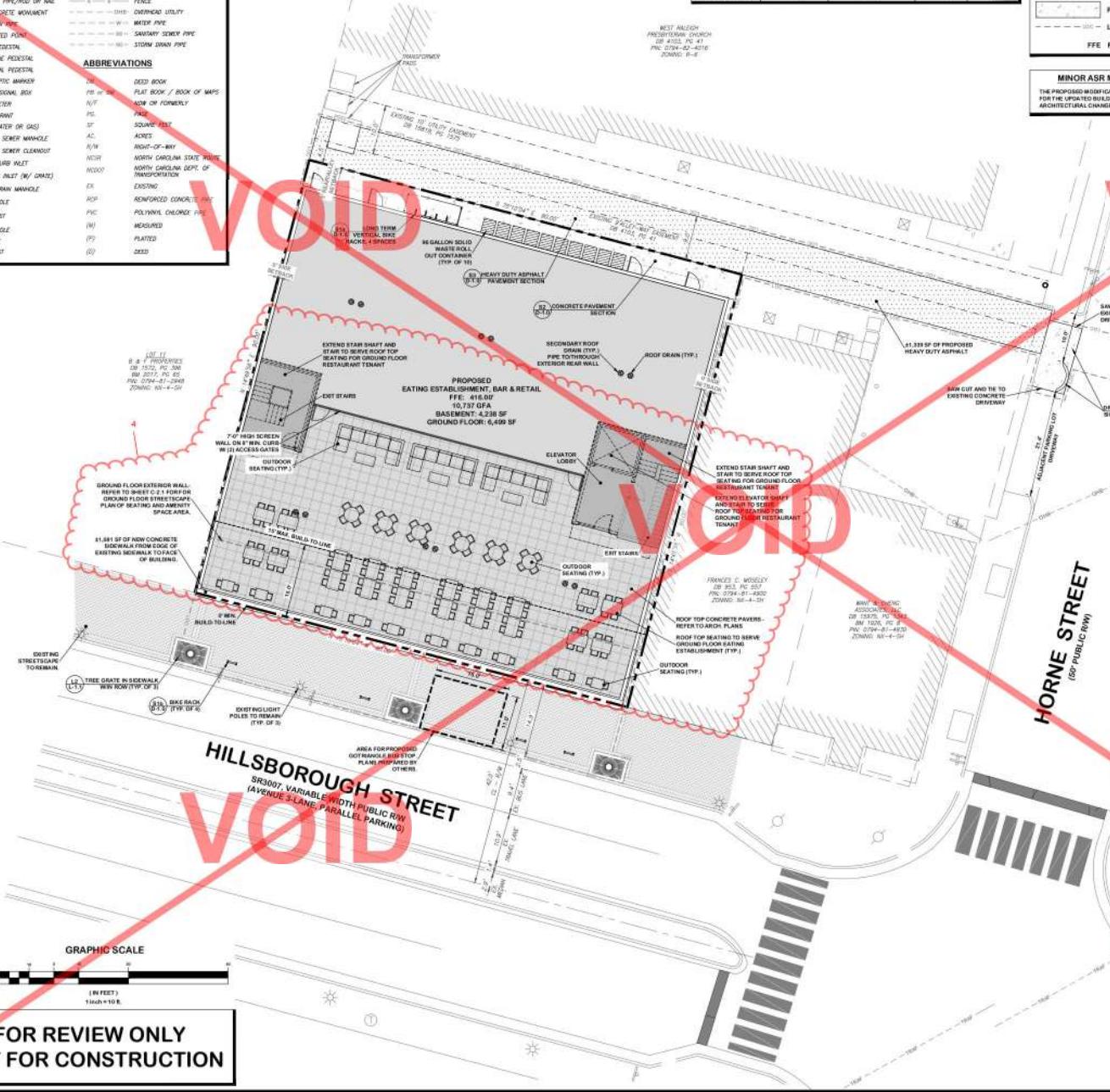
DEED BOOK  
PLAT BOOK / BOOK OF MAPS  
AS OF FORMERLY  
N/P  
SF  
ACRES  
R/O  
AC  
RIGHT-OF-WAY  
VALVE  
SOLAR PANEL  
AC  
ACRES  
R/O  
ACRES  
NCS  
NORTH CAROLINA STATE  
NCDOT  
NORTH CAROLINA DEPT. OF  
TRANSPORTATION  
EXISTING  
ADDITIONAL CONCRETE PAVING  
POLYVINYL CHLORIDE PIPE  
MEASURED  
PLATED  
DEED

BUILD-TO CALCULATION (%)				
STREET	BLOCK FACE (Lf)	BUILDING FAÇADE (Lf)	REQUIRED %	PROVIDED %
HILLSBOROUGH	90	88'-5"	80	92

LEGEND	PROPOSED ASPHALT
	PROPOSED CONCRETE
	LIMITS OF CONSTRUCTION
	FFF FINISHED FLOOR ELEVATION

MINOR ASR MODIFICATION(s):  
THE PROPOSED MODIFICATION TO THE APPROVED ASR IS FOR THE UPDATED BUILDING FOOTPRINT PER ARCHITECTURAL CHANGES.

- LAYOUT NOTES:**
1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH, WAKE COUNTY, AND NCDOT STANDARDS AND SPECIFICATIONS.
  2. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, EDGE OF SIDEWALK, FACE OF CURB, CENTERLINE OF COLUMN AND FACE OF BUILDING WALL, UNLESS OTHERWISE NOTED. ALL RADII DIMENSIONS TO BACK OF CURB.
  3. ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AS REQUIRED IN SPECIFICATIONS.
  4. ALL STRIPPING SHALL BE 4" WIDE UNLESS NOTED OTHERWISE.
  5. ALL RADII TO BE 3'-0" BOC UNLESS OTHERWISE NOTED.
  6. ALL PLANS AND CONSTRUCTION DETAILS MUST MEET THE CURRENT SPECIFICATIONS OF THE CITY OF RALEIGH.
  7. VERIFY ALL SETBACKS WITH THE LOCAL CODES.
  8. ALL CURB RAMPS SHALL HAVE A DETECTABLE WARNING COMPLYING WITH SECTIONS 4.7.7 AND 4.29.2 OF THE ADA ACCESSIBILITY GUIDELINES.
  9. GENERAL CONTRACTOR TO REFER TO THE MOST CURRENT ARCHITECTURAL PLANS FOR THE EXACT LOCATION OF UTILITY ENTRANCES, BUILDING DIMENSIONS, ROOF LEADERS, EXIT DOORS AND EXIT RAMPS.
  10. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR THE CONSTRUCTION OF THE PROPOSED PAVEMENT AND PAVEMENT MARKINGS AS SHOWN ON THE CONSTRUCTION PLANS.
  11. CONTRACTORS SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
  12. DETECTABLE WARNINGS ARE REQUIRED AT ANY CROSSWALK, OR ISLAND CUT THRU, WHERE THERE IS NOT CHANGE IN ELEVATION (I.E. RAMP NOT PROVIDED).
  13. NEW WHITE PAINT DIRECTIONAL ARROWS SHALL BE IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL" FOR LOW SPEED URBAN CONDITIONS.
  14. PERMANENT AND TEMPORARY SIGNAGE REQUIRES AN APPROVED SIGN PERMIT PRIOR TO INSTALLATION. SIGNAGE IS A SEPARATE BUMPTAL REVIEW, AND SIGNAGE IS PROVIDED BY THE SIGNAGE CONTRACTOR.
  15. CONTACT ERYON REEVES IN THE ENGINEERING DEPARTMENT AT (919) 433-1501 OR BRENNAN FAY MC CALL TO SCHEDULE A PRE-CONSTRUCTION MEETING PRIOR TO OBTAINING BUILDING PERMITS FOR THIS PLAN.
  16. CONTACT THE NORTH CAROLINA ONE CALL CENTER PRIOR TO DOING ANY DIGGINGS: 1-800-632-9449.
  17. ALL ROOF DRAINS SHALL BE DIRECTED TO STORM DRAIN SYSTEM.



SITE DATA TABLE	
SITE ADDRESS:	2510 HILLSBOROUGH STREET RALEIGH, NC 27607
OWNER(S):	CITYPLAT MODULIA 2510, LLC 2021 FAIRVIEW ROAD RALEIGH, NC 27606
DEEDPAGE:	0794-81-3950
PLAT(S):	EXISTING ZONING: NEIGHBORHOOD MIXED USE (NK-7-SH-CU) VACANT
PROPOSED LAND USE:	EATING ESTABLISHMENT, BAR, AND RETAIL SALES
EXISTING LOT AREA:	5,100 SF (0.118 AC)
PROPOSED LOT AREA:	5,100 SF (0.118 AC)
PROPOSED WATERSHED:	WALNUT CREEK
RIVERBASIN:	MEUSE
ADDITIONAL OVERLAYS:	SEWER, RESIDENTIAL PARKING, CURB-LAW DISTRICT (SPRD)
FLOODPLAIN DATA:	THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE FOR FLOOD INSURANCE RATE MAP 372079400J, DATED MAY 2, 2006.
TREE CONSERVATION:	NONE
RIGHT-OF-WAY:	NONE
DEDICATION:	EXISTING LOT GROSS AREA: 5,100 SF (0.118 AC)
IMPERVIOUS AREA:	PROVIDED: 810 SF AT GROUND LEVEL CONTIGUOUS TO PUBLIC SW (10%) PRE-DEVELOPED IMPERVIOUS: 8,100 SF (0.18 AC)
OUTDOOR AMENITY AREA:	POST-DEVELOPED IMPERVIOUS AREA: SAME AS ABOVE
FRONTAGE TYPE:	SHOPFRONT (1-SR)
MAX BUILDING HEIGHT:	7 STORIES
BUILDING STRUCTURE:	PRIMARY STREET MIN: 5' SIDE STREET MIN: 5' REAR LOAD LINE (MIN) OR 6' MINIMUM LENGTH: 50'
SETBACKS:	PRIMARY REQUIRED (MIN/MAX): 0'-15" (80% WIDTH MIN); PRIMARY PROVIDED: 95.57% WIDTH
BUILD-TO:	STREETSCAPE WIDTH (MAX): 35' SIDEWALK MIN: 6' PLANTING AREA (MIN): 4' WALKWAY: SIDEWALK PLANTING TYPE: TREE GRATE TREE SPACING: 40' o.c. AVG
STREETSCAPE:	BASEMENT LEVEL: BAR = 238 SF GROUND FLOOR LEVEL: EATING ESTABLISHMENT = 6,301 SF RETAIL = 198 SF
BUILDING GROSS FLOOR AREA:	GROSS FLOOR AREA (EATING ESTABLISHMENT): 30 SEATS ROOF TOP: 151 SEATS (TO SERVE GROUND FLOOR EATING ESTABLISHMENT) MINIMUM GROSS FLOOR AREA: 10,737 / 50,000 = 0 (SHORT TERM) 10,737 / 25,000 = 0 (LONG TERM) RETAIL: 1 SHORT TERM SPACE PER 5,000 SF OF GROSS FLOOR AREA, MINIMUM OF 4' 198 / 5,000 = 0 (SHORT TERM) TOTAL REQUIRED: 8 SHORT TERM, 4 LONG TERM TOTAL PROVIDED: 8 SHORT TERM, 4 LONG TERM
OUTDOOR SEATING:	EATING ESTABLISHMENT (BAR): 1 SHORT TERM SPACES @ 50,000 SF OF GROSS FLOOR AREA, MINIMUM GROSS FLOOR AREA AND 1 LONG TERM SPACE PER 25,000 SF OF GROSS FLOOR AREA, MINIMUM GROSS FLOOR AREA: 10,737 / 50,000 = 0 (SHORT TERM) 10,737 / 25,000 = 0 (LONG TERM) RETAIL: 1 SHORT TERM SPACE PER 5,000 SF OF GROSS FLOOR AREA, MINIMUM OF 4' 198 / 5,000 = 0 (SHORT TERM) TOTAL REQUIRED: 8 SHORT TERM, 4 LONG TERM TOTAL PROVIDED: 8 SHORT TERM, 4 LONG TERM
REQUIRED CYCLIST PARKING:	EATING ESTABLISHMENT (BAR): 1 SHORT TERM SPACES @ 50,000 SF OF GROSS FLOOR AREA, MINIMUM GROSS FLOOR AREA AND 1 LONG TERM SPACE PER 25,000 SF OF GROSS FLOOR AREA, MINIMUM GROSS FLOOR AREA: 10,737 / 50,000 = 0 (SHORT TERM) 10,737 / 25,000 = 0 (LONG TERM) RETAIL: 1 SHORT TERM SPACE PER 5,000 SF OF GROSS FLOOR AREA, MINIMUM OF 4' 198 / 5,000 = 0 (SHORT TERM) TOTAL REQUIRED: 8 SHORT TERM, 4 LONG TERM TOTAL PROVIDED: 8 SHORT TERM, 4 LONG TERM

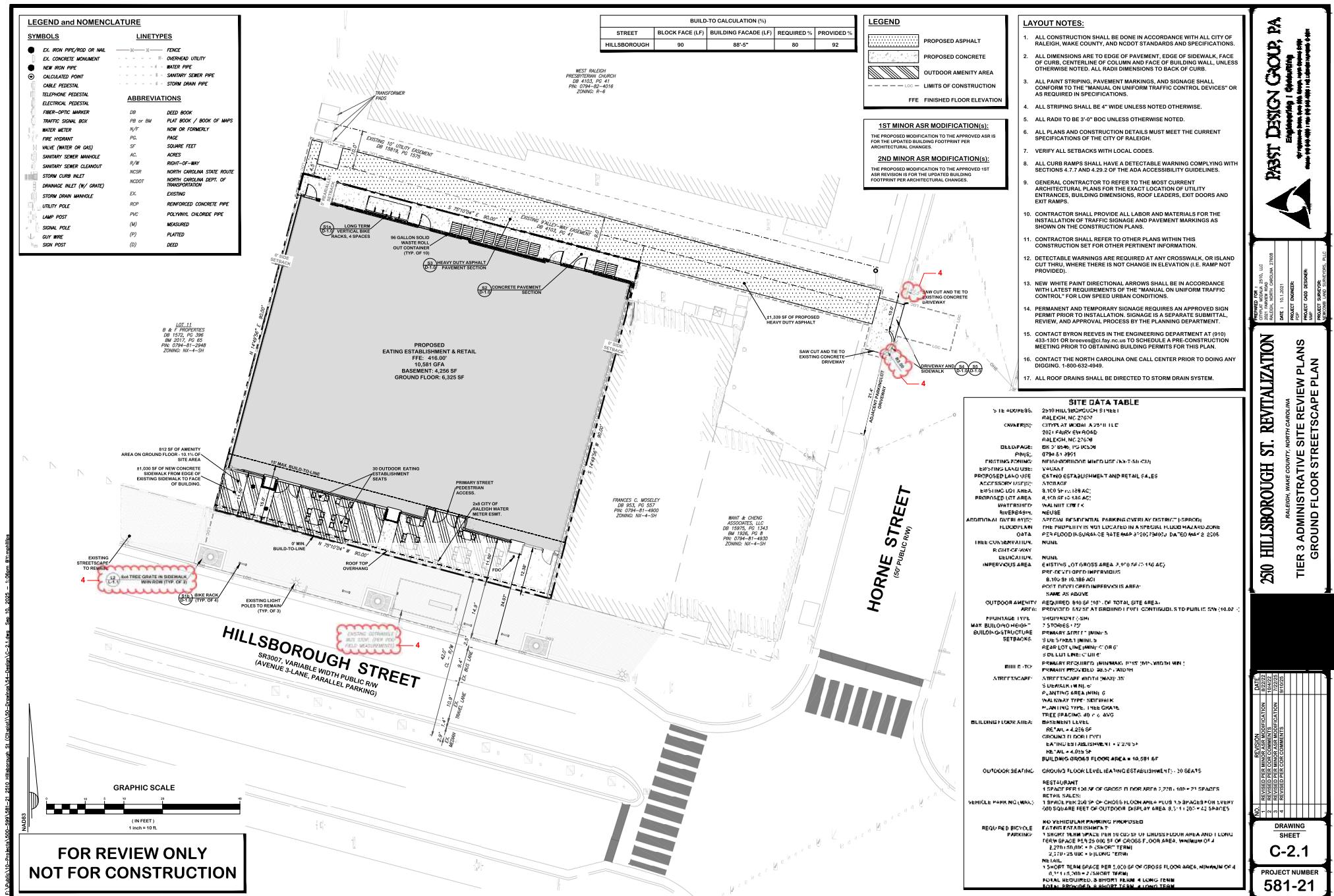
**DRAWING SHEET**  
**C-2.0**  
**PROJECT NUMBER**  
**581-21**



**250 HILLSBOROUGH ST. REVITALIZATION**  
**TIER 3 ADMINISTRATIVE SITE REVIEW PLANS**  
**SITE LAYOUT PLAN**  
**RALEIGH, WAKE COUNTY, NORTH CAROLINA**

DATE	REVISION
12/22/2021	INITIAL SUBMISSION
12/22/2021	REVISED PER COORDINATOR'S COMMENTS
12/22/2021	REVISED PER MINOR APPROVAL
12/22/2021	REVISED PER COORDINATOR'S COMMENTS
12/22/2021	REVISED PER COORDINATOR'S COMMENTS





LEGEND and NOMENCLATURE	
SYMBOLS	LINETYPES
● IRON PIPE/OD OR N/A	— FENCE
□ ED CONCRETE MVENT	— DASHED LINE
● NEW IRON PIPE	— METER PIPE
● CALCULATED POINT	— SANITARY SEWER PIPE
● CABLE PEDESTAL	— STORM SEWER PIPE
● TELEPHONE PEDESTAL	
● FIBER-OPTIC AMPHIS	
● TRAFFIC SIGNAL BOX	
● WATER METER	
● FIRE HYDRANT	
● VALVE (WATER OR GAS)	
● SANITARY SEWER MANHOLE	
● SANITARY SEWER CLEAROUT	
● STORM CURB INLET	
● DRAINAGE INLET (W/ GRATE)	
● STORM DRAIN MANHOLE	
● UTILITY POLE	
● LAMP POST	
● SIGNAL POLE	
● GUT WIRE	
● SIGN POST	

B-1 PROPERTIES  
SB: 572, PC: 306  
AM: 01-00-00  
PNU: 0794-01-2903  
ZONING: R-1-SP

PROPOSED  
EATING ESTABLISHMENT, BAR & RETAIL  
FRE: 416.00  
10,737 GFA  
GROSS FLOOR: 4,238 SF  
GROUND FLOOR: 1,999 SF  
(BUILDING PLAN ILLUSTRATED AS  
GROUND LEVEL VIEW ON THIS SHEET)

815 SF OF AMENITY  
AREA ON GROUND FLOOR (TOP OF  
8' SF AMENITY AREA)

11,581 SF OF NEW CONCRETE  
SIDEWALK FROM EDGE OF  
EXISTING SIDEWALK TO EDGE  
OF BUILDING.

HILLSBOROUGH STREET  
SR3007, VARIABLE WIDTH PUBLIC R/W  
(AVENUE 3-LANE, PARALLEL PARKING)

GRAPHIC SCALE

FOR REVIEW ONLY  
NOT FOR CONSTRUCTION

BUILD-TO CALCULATION (%)				
STREET	BLOCK FACE (Lf)	BUILDING FAÇADE (Lf)	REQUIRED %	PROVIDED %
HILLSBOROUGH	90	88'-5"	80	92

WEST RALEIGH  
PRESBYTERIAN CHURCH  
1200 HILLSBOROUGH ST.  
PNU: 0794-42-4016  
ZONING: R-1-SP

LEGEND
PROPOSED ASPHALT
PROPOSED CONCRETE
OUTDOOR AMENITY AREA
— LIMITS OF CONSTRUCTION
FFE FINISHED FLOOR ELEVATION

MINOR ASR MODIFICATION(s):  
THE PROPOSED MODIFICATION TO THE APPROVED ASR IS FOR THE UPDATED BUILDING FOOTPRINT PER ARCHITECTURAL CHANGES.

#### LAYOUT NOTES:

- ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH, WAKE COUNTY, AND NCDOT STANDARDS AND SPECIFICATIONS.
- ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, EDGE OF SIDEWALK, FACE OF CURB, CENTERLINE OF COLUMN AND FACE OF BUILDING WALL, UNLESS OTHERWISE NOTED. ALL RADII DIMENSIONS TO BACK OF CURB.
- ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" OR AS REQUIRED IN SPECIFICATIONS.
- ALL STRIPPING SHALL BE 4" WIDE UNLESS NOTED OTHERWISE.
- ALL RADII TO BE 3'-0" BOC UNLESS OTHERWISE NOTED.
- ALL PLANS AND CONSTRUCTION DETAILS MUST MEET THE CURRENT SPECIFICATIONS OF THE CITY OF RALEIGH.
- VERIFY ALL SETBACKS WITH LOCAL CODES.
- ALL CURB RAMPS SHALL HAVE A DETECTABLE WARNING COMPLYING WITH SECTIONS 4.7.7 AND 4.29.2 OF THE ADA ACCESSIBILITY GUIDELINES.
- GENERAL CONTRACTOR TO REFER TO THE MOST CURRENT ARCHITECTURAL PLANS FOR THE EXACT LOCATION OF UTILITY ENTRANCES, BUILDING DIMENSIONS, ROOF LEADERS, EXIT DOORS AND EXIT RAMPS.
- CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR THE CONSTRUCTION OF THE PROPOSED SIDEWALK AND PAVEMENT MARKINGS AS SHOWN ON THE CONSTRUCTION PLANS.
- CONTRACTORS SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
- DETECTABLE WARNINGS ARE REQUIRED AT ANY CROSSWALK, OR ISLAND CUT THRU, WHERE THERE IS NOT CHANGE IN ELEVATION (I.E. RAMP NOT PROVIDED).
- NEW WHITE PAINT DIRECTIONAL ARROWS SHALL BE IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL" FOR LOW SPEED URBAN CONDITIONS.
- PERMANENT AND TEMPORARY SIGNAGE REQUIRES AN APPROVED SIGN PERMIT PRIOR TO INSTALLATION. SIGNAGE IS A SEPARATE BUMPTAL REVIEW, AND SIGNAGE IS PROVIDED BY THE SIGNAGE OWNER.
- CONTACT ERYON REEVES IN THE ENGINEERING DEPARTMENT AT 919-433-1501 OR BRENDAN BROWN AT 919-247-4200 TO SCHEDULE A PRE-CONSTRUCTION MEETING PRIOR TO OBTAINING BUILDING PERMITS FOR THIS PLAN.
- CONTACT THE NORTH CAROLINA ONE CALL CENTER PRIOR TO DOING ANY DIGGINGS: 1-800-637-0498.
- ALL ROOF DRAINS SHALL BE DIRECTED TO STORM DRAIN SYSTEM.

#### SITE DATA TABLE

SITE ADDRESS:	2510 HILLSBOROUGH STREET RALEIGH, NC 27607
OWNER(S):	CITYPLAT MODULIA 2510, LLC
ADDRESS:	414 FAIRVIEW ROAD RALEIGH, NC 27608
DEEDPAGE:	2008-000000000000005006
PIN(S):	0794-61-9951
EXISTING ZONING:	NEIGHBORHOOD MIXED USE (N/A-7-SH-CU)
PROPOSED LAND USE:	PROPOSED ESTABLISHMENT, BAR, AND RETAIL SALES
EXISTING LAND USE:	1018 SF OF PUBLIC R/W
PROPOSED LOT AREA:	6,100 SF (0.146 AC)
WATERSHED:	WALNUT CREEK
RIVERBASIN:	NEUSE, RESIDENTIAL PARKING OVERLAY DISTRICT (-SPRD)
ADDITIONAL OVERLAYS:	PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE FOR FLOOD INSURANCE RATE MAP 37200740001, DATED MAY 2, 2005.
FLOODPLAIN DATA:	
TREE CONSERVATION:	NONE
RIGHT-OF-WAY:	NONE
DEDICATION:	EXISTING LOT GROSS AREA: 6,100 SF (0.146 AC)
IMPERVIOUS AREA:	PRE-DEVELOPED IMPERVIOUS: 8,100 SF (1.18 AC)
OUTDOOR AMENITY AREA:	POST-DEVELOPED IMPERVIOUS AREA: SAME AS ABOVE
FRONTAGE TYPE:	SHOPFRONT (1-SH)
MAX BUILDING HEIGHT:	7 STORIES
BUILDING STRUCTURE:	PRIMARY STREET (MIN: 9' SIDE STREET (MIN: 5' MIN. SIDE LOT (MIN: 2' DEP)
SETBACKS:	SIDE LOT (MAX: 10' DEP)
BUILD TO:	PRIMARY REQUIRED (MINIMAX): 0'15" (80% WIDTH MIN) PRIMARY PROVIDED: 96.5% WIDTH
STREETSCAPE:	STREETSCAPE WIDTH (MAX): 35' SIDEWALK (MIN: 6' PLANTING AREA (MIN: 6' DEP)
SIDEWALK:	MIN. SIDEWALK PLANTING TYPE: TREE GRATE TREE SPACING: 40' o.c. AVG
BUILDING FLOOR AREA:	BASEMENT LEVEL GARAGE LEVEL GROUND FLOOR LEVEL EATING ESTABLISHMENT: 6,301 SF RETAIL: 4,198 SF
OUTDOOR SEATING:	GROUND FLOOR LEVEL (EATING ESTABLISHMENT): 30 SEATS ROOF TOP: 151 SEATS (TO SERVE GROUND FLOOR EATING ESTABLISHMENT)
REQUIRED BICYCLE PARKING:	GROUND FLOOR LEVEL (EATING ESTABLISHMENT): 1 SHORT TERM, 1 LONG TERM SPACE PER 25,000 SF OF GROSS FLOOR AREA, MINIMUM OF 4 10,737 / 25,000 = 0.432 (SHORT TERM) 10,737 / 25,000 = 0.432 (LONG TERM) RETAIL: 1 SHORT TERM SPACE PER 5,000 SF OF GROSS FLOOR AREA, MINIMUM OF 4 198 / 5,000 = 0.0396 (SHORT TERM) TOTAL PROVIDED: 8 SHORT TERM, 4 LONG TERM TOTAL PROVIDED: 8 SHORT TERM, 4 LONG TERM



RALEIGH, WAKE COUNTY, NORTH CAROLINA  
TIER 3 ADMINISTRATIVE SITE REVIEW PLANS  
2510 HILLSBOROUGH ST. REVITALIZATION  
GROUND FLOOR STREETSCAPE PLAN

DATE	REVISION	REVISION NUMBER
03/20/2018	1	03/20/2018
03/20/2018	2	03/20/2018
03/20/2018	3	03/20/2018
03/20/2018	4	03/20/2018

DRAWING SHEET  
C-2.1  
PROJECT NUMBER  
581-21

LEGEND and NOMENCLATURE	
SYMBOLS	LINETYPES
● IRON PIPE/IRON DR PIPE	— FENCE
□ IR CONCRETE MVENT	— DASHED LINE
● NEW IRON PIPE	— METER PIPE
● CALCULATED POINT	— SANITARY SEWER PIPE
● CABLE PEDESTAL	— STORM SEWER PIPE
● TELEPHONE PEDESTAL	
● FIBER-OPTIC AMPHIS	
● TRAFFIC SIGNAL BOX	
● WATER METER	
● VALVE (WATER OR GAS)	
● SANITARY SEWER MANHOLE	
● SANITARY SEWER CLEAROUT	
● STORM CURB INLET	
● DRAINAGE INLET (W/ GRATE)	
● STORM DRAIN MANHOLE	
● UTILITY POLE	
● LAMP POST	
● SIGNAL POLE	
● GUT WIRE	
● SIGN POST	
● DEED BOOK	
● PLAT BOOK / BOOK OF MAPS	
● PLAN OF FOREMEN	
● ST	
● ACRES	
● R/W	
● N/R	
● NCS	
● NC STATE	
● NC DOT	
● EXISTING	
● ADDED CONCRETE PAV.	
● PVC	
● POLYVINYL CHLORIDE PIPE	
● MEASURED	
● PLATED	
● DEED	

#### ABBREVIATIONS

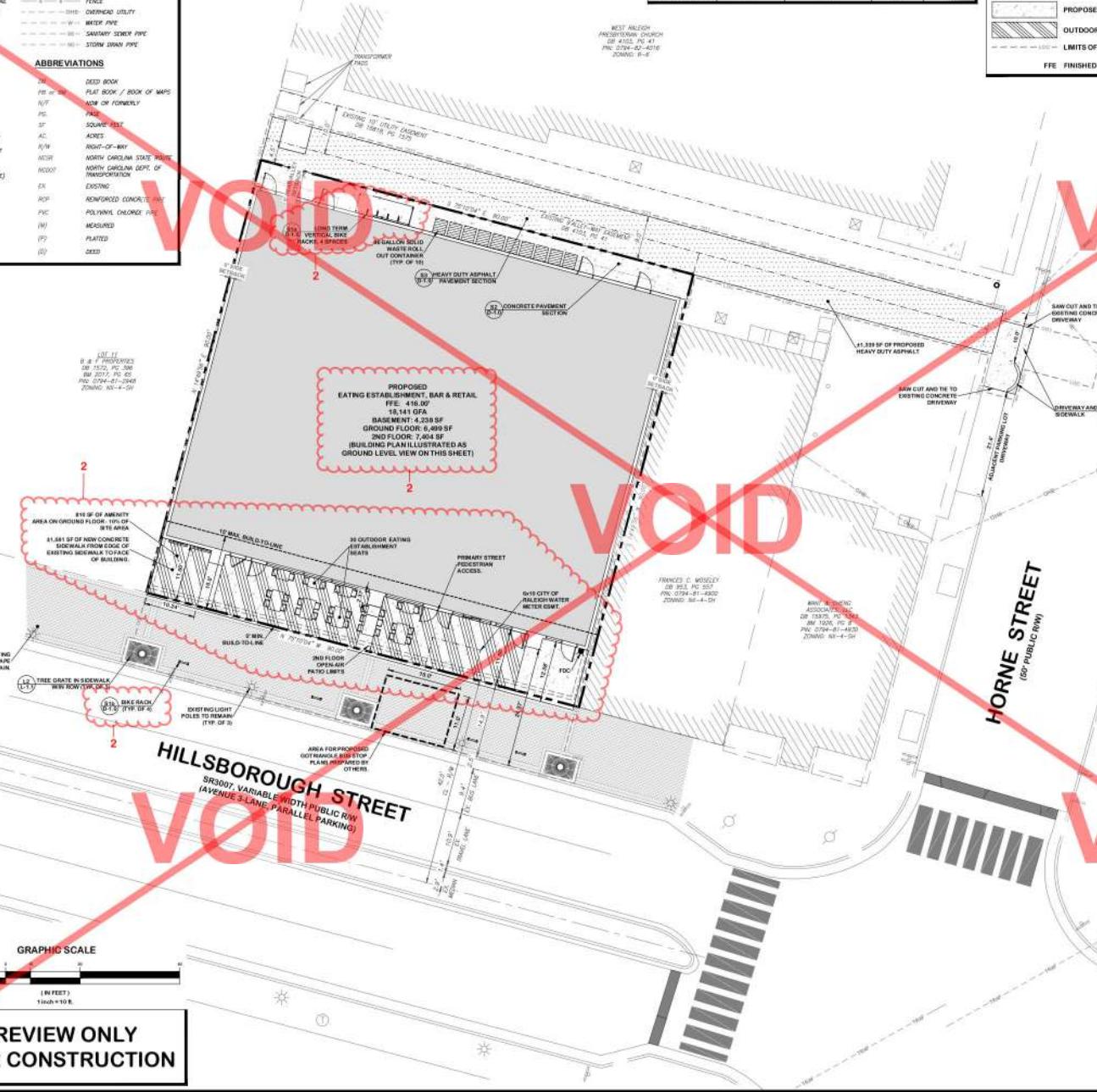
DEED BOOK  
PLAT BOOK / BOOK OF MAPS  
PLAN OF FOREMEN  
ST  
ACRES  
R/W  
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NC STATE  
NC DOT  
EXISTING  
ADDED CONCRETE PAV.  
PVC  
POLYVINYL CHLORIDE PIPE  
MEASURED  
PLATED  
DEED

BUILD-TO CALCULATION (%)					
STREET	BLOCK FACE (L/F)	BUILDING FAÇADE (L/F)	REQUIRED %	PROVIDED %	
HILLSBOROUGH	90	88'-5"	80	92	

LEGEND	
PROPOSED ASPHALT	
PROPOSED CONCRETE	
OUTDOOR AMENITY AREA	
— LIMITS OF CONSTRUCTION	
FPE FINISHED FLOOR ELEVATION	

#### LAYOUT NOTES:

- ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH, WAKE COUNTY, AND NCDOT STANDARDS AND SPECIFICATIONS.
- ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, EDGE OF SIDEWALK, FACE OF CURB, CENTERLINE OF COLUMN AND FACE OF BUILDING WALL, UNLESS OTHERWISE NOTED. ALL RADII DIMENSIONS TO BACK OF CURB.
- ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AS REQUIRED IN SPECIFICATIONS.
- ALL STRIPPING SHALL BE 4" WIDE UNLESS NOTED OTHERWISE.
- ALL RADII TO BE 3'-0" BOC UNLESS OTHERWISE NOTED.
- ALL PLANS AND CONSTRUCTION DETAILS MUST MEET THE CURRENT SPECIFICATIONS OF THE CITY OF RALEIGH.
- VERIFY ALL SETBACKS WITH LOCAL CODES.
- ALL CURB RAMPS SHALL HAVE A DETECTABLE WARNING COMPLYING WITH SECTIONS 4.7.7 AND 4.29.2 OF THE ADA ACCESSIBILITY GUIDELINES.
- GENERAL CONTRACTOR TO REFER TO THE MOST CURRENT ARCHITECTURAL PLANS FOR THE EXACT LOCATION OF UTILITY ENTRANCES, BUILDING DIMENSIONS, ROOF LEADERS, EXIT DOORS AND EXIT RAMPS.
- CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR THE CONSTRUCTION OF THE EXISTING SIDEWALK AND PAVEMENT MARKINGS AS SHOWN ON THE CONSTRUCTION PLANS.
- CONTRACTORS SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
- DETECTABLE WARNINGS ARE REQUIRED AT ANY CROSSWALK, OR ISLAND CUT THRU, WHERE THERE IS NOT CHANGE IN ELEVATION (IE. RAMP NOT PROVIDED).
- NEW WHITE PAINT DIRECTIONAL ARROWS SHALL BE IN ACCORDANCE WITH LATEST REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL" FOR LOW SPEED URBAN CONDITIONS.
- PERMANENT AND TEMPORARY SIGNAGE REQUIRES AN APPROVED SIGN PERMIT PRIOR TO INSTALLATION. SIGNAGE IS A SEPARATE BUMPTER REVIEW, AND IS NOT PROVIDED BY THE CITY OF RALEIGH.
- CONTACT ERYN REEVES IN THE ENGINEERING DEPARTMENT AT (919) 433-1501 OR BRENNAN RICE MC CALL TO SCHEDULE A PRE-CONSTRUCTION MEETING PRIOR TO OBTAINING BUILDING PERMITS FOR THIS PLAN.
- CONTACT THE NORTH CAROLINA ONE CALL CENTER PRIOR TO DOING ANY DIGGINGS: 1-800-632-9449.
- ALL ROOF DRAINS SHALL BE DIRECTED TO STORM DRAIN SYSTEM.



SITE DATA TABLE	
STREET ADDRESS	6101 HILLSBOROUGH STREET
OWNER	RALEIGH NC 27601 2021 HILLSBOROUGH LLC 2021 HILLSBOROUGH ROAD RALEIGH NC 27606
DEED/PLAT	2021 HILLSBOROUGH ROAD
PLAT#	0794-91-3851
CRITICAL ZONES	NEIGHBORHOOD MIXED USE (NC 7-504-CU)
EXISTING CONDITIONS	EXISTING CONDITIONS
PROPOSED LAND USE	EATING ESTABLISHMENT, BAR, AND RETAIL, SALES
EXISTING LOT AREA	6,191 SF (0.14 AC)
PROPOSED LOT AREA	8,100 SF (0.18 AC)
WATERSHED	WALNUT CREEK
ADDITIONAL	SPECIAL RESIDENTIAL PARKING OVERLAY DISTRICT
OVERLAYS	SRPOD
TECHNICAL	PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE PER FLOOD INSURANCE RATE MAP (SFIR) 2009.
DATA	HAZARD ZONE PER FLOOD INSURANCE RATE MAP (SFIR) 2009.
TRAIL CONSERVATION	None
RIGHT-OF-WAY	EXISTING LOT GROSS AREA: 8,100 SF (0.18 AC) PROPOSED: 810 SF AT GROUND LEVEL, CONTINUOUS TO PUBLIC R/W (10%)
IMPROVEMENTS	SHOPFRONT (10 ft)
OUTDOOR AMENITY AREA:	PRIMARY STREET (INC. 2 SETBACKS)
PROPOSED	PRIMARY STREET (INC. 2 SETBACKS)
MAX. DRAWDOWN	10' MAX. DRAWDOWN
BUILDING/STRUCTURE	REAR LOT LINE: 8' 0" DE
SETBACKS	SIDE LOT LINE: 0' 0" DE
BUILD-TO	PRIMARY PROPOSED: 810 SF (80% WIDTH/88')
STREETCARS	STREETSIDE: 10' 0" DE
WALKWAYS	WALKWAY TYPE: SIDEWALK CLAWSON TYPE: SIDEWALK TREE SPACING: 40' O.C. AVE WALKWAY LEVEL: 0' 0" DE
BUILDING FLOOR AREA	BROWNSTONE LEVEL: EATING ESTABLISHMENT: 1 SHORT TERM SPCE PER 33.00 SF OF GROSS FLOOR AREA AND 1 LONG TERM SPCE PER 50.00 SF OF GROSS FLOOR AREA 17.043 SF SHORT TERM SPCE 17.043 SF LONG TERM SPCE RETAIL: 1 SHORT TERM SPCE PER 48.00 SF OF GROSS FLOOR AREA 18.045 SF SHORT TERM SPCE TOTAL REQUIRED: 8 SHORT TERM, 4 LONG TERM
OUTDOOR SEATING	TOTAL OUTDOOR SEATING: 56 SEATS
PARKING	GROUND FLOOR: EATING ESTABLISHMENT: 1 CARS IN 1 CARS 1 SPACE PER 150.00 SF OF NON-PERSONNEL GROSS FLOOR AREA 11.645 SF / 150.00 SF SPACES RETAIL: 1 CARS IN 1 CARS 1 SPACE PER 150.00 SF OF NON-PERSONNEL GROSS FLOOR AREA 11.645 SF / 150.00 SF SPACES EXEMPT PER 1 CARS 1 CARS IN 1 CARS TOTAL PARKING REQUIRED: 20 SPACES
REQUIRED SHOVEL PARKING	EATING ESTABLISHMENT: 1 SHORT TERM SPCE PER 33.00 SF OF GROSS FLOOR AREA AND 1 LONG TERM SPCE PER 50.00 SF OF GROSS FLOOR AREA 17.043 SF SHORT TERM SPCE 17.043 SF LONG TERM SPCE RETAIL: 1 SHORT TERM SPCE PER 48.00 SF OF GROSS FLOOR AREA 18.045 SF SHORT TERM SPCE TOTAL REQUIRED: 8 SHORT TERM, 4 LONG TERM
DRAWING SHEET	TOTAL REQUIRED: 8 SHORT TERM, 4 LONG TERM
PROJECT NUMBER	C-2.1



**250 HILLSBOROUGH ST. REVITALIZATION**  
RALEIGH, WAKE COUNTY, NORTH CAROLINA  
TIER 3 ADMINISTRATIVE SITE REVIEW PLANS  
GROUND FLOOR STREETSCAPE PLAN

DATE:	REVISION:

DRAWING SHEET  
**C-2.1**  
PROJECT NUMBER  
**581-21**

**REMOTE PARKING NOTES:**

1. REMOTE PARKING IS LOCATED BELOW GROUND IN AN EXISTING PARKING DECK AT 2702 HILLSBURG ROAD, SUITE, APPROXIMATELY 760 FEET IN WALKING DISTANCE FROM THE PROJECT SITE.
  2. THE EXISTING PARKING DECK IS BELOW GROUND OF A 6000 SQUARE FOOT COMMERCIAL BUILDING.
  3. THERE ARE 23 PARKING SPACES AVAILABLE AT THE REMOTE PARKING LOCATION. THIS PROPERTY IS OWNED BY THE DEVELOPER.
  4. REMOTE PARKING REQUIREMENTS COMPLY WITH ILO SECTION 7.1.5.B ADDITIONAL VEHICLE PARKING PROVISIONS FOR PM-13H.
  5. PIN FOR REMOTE PARKING LOCATION IS 0104-72-9147.



~~void~~ GARDNER ST.

POGUE ST.

~~VANDERBILT AVE.~~

HORNE ST

REMOTE PARKING  
2702 HILLSBOROUGH ST.

760

~~VOID~~

~~VOID~~

~~VOID~~

# HILLSBOROUGH ST

6

FOR REVIEW ONLY  
NOT FOR CONSTRUCTION

~~339ST DESIGN GROUP, PA  
Engineering | Consulting  
1777 Raymond Street, Suite 100, Memphis, Tennessee 38111  
800.274.3395 | 901.355.3395 | [www.339st.com](http://www.339st.com) | [info@339st.com](mailto:info@339st.com)~~



# 250 HILLSBOROUGH ST. REVITALIZATION

RALEIGH, WAKE COUNTY, NORTH CAROLINA

## TIER 3 ADMINISTRATIVE SITE REVIEW PLANS

### REMOTE PARKING PLAN

DATE	12/22/21
REVISED PER COR COMMENTS	4/1/22
REVISED PER COR COMMENTS	

~~DRAWING  
SHEET  
C-2.2  
PROJECT NUMBER  
581-21~~

**GENERAL NOTES:**

1. ALL UTILITY WORK SHALL BE IN ACCORDANCE WITH THE PLANS PREPARED BY FABST DESIGN GROUP, PA, THE CURRENT REQUIREMENTS OF THE CITY OF RALEIGH, AND ALL OTHER PERTINENT FEDERAL, STATE LAWS.
  2. THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, AND STANDARDS FOR SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 91-544, FEDERAL REGISTER, CHAPTER XVII, PART 1926 OF TITLE 29 REGULATIONS, 1971 EDITION), AND THE STATE OF NORTH CAROLINA CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.
  3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS CONDUCTED A SURVEY OF THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
  4. BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY N.C. ONE CALL AT 1-800-632-6984. THE LOCATION OF ALL UNDERGROUND AND ABOVE-GROUND UTILITIES SHALL BE SHOWN ON THE BID SHEET. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
  5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BID AND PERFORM ALL UTILITY WORK IN ACCORDANCE TO ALL APPLICABLE LOCAL, STATE AND CODES AND REGULATIONS.
  6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH THE INSTALLATION, INSPECTING, TESTING AND FINAL ACCEPTANCE OF ALL PROPOSED UTILITIES CONSTRUCTION.
  7. CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY ON THE ADDITION, REMOVAL AND/OR RELOCATION OF UTILITIES AND UTILITY POLES AND THE EXTENSION OF ALL PROPOSED UTILITIES TO THE ASPHALT PLANT.
  8. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE RESPONDENT CONTRACTOR. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE ALL UTILITIES ARE INSTALLED CORRECTLY TO MEET PROJECT REQUIREMENTS WHETHER PERFORMED BY THE CONTRACTOR OR NOT.
  9. AN AS-BUILT DRAWING OF NEW UTILITY SERVICES SHALL BE PREPARED BY THE CONTRACTOR AND PROVIDED TO THE OWNER BEFORE COMPLETION OF THE PROJECT FOR CITY APPROVAL.
  10. ALL SANITARY SEWER MAINS SHALL BE PVC SDR 35 UNLESS OTHERWISE NOTED.
  11. ALL SANITARY SEWER SERVICES SHALL BE PVC SCH 40 UNLESS OTHERWISE NOTED.
  12. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
  13. CONTRACTOR SHALL MAINTAIN EXISTING UTILITIES WITHIN PROPOSED ALIGNMENTS OF NEW SERVICES AND NOTIFY THE ENGINEER IF CONSTRUCTION ENCOUNTERS.

WEST RALEIGH  
PRESBYTERIAN CHURCH  
DB 4103, PG 41  
PNC 0794-82-4016

**1ST MINOR ASR MODIFICATION(s):**

1. THE UPDATED BUILDING FOOTPRINT PER ARCHITECTURAL CHANGES.
  2. RECONFIGURE ROOF LEADER TO EXISTING CATCH BASIN PER SPR REVIEW COMMENT.
  3. WATER SERVICES UPDATED PER SPR REVIEW COMMENT.
  4. ENLARGEMENT OF WATER METER EASEMENT.

**2ND MINOR ASR MODIFICATION(s):**

1. THE UPDATED BUILDING FOOTPRINT PER ARCHITECTURAL CHANGES.
  2. CHANGE IN TYPE AND LOCATION OF FDC.

LEGEND

PROPOSED ASPHALT

PROPOSED CONCRETE

FEE FINISHED FLOOR ELEVATION

SD LOC

SD PROPOSED STORM PIPE

SD PROPOSED 12" NDS YARD INLET

SD PROPOSED SD CLEANOUT

SD PROPOSED SD YARD INLET

SD PROPOSED SD MANHOLE

STANDARD CITY OF RALEIGH UTILITY NOTE

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUS HANDBOOK, CURRENT EDITION).

**2. UTILITY SEPARATION REQUIREMENTS:**

  - IF A PRIVATE WATER LINE IS LOCATED CONTAINED 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 IS NOT POSSIBLE, THE PRIVATE WATER LINE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 10' FROM A PUBLIC WELL.
  - WHEN INSTALLING WATER & SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED, THE PRIVATE WATER LINE SHALL BE LOCATED ALLOWED TO THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE ELEVATION OF THE PRIVATE WATER LINE PROVIDED BY THE PUBLIC UTILITY. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
  - WHERE A PRIVATE WATER LINE IS LOCATED CONTAINED, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
  - 5' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & 8" DIA SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
  - MANTEIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS. IF A 18" VERTICAL SEPARATION IS NOT POSSIBLE, SANITARY SEWER & RCP STORM DRAIN CROSSINGS, WHERE APPROPRIATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE. SEE THE CORPUS HANDBOOK FOR DETAILS (W-4 & S-8).
  - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION.

3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN APPROPRIATE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.

4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCE & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECIZED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.

5. 3/4" MINIMUM COVER IS REQUIRED ON ALL WATER & SEWER FORCESHAFTS, SEWER LINES & SEWER MAINS.

6. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN DEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THE DEVELOPER IS RESPONSIBLE FOR THE COST OF REMOVAL OF SERVICE FROM ROW OR PERMITS FOR CORPUS HANDBOOK PROCEDURE.

7. INSTALL 1/2" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN THE 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONSTRUCTION PHASE OF THE PROJECT.

8. INSTALL 1/2" PVC SEWER SERVICES @ 1:0 MINIMUM GRADE WITH CLEAUNOTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75' LINEAR FEET MAXIMUM.

9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEDING 80 PSI. BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1' ABOVE THE NEXT UPSTREAM BUILDING DRAIN.

10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDEQ, USACE FOR A RIAR FOR ANY RIPARIAN BUFFER, WETLAND & A/D FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.

11. NCDOT / RAILROAD ENRICHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD PROPERTY.

12. CRSS-SUPPORTED DENTAL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD AS PROVIDED IN APPENDIX B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES AND THE MINIMUM REQUIREMENTS FOR DEVICE/VALVE MEET AMERICAN SOCIETY OF SANITARY ENGINEERS (ASSE) APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH THE ASSE APPROVAL LIST AND IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CRSS CONNECTION CONTROL PROGRAM, WHICH IS MORE STRINGENT. CONTACT THE STATE OF NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY, JOANIE HARTLEY@RALEIGH.GOV FOR MORE INFORMATION.

**EXISTING UTILITY NOTE**

- ② EXISTING WATER AND SEWER SERVICES TO REMAIN. CONTRACTOR SHALL FLUSH AND VERIFY CONDITION OF ALL EXISTING SEWER SERVICES BY VIDEO TO OWNER, ENGINEER, AND ARCHITECT PRIOR TO CONNECTING PROPOSED SERVICES TO EXISTING SERVICES.
  - ③ CONTRACTOR SHALL PRESERVE AND STOCKPILE EXISTING BRICKS FROM SIDEWALK ON SITE TO BE REUSED AFTER SITE & UTILITY WORK IS COMPLETE. POST CONSTRUCTION BRICK PATTERNS SHALL MATCH PRE-CONSTRUCTION PATTERNS.

ALL EXISTING SANITARY  
SEWER AND WATER  
LOCATIONS, SIZES AND  
MATERIALS WITHIN  
HILLSBOROUGH STREET  
PROVIDED BY MCKOM AND  
CREED SUE QLB ON  
11/19/21.

PROPOSED  
EATING ESTABLISHMENT & RETA  
FFE: 416.00'  
10,581 GFA  
BASEMENT: 4,256 SF  
GROUND FLOOR: 6,325 SF

FRANCES C. MOSELEY  
DB 953, PG 557  
AMC 0794-81-4900

# HORNE STREETS

**FOR REVIEW ONLY  
NOT FOR CONSTRUCTION**

# 250 HILLSBOROUGH ST. REVITALIZATION

RALEIGH, WAKE COUNTY, NORTH CAROLINA

## TIER 3 ADMINISTRATIVE SITE REVIEW PLANS

### UTILITY SITE PLAN

**PAST DESIGN GROUP, PA.**  
Engineering | Construction  
Structural, Civil, Electrical, Mechanical, HVAC  
www.pastdesign.com | 412.261.1111

**PREPARED FOR :** CITY OF MONTAUX, LLC  
2101 FAIRVIEW ROAD  
RALEIGH, NORTH CAROLINA 27608

**DATE :** 10/1/2021

**PROJECT ENGINEER:**  
RDP

**PROJECT CARD DESIGNER:**  
LW/MS

**HILLSBOROUGH ST. REVITALIZATION**  
RALEIGH, WAKE COUNTY, NORTH CAROLINA  
R 3 ADMINISTRATIVE SITE REVIEW PLANS  
UTILITY PLAN

NO.	RENUMBERED PER CRR COMMENTS	DATE
2	REVISED PER CRR COMMENTS	1/27/2023
3	REVISED PER MINOR SRR MODIFICATION	9/12/2022
5	REVISED PER MINOR SRR MODIFICATION	7/22/2022
6	REVISED PER CRR COMMENTS	9/12/2022

**DRAWING SHEET**

**C-3.0**

PROJECT NUMBER  
**581-21**

**GENERAL NOTES:**

10. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS PREPARED BY PARISH DESIGN GROUP, PA. THE CURRENT REQUIREMENTS OF THE CITY OF  
RALEIGH, AND ALL OTHER PERTINENT FEDERAL, STATE, AND LOCAL LAWS.

11. THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL  
STANDARDS FOR LABOR, PAYMENT, AND RECORDKEEPING, AND WITH APPLICABLE  
FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, AND STANDARDS FOR  
HEALTH, INCLING, THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW  
91-544), FEDERAL REGISTER, CHAPTER XVI, PART 1926 OF TITLE 29 REGULATIONS,  
OCCUPATIONAL SAFETY AND HEALTH RECORDKEEPING, CONSTRUCTION,  
AND EMPLOYEE PROTECTION, UPDATING THESE REGULATIONS.

12. THE CONTRACTOR SHALL PREPARE A SITE PLAN FOR EXAMINING THE AREAS AND  
CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE  
SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE  
CONTRACTOR HAS READ THE SITE PLAN AND IS FAMILIAR WITH CONDITIONS AND  
CONSTRAINTS OF THE SITE.

13. BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD  
BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY N.C. "ONE  
CALL" AT 1-800-623-6948. THE LOCATION OF ALL UTILITIES AND ALL UNDERGROUND  
STRUCTURES SHALL BE DETERMINED BY THE PROPER AUTHORITIES. IT IS THE  
RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT  
LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.

14. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BID AND PERFORM ALL UTILITY  
WORK IN COMPLIANCE TO ALL APPLICABLE LOCAL, STATE AND STATE CODES AND  
REGULATIONS.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH THE  
INSTALLATION, INSPECTING, TESTING AND FINAL ACCEPTANCE OF ALL PROPOSED  
UTILITIES CONSTRUCTION.

16. CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY ON  
THE ADDITION, REMOVAL AND/OR RELOCATION OF UTILITIES AND UTILITY POLES  
AND THE EXTENSION OF ALL PROPOSED UTILITIES TO THE ASPHALT PLANT.

17. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OR  
THE REQUIREMENTS OF THE CONTRACTOR. IT IS THE RESPONSIBILITY OF THE  
CONTRACTOR TO ENSURE ALL UTILITIES ARE INSTALLED CORRECTLY TO MEET  
PROJECT REQUIREMENTS WHETHER PERFORMED BY THE CONTRACTOR OR NOT.

18. AN AS-BUILT DRAWING OF NEW UTILITY SERVICES SHALL BE PREPARED BY THE  
CONTRACTOR AND SUBMITTED TO THE OWNER BEFORE COMPLETION OF THE  
PROJECT FOR CITY APPROVAL.

19. ALL SANITARY SEWER MAINS SHALL BE PVC 30" OR 35" UNLESS OTHERWISE NOTED.

20. ALL SANITARY SEWER SERVICES SHALL BE PVC 4" OR 6" UNLESS OTHERWISE NOTED.

21. CONTRACTOR SHALL REFER TO OTHER PLANS DURING THIS CONSTRUCTION SET  
FOR OTHER PERTINENT INFORMATION.

22. CONTRACTOR SHALL NOT EXIST UTILITIES WITHIN PROPOSED ALIGNMENTS  
OF SANITARY SEWER LINES AND NOTIFICATION SHALL BE MADE TO THE ENGINEER IF  
CONSTRUCTION IS TO OCCUR IN THESE AREAS.

WEST RALEIGH  
PRESBYTERIAN CHURCH  
CB 4702E PG 41  
FAX: 919-834-8216

**MINOR ASR MODIFICATION(s):**

- THE UPDATED BUILDING FOOTPRINT PER ARCHITECTURAL CHANGES.  
RECONFIGURE ROOF LEADER TO EXISTING CATCH BASIN PER SPR REVIEW COMMENT.  
WATER SERVICES UPDATED FOR SPR REVIEW COMMENT.  
ENLARGEMENT OF WATER METER SAGEMENT

**LEGEND**

- |  |                              |
|--|------------------------------|
|  | PROPOSED ASPHALT             |
|  | PROPOSED CONCRETE            |
|  | FFE FINISHED FLOOR ELEVATION |
|  | LIMITS OF CONSTRUCTION       |
|  | PROPOSED STORM PIPE          |
|  | PROPOSED 12" NDS YARD INLET  |
|  | PROPOSED 3D CLEANOUT         |
|  | PROPOSED 3D YARD INLET       |
|  | PROPOSED MANHOLE             |

STANDARD CITY OF RALEIGH UTILITY NOTICE

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUK HANDBOOK, CURRENT EDITION).

2. **UTILITY SEPARATION REQUIREMENTS**

  - a. **FOR NEW CONSTRUCTION** THE HORIZONTAL SEPARATION BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS IMPROVED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF AQUATIC CATERPILLAR TUNNELS ARE USED AS A SOURCE OF DRINKING WATER, THE HORIZONTAL SEPARATION SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS; HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 30' FROM A PUBLIC WELL.
  - b. **WHEN INSTALLING WATER & SEWER MAINS**, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED, THE HORIZONTAL SEPARATION SHALL BE 5' AND THE WATERLINE SHALL BE PLACED IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT THE SAME ELEVATION AS THE SEWER LINE. THE HORIZONTAL SEPARATION SHALL BE MAINTAINED BY THE PUBLIC UTILITY DIRECTOR. DISTANCES ARE TO BE MEASURED BY OUTSIDE DIAMETER.
  - c. **WHEN EXISTING WATER & SEWER MAINS**, THE HORIZONTAL SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, OR MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
  - d. **0' MINIMUM HORIZONTAL SEPARATION** IS REQUIRED BETWEEN ALL SANITARY SEWER & WATER MAINS. UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER, THE HORIZONTAL SEPARATION SHALL BE 10'.
  - e. **MAINTAIN 18' MIN. VERTICAL SEPARATION** AT ALL WATERMAIN & RPP STORE CROSSINGS. IF THIS SEPARATION CANNOT BE MAINTAINED, THE HORIZONTAL SEPARATION SHALL BE 5' AND THE WATERMAIN & RPP STORE BERM CROSSINGS, WHERE APPROPRIATE CROSSINGS CANNOT BE ACHIEVED, SPECIFY RPP MATERIALS & CONCRETE CROSSINGS. THE HORIZONTAL SEPARATION SHALL BE 10' (SEE 9.4 & 9.5).
  - f. **ALL OTHER UNDERGROUND UTILITIES** SHALL CROSS-WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.

3. **ANY NECESSARY PERMIT REVISONS** ARE SUBJECT TO REVIEW & APPROVAL OF AN ENVIRONMENTAL ENGINEER FOR THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.

4. **CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE** TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECIZED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.

5. **3.5 MM DIA. PEEL & STICK WATER & SEWER FORMING** AND POLYMER COATINGS ARE REQUIRED ON ALL MESE MAINS.

6. **IT IS THE DEVELOPER'S RESPONSIBILITY** TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN DEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THE ABANDONMENT OR REMOVAL OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE DEVELOPER AND SHALL NOT REQUIRE A PERMIT OR SERVICE FEE FROM RPP CORPOU HANDBOOK PROCEDURE.

7. **INSTALL 1" COPPER** WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2' X 2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PRECISELY SIZE THE WATER SERVICE FOR EACH CONSTRUCTION PHASE AND TO PRECISELY SIZE THE METER FOR EACH CONSTRUCTION PHASE.

8. **INSTALL 1" PVC** SEWER SERVICES OF 0'-0" MINIMUM GRADE WITH CLEAVENTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75' LINEAR FEET MAXIMUM.

9. **REDUCING REVALVE VALVES** ARE REQUIRED ON ALL WATER SERVICES.

10. **REDUCING REVALVE VALVES** ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BURROW DRAINS LOWER THAN 1' ABOVE THE NEXT UPSTREAM BURROW DRAIN.

11. **ALL ENVIRONMENTAL PERMITS** APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDEQ, USACE FOR ARIAN FOR ANY IMPARIANT BUFFER, WETLAND & ADR FLOORPLAN IMPACTS (RESPECTIVELY), PRIOR TO CONSTRUCTION.

12. **NO TREAD** / RAILROAD ENFORCEMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RALEIGH UTILITIES PROPERTY.

13. **CROSS-CONNECTION CONTROL** PROTECTION DEVICES ARE REQUIRED BASED ON DEGREES OF HEALTH HAZARD ASSESSED AS LISTED IN APPENDIX B TO THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE APPROVED BY THE STATE DEPARTMENT OF HEALTH AND SENIOR SERVICES. SANITARY ENGINEERS FOR THE CITY OF RALEIGH MAY APPROVE THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LIST AND IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT.

14. **JOANIE HARTLEY** [RALEIGHNCGOV.COM](http://RALEIGHNCGOV.COM) FOR MORE INFORMATION.

**EXISTING UTILITY NOT**

- ② EXISTING WATER AND SEWER SERVICES TO REMAIN. CONTRACTOR SHALL FLUSH AND VERIFY CONDITION OF ALL EXISTING SEWER SERVICES BY VIDEO TO OWNER, ENGINEER, AND ARCHITECT PRIOR TO CONNECTING PROPOSED SERVICES TO EXISTING SERVICES.
  - ③ CONTRACTOR SHALL PRESERVE AND STOCKPILE EXISTING BRICKS FROM SIDEWALK ON SITE TO BE REUSED AFTER SITE & UTILITY WORK IS COMPLETE. POST CONSTRUCTION BRICK PATTERNS SHALL MATCH PRE-CONSTRUCTION PATTERNS.

ALL EXISTING SANITARY  
SEWER AND WATER  
LOCATIONS, SIZES AND  
MATERIALS WITHIN  
HILLSBOROUGH STREET  
PROMPTED BY JACKSON AND  
CREED SUE QUB CM  
11-12-74

卷之三

## LEGEND and NOMENCLATU

- ## SYMBOLS

www.ijerpi.net 1003

- ## ABBREVIATIONS

GRAPHIC SCALE

1 2 3 4 5 6 7 8 9 10 11 12

(IN FEET)

1inch = 10ft.

**FOR REVIEW ONLY**

**NOT FOR CONSTRUCTION**

NO.	REVISION	DATE
1	REVISED PER COR COMMENTS	12/22/21
2	REVISED PER COR COMMENTS	4/19/22
3	REVISED PER MINOR ADHOCIFICATION	8/22/22
4	REVISED PER COR COMMENTS	10/4/22

**DRAWING  
SHEET**

**C-3.0**

PROJECT NUMBER  
**581-21**

# 250 HILLSBOROUGH ST. REVITALIZATION

RALEIGH, WAKE COUNTY, NORTH CAROLINA

## TIER 3 ADMINISTRATIVE SITE REVIEW PLANS

### UTILITY PLAN

**ABST DESIGN GROUP, PA**  
Engineering | Consulting  
107 Washington Avenue, Suite 200, Bala Cynwyd, PA 19004-2811  
Phone: 484 666 4444 | Fax: 484 666 4445 | E-mail: [abst@comcast.net](mailto:abst@comcast.net)

SEARCHED FOR:  
MAYKUM LTD., LLC  
SEARCHED BY:  
SOUTH CAROLINA 27058  
SEARCHED DATE:  
10/1/2018  
SEARCHED BY:  
CADD DESIGNERS  
SEARCHED BY:  
SOUTHERN

# DUG ST. REVITALIZATION K. WAKE COUNTY, NORTH CAROLINA INTEGRATIVE SITE REVIEW PLANS UTILITY PLAN

**GENERAL NOTES:**

- ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS PREPARED BY PARIS DESIGN GROUP, PA. THE CURRENT REQUIREMENTS OF THE CITY OF RALEIGH, AND ALL OTHER PERTINENT FEDERAL, STATE, AND LOCAL LAWS.

2. THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, AND STANDARDS FOR UTILITY PLACEMENT AND BURROWING, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 95-154), FEDERAL REGISTER, CHAPTER XVI, PART 1926 OF TITLE 29 REGULATIONS, 90 CFR 1926.1101, AND THE REQUIREMENTS FOR UTILITY CONSTRUCTION, AND SUBSEQUENT PUBLIC SAFETY, IMPOSING THESE REGULATIONS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS READ THE BID DOCUMENTS AND THE SITE IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.

4. BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY C. ONE CALL AT 1-800-632-6948. THE LOCATION OF ALL UTILITIES AND ANY UNDERGROUND TRENCHES OR EXCAVATIONS SHALL BE MAINTAINED BY THE CONTRACTOR. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.

5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BID AND PERFORM ALL UTILITY WORK IN COMPLIANCE TO ALL APPLICABLE LOCAL, STATE AND CODES AND REGULATIONS.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH THE INSTALLATION, INSPECTING, TESTING AND FINAL ACCEPTANCE OF ALL PROPOSED UTILITIES CONSTRUCTION.

7. CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY ON THE ADDITION, REMOVAL, AND/OR RELOCATION OF UTILITY LINES AND UTILITY POLES AND THE EXTENSION OF ALL PROPOSED UTILITIES TO THE ASPHALT PLATE.

8. ALL UTILITIES SHALL BE LOCATED IN ACCORDANCE WITH THE REQUIREMENTS OR SPECIFICATIONS OF THE RESPECTIVE UTILITY COMPANY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE ALL UTILITIES ARE INSTALLED CORRECTLY TO MEET REQUIREMENT SPECIFICATIONS WHETHER PERFORMED BY THE CONTRACTOR OR NOT.

9. AN AS-BUILT DRAWING OF NEW UTILITY SERVICES SHALL BE PREPARED BY THE CONTRACTOR AND PROVIDED TO THE OWNER BEFORE COMPLETION OF THE PROJECT FOR CITY APPROVAL.

10. ALL SANITARY SEWER MAINS SHALL BE PVC SDR 35 UNLESS OTHERWISE NOTED.

11. ALL SANITARY SEWER SERVICES SHALL BE PVC SDR 40 UNLESS OTHERWISE NOTED.

12. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.

13. CONTRACTOR SHALL VERIFY EXISTING UTILITIES WITHIN PROPOSED ALIGNMENTS AND SETBACKS, AND NOTIFY THE ENGINEER AND CONSTRUCTION AND NOTIFY THE ENGINEER IF CONVERGENCE ENDS/INTERSECTS.

WEST RALEIGH  
PRESBYTERIAN CHURCH  
P.O. 47011 PG 43  
FAX 919-872-4276

LEGEND

- PROPOSED ASPHALT
- PROPOSED CONCRETE
- FFE FINISHED FLOOR ELEVATION
- LIN LIMITS OF CONSTRUCTION
- PROPOSED STORM PIPE
- PROPOSED 12' NDS YARD INL
- PROPOSED SD CLEANTH
- PROPOSED SD YARD INLET
- PROPOSED SD MANHOLE

STANDARD CITY OF RALEIGH UTILITY NOTE



**EXISTING UTILITY NOT**

- ② EXISTING WATER AND SEWER SERVICES TO REMAIN. CONTRACTOR SHALL FLUSH AND VERIFY CONDITION OF ALL EXISTING SEWER SERVICES BY VIDEO TO OWNER, ENGINEER, AND ARCHITECT PRIOR TO CONNECTING PROPOSED SERVICES TO EXISTING SERVICES.
  - ③ CONTRACTOR SHALL PRESERVE AND STOCKPILE EXISTING BRICKS FROM SIDEWALK ON SITE TO BE REUSED AFTER SITE & UTILITY WORK IS COMPLETE. POST CONSTRUCTION BRICK PATTERNS SHALL MATCH PRE-CONSTRUCTION PATTERNS.

ENCLOSURE		LINETYPEs	
		—	BOOK
ARC		—	BOOK/ACQUITY
		—	BURNT
		—	CARTO. BOUND. PIPE
		—	STORM DRAIN PIPE
ABBREVIATIONS			
DB		BOOK	DEED BOOK
PL OR BM		—	PLAT BOOK / BOOK OF MAPS
N/W			NEAR OR FORWARD
PG			PAGE
SF			SQUARE FEET
AC			ACRES
R/W			RIGHT-OF-WAY
NCSSR			North Carolina State Route
NCODT			North Carolina Dept. of Transportation
EX			EXTRACTION
RCP			REINFORCED CONCRETE PIPE
PVC			POLYVINYL CHLORIDE PIPE
(W)			MEASURED
(P)			PEATED
(D)			DEED

FOR REVIEW ONLY  
NOT FOR CONSTRUCTION

# 250 HILLSBOROUGH ST. REVITALIZATION

RALEIGH, WAKE COUNTY, NORTH CAROLINA

## TIER 3 ADMINISTRATIVE SITE REVIEW PLANS

### UTILITY PLAN

**ABST DESIGN GROUP, PA**  
Engineering | Consulting  
1177 Washington Street, Suite 200, Somerville, MA 02145 • 617.661.4444 | Fax: 617.661.4445 • [www.abstdesign.com](http://www.abstdesign.com)

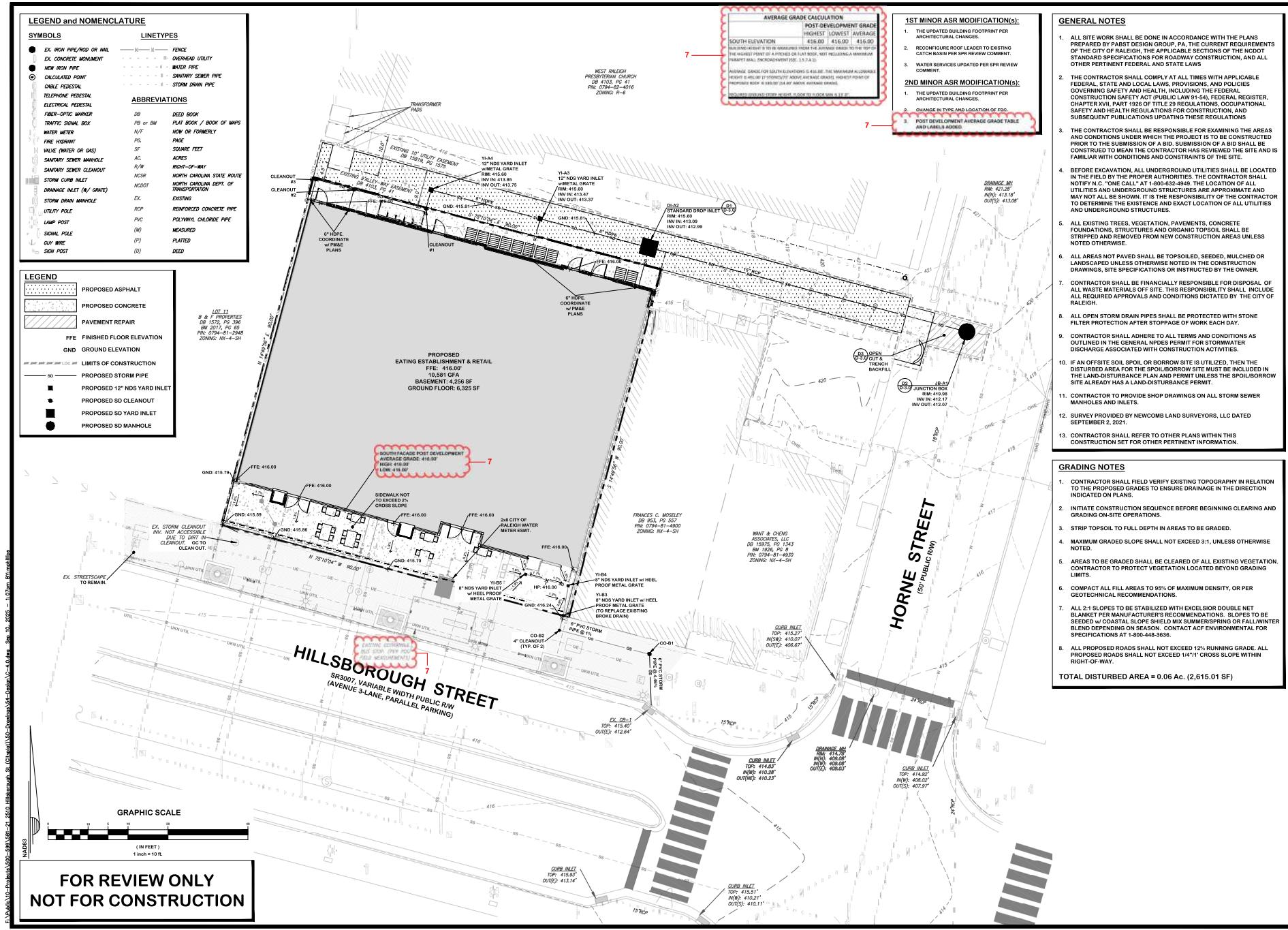
P

MONDIAL 2010, LLC  
1000 15TH STREET NW  
SUITE 2000  
WASHINGTON, DC 20004  
10/1/2010  
ENCL: 1  
CAGE DESIGNER  
SUBPART 100

# ST. REVITALIZATION WEBSITE REVIEW PLANS

1	RELEASER PER COR COMMENTS	12/20/21
2	REVISED PER COR COMMENTS	4/1/22

**DRAWING  
SHEET**  
**C-3.0**  
**PROJECT NUMBER**  
**581-21**



# 2510 HILLSBOROUGH ST. REVITALIZATION

RALEIGH, WAKE COUNTY, NORTH CAROLINA

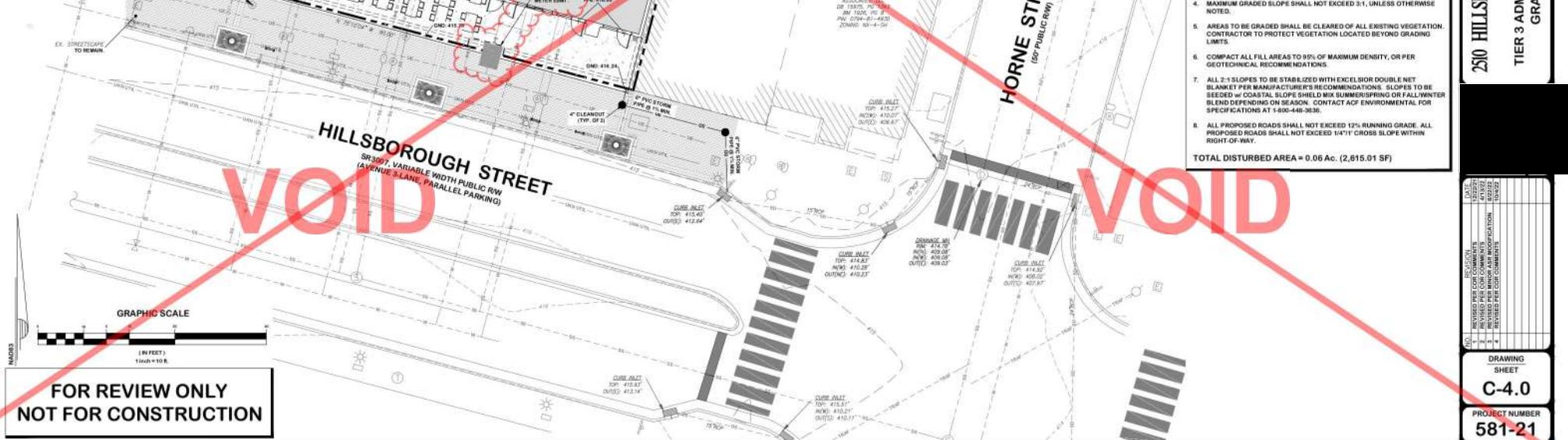
## TIER 3 ADMINISTRATIVE SITE REVIEW PLANS

### GRADING AND DRAINAGE PLAN

NO.	1	REVISED PROG. REVISION	DATE	
	2	REVISED PER CDR COMMENTS	4/15/22	
	3	REVISED PER MIN ASSEMBLY COMMENT	8/22/22	
	4	REVISED PER CDR COMMENTS	10/4/22	
	5	REVISED PER CDR COMMENTS	8/26/22	
	6	REVISED PER CDR COMMENTS	8/26/22	
	7	REVISED PER CDR COMMENTS	9/10/22	
<b>DRAWING SHEET</b>				
<b>C-4.0</b>				
<b>PROJECT NUMBER</b>				
<b>581-21</b>				

LEGEND and NOMENCLATURE	
SYMBOLS	LINETYPES
● EX. IRON PIPE/ODP OR NAE	— FENCE
□ EX. CONCRETE MVENT	— DASHED: OVERHEAD UTILITY
● NEW IRON PIPE	— DASHED: METER PIPE
● CALCULATED POINT	— DASHED: SANITARY SEWER PIPE
● CABLE PEDESTAL	— DASHED: STORM SEWER PIPE
● TELEPHONE PEDESTAL	
● ELECTRICAL PEDESTAL	
● FIBER-OPTIC JAMMER	
● TRAFFIC SIGNAL BOX	
● WATER METER	
● FIRE HYDRANT	
● VALVE (WATER OR GAS)	
● SANITARY SEWER MANHOLE	
● SANITARY SEWER CLEANOUT	
● STORM CURB INLET (W/ GRATE)	
● DRAINAGE DITCH (W/ GRATE)	
● STORM DRAIN MANHOLE	
● UTILITY POLE	
● LAMP POST	
● SIGNAL POLE	
● GUT WIRE	
● SIGN POST	
ABBREVIATIONS	
DEED BOOK	DEED BOOK / BOOK OF MAPS
PLAT BOOK	PLAT BOOK / BOOK OF MAPS
AS OF	AS OF FORMERLY
N/P	NOTES
ST	STRAIGHT
AC	ACRES
R/W	RIGHT-OF-WAY
NC	STATE OF NORTH CAROLINA
NSR	STATE OF NORTH CAROLINA STATE ROAD
NC DOT	NC DEPT. OF TRANSPORTATION
EX	EXISTING
ACP	ADDED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
MEASURED	MEASURED
PLATED	PLATED
DEED	DEED

LEGEND	
PROPOSED ASPHALT	
PROPOSED CONCRETE	
PAVEMENT REPAIR	
FFE FINISHED FLOOR ELEVATION	
GND GROUND ELEVATION	
— LIMITS OF CONSTRUCTION	
PROPOSED STORM PIPE	
PROPOSED 12" NDS YARD INLET	
PROPOSED SD CLEANOUT	
PROPOSED SD YARD INLET	
PROPOSED SD MANHOLE	



MINOR ASR MODIFICATION(s):	
1.	THE UPDATED BUILDING FOOTPRINT PER ARCHITECTURAL CHANGES.
2.	RECONFIGURE ROOF LEADER TO EXISTING CATCH BASIN PER SFR REVIEW COMMENT.
3.	WATER SERVICES UPDATED PER SFR REVIEW COMMENT.

#### GENERAL NOTES

1. ALL SITE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS PREPARED BY PAST DESIGN GROUP, PA. THE CURRENT REQUIREMENTS OF THE CITY OF RALEIGH, THE APPLICABLE SECTIONS OF THE NC DOT STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION, AND ALL OTHER PERTINENT FEDERAL, STATE, AND LOCAL LAWS.
2. THE CONTRACTOR SHALL CONDUCT EXCAVATION TIMES WITH APPROPRIATE STATE AND LOCAL LAWS, PROCEDURES, AND POLICIES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 91-54), FEDERAL REGISTER, CHAPTER XVI, PART 1910 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSIDERED AN ACKNOWLEDGMENT THAT THE CONTRACTOR IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
4. BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY N.C. "ONE CALL" AT 1-800-632-4949. THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND ARE NOT DRAWN TO SCALE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
5. ALL EXISTING TREES, VEGETATION, PAVEMENTS, CONCRETE FOUNDATIONS, STRUCTURES AND ORGANIC TOPSOIL SHALL BE LEFT IN PLACE UNLESS MOVED FROM NEW CONSTRUCTION AREAS UNLESS NOTED OTHERWISE.
6. ALL AREAS NOT PAVED SHALL BE TOPSOLED, SEEDED, MULCHED OR LANDSCAPED UNLESS OTHERWISE NOTED IN THE CONSTRUCTION DRAWINGS, SITE SPECIFICATIONS OR INSTRUCTED BY THE OWNER.
7. CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR DISPOSAL OF ALL WASTE MATERIALS OFF SITE. THIS RESPONSIBILITY SHALL INCLUDE ALL REQUIRED APPROVALS AND CONDITIONS DICTION BY THE CITY OF RALEIGH.
8. ALL OPEN STORM DRAIN PIPES SHALL BE PROTECTED WITH STONE FILTER PROTECTION AFTER STORAGE OF WORK EACH DAY.
9. CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE PROPOSAL FOR THE STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
10. IF AN OFFSITE SOIL SPOIL OR BORROW SITE IS UTILIZED, THEN THE DISTURBED AREA FOR THE SPOIL/BORROW SITE MUST BE INCLUDED IN THE LAND-DISTURBANCE PLAN AND PERMIT UNLESS THE SPOIL/BORROW SITE ALREADY HAS A LAND-DISTURBANCE PERMIT.
11. CONTRACTOR TO PROVIDE SHOP DRAWINGS ON ALL STORM SEWER MANHOLES AND INLETS.
12. SURVEY PROVIDED BY NEWCOMB LAND SURVEYORS, LLC DATED SEPTEMBER 2, 2021.
13. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.

#### GRADING NOTES

1. CONTRACTOR SHALL FIELD VERIFY EXISTING TOPOGRAPHY IN RELATION TO THE PROPOSED GRADES TO ENSURE DRAINAGE IN THE DIRECTION INDICATED ON PLANS.
2. INITIATE CONSTRUCTION SEQUENCE BEFORE BEGINNING CLEARING AND GRADING ON-SITE OPERATIONS.
3. STRIP TOPSOIL TO FULL DEPTH IN AREAS TO BE GRADED.
4. MAXIMUM GRADED SLOPE SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
5. AREAS TO BE GRADED SHALL BE CLEARED OF ALL EXISTING VEGETATION. CONTRACTOR TO PROTECT VEGETATION LOCATED BEYOND GRADING LIMITS.
6. COMPACT ALL FILL AREAS TO 95% OF MAXIMUM DENSITY, OR PER GEOTECHNICAL RECOMMENDATIONS.
7. ALL 2:1 SLOPES TO BE STABILIZED WITH EXCELSIOR DOUBLE NET BLANKET PER MANUFACTURER'S RECOMMENDATIONS. SLOPES TO BE SEEDED w/ COASTAL SLOPE SHIELD MIX SUMMER/SPRING OR FALL/WINTER BLANKET. FOR ADDITIONAL INFORMATION, CONTACT ACF ENVIRONMENTAL FOR SPECIFICATIONS AT 1-800-448-3636.
8. ALL PROPOSED ROADS SHALL NOT EXCEED 12% RUNNING GRADE. ALL PROPOSED ROADS SHALL NOT EXCEED 1/4" IT CROSS SLOPE WITHIN RIGHT-OF-WAY.

TOTAL DISTURBED AREA = 0.05 Ac. (2,615.01 SF)

DATE	REVISION	NOTED PER COORDINATE(S)
12/22/22	1	REvised per minor ASR modification
12/22/22	2	Revised per CCR comments
12/22/22	3	Revised per CCR comments
12/22/22	4	Revised per CCR comments

DRAWING SHEET **C-4.0**  
PROJECT NUMBER **581-21**



**250 HILLSBOROUGH ST. REVITALIZATION**  
RALEIGH, NORTH CAROLINA  
TIER 3 ADMINISTRATIVE SITE REVIEW PLANS  
GRADING AND DRAINAGE PLAN

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LEGEND and NOMENCLATURE	
SYMBOLS	LINETYPES
● EX. MON. PIPE/OD or NAL	— 6' FENCE
● CIRC. CONCRETE BOUNDARY	— 12' CONTINUOUS UTILITY
● ARROW	— 18' WATER PIPE
● CALCULATED POINT	— 24' SEWER PIPE
● CIRCLE PERTINENT	— 30' STORM SEWER PIPE
● TELEPHONE POLE/STAND	— 36' STORM SEWER PIPE
● ELECTRICAL POLE	— DEEP DRAIN
● FIBER-OPTIC AMPLIFIER	— DEEP DRAIN
● TELEPHONE SIGNAL BOX	— DEEP DRAIN
● WATER METER	— DEEP DRAIN
● FIRE HYDRANT	— DEEP DRAIN
● VALVE (WATER OR GAS)	— DEEP DRAIN
● SANITARY SEWER MANHOLE	— DEEP DRAIN
● SANITARY SEWER CLEANSOUT	— DEEP DRAIN
● STORM CULVERT INLET	— DEEP DRAIN
● DRAINAGE INLET (W/ GRATE)	— DEEP DRAIN
● STORM DRAW MANHOLE	— DEEP DRAIN
● UTILITY POLE	— DEEP DRAIN
● LAMP POST	— DEEP DRAIN
● SIGN POLE	— DEEP DRAIN
● OUT WIRE	— DEEP DRAIN
● SIGN POST	— DEEP DRAIN
ABBREVIATIONS	
DRW	DEEP DRAIN
PLB	PLAT BOOK / BOOK OF MAPS
PR or PR	MAP OR FOLIO#
N/F	NONE
PSL	PSL
ST	SOURCE STATE
AC	ACRES
R/W	RIGHT-OF-WAY
NEHR	NORTH CAROLINA STATE HIGHWAY
NCODD	NORTH CAROLINA DEPT. OF TRANSPORTATION
EX	EXISTING
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
(W)	MEASURED
(P)	PLATED
(S)	DEED

LEGEND

	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PAVEMENT REPAIR
FFE FINISHED FLOOR ELEVATION	
GND GROUND ELEVATION	
LIMITS OF CONSTRUCTION	
SD	PROPOSED STORM PIPE
	PROPOSED 12' NDS YARD INLET
	PROPOSED SD CLEANOUT
	PROPOSED SD YARD INLET
	PROPOSED SD MANHOLE

Graphic Scale (In Feet): 1 inch = 10 ft.

FOR REVIEW ONLY  
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<img alt="A technical site plan for a building project on Hillsborough Street and Horne Street. The plan is heavily annotated with red 'VOID' markings. Key features include a proposed building footprint, various utility inlets (12", 15", 18", 24", 30", 36", 42", 48", 54", 60", 72", 84", 96", 120", 144", 168", 180", 216", 240", 276", 300", 336", 360", 396", 420", 456", 480", 516", 540", 576", 600", 636", 660", 696", 720", 756", 780", 816", 840", 876", 900", 936", 960", 996", 1020", 1056", 1080", 1116", 1140", 1168", 1196", 1224", 1252", 1280", 1308", 1336", 1364", 1392", 1420", 1448", 1476", 1504", 1532", 1560", 1588", 1616", 1644", 1672", 1700", 1728", 1756", 1784", 1812", 1840", 1868", 1896", 1924", 1952", 1980", 2008", 2036", 2064", 2092", 2120", 2148", 2176", 2204", 2232", 2260", 2288", 2316", 2344", 2372", 2400", 2428", 2456", 2484", 2512", 2540", 2568", 2596", 2624", 2652", 2680", 2708", 2736", 2764", 2792", 2820", 2848", 2876", 2904", 2932", 2960", 2988", 3016", 3044", 3072", 3100", 3128", 3156", 3184", 3212", 3240", 3268", 3296", 3324", 3352", 3380", 3408", 3436", 3464", 3492", 3520", 3548", 3576", 3604", 3632", 3660", 3688", 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**GENERAL NOTES**

1. ALL SITE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS PREPARED BY PABST DESIGN GROUP, PA, THE CURRENT REQUIREMENTS OF THE CITY OF RALEIGH, THE APPLICABLE EDITIONS OF THE NC DOT STANDARDS FOR HIGHWAY CONSTRUCTION, AND ALL OTHER PERTINENT FEDERAL, STATE AND LOCAL LAWS.
2. THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONTRACTOR SAFETY AND HEALTH REGULATIONS, 41 CFR, PART 100-41.500, SUBPART 100-41.500-1, AND THE 1966 OSHA REGULATIONS, CHAPTER XVII, PART 1926 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS OF THE CONSTRUCTION SITE AND FOR CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID, SUBMISSION OF A BID SHALL BE CONSTRAINED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
4. BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED AND IDENTIFIED. UTILITIES THAT ARE NOT LOCATED SHALL NOT BE EXCAVATED. "ONE CALL" AT 1-800-832-4484, THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
5. ALL EXISTING TREES, VEGETATION, PAVEMENTS, CONCRETE FOUNDATIONS, STRUCTURES AND ORGANIC TOPSOIL SHALL BE STRIPPED AND REMOVED FROM NEW CONSTRUCTION AREAS UNLESS NOTED OTHERWISE.
6. ALL PLANTS NOT PAVED SHALL BE POSPOSED, SEEDED, MULCHED OR RECARVED UNLESS OTHERWISE NOTED IN THE CONSTRUCTION DRAWINGS, SITE SPECIFICATIONS OR INSTRUCTED BY THE OWNER.
7. CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR DISPOSAL OF ALL WASTE MATERIALS OFF SITE. THIS RESPONSIBILITY SHALL INCLUDE ALL REQUIRED APPROVALS AND CONDITIONS dictated BY THE CITY OF RALEIGH.
8. ALL OPEN STORM DRAIN PIPES SHALL BE PROTECTED WITH STONE FILTER PROTECTION AFTER STOPPAGE OF WORK EACH DAY.
9. CONTRACTOR SHALL ADOHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL ORDERS PERMIT FOR STORMWATER DISCHARGE AND CONSTRUCTION ACTIVITIES.
10. IF AN OFF-SITE SOIL SPILLY OR BORROW SITE IS USED, THEN THE DISTURBED AREA FOR THE SPILLY/BORROW SITE MUST BE INCLUDED IN THE LAND-DISTURBANCE PLAN AND PERMIT UNLESS THE SPILLY/BORROW SITE ALREADY HAS A LAND-DISTURBANCE PERMIT.
11. CONTRACTOR TO PROVIDE SHOW DRAWINGS ON ALL STORM SEWER MANHOLES AND INLETS.
12. SURVEY PROVIDED BY NEWCOMB LAND SURVEYORS, LLC DATED SEPTEMBER 2, 2021
13. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.

**GRADING NOTES**

1. CONTRACTOR SHALL FIELD VERIFY EXISTING TOPOGRAPHY IN RELATION TO THE PROPOSED GRADES TO ENSURE DRAINAGE IN THE DIRECTION INDICATED ON PLANS.
2. INITIATE CONSTRUCTION SEQUENCE BEFORE BEGINNING CLEARING AND GRADING ON-SITE OPERATIONS.
3. STRIP TOPSOIL TO FULL DEPTH IN AREAS TO BE GRADED.
4. MAXIMUM GRADED SLOPE SHALL NOT EXCEED 5:1, UNLESS OTHERWISE NOTED.
5. AREAS TO BE GRADED SHALL BE CLEARED OF ALL EXISTING VEGETATION. CONTRACTOR TO PROTECT VEGETATION LOCATED BEYOND GRADED LIMITS.
6. COMPACT ALL FILL AREAS TO 95% OF MAXIMUM DENSITY, OR PER CONTRACTOR'S SPECIFICATIONS.
7. ALL 1:1 SLOPES TO BE STABILIZED WITH EXCAVATOR DOUBLE NET SLEDDER BLANKET PER MANUFACTURER'S RECOMMENDATIONS. SLOPES TO BE SEALED w/ COASTAL SLOPE SHIELD MIX SUMMER/SPRING OR FALL/WINTER BLEND DEPENDING ON SEASON. CONTACT ACF ENVIRONMENTAL FOR SPECIFICATIONS AT 1-800-446-3636.
8. ALL PROPOSED ROADS SHALL NOT EXCEED 12% RUNNING GRADE. ALL GRADED DROPS SHALL NOT EXCEED 14:1 VERTICAL CROSS SLOPE WITHIN RIGHT-OF-WAY.

**TOTAL DISTURBED AREA = 0.06 Ac. (2,615.01 SF)**

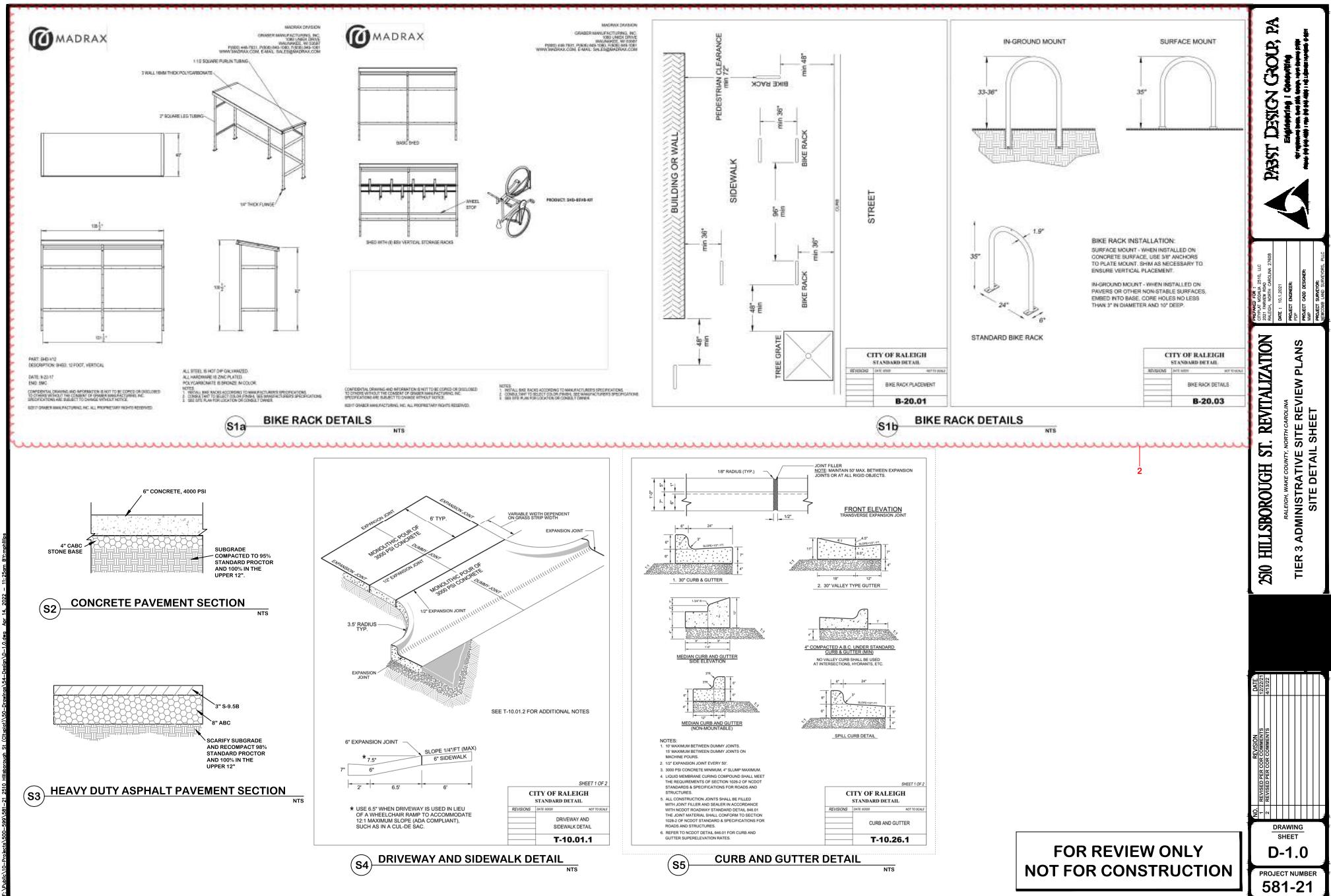
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# 2950 HILLSBOROUGH ST. REVITALIZATION

RALEIGH, WAKE COUNTY, NORTH CAROLINA

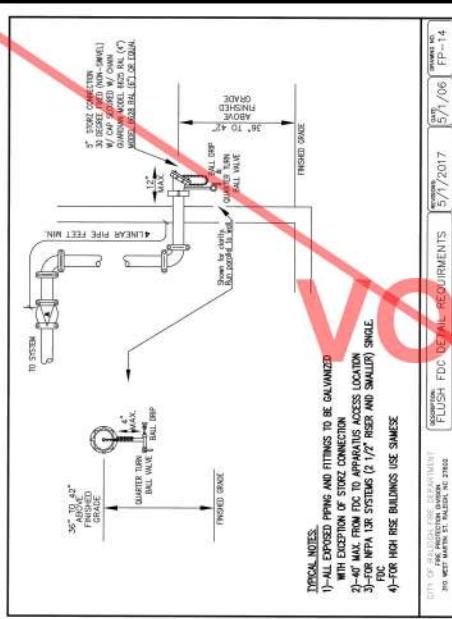
## TIER 3 ADMINISTRATIVE SITE REVIEW PLANS GRADING AND DRAINAGE PLAN

**EST DESIGN GROUP, PA**  
Engineering | Consulting  
1777 Raymond Street, Suite 900, Langhorne, PA 19047  
(215) 683-4400 | Fax: (215) 684-0494 | Web: [ESTDESIGN.COM](http://www.estdesign.com) | E-mail: [info@estdesign.com](mailto:info@estdesign.com)





FOR REVIEW ONLY  
NOT FOR CONSTRUCTION



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**PAST DESIGN GROUP, PA**  
Engineering | Consulting  
107 Pennsylvania Avenue, Suite 200, Newark, New Jersey 07105  
Phone: (973) 626-1440 | Fax: (973) 626-1441 | E-mail: [info@pastdesign.com](mailto:info@pastdesign.com)

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**HILLSBOROUGH ST. REVITALIZATION**  
RALEIGH, WAKE COUNTY, NORTH CAROLINA  
**R 3 ADMINISTRATIVE SITE REVIEW PLANS**  
**UTILITY DETAIL SHEET**

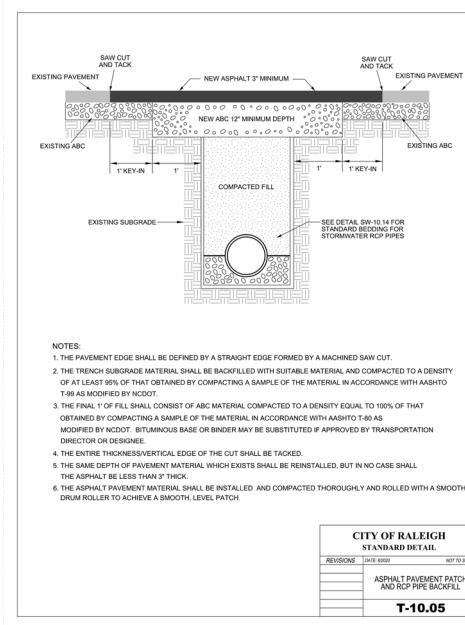
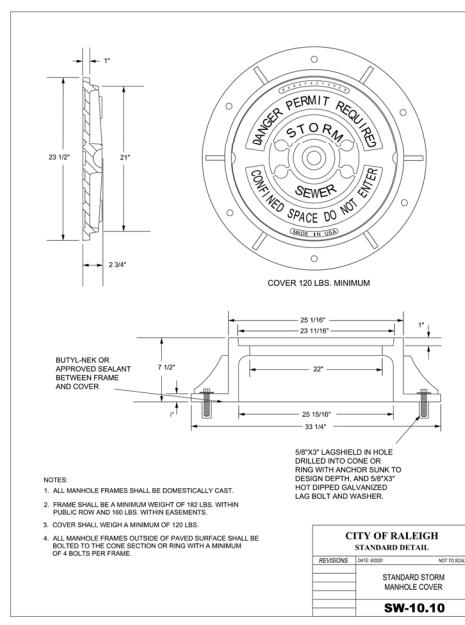
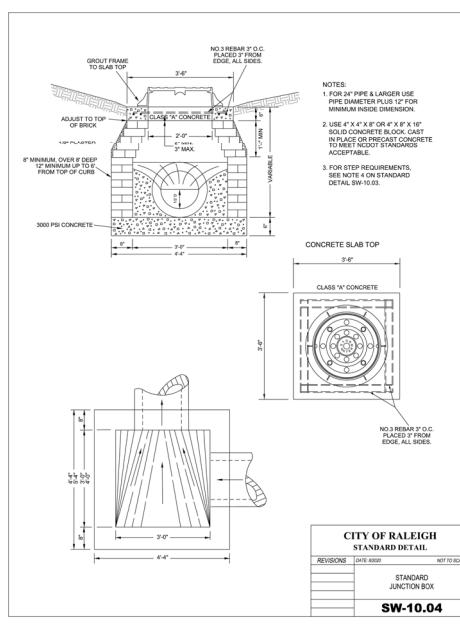
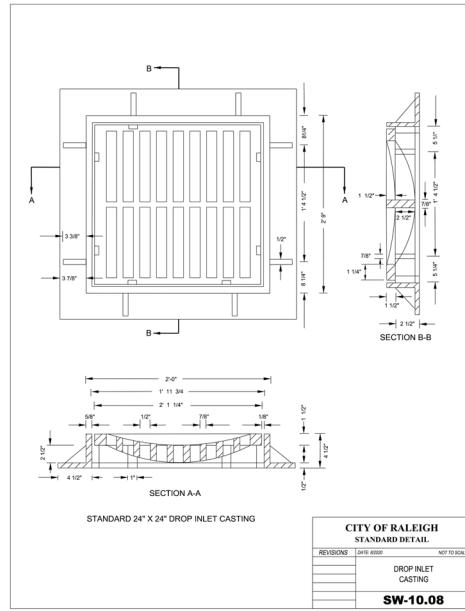
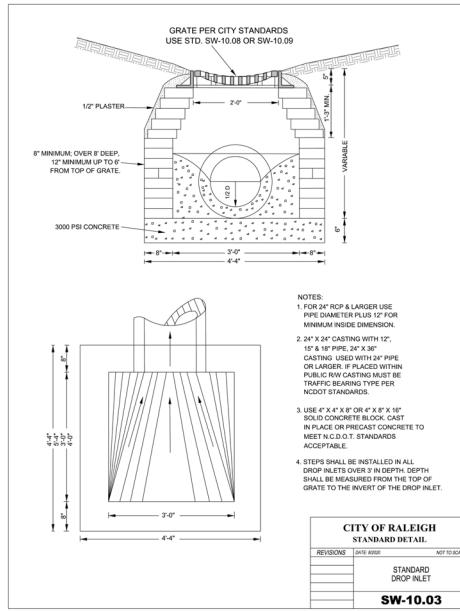
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Engineering | Consulting  
www.pastdesigngroup.com

250 HILLSBOROUGH ST. REVITALIZATION  
TIER 3 ADMINISTRATIVE SITE REVIEW PLANS  
STORM DRAINAGE DETAIL SHEET

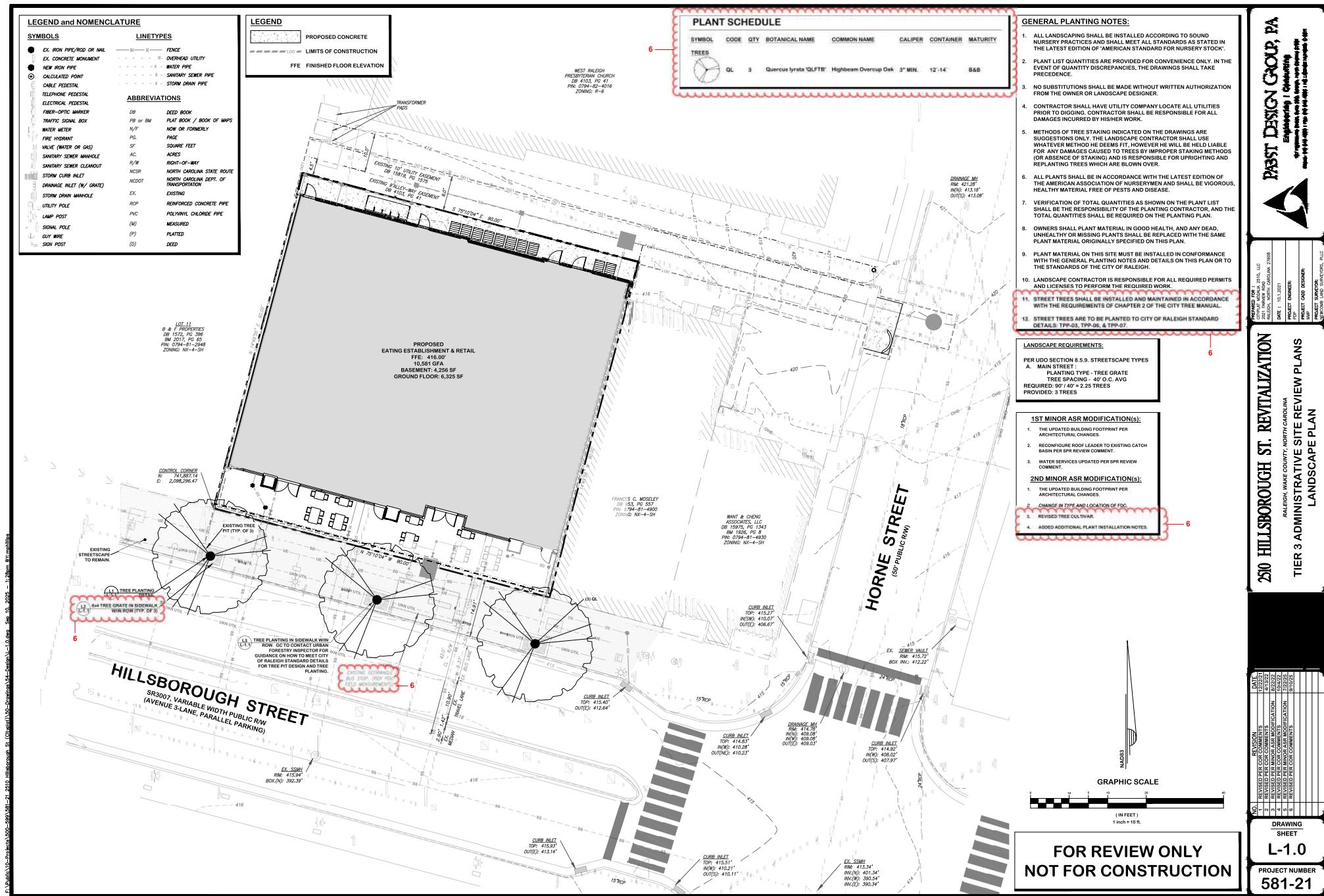
PREPARED FOR: 250 HILLSBOROUGH ST., LLC  
250 HILLSBOROUGH ST., LLC  
DATE: 10/1/2021  
PROJECT ENGINEER:  
PROJECT CAD DESIGNER:  
PROJECT SHAREHOLDER:  
LAW

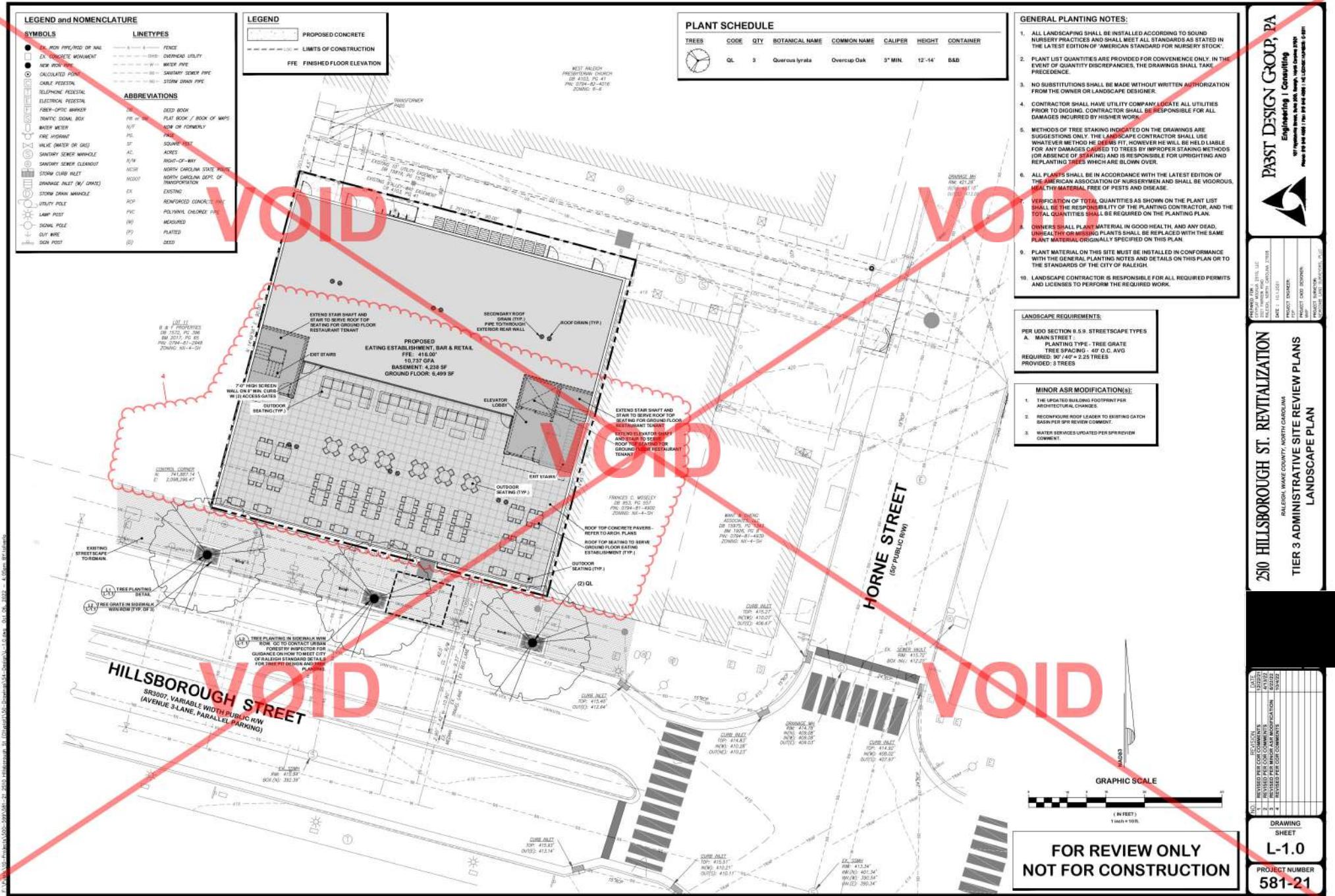


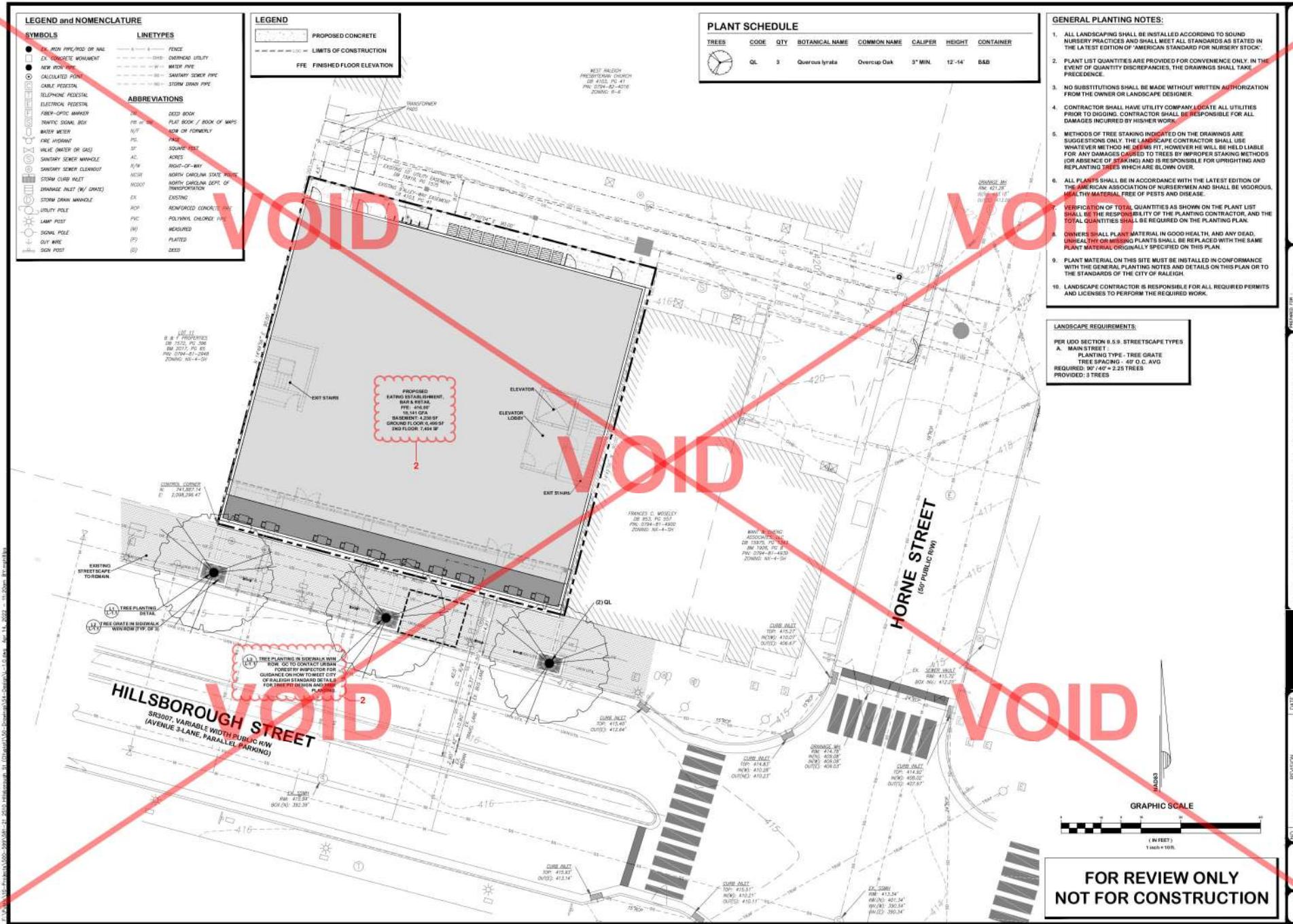
D3 PAVEMENT PATCH & BEDDING  
NTS

DATE: 10/22/21  
REVISION: 1  
REvised per Corr Comments  
PROJECT NUMBER  
581-21

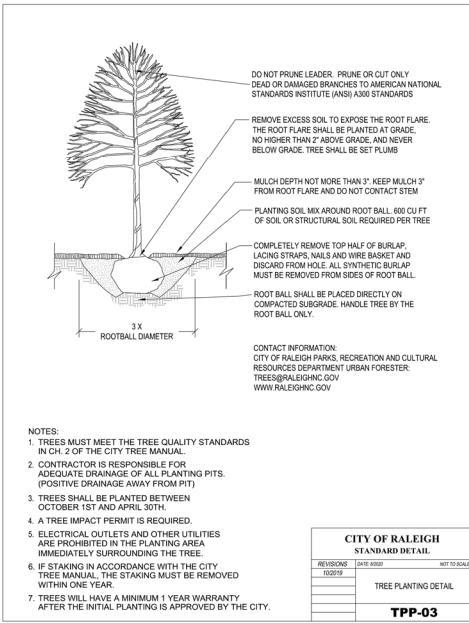
RALEIGH, WAKE COUNTY, NORTH CAROLINA  
RALEIGH, WAKE COUNTY, NORTH CAROLINA  
STORM DRAINAGE DETAIL SHEET





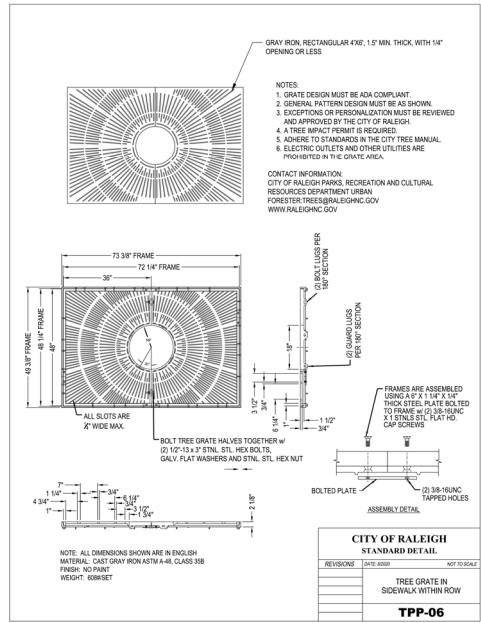


For  $\alpha > 10$  -  $D_{\text{max}} \approx 500,000$  km  $\Rightarrow 2010$  will occur in  $54$  (Chilean) Earthquakes



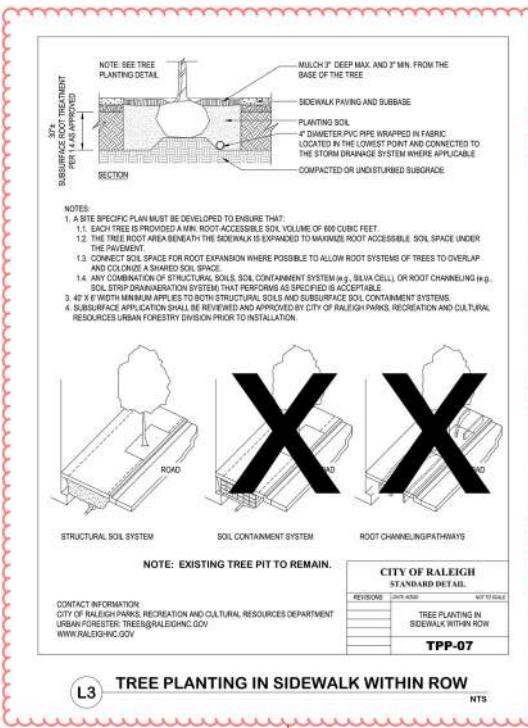
## TREE PLANTING DETAILS

NT



**12 TREE GRATE IN SIDEWALK WITHIN ROW**

100



TREE PLANTING IN SIDEWALKS WITHIN BOR

1

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# 250 HILLSBOROUGH ST. REVITALIZATION

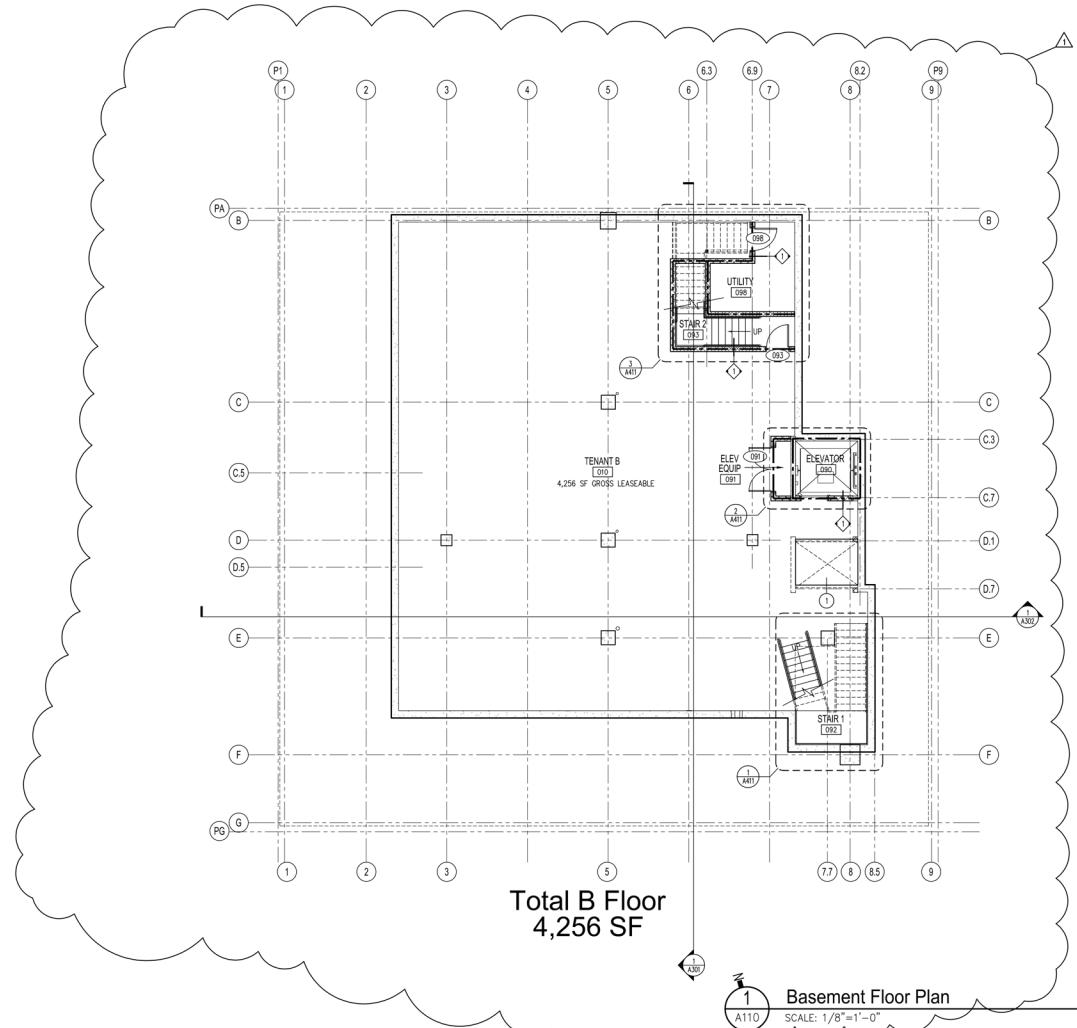
RALEIGH, WAKE COUNTY, NORTH CAROLINA

## TIER 3 ADMINISTRATIVE SITE REVIEW PLANS

### LANDSCAPE DETAILS

PAST DESIGN GROUP, PA  
Engineering | Consulting  
Strategic Design Services with Global Reach  
Contact: 973.270.1100 | fax: 973.270.1101 | [www.pastdesign.com](http://www.pastdesign.com)

<b>250 HILLSBOROUGH ST. REVITALIZATION</b>		
RALEIGH, NORTH CAROLINA		
<b>TIER 3 ADMINISTRATIVE SITE REVIEW PLANS</b>		
<b>LANDSCAPE DETAILS</b>		
<p>PROJECT NUMBER <b>581-21</b></p> <p>DRAWING SHEET <b>L-1.1</b></p>		
NO.	REVISION NO.	DATE REVIEWED PER CO-C COMMITTEE
1	2	04/25/2018
2	3	04/25/2018
<p>PRINCIPAL: 1000 WAKEFIELD RD, SUITE 2700, RALEIGH, NC 27608 DATE: 16.1.2021 PROJECT COORDINATOR: NAME: <b>John</b> PHONE: 919-220-1234 FAX: 919-220-1234 EMAIL: <b>john@buro100.com</b></p>		



### Wall Type Legend:

- 1-HR RATED 8" CMU WALL TO DECK SEAL TO DECK AND ALL PENETRATIONS.
- 2" CMU TO DECK.
- 1" METAL STUD EXTERIOR WALL FRAMING 16" O.C., SEE WALL SECTION AND PLAN DETAILS FOR ADDITIONAL INFORMATION
- 1-HR RATED 5/8" MLD W/ STUCCO INTERIOR P/T W/ 5/8" TYPE 1 CMU
- 1-HR DECK
- PROVIDE ACOUSTIC BATTIS FULL DEPTH OF DECK
- PROVIDE DensDeck TIE BACKER BOARD AT INTERIOR OF MET AREA IN LIEU OF 3/4" GYPSUM
- PROVIDE 6" CONCRETE CUBS @ WALL BASE OF MET AREAS
- EXTEND WALL FRAMING TO 6" ABOVE THE HIGHEST ADJACENT DECK LEVEL, AS REQUIRED
- HALF WALL
- PROVIDE 4" FURRED OUT WALL ON PLUMBING SIDE OF RATED

1. ALL INTERIOR WALLS ARE TYPE 1 UNO.
2. ALL FRAMING AND DRYWALL INSTALLATION TO BE IN ACCORDANCE WITH THE GYPSUM CONSTRUCTION HANDBOOK, SIXTH EDITION, PUBLISHED BY USG.
3. CONTRACTOR SHALL PROVIDE & INSTALL ALL STIFFENERS, BRACING, BACKUP PLATES, & SUPPORTING BRACKETS REQD. FOR THE INSTALLATION OF ALL TOILET ROOM ROLLERS, TOILET ROOM ACCESSORIES, PARTITIONS, & FOR ALL SUSPENDED OR WALL MOUNTED MECHANICAL, ELECTRICAL, OR MISC. EQUIPMENT.

### Wall Legend / Symbols:

EXISTING WALL TO REMAIN  
 NEW STUD FRAMED WALL  
 BRICK WALL  
 CMU WALL  
 CONCRETE WALL  
 1 HOUR RATED WALL  
 2 HOUR RATED WALL  
 NUMBER  
 ELEVATION, SECTION MARKER  
 SHEET NUMBER  
 (117A) DOOR NUMBER, SEE A801  
 (100) ROOM NUMBER  
 C CENTERLINE  
 (B) WINDOW TYPE, SEE A801  
 F.E.  
 FIRE EXTINGUISHER

### Dimension Notes

6'-0"	TO FACE OF STUD
6'-0"	MINIMUM DIMENSION ALLOWED (MAY BE MORE)
6'-0"	MAXIMUM DIMENSION ALLOWED (MAY BE LESS)
MAX.	
6'-0"	EXACT DISTANCE BETWEEN FINAL FINISHED SURFACES (ALL DIMENSIONS ARE TO FACE OF FRAMING UNLESS OTHERWISE NOTED)
CLR.	
6'-0"	TARGET DIMENSION WHICH MAY NOT BE ACHIEVED IN THE FIELD - BE AWARE OF POSSIBLE CHANGE
VERIFY	
ALIGN	ALIGN THESE FINISH SURFACES

## General Plan Notes

2. DO NOT SCALE DRAWINGS
  2. MINIMUM FAME SPREAD CLASSIFICATION OF INTERIOR FINISHES SHALL CONFORM TO THE 2018 IBC, EXCEPT WHERE CODES, ORDINANCES, OR STANDARDS REQUIRE OTHERWISE.
  3. ALL NEW CUSTOM MILLWORK TO HAVE SOLID SURFACE TOPS & STAIN GRADE WOOD FRONTS.
  4. ALL EXPOSED WOOD SURFACES SHALL BE SATIN FINISHED.
  5. VERIFY ALL BAU BUILDING AND PLAT/PLAYOUT DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCY SHALL BE NOTIFIED IMMEDIATELY.
  6. ALL EXPOSED WOOD SURFACES SHALL BE TO LEVER ARM AND GOOD CONDITION. PATCH & SEAL ANY CRACKS, HOLES, OR FISSURES AS REQUIRED TO PREVENT WATER PENETRATION.
  7. RECOMMENDED FLOOR FINISHES ARE:
    1. TO COORDINATE ALL FLOOR FINISHES TO ALLOW FOR SMOOTH, LEVEL TRANSITIONS BETWEEN MATERIALS.
    2. TO USE VINYL COMPOUND LAYING & REPAIRING WALLS & CEILINGS AFTER INSTALLATION OF EQUIPMENT.
    3. TO USE VINYL COMPOUND LAYING & REPAIRING WALLS & CEILINGS AFTER INSTALLATION OF EQUIPMENT.
    4. TO PROVIDE & INSTALL METAL SHELVES, BRACING, BACKUP SUPPORTS, AND OTHER EQUIPMENT FOR THE INSTALLATION OF SUSPENDED OR WALL MOUNTED MECHANICAL, ELECTRICAL, OR MSC. EQUIPMENT.

WALL TYPE NOTES:

FURNITURE:

- UNDER A SEPARATE CONTRACT.

## Floor Plan Keynotes:

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## Finish Notes

- 1. FINISHES**

  1. VERIFY ALL FINISHES W/ ARCHITECT PRIOR TO ORDERING.
  2. SURFACE FINISHES MUST BE PRIOR TO DRILLING & INSTALLING.
  3. MAINTAIN A LEVEL SURFACE AT ALL WALLS LOCATED IN PUBLIC AREAS.
  4. C.G. TO PROVIDE ALL BLOCKING RECD. FOR WALL-MOUNT SHELVES, CABINETS, & SHELVING.
  5. ALL SHELVES & TRANSITIONS TO MEET ADA REQUIREMENTS.
  6. COUNTERS: ALL NAIL & SCREW HEADS 1/8" IN. WHERE EXPOSED & FILL ALL HOLES.
  7. PRIOR TO APPLICATION OF NEW FINISHES, CLEAN EXIST. SURFACES THOROUGHLY & REPAIR ALL ADVICE PROVIDED.
  8. ALL WD. TRIM & PLYWOOD VENEER REQUIRES MACHINE & HAM ANACCEPTABLE END PROFILE.
  9. ALL WD. FRAMES/LEADERS/CLASSIFICATION OF INTERIOR FINISHES SHALL CONFORM TO LOCAL, C.R.S. & STATE BLDG. CODES/ORDINANCES.

new  
city  
design group

1304 HILLSBOROUGH ST.  
RALEIGH, NC 27605  
919.831.1308  
FAX 919.831.9737

10 July 2025

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CONSTRUCTION~~

2510 Hillsborough St.  
Revitalization

2510 Hillsborough St.  
Raleigh, NC 27605

DESIGNER :	-
DRAWN :	-
CHECKED :	-
SCALE :	AS SHOWN
JOB NUMBER :	8252
<b>SHEET TITLE</b>	

### Basement Floor Plan

---

SHEET NUMBER

ATTU

~~void~~

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void

~~VOID~~

Total B Floor  
4,238 SF

1 A110 Basement Floor Plan SCALE: 1/8"=1'-0"

Wall Legend / Symbols:	
EXISTING WALL TO REMAIN	
NEW STUD FRAMED WALL	
BRICK WALL	
CMU WALL	
CONCRETE WALL	
1 HOUR RATED WALL	
2 HOUR RATED WALL	
REAL ESTATE MARKER	
ELEVATION, SECTION MARKER	
GUTTER NUMBER	
DOOR NUMBER, SEE APP	
1921	ROOM NUMBER
5	CENTERLINE
C.B.	ROOF TYPE, SEE APP
F.E.	FIRE EXTINGUISHER
Dimension Notes:	
$E-0"$	TO FACE OF STUD
$E-0"$	MINIMUM DIMENSION ALLOWED (MAY BE MORE)
$E-0"$	MAXIMUM DIMENSION ALLOWED (MAY BE LESS)
MAX	
MIN	
EXACT	EXACT DISTANCE BETWEEN FINISHED SURFACES OR FINISHED SURFACE TO FACE OF STUD (IF OTHERWISE NOTED)
$E-0"$	VERTICAL DIMENSION WHICH MAY NOT BE ACHIEVED IN FIELD IF SURFACE IS POSSIBLY CHANGE
VERIFY	
AUDIT	ALIGN THESE FINISH SURFACES

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RALEIGH, NC 27605  
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FAX 919.831.9737

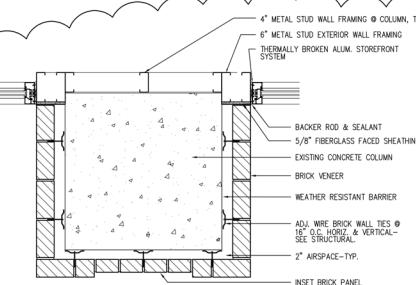
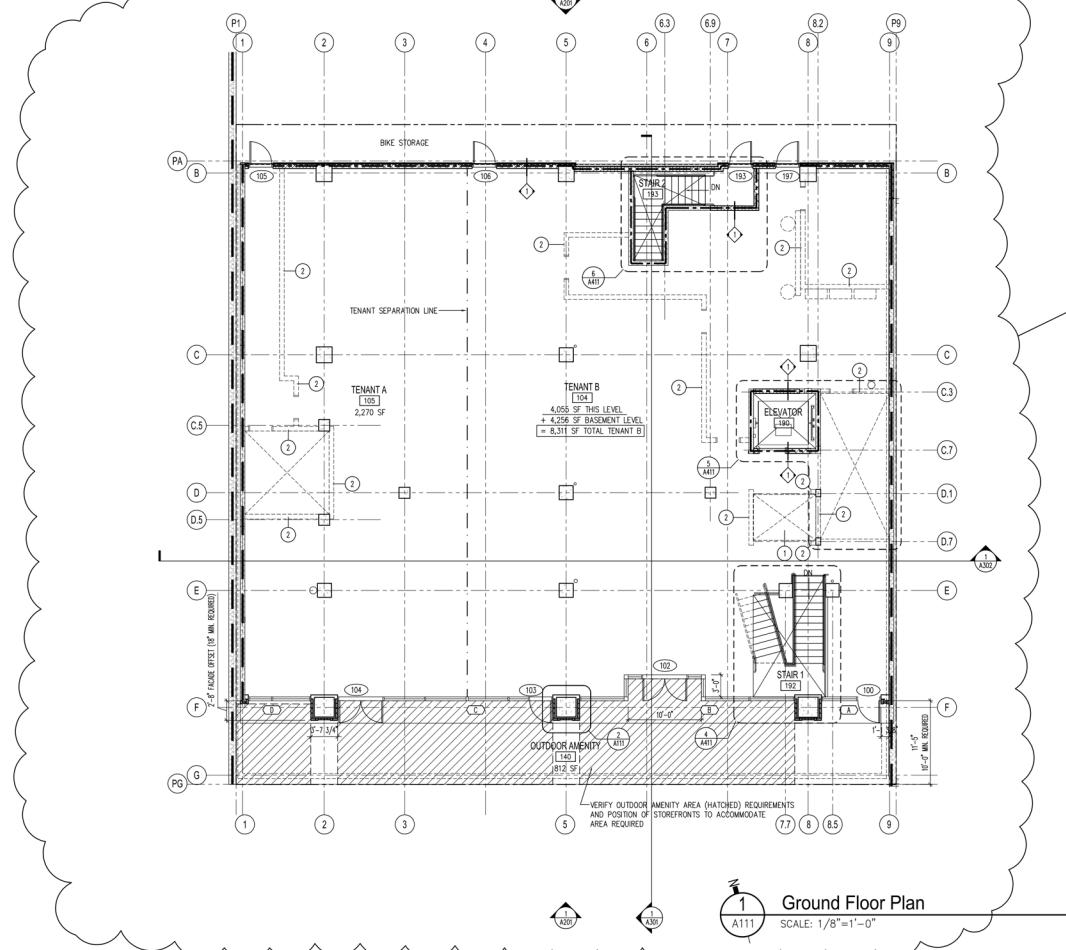
2 April 2022

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2510 Hillsborough St.  
Raleigh, NC 27605

DESIGNER : -  
DRAWN : -  
CHECKED : -  
SCALE : AS SHOWN  
JOB NUMBER : 7686  
SHEET TITLE: Basement Floor Plan  
SHEET NUMBER : 5 of 1



**Enlarged Column Detail**  
A111  
SCALE: 1 1/2"=1'-0"

**Wall Type Legend:**

- 1-HR RATED 8" CMU WALL TO DECK, SEAL TO DECK AND ALL PENETRATIONS.
- 6" CMU WALL TO DECK.
- 4" METAL STUD EXTERIOR WALL FRAMING @ 16" O.C., SEE WALL SECTIONS
- 1 HR RATED 5-5/8" MTL WTL INTRIOR PARTITION W/ 5/8" TYPE X CMU TO DECK.
- PROVIDE ACOUSTICAL BATTs FULL DEPTH OF STUDS
- PROVIDE DESIGNED TILE BACKER BOARD AT INTERIOR OF WET AREAS IN LIEU OF STANDARD 5/8" GYPR. BD.
- EXTEND WALL FRAMING TO 6" ABOVE THE HIGHEST AQUATIC CONSTRUCTION SURFACE AS REQUIRED.
- HALF WALL.
- PROVIDE 4" PURGED OUT WALL ON PLUMBING SIDE OF RATED ASSEMBLY.
- PROVIDE (1) LAYER OF 5/8" TYPE X GYPR. BD. EACH SIDE OF THE PLUMBING PIPES.

- ALL INTERIOR WALLS ARE TYPE 1 UND.
- ALL FRAMING AND DRYWALL INSTALLATION IS TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE DRYWALL AND FRAMING SPECIFICATIONS PROVIDED BY BSC.
- CONTRACTOR SHALL PROVIDE & INSTALL ALL STIFFENERS, BRACING, BACKUP PLATES, & SUPPORTING BRACKETS RECD. FOR THE INSTALLATION OF ALL TOILET ROOM RAILINGS, TOILET ROOM ACCESSORIES, PARTITIONS, & FOR ALL SUSPENDED OR WALL MOUNTED MECHANICAL, ELECTRICAL, OR MSC. EQUIPMENT.

**Wall Legend / Symbols:**

- EXISTING WALL TO REMAIN
- NEW STUD FRAMED WALL
- BRICK WALL
- CONCRETE WALL
- 1 HOUR RATED WALL
- 2 HOUR RATED WALL
- SECTION NUMBER
- SHET NUMBER
- ROOM NUMBER, SEE ASB01
- CENTERLINE
- WINDW TYPE, SEE A801
- FIRE EXTINGUISHER

**Dimension Notes:**

- 6'-0" TO FACE OF STUD
- 6'-0" MINIMUM DIMENSION ALLOWED (MAY BE MORE)
- 6'-0" MAXIMUM DIMENSION ALLOWED (MAY BE LESS)
- MAX. EXACT DISTANCE BETWEEN FINAL FINISHED SURFACES OTHER THAN TO FACE OF FRAMING UNLESS OTHERWISE NOTED
- CLER. TARGET DIMENSION WHICH MAY NOT BE ACHIEVED IN FIELD. BE AWARE OF POSSIBLE CHANGE
- ALIN ALIGN THE FINISH SURFACES

**General Plan Notes:**

- DO NOT SCALE DRAWINGS.
- MANUFACTURER'S CLASSIFICATION OF INTERIOR FINISHES SHALL CONFORM TO LOCAL & STATE BUILDING CODES/ORDINANCES.
- ALL NEW CUSTOM MILLWORK TO HAVE SOLID SURFACE TOPS & STAIN GRADE WOOD BACKING.
- PATCH & REPAIR WALLS AS RECD. THROUGHOUT.
- VERIFY ALL BASE BUILDINGS AND PLAN/ LAYOUT TENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. NOTIFY ARCHITECT IMMEDIATELY.
- G.C. TO VERIFY EXISTING CONCRETE FLOOR TO BE LEVEL, AND IN GOOD CONDITION. PATCH & SEAL ANY CRACKS, HOLES, OR FISSURES AS REQUIRED TO REPAIR FLOOR SURFACES.
- G.C. TO COORDINATE ALL FLOOR FINISHES TO ALLOW FOR SMOOTH, LEVEL TRANSITIONS BETWEEN MATERIALS.
- G.C. IS RESPONSIBLE FOR MATCHING & REPAINTING WALLS & CEILINGS AFTER INSTALLATION OF EQUIPMENT.
- CONTRACTOR SHALL PROVIDE & INSTALL ALL STIFFENERS, BRACING, BACKUP PLATES, & SUPPORTING BRACKETS RECD. FOR THE INSTALLATION OF ALL SUSPENDED OR WALL MOUNTED MECHANICAL, ELECTRICAL, OR MSC. EQUIPMENT.

**WALL TYPE NOTES:**

- PROVIDE MOISTURE RESISTANT DRYWALL AT NEW PARTITIONS IN NEW AND EXISTING CONSTRUCTION.
- PROVIDE TILE BACKER AT RESTROOM MET WALLS TO RECEIVE TILE FINISH.

**FURNITURE:**

- ALL FURNITURE AND WORKSTATION SYSTEMS FURNITURE TO BE PURCHASED UNDER A SEPARATE CONTRACT.

**Floor Plan Keynotes:**

- INFLU EXISTING SHAFT/FLOOR OPENING, SEE STRUCTURAL.
- REMOVE EXISTING WALL TO EXTENTS INDICATED.
- REPLACE EXISTING DOOR FRAME, SEE DOOR SCHEDULE.

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**Finish Notes:**

- VERIFY ALL FINISHES W/ ARCHITECT PRIOR TO ORDERING.
- SUMIT SAMPLES & SUBSTITUTIONS PRIOR TO ORDERING & INSTALLATION. FINISH LEVELS, COLOURS, & FINISH LOCATIONS IN EXISTING AREAS.
- G.C. TO PROVIDE ALL BLOCKING RECD. FOR WALL-MOUNTED SHELVES, CABINETS, & OTHER MATERIAL.
- ALL MATERIAL TRANSITIONS TO MEET ADA REQUIREMENTS.
- COUNTERSINK ALL NAIL & SCREW HEADS MIN. 1/8" WHERE EXPOSED & FILL ALL HOLES.
- PROVIDE FOR APPLICATION OF NEW FINISHES, CLEAN EXIST. SURFACES THOROUGHLY SO NEW FINISH WILL ADHERE PROPERLY.
- ALL FINISHES TO BE PREPARED BY FINISHES MACHINE & HAND SANDING PRIOR TO STAIN OR PAINT & BETWEEN FINISH COATS TO PROVIDE AN ACCEPTABLE END PRODUCT.
- MIN FLAMMABILITY CLASSIFICATION OF INTERIOR FINISHES SHALL CONFORM TO CURRENT, LOCAL & STATE BUILDING CODES/ORDINANCES.

DESIGNER :  
DRAWN :  
CHECKED :  
SCALE : AS SHOWN  
JOB NUMBER : 8252  
SHEET TITLE :  
Ground Floor Plan

SHEET NUMBER  
A111

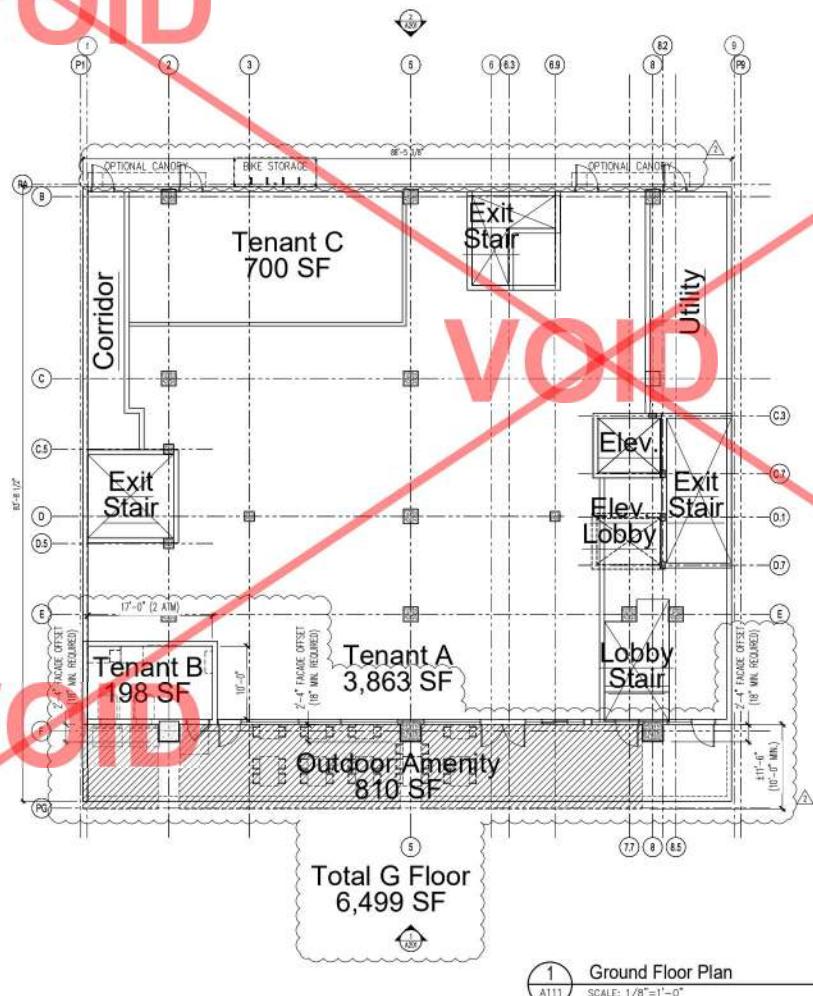
10 July 2025

~~VOID~~

vo

tenant B  
198 SF

vo



Wall Legend / Symbols:

CASTING WALL TO REMAIN  
 NEW STUD FRAMED WALL  
 BRICK WALL  
 CMU WALL  
 CONCRETE WALL  
 1 HOUR RATED WALL  
 2 HOUR RATED WALL  
 SEAL NUMBER  
 ELEVATION, SECTION MARK  
 SHEET NUMBER  
 DOOR NUMBER, SEE ASB  
 117A  
 150  
 %  
 CENTERLINE  
 PROPERTY TYPE, SEE ALSO  
 P.R.  
 FIRE EXTINGUISHER

### Dimension Notes

- **0"** → TO FACE OF STUD
- **MIN** → MINIMUM DIMENSION ALLOWED (MAY BE MORE)
- **MAX** → MAXIMUM DIMENSION ALLOWED (MAY BE LESS)
- **EXACT** → EXACT DISTANCE BETWEEN FINAL FINISHED SURFACE AND OTHER SURFACES. ALL DIMENSIONS ARE TO FACE OF FRAMING UNLESS OTHERWISE NOTED
- **VERIF** → EASIER DIMENSION WHICH MAY NOT BE ACHIEVED IN FIELD - BE AWARE OF POSSIBLE CHANGE
- **AUDIT** → ALIGN THESE FINISH SURFACES

new  
city  
magazine

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RALEIGH, NC 27605  
919.831.1308  
FAX 919.831.9737

12 April 2022

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CONSTRUCTION~~

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2510 Hillsborough St.  
Revitalization

DESIGNER : -  
DRAWN : -  
CHECKED : -  
SCALE : AS SHOWN  
JOB NUMBER : 7086  
SHEET TITLE :   
Ground Floor Plan

~~SHEET NUMBER~~  
**A111**



**VOID**

10

Enclosed Bar/Dining  
5,994 SF

~~VOID~~

1 2nd Floor Plan  
A112 SCALE: 1/8"=1'-0"

### Wall Legend / Symbols

EXISTING WALL TO REMAIN  
NEW STUD FRAMED WALL  
BRICK WALL  
CMU WALL  
CONCRETE WALL  
1 HOUR RATED WALL  
2 HOUR RATED WALL

### Dimension Notes

MAX	MAXIMUM DIMENSION ALLOWED (MAY BE LESS)
MIN	MINIMUM DIMENSION ALLOWED (MAY BE MORE)
EXACT	EXACT DISTANCE BETWEEN FINAL FINISHED SURFACES (ALL DIMENSIONS ARE TO FACE OF FRAMING UNLESS OTHERWISE NOTED)
FIELD	TARGET DIMENSION WHICH MAY NOT BE ACHIEVED IN FIELD - BE AWARE OF POSSIBLE CHANGE
VERIFY	
ALIGN	ALIGN THESE FINISH SURFACES

new  
city  
design group

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10 of 10

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52 April 2022

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CONSTRUCTION

- PROGRESS PRINT
- HEALTH DEPT. PLN CH
- BUILDING DEPT. PLN CH
- BD SET
- CONSTRUCTION SET

04.01.22  ASR COMMENT RESP  
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
    
  <img alt="triangle icon" data-bbox="111 78

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Raleigh, NC 27605

DESIGNER :	-
DRAWN :	-
CHECKED :	-
SCALE :	AS SHOWN
JOB NUMBER :	7486
SHEET TITLE	

**Second Floor Plan**

NOT FOR  
CONSTRUCTION

**Finish Schedule:**

**Exterior Materials**

G-1	TYPE: MANUFACTURER: INSULATED, SOLARSHADE 30 GLAZING BY VITRO GLASS KNAUFER & HEMMELLY BROKER STORTZ LOCATION: EXTERIOR WINDOWS AND DOORS WEBSITE: <a href="https://www.knaufer.com/owner/partners/ceranox/obd30/">https://www.knaufer.com/owner/partners/ceranox/obd30/</a> NOT USED
G-2	TYPE: MANUFACTURER: BRAKE METAL TERM AND CORNO COLOR: MATE BLACK (TO MATCH G-1 FRAMES) LOCATION: EXTERIOR CORNERS, GUTTER CAPS & AS INDICATED NOTE:
M-1	TYPE: MANUFACTURER: Z-40 CORROSION-RESISTANT EXTERIOR PAINT PANEL COLOR: MATE BLACK (TO MATCH G-1 FRAMES) LOCATION: EXTERIOR CORNERS, GUTTER CAPS & AS INDICATED NOTE:
M-2	TYPE: MANUFACTURER: Z-40 CORROSION-RESISTANT EXTERIOR PAINT PANEL COLOR: MATE BLACK (TO MATCH G-1 FRAMES) LOCATION: EXTERIOR CORNERS, GUTTER CAPS & AS INDICATED NOTE:
P-1	TYPE: EXTERIOR ENAMEL PAINT COLOR: MATE BLACK (TO MATCH G-1 FRAMES) LOCATION: EXTERIOR METAL DOORS AND FRAMES NOTE:
B-1	TYPE: MANUFACTURER: BRICK VENEER COLOR: MATE BLACK (TO MATCH G-1 FRAMES) LOCATION: EXTERIOR AS SHOWN-PATTERN AS INDICATED WEBSITE: <a href="https://www.concrec.com">https://www.concrec.com</a>
B-2	TYPE: MANUFACTURER: BRICK VENEER COLOR: MATE BLACK (TO MATCH G-1 FRAMES) LOCATION: EXTERIOR AS SHOWN-HORRIGSONE PATTERN WEBSITE: <a href="https://www.concrec.com">https://www.concrec.com</a>
N-1	TYPE: MANUFACTURER: HARDOCA STOCCO COLOR: MATE BLACK LOCATION: FACE OF CONCRETE PODIUM AND ALLEY EXTERIOR WALLS NOTE:

X 2025

**Notes:**

1. ALL EXTERIOR GLASS TO MEET ENERGY CODE REQUIREMENTS OUTLINED ON SHEET 0002.
2. A SEPARATE SIGN SUBMITTAL IS REQUIRED. SUBMIT A SIGN DESIGN, DRAWINGS, AND SUBMITTAL FOR APPROVAL. SIGN PLACEMENT, SIGN SIZE, SIGN PLACEMENT ON STOREFRONT ELEVATIONS, AND MOUNTING AND SIGNING TECHNIQUES.
3. ALL MATERIALS MUST BE SUBMITTED WITH SHOP DRAWINGS TO NEW CITY DESIGN GROUP FOR APPROVAL.

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Revitalization**

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Raleigh, NC 27605

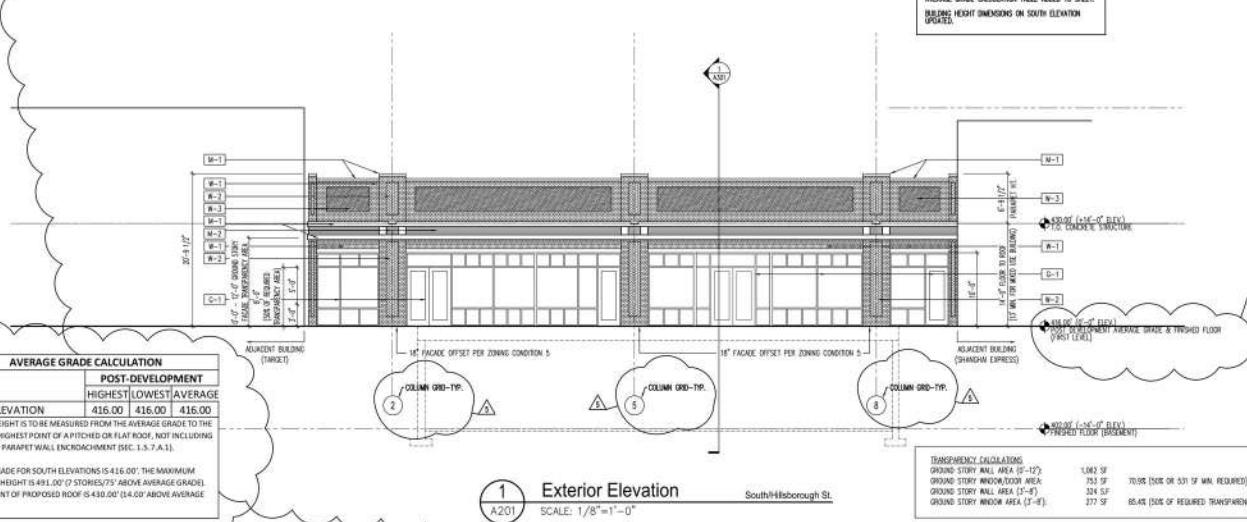
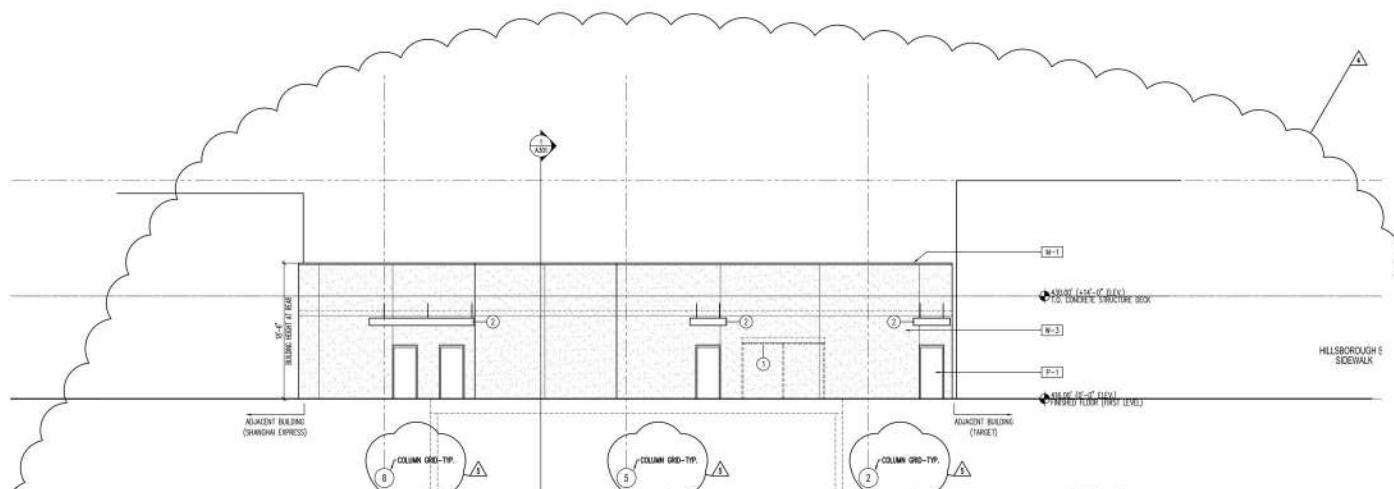
NOT FOR CONSTRUCTION

**Elevation Keynotes:**

1. COVERED BIKE STORAGE, SEE DH4.
2. PRE-MANUFACTURED METAL CANOPY - VENDOR TO PROVIDE SHOP DRAWINGS AND PRODUCE PERMIT FOR CANOPY PRIOR TO FABRICATION AND INSTALLATION.

DESIGNER: —  
DRAWN: —  
CHECKED: —  
SCALE: AS SHOWN  
JOB NUMBER: 1058  
SHEET TITLE: Exterior Elevations

SHEET NUMBER: A201



AVERAGE GRADE CALCULATION		
	POST-DEVELOPMENT	
	HIGHEST	LOWEST
SOUTH ELEVATION	416.00	416.00
BUILDING HEIGHT IS TO BE MEASURED FROM THE AVERAGE GRADE TO THE TOP OF THE HIGHEST POINT OF A PITCHED OR FLAT ROOF, NOT INCLUDING A MAXIMUM PARALLEL WALL ENCROACHMENT (SEC. 13.7-A.1).		
AVERAGE GRADE FOR SOUTH ELEVATIONS IS 416.00'. THE MAXIMUM ALLOWABLE HEIGHT IS 411.00' (2 STOREYS/75' ABOVE AVERAGE GRADE). HIGHEST POINT OF PROPOSED ROOF IS 416.00' (14.00' ABOVE AVERAGE GRADE).		

TRANSPARENCY CALCULATIONS  
GROUND STORY WALL AREA (1'-12") 1,062 SF  
GROUND STORY WINDOW/DOOR AREA 753 SF 70.9% (50% OR 50% OF MIN. REQUIRED)  
GROUND STORY WALL AREA (1'-12") 241 SF  
GROUND STORY WINDOW AREA (1'-4") 277 SF 85.4% (50% OF REQUIRED TRANSPARENCY REQUIRED)

**Finish Schedule:**

**Exterior Materials:**

G-1	TYPE: INSULATED, SQUASHED TO GLAZING BY NITRO GLASS MANUFACTURER: KINGER COLOR: THERMALLY BROKEN STOREFRONT LOCATION: STOREFRONT WINDOWS AND DOORS WEBSITE: <a href="https://www.kinger.com/america/north_america/color/">https://www.kinger.com/america/north_america/color/</a>
G-2	TYPE: 1/2" CLEAR LAMINATED GLASS GUARDRAIL MANUFACTURER: BLACK ANODIZED TOP AND BOTTOM RAILS COLOR: BLACK LOCATION: ROOF WEBSITE: <a href="http://www.franlite-lb.com">http://www.franlite-lb.com</a> NOTE: 42 MM GUARDRAIL HEIGHT
M-1	TYPE: CORROSION RESISTANT STEEL MANUFACTURER: MATE BLACK (TO MATCH G-1 FRAMES) COLOR: MATE BLACK LOCATION: ROOF SOLE, GUTTER, AND GUTTER GUARD NOTE:
M-2	TYPE: CORRODED METAL, 7/8" EXPOSED FASTENER WALL PANEL MANUFACTURER: CORRODED METAL COLOR: COLORATION LOCATION: ROOF NOTE: 40 MM GUARDRAIL HEIGHT
P-1	TYPE: EXTERIOR ENAMEL PAINT MANUFACTURER: MATE BLACK (TO MATCH G-1 FRAMES) COLOR: MATE BLACK LOCATION: EXTERIOR HOLLOW METAL DOORS AND FRAMES NOTE:
N-1	TYPE: MEDIUM CEMENT PLANK PANELS, 5/8" THICKNESS MANUFACTURER: CHINA CEMENT COLOR: CEDAR LOCATION: ROOF WEBSITE: <a href="http://www.diywood.com/product/diywoodwood/">http://www.diywood.com/product/diywoodwood/</a>
M-3	TYPE: HARDBOARD, VERTICAL, 3/4", SMOOTH, 48" PANEL, 1/2" THICKNESS MANUFACTURER: HARDBOARD COLOR: PEARL GRAY LOCATION: ROOF WEBSITE: <a href="http://www.hardboardusa.com/produkts/hardboard/">http://www.hardboardusa.com/produkts/hardboard/</a>
W-3	TYPE: HARDOCK STUCCO MANUFACTURER: N/A COLOR: N/A LOCATION: FACE OF CONCRETE PODIUM AND ALLEY EXTERIOR WALLS NOTE:

**Notes:**

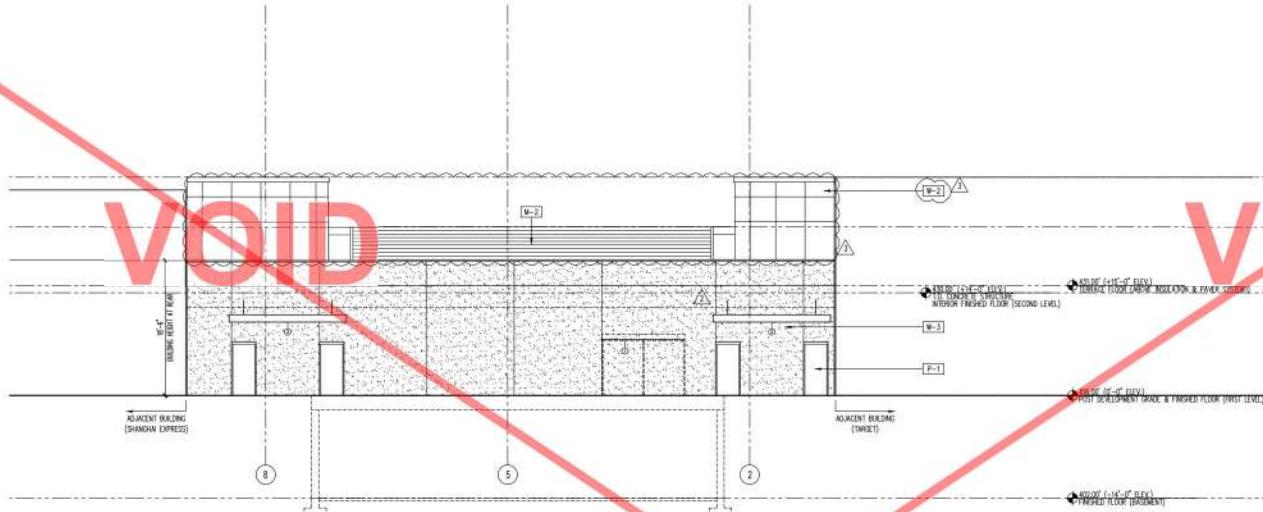
1. ALL EXTERIOR GLASS TO MEET ENERGY CODE REQUIREMENTS OUTLINED ON SHEET 0302.
2. A SEPARATE SIGN SUBMITAL IS REQUIRED. SUBMIT A SIGN DESIGN, SIGN SUPPORT, SIGN FOUNDATION, SIGN PLACEMENT, SIGN PLACEMENT ON STOREFRONT ELEVATIONS, AND MOUNTING AND SERVICING TECHNIQUES.
3. ALL MATERIALS MUST BE SUBMITTED WITH SHOP DRAWINGS TO NEW CITY DESIGN GROUP FOR APPROVAL.

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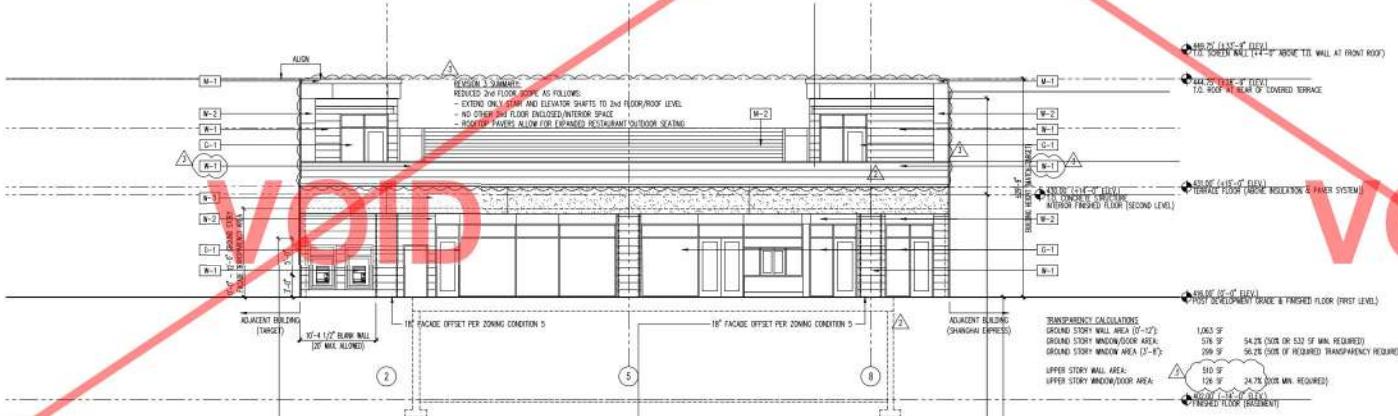
2510 Hillsborough St.  
Revitalization

2510 Hillsborough St.  
Raleigh, NC 27605

SITE PLAN SUBMITTAL



2 Exterior Elevation  
A201  
SCALE: 1/8"=1'-0"



1 Exterior Elevation  
A201  
SCALE: 1/8"=1'-0"

**Elevation Keynotes:**

- ① COVERED BIKE STORAGE, SEE CIVL
- ② PRE-MANUFACTURED METAL CANOPY

DESIGNER: —  
DRAWN: —  
CHECKED: —  
SCALE: 1" = 20'-0"  
JOB NUMBER: 74006  
SHEET TITLE: Exterior Elevations

SHEET NUMBER:  
A201

new  
city

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RALEIGH, NC 27605  
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2 April 2023  
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Raleigh, NC 27605

DESIGNER : -  
DRAWN : -  
CHECKED : -  
SCALE : AS SHOWN  
JOB NUMBER : 7886  
SHEET TITLE : Exterior Elevations

SHEET NUMBER

### Finish Schedule:

## Exterior Materials

**Notes:**

1. ALL EXTERIOR GLASS TO MEET ENERGY CODE REQUIREMENTS OUTLINED ON SHEET 0002.
  2. A SEPARATE SIGN SUBMITTAL IS REQUIRED. SUBMIT A SIGN DRAWING INDICATING DIMENSIONS, FABRICATION, COLORS OF MATERIALS, PLACEMENT ON STOREFRONT ELEVATIONS, AND MOUNTING AND SERVICING TECHNIQUES.
  3. ALL MATERIALS MUST BE SUBMITTED WITH SHOP DRAWINGS TO NEW CITY DESIGN GROUP FOR APPROVAL.

### Elevation Keynote

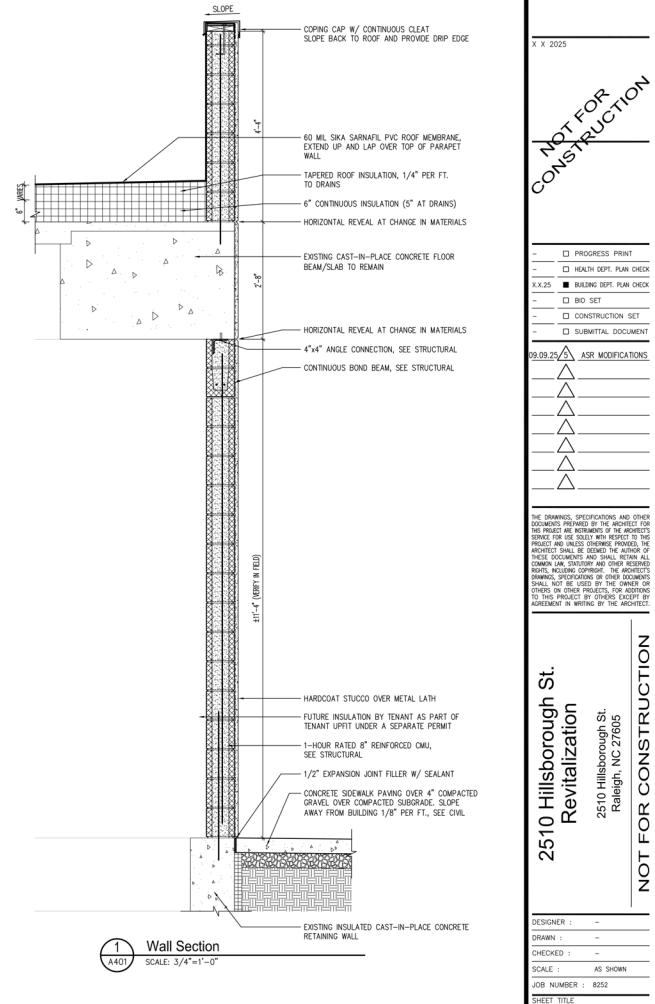
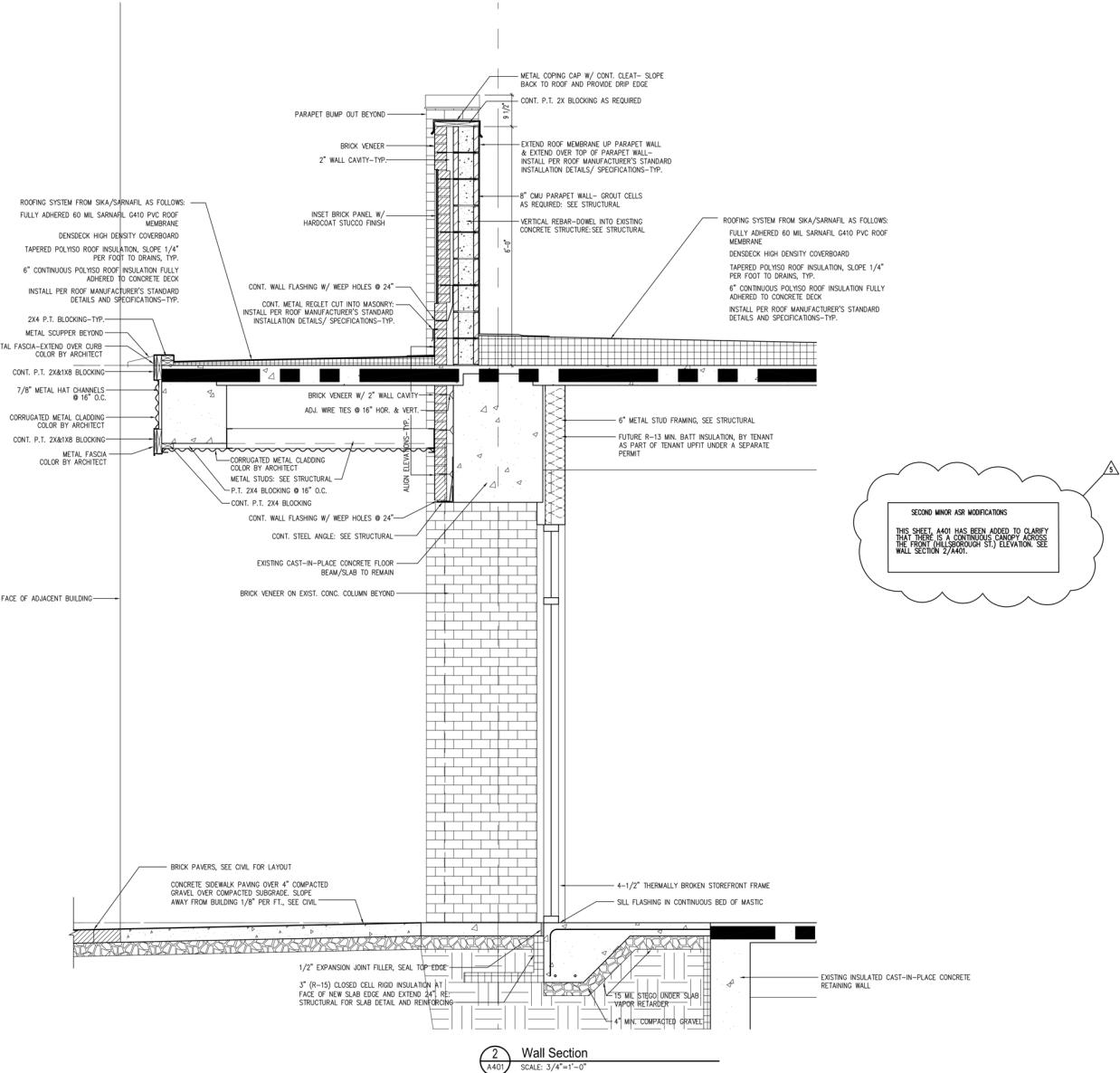
This architectural cross-section diagram illustrates the building's structure and its relationship to an adjacent building. The diagram shows a multi-story building with various levels and rooms. A red 'VOID' watermark is prominently displayed across the center of the drawing. Key features labeled in the diagram include:

- WALLS: EXTERIOR WALL, INTERIOR WALL, ROOF, ROOF AT REAR OF COOLED TERRACE.
- FLOORS: FLOOR LEVEL OF GROUND, FLOOR LEVEL OF GROUND.
- ROOF: ROOF DECK, ROOF DECK.
- ADJACENT BUILDING: SHANGHAI EXPRESS, TARGET.
- LEVELS: 8, 5, 2.
- NOTES: FLOOR LEVEL OF GROUND, EXTERIOR WALL, INTERIOR WALL, ROOF, ROOF AT REAR OF COOLED TERRACE, FLOOR LEVEL OF GROUND, EXTERIOR WALL, INTERIOR WALL, FLOOR LEVEL OF GROUND, ROOF DECK, ROOF DECK.

2 A201 Exterior Elevation SCALE: 1/8"=1'-0"

1 Exterior Elevation

NOT FOR  
CONSTRUCTION



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Revitalization  
2510 Hillsborough St.  
Raleigh, NC 27605

NOT FOR CONSTRUCTION

DESIGNER :  
DRAWN :  
CHECKED :  
SCALE : AS SHOWN  
JOB NUMBER : 8252  
SHEET TITLE :  
Wall Sections

SHEET NUMBER  
A401

NOT FOR CONSTRUCTION