

# Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



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

**Office Use Only:** Case #: \_\_\_\_\_ Planner (print): \_\_\_\_\_

Please review UDO Section 10.2.8. as amended by text change case [TC-14-19](#) to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

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

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

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each):	Existing gross floor area (not to be demolished):
	Existing gross floor area to be demolished:
Gross site acreage:	New gross floor area:
# of parking spaces required:	Total sf gross (to remain and new):
# of parking spaces proposed:	Proposed # of buildings:
Overlay District (if applicable):	Proposed # of stories for each:
Existing use (UDO 6.1.4):	
Proposed use (UDO 6.1.4):	

**STORMWATER INFORMATION**

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

**RESIDENTIAL DEVELOPMENTS**

Total # of dwelling units:	Total # of hotel units:
# of bedroom units: 1br      2br      3br      4br or more	
# of lots:	Is your project a cottage court?      Yes      No

**SIGNATURE BLOCK**

<p>The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.</p> <p>I, _____ will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.</p> <p>I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.</p>	
Signature:	Date:
Printed Name:	



C:\Public\10-Projects\500-599\581-21\_2510 Hillsborough St. (Cityplat)50-Drawings\54-Design\C-0.0.dwg Dec 22, 2021 5:08pm BY:mphillips

## Administrative Site Review Application

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Office Use Only: Case #: \_\_\_\_\_ Planner (print): \_\_\_\_\_

Please review UDO Section 10.2.8, as amended by text change case [TC-14-19](#) to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

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

### GENERAL INFORMATION

Development name: 2510 Hillsborough St. Revitalization

Inside City limits? Yes ☒ No ☐

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

Site P.I.N.(s): 0794-81-3951

Please describe the scope of work. Include any additions, expansions, and change of use. Construction of a two story building with restaurant, bar and retail uses. Site improvements include construction of access isle, streetscape elements, landscaping and utilities.

Current Property Owner/Developer Contact Name: Cityplat Modalia 2510, LLC / Vincent Nicolsen (Registered Agent)  
**NOTE: please attach purchase agreement when submitting this form.**

Company: Cityplat Modalia 2510, LLC Title: Vincent Nicolsen, Registered Agent

Address: 2021 Fairview Road, Raleigh, NC 27608

Phone #: 724-549-5916 Email: pat@cityplat.com

Applicant Name: Mark Phillips

Company: Pabst Design Group, PA Address: 107 Fayetteville Street, Ste. 200 Raleigh, NC 27601

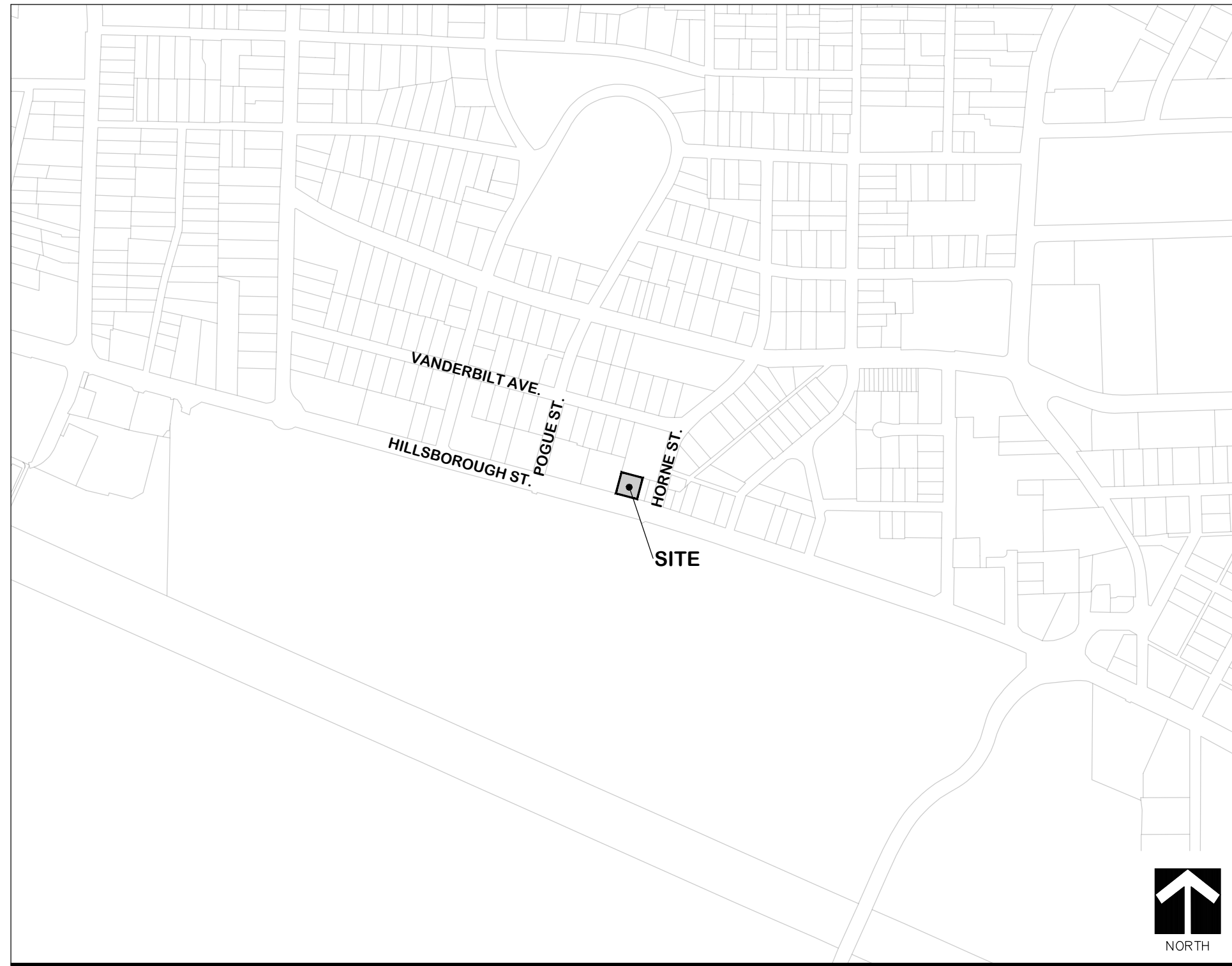
Phone #: 919-848-4399 Email: mphillips@pabstdesign.com

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REVISION 02.19.21

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



VICINITY MAP  
1"=500'

DEVELOPMENT TYPE + SITE DATA TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (If more than one, please provide the acreage of each): Neighborhood Mixed Use (NX-7-SH-CU)	Existing gross floor area (not to be demolished): N/A
Gross site acreage: 0.186 AC	Existing gross floor area to be demolished: N/A
# of parking spaces required: 22	New gross floor area: 17,900 GFA
# of parking spaces proposed: 22 (Remote)	Total sf gross (to remain and new): 17,900 GFA
Overlay District (If applicable): Special Residential Parking Overlay District	Proposed # of buildings: 1
Existing use (UDO 6.1.4): Vacant	Proposed # of stories for each: 2
Proposed use (UDO 6.1.4): Restaurant/bar, retail sales	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 186 AC Square Feet: 8,100 SF	Proposed Impervious Surface: Acres: N/A Square Feet: N/A
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: Alluvial soils: N/A	
Flood study: 3/2007/06/02 dated May 2, 2008	
FEMA Map Panel #: 0794A	
Neuse 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 units: N/A
# of bedroom units: 1br 2br 3br	4br or more
# of lots:	Is your project a cottage court? Yes <input type="checkbox"/> No <input type="checkbox"/>

### SIGNATURE BLOCK

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

I, Mark Phillips, PA will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Signature: Mark Phillips Date: 12/22/2021  
Printed Name: Mark M. Phillips

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FOR REVIEW ONLY  
NOT FOR CONSTRUCTION

### LIMITED USE STANDARDS PER UDO 6.4.10 B:

- NO LIVE PERFORMANCES
- NO DANCE FLOOR
- OUTDOOR SEATING IN EXCESS OF 20 SEATS SHALL REQUIRE THE ISSUANCE OF A SPECIAL USE PERMIT IN ACCORDANCE WITH SEC. 10.2.9. IN ADDITION TO THE SHOWINGS REQUIRED BY SEC. 10.2.9.E.1. THROUGH 8., THE FOLLOWING STANDARDS MUST BE MET:
  - THE OUTDOOR SEATING AREA SHALL BE A MINIMUM DISTANCE OF 100 FEET FROM ANY PRINCIPAL OR ACCESSORY DWELLING UNIT IN A RESIDENTIAL DISTRICT; HOWEVER
  - THE MINIMUM DISTANCE MAY BE REDUCED TO 40 FEET PROVIDED:
    - A TYPE B1 TRANSITIONAL PROTECTIVE YARD IS ESTABLISHED ALONG ANY SHARED PROPERTY LINE LOCATED BETWEEN THE OUTDOOR SEATING AREA AND ANY APPLICABLE PRINCIPAL OR ACCESSORY DWELLING UNIT; AND
    - A TYPE C1 OR C2 STREET PROTECTIVE YARD IS ESTABLISHED ALONG ANY PROPERTY LINE ABUTTING A RIGHT-OF-WAY LOCATED BETWEEN THE OUTDOOR SEATING AREA AND ANY APPLICABLE PRINCIPAL OR ACCESSORY DWELLING UNIT.
  - NOTHING IN THIS SUBSECTION SHALL BE CONSTRUED TO REQUIRE SCREENING OR LANDSCAPING ALONG A PROPERTY LINE OR RIGHT-OF-WAY LINE WHEREIN THE OUTDOOR SEATING AREA IS SCREENED WHOLLY AND ADEQUATELY BY A NON-RESIDENTIAL PRINCIPAL STRUCTURE, EITHER ON SITE OR OFF-SITE.
- NO OUTDOOR SEATING SHALL OCCUPY ANY AREA WITHOUT PRIOR APPROVAL OF THE CONVERSION TO SEATING BY THE CITY.

### COMPLIANCE WITH LIMITED USE STANDARDS:

- LIVE PERFORMANCES WILL NOT BE HELD.
- A DANCE FLOOR HAS IS NOT PROPOSED.
- MAXIMUM OF 20 SEATS PROPOSED.
- OUTDOOR SEATING TO BE APPROVED AS PART OF THIS APPLICATION.

### EXEMPTION NOTES:

- SITE IS EXEMPT FROM RIGHT-OF-WAY DEDICATION PER UDO SECTION 8.4.1.F.
- SITE IS EXEMPT FOR STORM WATER MANAGEMENT CONTROLS PER UDO SECTION 9.2.2.A.3.B.

### SITE DATA TABLE

SITE ADDRESS:	2510 HILLSBOROUGH STREET RALEIGH, NC 27607
OWNER(S):	CITYPLAT MODALIA 2510, LLC 2021 FAIRVIEW ROAD RALEIGH, NC 27608
DEED/PAGE:	BK 018546, PG 00506
PIN(S):	0794-81-3951
EXISTING ZONING:	NEIGHBORHOOD MIXED USE (NX-7-SH-CU)
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	RESTAURANT/BAR, AND RETAIL SALES
EXISTING LOT AREA:	8,100 SF (0.186 AC)
PROPOSED LOT AREA:	8,100 SF (0.186 AC)
WATERSHED:	WALNUT CREEK
RIVERBASIN:	NEUSE
ADDITIONAL OVERLAY(S):	SPECIAL RESIDENTIAL PARKING OVERLAY DISTRICT (-SRPOD)
FLOODPLAIN DATA:	THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE PER FLOOD INSURANCE RATE MAP 3720079400J, DATED MAY 2, 2006.
TREE CONSERVATION:	NONE
RIGHT-OF-WAY DEDICATION:	NONE
IMPERVIOUS AREA:	EXISTING LOT GROSS AREA: 8,100 SF (0.186 AC) PRE-DEVELOPED IMPERVIOUS: 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: 858 SF OPEN AIR PATIO ON SECOND FLOOR (11% )
FRONTAGE TYPE:	SHOPFRONT (-SH)
MAX. BUILDING HEIGHT:	7 STORIES
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 REQUIRED: (MIN/MAX): 0'/15' (80% WIDTH MIN.) PRIMARY PROVIDED: 92% WIDTH
STREETSCAPE:	STREETSCAPE WIDTH (MAX): 35' SIDEWALK (MIN): 6' PLANTING AREA (MIN): 6' WALKWAY TYPE: SIDEWALK PLANTING TYPE: TREE GRATE TREE SPACING: 40' o.o. AVG
BUILDING FLOOR AREA:	BASEMENT LEVEL: RESTAURANT/BAR = 4,238 SF GROUND FLOOR LEVEL: RESTAURANT/BAR = 6,583 SF RETAIL = 198 SF 2ND FLOOR LEVEL: RESTAURANT/BAR (INDOOR) = 4,181 SF RESTAURANT/BAR (COVERED OUTDOOR) = 2,700 SF BUILDING GROSS FLOOR AREA = 17,900 SF
OUTDOOR SEATING:	GROUND FLOOR LEVEL - 30 SEATS COVERED OUTDOOR PATIO - 86 SEATS OPEN-AIR PATIO - 52 SEATS TOTAL OUTDOOR SEATING: 168 SEATS
PARKING:	GROUND FLOOR: EXEMPT PER 7.1.3 C.4 BASEMENT & 2ND FLOOR RESTAURANT/BAR: PER 7.1.3 C.3 & 7.1.4.C.5 1 SPACE PER 500 SF OF NONRESIDENTIAL GROSS FLOOR AREA 11,119 SF / 500 = 22 SPACES 2ND FLOOR UNCOVERED OUTDOOR SEATING AREA: EXEMPT PER 7.1.3 C.3 52317.702 GFA OF RESTAURANT/BAR USES ON ALL LEVELS = 2.95% TOTAL PARKING REQUIRED: 22 SPACES TOTAL PARKING PROVIDED: 22 SPACES (REMOTE) REFER TO SHEET C-2.1
REQUIRED BICYCLE PARKING:	RESTAURANT/BAR: 1 SHORT TERM SPACE PER 50,000 SF OF GROSS FLOOR AREA AND 1 LONG TERM SPACE PER 25,000 SF OF GROSS FLOOR AREA, MINIMUM OF 4 17,702 / 50,000 = 0 (SHORT TERM) 17,702 / 25,000 = 1 (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

### CONDITIONS OF Z-2-14:

- THE FOLLOWING USES SHALL BE PROHIBITED: TELECOMMUNICATION TOWER - ALL TYPES; DETENTION CENTER, JAIL, PRISON; TATTOO PARLOR, BODY PIERCING, EMERGENCY SHELTER, OUTDOOR SPORTS AND ENTERTAINMENT FACILITY - ALL TYPES; VEHICLE REPAIR (MINOR).
- THE MAXIMUM BUILDING HEIGHT OF ANY BUILDING ON THE PROPERTY SHALL BE 7 STORIES/75 FEET IN HEIGHT, AS MEASURED BY UDO SECTION 1.5.7.
- THERE SHALL BE NO BALCONIES THAT ARE 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 4103, PAGE 4L WAKE COUNTY REGISTRY.
- ALL POLE MOUNTED LIGHTING LOCATED BETWEEN THE PRINCIPAL BUILDING AND THE NORTHERN PROPERTY LINE SHALL BE OF FULL CUT-OFF DESIGN, AND ALL LIGHT FIXTURES MOUNTED ON THE EXTERIOR OF THE NORTH FAÇADE OF THE PRINCIPAL BUILDING SHALL BE OF FULL CUT OFF DESIGN. THE ENTIRETY OF THE REQUIRED 10% OUTDOOR AMENITY AREA SHALL BE LOCATED CONTIGUOUS TO THE PUBLIC SIDEWALK.
- THE BUILDING FAÇADE FACING HILLSBOROUGH STREET SHALL PROVIDE A BUILDING FOOTPRINT VARIATION (RECESS OR PROTRUSION) OF AT LEAST EIGHTEEN INCHES (18") IN DEPTH AT LEAST TWICE ALONG THE THAT FAÇADE. ALSO, THE BUILDING FAÇADE FACING HILLSBOROUGH STREET SHALL INCORPORATE AT LEAST TWO CHANGES IN BUILDING MATERIALS AND AT LEAST ONE CANOPY.
- AN AREA MEASURING AT LEAST 700 SQUARE FEET IN FLOOR 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 NORTH SIDE OF THE BUILDING FACING THAT ADJACENT TRACT OF LAND DESCRIBED AS "FIRST TRACT" IN THAT CERTAIN DEED RECORDED IN BOOK 4103 PAGE 4L, WAKE COUNTY REGISTRY.

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

- PER THIS ADMINISTRATIVE SITE REVIEW APPLICATION, THE PROPOSED USES OF THE PROPERTY ARE RESTAURANT/BAR AND RETAIL SALES WHICH ARE NOT LISTED AS PROHIBITED USES WITHIN THE FIRST CONDITION OF Z-2-14.
- PER ARCHITECTURAL SHEET A201, THE PROPOSED BUILDING IS 2 STORIES WITH A HEIGHT OF 33'-9".
- THERE ARE NOT INDIVIDUAL DWELLING UNITS PROPOSED WITH THIS ADMINISTRATIVE SITE REVIEW APPLICATION.
- PER ARCHITECTURAL ELEVATIONS AND FLOOR PLANS, ALL LIGHT FIXTURES MOUNTED ON THE EXTERIOR OF THE NORTH FAÇADE OF THE PRINCIPAL BUILDING ARE FULL CUT OFF DESIGN. THERE ARE NO POLE MOUNTED LIGHTS PROPOSED WITH THIS APPLICATION. THE 10% OUTDOOR AMENITY AREA IS INDICATED AT 2ND FLOOR ALONG THE HILLSBOROUGH STREET FAÇADE.
- GROUND FLOOR FAÇADE IS RECESSED OVER 7' FROM THE OVERHANGING 2ND FLOOR BALCONY AND CREATES A CANOPY THE LENGTH OF THE BUILDING WITHOUT CREATING AN ENCROACHMENT OVER THE FRONT PROPERTY LINE. TWO 18" OFFSETS ARE PROVIDED ALONG THE GROUND FLOOR FAÇADE WITH DEEPER RECESSES AT THE 2ND FLOOR. FAÇADE INCLUDES 3 BUILDING MATERIALS. SEE W-1, W-2, AND W-3 ON SHEET A201.
- A 700 SQUARE FOOT FLOOR AREA 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 FACING THAT ADJACENT TRACT OF LAND.

PABST DESIGN GROUP, PA  
Engineering | Consulting



PREPARED FOR:  
CITYPLAT MODALIA 2510, LLC  
2021 FAIRVIEW ROAD  
RALEIGH, NORTH CAROLINA 27608  
DATE: 12/22/21  
PROJECT ENGINEER:  
PDP  
PROJECT CAD DESIGNER:  
MAP  
PROJECT SURVEYOR:  
NEWCOMB LAND SURVEYORS, PLLC

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

NO.	REVISION	DATE
1	REVISED PER COR. COMMENTS	12/22/21

DRAWING  
SHEET

C-0.0

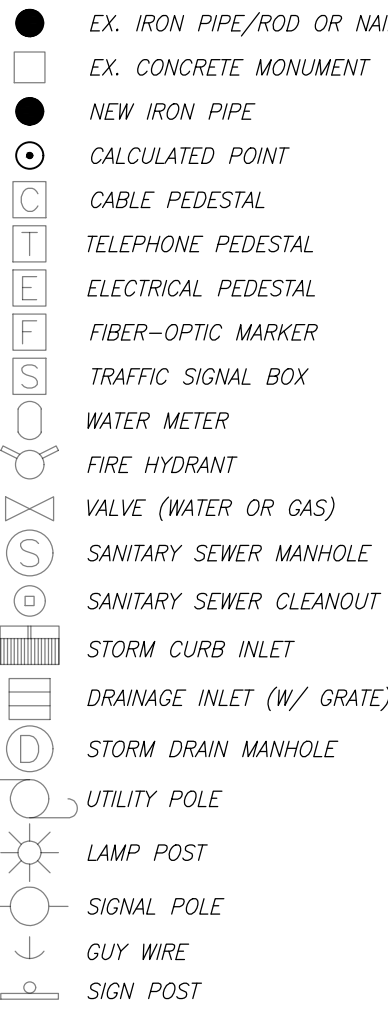
PROJECT NUMBER  
581-21

ASR-0087-2021

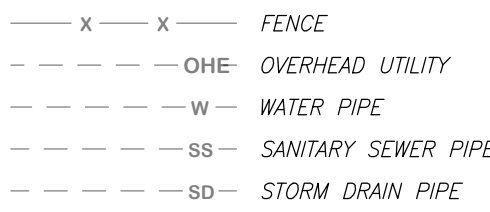


## LEGEND and NOMENCLATURE

## SYMBOLS



## LINETYPES



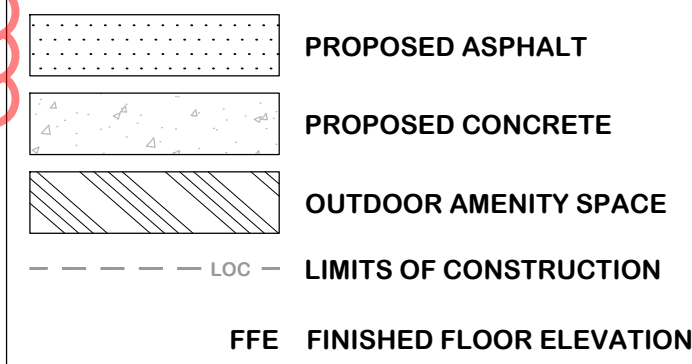
## ABBREVIATIONS

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
NCSR	NORTH CAROLINA STATE ROUTE
NCDOT	NORTH CAROLINA DEPT. OF TRANSPORTATION
EX.	EXISTING
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
(M)	MEASURED
(P)	PLATTED
(D)	DEED

## BUILD-TO CALCULATION (%)

STREET	BLOCK FACE (LF)	BUILDING FACADE (LF)	REQUIRED %	PROVIDED %
HILLSBOROUGH	90	88'-5"	80	92

## LEGEND



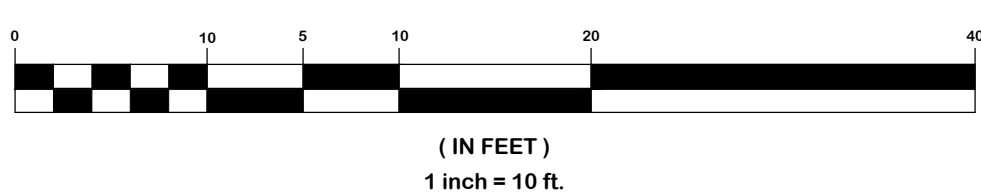
## LAYOUT NOTES:

- 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 STRIPING 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 INSTALLATION OF TRAFFIC SIGNAGE AND PAVEMENT MARKINGS AS SHOWN ON THE CONSTRUCTION PLANS.
- CONTRACTOR 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 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 SUBMITTAL, REVIEW, AND APPROVAL PROCESS BY THE PLANNING DEPARTMENT.
- CONTACT BYRON REEVES IN THE ENGINEERING DEPARTMENT AT (910) 433-1301 OR breeves@ci.fay.nc.us 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 DIGGING. 1-800-632-4949.
- ALL ROOF DRAINS SHALL BE DIRECTED TO STORM DRAIN SYSTEM.

## SITE DATA TABLE

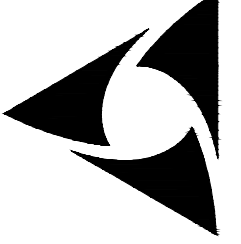
SITE ADDRESS:	2510 HILLSBOROUGH STREET
OWNER(S):	RALEIGH, NC 27607 CITYPLAT MODALIA 2510, LLC 2021 FAIRVIEW ROAD RALEIGH, NC 27608
DEED/PAGE:	BK 018546, PG 00506
PIN(S):	0794-81-3951
EXISTING ZONING:	NEIGHBORHOOD MIXED USE (NX-7-SH-CU)
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	RESTAURANT/BAR, AND RETAIL SALES
EXISTING LOT AREA:	8,100 SF (0.186 AC)
PROPOSED LOT AREA:	8,100 SF (0.186 AC)
WATERSHED:	WALNUT CREEK
RIVERBASIN:	NEUSE
ADDITIONAL OVERLAY(S):	SPECIAL RESIDENTIAL PARKING OVERLAY DISTRICT (-SRPD)
FLOODPLAIN DATA:	THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE PER FLOOD INSURANCE RATE MAP 3720079400J, DATED MAY 2, 2006.
TREE CONSERVATION:	NONE
RIGHT-OF-WAY DEDICATION:	NONE
IMPERVIOUS AREA:	EXISTING LOT GROSS AREA: 8,100 SF (0.186 AC) PRE-DEVELOPED IMPERVIOUS: 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: 858 SF OPEN AIR PATIO ON SECOND FLOOR (11%)
FRONTAGE TYPE:	SHOPFRONT (-SH)
MAX. BUILDING HEIGHT:	7 STORIES
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 REQUIRED: (MIN/MAX): 0'15' (80% WIDTH MIN.) PRIMARY PROVIDED: 92% WIDTH
STREETSCAPE:	STREETSCAPE WIDTH (MAX): 35' SIDEWALK (MIN): 6' PLANTING AREA (MIN): 6' WALKWAY TYPE: SIDEWALK PLANTING TYPE: TREE GRATE TREE SPACING: 40' o.c. AVG
BUILDING FLOOR AREA:	BASEMENT LEVEL: RESTAURANT/BAR = 4,238 SF GROUND FLOOR LEVEL: RESTAURANT/BAR = 6,583 SF RETAIL = 188 SF 2ND FLOOR LEVEL: RESTAURANT/BAR (INDOOR) = 4,181 SF RESTAURANT/BAR (COVERED OUTDOOR) = 2,700 SF BUILDING GROSS FLOOR AREA = 17,900 SF
OUTDOOR SEATING:	GROUND FLOOR LEVEL - 30 SEATS COVERED OUTDOOR PATIO - 86 SEATS OPEN-AIR PATIO - 52 SEATS TOTAL OUTDOOR SEATING: 168 SEATS
PARKING:	GROUND FLOOR: EXEMPT PER 7.1.3 C.4 BASEMENT & 2ND FLOOR RESTAURANT/BAR: PER 7.1.3 C.3 & 7.1.4 C.5 1 SPACE PER 500 SF OF NONRESIDENTIAL GROSS FLOOR AREA 11,719 SF / 500 = 22 SPACES 2ND FLOOR UNCOVERED OUTDOOR SEATING AREA: EXEMPT PER 7.1.3 C.8 52317,702 (GFA OF RESTAURANT/BAR USES ON ALL LEVELS) = 2.95% TOTAL PARKING REQUIRED: 22 SPACES TOTAL PARKING PROVIDED: 22 SPACES (REMOTE) REFER TO SHEET C-2.1
REQUIRED BICYCLE PARKING:	RESTAURANT/BAR: 1 SHORT TERM SPACE PER 50,000 SF OF GROSS FLOOR AREA AND 1 LONG TERM SPACE PER 25,000 SF OF GROSS FLOOR AREA, MINIMUM OF 4 17,702 / 50,000 = 0 (SHORT TERM) 17,702 / 25,000 = 1 (LONG TERM) RETAIL: 1 SHORT TERM SPACE PER 5,000 SF OF GROSS FLOOR AREA, MINIMUM OF 1 188 / 5,000 = 0 (SHORT TERM) TOTAL REQUIRED: 8 SHORT TERM, 4 LONG TERM TOTAL PROVIDED: 8 SHORT TERM, 4 LONG TERM

## GRAPHIC SCALE



FOR REVIEW ONLY  
NOT FOR CONSTRUCTION

PAST DESIGN GROUP, PA  
Engineering | Consulting



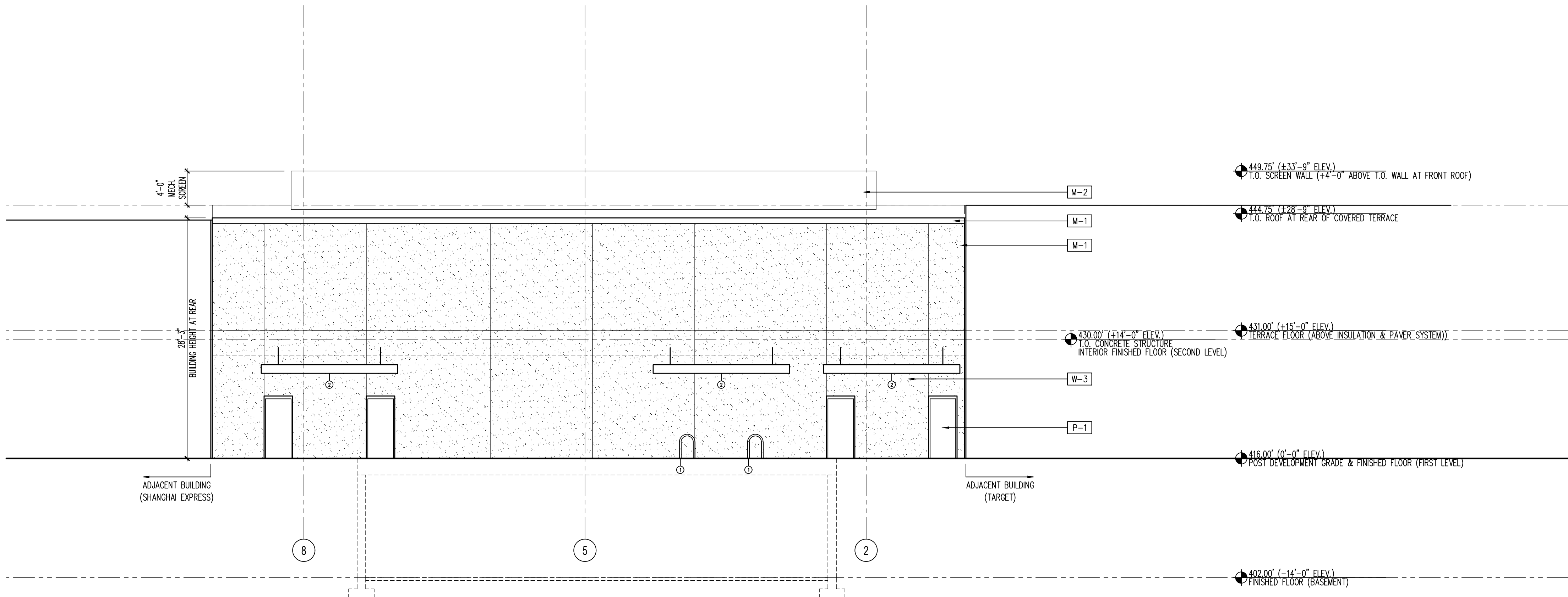
PREPARED FOR: 2510, LLC  
CITYPLAT MODALIA 2510, LLC  
2021 FAIRVIEW ROAD  
RALEIGH, NORTH CAROLINA 27608  
DATE: 10.1.2021  
PROJECT ENGINEER: PJP  
PROJECT CAD DESIGNER: MJP  
PROJECT SURVEYOR: NEWCOM LAND SURVEYORS, PLLC

2510 HILLSBOROUGH ST. REVITALIZATION

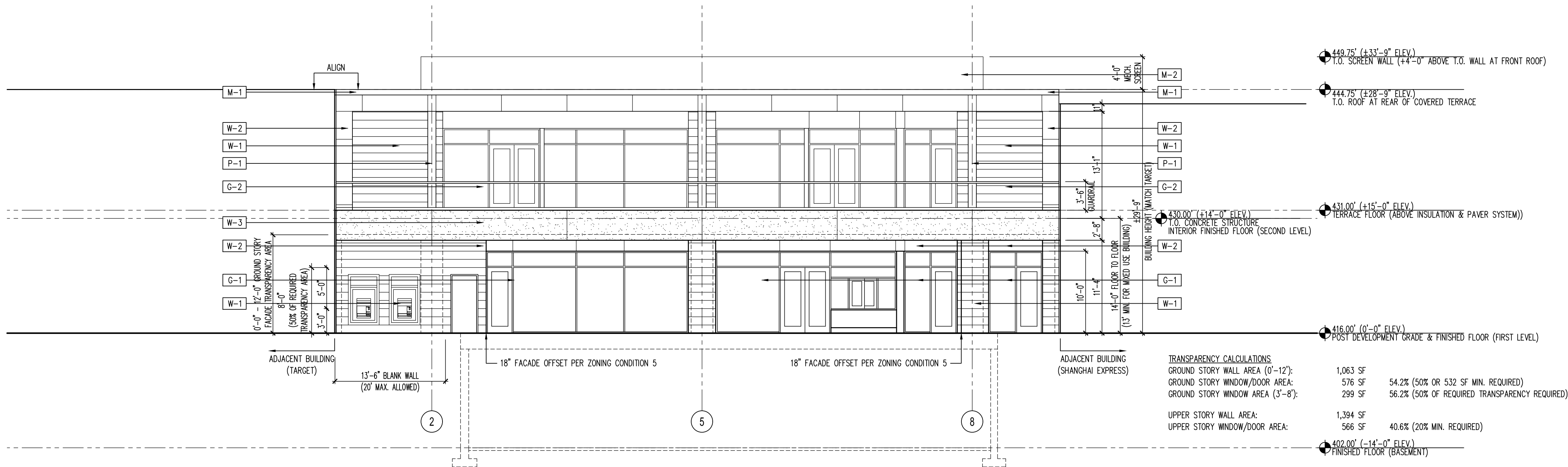
RALEIGH, WAKE COUNTY, NORTH CAROLINA  
TIER 3 ADMINISTRATIVE SITE REVIEW PLANS  
SITE LAYOUT PLAN

DATE: 12/2/21  
REVISED PER COR. COMMENTS:  
NO. 1  
DRAWING SHEET  
C-2.0  
PROJECT NUMBER  
581-21





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



1 Exterior Elevation  
A201 SCALE: 1/8"=1'-0" South/Hillsborough St.

## Finish Schedule:

### Exterior Materials

G-1	TYPE: 1" INSULATED, SOLARBAN 70 GLAZING BY VITRO GLASS MANUFACTURER: KAWNEER 4" THERMALLY BROKEN STOREFRONT COLOR: BLACK ANODIZED LOCATION: STOREFRONT WINDOWS AND DOORS WEBSITE: <a href="https://www.kawneer.com/kawneer/north_america/catalog/pdf/finishes/Permafluor_Chart--F.pdf">https://www.kawneer.com/kawneer/north_america/catalog/pdf/finishes/Permafluor_Chart--F.pdf</a>
G-2	TYPE: 1/2" CLEAR LAMINATED GLASS GUARDRAIL MANUFACTURER: INTERSTATE FABRICATIONS, LLC COLOR: BLACK ANODIZED TOP AND BOTTOM RAILS LOCATION: BALCONY EDGE WEBSITE: <a href="http://www.interstate-fab.com">http://www.interstate-fab.com</a> NOTE: 42" MIN. GUARDRAIL HEIGHT
M-1	TYPE: BRAKE METAL TRIM AND COPING COLOR: MATTIE BLACK (TO MATCH G-1 FRAMES) LOCATION: ROOF EDGE, GUTTER, & DOWNSPOUTS NOTE:
M-2	TYPE: CORRUGATED METAL 7.2 EXPOSED FASTENER WALL PANEL COLOR: PAC-CLAD / PETERSEN, A CARLISLE COMPANY LOCATION: TBD FROM MFR. PREFINISHED STANDARD COLORS NOTE: ROOF EQUIPMENT SCREEN
P-1	TYPE: EXTERIOR ENAMEL PAINT COLOR: MATTIE BLACK (TO MATCH G-1 FRAMES) LOCATION: EXTERIOR HOLLOW METAL DOORS AND FRAMES NOTE:
W-1	TYPE: FIBER CEMENT PLANK PANELS, 5/8" THICKNESS MANUFACTURER: NICHHA FIBER CEMENT COLOR: VINTAGEWOOD WOOD SERIES, CEDAR LOCATION: BUILDING EXTERIOR AS SHOWN WEBSITE: <a href="https://www.nichha.com/product/vintagewood">https://www.nichha.com/product/vintagewood</a> NOTE:
W-2	TYPE: HARDIPANEL VERTICAL SIDING, SMOOTH, 48" PANEL WIDTH MANUFACTURER: JAMES HARDIE, STATEMENT COLLECTION, 3/32" THICKNESS COLOR: PRIMED FOR PAINT (MATCH PREFINISHED PEARL GRAY LOCATION: 2nd & 3rd FLOOR EXTERIOR WALLS AS SHOWN WEBSITE: <a href="https://www.jameshardiepros.com/products/hardipanel-vertical-siding">https://www.jameshardiepros.com/products/hardipanel-vertical-siding</a>
W-3	TYPE: HARDCOAT STUCCO MANUFACTURER: N/A COLOR: TBD LOCATION: FACE OF CONCRETE PODIUM AND ALLEY EXTERIOR WALLS NOTE:

## Notes:

- ALL EXTERIOR GLASS TO MEET ENERGY CODE REQUIREMENTS OUTLINED ON SHEET G002.
- 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.
- ALL MATERIALS MUST BE SUBMITTED WITH SHOP DRAWINGS TO NEW CITY DESIGN GROUP FOR APPROVAL.

## Elevation Keynotes:

- BIKE RACK, SEE CIVIL
- PRE-MANUFACTURED METAL CANOPY