



Administrative Approval Action

Case File / Name: ASR-0114-2022
DSLCL - 1415 HILLSBOROUGH

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

LOCATION: This 0.16 acre site zoned OX-3-DE and Special Residential Parking Overlay District is located on the south side of Hillsborough Street just west of the intersection of Hillsborough Street and Park Avenue at 1415 Hillsborough Street.

REQUEST: This is a 100 unit multi-family development on one lot utilizing the frequent transit development option. This will be one building (apartment building type) of five stories of 22,405 gross square feet size.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** N/A

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated May 31, 2023 by DAVID SMOOT.

CONDITIONS OF APPROVAL and NEXT STEPS:

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

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

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

General

1. Solid Waste will be 15 trash carts. Please label this area "container storage location" Then have boxes that represent recycling containers and boxes that represent garbage containers that match what is in the Will Serve Letter. Additionally, add a note that increase in the amount of garbage and recycling produced will be handled by increasing frequency of collection and/or additional carts noting the number of total carts that are able to be stored in the storage area behind the Solid Fencing.
Also attach Will Serve Letter to SPR packet.
2. Demonstrate compliance to fence standards 7.2.8 B7 and 7.2.8 C 1 & 2.
3. As the last two sheets (floor plans and elevations) were missing in the final submittal (V4), these two sheets (floor plans and elevations - see preliminary v3) are to be included in the SPR demonstrating compliance to the Frequent Transit Development Option as per preliminary submittal version 3.
These sheets are to be sealed as per the submittal checklist.

Engineering



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4. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

Public Utilities

5. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval.

Urban Forestry

6. A tree impact permit must be obtained for the removal of 2 existing street trees in the existing street right-of-way along Hillsborough Street prior to issuance of a demolition permit or grading permit, whichever comes first.

☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required
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☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

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

Engineering

1. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

☒ **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:



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General

1. An application shall be made to the City of Raleigh for approval of an affordable housing agreement for the required affordable units as specified by UDO Section 3.7.1.
2. A demolition permit shall be obtained.

Engineering

3. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

Stormwater

4. This lot is exempt per UDO Section 9.2.2.A.2.b.i as a commercial lot of one-half acre or less approved after May 1, 2001, but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.

Urban Forestry

5. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 2 street trees along Hillsborough Street.
6. A public infrastructure surety for 2 street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.

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

General

1. Final inspection of all right of way street trees by Urban Forestry Staff.
2. The City of Raleigh shall approve an affordable housing agreement for the required affordable units as specified by UDO Section 3.7.1.

Stormwater

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



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EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: July 12, 2026

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed: Daniel L. Stegall Date: 07/12/2023
Development Services Dir/Designee
Staff Coordinator: Michael Walters

Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Place, Suite 100 • Raleigh, NC 27601 • 919-996-0200



This form is required when submitting all applications as referenced in the Unified Development Ordinance (UDO) Section 102.2. Please check the appropriate building form and include the plan sheet(s) document when submitting.

Office Use Only: Case # _____ Review (only): _____

Please include UDO Section 102.2 to determine the site plan fee. If assistance concerning a Site Plan Fee is needed, a Staffing Fee verification request can be submitted online at the [Raleigh ePermitting Portal](#). (Note: There is a fee for this verification service.)

Site Plan Fee: <input type="checkbox"/> Two Two Site Fee <input type="checkbox"/> Two Three Site Fee <input type="checkbox"/> Two Four Site Fee
Building Type: <input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Duplex <input type="checkbox"/> Townhome <input type="checkbox"/> Other
Use: <input type="checkbox"/> Single-Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other

Development Name: 1415 Hillsborough
Is this City Center? ☐ Yes ☒ No
Project Address: 1415 Hillsborough Street, Raleigh, NC 27605
Site # (if any): 1040000000

Please describe the scope of work, including any additions, improvements, and uses (UDO 51.4).
1. Remove existing building
2. Construct 180-unit apartment

Current Property Owner: David M. Snod II
Company: Progress Park LP, LLC
Address: 531 South Main Street, Wake Forest, NC 27577
Phone: 919-695-5151
Email: david.snod@progresspark.com

Available Name of Affected Road: See "Public Works" for information on affected roads.
Relationship to owner: ☐ Lessee or contract purchaser ☒ Owner's subdivision ☐ Easement holder

Company: Progress Park LP, LLC
Address: 531 South Main Street, Wake Forest, NC 27577
Phone: 919-695-5151
Email: david.snod@progresspark.com

Page 1 of 8
Raleigh, NC
raleighnc.gov

Phone: 919-695-5151
Email: david.snod@progresspark.com
NOTE: Please attach a written agreement or contract, lease or easement when submitting this form.

Developer/Contractor: David M. Snod II
Company: David M. Snod Company
Address: 531 South Main Street, Wake Forest, NC 27577
Phone: 919-695-5151
Email: david.snod@progresspark.com

Available Name: David M. Snod II
Company: David M. Snod Company
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Phone: 919-695-5151
Email: david.snod@progresspark.com

Company: David M. Snod Company
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Phone: 919-695-5151
Email: david.snod@progresspark.com

Development Type & Site Data Table
(Application to all developments)

Site Data: Gross area (square feet) to be developed: 10,000 sq ft
Net area (square feet) to be developed: 10,000 sq ft
Total area (square feet) to be developed: 10,000 sq ft

Building Data: Building area (square feet) to be developed: 10,000 sq ft
Total area (square feet) to be developed: 10,000 sq ft
Net area (square feet) to be developed: 10,000 sq ft

Stormwater Information: Impervious Area (square feet): 10,000 sq ft
Estimated Runoff (cfs): 1.0 cfs
Estimated Peak Flow (cfs): 1.0 cfs

Residential & Overnight Lodging Developments: Total number of units: 180
Number of units to be developed: 180
Number of units to be developed: 180

APPLICANT SIGNATURE BLOCK: Signature: David M. Snod II
Printed Name: David M. Snod II, General Partner, Progress Park LP, LLC
Date: 11/20/2022

Continue to Applicant Signature Block on Page Three.

Page 2 of 8
Raleigh, NC
raleighnc.gov

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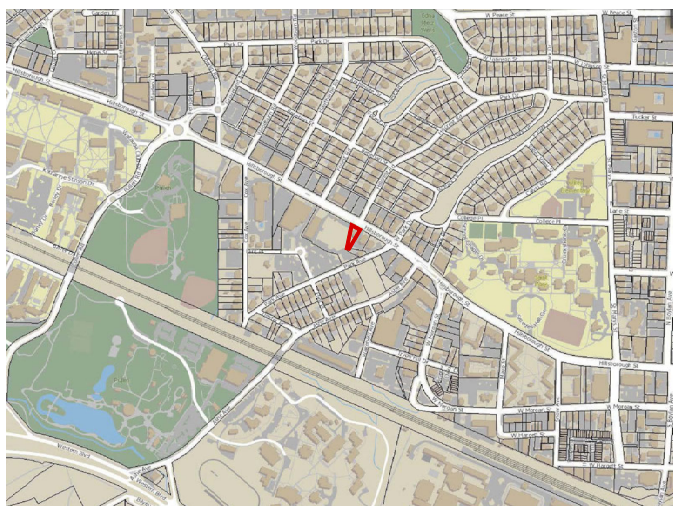
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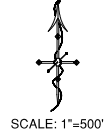
ASR-0114-2022

1415 HILLSBOROUGH

PROPOSED APARTMENT BUILDING



Page Index	
C-0 Cover Sheet	
C-1 Existing Conditions	
C-2 Proposed Site Plan	
C-3 Proposed Utility Plan	
C-4 Proposed Grading Plan	
C-5 Build-To Dimensions	
SD-1 Standard Details	
Building Elevations & Floor Plan	



SCALE: 1"=50'

PROJECT DATA TABLE

Current Landowner Information	
David M. Snod II, G.P.	
PROGRESS PARK LIMITED PARTNERSHIP	
531 S. Main Street	
Wake Forest, NC 27577-2803	
Civil/Site Engineer Information	
Robert W. Brandy, P.E.	
Engineering & Environmental Science Company	
3008 Anderson Dr. Suite 102	
Raleigh, NC 27609	
919-781-7788 (email: rob@robw.com)	
Project Name: 1415 Hillsborough Street	
Location: 1415 Hillsborough Street	
Raleigh, NC 27605	
Pin Number: 1040000000	
Current Deed Book/Page: 16542/370	
Zoning: OK-3-DE	
Overlay District: Special Residential Parking Overlay District (SRPOD)	
Existing Use: Duplex (Two-Unit Living)	
Proposed Use: Apartments	
Total Current Lot Area: 0.16 acres (7,112 sq ft)	
Total Current Lot Area: 0.16 acres (7,112 sq ft)	
Existing Building Area: 2,673 sq ft (To Be Removed)	
Proposed New Building Area (Footprint): 4,481 sq ft	
Proposed New Building Area (Gross): 22,405 sq ft (5-stories)	
Existing Impervious Surface: 4,569 sq ft (To Be Removed)	
Proposed Impervious Surface: 64.6% (4,481 sq ft) (Based on 10% of Lot Area)	
Allowable Impervious Surface: 65.0% (4,511 sq ft)	
Proposed Total Impervious Surface After Re-development: 4,481 sq ft	
Proposed Percent Impervious Surface: 64.6% (4,481 sq ft) (Based on 10% of Lot Area)	
Allowable Impervious Surface: 65.0% (4,511 sq ft)	
Total Proposed Land Disturbance: 7,112 sq ft	
Allowable Height/Stories in OK-3-DE: 3 Stories	
Allowable Height/Stories in OK-3-DE with Frequent Transit Development Option: 5 Stories	
Allowable Building Height for Apartment Building or Mixed Use with Residential: 80 ft.	
Existing Building Height: 34 ft. (Building To Be Removed)	
Proposed Building Height: 60 ft. (5 Stories)	
Required Vehicle Parking Spaces: 0	
Proposed Vehicle Parking Spaces: 0	
Required Short-Term Bicycle Parking Spaces: 5	
Proposed Short-Term Bicycle Parking Spaces: 5	
Required Long-Term Bicycle Parking Spaces: 14	
Proposed Long-Term Bicycle Parking Spaces: 14	
Required Outdoor Amenity Area: 884 sq ft (Based on 10% of Lot Area)	
Provided Outdoor Amenity Area: 987 sq ft	
Project is not located within 100 ft. of floodplain.	
Frequent Transit Development Option (FTD) Lot Dimensions	
Dimensions	Required
Lot Area (min.)	2,000 sq ft
Lot Width (min.)	70 ft.
Depth (min.)	60 ft.
Lot Area (max.)	180 ft.

Note: Per UDO 3.7-1, any building that incorporates the additional height afforded by the FTD must adhere to the Urban Limited Frontage unless otherwise mapped with the Urban General, Shotgun, Green or Green Plus frontage which then controls. Therefore, the Urban Limited Frontage governs the building placement, and a 0 min. setback/build-to is proposed.

Based on 1 Space per 20 Units	
Based on 1 Space per 7 Bedrooms	
Bicycle Parking Calculation	
Short Term: 1 Space / 20 Units * 100 Units = 5 Spaces	
Long Term: 1 Space / 7 Bedrooms * 100 Bedrooms = 14 Spaces	
Exemption Note:	
1. The site will be conforming to the exemption of stormwater control requirements through the City of Raleigh UDO Section 9.2.2.2.2.1. (a) (Exemption for under 12 acres).	

Proposed Impervious Surface Table	
Roof: 4481 sq ft	
TOTAL: 4,481 sq ft (64.6% of Lot Area)	

Note: Should modifications be proposed in future causing an increase in impervious over 65% UDO Sec. 9.2.2.2.2.1. standards will then be met.

Frequent Transit Development Option (FTD) Information	
This submission is made per TC-02-2022 of the Raleigh UDO Section 3.7.1, Frequent Transit Development Option, and will conform to the Urban Limited Frontage and Urban Plaza per 1.5.3.C.	
Note: For developments containing residential uses, a number of units equal to at least twenty percent (20%) of the residential units shall be made available to the public as a result of the height bonus shall be affordable for households earning sixty percent (60%) of the Area Median Income or less for a period of no less than 30 years from the date of issuance of a certificate of occupancy.	
Allowed Bonus with FTD Height Bonus: 5	
Newly Allowed Bonus as Result of Height Bonus: 2	
Number of Units on Each Newly Allowed Floor: 20	
Total Number of Units as Result of Height Bonus: 40	
20% of Total Number of Units as Result of Height Bonus: 8	
Required Number of Affordable Units: 8	
Proposed Number of Affordable Units: 8	

Urban Limited Frontage Build-To Information	
Primary street build-to (minimum)	Required
Side street build-to (minimum)	Proposed
Side street build-to (maximum)	Required
Side street build-to (maximum)	Proposed

Based on 57.3 of Building Facade & 75.4 of Property Frontage (57.304A, 81.41A)

Note: Solid waste, as approved by C.O.R. Solid Waste, to be serviced by a private contractor.
Per Mr. Staley of C.O.R. Solid Waste, the plan will be reviewed at time of building plan submittal.
Note: Apartment units to comply with City of Raleigh Minimum Housing Standards.

NOT FOR CONSTRUCTION - FOR REVIEW ONLY

ENGINEERING & ENVIRONMENTAL SCIENCE COMPANY	
3008 Anderson Drive Suite 102	
Raleigh, NC 27609	
(919) 781-7788	
Cover Sheet	
Proposed Apartments	
1415 Hillsborough St.	
Raleigh, NC 27605	
PROGRESS PARK LIMITED PARTNERSHIP	
531 S. Main St.	
Wake Forest, NC 27577-2803	
C-0	

REVISION 1 (12/8/2022)- REMOVED PROJECT DATA SHEET FROM COVER SHEET AND INSERTED FIRST 2 PAGES OF ASR APPLICATION.
REVISION 2 (2/24/2023)- ADDRESSED REVIEW COMMENTS FROM VARIOUS COR DEPARTMENTS.
REVISION 3 (4/25/2023)- ADDRESSED REVIEW COMMENTS FROM VARIOUS COR DEPARTMENTS.
REVISION 4 (5/31/2023)- ADDRESSED REVIEW COMMENTS FROM COR ENGINEERING DEPARTMENT.

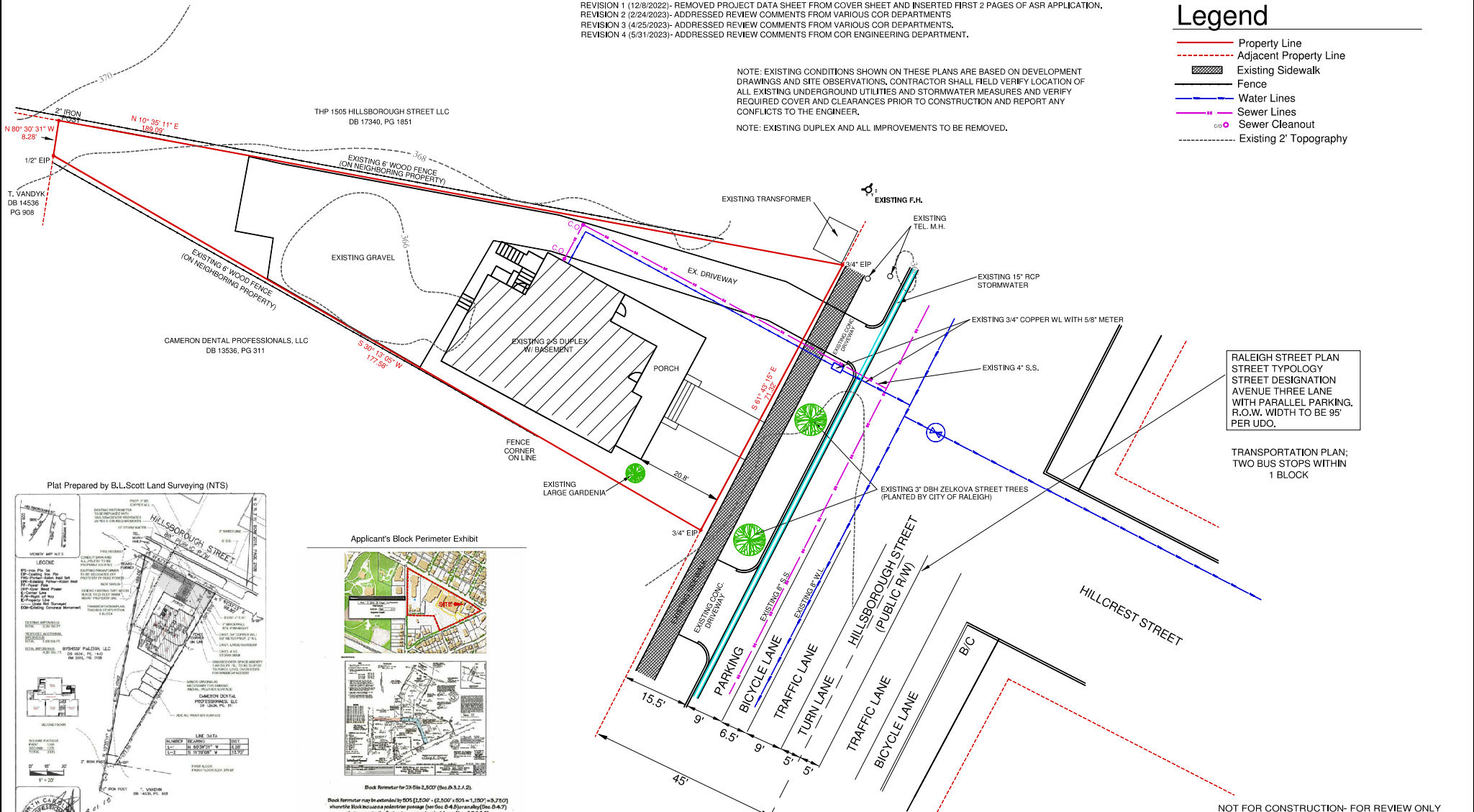
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Legend

- Property Line
- Adjacent Property Line
- Existing Sidewalk
- Fence
- Water Lines
- Sewer Lines
- Sewer Cleanout
- Existing 2' Topography

NOTE: EXISTING CONDITIONS SHOWN ON THESE PLANS ARE BASED ON DEVELOPMENT DRAWINGS AND SITE OBSERVATIONS. CONTRACTOR SHALL FIELD VERIFY LOCATION OF ALL EXISTING UNDERGROUND UTILITIES AND STORMWATER MEASURES AND VERIFY REQUIRED COVER AND CLEARANCES PRIOR TO CONSTRUCTION AND REPORT ANY CONFLICTS TO THE ENGINEER.

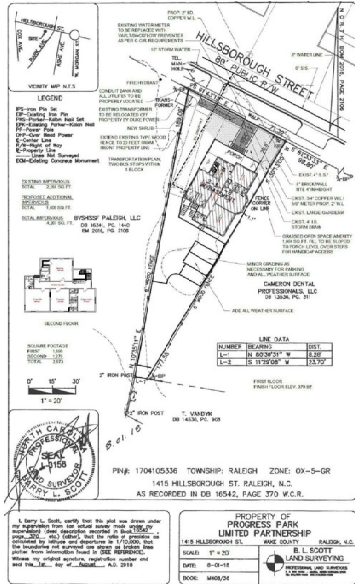
NOTE: EXISTING DUPLEX AND ALL IMPROVEMENTS TO BE REMOVED.



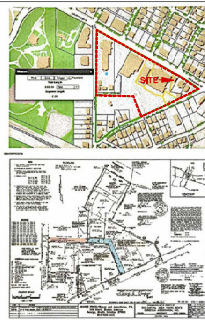
RALEIGH STREET PLAN
 STREET TYPOLOGY
 AVENUE THREE LANE
 WITH PARALLEL PARKING.
 R.O.W. WIDTH TO BE 95'
 PER UDO.

TRANSPORTATION PLAN:
 TWO BUS STOPS WITHIN
 1 BLOCK

Plat Prepared by B.L.Scott Land Surveying (NTS)



Applicant's Block Perimeter Exhibit



Block Perimeter for 25-File 2,500' (See B.5.1.1.2)

Block perimeter map is extended by 500' (2,500' - (2,500' x 50%) = 1,250') + 5,750' where the block has a perimeter passage (See Sec. 6.4.3) or an alley (See 6.4.7) that connects the block to the street (See 6.2.3.3.3).

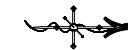
A portion of this Plan was recorded in 2001.

An "Initial Easement" was granted to the public over the portion of this Plan that was shown. A "Subsequent Easement" replaced and superseded the Initial Easement over the sidewalk. The title and reference to the "Initial Easement" property.

My estimate of the Block Perimeter is 3,330', which is less than the 3,750' that may be allowed.

Note: Base zoning is OX-3-DE; however, 5 stories are proposed based on additional floor allowance per the Frequent Transit Development Option (FTO).

NOTE: PROPERTY LINE METES AND BOUNDS TAKEN FROM PLAT PREPARED BY B.L. SCOTT LAND SURVEYING DATED AUGUST 1, 2018



SCALE: 1"=10'

NOT FOR CONSTRUCTION- FOR REVIEW ONLY

	ENGINEERING & ENVIRONMENTAL SCIENCE COMPANY 3006 Anderson Drive Suite 102 Raleigh, NC 27609 (919) 781-7798	DATE: 11/28/2022 DRAWN: RWB REVIEWED: 05/31/2023 SCALE: SEE DRAWING SHEET NO.: C-1
	Existing Conditions Proposed Apartments 1415 Hillsborough St Raleigh, NC 27605 PROGRESS PARK LIMITED PARTNERSHIP 531 S. Main St. Wake Forest, NC 27587-2803	

Outdoor Amenity Area-Additional Requirements for Urban Plazas per UDO 1.5.3.C

1. Outdoor amenity areas may be located on upper levels of a building. However, these elevated amenity areas can account for no more than 50% of the minimum required outdoor amenity area for the site.
2. Outdoor amenity areas shall contain at least one of the following: tables, seating areas, fountains, active recreation areas, or public art.
3. All required outdoor amenity areas must provide one linear foot of seating for each 50 square feet of required outdoor amenity area and one two-inch caliper tree for every 1,000 square feet of required outdoor amenity area.

REQUIRED OUTDOOR AMENITY AREA SEATING CALCULATION
REQUIRED OUTDOOR AMENITY AREA- 684 SF
SEATING REQUIRED 684 SF / 10 = 68.4 LINEAR FEET OF SEATING (7 SEATS BASED ON 2 FT. PER SEAT)
SEATING PROVIDED: 6 SEATS

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Legend

- Property Line
- Adjacent Property Line
- Existing Sidewalk
- Setbacks/Yards
- Fence
- Proposed Amenity Area
- Proposed Tree

LETTER FROM PRIVATE TRASH COLLECTION COMPANY



Re: 1415 Hillsborough Street, Will Street Lot

Dear Mr. Mayor: Hello / City of Raleigh - Solid Waste Services.

After reviewing the 300-ton automobile (symptoms) proposed at 1415 Hillsborough Street provided for the City of Raleigh, we have reviewed the site plan and the proposed development. We will provide a letter to the City of Raleigh regarding the proposed development. We will provide a letter to the City of Raleigh regarding the proposed development. We will provide a letter to the City of Raleigh regarding the proposed development.

Respectfully,
R. B. B. B.
R. B. B. B.
R. B. B. B.
R. B. B. B.

E-MAIL FROM MARION STALEY
COR SWS CODE COMPLIANCE SUPERVISOR

Dear Mr. Mayor: Hello / City of Raleigh - Solid Waste Services.
After reviewing the 300-ton automobile (symptoms) proposed at 1415 Hillsborough Street provided for the City of Raleigh, we have reviewed the site plan and the proposed development. We will provide a letter to the City of Raleigh regarding the proposed development. We will provide a letter to the City of Raleigh regarding the proposed development. We will provide a letter to the City of Raleigh regarding the proposed development.

Hope this message finds you well. I just want to make sure you do not run any delays.
Kind Regards,
Marion Staley
Code Compliance Supervisor

PROJECT DATA TABLE

Project Name: 1415 Hillsborough Street
Location: 1415 Hillsborough Street
Raleigh, NC 27605
Pin Number: 1704105396
Current Deed Book/Page: 16542/370
Zoning: OX-3-DE
Overlay District: Special Residential Parking Overlay District (SRPOD)
Existing Use: Duplex (Two-Unit Living)
Proposed Use: Apartments
Total Current Lot Area: 3.16 acres (7,112 sf)
Total Lot Area after 2.5' Wide Tended ROW Dedication: 0.16 acres (6,940 sf)
Existing Building Area: 2,673 sf (To Be Removed)
Proposed New Building Area (Footprint): 4,481 sf
Proposed New Building Area (Gross): 22,405 sf (5-stories)
Existing Impervious Surface: 4,569 sf (To Be Removed)
Proposed Impervious Surface: 4,481 sf (Based on 10% of Lot Area)
Existing Percent Impervious Surface: 64.2% (4,569 sf / 7,112 sf)
Proposed Percent Impervious Surface: 64.6% (4,481 sf / 6,940 sf)
Allowable Impervious Surface: 65.0% (4,511 sf)
Total Proposed Land Disturbance: 7,112 sf
Allowable Height/Stories in OX-3-DE: 3 Stories
Allowable Height/Stories in OX-3-DE with Frequent Transit Development Option: 5 Stories
Allowable Building Height for Apartment Building or Mixed Use with Residential: 80 ft.
Existing Building Height: 34 ft. (Building To Be Removed)
Proposed Building Height: 60 ft. (5 Stories)
Required Vehicle Parking Spaces: 0
Proposed Vehicle Parking Spaces: 0
Required Short Term Bicycle Parking Spaces: 5
Proposed Short Term Bicycle Parking Spaces: 5
Required Long Term Bicycle Parking Spaces: 14
Proposed Long Term Bicycle Parking Spaces: 14
Required Outdoor Amenity Area: 684 sf (Based on 10% of Lot Area)
Provided Outdoor Amenity Area: 887 sf
Project is not located within 100 ft. floodplain.

Frequent Transit Development Option (FTO) Lot Dimensions

Dimensions	Required	Proposed
Lot Area (min.)	2,000 sf	6,940 sf
Lot Width (min.)	45'	70.4'
Depth (min.)	60'	180.6'

Note: Per UDO 3.7-1, any building that incorporates the additional height afforded by the FTO must adhere to the Urban Limited Frontage unless otherwise mapped with the Urban General, Shotgun, Green or Green Plus Frontage which then controls. Therefore, the Urban Limited Frontage governs the building placement, and a 0' min. setback-build-to is proposed.

Based on 1 Space per 20 Units
Based on 1 Space per 7 Bedrooms
Bicycle Parking Calculations
Short Term: (1 Space / 20 Units) * 100 Units = 5 Spaces
Long Term: (1 Space / 7 Bedrooms) * 100 Bedrooms = 14 Spaces

Exemption Notes
1. The site will be conforming to the exemption of stormwater control requirements through the City of Raleigh UDO section 9.2.2.a.1.2 (grated/inlet for 12' wide).

Proposed Impervious Surface Table

Roof: 4,481 sf
TOTAL: 4,481 sf (64.6% of Lot Area)

Note: Should modifications be proposed in future causing an increase in impervious over 65%, UDO Sec. 9.2.2.a.4.b&c standards will then be met.

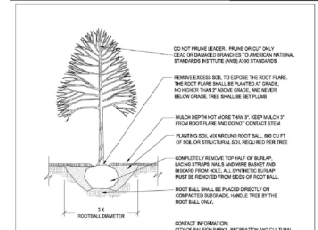
Frequent Transit Development Option (FTO) Information
This submission is made per TC-20-2022 of the Raleigh UDO Section 3.7.1. Frequent Transit Development Option, and will conform to the Urban Limited Frontage and Urban Plaza per 1.5.3.C.
Note: For developments containing residential uses, a number of units shall be provided for the Frequent Transit Development Option established in newly allowed stories as the result of this height bonus shall be proportional to the increase in height. For example, if the height bonus is 10% of the total height, then the number of units shall be 10% of the total number of units. For example, if the height bonus is 10% of the total height, then the number of units shall be 10% of the total number of units.

Allowed Stories in Base Zoning: 3
Allowed Stories with FTO Height Bonus: 5
Newly Allowed Stories as Result of Height Bonus: 2
Number of Units on Each Newly Allowed Floor: 20
Total Number of Units as Result of Height Bonus: 40
20% of Total Number of Units as Result of Height Bonus: 8
Required Number of Bicycle Units: 8
Proposed Number of Bicycle Units: 8

Urban Limited Frontage Build-To Information

Primary street build-to (min/ft)	Required	Proposed
Building width at primary build-to (min) <td>0/20'</td> <td>50%</td>	0/20'	50%
Side street build-to (min) <td>0/20'</td> <td>81.4%</td>	0/20'	81.4%
Building width at side street build-to (min) <td>0/20'</td> <td>N/A</td>	0/20'	N/A
Building width at side street build-to (min) <td>0/20'</td> <td>25%</td>	0/20'	25%

Based on 57.3' of Building Facade & 70.4' of Property Frontage (57.3/70.4= 81.4%)



- NOTES:**
1. THESE PLANS MUST BE THE FINAL QUALITY STAMPED PLANS. NO CHANGES TO THE CITY OF RALEIGH.
 2. CONSTRUCTION IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CITY OF RALEIGH WILL NOT BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.
 3. THESE PLANS MUST BE PLACED WITHIN THE CITY OF RALEIGH.
 4. A TREE MAPPING REPORT IS REQUIRED.
 5. RESIDENTIAL UTILITIES AND OTHER UTILITIES ARE IDENTIFIED IN THE CITY OF RALEIGH.
 6. THE CITY OF RALEIGH WILL NOT BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.
 7. THESE PLANS MUST BE PLACED WITHIN THE CITY OF RALEIGH.

CITY OF RALEIGH

APPROVED: _____

DATE: _____

PROJECT: 1415 HILLSBOROUGH STREET

TPP-43

PLANT SCHEDULE

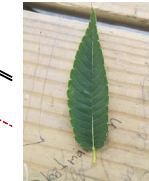
Symbol	Qty	Material Type	Species	Minimum Size at Installation
SSM	1	Shade Tree	Southern Sugar Maple (Acer barbatum)	2" Caliper
ZE	2	Street Tree	Zelkova (Zelkova serrata)	3" Caliper

NOTE: APPLICANT REQUESTS TO REMOVE THE TWO (2) STREET TREES WITHIN THE R.O.W. PRIOR TO START OF CONSTRUCTION TO FACILITATE PLACEMENT OF UTILITY LINES, COINCIDENT WITH THE REMOVAL OF THE DUPLEX AND OTHER IMPROVEMENTS ON THE LOT. APPLICANT UNDERSTANDS THAT THE CITY COULD ELECT TO REQUIRE A FEE-IN-LIEU OF REPLACEMENT IN CONJUNCTION WITH OR IN PLACE OF THE TREE PLANTING REPLACEMENT REQUIREMENT.

TRANSPORTATION PLAN:
TWO BUS STOPS WITHIN
1 BLOCK

TRASH COLLECTION NOTE
PRIVATE TRASH COLLECTION COMPANY EMPLOYEES, ASSIGNED BY APARTMENT STAFF, WILL TAKE CANS FROM THE CURB MARSHALLING AREA TO THE TRASH TRUCK AT THE CURB AREA. CANS WILL BE EMPTIED INTO THE TRUCK AND RETURNED BEHIND THE SOLID FENCING AND THEN BACK TO THE CONTAINER STORAGE LOCATION. NO CANS WILL BE LEFT IN THE STREET, AS IS THE CASE FOR CITY PICKUP.

RALEIGH STREET PLAN
STREET TYPOLOGY
STREET DESIGNATION
AVENUE THREE LANE
WITH PARALLEL PARKING.
R.O.W. WIDTH TO BE 95' PER UDO.



TWO (2) EXISTING 3" DBH ZELKOVA STREET TREES PLANTED BY C.O.R.
NOTE: TREES SHOWN IN R.O.W. PLANTED BY CITY OF RALEIGH.
IT IS PRESUMED THAT THESE TREES ARE OF A DBH OF 3" OR GREATER, AND ARE OF THE SPECIES SHOWN ON THIS PLAN.

NOT FOR CONSTRUCTION- FOR REVIEW ONLY

ENGINEERING & ENVIRONMENTAL SCIENCE COMPANY
3006 Anderson Drive Suite 102
Raleigh, NC 27609
(919) 781-7798

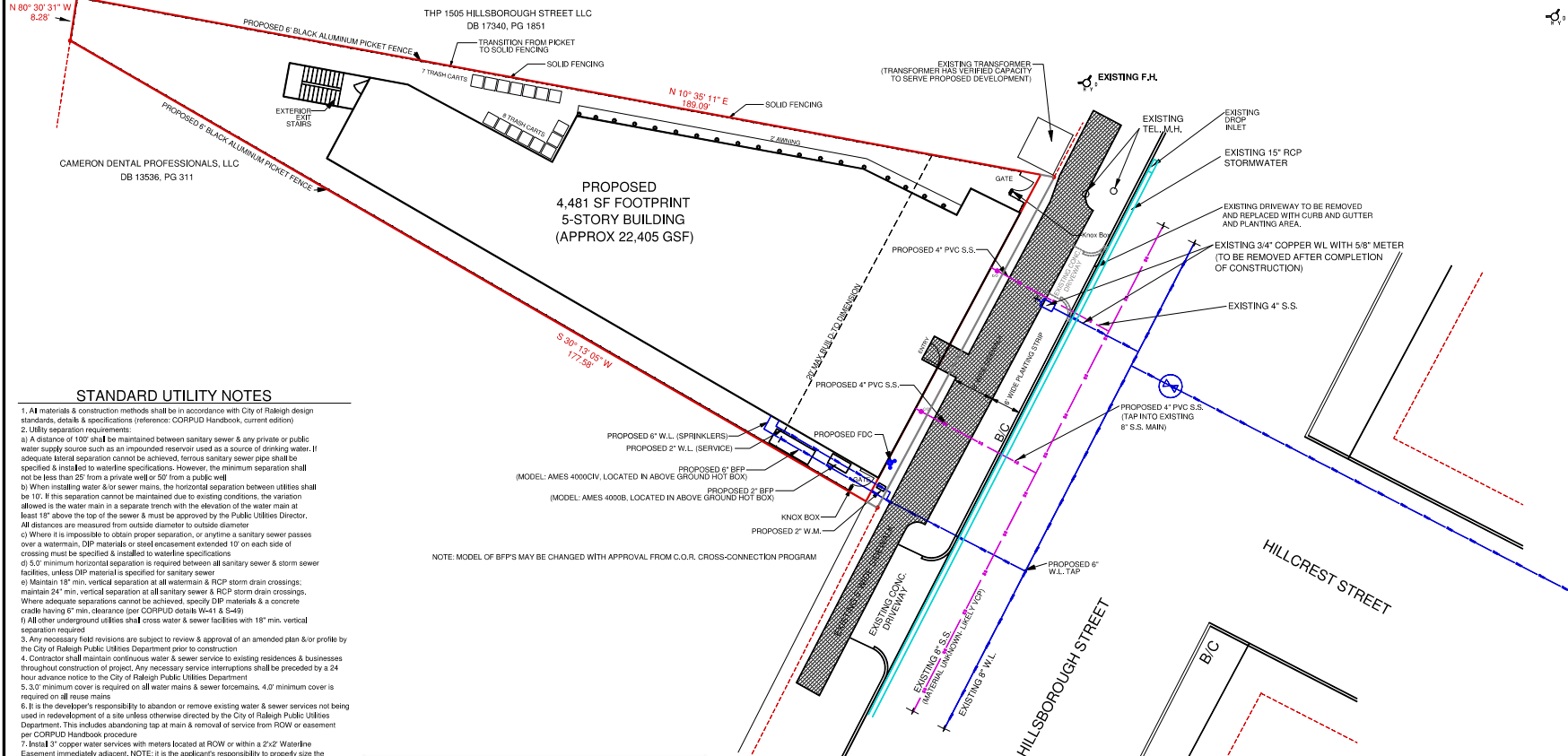
DATE: 11/28/2022
DRAWN: RWB
PROJECT: 1415 Hillsborough St
Raleigh, NC 27605
PROPOSED: 05/31/2023
SCALE: SEE DRAWING
SHEET NO: C-2

PROGRESS PARK LIMITED PARTNERSHIP
531 S. Main St.
Wake Forest, NC 27887-2803

REVISION 1 (12/8/2022)- REMOVED PROJECT DATA SHEET FROM COVER SHEET AND INSERTED FIRST 2 PAGES OF ASR APPLICATION.
REVISION 2 (2/24/2023)- ADDRESSED REVIEW COMMENTS FROM VARIOUS COR DEPARTMENTS.
REVISION 3 (4/25/2023)- ADDRESSED REVIEW COMMENTS FROM VARIOUS COR DEPARTMENTS.
REVISION 4 (5/31/2023)- ADDRESSED REVIEW COMMENTS FROM COR ENGINEERING DEPARTMENT.

Legend

- Property Line
- Adjacent Property Line
- Existing Sidewalk
- Fence (Proposed and Existing)
- Water Lines (Proposed and Existing)
- Sewer Lines (Proposed and Existing)
- Sewer Cleanout (Proposed)
- Existing Fire Hydrant



STANDARD UTILITY NOTES

- All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition)
- Utility separation requirements:
 - A distance of 100' shall be maintained between sanitary sewer & any private or public water supply source such as an impounded reservoir used as a source of drinking water. If adequate lateral separation cannot be achieved, ferrous sanitary sewer pipe shall be specified & installed to waterline specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well.
 - When installing water &/or sewer mains, the horizontal separation between utilities shall be 10'. If this separation cannot be maintained due to existing conditions, the variation allowed is the water main in a separate trench with the elevation of the water main at least 18" above the top of the sewer & must be approved by the Public Utilities Director. All distances are measured from outside diameter to outside diameter.
 - Where it is impossible to obtain proper separation, 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.
 - 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer.
 - Maintain 18" min. vertical separation at all watermain & RCP storm drain crossings; maintain 24" min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete cradle having 6" min. clearance (per CORPUD details W-41 & S-49).
 - All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required.
- Any necessary field revisions are subject to review & approval of an amended plan &/or profile by the City of Raleigh Public Utilities Department prior to construction.
- Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruptions shall be preceded by a 24 hour advance notice to the City of Raleigh Public Utilities Department.
- 5.0' minimum cover is required on all water mains & sewer forcemains. 4.0' minimum cover is required on all reuse mains.
- It is the developer's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoning tap at main & removal of service from ROW or easement per CORPUD Handbook procedure.
- Install 3" copper water services with meters located at ROW or within a 2x2' Waterline Easement immediately adjacent. NOTE: It is the applicant's responsibility to properly size the water service for each connection to provide adequate flow & pressure.
- Install 6" PVC sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum.
- Pressure reducing valves are required on all water services exceeding 80 psi; backwater valves are required on all sanitary sewer services having building drains lower than 1.0' above the next upstream manhole.
- All environmental permits applicable to the project must be obtained from NCDWQ, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction.
- NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction.
- Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the CORPUD FGS Program Coordinator prior to issuance of a Building Permit. Contact Stephen Calvey at (919) 996-2334 or stephen.calvey@raleighnc.gov for more information.
- Cross-connection control protection devices are required based on degree of health hazard involved as listed in Appendix D of the Rules Governing Public Water Systems in North Carolina. These guidelines are the minimum requirements. The devices shall meet American Society of Sanitary Engineering (ASSE) standards or be on the University of Southern California approval list. The devices shall be installed and tested (both initial and periodic testing thereafter) in accordance with the manufacturer's recommendations or the local cross-connection control program, whichever is more stringent. Contact Joanie Hardley at (919) 996-5923 or joanie.hardley@raleighnc.gov for more information.

ATTENTION CONTRACTORS

The **Construction Contractor** responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for **contacting the Public Works Department at (919) 996-2409**, and the **Public Utilities Department at (919) 996-4540** at least **twenty-four hours** prior to beginning any of their construction.

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

Failure to call for Inspection, Install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a **Fine and Possible Exclusion** from future work in the **City of Raleigh**.

NOTE: LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE OR SCHEMATIC. THE LOCATIONS ARE BASED ON ACTUAL FIELD SURVEYS AND THE BEST AVAILABLE RECORDS. CONTRACTOR SHALL FIELD VERIFY LOCATION OF ALL EXISTING UNDERGROUND UTILITIES AND UNDERGROUND STRUCTURES AND VERIFY REQUIRED COVER AND CLEARANCES PRIOR TO CONSTRUCTION AND REPORT ANY CONFLICTS TO THE ENGINEER.

NOT FOR CONSTRUCTION- FOR REVIEW ONLY			
	ENGINEERING & ENVIRONMENTAL SCIENCE COMPANY 3006 Anderson Drive Suite 102 Raleigh, NC 27609 (919) 781-7798		DATE: 11/28/2022
			DRAWN FRW
	Proposed Utility Plan Proposed Apartments 1415 Hillsborough St. Raleigh, NC 27605		REVIEWED: 05/31/2023
			SCALE: SEE DRAWING
	ROGRESS PARK LIMITED PARTNERSHIP 531 S. Main St. Wake Forest, NC 27587-2803		SHEET No. C-3

Legend

-

	ENGINEERING & ENVIRONMENTAL SCIENCE COMPANY 3008 Anderson Drive Suite 102 Raleigh, NC 27609 (919) 781-7706		DATE 11/26/2022
			DRAWN BY RWB
	Proposed Grading Plan Proposed Apartments 1415 Hillsborough St. Raleigh, NC 27605		RECEIVED 05-31-2023
	PROGRESS PARK LIMITED PARTNERSHIP 531 S. Main St. Wake Forest, NC 27587-2803		SCALE SEE DRAWING
			Sheet No. C-4

Legend

- TRANSPORTATION PLAN;
TWO BUS STOPS WITHIN
1 BLOCK

RALEIGH STREET PLAN
STREET TYPOLOGY
STREET DESIGNATION
AVENUE THREE LANE
WITH PARALLEL PARKING
R.O.W. WIDTH TO BE 95'
PER UDO.

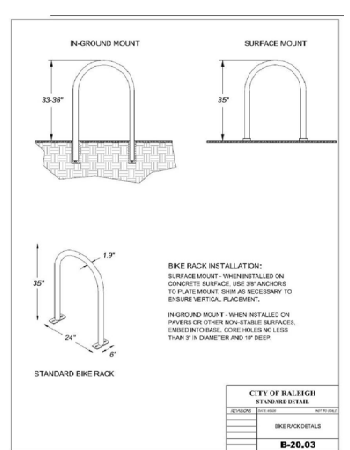
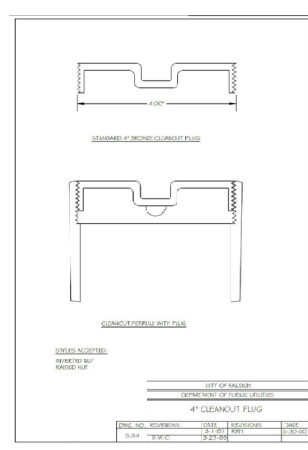
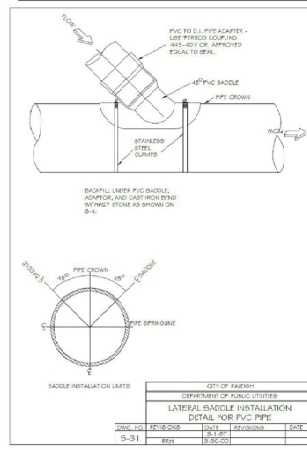
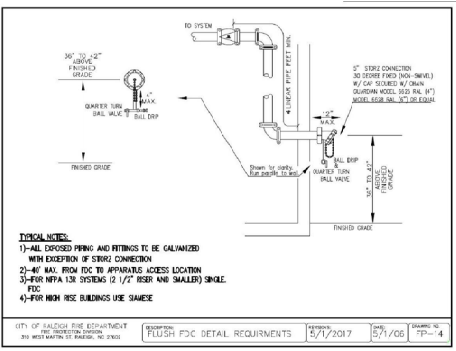
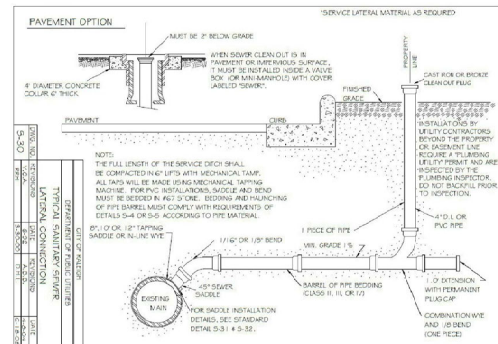
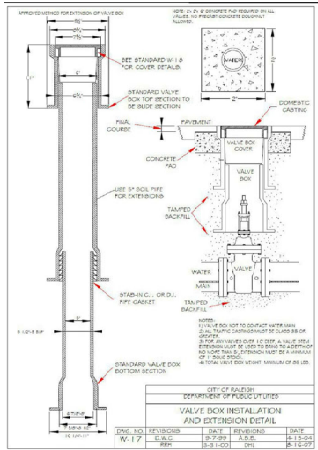
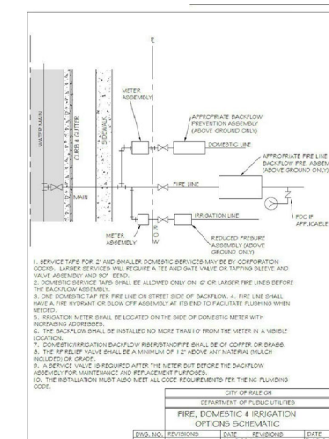
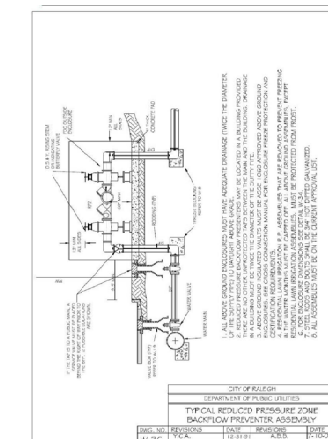
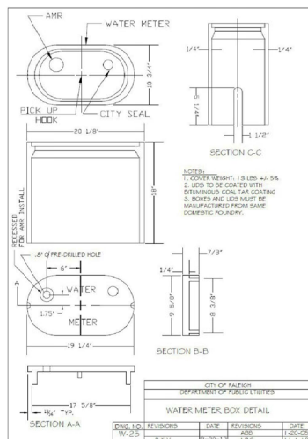
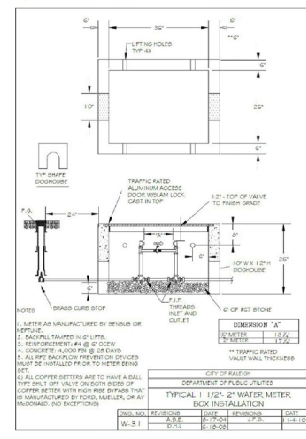
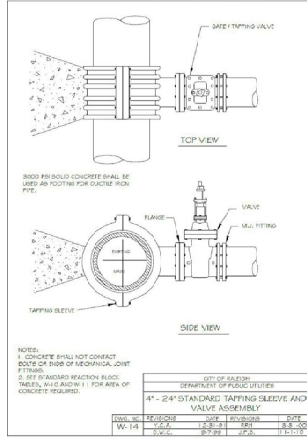
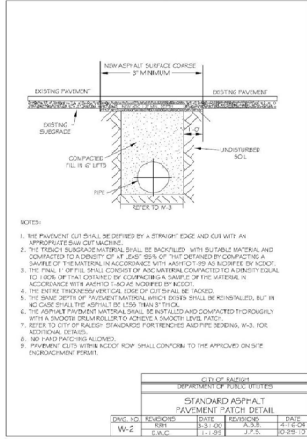
HILLCREST STREET

C-5



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SCALE: 1"=10'

REVISION 1 (12/8/2022)- REMOVED PROJECT DATA SHEET FROM COVER SHEET AND INSERTED FIRST 2 PAGES OF ASR APPLICATION.
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 REVISION 4 (5/31/2023)- ADDRESSED REVIEW COMMENTS FROM COR ENGINEERING DEPARTMENT.



NOT FOR CONSTRUCTION- FOR REVIEW ONLY

E&S ENGINEERING & ENVIRONMENTAL SCIENCE COMPANY
 3006 Anderson Drive Suite 102
 Raleigh, NC 27609
 (919) 781-7798

DATE: 11/28/2022
 DRAWN: RWB
 CHECKED: RWB
 PROJECT: Standard Details
 PROPOSED: Proposed Apartments
 LOCATION: 1415 Hillsborough St.
 CITY: Raleigh, NC 27605

PROGRESS PARK LIMITED PARTNERSHIP
 531 S. Main St.
 Wake Forest, NC 27587-2803

Sheet No. SD-1