LOCATION: This site is located at the southeast corner of Hillsborough Street and Boylan Avenue. The site addresses and PIN numbers are as follows: 623 Hillsborough Street/1703491158, 621 Hillsborough Street/1703492128, 615 Hillsborough Street/1703492196, and 11 South Boylan Avenue/1703491076.

REQUEST: Development of a 1.33 acre site zoned Downtown Mixed Use with an Urban General Frontage (DX-12-UG) and Downtown Mixed Use with an Urban Limited Frontage (DX-12-UL). The applicant is proposing a 264,027 square feet of gross floor area building, consisting of 17,605 square feet of retail and 246,422 of office. Required parking to accommodate the subject site is being provided with the site plan for Block 83 Parking Deck, Transaction 573539/ SR-100-18.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: One Administrative Alternate has been approved by the Planning Director for this project, noted below:

1. An Administrative Alternate was approved for UDO Section 3.3.3 Building Massing Standards. Reference AAD-22-18.

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 12/18/2018 by Rick Slater of McAdams Company.

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:

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

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

General

1. A lighting plan shall be submitted for review for compliance with UDO Article 7.4

2. A Solid Waste Collection plan shall be reviewed for compliance with the Solid Waste Services Manual.

Engineering

3. A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.
Public Utilities

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

Stormwater

5. A stormwater control plan demonstrating Stormwater compliance for shared stormwater control facilities with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

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

☒ 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.

☒ RECORDED MAP(S) - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Concurrent Site Review plans, if required, have been deemed ready for mylar signature.

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

General

1. A recombination map shall be recorded prior to or in conjunction with the recording of lots, recombining the existing four lots into 3 parcels.

2. The proposed shared UDO required Amenity Area (Section 1.1.9) shall be shown on all maps for recording with a metes and bounds description and shall be labeled as a shared common element subject to the required City Code Covenant.

3. The City Code Covenant shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document shall be provided to the City by the end of the next business day following the recordation of the final plat. Further recordings and building permits will be withheld if the recorded document is not provided to the City.
4. A demolition permit shall be issued and this building permit number shown on all maps for recording.

5. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.

Public Utilities

6. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater

7. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).

8. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G). Stormwater Control Facilities will serve multiple parcels.

9. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

10. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).

☆BUILDING PERMITS – For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Concurrent Site 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 applicant shall provide a signed agreement or lease indicating that required off-street parking shall be provided as long as the principal use continues and the principal use shall be discontinued should the required off-street parking no longer be provided on these off-site parcels (UDO 7.1.5).

2. A recombination map shall be recorded prior to or in conjunction with the recording of lots, recombining the existing lots as shown on the preliminary plan.

3. A demolition permit shall be obtained.

4. Provide fire flow analysis.
Engineering

5. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.

6. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

7. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

8. A fee-in-lieu of transit infrastructure construction shall be paid to the City of Raleigh (UDO 8.11.4 and 8.11.5).

9. A cross access agreement among the proposed lots being developed associated with SR-59-18 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

10. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

11. Offsite easements shall be obtained for work shown crossing the property line prior to issuance of building permits.

Public Utilities

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

Stormwater

13. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

Urban Forestry

14. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 5 street trees in tree grates along Hillsborough St., 5 street trees in tree grates along W. Morgan St., and 5 street trees in tree grates along S. Boylan Ave., for a total of 15 street trees in tree grates.
Administrative Approval Action
Block 83 / SR-59-18,
Transaction# 559068, AA#3897

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

1. Required parking to accommodate the subject site under Block 83 Parking Deck Transaction 573539/SR-100-18 must be permitted and constructed with a certificate of occupancy.

2. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

3. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

4. Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.

5. All street lights and street signs required as part of the development approval are installed.

6. Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.

7. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

8. 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:

3-Year Expiration Date: 12-20-2021
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: (Planning Dir./Designee) [Signature]
Date: 12/20/18

Staff Coordinator: Daniel L. Stegall
GENERAL NOTES

1. LOCATION AND TOPOGRAPHICAL INFORMATION WAS TAKEN FROM AN ACTUAL 2" SURVEY, A TRUE TO SCALE, DIGITAL FILE RECORDED IN A GEOREFERENCEED FRAME (WGS-1984). LOCATION CHANGES CHANGED BY THE CONTRACTOR, SHOWN ON SITE, OR CONSTRUCTION CHANGES CHANGED IF UNACCREDITED.

2. THE CONTRACTOR SHALL SET THE OB & BB AND VERIFY HIERARCHY AND CONSTRUCTION CHANGES CHANGED IF UNACCREDITED.

3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, SPECIFICATIONS OF THE CITY OF RALEIGH, OR DESIGN CHANGES CAUSED BY RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY DIGITAL FILE AND THE STAKING DIMENSIONS SHOWN ON THE PLAN OR ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND BETWEEN THE CONTRACT DIGITAL FILE AND THE STAKING DIMENSIONS SHOWN ON THE PLAN OR ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND BETWEEN THE CONTRACT.

4. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING SLEEVING FOR ELECTRIC, GAS, AND TELEPHONE UTILITIES ACCORDING TO THE PLAN. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES, SILT, RIP RAP AND TEMPORARY STONE STAGING AREAS FOR THE LANDSCAPE PLAN.

5. EXISTING UTILITIES SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD PRIOR TO BEGINNING WORK. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND BETWEEN THE CONTRACT.

6. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF PLANT KILLING OR PLANT REMOVAL BY ANY MEANS. B&B MATERIAL DELIVERED TO SITE WITH BURIED OR RECENTLY BURIED ROOT CROWNS WILL BE REJECTED. B&B MATERIAL DELIVERED TO SITE WITH BURIED OR RECENTLY BURIED ROOT CROWNS. B&B MATERIAL DELIVERED TO SITE WITH BURIED OR RECENTLY BURIED ROOT CROWNS.

7. ALL TREES SHALL BE OBTAINED FROM THE NURSERY WITH EXPOSED ROOT BURIED ROOT CROWNS WILL BE REJECTED. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES, SILT, RIP RAP AND TEMPORARY STONE STAGING AREAS FOR THE LANDSCAPE PLAN. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES, SILT, RIP RAP AND TEMPORARY STONE STAGING AREAS FOR THE LANDSCAPE PLAN. ONCE A SATISFACTORY MATCHED OUTER SHAPE IS OBTAINED, FILL THE CENTER OF EACH AREA WITH PLANTS.

8. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING SLEEVING FOR ELECTRIC, GAS, AND TELEPHONE UTILITIES ACCORDING TO THE PLAN. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES, SILT, RIP RAP AND TEMPORARY STONE STAGING AREAS FOR THE LANDSCAPE PLAN.

9. ROADWAYS AND BUILDINGS MUST BE CAPABLE OF SUPPORTING FIRE AND EMERGENCY APPARATUS DURING CONSTRUCTION.

10. SPECIFICATIONS FOR FULL NOTIFICATION REQUIREMENTS. SEE CIVIL SHEET FOR SEDIMENTATION AND EROSION CONTROL MEASURES.

LANDSCAPE NOTES


2. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE LANDSCAPE PLAN.

3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, SPECIFICATIONS OF THE CITY OF RALEIGH, OR DESIGN CHANGES CAUSED BY RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY DIGITAL FILE AND THE STAKING DIMENSIONS SHOWN ON THE PLAN OR ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND BETWEEN THE CONTRACT DIGITAL FILE AND THE STAKING DIMENSIONS SHOWN ON THE PLAN OR ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND BETWEEN THE CONTRACT.

4. AFTER THE SITE IS STABILIZED AND FREE OF SEDIMENTATION, THE CONTRACTOR SHALL SATISFY ALL MEASUREMENTS INDICATED IN THE PLAN DEPICTS REQUIRED PLANTING BY THE CITY OF RALEIGH.

5. TEMPORARY EROSION CONTROL SEED MUST BE FULLY REMOVED PRIOR TO THE LANDSCAPE PLAN.

6. UNLESS OTHERWISE NOTED IN THE PLANT LIST, THE CONTRACTOR SHALL UNLESS OTHERWISE NOTED IN THE PLANT LIST, THE CONTRACTOR SHALL UNLESS OTHERWISE NOTED IN THE PLANT LIST.

7. ALL TREES SHALL BE PLANTED WITH A 3" CALiper MINIMUM. 40' O.C. AVERAGE SPACING

8. THE CONTRACTOR SHAL Installing SLEEVING FOR ELECTRIC, GAS, AND TELEPHONE UTILITIES ACCORDING TO THE PLAN. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES, SILT, RIP RAP AND TEMPORARY STONE STAGING AREAS FOR THE LANDSCAPE PLAN.

9. ROADWAYS AND BUILDINGS MUST BE CAPABLE OF SUPPORTING FIRE AND EMERGENCY APPARATUS DURING CONSTRUCTION.

10. SPECIFICATIONS FOR FULL NOTIFICATION REQUIREMENTS. SEE CIVIL SHEET FOR SEDIMENTATION AND EROSION CONTROL MEASURES.

11. SEE CIVIL SHEET FOR SEDIMENTATION AND EROSION CONTROL MEASURES.

PLANTING SCHEDULE - CONTRACTOR SHALL SATISFY ALL MEASUREMENTS INDICATED

SURFACE

[Diagram with plant locations and details]

LANDSCAPE PLAN

LS-1
[No TRANSPARENCY % or TRANSPARENT AREA values are provided on the page.]

HILLSBOROUGH STREET OFFICE BUILDING DEVELOPMENT

NOT FOR CONSTRUCTION

Project Name: HILLSBOROUGH STREET OFFICE BUILDING DEVELOPMENT
Project Number: 90.0279.000

NOT FOR CONSTRUCTION

DATE: 2018.11.08 ASR SUBMISSION #3

Gensler
Tel 919.782.1833
Fax 919.782.7808
111 Hillsborough St, Suite 1200
Raleigh, NC 27603
United States

Structural Engineer: 2015

MEP Engineer: 2018.10.12 ASR SUBMISSION #2

Date: 2018.11.08 ASR SUBMISSION #3

1/16" = 1'-0"
TOTAL PROVIDED PENTHOUSE AREA = 4,321 SF

PROVIDED PENTHOUSE IS 18% OF TOTAL ROOF AREA

OPEN EQUIP AREA

TOTAL ROOF AREA = 24,554 SF

25% MAX PENTHOUSE AREA = 6,138 SF

OUTDOOR SCREENED EQUIPMENT INCLUDES:
1) COOLING TOWERS
2) ENERGY RECOVERY SYSTEM
3) STAIR PRESSURIZATION FANS

INDOOR PENTHOUSE EQUIPMENT INCLUDES:
1) ELEVATOR OVERRUN + EQUIP.
2) ROOF STAIRWAY ACCESS
3) MECHANICAL HEAT PUMPS

PARAPET WALL = 6 FEET TALL
A 10 STORY BUILDING IS ALLOWED A PARAPET WALL OF 11 FEET (UDO 1.5.7.1)

PARAPET WALL = 3 FEET TALL
A 10 STORY BUILDING IS ALLOWED A PARAPET WALL OF 11 FEET (UDO 1.5.7.1)

NOT FOR CONSTRUCTION