



Administrative Approval Action

AA # 3953 / SR-70-18, 3020 Hillsborough Revision
Transaction# 590870

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on the north side of Hillsborough Street, in the block between Dixie Trail and Daisy Street.

REQUEST: **THIS IS A REVISION TO THE PREVIOUS APPROVED SITE PLAN (#564111)**
Development of a combination of nine parcels totaling 2.397 acres, zoned NX-3-UG, OX-3-DE, and R6, and all within an SRPOD Overlay, into a 226,806 gross square foot mixed use project consisting of retail and residential uses (132 dwelling units). All lots are to be recombined into one parcel. The revision is related to a shift in the shared property line on the north side of the site and includes a reduction in approved gross building space and one fewer residential unit.

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

One Design Adjustment has been approved by the Development Services Director designee for this project, noted below.

1. Due to the existing median relief from the required right of way dedication is granted. (UDO Section 8.5) (DA-95-2018)

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 03/26/2019 by *JDavis Architects*.

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 for this revision:

Engineering

1. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.
2. 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.



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Public Utilities

3. 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

4. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
5. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

Urban Forestry

6. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).
7. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

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 type="checkbox"/>	City Code Covenant	<input checked="" type="checkbox"/>	Slope Easement
<input type="checkbox"/>	Stormwater Maintenance Covenant	<input type="checkbox"/>	Transit Easement
<input checked="" type="checkbox"/>	Utility Placement Easement	<input type="checkbox"/>	Cross Access Easement
<input checked="" type="checkbox"/>	Sidewalk Easement	<input type="checkbox"/>	Public Access Easement
		<input type="checkbox"/>	Other:

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.

Engineering

1. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
2. A 5' general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of



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easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

3. Slope easements and associated deed of easement shall be approved by the City 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 recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld
4. 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 this document is not provided, further recordings and building permit issuance will be withheld.

Urban Forestry

5. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 1.387 acres of tree conservation area

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. A recombination map shall be recorded prior to or in conjunction with the recording of lots, recombining the existing lots into a single tract.
2. Demolition permits shall be obtained for existing structures on site and the permit numbers shall be shown on all plats for recording.
3. Provide fire flow analysis.

Engineering

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



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

Stormwater

6. 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).
7. 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).
8. 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).

Urban Forestry

9. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).
10. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

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

1. 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.
2. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
3. 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.
4. All street lights and street signs required as part of the development approval are installed.
5. Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.
6. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).
7. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff.



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EXPIRATION DATES: THE SUNSET DATE FOR THIS PLAN IS UNCHANGED.
The approved revisions with this plan conform to UDO Section 10.2.8 D.

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.

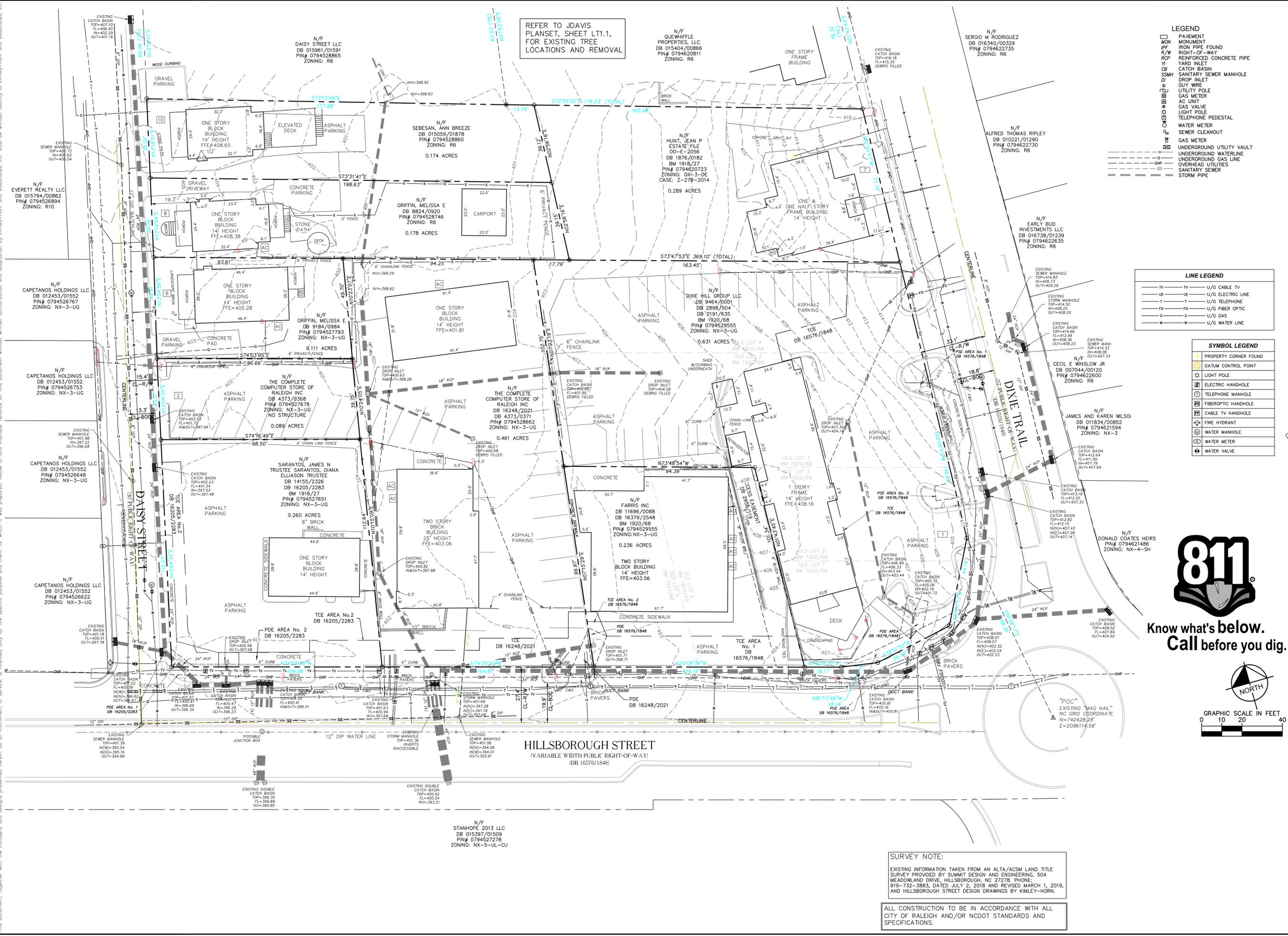
I hereby certify this administrative decision.

Signed:(Development Services Dir./Designee)

Date: 4/17/19

Staff Coordinator: Michael Walters

Plotted By: Carter, Tim Sheet Set: 3020 HILLSBOROUGH ST. Layout: C1.0 EXISTING CONDITIONS AND DEMOLITION PLAN March 25, 2019 04:57:36pm K:\RAL\DEVA\118227002_3020 hillsborough st planning phase\15_cad_files\plansheets\C1.0 EXISTING CONDITIONS PLAN.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of any part of this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



REFER TO JDAVIS PLANSET, SHEET LT.1, FOR EXISTING TREE LOCATIONS AND REMOVAL

- LEGEND**
- PAVEMENT MONUMENT
 - IRON PIPE FOUND
 - RIGHT-OF-WAY
 - REINFORCED CONCRETE PIPE
 - YARD INLET
 - CATCH BASIN
 - SANITARY SEWER MANHOLE
 - DROP INLET
 - GUY WIRE
 - UTILITY POLE
 - GAS METER
 - AC UNIT
 - GAS VALVE
 - LIGHT POLE
 - TELEPHONE PEDESTAL
 - WATER METER
 - SEWER CLEANOUT
 - GAS METER
 - UNDERGROUND UTILITY VAULT
 - UNDERGROUND WATERLINE
 - UNDERGROUND GAS LINE
 - OVERHEAD UTILITIES
 - SANITARY SEWER
 - STORM PIPE

- LINE LEGEND**
- TV U/G CABLE TV
 - UE U/G ELECTRIC LINE
 - T U/G TELEPHONE
 - FO U/G FIBER OPTIC
 - G U/G GAS
 - W U/G WATER LINE

- SYMBOL LEGEND**
- PROPERTY CORNER FOUND
 - DATUM CONTROL POINT
 - LIGHT POLE
 - ELECTRIC HANDHOLE
 - TELEPHONE MANHOLE
 - FIBEROPTIC HANDHOLE
 - CABLE TV HANDHOLE
 - FIRE HYDRANT
 - WATER MANHOLE
 - WATER METER
 - WATER VALVE



Know what's below. Call before you dig.



GRAPHIC SCALE IN FEET
0 10 20 40

SURVEY NOTE:
 EXISTING INFORMATION TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PROVIDED BY SUMMIT DESIGN AND ENGINEERING, 504 MEADOWLAND DRIVE, HILLSBOROUGH, NC 27278. PHONE: 919-732-3883, DATED JULY 2, 2018 AND REVISED MARCH 1, 2019, AND HILLSBOROUGH STREET DESIGN DRAWINGS BY KIMLEY-HORN.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

NO.	REVISIONS	DATE	BY
3	CITY COMMENTS	03/12/19	TRC
2	CITY COMMENTS	02/11/19	TRC
1	CITY COMMENTS	01/28/19	TRC

Kimley»Horn
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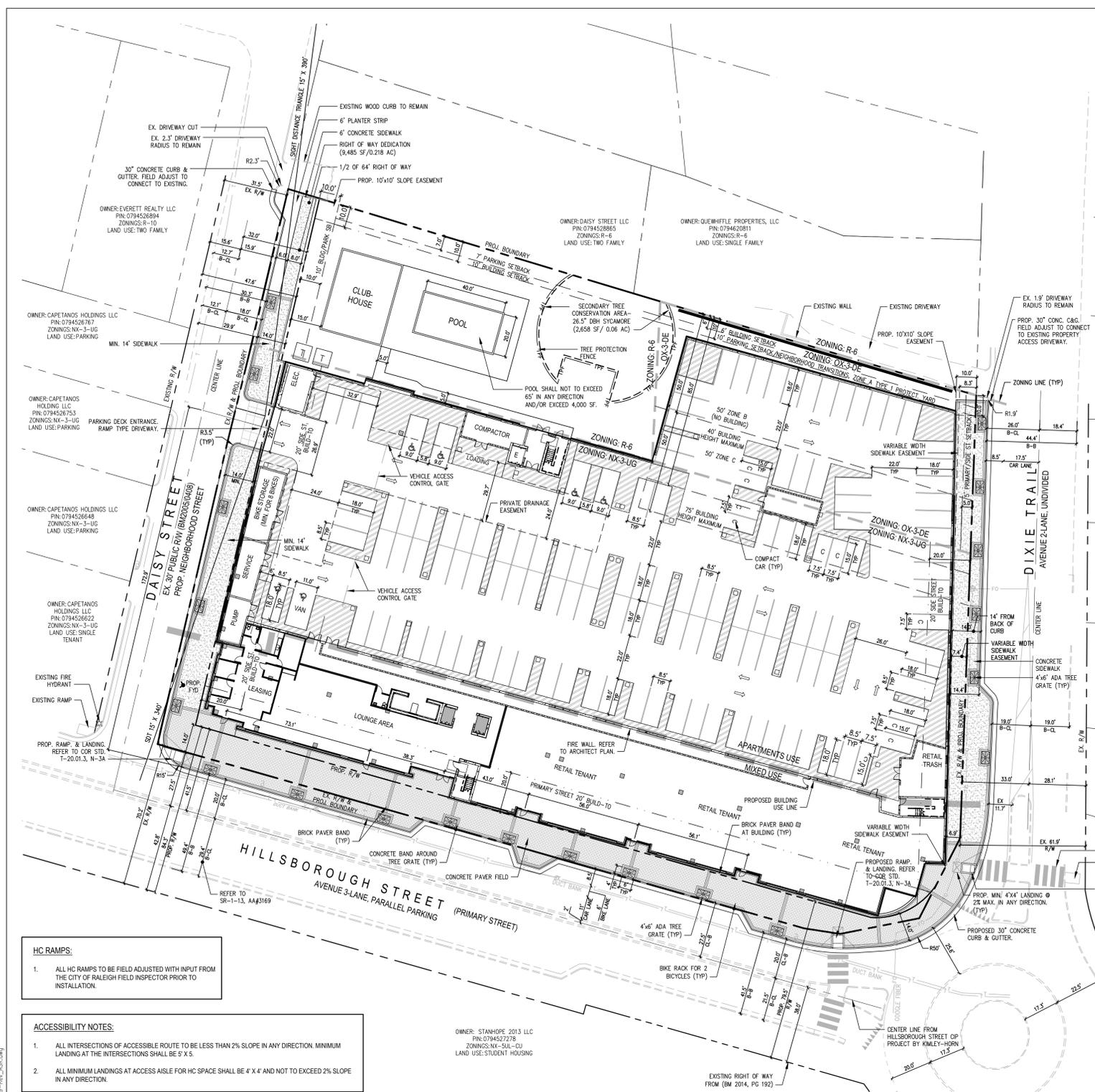
PRELIMINARY
 NOT FOR CONSTRUCTION

KHA PROJECT	DATE
118227002	12/21/18

EXISTING CONDITIONS PLAN

3020 HILLSBOROUGH STREET
 PREPARED FOR
 CA VENTURES
 CITY OF RALEIGH

SHEET NUMBER
C1.0



BUILDING USE NOTE:
NO MULTIFAMILY USES ARE WITHIN THE R6 ZONING RESTRICT PER UDO 6.2.1.2a

SOLID WASTE NOTE:
DUE TO THE TIGHT CONSTRAINTS OF THE DEVELOPMENT AND STANDARDS WITHIN THE R6DM THAT DOES NOT ALLOW SERVICE VEHICLES TO BACK INTO THE RIGHT OF WAY, TRASH WILL BE COLLECTED IN THE GARAGE LEVEL WITHIN THE TRASH ROOM USING A MINI COMPACTOR. ON THE DAY OF COLLECTION, THE PRIVATE WASTE HAULER WILL ROLL THE COMPACTOR CART TO THE TRUCK, EMPTY IT AND IMMEDIATELY RETURN IT TO THE TRASH ROOM.



Overall Site Data - 07.24.2018 (updated 03/19/2019)		Project: 3020 Hillsborough	
1 Zoning			
	NX-3-UG 1.76 AC		
	OX-3-DE 0.28 AC		
	R6 0.35 AC		
2 Section 3.2.4 Apartment			
A Lot Dimensions			
A1 Area (min)	n/a		
A1 Area (max)	n/a		
A2 Width (min)	n/a		
A3 Outdoor amenity area	10 %		
B Building structure setbacks			
B1 From primary street (min)	For UG and De Frontage see item #3		
B2 From side street (min)	For UG and De Frontage see item #3		
B3 From side lot line (min)	0 or 5 FT		
B4 From rear lot line (min)	0 or 5 FT		
B4 From alley	4 or 20 FT		
C Parking setbacks			
C1 From primary street (min)	For UG and De Frontage see item #3		
C2 From side street (min)	10 FT		
C3 From side lot line (min)	0 or 3 FT		
C4 From rear lot line (min)	0 or 3 FT		
C4 From alley	4 FT		
D Height			
D1 Principal building (max)	(50' max) 3 Story		
D2 Accessory structure (max)	25 FT		
E Floor heights			
F1 Ground floor elevation (min)	Residential	2 FT	
F2 Upper story height floor to floor (min)	Nonresidential	n/a	
F3 Ground story height floor to floor (min)	n/a		
F4 Transparency	n/a		
F5 Ground story (min)	20 %		
F6 Upper story (min)	15 %		
F7 Blank wall area (max)	35 FT		
F8 Blank wall area (min)	0 or 5 FT		
F9 Allowed building elements	5 FT		
G Porch, stoop			
H1 From primary street (min)	For UG Frontage see item #3		
H2 From side street (min)	10 FT		
H3 From side lot line (min)	0 or 3 FT		
H4 From rear lot line (min)	0 or 3 FT		
H4 From alley	5 FT		
I Balcony			
J1 Principal building (max)	(50' max) 3 Story		
J2 Accessory structure (max)	25 FT		
K Floor heights			
L1 Ground floor elevation (min)	0 FT		
L2 Ground story height floor to floor (min)	13 FT		
L3 Upper story height floor to floor (min)	9 FT		
M Transparency	n/a		
N1 Ground story (min)	50 %		
N2 Upper story (min)	20 %		
N3 Blank wall area (max)	20 FT		
N4 Allowed building elements	5 FT		
O Balcony			
P1 Principal building (max)	(50' max) 3 Story		
P2 Accessory structure (max)	25 FT		
Q Floor heights			
R1 Ground floor elevation (min)	0 FT		
R2 Ground story height floor to floor (min)	13 FT		
R3 Upper story height floor to floor (min)	9 FT		
S Transparency	n/a		
T1 Ground story (min)	50 %		
T2 Upper story (min)	20 %		
T3 Blank wall area (max)	20 FT		
T4 Allowed building elements	5 FT		
U Balcony			
V1 Principal building (max)	(50' max) 3 Story		
V2 Accessory structure (max)	25 FT		
W Floor heights			
X1 Ground floor elevation (min)	0 FT		
X2 Ground story height floor to floor (min)	13 FT		
X3 Upper story height floor to floor (min)	9 FT		
Y Transparency	n/a		
Z1 Ground story (min)	50 %		
Z2 Upper story (min)	20 %		
Z3 Blank wall area (max)	20 FT		
Z4 Allowed building elements	5 FT		
AA Balcony			
AB1 Principal building (max)	(50' max) 3 Story		
AB2 Accessory structure (max)	25 FT		
AC Floor heights			
AD1 Ground floor elevation (min)	0 FT		
AD2 Ground story height floor to floor (min)	13 FT		
AD3 Upper story height floor to floor (min)	9 FT		
AE Transparency	n/a		
AF1 Ground story (min)	50 %		
AF2 Upper story (min)	20 %		
AF3 Blank wall area (max)	20 FT		
AF4 Allowed building elements	5 FT		
AG Balcony			
AH1 Principal building (max)	(50' max) 3 Story		
AH2 Accessory structure (max)	25 FT		
AI Floor heights			
AJ1 Ground floor elevation (min)	0 FT		
AJ2 Ground story height floor to floor (min)	13 FT		
AJ3 Upper story height floor to floor (min)	9 FT		
AK Transparency	n/a		
AL1 Ground story (min)	50 %		
AL2 Upper story (min)	20 %		
AL3 Blank wall area (max)	20 FT		
AL4 Allowed building elements	5 FT		
AM Balcony			
AN1 Principal building (max)	(50' max) 3 Story		
AN2 Accessory structure (max)	25 FT		
AO Floor heights			
AP1 Ground floor elevation (min)	0 FT		
AP2 Ground story height floor to floor (min)	13 FT		
AP3 Upper story height floor to floor (min)	9 FT		
AQ Transparency	n/a		
AR1 Ground story (min)	50 %		
AR2 Upper story (min)	20 %		
AR3 Blank wall area (max)	20 FT		
AR4 Allowed building elements	5 FT		
AS Balcony			
AT1 Principal building (max)	(50' max) 3 Story		
AT2 Accessory structure (max)	25 FT		
AU Floor heights			
AV1 Ground floor elevation (min)	0 FT		
AV2 Ground story height floor to floor (min)	13 FT		
AV3 Upper story height floor to floor (min)	9 FT		
AW Transparency	n/a		
AX1 Ground story (min)	50 %		
AX2 Upper story (min)	20 %		
AX3 Blank wall area (max)	20 FT		
AX4 Allowed building elements	5 FT		
AY Balcony			
AZ1 Principal building (max)	(50' max) 3 Story		
AZ2 Accessory structure (max)	25 FT		
BA Floor heights			
BB1 Ground floor elevation (min)	0 FT		
BB2 Ground story height floor to floor (min)	13 FT		
BB3 Upper story height floor to floor (min)	9 FT		
BC Transparency	n/a		
BD1 Ground story (min)	50 %		
BD2 Upper story (min)	20 %		
BD3 Blank wall area (max)	20 FT		
BD4 Allowed building elements	5 FT		
BE Balcony			
BF1 Principal building (max)	(50' max) 3 Story		
BF2 Accessory structure (max)	25 FT		
BG Floor heights			
BH1 Ground floor elevation (min)	0 FT		
BH2 Ground story height floor to floor (min)	13 FT		
BH3 Upper story height floor to floor (min)	9 FT		
BI Transparency	n/a		
BJ1 Ground story (min)	50 %		
BJ2 Upper story (min)	20 %		
BJ3 Blank wall area (max)	20 FT		
BJ4 Allowed building elements	5 FT		
BK Balcony			
BL1 Principal building (max)	(50' max) 3 Story		
BL2 Accessory structure (max)	25 FT		
BM Floor heights			
BN1 Ground floor elevation (min)	0 FT		
BN2 Ground story height floor to floor (min)	13 FT		
BN3 Upper story height floor to floor (min)	9 FT		
BO Transparency	n/a		
BP1 Ground story (min)	50 %		
BP2 Upper story (min)	20 %		
BP3 Blank wall area (max)	20 FT		
BP4 Allowed building elements	5 FT		
BQ Balcony			
BR1 Principal building (max)	(50' max) 3 Story		
BR2 Accessory structure (max)	25 FT		
BS Floor heights			
BT1 Ground floor elevation (min)	0 FT		
BT2 Ground story height floor to floor (min)	13 FT		
BT3 Upper story height floor to floor (min)	9 FT		
BU Transparency	n/a		
BV1 Ground story (min)	50 %		
BV2 Upper story (min)	20 %		
BV3 Blank wall area (max)	20 FT		
BV4 Allowed building elements	5 FT		
BW Balcony			
BX1 Principal building (max)	(50' max) 3 Story		
BX2 Accessory structure (max)	25 FT		
BY Floor heights			
BZ1 Ground floor elevation (min)	0 FT		
BZ2 Ground story height floor to floor (min)	13 FT		
BZ3 Upper story height floor to floor (min)	9 FT		
CA Transparency	n/a		
CB1 Ground story (min)	50 %		
CB2 Upper story (min)	20 %		
CB3 Blank wall area (max)	20 FT		
CB4 Allowed building elements	5 FT		
CC Balcony			
CD1 Principal building (max)	(50' max) 3 Story		
CD2 Accessory structure (max)	25 FT		
CE Floor heights			
CF1 Ground floor elevation (min)	0 FT		
CF2 Ground story height floor to floor (min)	13 FT		
CF3 Upper story height floor to floor (min)	9 FT		
CG Transparency	n/a		
CH1 Ground story (min)	50 %		
CH2 Upper story (min)	20 %		
CH3 Blank wall area (max)	20 FT		
CH4 Allowed building elements	5 FT		
CI Balcony			
CJ1 Principal building (max)	(50' max) 3 Story		
CJ2 Accessory structure (max)	25 FT		
CK Floor heights			
CL1 Ground floor elevation (min)	0 FT		
CL2 Ground story height floor to floor (min)	13 FT		
CL3 Upper story height floor to floor (min)	9 FT		
CM Transparency	n/a		
CN1 Ground story (min)	50 %		
CN2 Upper story (min)	20 %		
CN3 Blank wall area (max)	20 FT		
CN4 Allowed building elements	5 FT		
CO Balcony			
CP1 Principal building (max)	(50' max) 3 Story		
CP2 Accessory structure (max)	25 FT		
CQ Floor heights			
CR1 Ground floor elevation (min)	0 FT		
CR2 Ground story height floor to floor (min)	13 FT		
CR3 Upper story height floor to floor (min)	9 FT		
CS Transparency	n/a		
CT1 Ground story (min)	50 %		
CT2 Upper story (min)	20 %		
CT3 Blank wall area (max)	20 FT		
CT4 Allowed building elements	5 FT		
CU Balcony			
CV1 Principal building (max)	(50' max) 3 Story		
CV2 Accessory structure (max)	25 FT		
CW Floor heights			
CX1 Ground floor elevation (min)	0 FT		
CX2 Ground story height floor to floor (min)	13 FT		
CX3 Upper story height floor to floor (min)	9 FT		
CY Transparency	n/a		
CZ1 Ground story (min)	50 %		
CZ2 Upper story (min)	20 %		
CZ3 Blank wall area (max)	20 FT		
CZ4 Allowed building elements	5 FT		
CA Balcony			
CB1 Principal building (max)	(50' max) 3 Story		
CB2 Accessory structure (max)	25 FT		
CC Floor heights			
CD1 Ground floor elevation (min)	0 FT		
CD2 Ground story height floor to floor (min)	13 FT		
CD3 Upper story height floor to floor (min)	9 FT		
CE Transparency	n/a		
CF1 Ground story (min)	50 %		
CF2 Upper story (min)	20 %		
CF3 Blank wall area (max)	20 FT		
CF4 Allowed building elements	5 FT		
CG Balcony			
CH1 Principal building (max)	(50' max) 3 Story		
CH2 Accessory structure (max)	25 FT		
CH Floor heights			
CI1 Ground floor elevation (min)	0 FT		
CI2 Ground story height floor to floor (min)	13 FT		
CI3 Upper story height floor to floor (min)	9 FT		
CK Transparency	n/a		
CL1 Ground story (min)	50 %		
CL2 Upper story (min)	20 %		
CL3 Blank wall area (max)	20 FT		
CL4 Allowed building elements	5 FT		
CM Balcony			
CN1 Principal building (max)	(50' max) 3 Story		
CN2 Accessory structure (max)	25 FT		
CO Floor heights			
CP1 Ground floor elevation (min)	0 FT		
CP2 Ground story height floor to floor (min)	13 FT		
CP3 Upper story height floor to floor (min)	9 FT		
CQ Transparency	n/a		
CR1 Ground story (min)	50 %		
CR2 Upper story (min)	20 %		
CR3 Blank wall area (max)	20 FT		
CR4 Allowed building elements	5 FT		
CR Balcony			
CS1 Principal building (max)	(50' max) 3 Story		
CS2 Accessory structure (max)	25 FT		
CS Floor heights			
CT1 Ground floor elevation (min)	0 FT		
CT2 Ground story height floor to floor (min)	13 FT		
CT3 Upper story height floor to floor (min)	9 FT		
CU Transparency	n/a		
CV1 Ground story (min)	50 %		
CV2 Upper story (min)	20 %		
CV3 Blank wall area (max)	20 FT		
CV4 Allowed building elements	5 FT		
CV Balcony			
CW1 Principal building (max)	(50' max) 3 Story		
CW2 Accessory structure (max)	25 FT		
CW Floor heights			
CX1 Ground floor elevation (min)	0 FT		
CX2 Ground story height floor to floor (min)	13 FT		
CX3 Upper story height floor to floor (min)	9 FT		
CY Transparency	n/a		
CZ1 Ground story (min)	50 %		
CZ2 Upper story (min)	20 %		
CZ3 Blank wall area (max)	20 FT		
CZ4 Allowed building elements	5 FT		
CZ Balcony			
CA Balcony			
CB1 Principal building (max)	(50' max) 3 Story		
CB2 Accessory structure (max)	25 FT		
CB Floor heights			
CC1 Ground floor elevation (min)	0 FT		
CC2 Ground story height floor to floor (min)	13 FT		
CC3 Upper story height floor to floor (min)	9 FT		
CD Transparency	n/a		
CE1 Ground story (min)	50 %		
CE2 Upper story (min)	20 %		
CE3 Blank wall area (max)	20 FT		
CE4 Allowed building elements	5 FT		
CE Balcony			
CF1 Principal building (max)	(50' max) 3 Story		
CF2 Accessory structure (max)	25 FT		
CF Floor heights			
CG1 Ground floor elevation (min)	0 FT		
CG2 Ground story height floor to floor (min)	13 FT		
CG3 Upper story height floor to floor (min)	9 FT		
CH Transparency	n/a		
CI1 Ground story (min)	50 %		
CI2 Upper story (min)	20 %		
CI3 Blank wall area (max)	20 FT		
CI4 Allowed building elements	5 FT		
CI Balcony			
CJ1 Principal building (



HC RAMPS:

1. ALL HC RAMPS TO BE FIELD ADJUSTED WITH INPUT FROM THE CITY OF RALEIGH FIELD INSPECTOR PRIOR TO INSTALLATION.

ACCESSIBILITY NOTES:

1. ALL INTERSECTIONS OF ACCESSIBLE ROUTE TO BE LESS THAN 2% SLOPE IN ANY DIRECTION. MINIMUM LANDING AT THE INTERSECTIONS SHALL BE 5' X 5'.
2. ALL MINIMUM LANDINGS AT ACCESSIBLE FOR HC SPACE SHALL BE 4' X 4' AND NOT TO EXCEED 2% SLOPE IN ANY DIRECTION.

LEGEND:

	EX. FIRE HYDRANT
	EX. POWER POLE
	PROP. 4' X 6' TREE GRATE
	PROP. BIKE RACK FOR TWO
	PROP. COMPACT CAR PARKING SPACE
	PROP. HC VAN PARKING SPACE W/ WHEEL STOP & PENALTY SIGNAGE
	PROJECT BOUNDARY
	EX. ADJACENT PROPERTY LINE
	EX. ZONING LINE
	PROP. RIGHT OF WAY LINE
	NEIGHBORHOOD TRANSITIONS
	PROP. SIDEWALK EASEMENT
	PROP. BUILD-TO LINE
	PROP. OUTDOOR AMENITY AREA
	CONCRETE PAVER
	CONCRETE WALK

Reference:
SR-70-18/TA: 564111
DA-95-2018

**DIXIE TRAIL LEVEL
SITE PLAN**

SCALE: 1" = 30'

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 Raleigh, North Carolina 27607

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 510 South Wilmington Street | Raleigh, NC 27601 | Tel: 919.835.1500
 1218 Chestnut Street, 7th Floor | Philadelphia, PA 19107 | Tel: 215.546.0121

SR-70-18 (Ref: 564111)
 TRANSACTION NO. XXXXXX (Rev. to Approved ASR)

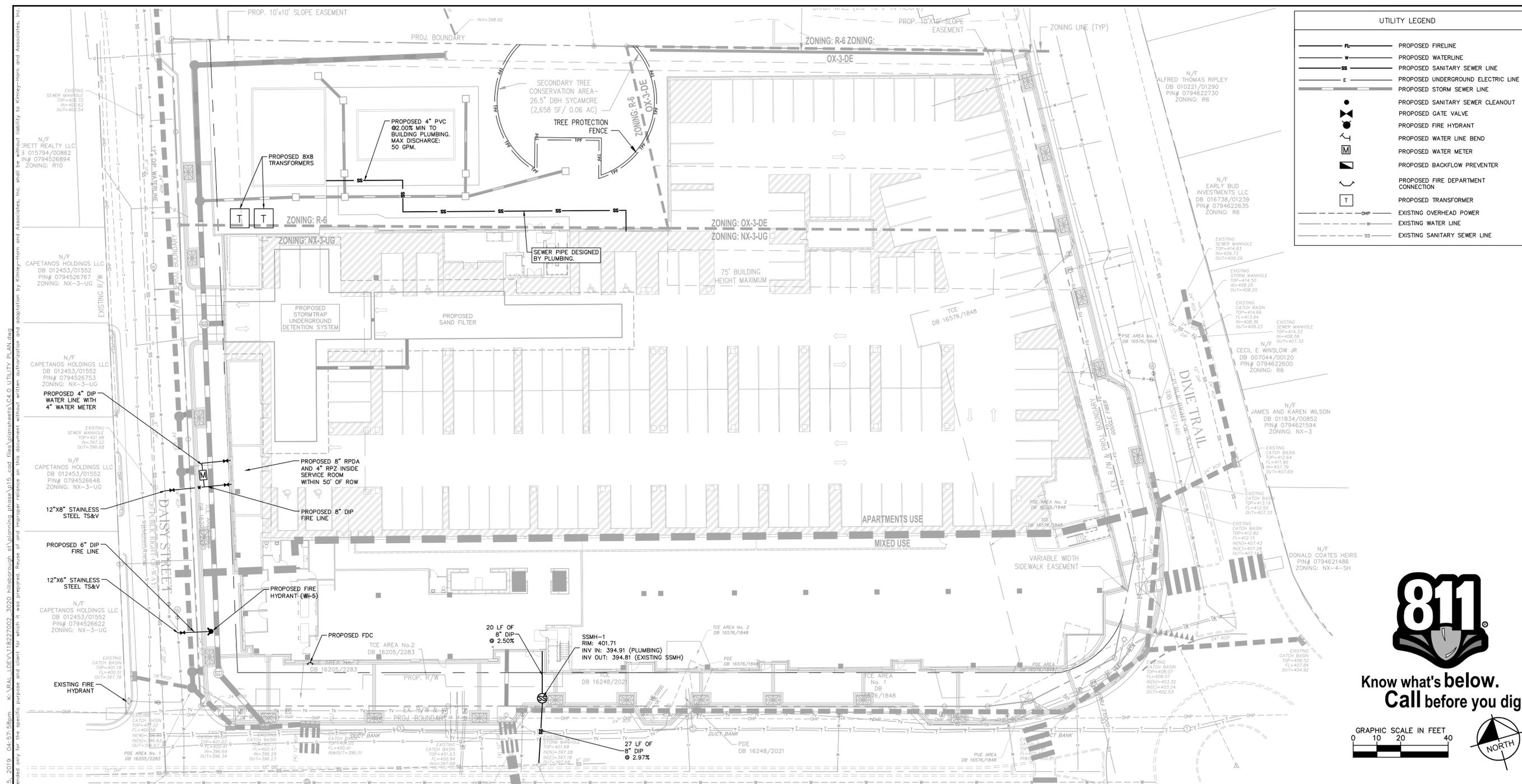
PRELIMINARY

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

PROJECT:	CAV-18014	DATE:	
ISSUE:	Administrative Site	DATE:	07.26.2018
REVISIONS:	1st Review Comments	DATE:	08.27.2018
	2nd Review Comments	DATE:	10.18.2018
	3rd Review Comments	DATE:	11.20.2018
	4th Review Comments	DATE:	11.29.2018
	Rev to Approved ASR	DATE:	03.26.2019

DRAWN BY: SB, CHK
 CHECKED BY: KT
 CONTENT: DIXIE TRAIL LEVEL SITE PLAN

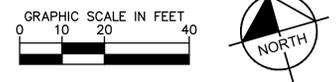
LS1.2



UTILITY LEGEND	
	PROPOSED FIRE LINE
	PROPOSED WATERLINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED UNDERGROUND ELECTRIC LINE
	PROPOSED STORM SEWER LINE
	PROPOSED SANITARY SEWER CLEANOUT
	PROPOSED GATE VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER LINE BEND
	PROPOSED WATER METER
	PROPOSED BACKFLOW PREVENTER
	PROPOSED FIRE DEPARTMENT CONNECTION
	PROPOSED TRANSFORMER
	EXISTING OVERHEAD POWER
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE

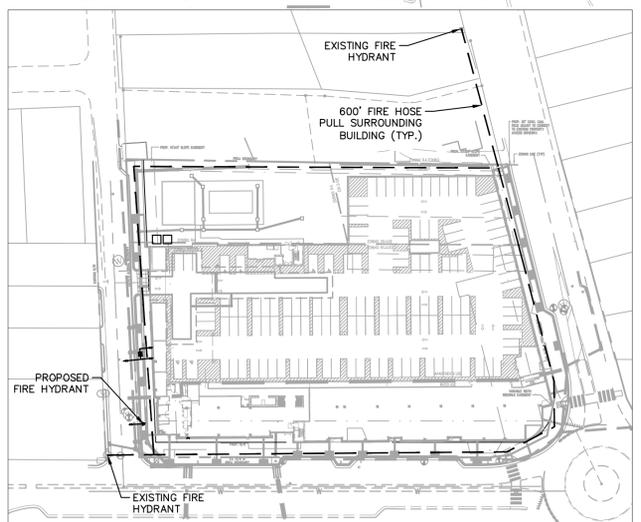


Know what's below.
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SURVEY NOTE:
EXISTING INFORMATION TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PROVIDED BY SUMMIT DESIGN AND ENGINEERING, 504 MEADOWLAND DRIVE, HILLSBOROUGH, NC 27278. PHONE: 919-732-3883, DATED JULY 2, 2016 AND REVISED MARCH 1, 2019, AND HILLSBOROUGH STREET DESIGN DRAWINGS BY KIMLEY-HORN.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.



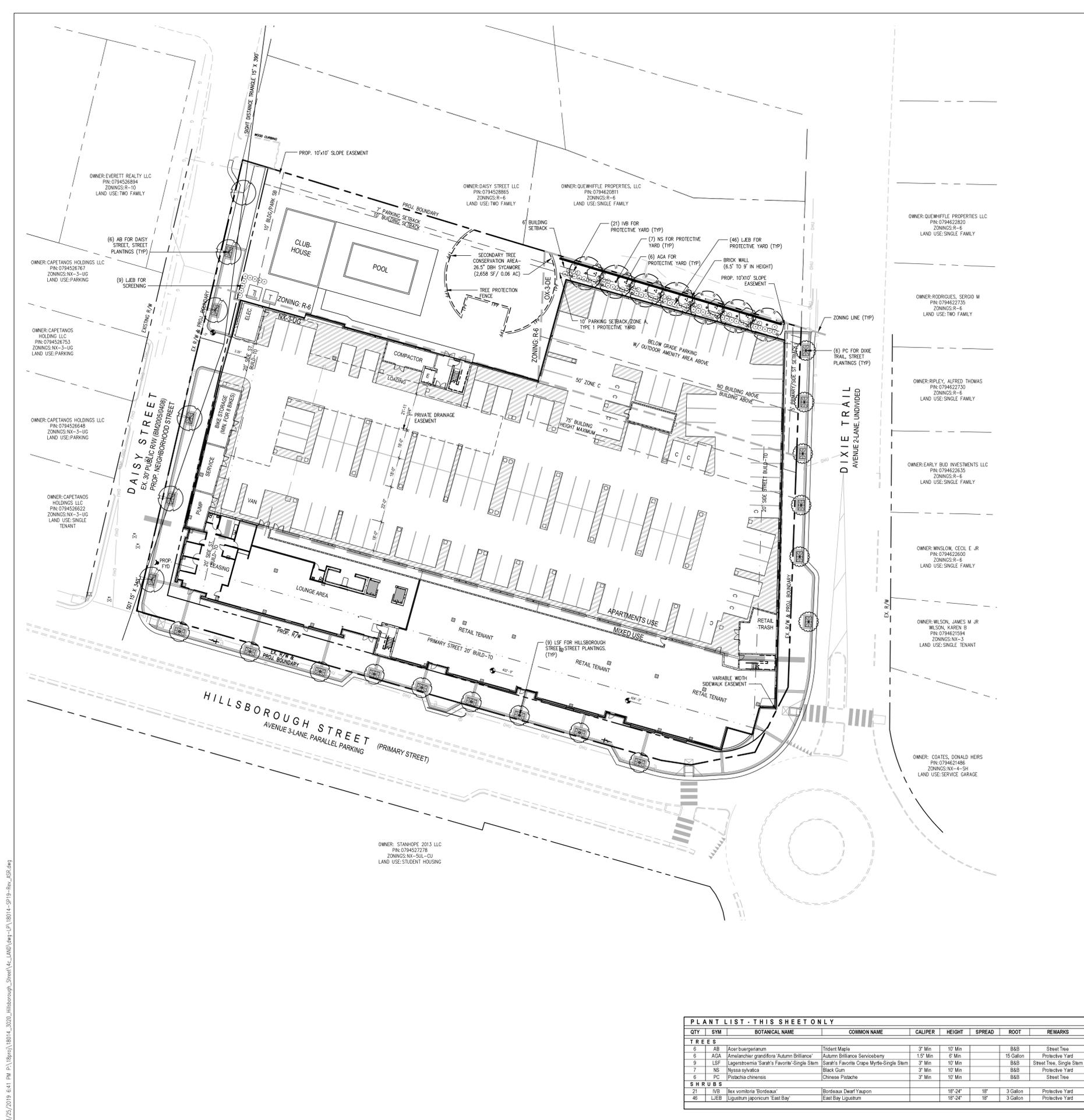
FIRE HYDRANT LOCATION INSET
SCALE: 1" = 80'

STANDARD UTILITY NOTES (AS APPLICABLE):

- 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.
- 3.0' 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 4" AND 8" DIP 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 8" DIP SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 50 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 NCDOW, 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 FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION.
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

<p>© 2019 KIMLEY-HORN AND ASSOCIATES, INC. 421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601 PHONE: 919-677-2000 FAX: 919-677-6050 WWW.KIMLEY-HORN.COM</p>		CITY COMMENTS	03/12/19 TRC	DATE
		CITY COMMENTS	02/11/19 TRC	
<p>PRELIMINARY NOT FOR CONSTRUCTION</p>		CITY COMMENTS	01/28/19 TRC	DATE
KHA PROJECT	118227002	DESIGNED BY	TRC	CHECKED BY
DATE	12/21/18	DRAWN BY	TRC	COB
UTILITY PLAN		NC		
3020 HILLSBOROUGH STREET		PREPARED FOR CA VENTURES		
SHEET NUMBER C4.0		CITY OF RALEIGH		

Plotled: By: Carter, Tim Sheet: 3020 HILLSBOROUGH ST Layout: C4.0 UTILITY PLAN March 25, 2019 04:57:58pm K:\REAL\DEVA\118227002_3020 hillsborough st\planning phase\p15_cod files\plansheets\C4.0 UTILITY PLAN.dwg
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- LANDSCAPE NOTES**
- CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF UTILITIES PRIOR TO INSTALLATION
 - THE PLAN DEPICTS REQUIRED PLANTINGS REQUIRED BY THE CITY OF RALEIGH.
 - ALL PLANT MATERIAL TO COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
 - LOCATION OF PLANT MATERIAL TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - ALL CONSTRUCTION TO CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF RALEIGH.
 - ALL PLANTING BEDS ARE TO BE MULCHED TO A MINIMUM DEPTH OF 3". DOUBLE SHREDDED HARDWOOD MULCH; DYED BROWN; 2" MAXIMUM PARTICLE SIZE. NO PINE STRAW PERMITTED.
 - ALL LAWN AREAS TO BE SEEDDED AS PER MANUFACTURER'S SEEDING SPECIFICATIONS OR SOODED. ALL DISTURBED AREA SHALL EITHER BE MULCH OR LAWN.
 - ALL PLANTS TO BE COMPACT, UNIFORM AND WELL GROWN.
 - WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
 - ALL UTILITY DEVICES (TO INCLUDE, BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOUSING, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
 - PLANTING SOIL MIXTURE (BACKFILL MATERIAL) FOR CITY TREES WITHIN PUBLIC RIGHT OF WAY, REFER TO CITY TREE MANUAL. NATIVE SOIL SHALL BE USED FOR NO MORE THAN 50% OF THE BACKFILL USED IN EXCAVATED PLANT PITS. 100% OF NATIVE SOIL IS ACCEPTABLE FOR CONSTRUCTION OF REQUIRED SAUCERS AROUND PLANTS. NATIVE BACKFILL MATERIAL SHALL BE BLENDED WITH A MIXTURE CONSISTING OF 50% COMPOST, 10% CLAY LOAM, 15% PINE BARK SOIL CONDITIONER AND 25% SANDY LOAM. COMPOST SHALL CARRY U.S. COMPOST COUNCIL SEAL OF ASSURANCE.
 - ALL CONFLICTS BETWEEN PROPOSED LANDSCAPE, UTILITIES AND STORMWATER WILL BE RESOLVED PRIOR TO APPLICATION FOR BUILDING PERMITS. UTILITY AND STORMWATER PLANS DEPICTED IN THIS SUBMITTAL ARE PRELIMINARY AND ARE SUBJECT TO CHANGE WITH THE DEVELOPMENT OF CONSTRUCTION DOCUMENTS.
 - A TREE IMPACT PERMIT IS REQUIRED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
 - STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE RALEIGH CITY TREE MANUAL.
 - MIN. 20' DISTANCE SHALL BE PROVIDED BETWEEN LIGHT POLES AND TREE TRUNKS.
 - TREES SHOULD NOT BE IN THE CURVE TRANSITIONING FROM ONE STREET TO ANOTHER.
 - TREES WITHIN 20 FT. TO POWER LINE(S) SHOULD BE UNDERSTORY TREES.
 - WHEREVER THERE IS A STOP SIGN, THE FIRST TREE SHOULD BE 30 FT. BACK, AND 10 FT. FROM DRIVEWAYS & UTILITY POLES.

ALL HVAC EQUIPMENT TO BE LOCATED ON TOP OF BUILDINGS AND SCREENED WITH PARAPET WALL.

SEE LP3.1 FOR LANDSCAPE DETAILS & NOTES.

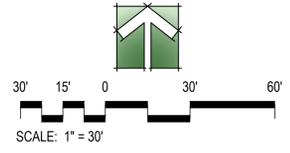
City of Raleigh UDO Landscape & Screening Requirements
 Project: 3020 Hillsborough
 Date: 07.26.2018 (Rev.11.20.2018)

Street Typology	Length of Right of Way	less driveways	net length	Small Trees Required (3" cal. 10' ht. @ 40' o.c. average)	Small Trees Provided (3" cal. 10' ht. @ 40' o.c. average)
Street Plantings - Dixie Trail					
Avenue 2-Lane	272.31	0	272.31	6.8	6
Length of Right of Way				272.31 / 40 =	6.8 EA
net length					6 EA
Small Trees Provided (3" cal. 10' ht. @ 40' o.c. average)					6 EA
Street Plantings - Daisy Street					
Neighborhood Local	273.7	25	248.7	6.2	6
Length of Right of Way				248.7 / 40 =	6.2 EA
less driveways					6 EA
net length					6 EA
Medium Trees Required (3" cal. 10' ht. @ 40' o.c. average)					6 EA
Medium Trees Provided (3" cal. 10' ht. @ 40' o.c. average)					6 EA
Street Plantings - Hillsborough Street					
Avenue 3-Lane	372.15	0	372.15	9.3	9
Length of Right of Way				372.15 / 40 =	9.3 EA
less driveways					9 EA
net length					9 EA
Small Trees Required (3" cal. 10' ht. @ 40' o.c. average)					9 EA
Small Trees Provided (3" cal. 10' ht. @ 40' o.c. average)					9 EA
Neighborhood Transitions Protective Yard					
Zone A, Type 1 Narrow	162	0	162	4.86	6
Length of Yard				162 x 0.04 =	6.48 EA
Shade Trees Required (3" cal. 10' ht. @ 4 trees / 100 LF = .04 / 1LF)					7 EA
Shade Trees Provided					7 EA
Understory Trees Required (1.5" cal. 6' ht. @ 3 trees / 100 LF = .03 / 1LF)					4.86 EA
Understory Trees Provided					6 EA
Shrubs Required (Min. 18" H, 40 shrubs/100 LF = 0.4 / 1LF)					64.8 EA
Shrubs Provided					67 EA



Reference:
 SR-70-18/TA: 564111
 DA-95-2018

LANDSCAPE PLAN



PLANT LEGEND

- ACER BUERGERIANUM, TRIDENT MAPLE - FOR STREET TREE
3" CALIPER, 10' MIN HEIGHT, B&B
- AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE', SERVICE BERRY
1.5" CALIPER, 6' MIN HEIGHT - FOR PROTECTIVE YARD
- LAGERSTROEMIA 'SARAH'S FAVORITE' - FOR STREET TREE
3" CALIPER, 10' MIN HEIGHT - SINGLE STEM
- NYSSA SYLVATICA, BLACK GUM - FOR PROTECTIVE YARD
3" CALIPER, 10' MIN HEIGHT, B&B
- PISTACHIA CHINENSIS, CHINESE PISTACHE - FOR STREET TREE
3" CALIPER, 10' MIN HEIGHT, B&B
- ILEX VOMITORIA 'BORDEAUX', BORDEAUX DWARF YAUPON
3 GALLON, 18"-24" MIN HEIGHT - FOR PROTECTIVE YARD
- LIGUSTRUM JAPONICUM 'EAST BAY', EAST BAY LIGUSTRUM
3 GALLON, 18"-24" MIN HEIGHT - FOR PROTECTIVE YARD

PLANT LIST - THIS SHEET ONLY

QTY	SYM	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT	REMARKS
TREES								
6	AB	Acer buergerianum	Trident Maple	3" Min	10' Min		B&B	Street Tree
6	ASA	Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1.5" Min	6' Min		15 Gallon	Protective Yard
9	LSF	Lagerstroemia 'Sarah's Favorite' Single Stem	Sarah's Favorite Crapè Myrtle-Single Stem	3" Min	10' Min		B&B	Street Tree, Single Stem
7	NS	Nyssa sylvatica	Black Gum	3" Min	10' Min		B&B	Protective Yard
5	PC	Pistachia chinensis	Chinese Pistache	3" Min	10' Min		B&B	Street Tree
SHRUBS								
21	IVB	Ilex vomitoria 'Bordeaux'	Bordeaux Dwarf Yaupon		18"-24"	18"	3 Gallon	Protective Yard
46	LIEB	Ligustrum japonicum 'East Bay'	East Bay Ligustrum		18"-24"	18"	3 Gallon	Protective Yard

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NORTH ELEVATION 2
1/16" = 1'-0"



HILLSBOROUGH STREET ELEVATION 1
1/16" = 1'-0"

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PROJECT:	18014
ISSUE:	03/26/2019
REVISIONS:	
CONTENT:	

A301

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510 South Wilmington St. | Raleigh, NC 27601 | Tel 919.835.1502
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CA Ventures
3020 Hillsborough Street
3020 Hillsborough Street
Raleigh, N.C. 27607

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DAISY STREET - WEST

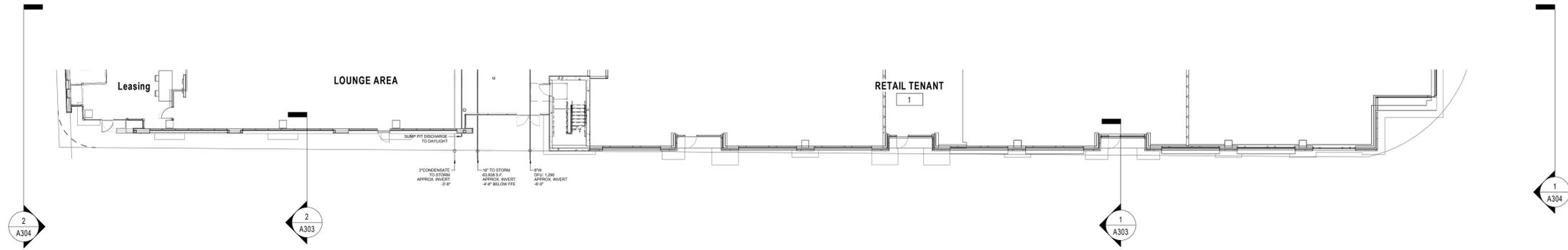


DIXIE TRAIL - EAST

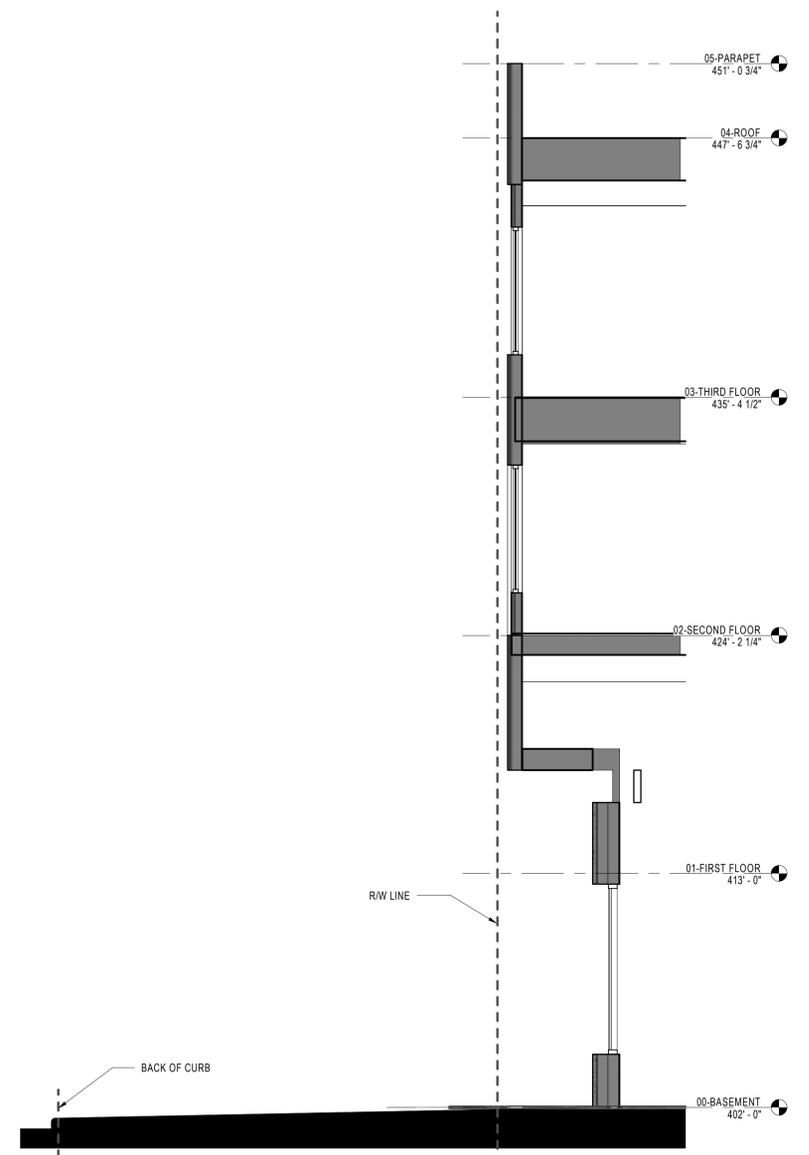


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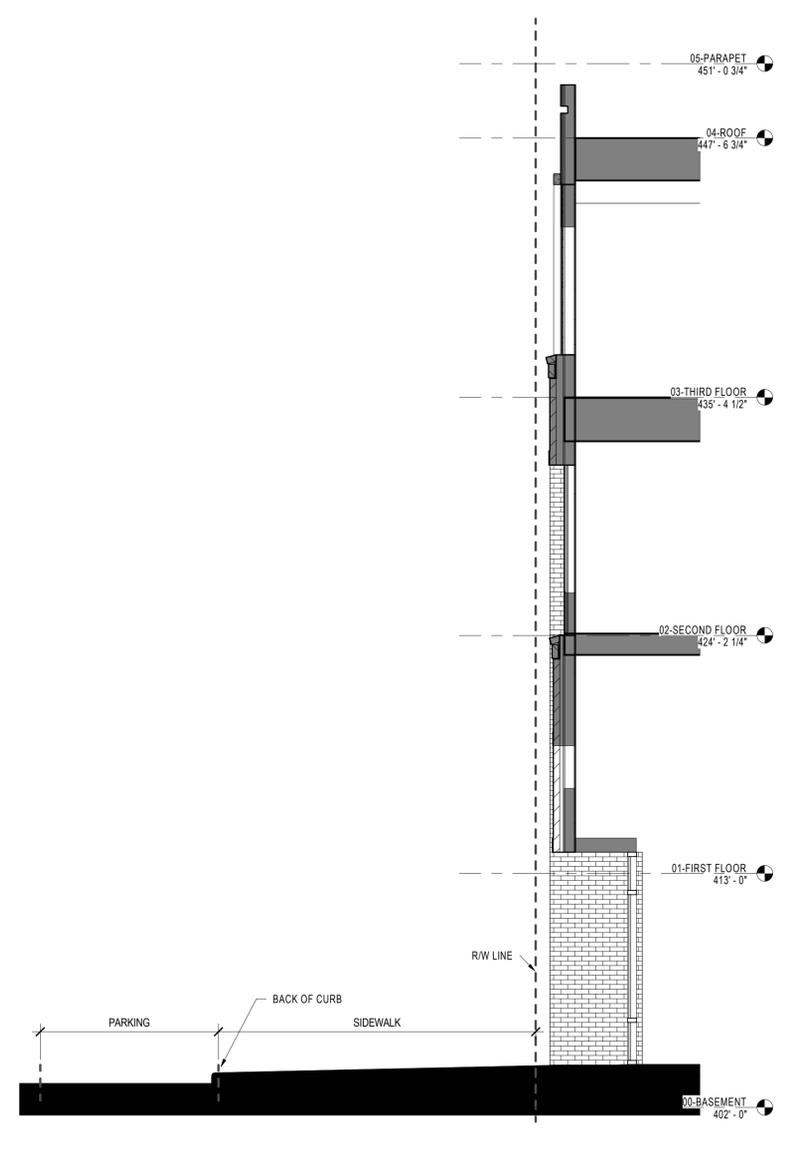
PROJECT:	18014
ISSUE:	03/26/2019
REVISIONS:	
CONTENT:	



BUILDING FLOOR PLAN 3
1/16" = 1'-0"



HILLSBOROUGH STREET SECTION - LEASING 2
1/4" = 1'-0"



HILLSBOROUGH STREET SECTION - RETAIL SPACES 1
1/4" = 1'-0"

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CA Ventures

3020 Hillsborough Street

3020 Hillsborough Street
Raleigh, N.C. 27607



PROJECT:	18014	03.26.2019
ISSUE:		
REVISIONS:		
CONTENT:	HILLSBOROUGH STREET SECTIONS	

A303



DAISY STREET ELEVATION

3/16" = 1'-0"

2



DIXIE TRAIL ELEVATION

3/16" = 1'-0"

1

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PROJECT:	18014
ISSUE:	
REVISIONS:	
CONTENT:	

A304

CA Ventures

3020 Hillsborough Street
Raleigh, N.C. 27607

J DAVIS >
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1518 Walnut St. | Suite 1338 | Philadelphia, PA 19102 | Tel 215.545.0121



Administrative Approval Action

AA # 3909 / SR-70-18, 3020 Hillsborough
Transaction# 564111 AA#3909

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on the north side of Hillsborough Street, in the block between Dixie Trail and Daisy Street.

REQUEST: Development of a combination of nine parcels totaling 2.46 acres, zoned NX-3-UG, OX-3-DE, and R6, and all within an SRPOD Overlay, into a 241,646 gross square foot mixed use building consisting of retail and residential uses (133 dwelling units). All lots are to be recombined into one parcel.

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

One Design Adjustment has been approved by the Development Services Director designee for this project, noted below.

1. Due to the existing median relief from the required right of way dedication is granted. (UDO Section 8.5) (DA-95-2018)

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 11/29/2018 by *JDavis Architects*.

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:

Engineering

1. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.
2. 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

3. 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



Administrative Approval Action

**AA # 3909 / SR-70-18, 3020 Hillsborough
Transaction# 564111 AA#3909**

City of Raleigh
Development Services Department
 One Exchange Plaza
 Raleigh, NC 27602
 (919) 996-2495
 DS.help@raleighnc.gov
 www.raleighnc.gov

Stormwater

4. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
5. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

Urban Forestry

6. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).
7. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

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 type="checkbox"/>	City Code Covenant	<input checked="" type="checkbox"/>	Slope Easement
<input type="checkbox"/>	Stormwater Maintenance Covenant	<input type="checkbox"/>	Transit Easement
<input checked="" type="checkbox"/>	Utility Placement Easement	<input type="checkbox"/>	Cross Access Easement
<input checked="" type="checkbox"/>	Sidewalk Easement	<input type="checkbox"/>	Public Access Easement
		<input type="checkbox"/>	Other:

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.

Engineering

1. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
2. A 5' general utility easement and associated deed of easement shall be approved by the City 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 recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.



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3. Slope easements and associated deed of easement shall be approved by the City 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 recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
4. 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 this document is not provided, further recordings and building permit issuance will be withheld.

Urban Forestry

5. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 1.387 acres of tree conservation area.

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. A recombination map shall be recorded prior to or in conjunction with the recording of lots, recombining the existing lots into a single tract.
2. Demolition permits shall be obtained for existing structures on site and the permit numbers shall be shown on all plats for recording.
3. Provide fire flow analysis.

Engineering

4. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).
5. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

Stormwater



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6. 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).
7. 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).
8. 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).

Urban Forestry

9. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).
10. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

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

1. 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.
2. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
3. 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.
4. All street lights and street signs required as part of the development approval are installed.
5. Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.
6. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).
7. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff.



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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: 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)

Date: 12/20/18

Staff Coordinator: Michael Walters

Design Adjustment Staff Response



**DEVELOPMENT
SERVICES
DEPARTMENT**

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

PROJECT	Project Name	3020 Hillsborough Street	
	Development Case Number	SR-70-2018	
	Transaction Number	564111	
	Design Adjustment Number	DA - 95 - 2018	
Staff recommendation based upon the findings in the applicable code(s):			
<input type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access		<input checked="" type="checkbox"/> UDO Art. 8.5 Existing Streets	
<input type="checkbox"/> UDO Art. 8.4 New Streets		<input type="checkbox"/> Raleigh Street Design Manual	
Staff SUPPORTS <input checked="" type="checkbox"/> DOES NOT SUPPORT <input type="checkbox"/> the design adjustment request.			
DEPARTMENTS			
<input type="checkbox"/> Dev. Services Planner		<input type="checkbox"/> City Planning	
<input checked="" type="checkbox"/> Development Engineering <i>K. Kink 11-29-18</i>		<input type="checkbox"/> Transportation	
<input type="checkbox"/> Engineering Services		<input type="checkbox"/> Parks & Recreation and Cult. Res.	
<input type="checkbox"/> Public Utilities			
STAFF RESPONSE	CONDITIONS:		
Development Services Director or Designee Action: <input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> APPROVE WITH CONDITIONS <input type="checkbox"/> DENY			

[Signature]
Authorized Signature DANIEL G. KINK, PE 12/20/18
ENGINEERING REVIEW MANAGER Date

*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature. Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

Staff Response

Article 8.5 Existing Streets



DEVELOPMENT
SERVICES
DEPARTMENT

- A. The requested design adjustment meets the intent of this Article;
YES NO
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
YES NO
- C. The requested design adjustment does not increase congestion or compromise safety;
YES NO
- D. The requested design adjustment does not create additional maintenance responsibilities for the City; and
YES NO
- E. The requested design adjustment has been designed and certified by a Professional Engineer.
YES NO

STAFF FINDINGS

Staff are in support of the proposed design adjustment for a reduction in the required dedication width of the right-of-way (ROW) from 1/2 of a 90' ROW to 1/2 of a 83' ROW. This is based upon the following:

1. Hillsborough Street is a 3 Lane, Parallel Parking street type (UDO section 8.4.5 C.) The UDO required ROW for the existing street is 90'. In 2017 The City completed the street and streetscape improvements from the City Council approved Hillsborough Street Revitalization project. The project varied from the travel lanes in that a 4' median was constructed along the frontage in lieu of a 11' center turn lane. It is not anticipated that the median would be removed for a center turn lane due to the long range plan for the street in place. The developer has shown that their portion of the required travel lane width, bike lanes, parallel parking, streetscape and sidewalk width can be provided within 1/2 of an 83' ROW.
2. The proposed plan meets the required streetscape required of the zoning frontage while maintaining the street section associated with the Hillsborough Street Revitalization project.
3. The project removes existing driveways from Hillsborough Street and increases sidewalk width over existing while maintaining bike lanes and providing for parallel parking.

Design Adjustment Application



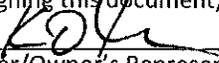
DEVELOPMENT SERVICES DEPARTMENT

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

PROJECT	Project Name 3020 Hillsborough Apartments		
	Case Number SR-70-2018		
	Transaction Number 564111		
OWNER	Name CA Ventures c/o Chris Johnson		
	Address 130 East Randolph Street, Suite 2100		City Chicago
	State IL	Zip Code 60601	Phone 312 994 0868
CONTACT	Name Ken Thompson		Firm JDavis Architects
	Address 510 S. Wilmington St		City Raleigh
	State NC	Zip Code 27601	Phone 919-612-6997
REQUEST	I am seeking a Design Adjustment from the requirements set forth in the following:		
	<input type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	- See page 2 for findings	
	<input type="checkbox"/> UDO Art. 8.4 New Streets	- See page 3 for findings	
	<input checked="" type="checkbox"/> UDO Art. 8.5 Existing Streets	- See page 4 for findings	
	<input type="checkbox"/> Raleigh Street Design Manual	- See page 5 for findings	
	Provide details about the request; (please attach a memorandum if additional space is needed):		
Request relief from providing full right of way dedication along Hillsborough Street. Hillsborough Street is designated as a 3-lane parallel parking street which requires a 45' dedication from the center line. The proposed right way dedication is 41.5 from the existing center line which is 3.5" less than the required. The existing section is 1/2 of a 4' median (2'), 11' travel lane and a 6' bike lane. The proposal includes the addition of an 8.5' parallel parking lane and a 14' sidewalk. The reduced R/W dedication is requested because the existing median is narrower than the required 11' striped center turn lane.			

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.


11/29/2018
 Owner/Owner's Representative Signature Date

CHECKLIST	
Signed Design Adjustment Application	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input checked="" type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input checked="" type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input checked="" type="checkbox"/> Included

Submit all documentation, with the exception of the required addressed envelopes and letters to designadjustments@raleighnc.gov.

Deliver the addressed envelopes and letters to:
 Development Services, Development Engineering
 One Exchange Plaza, Suite 500
 Raleigh NC, 27601

For Office Use Only	RECEIVED DATE:	DA -	-
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Article 8.5 Existing Streets

Administrative Design Adjustment Findings



DEVELOPMENT
SERVICES
DEPARTMENT

The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

A. The requested design adjustment meets the intent of this Article;

Hillsborough Street is designated as a 3-lane parallel parking street which requires a 45' dedication from the center line, ½ of an 11' striped turn lane (5.5'), 11' travel lane, 6' bike lane, 8.5' parallel parking lane and 14' sidewalk. The proposed right way dedication is 41.5 from the existing center line which is 3.5" less than the required. The reduced R/W dedication is requested because the existing median is narrower than the required 11' striped center turn lane. The proposed section is 1/2 of a 4' median (2'), 11' travel lane and a 6' bike lane. The proposal includes the addition of an 8.5' parallel parking lane and a 14' sidewalk.

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;

The requested design adjustment conforms with the Comprehensive plan and the Hillsborough Street Revitalization Plan approved by the City of Raleigh City Council. The requested adjustment provides the elements of a complete street that includes travel lanes, bike lanes, parallel parking and a 14' sidewalk along the project frontage.

C. The requested design adjustment does not increase congestion or compromise safety;

The requested design adjustment does not adversely affect congestion because it does not change the required exiting 11' travel lane and 6' bike lane. It adds 8.5' parallel parking and increases the existing 8' sidewalk to 14'.

D. The requested design adjustment does not create additional maintenance responsibilities for the City; and

The request does not create any additional responsibilities for the city, by approving the reduced right of way width it prevents the city from having to maintain an oversized sidewalk that would be in excess of the required 14'

E. The requested design adjustment has been designed and certified by a Professional Engineer.

The design adjustment has been reviewed and approved by a Professional Engineer. See attachment signed and sealed by Chris Bostic of Kimley-Horn.

Individual Acknowledgement



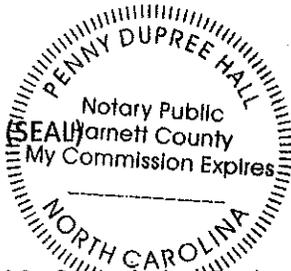
DEVELOPMENT
SERVICES
DEPARTMENT

STATE OF NORTH CAROLINA
COUNTY OF Harnett

INDIVIDUAL

I, Penny Dupree Hall, a Notary Public do hereby certify that
Kenneth Thompson personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

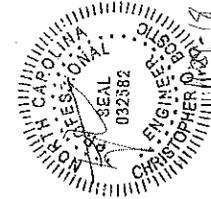
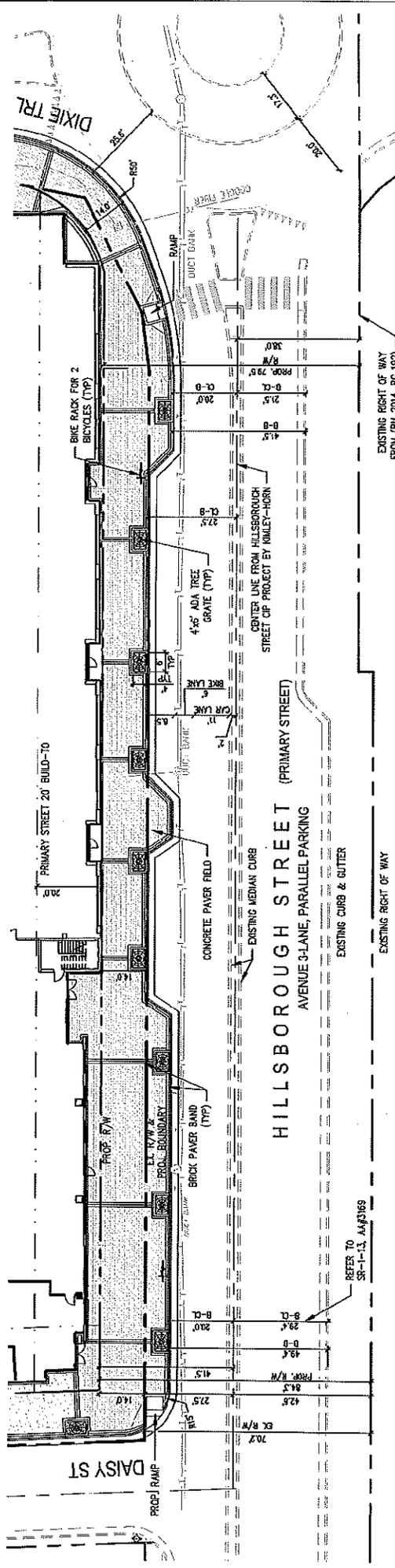
This the 29th day of November, 2018.



Notary Public Penny Dupree Hall

My Commission Expires: 07-14-19

3020 HILLSBOROUGH PROPOSED BUILDING

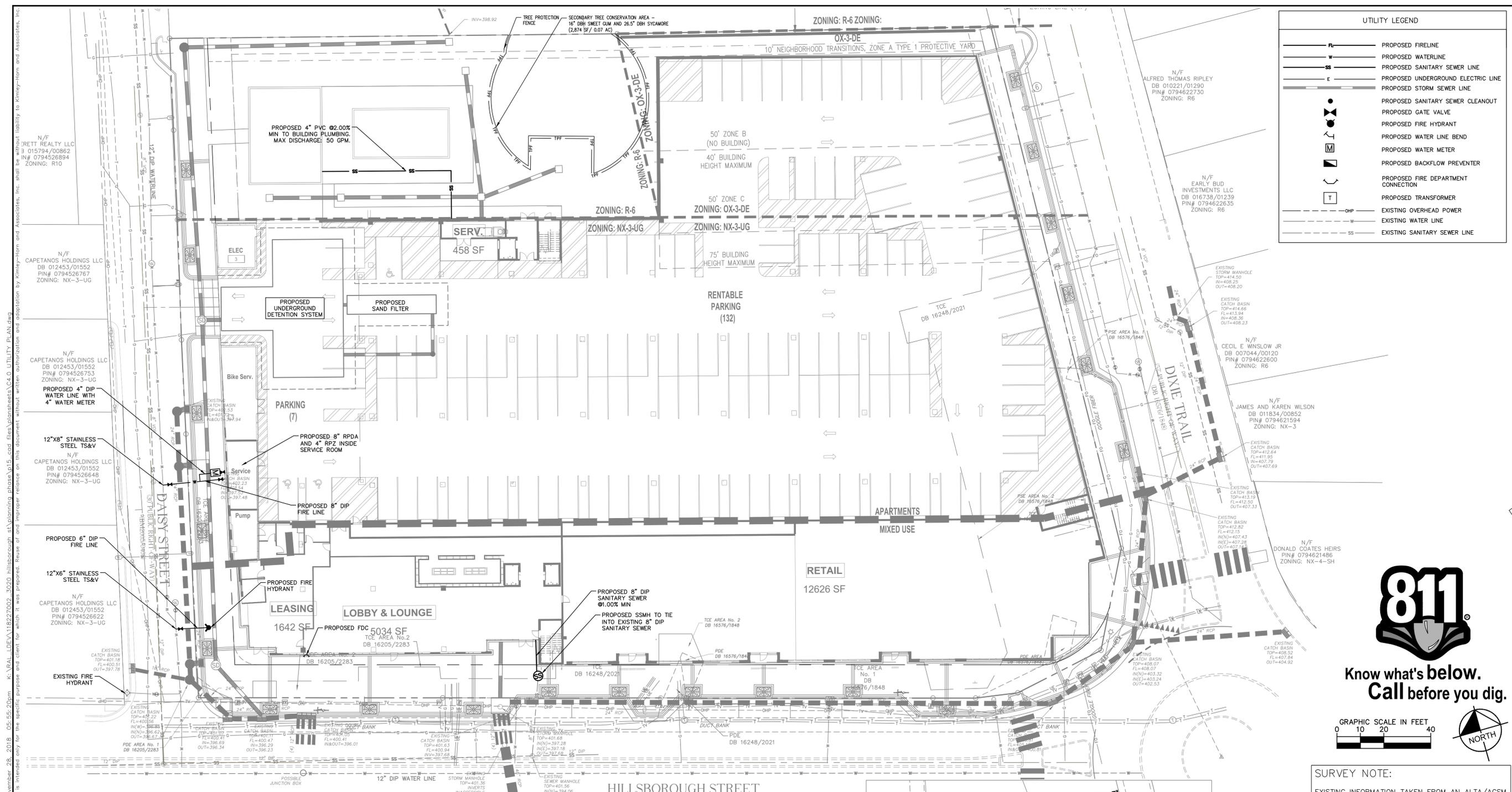


Date: November 29, 2018
 Scale: 1" = 30'

Hillsborough Street Section
 3020 Hillsborough (SR-70-18/TA 564111)
 Raleigh, North Carolina 27607

Kimley»Horn
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 430 FAYETTEVILLE STREET, SUITE 400, RALEIGH, NC 27601
 PHONE: 919-877-2000 FAX: 919-877-2020
 www.kimley-horn.com

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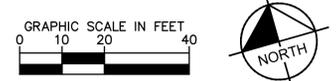


UTILITY LEGEND

	PROPOSED FIRELINE
	PROPOSED WATERLINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED UNDERGROUND ELECTRIC LINE
	PROPOSED STORM SEWER LINE
	PROPOSED SANITARY SEWER CLEANOUT
	PROPOSED GATE VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER LINE BEND
	PROPOSED WATER METER
	PROPOSED BACKFLOW PREVENTER
	PROPOSED FIRE DEPARTMENT CONNECTION
	PROPOSED TRANSFORMER
	EXISTING OVERHEAD POWER
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE

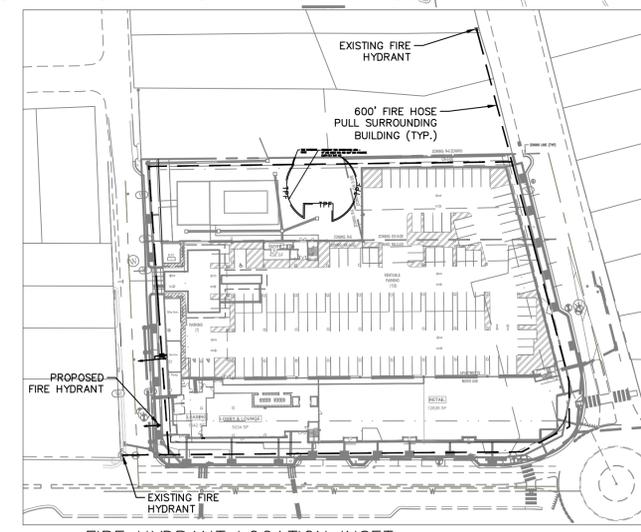


Know what's below.
Call before you dig.



SURVEY NOTE:
EXISTING INFORMATION TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PROVIDED BY SUMMIT DESIGN AND ENGINEERING, 504 MEADOWLAND DRIVE, HILLSBOROUGH, NC 27278. PHONE: 919-732-3883 AND DATED JULY 2, 2018

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.



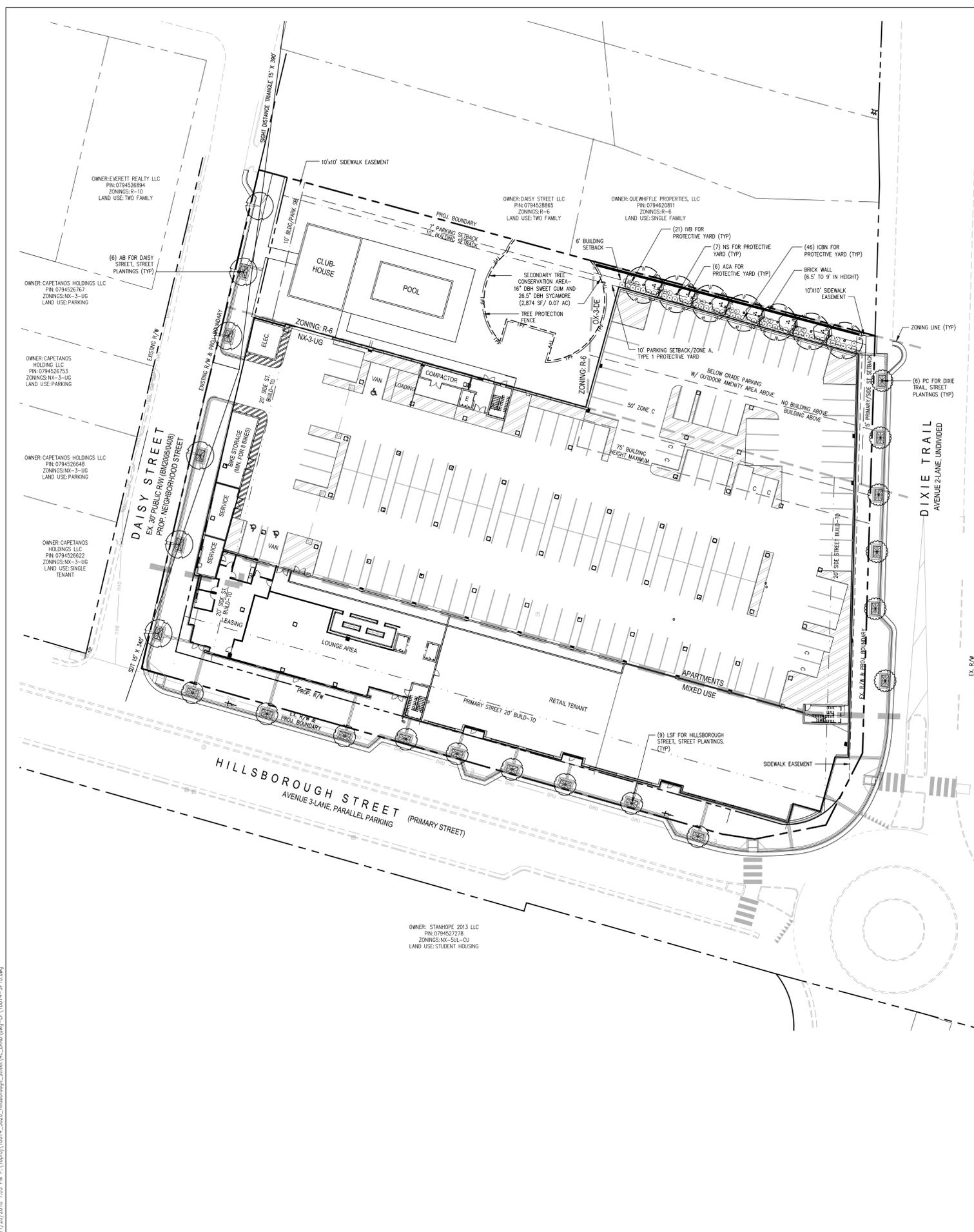
STANDARD UTILITY NOTES (AS APPLICABLE):

- 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) 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.
 - B) 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.
 - C) 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.
 - D) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - E) 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).
 - F) 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.
- 3.0' 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 4" AND 8" DIP 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 8" DIP SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 50 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 NCDOW, 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 FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION.
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

Plotled By: Carter, Tim Sheet Set: 3020 HILLSBOROUGH ST Layout: C4.0 UTILITY PLAN November 28, 2018 05:55:20pm K:\RAL-LOE\118227002_3020 hillsborough st\planning phase\p15_cod_files\plan sheets\C4.0 UTILITY PLAN.dwg
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PRELIMINARY		NOT FOR CONSTRUCTION	
KHA PROJECT	118227002	DATE	11/20/18
SCALE	AS SHOWN	DESIGNED BY	TRC
DRAWN BY	TRC	CHECKED BY	COB
UTILITY PLAN		NC	
3020 HILLSBOROUGH STREET		PREPARED FOR	
CA VENTURES		CITY OF RALEIGH	
SHEET NUMBER		DATE	
C4.0		BY	

11/28/2018 7:05 PM P:\Bec\18014_3020_Hillsborough_Street\14_LAND.dwg - LP 18014-SP10.dwg



- LANDSCAPE NOTES**
- CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF UTILITIES PRIOR TO INSTALLATION
 - THE PLAN DEPICTS REQUIRED PLANTINGS REQUIRED BY THE CITY OF RALEIGH.
 - ALL PLANT MATERIAL TO COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
 - LOCATION OF PLANT MATERIAL TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - ALL CONSTRUCTION TO CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF RALEIGH.
 - ALL PLANTING BEDS ARE TO BE MULCHED TO A MINIMUM DEPTH OF 3". DOUBLE SHREDDED HARDWOOD MULCH, DYED BROWN, 2" MAXIMUM PARTICLE SIZE, NO PINE STRAW PERMITTED.
 - ALL LAWN AREAS TO BE SEEDDED AS PER MANUFACTURER'S SEEDING SPECIFICATIONS OR SOODED. ALL DISTURBED AREA SHALL EITHER BE MULCH OR LAWN.
 - ALL PLANTS TO BE COMPACT, UNIFORM AND WELL GROWN.
 - WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
 - ALL UTILITY DEVICES (TO INCLUDE, BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW-DEVICE HOBBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
 - PLANTING SOIL MIXTURE (BACKFILL MATERIAL) FOR CITY TREES WITHIN PUBLIC RIGHT OF WAY, REFER TO CITY TREE MANUAL. NATIVE SOIL SHALL BE USED FOR NO MORE THAN 50% OF THE BACKFILL USED IN EXCAVATED PLANT PITS. 100% OF NATIVE SOIL IS ACCEPTABLE FOR CONSTRUCTION OF REQUIRED SAUCERS AROUND PLANTS. NATIVE BACKFILL MATERIAL SHALL BE BLENDED WITH A MIXTURE CONSISTING OF 50% COMPOST, 10% CLAY LOAM, 15% PINE BARK SOIL CONDITIONER AND 25% SANDY LOAM. COMPOST SHALL CARRY U.S. COMPOST COUNCIL SEAL OF ASSURANCE.
 - ALL CONFLICTS BETWEEN PROPOSED LANDSCAPE, UTILITIES AND STORMWATER WILL BE RESOLVED PRIOR TO APPLICATION FOR BUILDING PERMITS. UTILITY AND STORMWATER PLANS DEPICTED IN THIS SUBMITTAL ARE PRELIMINARY AND ARE SUBJECT TO CHANGE WITH THE DEVELOPMENT OF CONSTRUCTION DOCUMENTS.
 - A TREE IMPACT PERMIT IS REQUIRED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
 - STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE RALEIGH CITY TREE MANUAL.
 - MIN. 20' DISTANCE SHALL BE PROVIDED BETWEEN LIGHT POLES AND TREE TRUNKS.
 - TREES SHOULD NOT BE IN THE CURVE TRANSITIONING FROM ONE STREET TO ANOTHER.
 - TREES WITHIN 20 FT. TO POWER LINE(S) SHOULD BE UNDERSTORY TREES.
 - WHEREVER THERE IS A STOP SIGN, THE FIRST TREE SHOULD BE 30 FT. BACK, AND 10 FT. FROM DRIVEWAYS & UTILITY POLES.

ALL HVAC EQUIPMENT TO BE LOCATED ON TOP OF BUILDINGS AND SCREENED WITH PARAPET WALL.

SEE LP3.1 FOR CITY OF RALEIGH LANDSCAPE DETAILS & NOTES.

City of Raleigh UDO Landscape & Screening Requirements
Project: 3020 Hillsborough
Date: 07.25.2018 (Rev. 11.20.2018)

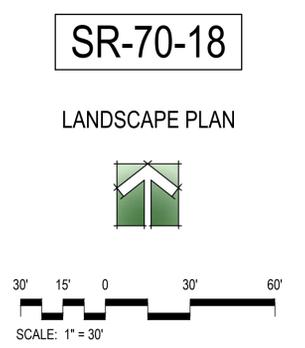
Street Plantings - Dixie Trail		Avenue 2-Lane	
Street Typology			
Length of Right of Way	272.31	272.31	LF
less driveways	0	0	LF
net length	272.31	272.31	LF
Small Trees Required (3" cal. 10' ht. @ 40' o.c. average)	272.31 / 40	6.8	EA
Small Trees Provided (3" cal. 10' ht. @ 40' o.c. average)		6	EA
Street Plantings - Daisy Street		Neighborhood Local	
Street Typology			
Length of Right of Way	273.7	273.7	LF
less driveways	25	25	LF
net length	248.7	248.7	LF
Medium Trees Required (3" cal. 10' ht. @ 40' o.c. average)	248.7 / 40	6.2	EA
Medium Trees Provided (3" cal. 10' ht. @ 40' o.c. average)		6	EA
Street Plantings - Hillsborough Street		Avenue 3-Lane	
Street Typology			
Length of Right of Way	372.15	372.15	LF
less driveways	0	0	LF
net length	372.15	372.15	LF
Small Trees Required (3" cal. 10' ht. @ 40' o.c. average)	372.15 / 40	9.3	EA
Small Trees Provided (3" cal. 10' ht. @ 40' o.c. average)		9	EA
Neighborhood Transitions Protective Yard		Zone A, Type 1 Narrow	
Yard Type:			
Length of Wall (6' 5" - 9' Height)	159	159	LF
Shade Trees Required (3" cal. 10' ht @ 4 trees / 100 LF = .04 / 1LF)	159 x 0.04	6.36	EA
Shade Trees Provided		7	EA
Understory Trees Required (1.5" cal. 6' ht @ 3 trees / 100 LF = .03 / 1LF)	159 x 0.03	4.77	EA
Understory Trees Provided		6	EA
Shrubs Required (Min. 18" H. 40 shrubs/100 LF = 0.4 / 1LF)	159 x 0.40	63.6	EA
Shrubs Provided		67	EA



PLANT LIST - THIS SHEET ONLY

QTY	SYM	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT	REMARKS
T R E E S								
6	AB	Acer buergerianum	Trident Maple	3" Min	10' Min		B&B	Street Tree
6	AGA	Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1.5" Min	6' Min		15 Gallon	Protective Yard
9	LSF	Lagerstroemia 'Sarah's Favorite'-Single Stem	Sarah's Favorite Crape Myrtle-Single Stem	3" Min	10' Min		B&B	Street Tree, Single Stem
7	NS	Nyssa sylvatica	Black Gum	3" Min	10' Min		B&B	Protective Yard
6	PC	Pistachia chinensis	Chinese Pistache	3" Min	10' Min		B&B	Street Tree
S H R U B S								
21	IWB	Ilex vomitoria 'Bordeaux'	Bordeaux Dwarf Yaupon		18"-24"	18"	3 Gallon	Protective Yard
46	LJEB	Ligustrum japonicum 'East Bay'	East Bay Ligustrum		18"-24"	18"	3 Gallon	Protective Yard

- PLANT LEGEND**
- ACER BUERGERIANUM, TRIDENT MAPLE - FOR STREET TREE
3" CALIPER, 10' MIN HEIGHT, B&B
 - AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE', SERVICE BERRY
1.5" CALIPER, 6' MIN HEIGHT - FOR PROTECTIVE YARD
 - LAGERSTROEMIA 'SARAH'S FAVORITE' - FOR STREET TREE
3" CALIPER, 10' MIN HEIGHT - SINGLE STEM
 - NYSSA SYLVATICA, BLACK GUM - FOR PROTECTIVE YARD
3" CALIPER, 10' MIN HEIGHT, B&B
 - PISTACHIA CHINENSIS, CHINESE PISTACHE - FOR STREET TREE
3" CALIPER, 10' MIN HEIGHT, B&B
 - ILEX VOMITORIA, 'BORDEAUX', BORDEAUX DWARF YAUPON
3 GALLON, 18"-24" MIN HEIGHT - FOR PROTECTIVE YARD
 - LIGUSTRUM JAPONICUM 'EAST BAY', EAST BAY LIGUSTRUM
3 GALLON, 18"-24" MIN HEIGHT - FOR PROTECTIVE YARD



PRELIMINARY

FOR REVIEW ONLY
 NOT FOR
 CONSTRUCTION

PROJECT:	CAV-18014	DATE:	
ISSUE:	Administrative Site Review	DATE:	07.26.2018
REVISIONS:	1st Review Comments	DATE:	08.27.2018
	2nd Review Comments	DATE:	10.18.2018
	3rd Review Comments	DATE:	11.20.2018
	4th Review Comments	DATE:	11.29.2018
DRAWN BY:	CHK		
CHECKED BY:	KT		
CONTENT:	LANDSCAPE PLAN		

LP1.1

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NORTH ELEVATION 2
1/16" = 1'-0"



SOUTH ELEVATION 1
1/16" = 1'-0"

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CA Ventures

3020 Hillsborough Street
3020 Hillsborough Street
Raleigh, N.C. 27607

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PROJECT:	18014	DATE	11.20.2018
ISSUE:			
REVISIONS:			
DRAWN BY:	Author		
CHECKED BY:	Checker		
CONTENT:	BUILDING ELEVATIONS		

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DAISY STREET - WEST ELEVATION 2
1/16" = 1'-0"



DIXIE TRAIL - EAST ELEVATION 1
1/16" = 1'-0"

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