



Administrative Approval Action

AA #3898 / SR-85-18, 5700 Hillsborough Street
Transaction# 568400

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 south side of Hillsborough Street, east of Oakdale Drive and along both sides of Burton Avenue, north of Waycross Street, outside the city limits.

REQUEST: Development of multiple parcels being recombined and totaling 9.38 acres, zoned CX-3-GR, NX-3-GR, and R10 into a multifamily residential apartment complex consisting of 11 building (176 units) with associated facilities and infrastructure totaling 107,271 square feet.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC:

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

1. A design adjustment to the block perimeter requirements of Raleigh UDO Article 8.3.

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 11/5/2018 by *Kimley Horn and Associates, Inc.*

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.

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

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).

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 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.
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



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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.

Public Utilities

4. 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.
5. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.
6. Wake County approval for any required Well or Septic Permits shall be shown on the map for recordation.

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.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

General

1. A recombination map, with the issuance all appropriate Wake County Environmental Services well and septic permits, shall be recorded prior to or in conjunction with the recording of lots, recombining the existing lot into single tracts.
2. Demolition permits shall be obtained for existing structures on site.
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. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering.
6. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

Public Utilities

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



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Stormwater

19. 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).
20. 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).
21. 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

22. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 16 (shade)_____ street trees along Hillsborough St.; 28 understory street trees along Oakland Dr.; 23 understory street trees along Waycross St.; 38 understory street trees along Burton Avenue.

PRIOR TO ISSUANCE OF BUILDING OCCUPANCY PERMITS:

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. All street lights and street signs required as part of the development approval are installed.
4. Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.
5. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).
6. Final inspection of all 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: 11-28-2021

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: 11/28/18

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	5700 Hillsborough Street	
	Development Case Number	SR-85-2018	
	Transaction Number	568400	
	Design Adjustment Number	DA - 120 - 2018	
Staff recommendation based upon the findings in the applicable code(s):			
<input checked="" type="checkbox"/> <u>UDO Art. 8.3 Blocks, Lots, Access</u>		<input type="checkbox"/> <u>UDO Art. 8.5 Existing Streets</u>	
<input type="checkbox"/> <u>UDO Art. 8.4 New Streets</u>		<input type="checkbox"/> <u>Raleigh Street Design Manual</u>	
Staff SUPPORTS <input checked="" type="checkbox"/> DOES NOT SUPPORT <input type="checkbox"/> the design adjustment request.			
DEPARTMENTS			
<input type="checkbox"/> <u>Dev. Services Planner</u>		<input type="checkbox"/> <u>City Planning</u>	
<input checked="" type="checkbox"/> <u>Development Engineering</u> <i>K. Klein 11-9-18</i>		<input type="checkbox"/> <u>Transportation</u>	
<input type="checkbox"/> <u>Engineering Services</u>		<input type="checkbox"/> <u>Parks & Recreation and Cult. Res.</u>	
<input type="checkbox"/> <u>Public Utilities</u>			
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 HOLLYETH W. RITCHIE, PE, MPP *ENGINEERING AND INFRASTRUCTURE MANAGER* 11/28/2018
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 8.3 Blocks Lots, Access



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.

- 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 any lots without direct street Frontage;
YES NO
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
1. Topographic changes are too steep;
 2. The presence of existing buildings, stream and other natural features;
 3. Site layout of developed properties;
 4. Adjoining uses or their vehicles are incompatible;
 5. Strict compliance would pose a safety hazard; or
 6. Does not conflict with an approved or built roadway construction project
 7. adjacent to or in the vicinity of the site.
- YES NO

STAFF FINDINGS

The proposed 5700 Hillsborough Street development is made up of two parcels. The larger of the parcels is bound by Hillsborough Street, Oakdale Drive, Burton Avenue and Waycross Street. The second parcel (Building Two) fronts Western Boulevard with additional frontage on Burton Avenue. This parcel does not meet block perimeter standards for its NX-3 zoning district. The allowable block length is 3000 feet which is exceeded in this instance.

When anticipating the future comprehensive plan extensions of Western Boulevard and Asbury Drive and incorporating the Burton Avenue tie in, the block for Building Two lot would be approximately 3100 feet in length. Construction of a street along the southern boundary of Building Lot 2 would set up for a block length of approximately 2000 feet. This block effectiveness would be limited by the one-way travel along Western Boulevard in this location.

Site layout of developed properties limits the ability to provide a public street connection. The presence of existing townhomes (with multiple owners) at Asbury Drive inhibits a future street connection spanning Burton Ave and Asbury Drive. Achieving an optimum 300' intersection spacing from Western Boulevard on Ashbury Drive would also present challenges.

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 5700 Hillsborough Street Apartments	
	Case Number SR-85-18	
	Transaction Number 568400	
OWNER	Name CA Ventures	
	Address 130 East Randolph Street, Suite 2100	City Chicago
	State IL	Zip Code 60601
CONTACT	Name Chris Bostic, PE	Firm Kimley-Horn
	Address 421 Fayetteville Street, Suite 600	City Raleigh
	State NC	Zip Code 27601
REQUEST	I am seeking a Design Adjustment from the requirements set forth in the following:	
	<input checked="" 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 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):	
The proposed project completes the required block perimeter comprising Hillsborough, Oakdale, Waycross, and Burton Streets. The development of the eastern portion of the project does not restrict the future construction of a new street block that would encompass Western Blvd, Burton Street, and the extension of Waycross Street as the properties included in the development plan only occupy the northwest quadrant of this future block. The adjacent properties to the south and east are previously developed as a warehouse and single family homes.		

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.

Sean T. Spellman
Owner/Owner's Representative Signature

November 5, 2018
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 8.3, Blocks, Lots, Access

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;
by providing a well connected street network that further develops the block comprised of Hillsborough, Oakdale, Waycross, and Burton Streets meeting the City's perimeter requirement. The project provides driveways and sidewalks that allow for safe, direct and efficient vehicle and pedestrian access in the subject block and does not prohibit the construction of adjacent blocks.
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
To conform to the Streets Plan in the Comprehensive plan and because of the presence of the railroad to the north, right-of-way is being dedicated to allow for future construction of the entire Hillsborough St road section on the project site. The project's residential character complies with the future land uses of neighborhood mixed use and moderate density residential.
- C. The requested design adjustment does not increase congestion or compromise Safety;
No impacts to congestion or safety are anticipated as new driveway access points comply with the City streets design manual(Section 6.5.8 of Streets Manual). The project is widening Burton, Waycross, and Oakdale Streets per City the City cross section. Sidewalks are also being installed on the project frontages and from buildings per City requirements.
- D. The requested design adjustment does not create any lots without direct street Frontage;
All lots will have frontage to a public street. The portion of the development west of Burton Street will be recombined into one lot that will have 4 street frontages. The portion of development east of Burton Street will front both Burton Street and Western Boulevard.
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
1. Topographic changes are too steep;
 2. The presence of existing buildings, stream and other natural features;
 3. Site layout of developed properties;
 4. Adjoining uses or their vehicles are incompatible;
 5. Strict compliance would pose a safety hazard; or
 6. Does not conflict with an approved or built roadway construction project
 7. adjacent to or in the vicinity of the site.

The proposed project completes the block comprising Hillsborough, Oakdale, Waycross, and Burton Streets. The development of the eastern portion of the project does not restrict the future construction of a new street block that would encompass Western Blvd, Burton Street, and the extension of Waycross Street as the properties included in the development plan only occupy the northwest quadrant of this future block. The adjacent properties to the south and east are previously developed as a warehouse and single family homes.

Individual Acknowledgement



DEVELOPMENT
SERVICES
DEPARTMENT

STATE OF ILLINOIS
COUNTY OF

INDIVIDUAL

Cook
I, Catherine Landerholm, a Notary Public do hereby certify that
Sean Spellman personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

This the 5th day of November, 2018.

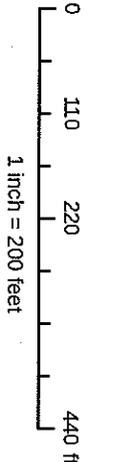
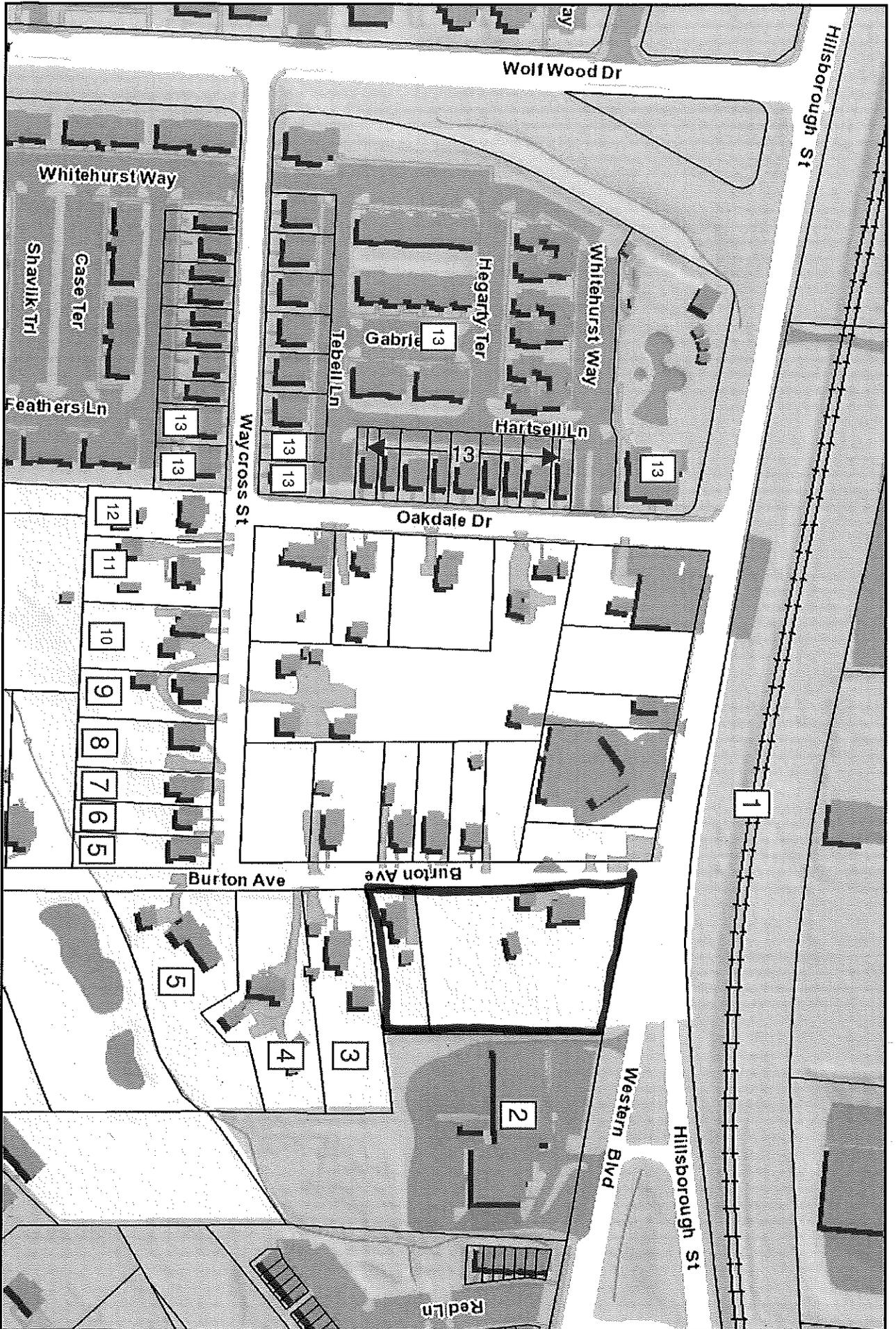
(SEAL)



Notary Public

Catherine Landerholm

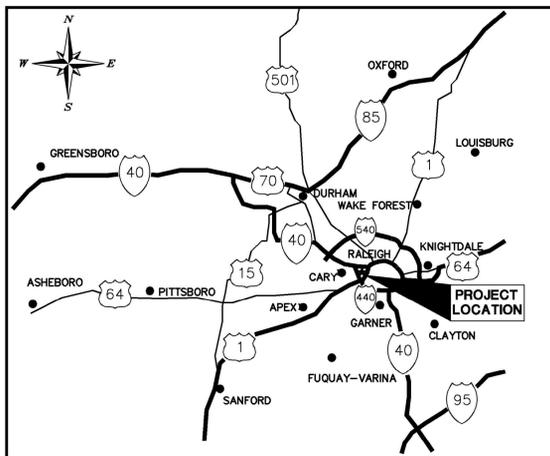
My Commission Expires: 2/9/22



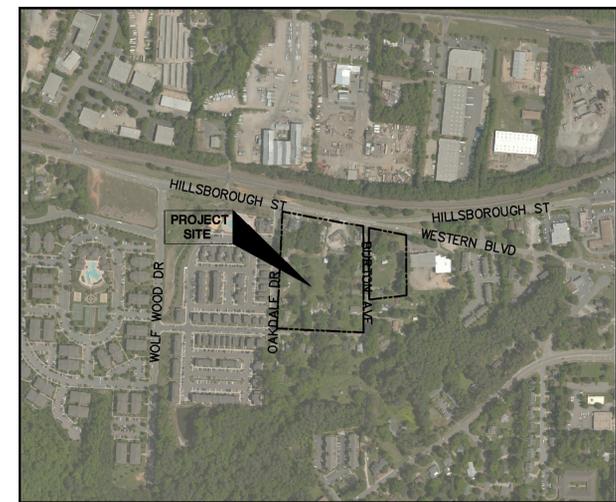
Disclaimer
 Maps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

PRELIMINARY ASR SUBMITTAL FOR 5700 HILLSBOROUGH STREET

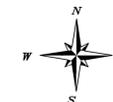
5700 HILLSBOROUGH STREET
RALEIGH, NORTH CAROLINA 27606
A DEVELOPMENT BY: CA VENTURES
130 EAST RANDOLPH STREET, SUITE 2100
CHICAGO, IL 60601
SR-85-18
TRANS #568400



PROJECT LOCATION
NTS



VICINITY MAP



SCALE: 1" = 500'

Administrative Site Review Application (for UDO Districts only)



Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efix 919-996-1831
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate building type and include the Plan Checklist document.

BUILDING TYPE		FOR OFFICE USE ONLY
<input type="checkbox"/> Detached	<input type="checkbox"/> General	Transaction Number
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed Use	Assigned Project Coordinator
<input checked="" type="checkbox"/> Apartment	<input type="checkbox"/> Open Lot	Assigned Team Leader
<input type="checkbox"/> Townhouse		

Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction #

GENERAL INFORMATION

Development Name: 5700 Hillsborough Street

Zoning District: CX-3-GR, NX-3-GR, R-10 | Overlay District (if applicable): N/A | Inside City Limits: Yes No

Proposed Use: Multifamily Residential

Property Address(es): 5700 Hillsborough St, 5695 Western Blvd, 14-21 & 24 Burton Ave, 19-31 Oldsboro Dr | Major Street Location: Hillsborough Street

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. 078401-5044, -6051, -7020 | P.I.N. 0784100-886, -688 | P.I.N. 078400-8928, -8927, -7700, -5744, -9542, -8560 | P.I.N. 078400-0031, -0034, -4700, -6703, -8608, -8609

What is your project type?

<input checked="" type="checkbox"/> Apartment	<input type="checkbox"/> Elderly Facilities	<input type="checkbox"/> Hospitals	<input type="checkbox"/> Hotels/Motels	<input type="checkbox"/> Office
<input type="checkbox"/> Mixed Residential	<input type="checkbox"/> Non-Residential Condo	<input type="checkbox"/> School	<input type="checkbox"/> Shopping Center	<input type="checkbox"/> Banks
<input type="checkbox"/> Duplex	<input type="checkbox"/> Telecommunication Tower	<input type="checkbox"/> Religious Institutions	<input type="checkbox"/> Residential Condo	<input type="checkbox"/> Retail
<input type="checkbox"/> Other: If other, please describe:				

WORK SCOPE
Per City Code Section 10.2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements.
Project includes construction of a multifamily residential apartment complex and associated facilities and infrastructure.

DESIGN ADJUSTMENT OR ADMIN ALTERNATE
Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE
N/A

CLIENT/DEVELOPER/OWNER

Company	CA Ventures	Name (s)	Sean Spellman
Address	130 East Randolph Street, Suite 2100, Chicago, IL 60601		
Phone	312-766-2339	Email	oprals@ca-ventures.com
Fax			

CONSULTANT (Contact Person for Plans)

Company	Kimley-Horn & Associates, Inc.	Name (s)	Chris Bostic
Address	421 Fayetteville Street, Suite 600, Raleigh, NC, 27601		
Phone	919-677-2000	Email	Chris.Bostic@Kimley-Horn.com
Fax	919-677-2050		

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DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)	
Zoning Information	Building Information
Zoning District(s) CX-3-GR, NX-3-GR, R-10	Proposed building use(s) Multi-family
If more than one district, provide the acreage of each:	Existing Building(s) sq. ft. gross 32,511
Overlay District N/A	Proposed Building(s) sq. ft. gross 107,271
Total Site Acres Inside City Limits <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 9.38 AC	Total sq. ft. gross (existing & proposed) 107,271
Off street parking: Required 299 Provided 491	Proposed height of building(s) 34' 11"
COA (Certificate of Appropriateness) case # N/A	# of stories 3
BDA (Board of Adjustment) case # A- N/A	Ceiling height of 1 st Floor 9'
CUD (Conditional Use District) case # Z- N/A	

Stormwater Information	
Existing Impervious Surface 1.99 acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 6.59 acres/square feet	If Yes, please provide:
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils FEMA Map Panel #
Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Flood Study

FOR RESIDENTIAL DEVELOPMENTS	
1. Total # of Apartment, Condominium or Residential Units 176	5. Bedroom Units: 1br 20 2br 53 3br 27 4br or more 76
2. Total # of Congregate Care Or Life Care Dwelling Units N/A	6. Infill Development 2.2.7 176
3. Total Number of Hotel Units N/A	7. Open Space (only) or Amenity 10%
4. Overall Total # of Dwelling Units (1-6 Above) 176	8. Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SIGNATURE BLOCK (Applicable to all developments)
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City.

I hereby designate Kimley-Horn & Associates, Inc to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed Sean T. Spellman Date 08.29.2018

Printed Name SEAN T. SPELLMAN

Signed _____ Date _____

Printed Name _____

PAGE 2 OF 3 WWW.RALEIGHNC.GOV REVISION 05.13.16

NC CERTIFICATE OF AUTHORIZATION: F-0102



PREPARED IN THE OFFICE OF:
© 2018 Kimley-Horn and Associates, Inc.
421 FAYETTEVILLE STREET - SUITE 600 - RALEIGH, NORTH CAROLINA 27601
PHONE: (919) 677-2000

SURVEY NOTE:

EXISTING INFORMATION TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PROVIDED BY BOCK & CLARK, 3550 W. MARKET STREET, SUITE 200, AKRON, OHIO 44333.
PHONE: 1-800-787-8397 AND DATED JULY 17, 2018 AND DEVELOPER PLANS BY KIMLEY-HORN.

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

PROJECT OWNER AND CONSULTANT

SITE DEVELOPER: CA VENTURES
130 EAST RANDOLPH STREET, SUITE 2100
CHICAGO, IL 60601
PHONE: (312) 766-2339
ATTN: OLIVIA PRAIS
oprals@ca-ventures.com

CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE ST., SUITE 600
RALEIGH, NORTH CAROLINA 27601
PHONE: (919) 653-2927
ATTN: CHRIS BOSTIC, P.E.
chris.bostic@kimley-horn.com

LANDSCAPE ARCHITECT: KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE ST., SUITE 600
RALEIGH, NORTH CAROLINA 27601
PHONE: (919) 653-2976
ATTN: DAN GREENBERG, PLA
dan.greenberg@kimley-horn.com

SURVEYOR: CAIN SURVEYING, P.C.
6333 NC HWY #242 SOUTH
BLADENBORO, NC 28320
PHONE: (910) 648-4509
ATTN: JIMMY F. CAIN, PLS
jimmy@cainsurveying.com

Sheet List Table	
Sheet Number	Sheet Title
C0.0	PRELIMINARY COVER SHEET
C1.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C2.0	PRELIMINARY SITE PLAN
C3.0	PRELIMINARY GRADING AND DRAINAGE PLAN
C4.0	PRELIMINARY UTILITY PLAN
C5.0	SAND FILTER DETAILS
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE DETAILS
TCL.0	TREE CONSERVATION EXHIBIT
A0 - A3.01	BUILDING PLANS

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	10/31/18	CITY COMMENTS	WWH

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DATE: **OCTOBER 9, 2018**

JOB NUMBER: **118227003**

SEAL: _____

SHEET NUMBER: **C0.0**

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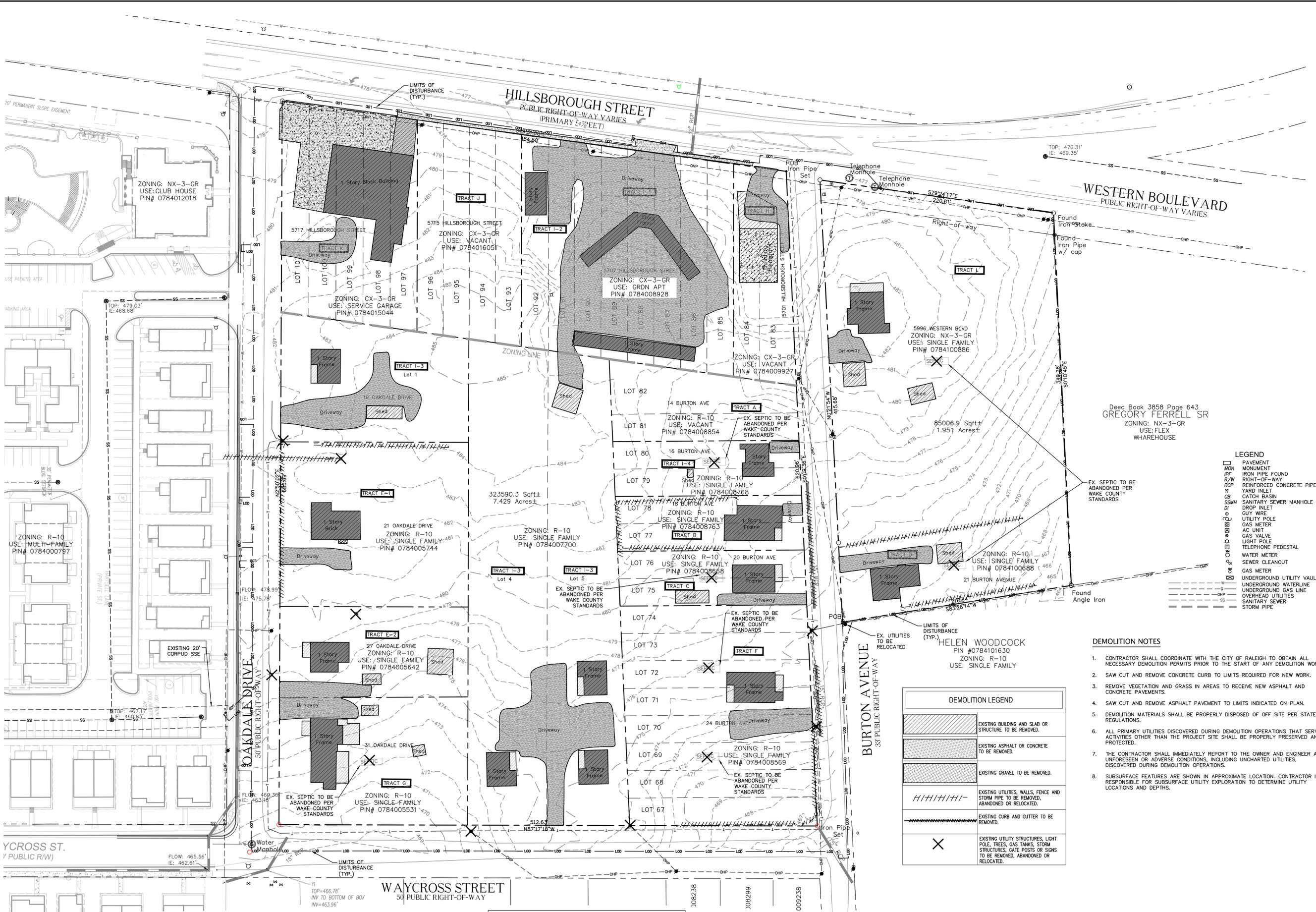
KHA PROJECT: 118227003
DATE: 10/09/2018
SCALE: AS SHOWN
DESIGNED BY: JCB
DRAWN BY: JCB
CHECKED BY: COB

PRELIMINARY COVER SHEET

5700 HILLSBOROUGH ST.
PREPARED FOR: CA VENTURES
CITY OF RALEIGH NORTH CAROLINA

NO.	DATE	DESCRIPTION	BY
2	11/05/18	CITY COMMENTS	WWH
1	10/31/18	CITY COMMENTS	WWH

Plotted By: Carter, Tim. Sheet: 5700 HILLSBOROUGH ST. - LAYOUT-C1.0 - EXISTING CONDITIONS AND DEMOLITION PLAN - October 31, 2018. 06:37:16pm K:\RAL-LEVA\118227003_5700 Hillsborough Planning Phase\15_CAD Files\PlanSheets\C1.0 - EXISTING CONDITIONS AND DEMOLITION PLAN.dwg
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- LEGEND**
- MON Pavement Monument
 - IRP Iron Pipe Found
 - R/W Right-of-Way
 - RCP Reinforced Concrete Pipe
 - YI Yard Inlet
 - CB Catch Basin
 - SMH Sanitary Sewer Manhole
 - DI Drop Inlet
 - GU GUY WIRE
 - UP Utility Pole
 - GM Gas Meter
 - AC AC Unit
 - LV Light Pole
 - TP Telephone Pedestal
 - WM Water Meter
 - SC Sewer Cleanout
 - GM Gas Meter
 - UV Underground Utility Vault
 - UL Underground Waterline
 - UGL Underground Gas Line
 - OH Overhead Utilities
 - SS Sanitary Sewer
 - SP Storm Pipe

- DEMOLITION NOTES**
- CONTRACTOR SHALL COORDINATE WITH THE CITY OF RALEIGH TO OBTAIN ALL NECESSARY DEMOLITION PERMITS PRIOR TO THE START OF ANY DEMOLITION WORK.
 - SAW CUT AND REMOVE CONCRETE CURB TO LIMITS REQUIRED FOR NEW WORK.
 - REMOVE VEGETATION AND GRASS IN AREAS TO RECEIVE NEW ASPHALT AND CONCRETE PAVEMENTS.
 - SAW CUT AND REMOVE ASPHALT PAVEMENT TO LIMITS INDICATED ON PLAN.
 - DEMOLITION MATERIALS SHALL BE PROPERLY DISPOSED OF OFF SITE PER STATE REGULATIONS.
 - ALL PRIMARY UTILITIES DISCOVERED DURING DEMOLITION OPERATIONS THAT SERVE ACTIVITIES OTHER THAN THE PROJECT SITE SHALL BE PROPERLY PRESERVED AND PROTECTED.
 - THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE OWNER AND ENGINEER ANY UNFORESEEN OR ADVERSE CONDITIONS, INCLUDING UNCHARTERED UTILITIES, DISCOVERED DURING DEMOLITION OPERATIONS.
 - SUBSURFACE FEATURES ARE SHOWN IN APPROXIMATE LOCATION. CONTRACTOR IS RESPONSIBLE FOR SUBSURFACE UTILITY EXPLORATION TO DETERMINE UTILITY LOCATIONS AND DEPTHS.

DEMOLITION LEGEND

	EXISTING BUILDING AND SLAB OR STRUCTURE TO BE REMOVED.
	EXISTING ASPHALT OR CONCRETE TO BE REMOVED.
	EXISTING GRAVEL TO BE REMOVED.
	EXISTING UTILITIES, WALLS, FENCE AND STORM PIPE TO BE REMOVED, ABANDONED OR RELOCATED.
	EXISTING CURB AND GUTTER TO BE REMOVED.
	EXISTING UTILITY STRUCTURES, LIGHT POLE, TREES, GAS TANKS, STORM STRUCTURES, GATE POSTS OR SIGNS TO BE REMOVED, ABANDONED OR RELOCATED.

SURVEY NOTE:
 EXISTING INFORMATION TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PROVIDED BY BOCK & CLARK, 3550 W. MARKET STREET, SUITE 200, AKRON, OHIO 44333. PHONE: 1-800-787-8397 AND DATED JULY 17, 2018 AND DEVELOPER PLANS BY KIMLEY-HORN.

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

NO.	REVISIONS	DATE
1	CITY COMMENTS	10/31/18 JWH

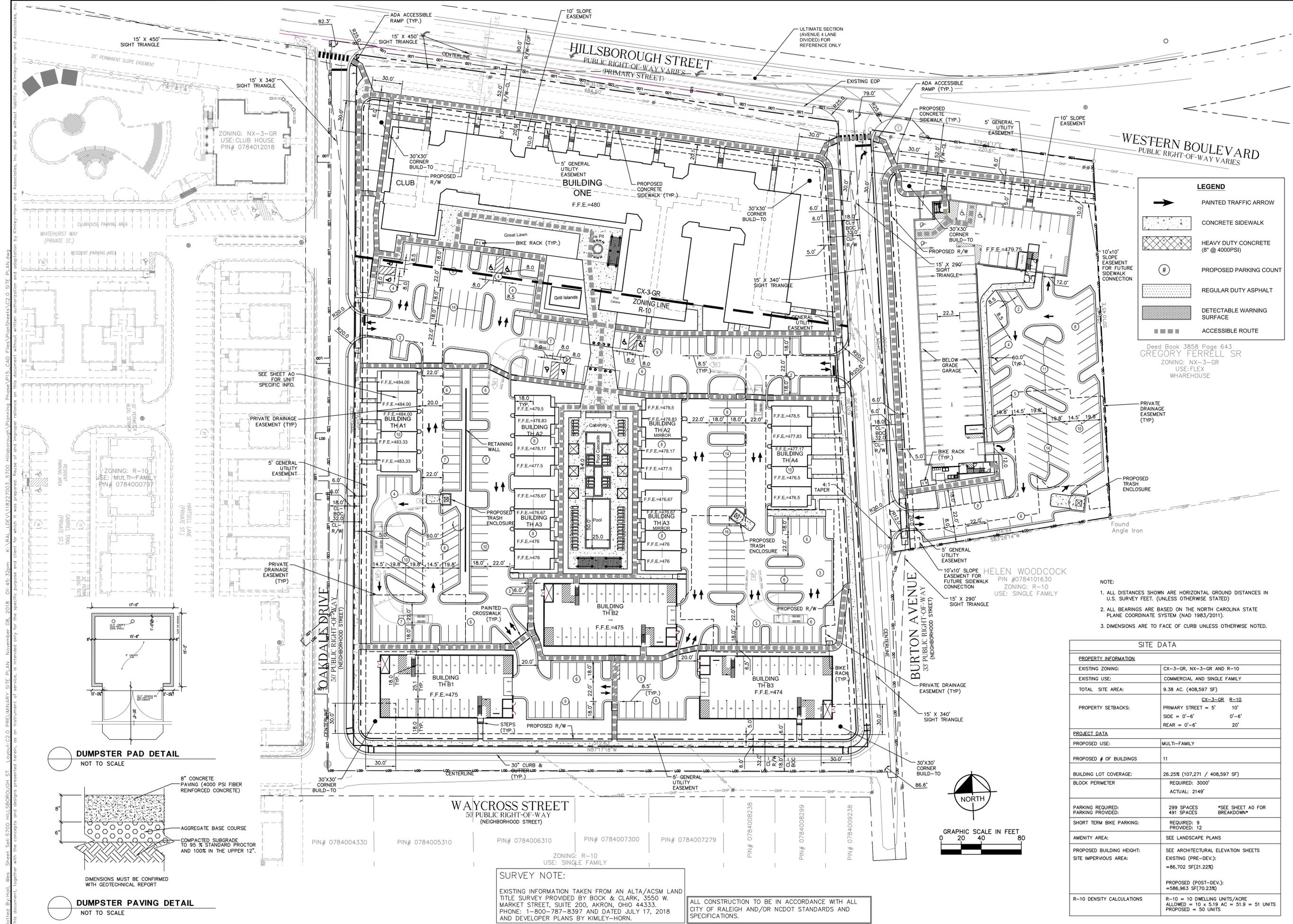
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KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
118227003	10/09/2018	AS SHOWN	JWH	JCB	COB

EXISTING CONDITIONS AND DEMOLITION PLAN

5700 HILLSBOROUGH ST.
 PREPARED FOR
CA VENTURES
 NORTH CAROLINA
 CITY OF RALEIGH
 SHEET NUMBER
C1.0



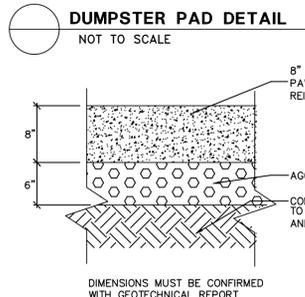
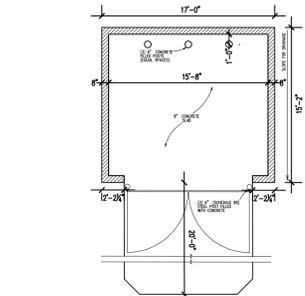
LEGEND

- PAINTED TRAFFIC ARROW
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE (8" @ 4000PSI)
- PROPOSED PARKING COUNT
- REGULAR DUTY ASPHALT
- DETECTABLE WARNING SURFACE
- ACCESSIBLE ROUTE

Deed Book 3858 Page 643
 GREGORY FERRELL SR
 ZONING: NX-3-GR
 USE: FLEX WAREHOUSE

- NOTE:**
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET, (UNLESS OTHERWISE STATED)
 - ALL BEARINGS ARE BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 1983/2011).
 - DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

SITE DATA	
PROPERTY INFORMATION	
EXISTING ZONING:	CX-3-GR, NX-3-GR AND R-10
EXISTING USE:	COMMERCIAL AND SINGLE FAMILY
TOTAL SITE AREA:	9.38 AC. (408,597 SF)
PROPERTY SETBACKS:	CX-3-GR R-10 PRIMARY STREET = 5' 10' SIDE = 0'-6" 0'-6" REAR = 0'-6" 20'
PROJECT DATA	
PROPOSED USE:	MULTI-FAMILY
PROPOSED # OF BUILDINGS	11
BUILDING LOT COVERAGE:	26.25% (107,271 / 408,597 SF)
BLOCK PERIMETER	REQUIRED: 3000' ACTUAL: 2149'
PARKING REQUIRED:	299 SPACES *SEE SHEET A0 FOR BREAKDOWN*
PARKING PROVIDED:	491 SPACES
SHORT TERM BIKE PARKING:	REQUIRED: 9 PROVIDED: 12
AMENITY AREA:	SEE LANDSCAPE PLANS
PROPOSED BUILDING HEIGHT:	SEE ARCHITECTURAL ELEVATION SHEETS
SITE IMPERVIOUS AREA:	EXISTING (PRE-DEV.): =86,702 SF(21.22%) PROPOSED (POST-DEV.): =586,963 SF(70.23%)
R-10 DENSITY CALCULATIONS	R-10 = 10 DWELLING UNITS/ACRE ALLOWED = 10 x 5.19 AC = 51.9 UNITS PROPOSED = 50 UNITS



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PRELIMINARY SITE PLAN

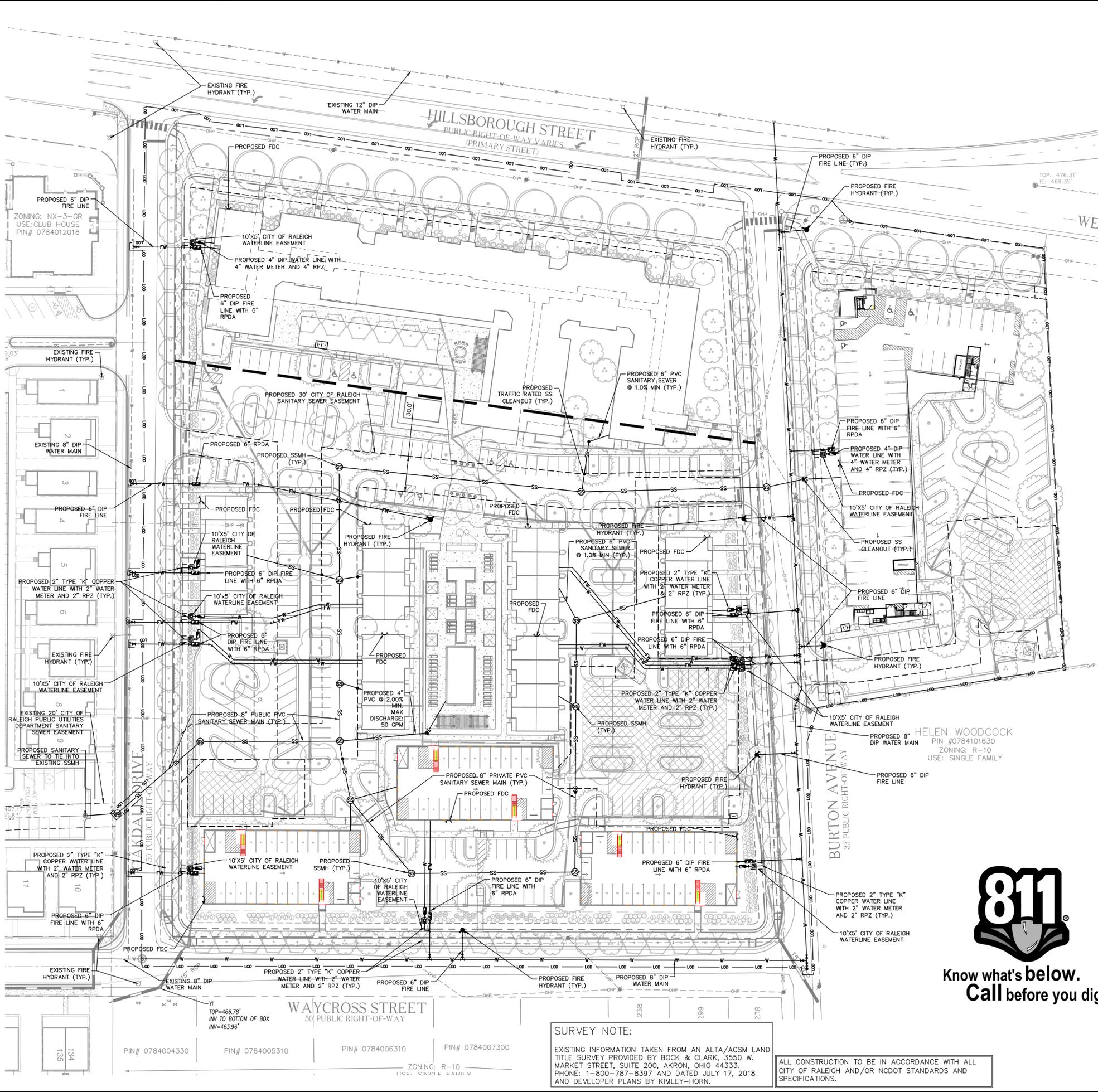
5700 HILLSBOROUGH ST.
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CA VENTURES

NORTH CAROLINA

SHEET NUMBER
C2.0

Plotted By: Hall, Web. Sheet Set: 5700_HILLSBOROUGH_ST. Layout: C2.0 - PRELIMINARY SITE PLAN. November 08, 2018. 01:45:32pm. K:\RAL\DEV\118227003_5700_Hillsborough_Plan\Phase\PT15_CAD_Files\PlanSheets\C2.0_SITE_PLAN.dwg
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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

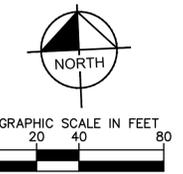
- STANDARD UTILITY NOTES (AS APPLICABLE):**
- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
 - UTILITY SEPARATION REQUIREMENTS:
 - A) A DISTANCE OF 100 SHALL BE MAINTAINED BETWEEN 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 IN 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" DIP AND 2" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
 - INSTALL 6" 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.

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KHA PROJECT 118227003	DATE 10/09/2018	SCALE AS SHOWN	DESIGNED BY JCB	DRAWN BY JCB	CHECKED BY COB
PRELIMINARY UTILITY PLAN					
5700 HILLSBOROUGH ST.					
PREPARED FOR CA VENTURES					
CITY OF RALEIGH NORTH CAROLINA					
SHEET NUMBER C4.0					



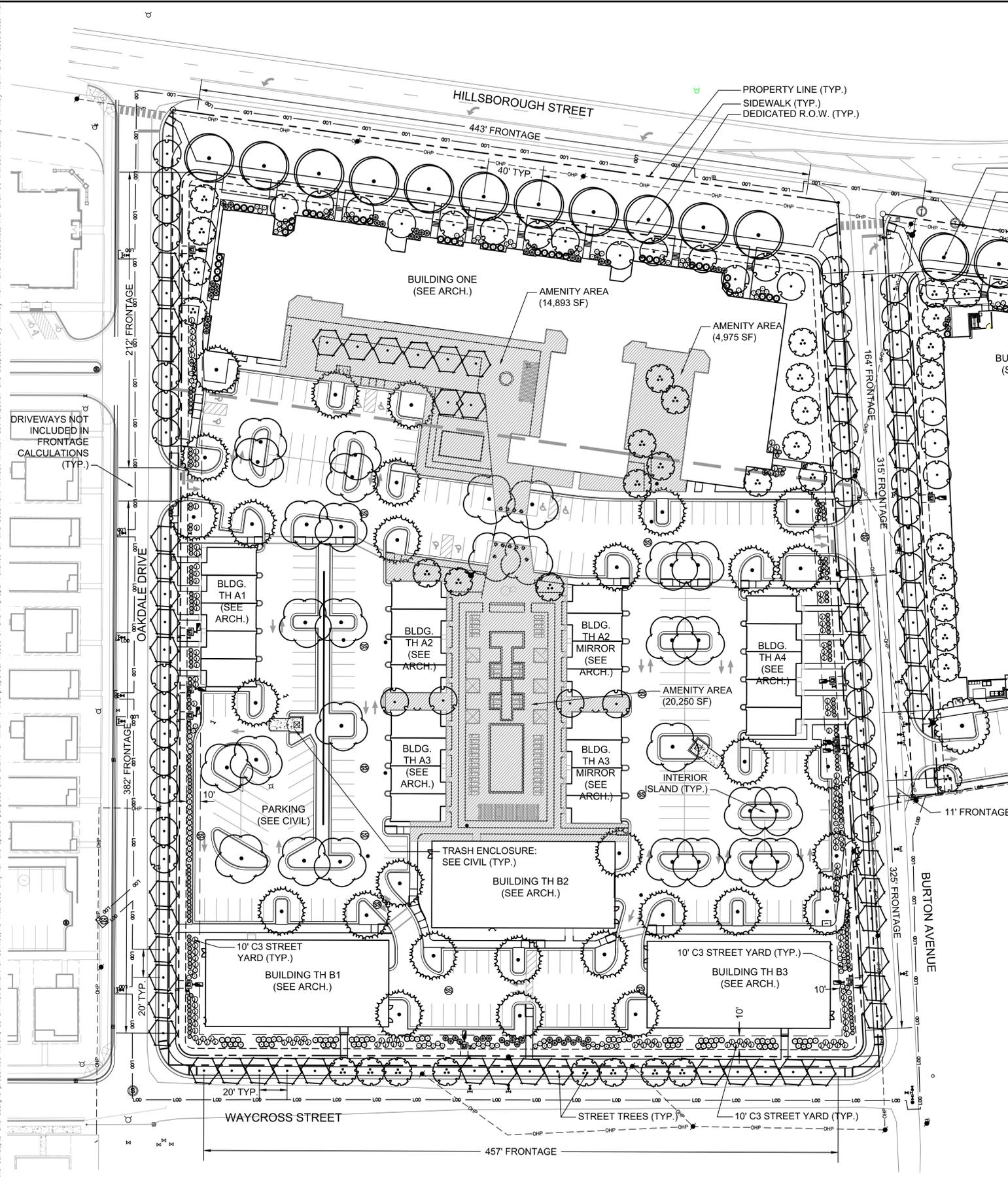
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Call before you dig.



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Plotted By: Greensburg, Dan. Sheet Set: 5700 HILLSBOROUGH ST. LANDSCAPE PLAN. November 07, 2018. 03:37:22pm. K:\VAL_UIDEVA\118227003_5700 Hillsborough Planning Phase\115_CAD Files\PlanSheets\110_LANDSCAPE PLAN.dwg
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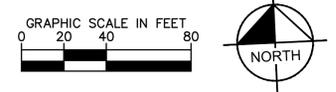


PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	CONT	CAL	SIZE
	35	ACER SACCHARUM 'GREEN MOUNTAIN' SUGAR MAPLE	B&B	3" CAL	12'-14' H
	41	AMELANCHIER X GRANDIFLORA 'PRINCESS DIANA' PRINCESS DIANA SERVICEBERRY	B&B		10'-12' HT.
	58	CHIONANTHUS VIRGINICUS WHITE FRINGETREE (SINGLE STEM)	B&B	1.5" CAL	10' HT.
	58	MAGNOLIA STELLATA STAR MAGNOLIA	B&B	1.5" CAL	10' HT.
	16	QUERCUS PHELLOS WILLOW OAK	B&B	3" CAL	12'-14' H
	30	TAXODIUM DISTICHUM 'AUTUMN GOLD' BALD CYPRESS	B&B	3" CAL	12'-14' H
	10	ULMUS AMERICANA 'VALLEY FORGE' AMERICAN ELM	B&B	3" CAL	12'-14' H
SHRUBS	QTY	BOTANICAL NAME	SIZE	WIDTH	HEIGHT
	74	ABELIA X GRANDIFLORA 'ROSE CREEK' ROSE CREEK ABELIA	CONT.	18"	24"
	69	ILEX GLABRA 'SHAMROCK' INKBERRY	CONT.	24"	36" MIN.
	126	ITEA VIRGINICA 'HENRY'S GARNET' SWEETSPICE	CONT.	18"	24"
	169	ILEX VOMITORIA 'NANA' DWARF YAUPON HOLLY	CONT.	18"	24"
	52	PRUNUS LAUROCERASUS 'OTTO LUYKEN' LUYKENS LAUREL	CONT.	24"	36" MIN.
	132	VIBURNUM DENTATUM 'BLUE MUFFIN' SOUTHERN ARROWWOOD	CONT.	18"	24"

LANDSCAPE REQUIREMENTS & CALCULATIONS

AREA TO BE LANDSCAPED	CODE REQUIREMENT	SITE LOCATION	MEASUREMENT	TOTAL QUANTITY REQUIRED	TOTAL QUANTITY PROVIDED	CODE SECTION
OUTDOOR AMENITY AREA	10% OF NET SITE AREA	SITE	369,830 SF	369,830 * 10% = 36,983 SF	40,118 SF	1.5.3.B & 3.2.4
VEHICULAR SURFACE AREA	1 TREE PER 2,000 SF OF VEHICULAR SURFACE AREA LANDSCAPED INTERIOR ISLAND EVERY 10 SPACES	SITE	111,412 SF	111,412 / 2,000 = 56 TREES	75 SHADE TREES 2 SMALL TREES	7.1.7
SURFACE PARKING AREA WITH FRONTAGE ON ANY PORTION OF STREET RIGHT-OF-WAY	C3 STREET PROTECTIVE YARD: MINIMUM AVERAGE WIDTH OF 10' 30 SHRUBS PER 100 LF (SHRUB HEIGHT 3.5' MINIMUM)	OAKDALE DRIVE	485 LF	(485 / 100) * 30 = 146 SHRUBS	156 SHRUBS	7.1.7.B.4
		WAYCROSS STREET	484 LF	(484 / 100) * 30 = 146 SHRUBS	160 SHRUBS	&
		BURTON AVENUE (WEST)	377 LF	(377 / 100) * 30 = 114 SHRUBS	131 SHRUBS	7.2.4.B
STREET TREES	1 CANOPY TREE SPACED 40' O.C. (TREES TO BE OUTSIDE SIGHT TRIANGLES) (LANDSCAPED AREA FOR GREEN FRONTAGE) PER CITY: 1 CANOPY TREE SPACED 40' O.C. PER NCDOT: 1 UNDERSTORY TREE SPACED 20' O.C. (TREES TO BE OUTSIDE SIGHT TRIANGLES) TREE LAWN (6' WIDTH MIN.)	HILLSBOROUGH STREET	640 LF	40' TREE SPACING (20' SPACING UNDER OH LINES)	16 TREES	8.5.2.D
		OAKDALE DRIVE	594 LF	20' TREE SPACING	29 TREES	8.5.2.D
		WAYCROSS STREET	457 LF	20' TREE SPACING	22 TREES	
		BURTON AVENUE (WEST)	489 LF	20' TREE SPACING	24 TREES	
		BURTON AVENUE (EAST)	326 LF	20' TREE SPACING	16 TREES	



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KHA PROJECT 118227003
 DATE 10/09/2018
 SCALE AS SHOWN
 DESIGNED BY DSC
 DRAWN BY DSC
 CHECKED BY COB

NO. 2
 CITY COMMENTS
 11/05/18 JWH

NO. 1
 CITY COMMENTS
 10/31/18 JWH

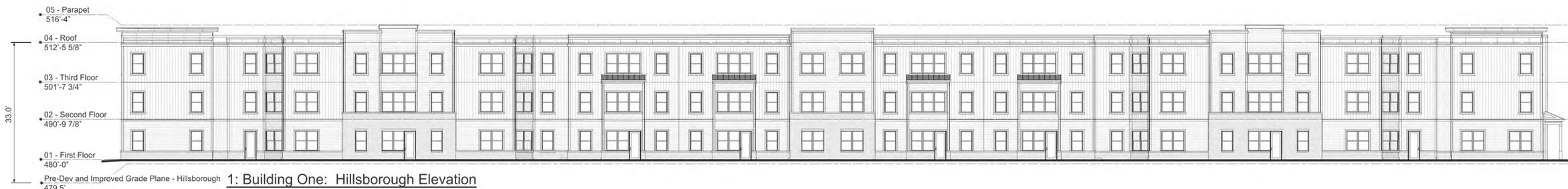
NO. 1
 REVISIONS
 DATE

LANDSCAPE PLAN

5700 HILLSBOROUGH ST.
 PREPARED FOR
 CA VENTURES

CITY OF RALEIGH
 NORTH CAROLINA

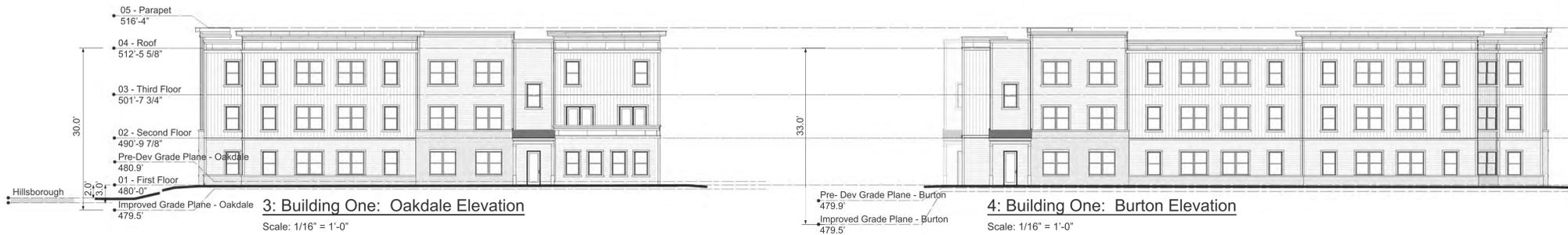
SHEET NUMBER
L1.0



1: Building One: Hillsborough Elevation
Scale: 1/16" = 1'-0"

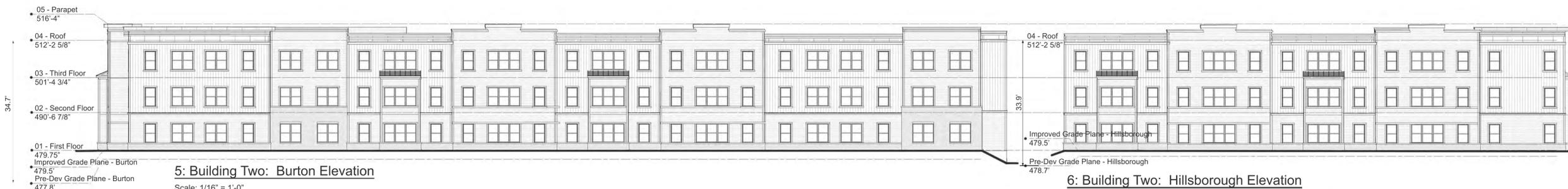


2: Building One: South Elevation
Scale: 1/16" = 1'-0"



3: Building One: Oakdale Elevation
Scale: 1/16" = 1'-0"

4: Building One: Burton Elevation
Scale: 1/16" = 1'-0"



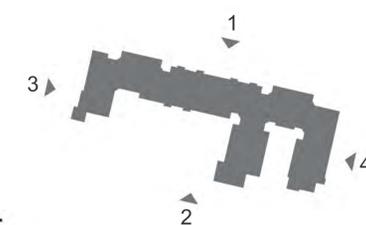
5: Building Two: Burton Elevation
Scale: 1/16" = 1'-0"

6: Building Two: Hillsborough Elevation
Scale: 1/16" = 1'-0"



7: Building Two: South Elevation
Scale: 1/16" = 1'-0"

8: Building Two: East Elevation
Scale: 1/16" = 1'-0"

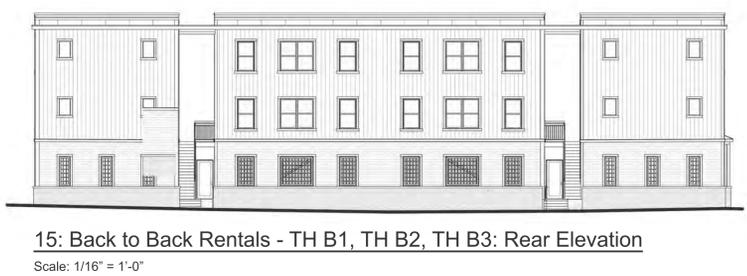
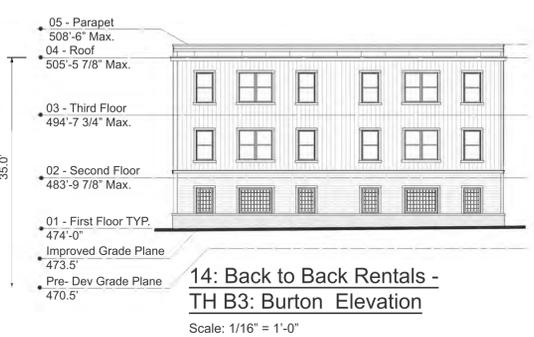
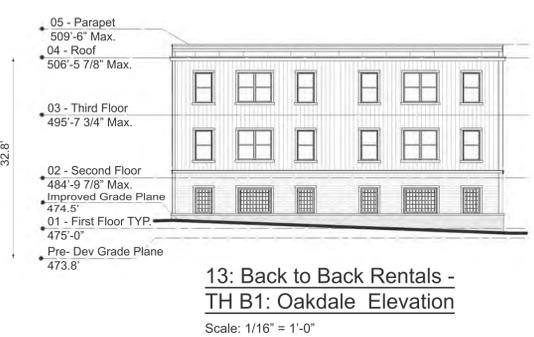
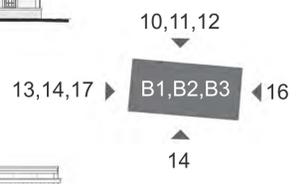
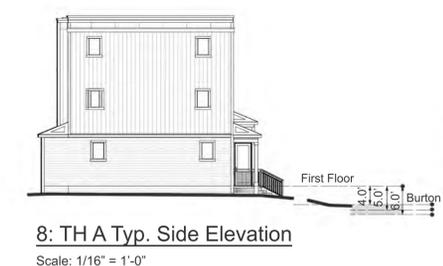
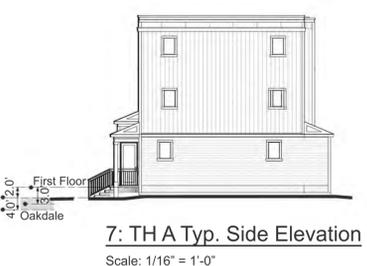
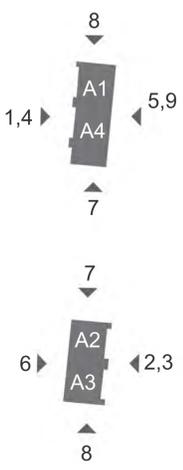


EXTERIOR ELEVATIONS

5700 HILLSBOROUGH STREET
RALEIGH, NC

Sheet A 3.00





EXTERIOR ELEVATIONS

5700 HILLSBOROUGH STREET
RALEIGH, NC

Sheet A 3.01



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