

SL-92-18

# Administrative Site Review Application (for UDO Districts only)



**DEVELOPMENT SERVICES DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 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"/> Attached <input checked="" type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input type="checkbox"/> General <input checked="" type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot	Transaction Number <b>570020</b> Assigned Project Coordinator  Assigned Team Leader <i>Mike Walter</i>
Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction #		
GENERAL INFORMATION		
Development Name <b>HILLSBOROUGH POINTE</b>		
Zoning District <b>NX-4-SH</b>	Overlay District (if applicable) <b>-SPROD</b>	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Use <b>GROUND FLOOR RETAIL, APARTMENT LIVING ON FLOORS 1-4</b>		
Property Address(es) <b>2812 HILLSBOROUGH ST.</b>		Major Street Locator: <b>HILLSBOROUGH AND BAGWELL</b>
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
P.I.N. <b>0794-62-4441</b>	P.I.N.	P.I.N.
What is your project type? <input checked="" type="checkbox"/> Apartment <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Duplex <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> School <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Hospitals <input type="checkbox"/> Shopping Center <input type="checkbox"/> Residential Condo <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Banks <input checked="" type="checkbox"/> Retail <input type="checkbox"/> Office <input type="checkbox"/> Industrial Building <input type="checkbox"/> Cottage Court <input checked="" type="checkbox"/> Other: If other, please describe: <u>GROUND FLOOR RETAIL, APARTMENT LIVING FLOORS 1-4</u>		
<b>WORK SCOPE</b>	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. <b>DEMOLITION OF EXISTING BLDG, PARKING LOT AND WALLS. CONSTRUCTION OF 4-STORY, MIXED USE (RETAIL ON 1ST FLOOR, APARTMENTS ON FLOORS 1-4) BLDG, SIDEWALK, WALLS, STREETScape AND ASSOCIATED UTILITY CONNECTIONS.</b>	
<b>DESIGN ADJUSTMENT OR ADMIN ALTERNATE</b>	Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE <b>N/A</b>	
<b>CLIENT/DEVELOPER/ OWNER</b>	Company <b>HILLSBOROUGH POINTE, LLC</b> Name (s) <b>Nikita Zhitov</b>	
	Address <b>119 SW MAYNARD RD. CARY, NC 27511</b>	
	Phone <b>919-747-4901</b>	Email <b>nikita@blueskyservices.com</b> Fax <b>919-400-4349</b>
<b>CONSULTANT (Contact Person for Plans)</b>	Company <b>PABST DESIGN GROUP, PA</b> Name (s) <b>MARK PHILLIPS</b>	
	Address <b>404-B GLENWOOD AVE. RALEIGH, NC 27603</b>	
	Phone <b>919.848.4399</b>	Email <b>MPHILLIPS@PABSTDESIGN.COM</b> Fax

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)	
Zoning Information	Building Information
Zoning District(s) <b>NX-4-SH</b>	Proposed building use(s) <b>APARTMENT/RETAIL</b>
If more than one district, provide the acreage of each:	Existing Building(s) sq. ft. gross <b>1,857 SF (TO BE REMOVED)</b>
Overlay District <b>SPECIAL RESIDENTIAL PARKING OVERLAY DISTRICT</b>	Proposed Building(s) sq. ft. gross <b>29,555 SF</b>
Total Site Acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>0.22 ACRES</b>	Total sq. ft. gross (existing & proposed) <b>29,555 SF</b>
Off street parking: Required <b>13</b> Provided <b>13</b>	Proposed height of building(s) <b>56'-0"</b>
COA (Certificate of Appropriateness) case # <b>N/A</b>	# of stories <b>4</b>
BOA (Board of Adjustment) case # <b>A- N/A</b>	Ceiling height of 1 <sup>st</sup> Floor <b>14'-0"</b>
CUD (Conditional Use District) case # <b>Z- N/A</b>	
Stormwater Information	
Existing Impervious Surface <b>0.215 AC</b> acres/square feet <b>9,364.2 SF</b>	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface <b>0.217 AC</b> acres/square feet <b>9,589.7 SF</b>	If Yes, please provide: Alluvial Soils _____ Flood Study _____ FEMA Map Panel # _____
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
FOR RESIDENTIAL DEVELOPMENTS	
1. Total # Of Apartment, Condominium or Residential Units <b>29</b>	5. Bedroom Units: 1br <b>12</b> 2br <b>17</b> 3br _____ 4br or more _____
2. Total # Of Congregate Care Or Life Care Dwelling Units <b>0</b>	6. Infill Development 2.2.7 <b>N/A</b>
3. Total Number of Hotel Units <b>0</b>	7. Open Space (only) or Amenity <b>10% AMENITY AREA</b>
4. Overall Total # Of Dwelling Units (1-6 Above) <b>29</b>	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 <b>PABST DESIGN GROUP, PA</b> 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 _____	Date <b>9-19-2018</b>
Printed Name <b>Nikita Zhitov</b>	
Signed _____	Date _____
Printed Name _____	

# ADMINISTRATIVE SITE REVIEW PLANS FOR: HILLSBOROUGH POINTE 2812 HILLSBOROUGH STREET, RALEIGH, NORTH CAROLINA

**Administrative Site Review Application  
(for UDO Districts only)**

**DEVELOPMENT SERVICES DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400, Raleigh, NC 27601 | 919.988.3387 (ext. 370) Fax 919.988.3211  
Landlord Services Office | 101-101 Lenoir Road, Raleigh, NC 27601 | 919.988.3387 (ext. 370) Fax 919.988.3211

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"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Warehouse	<input type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot <input type="checkbox"/> Industrial Warehouse

Has your project previously been through the One-Stop or Batch Plan Review process? If yes, provide the transaction #

Development Name: **HILLSBOROUGH POINTE**

zoning District: **NX-4-SH** Overlay District of application: **-SPROD** Inside City Limits:  Yes  No

Proposed Use: **GROUND FLOOR RETAIL APARTMENT / FINISH FLOORS 1-4**

Property Address: **2812 HILLSBOROUGH ST.** (Please check location on HILLSBOROUGH AND BAYWELL)

Map Code: Property Identification Number (PIN) for each parcel to which these plans will apply

PIN: **0794-62-4441** PIN: **0794-62-4442** PIN: **0794-62-4443** PIN: **0794-62-4444**

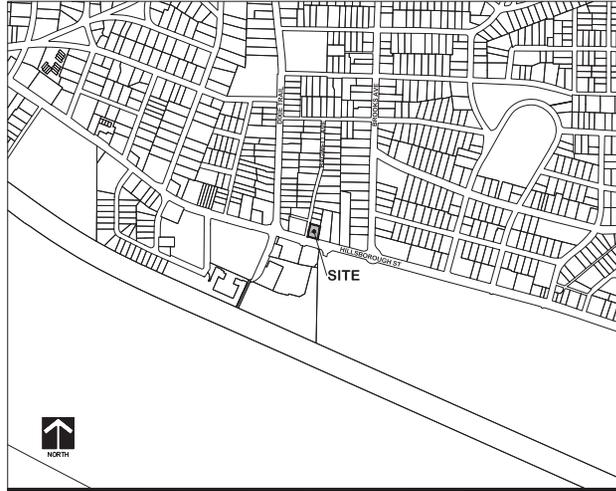
**WORK NOTES** For Use Code Section 22.2(B.1), summarize the project work items. For additions, changes of use, or changes from District or Overlay District, indicate exactly the existing improvements.  
**DEMOLITION OF EXISTING BLDG, PARKING LOT AND WALLS, CONSTRUCTION OF 4- STORY, MIXED-USE RETAIL ON 1ST FLOOR, APARTMENTS ON FLOORS 1-4, BLDG, SIDEWALK, WALLS, STREET SCAPE AND ASSOCIATED UTILITY CONNECTIONS.**  
For Use Code Section 22.2(B.1), summarize a project requires either a design adjustment, or Section 22-2(B.1) - Alternative Use.

OWNER: **NIA**

DEVELOPER: **HILLSBOROUGH POINTE, LLC** 1119 SW MAYNARD RD. CARY, NC 27511  
 Phone: 919-747-4901 Email: nia@blueskyservices.com Fax: 919-430-4349

CONSULTANT: **PABST DESIGN GROUP, PA** 404-B GLENWOOD AVE. RALEIGH, NC 27603  
 Phone: 919.848.4399 Email: mpabst@pabstdesign.com Fax:

[WWW.RALEIGHNC.GOV](http://WWW.RALEIGHNC.GOV) REVISION 05.13.16



VICINITY MAP  
1" = 500'

**OWNER:**  
HILLSBOROUGH POINTE, LLC  
1119 SW MAYNARD ROAD, SUITE 200  
CARY, NC 27511

**DEVELOPER:**  
BLUE SKY SERVICES  
DEVELOPMENT, LLC  
2810-2A YONKERS ROAD  
RALEIGH, NC 27604  
TEL: 919.743.0030

**CIVIL ENGINEER:**  
PABST DESIGN GROUP, PA  
404-B GLENWOOD AVENUE  
RALEIGH, NC 27603  
TEL: 919.848.4399  
FAX: 919.848.4395  
E-MAIL: dpabst@pabstdesign.com

**ARCHITECT:**  
NEW CITY DESIGN GROUP  
1304 HILLSBOROUGH STREET  
RALEIGH, NC 27605  
TEL: 919.831.1308  
E-MAIL: ted@newcitydesign.com

**SURVEYOR:**  
NEWCOMB LAND SURVEYING, PLLC  
7008 HARPS MILL ROAD, SUITE 105  
RALEIGH, NC 27615  
TEL: 919.847.1800  
E-MAIL: justin@nls-nc.com

**DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)**

zoning Information	Building Information
zoning District: <b>NX-4-SH</b>	Proposed building use: <b>APARTMENT/RETAIL</b>
If more than one district, provide the average of each	Existing Building(s) sq. ft. gross (net or to be removed)
Overlay District: <b>SPECIAL RESIDENTIAL PARKING OVERLAY DISTRICT</b>	Proposed Building(s) sq. ft. gross: <b>29,555 SF</b>
Total Site Area: <b>0.22 ACRES</b>	Total sq. ft. gross (existing & proposed): <b>29,555 SF</b>
Off-street parking: Required <b>13</b> Provided <b>13</b>	Proposed height of building(s): <b>4-17'</b>
CDD (Certificate of Appropriateness) use: <b>N/A</b>	# of stories: <b>4</b>
RDA (Board of Adjustment) case #: <b>N/A</b>	Ceiling height of 1 <sup>st</sup> floor: <b>14'-0"</b>
CDD (Conditional Use District) case #: <b>N/A</b>	

**Stormwater Information**

Existing Impervious Surface: **0.215 AC** Impervious Area: **9,364.2 SF** Paving Impervious Surface:  Yes  No

Proposed Impervious Surface: **0.217AC** Impervious Area: **9,569.7 SF** # of lots, # of acres: **0.22 AC** # of lots: **0** # of acres: **0**

Nearest Storm Water:  Yes  No Wetlands:  Yes  No Flood Study:  Yes  No

**FOR RESIDENTIAL DEVELOPMENTS**

1. Total # of Apartments, Condominiums or Individual Units: **29** 2. Bedroom units: **12** Jet 17' or taller: **0**

3. Total # of Single-Family Units or Two-Unit Dwelling Units: **0** 4. HOA/Development: **L1/NIA**

5. Total Number of Home Units: **0** 7. Open Space (Total) in Percent: **10%** AMENITY AREA

6. Overall Total # of Dwelling Units: **29** 8. Is your project a cottage court?  Yes  No

**MINOR USES (Applicable to all developments)**

In filing this plan on the property owner(s), I/we do hereby agree and bind ourselves, my/our heirs, successors, administrators, successors and assigns jointly and severally to defend, indemnify and hold the City of Raleigh harmless from all claims or actions arising from the proposed development plan as shown by this City.

I hereby designate **PABST DESIGN GROUP, PA** to serve as my agent regarding this application, to attend and respond to administrative decisions, to receive plans on my behalf and to represent me at any public hearing regarding this application.

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

Prepared Name: **Mark Phillips** Date: **05.19.2016**

Prepared Name: **Mark Phillips** Date: **05.19.2016**

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C-2.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C-3.0	SITE LAYOUT PLAN
C-4.0	UTILITY PLAN
D-1.0	GRADING AND STORM DRAINAGE PLAN
D-2.0	SITE DETAIL SHEET
D-2.1	UTILITY DETAIL SHEET
D-2.2	UTILITY DETAIL SHEET
L-1.0	LANDSCAPE PLAN
L-1.1	LANDSCAPE DETAIL SHEET
LP-1.0	LIGHTING PLAN AND SPECIFICATIONS
A201	EXTERIOR ELEVATIONS

**MUNICIPAL CONTACT LIST**

<p><b>PLANNING AND ZONING</b> CITY OF RALEIGH PLANNING DEPARTMENT JUSTIN RAMETTA, PLANNER II ONE EXCHANGE PLAZA, STE. 304 RALEIGH, NC 27601 919.516.2664</p> <p><b>STREETS AND HIGHWAYS</b> NCCDOT DIVISION 5, DISTRICT 1 M. SCOTT WHEELER, PE 4009 DISTRICT DRIVE RALEIGH, NC 27607 919.733.3213 919.715.5778 FAX</p> <p><b>BUILDING INSPECTIONS</b> CITY OF RALEIGH INSPECTIONS DEPARTMENT CURT WELLS ONE EXCHANGE PLAZA, STE. 504 RALEIGH, NC 27602 919.516.2723</p>	<p><b>EROSION CONTROL</b> CITY OF RALEIGH STORMWATER UTILITY BEN BROWN, PE 222 WEST HARGETT ST., STE. 301 RALEIGH, NC 919.516.2168</p> <p><b>WATER AND SEWER</b> CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT BRIAN CASEY ONE EXCHANGE PLAZA RALEIGH, NC 27601 919.996.2176 919.715.5778 FAX</p> <p><b>ELECTRIC SERVICE</b> DUKE ENERGY PROGRESS KEITH SANDERS 4890 SIMMS CREEK RD RALEIGH, NC 27616 919.431.4706 ROGER TURNER 9500 FAYETTEVILLE RD RALEIGH, NC 27603 919.557.2628</p>	<p><b>NATURAL GAS SERVICES</b> PSNC ENERGY MATTHEW KOREIL 3516 SPRING FOREST RD RALEIGH, NC 27616 919.501.7669</p> <p><b>TELEPHONE SERVICE</b> AT&amp;T DOCK POTTER 919.788.2759</p> <p><b>CABLE SERVICE</b> SPECTRUM COMMUNICATIONS SEAN YOUNG 101 INNOVATION AVENUE MORRISVILLE, NC 27560 919.882.4713</p> <p><b>CABLE SERVICE</b> SPIRIT COMMUNICATIONS ANDY LEVINER 803.230.2585</p>
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NOTE(s):

- ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH, NCCDOT AND MUTCD STANDARDS AND SPECIFICATIONS.
- PROPOSED TREE CONSERVATION PLAN NOT REQUIRED BECAUSE THE TRACT IS LESS THAN 2 ACRES, PER CITY OF RALEIGH LAND DEVELOPMENT ORDINANCE SECTION 9.1.2.

**FOR REVIEW ONLY  
NOT FOR CONSTRUCTION**

**PABST DESIGN GROUP, PA**  
ENGINEERING & CONSULTING  
101 Exchange Plaza, Suite 400, Raleigh, North Carolina 27601  
Phone: 919.848.4399 Fax: 919.848.4395 NCLICENSE NUMBER: C-0271

**HILLSBOROUGH POINTE**  
RALEIGH, WAKE COUNTY, NORTH CAROLINA  
ADMINISTRATIVE SITE REVIEW PLANS  
COVER SHEET

NO.	REVISION	DATE	BY	FOR

**DRAWING SHEET**

**C-0.0**

PROJECT NUMBER  
**416-18**

SYMBOLS		LINETYPES	
●	EX. IRON PIPE/ROD OR NAIL	---	EX. FENCE
○	CALCULATED POINT	- - - -	EX. STORM DRAIN
⊙	EX. TELEPHONE PEDESTAL	—○—○—	EX. OVERHEAD UTILITY
⊕	EX. FIRE HYDRANT		
⊗	EX. VALVE (WATER OR GAS)		
⊘	EX. SANITARY SEWER CLEANOUT		
⊙	EX. SANITARY SEWER MANHOLE		
⊕	EX. LAMP POST		
DB	DEED BOOK		
PB or BM	PLAT BOOK / BOOK OF MAPS		
R/W	RIGHT-OF-WAY		
NCSR	NORTH CAROLINA STATE ROUTE		
DWC	DUKE ENERGY PROGRESS		
TWC	TIME WARNER CABLE		
GFR	GOOGLE FIBER VAULT		

LEGEND	
---	LIMITS OF CONSTRUCTION
- - - -	EXISTING PUBLIC EASEMENT
▭	TO BE REMOVED
⊗	EXISTING TREE TO BE REMOVED
▭	CONCRETE TO BE REMOVED
▭	BUILDING TO BE REMOVED

LINE TABLE		
LINE #	LENGTH	BEARING
L1	1.00	S 10°31'0" E
L2	48.99	N 11°42'25" E
L3	1.00	N 11°42'25" E

### SURVEY NOTES

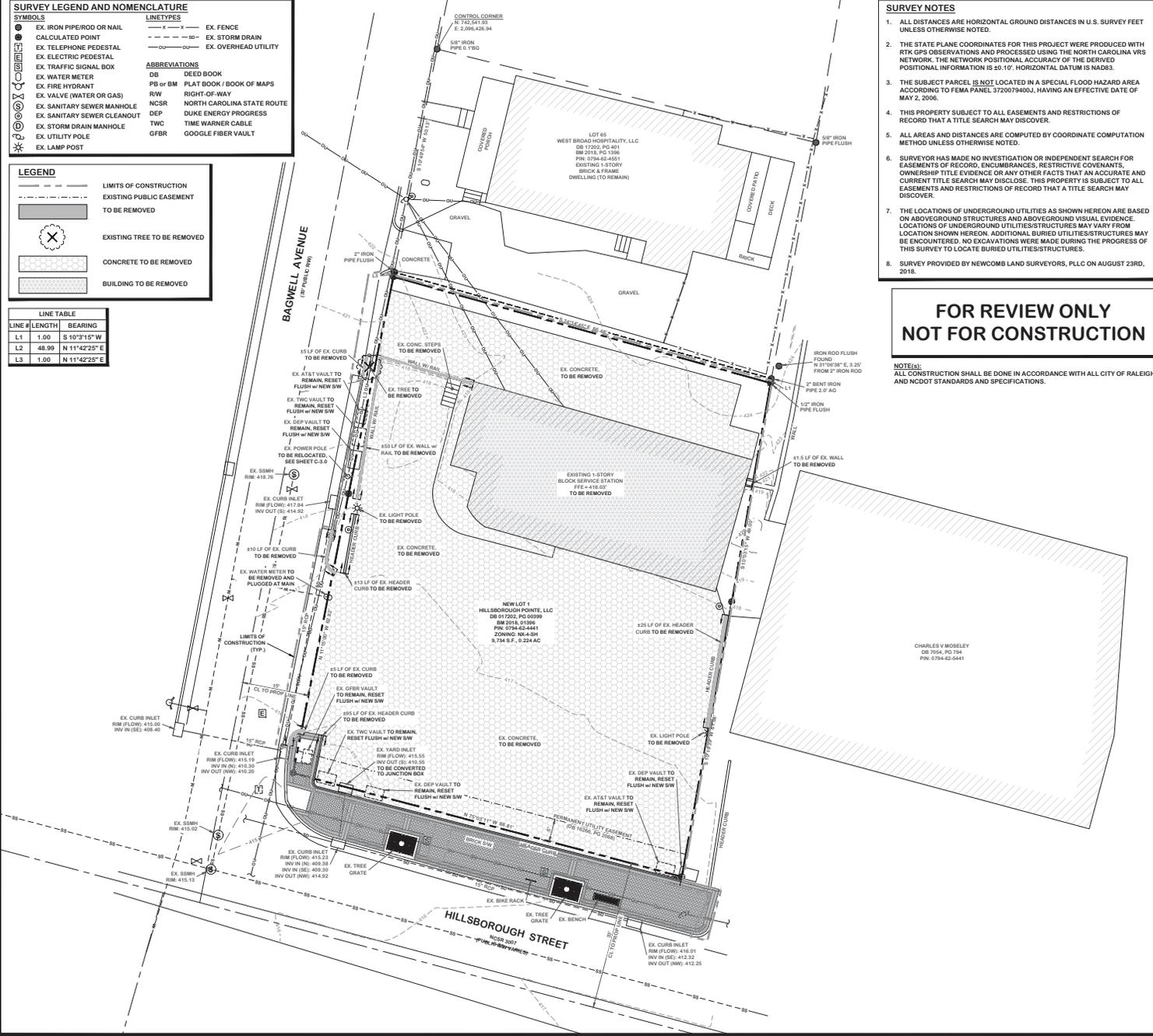
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
- THE STATE PLANE COORDINATES FOR THIS PROJECT WERE PRODUCED WITH RTK GPS OBSERVATIONS AND PROCESSED USING THE NORTH CAROLINA VRS NETWORK. THE NETWORK POSITIONAL ACCURACY OF THE DERIVED POSITIONAL INFORMATION IS ±0.1'. HORIZONTAL DATUM IS NAD83.
- THE SUBJECT PARCEL IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA PANEL 5720079400J, HAVING AN EFFECTIVE DATE OF MAY 2, 2006.
- THIS PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD THAT A TITLE SEARCH MAY DISCOVER.
- ALL AREAS AND DISTANCES ARE COMPUTED BY COORDINATE COMPUTATION METHOD UNLESS OTHERWISE NOTED.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD THAT A TITLE SEARCH MAY DISCOVER.
- THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND ABOVEGROUND VISUAL EVIDENCE. LOCATIONS OF UNDERGROUND UTILITIES STRUCTURES MAY VARY FROM LOCATION SHOWN HEREON. ADDITIONAL BURIED UTILITIES STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES STRUCTURES.
- SURVEY PROVIDED BY NEWCOMB LAND SURVEYORS, PLLC ON AUGUST 23RD, 2018.

**FOR REVIEW ONLY  
NOT FOR CONSTRUCTION**

NOTES:  
ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDDT STANDARDS AND SPECIFICATIONS.

### DEMOLITION NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL AND STATE PERMITS REQUIRED FOR DEMOLITION WORK.
- THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND/OR ENGINEER FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES IN THE DEMOLITION AND CONSTRUCTION DISCOURSED BY THESE PLANS AND SPECIFICATIONS.
- EXISTING CONDITIONS AS DEPICED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE AND DO NOT INCLUDE MECHANICAL, ELECTRICAL AND MISCELLANEOUS STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THE DEMOLITION WORK FOR THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- ALL EXISTING ABOVE AND BELOW GROUND STRUCTURES WITHIN THE LIMITS OF NEW CONSTRUCTION SHALL BE RAZED UNLESS NOTED OTHERWISE WITHIN THIS CONSTRUCTION SET, ARCHITECTURAL PLANS AND/OR PROJECT SPECIFICATIONS. THIS INCLUDES FOUNDATION SLABS, WALLS, AND FOOTINGS.
- ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
- ALL UTILITY REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR PROJECT ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
- THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR GETS WRITTEN AUTHORIZATION FROM THE LOCAL AUTHORITIES.
- MUNICIPAL AND UTILITY CONTACTS ARE LISTED ON COVER SHEET C-0.
- EROSION AND SEDIMENTATION CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE INSTALLED PRIOR TO INITIATION OF DEMOLITION ACTIVITIES.
- ASBESTOS OR HAZARDOUS MATERIALS, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
- CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS, AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL, AND OSHA REGULATIONS WHEN OPERATING DEMOLITION EQUIPMENT AROUND UTILITIES.
- CONTRACTOR SHALL PROTECT AT ALL TIMES ADJACENT STRUCTURES AND ITEMS FROM DAMAGE DUE TO DEMOLITION ACTIVITIES.
- CONTRACTOR SHALL PROTECT ALL ADJACENT STRUCTURES AND ITEMS FROM DAMAGE DUE TO DEMOLITION ACTIVITIES.
- CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS, AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL, AND OSHA REGULATIONS WHEN OPERATING DEMOLITION EQUIPMENT AROUND UTILITIES.
- CONTRACTOR SHALL PROTECT AT ALL TIMES ADJACENT STRUCTURES AND ITEMS FROM DAMAGE DUE TO DEMOLITION ACTIVITIES.
- CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS, AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
- EXISTING PAVEMENT, CURBS AND GUTTER, SIDEWALK, ETC. NOT INDICATED FOR REMOVAL, WHICH IS DAMAGED DURING DEMOLITION CONSTRUCTION, SHALL BE REPAIRED OR REPLACED TO MATCH ORIGINAL CONDITION.
- SALVAGEABLE FILL MATERIALS FROM SITE DEMOLITION DETERMINED TO BE ACCEPTABLE BY AN INDEPENDENT SOILS TESTING LABORATORY SHALL BE UTILIZED FOR FILL MATERIAL, WHERE APPROPRIATE.
- ANY NOTE, OR REFERENCE TO ANY ELEMENT, WHICH DOES NOT SPECIFY ACTION BY THE CONTRACTOR SHALL BE CONSTRUED AS INFORMATION ONLY.
- ALL UTILITIES OR STRUCTURES NOT DESIGNATED FOR REMOVAL OR MODIFICATION ARE TO REMAIN AND BE PROTECTED FROM DAMAGE.
- THE GENERAL CONTRACTOR SHALL PROVIDE ALL SAFETY AND SECURITY FENCING, BARRIERS, PROTECTION MATERIAL AND METHODS AS REQUIRED TO COMPLETE ANY OFF SITE WORK IN A SAFE AND TIMELY MANNER.
- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
- UNLESS OTHERWISE NOTED, ALL EXISTING VEGETATION TO REMAIN AND TO BE UNDISTURBED FOR THE DURATION OF CONSTRUCTION. IF DAMAGES OCCUR TO EXISTING VEGETATION, PLANTS SHALL BE REPLACED IN KIND.



**PABST DESIGN GROUP, PA**  
 ENGINEERING & CONSULTING  
 917 Fawcett Drive, Suite E, Raleigh, North Carolina 27615  
 Phone: 919.846.4899 | Fax: 919.846.4895 | LICENSE NUMBER: C-2871

**HILLSBOROUGH POINTE**  
 RALEIGH, WAKE COUNTY, NORTH CAROLINA  
**ADMINISTRATIVE SITE REVIEW PLANS**  
**EXISTING CONDITIONS & DEMOLITION PLAN**

NO.	REVISION	DATE	
		BY	APP'D

DRAWING SHEET  
**C-1.0**  
 PROJECT NUMBER  
**416-18**







