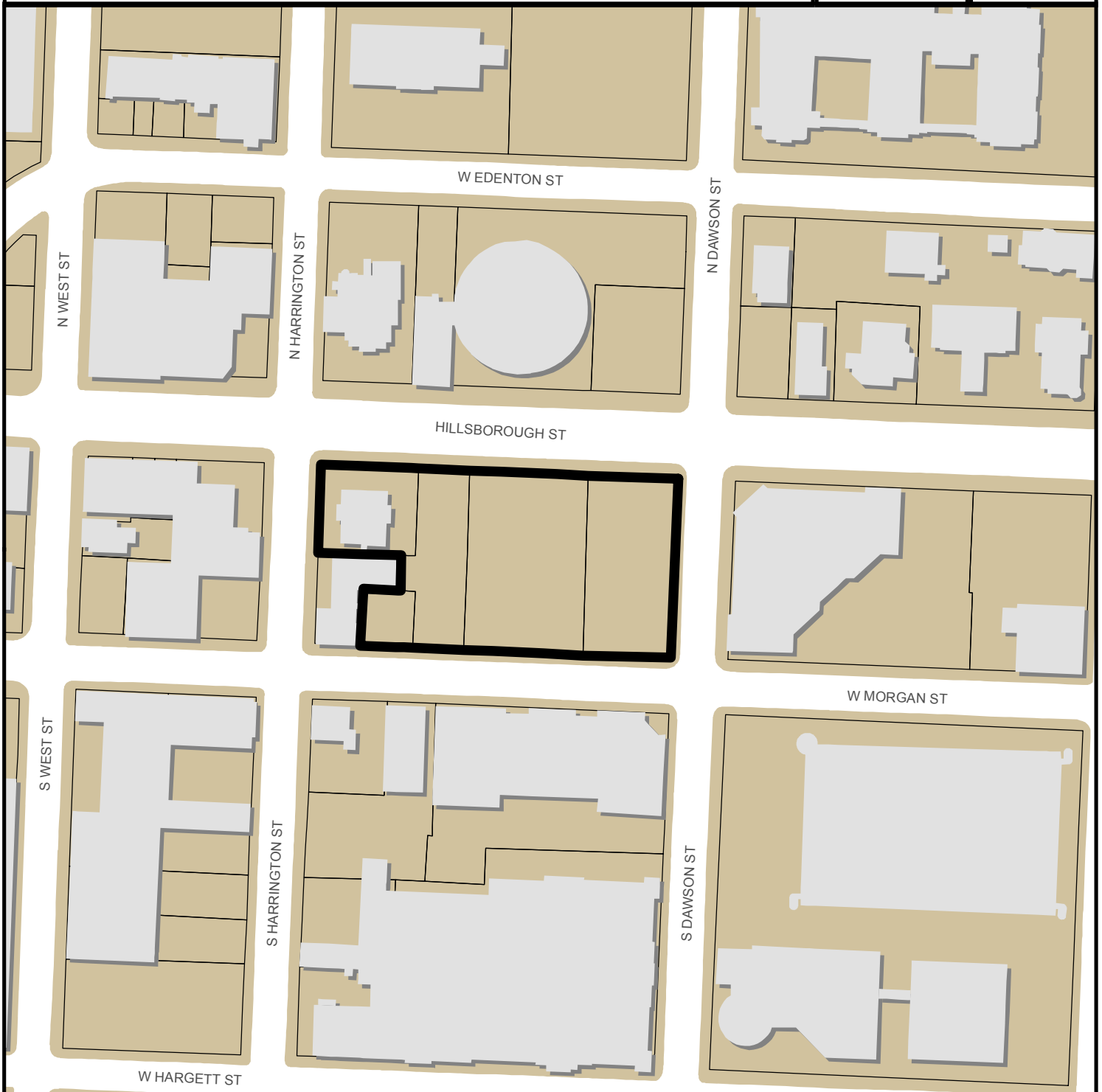


301 HILLSBOROUGH SR-93-2016



0 245 490 Feet

Zoning: **DX-20-SH**

CAC: **Central**

Drainage Basin: **Rocky Branch**

Acreage: **1.85**

Sq. Ft. : **1,121,576**

Planner: **Michael Walters**

Phone: **(919) 996-2636**

Applicant: **Lundy Group**

Phone: **(919) 821-7890**



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 | cfax 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 type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input type="checkbox"/> General <input checked="" type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot	Transaction Number <i>495153</i> Assigned Project Coordinator Assigned Team Leader <i>Walters</i>	<i>SR-93-16</i>								
Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction #											
GENERAL INFORMATION											
Development Name 301 Hillsborough Street											
Zoning District DX-20-SH	Overlay District (if applicable)	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No									
Proposed Use Mixed Use Office, Retail, Residential and Hotel											
Property Address(es) 301 & 327 Hillsborough Street		Major Street Locator: Hillsborough Street									
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:											
P.I.N. 1703593193, 1703594000	P.I.N. 1703594073	P.I.N. 1703595066	P.I.N. 1703596095								
What is your project type? <input checked="" type="checkbox"/> Apartment <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Duplex <input type="checkbox"/> Other: If other, please describe:											
<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 checked="" type="checkbox"/> Hotels/Motels <input type="checkbox"/> Banks <input checked="" type="checkbox"/> Retail											
<input checked="" type="checkbox"/> Office <input type="checkbox"/> Industrial Building <input type="checkbox"/> Cottage Court											
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. Mixed use building with approximately 220,007 +/- sf office; 242 residential units; 40,382 sf retail, 176 hotel units; and structured parking (991 +/- spaces)										
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 Building massing										
CLIENT/DEVELOPER/OWNER	<table border="1"> <tr> <td>Company Lundy Group</td> <td>Name (s) Jon Keener</td> </tr> <tr> <td colspan="2">Address 4600 Lake Boone Trail, SUITE 210 Raleigh, NC 27607</td> </tr> <tr> <td>Phone 919-821-7890</td> <td>Fax 919-821-2070</td> </tr> <tr> <td>Email jkeener@lundygroup.com</td> <td></td> </tr> </table>			Company Lundy Group	Name (s) Jon Keener	Address 4600 Lake Boone Trail, SUITE 210 Raleigh, NC 27607		Phone 919-821-7890	Fax 919-821-2070	Email jkeener@lundygroup.com	
Company Lundy Group	Name (s) Jon Keener										
Address 4600 Lake Boone Trail, SUITE 210 Raleigh, NC 27607											
Phone 919-821-7890	Fax 919-821-2070										
Email jkeener@lundygroup.com											
CONSULTANT (Contact Person for Plans)	<table border="1"> <tr> <td>Company Stewart</td> <td>Name (s) Joe Puckett</td> </tr> <tr> <td colspan="2">Address 421 Fayetteville St, Suite 400, Raleigh, NC 27601</td> </tr> <tr> <td>Phone 919-866-4829</td> <td>Fax 919-380-8752</td> </tr> <tr> <td>Email jpuckett@stewartinc.com</td> <td></td> </tr> </table>			Company Stewart	Name (s) Joe Puckett	Address 421 Fayetteville St, Suite 400, Raleigh, NC 27601		Phone 919-866-4829	Fax 919-380-8752	Email jpuckett@stewartinc.com	
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Email jpuckett@stewartinc.com											

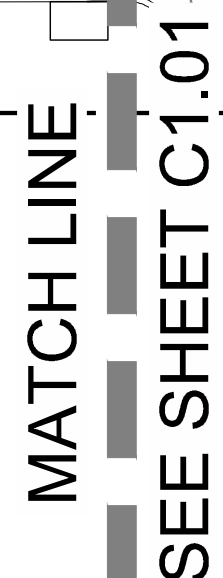
TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
General Requirements	YES	N/A	YES	NO	N/A
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to the City of Raleigh <i>\$ 351</i>	<input type="checkbox"/>		<input checked="" type="checkbox"/>		
2. Administrative Site Review Application completed and signed by the property owner(s)	<input type="checkbox"/>		<input checked="" type="checkbox"/>		
3. Client must complete and adhere page 1 and 2 of the Administrative Site Review Application to the plan cover sheet	<input type="checkbox"/>		<input checked="" type="checkbox"/>		
4. I have referenced the Administrative Site Review Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input type="checkbox"/>		<input checked="" type="checkbox"/>		
5. Provide the following plan sheets:	<input type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input type="checkbox"/>		<input checked="" type="checkbox"/>		
b) Existing Conditions Sheet, including, but not limited to, structures, buildings, utilities, infrastructure, and vegetation	<input type="checkbox"/>		<input checked="" type="checkbox"/>		
c) Proposed Site Plan	<input type="checkbox"/>		<input checked="" type="checkbox"/>		
d) Proposed Grading Plan	<input type="checkbox"/>		<input checked="" type="checkbox"/>		
e) Proposed Stormwater Plan, including preliminary stormwater quantity and quality summary and calculations package. If not required, provide City Code section on front cover.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f) Proposed Utility Plan, including Fire	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
g) Proposed Tree Conservation Plan – For secondary Tree Conservation Areas, include two copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina register forester. If not required, provide City Code section on front cover. <i>Code</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
h) Proposed Landscape Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
i) Building elevations that show existing and/or proposed building height. If demolition, do not include buildings to be demolished.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
j) Transportation Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals – include all revision dates</u>	<input type="checkbox"/>		<input checked="" type="checkbox"/>		
7. Minimum plan size 18"x24" not to exceed 36"x42"	<input type="checkbox"/>		<input checked="" type="checkbox"/>		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the plan with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input type="checkbox"/>		<input checked="" type="checkbox"/>		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input type="checkbox"/>		<input checked="" type="checkbox"/>		
10. Digital copy of only the plan and elevations. Label the CD or flash drive with the plan name, case file number, and indicate the review cycle #.	<input type="checkbox"/>		<input checked="" type="checkbox"/>		
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input type="checkbox"/>			<input checked="" type="checkbox"/>
12. If applicable, zoning conditions adhered to the plan cover sheet	<input type="checkbox"/>	<input type="checkbox"/>			

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)	
Zoning Information	Building Information
Zoning District(s) DX-20-SH	Proposed building use(s) Mixed Use
If more than one district, provide the acreage of each:	Existing Building(s) sq. ft. gross 6,792 S.F.
Overlay District	Proposed Building(s) sq. ft. gross 1,121,576 S.F.
Total Site Acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 1.85 AC	Total sq. ft. gross (existing & proposed) 1,121,576
Off street parking: Required 883 Provided 991	Proposed height of building(s) 245'-4"
COA (Certificate of Appropriateness) case #	# of stories 20
BOA (Board of Adjustment) case # A-	Ceiling height of 1 st Floor Varies (18'-28')
CUD (Conditional Use District) case # Z- 038-14 & Z-039-14	
Stormwater Information	
Existing Impervious Surface 1.81 AC/ 78,893 S F acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 2.16 AC/ 94 acres/square feet	If Yes, please provide:
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel #

FOR RESIDENTIAL DEVELOPMENTS	
1. Total # Of Apartment, Condominium or Residential Units 242	5. Bedroom Units: 1br 175 2br 67 3br 0 4br or more 0
2. Total # Of Congregate Care Or Life Care Dwelling Units 0	6. Infill Development 2.2.7 0
3. Total Number of Hotel Units 176	7. Open Space (only) or Amenity 18,408 S.F.
4. Overall Total # Of Dwelling Units (1-6 Above) 418	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 <u>Stewart Engineering</u> 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 <u>[Signature]</u> Manager	Date <u>10/11/16</u>
Printed Name <u>Donathon M. Keenior</u> Lunny Group	Date <u>11/17/16</u>
Signed <u>[Signature]</u> Manager	Date <u>11/17/16</u>
Printed Name <u>Donathon M. Keenior</u> 301 Hillborough Landowners LLC	

DX 20 SH Drainage Rocky Central CAC
No overlay 1.85 acres



SURVEY GENERAL NOTES:

- AM7024 SNFD SANFORD CORS ARP
DK7576 NCNA NASHVILLE CORS ARP
DK5550 NCGO GOLDSBORO CORS ARP



THE LUNDY GROUP
JON KEENER
4600 LAKE BOONE TRAIL, SUITE 210
RALEIGH, NC 27607
T: 919-821-7890
F: 919-821-2070

Project

Vicinity map



PRELIMINARY - DO NOT
USE FOR CONSTRUCTION

ssued for

No.	Date	Description
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Title:

EXISTING
CONDITIONS PLAN
(WEST)

Project number: C16066 Sheet

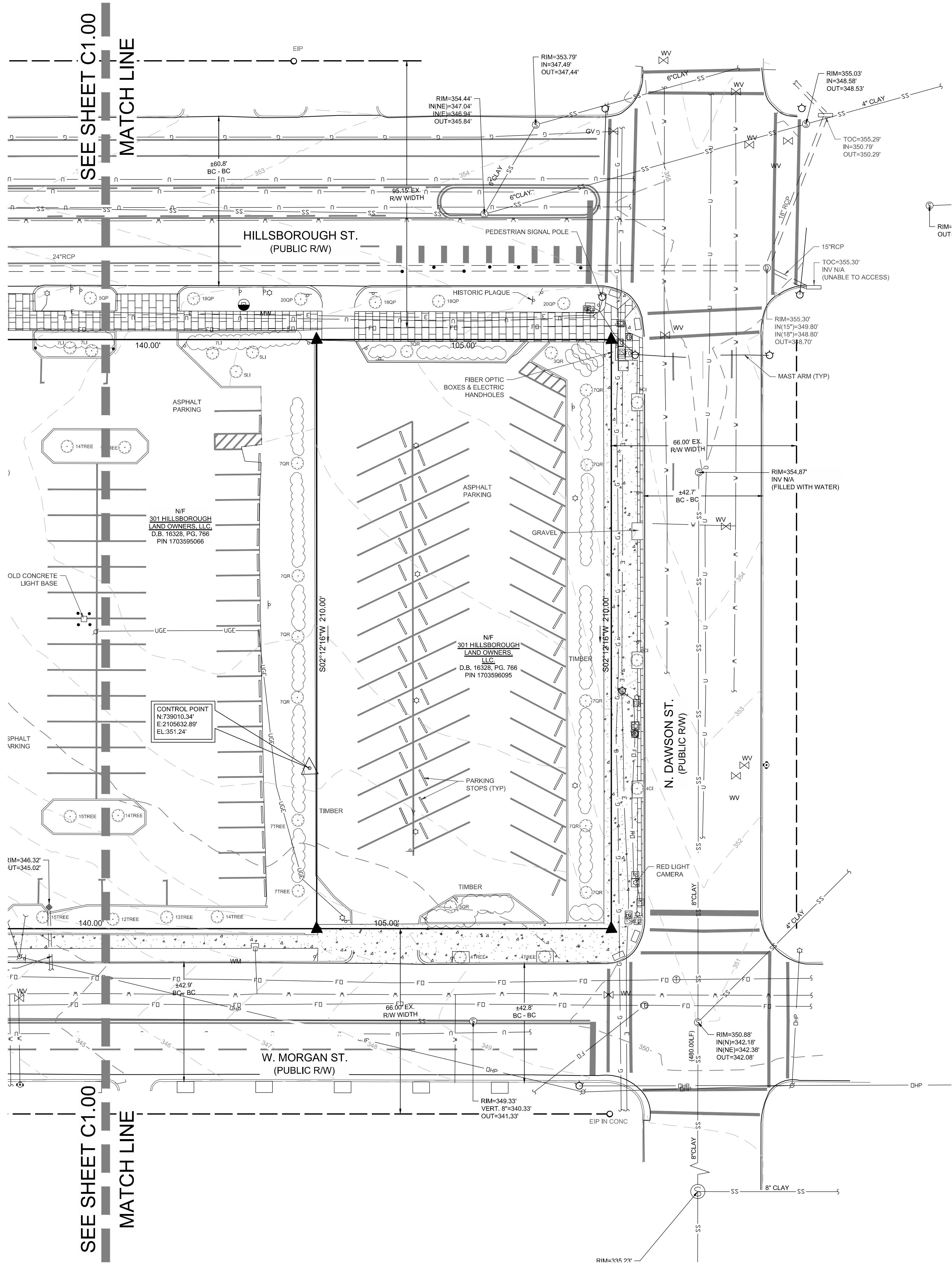
Date: 11.17.2016

Drawn by: NBC / RS

Approved by: JWP

C1.00





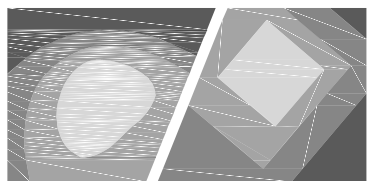
SURVEY LEGEND			
	SURVEY CONTROL POINT		MONITORING WELL
	EXISTING IRON PIPE		BOLLARD
	COMPUTED POINT		SIGN
	STORM DRAIN MANHOLE		MAILBOX
	STORM DRAIN INLET		FINISHED FLOOR ELEVATION
	SANITARY SEWER MANHOLE		DECIDUOUS TREE
	SANITARY SEWER CLEANOUT		EVERGREEN TREE
	HYDRANT		WIRE FENCE
	WATER VALVE		UNDERGROUND TELEPHONE LINE
	WATER METER		UNDERGROUND FIBER OPTIC LINE
	WATER VAULT		UNDERGROUND GAS LINE
	GAS VALVE		UNDERGROUND ELECTRIC LINE
	GAS METER		UNDERGROUND WATER LINE
	FIBER OPTIC BOX		SANITARY SEWER LINE
	ELECTRIC MANHOLE		STORM DRAIN LINE
	ELECTRIC BOX		OVERHEAD WIRES
	UTILITY POLE		UNIDENTIFIED LINE
	GUY WIRE		UNKNOWN DESTINATION
	LIGHT POLE		CONCRETE SURFACE
	TRAFFIC SIGNAL BOX		REINFORCED CONCRETE PIPE
	TRAFFIC SIGNAL POST		

NOTES:

- SEE SHEET C1.00 FOR SURVEY GENERAL NOTES.
- SEE SHEET C2.00 FOR DEMOLITION PLAN AND NOTES.
- SEE SHEET C3.00 FOR SITE PLAN AND GENERAL NOTES.



KEY PLAN:
N.T.S.



STEWART

101 N. TRYON ST., SUITE 1400
CHARLOTTE, NC 28202
T: 704.334.7955

FIRM LICENSE #: C-1051
www.stewartinc.com
PROJECT #: 16066

Client:

THE LUNDY GROUP
JON KEENER
4600 LAKE BOONE TRAIL, SUITE 210
RALEIGH, NC 27607
T: 919-821-7890
F: 919-821-2070

Project:

301
HILLSBOROUGH

Vicinity map:



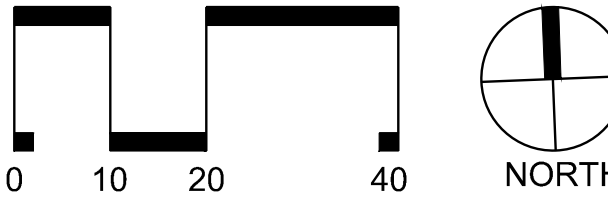
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Issued for:

ADMINISTRATIVE SITE

No.	Date	Description



SCALE: 1"=20'

Title:

EXISTING
CONDITIONS PLAN
(EAST)

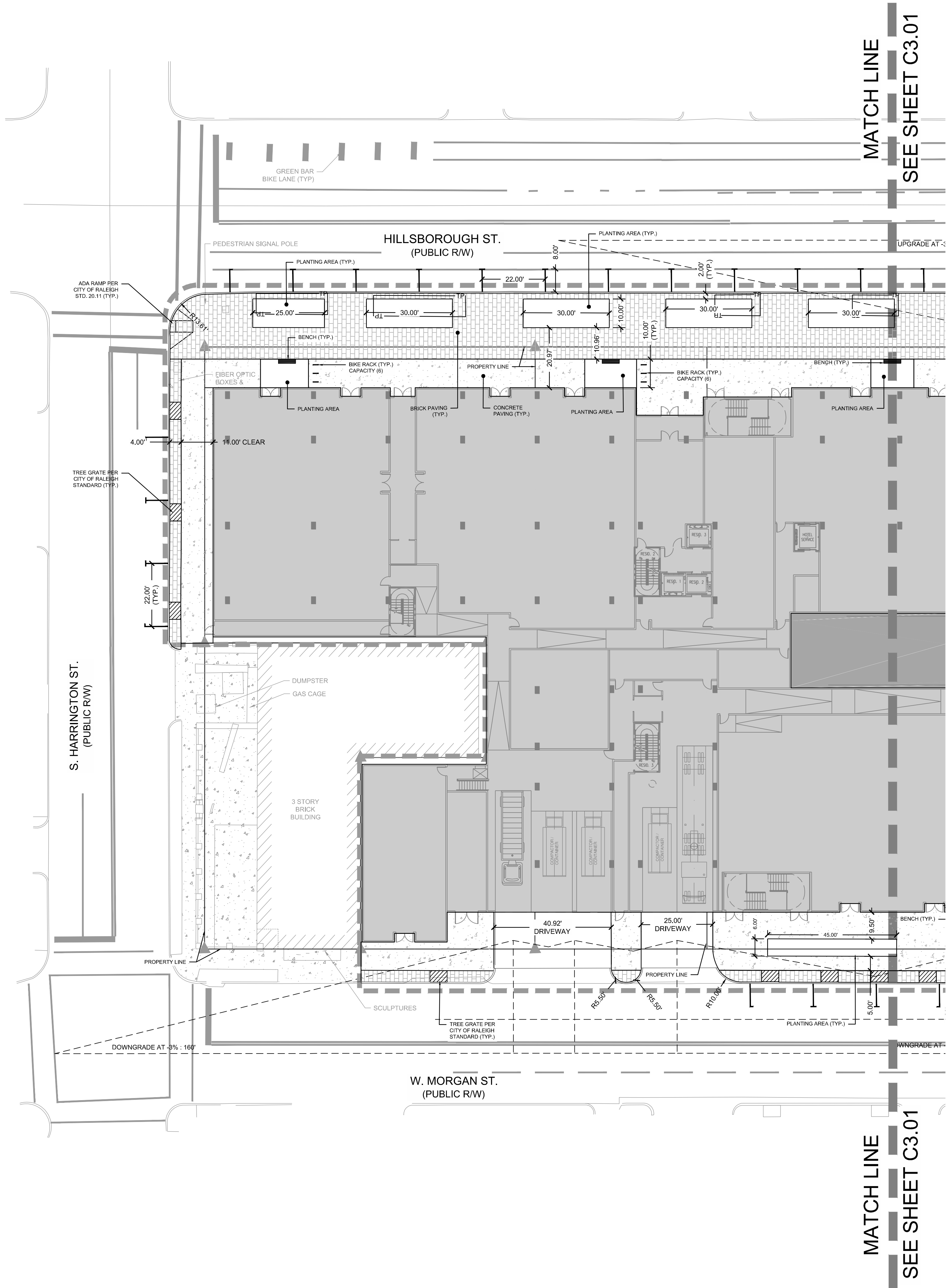
Project number: C16066 Sheet:

Date: 11.17.2016

Drawn by: NBC / RS

Approved by: JWP

C1.01



SITE LEGEND			
	PROPOSED BUILDING		PROPOSED 6' WIDE STANDARD CROSSWALK
	PROPOSED CONCRETE SIDEWALK		PROPOSED 10' WIDE HIGH VISIBILITY CROSSWALK
	PROPOSED BRICK SIDEWALK		PROPOSED SIGN
	PROPOSED HEAVY DUTY PAVEMENT		PROPOSED LIGHT
	PROPOSED INTEGRAL COLOR CONC.		PROPOSED BIKE RACK
	PROPOSED TREE GRATE		PROPOSED BENCH
	PROPOSED CURB & GUTTER		PROPOSED BOLLARD
	PROPOSED CROSSWALK		LIMITS OF DISTURBANCE

GENERAL NOTES:

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE OFFICE OF STATE CONSTRUCTION, DEPARTMENT OF INSURANCE, NCDENR, AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL GUIDELINES. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH APPLICABLE LOCAL JURISDICTIONAL STANDARDS AND SPECIFICATIONS.
- EXISTING SURVEY INFORMATION INCLUDING TOPOGRAPHIC INFORMATION PROVIDED BY STEWART, UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL PROVIDE NOTICE OF EXCAVATION TO NOTIFICATION CENTER AND FACILITY OWNERS (PER NC STATUTE) NO LESS THAN 3 BUSINESS DAYS AND NO MORE THAN 12 WORKING DAYS PRIOR TO BEGINNING DEMOLITION, EXCAVATION OR ANY OTHER FORM OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS. NO EXCAVATION OR DEMOLITION SHALL BE STARTED WITHOUT ALL UTILITIES BEING LOCATED.
- ALL SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE RECORD DRAWINGS WHICH MAY BE AVAILABLE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- EXISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COORDINATING PERMITS, INSPECTIONS, CERTIFICATIONS AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT.
- THE CONTRACTOR SHALL MAINTAIN "AS-BUILT" DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PIPING PRIOR TO CONCEALMENT, VALVE AND MANHOLE CHANGES, AND HARDSCAPE OR LANDSCAPE CHANGES. DRAWINGS SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE AT REGULAR INTERVALS, OR AS REQUESTED THROUGHOUT THE PROJECT FOR RECORD KEEPING.
- IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THERE OF SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY LINES REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF THE RELOCATION AND ASSOCIATED WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY THE CONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
- THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
- ROADWAYS (TEMPORARY OR PERMANENT) MUST BE CAPABLE OF SUPPORTING FIRE FIGHTING APPARATUS (85,000 LBS) DURING ALL PHASES OF CONSTRUCTION ONCE VERTICAL CONSTRUCTION HAS BEGUN.

SITE NOTES:

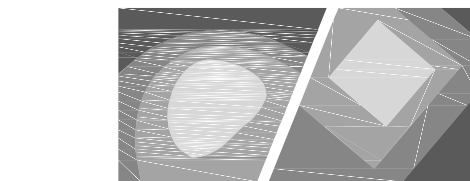
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE CONSTRUCTION LAYDOWN AREA, PERIMETER FENCE, AND ASSOCIATED GATES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE REMOVAL OF THE CONSTRUCTION LAYDOWN AREA PERIMETER FENCE AND ASSOCIATED GATES AT THE COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL REFERENCE THE DESIGN PLANS FOR DIMENSIONS, JOINT LOCATIONS, AND INLAY SPECIFICATIONS NEAR BUILDINGS AND IN COURTYARDS. CONTRACTOR SHALL PROVIDE JOINTS IN WALKWAYS AND HARDSCAPE PER DETAILS OR AS INDICATED ON LANDSCAPE/HARDSCAPE PLAN SHEETS.
- ALL CONSTRUCTION TRAFFIC SHALL ENTER SITE FROM HARRINGTON STREET UNLESS OTHERWISE APPROVED IN WRITING FROM THE OWNER'S REPRESENTATIVE FOR AN ALTERNATE POINT OF ACCESS.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING INFORMATION.
- ALL DIMENSIONS ARE IN DECIMAL FEET TO OUTSIDE FACE OF BUILDINGS, TO CENTERLINES, AND/OR FACE OF CURB UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION.
- ALL WRITTEN DIMENSIONS SHALL PREVAIL. DO NOT SCALE FROM DRAWINGS.
- ALL UTILITIES WITH SURFACE ACCESS SHALL BE LOCATED WITHIN THE PAVING PATTERN AND SHALL BE COORDINATED WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. REFER TO LAYOUT DRAWINGS.
- ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- ALIGN ALL JOINTS, CORNERS, AND EDGES AS SHOWN
- CONTRACTOR SHALL REFER TO AND COORDINATE WITH ARCHITECTURAL, STRUCTURAL, AND MEP DRAWINGS AT ALL TIMES PRIOR TO AND DURING CONSTRUCTION.
- ALL CURB TAPERS ARE SIX (6') FEET LONG UNLESS OTHERWISE SHOWN ON PLAN.
- WHERE NEW SIDEWALK ADJOINS EXISTING WALK, PROVIDE EXPANSION JOINT BY DRILLING INTO THE FACE OF THE EXISTING WALK FOR PLACEMENT OF DOWELS. THE NEW SIDEWALKS INTO NEAREST EXISTING PAVEMENT JOINT; MATCH WIDTH OF EXISTING WALKWAY.
- MAXIMUM RUNNING SLOPE FOR WALKING SURFACES CANNOT BE GREATER THAN 1:20 AND CROSS SLOPES CANNOT BE GREATER THAN 1:48. HANDICAP SPACES SURFACE SLOPES SHALL NOT EXCEED 1:48 IN ALL DIRECTIONS.
- SIGHT TRIANGLES - NOTHING OVER 30' HIGH SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLES.
- THE SITE SHALL BE FULLY STABILIZED (90% COVERAGE) PRIOR TO ISSUANCE OF A BUILDING CERTIFICATE OF OCCUPANCY OR PROJECT APPROVAL
- HANDICAP RAMPS SHALL BE INSTALLED PER LATEST EDITION OF THE NC BUILDING CODE AND ANSI 117.11 WITH DETECTABLE WARNING DOMES WITH A COLOR CONTRAST OF 70% MINIMUM. SEE DETAILS AND GRADING SPOT ELEVATIONS. IF THE EXISTING CONDITIONS PRECLUDE THE ABILITY TO PROVIDE A MAXIMUM SLOPE 1/12 FOR 6-FEET OR A MAXIMUM CROSS SLOPE OF 1:48 AND A 36" MINIMUM LANDING, THE CONTRACTOR SHALL NOTIFY ENGINEER OR OWNER REPRESENTATIVE PRIOR TO INSTALLATION.
- THE TESTING AGENCY SHALL BE RESPONSIBLE FOR PROVIDING THE ASPHALT AND CONTRACTOR CERTIFICATION MEMO TO NCDOT FOR ALL ROADWAY IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY.

SIGNAGE, STRIPING, AND MARKING NOTES:

- ALL INTERNAL SIGNAGE SHALL BE COORDINATED WITH OWNER FOR ACTUAL LOCATION AT TIME OF INSTALLATION. SIGNAGE LEADING ONTO PUBLIC THOROUGHFARE SHALL BE INSTALLED AT RIGHT OF WAY PER DOT STANDARDS
- ALL PAVEMENT STRIPING (EXCEPT INDIVIDUAL PARKING BAY STRIPING) SHALL BE THERMOPLASTIC REFLECTIVE PAINT. MATERIALS AND DIMENSIONS SHALL CONFORM TO NCDOT STANDARDS AND SPECIFICATIONS. PARKING BAY STRIPING SHALL BE WHITE REFLECTIVE PAINT.
- CROSSWALKS SHALL BE CONSTRUCTED OF THERMOPLASTIC MATERIALS AND CONSTRUCTED IN ACCORDANCE WITH STATE DOT SPECIFICATIONS. CONTRACTOR TO INSTALL CROSSWALKS IN SUCH A MANNER THAT CROSSWALKS ARE ALIGNED BETWEEN HANDICAP/WALKWAY ACCESS POINTS OR PERPENDICULAR TO THE ROADWAY / DRIVE LANE.
- ADA SYMBOLS SHOWN THESE DRAWINGS ARE FOR LOCATION PURPOSES ONLY AND NOT INTENDED TO BE PAINTED. CONTRACTOR RESPONSIBLE FOR INSTALLING ALL REQUIRED ADA SIGNAGE



KEY PLAN:
N.T.S.



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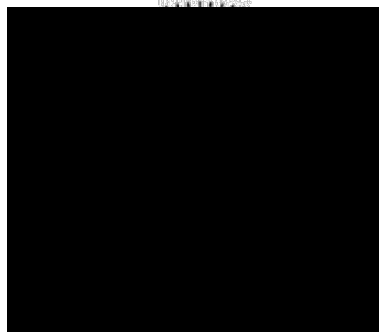
Project:

301
HILLSBOROUGH

Vicinity map:



Seal:

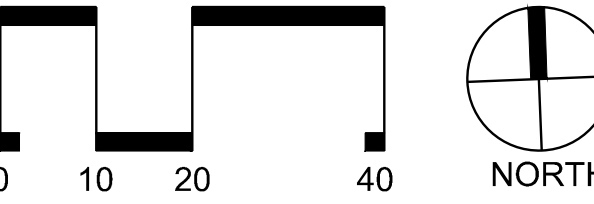


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Issued for:

ADMINISTRATIVE SITE

No. Date Description



SCALE: 1"=20'

Title:

SITE PLAN (WEST)

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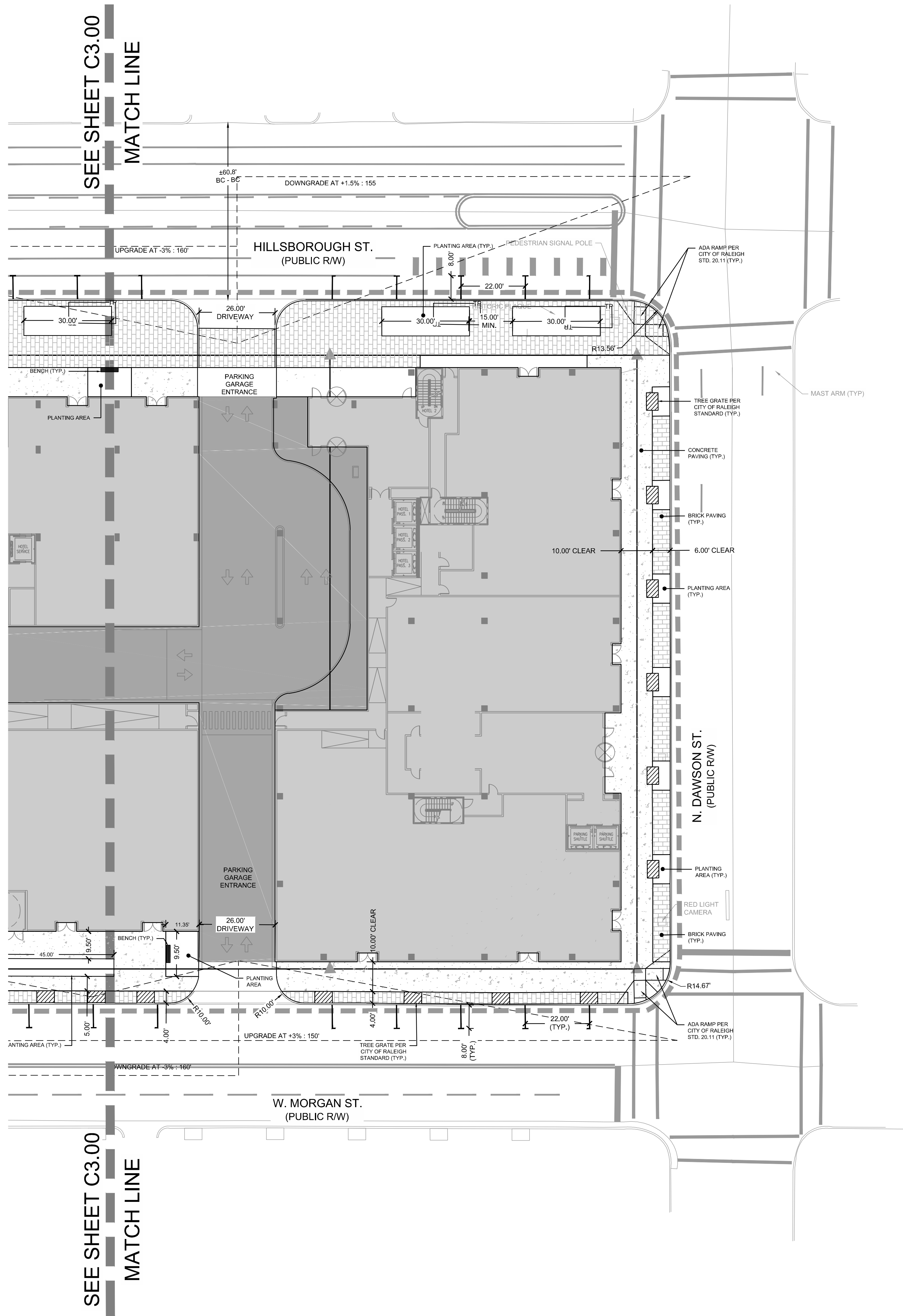
Date: 11.17.2016

Drawn by: NBC / RS

Approved by: JWP

C3.00

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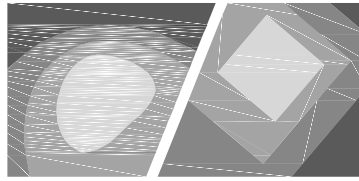
SITE LEGEND			
	PROPOSED BUILDING		PROPOSED 6' WIDE STANDARD CROSSWALK
	PROPOSED CONCRETE SIDEWALK		PROPOSED 10' WIDE HIGH VISIBILITY CROSSWALK
	PROPOSED BRICK SIDEWALK		PROPOSED SIGN
	PROPOSED HEAVY DUTY PAVEMENT		PROPOSED LIGHT
	PROPOSED INTEGRAL COLOR CONC.		PROPOSED BIKE RACK
	PROPOSED TREE GRATE		PROPOSED BENCH
	PROPOSED CURB & GUTTER		PROPOSED BOLLARD
	PROPOSED CROSSWALK		LIMITS OF DISTURBANCE

NOTES:

1. REFER TO SHEET C3.00 FOR GENERAL AND SITE NOTES.



KEY PLAN:
N.T.S.



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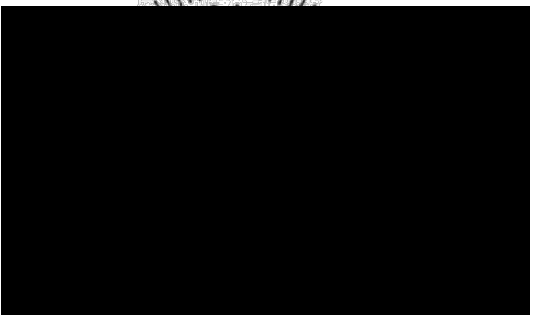
Project:

301
HILLSBOROUGH

Vicinity map:



Seal:

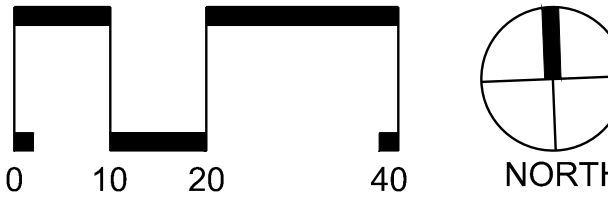


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ADMINISTRATIVE SITE

No.	Date	Description



SCALE: 1"=20'

Title:

SITE PLAN (EAST)

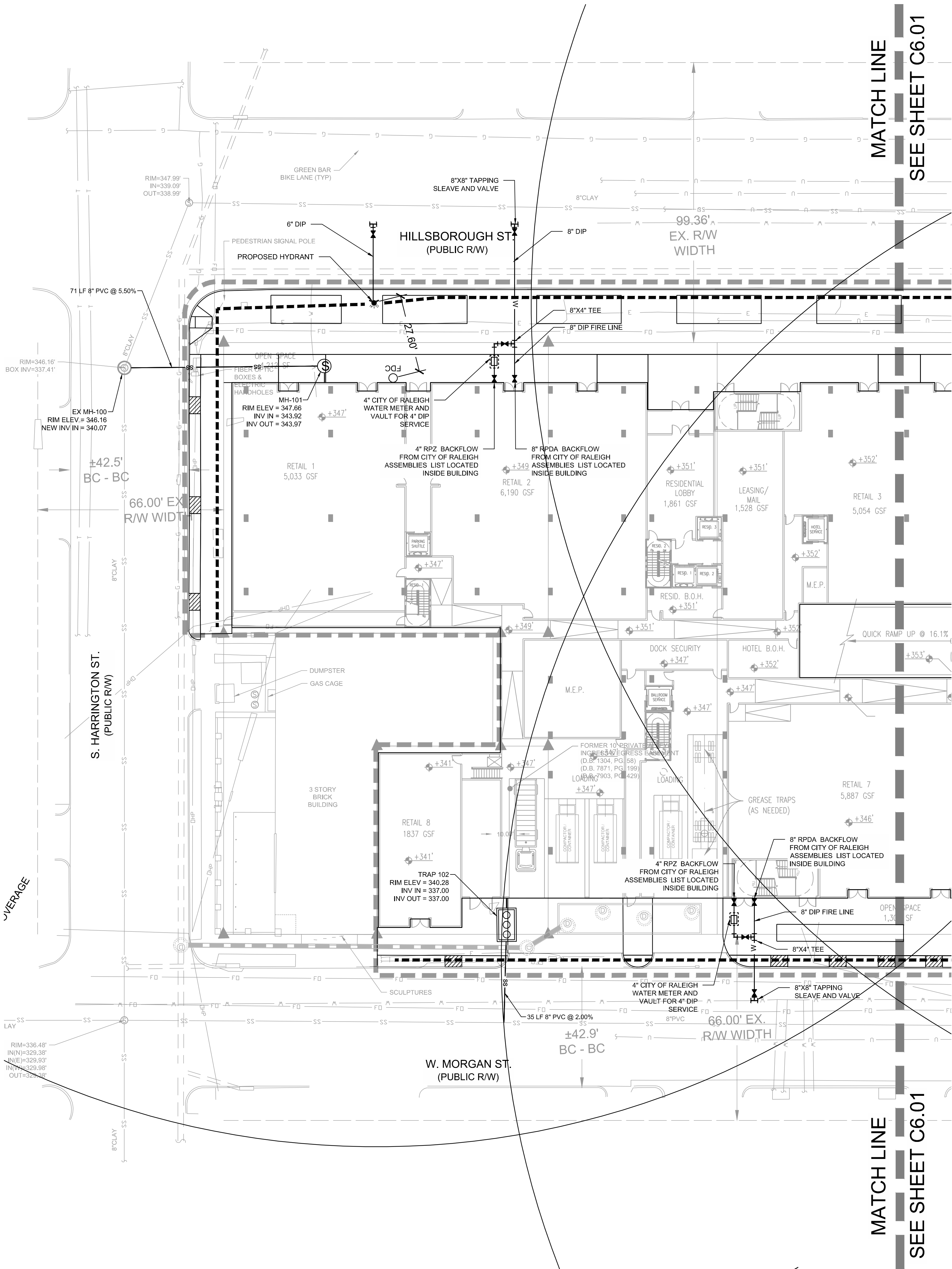
Project number: C16066 Sheet:

Date: 11.17.2016

Drawn by: NBC / RS

Approved by: JWP

C3.01



UTILITY LEGEND

W

W

SS

SS

EXISTING WATER LINE

PROPOSED WATER LINE

EXISTING SANITARY SEWER LINE

PROPOSED SANITARY SEWER LINE

PROPOSED FIRE HYDRANT

PROPOSED WATER VALVE

EXISTING SANITARY SEWER MANHOLE

PROPOSED SANITARY SEWER MANHOLE

PROPOSED CLEANOUT

PROPOSED FDC

PROPOSED BACKFLOW METER

PROPOSED POST INDICATOR VALVE (PIV)

GREASE INTERCEPTOR

300' HYDRANT COVERAGE CIRCLE

LIMITS OF DISTURBANCE

- UTILITY NOTES:
1.

REFER TO SHEET C3.00 FOR GENERAL AND SITE NOTES.
2.

UNLESS OTHERWISE NOTED, ALL MANHOLES SHALL BE PRE-CAST CONCRETE STRUCTURES.
3.

THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION OF UNDERGROUND UTILITIES (WATER, SEWER, STORM, ELECTRICAL, GAS, OR OTHER) FOR THIS PROJECT WITH THE BUILDING PLANS. THE UTILITY CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY SERVICES TO WITHIN FIVE (5) FEET OF THE BUILDING CONNECTION POINT.
4.

THE CONTRACTOR SHALL COORDINATE WITH OTHER CONTRACTORS ON SITE AND UTILITY PROVIDERS DURING CONSTRUCTION TO ENSURE SMOOTH TRANSITION BETWEEN DISCIPLINES.
5.

THE CONTRACTOR SHALL COORDINATE ALL PEDESTRIAN AND VEHICULAR INTERRUPTIONS WITH OWNER'S REPRESENTATIVE AT LEAST 72 HOURS PRIOR TO BEGINNING WORK.
6.

THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK INSIDE THE PUBLIC RIGHT OF WAY PRIOR TO RECEIPT AND COMPLIANCE WITH ALL APPLICABLE NCDOT PERMITS. ADDITIONALLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY FLAGGERS AND TRAFFIC CONTROL DURING ALL WORK INSIDE THE PUBLIC RIGHTS OF WAY.
7.

THE CONTRACTOR SHALL NOT RE-USE ANY FIRE HYDRANT REMOVED AS PART OF THIS PROJECT. ANY FIRE HYDRANT SHOWN TO BE REMOVED OR RELOCATED SHALL BE REPLACED WITH A NEW FIRE HYDRANT MEETING THE LOCAL JURISDICTIONAL REQUIREMENTS AND STANDARDS.
8.

ALL EXISTING SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE RECORD DRAWINGS WHICH MAY BE AVAILABLE. DEPTHS OF EXISTING UTILITIES SHOWN IN PROFILE VIEWS ARE BASED ON STANDARD ASSUMPTIONS. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION, DEPTH, SIZE AND MATERIAL OF ANY AND ALL SUB-SURFACE CONDITIONS REFERENCED IN THESE PLANS PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
9.

ELEVATIONS OF UTILITIES ARE GIVEN TO THE EXTENT OF INFORMATION AVAILABLE, WHERE ELEVATIONS ARE NOT GIVEN AT POINTS OF EXISTING UTILITY CROSSINGS, SUCH ELEVATIONS SHALL BE DETERMINED BY THE CONTRACTOR AND REPORTED TO THE ENGINEER, WHEN UNKNOWN LINES ARE EXPOSED, THEIR LOCATIONS AND ELEVATIONS SHALL ALSO BE REPORTED TO THE ENGINEER.
10.

UNDERGROUND UTILITIES SHOWN ON THIS PLAN SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION OF PARKING AREA, DRIVES, CURB AND GUTTER OR CONCRETE WALKS / PADS. IF UTILITIES SHOWN ON THIS PLAN CANNOT BE INSTALLED PRIOR TO INSTALLATION OF IMPERVIOUS (ASPHALT / CONCRETE) CONDUIT SHALL BE INSTALLED FOR THE "FUTURE" UTILITY INSTALLATION.
11.

AS-BUILT DOCUMENTATION REQUIREMENTS: PRIOR TO APPROVAL FROM LOCAL JURISDICTION OR ENGINEER THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS (IN BOTH PAPER AND ELECTRONIC FORMAT (CAD / PDF) PREPARED AND SEALED BY A PROFESSIONAL LAND SURVEYOR SHOWING ALL UTILITY INSTALLATION. HORIZONTAL AND VERTICAL INFORMATION SHALL BE PROVIDED FOR WATER, SEWER, STORM INCLUDING ALL STRUCTURES, VALVES, HYDRANTS, AND OTHER APPURTENANCES.

- PROPOSED UTILITY SEPARATION:
1.

WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM EXISTING OR PROPOSED SEWERS, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT A 10-FOOT HORIZONTAL SEPARATION IN WHICH CASE:

a.

THE WATER MAIN IS LAID IN A SEPARATE TRENCH, WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER; OR

b.

THE WATER MAIN IS LAID IN THE SAME TRENCH AS THE SEWER WITH THE WATER MAIN LOCATED AT ONE SIDE OF A BENCH OF UNDISTURBED EARTH, AND WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP TO THE SEWER.
2.

CROSSING A WATER MAIN OVER A SEWER, WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS OVER A SEWER, THE WATER MAIN SHALL BE LAID AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT AN 18 INCH VERTICAL SEPARATION, IN WHICH CASE BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING.
3.

CROSSING A WATER MAIN UNDER A SEWER, WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS UNDER A SEWER, BOTH THE WATER MAIN AND THE SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING. A SECTION OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING.

- SEPARATION OF SANITARY SEWERS AND STORM SEWERS:
1.

A 24" VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN STORM SEWER AND SANITARY SEWER LINES OR BOTH THE SANITARY AND THE STORM LINES SHALL BE CONSTRUCTED OF FERROUS MATERIALS.

- SEWER NOTES:
1.

SANITARY SEWER CLEANOUTS LOCATED IN PAVEMENT AREAS SHALL BE HEAVY DUTY TRAFFIC BEARING CASTINGS.
2.

UNLESS OTHERWISE NOTED, ALL SANITARY SEWER MANHOLES ARE 4' DIA.
3.

MANHOLES LOCATED IN PAVEMENT, CONCRETE OR OTHER TRAFFIC AREAS SHALL BE SET AT GRADE. MANHOLES LOCATED IN OTHER AREAS (I.E. GRASS OR WOODED AREAS) SHALL HAVE THEIR RIMS RAISED SIX INCHES ABOVE THE SURROUNDING GRADE. MANHOLES SUBJECT TO POSSIBLE WATER INFILTRATION SHALL HAVE WATERTIGHT, BOLTED LIDS.
4.

MINIMUM REQUIRED SLOPES FOR SEWER SERVICES:

4" SEWER SERVICE - 2.00% SLOPE

6" SEWER SERVICE - 1.00% SLOPE

8" SEWER SERVICE - 0.50% SLOPE
5.

UNLESS OTHERWISE NOTED, LOCATE SANITARY SERVICE CLEANOUTS AT ALL HORIZONTAL OR VERTICAL CHANGES IN DIRECTION. MAXIMUM SPACING BETWEEN CLEANOUTS SHALL BE 75 FEET.
6.

SEWER LINES LESS THAN 3 FEET OF COVER SHALL BE CLASS 50 DUCTILE IRON PIPE. SEWER LINES WITH GREATER THAN 3 FEET OF COVER SHALL BE AS NOTED BELOW:

4" SEWER SERVICE - SCH 80

6" SEWER SERVICE - SCH 80

8" SEWER SERVICE - SDR-35
7.

SEWER LINES UNDER CONSTRUCTION SHALL BE PROTECTED FROM DIRT, DEBRIS OR OTHER CONTAMINANTS ENTERING THE NEW SYSTEM. A MECHANICAL PLUG SHALL BE UTILIZED BOTH IMMEDIATELY UPSTREAM OF THE NEW CONSTRUCTION AND AT THE FIRST MANHOLE DOWNSTREAM IN THE EXISTING SYSTEM. EXISTING STRUCTURES, PIPING AND APPURTENANCES SHALL BE PROTECTED FROM ANY INFLOW OF WATER, DIRT OR DEBRIS DUE TO NEW CONSTRUCTION CONNECTING TO OR IN THE VICINITY OF THE EXISTING SYSTEM. CONTRACTOR TO REMOVE DEBRIS AND PLUG PRIOR TO OCCUPANCY.
8.

ALL MANHOLES COVERS SHALL BE PAINTED TO LOCAL JURISDICTIONAL REQUIREMENTS.

- WATER NOTES:
1.

AS INDICATED, ALL WATERLINES SHALL BE DUCTILE IRON PIPE MEETING THE REQUIREMENTS OF ANSI/AWWA C151 PRESSURE CLASS 350 OR S01" COPPER TYPE K PIPE PER ASTM B88. IF PVC WATERLINE IS INDICATED ON THE PLANS IT SHALL MEET THE REQUIREMENTS OF AWWA C-900, CLASS 200.
2.

ALL WATERLINES SHALL HAVE A MINIMUM OF 3.5 FEET OF COVER.
3.

TESTING NOTES:

PRESSURE

LEAKAGE SHALL NOT EXCEED THE MAXIMUM ALLOWABLE LEAKAGE SPECIFIED IN AWWA C 900. MINIMUM TEST PRESSURE SHALL BE 150 PSI FOR DOMESTIC AND 200 PSI FOR FIRE PROTECTION.

BACTERIOLOGICAL

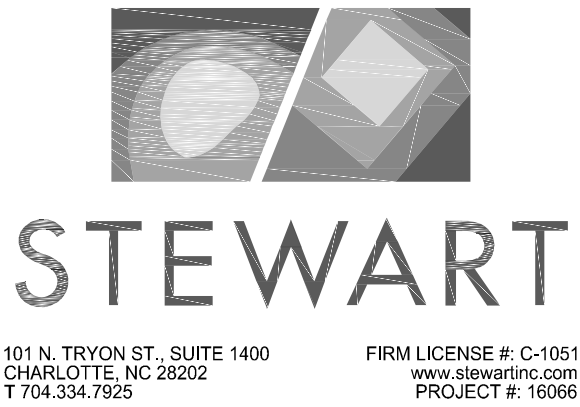
TWO SAMPLES FOR BACTERIOLOGICAL SAMPLING SHALL BE COLLECTED AT LEAST 24 HOURS APART. IF CONTAMINATION IS INDICATED, THEN THE DISINFECTION PROCEDURE AND TESTING SHALL BE REPEATED UNTIL SATISFACTORY RESULTS ARE OBTAINED.
4.

THE CHLORINE IN HEAVILY CHLORINATED WATER FLUSHED FROM MAINS NEEDS TO BE NEUTRALIZED BEFORE DISCHARGE. CONTRACTORS SHALL NEUTRALIZE HEAVILY CHLORINATED WATER FLUSHED FROM MAINS PRIOR TO DISCHARGE OR TRANSPORT ALL HEAVILY CHLORINATED WATER OFFSITE FOR PROPER DISPOSAL.
5.

PAINT VALVE COVERS, FIRE HYDRANTS AND OTHER WATER APPARATUS TO MEET THE LOCAL JURISDICTIONAL REQUIREMENTS.



KEY PLAN:
N.T.S.



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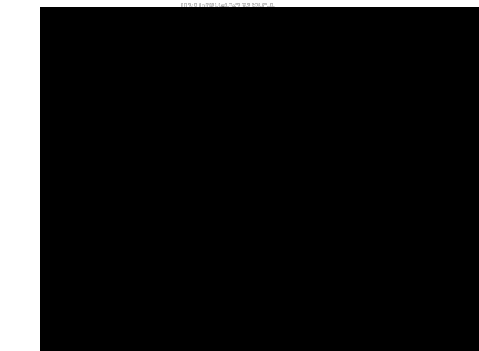
Project:

301
HILLSBOROUGH

Vicinity map:



Seal:

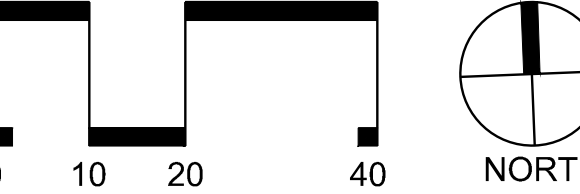


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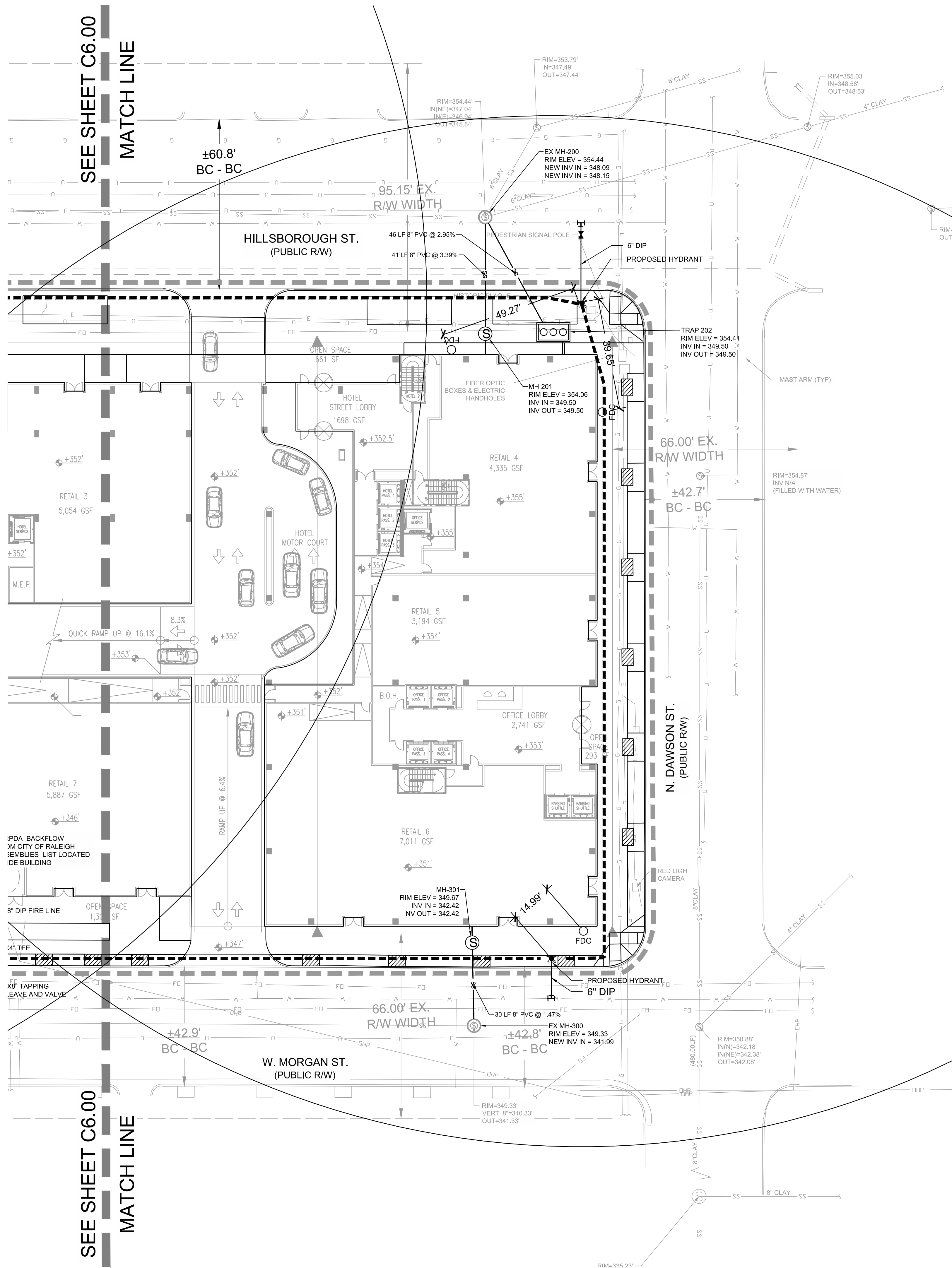
Title:

UTILITY PLAN (WEST)

Project number: C16066 Sheet:
Date: 11.17.2016
Drawn by: LAP
Approved by: JWP

C6.00

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UTILITY LEGEND

W

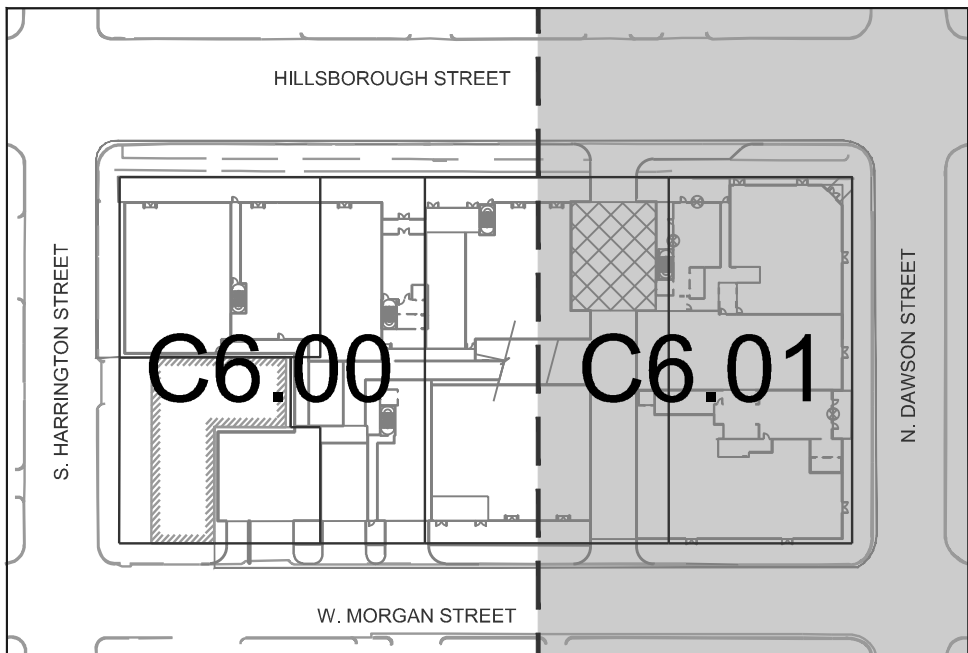
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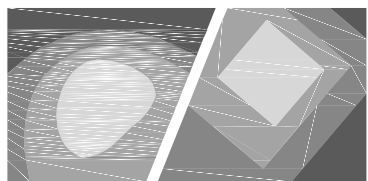
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EXISTING WATER LINE
PROPOSED WATER LINE
EXISTING SANITARY SEWER LINE
PROPOSED SANITARY SEWER LINE
PROPOSED FIRE HYDRANT
PROPOSED WATER VALVE
EXISTING SANITARY SEWER MANHOLE
PROPOSED SANITARY SEWER MANHOLE
PROPOSED CLEANOUT
PROPOSED FDC
PROPOSED BACKFLOW METER
PROPOSED POST INDICATOR VALVE (PIV)
GREASE INTERCEPTOR
300' HYDRANT COVERAGE CIRCLE
LIMITS OF DISTURBANCE

- UTILITY NOTES:
- REFER TO SHEET C6.00 FOR UTILITIES NOTES.
 - REFER TO SHEET C3.00 FOR GENERAL AND SITE NOTES.



KEY PLAN:
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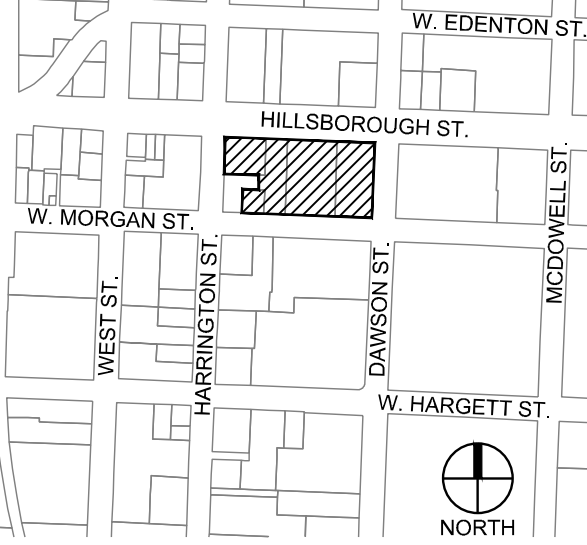
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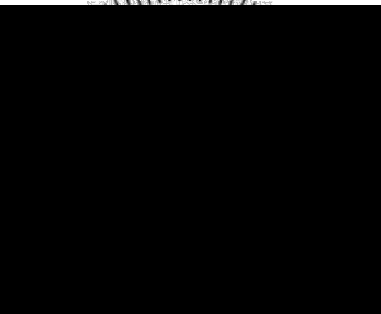
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Vicinity map:



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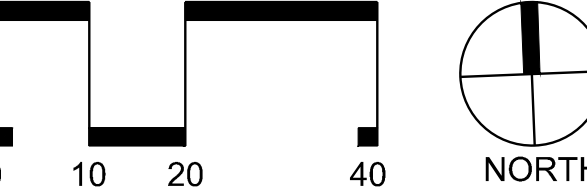


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Issued for:

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No.	Date	Description



SCALE: 1"=20'

Title:

UTILITY PLAN (EAST)

Project number: C16066 Sheet:
Date: 11.17.2016
Drawn by: LAP
Approved by: JWP

C6.01