



Administrative Approval Action

Block 83 Parking Deck: SR-100-18
Transaction# 573539, AA#3934

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 at the southwest corner of the intersection of Hillsborough Street and Boylan Avenue. This site is comprised of two parcels and the addresses are 701 and 709 Hillsborough Street. The PIN numbers are 1703490106 and 1703399107.

REQUEST: Development of a 0.82 acre tract zoned Neighborhood Mixed Use with an Urban Limited frontage (NX-7-UL) and zoning conditions under Z-70-94 governing one of the parcels. The site is permitted 7 stories. The applicant is proposing a 234,310 square foot parking deck with 6,372 square feet of gross floor area dedicated to retail, restaurant, bar and office. Of these uses the site will adhere to a restaurant parking ratio whereby 1 parking space is required per 150 square feet of gross floor area. Please note this site is providing required parking for the nearby Block 83 development (case SR-59-18, Transaction 559068).

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC:

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

1. Case DA-10-19. A Design Adjustment granting relief from the cross access requirements. It has been determined that UDO Section 8.3.6 E.2, E.3 and E.5 are factors deeming the design adjustment is reasonable.

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 3/21/2019 by Rick Slater of McAdams Company.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

CONCURRENT SITE REVIEW NOT REQUIRED AT THIS TIME – However, plan revisions or further development that includes land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. will require concurrent site review.

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

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



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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.

Stormwater

3. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved showing compliance with assumptions for shared offsite device approved with Block 83 project SR-59-2018. (UDO 9.2).
4. 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 checked="" type="checkbox"/> | Stormwater Maintenance Covenant | <input type="checkbox"/> | Transit Easement |
| <input 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.

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

General

1. A demolition permit shall be issued and this building permit number shown on all maps for recording.



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Engineering

2. 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.
3. Slope easements shall be approved by City staff and the location of the easement shall be shown on a plat 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 recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

Stormwater

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

BUILDING PERMITS – For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Concurrent Site Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

General

1. Comply with all conditions of Z-70-94.
2. A recombination map shall be recorded prior to or in conjunction with the recording of lots, recombining the existing lot into a single tract.
3. A demolition permit shall be obtained.
4. Provide fire flow analysis.

Engineering

5. A fee-in-lieu for 1' in pavement width on S Boylan Avenue across the entire site frontage shall be paid to the City of Raleigh (UDO 8.1.10).



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6. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).
7. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering.
8. 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

9. A plat must be recorded at the Wake County Register of Deeds office for any required utility easement dedications.

Stormwater

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

Urban Forestry

11. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 4 street trees in tree grates along Hillsborough St. and 4 street trees in tree grates along S. Boylan Ave. for a total of 8 street trees in tree grates.

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

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
2. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
3. Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.
4. All street lights and street signs required as part of the development approval are installed.
5. Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.
6. As-built impervious survey and As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).



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7. Final inspection of all right of way street trees by Urban Forestry Staff.

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: 4-17-2022

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed:(Development Services Dir./Designee)

Date: 4/17/19

Staff Coordinator: Daniel L. Stegall

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 | Block 83 Parking Deck | |
| | Development Case Number | SR-100-2018 | |
| | Transaction Number | 573539 | |
| | Design Adjustment Number | DA - 10 - 2019 | |
| 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 <input checked="" type="checkbox"/> SUPPORTS <input 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>kin/kin 4-4-19</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 | | | |

D
Authorized Signature

DANIEL G. KING, PE
ENGINEERING REVIEW MANAGER

4/8/19
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 design adjustment request meets the criteria for a design adjustment. The engineer has indicated that Section 8.3.6 (E) (2) (3) and (5) are factors deeming the design adjustment reasonable. The presence of existing buildings and the site layout of the adjacent developed properties are items keeping a connection from being feasible. Additionally, the professional engineer has indicated a cross access connection through the parking deck would pose a safety hazard.

Staff Response Raleigh Street Design Manual



DEVELOPMENT
SERVICES
DEPARTMENT

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

STAFF FINDINGS

See detailed response from the section describing UDO Article 8.3 requirements.

Design Adjustment Application

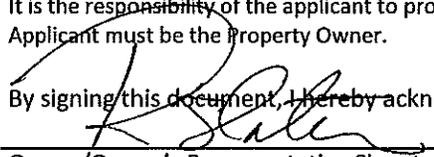


DEVELOPMENT SERVICES DEPARTMENT

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 Block 83 Parking Deck | | |
| | Case Number SR-100-2018 | | |
| | Transaction Number 573539 | | |
| OWNER | Name Glenwood Two, LLC | | |
| | Address 501 Fairmont Ave, Suite 101 | | City Townson |
| | State MD | Zip Code 21286 | Phone 410-769-6139 |
| CONTACT | Name Rick Slater, PE | | Firm McAdams |
| | Address 2905 Meridian Parkway | | City Durham |
| | State NC | Zip Code 27713 | Phone 919-361-5000 |
| 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 checked="" 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): | | |
| 1. UDO Section 8.3 and RSDM Section 9.5.3 requires all lots abutting a street other than a local street to provide cross access to adjacent lots. The project site in its entirety is a private parking garage structure intended to service paying customers and leased tenants. Due to the nature of this proposed allowable use a vehicular cross access would negatively impact the ability of the deck to function as a private pay to park facility. | | | |

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.
 April 2, 2019

Owner/Owner's Representative Signature

Date

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

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

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

| | | | |
|---------------------|----------------|------|---|
| For Office Use Only | RECEIVED DATE: | DA - | - |
|---------------------|----------------|------|---|

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;
The proposed meets the intent of the UDO for the following reasons. The proposed use is a private parking deck that encompasses the entire lot in a downtown area with no needed vehicular circulation. The driveway location along Hillsborough is maxed-out along the short frontage and improves the existing condition where existing drives are located much closer to the intersection.
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
The proposed conforms with the Comprehensive Plan and City Plan. The proposed use is a private parking deck that encompasses the entire lot in a downtown area with no needed vehicular circulation. The driveway location along Hillsborough is maxed-out along the short frontage and improves the existing condition where existing drives are located much closer to the intersection.
- C. The requested design adjustment does not increase congestion or compromise Safety;
The requested does not increase congestion or compromise safety.
If anything it makes the situation safer along Hillsborough street by increasing the distance of the driveway from that int he existing condition.
- D. The requested design adjustment does not create any lots without direct street Frontage;
The Proposed does not create any lots without direct street frontage.
- 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.
- 4. Adjacent use to the west is a large existing building (The Junior League of Raleigh) and will not require a vehicular access to the deck for their site due to an existing private parking lot in the rear of the building with multiple site entrances services their users. There are also two small buildings/ single family residential uses to the south that have their own parking on site and are not intended to be serviced by the proposed parking deck.**
- 5. Adding cross access in this downtown use would allow for cars to use the passageways between the lots of this block as a way to avoid traffic control devices. Allowing for this kind of use puts pedestrians both in the deck and walking along public streets at risk motorists avoiding traffic control devices.**



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 the Raleigh Street Design Manual;

The requested design meets the intent of the Raleigh street design manual by placing drives to extent practical at a safe distance from public road intersections. It is also meeting the intent of the RSDM by preventing unnecessary pedestrian and vehicular conflicts that could occur due to cross access in a highly urban and mixed use area.

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

The requested design meets the intent of the City of Raleigh Comprehensive Plan by placing drives to extent practical at a safe distance from public road intersections. It is also meeting the intent of the RSDM by preventing unnecessary pedestrian and vehicular conflicts that could occur due to cross access in a highly urban and mixed use area.

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

The design does not increase congestion of compromise safety. The proposed design proposes less driveways from the existing conditions at a greater distance from the intersection. Additionally, the proposed eliminates the possibility of unnecessary pedestrian and vehicular conflicts that could occur due to cross access in a highly urban and mixed use area.

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

The design does not increase additional maintenance responsibilities for the city.

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

The requested design adjustment has been certified by a professional engineer.

Individual Acknowledgement



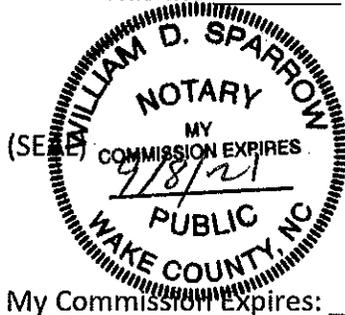
DEVELOPMENT
SERVICES
DEPARTMENT

STATE OF NORTH CAROLINA
COUNTY OF Durham

INDIVIDUAL

I, William D. Sparrow, a Notary Public do hereby certify that
R. S. Star personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

This the 26 day of February, 2019.



Notary Public [Signature]

My Commission Expires: 9/8/21



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 checked="" type="checkbox"/> General |
| <input type="checkbox"/> Attached | <input type="checkbox"/> Retail Store |
| <input type="checkbox"/> Apartment | <input type="checkbox"/> Open Lot |
| <input type="checkbox"/> Townhouse | <input type="checkbox"/> Other |

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

GENERAL INFORMATION

Development Name: **BLOCK 83 PARKING DECK**
Zoning District: **NX-7-UL** Overlay District (if applicable): **N/A** Inside City Limits? No

Proposed Use: **PARKING DECK AND RETAIL/RESTAURANT/BAR/OFFICE**

Property Address: **701 & 709 HILLSBOROUGH STREET** Major Street Location: **HILLSBOROUGH/BOYLAN**

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

P.I.N. 1703490106 P.I.N. 1703399107

| | | | | |
|---|---|--|---|--|
| <input type="checkbox"/> Apartment | <input type="checkbox"/> Child Care Facility | <input type="checkbox"/> Hospital | <input type="checkbox"/> Multi-Family | <input type="checkbox"/> Office |
| <input type="checkbox"/> Mixed Residential | <input type="checkbox"/> School | <input type="checkbox"/> Shopping Center | <input type="checkbox"/> Banks | <input type="checkbox"/> Industrial Building |
| <input type="checkbox"/> Duplex | <input type="checkbox"/> Transportation Tower | <input type="checkbox"/> Religious Institution | <input type="checkbox"/> Residential Care | <input type="checkbox"/> Retail |
| <input type="checkbox"/> Other - If other, please describe: PARKING DECK | | | | <input type="checkbox"/> Cottage Court |

Per City Code Section 30.2.8.2.3, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements.

THE PROPOSED DEVELOPMENT INCLUDES A PARKING DECK WITH A SMALL PORTION OF RETAIL/RESTAURANT/BAR/OFFICE SPACE. ALSO INCLUDED ARE THE RETAIL STRUCTURE AND UTILITIES REQUIRED TO SERVE THE PROPOSED BUILDINGS.

Per City Code Chapter 6, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE

DESIGN ADJUSTMENT OR ALTERNATE: **N/A**

OWNER: **HERITAGE PROPERTIES, INC** Name (s): **RYAN BLAIR**

Address: **501 FAIRMOUNT AVENUE, SUITE 101, TOWNSON, MD**

Phone: **410-769-6139** Email: **RBLAIR@HPIMD.COM** Fax: **N/A**

CONSULTANT (Contact Person for Plan): **MCADAMS** Name (s): **RICK SLATER**

Address: **2905 MERIDIAN PARKWAY, DURHAM, NC**

Phone: **919-361-5000** Email: **SLATER@MCADAMSCO.COM** Fax: **N/A**

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

Zoning Information: **NX-7-UL** Building Information: **PARKING DECK/RETAIL**

More than one district, provide the acreage of each: **N/A** Proposed building(s) sq. ft. gross: **0 SF**

Overlay District: **N/A** Existing building(s) sq. ft. gross: **1,372 or greater (0.0011)**

Total Site Acres: **0.82 ac** Total sq. ft. gross (existing & proposed): **1,372 or greater (0.0011)**

Off street parking required: **29** Provided: **693** Proposed height of building(s): **8'-6" 3/16"**

COA (Certificate of Appropriateness) case #: **N/A** # of stories (parking deck levels excluded): **13**

BOA (Board of Adjustment) case #: **N/A** Ceiling height of 2nd floor: **13' minimum**

COB (Conditional Use District) case #: **70-94**

Existing Impervious Surface: **27,634** ac. **square feet** Flood Hazard Area: Yes No

Proposed Impervious Surface: **35,860** ac. **square feet** If Yes, please provide: **Allyson Sub. N/A FEMA Map Panel # N/A**

House River Buffer: Yes No Wetlands: Yes No Flood Study: **N/A**

FOR RESIDENTIAL DEVELOPMENTS

1. Total # of Apartment, Condominium or Residential Units: **N/A** 3. Bedroom Units: **13r 2br 3br 4br or more N/A**

2. Total # of Congregate Care Or Life Care Dwelling Units: **N/A** 4. Infill Development: **2.2.7 N/A**

3. Total Number of Hotel Units: **N/A** 5. Open Space (only) or Amenity: **N/A**

4. Overall Total # of Dwelling Units (1-6 Above): **N/A** 6. Is your project a cottage court? Yes 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.

RICK SLATER, PE

I hereby designate _____, to serve as my agent regarding this application, to receive and respond to administrative comments, to request 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.

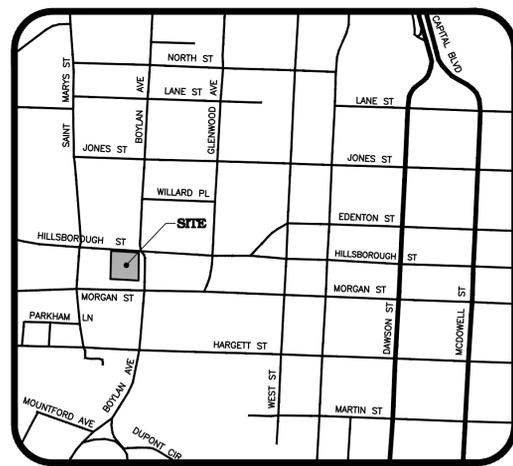
Signed: *[Signature]* Date: **10/15/2018**

Printed Name & Title: **John F. Holmes, Jr. President, L.T. Hobby and Son, Inc.**

Signed: *[Signature]* Date: **10/16/2018**

Printed Name & Title: **Shawn M. Zeman Manager, Hillside 701 Hillsborough St**

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VICINITY MAP
NTS



February 20, 2019

McAdams
2505 Meridian Parkway
Durham, NC 27713

RE: Block 83 Garage

Attn: Rick Slater

This is a letter of support for trash and recycling services for your new facility being planned at the Block 83 Garage on the corner of Hillsborough and Boylan. We have reviewed the plans. Waste Industries will be able to safely perform all needed services.

Since our founding in 1970, Waste Industries has strived to achieve one all-encompassing goal: To provide a waste collection service that is so streamlined and stress-free that it falls almost entirely out of our customers' minds.

Our goal has always been to provide a level of service that is truly unmatched by anyone in the industry. From sustainable efforts, environmentally conscious decisions, and a caliber of customer support unparalleled by any service-based company, we have always aspired to be more than what we are today.

We look forward to providing waste and recycling services at your new property once it has opened.

Sincerely,

Donna Clifton

Donna Clifton
Account Manager
Waste Industries - Raleigh

3741 Conquest Drive
Garner, NC 27529
(919) 427-7045
(919) 938-3712
donna.clifton@wasteindustries.com

ZONING CONDITIONS
PROPERTY PIN: 1703399107
ORDINANCE NO. (1994) 489 ZC 353
Effective: 9-6-94

Z-70-94 Hillsborough Street, south side, between S. Boylan Avenue and St. Mary's Street, being Parcel 9107, Block 39, Tax Map 1703.06, rezoned to Neighborhood Business Conditional Use District.

Conditions:

1. Only uses allowed in the Buffer Commercial Zoning District will be permitted on this property.

2. There will be no vat dipping procedure carried on, on the premises in question.

ZONING CONDITION RESPONSES:

1. ALL USES SHOWN WERE ALLOWED IN THE OLD BUFFER COMMERCIAL ZONING DISTRICT.

2. NO VAT DIPPING IS PROPOSED.

BLOCK 83 PARKING DECK

ADMINISTRATIVE SITE PLAN CASE NUMBER: SR-100-18 TRANSACTION NUMBER: 573539 RALEIGH, NORTH CAROLINA PROJECT NUMBER: HTG-18010

DATE: OCTOBER 17, 2018
REVISED: JANUARY 23, 2019
REVISED: FEBRUARY 21, 2019
REVISED: MARCH 21, 2019

DEVELOPER:
GLENWOOD TWO, LLC
501 FAIRMONT AVENUE, SUITE 101
TOWNSON, MARYLAND 21286
CONTACT: RYAN BLAIR
PHONE: 410-769-6139
EMAIL: RBLAIR@HPIMD.COM

PROJECT CONSULTANTS:

ENGINEER:
THE JOHN R. MCADAMS COMPANY, INC
PHONE: 919-361-5000
EMAIL: SLATER@MCADAMSCO.COM

ARCHITECT:
GENSLER
PHONE: 919-239-7838
EMAIL: SCOTT_LAHR@GENSLER.COM

SURVEYOR:
THE JOHN R. MCADAMS COMPANY, INC
PHONE: 919-361-5000
EMAIL: SLATER@MCADAMSCO.COM

PARKING/STRUCTURAL:
KIMLEY-HORN AND ASSOCIATES, INC
PHONE: 919-653-6649
EMAIL: MATT.SUMPTER@KIMLEY-HORN.COM



Know what's below.
Call before you dig.

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

SHEET INDEX

- C-1 EXISTING CONDITIONS
- C-1A CURRENT RECORDED PLAT
- C-2 PROJECT NOTES
- C-2A FIRE DEPARTMENT - ALTERNATE METHODS APPLICATION
- C-3 DEMOLITION PLAN
- C-4 SITE PLAN
- C-5 GRADING AND STORM DRAINAGE PLAN
- C-6 UTILITY PLAN
- LS-1 LANDSCAPE PLAN & DETAILS (BY SURFACE 678)
- D-1 SITE DETAILS
- D-2 SITE DETAILS
- D-3 WATER DETAILS
- D-4 SANITARY SEWER DETAILS
- D-5 STORM DRAINAGE DETAILS
- D-6 STORM DRAINAGE DETAILS

BUILDING ELEVATIONS (BY GENSLER)

- A0.01 PARKING GARAGE ZONING ELEVATION - NORTH ELEVATION
- A0.02 PARKING GARAGE ZONING ELEVATION - EAST ELEVATION
- A0.03 PARKING GARAGE ZONING ELEVATION - SOUTH ELEVATION
- A0.04 PARKING GARAGE ZONING ELEVATION - WEST ELEVATION
- A0.05 PARKING GARAGE ZONING ELEVATION - OVERHANGS

DECK STRIPING PLANS (BY KIMLEY HORN)

- TR1.01 STRIPING PLAN - LEVEL P1
- TR1.02 STRIPING PLAN - LEVEL P2
- TR1.03 STRIPING PLAN - LEVEL P3
- TR1.04 STRIPING PLAN - LEVEL P4
- TR1.05 STRIPING PLAN - LEVEL P5 - P7
- TR1.06 STRIPING PLAN - LEVEL P8

SOLID WASTE COMPLIANCE STATEMENT:

1. THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
2. THE SOLID WASTE REMOVAL FOR THIS PROJECT WILL BE HANDLED BY A PRIVATE SERVICE (SEE SITE PLAN SHEET C-6).
3. REFUSE WILL BE COLLECTED IN CENTRAL COMPACTOR AND/OR DUMPSTERS AND RECYCLING AREAS WITHIN THE SITE.

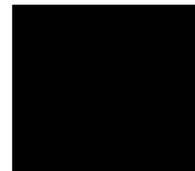
NOTES:

1. WITHIN THE AREA OF A DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERING OR PARKED VEHICLES BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS.
2. DRIVEWAYS MAY INTERSECT A STREET NO CLOSER THAN 50' FROM THE INTERSECTION OF 2 STREET RIGHTS-OF-WAYS, NOT INCLUDING AN ALLEY.
3. SITE IS CLASSIFIED AS A COMMERCIAL PARKING FACILITY IN ACCORDANCE WITH UDO SECTION 6.4.7 B.
4. THE NUMBER OF SEATS PROVIDED BY FUTURE RESTAURANT/BAR USES WILL NOT REQUIRE A GREATER NUMBER OF VEHICLES SPACES THAN THAT REQUIRED BY GROSS FLOOR AREA, COMPLYING WITH 7.1.2.C, WITHOUT NECESSARY REVISIONS TO THIS PLAN.
5. BARS ARE SUBJECT TO UDO SEC 6.4.10.A, 6.4.10.B, AND 6.4.10.C USE STANDARDS.

NOTE: NO TREE CONSERVATION PLAN REQUIRED DUE TO TOTAL SITE AREA BEING LESS THAN 2.00 ACRES. UDO 9.1.2

NOTE: STORMWATER MANAGEMENT FOR THIS SITE WILL BE ACCOUNTED FOR UNDER A SEPERATE COVER WITH A SHARED FACILITY.

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.

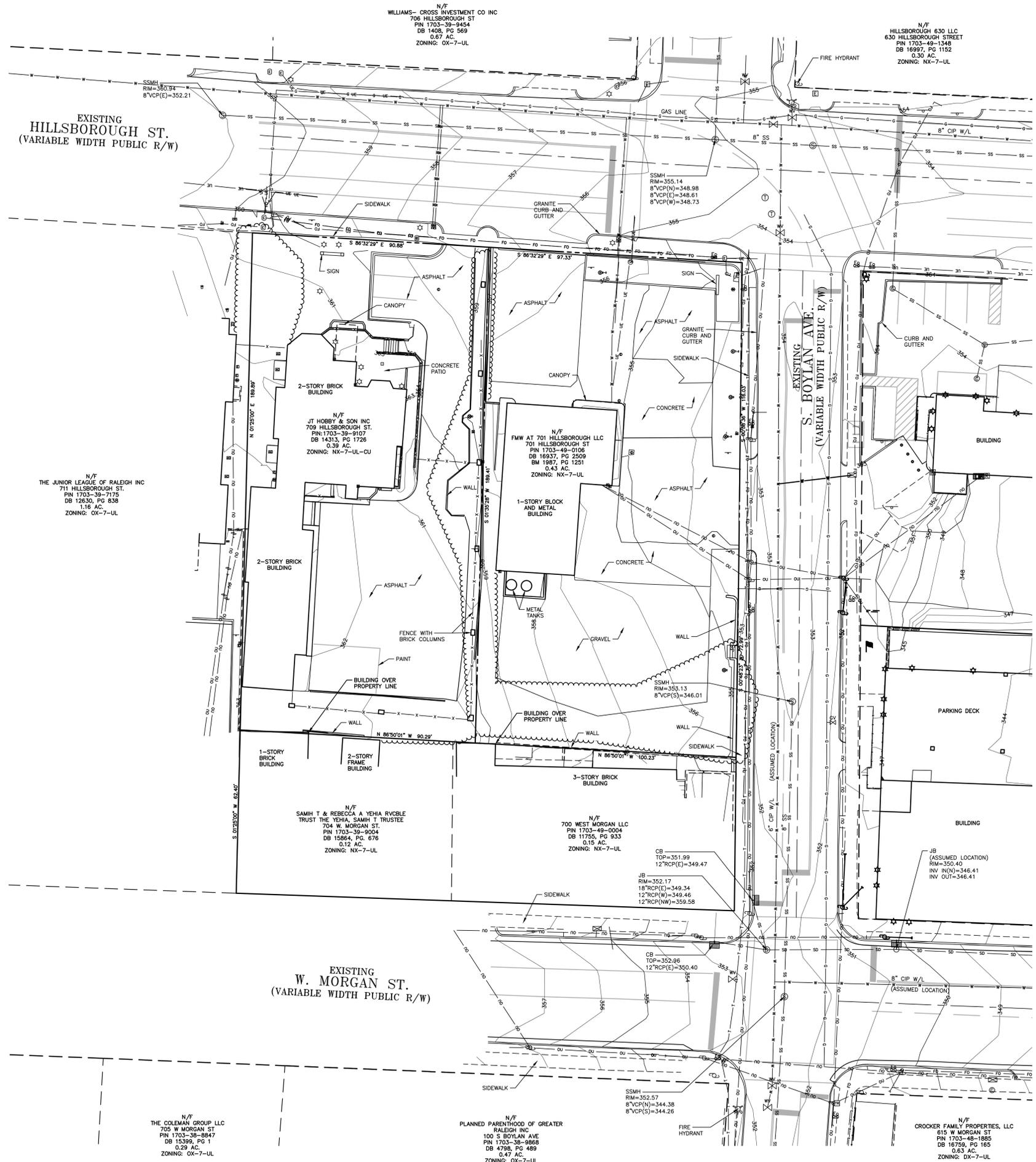


McADAMS

THE JOHN R. MCADAMS
COMPANY, INC.

2905 Meridian Parkway
Durham, North Carolina 27713
License No.: C-0293
919. 361. 5000 • McAdamsCo.com
Contact: Rick Slater, PE
Slater@mcadamsco.com

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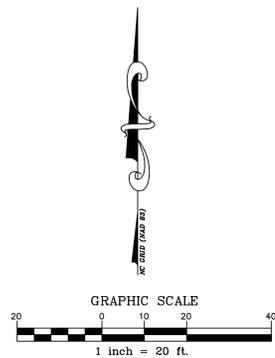


LEGEND

| | | | |
|---|-------------------------|------|--------------------------|
| ○ | EXISTING IRON PIPE | ⊕ | ACCESSIBLE PARKING |
| ● | IRON PIPE SET | ⊖ | IRRIGATION CONTROL VALVE |
| ▲ | CALCULATED POINT | ▲ | FLOOD LIGHT |
| ⊕ | BORE HOLE | ⊕ | MAIL BOX |
| ⊖ | SANITARY SEWER MANHOLE | ⊖ | MONITORING WELL |
| ⊖ | SANITARY SEWER CLEANOUT | ⊖ | SIAMESE CONNECTION |
| ⊖ | WATER VALVE | ⊖ | SIGN |
| ⊖ | WATER METER | ⊖ | WELL |
| ⊖ | FIRE HYDRANT | ⊖ | WATER MANHOLE |
| ⊖ | TELEPHONE PEDESTAL | ⊖ | LIGHT SINGLE |
| ⊖ | TELEPHONE MANHOLE | ⊖ | LIGHT DOUBLE |
| ⊖ | ELECTRIC BOX | ⊖ | CABLE BOX |
| ⊖ | LIGHT POLE | ⊖ | FIBER OPTIC VAULT |
| ⊖ | POWER POLE | ⊖ | SPRINKLER HEAD |
| ⊖ | CURB INLET | —SD— | STORM DRAIN PIPE |
| ⊖ | STORM DRAINAGE MANHOLE | —OU— | OVERHEAD UTILITY LINES |
| ⊖ | YARD INLET | —W— | WATER LINE |
| ⊖ | AIR CONDITIONER | —SS— | SANITARY SEWER LINE |
| ⊖ | ADDRESS BOX | —T— | TELEPHONE LINE |
| ● | BOLLARD | —G— | GAS LINE |
| ⊖ | FIRE CONNECTION | —UE— | UNDERGROUND ELECTRIC |
| ⊖ | FIBER OPTIC MARKER | —UT— | UNDERGROUND TELEPHONE |
| ⊖ | GREASE PIT | —X— | FENCE LINE |

GENERAL NOTES

- THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS A TOPOGRAPHICAL SURVEY.
- BEARINGS FOR THIS SURVEY ARE BASED ON GRID (NAD 83) (2011).
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- ZONING: OX-5-GR
- AREA BY COORDINATE GEOMETRY.
- FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A. F.I.R.M. COMMUNITY PANEL #3720170400J DATED MAY 02, 2006.
- REFERENCES: BM, 2005 PG. 389 OF THE WAKE COUNTY REGISTRY. PIN: 1704102415, 1704103366, 1704104178
- UTILITY STATEMENT: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THIS SURVEY SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- NO GRID MONUMENTS FOUND WITHIN 2000' OF SITE.
- ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD 88.



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2905 Meridian Parkway
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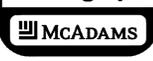
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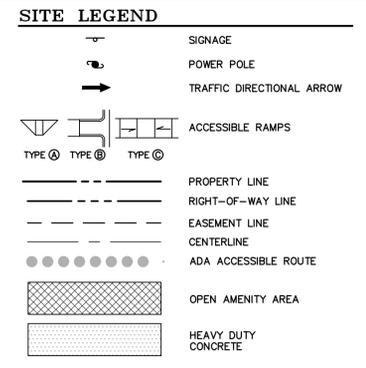
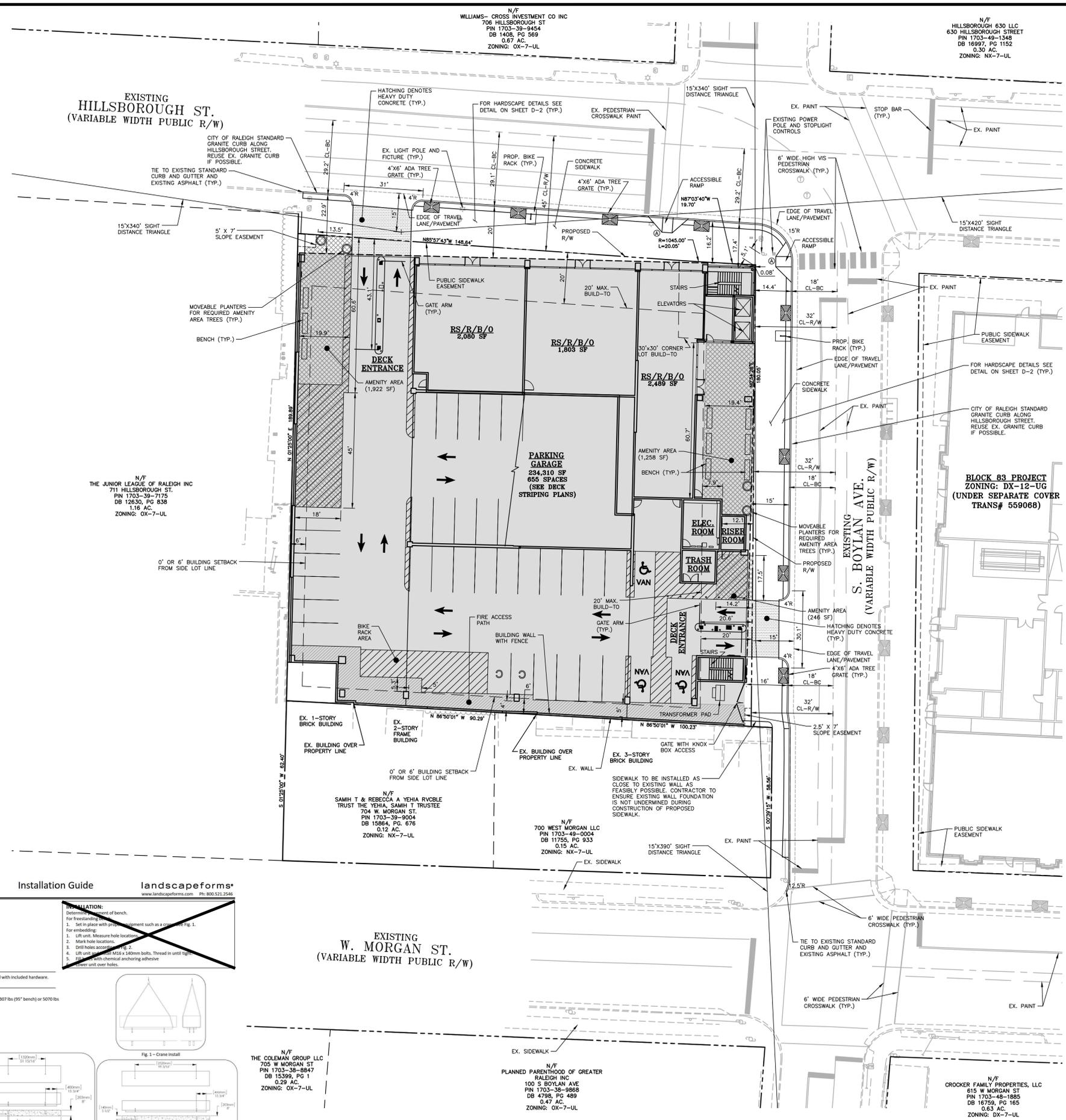
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|-----------|-------------------------------------|
| 1/23/2019 | 1ST CITY OF RALEIGH REVIEW COMMENTS |
| 2/7/2019 | 2ND CITY OF RALEIGH REVIEW COMMENTS |
| 3/7/2019 | 3RD CITY OF RALEIGH REVIEW COMMENTS |

DEVELOPER:
GLENWOOD TWO LLC
501 FAIRMONT AVENUE,
SUITE 101
TOWNSON, MARYLAND 21286

**BLOCK 88
PARKING DECK
ADMINISTRATIVE SITE REVIEW**
RALEIGH, NORTH CAROLINA
EXISTING CONDITIONS

| | |
|--------------|--------------|
| PROJECT NO.: | HTC-18010 |
| FILENAME: | HTG18010-XCI |
| CHECKED BY: | RSS |
| DRAWN BY: | JMS |
| SCALE: | 1" = 20' |
| DATE: | 10-17-18 |
| SHEET NO.: | C-1 |





STREETSCAPE NOTE

BOYLAN AVE - MIXED USE STREETSCAPE
 HILLSBOROUGH STREET - MAIN STREET STREETSCAPE

SITE DATA

SITE ADDRESS: 701 HILLSBOROUGH ST & 709 HILLSBOROUGH ST

PIN NUMBER: 1703490106 1703399107
 DEED BOOK: DB 16937, PG 2509 DB 14313, PG 1726

ZONING(S): NX-7-UL (1703490106) & NX-7-UL-CU (1703399107)
 EX. ACREAGE: 0.43 + 0.39 = ±0.82
 PROP. R/W DEDICATION: ±0.03 AC
 PROP. ACERAGE: ±0.79 AC
 PROPOSED USE: GENERAL BUILDING; PARKING GARAGE/RETAIL SALES/RESTAURANT/ BAR/ OFFICE

PROPOSED GROSS SF: 6,372 RS/R/B/O*
 PROPOSED GARAGE SF: 234,310
 *NOTE: RS/R/B/O = RETAIL SALES/RESTAURANT/BAR/OFFICE

GENERAL DRIVEWAY NOTE

1. DRIVEWAYS MAY INTERSECT A STREET NO CLOSER THAN 50' FROM THE INTERSECTION OF 2 STREET RIGHTS-OF-WAY, NOT INCLUDING AN ALLEY.

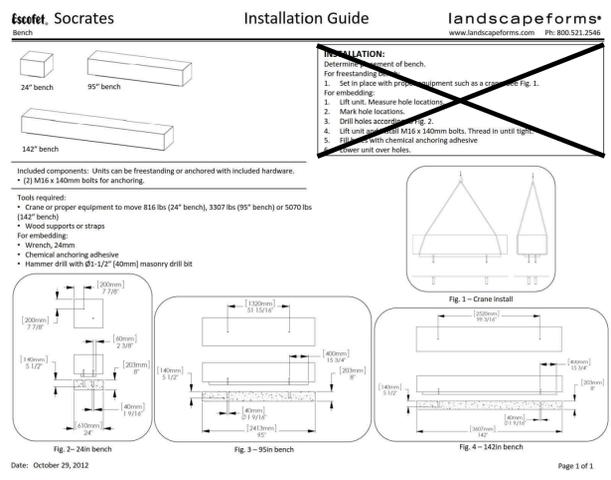
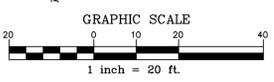
HC RAMPS:

1. ALL HC RAMPS TO BE FIELD ADJUSTED WITH INPUT FROM THE CITY OF RALEIGH FIELD INSPECTOR PRIOR TO INSTALLATION.
 2. POWER POLES WHICH CONFLICT WITH FIELD LOCATED HC RAMPS ARE TO BE RELOCATED BY APPROPRIATE UTILITY COMPANY.

OUTDOOR AMENITY AND PARKING REQUIREMENTS

| PARKING 1 | REQUIREMENTS |
|------------------------|--|
| RETAIL GROSS SF | 6,372 (RETAIL/RESTAURANT/BAR/OFFICE) |
| PARKING CALCULATION | (6,372)/150 = 43 SPACES |
| TOTAL PARKING PROVIDED | 655 SPACES (14 HC SPACES & 45 COMPACT) 2 |
| BICYCLE PARKING | RETAIL/RESTAURANT/BAR/OFFICE USES (4 SPACES MIN. BOTH SHORT TERM AND LONG TERM) SHORT TERM (1 SPACE/5,000 SF) = (6,372)/5,000 = 2 SPACES (RETAIL MOST CONSERVATIVE) LONG TERM (1 SPACE/5,000 SF) = (6,372)/5,000 = 2 SPACES (OFFICE MOST CONSERVATIVE) TOTAL REQUIRED = 8 SPACES (4 SHORT TERM, 4 LONG TERM) BIKE PARKING PROVIDED = 38 SPACES 3 |
| AMENITY AREA | TOTAL SITE AREA: ±0.79 AC = 34,257 SF REQUIRED: 10.00% OF SITE = 0.079 AC = 3,426 SF TOTAL PROVIDED = 3,426 SF (0.079 AC) PROVIDED: OUTDOOR AMENITY AREAS: 3,426 SF (0.079 AC) = 10.00% SEATING REQUIRED: 1 LF/50 SF OF AMENITY AREA = 3,426/50 = 69 LF SEATING PROVIDED: 71 LF - (9) 95" BENCHES TREES REQUIRED: 1 TREE/1,000 SF = 3,426/1,000 = 4 TREES TREES PROVIDED: 4 TREES (SEE LANDSCAPE PLANS) |

- NOTES:
- THE NUMBER OF SEATS PROVIDED BY FUTURE RESTAURANT/BAR USES WILL NOT REQUIRE A GREATER NUMBER OF VEHICLES SPACES THAN THAT REQUIRED BY GROSS FLOOR AREA, COMPLYING WITH 7.1.2.C, WITHOUT NECESSARY REVISIONS TO THIS PLAN.
 - 655 PARKING SPACES PROVIDED BREAKDOWN:
 226 - BLOCK 83 (SR-59-18 ; COR TRANS# 559068)
 43 - TWO HILLSBOROUGH DECK RETAIL/RESTAURANT/BAR/OFFICE
 386 - FUTURE USES
 - 38 BICYCLE PARKING PROVIDED
 4 - ON STREET (2 RACKS)
 4 - LONGTERM IN DECK THIS PROJECT
 30 - LONGTERM IN DECK FOR BLOCK 83 (SR-59-18 ; COR TRANS# 559068)



EXISTING
 W. MORGAN ST.
 (VARIABLE WIDTH PUBLIC R/W)

SEE SHEET C-2 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

THE JOHN R. MCADAMS COMPANY, INC.
 2905 Meridian Parkway
 Durham, North Carolina 27713
 Lic. No.: C-0283
 919-361-5000 • jrmcadamsco.com

MCADAMS

REVISIONS:
 1/23/2019 1ST CITY OF RALEIGH REVIEW COMMENTS
 2/21/2019 2ND CITY OF RALEIGH REVIEW COMMENTS
 3/27/2019 3RD CITY OF RALEIGH REVIEW COMMENTS

DEVELOPER:
 GLENWOOD TWO LLC
 501 FAIRMONT AVENUE,
 SUITE 101
 TOWNSON, MARYLAND 21286

BLOCK 83 PARKING DECK ADMINISTRATIVE SITE REVIEW
 RALEIGH, NORTH CAROLINA

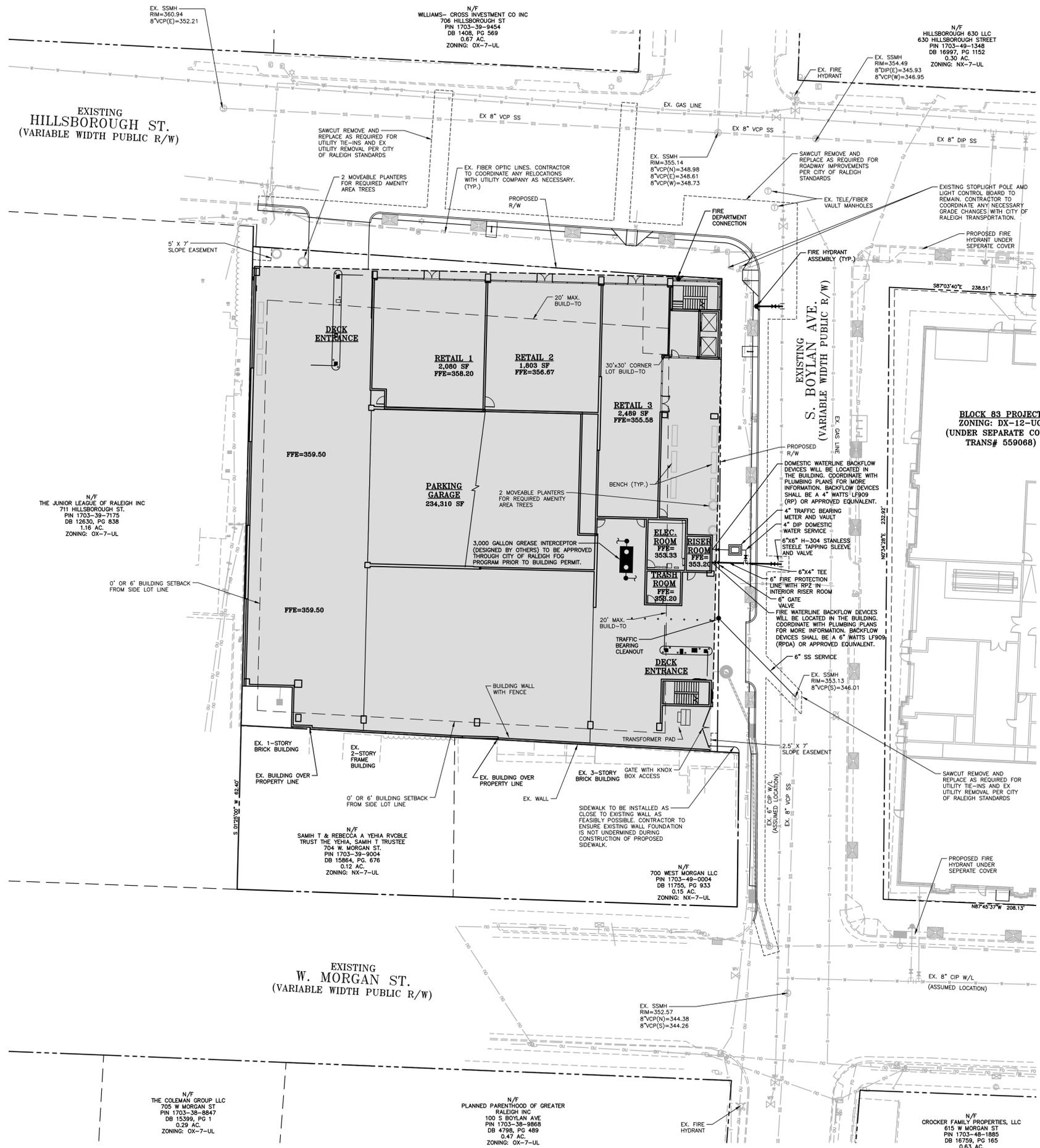
SITE PLAN

PROJECT NO: HTG-18010
 FILENAME: HTG18010-S1
 CHECKED BY: RSS
 DRAWN BY: JMS
 SCALE: 1" = 20'
 DATE: 10-17-18
 SHEET NO: C-4

MCADAMS

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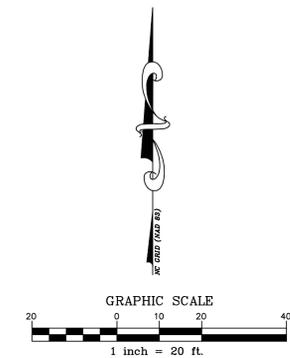


UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- LINE BREAK SYMBOL
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- SEWER FORCE MAIN
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- EASEMENT LINE

SEE SHEET C-2 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS



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 919.361.5000 • www.mcadamsco.com



REVISIONS:

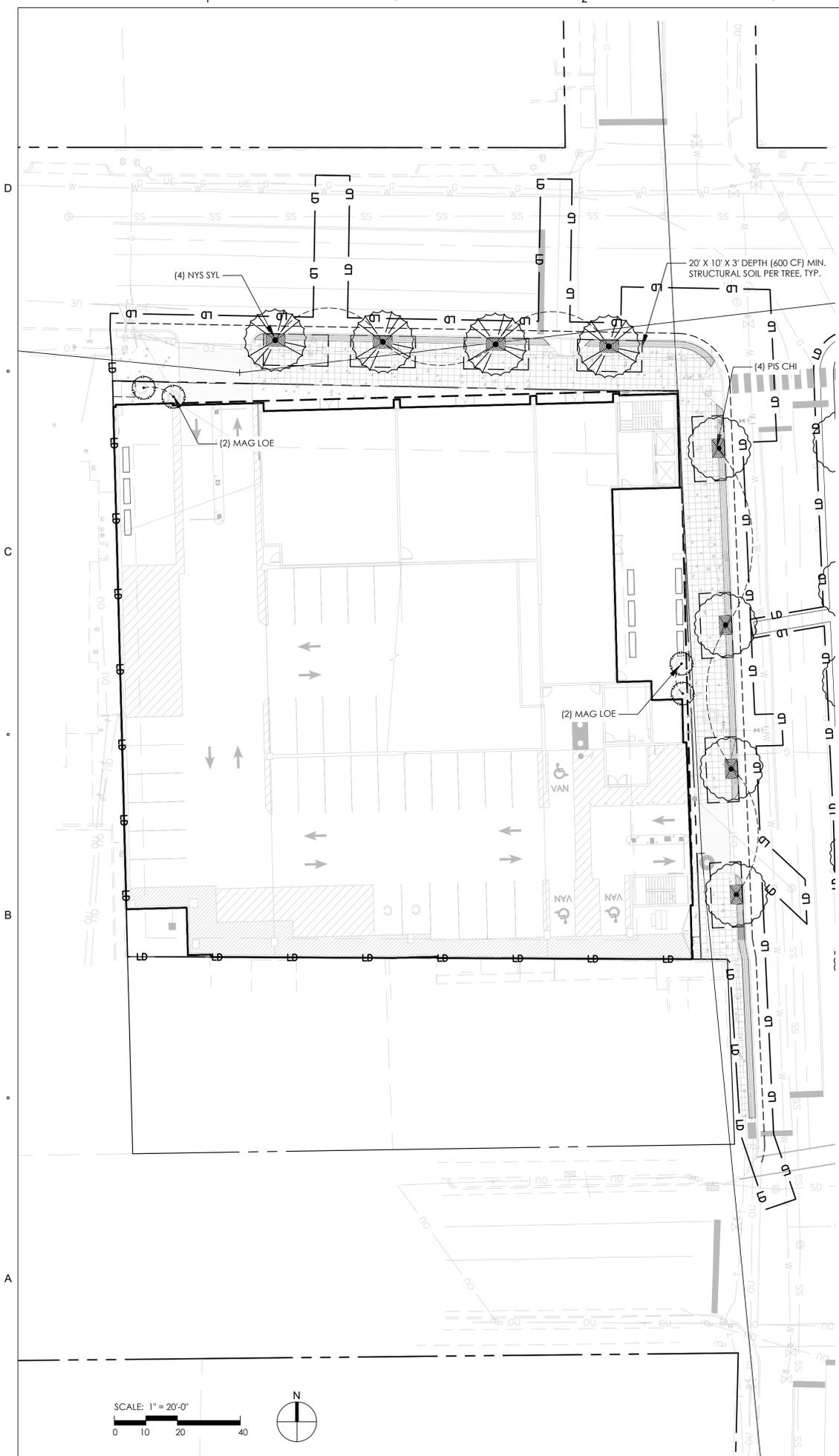
| NO. | DATE | DESCRIPTION |
|-----|-----------|-------------------------------------|
| 1 | 1/23/2019 | 1ST CITY OF RALEIGH REVIEW COMMENTS |
| 2 | 2/7/2019 | 2ND CITY OF RALEIGH REVIEW COMMENTS |
| 3 | 3/7/2019 | 3RD CITY OF RALEIGH REVIEW COMMENTS |

DEVELOPER:
 GLENWOOD TWO LLC
 501 FAIRMONT AVENUE,
 SUITE 101
 TOWNSON, MARYLAND 21286

**BLOCK 83
 PARKING DECK
 ADMINISTRATIVE SITE REVIEW
 RALEIGH, NORTH CAROLINA
 UTILITY PLAN**

| | |
|-------------|-------------|
| PROJECT NO. | HTC-18010 |
| FILENAME | HTG18010-UI |
| CHECKED BY: | RSS |
| DRAWN BY: | JMS |
| SCALE: | 1" = 20' |
| DATE: | 10-17-18 |
| SHEET NO. | C-6 |





PLANTING SCHEDULE - CONTRACTOR SHALL SATISFY ALL MEASUREMENTS INDICATED

| SYM | QTY | BOTANICAL NAME | COMMON NAME | MIN. CAL/RT | MIN. HT. | MIN. SPR. | SPACING | REMARKS |
|---------------------------|-----|--------------------------------------|---------------------------------|-------------|----------|-----------|----------|--|
| STREET TREES | | | | | | | | |
| NYS SYL | 4 | NYSSA SYLVATICA | BLACK GUM | 3" | 10' | 5' | AS SHOWN | STRONG CENTRAL LEADER; EVENLY BRANCHED; FULL |
| PIS CHI | 4 | PISTACIA CHINENSIS | CHINESE PISTACHE | 1.5" | 10' | 5' | AS SHOWN | STRONG CENTRAL LEADER; EVENLY BRANCHED; FULL |
| AMENITY AREA TREES | | | | | | | | |
| MAG LOE | 4 | MAGNOLIA X LOEBNERI 'LEONARD MESSEL' | LEONARD MESSEL LOEBNER MAGNOLIA | N/A | 8' | 4" | AS SHOWN | EVENLY BRANCHED; FULL |

NOTE:
1. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.

Surface

Surface 678, P.A.
215 Morris Street, Suite 150
Durham, NC 27701
www.surface678.com
p: 919-419-1199
f: 919-419-1669

CONSULTANTS

REGISTRATION

CLIENT



HERITAGE PROPERTIES, INC.

501 FAIRMOUNT AVENUE, SUITE 101
TOWSON, MD 21286

BLOCKBORG

RALEIGH, NC

KEY MAP

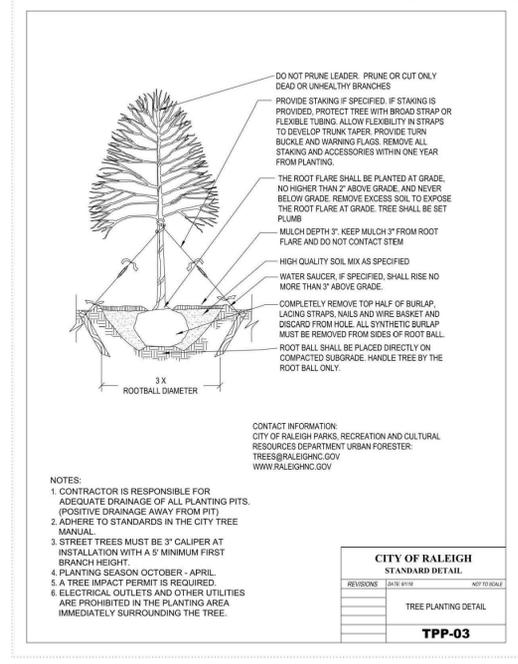
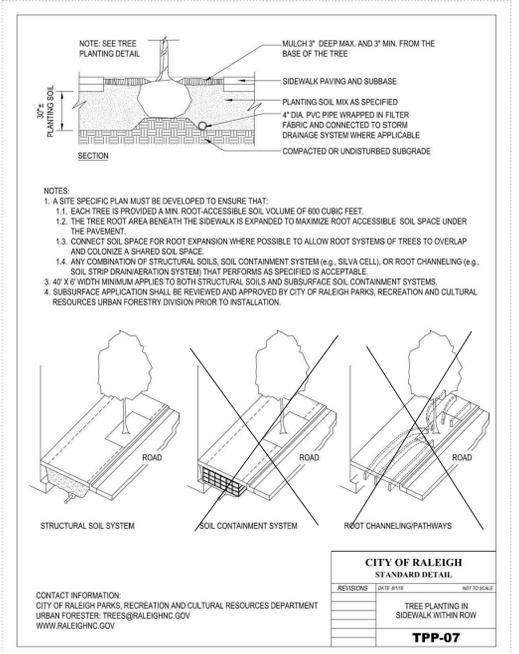
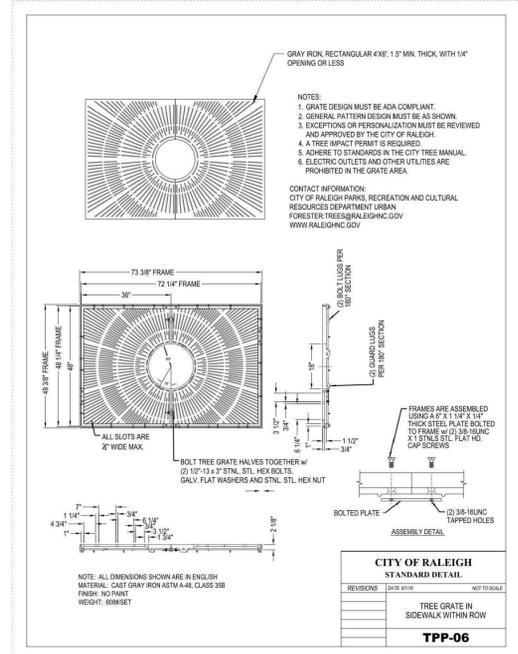
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ISSUE: ADMINISTRATIVE SITE REVIEW

PROJECT NO:
DATE: MARCH 21, 2019
DRAWN: RS
CHECKED: CB

SHEET TITLE:

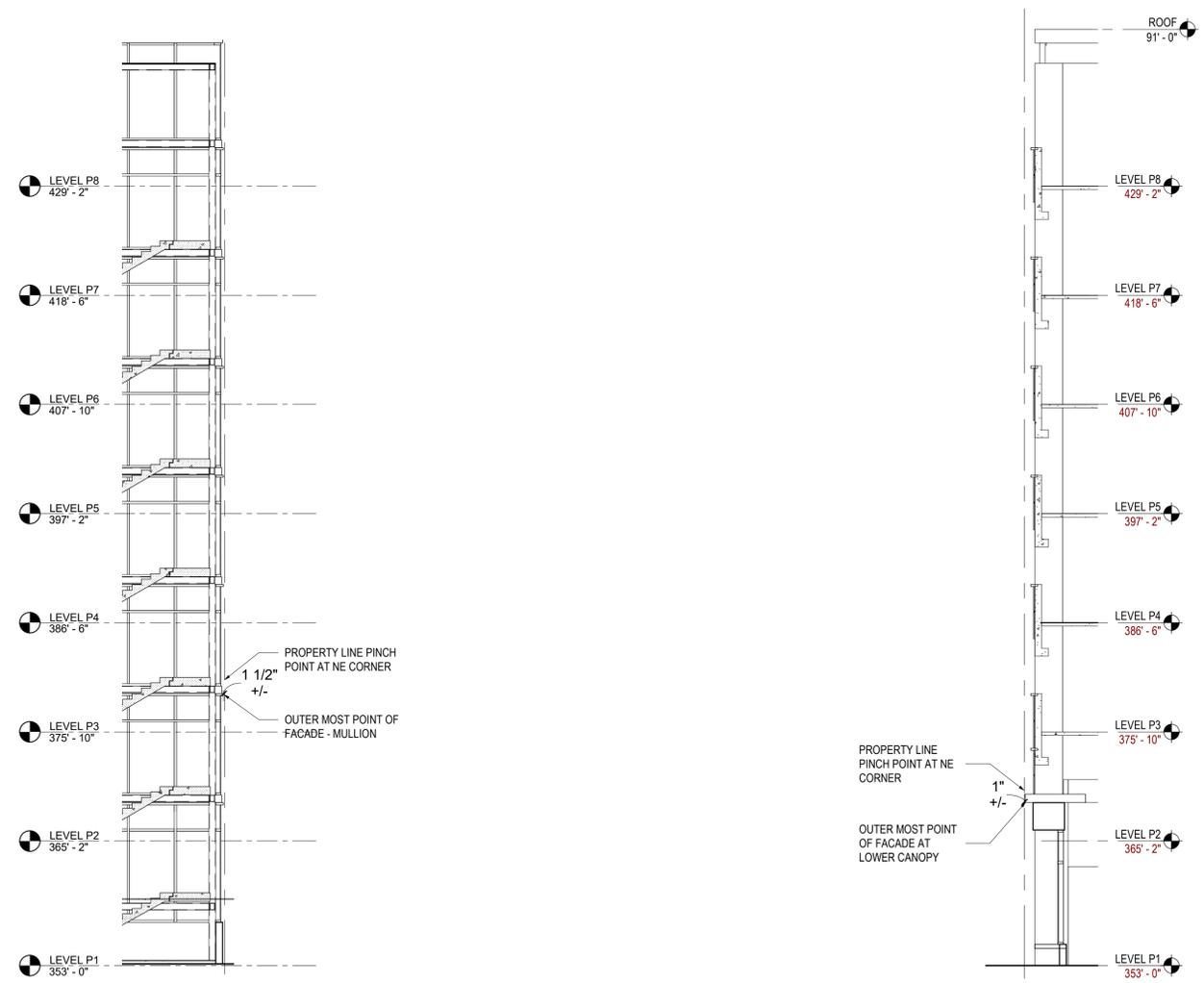
LANDSCAPE PLAN
LS-1



- CONCURRENT REVIEW APPROVAL**
CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION
- Plans for the proposed use have been reviewed for general compliance with applicable codes. This limited review, and authorization for construction is not to be considered to represent total compliance with all legal requirements for development and construction. The property owner, design consultants, and contractors are each responsible for compliance with all applicable City, State and Federal laws. This specific authorization below is not a permit, nor shall it be construed to permit any violation of City, State or Federal Law. All Construction must be in accordance with all Local, State, and Federal Rules and Regulations.
- TRANSPORTATION FIELD SERVICES
 - PUBLIC UTILITIES
 - STORMWATER
 - PLANNING/ZONING
 - FIRE
 - URBAN FORESTRY
 - SITE ACCESSIBILITY



| △ Date | Description |
|--------|-------------|
|--------|-------------|



Seal / Signature

NOT FOR CONSTRUCTION

Project Name

Block 83 Garage

Project Number

90.0279.001

Description

PARKING GARAGE ZONING
ELEVATION - OVERHANGS

Scale

1/8" = 1'-0"

A0.05