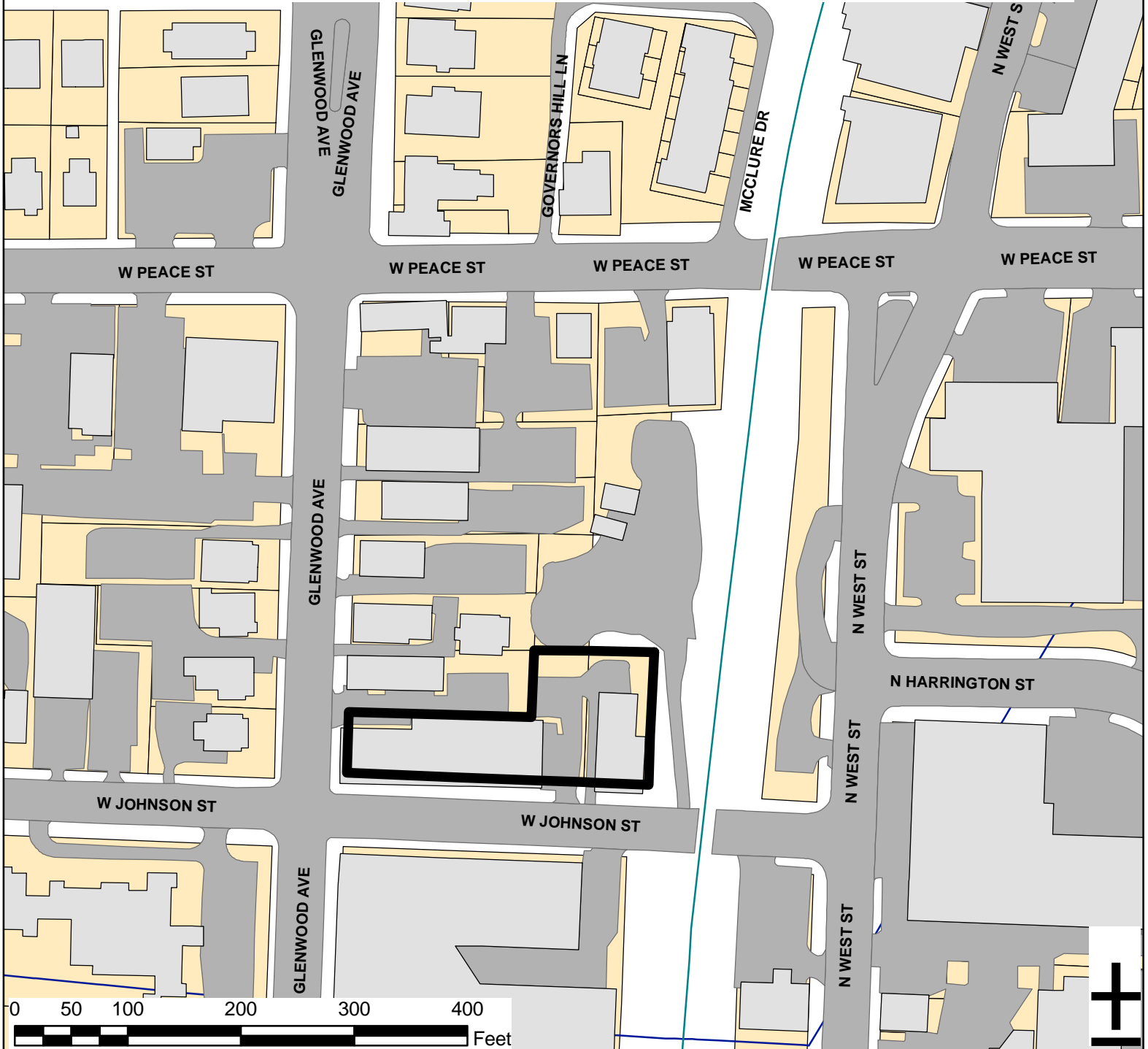


HAMPTON INN- GLENWOOD SOUTH SP-56-2010



Zoning: **IND-2/ PBOD**
CAC: **Hillsborough**
Drainage **Pigeon House**
Basin: **Branch**
Acreage: **0.49**

Number of Rooms: **126**
Planner: **Eric Hodge**
Phone: **(919) 516-2639**
Applicant Contact: **Rivers & Assoc., Inc**
Phone: **(252) 752-4135**

SITE DATA

PROJECT NAME: HAMPTON INN SOUTH GLENWOOD
 PROPOSED BUILDING USE: HOTEL
 SITE PIN #: 1704417743, 1704418744, 1704418795
 SITE ADDRESS: 510 W JOHNSON ST/ 600 GLENWOOD AVE
 SITE ZONING: IND-2 PBOD
 TOTAL ACREAGE: 0.49 ACRES (21,391 SF)
 TOTAL BUILDING SIZE (EXISTING): 0 SQ. FT.
 TOTAL BUILDING SIZE (NEW): 77,957 SQ. FT.
 NUMBER OF STORIES: 6
 BUILDING HEIGHT (AT GLENWOOD): 72 FT
 VEHICULAR SURFACE AREA: 0 SF
 IMP. SURFACE AREA (EXIST.): 19,387 SF
 IMP. SURFACE AREA (NEW): 19,228 SF
 PERCENT IMPERVIOUS AREA (EXIST.): 90.6 %
 PERCENT IMPERVIOUS AREA (NEW): 89.9 %

OPEN SPACE REQUIRED: 1,070 SF (5 %)
 OPEN SPACE PROVIDED: 2,173 SF (11.9 %)
 CONTIGUOUS OPEN SPACE: 720 SF (3.4 %)

PARKING DATA

126 ROOMS @ 1/ ROOM: 126 SP
 1408 SF MEETING SPACE: 19 SF PER PERSON
 1 SPACE PER 9 PEOPLE: 19 SP
 950 SF RETAIL SPACE: 0 SP
 10-2081(G)(6)(D)(2) EXEMPTS: THE FIRST 10,000 SF OF RETAIL
 TOTAL REQUIRED: 145
 PARKING SPACES PROVIDED BY LEASE AGREEMENT: 145
 BICYCLE SPACES REQUIRED: 9
 BICYCLE SPACES PROVIDED: 9

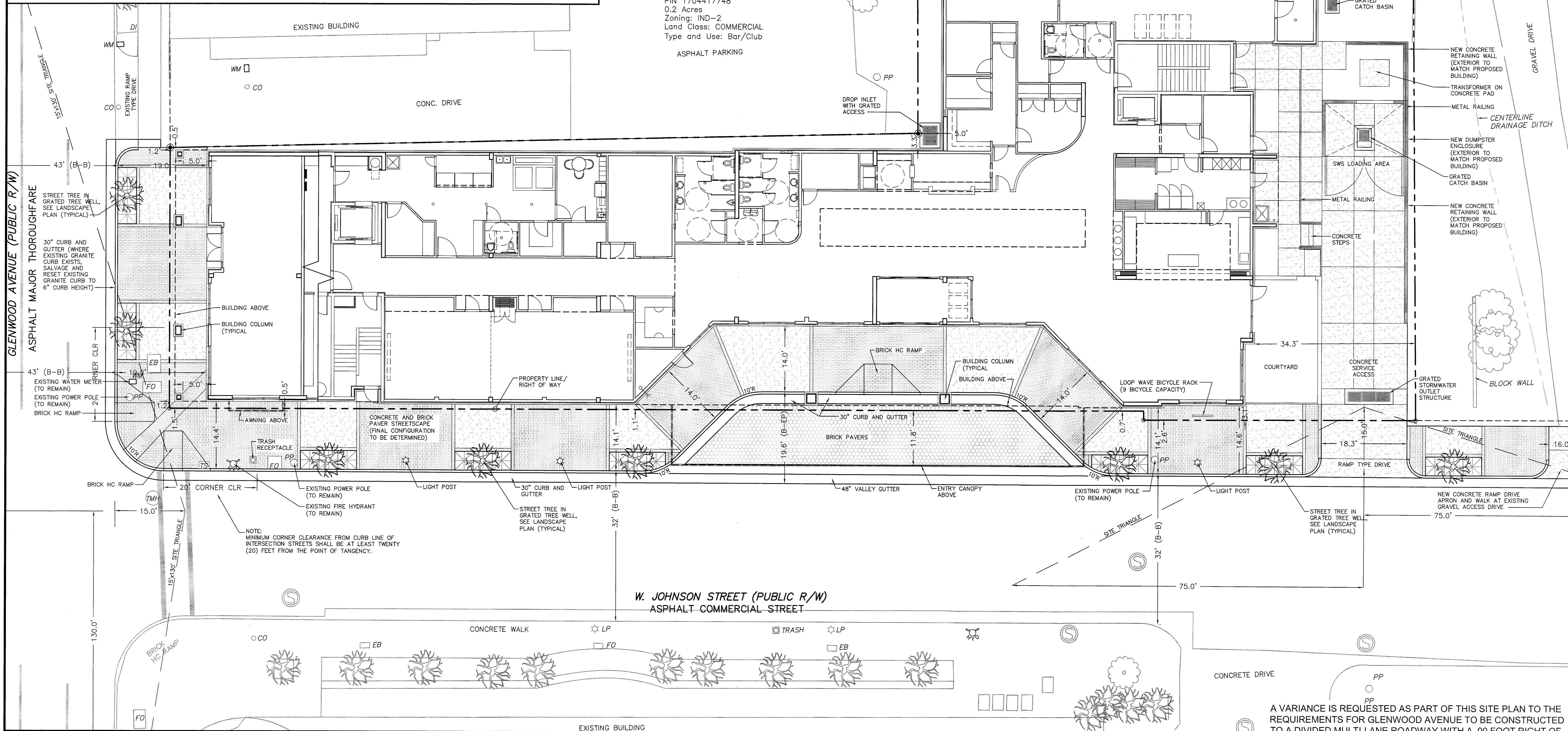
THIS PROJECT IS EXEMPT FROM THE NEUSE RIVER NUTRIENT MANAGEMENT STRATEGY IN ACCORDANCE WITH SECTION 1.2.6.2(SITES LESS THAN 0.5 ACRES) AND SECTION 1.2.6.5 (POST RUNOFF HAS LESS THAN 10% INCREASE) OF THE COR STORMWATER DESIGN MANUAL.
 THIS PROJECT IS EXEMPT FROM TREE CONSERVATION REQUIREMENTS 10-2082.14 (SITE IS LESS THAN 2 ACRES)

BOATWRIGHT, EDWARD P
 DB 11051 PG 1177
 PIN 1704417843
 0.2 Acres
 Zoning: IND-2
 Land Class: COMMERCIAL
 Type and Use: Ofc./Rtl./Res Conv.

BOATWRIGHT, EDWARD P
 DB 12715 PG 1800
 PIN 1704418855
 0.11 Acres
 Zoning: IND-2
 Land Class: VACANT

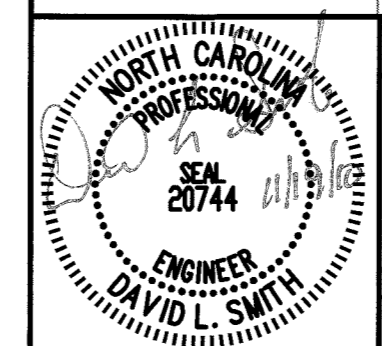
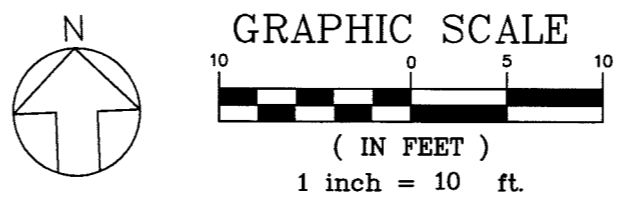
NORFOLK SOUTHERN RAILROAD CORPORATION
 D.B.208, PAGE 545

TROXLER, ROBERT E
 DB 11309 PG 2614
 PIN 1704417748
 0.2 Acres
 Zoning: IND-2
 Land Class: COMMERCIAL
 Type and Use: Bar/Club



GENERAL NOTES

- HANDICAPPED ACCESS AISLES SHALL BE STRIPED WITH 4-INCH WIDE WHITE PAINT AT 4 FEET ON CENTER AT 45 DEGREE ANGLES.
- VERIFY THE LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONFLICTS OR RELOCATION OF UTILITIES SHALL BE COORDINATED BETWEEN THE CONTRACTOR AND THE APPROPRIATE UTILITY COMPANY AND/OR AUTHORITY.
- ALL WORK AND MATERIALS SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF RALEIGH PUBLIC UTILITY DEPARTMENT. ALL WORK ON PUBLIC RIGHT OF WAY WILL BE IN STRICT ACCORDANCE WITH CITY OF RALEIGH SPECIFICATIONS AND STANDARDS. THE CONTRACTOR SHALL OBTAIN A COPY OF THE CURRENT STANDARDS AND SPECIFICATIONS TO REFER TO PRIOR AND DURING CONSTRUCTION OF THE PROJECT.
- THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH MATERIALS OF LIKE KIND AS THOSE USED IN THE CONSTRUCTION OF THE MAIN BUILDING. SEE DUMPSTER ENCLOSURE DETAIL SHEET 13 AND ARCHITECTURAL PLANS.
- WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH RALEIGH ENGINEERING STANDARD DRAWING STD #20.11.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR OTHER OBJECT.
- THESE PLANS ARE PRELIMINARY IN NATURE. FINAL PLANS WILL CONFORM WITH THE STANDARDS IN THE CITY OF RALEIGH DRAINAGE DESIGN MANUAL.
- COR REQUIRED 150 LF MAXIMUM TO FIRE APPARATUS SHALL BE SATISFIED DURING BUILDING PLAN SUBMISSION BY THE ADDITION OF A SECOND FDC OR THE ADDITION OF A WALL HYDRANT ON THE REAR (NORTH) WALL.



PRELIMINARY SITE PLAN NOT FOR CONSTRUCTION

Rivers & Associates, Inc.
 Engineers, Planners, Surveyors
 Lic. No. F-0334

107 East Second Street, Greenville, NC 27858 (252) 752-4135
 6131 Falls of Neuse Road, Suite 300, Raleigh, NC 27609 (919) 849-3347

SURVEY JS DRAFT DB DESIGN DB CHECK DS

HAMPTON INN AND SUITES
 SOUTH GLENWOOD AVENUE
SITE PLAN
 RALEIGH, NORTH CAROLINA

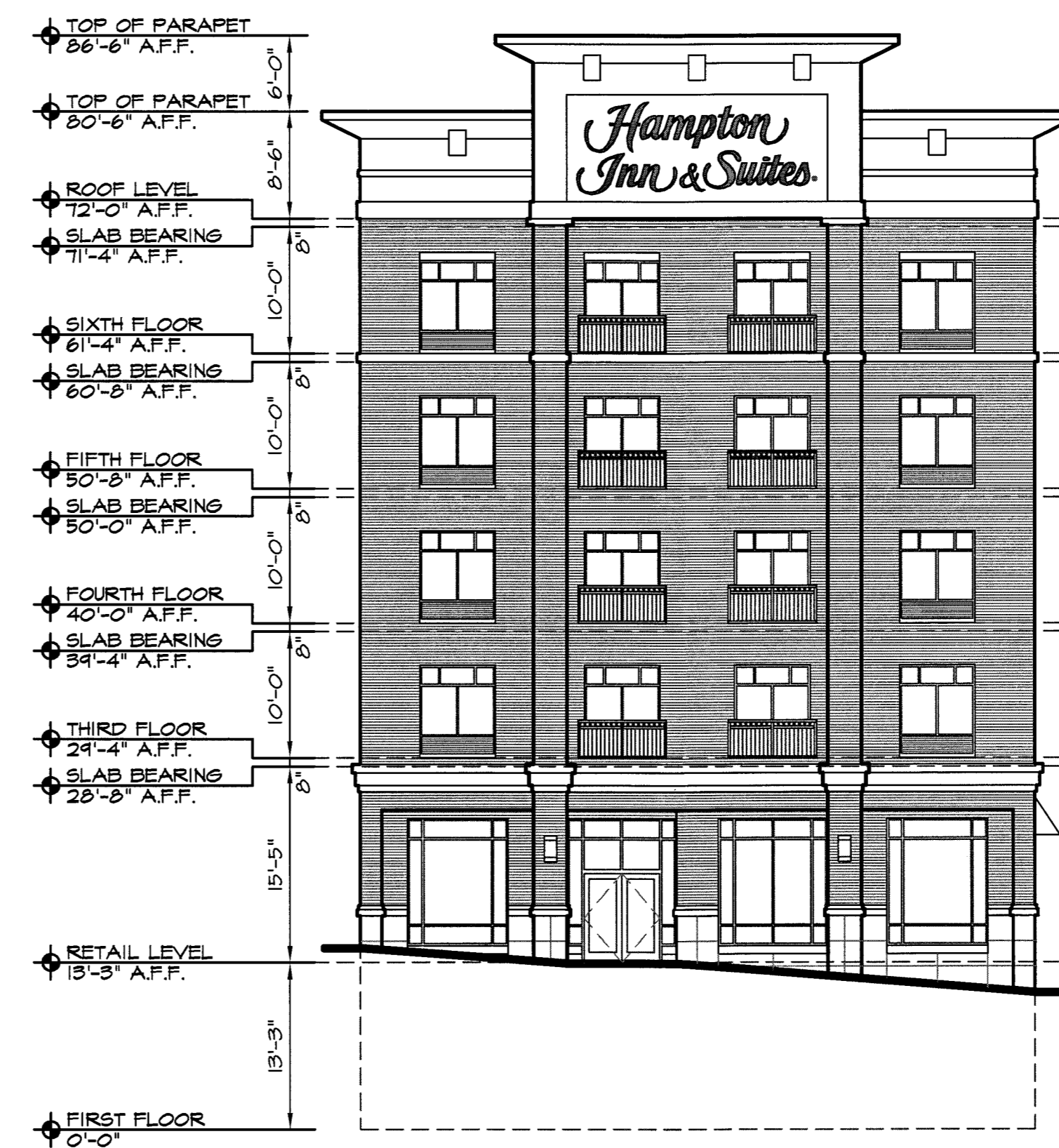
PROJECT NO. 2008244.2
 SHEET C-200

H. SCALE 1" = 10'
 V. SCALE N/A

A VARIANCE IS REQUESTED AS PART OF THIS SITE PLAN TO THE REQUIREMENTS FOR GLENWOOD AVENUE TO BE CONSTRUCTED TO A DIVIDED MULTI-LANE ROADWAY WITH A 90 FOOT RIGHT OF WAY AND FOR JOHNSON STREET TO BE CONSTRUCTED TO A 41 FT B-B SECTION WITHIN THE EXISTING RIGHT OF WAY.



1 SOUTH ELEVATION
A6.1 3/32"=1'-0"



2 WEST ELEVATION
A6.1 3/32"=1'-0"

BY	
DATE	
REVISIONS	
DRAWN BY	APPROVED
RCW	RAH
PROJ. #	DATE
10015	11/11/10

QualityFirst

isomham
DESIGN GROUP, PA
Architecture • Engineering
1305 Collingdale Drive Wilkesboro, NC 28687 www.isomham.com
Phone: 336.838.4007 Fax: 336.838.4318

EXTERIOR ELEVATIONS

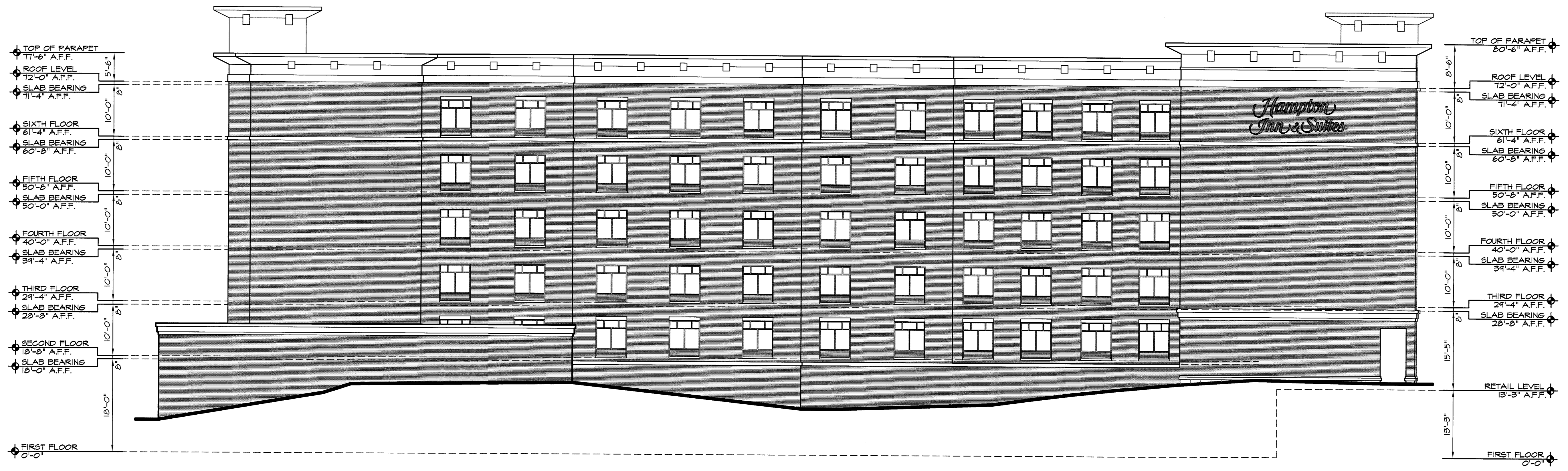
Hampton Inn & Suites.

SOUTH GLENWOOD AVENUE
RALEIGH, NORTH CAROLINA

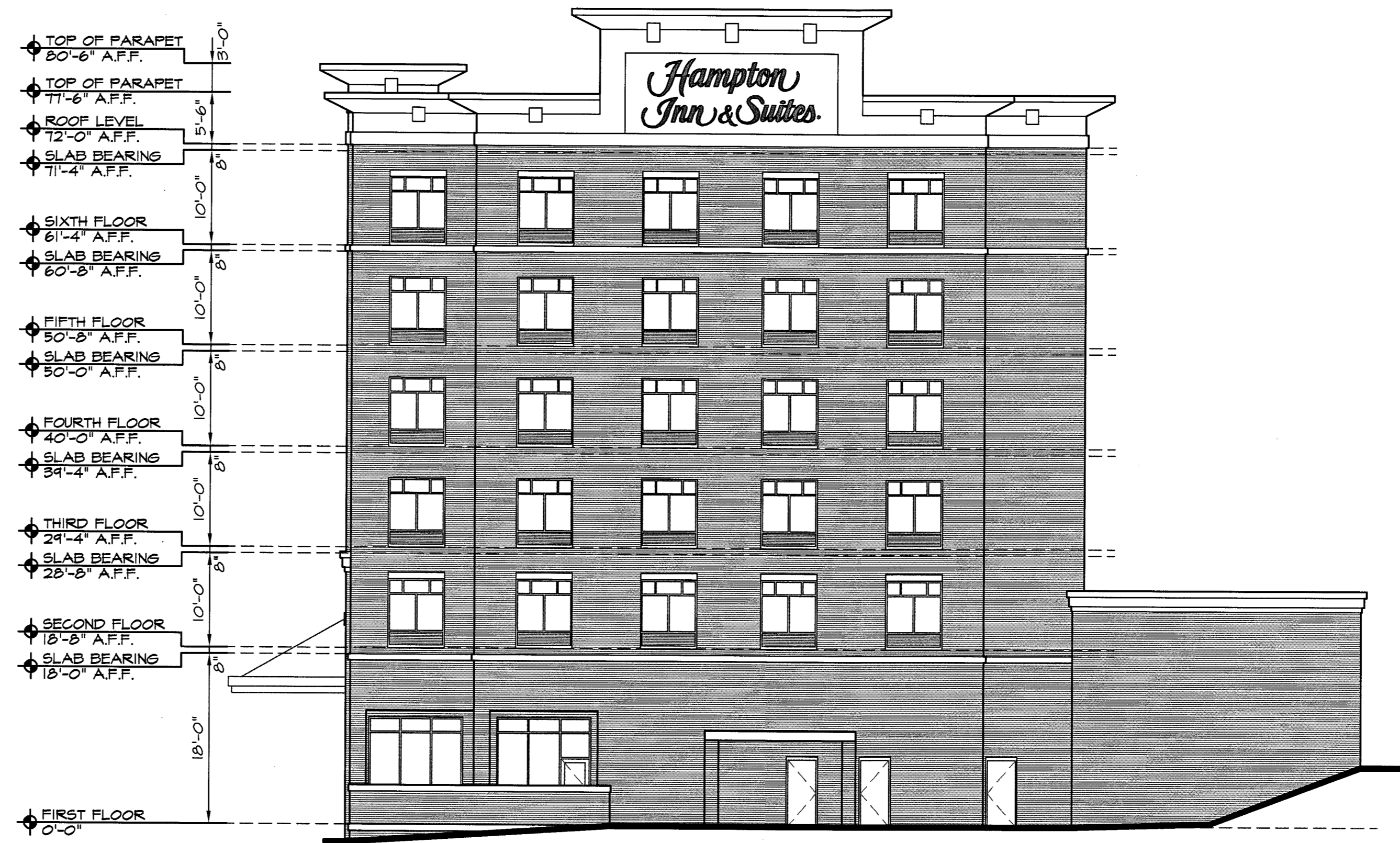
ALL CONTRACTORS AND SUB-CONTRACTORS SUBMITTING BIDS ON THIS PROJECT SHALL BE REQUIRED TO RECEIVE THE ENTIRE SET OF DRAWINGS. BROKEN SETS ARE NOT ALLOWED FOR BIDDING PROJECTS.
UNDER NO CIRCUMSTANCES ARE THE DRAWINGS TO BE SCALED !!

SHEET
A6.1
OF

NOT RELEASED FOR CONSTRUCTION



1 NORTH ELEVATION
A6.2 3/32"=1'-0"



2 EAST ELEVATION
A6.2 3/32"=1'-0"

ALL CONTRACTORS AND SUB-CONTRACTORS SUBMITTING BIDS ON THIS PROJECT SHALL BE REQUIRED TO RECEIVE THE ENTIRE SET OF DRAWINGS. BROKEN SETS ARE NOT ALLOWED FOR BIDDING PROJECTS.
UNDER NO CIRCUMSTANCES ARE THE DRAWINGS TO BE SCALED!!

DATE	REVISIONS	BY

DRAWN BY	APPROVED
RCN	RAH
PROJ. #	DATE
10015	11/17/10

QualityFirst

isomham
 DESIGN GROUP, PA
 Architecture • Engineering
 1305 Collegiate Drive Wilkesboro, NC 28687 www.isomham.com
 Phone: 336.838.4007 Fax: 336.838.4318

EXTERIOR ELEVATIONS

Hampton Inn & Suites

SOUTH GLENWOOD AVENUE RALEIGH, NORTH CAROLINA

SHEET
A6.2
OF

NOT RELEASED FOR CONSTRUCTION

SP-56-10



Development SERVICES

FIRE • INSPECTIONS • PLANNING
PUBLIC UTILITIES • PUBLIC WORKS

Customer Service Center
One Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-516-2495
Fax 919-516-2685

Preliminary Development Plan Application

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

Preliminary Approvals		FOR OFFICE USE ONLY
<input checked="" type="checkbox"/> Site Plans for Planning Commission or City Council <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing * <input type="checkbox"/> Multifamily (Infill)*	<input type="checkbox"/> Subdivision* <input type="checkbox"/> Infill Subdivision* <input type="checkbox"/> Cluster Subdivision <input type="checkbox"/> Expedited Subdivision Review	Transaction Number <div style="font-size: 2em; font-family: cursive;">288529</div>
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name Hampton Inn Glenwood South

Proposed Use Hotel

Property Address(es) 510 W Johnson St/600 Glenwood Ave

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

P.I.N. 1704417743	P.I.N. 1704418744	P.I.N. 1704418795	P.I.N.
-------------------	-------------------	-------------------	--------

What is your project type?

Apartment
 Banks
 Elderly Facilities
 Hospitals
 Hotels/Motels
 Industrial Building
 Mixed Residential
 Non-Residential Condo
 Office
 Religious Institutions
 Residential Condo
 Retail
 School
 Shopping Center
 Single Family
 Telecommunication Tower
 Townhouse
 Other: If other, please describe:

PRELIMINARY ADMINISTRATIVE REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively <u>not</u> requiring Planning Commission or City Council approval. <i>N/A</i>
--	---

PLANNING COMMISSION OR CITY COUNCIL REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. In accordance with Code Section 10-2071 "Schedule Of Permitted Land Uses In Zoning Districts", hotel developments within Ind-2 Zoning Districts require Planning Commission Approval.
---	---

CLIENT (Owner or Developer)	Company Glenwood Hospitality Assoc, LLC		
	Name (s) Thomas N. Tysinger		
	Address PO Box 30803 Greenville, North Carolina 27833-0803		
	Phone 252-321-8780 ext 212	Email ttysinger@earthlink.net	Fax 252-321-7760

CONSULTANT (Contact Person for Plans)	Company Rivers And Associates, Inc		
	Name (s) David L. Smith, P.E.		
	Address 6131 Fall Of Neuse Rd, Suite 300 Raleigh, North Carolina 27609		

PHONE 919-848-3347 dsmith@RIVERSANDASSOCIATES.COM
 FAX 919-848-0319

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

Has your project previously been through the pre-submittal process? If yes, provide the transaction # 283962

Zoning Information	Building Information
Zoning District(s) IND-2	Proposed building use(s) Hotel
If more than one district, provide the acreage of each N/A	Existing Building(s) sq. ft. gross 0
Overlay District PEDESTRIAN BUSINESS	Proposed Building(s) sq. ft. gross 77,957
Total Site Acres 0.49 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 77,957
Off street parking Required 145 Provided 145 (By Agreement)	Proposed height of building(s) 75' 2"
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) 0
BOA (Board of Adjustment) case # A-55-09	Building Lot Coverage percentage 77.1 (site plans only)
CUD (Conditional Use District) case # Z-N/A	

Stormwater Information

Existing Impervious Surface 0.445/19,387 acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 0.440/19,177 acres/square feet	If Yes, please provide
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel #

CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030 Plan is consistent with Future Land Use (Central Business District) as stated in Comprehensive Plan. Specifically fulfills Policy ED 58 related to attracting hospitality and tourism to the downtown area. Also addresses several policies under Public Transportation including proximity to rail corridors and pedestrian accessibility. Plan meets Policy T-DT 8 related to streetscape and sidewalk width. Building façade meets many of the Downtown Urban Design and Façade Grant Guidelines.

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1. Total # Of Townhouse Lots N/A Detached N/A Attached N/A	9. Total number of commercial lots? N/A
2. Total # Of Apartment Or Condominium Units N/A	10. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Congregate Care Or Life Care Dwelling Units N/A	If Yes, please answer the questions below: a) Minimum Lot Size N/A b) Total # Of Open Space Lots N/A c) Total # Of Phases N/A d) Perimeter Protective Yards Provided N/A e) Must provide open space quotient per City Code 10-3071(5)
4. Total # Of Mobile Home Lots N/A	
5. Overall Total # Of Dwelling Units (1-5 Above) N/A	
6. Bedroom Units 1br N/A 2br N/A 3br N/A 4br or more N/A	
7. Overall Unit(s)/Acre Densities Per Zoning District(s) N/A	
8. If your project is an infill subdivision, provide the infill calculations per City Code 10-3032 on the front cover of your drawing sets	

126 units

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 subdivision plan as approved by the City.

I hereby designate David L. Smith, P.E. _____ 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 Thomas D. Stepien 11.12.10 Date
 Signed _____ Date

Section B

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
General Requirements					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh	<input checked="" type="checkbox"/>		✓		
2. Preliminary Development Plan Application completed and signed by the property owner	<input checked="" type="checkbox"/>		✓		
3. Client must print page 1 and 2 of the Preliminary Development Plan Application to the plan cover sheet	<input checked="" type="checkbox"/>		✓		
4. I have referenced the Preliminary Development Plan 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 checked="" type="checkbox"/>		✓		
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		✓		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>		✓		
c) Proposed Site or Subdivision Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>		✓	
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input checked="" type="checkbox"/>	<input 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 only – include all revision dates</u>	<input checked="" type="checkbox"/>		✓		
7. Plan size 18"x24" or 24"x36"	<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 subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<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 checked="" type="checkbox"/>		✓		
10. Digital copy of only the site plan and elevations. The purpose of this image is to illustrate the basic character of the preliminary plan. It should contain only such basic information as: building outline, landscaping, parking and drives, stormwater facilities, and lot boundary. The digital image should be provided in the form of .pdf on a CD. If the plan was not digitally created, provide an 8 ½" x 11" reduction of the plan. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>		✓		
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓