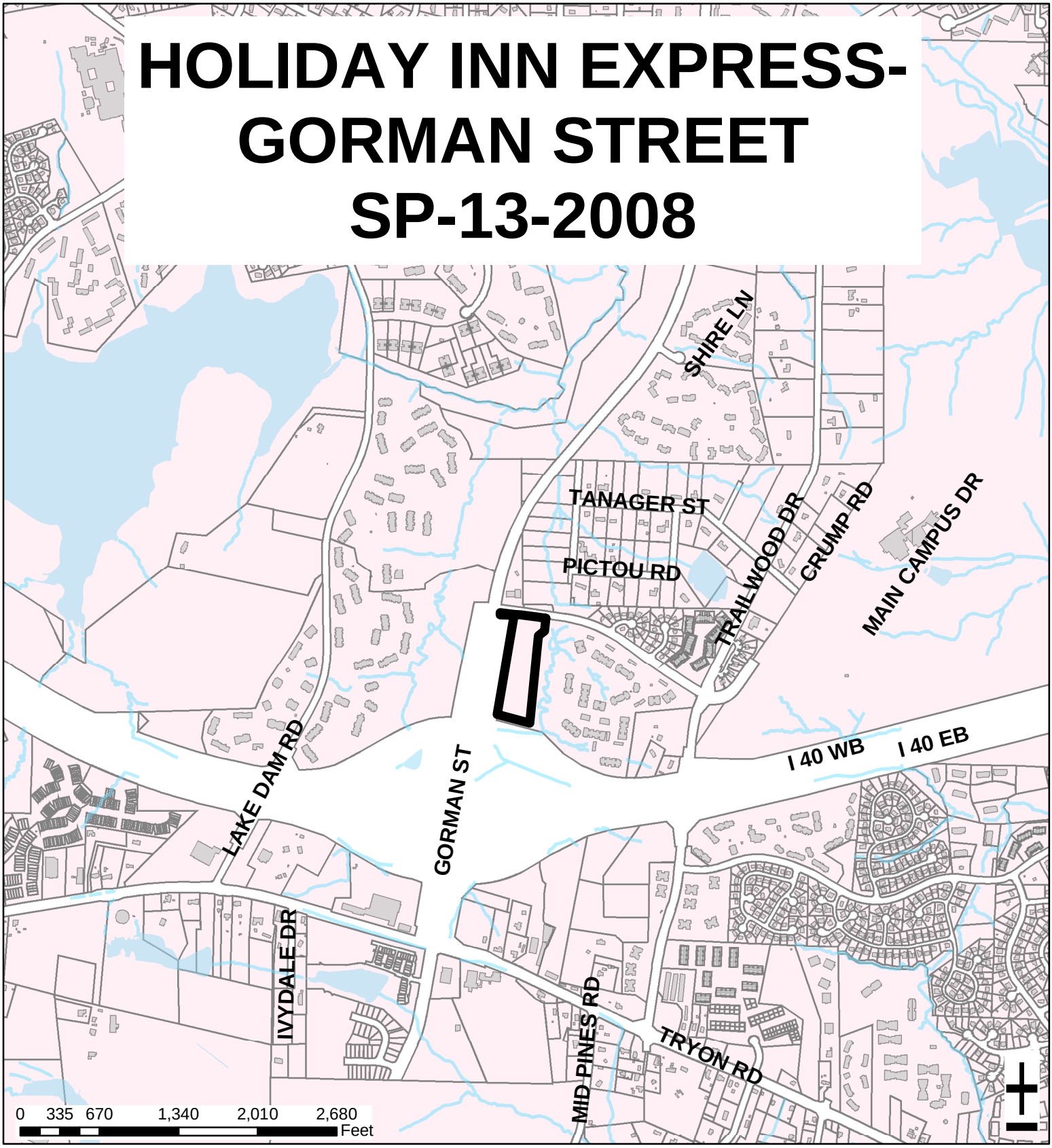
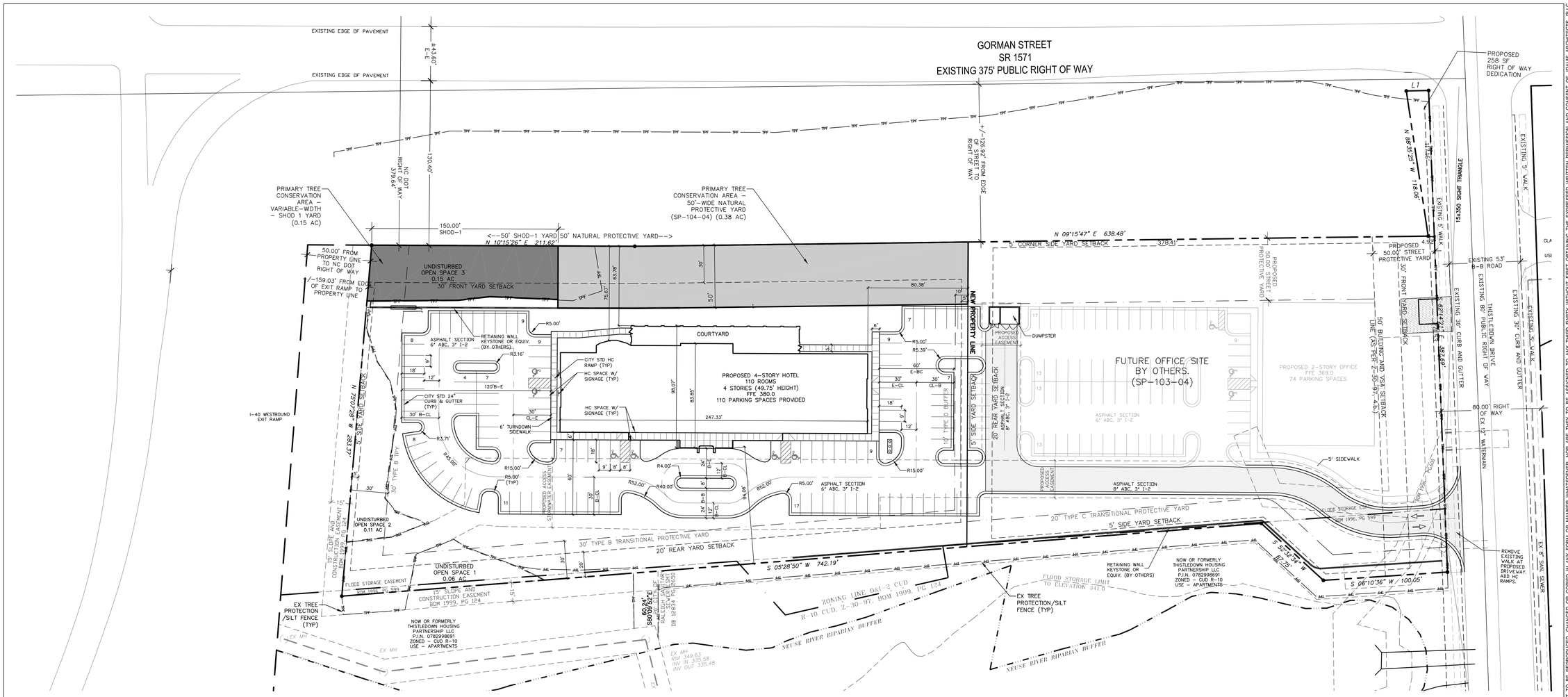
HOLIDAY INN EXPRESS-GORMAN STREET SP-13-2008



Zoning:	**O&I-2 CUD, SHOD-1**	Acres:	**2.92**
Planning District:	**Southwest**	Proposed Sq. Ft.:	**67,525**
CAC:	**West**	Planner:	**Eric Hodge**
Drainage Basin:	**Walnut Creek**	Phone:	**(919) 516-2639**
		Applicant Contact:	**J Davis Architects**
		Phone:	**(919) 835-1500**



PRIMARY TREE CONSERVATION AREA - VARIABLE WIDTH SHOD 1 YARD

PRIMARY TREE CONSERVATION AREA - 50'-WIDE NATURAL PROTECTIVE YARD (SP-104-04)

REQUEST TO APPEAR BEFORE THE PLANNING COMMISSION TO APPEAL THE REQUIRED 50' WIDE NATURAL PROTECTIVE YARD ALONG GORMAN STREET, REFERENCE 10–2132.2(C)(1)K.

SEE SHEET 3 FOR CITY OF RALEIGH, APPROVAL WITH CONDITIONS FOR S–89–04 AND SP–104–04.
SEE COVER SHEET FOR CITY OF RALEIGH, APPROVAL WITH CONDITIONS FOR Z–30–97.

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

2. ALL STREETS AND RIGHT-OF-WAY WITHIN AND ADJACENT TO THE PROJECT ARE CONSISTENT WITH THE RALEIGH COMPREHENSIVE PLAN WITH REGARD TO PROPOSED ROADWAY LOCATIONS & RIGHT-OF-WAY REQUIREMENTS.

3. DEVELOPER TO PROVIDE A CROSS ACCESS EASEMENT BETWEEN LOTS PRIOR TO MAP RECORDING AND SPECIFICATIONS.

4. NO SIGHT OBSTRUCTING, OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, SIGN, PARKED VEHICLE, OR OTHER OBJECT BETWEEN THE HEIGHTS OF TWO (2) FEET AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION (OR THE EDGE OF PAVEMENT IF NO CURB EXISTS) SHALL BE PLACED WITHIN A SIGHT DISTANCE TRIANGLE.

5. THE TWO LOTS ARE SHARING STORMWATER DEVICES AND OPEN SPACE, A PROPERTY'S OWNERS ASSOCIATION WILL HAVE TO BE IN PLACE BEFORE LOT RECORDATION.

6. ANY UNDISTURBED OPEN SPACE WILL HAVE TO BE RECORDED AS PART OF THE SUBDIVISION PLAT.

7. IF A POOL IS PROVIDED WITH THE HOTEL, THE DISCHARGE RATE FROM THE POOL INTO THE SEWER SYSTEM CAN NOT EXCEED 50 GPM. ALSO, ADD A FLOW RESTRICTOR.

8. CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE CENTRAL ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAN FOR THIS DEVELOPMENT. CONTACT STEVE LOCKWOOD @ 890-3030 FOR CONSTRUCTION PLAN SUBMITTAL.

9. THE CONSTRUCTION INSPECTION OF PRIVATE STREETS WITHIN CLUSTER UNITS, CONDOMINIUMS, GROUP HOUSING, TOWNHOUSE DEVELOPMENTS AND MOBILE HOME PARKS SUBMITTED FOR CITY APPROVAL IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER. COPIES OF CERTIFIED INSPECTION REPORTS INVOLVING SUBGRADE AND/OR AGGREGATE BASE PROOF-ROLLS, AGGREGATE BASE AND ASPHALT DENSITIES AND THICKNESS, AND OTHER PERTINENT INFORMATION MUST BE SUBMITTED TO THE CITY'S ENGINEERING INSPECTIONS MANAGER AT P.O. BOX 590, RALEIGH, NC 27602 OR FAXED TO 919/831-6339. CONTACT LARRY ANDERSON AT 919/831-6810 TO OBTAIN DETAILS OF THE ABOVE REQUIREMENTS.

City of Raleigh zoning requirements
Project: Holiday Inn Express
Date: 01.24.2008

Site calculations					
Tract area					2.92 AC
Proposed building footprint (same for all floors)					13,750 SF
Proposed building total SF					67,525 SF
Proposed building height in stories					4 ST
Proposed building height in feet					49.75 FT
Proposed building lot coverage	17,179 SF	/	2.92 AC	=	13.5%
Proposed floor area ratio	67,525 SF	/	2.92 AC	=	0.53
Proprosed impervious area					61,714 SF
Proposed percent impervious	61,714 SF	/	2.92 AC	=	48.5%
Area, Density, Bulk and Height Requirements					
CUD O&I-2 with SHOD-1 overlay					
Front yard					30 FT
Aggrgate front/rear yard					50 FT
Side yard					5 FT
Aggregate side yard					10 FT
Corner lot side yard					5 FT
Rear yard					20 FT
Maximum building Height (Z-30-97)					55 FT
Allowed floor area ratio					1
Allowed building lot coverage					30 %
Parking required					
Parking required	1 space per rooming or lodging unit				
Rooms proposed					110 EA
Parking spaces required	110 EA	x	1 EA	=	110 EA
Handicap spaces required					5 EA
Parking spaces provided					
Standard spaces					104 EA
HC spaces (all van accessible)					6 EA
Total spaces					110 EA

SITE PLAN

FOR PRELIMINARY SITE PLAN APPROVAL BY STAFF, PLANNING COMMISSION OR CITY COUNCIL
(This page may also be used as site data sheet for permit review)

Check if infill site plan ☐

City of Raleigh, NC
Development: Plans Review Center
P. O. Box 590, Raleigh, N. C. 27602
One Exchange Plaza 3rd Floor
Telephone: (919) 516-2626 FAX: (919) 516-2684
Visit us at our web site: www.raleighnc.gov/planning/dpr

Section A. *SITE DATA SHEET*

ALL PLANS REQUIRE THE FOLLOWING INFORMATION ON THE FRONT COVER OF THE DRAWING SETS:
DEVELOPMENT NAME: Holiday Inn Express
PROPERTY ADDRESS: 3741 Thistledown Drive
WAKE CO. PROPERTY IDENTIFICATION # (PIN): 0782-99-1884

ZONING DISTRICT(S): CUD O & I-2 and SHOD-1 overlay **TOTAL SITE ACRES:** 2.92 **INSIDE CITY LIMITS:** yes

If in a conditional use zoning district, please the complete list of zoning conditions on the front cover of the drawing set.

Per section 10-2132, summarize the reason(s) this plan requires Planning Commission (PC) or City Council (CC)

Preliminary Approval. Hotel use greater then 25,000 SF within 400 feet of residential district and use

PROPOSED BUILDING USE: Hotel **EXISTING BUILDING(s) (sq. ft. gross):** zero

PROPOSED BUILDING(s) (sq. ft. gross): 67,525 SF
TOTAL EXISTING AND PROPOSED BUILDING(s) EXPANSION (sq. ft. gross): 67,525 SF
PROPOSED BUILDING HEIGHT OR HEIGHT OF EACH BUILDING 49.75'

OFF STREET PARKING: REQ'D 110 spaces PROVIDED 110 spaces

HOTELS: # ROOMS 110 **NUMBER OF DWELLING UNITS IF DEFINED AS EXTENDED STAY** Zero
APT. / CONDO: # 1BR Units: _____ 2BR: _____ 3BR: _____ 4BR: _____
SHOPPING CENTER: # BUILDINGS _____ # LOTS _____

CLIENT (Owner or Developer):
Name(s) Gorman at 440, LLC c/o Nick Shah
Address: 13400 Common Oaks Drive, Raleigh NC ZIP 27614
Telephone: 919 570-5757 FAX: (919) 570-9010
E-Mail Address: nickshah@nc.rr.com

CONSULTANT / PROJECT MANAGER (Person to act as staff contact for correspondence)
Name(s) Ken Thompson
Address: 510 Glenwood Avenue, Suite 201, Raleigh, NC ZIP 27603
Telephone: 919-835-1500 FAX: 919-835-1510
E-Mail Address: kent@davisarchitects.com

Provide the following if applicable:
Board of Adjustment, rezoning, subdivision, or prior preliminary site plan or subdivision action:
YES XX **NO** _____ If yes, list file number (SP-xx-00, Z-xx-00, A-xx-00, etc.) Z-30-97, S-89-04 and SP-104-04 and affix a list of conditions to the site plan itself.

REFERENCES
Z-30-97, S-89-04, SP-104-04

40' 20' 0 40' 80'
SCALE: 1" = 40'

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JDAVIS ARCHITECTS
510 Glenwood Ave. Suite 201 | Raleigh, NC 27603 | tel 919.835.1500 | fax 919.835.1510

Gorman at 440, LLC
Holiday Inn Express
Raleigh, North Carolina

PRELIMINARY

		DATE
PROJECT:	NP-08010	01.24.2008
ISSUE:	Preliminary Site Approval	01.24.2008
REVISIONS:	.	.
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DRAWN BY:	SB	
CHECKED BY:	KT	
CONTENT:	SITE PLAN	

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