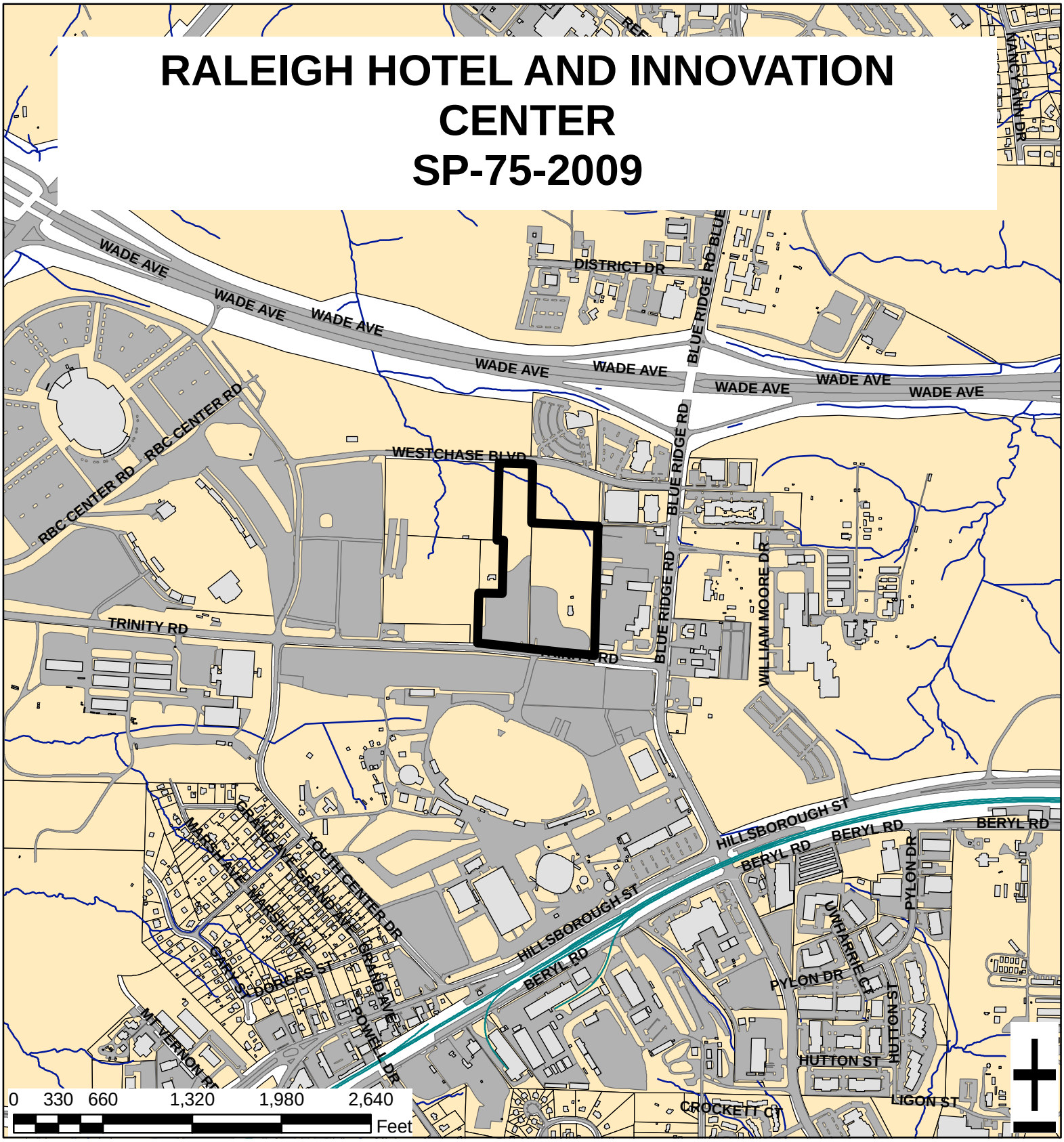
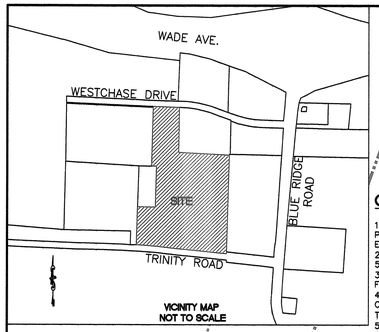
RALEIGH HOTEL AND INNOVATION CENTER
SP-75-2009



Zoning:	**O&I-1, O&I-2 CUD**	Acreage:	**18.24**
Planning District:	**Southwest**	Proposed Sq. Ft.:	**277,807.75**
CAC:	**West**	Planner:	**Meade Bradshaw**
Drainage Basin:	**Richland Creek-Raleigh**	Phone:	**(919) 516-2664**
		Applicant Contact:	**Consulting Engineering, Inc**
		Phone:	**(919) 789-0744**



REAL ESTATE ALTERNATIVES PORTFOLIO 4MR, LLC
DEED BOOK 11832, PAGE 2686
DEED BOOK 11832, PAGE 2695
DEED BOOK 12452, PAGE 71
BOOK OF MAPS 1972, PAGE 495
BOOK OF MAPS 1989, PAGE 679
BOOK OF MAPS 1991, PAGE 1214

REAL ESTATE ALTERNATIVES PORTFOLIO
4MR, LLC DEED BOOK 12384, PAGE
1166 BOOK OF MAPS 1960, PAGE 318
BOOK OF MAPS 1972, PAGE 495 BOOK
OF MAPS 1989, PAGE 681 BOOK OF
MAPS 1991, PAGE 189

GENERAL NOTES:

1) BOUNDARY SURVEY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEYS PROVIDED BY: STANCIL & ASSOCIATES, PROFESSIONAL LAND SURVEYOR, PA, 98 E. DEPOT ST., PO BOX 730 ANGIER, NC 27501.
2) THE ENGINEER IS: JOHN W. HARRIS, P.E. CONSULTING ENGINEER, INC., 5112 BUR OAK CIRCLE, RALEIGH, N.C. 27612.
3) THE OWNER/DEVELOPER IS: BHPS HOSPITALITY GROUP, LLC, 8502-201 SIX FORKS ROAD, RALEIGH, NC 27615.
4) NO FLOOD HAZARD AREAS WERE LOCATED IN THE AREA OF THIS CONSTRUCTION AND IT IS DETERMINED THAT NONE EXIST IN CONFLICT WITH THIS CONSTRUCTION. WETLAND 401/404 PERMITS ARE IN PROCESS.
5) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL LOCAL, COUNTY AND STATE PERMITS.
6) THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY WORK ON THE SITE.
7) ANY CHANGES OR DEVIATIONS FROM THESE PLANS, NO MATTER HOW MINOR, SHALL BE DONE ONLY WITH THE EXPRESS PRE-APPROVAL OF THE PROJECT ENGINEER, MR. JOHN W. HARRIS.
8) WORK WITHIN THE NCDOT R/W SHALL CONFORM TO NCDOT STANDARDS AND SPECIFICATION. ALL OTHER ROADWAY WORK SHALL BE IN COMPLIANCE WITH COR PRIVATE ROAD STANDARDS AND WILL BE MAINTAINED BY BHPS HOSPITALITY.
9) THE CONTRACTOR SHALL MAINTAIN TRAFFIC CONTROL DURING ALL PHASES OF THIS CONSTRUCTION IN ACCORDANCE WITH NCDOT STANDARDS.
10) THE CONTRACTOR SHALL BE AWARE OF ANY OVERHEAD POWER LINES AND SHALL TAKE ALL NECESSARY PRECAUTION TO INSURE THAT PERSONNEL AND TRAFFIC ARE SAFE AT ALL TIMES.
11) THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY'S (I.E.: ELECTRIC, GAS, TELEPHONE, ETC.)
12) ALL SIDEWALK SHALL HAVE HANDICAP RAMPS AT THE APPROPRIATE LOCATIONS.

NCSU OF STATE PROPERTY OFFICE
STATE PROPERTY OFFICE
DEED BOOK # 04620
PIN # 0784569862
TYPE USE: N/A
LAND CLASS: EXEMPT

NCSU OF STATE PROPERTY OFFICE
STATE PROPERTY OFFICE
DEED BOOK # N/A
PIN # 0784664216
TYPE USE: MANUFACTURING
LAND CLASS: EXEMPT

RALEIGH HOTEL AND INNOVATION PARK

TRANSFORMERS & SWITCHES
EMERGENCY GENERATOR
0.0' YARD AND BUFFER
CEMETARY
CEMETARY PARKING (2 SPACES)
COOLING TOWER (YARD)
50' ACCESS EASEMENT
NEUSE BUFFER
5' SIDEWALK
10' DEDICATED ROW
11'x22' DUMPSTER (TYP)
TREE GRATE (TYP)
SIDEWALK (10'-15')
GATE (FIRE ACCESS)
EXISTING ROW
ROAD WIDENING (SEE SHEET 8)
NORTH PARKING LOT (50 SPACES INCLUDING 2 HC)
15' (½ OF TYPE "B" BUFFER)
POOL DECK BOUNDARY (SEE POOL DECK PLAN FOR DETAILS)
GARAGE P2 ENTRANCE/EXIT
GARAGE P1 NORTH ENTRANCE/EXIT
GARAGE P1 SOUTH ENTRANCE/EXIT
STAIRS
PLANTER (TYP)
TERRACE
11' SIDEWALK
9' SIDEWALK
DECORATIVE FENCE (TYP)
50' SHOD-1 PROTECTIVE YARD
SEAT WALL (TYP)
SIGN
RETAINING WALL (TYP)
BUS PARKING (4 SPACES)
TAXI PARKING (3 SPACES)
50' ACCESS EASEMENT
SOUTH PARKING LOT (43 SPACES INCLUDING 2 HC)
DECORATIVE PAVERS (TYP)
0.0' YARD AND BUFFER

DRAINAGE EASEMENT ACQUIRED DEED BOOK 9054, PAGE 1829

STATE OF NORTH CAROLINA
DEED BOOK 350, PAGE 540
DEED BOOK 833, PAGE 388
BOOK OF MAPS 1978, PAGE 85
BOOK OF MAPS 1978, PAGE 370
BOOK OF MAPS 1997, PAGES 1042-1046

SR 3036 WESTCHASE BOULEVARD VARIABLE PUBLIC R/W

SR 1636 TRINITY ROAD VARIABLE PUBLIC R/W

STATE PROPERTY OFFICE
116 W. JONES ST.
RALEIGH NC 27603
DEED BOOK # 01000
PG 0001
PIN # 0784449935
TYPE USE: OFFICE
LAND CLASS: EXEMPT

NCSU STUDENT AID ASSOCIATION INC.
P.O.BOX 37100 RALEIGH NC 27627
DEED BOOK # 08684
PIN # 0784560833
TYPE USE: N/A
LAND CLASS: VACANT

BOARD OF TRUSTEES OF THE ENDOWMENT FUND OF NCSU
P.O.BOX 7230 RALEIGH NC 27695
DEED BOOK # 08466
PIN # 0784563392
TYPE USE: SINGLE FAMILY
LAND CLASS: EXEMPT

NCSU STUDENT AID ASSOCIATION INC.
P.O.BOX 37100 RALEIGH NC 27627
DEED BOOK # 08684
PIN # 0784469137
TYPE USE: N/A
LAND CLASS: VACANT

STATE OF NORTH CAROLINA BOOK OF MAPS 1938, PAGE 5

SITE DATA TABLE	
DEVELOPMENT NAME:	RALEIGH HOTEL AND INNOVATION PARK
DEVELOPER:	BHPS HOSPITALITY GROUP, LLC 8502-201 SIX FORKS ROAD RALEIGH, NC 27615
TYPE OF PROJECT:	HOTEL
COUNTY:	WAKE
PIN #'S:	0784-56-9220 0784-56-5495
SITE AREA:	9.99 AC 8.25 AC 18.24 AC (TOTAL)
SITE ADRESSES:	4110 TRINITY ROAD, RALEIGH, NC 4200 TRINITY ROAD, RALEIGH, NC
PROPOSED BUILDING AREA:	254,476 SF
PROPOSED BUILDING HEIGHTS:	125' & 115'
ZONING:	O&I – 2 CUD
SETBACKS:	FRONT=30'; SIDE=5'; REAR=20' CORNER SIDE=5'; AGGREGATE SIDE=10'; AGGREGATE FRONT & REAR=50'
NO. OF ROOMS:	358
PARKING REQUIRED:	858 (INCLUDING 18 HANDICAPPED)
PARKING PROVIDED:	903 (INCLUDING 22 HANDICAPPED)
TRASH DISPOSAL:	2 DUMPSTERS
TREE CONSERVATION REQ'D:	1.87 AC
TREE CONSERVATION PROVIDED:	2.16 AC
IMPERVIOUS AREA:	10.94 AC
IMPERVIOUS PERCENTAGE:	59.98%

Line Table Along R/W		
Course	Bearing	Distance
L-1	N 86°43'17" W	63.21'
L-2	N 05°58'32" E	1.67'
L-3	N 84°01'04" W	41.01'
L-4	S 05°41'03" W	1.74'
L-5	N 04°39'32" E	2.46'
L-6	N 85°25'48" W	43.50'
L-7	S 04°09'54" W	2.58'
Line Table Along Cemetery		
Course	Bearing	Distance
L-8	N 88°20'37" W	23.88'
L-9	N 01°40'03" E	38.03'
L-10	S 88°18'18" E	22.01'
L-11	S 88°18'18" E	1.89'
L-12	S 88°20'37" E	0.11'

Curve Table Along R/W					
Curve	Radius	Length	Delta	Chord	Chord Bear.
C-1	5044.00'	90.26'	1°01'31"	90.26'	N 84°49'43" W
C-2	5044.00'	138.29'	1°34'15"	138.29'	N 86°37'14" W

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

John W. Harris, P.E.
Consulting Engineer, Inc.
5112 Bur Oak Circle
Raleigh, N.C. 27612
(919) 789-0744

Date: 9-25-09
Scale: 1" = 50'
Drawn By: LER
Job #:
File: RHIP-alternate.dwg
Revision:

Site Plan
For
Raleigh Hotel & Innovation Park

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