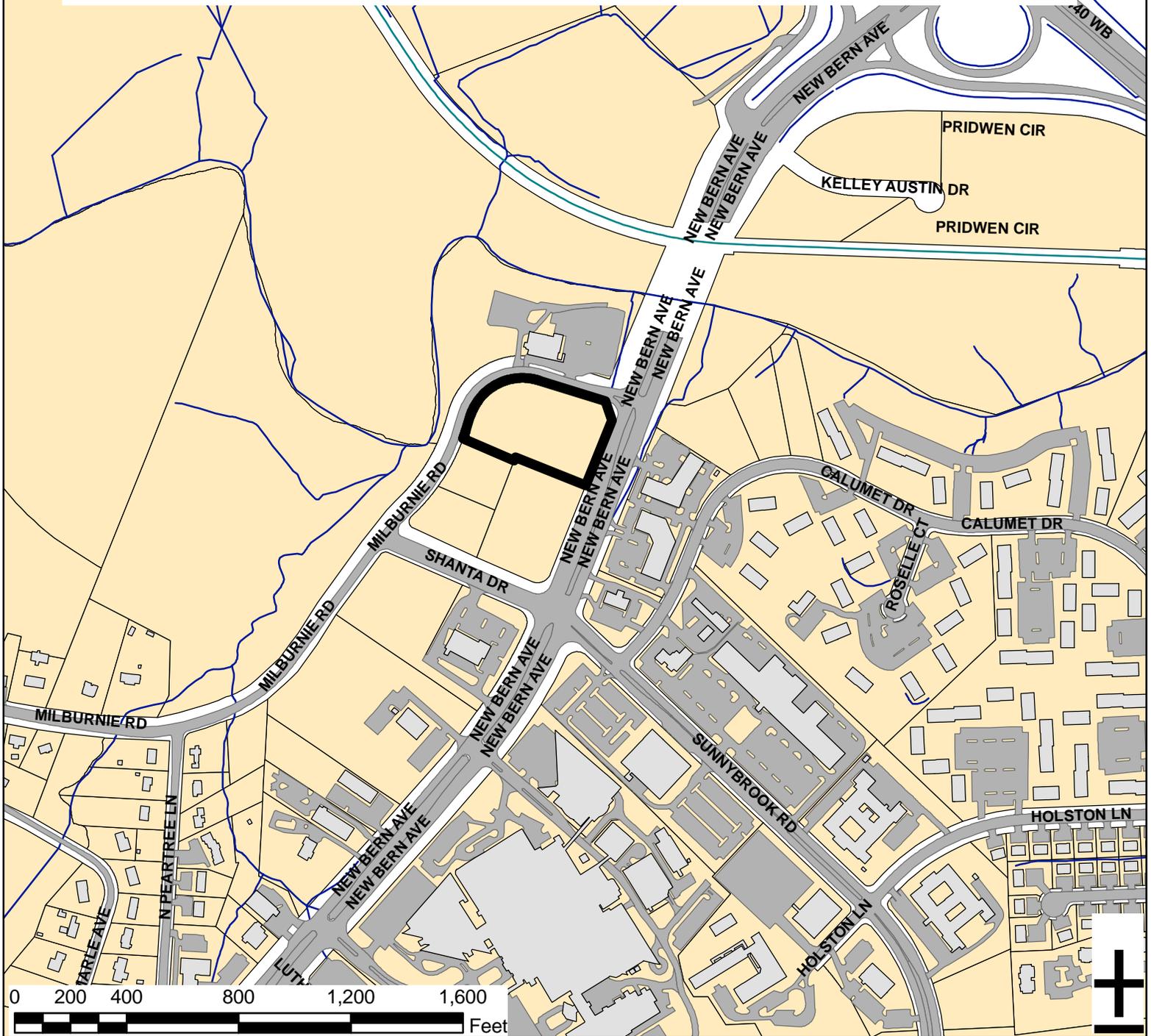


NEW BERN CROSSING HOTEL SITE PLAN SP-32-2010



Zoning: **NB CUD**

CAC: **East**

Drainage

Basin: **Crabtree Creek**

Acreage: **3.08**

Proposed Sq. Ft.: **64,191**

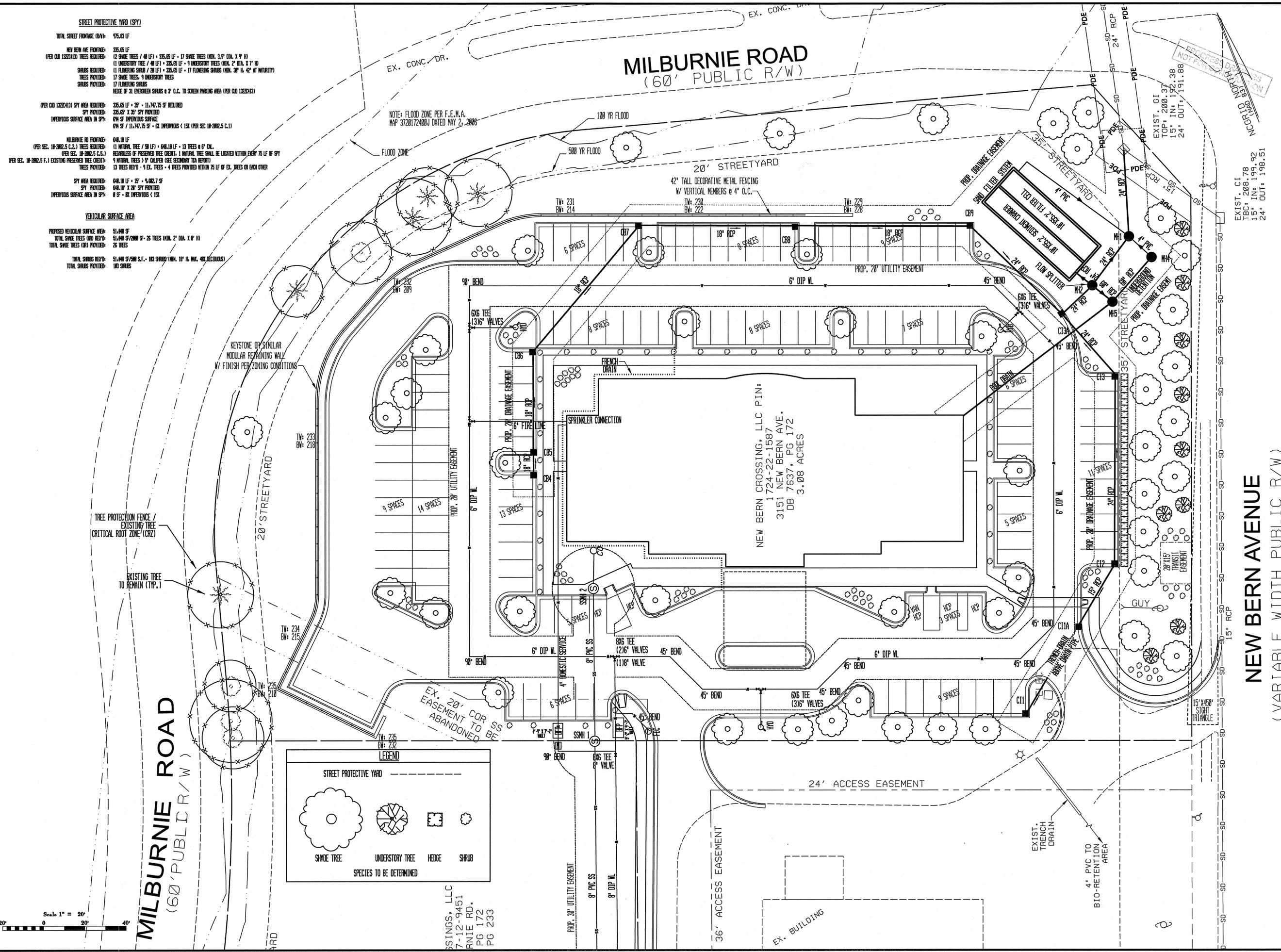
Planner: **Eric Hodge**

Phone: **(919) 516-2639**

Applicant Contact: **Wetherill Engineering, Inc.**

Phone: **(919) 851-8077**

FILE: p:\2010\new_bern_crossing\civil\site\Eagle Point\WEI MASTER 7-1-10.dgn
 MODEL: LP-1
 PLOT DRW: STR_Full_English_Oce.PLT
 DATE/TIME: 7/14/2010 5:36:57 PM



STREET PROTECTIVE YARD (SPY)
 TOTAL STREET FRONTAGE (OVN): 975.80 LF
 NEW BERN AVE FRONTAGE: 335.65 LF
 (PER OLD 1322(413) TREES REQUIRED: 12 SHADE TREES / 40 LF) + 335.65 LF = 17 SHADE TREES (MIN. 3.5' DIA. X 9' H)
 (PER SEC. 10-202.5 C.2.1) TREES REQUIRED: 11 UNDERSTORY TREE / 40 LF) + 335.65 LF = 9 UNDERSTORY TREES (MIN. 2' DIA. X 7' H)
 SHRUBS PROVIDED: 17 FLORIBUND SHRUBS / 20 LF) + 335.65 LF = 17 FLORIBUND SHRUBS (MIN. 30" H, 42" AT MATURITY)
 TREES PROVIDED: 17 SHADE TREES, 9 UNDERSTORY TREES
 SHRUBS PROVIDED: 17 FLORIBUND SHRUBS
 HEIGHT OF 31 EVERGREEN SHRUBS @ 3' O.C. TO SCREEN PARKING AREA (PER OLD 1322(413))

OVER OLD 1322(413) SPY AREA REQUIRED: 335.65 LF + 30' = 11,747.75 SF REQUIRED
 SPY PROVIDED: 335.65' X 30' SPY PROVIDED
 IMPERVIOUS SURFACE AREA IN SPY: 694 SF IMPERVIOUS SURFACE
 694 SF / 11,747.75 SF = 5.9% IMPERVIOUS (1.5% (PER SEC. 10-202.5 C.1))

MILBURNIE RD FRONTAGE: 640.10 LF
 (1 NATURAL TREE / 50 LF) + 640.10 LF = 13 TREES @ 6" CAL.
 (PER SEC. 10-202.5 C.5.)
 (PER SEC. 10-202.5 C.5.)
 (PER SEC. 10-202.5 F.) EXISTING PRESERVED TREE CREDIT:
 TREES PROVIDED: 9 NATURAL TREES > 9" CALIPER (SEE SECONDARY TIA REPORT)
 13 TREES REQ'D - 9 EX. TREES + 4 TREES PROVIDED WITHIN 75 LF OF EX. TREES ON EACH OTHER

SPY AREA REQUIRED: 640.10 LF + 30' = 9,882.7 SF
 SPY PROVIDED: 640.10' X 30' SPY PROVIDED
 IMPERVIOUS SURFACE AREA IN SPY: 855 SF - 8% IMPERVIOUS (1.5%)

VEHICULAR SURFACE AREA
 PROPOSED VEHICULAR SURFACE AREA: 51,940 SF
 TOTAL SHADE TREES (ORI) REQ'D: 26 TREES
 TOTAL SHADE TREES (ORI) PROVIDED: 26 TREES
 TOTAL SHRUBS REQ'D: 183 SHRUBS
 TOTAL SHRUBS PROVIDED: 183 SHRUBS

NOTE: FLOOD ZONE PER F.E.M.A. MAP 3720172400J DATED MAY 2, 2006

EXIST. CONC. DR.
 EX. CONC. DR.
 EX. CONC. DR.

100 YR FLOOD
 500 YR FLOOD

20' STREETYARD
 42" TALL DECORATIVE METAL FENCING
 W/ VERTICAL MEMBERS @ 4' O.C.

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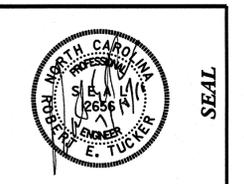
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REVISIONS		BY	DESCRIPTION
NO.	DATE		

589 Jones Franklin Rd, Suite 164
 Raleigh, NC 27605
 P: 919 851 8070
 F: 919 851 8077
 License No. E-0377



NEW BERN CROSSING
 NORTH CAROLINA
LANDSCAPING PLAN

CITY OF RALEIGH

DATE: 7-14-10
 SCALE: 1"=20'
 DRAWN: ZPN
 CHECKED: EGW/RET
 PROJ. NO.:
 SHEET: LP-1

TRANSPORTATION PLANNING/DESIGN - BRIDGE/STRUCTURE DESIGN
 CIVIL/SITE DESIGN - GIS/GPS - CONSTRUCTION OBSERVATION

NEW BERN AVENUE
 (VARIABLE WIDTH PUBLIC R/W)

EXIST. CI
 TOP: 200.37
 15' INT. 192.38
 24' OUT. 191.88

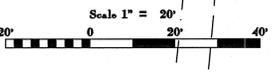
EXIST. CI
 TOP: 208.78
 15' INT. 199.92
 24' OUT. 198.51

SSINGS, LLC
 7-12-9451
 ENTE RD.
 PG 172
 PG 233

LEGEND

SHADE TREE	UNDERSTORY TREE	HEDGE	SHRUB
SPECIES TO BE DETERMINED			

STREET PROTECTIVE YARD



PROGRESS DRAWINGS
NOT FOR CONSTRUCTION

SEAL

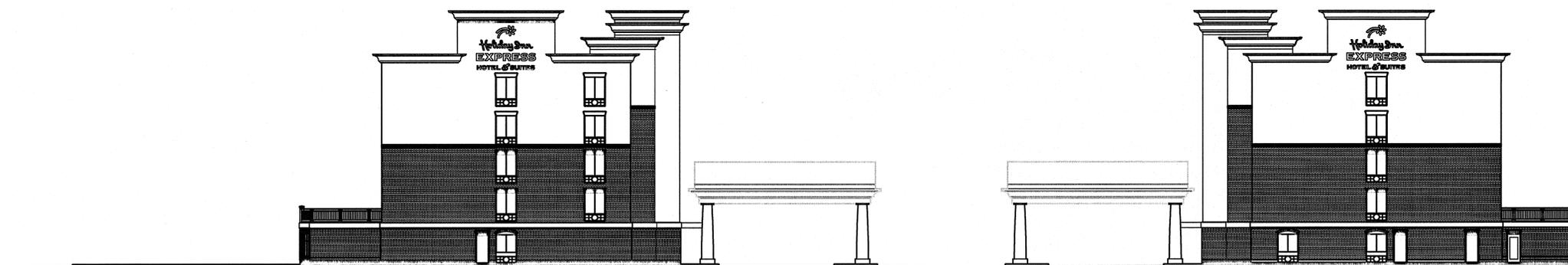


FRONT ELEVATION



REAR ELEVATION

- TOP OF PARAPET 61'-11 1/2"
- TOP OF PARAPET 55'-3 9/16"
- TOP OF PARAPET 51'-3 9/16"
- ATTIC LEVEL F.F. 46'-7 3/4" A.F.F.
- FIFTH FLOOR F.F. 38'-6 1/2" A.F.F.
- FOURTH FLOOR F.F. 29'-1 7/8" A.F.F.
- THIRD FLOOR F.F. 19'-5 1/4" A.F.F.
- SECOND FLOOR F.F. 10'-4 5/8" A.F.F.
- FIRST FLOOR F.F. 0'-0" A.F.F.



LEFT ELEVATION

RIGHT ELEVATION

REVISIONS		BY
NO.	DATE	DESCRIPTION

559 Jones Franklin Rd., Suite 164
Cary, NC 27513
Phone: 919 851 8077
Fax: 919 851 8107
License No. F-0377



NEW BERN CROSSING
CITY OF RALEIGH NORTH CAROLINA
BUILDING ELEVATIONS

DATE:	7-14-10
SCALE:	1/16"=1'
DRAWN:	ZPN
CHECKED:	EGW/RET
PROJ. NO.:	
SHEET:	EXB-2

BUILDING BY OTHERS

FILE: P:\2010\new bern crossing\Civil\Site\EAGLE POINT\WEI MASTER 7-1-10.dgn
MODEL: EXB-2
PLOT DRW: STR_Full_English_Oce.PLT
DATE/TIME: 7/14/2010 9:35:35 AM



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 278945
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name **NEW BERN CROSSING**

Proposed Use **HOTEL**

Property Address(es) **3151 NEW BERN AVE.**

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

P.I.N. 1724221587 (HOTEL PARCEL)	P.I.N. 1724221256 (ADJOINING PARCEL)	P.I.N. 1724129451 (ADJOINING PARCEL)	P.I.N. 1724126276 (ADJOINING PARCEL)
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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
 Schools
 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.
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. 10-2132.2 (c)(1)d. <i>Hotels or motels that are greater than twenty-five thousand (25,000) square feet and are located within four hundred (400) feet of a residential district, or a lot line of any lot containing any dwelling, congregate care or congregate living structure, or both. -- Proposed hotel site is within 400 feet of R10 zoning across Milburn Rd.</i>
CLIENT (Owner or Developer)	Company NEW BERN CROSSINGS, LLC c/o STEPHENSON GENERAL CONTRACTORS Name (s) J. BOYKIN Address P.O. BOX 1187 SMITHFIELD, NC 27577 Phone 919.934.4055 Email jimmy@sgcdesignbuild.com Fax 919.934.4055
CONSULTANT (Contact Person for Plans)	Company WETHERILL ENGINEERING, INC. 559 JONES FRANKLIN RD. STE. 164 RALEIGH, NC 27606 Name (s) ROBERT E. TUCKER, PE rtucker@wetherilleng.com (Ph) 919.851.8077 (Fax) 919.851.8107

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

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

Zoning Information	Building Information
Zoning District(s) CUD-NB	Proposed building use(s) HOTEL 106 units
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross 0
Overlay District	Proposed Building(s) sq. ft. gross 64,191
Total Site Acres 3.08 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 64,191
Off street parking Required 127 Provided 127	Proposed height of building(s) 60'
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage)
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # Z-27-97	

Stormwater Information

Existing Impervious Surface 0 acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 1.743 / 75,944 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

See Attachment

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

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

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 ROBERT E. TUCKER, PE *Robert E. Tucker* 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 *Barushai H - Patel* Date 7-14-10

Signed ROBERT E. TUCKER, PE _____ Date 7-14-10

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"/>	<input type="checkbox"/>				
2. Preliminary Development Plan Application completed and signed by the property owner	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
3. Client must attach page 1 and 2 of the Preliminary Development Plan Application to the plan cover sheet	<input checked="" type="checkbox"/>	<input 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"/>	<input type="checkbox"/>				
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>	<input 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"/>	<input type="checkbox"/>				
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
c) Proposed Site or Subdivision Plan	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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"/>	<input type="checkbox"/>				
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>	<input 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"/>	<input 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"/>	<input 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"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>				