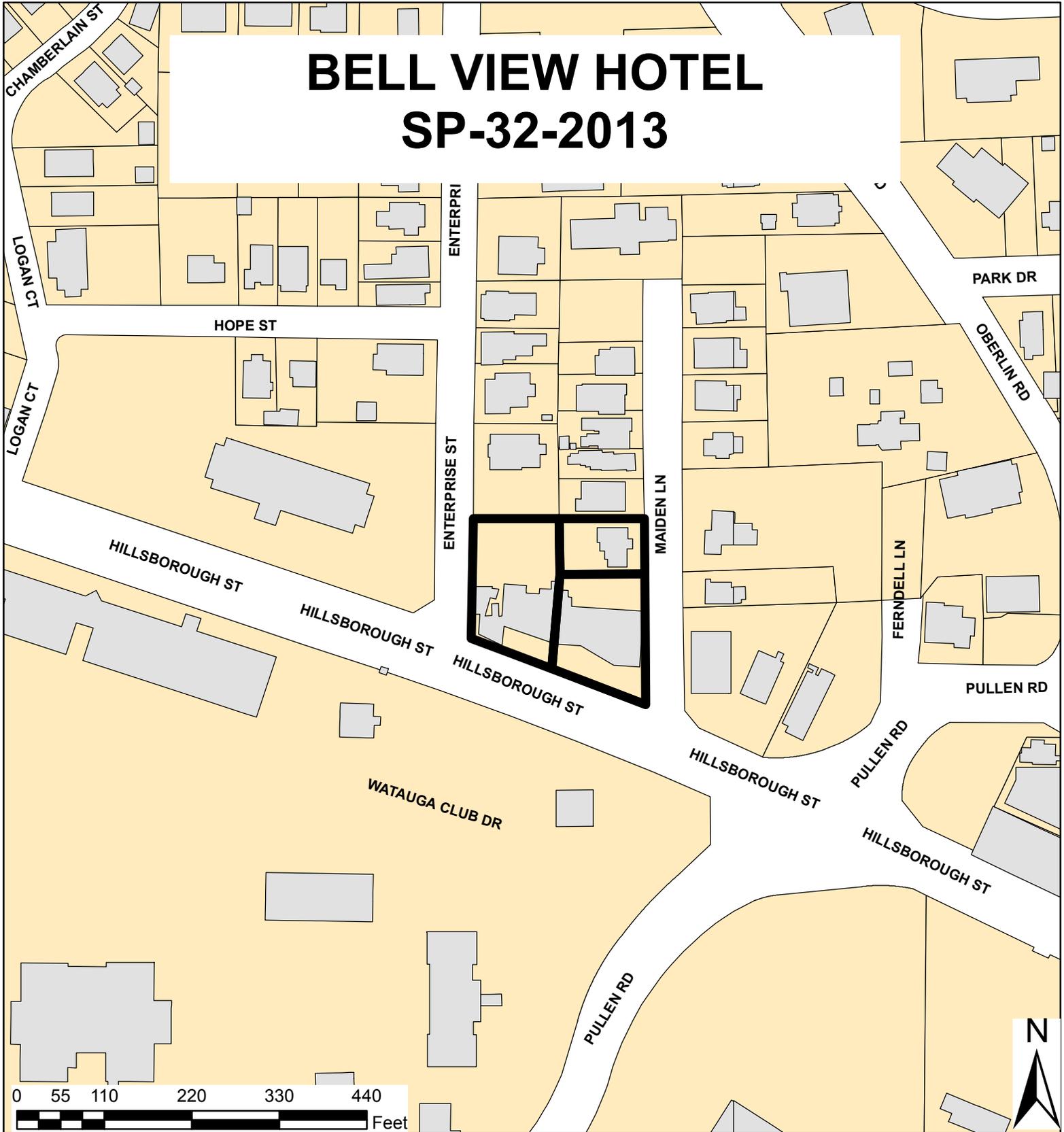


BELL VIEW HOTEL

SP-32-2013



Zoning: **NB, CUD, PBO, ROP**
CAC: **Wade**
Drainage **Rocky Branch**
Basin:
Acreage: **0.96**

Number of Units:
Planner:
Phone:
Applicant Contact:
Phone:

135
Eric Hodge
(919) 996-2639
Jones & Crossen Eng.
(919) 387-1174



Planning & Development

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

SP-32-2013

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"/> Infill Recombination* <input type="checkbox"/> Cluster Subdivision <input type="checkbox"/> Expedited Subdivision Review	Transaction Number 364de 37
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name				Bell View Hotel			
Proposed Use				Retail - First Floor, Hotel - Floors 2-7			
Property Address(es)				2100 Hillsborough Street			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:							
P.I.N. 0794917521		P.I.N. 0794918424		P.I.N. 0794918535		P.I.N.	
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Banks <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input checked="" type="checkbox"/> Hotels/Motels <input type="checkbox"/> Industrial Building <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Office <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Townhouse <input type="checkbox"/> 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. The hotel component is larger than 25,000 SF and is located adjacent to a residential district.					
CLIENT (Owner or Developer)		Company Bell View Partners					
		Name (s) Joe Whitehouse					
		Address 7101 Creedmoor Road, Ste.142 Raleigh, NC 27613					
		Phone 919-802-2233		Email joe@cueinc.net			Fax
CONSULTANT (Contact Person for Plans)		Company Jones & Crossen Engineering, PLLC					
		Name (s) Stuart Jones					
		Address PO Box 1062 Apex, NC 27502					
		Phone 919-387-1174		Email stuart@jonescrossen.com			Fax 919-387-3375

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

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

Zoning Information		Building Information	
Zoning District(s) <u>Neighborhood Business CUD</u>		Proposed building use(s) <u>Hotel, Retail</u>	
If more than one district, provide the acreage of each		Existing Building(s) sq. ft. gross <u>To be Removed</u>	
Overlay District <u>Pedestrian Business Overlay</u>		Proposed Building(s) sq. ft. gross <u>94,417</u>	
Total Site Acres <u>0.96</u> Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Total sq. ft. gross (existing & proposed) <u>94,417</u>	
Off street parking Required <u>96</u> Provided <u>99</u>		Proposed height of building(s) <u>80 feet</u>	
COA (Certificate of Appropriateness) case #		FAR (floor area ratio percentage) <u>3.23</u>	
BOA (Board of Adjustment) case # <u>A-32-13</u>		Building Lot Coverage percentage <u>30</u> (site plans only)	
CUD (Conditional Use District) case # <u>Z-36-12</u>			
Stormwater Information			
Existing Impervious Surface acres/square feet <u>35,013</u>		Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Proposed Impervious Surface acres/square feet <u>40,932</u>		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
 We are proposing retail and hotel uses which are compatible with the site designation of Neighborhood Mixed Use. The height and intensity are consistent with the transition policies. The infrastructure impacts, transit access and design aspects are in keeping with the 2030 Comp Plan.

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1. Total # Of Townhouse Lots <u>Detached</u> <u>Attached</u>	11. Total number of Open Space (only) lots
2. Total # Of Single Family Lots	12. Total number of all lots
3. Total # Of Apartment Or Condominium Units	13. Is your project a cluster unit development? <input type="checkbox"/> Yes <input type="checkbox"/> No
4. Total # Of Congregate Care Or Life Care Dwelling Units	If Yes, please answer the questions below: a) Total number of Townhouse Lots b) Total number of Single Family Lots c) Total number of Group Housing Units d) Total number of Open Space Lots e) Minimum Lot Size f) Total Number of Phases g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No h) Must provide open space quotient per City Code 10-3071 (5)
5. Total # Of Mobile Home Lots	
6. Total Number of Hotel Units	
7. Overall Total # Of Dwelling Units (1-6 Above)	
8. Bedroom Units <u>1br</u> <u>2br</u> <u>3br</u> <u>4br or more</u>	
9. Overall Unit(s)/Acre Densities Per Zoning District(s)	
10. 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 Jones & Crossen Engineering, PLLC 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 [Signature] Date 6/12/13

Signed Charles D. Leffler, President Date

NC State University Partnership Corporation, its Member
 for Bell Tower Holdings, LLC

SIGNED: [Signature]
 BY: JOE WHITEHOUSE, its MANAGER
BELL VIEW PARTNERS, LLC
 BY: BELLFOUNDERS, LLC its Manager

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 (No fee for Infill recombination)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
2. Preliminary Development Plan Application completed and signed by the property owner	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
3. Client must complete and print page 1 and 2 of the Preliminary Development Plan Application to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<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"/>		<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 <i>NC State Alumni</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c) Proposed Site, Subdivision Plan, or Recombination Plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>	<input checked="" type="checkbox"/>		
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. For re-submittals only – include all revision dates	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>		<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"/>		<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"/>		<input checked="" type="checkbox"/>		
10. Digital copy of only the plan and elevations. 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 checked="" type="checkbox"/>		
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" 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"/>			<input checked="" type="checkbox"/>

1st Page Grading Plans

ONE GROUP DESIGN

BELL VIEW HOTEL

WAKE COUNTY, NC
RALEIGH, NC

BELL VIEW PARTNERS LLC
PROJECT DEVELOPERS
7101 Creedmoor Road, Suite 142
Raleigh, NC 27613

ONE GROUP DESIGN-NC, LLC
ARCHITECT
2311 TEXAS DRIVE, SUITE 105
IRVING, TEXAS 75062
T 972 255 9464
F 972 255 9795

S. TOUB & ASSOCIATES, INC.
MEP ENGINEERS
13641 Omega Drive
Dallas, TX 75244
P 972 386 5629

JONES & CNOSSEN ENGINEERING, PLLC
CIVIL ENGINEERS
221 N. Salem Street, Suite 200
Apex, NC 27502

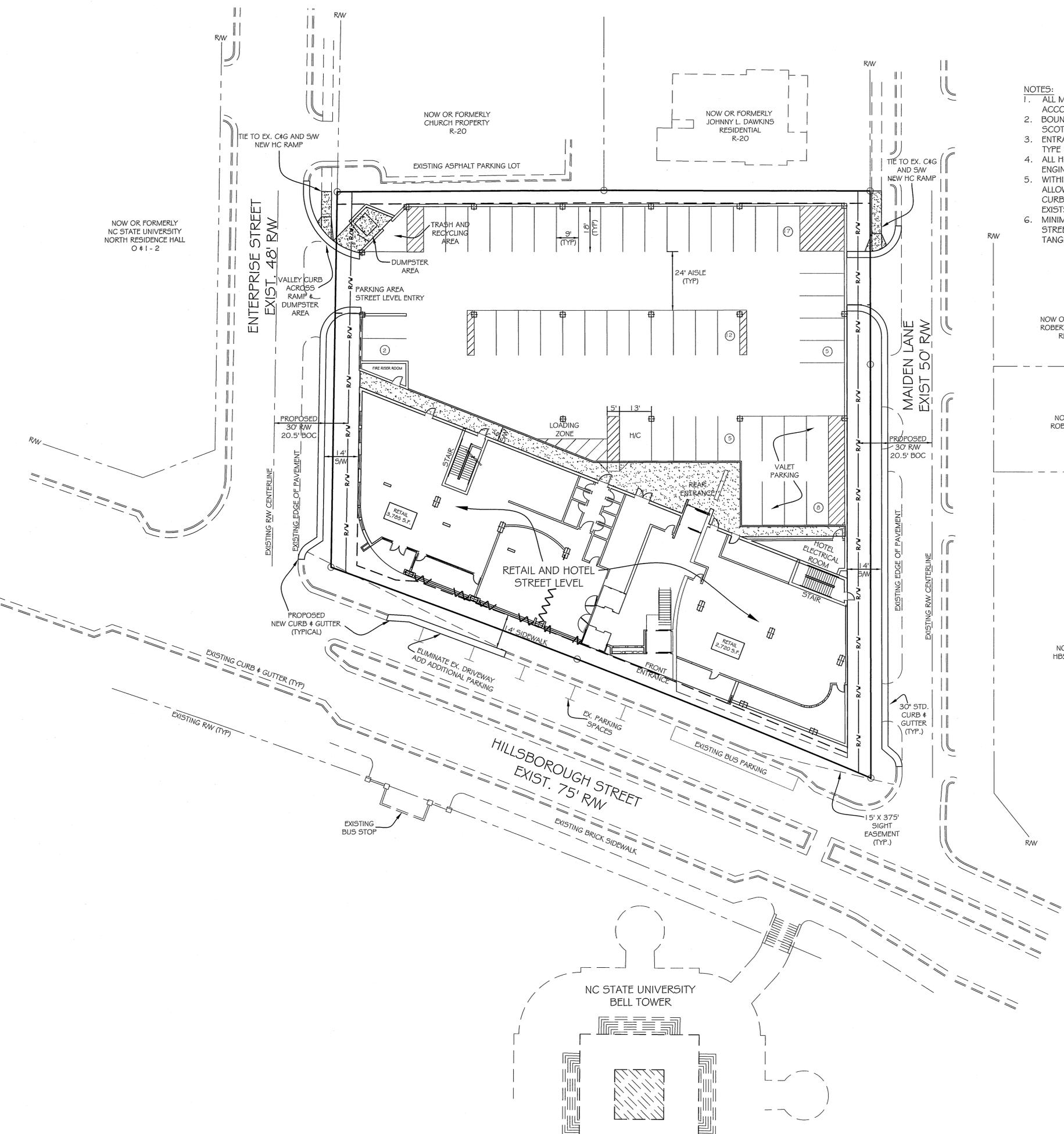
COALY DESIGN, PC
LANDSCAPE ARCHITECT
537 E. Martin Street
Raleigh, NC 27601

PARKIN, PERKINS, OLSEN CONSULTING ENGINEERING, INC.
STRUCTURAL ENGINEERS
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243

CLEARSCAPES ARCHITECTURE + ART
ARTIST
311-200 W. Martin Street
Raleigh, NC 27601



- NOTES:**
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY BL SCOTT & CO.
 2. ENTRANCES ON MAIDEN LANE AND ENTERPRISE STREET SHALL BE STREET TYPE DRIVEWAYS WITH CURB AND GUTTER.
 3. ALL HANDICAP RAMPS SHALL MEET THE PLACEMENT REQUIREMENTS OF ENGINEERING STANDARD 20.11.
 4. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION IS ALLOWED BETWEEN TWO (2) FEET AND EIGHT (8) FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS.
 5. MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST TWENTY (20) FEET FROM THE POINT OF TANGENCY.



**PRELIMINARY PLANS
NOT FOR CONSTRUCTION**

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF ONE GROUP DESIGN - N.C. LLC AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ONE GROUP DESIGN - N.C. LLC. WARNING: REPRODUCTION HEREOF IS A CRIMINAL OFFENSE UNDER 18 U.S.C. SEC. 506 UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET MISAPPROPRIATION IN VIOLATION OF 1.C.24-2-31-1 ET. SEQ. AND OTHER LAWS. THE IDEAS, ARRANGEMENTS AND DESIGNS DISCLOSED HEREIN MAY BE PATENTED OR BE THE SUBJECT OF PENDING PATENT APPLICATION.

NOTE: IF THIS DRAWING IS NOT 24"x36". IT IS A REDUCED PRINT. REFER TO GRAPHIC SCALE.

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

SUBMITTED -- 6/20/13

NO.	DATE	DESCRIPTION
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PRELIMINARY SITE PLAN

GROUND FLOOR SITE LAYOUT

BELL VIEW HOTEL

WAKE COUNTY, NC
RALEIGH, NC

BELL VIEW PARTNERS LLC
PROJECT DEVELOPERS
7101 Creedmoor Road, Suite 142
Raleigh, NC 27613

ONE GROUP DESIGN-NC, LLC
ARCHITECT
2311 TEXAS DRIVE, SUITE 105
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F 972 255 9795

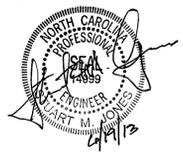
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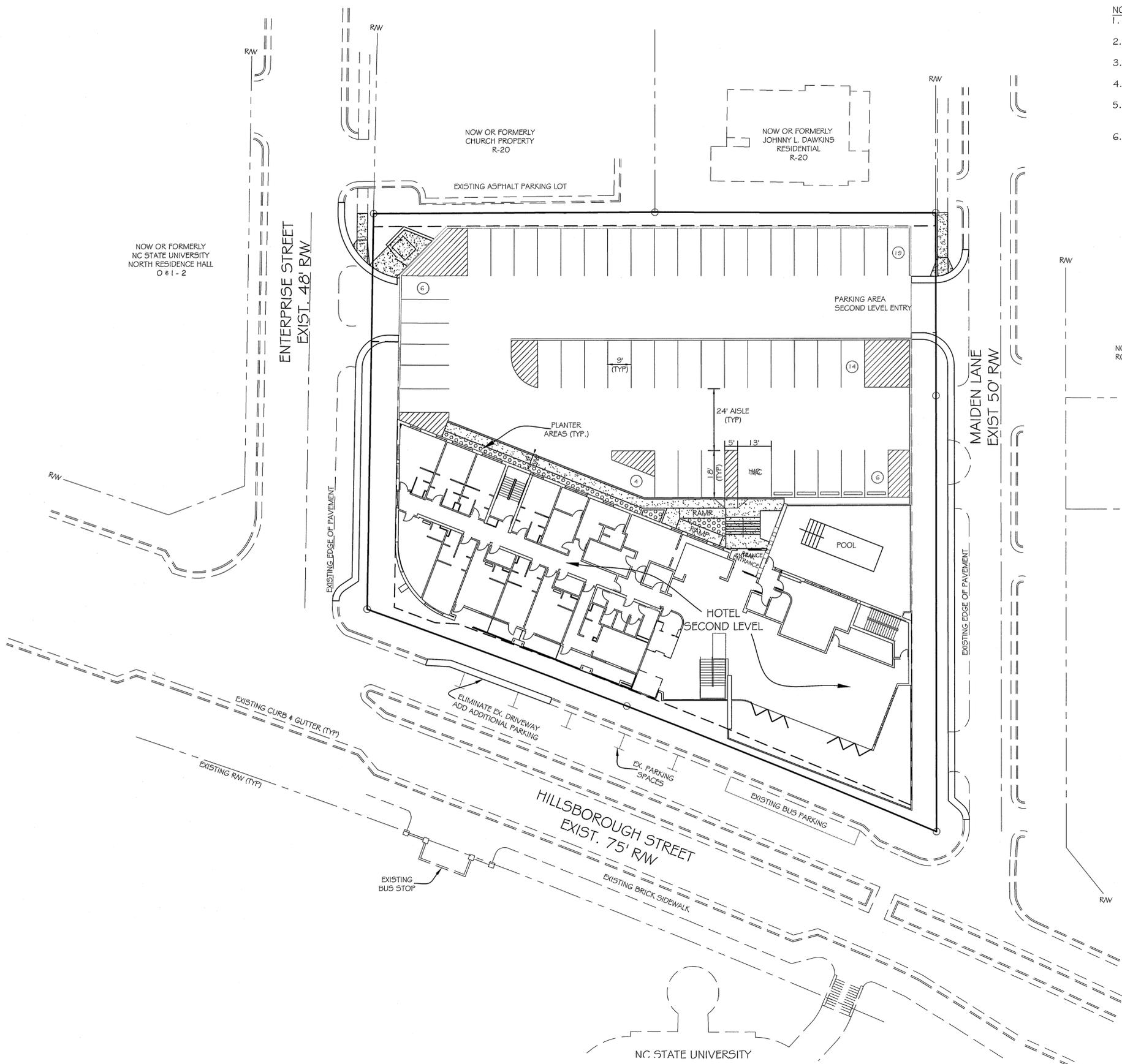
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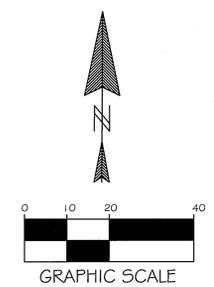


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PRELIMINARY PLANS
NOT FOR CONSTRUCTION



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SUBMITTED -- 6/20/13

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PRELIMINARY SITE PLAN

SECOND FLOOR SITE LAYOUT

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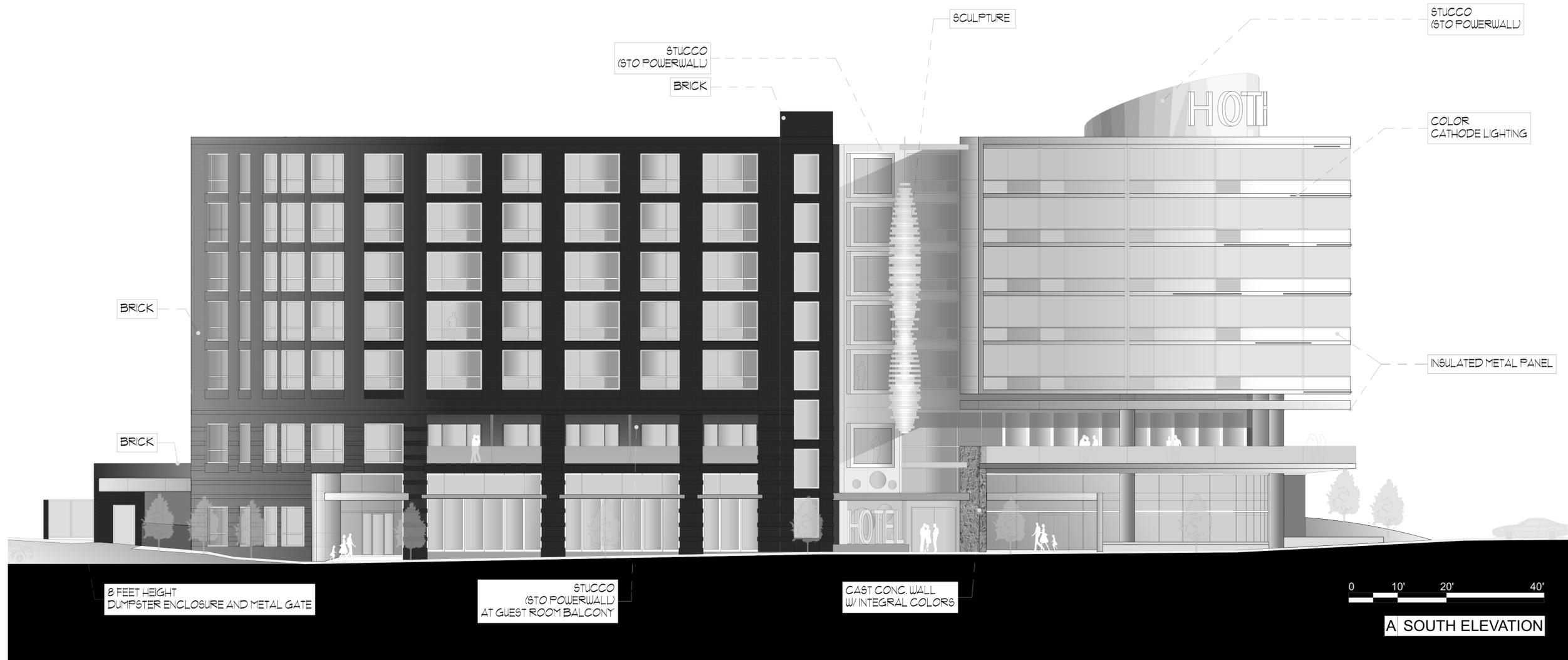
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NO.	DATE	DESCRIPTION
1	R2_05/01/13	
2	R3_06/10/13	
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SCHEMATIC DESIGN

SOUTH BUILDING
ELEVATION



STUCCO (STO POWERWALL)
BRICK

SCULPTURE

STUCCO (STO POWERWALL)

COLOR CATHODE LIGHTING

INSULATED METAL PANEL

BRICK

BRICK

8 FEET HEIGHT
DUMPSTER ENCLOSURE AND METAL GATE

STUCCO (STO POWERWALL)
AT GUEST ROOM BALCONY

CAST CONC. WALL
W/ INTEGRAL COLORS

0 10' 20' 40'

A SOUTH ELEVATION

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CONSTRUCTION

NO.	DATE	DESCRIPTION
1	R2_05/01/13	
2	R3_06/10/13	
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SCHEMATIC DESIGN

NORTH BUILDING
ELEVATION



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NO.	DATE	DESCRIPTION
1	R2, 05/01/13	
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SCHEMATIC DESIGN

EAST AND WEST
BUILDING
ELEVATIONS

