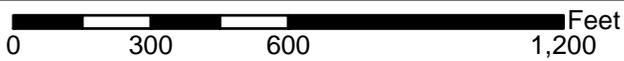
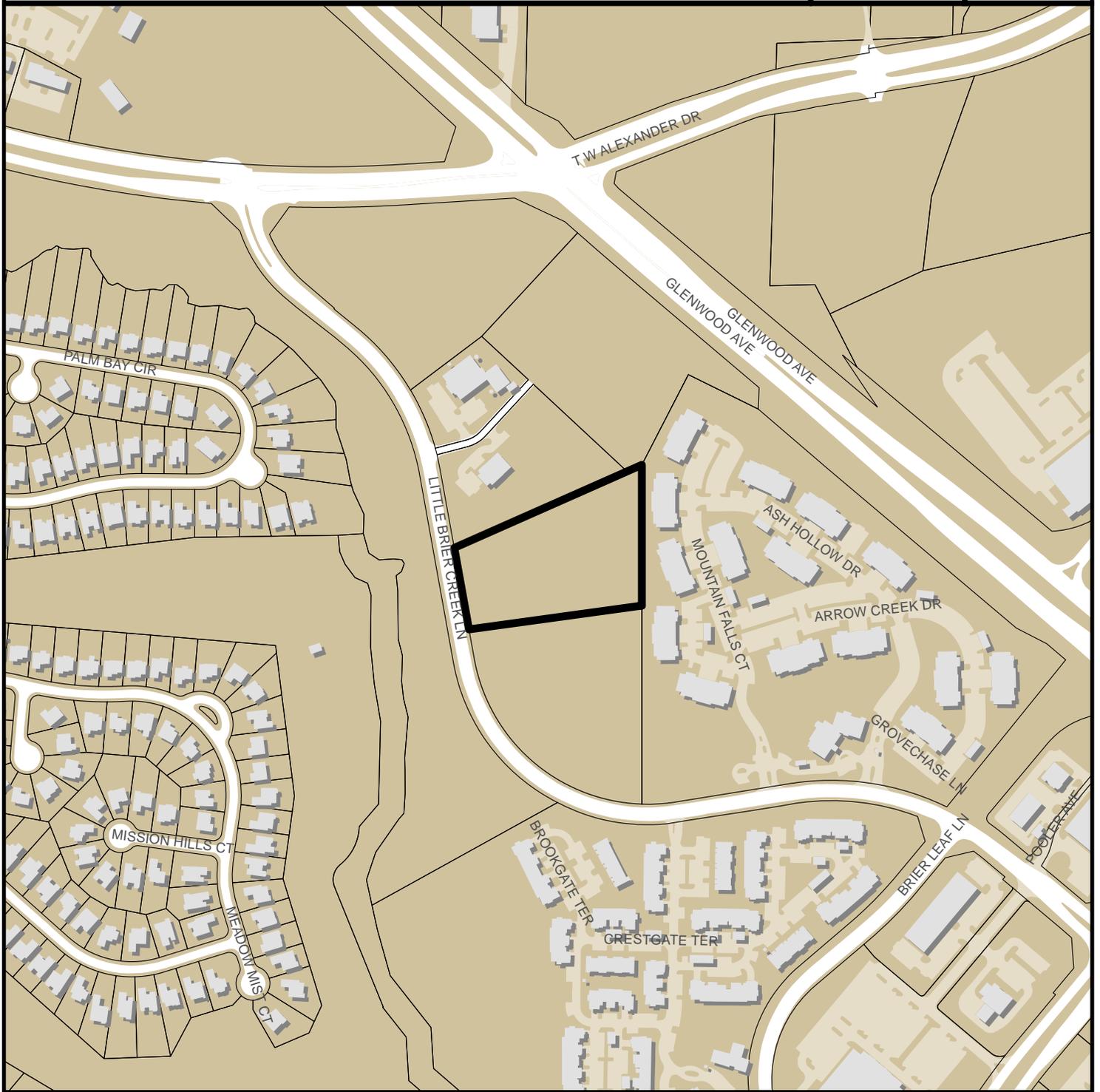


HOLIDAY INN EXPRESS BRIER CREEK SP-51-2014



Zoning: **CUD-TD**
CAC: **Northwest**
Drainage Basin: **Little Briar**
Acreage: **4.07**
Square Feet: **75,800**

Planner: **Stan Wingo**
Phone: **(919) 996-2642**
Applicant: **Palmetto Civil Solutions, Inc.**
Phone: **(919) 834-4104**





Planning & Development

Development Services
 Customer Service Center
 One Exchange Plaza
 1 Exchange Plaza, Suite 400
 Raleigh, North Carolina 27601
 Phone 919-996-2495
 Fax 919-516-2685

SP-51-2014

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 <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing ** <input type="checkbox"/> Multifamily (Infill)**	<input type="checkbox"/> Subdivision* <input type="checkbox"/> Cluster Subdivision** <input type="checkbox"/> Infill Subdivision** <input type="checkbox"/> Expedited Subdivision Review <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision	Transaction Number <i>408049</i> Assigned Project Coordinator <i>Shankle</i> Assigned Team Leader <i>Wingo</i> <i>-3-</i>
* May require Planning Commission or City Council Approval ** Legacy Districts Only		

Has your project previously been through the Due Diligence process? If yes, provide the transaction #

GENERAL INFORMATION

Development Name **New Hotel on Little Brier Creek Lane**

Proposed Use **Hotel**

Property Address(es) **10450 Little Brier Creek Lane, Raleigh, NC 27167**

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: **0768274764**

P.I.N. Recorded Deed 0768274764	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
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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 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.
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PLANNING COMMISSION	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. <i>Proposed Hotel Square Footage is greater than 25,000 SF.</i>
----------------------------	---

CLIENT (Owner or Developer)	Company Eastern Properties of NC, Inc. Name (s) Harry Singh
	Address 3985 Rivers Road, South Prince Sound, Va 23805
	Phone (804) 605-8248 Email harry.singh@easternmgmt.net Fax (315)852-1448

CONSULTANT (Contact Person for Plans)	Company Palmetto Civil Solutions, Inc. Name (s) David Winburn/Patrick Stinson
	Address Post Office Box 648, Blythewood, SC 29016
	Phone (803) 834-4104 Email dwinburn@palmettocivil.com Fax (803) 834-4124

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

Zoning Information	Building Information
Zoning District(s) CUD-TD	Proposed building use(s) Hotel
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross 0.00 SF
Overlay District	Proposed Building(s) sq. ft. gross 75,800 SF
Total Site Acres 4.07 Inside City Limits <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 75,800 SF
Off street parking Required Yes Provided 195 Spaces Provided	Proposed height of building(s) 45'-4"
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) 25%
BOA (Board of Adjustment) case # A- N/A	Building Lot Coverage percentage 10.7 (site plans only)
CUD (Conditional Use District) case # Z- N/A	

Stormwater Information

Existing Impervious Surface acres/square feet 0.00	Flood Hazard Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface acres/square feet 2.49	If Yes, please provide
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input type="checkbox"/> No	Alluvial Soils Mayodan Flood Study 37183CV005A FEMA Map Panel # 3720076800J

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.

This Plan conforms to the Comprehensive Plan 2030, by providing a >10% Tree Save Area/Undisturbed Area, providing NEUSE River Buffering as required, the addition of Landscape Buffers per the requirements, and verifying that Commercial Development Acreage is available to allow this type of development within this area.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots Detached Attached	11. Total number of all lots One
2. Total # Of Single Family Lots	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units	If Yes, please answer the questions below:
4. Total # Of Congregate Care Or Life Care Dwelling Units	a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots	b) Total number of Single Family Lots
6. Total Number of Hotel Units 112	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above) 112	d) Total number of Open Space Lots
8. Bedroom Units 1br 2br 3br 4br or more	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s)	f) Total Number of Phases
10. Total number of Open Space (only) lots	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)

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 Winburn, Palmetto Civil Solutions, Inc. 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 Harry Singh Digitally signed by Harry Singh Date 9/3/2014
2014.09.03 21:24:20 -0700

	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"/>				
2. Preliminary Development Plan Application completed and signed by the property owner	<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"/>	✓		
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"/>	<input 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 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"/>			
i) Transportation Plan	<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 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"/>		✓		
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"/>			mailing in ✓
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"/>	✓		

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Property Site Notes:

- Property is currently undeveloped.
- Property is currently Zoned CUD-TD.
- Pin Number is 0768274764.
- Total Site Acreage is approximately 4.07-Acres.
- Based on FEMA Flood Insurance Rate Map # 3720076800J, dated May 2, 2006, a portion of this property is located within a Flood Hazard Zone, Zone AE.
- Building Setbacks:
 Front - 30-feet
 Right Side - 20-feet
 Left Side - 5-feet
 Rear 25-feet
- Property Buffer Requirements:
 Front: 15' Street Yard
 Right Side: 15' Type B Buffer
 Left Side: 10' Type B Buffer
 Rear: 30' Type B Buffer.

APPROXIMATE LOCATION OF NEUSE RIVER BASIN BUFFER. LOCATION OF BUFFER IS DEFINED AS 50' FROM TOP OF CREEK BANK. CLEARING GRADING IN THIS BUFFER IS REGULATED BY LAW.

NOTE: SHADED AREA = AE FLOOD ZONE

Site Development Notes:

- The Proposed Site Pervious/Impervious Area:
 Impervious Area = 2.49-Acres
 Pervious Area = 1.58-Acres
 Total Site Area = 4.07-Acres
 Percent Impervious = 61.2%
- Sanitation Collection will be with Dumpster and Private Collection.
- Proposed Hotel will be four (4) Stories with on-hundred twelve (112) Rooms, and Square Footage (SF) as follows:
 1st Floor 18,950 SF
 2nd Floor 18,950 SF
 3rd Floor 18,950 SF
 4th Floor 18,950 SF
 Total: 78,500 SF

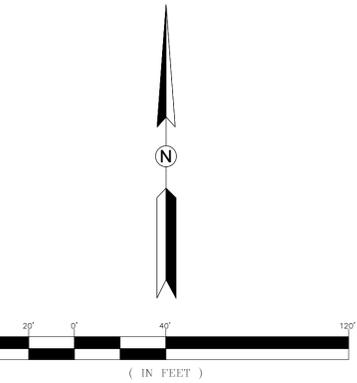
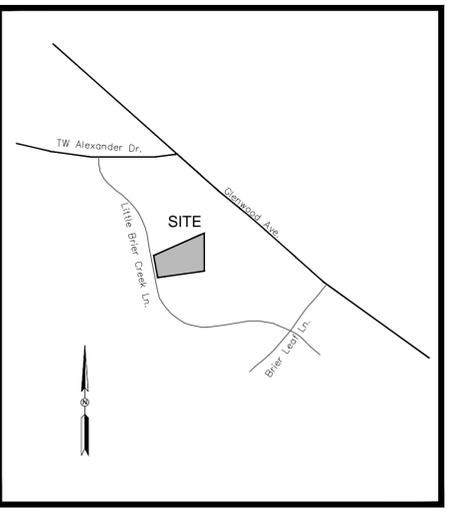
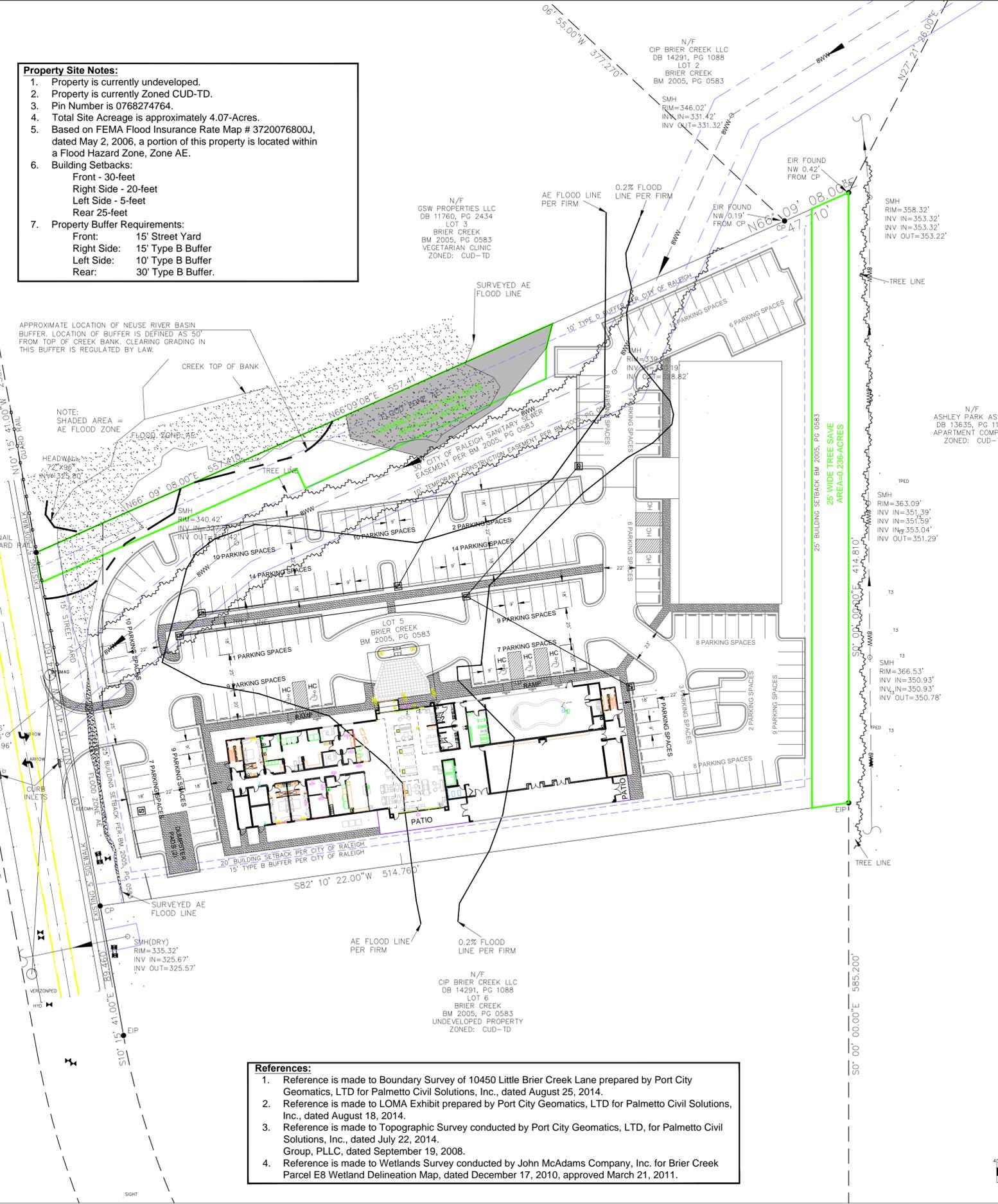
DEVELOPER:
EASTERN PROPERTIES NC, LLC
 3985 RIVES ROAD
 SOUTH PRINCE GEORGE, VA 23805
 CONTACT: HARRY SINGH
 TELEPHONE: (804) 605-8248
 FAX: (315) 752-1448
 EMAIL: harry.singh@easternmgmt.net

LEGEND

● EIP - EXISTING IRON PIPE	● EXISTING IRON PIPE	⊕ - FIRE HYDRANT
○ EIR - EXISTING IRON ROD	○ SET IRON ROD	⊕ - SIGN LARGE SIGN
⊕ - IRON ROD SET	⊕ - COMPUTED POINT	⊕ - YARD INLET W/ GRATE
⊕ - COMPUTED POINT	⊕ - EXISTING MONUMENT	⊕ - YARD INLET W/ CONC CAP
⊕ - EXISTING MONUMENT	⊕ - X MARK	⊕ - HANDICAPPED SPACE
⊕ - "X" MARK	⊕ - FLOODLIGHT	⊕ - PINE TREE, SIZE NOTED
⊕ - EXISTING AXLE	⊕ - POLE - GUY	⊕ - DRAINAGE STRUCTURE
R/W - RIGHT OF WAY MONUMENT	⊕ - WATER VALVE	⊕ - SANITARY MANHOLE
⊕ - CABLE PEDESTAL	⊕ - GAS ASSEMBLY	⊕ - LIGHT POLE
⊕ - EXISTING PEDESTAL	⊕ - TEMP. BENCH MARK	⊕ - WELL
⊕ - WATER METER	⊕ - CATCH BASIN	⊕ - ELECTRIC PEDESTAL
⊕ - CLEANOUT		
⊕ - UTILITY POLE		

References:

- Reference is made to Boundary Survey of 10450 Little Brier Creek Lane prepared by Port City Geomatics, LTD for Palmetto Civil Solutions, Inc., dated August 25, 2014.
- Reference is made to LOMA Exhibit prepared by Port City Geomatics, LTD for Palmetto Civil Solutions, Inc., dated August 18, 2014.
- Reference is made to Topographic Survey conducted by Port City Geomatics, LTD, for Palmetto Civil Solutions, Inc., dated July 22, 2014.
- Reference is made to Wetlands Survey conducted by John McAdams Company, Inc. for Brier Creek Parcel E8 Wetland Delineation Map, dated December 17, 2010, approved March 21, 2011.



DATE	REVISION

Professional Engineer Seal for Palmetto Civil Solutions, Inc. No. 037050. Signature of Harry Singh, dated 9/3/2014.

PALMETTO CIVIL SOLUTIONS INCORPORATED
 Palmetto Civil Solutions, Inc.
 Post Office Box 648, Blythewood, SC 29016-0648
 Telephone: (803) 834-4104 - Fax: (803) 834-4124

SITE PLAN

SHEET TITLE:

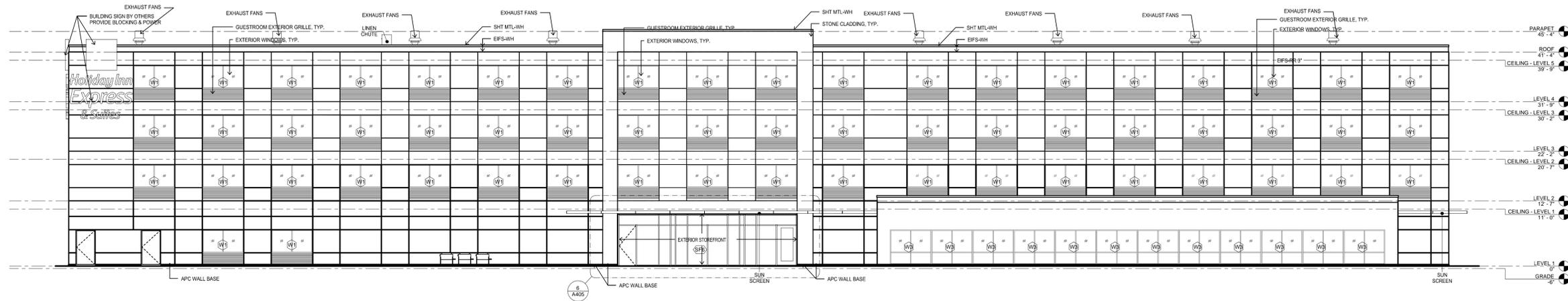
DATE: SEPTEMBER 3, 2014 SCALE: 1" = 40'

PROJECT TITLE:
**HOLIDAY INN EXPRESS
 LITTLE BRIER CREEK LANE
 RALEIGH, NC**
 FOR
**EASTERN PROPERTIES NC, LLC
 SOUTH PRINCE GEORGE, VA**

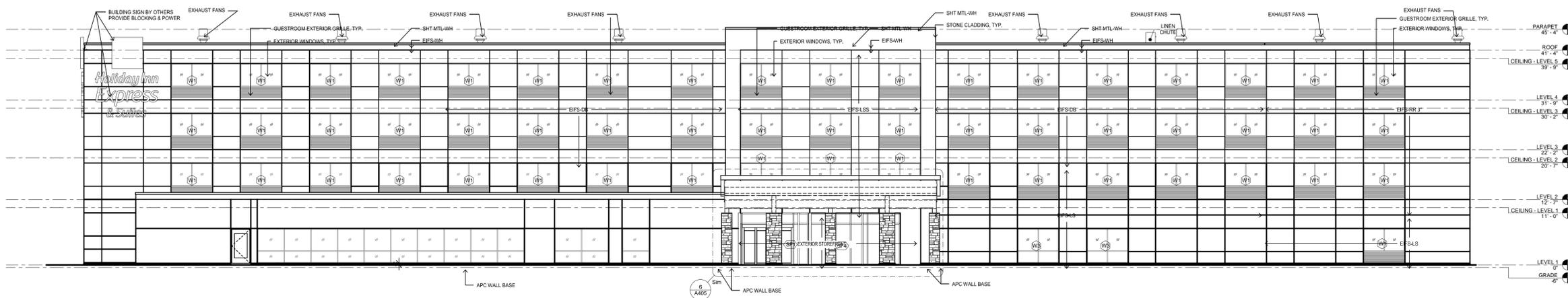
FILE NAME: Base5-23-2014.dwg	PROJECT NO. 13123-92-NC	SHEET C2
		OF 5
DWG NO. 10,128-D01		

APPROVALS

ENGINEER	
DMW	
DESIGNER	
DMW	
TECHNICIAN	
DLP	
CHECKED BY	PJS
APPROVED	PJS



2 EXTERIOR ELEVATION - REAR
SCALE: 3/32" = 1'-0"



1 EXTERIOR ELEVATION - FRONT
SCALE: 3/32" = 1'-0"

PROJECT HOLIDAY INN EXPRESS
RALEIGH, NC

SHEET TITLE
EXTERIOR ELEVATIONS

AbneyHPrichard ARCHITECTURE

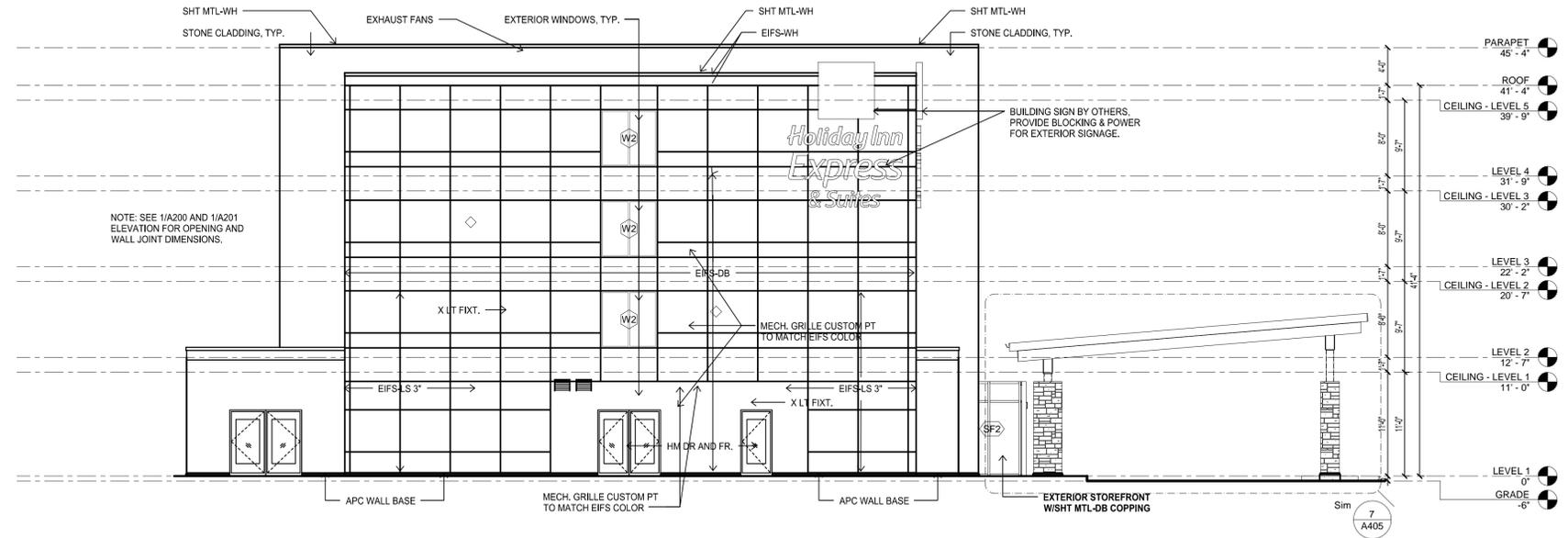
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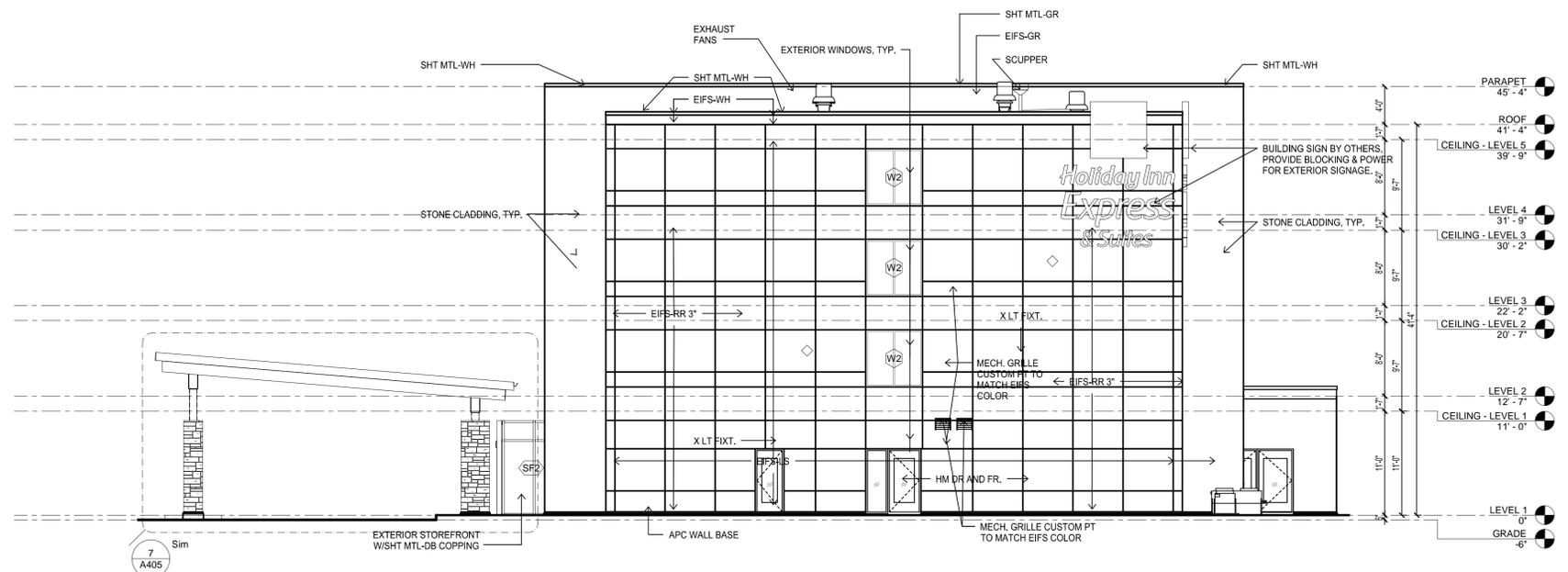
REVISIONS:

DATE: 06.02.2014
DRAWN BY: CH. BY:

SHEET
A200
JOB NUMBER



2 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



1 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

PROJECT HOLIDAY INN EXPRESS
RALEIGH, NC

SHEET TITLE EXTERIOR ELEVATION

Alphay H Pracht ARCHITECTURE

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REVISIONS:

DATE: 06.02.2014
DRAWN BY: CH. BY:

SHEET A201

JOB NUMBER