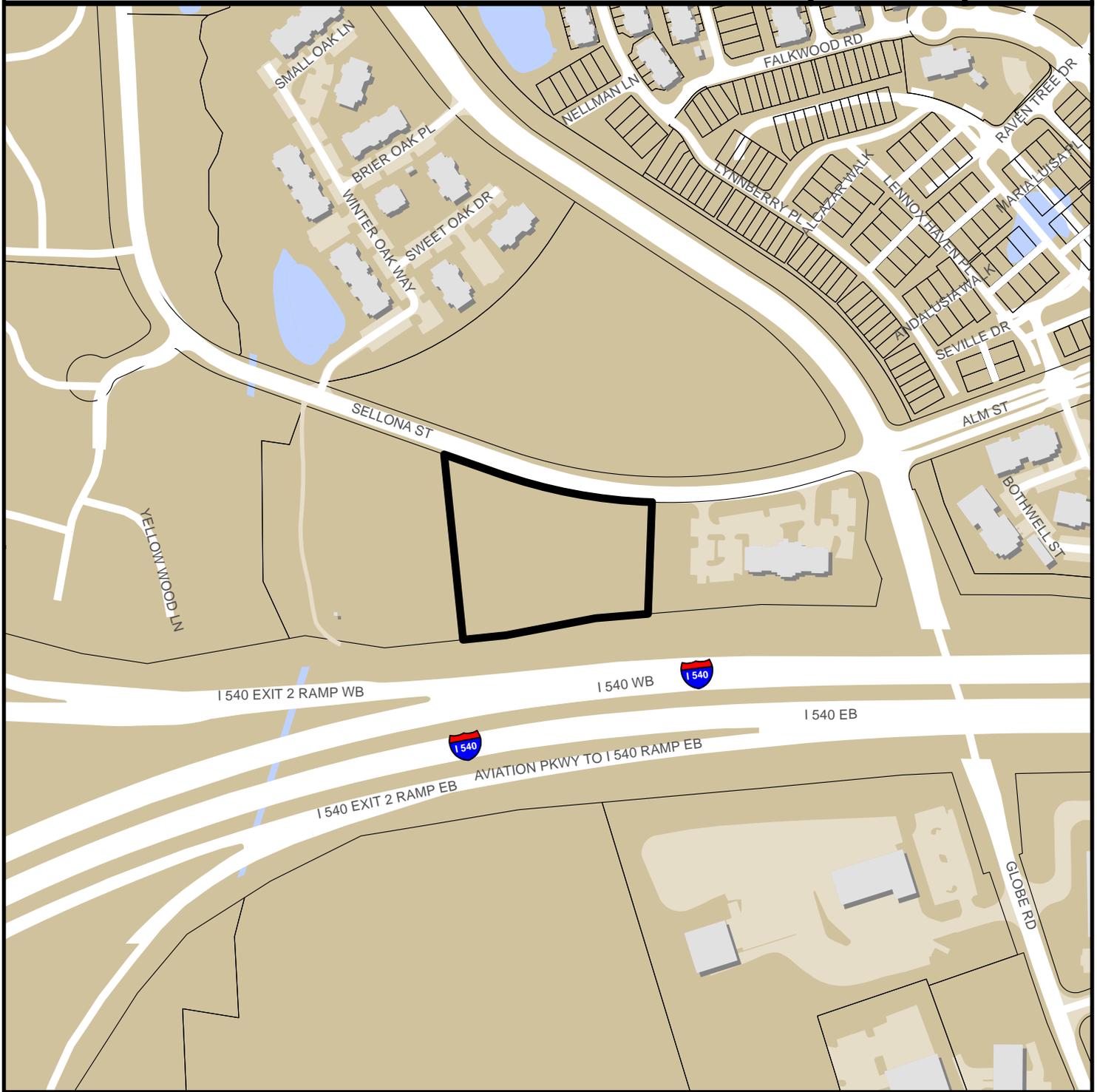


HYATT HOUSE SP-62-2014



Zoning: **CUD-TD, SHOD-2**
CAC: **Northwest**
Drainage Basin: **Little Briar**
Acreage: **3.54**
Square Feet: **88,945**

Planner: **Michael Walters**
Phone: **(919) 996-2636**
Applicant: **Shahn Chhabra**
Phone: **(919) 462-3400**





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-62-14

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 411889 Assigned Project Coordinator Walters Newsome Assigned Team Leader Walters Walters
* 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 # T-399563

GENERAL INFORMATION

Development Name Hyatt House

Proposed Use Hotel

Property Address(es) 10030 Sellona Street

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

P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
014210 00698			

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 not requiring Planning Commission or City Council approval.

PLANNING COMMISSION

Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. Property located within 400' of a residential use.

CLIENT (Owner or Developer)

Company	Chhabra Properties 19, LLC		Name (s)	Shahn Chhabra	
Address	5640 Dillard Drive Suite 300 Cary, NC 27518				
Phone	919-462-3400	Email	shahn.chhabra@cmhotels.com	Fax	919-462-9474

CONSULTANT (Contact Person for Plans)

Company	William G. Daniel & Associates, PA		Name (s)	Bill Daniel	
Address	1150 SE Maynard Road Suite 260 Cary, NC 27511				
Phone	919-467-9708	Email	bdaniel@wmgda.com	Fax	919-460-7585

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
Overlay District SHOD-2	Proposed Building(s) sq. ft. gross 88,945
Total Site Acres 3.54 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 88,945
Off street parking Required 130 Provided 130	Proposed height of building(s) 64'-0"
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) 0.577
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage 0.1064 (site plans only)
CUD (Conditional Use District) case # Z-	

Stormwater Information

Existing Impervious Surface 0.0 / 0.0 acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 1.838/80,070 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.
 The site is located within Brier Creek Master Plan with land uses consistent with the uses proposed on this site plan.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots Detached Attached	11. Total number of all lots
2. Total # Of Single Family Lots	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input 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 130	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above)	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 Bill Daniel 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 William Daniel 10/14/2014 Date
 Signed _____ _____ Date

	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 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 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. <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"/>	✓		
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 checked="" type="checkbox"/>	✓		



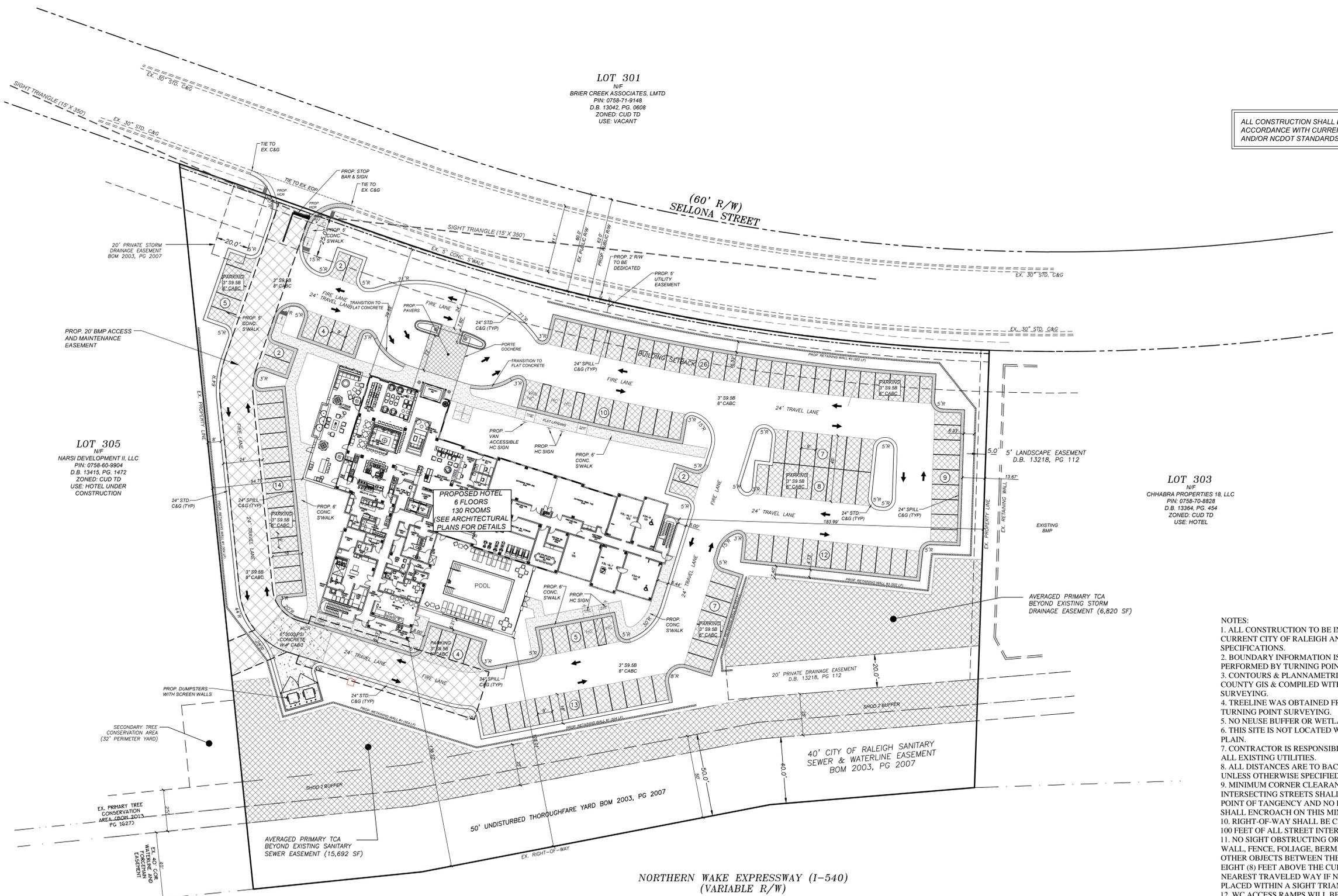
Revisions

GRAPHIC SCALE
 0 30 60 90
 ON FEET
 1 INCH = 30 FT
LOT 304
BRIER CREEK PARCEL H- WEST
154,055 SQ.FT.
3.537 ACRES

NC GRID NAD 1983

ALL VEHICULAR USE AREAS (TRAVEL LANES) TO BE 8" C&G 3" S9.5B. PARKING STALLS TO BE 6" C&G 3" S9.5B.

ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH CURRENT CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.



LOT 301
 N/F
 BRIER CREEK ASSOCIATES, LMTD
 PIN: 0758-71-9148
 D.B. 13042, PG. 0608
 ZONED: CUD TD
 USE: VACANT

LOT 303
 N/F
 CHHABRA PROPERTIES 18, LLC
 PIN: 0758-70-8828
 D.B. 13364, PG. 454
 ZONED: CUD TD
 USE: HOTEL

LOT 305
 N/F
 NARS DEVELOPMENT II, LLC
 PIN: 0758-60-9904
 D.B. 13415, PG. 1472
 ZONED: CUD TD
 USE: HOTEL UNDER CONSTRUCTION

- NOTES:
1. ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
 2. BOUNDARY INFORMATION IS TAKEN FROM SURVEY PERFORMED BY TURNING POINT SURVEYING.
 3. CONTOURS & PLANNAMETRICS WERE OBTAINED FROM WAKE COUNTY GIS & COMPILED WITH SURVEYS BY TURNING POINT SURVEYING.
 4. TREELINE WAS OBTAINED FROM SURVEY PERFORMED BY TURNING POINT SURVEYING.
 5. NO NEUSE BUFFER OR WETLANDS EXIST ON SITE.
 6. THIS SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN.
 7. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING UTILITIES.
 8. ALL DISTANCES ARE TO BACK OF CURB OR RIGHT-OF-WAY UNLESS OTHERWISE SPECIFIED.
 9. MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY AND NO DRIVEWAY OR PARKING SPACES SHALL ENCRUCH ON THIS MINIMUM CORNER CLEARANCE.
 10. RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 100 FEET OF ALL STREET INTERSECTIONS.
 11. NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, PARKED VEHICLES, SIGN OR OTHER OBJECTS BETWEEN THE HEIGHTS OF TWO (2) FEET AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION, OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
 12. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH RALEIGH ENGINEERING STANDARD DRAWING STD #20.11. WHERE SIDEWALK IS NOT REQUIRED ALONG THE PUBLIC ROW, CURB IS TO BE DEPRESSED AT ALL RAMP LOCATIONS SHOWN ON STD #20.11.

NORTHERN WAKE EXPRESSWAY (I-540)
 (VARIABLE R/W)

OWNER:
 Chhabra Properties 19, LLC
 5640 Dillard Drive, #300
 Cary, NC 27518
 919-462-3400

Project
Hyatt House
 10030 Sellona Street
 Preliminary Plan

Preliminary Site Plan

Date
 September 11, 2014

Scale
 1" = 30'

Sheet

Post-Dev Run-off (cfs)	1 Year	2 Year	5 year	10 year	100 year
	1.1	1.33	1.52	1.67	2.74

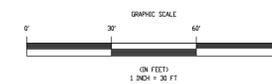
ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH CURRENT CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

RETAINING WALL NOTES:
1. LOCATIONS AND GEOMETRY OF RETAINING WALLS SHOWN ON THIS PLAN ARE BASED ON THE FOLLOWING ELEVATION THROUGH THE WALL:

WALL ID	ALIGN. ELEV.
WALL #1	362.00
WALL #2	368.00
WALL #3	372.00

2. RETAINING WALLS TO BE CONSTRUCTED "NEAR VERTICAL" WITH RATE OF FACE SETBACK = 1:6.4.

3. CONTRACTOR SHALL FURNISH DETAILED SHOP DRAWINGS FOR EACH WALL INCLUDING STRUCTURAL DESIGN AND MATERIAL SPECIFICATIONS FOR REVIEW AND APPROVAL BY THE PROJECT ENGINEER REGARDING CONFORMITY TO THE PROPOSED GRADING PLAN DEPICTED ON THIS SHEET.



LOT 304
BRIER CREEK PARCEL H- WEST
154,055 SQ.FT.
3.54 ACRES

NC GRID NAD 1983

Wm. G. Daniel & Assoc.
Engineering Planning
Site Design
1150 SE MAYNARD ROAD
SUITE 260
CARY, NC 27511
(919) 467-9708
C-0329



DENUDED AREA: 2.53 ACRES
WATERSHED: NEUSE

Revisions



LEGEND

PROF. SANITARY SEWER	—●—●—●—
PROF. STORM DRAINAGE	—■—■—■—
PROF. WATERLINE	—○—○—○—
PROF. MANHOLE	⊙
PROF. CATCH BASIN	⊕
PROF. YARD INLET	⊖
PROF. HEAD WALL	—▲—▲—▲—
PROF. FLARED END SECTION	—▽—▽—▽—
PROF. HYDRANT ASSEMBLY	⊕
PROF. GATE VALVE IN MANHOLE	⊕
PROF. BLOW-OFF ASSEMBLY	⊕
EX. MANHOLE	⊙
EX. CATCH BASIN	⊕
EX. WETLANDS	⊕

CITY OF RALEIGH
All Construction must be in accordance with all Local, State, and Federal Rules and Regulations.

TRANSPORTATION SERVICES	_____
PUBLIC UTILITIES	_____
STORMWATER	_____
PLANNING	_____
FIRE	_____
URBAN FORESTRY	_____

OWNER:
Chhabra Properties 19, LLC
5640 Dillard Drive, #300
Cary, NC 27518
919-462-3400

Project
Hyatt House
10030 Sellona Street
Preliminary Plan

Grading, Drainage, & Erosion Control Plan

Date
September 17, 2014

Scale
1" = 30'

Sheet

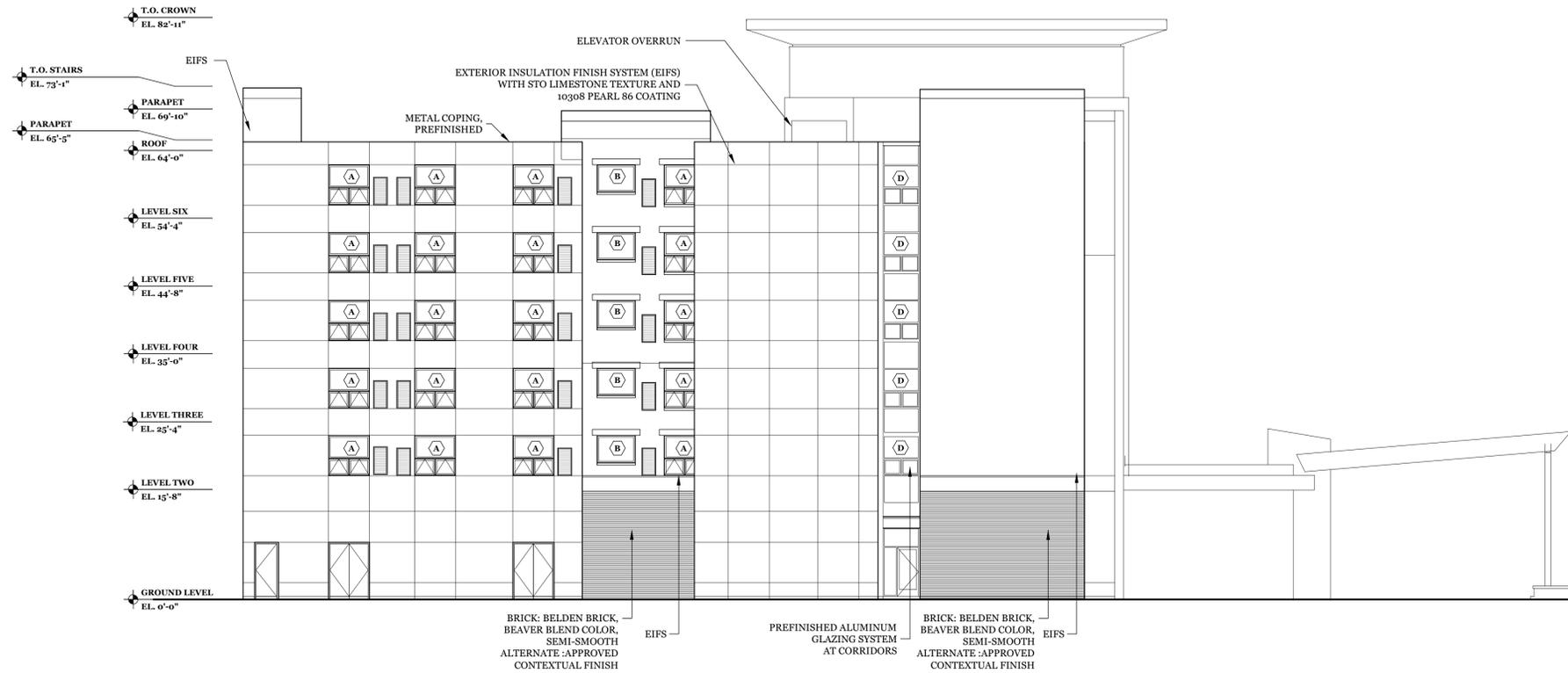
CS - 5

LEGEND

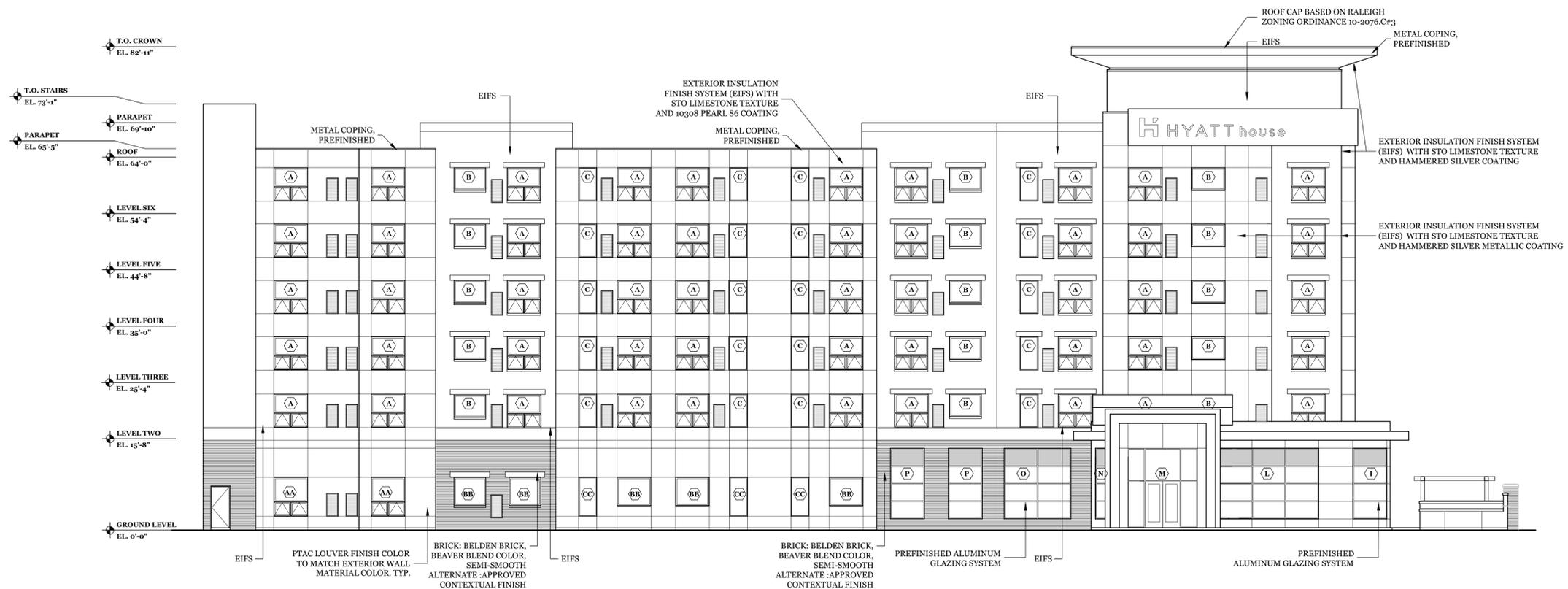
—●—●—●—	SILT FENCE
—▲—▲—▲—	TREE PROTECTION FENCING
—○—○—○—	COMB. TREE PROTECTION & SILT FENCE
⊕	STONE DIVERSION BERM
—▽—▽—▽—	DIVERSION DITCH
⊕	CLEAN WATER DIVERSION SWALE
⊕	SEDIMENT BASIN
⊕	INLET PROTECTION
⊕	CONSTRUCTION ENTRANCE
⊕	TRAFFIC BARRICADE
⊕	TEMPORARY SLOPE DRAIN WITH INTERCEPTION BERM
⊕	CB RISER/FILTER BASIN
⊕	RISER BASIN

Project
 Hyatt House
 Sellona Street
 Raleigh, NC

Owner
 CMC Corporation
 5640 Dillard Drive, Ste 300
 Cary, NC



Left Elevation
 1/8" = 1'-0"



Front Elevation
 1/8" = 1'-0"



8801 J.M. Keynes Drive
 Suite 410
 Charlotte, NC 28262

Tel - 704 - 688-7500

www.R4architecture.com

Revision	Date
----------	------

Drawn By ERK
Checked By MJR
Issue Date 10/02/14
Project No 140268

Sheet Title
 Exterior Elevations

Sheet Number

A202

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