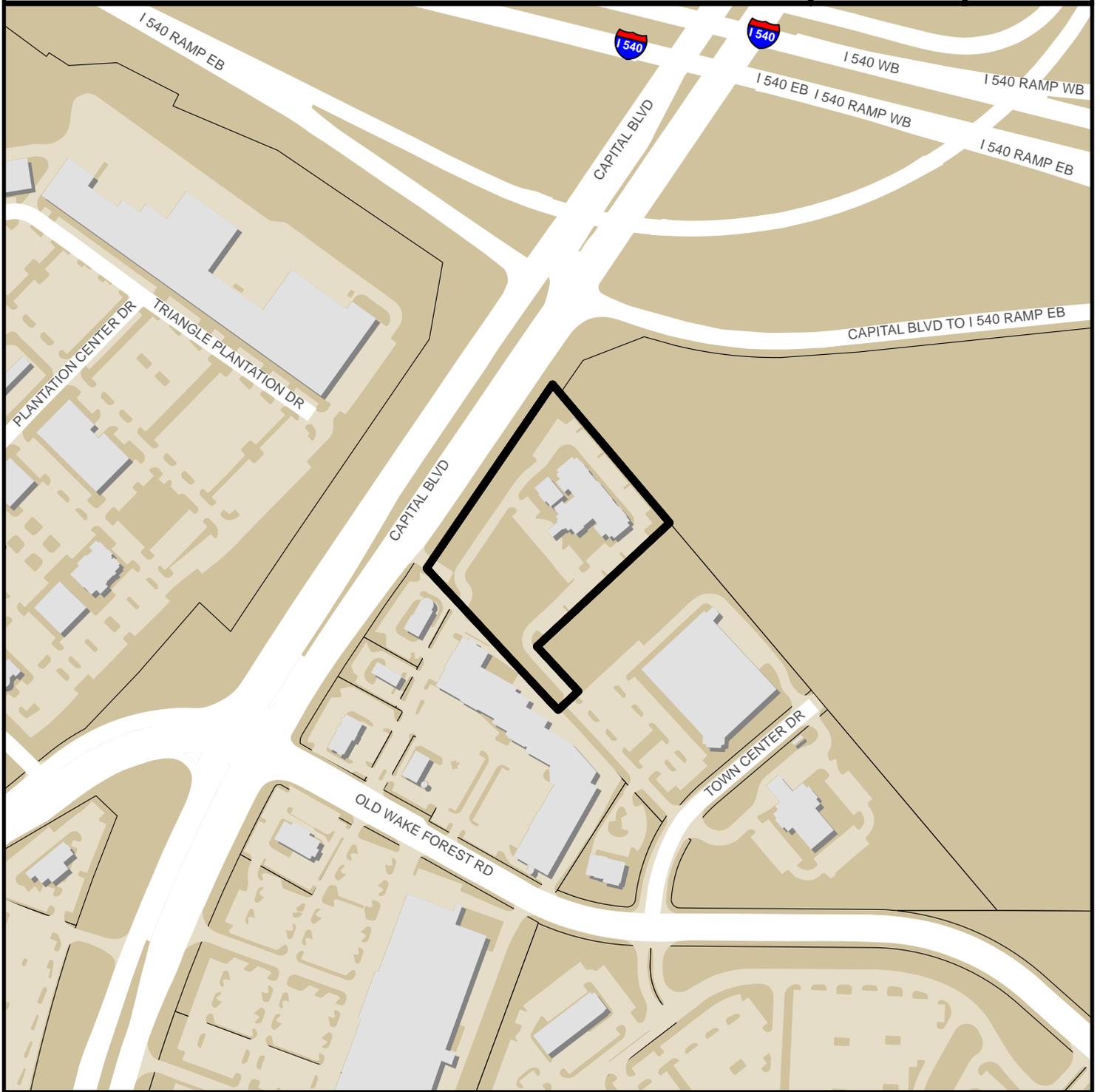


FAIRFIELD INN SUITES HOTEL S-34-2014



Zoning: **TD, SHOD-2**
CAC: **Northeast**
Drainage Basin: **Perry Creek**
Acreage: **4.48**
Number of Lots: **2**

Planner: **Justin Rametta**
Phone: **(919) 996-2665**
Applicant: **Philip Post & Associates, Inc.**
Phone: **(919) 929-1173**





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

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 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 checked="" 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>406342</i> Assigned Project Coordinator <i>Shankie</i> Assigned Team Leader <i>Rametta</i> <i>S-34-14</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 # T-390304

GENERAL INFORMATION

Development Name: Fairfield Inn & Suites

Proposed Use: Hotel

Property Address(es): 6412 Capital Boulevard

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

P.I.N. Recorded Deed 1727429299/DB011828 PG00961	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 not requiring Planning Commission or City Council approval.

This plan is a Minor Subdivision of an existing lot, and can therefore be approved administratively.

PLANNING COMMISSION

Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval.

CLIENT (Owner or Developer)

Company: Innkeeper Properties Inc.	Name (s): Mark Dowdy		
Address: 1005 Bullard Ct. Suite 101, Raleigh, NC 27615-6802			
Phone: 434-385-7010	Email: mark.dowdy@daillyseven.com	Fax: 434-385-7042	

CONSULTANT (Contact Person for Plans)

Company: Phillip Post & Associates, Inc.	Name (s): Tim Smith		
Address: 401 Providence Road, Suite 200, Chapel Hill, NC 27514			
Phone: 919-929-1173; Ext. 124	Email: tsmith@ppaengineering.com	Fax: 919-493-6548	

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

Zoning Information	Building Information
Zoning District(s) 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	Proposed Building(s) sq. ft. gross 47,448
Total Site Acres 4.478 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 47,448
Off street parking Required Provided	Proposed height of building(s) 48.67
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) 11.31
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage (site plans only) 72.14
CUD (Conditional Use District) case # Z-	

Stormwater Information

Existing Impervious Surface acres/square feet 0.467/20,362	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface acres/square feet 1.391/60,631	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 FFMA 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.

This application is for the purpose of subdividing the existing Lot 1 of the Triangle Town Place Development into 2-lots. The existing lot is the site of the Hilton Garden Inn Hotel, and a second lot is to be created in preparation for the construction of another hotel site. The proposed project falls within the allowable uses for the zoning of the property, and meets the spirit and intent of the Comprehensive Plan with respect to Land Use, Economic Development, Compatibility, Urban Design, Community Facilities and Public Utilities. Following the creation of the proposed lot, a detailed Site Plan application will be submitted for review and approval.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots Detached Attached	11. Total number of all lots 2
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 92	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above) 92	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 Timothy A. Smith, PE (Philip Post & Associates, 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.

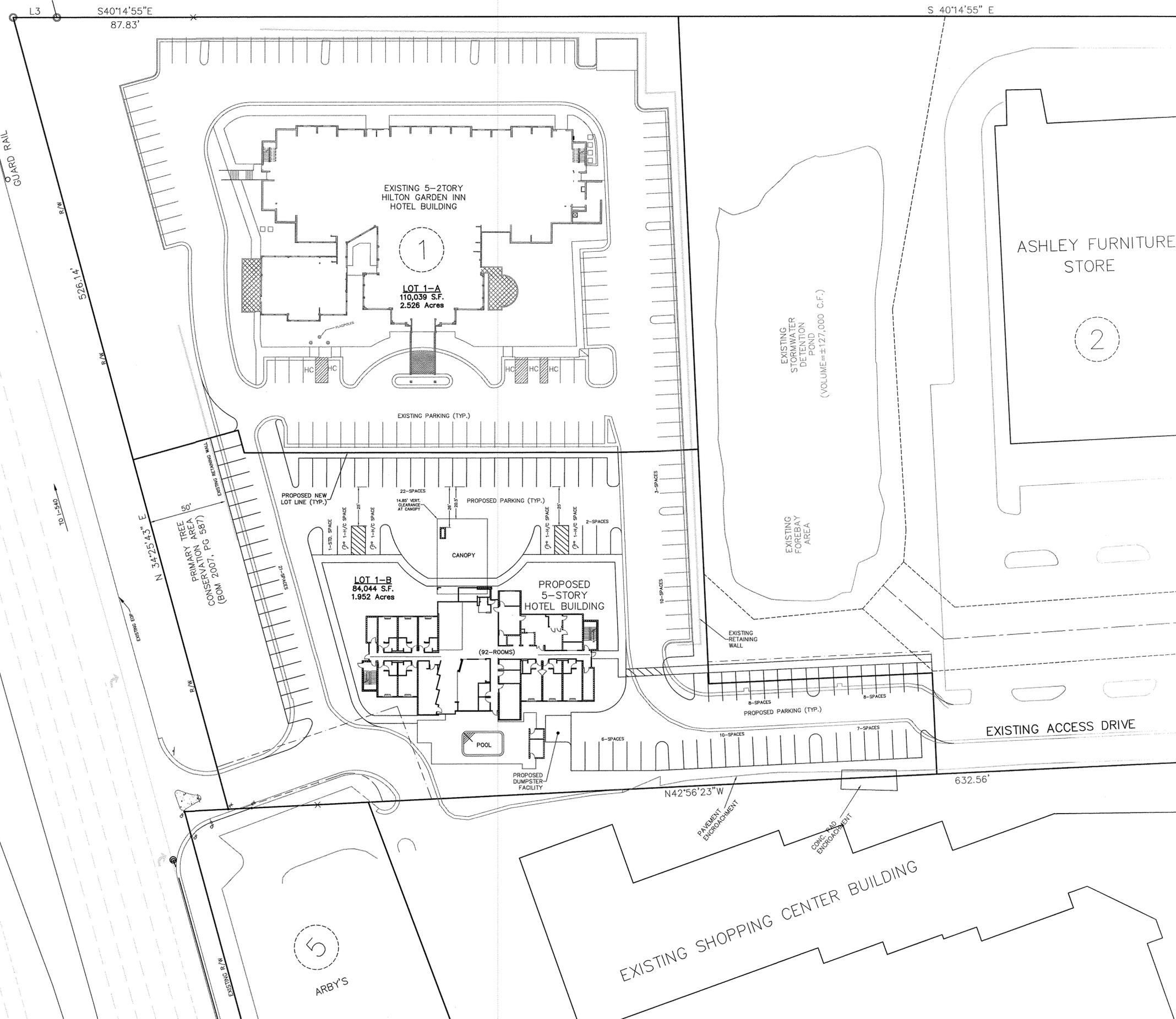
Signed Robert J. Vally, V.P. 7/17/14 Date
 Signed Timothy A. Smith 7/28/14 Date

TO BE COMPLETED BY APPLICANT

	YES	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 type="checkbox"/>	<input checked="" type="checkbox"/>			✓
e) Proposed Utility Plan, including Fire	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<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"/>	✓		
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 type="checkbox"/>	<input checked="" 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"/>			✓

NCGS GRID MON. "RALEIGH 150"
 GRID COORDINATES:
 N E 2,124,499.343
 ELEV. = 304.39

CAPITAL BOULEVARD - US HWY 1
 (VARIABLE WIDTH PUBLIC R/W)



EXISTING 5-2 TORY
 HILTON GARDEN INN
 HOTEL BUILDING

LOT 1-A
 110,039 S.F.
 2.526 Acres

LOT 1-B
 84,044 S.F.
 1.952 Acres

PROPOSED
 5-STORY
 HOTEL BUILDING
 (92-ROOMS)

ASHLEY FURNITURE
 STORE

EXISTING SHOPPING CENTER BUILDING

EXISTING
 STORMWATER
 DETENTION
 POND
 (VOLUME = ±127,000 C.F.)

EXISTING ACCESS DRIVE

ENGINEERS
 PLANNERS
 SURVEYORS
**PHILIP
 POST
 &
 ASSOCIATES**

401 Providence St., #200
 Chapel Hill, NC 27514
 919.978.1173
 919.493.2600

PRELIMINARY
 FOR REVIEW
 PURPOSES ONLY

PRELIMINARY SITE PLAN
 PROPOSED FAIRFIELD INN AND SUITES
 TRIANGLE TOWN PLACE - LOT 1

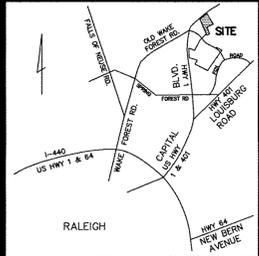
CITY OF RALEIGH WAKE COUNTY, N.C.

SCALE 1"=30'
 DRAWN BY: MDP
 CHECKED BY: JAS
 DATE: 08/08/2014
 PROJECT NO.: 531401
 DRAWING NO.: AS27SP09

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NO.	REVISIONS

SHEET 5-3
 OF 6



Line #	Length	Direction
L1	15.00'	N34° 22' 52"E
L2	25.65'	S42° 57' 50"E

VICINITY MAP
NOT TO SCALE

Surveyor's Certificate

I, _____, certify that this plot was drawn under my supervision from an actual survey made under my supervision (see description recorded in Book _____, page _____); that the boundaries not surveyed are clearly indicated as drawn from information found in Book _____, page _____; that the ratio of precision as calculated is 1:_____; that this plot was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this _____ day of _____, 20____.

Surveyor _____

Registration Number _____

I hereby certify to one of the following:

- _____ a. That this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
- _____ b. That this survey is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
- _____ c. Any one of the following:
 - 1. That the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street;
 - 2. That the survey is of an existing building or other structure, or natural feature, such as a watercourse; or
 - 3. That the survey is a control survey.
- _____ d. That this survey is of another category, such as the recombination of existing parcels, a court ordered survey, or other exception to the definition of subdivision.
- _____ e. That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of his or her professional ability as to provisions contained in (a) through (d) above.

Surveyor _____ Date _____

FLOOD HAZARD STATEMENT

THE SUBJECT PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO HUD/FEMA PANEL NO. 3720172700 J, DATED: MAY 2, 2006 (COMMUNITY: CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA).

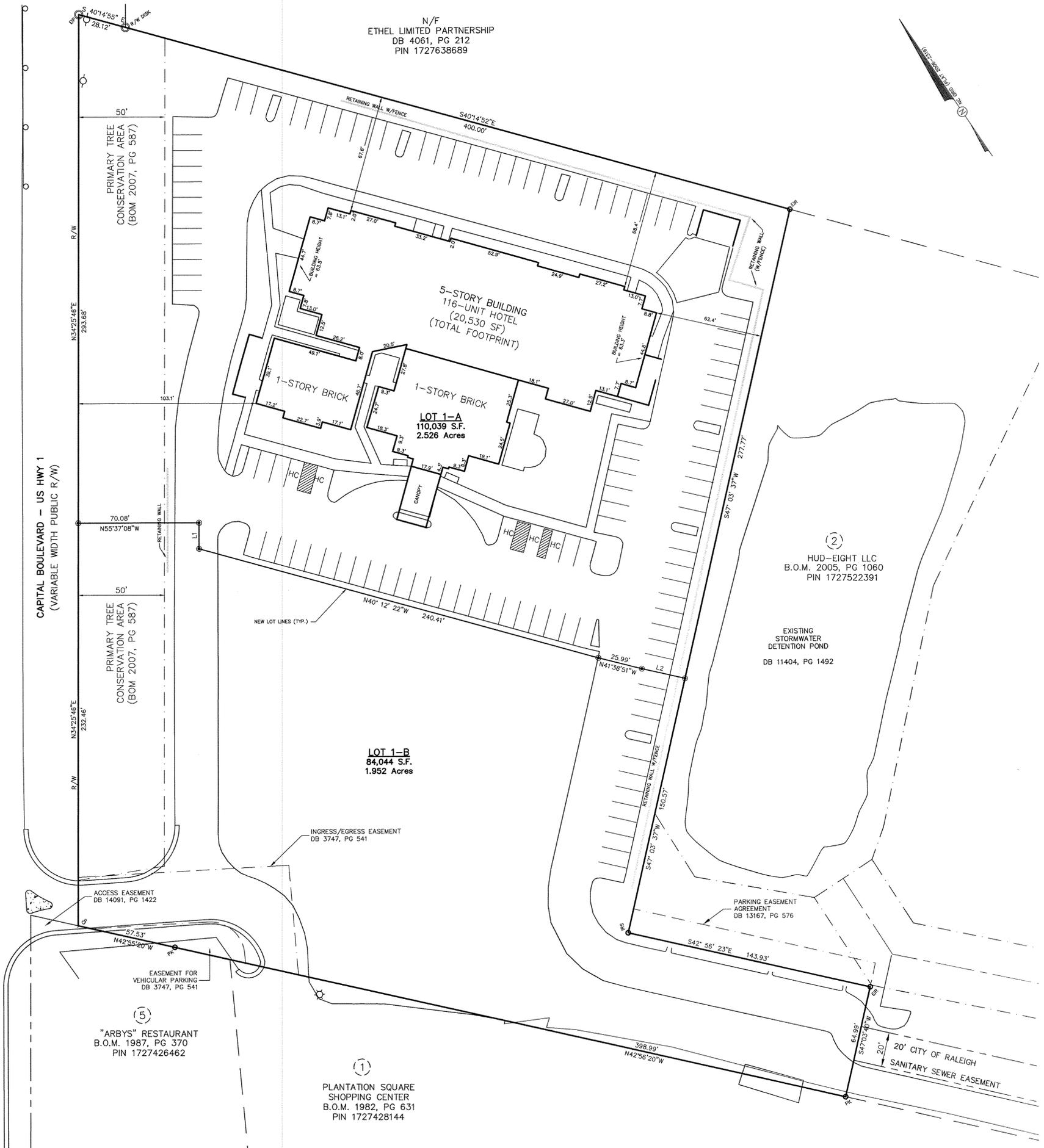
NOTES:

- This survey is of existing parcel of land. See Wake County Book of Maps 1999, Pages 885 & 886 and Book of Maps 2000, Page 1518 for recorded surveys of this property.
- The North Carolina Grid Coordinates referenced are "NAD 83" coordinates. The distances shown are horizontal ground distances, the combined factor is 0.9999208 for converting to grid distances.

REFERENCES:

- DB 11404, PG 1438 (COVENANTS)
- BOM 2006, PG 2319
- BOM 2007, PG 587
- 3747, PG 541 (CROSS ACCESS AGMT.)
- DB 5496, PG 893 (NCDOT ESMT.)
- DB 9054, PG 2372 (NCDOT AGMT.)
- DB 11404, PG 1492 (STORMWATER MAINTENANCE AGMT.)
- DB 11713, PG 2343, DB 12727, PG 2008 (BLANKET EASEMENTS FOR ORAL, aka PROGRESS ENERGY)
- DB 13167, PG 576 (PARKING ESMT. AGMT.)

- LEGEND:**
- EP = EXISTING IRON PIPE
 - ER = EXISTING IRON ROD
 - IR = IRON ROD SET
 - PK = MASONRY NAIL
 - CP = COMPUTED POINT
 - ☆ = LIGHT POLE
 - ☐ = CATCH BASIN
 - ⊕ = STORM DRAIN JUNCT. BOX
 - ⊙ = SANITARY SEWER MH
 - ⊗ = POWER/UTILITY POLE



N/F
ETHEL LIMITED PARTNERSHIP
DB 4061, PG 212
PIN 1727638689

CAPITAL BOULEVARD - US HWY 1
(VARIABLE WIDTH PUBLIC R/W)

PRIMARY TREE
CONSERVATION AREA
(BOM 2007, PG 587)

PRIMARY TREE
CONSERVATION AREA
(BOM 2007, PG 587)

LOT 1-B
84,044 S.F.
1.952 Acres

5-STORY BUILDING
116-UNIT HOTEL
(20,530 SF)
(TOTAL FOOTPRINT)

LOT 1-A
110,039 S.F.
2.526 Acres

"ARBY'S" RESTAURANT
B.O.M. 1987, PG 370
PIN 1727426462

PLANTATION SQUARE
SHOPPING CENTER
B.O.M. 1982, PG 631
PIN 1727428144

HUD-EIGHT LLC
B.O.M. 2005, PG 1060
PIN 1727522391

EXISTING
STORMWATER
DETENTION POND
DB 11404, PG 1492

PARKING EASEMENT
AGREEMENT
DB 13167, PG 576

ACCESS EASEMENT
DB 14091, PG 1422

EASEMENT FOR
VEHICULAR PARKING
DB 3747, PG 541

INGRESS/EGRESS EASEMENT
DB 3747, PG 541



ENGINEERS
PLANNERS
SURVEYORS
**PHILIP
POST
&
ASSOCIATES**

401 Providence Rd. #200
Chapel Hill, NC 27514
919.925.1173
919.495.2600

Firm License C-0347

PRELIMINARY
FOR REVIEW
PURPOSES ONLY

MINOR SUBDIVISION PLAT

TRIANGLE TOWN PLACE
LOT 1

WAKE COUNTY, N.C.
CITY OF RALEIGH

SCALE 1"=30'
DRAWN BY MKM
CHECKED BY JAS
DATE 08/07/2014
PROJECT NO. 531401
DRAWING NO. A371BP45

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REVISIONS

SHEET S-4

OF 6

