



Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Case #: _____ Planner (print): _____

Please review UDO Section 10.2.8. to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan <input type="checkbox"/>		Tier Three Site Plan <input checked="" type="checkbox"/>
Building and Development Type (Check all that apply)		Site Transaction History
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General	Subdivision case #: _____
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Scoping/sketch plan case #: _____
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Certificate of Appropriateness #: _____
<input type="checkbox"/> Apartment	<input type="checkbox"/> Cottage Court	Board of Adjustment #: _____
<input type="checkbox"/> Tiny house	<input type="checkbox"/> Frequent Transit	Zoning Case #: _____
<input type="checkbox"/> Open lot	Development Option	Design Alternate #: _____
GENERAL INFORMATION		
Development name: Woodspring Suites		
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Property address(es): 6420 Capital Blvd.		
Site P.I.N.(s): 1727-72-0832		
Please describe the scope of work. Include any additions, expansions, and uses (UDO 6 1.4)		
Construct a hotel with associated utilities and parking.		
Current Property Owner(s): ETHEL LIMITED PARTNERSHIP		
Company: ETHEL LIMITED PARTNERSHIP		Title: _____
Address: 1517 Caswell Street, Raleigh, NC 27608		
Phone #: _____		Email: _____
Applicant Name (If different from owner. See "who can apply" in instructions):		
Relationship to owner: <input checked="" type="checkbox"/> Lessee or contract purchaser <input type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder		
Company: CHECO Purchase Company LLC Address: 11400 Common Oaks, Raleigh, NC 27614		

Phone #: 919-455-2890	Email: julie.richter@concordhotels.com
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact: Julie Richter	
Company: CHECO Purchase Company LLC	Title: Vice President
Address: 1140 Common Oaks, Raleigh, NC 27614	
Phone #: 919-455-2890	Email: julie.richter@concordhotels.com
Applicant Name: Jeff Jones	
Company: Commercial Site Design	Address: 8312 Creedmoor Road, Raleigh, NC 27613
Phone #: 919-848-6121	Email: jjones@sambatek.com

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each): CX-5-PK-CU	Existing gross floor area (not to be demolished): 0
Gross site acreage: 15.42	Existing gross floor area to be demolished: 0
# of parking spaces proposed: 131	New gross floor area: 13,185 sf
Max # parking permitted (7.1.2.C): 187	Total sf gross (to remain and new): 13,185 sf
Overlay District (if applicable): N/A	Proposed # of buildings: 1
Existing use (UDO 6.1.4): Vacant	Proposed # of stories for each: 3
Proposed use (UDO 6.1.4): Hotel	Proposed # of basement levels (UDO 1.5.7.A.6) 0

STORMWATER INFORMATION	
Imperious Area on Parcel(s): Existing (sf) <u>0</u> Proposed total (sf) <u>74,418</u>	Impervious Area for Compliance (includes ROW): Existing (sf) <u>0</u> Proposed total (sf) <u>74,418</u>

RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS	
Total # of dwelling units:	Total # of hotel bedrooms: 125
# of bedroom units: 1br ____ 2br ____ 3br ____ 4br or more ____	
# of lots: 1	Is your project a cottage court? <input type="radio"/> Yes <input checked="" type="radio"/> No
	A frequent transit development? <input type="radio"/> Yes <input checked="" type="radio"/> No

Continue to Applicant Signature Block on Page Three.

APPLICANT SIGNATURE BLOCK

Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that developments approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

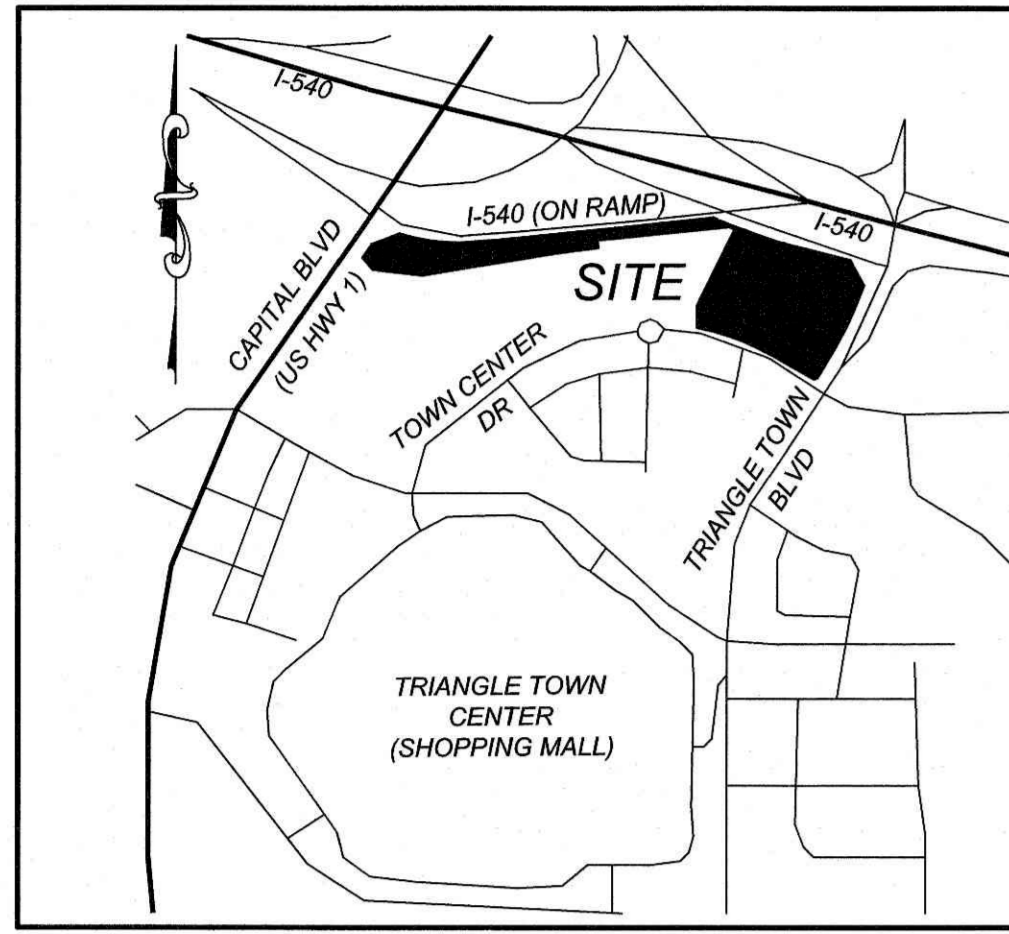
Signature:

Julie L Richter

Date: *2/28/2023*

Printed Name:

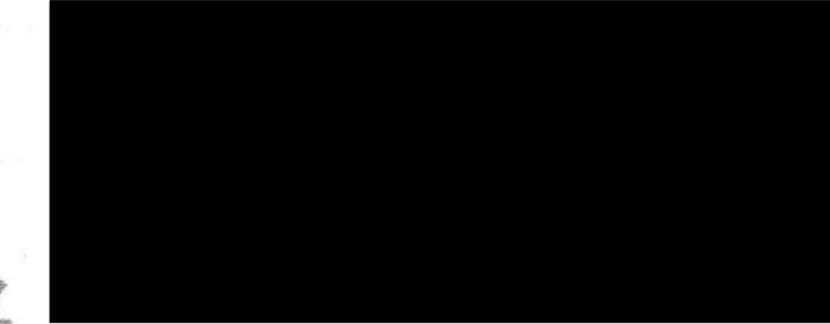
Julie L Richter



VICINITY MAP
NTS



WOODSPRING SUITESSM



CONCORD HOSPITALITY
1140 COMMON OAKS DRIVE
RALEIGH, NORTH CAROLINA 27614
PHONE: (919) 455-2900

ADMINISTRATIVE SITE PLAN CASE NUMBER: ASR-XXXX-2022

SITE ADDRESS: 6420 CAPITAL BOULEVARD
RALEIGH, NORTH CAROLINA

CSD PROJECT NUMBER: WSS-2004

SITE INFORMATION																
OWNER:	ETHEL LIMITED PARTNERSHIP 1517 CASWELL STREET RALEIGH, NC 27608															
DEVELOPER:	CONCORD HOSPITALITY 1140 COMMON OAKS RALEIGH, NC 27614 PHONE: (919) 455-2900															
DESIGNER:	COMMERCIAL SITE DESIGN, PLLC 8312 CREEDMOOR ROAD RALEIGH, NORTH CAROLINA 27613 PHONE: (919) 848-6121															
ZONING:	CX-5-PK-CU (COMMERCIAL MIXED USE)															
EXISTING USE:	VACANT															
PROPOSED USE:	HOTEL															
SITE ADDRESS:	6420 CAPITAL BOULEVARD															
PARCEL IDENTIFICATION NUMBER:	1727-72-0832															
PARKING REQUIREMENTS (MAX):	1.5 SPACES PER ROOM OR BEDROOM															
PARKING PROVIDED:	126 REGULAR SPACES 5 HANDICAP SPACES 131 TOTAL SPACES															
BICYCLE PARKING:	SHORT TERM NO SPACES REQUIRED / 0 PROVIDED LONG TERM NO SPACES REQUIRED / 0 PROVIDED 1 SPACE PER 20 ROOMS OR BEDROOMS, MINIMUM 4 125 ROOMS / 20 = 6.25 SP = 7 SPACES PROVIDED															
BUILDING HEIGHT:	48' - 4 STORIES, 125 rooms															
BUILDING SETBACKS:	<table border="1"> <thead> <tr> <th></th> <th>REQUIRED PER UDO-CX</th> <th>PROVIDED</th> </tr> </thead> <tbody> <tr> <td>PRIMARY STREET (NORTH)</td> <td>5 FEET</td> <td>135.5 FEET</td> </tr> <tr> <td>PRIMARY STREET (EAST)</td> <td>5 FEET</td> <td>374.6 FEET</td> </tr> <tr> <td>SIDE (WEST)</td> <td>0 OR 6 FEET</td> <td>140.9 FEET</td> </tr> <tr> <td>REAR STREET (SOUTH)</td> <td>5 FEET</td> <td>390.8 FEET</td> </tr> </tbody> </table>		REQUIRED PER UDO-CX	PROVIDED	PRIMARY STREET (NORTH)	5 FEET	135.5 FEET	PRIMARY STREET (EAST)	5 FEET	374.6 FEET	SIDE (WEST)	0 OR 6 FEET	140.9 FEET	REAR STREET (SOUTH)	5 FEET	390.8 FEET
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TOTAL SITE AREA:	671,860 SF OR 15.42 ACRES															
PROJECT TOTAL AREA:	532,152 SF OR 12.22 ACRES															
PROJECT DISTURBED AREA:	168,793 SF OR 3.87 ACRES															
EXISTING IMPERVIOUS AREA:	0 SF OR 0 ACRES															
PROPOSED IMPERVIOUS AREA:	74,418 SF OR 1.71 ACRES															
PROPOSED BUILDING AREA:	13,185 SF															
PERMANENTLY PRESERVED UNDISTURBED OPEN SPACE:	331,029 SF OR 7.60 ACRES															
WATER:	CITY OF RALEIGH PUBLIC UTILITIES															
SEWER:	CITY OF RALEIGH PUBLIC UTILITIES															
AMENITY AREA LOT 7:	REQUIRED = 10 % OR 67,111 SF PROVIDED = 10% OR XXXXX SF															
TREE CONSERVATION AREA:	REQUIRED = 671,860 X .10 = 67,860 SF PROVIDED = 119,619 SF															

SHEET INDEX

- C-1 RECORD PLAT
- C-1a ZONING CONDITIONS
- C-2 EXISTING CONDITION / DEMOLITION PLAN
- C-3 SITE PLAN
- C-3a SOLID WASTE TRUCK TURN PLAN
- C-4 GRADING PLAN
- C-5 UTILITY PLAN
- C-6 LANDSCAPE PLAN
- C-6a TREE CONSERVATION PLAN
- C-6b TREE CONSERVATION NOTES
- C-6c TREE CONSERVATION NOTES
- C-6d TREE CONSERVATION NOTES
- C-7 LIGHTING PLAN
- C-8 BMP STORMWATER DETAILS

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.

STORMWATER NOTE:
 ALL PRIVATE STORM DRAINAGE & STORMWATER MEASURES WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION

REVISIONS:

NO.	DATE	DESCRIPTION	BY

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Subdivision case # _____
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 Design Alternate # _____

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 Inside City limits? Yes No
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Page 1 of 3 REVISION 1.3.23
raleighnc.gov

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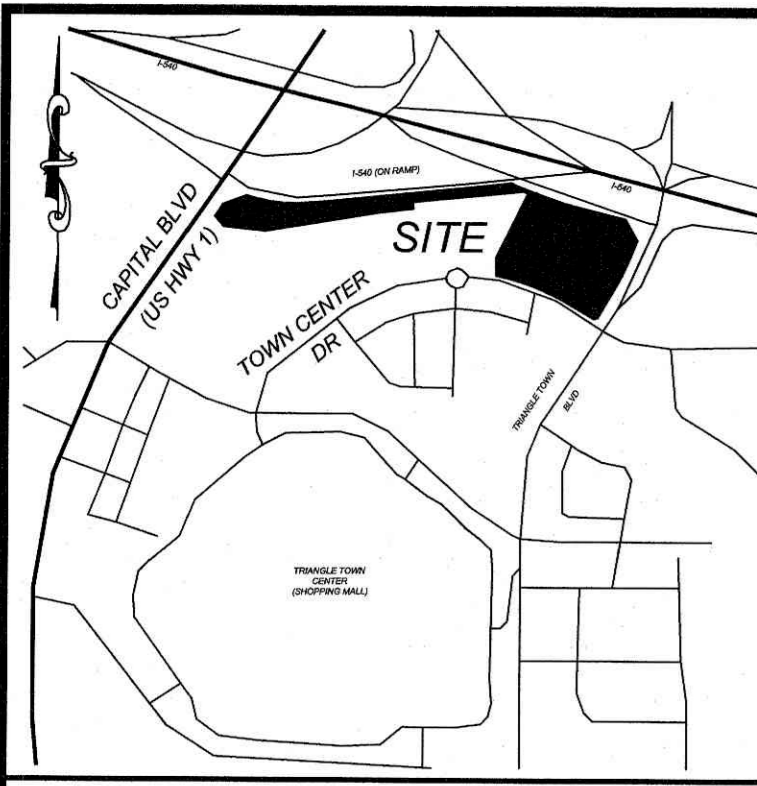
Signature: *Julie Richter* Date: 0/26/2023
 Printed Name: Julie K. Richter



Know what's below.
 Call before you dig.
 nc811.org or 1-800-632-4949

COMMERCIAL SITE DESIGN
 A Sambatek Company
 8312 CREEDMOOR ROAD
 RALEIGH, NORTH CAROLINA 27613
 (919) 848-6121, FAX: (919) 848-3741
 WWW.CSITDESIGN.COM

X:\WSS - Woodspring Suites\2004 - Raleigh @ Triangle Town\CAD\ASR.SET\WSS2004-CS.dwg, 3/16/2023 3:47:25 PM, chrisn



VICINITY MAP

SITE KEYNOTES: NTS

- 1 CONSTRUCT 2'0" CONCRETE SPILLING CURB AND GUTTER PER DETAIL SHEET
- 2 CONSTRUCT 2'0" CONCRETE CATCHING CURB AND GUTTER PER DETAIL SHEET
- 3 CONSTRUCT CONCRETE SIDEWALK PER DETAIL SHEET
- 4 CONSTRUCT CONCRETE HANDICAP RAMP PER DETAIL SHEET
- 5 HANDICAP PARKING STALL
- 6 INSTALL HANDICAP PARKING SIGN PER DETAIL SHEET
- 6a INSTALL "VAN ACCESSIBLE" HANDICAP PARKING SIGN PER DETAIL SHEET
- 7 CONCRETE PAVEMENT PER DETAIL SHEET
- 8 ASPHALT PAVEMENT PER DETAIL SHEET
- 9 TRANSFORMER PAD BY GENERAL CONTRACTOR, PER ELECTRIC COMPANY SPECIFICATIONS, (COORDINATE SIZE AND LOCATION WITH UTILITY COMPANY)
- 10 CONSTRUCT DUMPSTER PAD, MINIMUM 6" CONCRETE WITH 4" ABC BASE, AND TRASH ENCLOSURE WITH GATES. SEE ARCHITECTURAL SHEETS FOR DETAIL, MATERIALS TO MATCH BUILDING
- 11 CONCRETE WHEEL STOP PER DETAIL SHEET
- 12 POLE MOUNTED AREA LIGHT, SEE LIGHTING PLAN
- 13 PAINT 4" WIDE STRIPE, WHITE
- 14 PAINT 4" WIDE STRIPE @ 45', 2 FEET APART
- 15 PAINT TRAFFIC ARROWS PER DETAIL SHEET
- 16 SITE IDENTIFICATION SIGN
- 17 CONCRETE VALLEY GUTTER PER DETAIL SHEET
- 18 MATCH EXISTING CURB & GUTTER
- 19 ASPHALT/CONCRETE TRANSITION PER DETAIL SHEET
- 20 INSTALL STEEL PIPE BOLLARD PER DETAIL SHEET
- 21 MATCH EXISTING ASPHALT PAVEMENT
- 22 MATCH EXISTING CONCRETE SIDEWALK
- 23 PAINT CROSSWALK PER DETAIL SHEET
- 24 BICYCLE SPACES - 7 PROVIDED
- 25 RETAINING WALL, DESIGN BY OTHERS

100' DUKE ENERGY EASEMENT
DEED BOOK 1660, PAGE 444
BOOK OF MAPS 2021, PAGE 2097

N/F
NP / WOOD TOWN CENTER LP
WOOD PARTNERS
DEED BOOK 19033, PAGE 620
LOT 1
TOWN CENTRE APARTMENTS
PIN: 1727620776

20' DUKE ENERGY EASEMENT
DEED BOOK 19040, PAGE 2381

N/F
CADENCE AT TOWN CENTER
OWNERS ASSOCIATION INC
CHARLESTON MANAGEMENT
CORPORATION
DEED BOOK 18220, PAGE 80
BOOK OF MAPS 2020, PAGE 746
PIN: 1727-62-8435

CODA COURT
(59' PUBLIC RIGHT-OF-WAY)
ASPHALT ROAD
BOM 2020, PAGE 746

N/F
CADENCE AT TOWN CENTER
OWNERS ASSOCIATION INC
CHARLESTON MANAGEMENT
CORPORATION
DEED BOOK 18220, PAGE 80
BOOK OF MAPS 2020, PAGE 746
PIN: 1727-62-9043

ETHEL LIMITED PARTNERSHIP
DEED BOOK 4061, PAGE 212
BOOK OF MAPS 2021, PAGE 2097
LOT 2
TOWN CENTRE APARTMENTS
PIN: 1727720832
TOTAL AREA
671,110 SQ. FT. OR 15.41 ACRES

TEMPORARY CONSTRUCTION &
ACCESS EASEMENT
DEED BOOK 17556 PAGE 2432
BOOK OF MAPS 2021, PAGE 2097

NORTHERN WAKE EXPRESSWAY - I 540
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
DEED BOOK 4966, PAGE 427
DEED BOOK 8228, PAGE 1440
DEED BOOK 9760, PAGE 1522
R-2000 PROJECT #6 4080038
DEED BOOK 8228, PAGE 1440
S 76°02'53" E 113.15'
S 76°02'53" E 246.06'

PERMANENT DRAINAGE
EASEMENT NO. 25
DEED BOOK 9760, PAGE 1522
BOOK OF MAPS 2016, PAGE 1395

PERMANENT DRAINAGE
EASEMENT NO. 24
DEED BOOK 9760, PAGE 1522
BOOK OF MAPS 2016, PAGE 1395

EX. 30 SANITARY SEWER EASEMENT
DEED BOOK 9760, PAGE 1522
BOM 1991, PAGES 58-60
PER BM 2020, PAGE 746

SLOPE EASEMENT NO. 12
DEED BOOK 9760, PAGE 1522
BOM 2018, PAGE 1395

TEMPORARY CONSTRUCTION &
ACCESS EASEMENT
DEED BOOK 17556 PAGE 2432
BOOK OF MAPS 2021, PAGE 2097

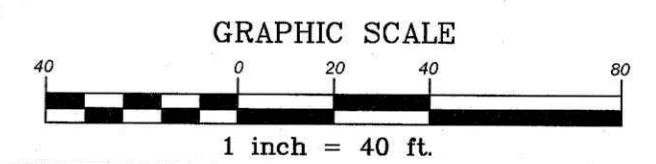
TRIANGLE TOWN BOULEVARD
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
DEED BOOK 9760, PAGE 1522
BOOK OF MAPS 1989, PAGES 1740-1746

SITE LEGEND

- SPILL CURB
- HANDICAP RAMP
- HANDICAP STALL
- CONCRETE
- PROPERTY LINE
- SIGN
- BOLLARD
- EX. FIRE HYDRANT
- FENCE
- POLE MOUNTED AREA LIGHT
- PROPERTY CORNER
- FINISH FLOOR ELEVATION
- PERMANENTLY PRESERVED UNDISTURBED OPEN SPACE

LINE TABLE		
LINE #	DIRECTION	LENGTH
L-1	S 74°10'32"E	70.05'
L-2	S 67°59'03"E	26.52'
L-3	S 70°43'11"E	12.61'
L-4	S 70°34'39"E	76.17'
L-5	S 75°42'57"E	24.39'
L-6	S 76°02'53"E	0.10'
L-7	S 76°02'53"E	0.03'
L-8	N 58°01'03"W	5.83'
L-9	N 68°49'47"W	33.00'
L-10	S 5°04'54"E	41.93'
L-11	N 60°18'53"W	238.37'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD	TANGENT
C15	366.84'	2232.94'	9.41°	S24°26'20"W	366.43'	183.83'
C12	256.88'	1009.18'	14.58°	S83°13'02"E	256.19'	129.74'
C14	442.53'	1381.64'	18.35°	N69°25'41"W	440.64'	223.18'
C13	26.52'	16.18'	93.90°	S72°28'32"W	23.65'	17.32'



NO.	DATE	DESCRIPTION	BY

COMMERCIAL SITE DESIGN
A Sambatek Company
(919) 848-6021, FAX: (919) 848-9741
WWW.CSITDESIGN.COM

8972 CREEDMOOR ROAD
RALEIGH, NORTH CAROLINA 27615

CLIENT:
CONCORD HOSPITALITY
11410 COMMON OAKS DRIVE
RALEIGH, NORTH CAROLINA 27614
PHONE: (919) 455-2800

6420 CAPITAL BOULEVARD
RALEIGH, NORTH CAROLINA

WOODSPRING SUITES

PROJECT NO: WSS-2004
FILENAME: WSS2004-SP
DRAWN BY: DDH
SCALE: 1" = 40'
DATE: 11-07-2022
SHEET NO: C-3

SITE PLAN

ELEVATION

FRONT & REAR FACADES



FRONT ELEVATION

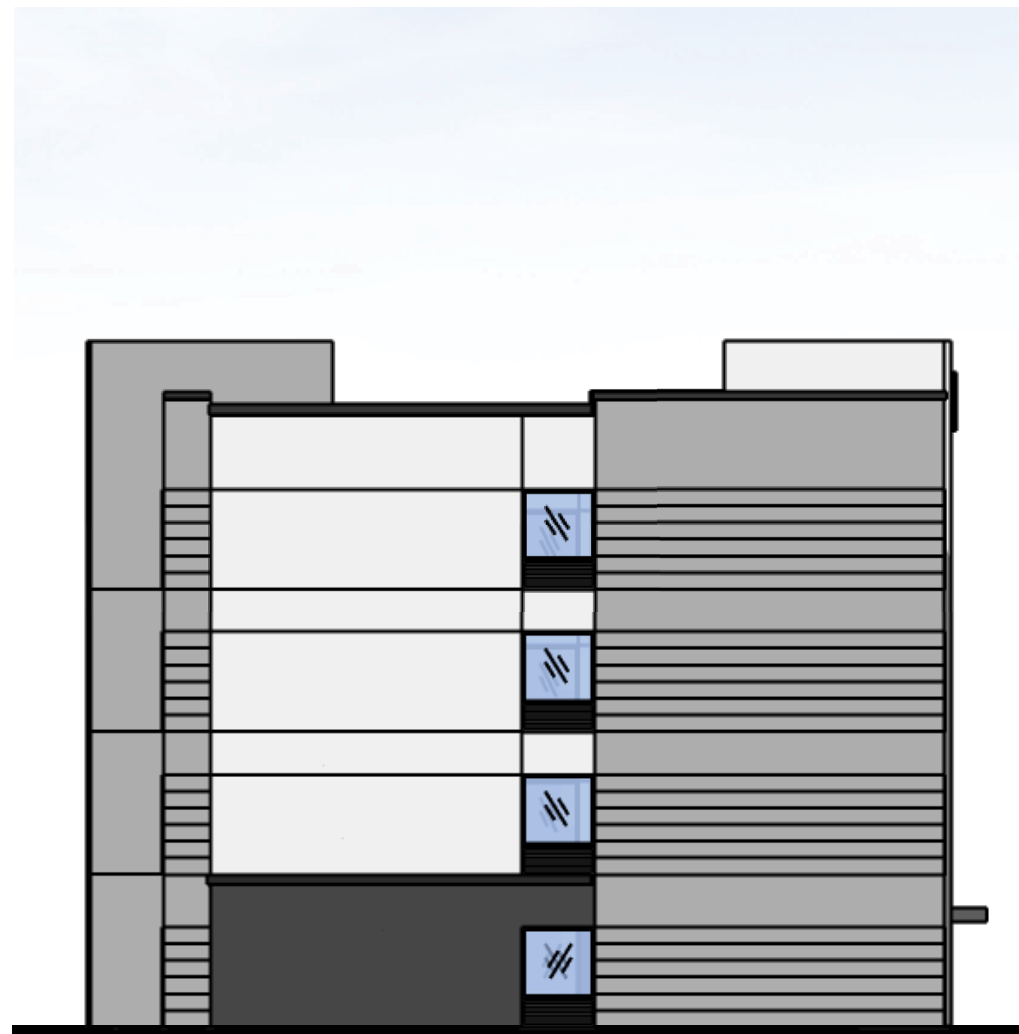


REAR ELEVATION

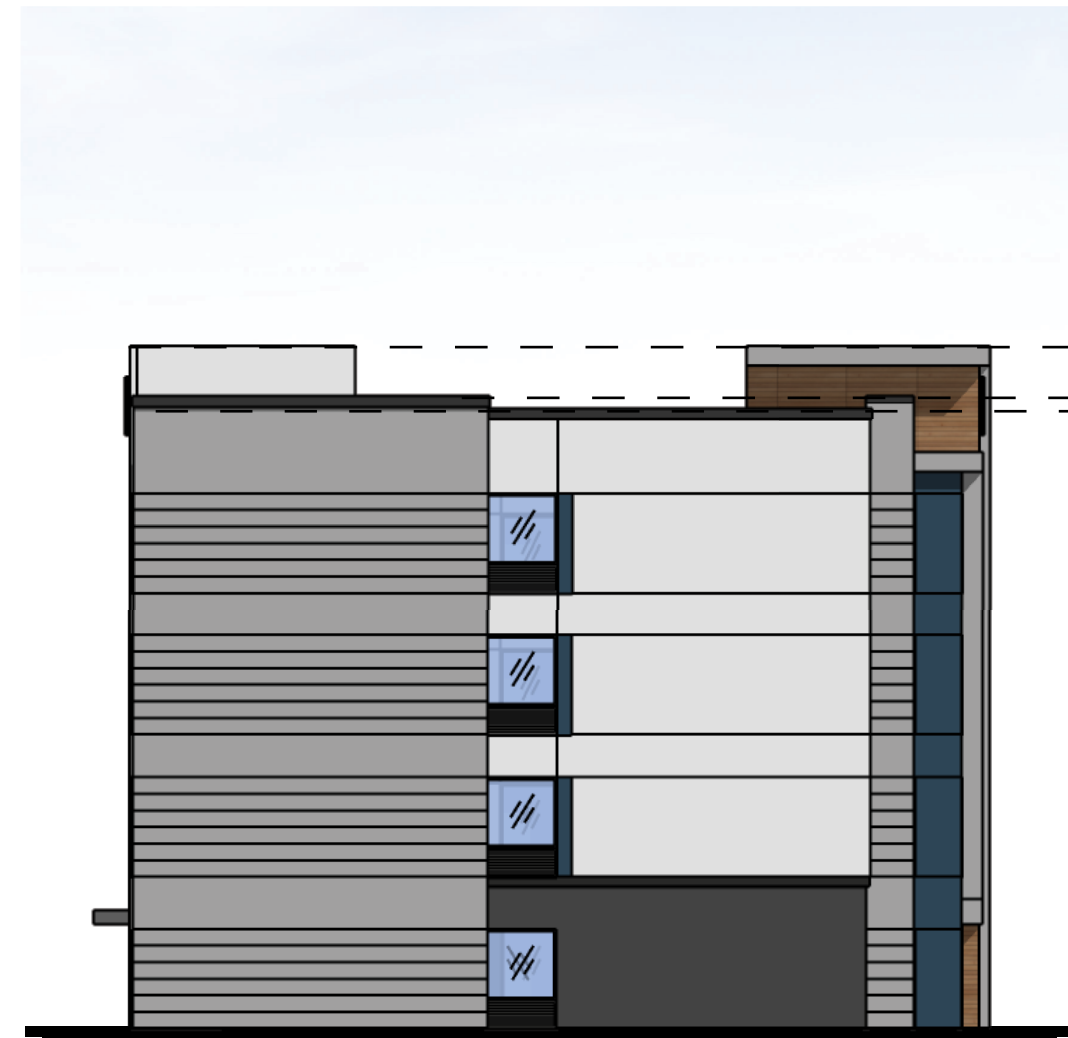
RALEIGH, NC

CLIENT: CONCORD HOSPITALITY ENTERPRISES

modus architecture



RIGHT ELEVATION



LEFT ELEVATION

- T.O. PARAPET (HIGH) 46'-8 3/8"
- T.O. PARAPET (MID) 43'-1 5/8"
- T.O. PARAPET (LOW) 41'-7 5/8"