

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, as amended by text change case [TC-14-19](#) 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 ☐ Tier Three Site Plan ☒

Building Type		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 #: <u>SCOPE-0118-2019</u>	
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #: _____	
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #: _____	
		Zoning Case #: <u>Z-3-2020</u>	
		Administrative Alternate #: _____	

GENERAL INFORMATION

Development name: Springhill Suites - Southeast 40 Centre

Inside City limits? Yes ☒ No ☐

Property address(es): 4102 Virtuous St., 4108 Virtuous St.

Site P.I.N.(s): 1721483707, 1721481534

Please describe the scope of work. Include any additions, expansions, and change of use.

Construct a single building, 5-story, 110 guest room hotel, with parking, utilities, stormwater control, miscellaneous facilities, amenities, etc. A portion of the site to be reserved for future development.

Current Property Owner/Developer Contact Name: Paul Niswonger

NOTE: please attach purchase agreement when submitting this form.

Company: South Raleigh Suites-QOZB LLC Title: President

Address: P.O. Box 7246, Rocky Mount, NC 27804-0246

Phone #: 252-937-8111 Email: pniswonger@1stcarolina.net

Applicant Name: Paul Meder

Company: Rivers & Associates, Inc. Address: 353 E. Six Forks Rd., Ste. 230, Raleigh, NC 27609

Phone #: 919-215-2492 Email: pmeder@riversandassociates.com

DEVELOPMENT TYPE + SITE DATE TABLE

(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): IX-5-CU	Existing gross floor area (not to be demolished): 0 SF
	Existing gross floor area to be demolished: 0 SF
Gross site acreage: +/-3.633 AC.	New gross floor area: 74,786 SF
# of parking spaces required: 110	Total sf gross (to remain and new): 74,786 SF
# of parking spaces proposed: 110	Proposed # of buildings: 1
Overlay District (if applicable): SHOD-1	Proposed # of stories for each: 5
Existing use (UDO 6.1.4): Vacant	
Proposed use (UDO 6.1.4): Hotel (overnight lodging)	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 0 AC. Square Feet: +/-35 SF	Proposed Impervious Surface: Acres: +/-1.754 Square Feet: +/-76,384
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: NA	
Alluvial soils: NA	
Flood study: NA	
FEMA Map Panel #: 3720172100J	
Neuse River Buffer Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Wetlands Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

RESIDENTIAL DEVELOPMENTS

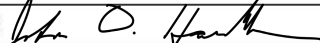
Total # of dwelling units: 0	Total # of hotel units: 110
# of bedroom units: 1br 2br 3br 4br or more	
# of lots: 2 Ex. Lots to be recombined into 2 New Lots	Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

SIGNATURE BLOCK

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.

I, Paul R. Meder, PLA, ASLA will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) 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. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Signature: 

Date: 6/9/21

Printed Name: John O. Haroldson

ASR-0051-2021 - TIER 3

SPRINGHILL SUITES - SOUTHEAST 40 CENTRE

4102 & 4108 VIRTUOUS ST., RALEIGH, NC 27529

DEVELOPER:

FIRST CAROLINA MANAGEMENT, INC.
P.O. BOX 7246
ROCKY MOUNT, NORTH CAROLINA 27804
PAUL NISWONGER
252-937-8111
PNISWONGER@1STCAROLINA.NET

OWNER:

SOUTH RALEIGH SUITES-QOZB LLC
P.O. BOX 7246
ROCKY MOUNT, NC 27804
JOHN HAROLDSON
252-514-7392
JOHAROLDSON@ME.COM

CIVIL ENGINEER:

RIVERS AND ASSOCIATES, INC.
353 E. SIX FORKS ROAD, SUITE 230
RALEIGH, NORTH CAROLINA 27609
919-594-1626
SBALLENTINE@RIVERSANDASSOCIATES.COM

LANDSCAPE ARCHITECT:

RIVERS AND ASSOCIATES, INC.
353 E. SIX FORKS ROAD, SUITE 230
RALEIGH, NORTH CAROLINA 27609
919-594-1626
PMEDE@RIVERSANDASSOCIATES.COM

ARCHITECT:

ISOM HAM DESIGN GROUP, PA
1309 COLLEGIATE DR.
WILKESBORO, NORTH CAROLINA 28697
336-838-4007
DBENNET@ISOMHAM.COM

CONTRACTOR:

SKA CONSTRUCTION
7800 FALLS OF NEUSE ROAD
RALEIGH, NORTH CAROLINA 27615
919-427-2326
JOHN@SKACONSTRUCT.COM

SURVEYORS:

TRUE LINE SURVEYING, P.C.
205 WEST MAIN STREET
CLAYTON, NORTH CAROLINA 27520
919-359-0427
CURK@TRUELINESURVEYING.COM

RIVERS AND ASSOCIATES, INC.

353 E. SIX FORKS ROAD, SUITE 230
RALEIGH, NORTH CAROLINA 27609
919-594-1626
TROBBINS@RIVERSANDASSOCIATES.COM

ISSUE / DATE:

ASR SUBMITTAL 1: 06/18/2021
ASR SUBMITTAL 2: 11/24/2021
ASR SUBMITTAL 3: 02/15/2022

TRAFFIC GENERATION INFORMATION

OCTOBER 20, 2021

ITRE (Institute of Traffic Engineers)

110 Rooms
20 Daytime Employees
5 Nighttime Employees
Land Use: 312 Business Hotel
Week Day Trip Generation Rate per day per room: 7.27
Average Daily Trips = 7.27 x 110 = 800
Week Day Trip Generation Rate per day per employee = 72.67
Average Daily Trips = 72.67 x 15 = 1,090
Peak Hour Trip Factor for Rooms (A.M.) = 0.56
Peak Hour Trip for Rooms (A.M.) = 110 x 0.56 = 62
Peak Hour Trip Factor for Rooms (P.M.) = 0.57
Peak Hour Trip for Rooms (P.M.) = 110 x 0.57 = 63

Peak Hour Trip Factor for Employees (A.M.) = 7.17
Peak Hour Trip for Employees (A.M.) = 15 x 7.17 = 108
Peak Hour Trip Factor for Employees (P.M.) = 7.60
Peak Hour Trip for Employees (P.M.) = 15 x 7.60 = 114

Summary

Average Daily Trips = 1,090
Peak Hour Trips (P.M.) = 114

SOLID WASTE INSPECTION STATEMENT

- SOLID WASTE SERVICES TO BE PROVIDED BY PRIVATE VENDOR.
- THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.
- THIS PROJECT HAS DUMPSTERS FOR SOLID WASTE AND CARDBOARD RECYCLING.

ZONING CONDITIONS

ZONING CASE: Z-3-2020
CR #11991

ZONING CONDITIONS:

- THE FOLLOWING USES ARE NOT PERMITTED: DORMITORIES, FRATERNITIES, OR SORORITIES; PASSENGER TERMINALS; ADULT ESTABLISHMENTS; PAWN SHOPS; VEHICULAR REPAIR, LIGHT MANUFACTURING.

ZONING CONDITIONS COMPLIANCE:

- THE CURRENTLY PROPOSED USE OF THE SITE IS FOR DEVELOPMENT OF A HOTEL AND ITS ASSOCIATED FACILITIES ONLY. FUTURE DEVELOPMENT OF THE PROPOSED OUT-PARCEL SHALL NOT INCLUDE ANY OF THE NOT PERMITTED USES.

REVIEW NAME
SKETCH PLAN
ASR
SPR

REVIEW #
SCOPE 0118-2019
ASR-0051-2021
TBD

BOA VARIANCE

CASE # BOA-75-2021 (APPROVED AT 02/14/22 MTG.)

- LOCATION OF THE SOLID WASTE FACILITIES IN THE JONES SAUSAGE ROAD "FRONT YARD".
- DRIVEWAY SPACING REQUIREMENT, BETWEEN THE SITE AND THE ADJOINING PROPERTY REDUCED TO MINIMUM OF 55'.

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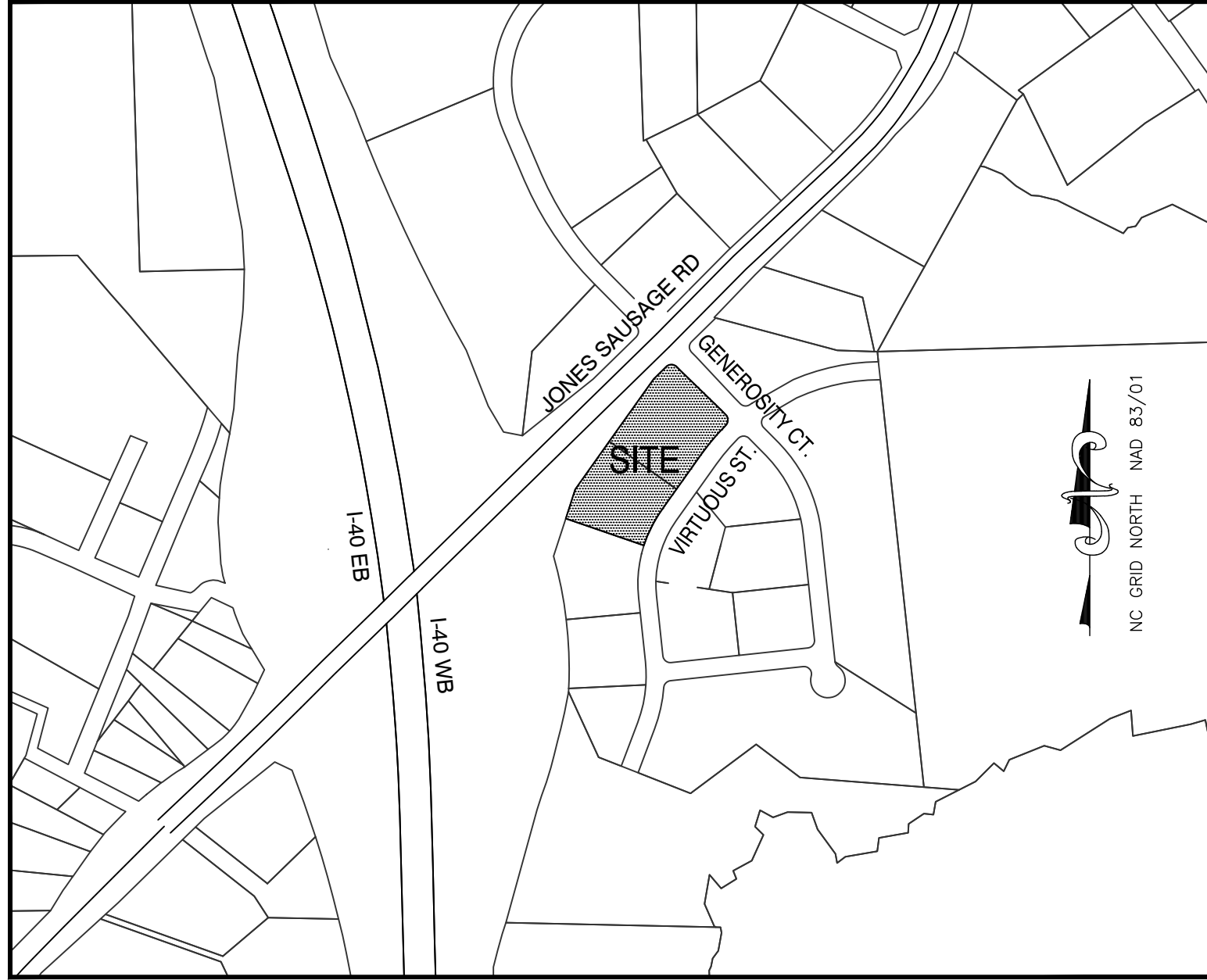
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Phone #: 919-215-2492 Email: pmeder@riversandassociates.com



VICINITY MAP

1" = 500' - 0"

SITE DATA TABLE

PROPERTY INFORMATION / SITE ADDRESSES -	
LOT 1	PIN - 1721483707 REAL ESTATE ID - 0371465 OWNER - SOUTH RALEIGH SUITES-QOZB LLC DEED BOOK 017964, PAGE 02042 ADDRESS - 4102 VIRTUOUS ST. LOT 1 AREA - +/-2.0 ACRES PIN - 1721481534
LOT 2	PIN - 1721481534 REAL ESTATE ID - 0371466 OWNER - SOUTH RALEIGH SUITES-QOZB LLC DEED BOOK 017964, PAGE 02042 ADDRESS - 4108 VIRTUOUS ST. LOT 2 AREA - 1.633 ACRES
SITE AREA -	EXISTING - 3.633 ACRES (158,273 SF) R/W DEDICATION - 0.086 ACRES (3,715 SF) PROPOSED - 3.548 ACRES (154,558 SF) HOTEL SITE (NET) - 2.542 ACRES (110,722 SF) FUTURE DEV. (NET) - 1.006 ACRES (43,836 SF)
LAND USE -	EXISTING - VACANT PROPOSED - HOTEL (OVERNIGHT LODGING) (110 ROOMS) +/-4.00 ACRES (+/-174,240 SF)
DISTURBED AREA -	NA
DENSITY -	IX-CU, SHOD-1
ZONING -	PRIMARY/SIDE ST. REQUIRED - 3' MIN. SIDE/REAR LOT LINE REQUIRED - 0' OR 6' MIN.
SETBACKS - BUILDING -	PRIMARY/SIDE ST. REQUIRED - 10' MIN. SIDE/REAR LOT LINE REQUIRED - 0' OR 3' MIN.
SETBACKS - PARKING -	NA. EXISTING IX ZONING DOES NOT HAVE A FRONTAGE REQUIREMENT.
BUILD-TO -	NA. SITE AREA IS BELOW THE MINIMUM APPLICABLE SITE AREA OF 9 ACRES FOR IX ZONING
BLOCK PERIMETER -	VIRTUOUS ST. EXISTING R/W - +/-60' EX. R/W, +/-41' B-B ROADWAY PROPOSED R/W - DEDICATION OF 4.5' TO 1/2 OF 66' INDUSTRIAL ST. R/W PER RSDM. EX. +/-41' B-B TO REMAIN, 5.0' UTILITY PLACEMENT EASEMENT TO BE DEDICATED AT OUTSIDE OF PROPOSED R/W.
R/W DEDICATION -	GENEROSITY COURT. EXISTING R/W - VARIABLE WIDTH (+/-60' TO +/-70') R/W, +/-40.4' TO +/-51' B-B ROADWAY PROPOSED R/W - DEDICATION OF 4.5' TO 1/2 OF 66' INDUSTRIAL ST. R/W PER RSDM. EX. VARIABLE WIDTH B-B ROADWAY TO REMAIN, 5.0' UTILITY PLACEMENT EASEMENT TO BE DEDICATED AT OUTSIDE OF PROPOSED R/W.
BUILDING GFA -	+/-74,786 SF
BUILDING HEIGHT -	REGD. PRINCIPLE BUILDING - 5 STORIES, 75' MAX. PROPOSED - 5 STORY HOTEL = +/-69'
GROUND FLOOR ELEV. -	REGD. ACCESSORY BLDG. - 25' MAX. PROPOSED - NA
IMPERVIOUS SURFACE -	NA. REQUIREMENTS HAVE BEEN ELIMINATED IN IX ZONING DISTRICT EXISTING ONSITE IMPERVIOUS AREA = 0 SF EXISTING IMPERVIOUS AREA TO BE REMOVED - 2,679 SF = 0.6 AC (0.0%) (PUBLIC SIDEWALKS) PROPOSED ONSITE IMPERVIOUS = 74,867 SF +CONTINGENCY ADDED = 5,000 SF +OUTPARCEL FUTURE IMPERVIOUS = 36,354 SF +FUTURE PUBLIC SIDEWALK = 2,113 SF TOTAL PROPOSED IMPERVIOUS = 116,334 SF (0.72 AC) -TOTAL EXISTING IMPERVIOUS DEMO = 2,679 SF NET IMPERVIOUS INCREASE = 115,655 SF (2.66 AC)
OUTDOOR AMENITY AREA -	REQUIRED MINIMUM - 110,916 X 0.10 = 11,092 SF (10%) PROVIDED - 11,890 SF / 110,916 SF = 10.07%
PARKING -	REQUIRED - 1 SPACE / 110 ROOMS = 110 SPACES PROVIDED - 110 SPACES (INCLUDES 5 HC SPACES)
BICYCLE PARKING -	REQUIRED - SHORT TERM - NA REQUIRED - LONG TERM - 6 SPACES PROVIDED - LONG TERM - 6 SPACES

CROSS-ACCESS

(UDO SEC. 8.3.5.D) CROSS-ACCESS REQUIREMENTS DO NOT APPLY TO THIS SITE AS PER UDO SEC. 8.3.5.D.5.B.iii: "STEEP SLOPES IN EXCESS OF 25% WITHIN 10 FEET OF THE PROPERTY LINE". EXISTING ON-SITE STEEP SLOPES WITHIN 10' OF THE SOUTHWEST BOUNDARY LINE RANGE FROM 33% TO 57%.

GROUND FLOOR ELEVATION

(UDO SEC. 1.5.7.B) GROUND FLOOR ELEVATION REQUIREMENTS DO NOT APPLY TO THIS SITE AS PER TC-5-20, SEC. 32, WHICH AMENDS UDO SEC.3.2.5.E.FLOOR HEIGHTS: GROUND FLOOR ELEVATION MINIMUM HEIGHTS ARE ELIMINATED IN THE IX DISTRICT. THIS SITE IS ZONED IX-5-CU.

Sheet List Table

Sheet Number	Sheet Title
C1.01	COVER SHEET
C1.11	TOPGRAPHIC SURVEY
C1.12	EXISTING CONDITIONS AND DEMOLITION PLAN
C2.01	SITE PLAN
C2.11	TRANSPORTATION PLAN
C3.01	UTILITIES PLAN
C4.01	GRADING & DRAINAGE PLAN
C5.01	SITE DETAILS
C5.02	SITE DETAILS
C5.32	STORMWATER SCM DETAILS
L1.01	TREE CONSERVATION PLAT
L1.02	TREE CONSERVATION PLAN
L1.11	LANDSCAPE PLAN
L1.21	LANDSCAPE NOTES & DETAILS
E607	SITE LIGHTING PLAN
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
A203	EXTERIOR ELEVATIONS
A571	DUMPSTER PLAN

ATTENTION CONTRACTORS

THE CONSTRUCTION CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER, SEWER, AND/OR REUSE, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE PUBLIC WORKS DEPARTMENT AT (919) 996-2409, AND THE PUBLIC UTILITIES DEPARTMENT AT (919) 996-4540 AT LEAST TWENTY FOUR HOURS PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION.

FAILURE TO NOTIFY BOTH CITY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION, WILL RESULT IN THE ISSUANCE OF MONETARY FINES, AND REQUIRE REINSTATEMENT OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.

FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM PLUG, HAVE PERMITTED PLANS ON THE JOBSITE, OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.

NOTES:

- SEE SHEET C2.01 FOR ADDITIONAL SITE DATA INFORMATION AND UDO REQUIRED CALCULATIONS.

BLOCK PERIMETER

BLOCK PERIMETER REQUIREMENTS DO NOT APPLY TO THIS SITE WHICH HAS A TOTAL AREA OF 3.633 ACRES. THE AREA IS BELOW THE THRESHOLD OF 9 ACRES AS SHOWN IN TC-6-19, SECTION 1, A.1.b.i. (UDO SEC. 8.3.2.A.1.b.i) AND TC-6-19, SECTION 1, A.2.b. OP-, IX- (UDO SEC. 8.3.2.A.2.b.)

NOTE:
RELEASED FOR SITE PLAN REVIEW ONLY. NOT FOR CONSTRUCTION.



NOTE
ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH ALL CITY OF RALEIGH, NCDENR, & NCDOT STANDARDS & SPECIFICATIONS.



Preliminary
DO NOT USE
FOR CONSTRUCTION

ISSUE/REVISIONS:

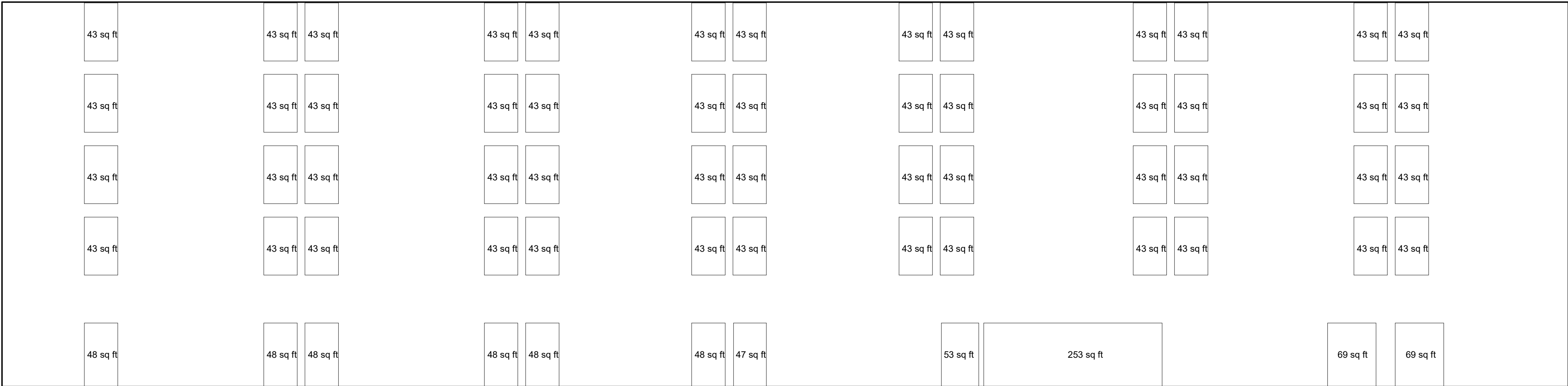
NO.	DESCRIPTION	DATE	BY
1	ASR SUBMITTAL #3	2/11/22	
2	ASR SUBMITTAL #2	11/24/21	
3	ASR SUBMITTAL #1	06/11/21	
4			
5			

FIRST CAROLINA MANAGEMENT, INC.
SPRINGHILL SUITES
SOUTHEAST 40 CENTRE
4102 & 4108 VIRTUOUS STREET - RALEIGH - WAKE COUNTY - NORTH CAROLINA

COVER SHEET

DATE: JUNE 11, 2021
DESIGNED BY: PRM, JSJ
DRAWN BY: PRM, MS
CHECKED BY: JSJ
PROJECT No.: 2019128
DRAWING No.: W-3871
SCALE: N/A
SHEET No.:



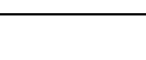
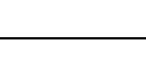
C1.01

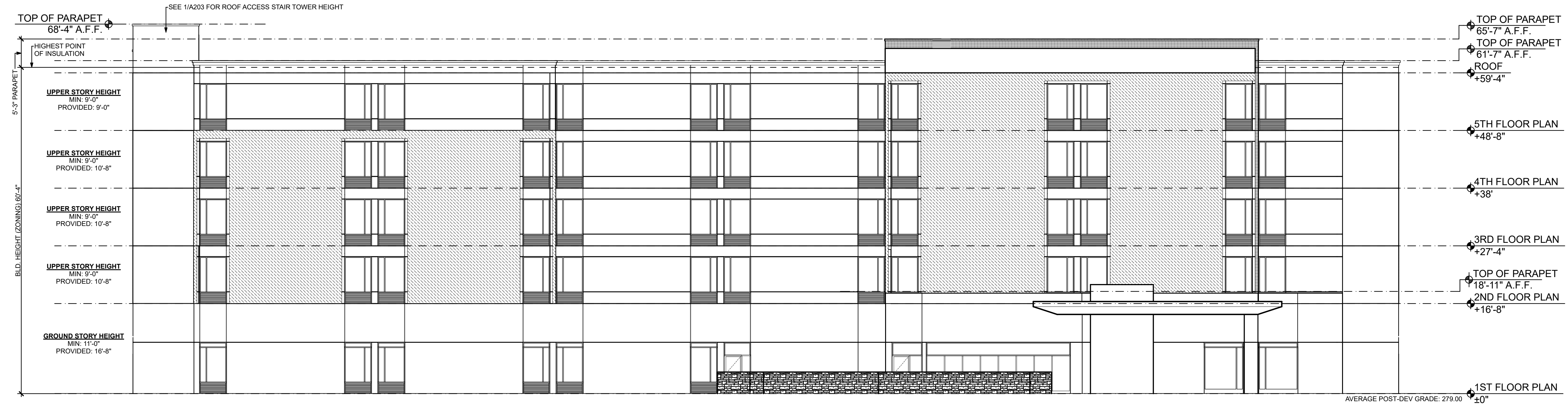
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2 TRANSPARENCY CALCULATIONS
A201 SCALE: 3/32" = 1'-0"

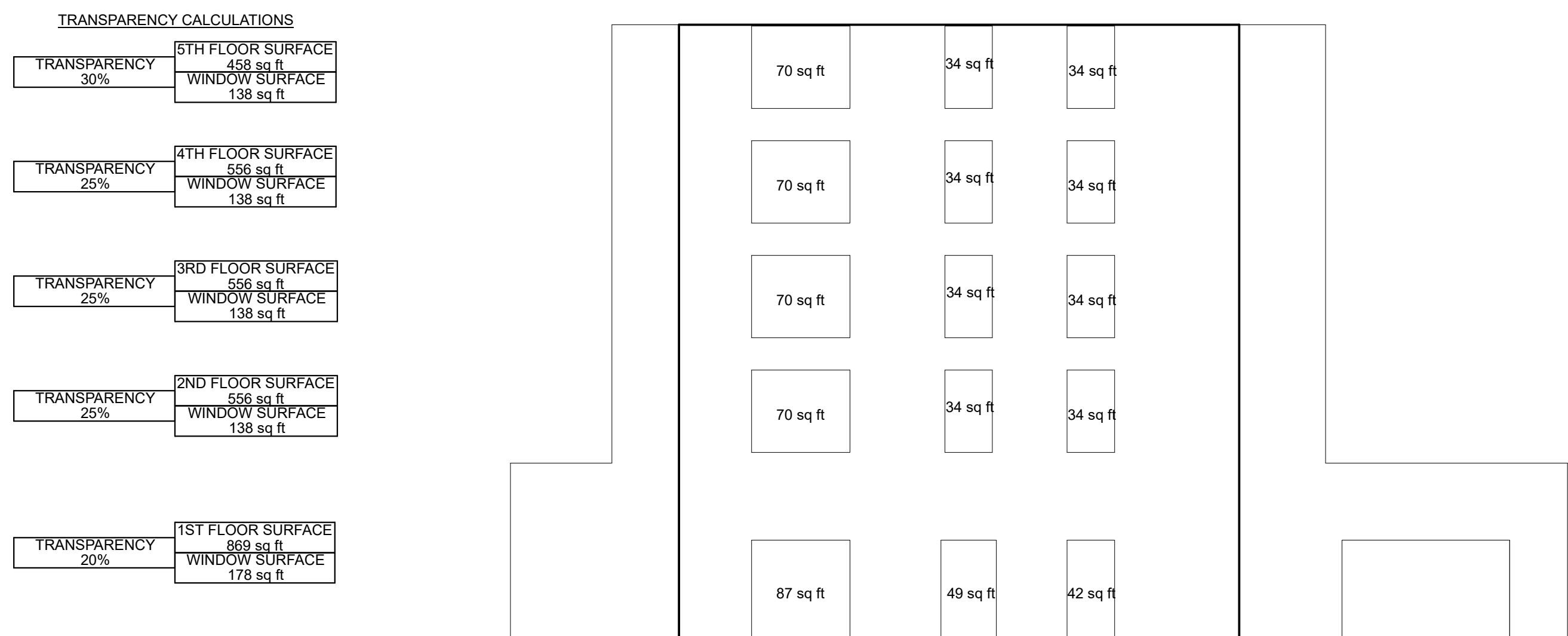
TRANSPARENCY CALCULATIONS	
5TH FLOOR SURFACE 2,058 sq ft WINDOW SURFACE 559 sq ft	TRANSPARENCY 27%
4TH FLOOR SURFACE 2,497 sq ft WINDOW SURFACE 559 sq ft	TRANSPARENCY 22%
3RD FLOOR SURFACE 2,497 sq ft WINDOW SURFACE 559 sq ft	TRANSPARENCY 22%
2ND FLOOR SURFACE 2,497 sq ft WINDOW SURFACE 559 sq ft	TRANSPARENCY 22%
1ST FLOOR SURFACE 3,889 sq ft WINDOW SURFACE 779 sq ft	TRANSPARENCY 20%

<u>POST-DEV AVERAGE GRADE CALCULATION</u>	
NEAREST PRIMARY STREET: VIRTUOUS STREET	
SOUTH CORNER BLDG FACADE PROP GRADE	279.00
EAST CORNER BLDG FACADE PROP GRADE	279.00
AVERAGE POST-DEV GRADE:	279.00

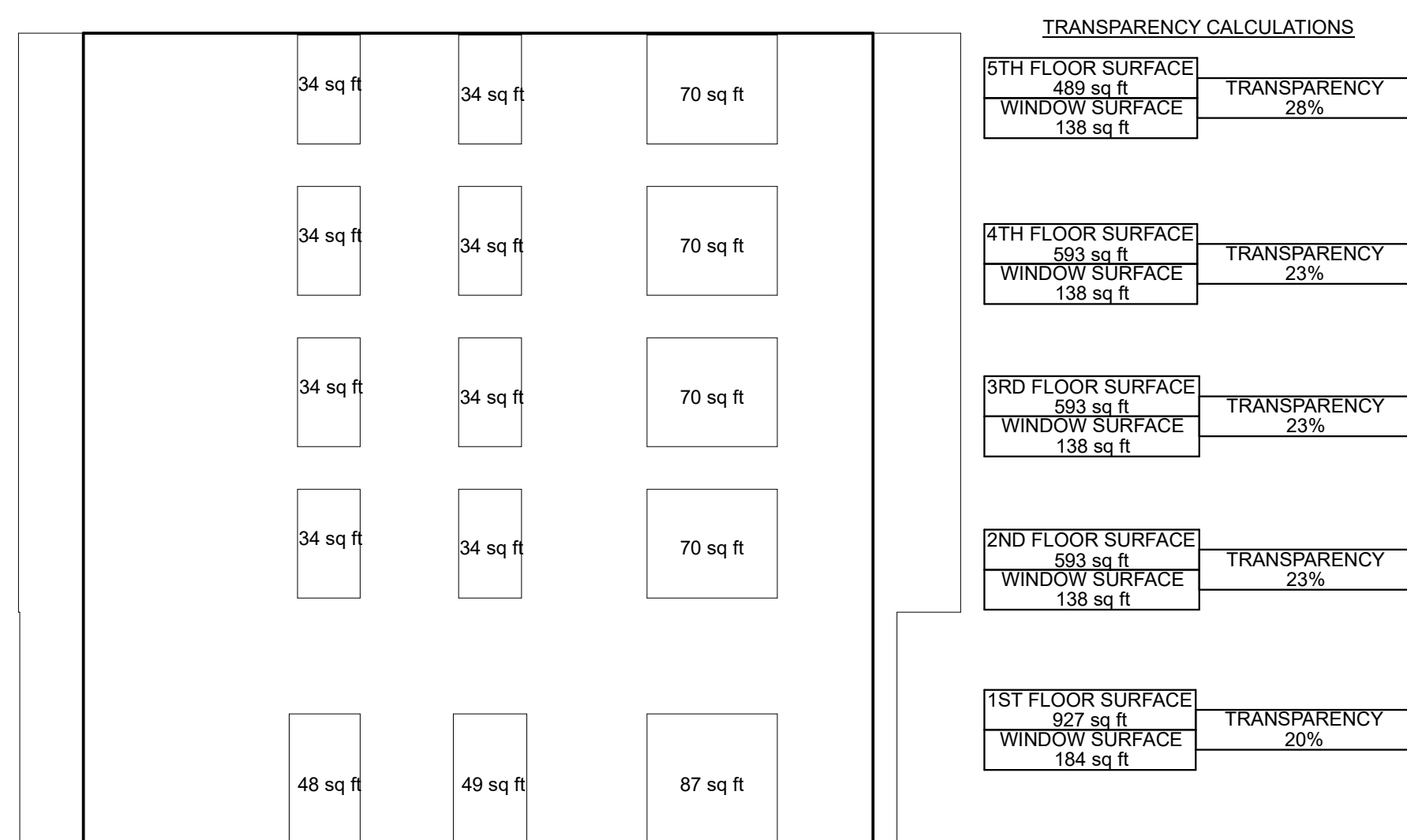
EXTERIOR MATERIAL LEGEND	
	(B1) ELDERADO STONE MOUNTAIN LEDGE CHARLESTON
	(P1) EIFS SHERWIN - WILLIAMS INCREDIBLE WHITE, SW 7021
	(P2) EIFS SHERWIN - WILLIAMS INDIGO BATIK, SW 7062
	(P3) EIFS SHERWIN - WILLIAMS JAVA, SW 6090



1 FRONT ELEVATION FINISHES (SE)
A201 SCALE: 3/32" = 1'-0"



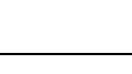

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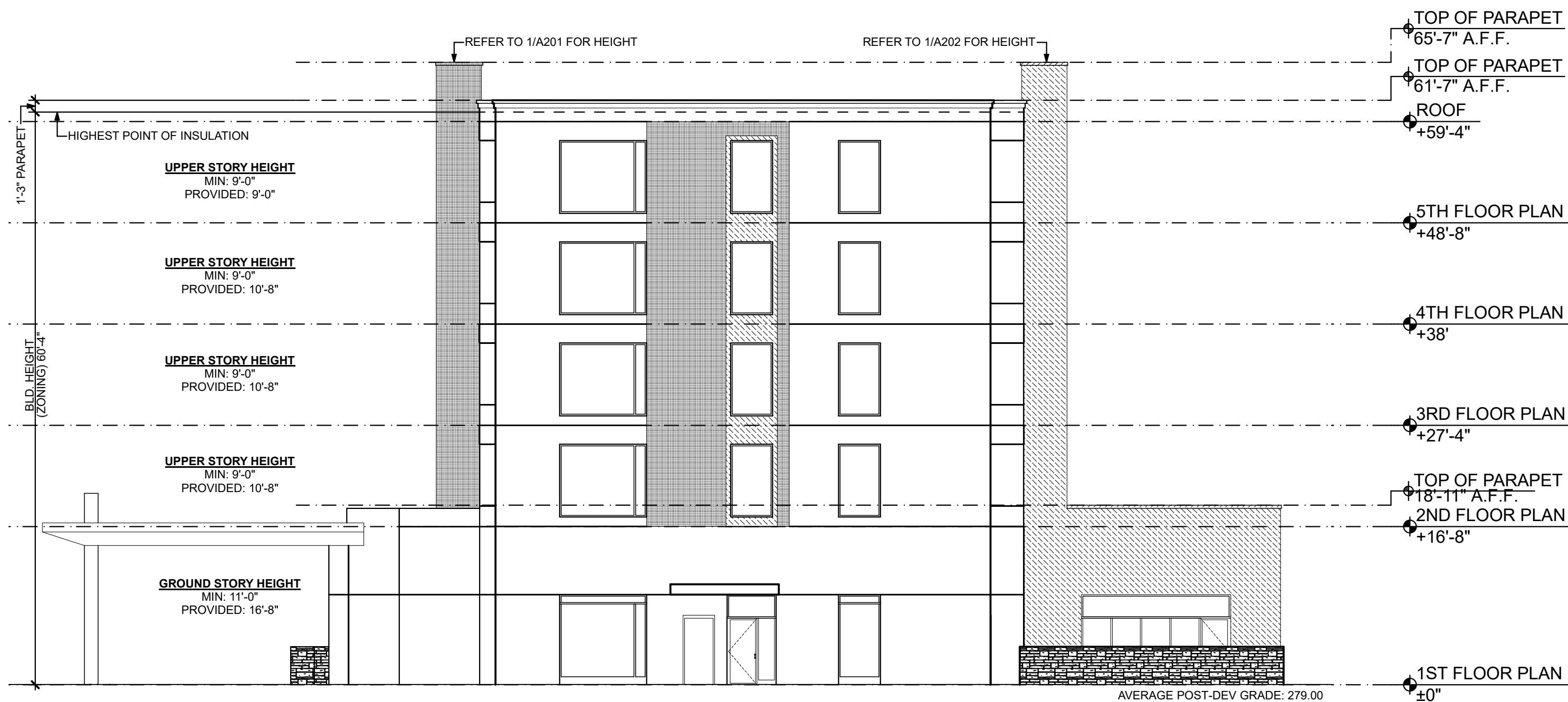
4 TRANSPARENCY CALCULATIONS



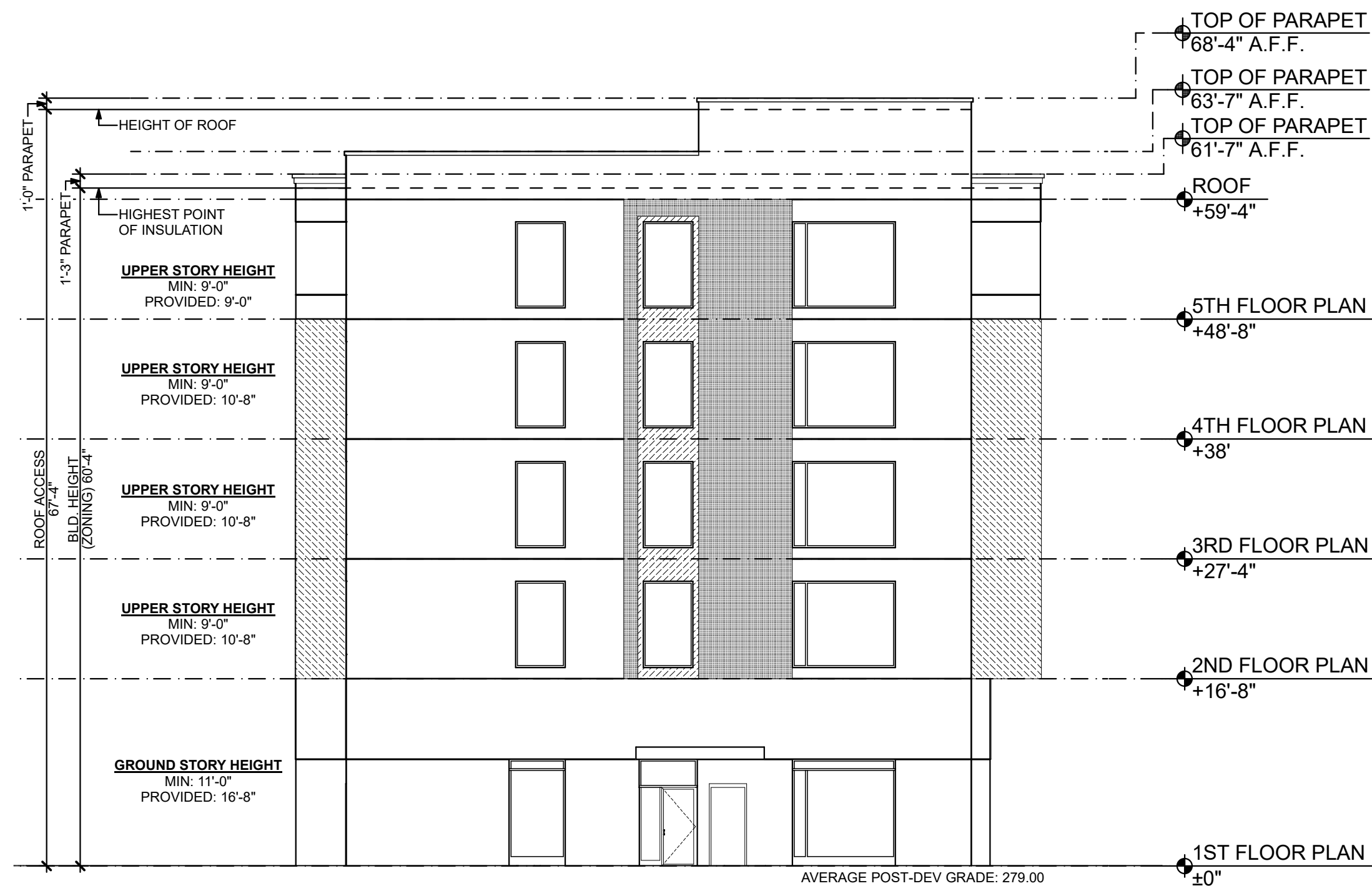
3 TRANSPARENCY CALCULATIONS
A203 SCALE: 3/32" = 1'-0"

<u>POST-DEV AVERAGE GRADE CALCULATION</u>	
NEAREST PRIMARY STREET: VIRTUOUS STREET	
SOUTH CORNER BLDG FACADE PROP GRADE	279.00
EAST CORNER BLDG FACADE PROP GRADE	279.00
AVERAGE POST-DEV GRADE:	279.00

EXTERIOR MATERIAL LEGEND	
	(B1) <u>ELDRADO STONE</u> MOUNTAIN LEDGE CHARLESTON
	(P1) <u>EIFS</u> SHERWIN - WILLIAMS INCREDIBLE WHITE, SW 7028
	(P2) <u>EIFS</u> SHERWIN - WILLIAMS INDIGO BATIK, SW 7602
	(P3) <u>EIFS</u> SHERWIN - WILLIAMS JAVA, SW 6090



2 RIGHT ELEVATION FINISHES (NE)
A203 SCALE: 3/32" = 1'-0"



1 LEFT ELEVATION FINISHES (SW)
A203 SCALE: 3/32" = 1'-0"