



Administrative Approval Action

Case File / Name: ASR-0051-2021
DSLCL - Springhill Suites - Southeast 40 Centre (ASR)

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This 3.548 acre site zoned IX-5 CU (Z-3-2020) and within a SHOD-1 Overlay District is located in the southwest corner of the intersection of Jones Sausage Road and Generosity Court, and north of Virtuous Street. The site is located at 4102 Virtuous Street.

REQUEST: A hotel (overnight lodging) consisting of 110 rooms / 174,240 square feet.

One hardship variance was approved for this project:

Case # BOA-75-2021, allowance of the solid waste facility in the front yard as shown as well as the reduction of driveway spacing between the site and the adjoining property to a minimum of 55'.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** N/A

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated February 11, 2022 by Rivers and Associates, Inc..

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

Engineering

1. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval. The plans also propose to relocate existing NCDOT controlled access fence to the right of way line of Jones Sausage Road for which NCDOT will also have to approve with the permitting.
2. A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.

Stormwater

3. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
4. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).



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5. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

Urban Forestry

6. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Cross Access Agreements Required
<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required

<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required
<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant Required

☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

Engineering

1. A cross access agreement among the two lots identified as lots 1 and 2 associated with ASR-0051-2021 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
2. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)



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3. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

Public Utilities

4. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater

5. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
6. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
7. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
8. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).
9. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

General

1. A recombination map shall be recorded, recombining the existing lots as shown on the preliminary plan.
2. Comply with all conditions of Z-3-2020.



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Engineering

3. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

Public Utilities

4. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Urban Forestry

5. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes (9) street trees along Virtuous St. and (1) street tree along Jones Sausage Rd.
6. A public infrastructure surety for street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

The following are required prior to issuance of building occupancy permit:

General

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
2. All street lights and street signs required as part of the development approval are installed.
3. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

Stormwater

4. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
5. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:



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3-Year Expiration Date: July 13, 2025

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed: Alysis Bailey Taylor Date: 03/16/2022
Development Services Dir/Designee
Staff Coordinator: Michael Walters

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
252-597-8111
PNISWONGER@1STCAROLINA.NET

OWNER:

SOUTH RALEIGH SUITES-002B 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
919-594-1628
SBLANTINE@RIVERSANDASSOCIATES.COM

LANDSCAPE ARCHITECT:

RIVERS AND ASSOCIATES, INC.
353 E. SIX FORKS ROAD, SUITE 230
RALEIGH, NORTH CAROLINA 27609
919-594-1628
PMEDER@RIVERSANDASSOCIATES.COM

ARCHITECT:

ISON HAM DESIGN GROUP, PA
1309 COLLEGE DRIVE
WILKESBORO, NORTH CAROLINA 28687
336-838-4007
DBENNETT@ISONHAM.COM

CONTRACTOR:

SKA CONSTRUCTION
7800 FALLS OF NEUSE ROAD
RALEIGH, NORTH CAROLINA 27615
919-407-2228
JOHN@SKACONSTRUCT.COM

SURVEYORS:

TRUE LINE SURVEYING, P.C.
205 WEST MAIN STREET
CLAYTON, NORTH CAROLINA 27020
919-359-0427
CURK@TRUELINESURVEYING.COM

RIVERS AND ASSOCIATES, INC.
353 E. SIX FORKS ROAD, SUITE 230
RALEIGH, NORTH CAROLINA 27609
919-594-1628
TROBINS@RIVERSANDASSOCIATES.COM

ISSUE / DATE:

ASR SUBMITTAL 1: 06/18/2021
ASR SUBMITTAL 2: 11/04/2021
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 = 7.27
Average Daily Trips = 7.27 x 15 = 1,090
Peak Hour Trip Factor for Rooms (A.M.) = 0.56
Peak Hour Trip Factor for Rooms (A.M.) = 110 x 0.56 = 62
Peak Hour Trip Factor for Rooms (P.M.) = 0.57
Peak Hour Trip Factor for Rooms (P.M.) = 110 x 0.57 = 63
Peak Hour Trip Factor for Employees (A.M.) = 7.17
Peak Hour Trip Factor for Employees (A.M.) = 15 x 7.17 = 108
Peak Hour Trip Factor for Employees (P.M.) = 7.60
Peak Hour Trip Factor 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 5'.

Administrative Site Review Application

Planning and Development Customer Service Center • One Technology Plaza, Suite 400 • Raleigh, NC 27601 • (919) 444-3000

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 indicate the plan sheet(s) that contain the information.

Office Use Only: Case # _____ Plan(s) (circle): _____

Please review UDO Section 10.2.8 and immediately pay fee. If you are unable to pay the fee, please contact the Planning and Development Department at (919) 444-3000. The fee is non-refundable. (Note: There is a fee for this service.)

Site Plan Type: Two Site Plan ☐ Three Site Plan ☐

Building Type: ☐ Detached ☐ General ☐ Medium ☐ Apartment ☐ Office ☐ Other: _____

Site Transaction History: ☐ New ☐ Existing ☐ Other: _____

Other: _____

Other: _____

Other: _____

Other: _____

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Other: _____

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Other: _____



VICINITY MAP

1" = 500' 0"

SITE DATA TABLE

PROPERTY INFORMATION - SITE ADDRESSES:	
LOT 1	REAL ESTATE B-027488 OWNER: SOUTH RALEIGH SUITES-002B LLC DEED BOOK 0796A, PAGE 0056 ADDRESS: 4108 VIRTUOUS ST. LOT 1 AREA: 1.422 ACRES FIN: 17248154
LOT 2	REAL ESTATE B-027488 OWNER: SOUTH RALEIGH SUITES-002B LLC DEED BOOK 0796A, PAGE 0056 ADDRESS: 4108 VIRTUOUS ST. LOT 2 AREA: 1.422 ACRES FIN: 17248154
SITE AREA:	EXISTING: 3.844 ACRES (168,273 SF) RAW: 3.844 ACRES (168,273 SF) PROPOSED: 3.844 ACRES (168,273 SF) TOTAL: 3.844 ACRES (168,273 SF)
LAND USE:	EXISTING: VACANT PROPOSED: HOTEL, OVERLAPPING (110 ROOMS) 1.422 ACRES (174,240 SF)
DEVELOPMENT:	EXISTING: VACANT PROPOSED: HOTEL, OVERLAPPING (110 ROOMS) 1.422 ACRES (174,240 SF)
SETBACKS - BUILDING:	15' MIN. (15' MIN. REQUIRED)
SETBACKS - PARKING:	10' MIN. (10' MIN. REQUIRED)
BUILD-TO:	NA. EXISTING ZONING DOES NOT HAVE A FLOOR-TO-FLOOR REQUIREMENT.
BLOCK PERIMETER:	NA. SITE AREA IS BELOW THE MINIMUM APPLICABLE SITE AREA OF 4 ACRES FOR B-3 ZONING.
RAW DECISION:	EXISTING RAW: 1.422 ACRES (174,240 SF) PROPOSED RAW: 1.422 ACRES (174,240 SF) EXISTING RAW: 1.422 ACRES (174,240 SF) PROPOSED RAW: 1.422 ACRES (174,240 SF)
BUILDING DATA:	EXISTING: 110 ROOMS (110 ROOMS) PROPOSED: 110 ROOMS (110 ROOMS) EXISTING: 110 ROOMS (110 ROOMS) PROPOSED: 110 ROOMS (110 ROOMS)
GROUND FLOOR ELEVATION:	EXISTING: 110 ROOMS (110 ROOMS) PROPOSED: 110 ROOMS (110 ROOMS) EXISTING: 110 ROOMS (110 ROOMS) PROPOSED: 110 ROOMS (110 ROOMS)
IMPERVIOUS SURFACE:	EXISTING: 110 ROOMS (110 ROOMS) PROPOSED: 110 ROOMS (110 ROOMS) EXISTING: 110 ROOMS (110 ROOMS) PROPOSED: 110 ROOMS (110 ROOMS)
OUTDOOR AMENITY AREA:	EXISTING: 110 ROOMS (110 ROOMS) PROPOSED: 110 ROOMS (110 ROOMS) EXISTING: 110 ROOMS (110 ROOMS) PROPOSED: 110 ROOMS (110 ROOMS)
PARKING:	EXISTING: 110 ROOMS (110 ROOMS) PROPOSED: 110 ROOMS (110 ROOMS) EXISTING: 110 ROOMS (110 ROOMS) PROPOSED: 110 ROOMS (110 ROOMS)
BICYCLE PARKING:	EXISTING: 110 ROOMS (110 ROOMS) PROPOSED: 110 ROOMS (110 ROOMS) EXISTING: 110 ROOMS (110 ROOMS) PROPOSED: 110 ROOMS (110 ROOMS)

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.II: "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-6-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 PLAN
L1.11	TREE CONSERVATION PLAN
L1.21	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 CONTRACTOR CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER, SEWER, AND/OR GAS, AS APPROVED BY THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE PUBLIC WORKS DEPARTMENT AT (919) 996-4444, AND THE PUBLIC UTILITIES DEPARTMENT AT (919) 996-4444 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 REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE. FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSIDE PLUG, HAVE PERMITTED PLANS ON THE JOB, OR ON 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 3.844 ACRES. THE AREA IS BELOW THE THRESHOLD OF 9 ACRES AS SHOWN IN TC-6-19, SECTION 1, A.2.b.i. (UDO SEC. 8.3.2.A.1.b.i) AND TC-6-19, SECTION 1, A.2.b. (UDO SEC. 8.3.2.A.2.b.i).

ISSUE/REVISIONS:

NO.	DATE	DESCRIPTION
1	06/18/2021	ASR SUBMITTAL #1
2	11/04/2021	ASR SUBMITTAL #2
3	02/15/2022	ASR SUBMITTAL #3

DATE: JUNE 11, 2021

DESIGNED BY: PRIM, JSJ

DRAWN BY: PRIM, MS

CHECKED BY: JSJ

PROJECT NO.: 2019128

DRAWING NO.: W-3671

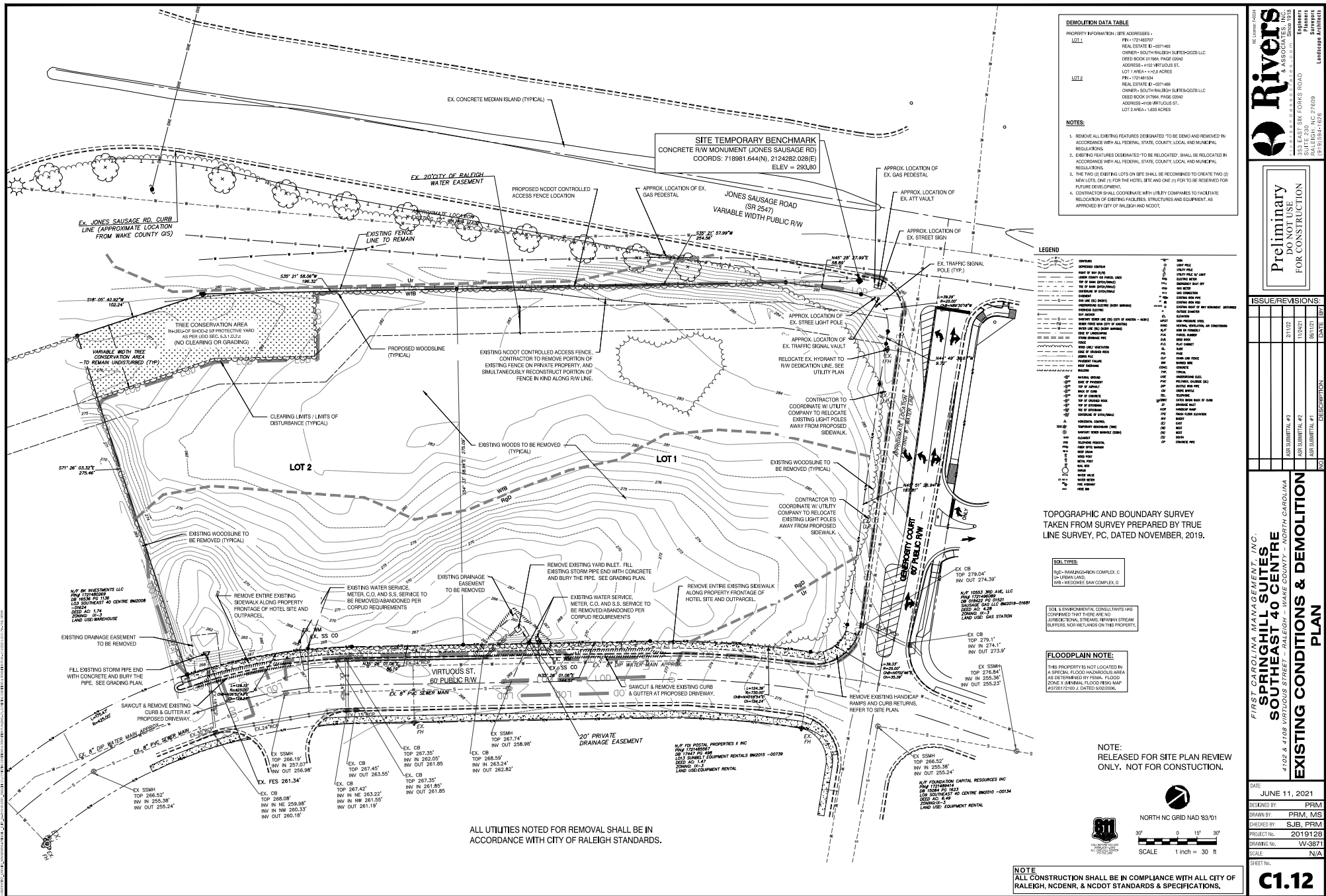
SCALE: N/A

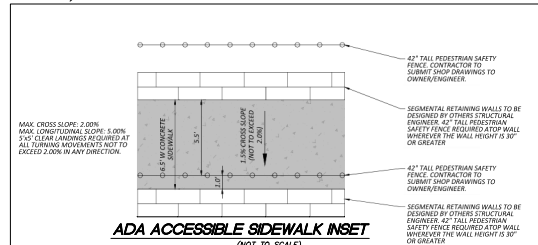
SHEET NO.:

C1.01

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







3. INSTALL HANDICAP CURB RAMPS AND CROSSWALKS AT EXISTING NCDOT ROADS ONLY WITH NCDOT DISTRICT ENGINEER'S APPROVAL.

4. INSTALL HANDICAP CURB RAMPS AND CROSSWALKS AT THE CITY OF RALEIGH ROADS ONLY WITH CITY OF RALEIGH TRANSPORTATION ENGINEER'S AND INSPECTOR'S APPROVAL.

STREET TYPOLOGY

VIRTUOUS STREET: INDUSTRIAL STREET
GENEROUSITY COURT: INDUSTRIAL STREET
JONES SAUSAGE ROAD: AVENUE 4-LANE, DIVIDED

BUILD-TO ZONE

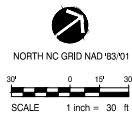
NONE REQUIRED: THERE ARE NO ZONING FRONTS ON THE SITE PROPERTY.

BLOCK PERIMETER

EXISTING BLOCK: +/-34,050 LF
REQUIRED BLOCK PERIMETER: 4,000 LF (WITH MINIMUM LOT AREA OF 9 ACRES (1X ZONING))
PROPOSED BLOCK: +/-34,050 LF TO REMAIN WITH GROSS SITE AREA OF 3,633 ACRES.

NOTE:
PAVEMENT MARKINGS WITHIN SITE CAN BE PAINTED.
PAVEMENT MARKINGS WITHIN RIGHT OF WAY SHALL BE
THERMOPLASTIC AND SHALL BE INSTALLED IN ACCORDANCE
WITH NCDOT STANDARDS AND SPECIFICATIONS.

SITE MATCH LEGEND	
TREE CONSERVATION AREA	
OUTDOOR AMENITY AREA	
CONCRETE SIDEWALK / PAVEMENT	

[illegible][illegible]

REQUIRED MINIMUM AREA = $110,916 \text{ SF} \times 0.10 = 11,092 \text{ SF}$ (10%)
 PROVIDED AREA = $11,890 \text{ SF} / 110,916 \text{ SF} = 10.72\%$
 OUTDOOR AVENUE AREAS -

1 -	1,793 SF
2 -	6,470 SF
3 -	433 SF
4 -	233 SF
5 -	263 SF
6 -	572 SF
7 -	1,899 SF
8 -	627 SF
TOTAL OAA PROVIDED -	11,890 SF

1. ALL HC RAMPS TO BE FIELD ADJUSTED WITH INPUT FROM THE CITY OF RALEIGH FIELD INSPECTOR PRIOR TO INSTALLATION.
2. POWER POLES WHICH CONFLICT WITH FIELD LOCATED HC RAMPS ARE TO BE RELOCATED BY APPROPRIATE UTILITY COMPANY.

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

Preliminary
 DO NOT USE
 FOR CONSTRUCTION

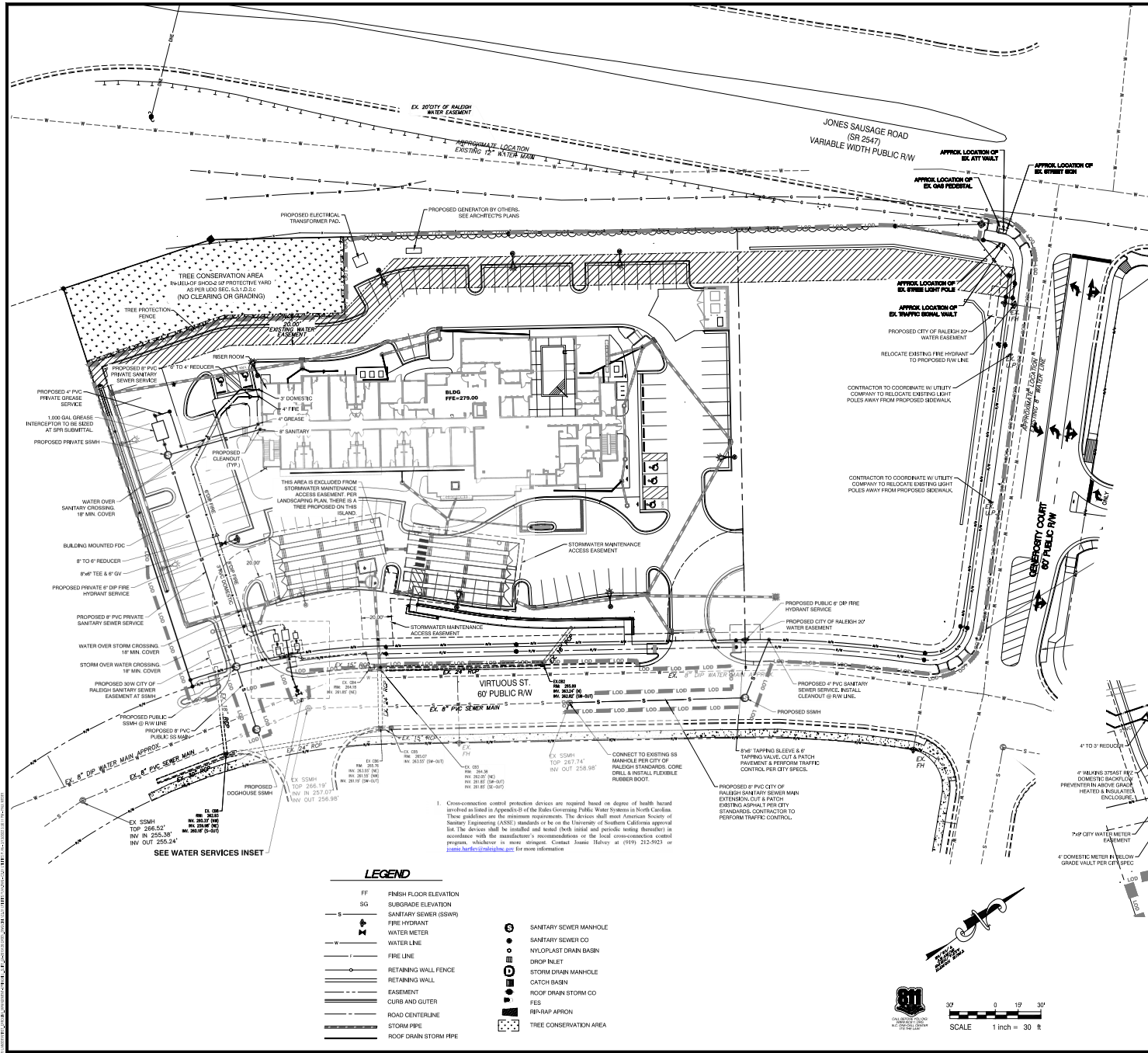
ISSUE/REVISIONS:			
NO.	DESCRIPTION	DATE	BY
	ASR SUBMITTAL #3	2/11/22	
	ASR SUBMITTAL #2	11/24/21	
	ASR SUBMITTAL #1	06/11/21	

FIRST CAROLINA MANAGEMENT, INC.
SPRINGHILL SUITES
SOUTHEAST 40 CENTRE

SITE PLAN

DATE:	JUNE 11, 2021
DESIGNED BY:	PRM
DRAWN BY:	PRM, MS
CHECKED BY:	SJB, PRM
PROJECT No.	2019128
DRAWING No.	W-387
SCALE:	N/A

C2.01



CITY OF RALEIGH STANDARD UTILITY NOTES (as applicable):

1. ALL UTILITIES & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARD SPECIFICATIONS & SPECIFICATIONS FOR UTILITIES, CORROSION RESISTANT, CEMENT, CONCRETE, ETC.
2. UTILITY SEPARATION REQUIREMENTS:
 - a. ALL UTILITIES SHALL BE MAINTAINED FROM EXISTING OR PROPOSED ANY PRIVATE OR PUBLIC ACCESS TO THE UTILITY (SUCH AS A MANHOLE OR SERVICE PIT) AS A SOURCE OF CONTAMINATING WATER. IF THE UTILITY IS LOCATED WITHIN 10 FEET OF A SOURCE OF CONTAMINATING WATER, THE UTILITY SHALL BE SPECIFIED & INSTALLED TO WATERPROOF SEPARATION, HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 10 FEET FROM A PRIVATE WELL OR FROM A PUBLIC WELL.
 - b. WHEN INSTALLING WATER & SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10 FEET. IF THE SEPARATION CANNOT BE MAINTAINED DUE TO OBSTACLES, THE VARIATION ALLOWANCE THE WATER MAIN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 10 FEET ABOVE THE TOP OF THE SEWER MAIN. THE SEPARATION SHALL BE APPROVED BY THE PUBLIC UTILITIES DEPARTMENT.
 - c. WHEN INSTALLING WATER & SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10 FEET. IF THE SEPARATION CANNOT BE MAINTAINED DUE TO OBSTACLES, THE VARIATION ALLOWANCE THE WATER MAIN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 10 FEET ABOVE THE TOP OF THE SEWER MAIN. THE SEPARATION SHALL BE APPROVED BY THE PUBLIC UTILITIES DEPARTMENT.
 - d. WHEN INSTALLING WATER & SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10 FEET. IF THE SEPARATION CANNOT BE MAINTAINED DUE TO OBSTACLES, THE VARIATION ALLOWANCE THE WATER MAIN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 10 FEET ABOVE THE TOP OF THE SEWER MAIN. THE SEPARATION SHALL BE APPROVED BY THE PUBLIC UTILITIES DEPARTMENT.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN FOR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
4. DEVELOPER SHALL PROVIDE SEWER ADVANCE WARNING NOTICES TO OWNERS FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVELING PRIVATE PROPERTY.
5. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
6. ALL MINIMUM COVERS REQUIRED ON ALL WATER MAINS & SEWER FACILITIES. ALL MINIMUM COVERS REQUIRED ON ALL REUSE MAINS.
7. IF BY THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE, UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT, THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CITY OF RALEIGH PROCEDURE.
8. INITIAL WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2' WATERLINE EASEMENT IMMEDIATELY ADJACENT TO THE MAIN. THE MAIN SHALL BE INSTALLED WITHIN THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
9. INITIAL SEWER SERVICES @ 12" MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT IMMEDIATELY ADJACENT TO THE MAIN. THE MAIN SHALL BE INSTALLED WITHIN THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
10. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 8" PIPE. BACKFLOW VALVES ARE REQUIRED ON ALL SEWER SERVICES EXCEEDING 8" PIPE. BACKFLOW VALVES ARE REQUIRED ON ALL SEWER SERVICES EXCEEDING 8" PIPE. BACKFLOW VALVES ARE REQUIRED ON ALL SEWER SERVICES EXCEEDING 8" PIPE.
11. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDDM, USACE & USFWS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
12. NCDDM (100-100) PROCEEDING AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK INCLUDING MAIN EXTENSIONS & SERVICE TAPS WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
13. GROUND INTERFERENCE: ALL WATER SEPARATION JUNCTION CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
14. CROSS-CONNECTION CONTROL: PROTECTION DEVICES ARE REQUIRED ON ALL SEWER MAINS OF 8" OR LARGER. THESE DEVICES ARE THE MINIMUM REQUIREMENTS. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR SAFETY ENGINEERING ISSUES STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL. THE DEVICES SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS ON THE LOCAL CROSS-CONNECTION CONTROL PROGRAM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.

UTILITY PROVIDERS:

- WATER & SEWER SERVICE:**
City of Raleigh Public Utilities Dept.
Contact: Cathy Butler
Phone: (919) 966-6776
- CABLE TV:**
Time Warner Cable
Contact: Bob Parker
Phone: (919) 684-4083
- NATURAL GAS:**
PNC Energy
Contact: Melissa Ford
Phone: (919) 501-7069
- ROAD REPAIRING:**
City of Raleigh Public Works Dept.
Contact: Kevin Kiser
Phone: (919) 966-6400
- ELECTRIC UTILITIES:**
Duke Energy Progress
Contact: Mike Pickett
Phone: (919) 774-2028
- TELEPHONE:**
AT&T
Contact: Curtis Hamill
Phone: (919) 786-5580
- NCDDM:**
Contact: Fred Brown, PE
Design & Permit
Phone: (919) 515-2725
- STORM WATER MANAGEMENT:**
City of Raleigh
Contact: Gary Martin
Phone: (919) 966-6319

WATER SERVICES INSET
SCALE: 1"=10'



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

NOTE: ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH ALL CITY OF RALEIGH, NCDDM, & NCDDT STANDARDS & SPECIFICATIONS.

NC License #2024
Rivers & Associates, Inc.
Engineers
Planners
Surveyors
1305 EAST 4TH CORNS ROAD
SUITE 200
RALEIGH, NC 27609
(919) 594-1256
Landscape Architects

Preliminary
FOR CONSTRUCTION
DO NOT USE

ISSUE REVISIONS:	DATE	BY
1. AS SUBMITTAL #1	11/11/21	PRM
2. AS SUBMITTAL #2	11/11/21	PRM
3. AS SUBMITTAL #3	11/11/21	PRM
4. AS SUBMITTAL #4	11/11/21	PRM

FIRST CAROLINA MANAGEMENT, INC.
SPRINGHILL SUITES
SOUTHWEST 40 CENTRE
4105 & 4108 VIRTUOUS STREET - RALEIGH - WAKE COUNTY - NORTH CAROLINA

UTILITIES PLAN

DATE: JUNE 11, 2021
DESIGNED BY: PRM
DRAWN BY: PRM, MS
CHECKED BY: SJB, PRM
PROJECT NO.: 2019128
DRAWING NO.: W-3871
SCALE: N/A
SHEET NO.: C3.01

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	NORTH CAROLINA
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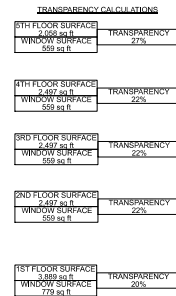
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
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SCALE: 3/32" = 1'-0"

NEAREST PRIMARY STREET: VIRTUOUS STREET

	INDIGOBADO STONE MOUNTAIN LEDGE CHARLESTON
	SHERWIN WILLIAMS INCREDIBLE WHITE, SW 7028
	SHERWIN WILLIAMS INDIGO BATH, SW 7002
	SHERWIN WILLIAMS JAVA, SW 6090



SCALE: 3/32" = 1'-0"

DRAWN BY AJB	APPROVED KMK
PROJECT # 19039	DATE 02/10/21

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isom ham
DESIGN GROUP, PA
Architecture • Planning
309 Collegiate Drive Wilkesboro, NC 28697 www.isomham.com

NORTH CAROLINA

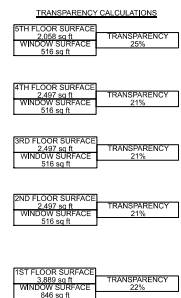
EXTERIOR ELEVATIONS

SPRINGHILL SUITES
BY MARRIOTT

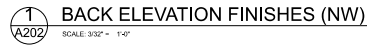
THEAST

SP
RALEIGH, SOUTHEAST

ET
A202

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<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



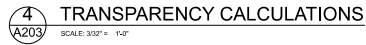
EXTERIOR ELEVATIONS

THEAST
SPRINGHILL SUITES
BY MARRIOTT

SP
RALEIGH, SOUTHEAST

ET
A202

[illegible]



EXTERIOR MATERIAL LEGEND

GRANITE PORFIDO STONE
MOUNTAIN LEDGE
CHARLESTON

SHERWIN • WILLIAMS
INCREDIBLE WHITE, SW 7028

SHERWIN • WILLIAMS
INCKO BASTIC, SW 7602

SHERWIN • WILLIAMS
JAWA, SW 6090

