LOCATION: This site is located between Chapel Hill Road and Corporate Ridge Road at 6110 and 6114 Corporate Ridge Road. The PIN numbers identifying these lots are 0774622792 and 0774624675.

REQUEST: The applicant is proposing 85,445 square feet of gross floor area for a hotel with 4 stories on two lots to be recombined. The site is zoned Commercial Mixed Use (CX-4-PL) with a Parking Limited Frontage and is located in the Special Highway Overlay District-1 (SHOD-1).

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 August 2, 2019 by Pabst Design Group.

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.

Stormwater

2. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

☐ 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 two lots into a single tract.
2. Verification shall be provided that a private drainage easement exists between existing lots 3 and 4 of BM2009 PG 1170 to accommodate the drainage pipe crossing the shared property line between the two lots on the north side of those lots (shown on sheet C-4.0 of the preliminary plan as EX 24” RCP). If no private drainage easement exists in that location then one shall be recorded and a copy of the approved and recorded plat shall be provided to the City.

Engineering

3. A 5’ general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of this document must be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.

4. A fee-in-lieu for 3.5-ft sidewalk width along Chapel Hill Rd where no sidewalk is being proposed shall be paid to the City of Raleigh (UDO 8.1.10). A fee-in-lieu was already paid for 2.5-ft of sidewalk width.

5. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.

6. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

7. A cross access agreement between the lots identified as PINs 0774624675 and 0774626661 (shown as lots 5 and 6 on BM2009 PG1170) for the proposed driveway between these lots shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded 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, further recordings and building permit issuance will be withheld.

Urban Forestry

8. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 6 street trees along Corporate Ridge Road and 17 street trees along Chapel Hill Road for a total of 23 street trees.

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

General

1. Final inspection of all right of way street trees by Urban Forestry Staff.

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:

3-Year Expiration Date: September 19, 2022
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:  
Date: 09/19/2019

Development Services Dir/Designee

Staff Coordinator: Daniel Stegall
ADMINISTRATIVE SITE REVIEW PLAN FOR:
HOME 2 SUITES RALEIGH
RALEIGH, NORTH CAROLINA

INDEX TO PLANS
C-0.0 COVER SHEET
C-1.0 EXISTING CONDITIONS & DEMOLITION PLAN
C-2.0 SITE LAYOUT PLAN
C-2.1 TRASH TRUCK TEMPLATE INGRESS/EGRESS
C-2.2 FIRE TRUCK TEMPLATE INGRESS/EGRESS
C-2.3 ADA ACCESSIBILITY PLAN
C-3.0 UTILITY PLAN
C-4.0 GRADING & STORM DRAINAGE PLAN
C-4.1 BUILDING HEIGHT COMPLIANCE
D-1.0 SITE DETAIL SHEET
D-1.1 SITE DETAIL SHEET
D-2.0 UTILITY DETAIL SHEET
D-2.1 UTILITY DETAIL SHEET
D-3.0 STORM DRAINAGE DETAIL SHEET
L-1.0 LANDSCAPE PLAN
L-1.1 LANDSCAPE DETAIL SHEET
19-0137A LED 205 SHOEBOX
A1062 STORAGE & TRASH ENCLOSURE: PLAN, SECTIONS & DETAILS
A1092-A106 PRELIMINARY FIRST FLOOR PLAN
A200-A201 PRELIMINARY EXTERIOR ELEVATIONS
A901 WINDOW ELEVATIONS

MUNICIPAL CONTACT LIST

PROPERTY ADDRESS

OWNER:
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540 HANDSWORD LANE UNIT 01-305
RALEIGH, NC 27607
TEL: 919.902.1370
E-MAIL: ajaycenterpointe@yahoo.com

CIVIL ENGINEER:
PABST DESIGN GROUP, PA
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CARY, NC 27511
TEL: 919.535.3225
E-MAIL: kpiver@cdk-geo.com

FOR REVIEW ONLY
NOT FOR CONSTRUCTION
BRICK TO MATCH BUILDING

4'x7' MANUALLY OPERATED OVERHEAD GARAGE DOOR TO BIKE STORAGE SPACE

DROP ROD, 1" DIAMETER X 2'-0" LONG WITH 90 DEGREE BEND

LOCKABLE HASP

STEEL GATE POST EACH SIDE

DIAGONAL BRACING EA. SIDE

WESTERN RED CEDAR OR EQUAL

BRICK TO MATCH BUILDING

6'x7' MANUALLY OPERATED OVERHEAD GARAGE DOOR TO EXTERIOR STORAGE SPACE

A100b

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PAINT INTERIOR SIDE OF WALL

REINFORCED MASONRY PIERS

6" DIAMETER STEEL PIPE BOLLARDS FILLED W/ CONCRETE

BRICK TO MATCH BUILDING REINFORCED MASONRY PIERS STEEL GATE POST EACH SIDE

AREA OF TRASH RECPT. (O.F.O.I.)

SLAB TO HAVE TYPICAL DEPRESSED GARAGE DOOR THRESHOLD TO MITIGATE WATER INFILTRATION

SURFACE MOUNTED (OR HUNG) LIGHT FIXTURE -- REFER TO CEILING PLAN FIXTURE LEGEND

SLOPE 1/4" PER FOOT

AREA DRAIN 10' X 12' CLEAR AREA MIN.

COVERED BIKE STORAGE

SEAL CONCRETE FLOORING

SLOPE 1/4" PER FOOT

FROST PROOF HOSE BIB

10 1/2"

10'-0"

1'-9"

10'-0"

10 1/2"