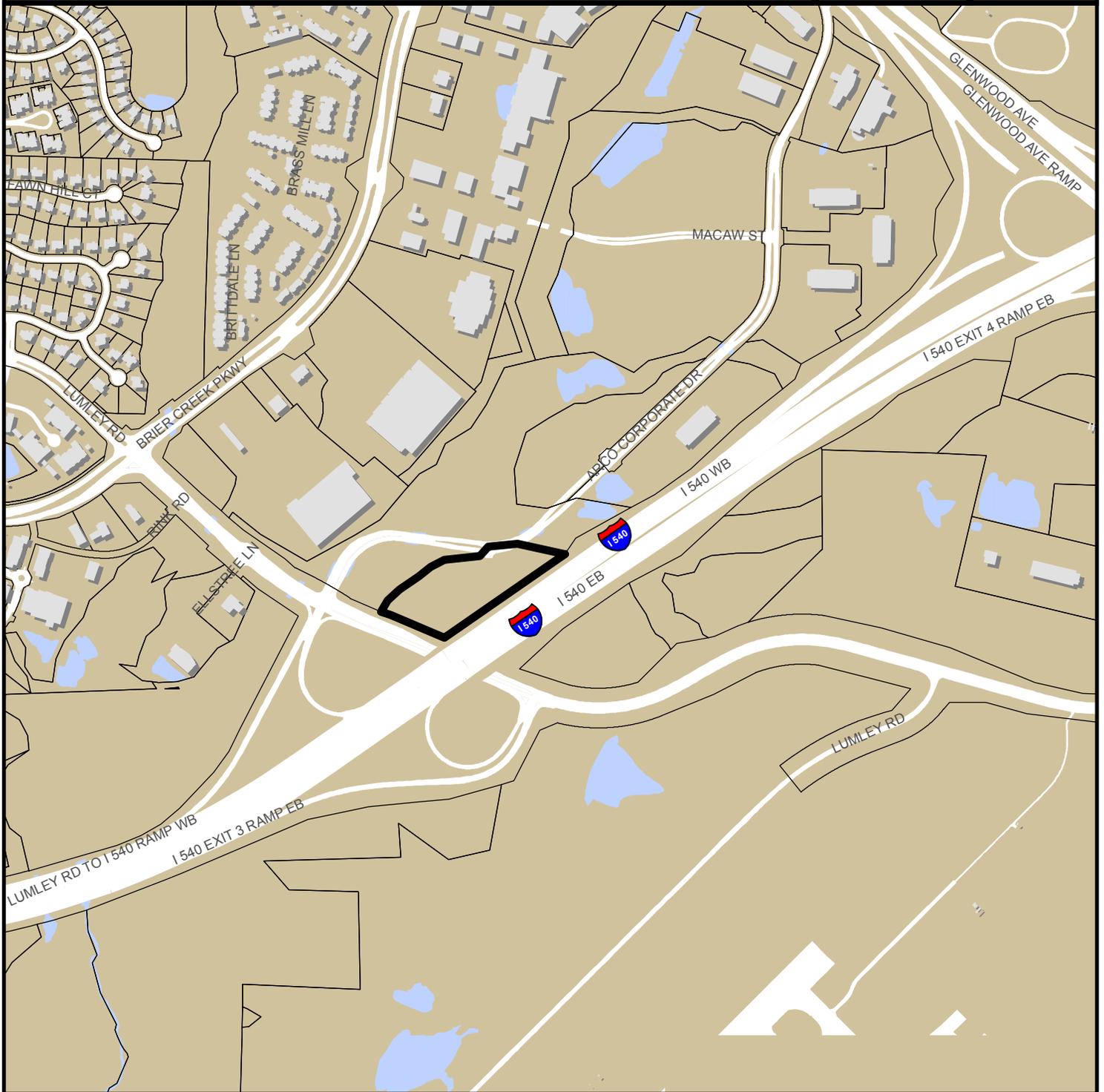


LUMLEY ROAD HOTEL SR-18-2017



0 300 600 1,200 1,800 Feet

Zoning: **OP-12-CU w/AOD &
SHOD-2**

CAC: **Northwest**

Drainage Basin: **Little Briar**

Acreage: **5.93**

Sq. Ft.: **247,728**

Planner: **Michael Walters**
Phone: **(919) 996-2636**

Applicant: **RALHAM LLC**
Phone: **(919) 468-9190**





Administrative Action Administrative Site Review

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2626
www.raleighnc.gov

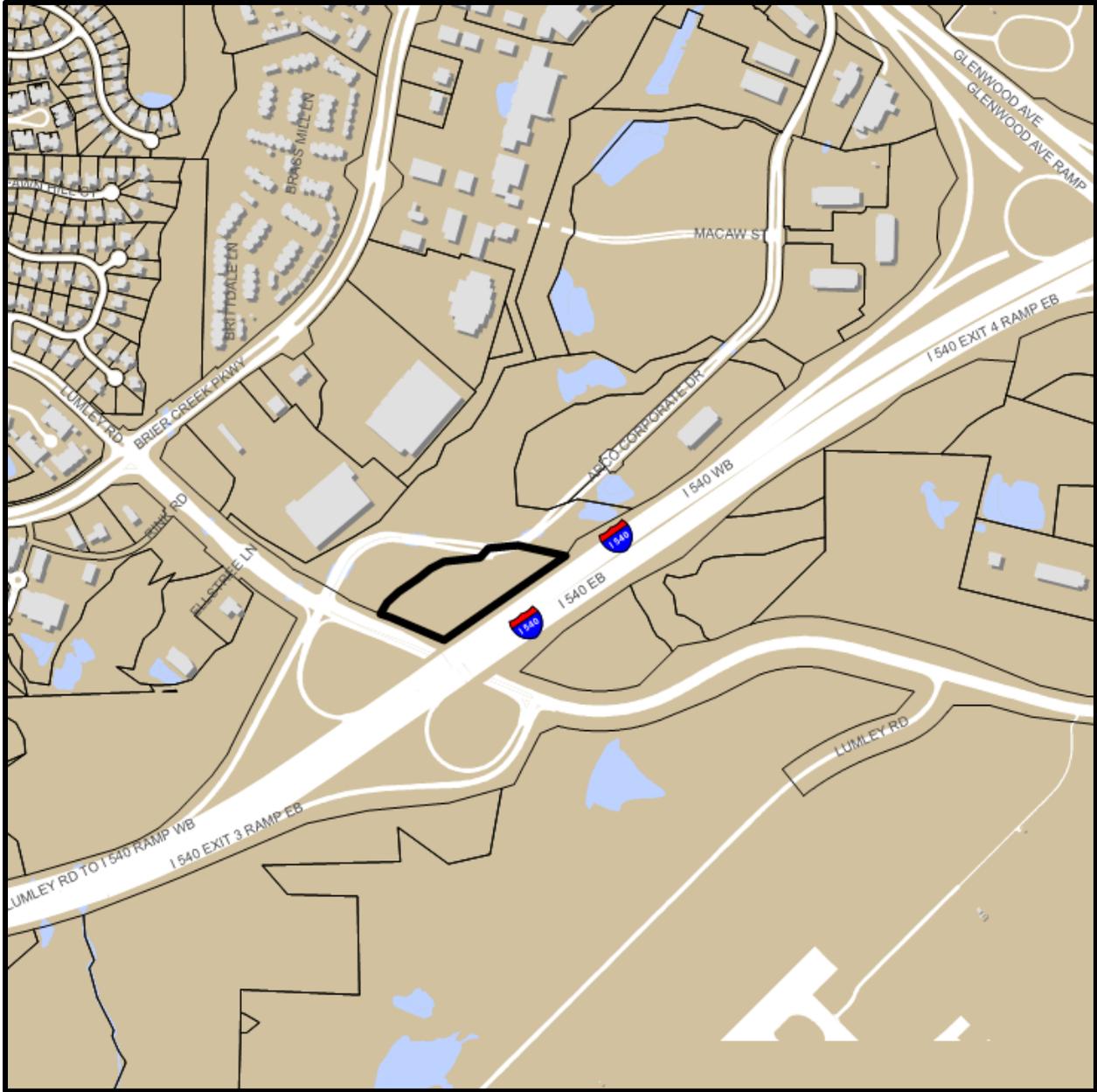
Case File / Name: SR-18-2017 / Lumley Road Hotel

General Location: This site is located on the northwest corner of Lumley Road and Interstate 540 between I-540 and Arco Corporate Drive and is inside the city limits.

CAC: Northwest

Request: Development of a 245 room hotel with accessory restaurant and meeting rooms, all within a 138' tall, ten story building and on a 5.93 acre tract, zoned OP-12-CU, and within a SHOD-2 overlay district.

Cross-Reference: TR# 503450, Z-21-16, AAD-11-17



SR-18-17, Location Map



Planning and Development Director Action

Administrative Alternate Findings:

UDO Section 3.3.3 Building Massing Standards

The Planning and Development Officer in accordance with Sec. 10.2.17, may approve an alternate building massing standard, subject to all of the following findings:

1. The approved alternate meets the intent of the building massing regulations;
Staff Response: The approved alternate meets the intent of the building massing regulations by providing generous setbacks in lieu of stepbacks, open space amenities, and a general development plan that is in keeping with the suburban character of the surroundings.
2. The approved alternate conforms with the Comprehensive Plan and adopted City plans;
Staff Response: The proposal is consistent with the Future Land Use Map and is consistent with the following policies:
 - LU 5.1: Reinforcing the Urban Pattern
 - LU 7.4: Scale and Design of New Commercial Uses
 - UD 2.1: Building Orientation
3. If the approved alternate uses a change in building materials to mimic a change in wall plane, the most substantial and durable building materials are located at the bottom floors of the building;
Staff Response: The approved alternate employs the most durable materials - masonry and stone - at the base of the building.
4. If the approved alternate proposes a building setback behind the sidewalk in lieu of a required stepback, the resulting open space includes public amenities such as seating areas, trees and landscaping or outdoor dining; and
Staff Response: The approved alternate does provide open space amenities along the I-540, primary pedestrian entrance to the building. These amenities include seating and an outdoor dining area for the hotel's interior, ground floor restaurant.
5. The building contains architectural treatments for delineating the base, middle and top of the building.
Staff Response: The building employs architectural treatments, including material and plane change, as well as fenestration, for delineating the base, middle, and top of the building. In addition, vertical architectural accent elements add interest to the façade.

Decision: The Planning and Development Director finds that the requested alternate generally meets the findings enumerated in the Unified Development Ordinance.



Signature

5/10/17

Date

Code Conformance:		Code Section(s)
Zoning District:	OP-12-CU (Z-21-16)	3.1
Overlay District:	SHOD-2	5.1
Parking:	<p>Vehicle Required=1 space/ room = 254 spaces required Proposed = 284 spaces</p> <p>Bicycle Required = 1 long term space/20 rooms = 13 Proposed = 14</p>	7.1.2
Street Type(s):	Lumley Road – Controlled access roadway I-540, - Controlled Access Highway Arco Corporate Dr – Private property with public access easement	8.4
Streetscape:	I-540, Primary Tree Conservation in lieu of C-2 yard Lumley Road - Primary Tree Conservation in lieu of C-2 yard	8.5
Setbacks/Frontage:	<p>Building Primary street = 5' Side street = 5' Side lot line = 0 or 6' Rear lot line 0 or 6'</p> <p>Parking Primary street = 10' Side street = 10' Side lot line = 0 or 3' Rear lot line 0 or 3'</p>	3.2,
Neighborhood Transitions:	NA	3.5
Transitional Protective Yards:	NA	7.2.4
Stormwater:	<p>This development is subject to UDO Section 9.2 Stormwater Management requirements. An exemption to detention requirements as afforded by UDO 9.2.2.E.2.e.compliance with 10 & 25 yr storm runoff would result in no benefit to current and future downstream development.</p> <p>Compliance with Nitrogen Reduction is proposed with an underground sand filter and a onetime nitrogen offsite mitigation payment to an appropriate private mitigation bank.</p>	9.2
Tree Conservation:	Tree conservation previously recorded BM 2006, pg. 1643.	9.1

<p>Variances, Design Adjustments, Administrative Alternates:</p>	<p>AAD-11-17 Administrative Alternate Design for section 3.3.3 (Building Massing Standards)</p> <p>Block Face standard is not applicable as access is provided off of an existing public access easement off of private property.</p>	
<p>Other:</p>	<p>Lot size = 5.93 ac. Min. required lot size = 2.5 acres (City of Raleigh 15 x 20' Transit Easement (Z-21-16 #3) is proposed along Arco Corporate Drive</p>	

Ordinance (2016) 651 ZC 738
Effective: 12/6/16

Z-21-16 – Lumley Road, north side of intersection of Interstate 540 and Lumley Road, with access onto Arco Corporate Drive, being Wake County PIN 0768328520, approximately 5.93 acres rezoned to Office Park-12 Stories-Conditional Use with Airport Overlay District and Special Highway Overlay District-2 (OP-12-CU w/AOD and SHOD-2).
Conditions dated: October 26, 2016

1. The following principal uses as listed in the Allowed Principal Use Table (UDO sec. 6.1.4.) shall be prohibited: outdoor sports or entertainment facility – all types.

Proposed use - Hotel

2. Development of the property shall be limited to the following two scenarios: (i) a maximum of 374 hotel rooms, or (ii) a maximum floor area ratio of 0.59 for all other permitted uses. This condition shall not preclude the inclusion of restaurants, bars, lounges, meeting rooms, conference rooms, ballrooms or convention facilities associated with a hotel use.

Maximum hotel rooms = 374. Proposed rooms = 254

3. Prior to recordation of a subdivision plat or issuance of a building permit for new development, whichever event first occurs, and if deemed necessary by the Public Works Department to accommodate a future transit stop along Arco Corporate Drive, a transit easement shall be deeded to the City and recorded in the Wake County Registry. Prior to recordation of the transit easement, the dimensions (not to exceed 15 feet in depth or 20 feet in width) and location of such easement shall be approved by the Public Works Department and the easement document approved by the City Attorney's Office.

As proposed on plan

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to issuance of a mass land disturbing permit for the site:

1. That in accordance with Part 10A Section 9.4.4, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City;

Prior to the issuance of any site permits, infrastructure construction plans or concurrent review process, whichever is applicable:

2. That a final tree conservation plan with permit and tree cover report be approved by the Forestry Specialist for the existing and new primary tree conservation areas. The plan must show metes and bounds descriptions of all tree conservation areas, and tree protection fence around all tree conservation areas. Additionally, if applicable, all Tree Conservation payments in lieu shall be paid to the city;
3. That a stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance, including the designation of buffer areas and open space areas for stormwater purposes prior to grading or the approval of construction drawings whichever event comes first;
4. That a nitrogen offset payment must be made to a qualifying mitigation bank;
5. That all off-site sanitary sewer easements shall be acquired by the developer and that these off-site easements shall be recorded by map and by deed of easement prior to construction approval. These easements shall be dedicated to the City of Raleigh and entitled ""City of Raleigh Sanitary Sewer Easement"".(PU Handbook pg 71");
6. That the developer submit application for abandonment of the existing 20' sanitary sewer easement as shown on the preliminary plan, to the Public Utilities Department for approval;

Prior to issuance of building permits:

7. That a transit easement shall be deeded to the City and recorded in the Wake County Registry. Prior to recordation of the transit easement, the dimensions (not to exceed 15 feet in depth or 20 feet in width) and location of such easement shall be approved by the Public Works Department and the easement document approved by the City Attorney's Office; (Z-21-16);
8. That all lighting and rooftop material will comply with the Supplemental Regulations (5.2.1 C) of the Airport Overlay District;
9. That new tree conservation areas are recorded with metes and bounds showing both existing and new designated Tree Conservation Areas and shall be in compliance with Chapter 9 of the Unified Development Ordinance;
10. That all mechanical equipment must be located and shown on the plan and will meet the screening standards of section 7.2.5 of the Unified Development Ordinance;
11. That a tree conservation permit is obtained from the urban forester in the Parks and Recreation Department for the new areas to be dedicated primary tree conservation area;
12. That in accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device is paid to the Public Works Department;

13. That the developer shall pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans;

Prior to issuance of building occupancy permit:

14. That in accordance with Part 10A Section 9.2.2, an as-built plan and certification any stormwater control device shall be reviewed and accepted by the City prior to final stormwater inspection approval or certificate.

I hereby certify this administrative decision.

Signed: (Planning Dir.) Kenneth Bowen Date: 8/29/2017
Staff Coordinator: Michael Walters (TS)

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE PROCESS.

FINDINGS: City Administration finds that this request, with the above conditions being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated May 12, 2017, submitted by Ryan Akers, McAdams Company.

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: 8-24-2020

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.

WHAT NEXT?:

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE INFRASTRUCTURE CONSTRUCTION DRAWINGS FOR ANY PUBLIC IMPROVEMENTS Streets, Utility lines to be owned and maintained by the City.
- HAVE A REGISTERED SURVEYOR PREPARE FINAL PLATS FOR RECORDING. These also must be submitted to the City for authorization signature prior to recording with the Wake County Register of Deeds.
- MEET THE REQUIREMENTS OF THE EXPIRATION THRESHOLDS AS NOTED ABOVE.

LUMLEY ROAD HOTEL

ADMINISTRATIVE SITE REVIEW FOR:
LUMLEY ROAD HOTEL
RALEIGH, NORTH CAROLINA
PROJECT NUMBER: WWH-15000

ADMINISTRATIVE SITE REVIEW

TRANSACTION NUMBER: 503450

CASE NUMBER: SR-18-17

10100 LUMLEY ROAD
RALEIGH, NORTH CAROLINA
PROJECT NUMBER: WWH-15000

DATE: FEBRUARY 10, 2017
REVISION DATE: MAY 12, 2017

DEVELOPER:
WINWOOD HOSPITALITY
2803 SLATER ROAD
MORRISVILLE, NORTH CAROLINA 27560
CONTACT: AMIT PATEL
PHONE: (919) 468-9190
EMAIL: amit@winwoodhospitality.com

SHEET INDEX

- C-1 EXISTING CONDITIONS
- C-2 PROJECT NOTES
- C-3 SITE PLAN
- C-4 GRADING AND STORM DRAINAGE PLAN
- C-5 UTILITY PLAN
- C-6 FIRE TRUCK ACCESS PLAN
- LS-1 LANDSCAPE PLAN
- TC-1 TREE CONSERVATION PLAN
- D-1 SITE DETAILS
- SW-1 STORMWATER MANAGEMENT FACILITY DETAILS
- A-1 BUILDING ELEVATIONS
- A100 BASEMENT PLAN
- A101 1ST FLOOR PLAN
- A201 BUILDING ELEVATIONS
- A202 BUILDING ELEVATIONS
- A203 SITE DETAILS

ZONING CONDITIONS:

Z--21-16 -- LUMLEY ROAD, NORTH SIDE OF INTERSECTION OF INTERSTATE 540 AND LUMLEY ROAD, WITH ACCESS ONTO ARCO CORPORATE DRIVE, BEING WAKE COUNTY PIN 0768328520, APPROXIMATELY 5.93 ACRES REZONED TO OFFICE PARK--12 STORES--CONDITIONAL USE WITH AIRPORT OVERLAY DISTRICT AND SPECIAL HIGHWAY OVERLAY DISTRICT--2 (OP--L2--CU W/AOD AND SHOD--2 PLAT BOOK/PAGE BM2000, PG 1744

CONDITIONS DATED: OCTOBER 26, 2016

1. THE FOLLOWING PRINCIPAL USES AS LISTED IN THE ALLOWED PRINCIPAL USE TABLE (UDO 6.1.4.) SHALL BE PROHIBITED: OUTDOOR SPORTS OR ENTERTAINMENT FACILITY -- ALL TYPES.
2. DEVELOPMENT OF THE PROPERTY SHALL BE LIMITED TO THE FOLLOWING TWO SCENARIOS: (I) A MAXIMUM OF 374 HOTEL ROOMS, OR (II) A MAXIMUM FLOOR AREA RATIO OF 0.59 FOR ALL OTHER PERMITTED USES. THIS CONDITION SHALL NOT PRECLUDE THE INCLUSION OF RESTAURANTS, BARS, LOUNGES, MEETING ROOMS, CONFERENCE ROOMS, BALLROOMS OR CONVENTION FACILITIES ASSOCIATED WITH A HOTEL USE.
3. PRIOR TO RECORDATION OF A SUBMISSION PLAT OR ISSUANCE OF A BUILDING PERMIT FOR NEW DEVELOPMENT, WHICHEVER EVENT FIRST OCCURS, AND IF DEEMED NECESSARY BY THE PUBLIC WORKS DEPARTMENT TO ACCOMMODATE A FUTURE TRANSIT STOP ALONG ARCO CORPORATE DRIVE, A TRANSIT EASEMENT SHALL BE DEEDED TO THE CITY AND RECORDED IN THE WAKE COUNTY REGISTRY. PRIOR TO RECORDATION OF THE TRANSIT EASEMENT, THE DIMENSIONS (NOT TO EXCEED 15 FEET IN DEPTH OR 20 FEET IN WIDTH) AND LOCATION OF SUCH EASEMENT SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND THE EASEMENT DOCUMENT APPROVED BY THE CITY ATTORNEY'S OFFICE.

SOLID WASTE COMPLIANCE STATEMENT

1. THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
2. THE SOLID WASTE REMOVAL FOR THIS PROJECT WILL BE HANDLED BY A PRIVATE SERVICE.
3. REFUSE WILL BE COLLECTED IN DUMPSTERS LOCATED ON SITE.

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.



THE JOHN R. McADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
License No.: C-0293
(800) 733-5646 • McAdamsCo.com
Contact: Ryan Akers, P.E.
Akers@mcadamsco.com

Administrative Site Review Application (for UDO Districts only)



DEVELOPMENT SERVICES DEPARTMENT

Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2400 | Fax 919-996-1831
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate building type and include the Plan Checklist document.

BUILDING TYPE	FOR OFFICE USE ONLY
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed Use
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open Lot
<input type="checkbox"/> Townhouse	Transaction Number
	Assigned Project Coordinator
	Assigned Team Leader

Has your project previously been through the *Due Diligence* Sketch Plan Review process? If yes, provide the transaction # 470749

GENERAL INFORMATION

Development Name: Lumley Road Hotel

Zoning District: OP-12-CU Overlay District (if applicable): SHOD-2, AOD Inside City Limits? Yes No

Proposed Use: Hotel

Property Address(es): 10100 Lumley Road Major Street Location: Arco Corporate Drive and Lumley Road

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

P.I.N. 0768-32-8520 P.I.N. P.I.N. P.I.N.

What is your project type? Apartment Elderly facilities Hospitals Hotels/Motels Office
 Mixed Residential Non-Residential Condo School Shopping Center Banks Industrial Building
 Single Telecommunication Tower Religious Institutions Residential Condo Retail Cottage Court
 Other: if other, please describe:

WORK SCOPE Per City Code Section 10.2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (see Chapter 6 of the UDO), indicate impacts on parking requirements.
10-story, 259 room hotel with surface parking and one level podium. It will also include the necessary utility services to tie into existing infrastructure.

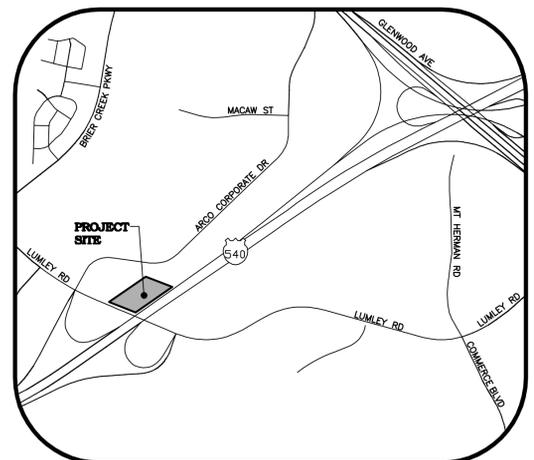
DESIGN ADJUSTMENT OR ADMIN ALTERNATE Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10-Alternate Administrative AE.
N/A

CLIENT/DEVELOPER/OWNER Company: Winwood Hospitality Name: (s) Amit Patel
Address: 4131 Parklake Ave, Suite 360, Raleigh, NC 27612
Phone: 919-468-9190 Email: amit@winwoodhospitality.com Fax:

CONSULTANT (Contact Person for Plans) Company: McAdams Company Name: (s) Ryan Akers
Address: 2905 Meridian Parkway, Durham, NC 27713
Phone: 919-361-5000 Email: akers@mcadamsco.com Fax:

PAGE 1 OF 3 WWW.RALEIGHNC.GOV REVISION 05.13.16

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)	
Zoning Information	Building Information
Zoning District(s): OP-12-CU	Proposed building use(s): Hotel/Parking Deck/Restaurant
If more than one district, provide the acreage of each: N/A	Existing Building(s) sq. ft. gross: N/A
Overlay District: SHOD-2, AOD	Proposed Building(s) sq. ft. gross: 247,728 (208,336 hld)
Total Site Acres: Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 5.93	Total sq. ft. gross (existing & proposed): 247,728
Off street parking: Required 259 Provided: 198 surface, 91 deck/289	Proposed height of building(s): 138'-1"
COA (Certificate of Appropriateness) case #: N/A	# of stories: 10
BOA (Board of Adjustment) case #: A-N/A	Ceiling height of 2 nd floor meeting room: 22'-0"
CUD (Conditional Use District) case #: N/A	main lobby area: 33'-0"
Stormwater Information	
Existing Impervious Surface: 0 <input type="checkbox"/> 2599 square feet	Flood Hazard Area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface: 3,38 <input type="checkbox"/> 4099 square feet	If Yes, please provide: Alluvial Soils Flood Study 06-04-4702
Neuse River Buffer: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Map Panel #: 0768J
FOR RESIDENTIAL DEVELOPMENTS	
1. Total # of Apartment, Condominium or Residential Units: N/A	5. Bedroom Units: 3br 2br 3br 4br or more
2. Total # of Congregate Care or Life Care Dwelling Units: N/A	6. Infill Development: 2,3,7
3. Total Number of Hotel Units: 259	7. Open Space (only) or Amenity:
4. Overall Total # of Dwelling Units (1-6 Above): 259	8. Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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 development plan as approved by the City.	
I hereby designate <u>Ryan Akers</u> 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: <u>[Signature]</u> Date: <u>2/8/2017</u>	
Printed Name: <u>Amit Patel</u>	
Signed: _____ Date: _____	
Printed Name: _____	



VICINITY MAP
1" = 1000'

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.

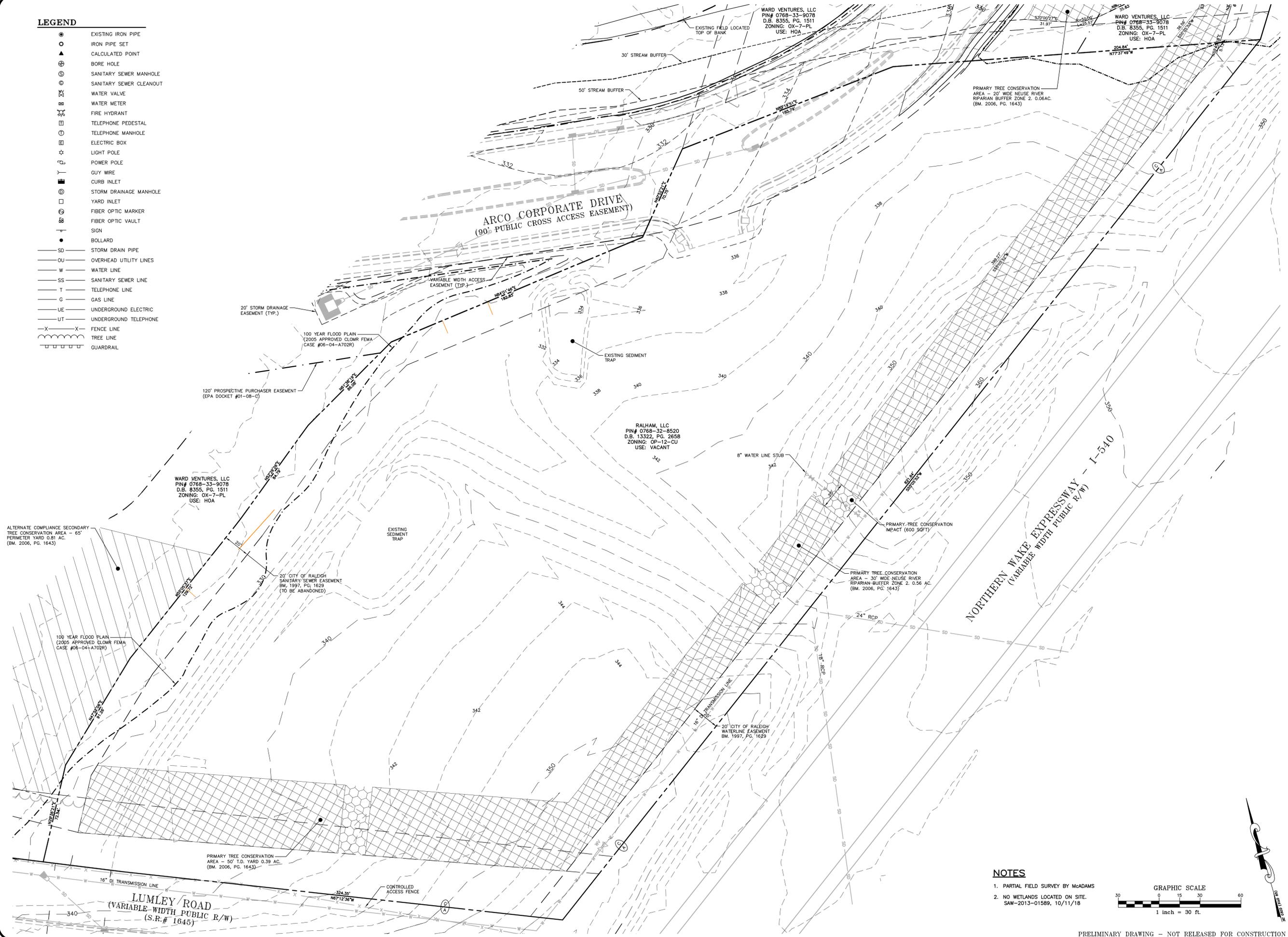
ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.

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PAGE 2 OF 3 WWW.RALEIGHNC.GOV REVISION 05.13.16

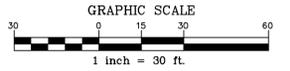
LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- ▲ CALCULATED POINT
- ⊕ BORE HOLE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ SANITARY SEWER CLEANOUT
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ FIRE HYDRANT
- ⊕ TELEPHONE PEDESTAL
- ⊕ TELEPHONE MANHOLE
- ⊕ ELECTRIC BOX
- ☆ LIGHT POLE
- ⊕ POWER POLE
- GUY WIRE
- CURB INLET
- ⊕ STORM DRAINAGE MANHOLE
- ⊕ YARD INLET
- ⊕ FIBER OPTIC MARKER
- ⊕ FIBER OPTIC VAULT
- SIGN
- BOLLARD
- SD STORM DRAIN PIPE
- OU OVERHEAD UTILITY LINES
- W WATER LINE
- SS SANITARY SEWER LINE
- T TELEPHONE LINE
- G GAS LINE
- UE UNDERGROUND ELECTRIC
- UT UNDERGROUND TELEPHONE
- X-X- FENCE LINE
- TREE LINE
- GUARDRAIL



NOTES

1. PARTIAL FIELD SURVEY BY McADAMS
2. NO WETLANDS LOCATED ON SITE. SAW-2013-01589, 10/11/18



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

X:\Projects\W\W-15000_Lumley Road Hotel\Land\Site Plan\Current Drawings\W\W15000-XC1.dwg, 7/21/2017 2:01:27 PM, Perez-Lozano, Alfredo

THE JOHN R. McADAMS
COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
Phone: 919-487-0288
Fax: 919-487-0289
www.mcadamsco.com
(800) 733-5646



REVISIONS:
2017-05-12 - RESPONSE TO THE CITY OF RALEIGH COMMENTS

OWNER:
WINWOOD HOSPITALITY
2803 SLATER ROAD
MORRISVILLE, NORTH CAROLINA 27560

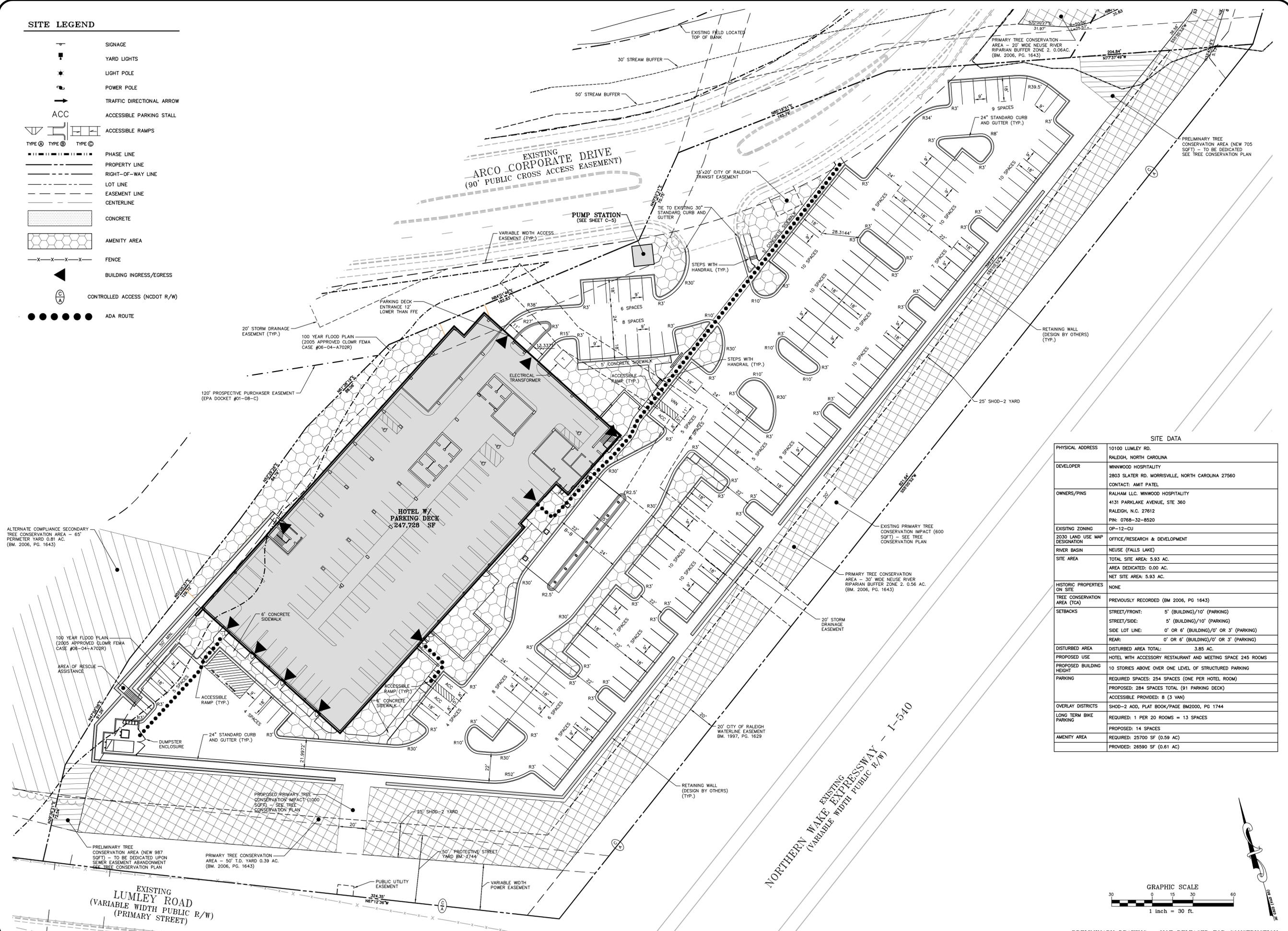
LUMLEY ROAD HOTEL
ADMINISTRATIVE SITE REVIEW
RALEIGH, NORTH CAROLINA
EXISTING CONDITIONS

PROJECT NO.	W\W-15000
FILENAME	W\W15000-XC1
CHECKED BY:	RCA
DRAWN BY:	BFS
SCALE:	1"=30'
DATE:	02-10-2017
SHEET NO.	C-1

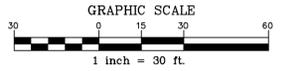


SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC
- ACCESSIBLE PARKING STALL
- ACCESSIBLE RAMP
- TYPE A
- TYPE B
- TYPE C
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- CONCRETE
- AMENITY AREA
- FENCE
- BUILDING INGRESS/EGRESS
- CONTROLLED ACCESS (NCDOT R/W)
- ADA ROUTE



SITE DATA	
PHYSICAL ADDRESS	10100 LUMLEY RD. RALEIGH, NORTH CAROLINA
DEVELOPER	WINWOOD HOSPITALITY 2803 SLATER RD. MORRISVILLE, NORTH CAROLINA 27560 CONTACT: AMIT PATEL
OWNERS/PINS	RALHAM LLC, WINWOOD HOSPITALITY 4131 PARKLAKE AVENUE, STE 360 RALEIGH, N.C. 27612 PIN: 0768-32-8520
EXISTING ZONING	OP-12-CU
2030 LAND USE MAP DESIGNATION	OFFICE/RESEARCH & DEVELOPMENT
RIVER BASIN	NEUSE (FALLS LAKE)
SITE AREA	TOTAL SITE AREA: 5.93 AC. AREA DEDICATED: 0.00 AC. NET SITE AREA: 5.93 AC.
HISTORIC PROPERTIES ON SITE	NONE
TREE CONSERVATION AREA (TCA)	PREVIOUSLY RECORDED (BM 2006, PG 1643)
SETBACKS	STREET/FRONT: 5' (BUILDING)/10' (PARKING) STREET/SIDE: 5' (BUILDING)/10' (PARKING) SIDE LOT LINE: 0' OR 6' (BUILDING)/0' OR 3' (PARKING) REAR: 0' OR 6' (BUILDING)/0' OR 3' (PARKING)
DISTURBED AREA	DISTURBED AREA TOTAL: 3.85 AC.
PROPOSED USE	HOTEL WITH ACCESSORY RESTAURANT AND MEETING SPACE 245 ROOMS
PROPOSED BUILDING HEIGHT	10 STORIES ABOVE OVER ONE LEVEL OF STRUCTURED PARKING
PARKING	REQUIRED SPACES: 254 SPACES (ONE PER HOTEL ROOM) PROPOSED: 284 SPACES TOTAL (91 PARKING DECK) ACCESSIBLE PROVIDED: 8 (3 VAN)
OVERLAY DISTRICTS	SHOD-2 ADD, PLAT BOOK/PAGE BM2000, PG 1744
LONG TERM BIKE PARKING	REQUIRED: 1 PER 20 ROOMS = 13 SPACES PROPOSED: 14 SPACES
AMENITY AREA	REQUIRED: 25700 SF (0.59 AC) PROVIDED: 26590 SF (0.61 AC)



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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Durham, North Carolina 27713
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Fax: 919-487-0288
(800) 733-5646 • mcadamsco.com



REVISIONS:

NO.	DATE	DESCRIPTION
1	2017-05-12	RESPONSE TO THE CITY OF RALEIGH COMMENTS

OWNER:
WINWOOD HOSPITALITY
2803 SLATER ROAD
MORRISVILLE, NORTH CAROLINA 27560

LUMLEY ROAD HOTEL
ADMINISTRATIVE SITE REVIEW
RALEIGH, NORTH CAROLINA

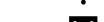
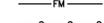
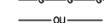
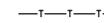
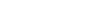
SITE PLAN

PROJECT NO.	WWH-15000
FILENAME	WWH15000-S1
CHECKED BY:	RCA
DRAWN BY:	BFS
SCALE:	1" = 30'
DATE:	02-10-2017
SHEET NO.	C-3



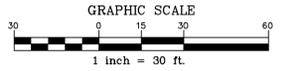
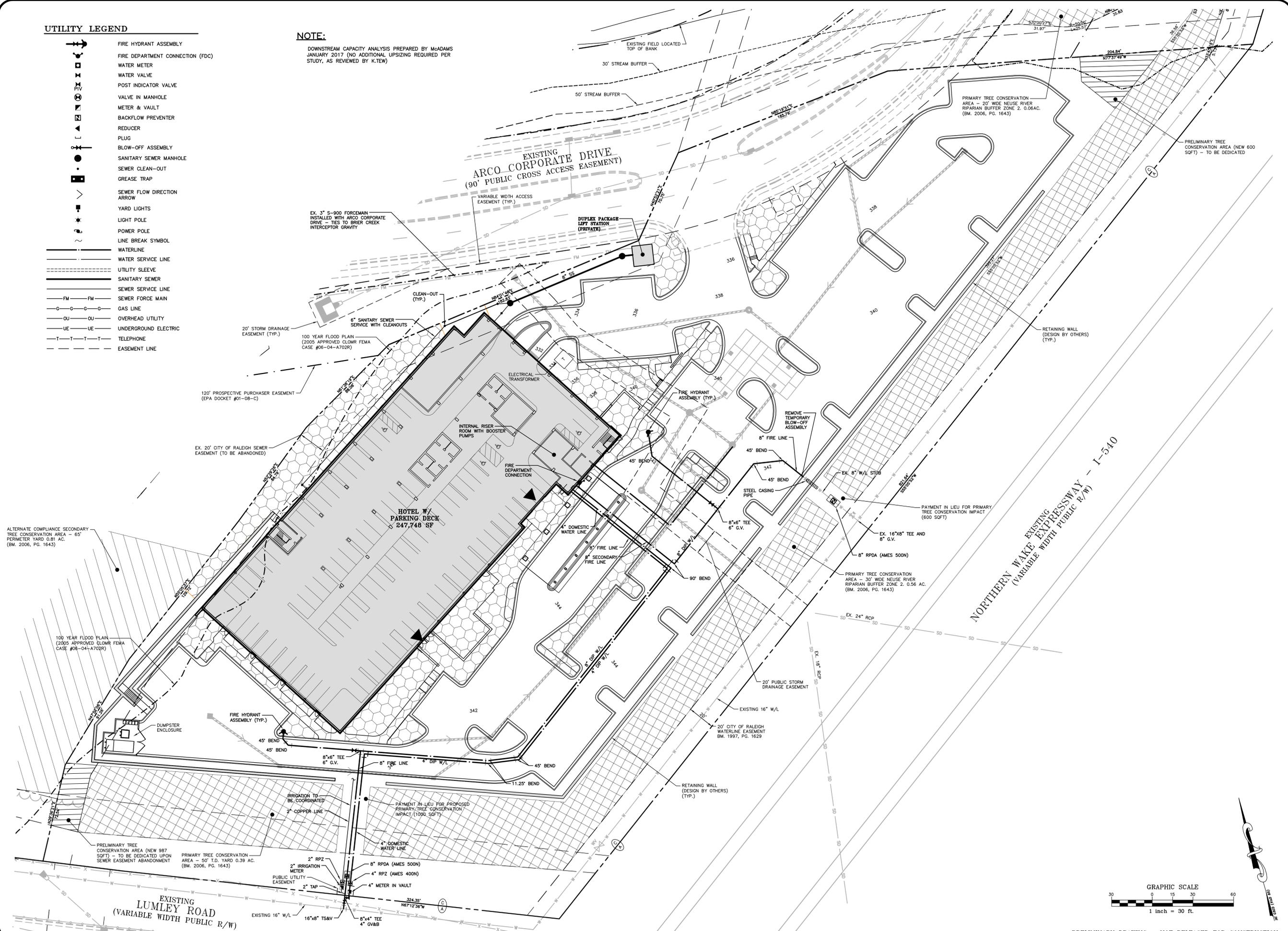
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UTILITY LEGEND

-  FIRE HYDRANT ASSEMBLY
-  FIRE DEPARTMENT CONNECTION (FDC)
-  WATER METER
-  WATER VALVE
-  POST INDICATOR VALVE
-  VALVE IN MANHOLE
-  METER & VAULT
-  BACKFLOW PREVENTER
-  REDUCER
-  PLUG
-  BLOW-OFF ASSEMBLY
-  SANITARY SEWER MANHOLE
-  SEWER CLEAN-OUT
-  GREASE TRAP
-  SEWER FLOW DIRECTION ARROW
-  YARD LIGHTS
-  LIGHT POLE
-  POWER POLE
-  LINE BREAK SYMBOL
-  WATERLINE
-  WATER SERVICE LINE
-  UTILITY SLEEVE
-  SANITARY SEWER
-  SEWER SERVICE LINE
-  SEWER FORCE MAIN
-  GAS LINE
-  OVERHEAD UTILITY
-  UNDERGROUND ELECTRIC
-  TELEPHONE
-  EASEMENT LINE

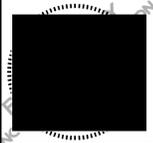
NOTE:

DOWNSTREAM CAPACITY ANALYSIS PREPARED BY McADAMS JANUARY 2017 (NO ADDITIONAL UPSIZING REQUIRED PER STUDY, AS REVIEWED BY K.TEW)



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REVISIONS:

2017-05-12	RESPONSE TO THE CITY OF RALEIGH COMMENTS
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OWNER:
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 27560

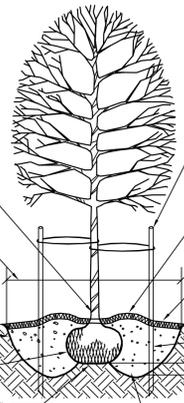
LUMLEY ROAD HOTEL
ADMINISTRATIVE SITE REVIEW
 RALEIGH, NORTH CAROLINA
 UTILITY PLAN

PROJECT NO:	WWH-15000
FILENAME:	WWH15000-U1
CHECKED BY:	RCA
DRAWN BY:	BFS
SCALE:	1"=30'
DATE:	02-10-2017
SHEET NO.	C-5



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IF PLANTING HOLES ARE DUG WITH A LARGE AUGER, BREAKING DOWN THE SIDES WITH A SHOVEL CAN ELIMINATE CLAZING AND CREATE THE PREFERRED SLOPING SIDES.



DO NOT WRAP TRUNK; MARK THE NORTH SIDE OF THE TREE IN THE NURSERY AND LOCATE TO THE NORTH IN THE FIELD.

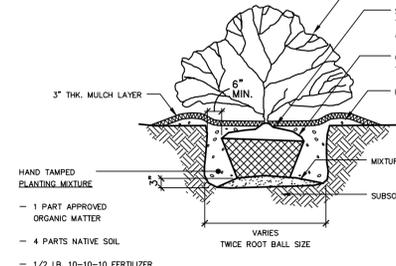
TRUNK FLARE AND TOP OF ROOT BALL SHOULD BE AT GRADE IN WELL DRAINED SOIL, UP TO 4" ABOVE GRADE IN POORLY DRAINED SOILS.

NOTE: WIDTH OF PLANTING HOLE IS 3 TIMES ROOT BALL DIAMETER IN HIGHLY COMPACTED OR CLAY SOIL; 2 TIMES THE ROOT BALL DIAMETER MINIMUM IN ALL OTHERS.

NOTES:
WHERE SEVERAL TREES WILL BE PLANTED CLOSE TOGETHER SUCH THAT THEY WILL LIKELY SHARE ROOT SPACE, TILL IN SOIL AMENDMENTS TO A DEPTH OF 4"-6" (10-15 CM) OVER THE ENTIRE AREA.
FOR CONTAINER GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCING THE PERIMETER OF THE CONTAINER.
DURING THE DESIGN PHASE, CONFIRM THAT WATER DRAINS OUT OF THE SOIL; DESIGN ALTERNATIVE DRAINAGE SYSTEMS AS REQUIRED.
THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.

TREE INSTALLATION DETAIL
N.T.S.

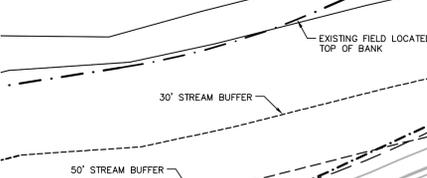
BEFORE PLANTING, ADD 3"-4" OF WELL COMPOSTED LEAVES, RECYCLED YARD WASTE OR OTHER COMPOST AND TILL INTO 8" OF PREPARED SOIL. ADD COMPOST AT 20-30% BY VOLUME TO BACKFILL.



HAND TAMPED PLANTING MIXTURE:
- 1 PART APPROVED ORGANIC MATTER
- 4 PARTS NATIVE SOIL
- 1/2 LB. 10-10-10 FERTILIZER PER CU. YD. OF BACKFILL OR APPROVED SUBSTITUTE

SHRUB INSTALLATION DETAIL
N.T.S.

PRUNE PROPORTIONALLY TO COMPENSATE FOR REDUCTION OF ROOTS AND TO PROMOTE NATURAL CHARACTER OF GROWTH.
SHRUB SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS PREVIOUS EXISTING GRADE.
CUT & REMOVE BURLAP FROM 1/3 OF ROOT BALL.
FORM 2" DEEP SAUCER.



EXISTING ARCO CORPORATE DRIVE (90' PUBLIC CROSS ACCESS EASEMENT)

PUMP STATION

LANDSCAPE CALCULATIONS

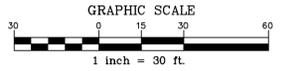
VEHICLE SURFACE AREA: 82,578 SF
TREES REQUIRED: 42 (1/2000 SF)
TREES PROVIDED: 42

LANDSCAPE NOTES

- CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS PRIOR TO INSTALLATION.
- CONTRACTOR SHALL COMPLETE SOIL TEST IN ALL PLANTING AREAS TO DETERMINE SOIL AMENDMENT REQUIREMENTS. CONTRACTOR SHALL ADJUST PH AND FERTILITY BASED UPON THE SOIL TEST RESULTS. NO ADDITION TO OR PLACEMENT OF SOIL IS TO BE DONE PRIOR TO THE COMPLETION OF A SOIL TEST. TESTING SHALL BE PERFORMED BY A SUITABLE LABORATORY. NO PLANTING SHALL BEGIN UNTIL PROPER ADJUSTMENTS HAVE BEEN MADE. SOIL PH SHOULD BE BETWEEN 5.5 AND 7.5; CONTAINING A MINIMUM OF 4% AND A MAXIMUM 20% ORGANIC MATTER.
- PLANT MATERIALS ARE TO BE GUARANTEED FOR A PERIOD OF 12 MONTHS. PLANT MATERIALS WHICH REMAIN UNHEALTHY WILL BE REPLACED BY THE LANDSCAPE CONTRACTOR BEFORE THE EXPIRATION OF THE GUARANTEE PERIOD OR IMMEDIATELY IF SO DIRECTED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- CONTRACTOR TO ENSURE PROPER STABILIZATION OF SLOPES AS REQUIRED.
- ALL TREES LOCATED WITHIN SIGHT TRIANGLES ARE TO BE LIMBED UP TO A MINIMUM OF 8' OFF THE GROUND.
- LANDSCAPE MATERIAL SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM DAMAGE, INSECTS AND DISEASES. MATERIAL SHALL EQUAL OR SURPASS #1 QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES, AND/OR FOLIAGE OF THE PLANT. MISHANDLED PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. REJECT ALL CRACKED ROOT BALLS.
- TREES REQUIRING STAKING SHALL BE STAKED AND GUYED WIRED ON THREE SIDES.
- ALL SHRUB AND TREE PITS SHALL BE AMENDED WITH COMPOST. COMPOST SHALL BE APPLICABLE TO THE GEOGRAPHIC AREA OF INSTALLATION PER THE MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 2% POSITIVE DRAINAGE IN ALL PLANTING AREAS.
- ALL PLANTING BEDS AND TREE PITS SHALL BE MULCHED WITH A 4" LAYER OF TRIPLE SHREDDED HARDWOOD MULCH NATURAL IN COLOR.
- EXCAVATE EDGES OF ALL PLANTING BEDS TO 2" DEPTH TO FORM A NEAT AND CRISP DEFINITION.
- CONTRACTOR SHALL REMOVE DEBRIS AND FINE GRADE ALL AREAS FOR APPROVAL BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- REMOVE GUY WIRES AND STAKES AT END OF GUARANTEE PERIOD.
- THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO DIGGING. UTILITIES SHOWN ON PLAN ARE APPROXIMATE. ANY DAMAGE TO SUCH UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HGT
	GBA	9	Maidenhair Tree	Ginkgo biloba 'Autumn Gold'™	3"	10'
	QNN	19	Nuttall Oak	Quercus nuttallii	3"	10'
	UPT	14	Athena Elm	Ulmus parvifolia 'Athena'	3"	10'
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	HGT	DC
	ICDB	13	Dwarf Burford Holly	Ilex cornuta 'Dwarf Burford'	18"	
	LCPD	11	Fringe Flower	Loropetalum chinense 'Purple Diamond'	18"	



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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REVISIONS:
2017-05-12 - RESPONSE TO THE CITY OF RALEIGH COMMENTS

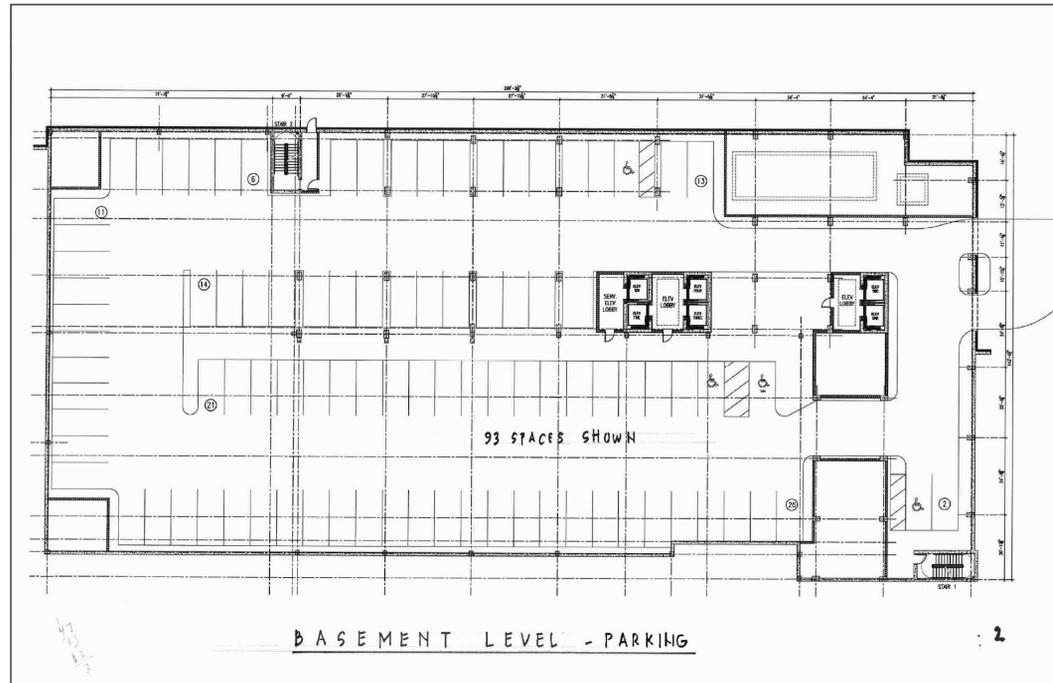
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LUMLEY ROAD HOTEL
ADMINISTRATIVE SITE REVIEW
RALEIGH, NORTH CAROLINA
LANDSCAPE PLAN

PROJECT NO: WWH-15000
FILENAME: WWH15000-LS1
CHECKED BY: RCA
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SHEET NO.

LS-1
McAdams

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ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.

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PROJECT NO.	WH-15000
FILENAME	WH15000-A1
CHECKED BY:	RCA
DRAWN BY:	BFS
SCALE:	N/A
DATE:	02-10-2017
SHEET NO.	A-1

LUMLEY ROAD HOTEL
ADMINISTRATIVE SITE REVIEW
 RALEIGH, NORTH CAROLINA

BUILDING ELEVATIONS

OWNER:
 WINWOOD HOSPITALITY
 2803 SLATER ROAD
 MORRISVILLE, NORTH CAROLINA
 27560

REVISIONS:

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