LOCATION: This site is located on the south side of Macaw Street between Brier Creek Parkway and Arco Corporate Drive at 3931 Macaw Street. The tract is zoned PD (MP-2-17) and a portion is within the SHOD-2 district. This site is comprised of portions of two lots and is to be recombined.

REQUEST: This is a revision to a site plan previously approved on January 30, 2019 (SR-90-2018) involving the development of a hotel on a 4.73 acre site within a 37.89 acre Planned Development. The original approval (AA# 3923, #569715) allowed for a 228 unit, 190,688 square foot hotel including retail and restaurants. This revised plan (AA# 4027) allows for a 236 room, 200,228 square foot hotel including retail and restaurants. The sunset date for this plan is unchanged.


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 October 25, 2019 by McAdams.

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. A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

Public Utilities

2. To facilitate the efficient and adequate provision of the water and sewage system, every subdivision and site plan shall be subject to a determination of the sufficiency of the infrastructure as defined in section 8.2.1(B) and 8.2.1C of the UDO. The Engineer shall provide certification that the proposed project or site shall not have a greater than 50% pipe capacity during periods of peak flow. Please refer to the Departmental Operating Instruction (DOI) for details on requirements (pipe segment 10 must be up-sized or slopes modified in order to bring the proposed flow within permissible range)

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

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

5. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).

Urban Forestry

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

☑️ 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. The area shown as "NEW VARIABLE WIDTH PUBLIC ACCESS EASEMENT" will need to be recorded to match what is shown on the site plan of SR-90-2018.

Public Utilities

2. 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

3. 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).

4. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

5. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).

6. 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).

7. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).
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. 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).

☑ 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 prior to or in conjunction with the recording of lots, recombining the existing lot into a single tract.

Public Utilities

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

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.

4. Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.

Stormwater

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

Urban Forestry
6. Final inspection of all adjacent tree conservation areas 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: January 30, 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: [Signature]  Date: 12/11/2019
Development Services Dir/Designee

Staff Coordinator: Michael Walters

Revised Plan
BRIER CREEK TOWN CENTER WESTIN HOTEL

ADMINISTRATIVE SITE REVIEW

3931 MACAW STREET
RALEIGH, NORTH CAROLINA

PROJECT NUMBER: CMH-16000
RALEIGH CASE NUMBER: SR-90-18 (APPROVED 1/7/2019)

ASR REVISION CASE #: __________
DATE: OCTOBER 25, 2019

OWNER:
CMC CORPORATION
5640 DILLARD DRIVE, SUITE 300
CARY, NORTH CAROLINA 27518

CONTACT: SHAHN CHHABRA
PHONE: 919-427-1691
shahn.chhabra@cmchotels.com

SHEET INDEX
C-1 EXISTING CONDITIONS
C-2 PROJECT NOTES
C-3 DEMOLITION PLAN
C-4 OVERALL SITE PLAN
C-5 SITE PLAN
C-6 GRADING AND STORM DRAINAGE PLAN
C-7 UTILITY PLAN - AREA 'A'
C-8 UTILITY PLAN - AREA 'B'
LS-1 LANDSCAPE PLAN
D-1 SITE DETAILS
D-2 SITE DETAILS
EXH-1 EXTERIOR ELEVATIONS
EXH-2 EXTERIOR ELEVATIONS

RIGHT-OF-WAY OBSTRUCTION NOTES

1. OWNER AND CONTRACTOR ARE REQUESTED TO CONTACT THE CITY OF FAYETTEVILLE, NORTH CAROLINA, PRIOR TO PERMIT ISSUANCE TO CONFIRM THE LOCATION OF THE GARRISON TOWN CENTER RIGHT-OF-WAY OBSTRUCTION POINT.
2. OWNER AND CONTRACTOR ARE REQUESTED TO CONTACT THE CITY OF FAYETTEVILLE, NORTH CAROLINA, PRIOR TO PERMIT ISSUANCE TO CONFIRM THE LOCATION OF THE GARRISON TOWN CENTER RIGHT-OF-WAY OBSTRUCTION POINT.
3. OWNER AND CONTRACTOR ARE REQUESTED TO CONTACT THE CITY OF FAYETTEVILLE, NORTH CAROLINA, PRIOR TO PERMIT ISSUANCE TO CONFIRM THE LOCATION OF THE GARRISON TOWN CENTER RIGHT-OF-WAY OBSTRUCTION POINT.
4. OWNER AND CONTRACTOR ARE REQUESTED TO CONTACT THE CITY OF FAYETTEVILLE, NORTH CAROLINA, PRIOR TO PERMIT ISSUANCE TO CONFIRM THE LOCATION OF THE GARRISON TOWN CENTER RIGHT-OF-WAY OBSTRUCTION POINT.
5. OWNER AND CONTRACTOR ARE REQUESTED TO CONTACT THE CITY OF FAYETTEVILLE, NORTH CAROLINA, PRIOR TO PERMIT ISSUANCE TO CONFIRM THE LOCATION OF THE GARRISON TOWN CENTER RIGHT-OF-WAY OBSTRUCTION POINT.
6. OWNER AND CONTRACTOR ARE REQUESTED TO CONTACT THE CITY OF FAYETTEVILLE, NORTH CAROLINA, PRIOR TO PERMIT ISSUANCE TO CONFIRM THE LOCATION OF THE GARRISON TOWN CENTER RIGHT-OF-WAY OBSTRUCTION POINT.

ATTENTION CONTRACTORS

The Southbound Garnet access for the intersection of Garnet and Kestrel remains in the middle of the intersection. Kestrel was extended to accommodate this use of the Garnet access.

NOTES:
- The planned project location is subject to change due to the construction of the new town center.
- The project site is located within the City of Fayetteville.
- The project site is located within the City of Fayetteville.

SOLID WASTE COMPLIANCE STATEMENT:
- The project site is located within the City of Fayetteville.
- The project site is located within the City of Fayetteville.
- The project site is located within the City of Fayetteville.

CONTRACTOR SHALL NOTIFY "NCDB" (2018) OR (1-800-852-0852) AT LEAST 20 BUSINESS DAYS PRIOR TO BEGGINNING CONSTRUCTION OR FINALIZATION TO HAVE ALL RECLAIMED UTILITIES LOCATED.

CONTRACTOR SHALL NOTIFY "NCDB" (2018) OR (1-800-852-0852) AT LEAST 20 BUSINESS DAYS PRIOR TO BEGGINNING CONSTRUCTION OR FINALIZATION TO HAVE ALL RECLAIMED UTILITIES LOCATED.

CONTRACTOR SHALL NOTIFY "NCDB" (2018) OR (1-800-852-0852) AT LEAST 20 BUSINESS DAYS PRIOR TO BEGGINNING CONSTRUCTION OR FINALIZATION TO HAVE ALL RECLAIMED UTILITIES LOCATED.

CONTRACTOR SHALL NOTIFY "NCDB" (2018) OR (1-800-852-0852) AT LEAST 20 BUSINESS DAYS PRIOR TO BEGGINNING CONSTRUCTION OR FINALIZATION TO HAVE ALL RECLAIMED UTILITIES LOCATED.
SITE LEGEND

- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- ACCESSIBLE PARKING
- ACCESSIBLE TRANSIT PARKING
- VEHICLE VERTICAL LIFT DEVICES
- BUS STOP
- LIFT ELEVATOR
- PHASE 1
- PHASE 2
- PHASE 3

PHASE NOTES:

1. This project will be built in 3 phases. Phase 1 will be constructed prior to Phase 2.
2. Phase 1 includes the entire building and all proposed parking Phase 2 includes.
3. City streets, storm drainage and the new improvements will be constructed and completed.
4. The proposed parking lot and building finishes will begin in Phase 2.
5. The proposed building is being provided with the intent to be expanded to the south.

OUTDOOR AMENITY AREA DIAGRAM

ALL CONSTRUCTION SHALL BE IN
ACCORDANCE WITH THE CURRENT CIT
OF MALESI ENGINEERING DESIGN AND
CONSTRUCTION STANDARDS

SITE SHEET C-2 FOR ALL PROJECT
SITE, GRADED, STORM DRAINAGE AND
UTILITY NOTES

PRELIMINARY DESIGN - NOT INTENDED FOR CONSTRUCTION

MCADAMS
TRANSPARENCY CALCULATIONS NOTE
F1 - Ground Floor Required: 33% MIN.
Total Ground Floor Area: 3,428 SF
Ground Floor Transparency Provided: 2,447 SF (71.3%)
Upper Story Required: 20% MIN,
Total 2nd Floor Area: 3,047 SF
Ground Floor Transparency Provided: 1,358 SF (44.6%)
Total 3rd Floor Area: 5,190 SF
Ground Floor Transparency Provided: 2,076 SF (40.0%)
Total 4th Floor Area: 2,728 SF
Ground Floor Transparency Provided: 950 SF (34.8%)
Total 5th-8th (Typical) Floor Area: 2,728 SF
Ground Floor Transparency Provided: 1,046 SF (38.3%)
Total 9th Floor Area: 3,495 SF
Ground Floor Transparency Provided: 1,082 SF (31.0%)
Total 10th Floor Area: 3,401 SF
Ground Floor Transparency Provided: 1,592 SF (46.8%)

01 FIRST FLOOR
02 SECOND FLOOR
03 THIRD FLOOR
04 FOURTH FLOOR
05 FIFTH FLOOR
06 SIXTH FLOOR
07 SEVENTH FLOOR
08 EIGHTH FLOOR
09 NINTH FLOOR
10 TENTH FLOOR
11 ROOF
12 ROOF
13 PROGRESS PRINT
14 NOT FOR CONSTRUCTION
15 ODA Project No. 173173
16 WESTIN RALEIGH
17 DURHAM AIRPORT
18 RALEIGH, NORTH CAROLINA
19 DEVELOPMENT REVIEW
20 EXH-2
21 WEST ELEVATION - HEIGHT STUDY
22 SOUTH ELEVATION - HEIGHT STUDY
23 11/21/2018 7:24:18 PM
24 EXH-2
25 ODA Project No. 173173
26 WESTIN RALEIGH
27 DURHAM AIRPORT
28 RALEIGH, NORTH CAROLINA
29 DEVELOPMENT REVIEW
30 PROGRESS PRINT
31 NOT FOR CONSTRUCTION
32 SCALE:  3/32" = 1'-0"