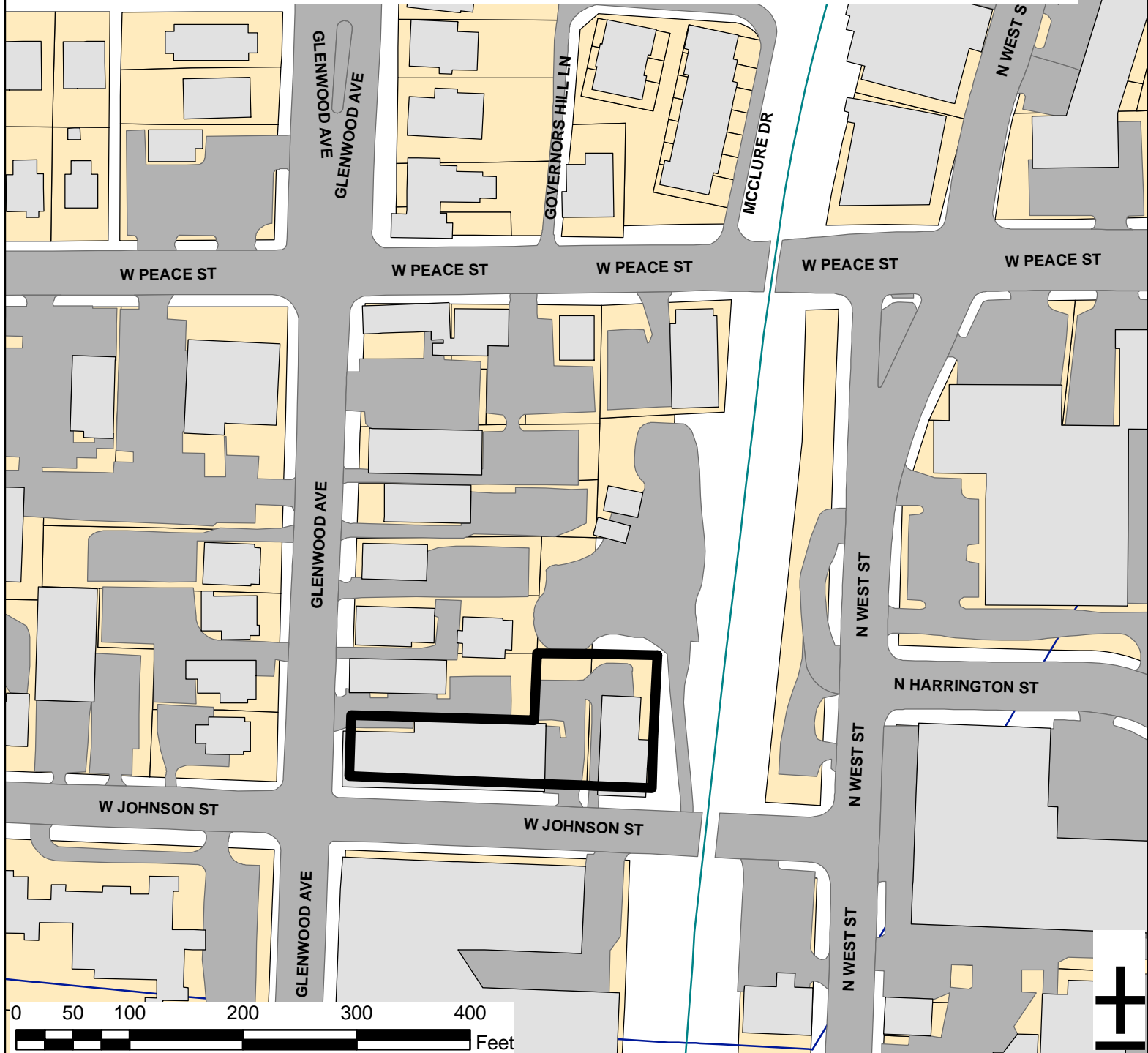


# HAMPTON INN- GLENWOOD SOUTH

## SP-56-2010



Zoning: **IND-2/ PBOD**  
CAC: **Hillsborough**  
Drainage: **Pigeon House**  
Basin: **Branch**  
Acreage: **0.49**

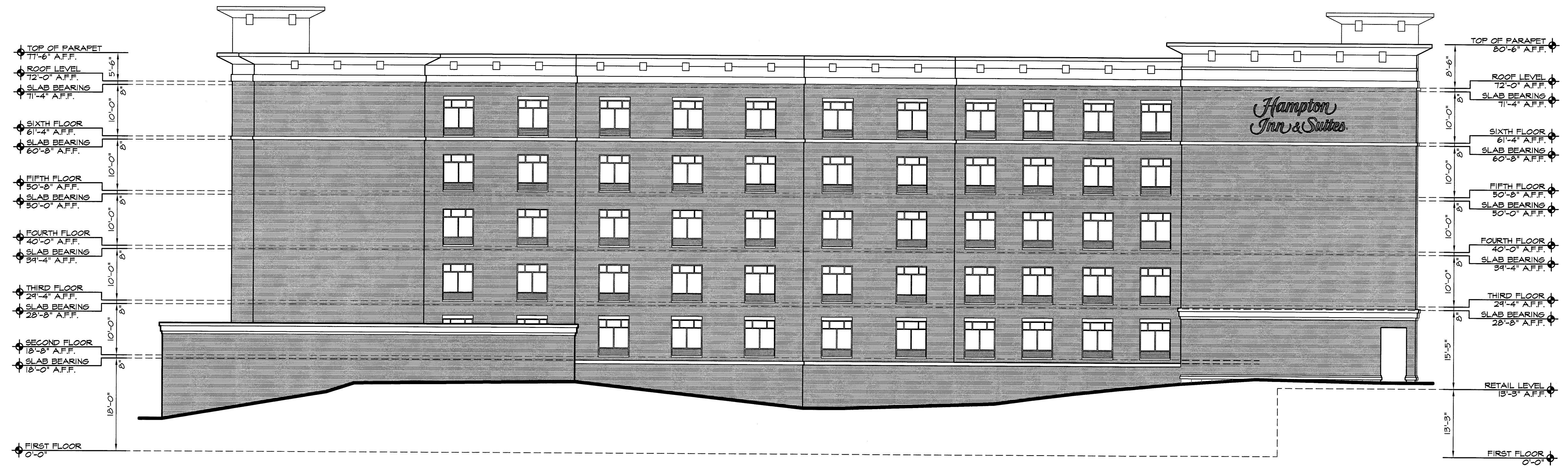
Number of Rooms: **126**  
Planner: **Eric Hodge**  
Phone: **(919) 516-2639**  
Applicant Contact: **Rivers & Assoc., Inc**  
Phone: **(252) 752-4135**



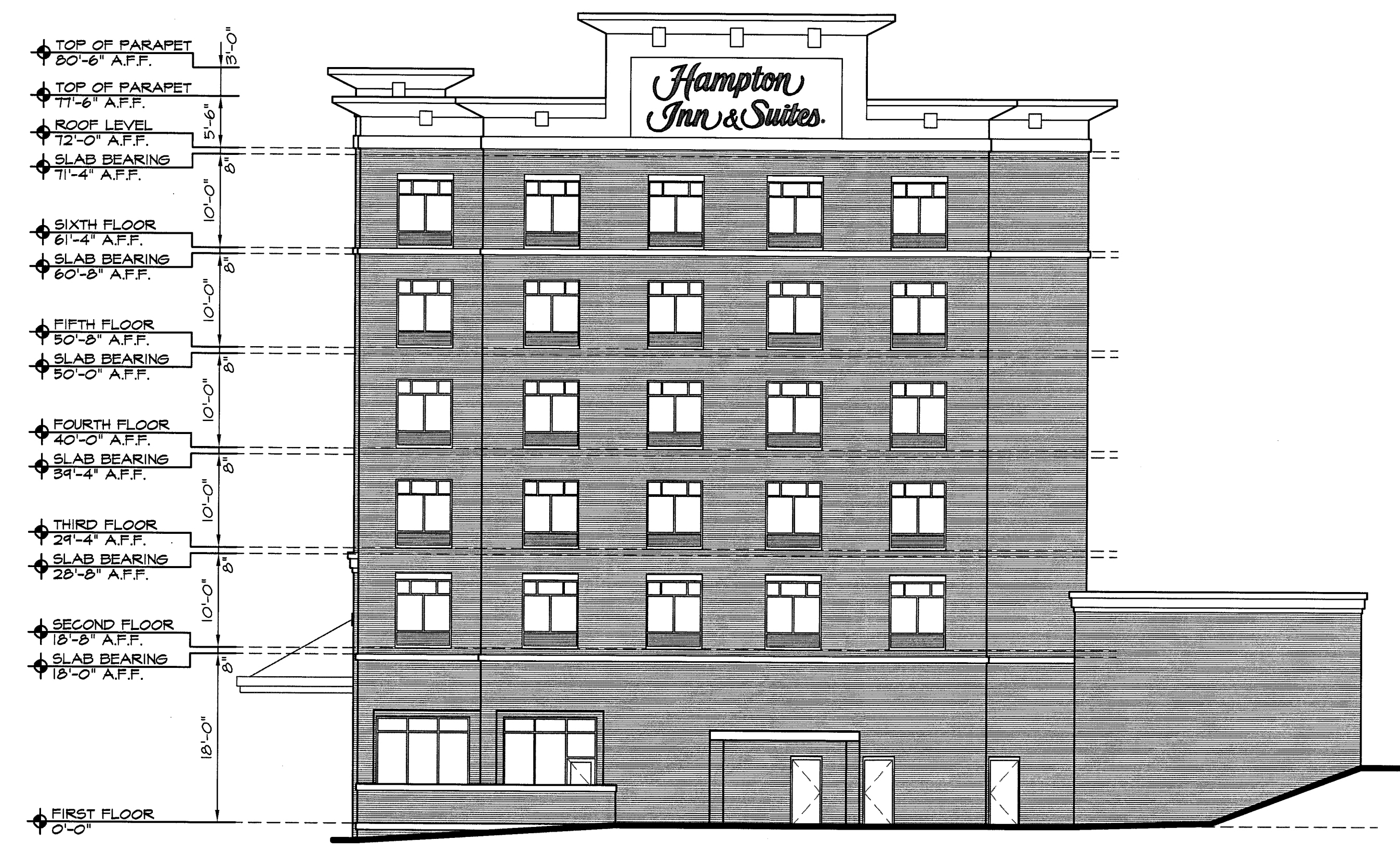








1 NORTH ELEVATION  
A6.2 3/32"=1'-0"



2 EAST ELEVATION  
A6.2 3/32"=1'-0"

ALL CONTRACTORS AND SUB-CONTRACTORS  
SUBMITTING BIDS ON THIS PROJECT SHALL BE  
REQUIRED TO RECEIVE THE ENTIRE SET OF  
DRAWINGS. BROKEN SETS ARE NOT ALLOWED  
FOR BIDDING PROJECTS.  
UNDER NO CIRCUMSTANCES ARE THE DRAWINGS  
TO BE SCALED!!

BY					
REVISIONS					
DATE					
DRAWN BY	RCW	APPROVED	RAH		
PROJ. #	10015	DATE	11/11/10		
QualityFirst					
<p>isomham</p> <p>DESIGN GROUP, PA</p> <p>Architecture • Engineering</p> <p>1305 Collegiate Drive Wilkesboro, NC 28687 www.isomham.com</p> <p>Phone: 336.838.4007 Fax: 336.838.4318</p>					
<p>EXTERIOR ELEVATIONS</p> <p>Hampton Inn &amp; Suites</p> <p>SOUTH GLENWOOD AVENUE</p> <p>RALEIGH, NORTH CAROLINA</p>					
<p>SHEET</p> <p>A6.2</p> <p>OF</p>					

NOT RELEASED FOR CONSTRUCTION





# Development SERVICES

FIRE • INSPECTIONS • PLANNING  
PUBLIC UTILITIES • PUBLIC WORKS

**Customer Service Center**  
One Exchange Plaza, Suite 400  
Raleigh, North Carolina 27601  
Phone 919-516-2495  
Fax 919-516-2685

## Preliminary Development Plan Application

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

Preliminary Approvals		FOR OFFICE USE ONLY
<input checked="" type="checkbox"/> Site Plans for Planning Commission or City Council <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing * <input type="checkbox"/> Multifamily (Infill)*	<input type="checkbox"/> Subdivision* <input type="checkbox"/> Infill Subdivision* <input type="checkbox"/> Cluster Subdivision <input type="checkbox"/> Expedited Subdivision Review	Transaction Number  288529
* May require Planning Commission or City Council Approval		

Section A GENERAL INFORMATION			
Development Name Hampton Inn Glenwood South			
Proposed Use Hotel			
Property Address(es) 510 W Johnson St/600 Glenwood Ave			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
P.I.N. 1704417743	P.I.N. 1704418744	P.I.N. 1704418795	P.I.N.
What is your project type?			
<input type="checkbox"/> Apartment <input type="checkbox"/> Banks <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input checked="" type="checkbox"/> Hotels/Motels <input type="checkbox"/> Industrial Building <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Office <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Townhouse <input type="checkbox"/> Other: If other, please describe:			
PRELIMINARY ADMINISTRATIVE REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively <u>not</u> requiring Planning Commission or City Council approval. N/A		
PLANNING COMMISSION OR CITY COUNCIL REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. In accordance with Code Section 10-2071 "Schedule Of Permitted Land Uses In Zoning Districts", hotel developments within Ind-2 Zoning Districts require Planning Commission Approval.		
CLIENT (Owner or Developer)	Company Glenwood Hospitality Assoc, LLC		
	Name (s) Thomas N. Tysinger		
	Address PO Box 30803 Greenville, North Carolina 27833-0803		
	Phone 252-321-8780 ext 212	Email ttysinger@earthlink.net	Fax 252-321-7760
CONSULTANT (Contact Person for Plans)	Company Rivers And Associates, Inc		
	Name (s) David L. Smith, P.E.		
	Address 6131 Fall Of Neuse Rd, Suite 300 Raleigh, North Carolina 27609		

PHONE 919-848-3347 dsmith@RIVERSANDASSOCIATES.COM  
FAX 919-848-0319

## DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Has your project previously been through the pre-submittal process? If yes, provide the transaction # 283962

Zoning Information	Building Information
Zoning District(s) IND-2	Proposed building use(s) Hotel
If more than one district, provide the acreage of each N/A	Existing Building(s) sq. ft. gross 0
Overlay District PEDESTRIAN BUSINESS	Proposed Building(s) sq. ft. gross 77,957
Total Site Acres 0.49 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 77,957
Off street parking Required 145 Provided 145 (By Agreement)	Proposed height of building(s) 75' 2"
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) 0
BOA (Board of Adjustment) case # A-55-09	Building Lot Coverage percentage 77.1 (site plans only)
CUD (Conditional Use District) case # Z-N/A	

### Stormwater Information

Existing Impervious Surface 0.445/19,387 acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 0.440/19,177 acres/square feet	If Yes, please provide
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel #

## CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030 Plan is consistent with Future Land Use (Central Business District) as stated in Comprehensive Plan. Specifically fulfills Policy ED 58 related to attracting hospitality and tourism to the downtown area. Also addresses several policies under Public Transportation including proximity to rail corridors and pedestrian accessibility. Plan meets Policy T-DT 8 related to streetscape and sidewalk width. Building façade meets many of the Downtown Urban Design and Façade Grant Guidelines.

## FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1. Total # Of Townhouse Lots N/A Detached N/A Attached N/A	9. Total number of commercial lots? N/A
2. Total # Of Apartment Or Condominium Units N/A	10. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Congregate Care Or Life Care Dwelling Units N/A	<b>If Yes, please answer the questions below:</b>  a) Minimum Lot Size N/A b) Total # Of Open Space Lots N/A c) Total # Of Phases N/A d) Perimeter Protective Yards Provided N/A e) Must provide open space quotient per City Code 10-3071(5)
4. Total # Of Mobile Home Lots N/A	
5. Overall Total # Of Dwelling Units (1-5 Above) N/A	
6. Bedroom Units 1br N/A 2br N/A 3br N/A 4br or more N/A	
7. Overall Unit(s)/Acre Densities Per Zoning District(s) N/A	
8. If your project is an infill subdivision, provide the infill calculations per City Code 10-3032 on the front cover of your drawing sets	

126 units

## 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 subdivision plan as approved by the City.

I hereby designate David L. Smith, P.E. 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 Thomas D. Steining 11.12.10 Date  
Signed \_\_\_\_\_ Date



**Section B**

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
<b>General Requirements</b>					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
2. <b>Preliminary Development Plan Application</b> completed and signed by the property owner	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
3. Client must print page 1 and 2 of the <b>Preliminary Development Plan Application</b> to the plan cover sheet	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
4. I have referenced the <b>Preliminary Development Plan Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
c) Proposed Site or Subdivision Plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals only – include all revision dates</u>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
10. Digital copy of only the site plan and elevations. The purpose of this image is to illustrate the basic character of the preliminary plan. It should contain only such basic information as: building outline, landscaping, parking and drives, stormwater facilities, and lot boundary. The digital image should be provided in the form of .pdf on a CD. If the plan was not digitally created, provide an 8 1/2" x 11" reduction of the plan. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>