



# Administrative Approval Action

**S-42-18 /Century Drive Hotel Subdivision  
Transaction# 566600 AA#3905**

**City of Raleigh**  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2495  
DS.help@raleighnc.gov  
www.raleighnc.gov

**LOCATION:** This site is located on the north side of Glenwood Avenue, south of Century Drive at 2101 Century Drive.

**REQUEST:** Development of an existing 4.5 acre tract zoned OP-12 and SHOD-2 into a two (2) lot subdivision, existing Lot 1 now being 111,691 sf/2.56 acres & new Lot 2 being 82,553 sf/1.9 acres.

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

A design adjustment request to the block perimeter requirements found in UDO Article 8.3, case DA-106-18, has been approved.

Board of Adjustment case #A-31-18 granted variances for a reduction of required parking spaces for both the existing (lot 1) & proposed new principal uses (new Lot 2); for the minimum lot size requirement of new Lot 2; and for the width of the required SHOD-2 protective yard.

**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 9/27/2018 by The John R. McAdams 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:*

**CONCURRENT SITE REVIEW NOT REQUIRED AT THIS TIME** – However, plan revisions or further development that includes land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. will require concurrent site review.

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

**LEGAL DOCUMENTS** - Email to [legaldocumentreview@raleighnc.gov](mailto: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 type="checkbox"/>	City Code Covenant	<input checked="" type="checkbox"/>	Slope Easement
<input type="checkbox"/>	Stormwater Maintenance Covenant	<input type="checkbox"/>	Transit Easement
<input checked="" type="checkbox"/>	Utility Placement Easement	<input checked="" type="checkbox"/>	Cross Access Easement
<input type="checkbox"/>	Sidewalk Easement	<input type="checkbox"/>	Public Access Easement
		<input checked="" type="checkbox"/>	Other: <b>Shared Parking Agreement</b>



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**RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Concurrent Site 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 required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
2. 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 these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
3. A slope 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 these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
4. The encroachments in the proposed slope easement shall be removed.
5. A fee-in-lieu for 1' in sidewalk width along the entire frontage is paid to the City of Raleigh (UDO 8.1.10).
6. A cross access agreement between lots 1 and 2 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 within this time, further recordings and building permit issuance will be withheld.
7. A shared parking agreement between lots 1 and 2 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded shared parking agreement 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.
8. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).



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**Stormwater**

- The flood prone areas, as shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).

**BUILDING PERMITS** – For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Concurrent Site 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:*

**Engineering**

- A Traffic Impact Analysis must be approved by Transportation Planning within the Engineering Services Department prior to approval of an Administrative Site Approval.
- A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

**Public Utilities**

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

**Urban Forestry**

- A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 10 new shade trees and 4 existing shade street trees along Glenwood Avenue and 20 new shade trees along Century Drive.

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

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

**EXPIRATION DATES:** If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

**3-Year Sunset Date: 11-20-2021**  
Record the entire subdivision.

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee) \_\_\_\_\_

Date: 11/20/18

Staff Coordinator: Jermont Purifoy


# Design Adjustment Staff Response



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

<b>PROJECT</b>	<b>Project Name</b>	Century Drive Hotel	
	<b>Development Case Number</b>	S-42-2018	
	<b>Transaction Number</b>	566600	
	<b>Design Adjustment Number</b>	DA - 106 - 2018	
<b>STAFF RESPONSE</b>	<b>Staff recommendation based upon the findings in the applicable code(s):</b>		
	<input checked="" type="checkbox"/> <u>UDO Art. 8.3 Blocks, Lots, Access</u>	<input type="checkbox"/> <u>UDO Art. 8.5 Existing Streets</u>	
	<input type="checkbox"/> <u>UDO Art. 8.4 New Streets</u>	<input type="checkbox"/> <u>Raleigh Street Design Manual</u>	
	Staff <b>SUPPORTS</b> <input checked="" type="checkbox"/> <b>DOES NOT SUPPORT</b> <input type="checkbox"/> the design adjustment request.		
	<b>DEPARTMENTS</b>		
	<input type="checkbox"/> <b>Dev. Services Planner</b>	<input type="checkbox"/> <b>City Planning</b>	
	<input checked="" type="checkbox"/> <b>Development Engineering</b> <i>see letter 11-17-18</i>	<input type="checkbox"/> <b>Transportation</b>	
	<input type="checkbox"/> <b>Engineering Services</b>	<input type="checkbox"/> <b>Parks &amp; Recreation and Cult. Res.</b>	
	<input type="checkbox"/> <b>Public Utilities</b>		
	<b>CONDITIONS:</b>		
Development Services Director or Designee Action: <input checked="" type="checkbox"/> <b>APPROVE</b> <input type="checkbox"/> <b>APPROVE WITH CONDITIONS</b> <input type="checkbox"/> <b>DENY</b>			


**MICHAEL W. RITCHIE, PE, MPA**
11/20/2018  
**ENGINEERING AND INFRASTRUCTURE MANAGER**
**Date**

\*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature. Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

# Staff Response

## Article 8.3 Blocks Lots, Access



DEVELOPMENT  
SERVICES  
DEPARTMENT

The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings.

- A. The requested design adjustment meets the intent of this Article;  
YES  NO
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;  
YES  NO
- C. The requested design adjustment does not increase congestion or compromise Safety;  
YES  NO
- D. The requested design adjustment does not create any lots without direct street Frontage;  
YES  NO
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
1. Topographic changes are too steep;
  2. The presence of existing buildings, stream and other natural features;
  3. Site layout of developed properties;
  4. Adjoining uses or their vehicles are incompatible;
  5. Strict compliance would pose a safety hazard; or
  6. Does not conflict with an approved or built roadway construction project
  7. adjacent to or in the vicinity of the site.
- YES  NO

### STAFF FINDINGS

Staff is in support of the proposed design adjustment to the block perimeter requirements of Article 8.3. The OP- zoning requires a 4000' maximum block length. There is not a functional block for the proposed site. The proposed Century Drive Hotel site is bound on three sides by Crabtree Creek and is located adjacent to the I-440 interchange with Glenwood Avenue.

The site is inhibited significantly in meeting block perimeter requirements due to the presence of Crabtree Creek, FEMA flood hazard areas and the site layout of developed properties. In addition, strict compliance would pose a traffic and pedestrian safety hazard. The site is adjacent to the I-440 interchange with frontage on Glenwood Avenue. To complete a compliant block there would have to be a connection onto the I-440 off ramp which is not an option due to control of access requirements and safety measures.

Pedestrian passage is also not recommended due to the controlled access of I-440, Glenwood Avenue and the adjacent solar farm.

# Design Adjustment Application



**DEVELOPMENT SERVICES DEPARTMENT**

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

<b>PROJECT</b>	<b>Project Name</b> Century Drive Hotel - Preliminary Subdivision		
	<b>Case Number</b> S-42-18		
	<b>Transaction Number</b> 566600		
<b>OWNER</b>	<b>Name</b> Carolina Hotel Investors - Crabtree LLC		
	<b>Address</b> 6110 Falcon Bridge Road, Suite 200		<b>City</b> Chapel Hill
	<b>State</b> NC	<b>Zip Code</b> 27517	<b>Phone</b>
<b>CONTACT</b>	<b>Name</b> Andy Padiak, P.E.		<b>Firm</b> McAdams
	<b>Address</b> 2905 Meridian Parkway		<b>City</b> Durham
	<b>State</b> NC	<b>Zip Code</b> 27713	<b>Phone</b> 919-361-5000
<b>REQUEST</b>	I am seeking a Design Adjustment from the requirements set forth in the following:		
	<input checked="" type="checkbox"/> <b>UDO Art. 8.3 Blocks, Lots, Access</b>	- See page 2 for findings	
	<input type="checkbox"/> <b>UDO Art. 8.4 New Streets</b>	- See page 3 for findings	
	<input type="checkbox"/> <b>UDO Art. 8.5 Existing Streets</b>	- See page 4 for findings	
	<input type="checkbox"/> <b>Raleigh Street Design Manual</b>	- See page 5 for findings	
	<b>Provide details about the request; (please attach a memorandum if additional space is needed):</b>		
We are respectively requesting a design variance to the maximum Block Perimeter length of 4,000 feet referenced under UDO Section 8.3.2.A.			

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

*Andy Padiak*  
Owner/Owner's Representative Signature

9/27/18  
Date

## CHECKLIST

Signed Design Adjustment Application	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input checked="" type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input checked="" type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input checked="" type="checkbox"/> Included

Submit all documentation, with the exception of the required addressed envelopes and letters to [designadjustments@raleighnc.gov](mailto:designadjustments@raleighnc.gov).

Deliver the addressed envelopes and letters to:  
Development Services, Development Engineering  
One Exchange Plaza, Suite 500  
Raleigh NC, 27601

<b>For Office Use Only</b>	<b>RECEIVED DATE:</b>	<b>DA -</b>
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# Article 8.3, Blocks, Lots, Access

## Administrative Design Adjustment Findings

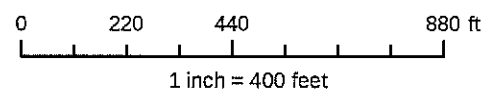
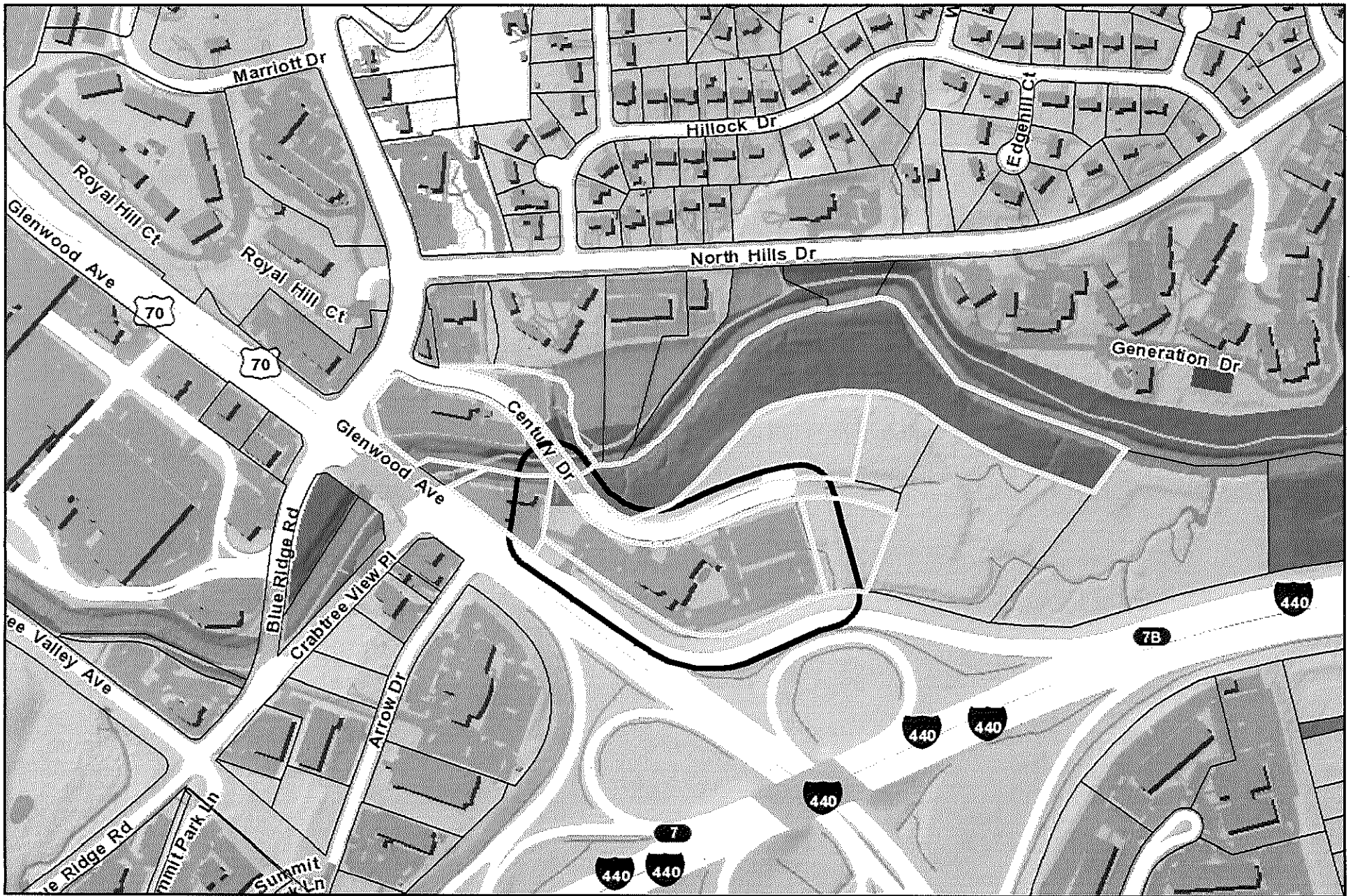


DEVELOPMENT  
SERVICES  
DEPARTMENT

The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;  
The requested design adjustment meets the intent of this Article because there are natural and man-made barriers that prohibit the extension of a public street within this project boundary that could have any benefit for the public street network.
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;  
The Comprehensive Plan does not show a public street adjacent to the proposed subdivision area, therefore meeting the intent of this Article per Section 8.3.6.A.
- C. The requested design adjustment does not increase congestion or compromise Safety;  
The design adjustment does not increase congestion or compromise safety because there are no congestion or safety issues at this time and the project does not change traffic flow.
- D. The requested design adjustment does not create any lots without direct street Frontage;  
This design adjustment does not create any lots without direct street frontage per Section 8.3.6.D.
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
1. Topographic changes are too steep;
  2. The presence of existing buildings, stream and other natural features;
  3. Site layout of developed properties;
  4. Adjoining uses or their vehicles are incompatible;
  5. Strict compliance would pose a safety hazard; or
  6. Does not conflict with an approved or built roadway construction project
  7. adjacent to or in the vicinity of the site.

Per Section 8.3.6.E.2 and 8.3.6.E.3, Century Drive is bounded to the north by Crabtree Creek that is within a flood hazard area preventing an extension of Century Drive to the east. The site is bounded to the east by an existing Solar Farm also prohibiting a public access to the east. It would also not be feasible to create a public access to the south of the property because of the existing I-440 Controlled Access Ramp.



**Disclaimer**  
 iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.





# Individual Acknowledgement



DEVELOPMENT  
SERVICES  
DEPARTMENT

STATE OF NORTH CAROLINA  
COUNTY OF DURHAM

INDIVIDUAL

I, Roberta Forbes, a Notary Public do hereby certify that  
Andy Padiak personally appeared before me this day and  
acknowledged the due execution of the forgoing instrument.

This the 27<sup>th</sup> day of September, 2018.

(SEAL)

ROBERTA FORBES  
NOTARY PUBLIC  
Wake County, North Carolina  
My Commission Expires 06-28-2019

Notary Public

Handwritten signature of Roberta Forbes in cursive script.

My Commission Expires: June 28, 2019

# CENTURY DRIVE HOTEL

## PRELIMINARY SUBDIVISION PLAN CITY OF RALEIGH TRANSACTION #566600 CITY OF RALEIGH CASE #S-42-18 BOARD OF ADJUSTMENT VARIANCE #A-31-18

2101 CENTURY DRIVE  
RALEIGH, NORTH CAROLINA  
PROJECT NUMBER: SPEC-16988

DATE: AUGUST 16, 2018  
REVISED: SEPTEMBER 27, 2018

OWNER:

CAROLINA HOTEL INVESTORS - CRABTREE LLC  
6110 FALCON BRIDGE ROAD, SUITE 200  
CHAPEL HILL, NC 27517

### SHEET INDEX

- C-1 EXISTING CONDITIONS
- C-2 PROPOSED SUBDIVISION PLAN
- C-3 PROPOSED UTILITY AND GRADING PLAN
- LS-1 PROPOSED LANDSCAPE PLAN AND DETAILS
- TC-1 PROPOSED TREE CONSERVATION PLAN

### SITE DATA

DEVELOPER	CAROLINA HOTEL INVESTORS - CRABTREE LLC 6110 FALCON BRIDGE ROAD, SUITE 200 CHAPEL HILL, NC 27517
OWNER	CAROLINA HOTEL INVESTORS - CRABTREE LLC 6110 FALCON BRIDGE ROAD, SUITE 200 CHAPEL HILL, NC 27517
PARCELS	0795-79-7800, REAL ESTATE ID: 0086493
TOTAL SITE AREA	196,020 SF / 4.50 AC
LOTS	LOT 1 = 2.56 AC LOT 2 = 1.90 AC VARIANCE GRANTED (A-31-18) TO MINIMUM LOT AREA FOR LOT 2.
PROPOSED ROW DEDICATION	2 FEET - CENTURY DRIVE, 0.04 ACRES
EXISTING ZONING	OP-12 SHOD 2
PROPOSED ZONING	NO CHANGE
PARKING	REQUIRED: 1 SPACE/176 GUEST ROOMS = 176 SPACES MEETING ROOMS: (1 SPACE PER 5 SEATS) = N/A TOTAL REQUIRED SPACES = 176 SPACES EXISTING: 282 SPACES PROPOSED: NO CHANGE, PROPOSED SHARED AGREEMENT
HC PARKING	REQUIRED: 176 SPACES x 2% = 4 SPACES EXISTING: 5 SPACES PROPOSED: NO CHANGE
HC VAN PARKING	REQUIRED: 1/6 HC SPACES = 1 SPACES EXISTING: 5 SPACES PROPOSED: NO CHANGE
CAC DISTRICT	GLENWOOD
EXISTING USE	HOTEL
PROPOSED USE	HOTEL
RIVER BASIN	NEUSE
WATERSHED OVERLAY	N/A

### BOARD OF ADJUSTMENT VARIANCE APPROVAL

BOA CASE # A-31-18:  
WHEREAS CAROLINA HOTEL INVESTORS-CRABTREE LLC, PROPERTY OWNER, REQUEST A 0.8 ACRE VARIANCE FROM THE MINIMUM LOT SIZE REQUIRED FOR HOTELS SET FORTH IN SECTION 6.4.B.D.2 OF THE UNIFIED DEVELOPMENT ORDINANCE AS WELL AS A 0.35 PARKING SPACE REDUCTION OF THE MINIMUM NUMBER OF PARKING SPACES REQUIRED BY SECTION 7.1.2 OF THE UNIFIED DEVELOPMENT ORDINANCE FOR THE EXISTING 176 ROOM HOTEL ON AN EXISTING 4.5 ACRE TRACT ZONED OFFICE PARK-12 AND LOCATED AT 2101 CENTURY DRIVE, AND FOR A NEW HOTEL WITH UP TO 130 ROOMS TO BE CONSTRUCTED ON A NEW 1.8 ACRE SITE SUBDIVIDED OUT OF THE EXISTING PARCEL AND 199 PARKING SPACES TO SERVE THE 306 HOTEL ROOMS ON BOTH LOTS.

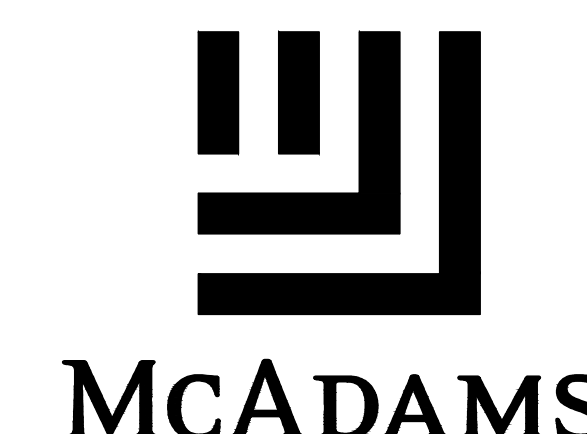
### SOLID WASTE COMPLIANCE STATEMENT

DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

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.



Know what's below.  
Call before you dig.



THE JOHN R. McADAMS  
COMPANY, INC.  
2905 Meridian Parkway  
Durham, North Carolina 27713  
License No.: C-0293  
919.361.5000 • McAdamsCo.com  
Contact: Andy Padiak, PE  
Padiak@mcadamsco.com

### Preliminary Subdivision Plan Application



Development Services Customer Service Center | Exchange Plaza, Suite 401 | Raleigh, NC 27601 | 919-996-2495 | Fax: 919-996-1831  
Lackland Satellite Office | 1301 Lackland Road | Raleigh, NC 27601 | 919-996-4200

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

Office Use Only: Transaction #	Project Coordinator	Team Leader
<b>PRELIMINARY APPROVALS</b>		
<input checked="" type="checkbox"/> Subdivision * <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservative Subdivision		
*May require City Council approval if in a Metro Park Overlay or Historic Overlay District.		
If your project has been through the Due Diligence process, provide the transaction #: 493954		
<b>GENERAL INFORMATION</b>		
Development Name: Century Drive Hotel		
Proposed Use: Hotel		
Property Address(es): 2101 Century Drive, Raleigh, NC 27612		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
PIN Recorded Deed 0795-79-7800	PIN Recorded Deed	PIN Recorded Deed
What is your project type?		
<input type="checkbox"/> Single Family <input type="checkbox"/> Townhouse <input checked="" type="checkbox"/> Subdivision in a non-residential zoning district <input type="checkbox"/> Other (describe):		
<b>OWNER/DEVELOPER INFORMATION</b>		
Company Name: Carolina Hotel Investors - Crabtree LLC   Owner/Developer Name: RUSSELL RANSON, PRINCIPAL		
Address: 6110 Falcon Bridge Road, Suite 200, Chapel Hill, NC 27517		
Phone:	Email:	Fax:
<b>CONSULTANT/CONTACT PERSON FOR PLANS</b>		
Company Name: McAdams   Contact Name: Linda Vasil, P.E.		
Address: 2905 Meridian Parkway, Durham, NC 27713		
Phone: 919-361-5000, x162	Email: vasil@mcadamsco.com	Fax:

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

#### ZONING INFORMATION

Zoning District(s): OP-12, SHOD-2  
If more than one district, provide the acreage of each: Lot 1: 2.56 acres, Lot 2: 1.90 acres

Overlay District?  Yes  No

Inside City Limits?  Yes  No

CUD (Conditional Use District) Case # 2-

CDA (Certificate of Appropriateness) Case #

BOA (Board of Adjustment) Case # A-

#### STORMWATER INFORMATION

Existing Impervious Surface: 3.3/143,748 acres/sf    Flood Hazard Area:  Yes  No

Proposed Impervious Surface: 3.3/143,748 acres/sf    Neuse River Buffer:  Yes  No

Wetlands:  Yes  No

If in a Flood Hazard Area, provide the following:  
Alluvial Soils: Yes    Flood Study: Crabtree Creek (Bas FEMA Map Panel # 0795, 0796)

#### NUMBER OF LOTS AND DENSITY

Total # of Townhouse Lots: Detached

Total # of Single Family Lots:    Total # of All Lots: 2

Overall Unit(s)/Acre Densities Per Zoning District: See Variance approval A-31-18

Total # of Open Space and/or Common Area Lots:

#### SIGNATURE BLOCK (Applicable to all developments)

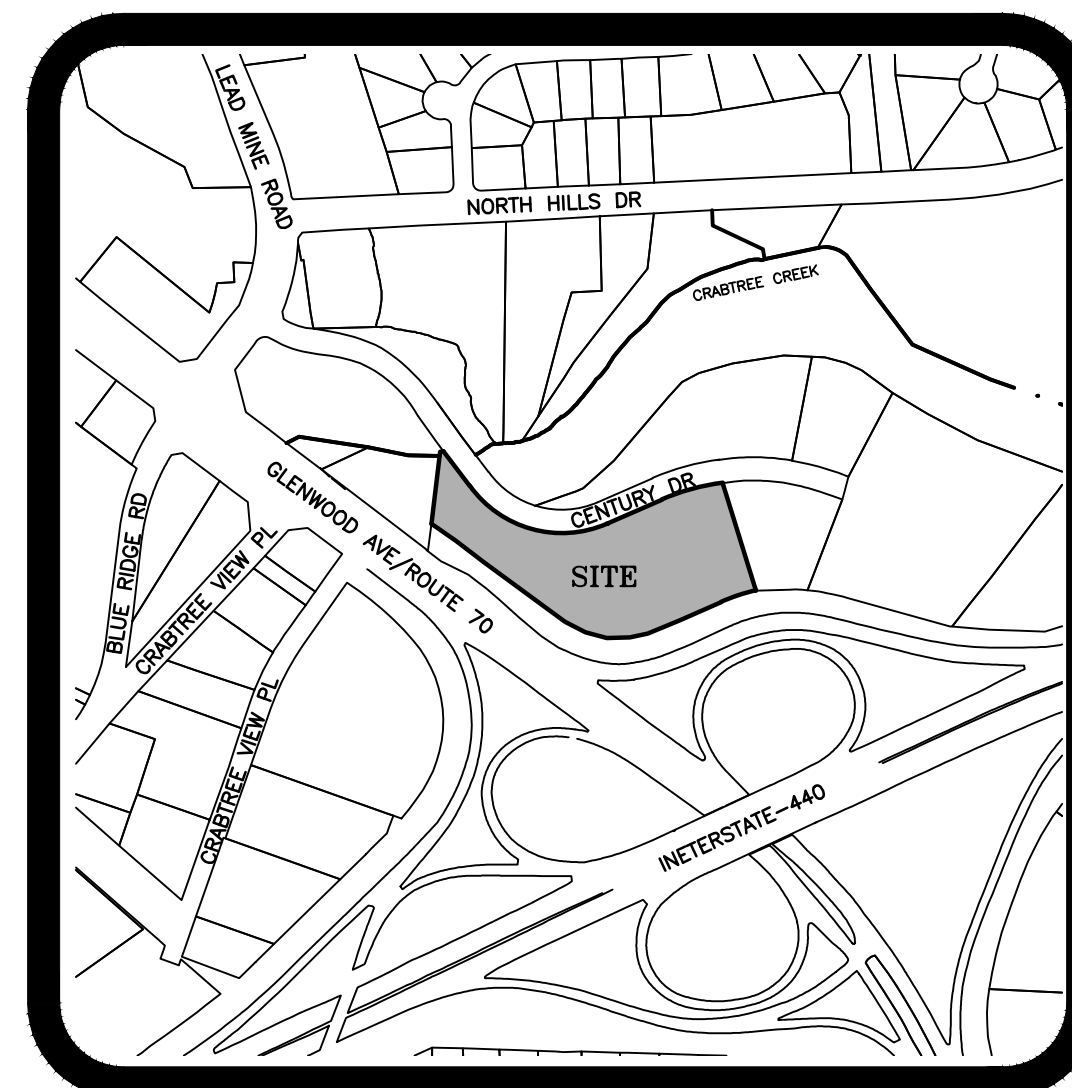
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate \_\_\_\_\_ 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.

Signature: \_\_\_\_\_ Date: 7/30/18  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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VICINITY MAP  
1" = 500'

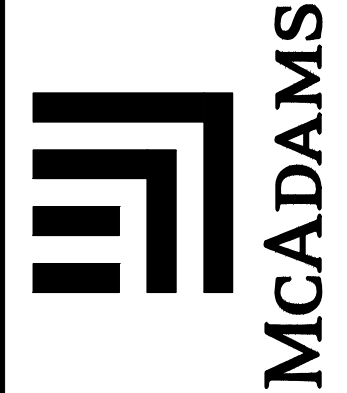
### ATTENTION CONTRACTORS

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 reinstallation 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.



REVISIONS:


OWNER:  
 CAROLINA HOTEL INVESTORS - CRABTREE LLC  
 6110 FALCON BRIDGE ROAD, SUITE 200  
 CHAPEL HILL, NC 27517

# CENTURY DRIVE HOTEL

## PRELIMINARY SUBDIVISION PLAN

RALEIGH, NORTH CAROLINA

EXISTING CONDITIONS

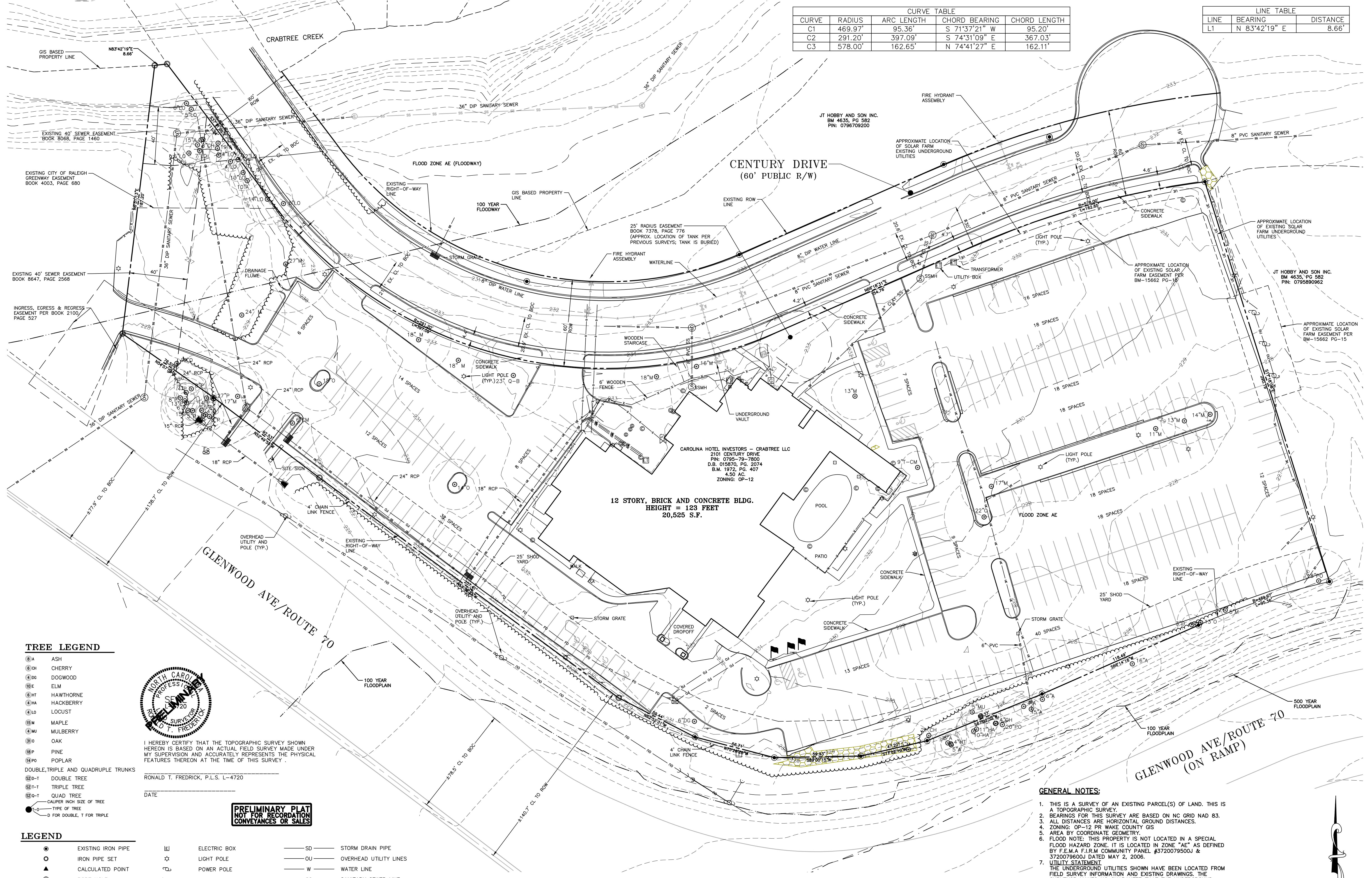
PROJECT NO.: SPEC-16988  
 FILENAME: SPEC16988-X1  
 CHECKED BY: LJV  
 DRAWN BY: CJJ  
 SCALE: 1"=30'  
 DATE: 08-16-18  
 SHEET NO.: C-1

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	469.97'	95.36'	S 71°37'21" W	95.20'
C2	291.20'	397.09'	S 74°31'09" E	367.03'
C3	578.00'	162.65'	N 74°41'27" E	162.11'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 83°42'19" E	8.66'



**TREE LEGEND**

- ①A ASH
- ①Ch CHERRY
- ①Dg DOGWOOD
- ①E ELM
- ①Ht HAWTHORNE
- ①HA HACKBERRY
- ①Lo LOCUST
- ①M MAPLE
- ①Ml MULBERRY
- ①O OAK
- ①P PINE
- ①Po POPLAR
- ①D-T DOUBLE, TRIPLE AND QUADRUPLE TRUNKS
- ①T-T TRIPLE TREE
- ①Q-T QUAD TREE
- ①C CAULIFLOWER TREE
- ①T TYPE OF TREE
- ①D FOR DOUBLE, T FOR TRIPLE



I HEREBY CERTIFY THAT THE TOPOGRAPHIC SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION AND ACCURATELY REPRESENTS THE PHYSICAL FEATURES THEREON AT THE TIME OF THIS SURVEY.

RONALD T. FREDRICK, P.L.S., L-4720  
 DATE

**PRELIMINARY PLAN  
 NOT FOR RECORDATION  
 CONVEYANCES OR SALES**

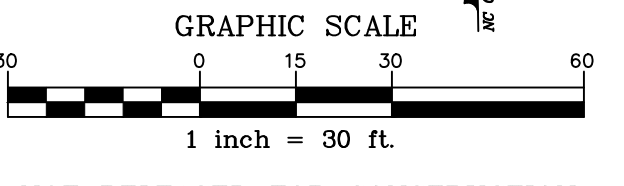
**LEGEND**

- ① EXISTING IRON PIPE
- ① IRON PIPE SET
- ①▲ CALCULATED POINT
- ①⊕ BORE HOLE
- ①⊙ SANITARY SEWER MANHOLE
- ①⊙ SANITARY SEWER CLEANOUT
- ①⊕ WATER VALVE
- ①⊕ WATER METER
- ①⊕ FIRE HYDRANT
- ①⊕ TELEPHONE PEDESTAL
- ①⊕ TELEPHONE MANHOLE
- ①⊕ ELECTRIC BOX
- ①⊕ LIGHT POLE
- ①⊕ POWER POLE
- ①⊕ GUY WIRE
- ①⊕ CURB INLET
- ①⊕ STORM DRAINAGE MANHOLE
- ①⊕ YARD INLET
- ①⊕ FIBER OPTIC MARKER
- ①⊕ FIBER OPTIC VAULT
- ①⊕ SIGN
- ①⊕ 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 FENCE LINE
- X TREE LINE
- GUARDRAIL

- CB1 TOP=230.75  
18"RCP(N)=227.20
- D13 GRATE=231.71  
18"RCP(S)=227.79
- CB2 GRATE=227.38  
BOTTOM=225.18
- D13 GRATE=231.71  
18"RCP(N)=226.55  
24"RCP(W)=226.33
- CB5 TOP=228.75  
8"PVC(E)=224.30  
24"RCP(W)=224.30
- CB6 TOP=228.47  
24"RCP(N)=222.67  
24"RCP(E)=222.67  
24"RCP(S)=222.28
- FES7 INV=223.53
- FES8 INV=223.54
- CB9 TOP=227.93  
24"RCP(N)=222.03  
24"RCP(E)=223.75  
24"RCP(S)=222.28
- SMH1 RIM=233.63  
8"PVC(E)=224.48  
10"PVC(S)=225.08  
8"PVC(W)=224.63
- SMH2 RIM=233.25  
8"PVC(E)=223.62  
8"PVC(S)=223.75  
8"PVC(W)=223.61
- SMH3 RIM=233.67  
8"PVC(N)=225.17  
10"DI(W)=225.77
- SMH4 RIM=231.98  
8"PVC(E)=221.83  
8"PVC(W)=221.93
- SMH5 RIM=229.07  
36"RCP(N)=208.72  
36"RCP(S)=228.84
- SMH6 RIM=224.91  
36"RCP(S)=209.03

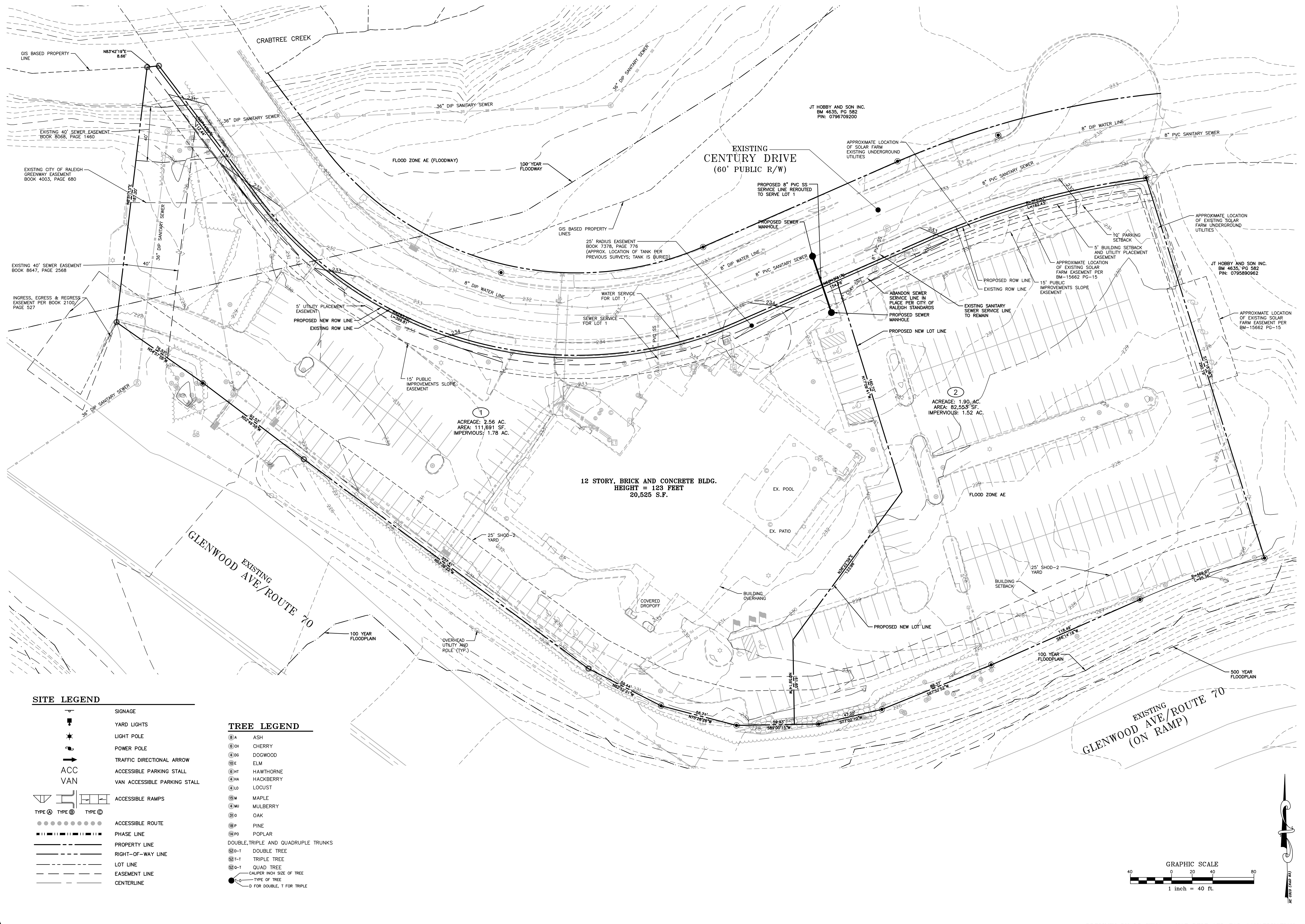
**GENERAL NOTES:**

- THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS A TOPOGRAPHIC SURVEY.
- BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD 83.
- ALL DISTANCES ARE HORIZONTAL DISTANCES.
- ZONING: OP-12 PR WAKE COUNTY GIS
- AREA BY COORDINATE GEOMETRY.
- FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "AE" AS DEFINED BY F.E.M.A F.I.R.M COMMUNITY PANEL #3720079500J & 3720079600J DATED MAY 2, 2006.
- UTILITY STATEMENT  
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THIS SURVEY SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD 88 BENCH MARK ELEV. = 233.28'
- GLENWOOD AVENUE CENTERLINE BASED ON GIS INFORMATION.



X:\Projects\SPEC-16988\16988\16988-X1.dwg, 10/25/2018 9:52:18 AM, Vostil, Ljvd

X:\Projects\SPEC-16988\16988\16988\16988-01.dwg, 10/25/2018 10:35:37 AM, Vasil, Lhnd

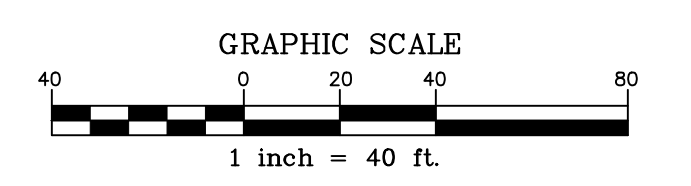


**SITE LEGEND**

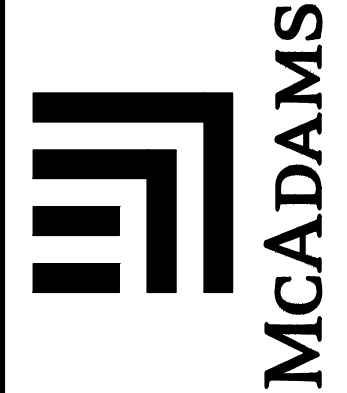
- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE

**TREE LEGEND**

- ① A ASH
- ② CH CHERRY
- ③ DG DOGWOOD
- ④ EL ELM
- ⑤ HT HAWTHORNE
- ⑥ HA HACKBERRY
- ⑦ LO LOCUST
- ⑧ M MAPLE
- ⑨ MU MULBERRY
- ⑩ O OAK
- ⑪ P PINE
- ⑫ PO POPLAR
- ⑬ DT DOUBLE TREE
- ⑭ TT TRIPLE TREE
- ⑮ QT QUAD TREE
- ⑯ CA CALIPER INCH SIZE OF TREE
- ⑰ T TYPE OF TREE
- ⑱ D FOR DOUBLE, T FOR TRIPLE



**THE JOHN R. MCADAMS COMPANY, INC.**  
 2905 Meridian Parkway  
 Durham, North Carolina 27713  
 Lic. No.: C-0283  
 919.361.5000 • mcadamsco.com



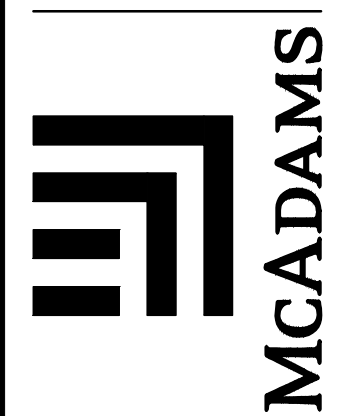
REVISIONS:


**OWNER:**  
 CAROLINA HOTEL INVESTORS - CRABTREE LLC  
 6110 FALCON BRIDGE ROAD, SUITE 200  
 CHAPEL HILL, NC 27517

**CENTURY DRIVE HOTEL**  
**PRELIMINARY SUBDIVISION PLAN**  
 RALEIGH, NORTH CAROLINA  
**PROPOSED UTILITY AND GRADING PLAN**

PROJECT NO. SPEC-16988
FILENAME: SPEC16988-01
CHECKED BY: LJV
DRAWN BY: CJJ
SCALE: 1"=40'
DATE: 08-16-18
SHEET NO. C-3





REVISIONS:


OWNER:  
 CAROLINA HOTEL INVESTORS - CRABTREE LLC  
 6110 FALCON BRIDGE ROAD, SUITE 200  
 CHAPEL HILL, NC 27517

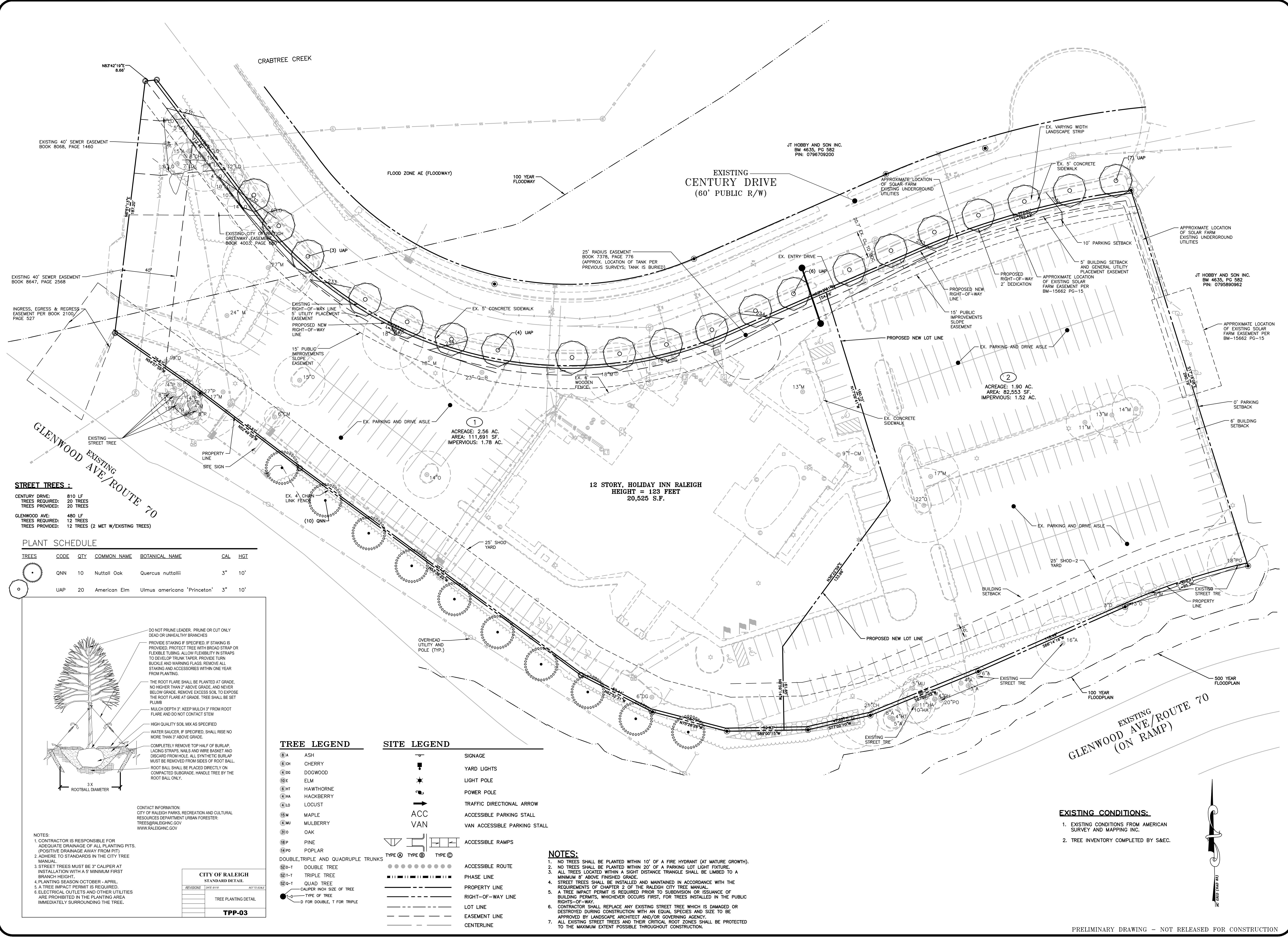
# CENTURY DRIVE HOTEL

## PRELIMINARY SUBDIVISION PLAN

RALEIGH, NORTH CAROLINA

### PROPOSED LANDSCAPE PLAN

PROJECT NO: SPEC-16988  
 FILENAME: SPEC16988-LS1  
 CHECKED BY: LJV  
 DRAWN BY: CJJ  
 SCALE: 1"=30'  
 DATE: 08-16-18  
 SHEET NO: **LS-1**

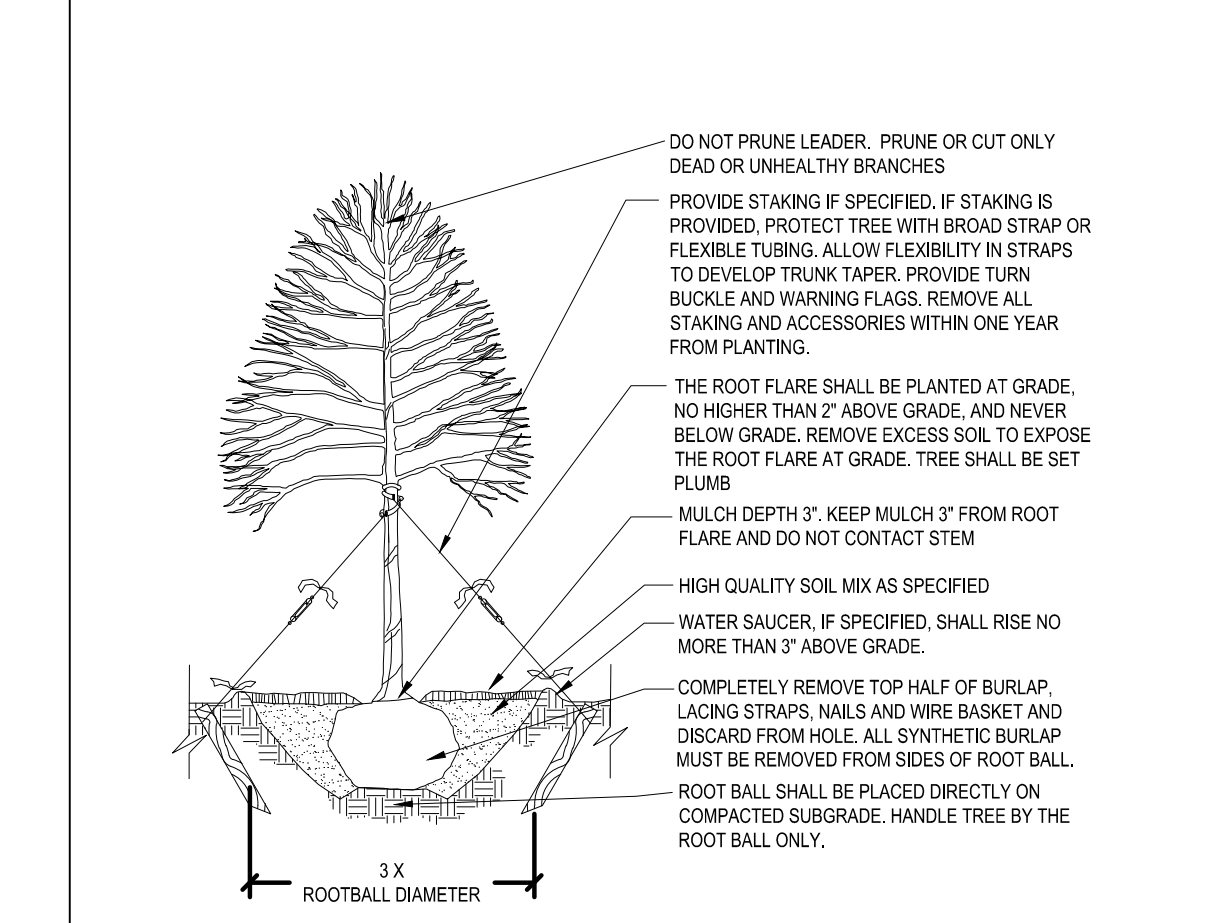


**STREET TREES:**

CENTURY DRIVE:	810 LF
TREES REQUIRED:	20 TREES
TREES PROVIDED:	20 TREES
GLENWOOD AVE:	480 LF
TREES REQUIRED:	12 TREES
TREES PROVIDED:	12 TREES (2 MET W/EXISTING TREES)

**PLANT SCHEDULE**

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HGT
○	QNN	10	Nuttall Oak	Quercus nuttallii	3"	10'
○	UAP	20	American Elm	Ulmus americana 'Princeton'	3"	10'



**TREE LEGEND**

⊕A	ASH
⊕CH	CHERRY
⊕DG	DOGWOOD
⊕EL	ELM
⊕HT	HAWTHORNE
⊕HA	HACKBERRY
⊕LO	LOCUST
⊕M	MAPLE
⊕MU	MULBERRY
⊕O	OAK
⊕P	PINE
⊕PO	POPLAR

DOUBLE, TRIPLE AND QUADRUPLE TRUNKS

⊕20-T	DOUBLE TREE
⊕21-T	TRIPLE TREE
⊕22-T	QUAD TREE

○ CALIPER INCH SIZE OF TREE  
 ○ TYPE OF TREE  
 ○ D FOR DOUBLE, T FOR TRIPLE

**SITE LEGEND**

—	SIGNAGE
—	YARD LIGHTS
—	LIGHT POLE
—	POWER POLE
→	TRAFFIC DIRECTIONAL ARROW
—	ACCESSIBLE PARKING STALL
—	VAN ACCESSIBLE PARKING STALL
—	ACCESSIBLE RAMPS
—	ACCESSIBLE ROUTE
—	PHASE LINE
—	PROPERTY LINE
—	RIGHT-OF-WAY LINE
—	LOT LINE
—	EASEMENT LINE
—	CENTERLINE

**NOTES:**

- NO TREES SHALL BE PLANTED WITHIN 10' OF A FIRE HYDRANT (AT MATURE GROWTH).
- NO TREES SHALL BE PLANTED WITHIN 20' OF A PARKING LOT LIGHT FIXTURE.
- ALL TREES LOCATED WITHIN A SIGHT TRIANGLE SHALL BE LUMBED TO A MINIMUM 8' ABOVE FINISHED GRADE.
- STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE RALEIGH CITY TREE MANUAL.
- A TREE IMPACT PERMIT IS REQUIRED PRIOR TO SUBDIVISION OR ISSUANCE OF BUILDING PERMITS, WHICHEVER OCCURS FIRST, FOR TREES INSTALLED IN THE PUBLIC RIGHTS-OF-WAY.
- CONTRACTOR SHALL REPLACE ANY EXISTING STREET TREE WHICH IS DAMAGED OR DESTROYED DURING CONSTRUCTION WITH AN EQUAL SPECIES AND SIZE TO BE APPROVED BY LANDSCAPE ARCHITECT AND/OR GOVERNING AGENCY.
- ALL EXISTING STREET TREES AND THEIR CRITICAL ROOT ZONES SHALL BE PROTECTED TO THE MAXIMUM EXTENT POSSIBLE THROUGHOUT CONSTRUCTION.

**EXISTING CONDITIONS:**

- EXISTING CONDITIONS FROM AMERICAN SURVEY AND MAPPING INC.
- TREE INVENTORY COMPLETED BY S&EC.