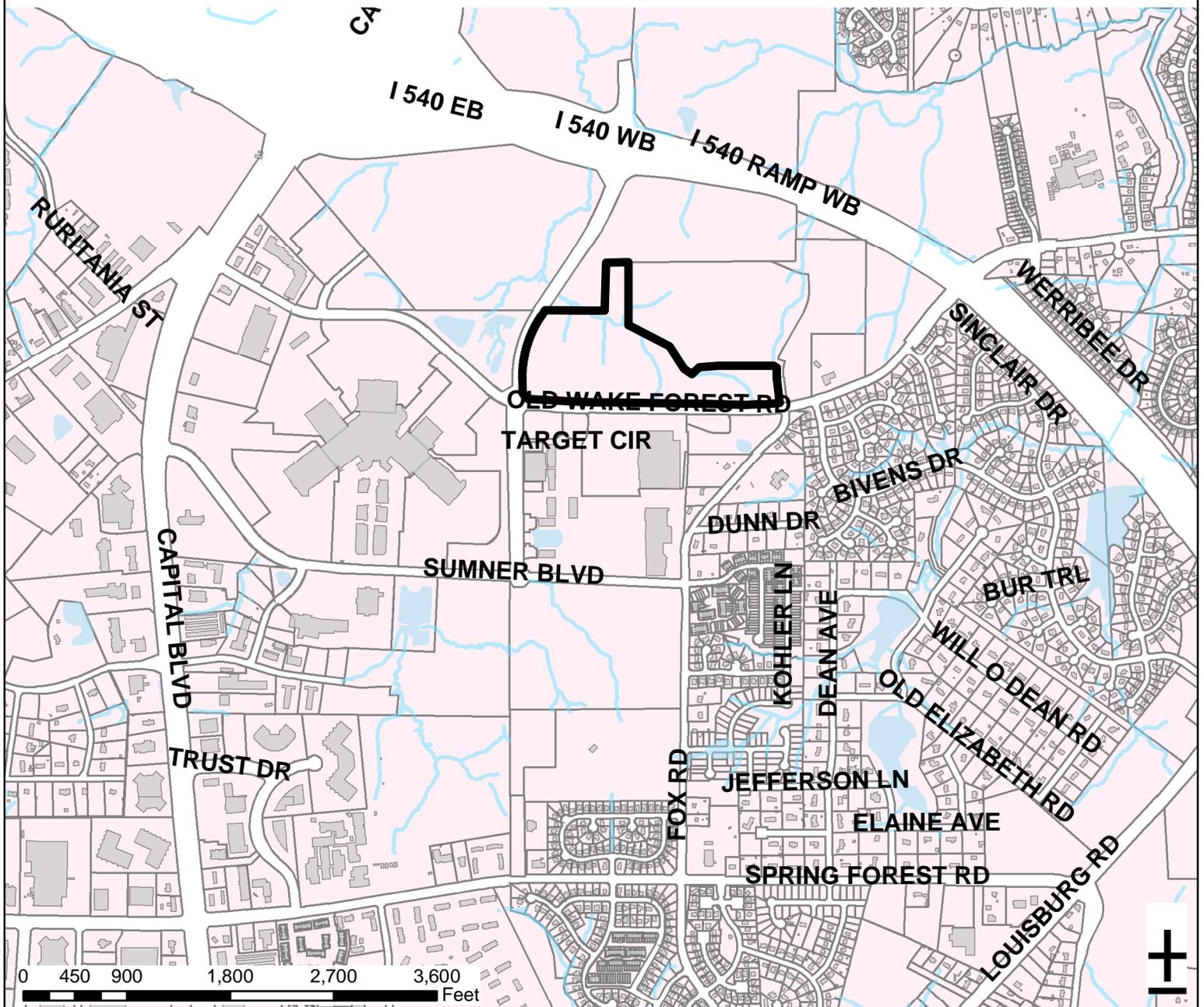


# TRIANGLE PLACE PROMENADE APARTMENTS- PHASE A GH-5-2008



Zoning: **SC CUD**  
 Planning  
 District: **Northeast**  
 CAC: **Northeast**  
 Drainage  
 Basin: **Perry Creek**

Acres: **29.91**  
 Number of Units: **225**  
 Planner: **Jacque Baker**  
 Phone: **(919) 516-2630**  
 Applicant Contact: **John A. Edwards & Co.**  
 Phone: **(919) 828-4428**

TYPE OF UNIT	# OF UNITS	SPACE FACTOR	TOTAL REQ.
EFFICIENCY	21	1 SP	21
1 BEDROOM	98	1.5 SP	147
2 BEDROOM	106	2 SP	212
CLUBHOUSE	4800	1 SP/ 200 SF	24
POOL/ SWIMMING	1400	1 SP/ 100 SF	14
<b>PARKING REQUIRED</b>			<b>418</b>
<b>PARKING PROVIDED</b>			
REGULAR SPACES	382		
HANDICAP SPACES	11		
VAN ACCESSIBLE SPACES	2		
CLUBHOUSE	24		
POOL/ SWIMMING	14		
<b>ADDITIONAL PARKING PROVIDED</b>			
GARAGE SPACES	24		
<b>TOTAL SPACES</b>	<b>457</b>		

UNIT TYPE	# OF UNITS	TOTAL SPACES REQ.	VAN SPACES REQ.	REG. SPACES REQ.
A	12 (5% OF TOTAL)	12 (1 PER UNIT)	2	10
B	213 (TOTAL-TYPE A)	5 (2% OF UNITS)	1	2
<b>TOTAL</b>			<b>3</b>	<b>12</b>

SPACE TYPE	% OF SPACES	TOTAL REQ. PER TYPE	VAN SPACES REQ.	REG. SPACES REQ.
SURFACE	415/ 439 = 95%	16 (95% OF TOTAL HC)	2 MIN.	14 MIN.
GARAGE	24/ 439 = 5%	2 (5% OF TOTAL HC)	1 MIN.	1 MIN.
<b>TOTAL</b>			<b>3 MIN.</b>	<b>15 MIN.</b>

TOTAL HC REGULAR SURFACE SPACES PROVIDED	11
TOTAL HC VAN SURFACE SPACES PROVIDED	2
TOTAL HC VAN GARAGE SPACES PROVIDED	13

**SITE DATA**

PROJECT NAME: TRIANGLE PLACE PROMENADE  
 OWNER/ AGENT: FASION  
 121 WEST TRADE STREET, 27TH FLOOR  
 SUITE 250  
 CHARLOTTE, NC 28202

LOCATION: 7831, 8031, 8151 OLD WAKE FOREST ROAD

CITY LIMITS: RALEIGH, NC

PIN NUMBER: 1727.20-71-7322 1727.20-81-6744 1727.20-91-4641  
 1727.15-72-0976

ZONING: SC CUD

TOTAL ACRES: 29.91 AC.

OPEN SPACE REQUIRED: 10% OF 29.91 AC = 2.99 AC OR  
 435.6 SQ. FT. PER UNIT (225) = 98,010 SQ. FT. (2.25 AC)

OPEN SPACE PROPOSED: 3.0 AC

TOTAL # OF UNITS: 225 APARTMENTS  
 DENSITY: 7.52 D.U.A.

TOTAL # OF BLDGS: 5 APARTMENT BUILDINGS, 1 CLUB HOUSE,  
 4 GARAGE, 1 CARWASH/MAINTENANCE

BUILDING USE: APARTMENTS, STORAGE, GARAGES

BUILDING HEIGHT: (1) TYPE I = 37'-6 1/4", 20,865 SF PER FLOOR  
 (1) TYPE II = 37'-6 1/4", 5,119 SF PER FLOOR  
 (1) TYPE III = 37'-6 1/4", 15,432 SF PER FLOOR  
 (1) TYPE V = 37'-6 1/4", 35,496 SF PER FLOOR  
 (1) TYPE VI = 37'-6 1/4", 5,119 SF PER FLOOR

BUILDING LOT COVERAGE: 82,031 SF

BUILDING SPRINKLERED: APARTMENTS, NFPA 13R SYSTEM  
 CLUB, NFPA 13 F SYSTEM (IF DEEMED NECESSARY)

BUILDING CONSTRUCTION: TYPE III

LINEAR FEET OF STREETS: NO PUBLIC STREETS

**SITE ACCESSIBILITY NOTES**

1. ALL BUILDINGS WITHIN THE BOUNDARY OF THIS SITE, UNLESS OTHERWISE STATED AS EXEMPT, SHALL HAVE "ACCESSIBLE ROUTES" AS REQUIRED THAT CONFORM TO THE REQUIREMENTS OF "THE AMERICANS WITH DISABILITIES ACT", "FAIR HOUSING STANDARDS", AND GOVERNING STATE HANDICAP CODE STANDARDS.

THESE STANDARDS FOR ACCESSIBILITY INCLUDE, BUT ARE NOT LIMITED TO:

MAXIMUM WALK SLOPE = 1:20  
 MAXIMUM RAMP SLOPE = 1:12 WITH RAILING  
 MAXIMUM CROSS SLOPE = 1/4" PER FOOT (2%)  
 ALL WALKS TO BE BROOM FINISHED CONCRETE UNLESS OTHERWISE SPECIFIED ON THESE DRAWINGS

MAXIMUM ACCESSIBLE ROUTE LENGTH (NC) = 200'

2. THE PAVEMENT SLOPE WITHIN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ALL DIRECTIONS.

3. CONTRACTOR TO CONTACT DESIGN RESOURCE GROUP FOR ANY VARYING SITE CONDITIONS OR DISCREPANCIES AFFECTING SITE ACCESSIBILITY REQUIREMENTS.

**TREE CONSERVATION AREA LEGEND**

▨ TREE CONSERVATION AREA DO NOT DISTURB  
 --- TREE PROTECTION FENCE SEE SHEET L-5 DETAIL 1  
 SEE TREE CONSERVATION PLAN FOR CALCULATIONS

**WALL LEGEND**

▬ SPLIT/STEP IN FOUNDATION WALL  
 ▨ RETAINING FOUNDATION WALL  
 ▩ MODULAR BLOCK RETAINING WALL

**ADDITIONAL SITE NOTES:**

1. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL ADDRESSING AND UNIT LOCATION INFORMATION.

2. DOUBLE WHEELCHAIR RAMPS ARE TO BE INSTALLED AT ALL PUBLIC STREET INTERSECTIONS WHERE SIDEWALK IS REQUIRED. WHEN SIDEWALK IS NOT REQUIRED, CURB IS TO BE DEPRESSED AT ALL RAMP LOCATIONS.

3. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OR EDGE OF PAVEMENT OF INTERSECTING STREETS SHALL BE AT LEAST TWENTY (20) FEET FROM THE POINT OF TANGENCY OF THE RADIUS CURVATURE, OR TWENTY (20) FEET FROM THE INTERSECTION OF RIGHT-OF-WAY LINES, WHICHEVER IS GREATER. THE RADIUS OF THE DRIVEWAY SHALL NOT ENROACH ON THE MINIMUM CORNER CLEARANCE.

4. CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED. THEY MUST BE APPROVED BY PUBLIC WORKS DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAN FOR THIS DEVELOPMENT. CONTACT STEVE LOCKWOOD AT 919.516.2162 FOR CONSTRUCTION PLAN SUBMITTAL.

5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

6. THE DEVELOPER MAY SUBSTITUTE 2'-0" CURB AND GUTTER IN LUE OF 1'-6" CURB AND GUTTER AT THEIR DISCRETION.

**DIMENSIONAL REQUIREMENTS**

**PARKING DIMENSIONS:**  
 REGULAR: 18' x 8.5'  
 HANDICAP: REGULAR ~ 18' x 8', 5', 8'  
 VAN ~ 18' x 8', 8', 8'

**SIGHT DISTANCE NOTES:**

1. SIGHT DISTANCE FOR OLD WAKE FOREST DRIVE IS BASED ON A 45 MPH SPEED LIMIT.

2. SIGHT DISTANCE FOR TRIANGLE TOWN BOULEVARD IS BASED ON A 45 MPH SPEED LIMIT.

3. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTIONS BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR OTHER OBJECT.

**TRANSPORTATION NOTES:**

1. RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 50 FEET OF ALL RESIDENTIAL OR RESIDENTIAL COLLECTOR INTERSECTIONS. RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 100 FEET OF ALL OTHER STREET INTERSECTIONS.

2. HANDICAPPED RAMPS TO BE CONSTRUCTED AT ALL INTERSECTIONS IN ACCORDANCE WITH CITY OF RALEIGH ENGINEERING STANDARD DETAIL 20.11.

3. SIGHT TRIANGLES TO BE LOCATED AT ALL INTERSECTIONS IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS. AREAS WHERE SIGHT TRIANGLE ARE LOCATED OUTSIDE THE RIGHT-OF-WAY SHALL BE RECORDED AS SIGHT EASEMENTS. FINAL LAYOUT OF SIGHT TRIANGLES TO BE APPROVED WITH CONSTRUCTION DRAWINGS.

4. NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, PARKED VEHICLES, SIGN OR OTHER OBJECTS BETWEEN THE HEIGHTS OF 2 FEET AND 8 FEET ABOVE THE CURB LINE ELEVATION, OR NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE.

5. ALL STREET SECTIONS SHALL MEET OR EXCEED SPECIFICATIONS DETAILED IN CITY OF RALEIGH ENGINEERING STANDARD 20.31.

6. ALL STREETS AND RIGHT-OF-WAYS WITHIN AND ADJACENT TO THE PROJECT ARE CONSISTENT WITH THE RALEIGH COMPREHENSIVE PLAN WITH REGARD TO PROPOSED ROADWAY LOCATIONS AND RIGHT-OF-WAY REQUIREMENTS.

7. TURNOUT RADII TO BE MINIMUM OF 35' AT ALL PUBLIC STREET INTERSECTIONS. DRIVEWAY TURNOUTS TO BE A MINIMUM OF 28'.

**Section A. SITE DATA SHEET**

ALL PLANS REQUIRE THE FOLLOWING INFORMATION ON THE FRONT COVER OF DRAWING SETS:

DEVELOPMENT NAME: TRIANGLE PLACE PROMENADE APARTMENTS  
 PROPERTY ADDRESS: 7831, 8031, 8151, OLD WAKE FOREST ROAD  
 WAKE CO. PROPERTY IDENTIFICATION # (PIN): 1727.20-71-7322 and 1727.20-81-6744 and 1727.20-91-4641 and 1727.15-72-0976  
 ZONING DISTRICT(S): SC CUD TOTAL SITE ACRES: 29.91 INSIDE CITY LIMITS: Y

NOTE: IF IN A CONDITIONAL USE ZONING DISTRICT, PLACE THE COMPLETE LIST OF ZONING CONDITIONS ON THE PLAN.

CONDOMINIUM? (Y/N): No. APARTMENTS (Y/N)? Yes  
 BEDROOMS: # EFFICIENCY UNITS: 21 1BR UNITS: 98 2BR: 106  
 PROPOSED BUILDING HEIGHT (List heights of each building type): Type I - 37'-6 1/4"; Type II - 37'-6 1/4"; Type III - 37'-6 1/4"; Type V - 37'-6 1/4"; and Type VI - 37'-6 1/4"  
 STANDARD PARKING: REQ'D: 418 PROVIDED: 457  
 OFFICE: (for example, 1 space per one bedroom unit) 1.5 spaces/1 BR + 2.0 spaces/2 BR + 2.5 spaces/3 BR (see site plan drawings for pool and leasing office parking spaces).

CLIENT (Owner or Developer):  
 Name(s): FASION Correspondence Address: SAME  
 Address: 121 WEST TRADE STREET  
 Charlotte, NC 28202  
 Telephone: 704.972.2500 E-Mail Address: George.Stamatikos@fasion.com

CONSULTANT / PROJECT MANAGER (Person to act as staff contact for correspondence)  
 Name(s): JOHN A. EDWARDS & COMPANY - JOHN CALLAHAN  
 Address: 333 WADE AVENUE  
 RALEIGH, NC ZIP 27605  
 Telephone: 919.828.4428 FAX: 919.828.4711  
 E-Mail Address: jec@callahanassociates.com

This site is subject to conditions of approval from a Board of Adjustment, rezoning, subdivision, or prior preliminary site plan action: YES  NO  If yes, list file number (SP-15-07) and affix a list of conditions to the site plan itself

**OWNER'S SIGNATURE:** 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 site 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.

Date: \_\_\_\_\_  
 Signed: \_\_\_\_\_  
 Printed Owner's name: \_\_\_\_\_

**GENERAL NOTES:**

1. DOUBLE WHEELCHAIR RAMPS ARE TO BE INSTALLED AT ALL PUBLIC STREET INTERSECTIONS WHERE SIDEWALK IS REQUIRED. WHEN SIDEWALK IS NOT REQUIRED, CURB IS TO BE DEPRESSED AT ALL RAMP LOCATIONS.

2. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OR EDGE OF PAVEMENT OF INTERSECTING STREETS SHALL BE AT LEAST TWENTY (20) FEET FROM THE POINT OF TANGENCY OF THE RADIUS CURVATURE, OR TWENTY (20) FEET FROM THE INTERSECTION OF RIGHT-OF-WAY LINES, WHICHEVER IS GREATER. THE RADIUS OF THE DRIVEWAY SHALL NOT ENROACH ON THE MINIMUM CORNER CLEARANCE.

3. ALL LANDSCAPED MEDIAN ISLANDS ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

4. CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED. THEY MUST BE APPROVED BY PUBLIC WORKS DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAN FOR THIS DEVELOPMENT. CONTACT STEVE LOCKWOOD AT 919.516.2162 FOR CONSTRUCTION PLAN SUBMITTAL.

5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

6. IF THE POOL IS OVER 65 FEET IN LENGTH OR GREATER THAN 4,000 SF, IT WILL REQUIRE BOARD OF ADJUSTMENT APPROVAL.

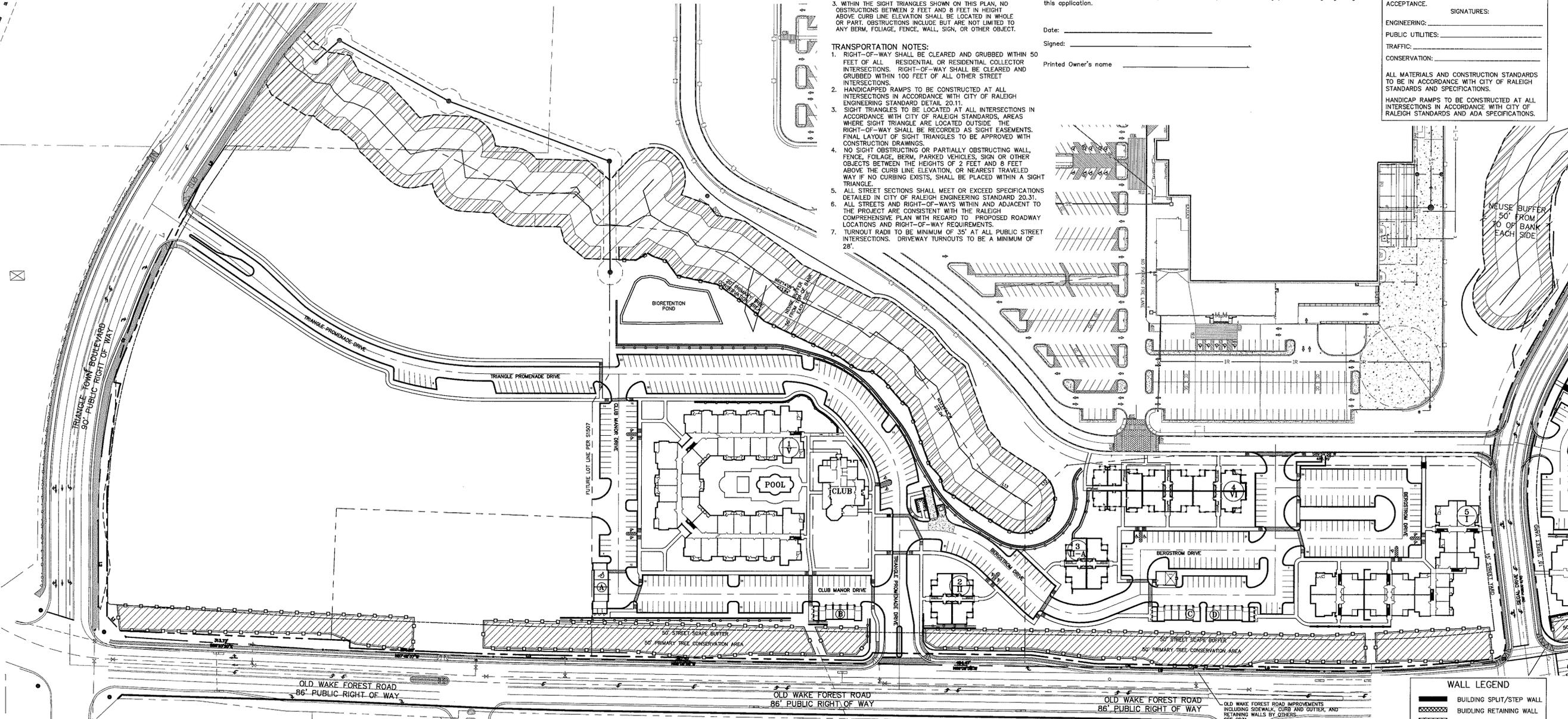
7. THE DEVELOPER MAY SUBSTITUTE 2'-0" CURB AND GUTTER IN LUE OF 1'-6" CURB AND GUTTER AT THEIR DISCRETION.

UTILITY INSTALLATIONS AND OTHER PUBLIC FACILITIES, INCLUDING SIDEWALKS AND HANDICAP RAMPS ARE TO BE CONSTRUCTED ON ALL STREETS AS SPECIFIED BY CITY CODE. THESE FACILITIES HAVE BEEN APPROVED BY THE CITY OF RALEIGH AND SHALL BE SO INSTALLED UNLESS A CHANGE IS AUTHORIZED BY WRITTEN APPROVAL. PUBLIC SANITARY SEWER EASEMENTS ARE TO BE RECORDED PRIOR TO FINAL ACCEPTANCE.

SIGNATURES:  
 ENGINEERING: \_\_\_\_\_  
 PUBLIC UTILITIES: \_\_\_\_\_  
 TRAFFIC: \_\_\_\_\_  
 CONSERVATION: \_\_\_\_\_

ALL MATERIALS AND CONSTRUCTION STANDARDS TO BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

HANDICAP RAMPS TO BE CONSTRUCTED AT ALL INTERSECTIONS IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND ADA SPECIFICATIONS.



**WALL LEGEND**

▬ BUILDING SPLIT/STEP WALL  
 ▨ BUILDING RETAINING WALL  
 ▩ SITE RETAINING WALL

**NOTE: ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS & SPECIFICATIONS.**

**Best Locations LLC**  
 DB 11882 PG 1099  
 BM 2025 PG 1815-9  
 PIN 1727.19-70-1764

**Poynier Place LLC C/O Crossland Inc**  
 DB 10237 PG 1136  
 BM 2025 PG 1815-9  
 PIN 1727.19-70-4753

**Target Corporation**  
 FOX ROAD LLC  
 DB 8074 PG 1638  
 BM 2022 PG 1835  
 PIN 1727.20-80-8753

**Poynier Place LLC C/O Crossland Inc**  
 DB 10237 PG 1136  
 BM 2025 PG 2334-8  
 PIN 1727.20-80-8635

**Poynier Place LLC C/O Crossland Inc**  
 DB 10237 PG 1136  
 BM 2025 PG 2334-8  
 PIN 1727.20-80-8635

**Poynier Place LLC C/O Crossland Inc**  
 DB 10237 PG 1136  
 BM 2025 PG 2334-8  
 PIN 1727.20-80-8635

**TRIANGLE PLACE PROMENADE APARTMENTS**  
 RALEIGH, NORTH CAROLINA  
 FASION  
 121 WEST TRADE STREET, 27TH FLOOR  
 CHARLOTTE, NC 28202

**Design Resource Group**

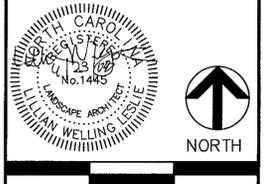
1230 West Morehead Street, Suite 214  
 Charlotte, NC 28208  
 704.343.0808 fax 704.358.3093  
 www.drgp.com

- Landscape Architecture
- Urban Design
- Civil Engineering
- Land Planning

**DRG**

**OVERALL SITE PLAN**

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Scale: 1" = 80'  
 Date: 23 JUNE 2008  
 Project No.: 041-109  
 Revisions:

North Arrow

Sheet **L-1**