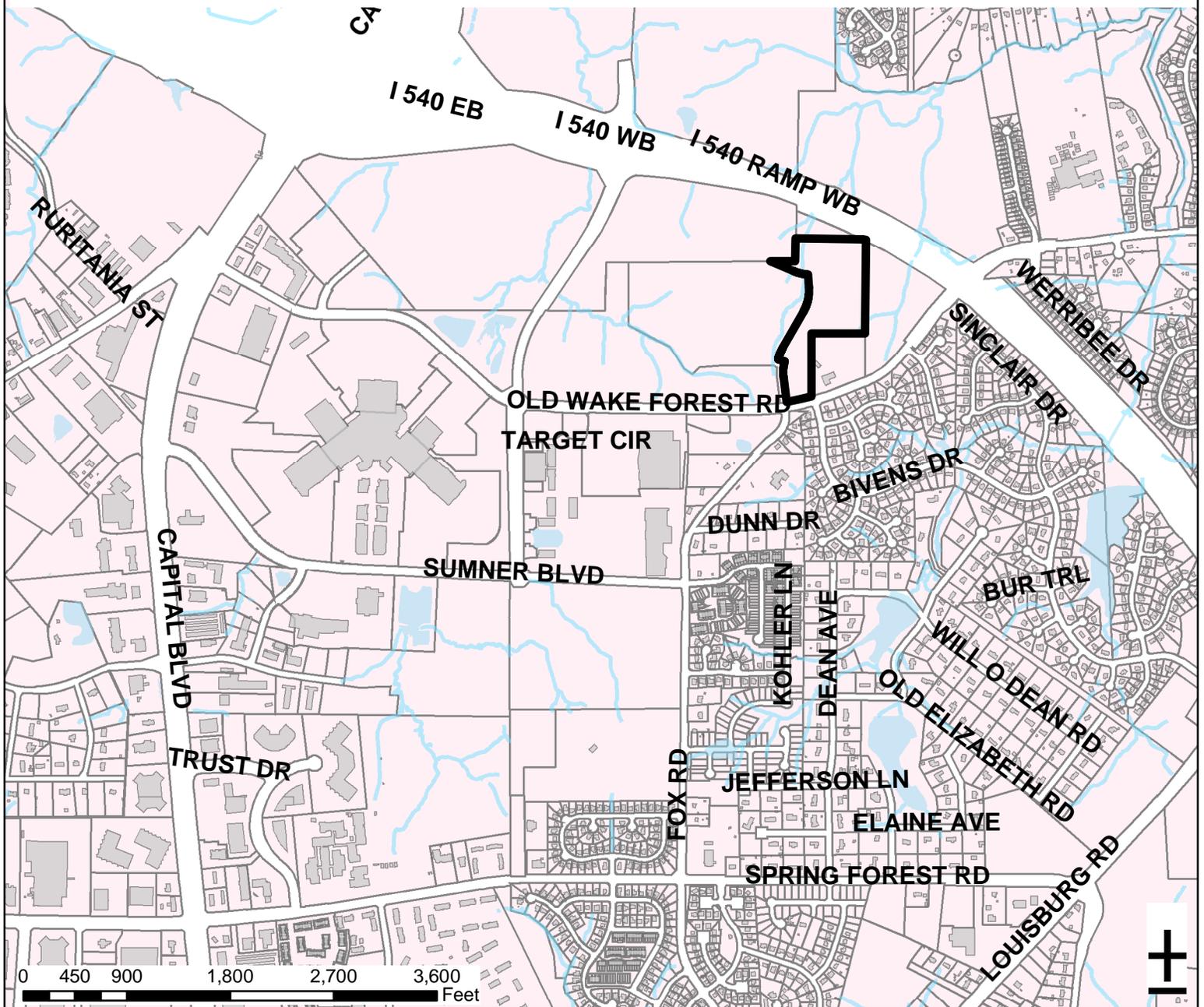


TRIANGLE PLACE PROMENADE APARTMENTS- PHASE B GH-6-2008



Zoning: **SC CUD**

Planning

District: **Northeast**

CAC: **Northeast**

Drainage

Basin: **Perry Creek**

Acres: **13.88**

Number of Units: **95**

Planner: **Jacque Baker**

Phone: **(919) 516-2630**

Applicant Contact: **John A. Edwards & Co.**

Phone: **(919) 828-4428**

PHASE B PARKING SUMMARY			
TYPE OF UNIT	# OF UNITS	SPACE FACTOR	TOTAL REQ.
EFFICIENCY	9	1 SP	9
1 BEDROOM	18	1.5 SP	27
2 BEDROOM	44	2 SP	88
3 BEDROOM	24	2.5 SP	60
POOL/ SWIMMING	1100	1 SP/ 100 SF	11
PARKING REQUIRED			195
PARKING PROVIDED			
REGULAR SPACES		176	
HANDICAP SPACES		4	
VAN ACCESSIBLE SPACES		4	
POOL/ SWIMMING		11	
TOTAL SPACES		195	

PHASE B HANDICAP PARKING				
SPACES REQUIRED BY UNIT TYPE				
UNIT TYPE	# OF UNITS	TOTAL SPACES REQ.	VAN SPACES REQ.	REG. SPACES REQ.
A	5 (5% OF TOTAL)	5 (1 PER UNIT)	1	4
B	90 (TOTAL-TYPE A)	2 (2% OF UNITS)	1	1
TOTAL			2	5

DISTRIBUTION OF HC SPACES				
SPACE TYPE	% OF SPACES	TOTAL REQ. PER TYPE	VAN SPACES REQ.	REG. SPACES REQ.
SURFACE	183/ 183 = 100%	7 (100% OF TOTAL HC)	1 MIN.	6 MIN.
TOTAL			1 MIN.	6 MIN.

TOTAL HC REGULAR SURFACE SPACES PROVIDED	6
TOTAL HC VAN SURFACE SPACES PROVIDED	2

SITE DATA

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

LOCATION: 7831, 8031, 8151 OLD WAKE FOREST ROAD
 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: 7.81 AC. (LOT 3 PER S-15-07)

OPEN SPACE REQUIRED: 10% OF 7.81 AC = .78 AC OR
 435.6 SQ. FT. PER UNIT (175) = 76,230 SQ. FT. (1.75 AC)

OPEN SPACE PROPOSED: 1.75 AC
 TOTAL # OF UNITS: 95 APARTMENTS
 DENSITY: 12.18 D.U./A.
 TOTAL # OF BLDGS: 4 APARTMENT BUILDINGS, 1 CABANA CLUB APARTMENTS
 BUILDING USE: APARTMENTS
 BUILDING HEIGHT: (1) TYPE I = 37'-6" I, 35,496 SF PER FLOOR
 (1) TYPE IIa = 37'-6" I, 5,119 SF PER FLOOR
 (2) TYPE III = 37'-6" I, 15,432 SF PER FLOOR

BUILDING LOT COVERAGE: 71,479 SF

BUILDING SPRINKLERED: APARTMENTS, NFPA 13 SYSTEM

BUILDING CONSTRUCTION: TYPE III

LINEAR FEET OF STREETS: NO PUBLIC STREETS

Section B. 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: 7.81, 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: 9 1BR UNITS: 18 2BR: 44 3BR: 24
 PROPOSED BUILDING HEIGHT (List heights of each building type): Type I = 37'-6" 1/4", Type IIa = 37'-6" 1/4", and Type III = 37'-6" 1/4"

OFF STREET PARKING: REQ'D: 195, PROVIDED: 195
 STANDARD APPLIED: (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 colors)

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 - JON CALLAHAN
 Address: 333 MADE AVENUE
 RALEIGH, NC ZIP 27605
 Telephone: 919.828.4428 FAX: 919.828.4711
 E-Mail Address: jon.callahan@jaecpa.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 _____

SIGHT DISTANCE NOTES:

1. SIGHT DISTANCE FOR SEGAL DRIVE AND TOWN DRIVE IS BASED ON A 35 MPH SPEED LIMIT.
2. 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.

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 rolling
 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-9 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 RAMP 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 ENCRUCH 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 PLAT 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'

GENERAL NOTES:

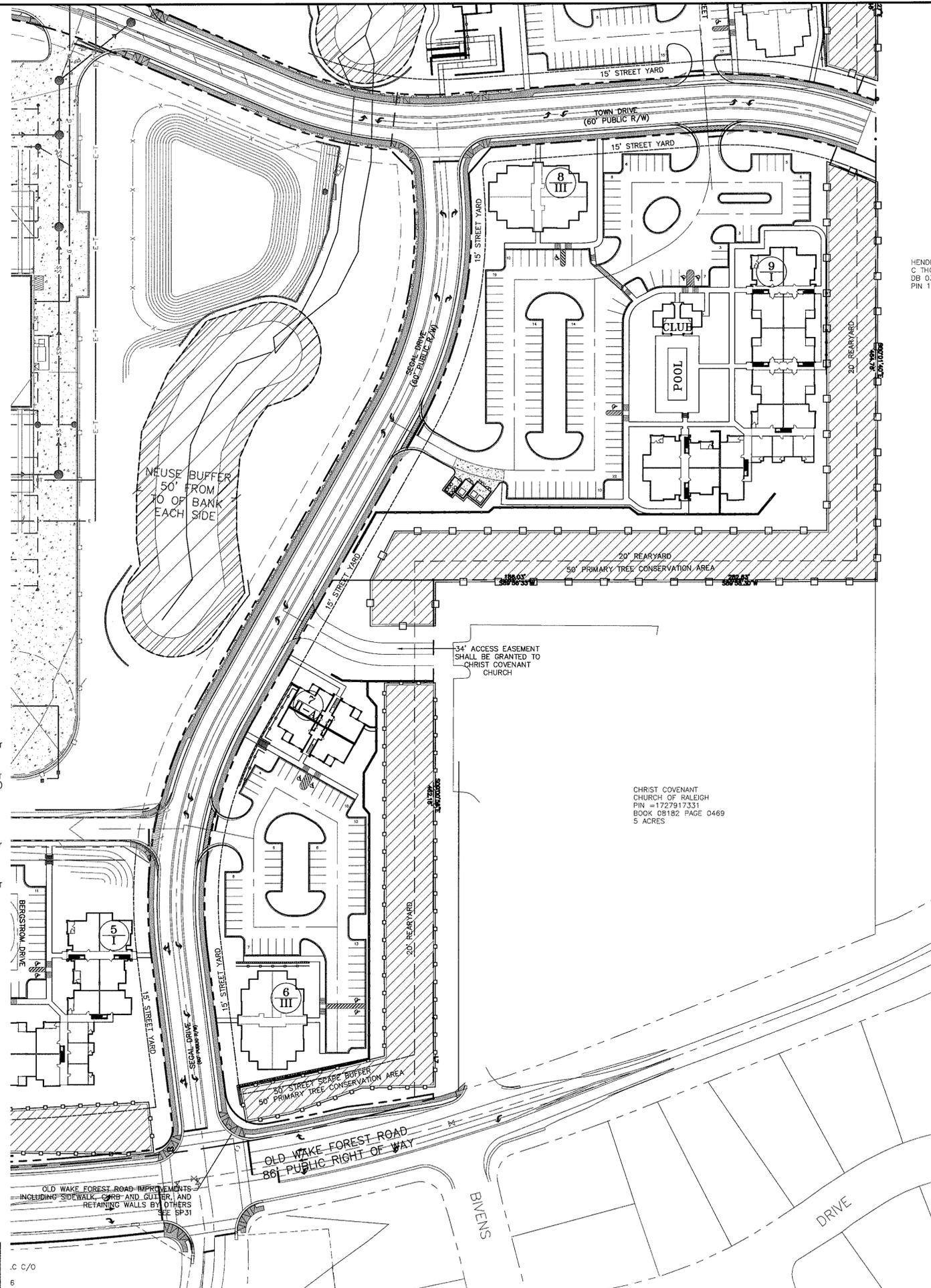
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3. ALL LANDSCAPED MEDIAN ISLANDS ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
4. CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED. THEY MUST BE APPROVED BY PUBLIC WORKS DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT 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 RAMP 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 RAMP TO BE CONSTRUCTED AT ALL INTERSECTIONS IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND ADA SPECIFICATIONS.

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



HENORI
 C TH19
 DB 036
 PIN 17.

TRIANGLE PLACE PROMENADE APARTMENTS
 RALEIGH, NORTH CAROLINA

FASION
 121 WEST TRADE STREET, 27TH FLOOR
 CHARLOTTE, NC 28202

Design Resource Group

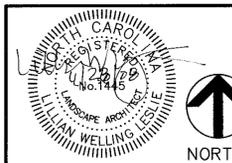
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- Landscape Architecture
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SITE PLAN

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Scale: 1" = 60'
 Date: 23 JUNE 2008
 Project No.: 041-109
 Revisions: