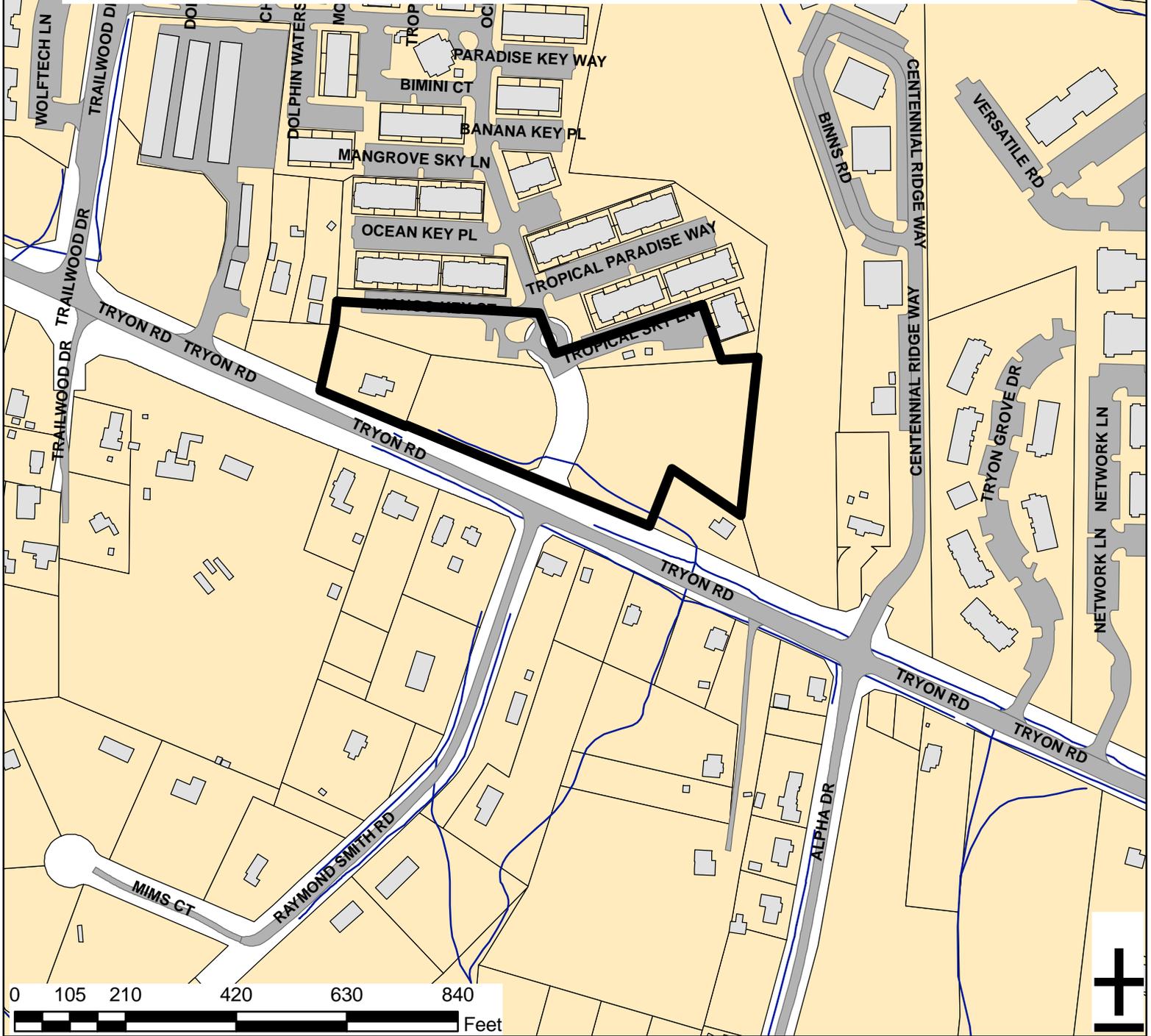


# UNIVERSITY SUITES AT NCSU- ADDITION GH-4-2010



**Zoning: O & I-1, R-10 CUD, TD**  
**CAC: Southwest**  
**Drainage Basin: Walnut Creek**  
**Acreage: 18.37**

**Number of Units: 38**  
**Planner: Jacque Baker**  
**Phone: (919) 516-2630**  
**Applicant Contact: John A. Edwards & Co.**  
**Phone: (919) 828-4428**

**LEGEND**

- EXISTING FIRE HYDRANT (FH)
- PROPOSED FIRE HYDRANT (FH)
- EXISTING WATER VALVE (WV)
- PROPOSED WATER VALVE (WV)
- EXISTING DROP INLET (DI)
- EXISTING CATCH BASIN (CB)
- EXISTING MANHOLE (MH)
- PROPOSED MANHOLE (MH)
- PROPOSED SEWER LATERAL WITH CLEAN OUT
- PROPOSED WATER METER
- EXISTING LIGHT POLE (LP)
- EXISTING POWER POLE (PP)
- EXISTING OVERHEAD POWER
- EXISTING TRANSFORMER
- EXISTING MISC UTILITY BOX
- CONCRETE SIDEWALK OR PAD
- EXISTING RIGHT-OF-WAY MONUMENT
- EXISTING PROPERTY CORNER
- EXISTING CONCRETE MONUMENT
- IRON PIPE SET
- EXISTING IRON PIPE
- CURB & GUTTER
- REINFORCED CONCRETE PIPE
- BACK TO BACK
- PAVEMENT
- BOOK OF MAPS
- DEED BOOK
- PAGE
- HANDICAP
- CITY OF RALEIGH
- OPEN SPACE
- A-3 SECONDARY TREE CONSERVATION AREA

NOTE: CROSS ACCESS AND PARKING AGREEMENTS TO BE APPROVED AND RECORDED PRIOR TO BUILDING PERMITS

**RECOMBINATION NOTES:**

1. LOTS 1, 2, & 3 TO BE RECOMBINED AND RANNETTE STREET RIGHTS-OF-WAY TO BE CLOSED AS A SINGLE PARCEL WITH UNIVERSITY SUITES AT RALEIGH LLC

**PHASE 1 & 2  
UNIVERSITY SUITES AT NCSU  
COMMUNITY ASSOCIATION INC  
BM 2001, PG 1022  
BM 2002, PG 118  
BM 2004, PG 615  
LOTS 1 - 136**

RICHARD A. &  
DELOIS W. SPANDAU  
DB 6682, PG 260  
0792.09-06-7825

TIMOTHY L. ROBINSON  
DB 11705, PG 2502  
BM 1993, PG 1481  
0792.09-06-6696

CP&L  
DB 1916, PG 516  
0792.09-17-4161

RHAMKATTE MASONIC LODGE  
DB 3173, PG 57  
0792.09-16-4322

**SITE SUMMARY:**

<b>DENSITY</b>	
<b>ALLOWABLE</b>	
Thoroughfare	(20units / AC)(13.84 AC) = 272 units
Office & Industrial - 1	(15units / AC)(0.88AC) = 13 units
R - 15 CUD	(15units / AC)(3.84AC) = 57 units
<b>TOTAL</b>	<b>342 units</b>
<b>EXISTING</b>	
EXISTING	136units / 14.548 AC = 9.3 units / AC
R-15 CUD	20units / 3.5 AC = 5.7 units / AC
<b>TOTAL PROPOSED DENSITY</b>	<b>174units / 18.38 AC = 9.4 units / AC</b>

**AREA**

EXISTING AREA	14,548 AC
PROPOSED AREA	3,839 AC
<b>TOTAL</b>	<b>18,387 AC</b>

**OPEN SPACE**

EXISTING REQUIRED	1.75 AC
PROPOSED REQUIRED	0.38 AC
<b>TOTAL</b>	<b>2.13 AC</b>
EXISTING PROVIDED	1.57 AC
PROPOSED PROVIDED	1.20 AC
<b>TOTAL</b>	<b>2.77 AC</b>
OPEN SPACE QUOTIENT	137

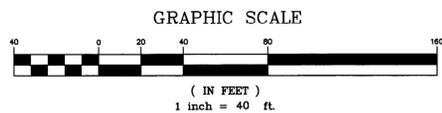
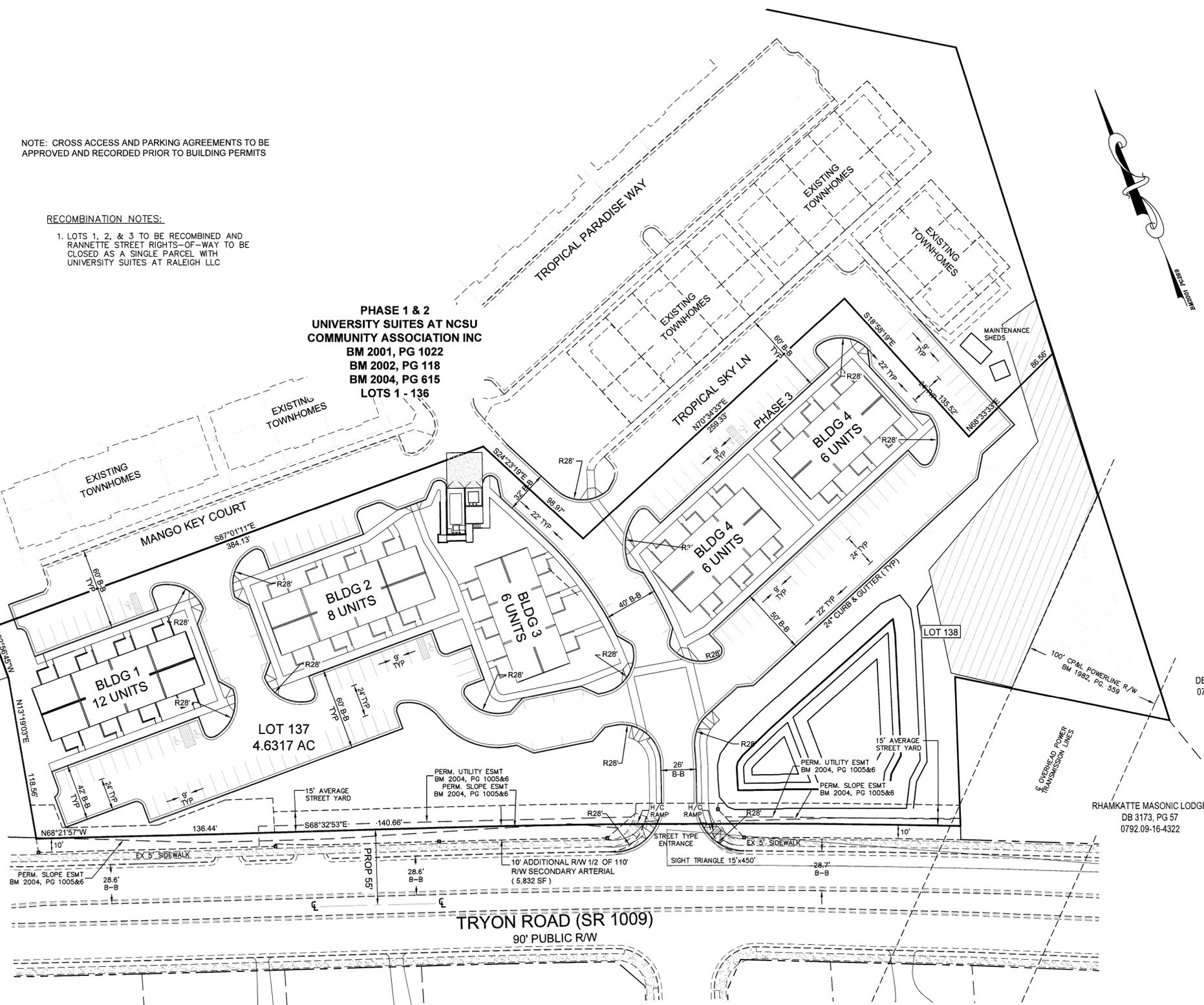
**UNITS**

EXISTING 4 BEDROOM	110
EXISTING 3 BEDROOM	20
<b>TOTAL</b>	<b>130</b>
PROPOSED 4 BEDROOM	4
PROPOSED 3 BEDROOM	26
PROPOSED 2 BEDROOM	4
PROPOSED 1 BEDROOM	4
<b>TOTAL</b>	<b>38</b>
<b>TOTAL</b>	<b>174</b>

**PARKING**

<b>EXISTING REQUIRED</b>	
(2.5spc / 3br unit)(26units)	= 65 spc
(3spc / unit)(4br 110 units)	= 330 spc
(605sf pool) / (11spc/100sf)	= 7 spc
(3300sf club house) / (11spc/200sf)	= 17 spc
	<b>419 spc</b>
EXISTING PROVIDED	509 spc

<b>PROPOSED TOTAL REQUIRED</b>	
(1.5 spc / 1br unit)(4 units)	= 6 spc
(2 spc / 2br unit)(4 units)	= 8 spc
(2.5 spc / 3br unit)(52units)	= 130 spc
(3 spc / 4br unit)(114 units)	= 342 spc
(605sf pool) / (11spc/100sf)	= 7 spc
(3300sf club house) / (11spc/200sf)	= 17 spc
	<b>510 spc</b>
TOTAL PROVIDED	639 spc



NOTE: ALL EXISTING STREETS SHOWN WITH EXISTING CURB AND GUTTER ARE ASPHALT PAVEMENT. EXISTING RANNETTE STREET RIGHT-OF-WAY OUTSIDE OF EXISTING CURB AND GUTTER IS UNIMPROVED (SOIL) AND BARRICADED AGAINST VEHICLE USE.

NOTE: Within the sight triangles shown on this plan, no obstruction between two (2) feet and eight (8) feet in height above the curb line elevation or the nearest traveled way, if no curbing exists."



**JOHN A. EDWARDS & COMPANY**  
Consulting Engineers  
333 Wade Ave, Raleigh, NC 27605  
Phone (919) 828-4428  
FAX (919) 828-4711  
E-mail: fred@jaeco.com

SCALE: 1" = 40'	DATE: 10-13-2010
FILE NO.:	CHECKED BY: JAE, JR.

**UNIVERSITY SUITES AT NCSU  
COMMUNITY ASSOCIATION INC**  
RALEIGH WAKE COUNTY NORTH CAROLINA  
SITE PLAN

SHEET 5 OF 18
------------------------

PRELIMINARY NOT RELEASED FOR CONSTRUCTION

**RECOMBINATION NOTES:**

1. LOTS 1, 2, & 3 TO BE RECOMBINED AND RANNETTE STREET RIGHTS-OF-WAY TO BE CLOSED AS A SINGLE PARCEL WITH UNIVERSITY SUITES AT RALEIGH LLC
2. RECONFIGURATION OF LOT 3 TO REMAIN AS A SEPARATE LOT.

**SITE SUMMARY:**

DENSITY	
<b>ALLOWABLE</b>	
Thoroughfare	(20units / AC)(13.64 AC) = 272 units
Office & Industrial - 1	(15units / AC)(0.89AC) = 13 units
R - 15 CUD	(15units / AC)(3.84AC) = 57 units
TOTAL 342 units	
<b>EXISTING</b>	
EXISTING	136units / 14.548 AC = 9.3 units / AC
R-15 CUD	
PROPOSED	20units / 3.5 AC = 5.7 units / AC
TOTAL PROPOSED DENSITY = 174units / 18.38 AC = 9.4 units / AC	

AREA	
EXISTING AREA	14.548 AC
PROPOSED AREA	3.839 AC
TOTAL 18.387 AC	

OPEN SPACE	
EXISTING REQUIRED	1.75 AC
PROPOSED REQUIRED	0.38 AC
TOTAL 2.13 AC	
EXISTING PROVIDED	1.57 AC
PROPOSED PROVIDED	1.20 AC
TOTAL 2.77 AC	
OPEN SPACE QUOTIENT	137

UNITS	
EXISTING 4 BEDROOM	110
EXISTING 3 BEDROOM	26
TOTAL 136	
PROPOSED 4 BEDROOM	4
PROPOSED 3 BEDROOM	26
PROPOSED 2 BEDROOM	4
PROPOSED 1 BEDROOM	4
TOTAL 38	
TOTAL 174	

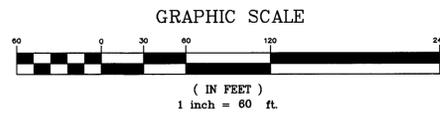
PARKING	
<b>EXISTING REQUIRED</b>	
(2.5spc / 3br unit)(26units)	= 65 spc
(3spc / unit)(4br / 110 units)	= 330 spc
(605sf pool) / (11spc/100sf)	= 7 spc
(3300sf club house) / (11spc/200sf)	= 17 spc
419 spc	
<b>EXISTING PROVIDED</b>	
509 spc	
<b>PROPOSED TOTAL REQUIRED</b>	
(1.5 spc / 1br unit)(4 units)	= 6 spc
(2 spc / 2br unit)(4 units)	= 8 spc
(2.5 spc / 3br unit)(52 units)	= 130 spc
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(605sf pool) / (11spc/100sf)	= 7 spc
(3300sf club house) / (11spc/200sf)	= 17 spc
510 spc	
<b>TOTAL PROVIDED</b>	
639 spc	

**LEGEND**

- EXISTING FIRE HYDRANT (FH)
- PROPOSED FIRE HYDRANT (FH)
- EXISTING WATER VALVE (WV)
- PROPOSED WATER VALVE (WV)
- EXISTING DROP INLET (DI)
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- CONCRETE SIDEWALK OR PAD
- EXISTING RIGHT-OF-WAY MONUMENT
- EXISTING PROPERTY CORNER
- EXISTING CONCRETE MONUMENT
- IPS IRON PIPE SET
- EIP EXISTING IRON PIPE
- C&G CURB & GUTTER
- RCP REINFORCED CONCRETE PIPE
- B-B BACK TO BACK
- PVMT PAVEMENT
- BM BOOK OF MAPS
- DB DEED BOOK
- PG PAGE
- H/C HANDICAP
- COR CITY OF RALEIGH
- OPEN SPACE
- A-1 & A-2 SECONDARY TREE CONSERVATION AREA
- A-3 SECONDARY TREE CONSERVATION AREA
- TREE PROTECTION FENCE

**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 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, FOILAGE, 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 CONSISTANT 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'.



DATE	REVISION	BY



**JOHN A. EDWARDS & COMPANY**  
Consulting Engineers  
333 Wade Ave., Raleigh, NC 27605  
Phone (919) 828-4428  
FAX (919) 828-4711  
E-mail: fred@jaeco.com

SCALE: 1" = 60'	DATE: 10-13-2010
F.L.D. BK. & PAGE:	DRAWN BY: LEH, III/FNM
FILE NO.:	CHECKED BY: JAE, JR.

**UNIVERSITY SUITES AT NCSU  
COMMUNITY ASSOCIATION INC**  
RALEIGH WAKE COUNTY NORTH CAROLINA  
CLUSTER DEVELOPMENT SITE PLAN

SHEET	4
OF	18

PRELIMINARY NOT RELEASED FOR CONSTRUCTION



CONCEPT ELEVATION  
UNIVERSITY SUITES AT RALEIGH, NC

9-16-10

Guernsey  
Tingle  
Architects



# Development SERVICES

FIRE • INSPECTIONS • PLANNING  
PUBLIC UTILITIES • PUBLIC WORKS

GH-4-10

**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 type="checkbox"/> Site Plans for Planning Commission or City Council <input type="checkbox"/> Preliminary Administrative Site Plans <input checked="" type="checkbox"/> Group Housing* - cluster <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  285527
* May require Planning Commission or City Council Approval		

### Section A

#### GENERAL INFORMATION

Development Name: UNIVERSITY SUITES AT NCSU ADDITION

Proposed Use: APARTMENTS - CLUSTER DEVELOPMENT

Property Address(es): 3320 TRYON RD

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. 0792.09-07-9240	P.I.N. 0792.09-16-0547	P.I.N. 0792.09-16-3571	P.I.N. 0792.06-18630
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What is your project type?

Apartment  Banks  Elderly Facilities  Hospitals  Hotels/Motels  Industrial Building  Mixed Residential  
 Non-Residential Condo  Office  Religious Institutions  Residential Condo  Retail  School  Shopping Center  
 Single Family  Telecommunication Tower  Townhouse  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 not requiring Planning Commission or City Council approval.  
 DENSITY LESS THAN 15 UNITS/AC

**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.  
 N/A

**CLIENT (Owner or Developer)**

Company: UNIVERSITY SUITES AT RALEIGH, LLC  
 Name (s): JOHN CALE  
 Address: 763 J. CLYDE MORRIS BLVD, NEWPORT NEWS, VA 23601  
 Phone: 757-596-6500 | Email: jcale@callcale.com | Fax:

**CONSULTANT (Contact Person for Plans)**

Company: JOHN A. EDWARDS + CO  
 Name (s): JON CALLAHAN  
 Address: 333 WADE AVE - RALEIGH NC  
 Phone: 919-828-4428 | Email: jon.callahan@jaeco.com | Fax: 828-4711

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

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

Zoning Information	Building Information
Zoning District(s) <u>TD, O&amp;I-1, R-15 CUD</u>	Proposed building use(s) <u>RESIDENTIAL</u>
If more than one district, provide the acreage of each <u>TD- 13.64</u> <u>O&amp;I-1- 0.89</u>	Existing Building(s) sq. ft. gross <u>241,790 SF</u>
Overlay District <u>R-15 CUD - 3.84</u>	Proposed Building(s) sq. ft. gross <u>46,664 SF</u>
Total Site Acres <u>18.38</u> Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) <u>288,454 SF</u>
Off street parking Required <u>510</u> Provided <u>639</u>	Proposed height of building(s) <u>38'</u>
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) <u>0.36</u>
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # <u>Z-7-10</u>	

**Stormwater Information**

Existing Impervious Surface acres/square feet <u>414,179 SF</u>	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface acres/square feet <u>110,149 SF</u>	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

THE COMPREHENSIVE PLAN DESIGNATES THIS SITE IN THE URBAN SERVICE AREA AND THE PROPOSED USE IS CONSISTANT WITH ZONING.

**FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY**

1. Total # Of Townhouse Lots Detached Attached <u>136 EXISTING</u>	9. Total number of commercial lots? <u>0</u>
2. Total # Of Apartment Or Condominium Units <u>38 PROPOSED</u>	10. Is your project a cluster unit development? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
3. Total # Of Congregate Care Or Life Care Dwelling Units	If Yes, please answer the questions below: a) Minimum Lot Size <u>N/A</u> b) Total # Of Open Space Lots <u>2</u> c) Total # Of Phases <u>2</u> d) Perimeter Protective Yards Provided <u>YES</u> e) Must provide open space quotient per City Code 10-3071(5) <u>135</u>
4. Total # Of Mobile Home Lots	
5. Overall Total # Of Dwelling Units (1-5 Above) <u>174</u>	
6. Bedroom Units <u>4</u> 1br <u>4</u> 2br <u>52</u> 3br <u>114</u> 4br or more	
7. Overall Unit(s)/Acre Densities Per Zoning District(s) <u>9.4 UNITS/AC</u>	
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	

**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 JOHN A. EDWARDS AND CO. 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 [Signature] Date 10/14/2010 Date SMITH FAMILY CHARITABLE TRUST  
 Signed [Signature] Date UNIVERSITY SUITES AT NCSU COMMUNITY ASSOC. INC.