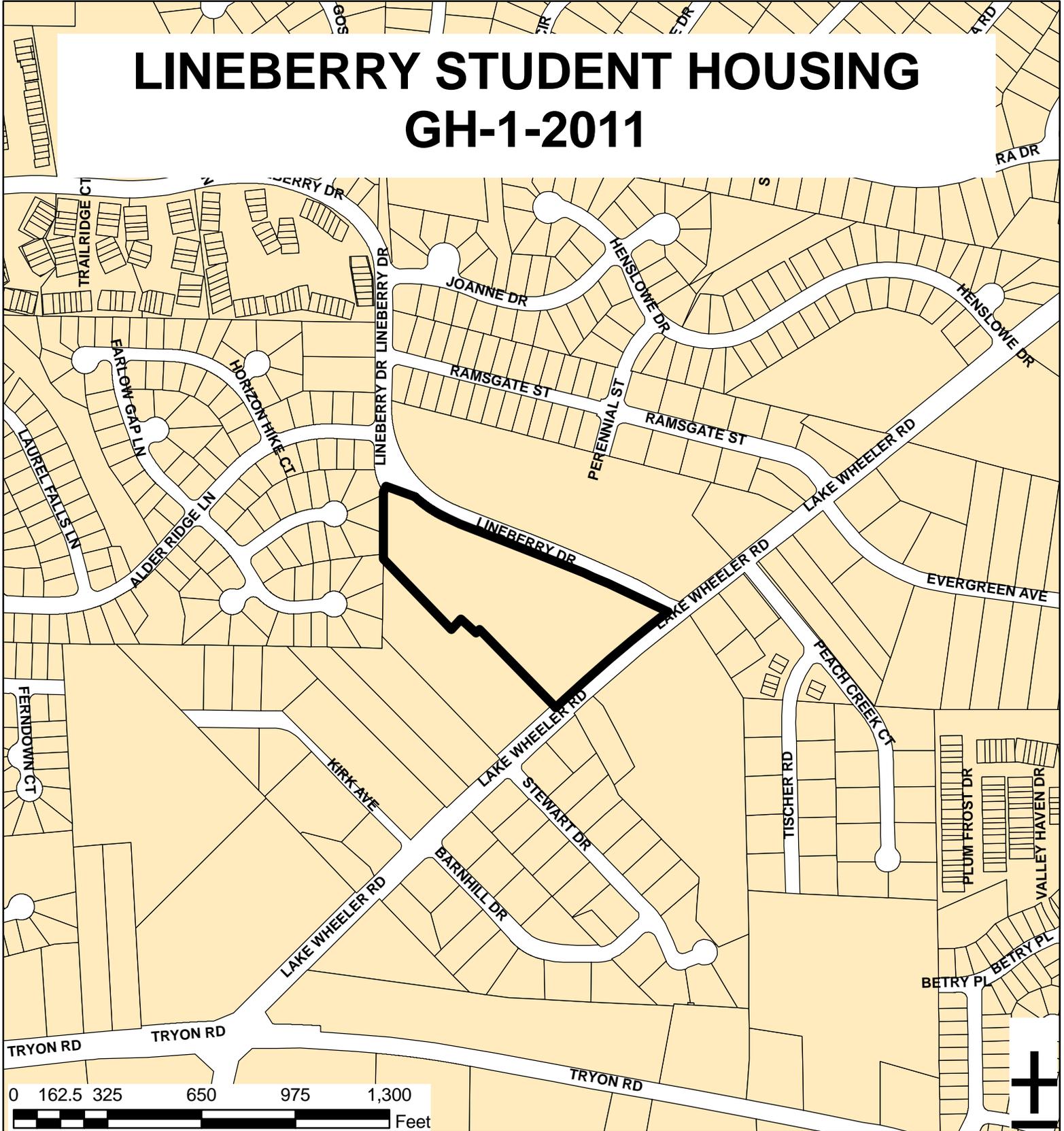


LINEBERRY STUDENT HOUSING GH-1-2011



Zoning: **R-10**
CAC: **Southwest**
Drainage **Walnut Creek**
Basin:
Acreage: **7.29**

Number of Lots: **1**
Planner: **Jacque Baker**
Phone: **(919) 516-2630**
Applicant Contact: **Chandler**
Phone: **Engineering**
(919) 390-4227



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

GH-1-11

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 * <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 291799
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name Lineberry Student Housing

Proposed Use Apartments

Property Address(es) 2520 Lake Wheeler Road

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

P.I.N. 0792578011

P.I.N.

P.I.N.

P.I.N.

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 <u>not</u> requiring Planning Commission or City Council approval. No code exceptions requested.		
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 The Preiss Company (Developer)		
	Name (s) Susan Flockemer		
	Address 1700 Hillsborough Street, Raleigh, NC 27605		
	Phone 919-870-5080	Email susan.flockemer@tpco.com	Fax 919-870-5026
CONSULTANT (Contact Person for Plans)	Company Chandler Engineering PA		
	Name (s) Jim Chandler		
	919-390-4227	JIM@CHANDLERENGINEERINGPA.COM	919-552-6962

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

Has your project previously been through the pre-submittal process? If yes, provide the transaction # 282088

Zoning Information	Building Information
Zoning District(s) R-10	Proposed building use(s) Apartment Complex
If more than one district, provide the acreage of each N/A	Existing Building(s) sq. ft. gross N/A
Overlay District N/A	Proposed Building(s) sq. ft. gross Buildings #1 - #3 = 43,272 sq.ft. each Clubhouse = 7,850 sq.ft. Maintenance Building = 736 sq.ft.
Total Site Acres 7.293 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 0 existing sq.ft. 138,402 proposed sq.ft.
Off street parking Required 267 Provided 302	Proposed height of building(s) Buildings #1 - #3 = 50'-4 1/4" Clubhouse = 21'-10" Maintenance Building = 12'-6 3/4"
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) 43.6%
BOA (Board of Adjustment) case # A-N/A	Building Lot Coverage percentage 13.5% (site plans only)
CUD (Conditional Use District) case # Z-N/A	

Stormwater Information

Existing Impervious Surface 0 acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 3.96 acres/172,498 sqft 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 This project is not located in any specific area plan and its current land use classification is vacant.

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

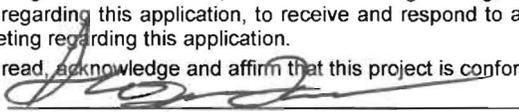
1. Total # Of Townhouse Lots 0 Detached Attached	9. Total number of commercial lots? 0
2. Total # Of Apartment Or Condominium Units 72 Apartments	10. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Congregate Care Or Life Care Dwelling Units 0	If Yes, please answer the questions below: a) Minimum Lot Size b) Total # Of Open Space Lots c) Total # Of Phases d) Perimeter Protective Yards Provided e) Must provide open space quotient per City Code 10-3071(5)
4. Total # Of Mobile Home Lots 0	
5. Overall Total # Of Dwelling Units (1-5 Above) 72	
6. Bedroom Units 1br 2br 3br 4br or more 72	
7. Overall Unit(s)/Acre Densities Per Zoning District(s) 9.87	
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 Jim Chandler, PE - Chandler Engineering, PA _____ 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.

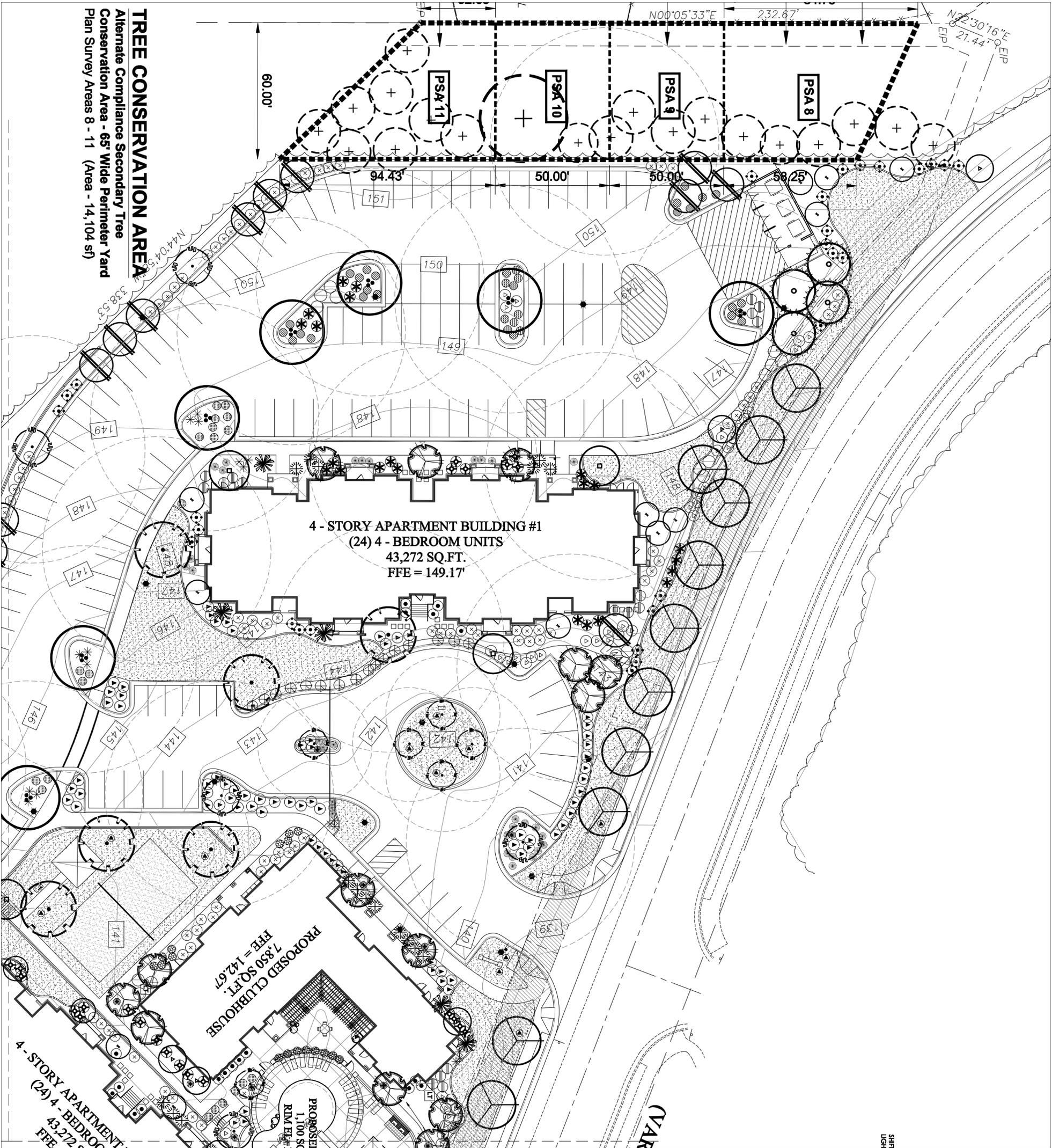
I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed  Date 12/13/10

Signed _____ Date _____

Section B

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
General Requirements					
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"/>		✓		
2. Preliminary Development Plan Application completed and signed by the property owner	<input checked="" type="checkbox"/>		✓		
3. Client must print page 1 and 2 of the Preliminary Development Plan Application to the plan cover sheet	<input checked="" type="checkbox"/>		✓		
4. I have referenced the Preliminary Development Plan Checklist 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"/>		✓		
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"/>		✓		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>		✓		
c) Proposed Site or Subdivision Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
f) Proposed Tree Conservation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input checked="" type="checkbox"/>	<input 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"/>	✓		
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" =100', etc.), and date of preparation. For re-submittals only – include all revision dates	<input checked="" type="checkbox"/>		✓		
7. Plan size 18"x24" or 24"x36"	<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"/>		✓		
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"/>		✓		
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"/>		✓		
11. Wake County School Form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	✓		



TREE CONSERVATION AREA
 Alternate Compliance Secondary Tree
 Conservation Area - 65' Wide Perimeter Yard
 Plan Survey Areas 8 - 11 (Area - 14,104 sf)

4 - STORY APARTMENT BUILDING #1
 (24) 4 - BEDROOM UNITS
 43,272 SQ.FT.
 FFE = 149.17'

PROPOSED CLUBHOUSE
 7,850 SQ.FT.
 FFE = 142.67'

4 - STORY APARTMENT BUILDING #2
 (24) 4 - BEDROOM UNITS
 43,272 SQ.FT.
 FFE = 149.17'

LANDSCAPE LEGEND

TREES	SPECIES	SIZE/QT
+	EXISTING TREE TO REMAIN	
○	ACER RUBRUM 'OCTOBER GLORY' 40X30	1-3/4" B&B/16
○	OCTOBER GLORY RED MAPLE 40X30	2-1/2" B&B/8
○	ACER X FREEMANII 'AUTUMN BLAZE'	2-1/2" B&B/9
○	AUTUMN BLAZE MAPLE 45X30	2-1/2" B&B/9
○	FRAXINUS VIRGINIANA 'SHALLS SEEDLESS'	2-1/2" B&B/14
○	GLEDITSIA TRIACANTHOS 'INERMIS'	
○	THORNLESS HONEY LOCUST 50X35	
○	PRUNUS TAEDA	
○	LOBLOLLY PINE 50X30	
○	PRUNUS CERASIFERA	
○	PURNIE LEAF PLUM 15X15	
○	MAHOGANY 12" DIA. LITTLE GEN'	6" B&B/7
○	SOUTHERN MAGNOLIA 15X15	
○	LAGERSTROMIA INDICA 'CALIFORNIA BEAUTY'	6" B&B/8
○	CHAPE MYRTLE - MULTI-TRUNK 20X10	1-3/4" B&B/9
○	CRATAEGUS PHAENOPHYLLUM	
○	WASHINGTON HAWTHORN 25X20	1-1/2" B&B/0
○	CORNUS KOUSA	1-1/2" B&B/19
○	JAPANESE DOGWOOD 15X30	
○	CERCIS CANADENSIS	1-1/2" B&B/28
○	BETULA PUMILA 25X15	
○	RIVER BIRCH 40X20	
○	AMEL ANCHER ARBOREA	1-1/2" B&B/6
○	DOWNY SERVICEBERRY 15X10	
○	ACER GINNALIA 'FLAME'	1-1/2" B&B/0
○	AMUR MAPLE 15X20	
○	AMUR MAPLE 15X20	
○	ABELIA X GRANDIFLORA	
○	GLASSY ABELIA	3 GAL/20
○	AZALEA X GIRARD 'GIRARD'S ROSE'	3 GAL/23
○	AZALEA	3 GAL/27
○	BERBERIS THUNBERGII 'ROSE GLOW'	3 GAL/57
○	BANBERG 3-5	
○	BUDDEIA DAVIDII 'BLUE CHIP'	3 GAL/49
○	BUTTERNUT BUSH 2X3	
○	DALEIA ALTIPLANA 'HUMMINGBIRD'	3 GAL/45
○	HUMMINGBIRD SUMMERSWEET 4X4	3 GAL/75
○	CORNUS SPICATA 'NIGHT FINE'	5 GAL/143
○	EUNONYMUS ALATUS 'COMPACTA'	
○	DIWAR BURNING BUSH	
○	FONSTYLLIA X INTERMEDIA 'GOLDEN TIMES'	3 GAL/60
○	FONSTYLLIA	
○	HYDRANGEA QUERCIFOLIATA	3 GAL/16
○	OKLAHOMA HYDRANGEA	
○	ILEX CORNUTA 'CARISSA'	3 GAL/0
○	CAROLINA HOLLY 'WINTER BERRY'	3 GAL/0
○	WINTERBERRY 'HOLY'	
○	MANDARINA DOMESTICA 'HARBOR DVAAR'	3 GAL/41
○	DIWAR HEAVENLY BAMBOO	
○	ROSA HYBRIDS 'KNOCKOUT'	3 GAL/74
○	KNOCKOUT ROSE	
○	SPIRAEA X BUWALDA	3 GAL/0
○	ANTHONY WALTERS SPIREA 4-5'	
○	SPRING PRINCE PLISS KIM	3 GAL/33
○	MULLEINBERGIA CAPILLARIS 3'	3 GAL/45
○	PIPK MUILY GRASS 3'	
○	GROUNDCOVER	
○	EUNONYMUS FORTUNEI 'GALACUS'	SIZE/QT
○	VARIAGATED WINTERGREENER	1 GAL/41
○	HERNANDIA 'BIG BLUE'	1 GAL/47
○	OPHIOPOGON JAPONICUS 'NANA'	1 GAL/63
○	DIWAR MONDO GRASS	
○	RUBROSCYLA FILIGIDA 'GOLDSTUNW'	1 GAL/29
○	BLACK EYED SUSAN	
○	SURFACE MATERIALS	
○	SHREDED HARDWOOD MULCH	SIZE/QT
○	2" DEPTH MINIMUM.	
○	TURF - BERMUDA SOD	

NOTES:
 - ALL DISTURBED AREAS OF SITE WILL BE MULCHED OR PLANTED.
 - TURF WILL BE THIRSD BERMUDA OR PESCOE AT OWNERS RISK.
 - MULCH ALL PLANT BEDS AND TREE RINGS WITH 3" OF SHREDED HARDWOOD MULCH.

SITE LIGHTING LEGEND

LOW VOLT LIGHTING LEGEND	MODEL	SIZE
UP LIGHT (FREE)	MODEL: NUS (WACOM/ALUMINO)	Ø11-12
LOW VOLTAGE (FREE)	MODEL: FV (POMBA X-PRADO/XX0)	Ø11-12
TRANSFORMER	ASSEMBLED	Ø11-12

NOTE: SEE ELECTRICAL DRAWINGS FOR TRANSFORMER, 1-20V/RESERVAANCE AND ALL OTHER EQUIPMENT LOCATIONS.

LANDSCAPE PLAN
 SCALE: 1"=20'-0"

11/15/2010 95% PRE PERMIT/PRICING SET

Designed By: D. Erickson
 Drawn By: D. Erickson
 Architect of Record: 12.22.10
 Date Plotted: 12.22.10
 Issue for Pricing/ Bidding: 12/22/10
 Issue for Permit Application: 12/22/10
 Issue for Construction: 12/22/10

Revised: # DATE COMMENTS

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GRANTING BUILDING APPROVAL
 1210 W. AVENUE, SUITE 100
 DARRYL R. BRYANT
 LICENSE NUMBER XXX

Lineberry Student Housing
 Lineberry Dr. & Lake Wheeler Rd.
 City of Raleigh, Wake County, North Carolina

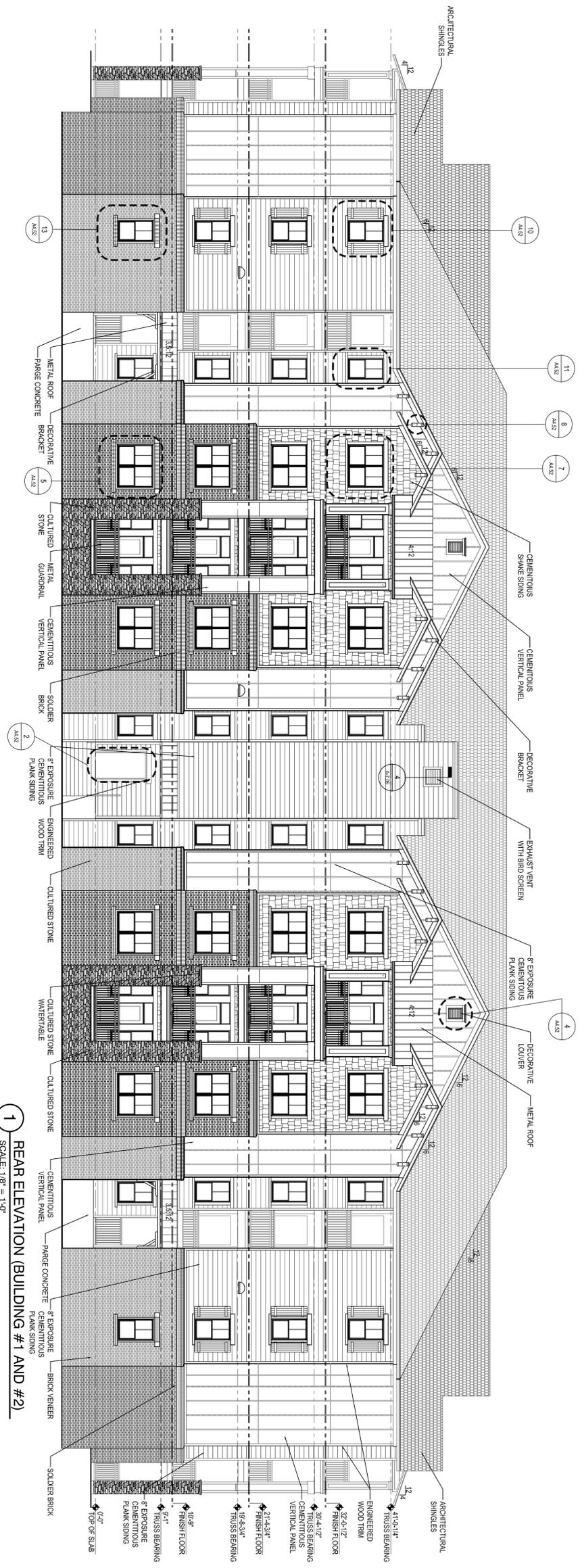
HUMPHREYS & PARTNERS ARCHITECTS, L.P.
 559 ALMA ROAD SUITE 300
 DALLAS TEXAS 75240
 (972) 791-8888 (972) 791-8888 FAX
 2015 CHANDLER ONE WAY SUITE 200
 NEWPORT NEWS VA 23602
 WWW.HUMPHREYS.COM

humphreys and partners
 landscape architecture, llc
 5597 alamo rd. suite 300
 dallas, tx 75240
 p 214.424.0100 f 214.424.0101
 www.humphreys.com

SHEET CONTENTS:
 Landscape plan
 SHEET NO. 12
 HPA #



2 REAR ELEVATION (BUILDING #3)
SCALE: 1/8" = 1'-0"



1 REAR ELEVATION (BUILDING #1 AND #2)
SCALE: 1/8" = 1'-0"

Revision	#	DATE	COMMENTS

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LINEBERRY STUDENT HOUSING
THE PREISS COMPANY
RALEIGH, NC.

HUMPHREYS & PARTNERS
ARCHITECTS / NORTH CAROLINA PLLC
561 EAST HORATIO AVENUE • MAITLAND, FL. 32751
(407) 339 9323 • (407) 339 8266 FAX
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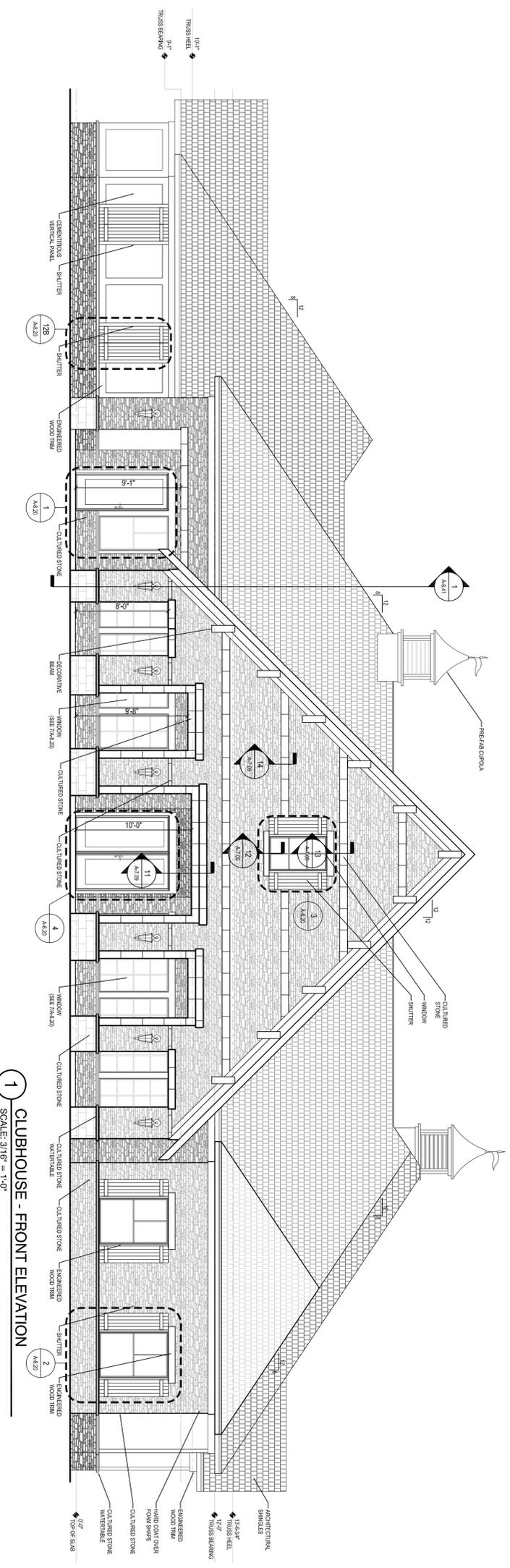
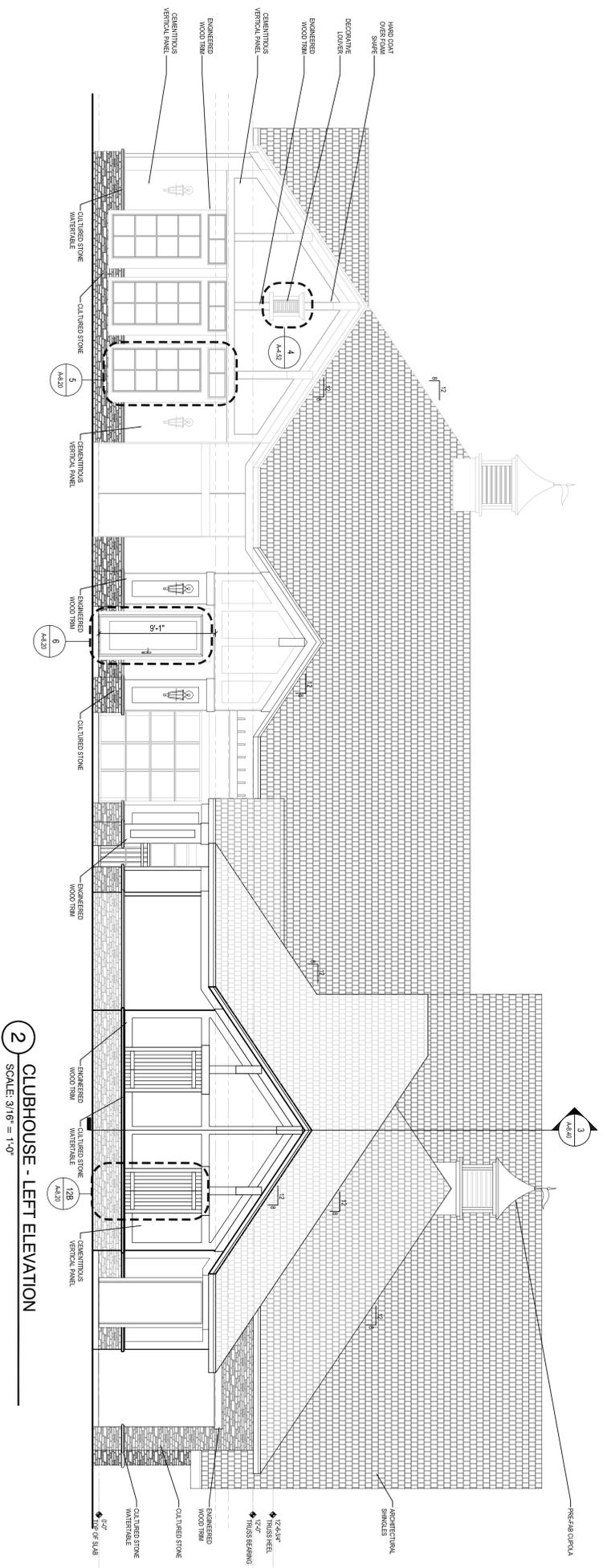
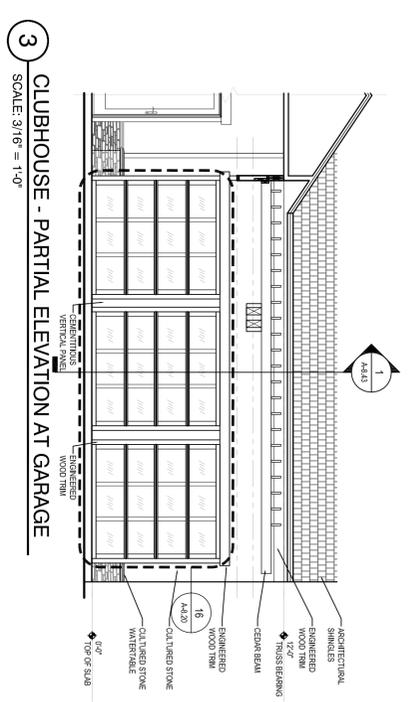


SHEET CONTENTS:
BUILDING ELEVATIONS

A-4.51

2010140

11/15/2010 95% PRE PERMIT/ PRICING SET



Drawn By:	MK	
Checked By:	MK	
Date Plotted:	11/18/10	
Issue Dates:		
Issue for Pricing / Bidding:		
Issue for Permit Application:		
Issue for Construction:		
Revisions:		
#	DATE	COMMENTS

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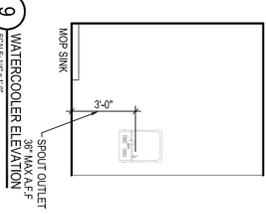
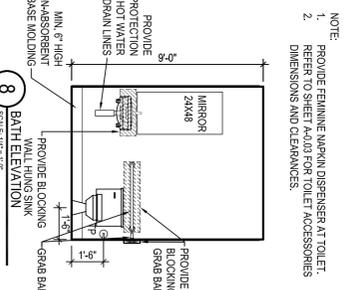
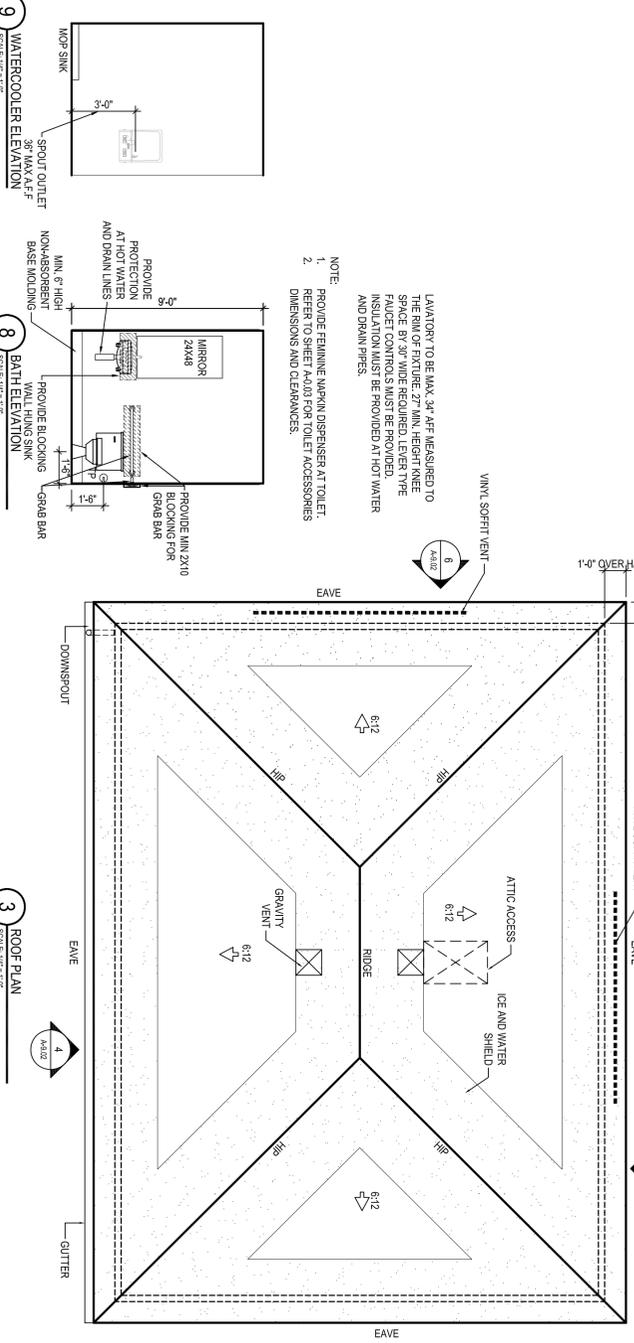
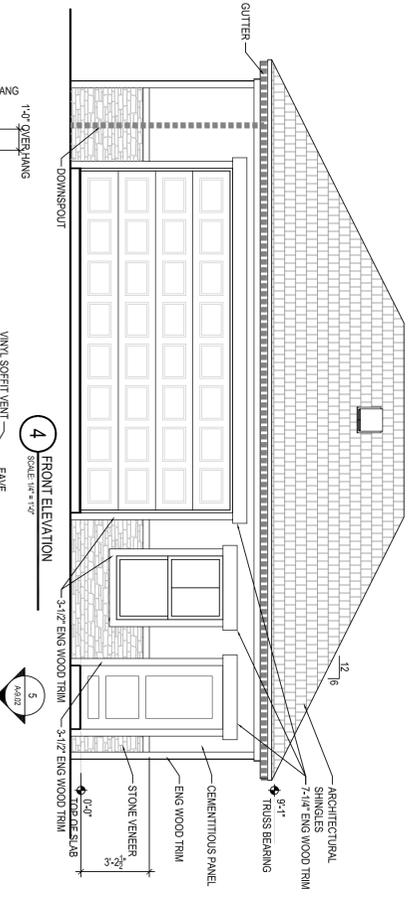
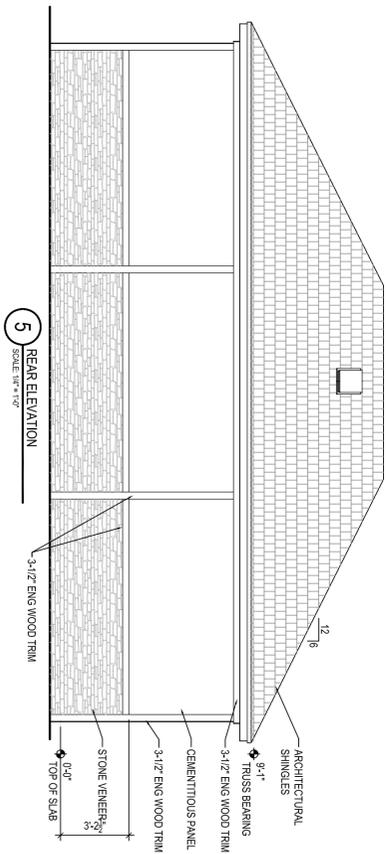
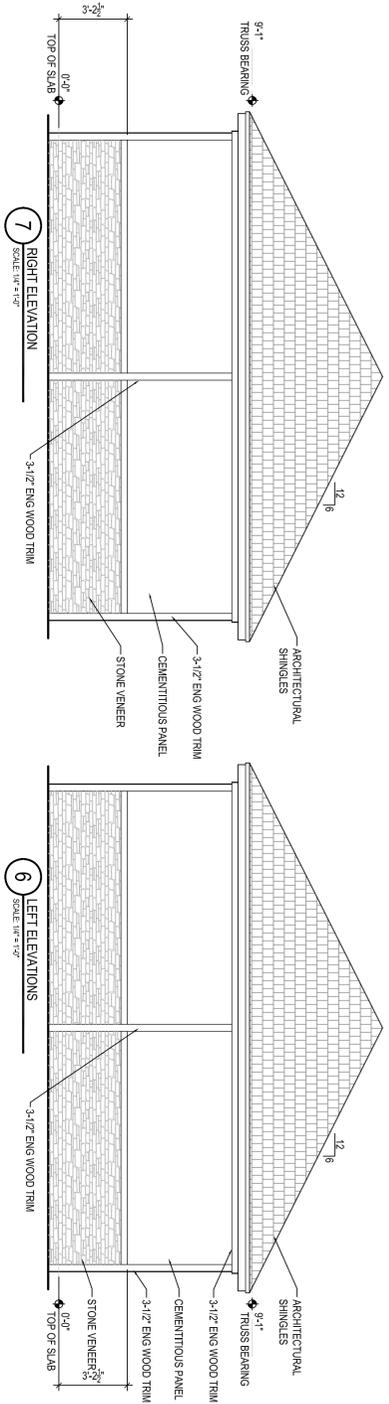


SHEET CONTENTS:
CLUBHOUSE ELEVATIONS
SHEET NO.

A-8.15

2010140

11/15/2010 95% PRE PERMIT/ PRICING SET

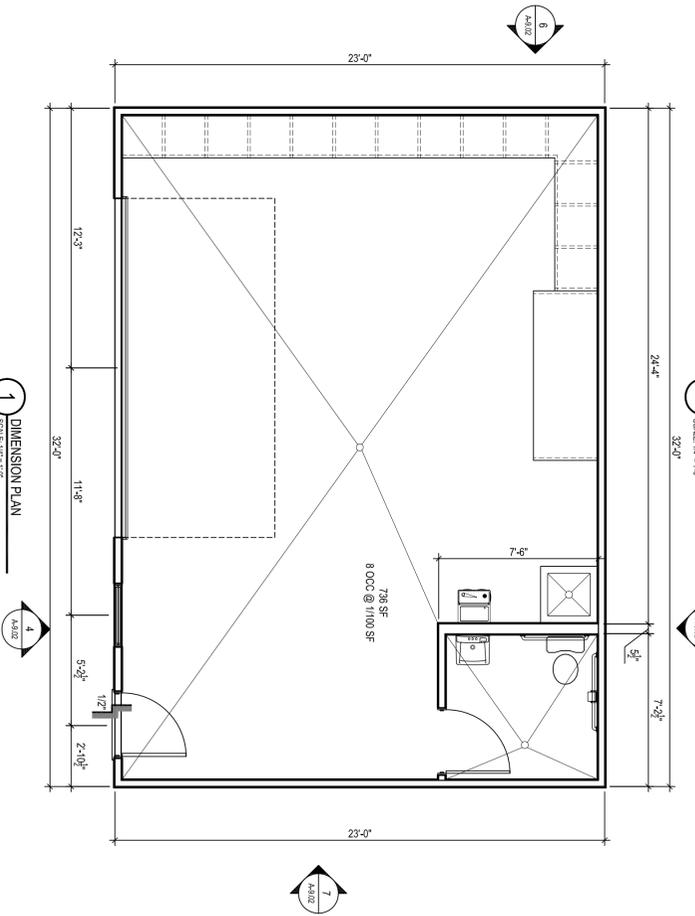
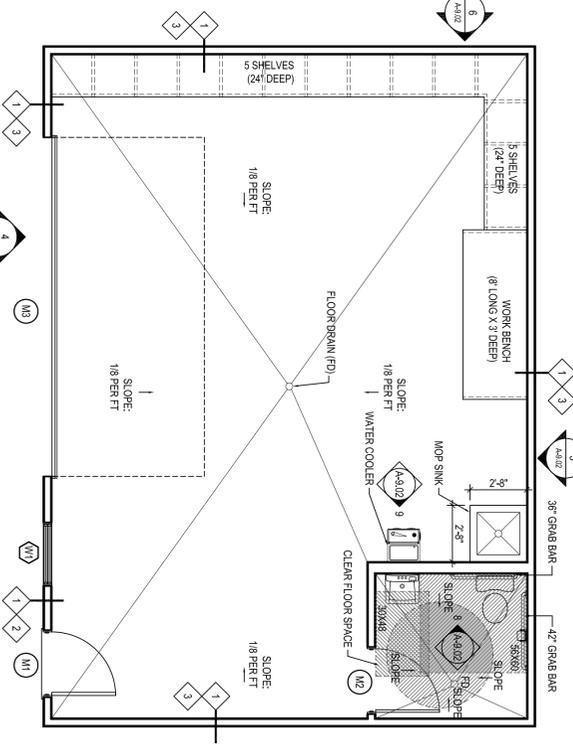


NOTE:
 1. PROVIDE FEMINE WAPIN DISPENSER AT TOILET.
 2. REFER SHEET A-9.01 FOR ACCESSORIES DIMENSIONS AND CLEARANCES.

TOTAL ATTIC UNDER ROOF: 813 SQ. FT.	271 SQ. FT.	= 390 SQ. IN
VENTILATION AREA REQUIRED (1200 CFM @ 20 PER INTERNATIONAL BUILDING CODE - SECTION 1203.2)		
MINIMUM UPPER VENTING REQUIRED (50% OF 390 GRAVITY VENT PROVIDED 2 @ 190 SQ. IN		= 195 SQ. IN
		= 300 SQ. IN
LOWER VENTING REQUIRED (50% OF 390 EAVE VENTING PROVIDED 20 L.F. @ 9 SQ. IN / LINEAL FT.		= 180 SQ. IN
		= 180 SQ. IN
TOTAL PROVIDED ATTIC VENTILATION:		= 480 SQ. IN

DOOR #	WIDTH	HEIGHT	STYLE	TYPE	MATERIAL	THICK	ELEV	FRAME	RATINGS	COMMENTS
M1	3'-0"	6'-8"	4 PANEL	HINGED	METAL	1-3/4"	A	WOOD		EXTERIOR METAL INSULATED W/ 12\"/>
M2	3'-0"	6'-8"	4 PANEL	HINGED	WOOD	1-3/8"	A	WOOD		INTERIOR W/ 12\"/>
M3	15'-0"	7'-0"	RAISED PANEL	OVERHEAD	METAL		E	METAL		GARAGE DOOR
G1	5'-0"	3'-0"		HINGED	WOOD		D	METAL		GATE @ RECYCLING AREA

MARK	WINDOW SIZE	STYLE	HD. HT.	REMARKS	DESCRIPTION	RATING	FRAME MATERIAL
(M)	3'-0"x6'-0"	1	7'-9"	6 LITES AT TOP SASH	VINYL SINGLE HUNG (NOT RATED)		VINYL/VINYL



Drawn By: HPA
 Checked By: MK
 Date Plotted: 12/13/10
 Issue Date:

Revision	#	DATE	COMMENTS

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LINEBERRY STUDENT HOUSING
THE PREISS COMPANY
 RALEIGH, NC.

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 ARCHITECTS / NORTH CAROLINA PLLC
 561 EAST HORATIO AVENUE . . . MAITLAND, FL. 32751
 (407) 339 9323 • (407) 339 8266 FAX
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SHEET CONTENTS:
 MAINTENANCE BUILDING

A-9.01

2010140