MODIFICATIONS TO DISTRICT STANDARDS:
BUILDING HEIGHT (UDO SECTION 4.6.2.3):
1. HBG Height shall be set by CMP per text change TC-15-20.
2. HBG to be set by sub-district. See Table 1, this sheet.
ALLOWABLE BUILDING TYPES (UDO SECTION 1.4.2.1):
1. All building types as set forth by UDO Article 1.4 shall be allowed within this CMP district.
LANDSCAPE AND SCREENING (UDO SECTION 7.2.4, 7.2.5):
1. No existing or proposed public streets are planned for the campus. Street yards, transitional yards, and pedestrian access areas shall be designed.
2. Existing street yards along frontage of campus shall be developed. Street screening of loading and service areas and service road alignment in detention basins shall be required.
GENERAL DEVELOPMENT STANDARDS:
OUTDOOR DISPLAY/STORAGE (ARICLE 7.5.2):
1. No existing or proposed public streets are planned for the campus, except where visible from surrounding public streets. Outdoor display standards do not apply within the CMP district for its sub-districts.
SCHOOL MIDDLE
TRANSITION ZONE
GORMAN STREET
TRANSITION ZONE
100' WIDE NEIGHBORHOOD
TRAILWOOD
VALLEY
LAKE RALEIGH
CENTENNIAL PARK
ACHIEVEMENT DRIVE
LAKESIDE CREST
FROM SURROUNDING PUBLIC STREETS. OUTDOOR DISPLAY PLANNED FOR THE CAMPUS, EXCEPT WHERE VISIBLE FROM EXISTING PUBLIC STREETS, SCREENING OF LOADING AND SERVICE AREAS AND INITIAL PUBLIC ROAD ALIGNMENT IN DETENTION BASINS SHALL BE REQUIRED.

TABLE 1: SUB-DISTRICT SUMMARY

<table>
<thead>
<tr>
<th>SUB-DISTRICT</th>
<th>APPROXIMATE ACRES</th>
<th>MAXIMUM HEIGHT/STORIES</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>122 AC</td>
<td>12</td>
</tr>
<tr>
<td>B</td>
<td>37 AC</td>
<td>28</td>
</tr>
<tr>
<td>C</td>
<td>96 AC</td>
<td>7</td>
</tr>
<tr>
<td>D</td>
<td>58 AC</td>
<td>7</td>
</tr>
<tr>
<td>E</td>
<td>129 AC</td>
<td>7</td>
</tr>
<tr>
<td>F</td>
<td>181 AC</td>
<td>3</td>
</tr>
<tr>
<td>G</td>
<td>76 AC</td>
<td>5</td>
</tr>
<tr>
<td>H</td>
<td>270 AC</td>
<td>3</td>
</tr>
<tr>
<td>I</td>
<td>17 AC</td>
<td>3</td>
</tr>
<tr>
<td>TOTAL</td>
<td>975.77 AC RES INCLUDED IN CMP</td>
<td></td>
</tr>
</tbody>
</table>

GENERAL LAYOUT & STREET BLOCK PLAN NOTES:
1. The existing campus boundary shall be the NC 1000 property boundary. All development standards applicable to this master plan. No internal parking shall be included.
2. Development under North Carolina General Statute Article 7.5.2 is not applicable to this master plan.
3. Street network alignment and typologies are preliminary and subject to change prior to final design and approval.
4. All new and existing streets shown within the master plan shall be private. Exact locations for new streets will be determined in conjunction with future development plans within each sub-district.
### Table 1.1: Table of Uses

<table>
<thead>
<tr>
<th>Use Category</th>
<th>Campus Sub-District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Specific Use</td>
<td>A</td>
</tr>
<tr>
<td>--------------</td>
<td>---------------------</td>
</tr>
<tr>
<td>Commercial</td>
<td>P</td>
</tr>
<tr>
<td>Single Family</td>
<td>P</td>
</tr>
<tr>
<td>Mid Unit</td>
<td>P</td>
</tr>
<tr>
<td>Multi Family</td>
<td>P</td>
</tr>
<tr>
<td>Convenience</td>
<td>P</td>
</tr>
<tr>
<td>Medical</td>
<td>P</td>
</tr>
<tr>
<td>Retail</td>
<td>P</td>
</tr>
<tr>
<td>Agriculture</td>
<td>P</td>
</tr>
<tr>
<td>Wholesale</td>
<td>P</td>
</tr>
<tr>
<td>Restaurants</td>
<td>P</td>
</tr>
<tr>
<td>Recreation</td>
<td>P</td>
</tr>
<tr>
<td>Religious</td>
<td>P</td>
</tr>
<tr>
<td>Cultural</td>
<td>P</td>
</tr>
<tr>
<td>Educational</td>
<td>P</td>
</tr>
<tr>
<td>Civic</td>
<td>P</td>
</tr>
<tr>
<td>Institutional</td>
<td>P</td>
</tr>
<tr>
<td>Residential</td>
<td>P</td>
</tr>
</tbody>
</table>

**Key Map**

**Land Use Notes:**
1. Any existing use or facility within the Campus District boundary, including those that may be deemed non-conforming at the time of this application or not specifically covered by the Table of Uses (Table 1.1) shall not be subject to the development regulations of the current City of Raleigh UDO.
2. All land uses within the CMP shall be per the Table of Uses as listed in Table 1.1 (this sheet).
3. Exceptions made in the Master Plan, all college, community college, and university principal and accessory uses including lab, light manufacturing, utilities and waste service facilities related to the University operations are permitted.
PEDESTRIAN CIRCULATION LEGEND:

- CAMPUS ACCESS POINT
- CMP ZONING BOUNDARY
- PROPERTY LINE
- EXISTING BUILDING
- EXISTING PARKING LOT
- EXISTING PARKING GARAGE
- EXISTING PEDESTRIAN CIRCULATION
- EXISTING PUBLIC SIDEWALKS
- EXISTING GREENWAY
- KEY PEDESTRIAN CROSSWALK
- EXISTING PUBLIC TRANSIT STOP
- EXISTING WOLFLINE BUS STOP
- FEMA 100-YEAR FLOODWAY
- FEMA FLOODWAY
- 50' NEUSE RIVER BUFFER
- EXISTING STREETS
- POTENTIAL NEW STREETS
- CENTENNIAL BIKEWAY
- CONNECTOR
- WALNUT CREEK TRAIL
- DOROTHEA DIX PARK

PEDESTRIAN CIRCULATION NOTES:

1. PEDESTRIAN CIRCULATION NETWORK IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FUTURE DEVELOPMENT PLANS FOR EACH SUB-DISTRICT AND APPROVALS BY THE CITY OF RALEIGH.
2. ALL TRANSIT LOCATIONS MAY BE MODIFIED OR RELOCATED AT THE DISCRETION OF THE UNIVERSITY ON ANY PRIVATE STREET WITHIN CENTENNIAL CAMPUS.
3. NO TRANSIT EASEMENTS EXIST ON THE CAMPUS AND MAY NOT BE RECORDED ON STATE-OWNED LANDS.
4. PEDESTRIAN CIRCULATION NETWORK (EXISTING AND PROPOSED) PROPOSED ROUTES ARE PRELIMINARY AND SUBJECT TO CHANGE BASED ON THE FINAL DEVELOPMENT PLAN FOR EACH INDIVIDUAL PROJECT.
5. GREENWAY ALIGNMENT AND CONNECTIONS ARE EXISTING AND WILL BE MAINTAINED AS SHOWN ON THE MASTER PLAN.
**OPEN SPACE LEGEND:**

- CMP JOINING BOUNDARY
- PROPERTY LINE
- EXISTING GREENWAY
- EXISTING BUILDING
- EXISTING PARKING LOT
- GENERAL RECREATION AREA
- LAKE RALEIGH
- WOODS / WILDLIFE
- BUFFERS AND PERMANENT OPEN SPACE
- EXISTING SD/INVRER MANAGEMENT FACILITY
- 100' NEUSE RIVER BUFFER
- FEMA 100-YEAR FLOODWAY
- EXISTING STREETS
- POTENTIAL NEW STREETS

**OPEN SPACE NOTES:**

1. OPEN SPACE AREAS SHOWN ON THIS MAP ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY.
2. THESE AREAS REPRESENT OPEN SPACE THAT IS SET ASIDE BY NORTH CAROLINA STATE UNIVERSITY TO PROVIDE FOR SHARED, COMMON OPEN SPACE FOR THE OVERALL CAMPUS.
4. OPEN SPACE NOTE: PROVIDED WILL NOT BE LESS THAN THE TOTAL AREAS SHOWN IN TABLE 5.
5. THIS CAMPUS MASTER PLAN WILL SET ASIDE OPEN SPACE TOTALING 233 ACRES. OPEN SPACE FOR EACH SUBDISTRICT OR INDIVIDUAL DEVELOPMENT PROJECT WILL BE SATISFIED BY THIS OPEN SPACE PLAN. QUALIFYING OPEN SPACE SHALL CONSIST OF BUT NOT LIMITED TO: LAKE RALEIGH, FORESTED AREAS, PARKS, AMENITY AREAS, AND GREENWAYS.

**TABLE 5: OPEN SPACE ALLOCATION**

<table>
<thead>
<tr>
<th>TYPE</th>
<th>OPEN SPACE AREA (ACRES)</th>
</tr>
</thead>
<tbody>
<tr>
<td>GENERAL RECREATION AREA (INCLUDING GREENWAYS)</td>
<td>29</td>
</tr>
<tr>
<td>LAKE RALEIGH AND PROPOSED ADDITION</td>
<td>85</td>
</tr>
<tr>
<td>CONSERVATION/WILDLIFE AREA</td>
<td>95</td>
</tr>
<tr>
<td>BUFFERS AND PERMANENT OPEN SPACE</td>
<td>24</td>
</tr>
<tr>
<td>NETWORK RX</td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL OPEN SPACE</strong></td>
<td><strong>233 ACRES</strong></td>
</tr>
</tbody>
</table>

**MODIFICATIONS TO DISTRICT STANDARDS:**

2. INDIVIDUAL DEVELOPMENTS SHALL NOT BE REQUIRED TO PROVIDE OPEN SPACE WITHIN A SPECIFIC DEVELOPMENT OR SUBDISTRICT.
TABLE 6: TREE CONSERVATION SUMMARY

<table>
<thead>
<tr>
<th>Total Campus Area: 975.77 AC</th>
<th>Tree Conservation Area: RALEIGH WOODS: 94.6 AC</th>
<th>Additional Area: 2.9 AC</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Total Tree Conservation Area: 97.5 AC (10% of Total Acreage)</td>
<td></td>
</tr>
</tbody>
</table>
STORMWATER LEGEND:
- CMP ZONING BOUNDARY
- PROPERTY LINE
- EXISTING BUILDING
- EXISTING PARKING LOT
- EXISTING GREENWAY
- EXISTING ABOVE GROUND STORMWATER MANAGEMENT FACILITY
- EXISTING POND / LAKE
- FEMA 100-YEAR FLOODWAY
- 50' NEUSE RIVER BUFFER
- EXISTING STREETS
- POTENTIAL NEW STREETS
- APPROXIMATE DRAINAGE AREAS

TABLE 7: PERVIOUS/IMPERVIOUS AREA TABLE

<table>
<thead>
<tr>
<th>PERVIOUS IMPERVIOUS</th>
<th>TOTAL EXISTING PERVIOUS AREA</th>
<th>TOTAL EXISTING IMPERVIOUS AREA</th>
<th>TOTAL CAMPUS AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>+/- 872.77 AC 89.45%</td>
<td>+/- 103 AC 10.55%</td>
<td>975.77 AC 100%</td>
</tr>
</tbody>
</table>

GENERAL STORMWATER NOTES:
1. UNDER THE FEDERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT PROGRAM, NORTH CAROLINA STATE UNIVERSITY HAS A MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) PERMIT. THE PERMIT AUTHORIZES THE UNIVERSITY TO DISCHARGE STORMWATER RUNOFF TO LOCAL STREAMS AND REQUIRES THE UNIVERSITY TO DEVELOP A STORMWATER MANAGEMENT PROGRAM.
2. NORTH CAROLINA STATE UNIVERSITY WILL SELF-PERMIT PROJECTS AND IMPLEMENT STORMWATER FACILITIES CONSISTENT WITH THE REQUIREMENTS OF THE MS4 PERMIT. THIS PROCESS WILL NOT REQUIRE STORMWATER REVIEW BY THE CITY OF RALEIGH.
3. STORMWATER MANAGEMENT FACILITIES MAY BE SHARED FACILITIES OR DESIGNED AS PART OF INDIVIDUAL DEVELOPMENT PLANS.
PHASING PLAN NOTES:
1. THE PHASING FOR THE CAMPUS BUILDOUT IS UNDETERMINED AT THIS TIME. THIS PLAN PROVIDES PHASING IN TWO CATEGORIES, THE EXISTING DEVELOPMENT AND THE FUTURE DEVELOPMENT AREAS.
2. ASSOCIATED PHASING FOR ANY SUCH IMPROVEMENTS SHALL BE DETERMINED BY THE CITY OF RALEIGH.
3. STREET INFRASTRUCTURE WILL BE CONSTRUCTED IN PHASES TO BE DETERMINED AT THE TIME OF ADMINISTRATIVE SITE PLAN.

CONCEPTUAL PHASING:
PHASE A: EXISTING / CURRENT DEVELOPMENT
PHASE B: FUTURE DEVELOPMENT
3D MODELS AND RENDERING NOTES:

1. THESE RENDERINGS ARE CONCEPTUAL AND FOR ILLUSTRATIVE PURPOSES ONLY. THESE ARE INTENDED TO PROVIDE A GENERAL REPRESENTATION OF HOW MASSING, DENSITY, AND HEIGHTS MAY OCCUR WITHIN THE CAMPUS. THE INFORMATION IS NOT INTENDED TO DEMONSTRATE ACTUAL DEVELOPMENT PLANS AND IS SUBJECT TO CHANGE PENDING ACTUAL PROGRAMMING AND DEVELOPMENT PLANS WITHIN THE CMP DISTRICT AND ITS SUB-DISTRICTS.

PERSPECTIVE VIEW A’ - PLAN VIEW
PERSPECTIVE VIEW B’ - LOOKING SOUTHWEST
PERSPECTIVE VIEW C’ - LOOKING NORTHEAST
PERSPECTIVE VIEW D’ - LOOKING NORTHWEST
SIGNAGE LEGEND:
- CMP JOINING BOUNDARY
- PROPERTY LINE
- EXISTING BUILDING
- EXISTING PARKING LOT
- EXISTING GREENWAY
- CAMPUS ACCESS POINT
- EXISTING CAMPUS GATEWAY ENTRANCE FEATURE
- EXISTING MONUMENT SIGN
- FEMA 100-YEAR FLOODWAY
- 50' NEUSE RIVER BUFFER
- EXISTING STREETS
- POTENTIAL NEW STREETS

EXISTING CAMPUS SIGNAGE EXAMPLES:
- Lonnie Poole Golf Course
- Wolf Ridge Apartments

MODIFICATIONS TO DISTRICT STANDARDS:
SIGNAGE (UDO SECTION 7.3):
1. All campus signage shall comply with the North Carolina State University "Campus Signage Program - Exterior Signage" and shall comply with the standards listed in UDO Section 7.3.
2. The University's "Campus Signage Program" is subject to change at the discretion of the University. The "Campus Signage Program" can be found at: https://projects.ncsu.edu/facilities/files/NC_State_University_Exterior_Signage.pdf