

CAMERON VILLAGE

RALEIGH, NORTH CAROLINA

CRESCENT RESOURCES, LLC
DEVELOPER

CLINE DESIGN ASSOCIATES, PA
ARCHITECTS AND PLANNERS

STEWART ENGINEERING, INC
ENGINEERS AND PLANNERS

LACY H. REAVES & MATTHEW D. RHOAD
(SMITH, ANDERSON, BLOUNT, DORSETT,
MITCHELL & JERNIGAN, LLP)
ATTORNEYS

AMENDMENT AND SUPPLEMENT
TO THE CAMERON VILLAGE
STREETSCAPE & PARKING PLAN
FOR PEDESTRIAN BUSINESS
OVERLAY DISTRICT

REVISED JULY 2, 2008



AMENDMENT AND SUPPLEMENT TO
THE CAMERON VILLAGE STREETScape AND PARKING PLAN
FOR PEDESTRIAN BUSINESS OVERLAY DISTRICT

June 9, 2008

The Cameron Village Streetscape and Parking Plan for Pedestrian Business Overlay District approved by the City Council in 1990 and amended in 2003 (the "Plan") is hereby amended and supplemented as follows:

(1) The first page of the Plan is amended by adding a paragraph 3 under the heading "Features," which shall read as follows:

3. A redevelopment of the Oberlin Road / Clark Avenue side of Block 2 (400 Oberlin Road, 410 Oberlin Road, and the Village Citgo (2120 Clark Avenue)) (referred to hereinafter as "Block 2A") by the removal of the existing buildings and other improvements and the construction of a mixed use building incorporating retail, residential, and office amenity elements and design features consistent with the remaining blocks of Cameron Village.

(2) The Table of Contents of the Plan is amended by adding the following references:

SE 3.02B Conceptual Site Elevation – Block 2A (Oberlin Road)
SE 3.02C Conceptual Site Elevation – Block 2A (Clark Avenue)
SE 3.02D Building Envelope – Block 2A

(3) The Table of Contents of the Plan is amended by replacing the references to SP 1.01 and SP 1.02 with SP 1.01 (revised) and SP 1.02 (revised), respectively.

(4) The following sheets, copies of which are attached hereto, are added to the Plan:

SE 3.02B Conceptual Site Elevation – Block 2A (Oberlin Road)
SE 3.02C Conceptual Site Elevation – Block 2A (Clark Avenue)
SE 3.02D Building Envelope – Block 2A

(5) Existing sheet SP 1.01, entitled "Illustrative Site Plan," is deleted from the Plan and sheet SP 1.01 (revised), a copy of which is attached hereto, is inserted in lieu thereof.

(6) Existing sheet SP 1.02, entitled "Parking Plan," is deleted from the Plan and sheet SP 1.02 (revised), a copy of which is attached hereto, is inserted in lieu thereof.

(7) Existing sheet UD 6.01, entitled "Unity of Development Application" is amended to include Block 2A among the blocks of Cameron Village Shopping Center listed following the heading "Development Name."

In all other aspects, the Plan is ratified and affirmed.

CAMERON VILLAGE

RALEIGH, NORTH CAROLINA

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STREETScape & PARKING PLAN FOR
PEDESTRIAN BUSINESS OVERLAY DISTRICT
REVISED JULY 2, 2008





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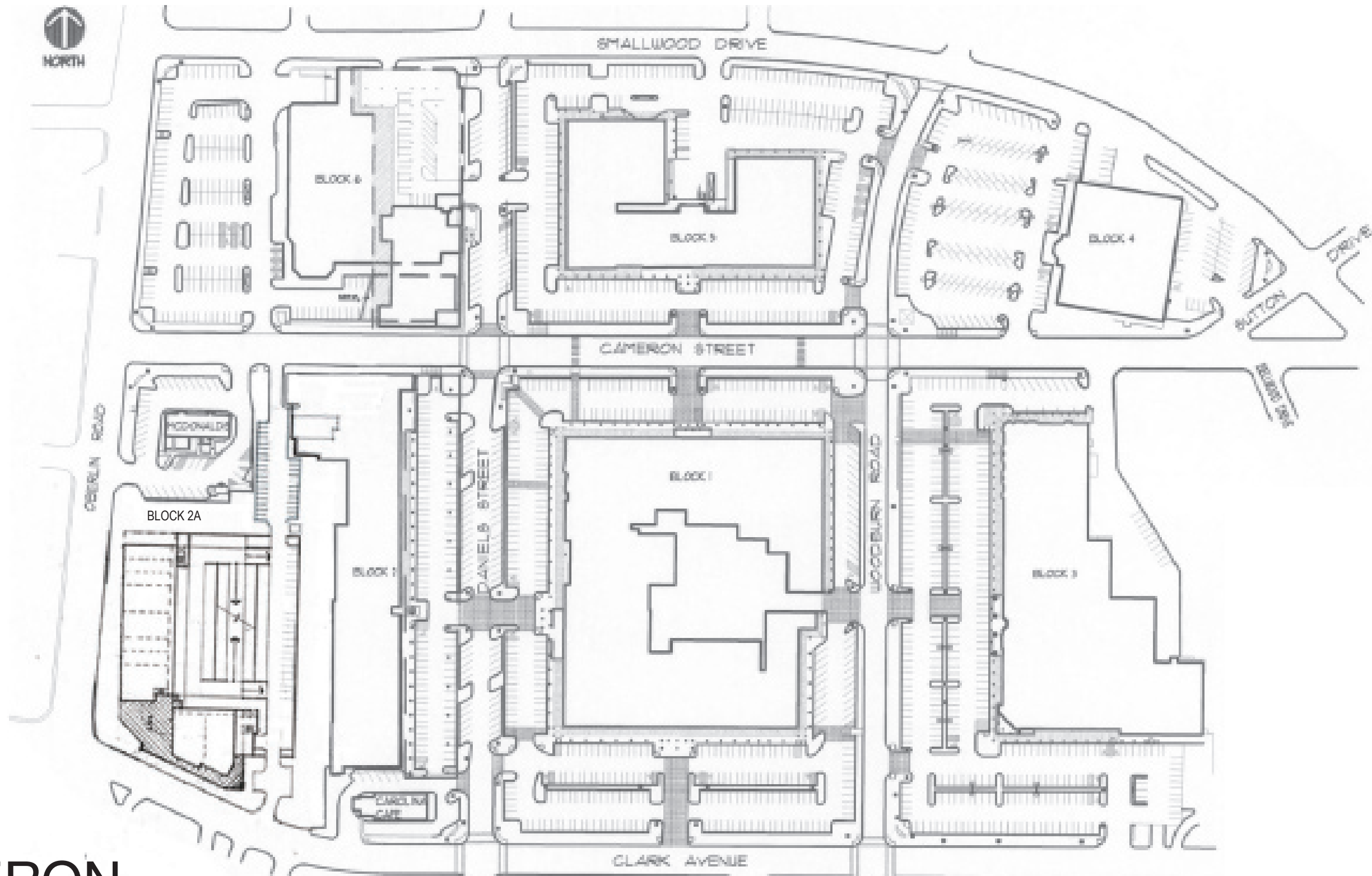
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ILLUSTRATIVE SITE PLAN

SP1.01 (revised)

STREETSCAPE & PARKING PLAN FOR
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PARKING PLAN

SP1.02 (revised)

STREETSCAPE & PARKING PLAN FOR
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The average setback of the face of the building closest to the right-of-way of Oberlin Road shall be twenty-two (22) feet from such right-of-way. The height of the portion of the building within forty (40) feet of such building face shall not exceed five (5) stories and sixty-eight (68) feet in height as determined pursuant to section 10-2076 of the Raleigh City Code. No building on Block 2A shall exceed nine (9) stories and one hundred fifteen (115) feet in height as determined from the right-of-way of Oberlin Road.

CAMERON VILLAGE

RALEIGH, NORTH CAROLINA

CONCEPTUAL SITE ELEVATION - BLOCK 2A (OBERLIN ROAD)

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***SE3.02B**

STREETSCAPE & PARKING PLAN FOR
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The average setback of the face of the building closest to the right-of-way of Clark Avenue shall be fifty (50) feet from such right-of-way (excluding any terrace structure). The height of the portion of the building within twenty (20) feet of such building face shall not exceed five (5) stories (excluding parking deck levels) and seventy-seven (77) feet in height as determined pursuant to section 10-2076 of the Raleigh City Code. No building on Block 2A shall exceed nine (9) stories (excluding parking deck levels) and one hundred twenty-four (124) feet in height as determined from the right-of-way of Clark Avenue.

CAMERON VILLAGE

RALEIGH, NORTH CAROLINA

CONCEPTUAL SITE ELEVATION - BLOCK 2A (CLARK AVENUE)

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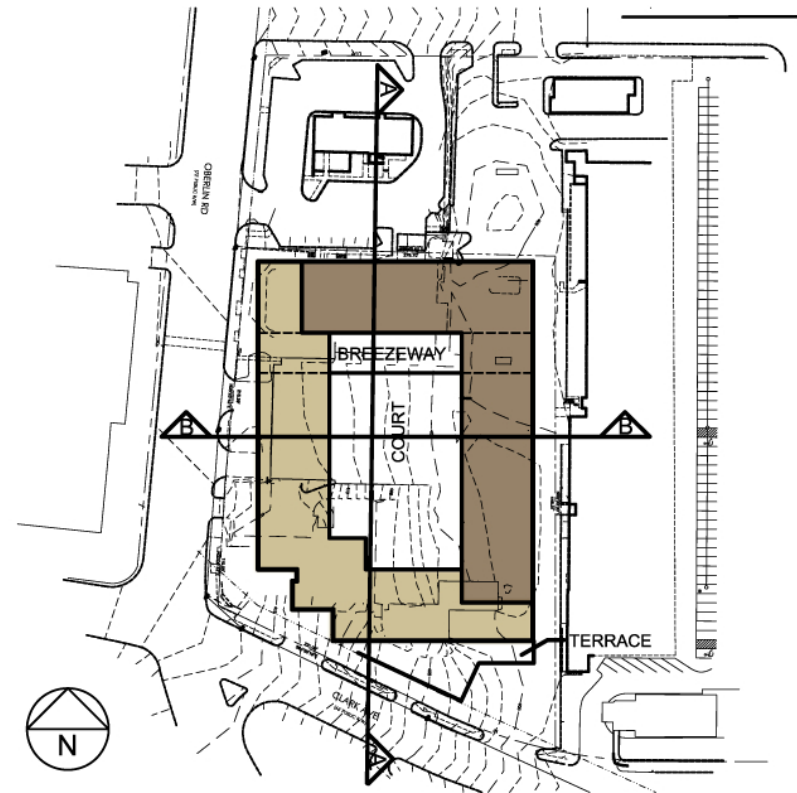
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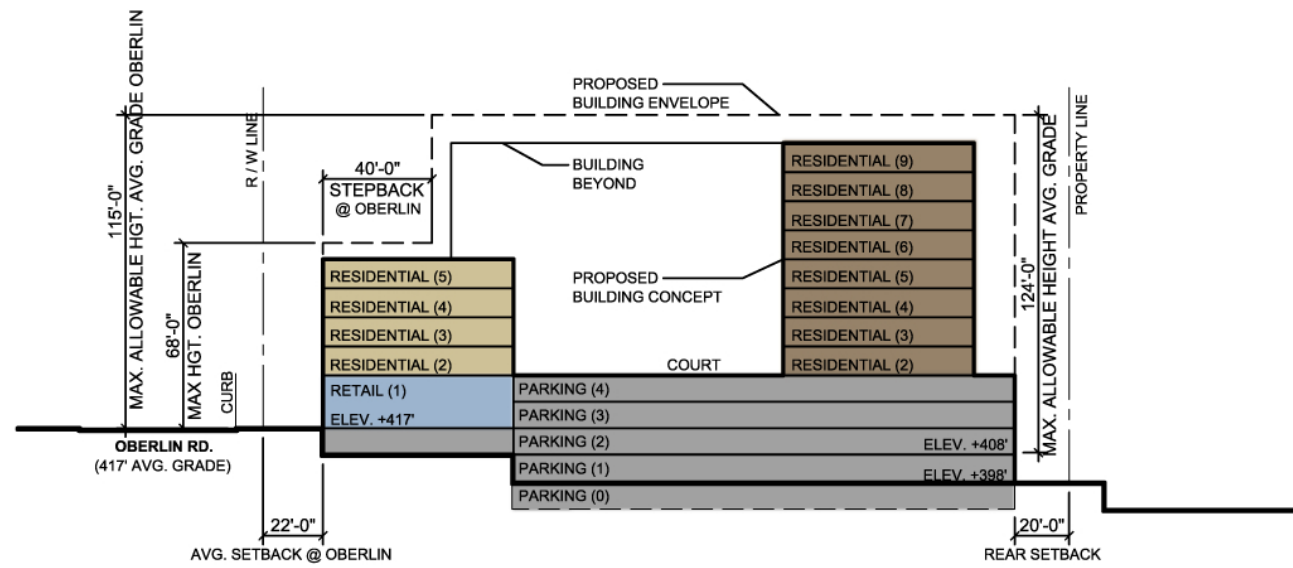
***SE3.02C**

STREETSCAPE & PARKING PLAN FOR
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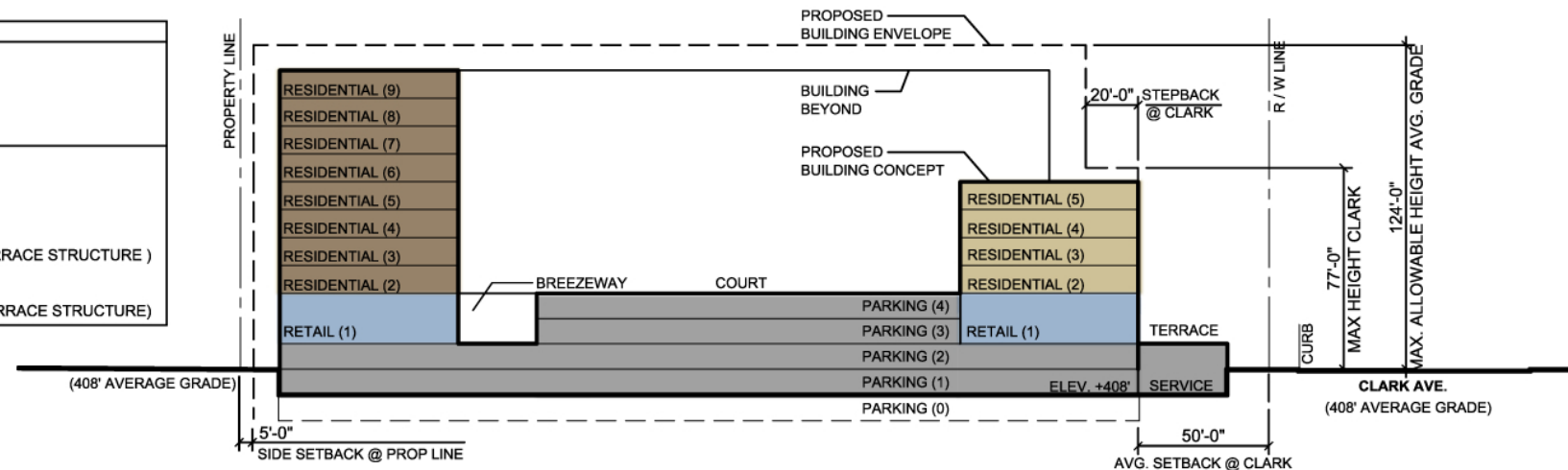
PLAN VIEW
NTS



OBERLIN - EAST-WEST SECTION B (AVG. GRADE, MID SITE)
NTS

REQUIRED	PROPOSED
FRONT YARD SETBACK = 0 (OBERLIN)	22' (AVERAGE SETBACK @ OBERLIN)
SIDE YARD SETBACK = 0 (CLARK)	50' (AVERAGE SETBACK) @ CLARK
REAR YARD SETBACK = 20' (FROM PROP. LINE)	20'
SIDE YARD SET BACK = 5' (FROM PROP. LINE)	10'
MAX. HEIGHT AT OBERLIN (PRIOR TO STEPBACK)	= 68'-0" OR 5 FLOORS NOT COUNTING PARKING LEVELS
PROPOSED STEPBACK FROM 68'-0" (HGT.) FACE	= 40'-0"
MAX. ALLOWED HEIGHT AT OBERLIN (AFTER STEPBACK)	= 115'-0" OR 9 FLOORS NOT COUNTING PARKING LEVELS
MAX. HEIGHT AT CLARK (PRIOR TO STEPBACK)	= 77'-0" (FROM AVG. GRADE - OR 5 FLOORS NOT COUNTING PARKING LEVELS AND TERRACE STRUCTURE)
PROPOSED STEPBACK FROM 77'-0" (HGT.) FACE	= 20'-0"
MAX. ALLOWED HEIGHT AT OBERLIN (AFTER STEPBACK)	= 124'-0" (FROM AVG. GRADE - OR 9 FLOORS NOT COUNTING PARKING LEVELS AND TERRACE STRUCTURE)

ZONING DATA



CLARK - NORTH-SOUTH SECTION A (AVG. GRADE, MID SITE)
NTS

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*Building shown within envelope is conceptual only and subject to change

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BUILDING ENVELOPE - BLOCK 2A

***SE3.02D**

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