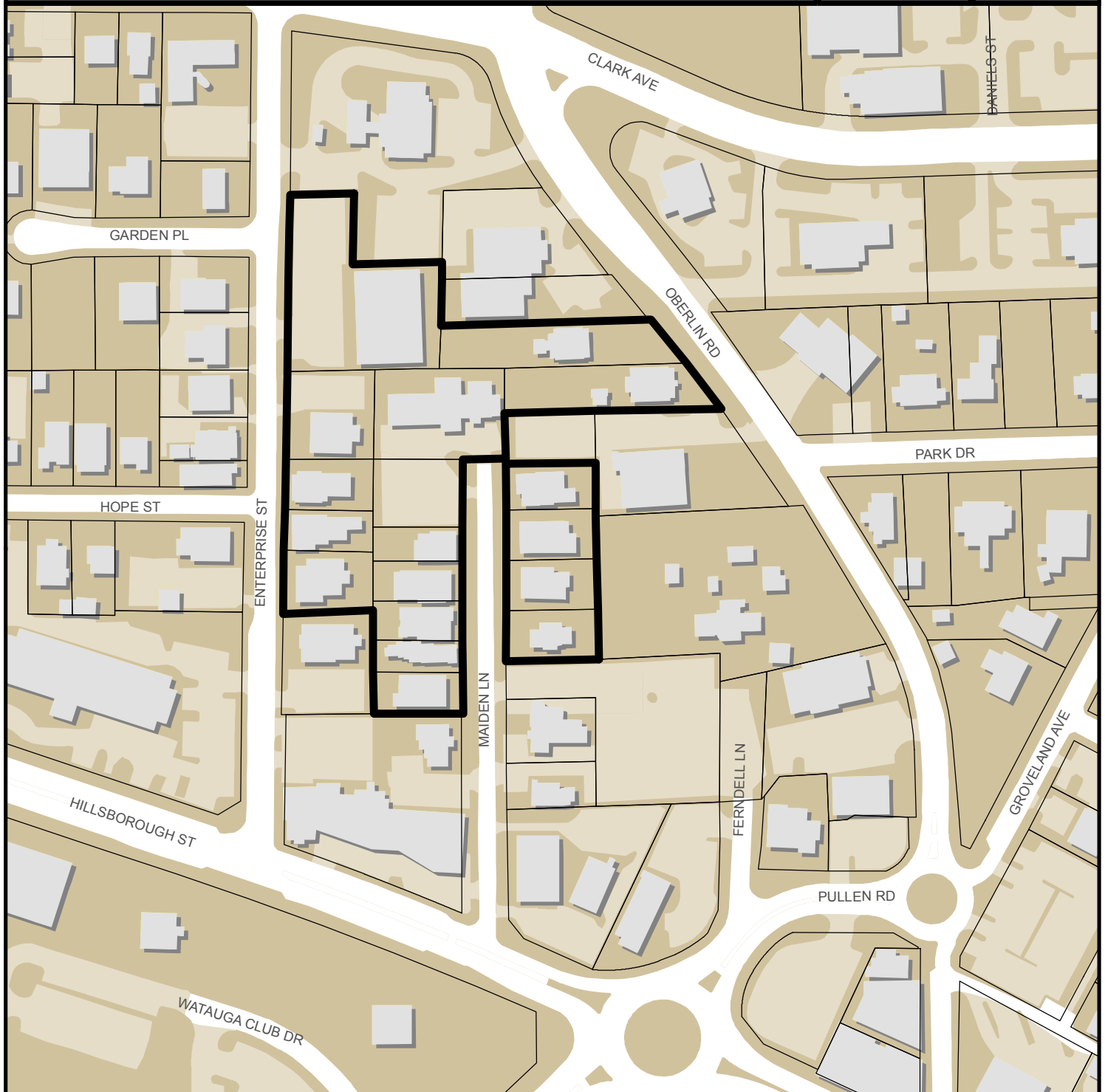


HILLSTONE CAMERON VILLAGE

SR-100-2016



0 245 490 Feet

Zoning: **OX-3, RX-3 w/SRPOD** Planner:

CAC: **Wade**

Drainage Basin: **Pigeon House**

Acreage: **3.56**

Units/ Square

feet: **201/ 237,654**

Phone:

Applicant:

Phone:

Michael Walters

(919) 996-2636

Withers & Ravenel-

David Brown

919-469-3340



New App 12/15/16

Administrative Site Review Application (for UDO Districts only)



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate building type and include the Plan Checklist document.

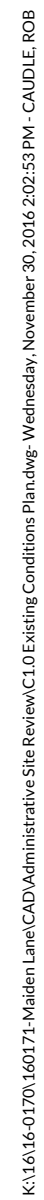
BUILDING TYPE		FOR OFFICE USE ONLY
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot	Transaction Number Assigned Project Coordinator Assigned Team Leader
<i>Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction #</i>		
GENERAL INFORMATION		
Development Name HILLSTONE CAMERON VILLAGE		
Zoning District OX-3 & RX-3	Overlay District (if applicable) SRPOD	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Use RESIDENTIAL - APARTMENT		
Property Address(es) 305 OBERLIN ROAD, RALEIGH, NC 27605		Major Street Locator: HILLSBOROUGH STREET
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
P.I.N. 18 Parcels	P.I.N. Please See	P.I.N. Attached List
What is your project type? <input checked="" type="checkbox"/> Apartment <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Duplex <input type="checkbox"/> Other: If other, please describe: _____		
<input type="checkbox"/> Elderly Facilities <input type="checkbox"/> School <input type="checkbox"/> Religious Institutions		
<input type="checkbox"/> Hospitals <input type="checkbox"/> Shopping Center <input type="checkbox"/> Residential Condo		
<input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Banks <input type="checkbox"/> Retail		
<input type="checkbox"/> Office <input type="checkbox"/> Industrial Building <input type="checkbox"/> Cottage Court		
WORK SCOPE	Per City Code Section 10.2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements. NEW APARTMENT BUILDING AND RELATED SITE WORK	
DESIGN ADJUSTMENT OR ADMIN ALTERNATE	Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE	
CLIENT/DEVELOPER/ OWNER	Company LEON CAPITAL GROUP	
	Name (s) BRIAN T. NICHOLSON	
	Address 5970 FAIRVIEW ROAD, SUITE 450, CHARLOTTE NC 28210	
	Phone 704-956-3995	Email BNICHOLSON@LEONCAPITALGROUP.COM
	Fax N/A	
CONSULTANT (Contact Person for Plans)	Company WITHERSRAVENEL	
	Name (s) DAVID BROWN	
	Address 131 1/2 S. WILMINGTON STREET, RALEIGH, NORTH CAROLINA 27601	
	Phone 919-535-5201	Email DBROWN@WITHERSRAVENEL.COM
	Fax 919-467-6008	

HILLSTONE CAMERON VILLAGE PROPERTY ASSEMBLAGE TABLE

Lot #	PIN	Owner	Deed Reference	Deed Acres	Zoning
Lot 1	0794-92-7057	LG OBERLIN, LLC	DB 016561 PG 01613	0.622 AC 28,850 SF	OX-3
Lot 2	0794-91-7934	LG OBERLIN, LLC	DB 016561 PG 01613	0.253 AC 11,011 SF	RX-3
Lot 3	0794-91-7835	LG OBERLIN, LLC	DB 016561 PG 01605	0.145 AC 6,328 SF	RX-3
Lot 4	0794-91-8964	LG OBERLIN LLC	DB 016561 PG 01609	0.372 AC 16,223 SF	RX-3
Lot 5	0794-91-8815	LG OBERLIN LLC	DB 016561 PG 01609	0.192 AC 8,362 SF	RX-3
Lot 6	0794-91-8738	LG OBERLIN LLC	DB 016561 PG 01655	0.097 AC 4,210 SF	RX-3
Lot 7	0794-91-8734	LG OBERLIN LLC	DB 016561 PG 01651	0.113 AC 4,937 SF	RX-3
Lot 8	0794-91-8730	LG OBERLIN LLC	DB 016561 PG 01620	0.112 AC 4,880 SF	RX-3
Lot 9	0794-91-8635	LG OBERLIN LLC	DB 016561 PG 01638	0.090 AC 3,942 SF	RX-3
Lot 10	0794-91-8631	LG OBERLIN, LLC	DB 016561 PG 01634	0.118 AC 5,129 SF	RX-3
Lot 11	0794-91-9677	LG OBERLIN LLC	DB 016561 PG 01646	0.114 AC 6,291 SF	RX-3
Lot 12	0794-91-9773	LG OBERLIN LLC	DB 016561 PG 01646	0.142 AC 6,204 SF	RX-3
Lot 13	0794-91-9779	LG OBERLIN, LLC	DB 016561 PG 01629	0.145 AC 6,295 SF	RX-3
Lot 14	0794-91-9885	LG OBERLIN LLC	DB 016561 PG 01642	0.129 AC 5,615 SF	RX-3
Lot 15	1704-01-0967	LG OBERLIN LLC	DB 016561 PG 01600	0.286 AC 12,467 SF	OX-3
Lot 16	1704-02-0052	LG OBERLIN LLC	DB 016561 PG 01600	0.317 AC 13,833 SF	OX-3
Lot 17	0794-91-7820	LG OBERLIN, LLC	DB 016561 PG 01659	0.111 AC 4,822 SF	RX-3
Lot 18	0794-91-7724	LG OBERLIN LLC	DB 016561 PG 01667	0.174 AC 7,590 SF	RX-3

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)	
Zoning Information	Building Information
Zoning District(s) OX-3 & RX-3	Proposed building use(s) RESIDENTIAL
If more than one district, provide the acreage of each:	Existing Building(s) sq. ft. gross TO BE DEMOLISHED
Overlay District SRPOD	Proposed Building(s) sq. ft. gross 237,654 SF
Total Site Acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 3.562 AC (GROSS)	Total sq. ft. gross (existing & proposed) 237,654 SF
Off street parking: Required 293 Provided 293	Proposed height of building(s) Fifty (50')
COA (Certificate of Appropriateness) case # NA	# of stories THREE (3)
BOA (Board of Adjustment) case # A- NA	Ceiling height of 1 st Floor TEN FEET (10')
CUD (Conditional Use District) case # Z- NA	
Stormwater Information	
Existing Impervious Surface 112,794 SF (2.59 AC) acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 133,203 SF (3.06 AC) 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 N/A Flood Study
	FEMA Map Panel # 3720079400J & 3720170400J;0794&1704
FOR RESIDENTIAL DEVELOPMENTS	
1. Total # Of Apartment, Condominium or Residential Units 201	5. Bedroom Units: 1br 2br 3br 4br or more
2. Total # Of Congregate Care Or Life Care Dwelling Units NA	6. Infill Development 2.2.7 NA
3. Total Number of Hotel Units NA	7. Open Space (only) or Amenity .35 AC
4. Overall Total # Of Dwelling Units (1-6 Above) 201	8. Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
SIGNATURE BLOCK (Applicable to all developments)	
<p>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 development plan as approved by the City.</p> <p>I hereby designate <u>David Brown & Ryan Fisher; WithersRavenel</u> 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.</p> <p>I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.</p> <p>Signed <u></u> Date <u>11/29/16</u></p> <p>Printed Name <u>BRIAN T. NICHOLSON</u></p> <p>Signed _____ Date _____</p> <p>Printed Name _____</p>	

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
General Requirements	YES	N/A	YES	NO	N/A
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to the City of Raleigh	<input checked="" type="checkbox"/>				
2. Administrative Site Review Application completed and signed by the property owner(s)	<input checked="" type="checkbox"/>		✓		
3. Client must complete and adhere page 1 and 2 of the Administrative Site Review Application to the plan cover sheet	<input checked="" type="checkbox"/>		✓		
4. I have referenced the Administrative Site Review 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 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, including, but not limited to, structures, buildings, utilities, infrastructure, and vegetation	<input checked="" type="checkbox"/>		✓		
c) Proposed Site Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading Plan	<input checked="" type="checkbox"/>		✓		
e) Proposed Stormwater Plan, including preliminary stormwater quantity and quality summary and calculations package. If not required, provide City Code section on front cover.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
f) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
g) Proposed Tree Conservation Plan – For secondary Tree Conservation Areas, include two copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina register forester. If not required, provide City Code section on front cover.	<input type="checkbox"/>	<input checked="" type="checkbox"/>		✓	
h) Proposed Landscape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
i) Building elevations that show existing and/or proposed building height. If demolition, do not include buildings to be demolished.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
j) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>		✓	
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals – include all revision dates</u>	<input checked="" type="checkbox"/>		✓		
7. Minimum plan size 18"x24" not to exceed 36"x42"	<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 plan 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 plan and elevations. Label the CD or flash drive with the plan name, case file number, and indicate the review cycle #.	<input type="checkbox"/>		✓		
11. Wake County School Form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
12. If applicable, zoning conditions adhered to the plan cover sheet	<input type="checkbox"/>	<input checked="" type="checkbox"/>		✓	



EXISTING IMPERVIOUS AREA ON SITE = 112,794 SF (2.59 AC)
*SEE STORMWATER MANAGEMENT PLAN FOR LOT-BY-LOT BREAKDOWN.

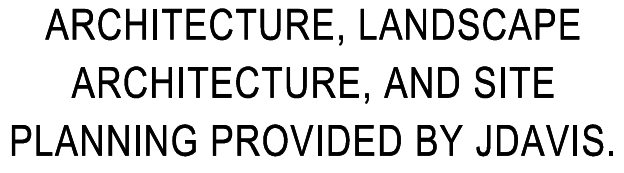
EXISTING CONDITIONS AND DEMOLITION NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL COORDINATE ALL REMOVAL EFFORTS WITH THE OWNER PRIOR TO COMMENCING WORK.
3. SPECIAL CARE SHALL BE TAKEN TO PROTECT AND MAINTAIN ALL EXISTING FEATURES, INCLUDING BELOW GROUND, NOT MARKED FOR REMOVAL. IN THE EVENT OF ANY IMPACT TO SUCH FEATURES, THE CONTRACTOR SHALL PERFORM REPAIR AND/OR RESTORE TO ORIGINAL CONDITION AS OF START OF WORK.
4. NO DEMOLITION DEBRIS IS TO BE STORED ON SITE. ALL DEMOLITION MATERIAL TO BE PROMPTLY REMOVED FROM THE SITE OR PLACED IN APPROPRIATE CONTAINERS.
5. TRAFFIC CONTROL IS CONTRACTOR'S RESPONSIBILITY.
6. WHEN REMOVING EXISTING PAVEMENT, SAWCUT PAVEMENT PRIOR TO REMOVAL TO PROVIDE NEAT LINES AND JOINTS.
7. SITE DEMOLITION SEQUENCE TO BE PROVIDED BY THE CONTRACTOR.
8. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S) AND/OR SIDEWALK FROM THE TRANSPORTATION OPERATION DIVISION/PUBLIC WORKS DEPARTMENT.
9. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE SIDEWALK ROUTES DURING CONSTRUCTION MUST BE SECURED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (IPROWAG, 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), 4TH EDITION).
10. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO 'CITY OF RALEIGH STREET DESIGN MANUAL' AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
11. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT / TRANSPORTATION FIELD SERVICES STAFF TO REVIEW THE SPECIFIC CONDITIONS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTION AT 919.996.2409 TO SET UP THE MEETING.
12. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL, SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
14. ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO START OF WORK. SEE "RIGHT-OF-WAY CLOSURES ON WWW.RALEIGHNC.GOV COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
15. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
16. CONTRACTOR IS EXPLICITLY ADVISED TO FIELD LOCATE AND VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON PLANS IS APPROXIMATE BASED ON BEST AVAILABLE INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE.
17. CONTRACTOR TO REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT/CIVIL ENGINEER PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
18. SURVEY COMPLETED BY WITHERSRAVELL 2016. ALL AREAS COMPUTED BY COORDINATE METHOD. BASIS OF BEARING IS NAD 83(2011). ALL DISTANCES HORIZONTAL. GROUND DISTANCES.

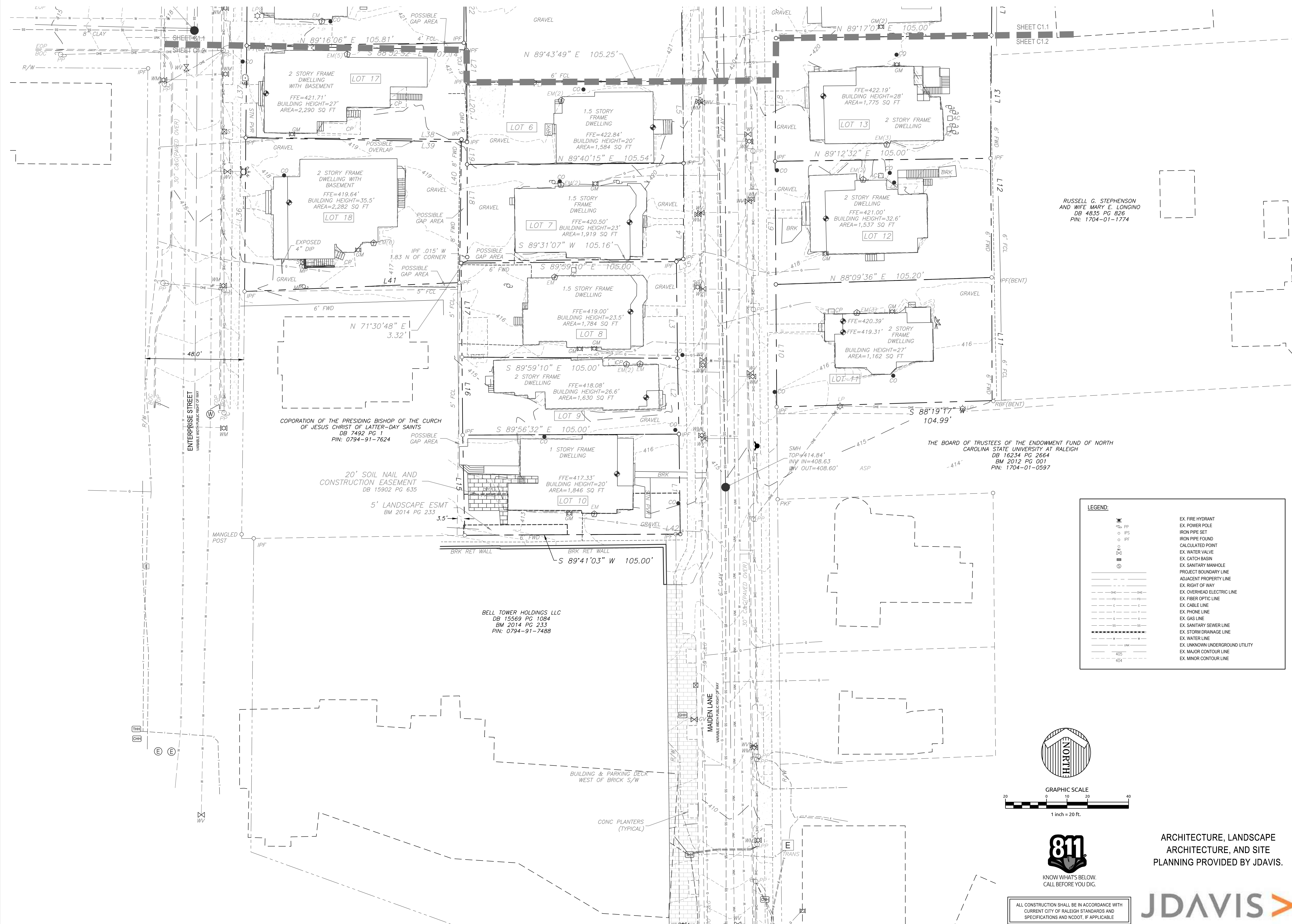
LEGEND:

	EX FIRE HYDRANT
	EX POWER POLE
	IRON PIPE SET
	IRON PIPE FOUND
	CALCULATED POINT
	EX WATER VALVE
	EX CATCH BASIN
	EX SANITARY MANHOLE
	PROJECT BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EX RIGHT OF WAY
	EX OVERHEAD ELECTRIC LINE
	EX FIBER OPTIC LINE
	EX CABLE LINE
	EX PHONE LINE
	EX GAS LINE
	EX SANITARY SEWER LINE
	EX STORM DRAINAGE LINE
	EX WATER LINE
	EX UNKNOWN UNDERGROUND UTILITY
	EX MAJOR CONTOUR LINE
	EX MINOR CONTOUR LINE

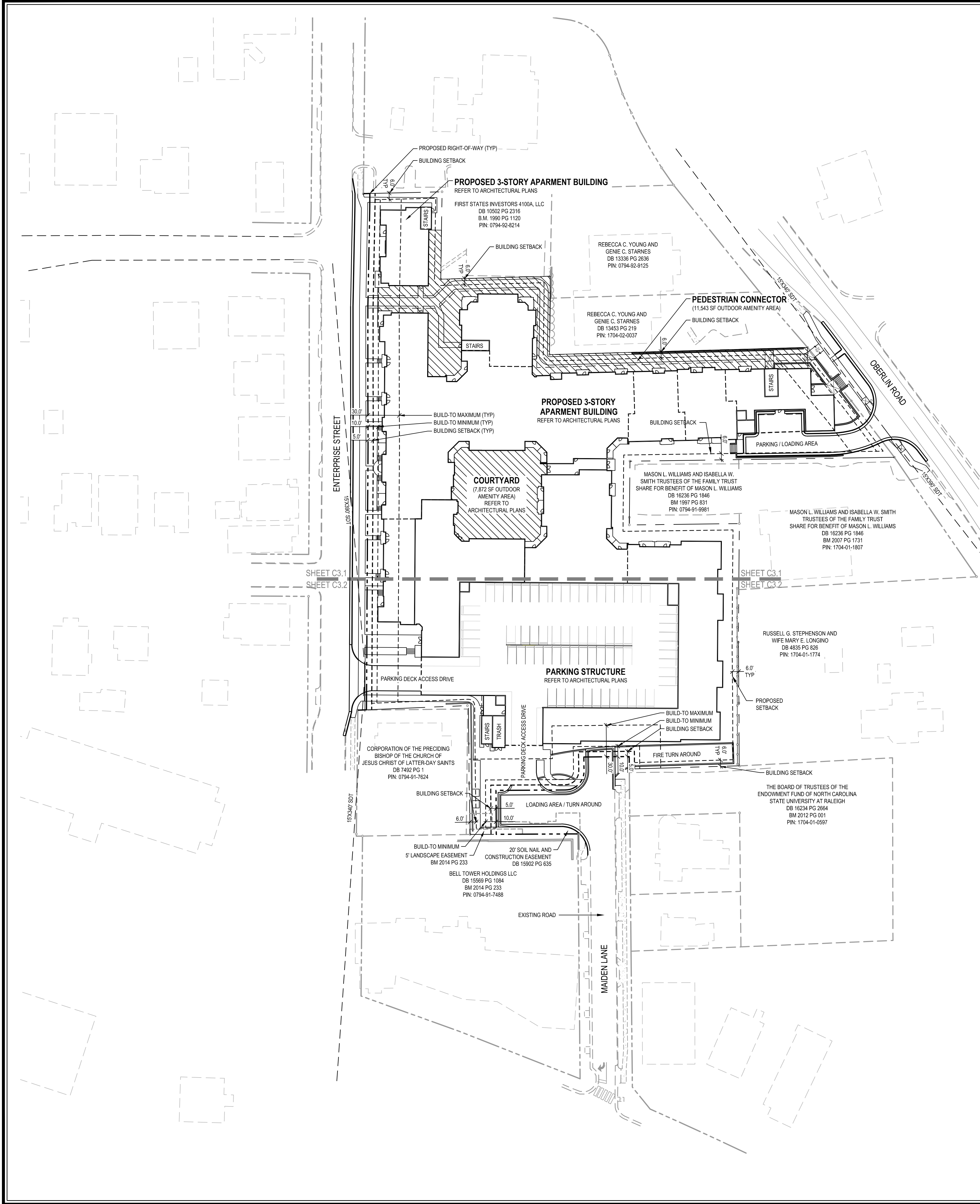
**REFER TO DETAILED EXISTING
CONDITION PLANS, SHEETS C1.1 &
C1.2**



JDAVIS >



K:\16-01701\0171 Hillstone Land\CAD\Administrative Site Review\C3.0 Site Plan.dwg, Wednesday, November 20, 2016 1:30:09 PM, CAUDLE, R08



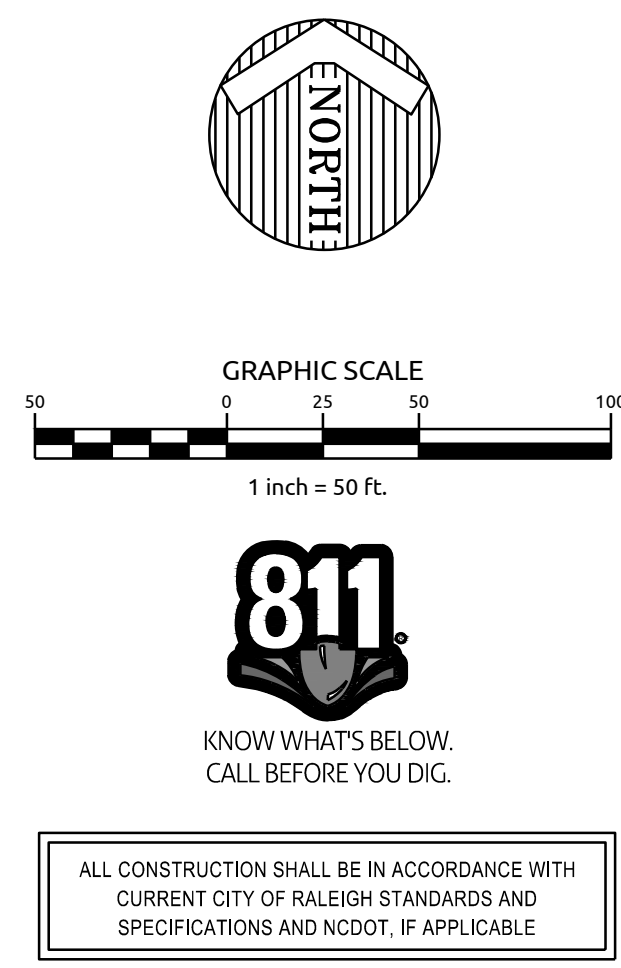
- GENERAL NOTES:**
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.
 - THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S), PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
 - IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.
 - FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
 - ALL SURVEY INFORMATION PROVIDED TO WITHERSRAVENEL, RALEIGH, NORTH CAROLINA, OFFICE BY CARY, NORTH CAROLINA OFFICE IN DIGITAL FORMAT AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS.
 - ALL PROPOSED CURB AND GUTTER WITHIN PUBLIC RIGHT OF WAY SHOWN ON PLANS TO BE 30" CITY OF RALEIGH STANDARD CONCRETE CURB AND GUTTER, AND ALL OTHER PROPOSED CURB AND GUTTER TO BE 24" CONCRETE CURB AND GUTTER UNLESS OTHERWISE STATED ON PLANS.
 - ALL DIMENSIONS SHOWN ARE TO BACK TO CURB, UNLESS OTHERWISE STATED ON PLANS.
 - WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
 - UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
 - TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
 - ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
 - CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
 - HANDICAP PARKING SPACE(S) AND WC ACCESSIBLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
 - PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
 - ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE. NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY ENCROACHMENT.
 - THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 50 FEET FROM THE POINT OF TANGENCY OF THE CURB FOR MIXED-USE/COMMERCIAL DRIVEWAY. NO DRIVEWAYS SHALL ENDOACH ON THIS MINIMUM CORNER CLEARANCE.
 - WC ACCESS RAMP(S) WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS.
 - ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.
 - ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
 - ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
 - PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT / TRANSPORTATION FIELD SERVICES STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919.986.2490 TO SET UP THE MEETING.
 - THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
 - ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV. COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RAL.EIGHNC.GOV.
 - PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.

ALL WORK WITHIN PUBLIC RIGHT-OF-WAY SHALL CONFORM WITH CITY OF RALEIGH STANDARD SPECIFICATIONS AND DETAILS OR NCDOT STANDARDS SPECIFICATIONS AND DETAILS, WHICHEVER IS APPLICABLE.

REFER TO DETAILED SITE PLANS, SHEETS C3.1 & C3.2

SITE DATA FOR HILLSTONE CAMERON VILLAGE (WR Project Number: 2160171.00) 12/1/2016				
SITE DATA				
ADDRESS(ES)	10, 12, 14, & 16 ENTERPRISE STREET			
PIN NUMBER(S)	5, 6, 7, 8, 9, 11, 12, 13, 15, 16, 20 MAIDEN LANE AND 303 & 305 OBERLIN ROAD 0794-91-7724, 0794-91-7620, 0794-91-7835, 0794-91-7934, 0794-91-8631, 0794-91-8635, 0794-91-8730, 0794-91-8734, 0794-91-8738, 0794-91-8815, 0794-91-8864, 0794-91-9677, 0794-91-9773, 0794-91-9779, 0794-91-9885, 0794-92-7057, 1704-01-0967, 1704-02-0052			
ZONING(S)	RM-3 AND OX-3			
OVERLAY DISTRICT	SRPOD			
SITE GROSS ACREAGE	3.562	AC		
PROPOSED R/W DEDICATION	0.00	AC		
SITE NET ACREAGE	3.56	AC		
EXISTING USE	COMMERCIAL & RESIDENTIAL			
PROPOSED USE	RESIDENTIAL			
PROPOSED RESIDENTIAL UNIT TOTAL	201	DU		
1 BEDROOM	133	DU		
2 BEDROOM	65	DU		
3 BEDROOM	3	DU		
PROPOSED DENSITY	56.4	DU/AC		
	MIN. REQUIRED OR MAX. ALLOWED			PROVIDED
UDO Art. 3.2 Base Dimensional Standards				
UDO Sec. 3.2.6 Mixed Use Building				
A LOT DIMENSIONS				
A3 OUTDOOR AMENITY AREA (MIN)	3.56	x 10% =	0.36 AC	15,250 SF 0.35 AC
SEATING (1 LF OF SEATING PER 50 SF)	15,250 /	50 =	305.00 LF	LF
B BUILDING/STRUCTURE SETBACKS				
B1 FROM PRIMARY STREET (MIN)				10 FT
B2 FROM SIDE STREET (MIN)				10 FT
B3 FROM SIDE STREET (MIN)				6 FT
C PARKING SETBACKS				
C1 FROM PRIMARY STREET (MIN)				10 FT
C2 FROM SIDE STREET (MIN)				10 FT
UDO Art. 3.3 HEIGHT REQUIREMENT				
A MAX HEIGHT				
A1 BUILDING HEIGHT (MAX STOREYS)				3 ST
A2 BUILDING HEIGHT (MAX FEET)				50 FT
D MASSING				
C1 3RD - 7TH STORY STEPBACK (MIN)				12 FT
0 FT				
UDO Art. 7.1 PARKING				
UDO Sec. 7.1.2 REQUIRED PARKING				
VEHICLE PARKING (MIN)				
RESIDENTIAL (MULTI-UNIT LIVING)				
1 BEDROOM (1 SPACE PER UNIT)	133	x 1 =	133 SP	
2 BEDROOM (2 SPACES PER UNIT)	65	x 2 =	130 SP	
3 BEDROOM (3 SPACES PER UNIT)	3	x 3 =	9 SP	
SUBTOTAL				272 SP
RESIDENTIAL TOTAL				272 SP
TOTAL VEHICLE PARKING REQUIRED (MIN)				
SHORT-TERM BICYCLE PARKING (MIN)				
RESIDENTIAL (MULTI-UNIT LIVING)				
1 SPACE PER 20 UNITS, MIN. 4	201 /	20 =	10.1 SP	
TOTAL BICYCLE PARKING REQUIRED (MIN)				11 SP

- WHEEL CHAIR RAMP NOTES:**
- ALL WHEEL CHAIR RAMPS TO BE FIELD ADJUSTED WITH INPUT FROM THE CITY OF RALEIGH FIELD INSPECTOR PRIOR TO INSTALLATION.
 - POWER POLES WHICH MAY CONFLICT WITH FIELD LOCATED WHEEL CHAIR RAMPS ARE TO BE RELOCATED BY APPROPRIATE UTILITY COMPANY.
 - WHEEL CHAIR ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH RALEIGH PUBLIC WORKS TRANSPORTATION STANDARD T-20.01.1, T-20.01.02, T-20.01.03, & T-20.01.06.



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Engineers | Planners

Administrative Site Review for
HILLSTONE CAMERON VILLAGE

OVERALL SITE PLAN

Job No. 2160171.00
Date 12/01/2016

Drawn By RSF
Designer WR

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

Revisions

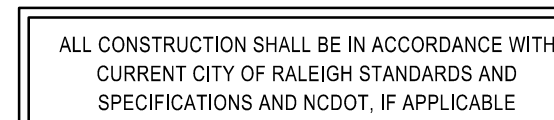
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C3.0

RAI EIGH NORTH CAROLINA

Job No.	2160171.00	Drawn By	R
Date	12/01/2016	Designer	W

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RALEIGH, NORTH CAROLINA

Job No.	2160171.00	Drawn By	RSF
Date	12/01/2016	Designer	WR

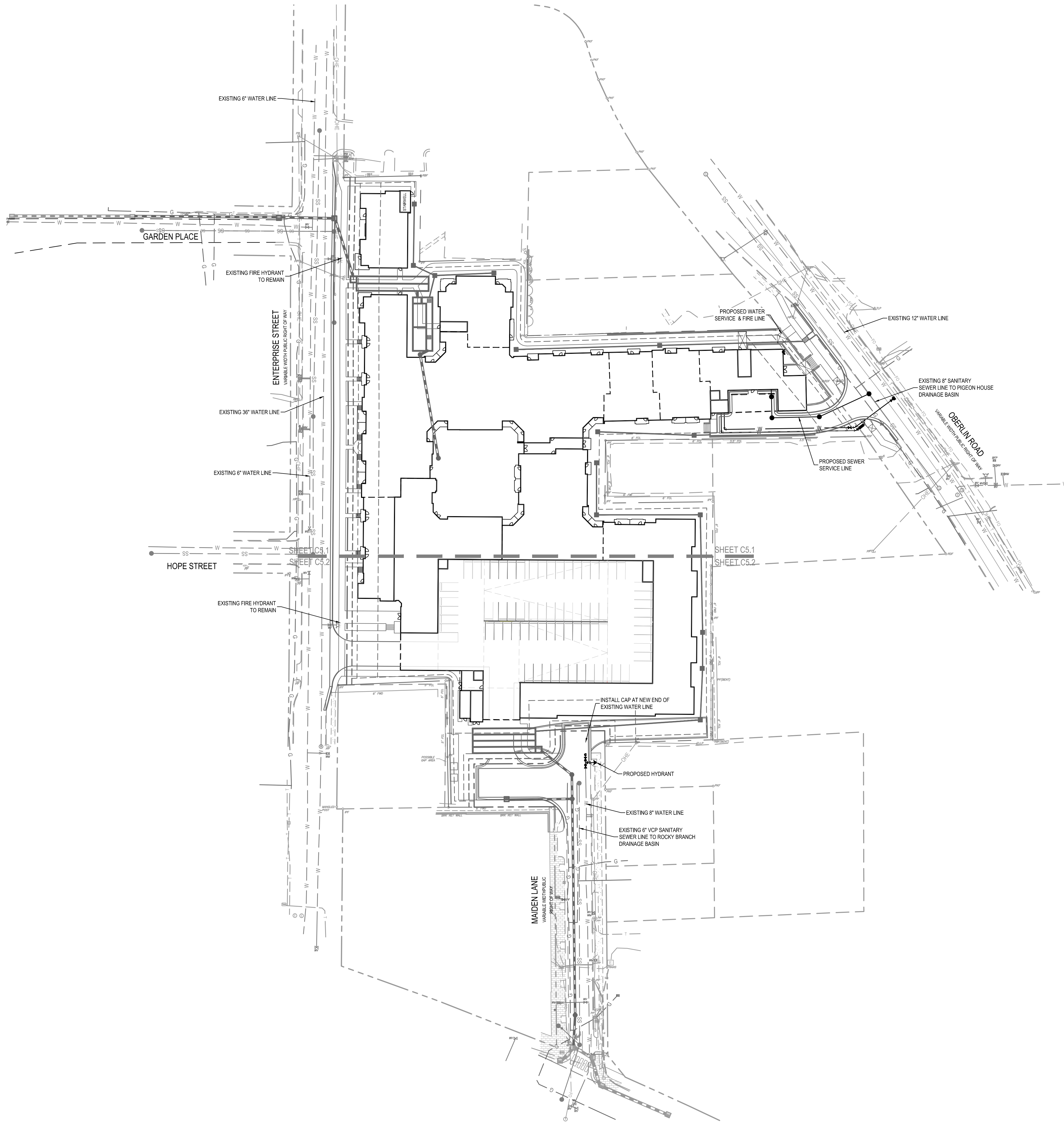
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C3.2



K:\16\16-0170\16171-Madden Lane\CAD\Utility\Site Review\C5.0 Utility Planning - Wednesday, November 30, 2016 2:53:12 PM - CAULE, KCB




- STANDARD UTILITY NOTES (AS APPLICABLE):**
1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE CORPUS HANDBOOK, CURRENT EDITION)
 2. UTILITY SEPARATION REQUIREMENTS:
 - a) A DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN UNFOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - b) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR.ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 3. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 4. 5' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 5. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS. MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUS DETAILS W-41 & S-49).
 6. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
 7. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
 8. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
 9. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
 10. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUS HANDBOOK PROCEDURE.
 11. INSTALL 4" DIP WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. **NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.**
 12. INSTALL 8" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
 13. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
 14. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWM, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
 15. NCDOT RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
 16. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUS FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION.
 17. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

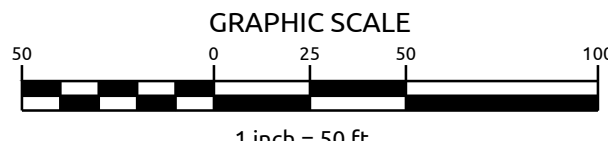
ALL WORK WITHIN PUBLIC RIGHT-OF-WAY SHALL CONFORM WITH NCDOT STANDARD SPECIFICATIONS AND DETAILS.

NOTE:
ANY EXISTING WATER OR SEWER TAPS NOT BEING RETAINED FOR USE IN REDEVELOPMENT OF SITE SHALL BE ABANDONED AT MAIN AND SERVICE, REMOVED FROM ROW AND EASEMENT PER CORPUS HANDBOOK PROCEDURE.


REFER TO DETAILED UTILITY PLANS, SHEETS C5.1 & C5.2



GRAPHIC SCALE



1 inch = 50 ft.



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ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AND NCDOT, IF APPLICABLE

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Administrative Site Review for
HILLSTONE CAMERON VILLAGE

RALEIGH, NORTH CAROLINA

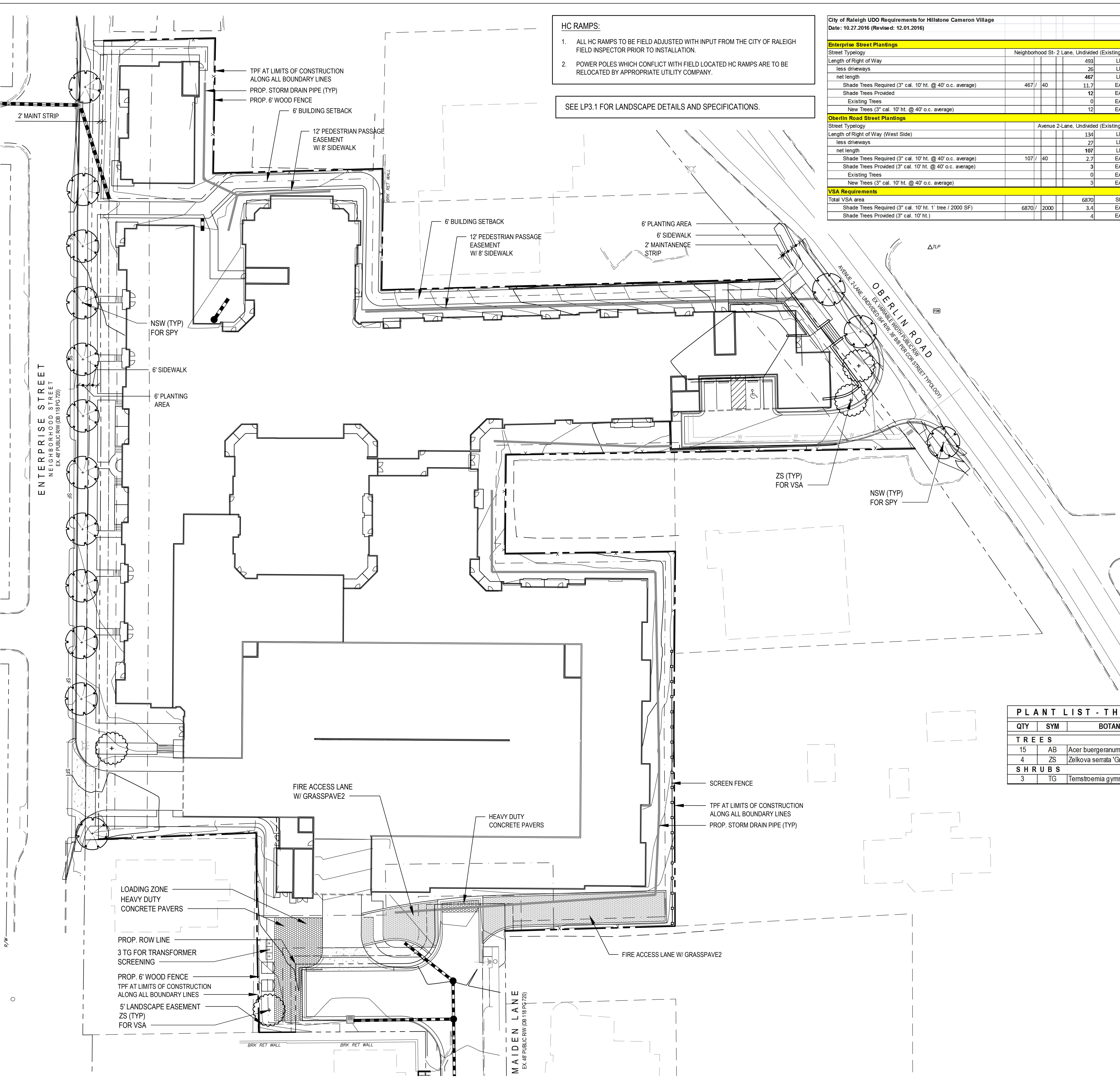
OVERALL UTILITY PLAN

Job No.	2160171.00	Drawn By	RSF
Date	12/01/2016	Designer	WR

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Revisions

Sheet No.
C5.0



City of Raleigh UDO Requirements for Hillstone Cameron Village Date: 10.27.2016 (Revised: 12.01.2016)									
Enterprise Street Plantings									
Street Typology	Neighborhood St- 2 Lane, Undivided (Existing)								
Length of Right of Way								493	LF
less driveways								26	LF
net length								467	LF
Shade Trees Required (3" cal. 10' ht. @ 40' o.c. average)	467	/	40					11.7	EA
Shade Trees Provided								12	EA
Existing Trees								0	EA
New Trees (3" cal. 10' ht. @ 40' o.c. average)								12	EA
Oberlin Road Street Plantings									
Street Typology	Avenue 2-Lane, Undivided (Existing)								
Length of Right of Way (West Side)								134	LF
less driveways								27	LF
net length								107	LF
Shade Trees Required (3" cal. 10' ht. @ 40' o.c. average)	107	/	40					2.7	EA
Shade Trees Provided (3" cal. 10' ht. @ 40' o.c. average)								3	EA
Existing Trees								0	EA
New Trees (3" cal. 10' ht. @ 40' o.c. average)								3	EA
VSA Requirements									
Total VSA area								6870	SF
Shade Trees Required (3" cal. 10' ht. 1" tree / 2000 SF)	6870	/	2000					3.4	EA
Shade Trees Provided (3" cal. 10' ht.)								4	EA

PLANT LIST - TH		
QTY	SYM	BOTANI
T R E E S		
15	AB	Acer buergeranum
4	ZS	Zelkova serrata 'Gre
S H R U B S		
3	TG	Temstroemia gym

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FOR NC DOT STANDARDS.

H A MINIMUM AMOUNT OF INCONVENIENCE TO THE PUBLIC.

I SHALL ADHERE TO THE PROVISIONS OF THE CITY OF RALEIGH.

WITH THE CONTRACTOR AND CITY OF RALEIGH TO SET UP THE MEETING.

FOR ANY WORK WHICH REQUIRES THE TEMPORARY CLOSURE OF HIGHWAYS OR SIDEWALKS, SERVICES AT LEAST 48 HOURS IN ADVANCE.

A MINIMUM TO THE START OF THE WORK. SEE CITY OF RALEIGH WEBSITE FOR MORE INFORMATION.

SUBJECT SHALL SUBMIT A NOTIFICATION TO THE CITY OF RALEIGH.

BE IN PLACE.

RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS CONDITION AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.

PAIRED AND PEOPLE WITH MOBILITY DISABILITIES WILL BE REQUIRED TO BE COMPLAINT-FREE ACCESSIBLE DESIGN AND THE MANUAL ONLY.

CITY OF RALEIGH STREET DESIGN MANUAL

RAT (919) 996-2483

MEETING THE DEVELOPMENT SERVICES REQUIREMENTS.

SHOWN ON THIS PLAN ARE REQUIRED. THEY WILL BE ISSUED PRIOR TO RECORDING.

INSPECTOR AS NEEDED DURING CONSTRUCTION.

T & COMPANY IN RALEIGH, NORTH CAROLINA.

COUNTY GIS IS MARCH 2011.

TOEN 2 FEET AND 8 FEET IN HEIGHT ABOVE GROUND.

NOT LIMITED TO ANY BERM, FOLIAGE, FENCE OR SIGN.

E AN INSIDE TURNING RADIUS OF 28' MINIMUM.

TH MATERIAL AND/OR COLOR OF THE PRINCIPAL DRIVEWAY.

TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE CITY OF RALEIGH.

181' FOR FIELD LOCATION OF UNDERGROUND UTILITY LOCATIONS.

NORTH FROM TWO PERCENT (2%) PITCH IN ANY DIRECTION.

WARDS.

AIL OR FENCE.

STREETS SHALL BE AT LEAST 20 FEET FROM CURB CORNER CLEARANCE.

HIGH PUBLIC WORKS DEPARTMENT STANDARD SPECIFICATIONS.

TELEPHONE AND CABLE PEDESTALS, ELECTRICITY AND GAS SERVICE LINES, OR WALLS SURROUNDED BY EVERGREEN SHRUBS, FENCE, OR WALLS.

TO INSTALLATION.

TO BE STOCKED BY THE AMERICAN ASSOCIATION OF LANDSCAPE ARCHITECTS.

PRIOR TO INSTALLATION.

OF THE CITY OF RALEIGH.

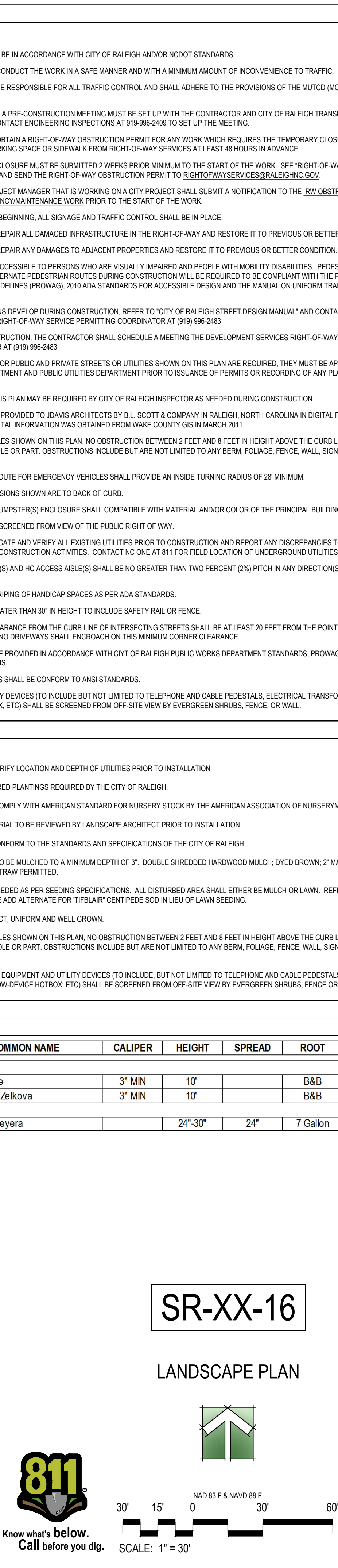
BLE SHREDDED HARDWOOD MULCH; DYED RED MULCH; OR COMPOST.

IN DISTURBED AREA SHALL EITHER BE MULCH OR SOIL COVERED WITH SEEDS.

BEHIND 2 FEET AND 8 FEET IN HEIGHT ABOVE GROUND.

NOT LIMITED TO ANY BERM, FOLIAGE, FENCE OR SIGN.

BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICITY AND GAS SERVICE LINES, OR WALLS SURROUNDED BY EVERGREEN SHRUBS, FENCE, OR WALLS.





J DAVIS

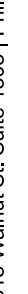
Administrative Site Review For

LP1

HILLSTONE CAMERON VILLAGE
 Raleigh, North Carolina
 SR-XX-16
 510 South Wilmington Street | Raleigh, NC 27601 | Tel 919.835.1500
 1518 Walnut St. Suite 1300 | Philadelphia, PA 19102 | Tel 215.565.0721
 WWW.HILLSTONECAMERONVILLAGE.COM

JDAVIS		SR-XX-16
610 South Wilmington Street Raleigh, NC 27601 Tel: 919.935.4500 1519 Walnut St Suite 308 Philadelphia, PA 19102 Tel: 215.546.0121		
HILLSTONE CAMERON VILLAGE		
Raleigh North Carolina		
Administrative Site Review For		
PRELIMINARY		
FOR REVIEW ONLY NOT FOR CONSTRUCTION		
	DATE	
G-16039	10.27.20	
min. Site Review	12.01.20	
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			510 South Wilmington Street Raleigh, NC 27601 Tel 919.835.1500 1518 Walnut St. Suite 1308 Philadelphia, PA 19102 Tel 215.544.0721		
			SR-XX-16		
			TRANSACTION NO.: XXXXXX (TYPE)		
<h1>Administrative Site Review For HILLSTONE CAMERON VILLAGE</h1> <h2>Raleigh, North Carolina</h2>					
<p>PRELIMINARY</p>					
FOR REVIEW ONLY NOT FOR CONSTRUCTION					
			DATE		
PROJECT:	LCG-16039			10.27.2016	
ISSUE:	Admin. Site Review			12.01.2016	
REVISIONS:	-	-	-	-	-
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DRAWN BY:	PM, CHK				
CHECKED BY:	PM				
CONTENT:	CODE COMPLIANT				
	LANDSCAPE PLAN				
LP1.1					

J DAVIS

Administrative Site Review For
HILLSTONE CAMERONVILLE AGE

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LCG-16039
<i>Admin. Site Review</i>
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LANDSCAPE PLAN

LP1.1

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TRANSACTION NO.: XXXXXX (TYPE)