

# CAMERON VILLAGE

RALEIGH, NORTH CAROLINA

CRESCENT RESOURCES, LLC  
DEVELOPER

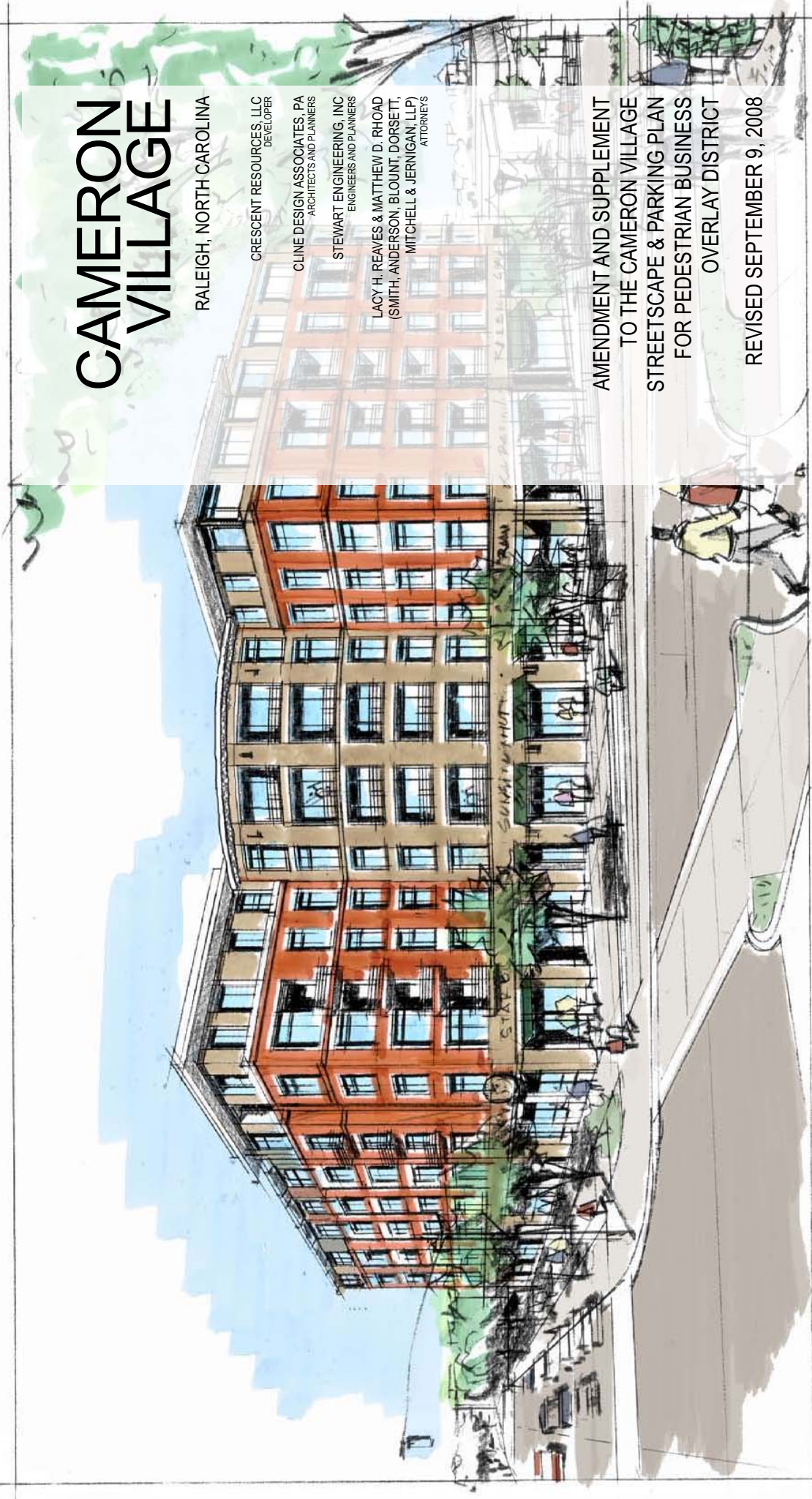
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ARCHITECTS AND PLANNERS

STEWART ENGINEERING, INC  
ENGINEERS AND PLANNERS

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

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

REVISED SEPTEMBER 9, 2008



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

September 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."

(8) With respect to Block 2A, the New Tree Planting Plan (SP 1.03) and the Sketched Sidewalk Sections (SD 2.05) shall be amended and approved at the time of Site Plan Approval.

(9) Any building constructed upon Block 2A greater fifty (50) feet in height shall be subject to City Council site plan approval.

(10) With respect to any building constructed upon Block 2A, the face of the base of the building, level 1, shall be finished with oversized masonry (tan, natural stone, or gray in color) with a cornice element of cast stone or brick. The face of the mid-portion of the building, levels 2-5, shall be finished with a combination of red-brown and/or gray brick with a transition element of cast stone or brick. Level 6 of the building, shall be finished with a combination of red-brown and/or gray brick and Hardie Panel with a parapet of adequate height to screen the rooftop equipment and other roof elements from adjacent streets. The minimum glazing on the exterior faces of the building shall be 37%. At the base of the building, level 1, all entrances facing Clark Avenue, Oberlin Road or Cameron Street shall be covered with a combination of cloth and metal canopies, of various colors, shapes and forms. Detailed building elevations shall be included with documents submitted for site plan approval.

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

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STREETScape & PARKING PLAN FOR  
PEDESTRIAN BUSINESS OVERLAY DISTRICT  
REVISED SEPTEMBER 9, 2008





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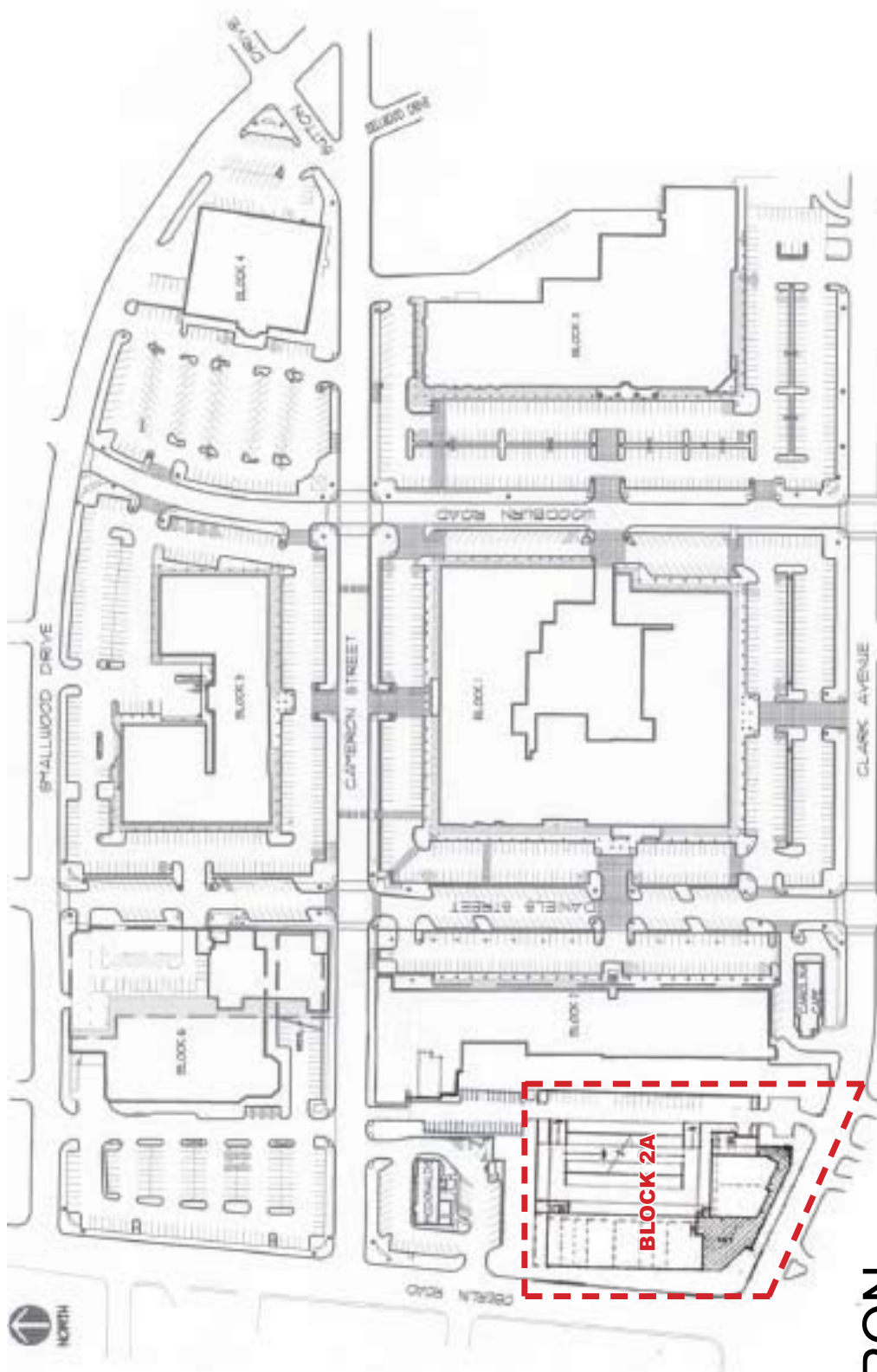
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## ILLUSTRATIVE SITE PLAN

### SP1.01 (revised)

STREETSCAPE & PARKING PLAN FOR  
PEDESTRIAN BUSINESS OVERLAY DISTRICT  
REVISED SEPTEMBER 9, 2008





# CAMERON VILLAGE

RALEIGH, NORTH CAROLINA

## PARKING PLAN

The minimum number of parking spaces provided within Block 2A will be in accordance with the City Code. All parking within block 2A shall be within a parking structure and shall be below the grade of Oberlin Road. Parking will be screened on the facades of the building facing Clark Avenue, Oberlin Road, and Cameron Street.

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**SP1.02 (revised)**  
 STREETScape & PARKING PLAN FOR  
 PEDESTRIAN BUSINESS OVERLAY DISTRICT  
 REVISED SEPTEMBER 9, 2008







# CAMERON VILLAGE

RALEIGH, NORTH CAROLINA

The average setback of the face of the building along the right-of-way of Oberlin Road shall be a minimum of twenty-two (22) feet from such right-of-way (excluding any terrace structure). The minimum setback of the face of the building along the right-of-way of Oberlin Road shall be fifteen (15) feet from such right-of-way. No building on Block 2A shall exceed six (6) stories (excluding parking deck levels, which shall be below the grade of Oberlin Road) and eighty (80) feet in height as determined from the right-of-way of Oberlin Road. The overall maximum building height shall not exceed ninety (90) feet as determined pursuant to section 10-2076 of the Raleigh City Code, which calculates maximum building height based upon the average natural ground elevation adjoining the building.

\*Building Elevations shown are conceptual only and subject to change

CONCEPTUAL SITE ELEVATION - BLOCK 2A (OBERLIN ROAD)

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**\*SE3.02B**  
STREETSCAPE & PARKING PLAN FOR  
PEDESTRIAN BUSINESS OVERLAY DISTRICT  
REVISED SEPTEMBER 9, 2008







# CAMERON VILLAGE

RALEIGH, NORTH CAROLINA

The average setback of the face of the building along the right-of-way of Clark Avenue shall be a minimum of forty-five (45) feet from such right-of-way (excluding any terrace structure). The minimum setback of the face of the building along the right-of-way of Clark Avenue shall be fifteen (15) feet from such right-of-way. No building on Block 2A shall exceed six (6) stories (excluding parking deck levels) and ninety (90) feet in height as determined from the average grade of the right-of-way of Clark Avenue. The overall maximum building height shall not exceed ninety (90) feet as determined pursuant to section 10-2076 of the Raleigh City Code, which calculates maximum building height based upon the average natural ground elevation adjoining the building.

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CONCEPTUAL SITE ELEVATION - BLOCK 2A (CLARK AVENUE)

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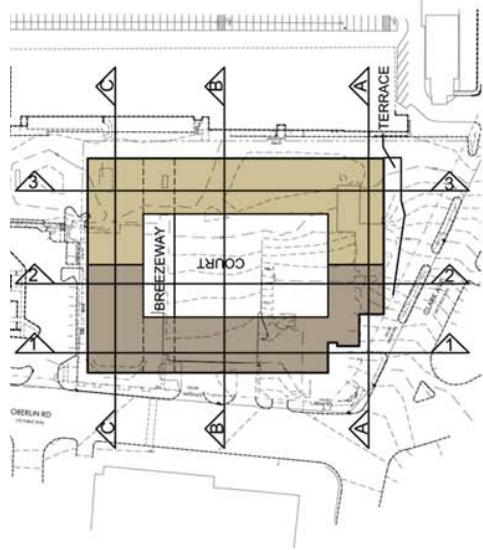
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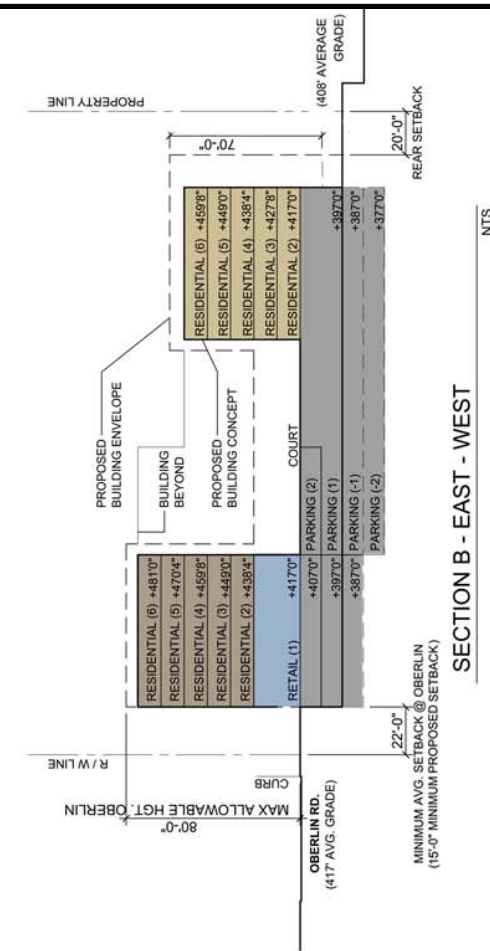
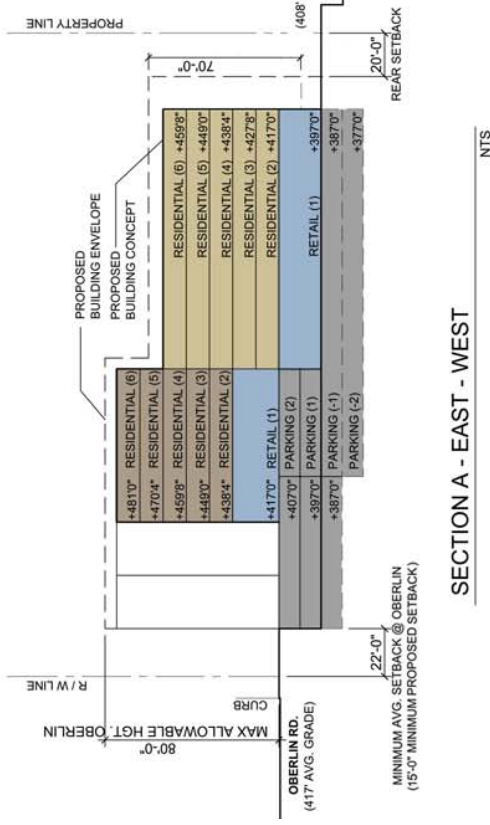
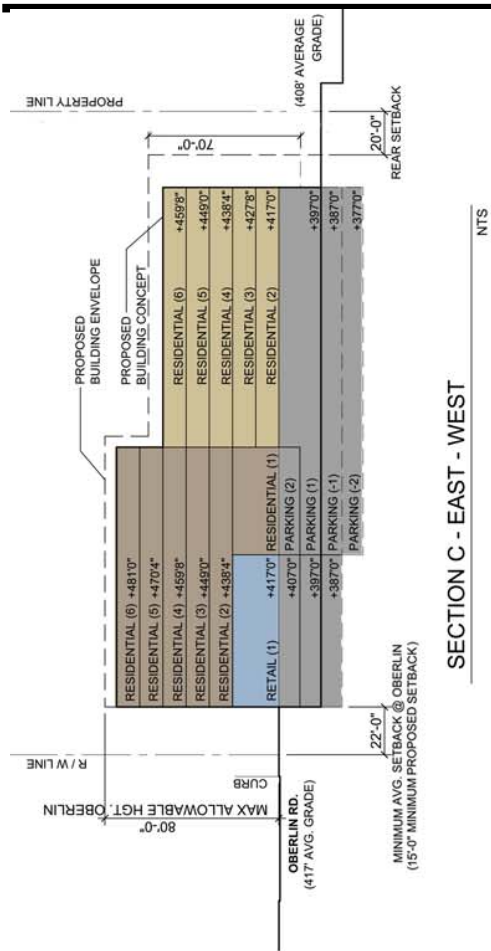
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**\*SE3.02C**  
STREETSCAPE & PARKING PLAN FOR  
PEDESTRIAN BUSINESS OVERLAY DISTRICT  
REVISED SEPTEMBER 9, 2008

**CLINE DESIGN**



PLAN VIEW  
NTS



# CAMERON VILLAGE

RALEIGH, NORTH CAROLINA

\*Any building constructed upon Block 2A shall have the general design, layout and massing shown above

The overall maximum building height shall not exceed ninety (90) feet as determined pursuant to section 10-2076 of the Raleigh City Code, which calculates maximum building height based upon the average natural ground elevation adjoining the building.

**BUILDING ENVELOPE - BLOCK 2A**

**\*SE3.02D - Page 1**

STREETScape & PARKING PLAN FOR PEDESTRIAN BUSINESS OVERLAY DISTRICT

REVISED SEPTEMBER 9, 2008

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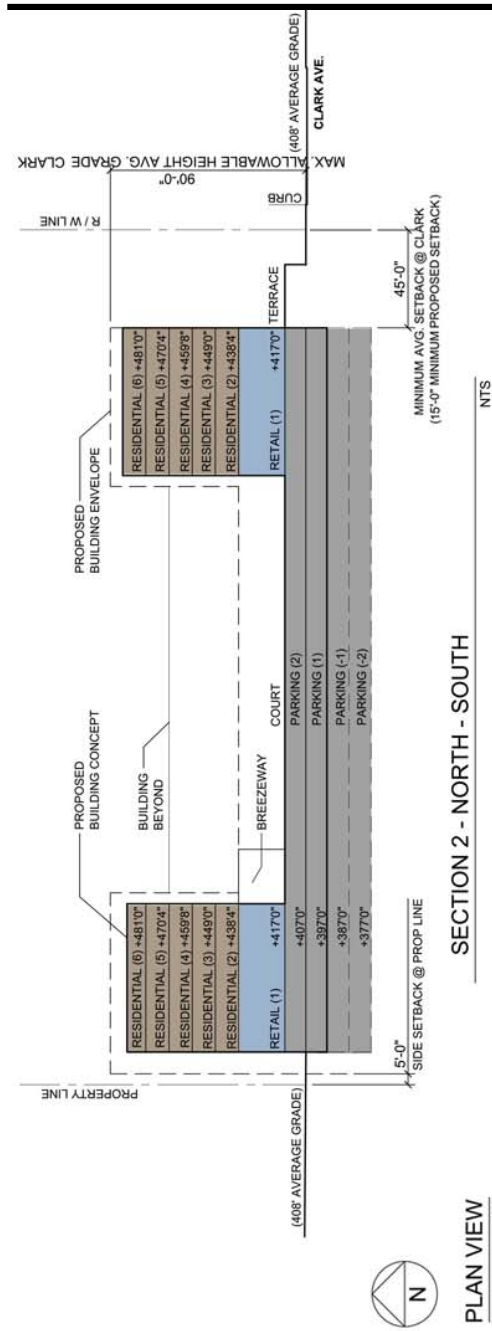
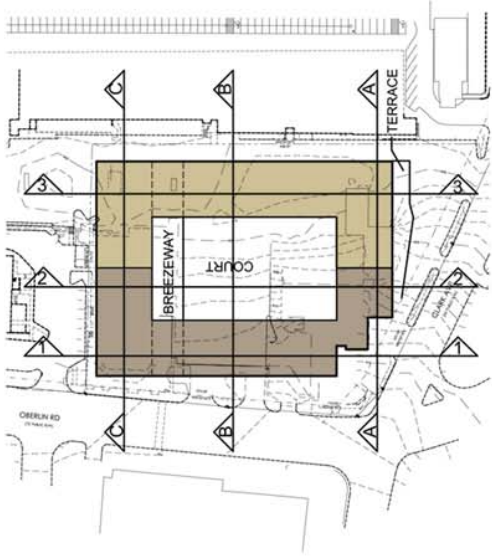
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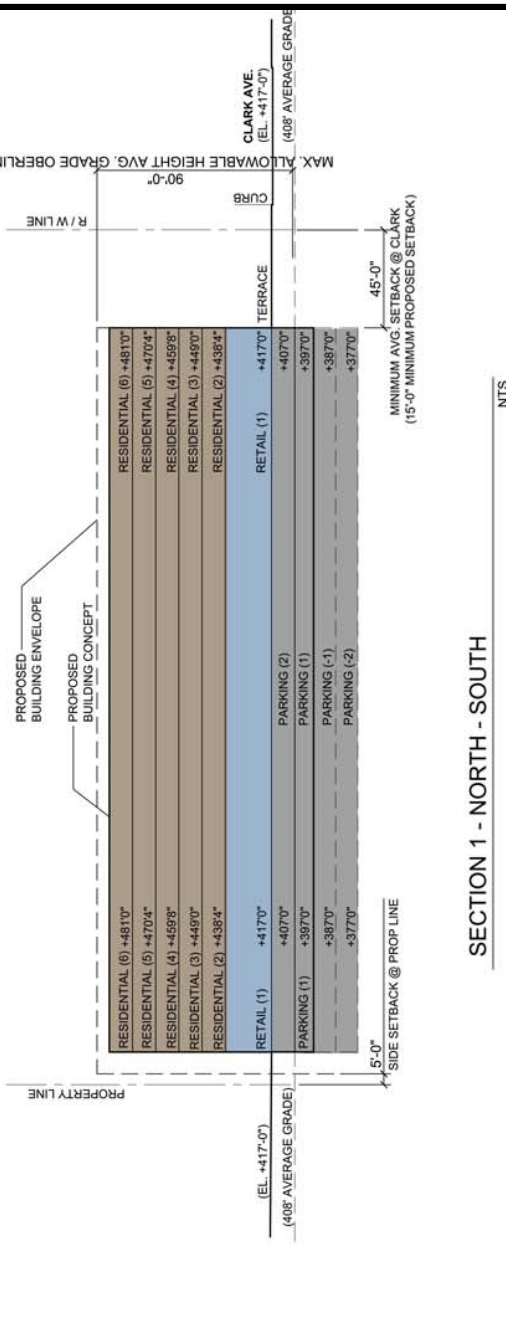
**CLINE DESIGN**





SECTION 2 - NORTH - SOUTH

PLAN VIEW  
NTS



SECTION 1 - NORTH - SOUTH

NTS

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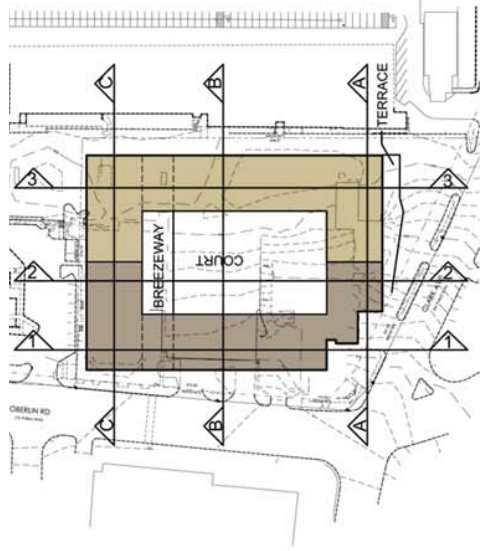
\*Any building constructed upon Block 2A shall have the general design, layout and massing shown above  
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BUILDING ENVELOPE - BLOCK 2A

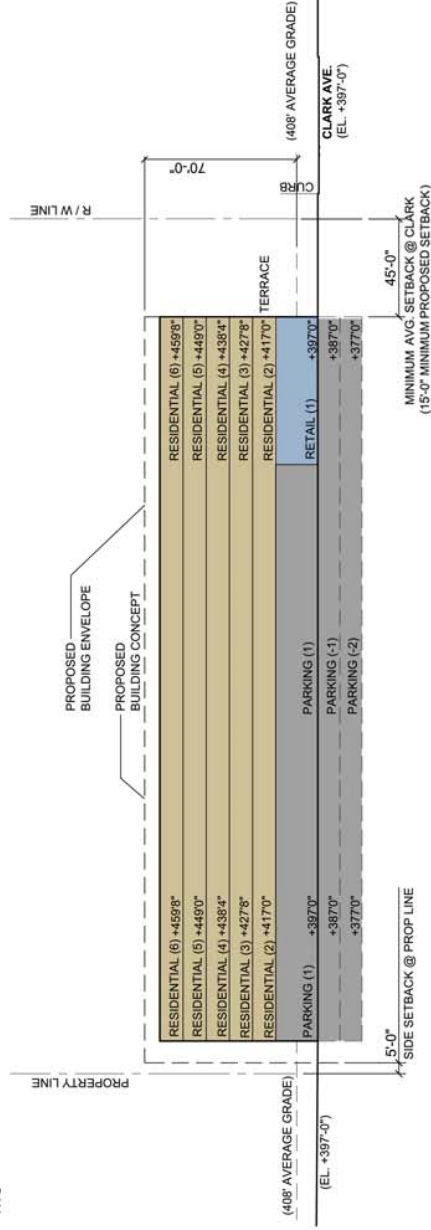
**\*SE3.02D - Page 2**  
STREETSCAPE & PARKING PLAN FOR  
PEDESTRIAN BUSINESS OVERLAY DISTRICT  
REVISED SEPTEMBER 9, 2008







PLAN VIEW  
NTS



SECTION 3 - NORTH - SOUTH  
NTS

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## BUILDING ENVELOPE - BLOCK 2A

# \*SE3.02D - Page 3

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