



CAMERON VILLAGE

RALEIGH, NORTH CAROLINA

- THE PRESTON PARTNERSHIP, LLC
- BRANCH CAMERON, LLC
- YORK PROPERTIES
- HIGHLANDS COMPANIES
- PHILLIPS ENGINEERING GROUP, PC

STREETScape & PARKING PLAN
FOR PEDESTRIAN BUSINESS
OVERLAY DISTRICT

REVISED APRIL 17, 2003

Proposal Summary
 Pedestrian Business Overlay District
 Streetscape and Parking Plan
 Cameron Village Shopping Center
 Raleigh, North Carolina
 March 2003

Goals:

1. To restore Cameron Village's genuine urban theme and enhance its contribution to the surrounding neighborhood and City of Raleigh.
2. To enhance the distinct pedestrian nature of Cameron Village, through both physical and visual improvements to the existing buildings and surroundings.
3. To promote the economic vitality of Cameron Village and the City of Raleigh.
4. To increase the attractiveness of Cameron Village to visitors by better promoting the quality and diversity of retail and office tenants.
5. To continue to demonstrate the owner's and management's commitment to promoting the interests and continued success of Cameron Village, it's surrounding neighborhoods, and the City of Raleigh.

Features:

1. An architectural revitalization of the building facades at Cameron Village proposes to create a genuine "Main Street" feel and scale. This will include the following:
 - a. The removal of the existing plexi-glass canopy, monolithic blue sign band, white concrete columns, and steel superstructure will expose the existing storefronts. The exposed storefronts will be enhanced with a new fabric awning program, covered trellises, and built canopies which will unify the building facades and storefronts.
 - b. Renovation of existing parapet walls, in the form of new architectural cornices, visible at the top of buildings throughout the project. Additionally, some parapet walls in need of repair will be done so that the existing red/brown brick will remain and add continuity to the center.
 - c. The removal of the existing parking deck to the east of Block 2 facing Daniels Street. This will expose the tenants currently under the deck, and promote increased visibility and pedestrian access to the rest of Cameron Village.
2. A significant "Main Street" renovation of the shopping center's existing tenant streetscapes in order to enhance the quality of these areas and generate a village-like pedestrian ambiance for the visitor.
 - a. Although most existing brick pavers will remain, the implementation of a new streetscape/sidewalk program will include street trees, landscaping, pedestrian light poles, planting pots, and furniture. These elements will be carried throughout the development and promote an enhanced visual and physical continuity between blocks.

(* Indicates new and revised sheets)

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ARCHITECT:
 THE PRESTON PARTNERSHIP, LLC
 1000 ABERNATHY ROAD NE
 SUITE 600
 ATLANTA, GEORGIA 30328
 PHONE: 770.396.7248
 FAX: 770.396.2945

LANDSCAPE ARCHITECT:
 THE PRESTON PARTNERSHIP, LLC
 1000 ABERNATHY ROAD NE
 SUITE 600
 ATLANTA, GEORGIA 30328
 PHONE: 770.396.7248
 FAX: 770.396.2945

OWNER/DEVELOPER:
 BRANCH PROPERTIES, LLC
 400 COLONY SQUARE
 SUITE 1630
 ATLANTA, GEORGIA 30361
 PHONE: 404.832.8900
 FAX: 404.892.8898

PROPERTY MANAGER:
 YORK PROPERTIES
 1900 CAMERON STREET
 RALEIGH, NORTH CAROLINA 27605
 PHONE: 919.821.1350
 FAX: 919.828.9240

PROJECT MANAGER:
 HIGHLANDS PROPERTIES
 4555 MANSELL ROAD
 SUITE 200
 ALPHARETTA, GEORGIA 30022
 PHONE: 678.252.1500
 FAX: 678.252.1510

ELECTRICAL ENGINEER:
 PHILLIPS ENGINEERING GROUP, PC
 500 SUGARMILL ROAD
 BUILDING A, SUITE 105
 ATLANTA, GEORGIA 30350
 PHONE: 770.650.9061
 FAX: 770.642.2410

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ARCHITECT:
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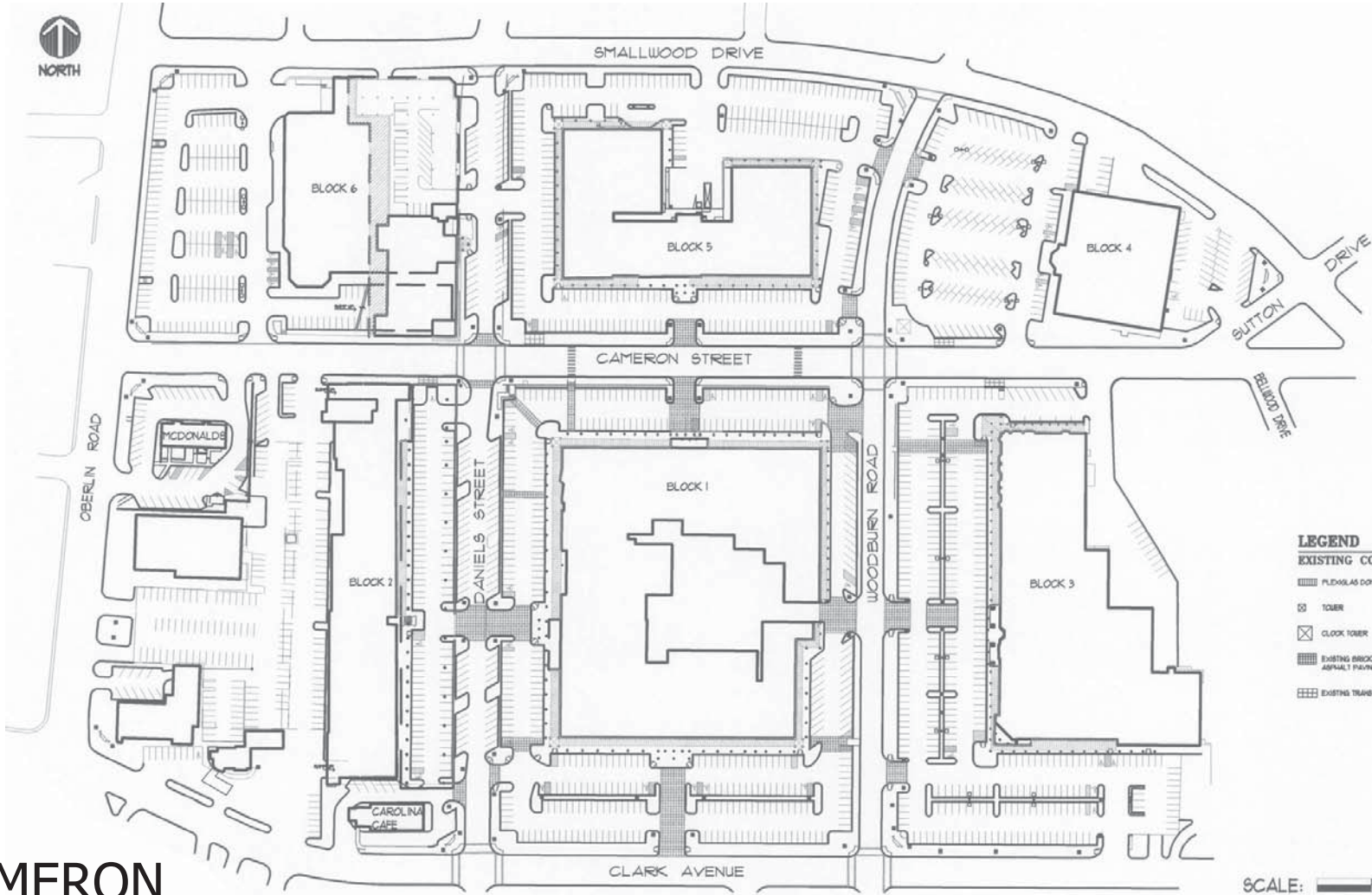
ILLUSTRATIVE SITE PLAN

***SP 1.01**

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LEGEND
EXISTING CONDITIONS

- FLDGLASS DOVE CANOPY
- TOWER
- CLOCK TOWER
- EXISTING BRICK/TEXTURED ASPHALT PAVING
- EXISTING TRANSIT STOP (A)



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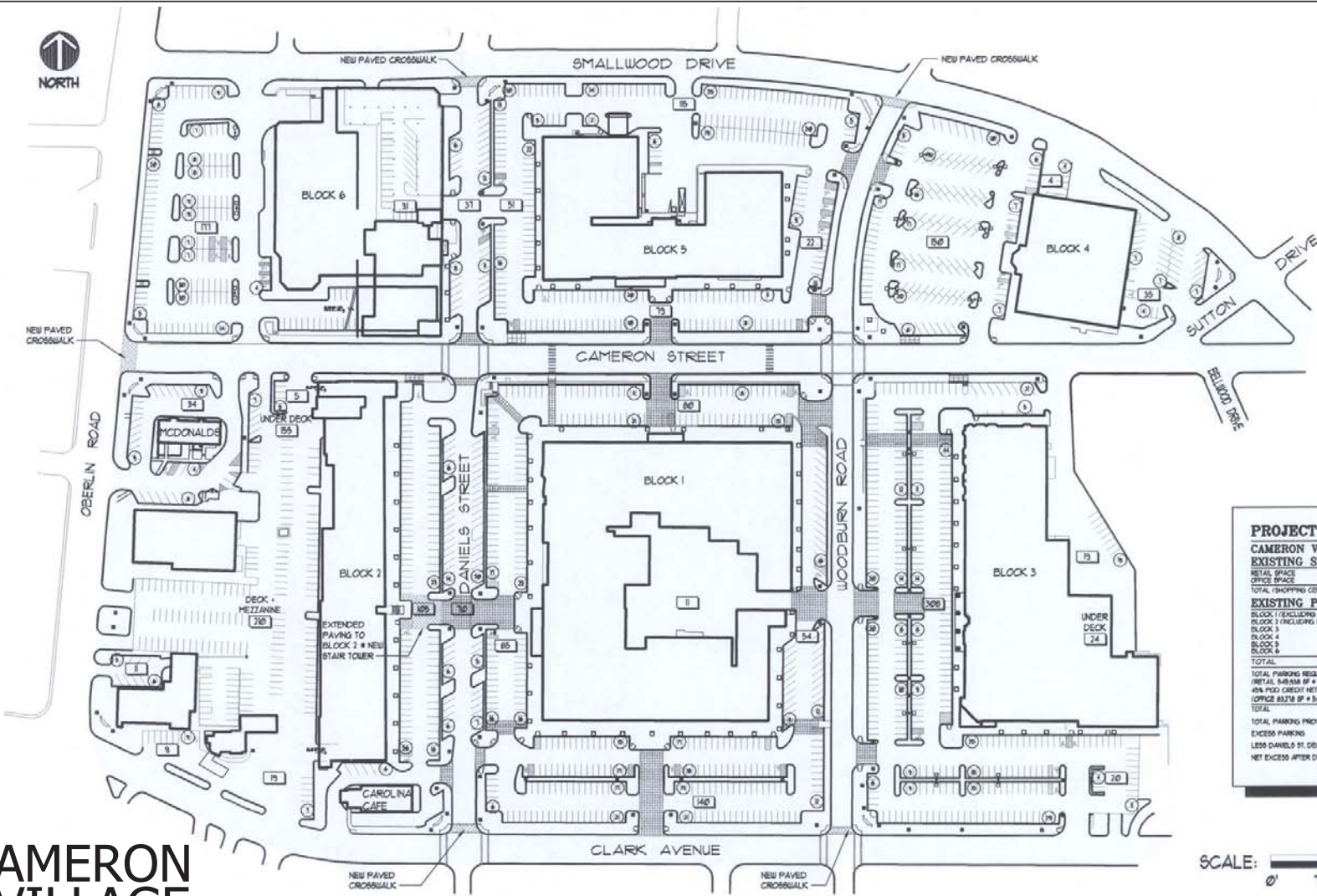
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PHILLIPS ENGINEERING GROUP, PC
500 SUGARMILL ROAD
BUILDING A, SUITE 105
ATLANTA, GEORGIA 30350
PHONE: 770.650.9061
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EXISTING CONDITIONS PLAN

***SP 1.01A**
STREETSCAPE & PARKING PLAN FOR
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PROJECT DATA	
CAMERON VILLAGE	
EXISTING SITE DATA	
RETAIL SPACE	540,000 SF
OFFICE SPACE	80,700 SF
TOTAL (SHOPPING CENTER)	620,700 SF
EXISTING PARKING DATA	
BLOCK 1 (EXCLUDING DANIEL'S STREET)	110 CAR
BLOCK 2 (INCLUDING DANIEL'S STREET)	105 CAR
BLOCK 3	311 CAR
BLOCK 4	189 CAR
BLOCK 5	284 CAR
BLOCK 6	240 CAR
TOTAL	1,249 CAR
TOTAL PARKING REQUIRED	
(RETAIL 540,000 SF + OFFICE 80,700 SF LESS 45% PUDO CREDIT NET REQUIRED)	1,560 CAR
(OFFICE 80,700 SF + 5,000 SF)	471 CAR
TOTAL	1,089 CAR
TOTAL PARKING PROVIDED	1,249 CAR
EXCESS PARKING	160 CAR
LESS DANIEL'S ST. DECK	(-80)
NET EXCESS AFTER DECK DEVIOLITION	140 CAR



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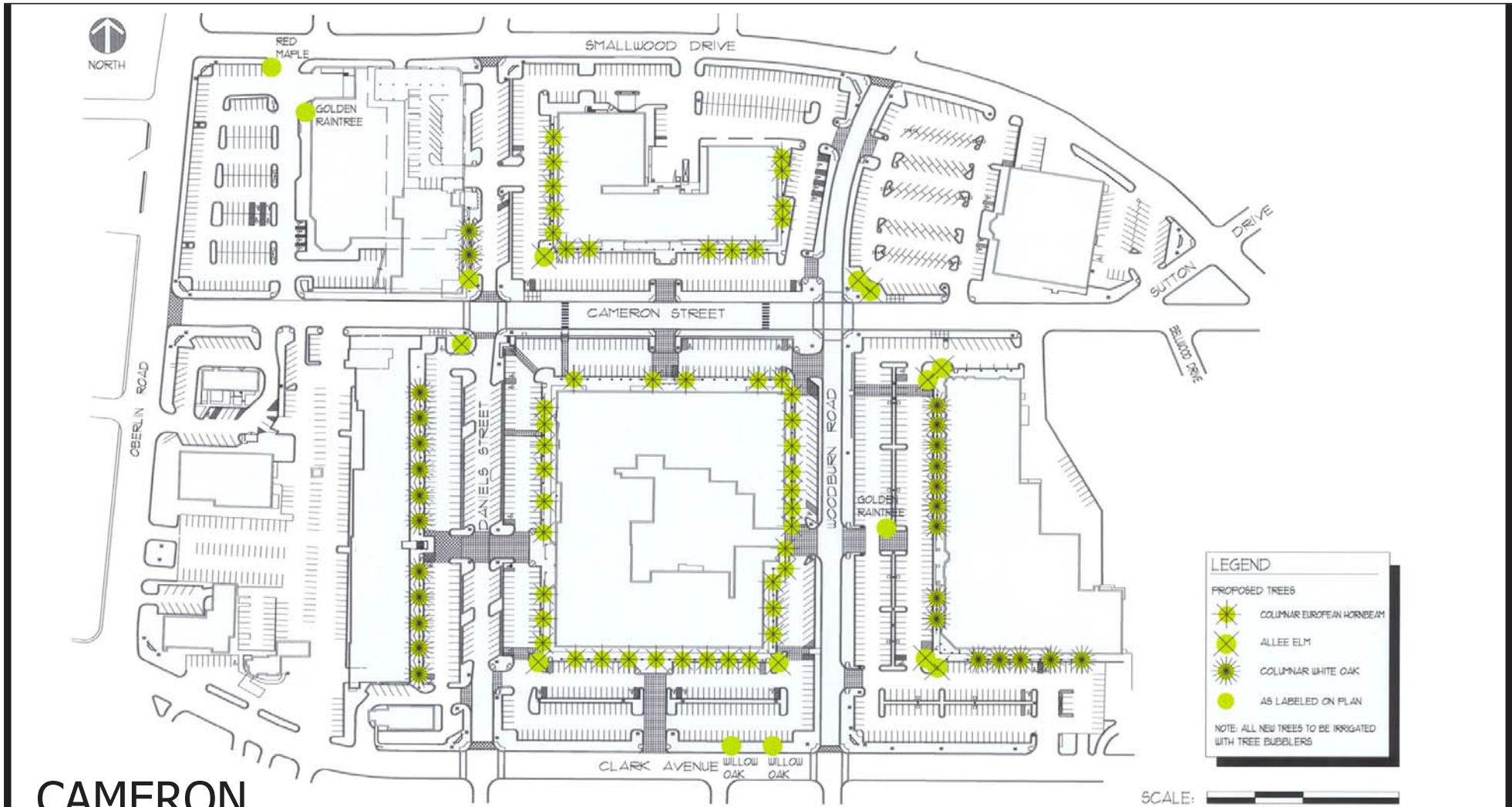
PARKING PLAN

*SP 1.02

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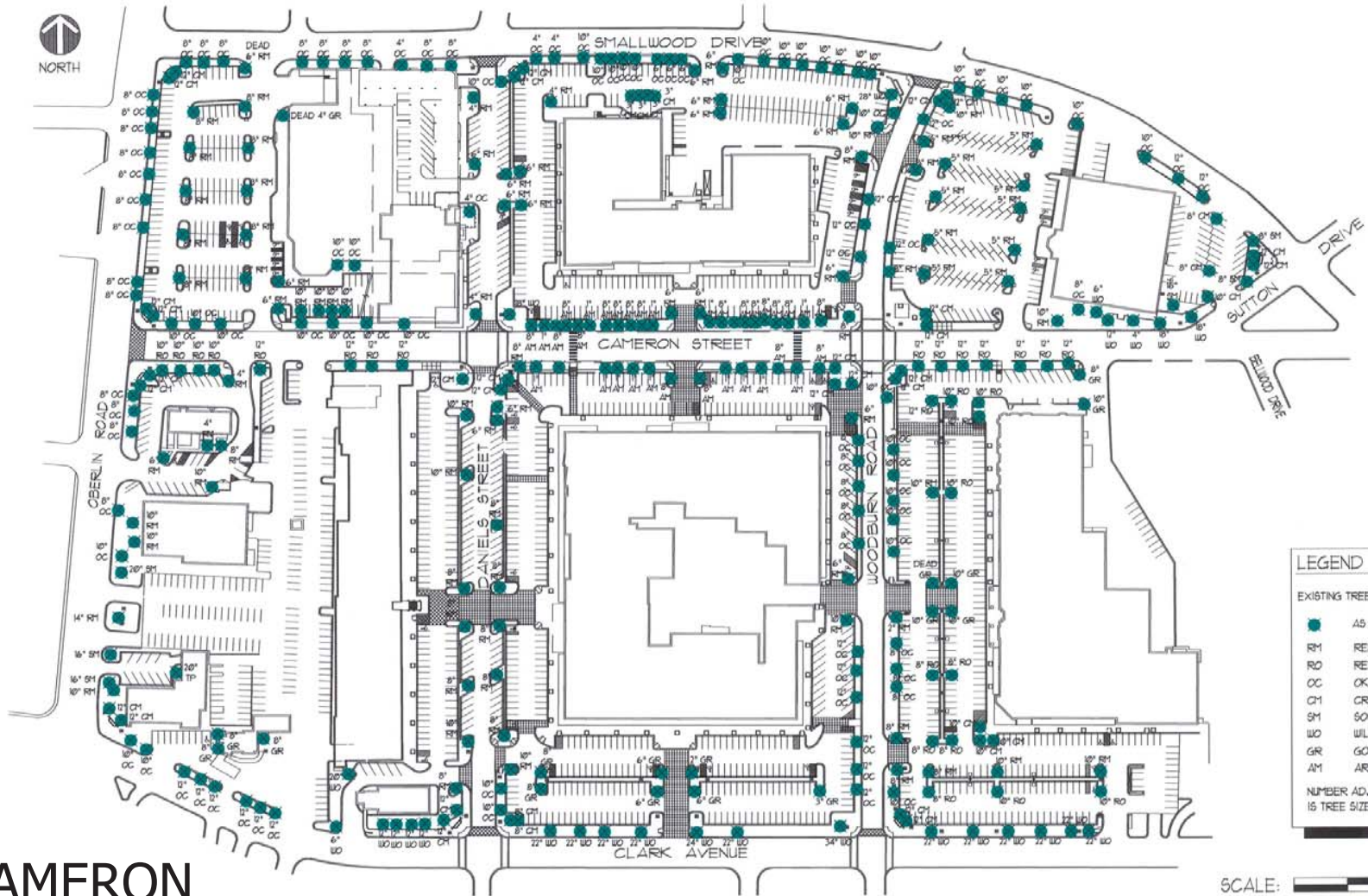
NEW TREE PLANTING PLAN

***SP 1.03**

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THE PRESTON PARTNERSHIP, LLC



LEGEND

EXISTING TREES

- AS NOTED ON PLAN
- RM1 RED MAPLE
- RO RED OAK
- OC OKAME CHERRY
- CM1 CRAPE MYRTLE
- SM SOUTHERN MAGNOLIA
- WO WILLOW OAK
- GR GOLDEN RAINTREE
- AM1 ARMSTRONG MAPLE

NUMBER ADJACENT TO TREE LABEL IS TREE SIZE IN CALIPER INCHES



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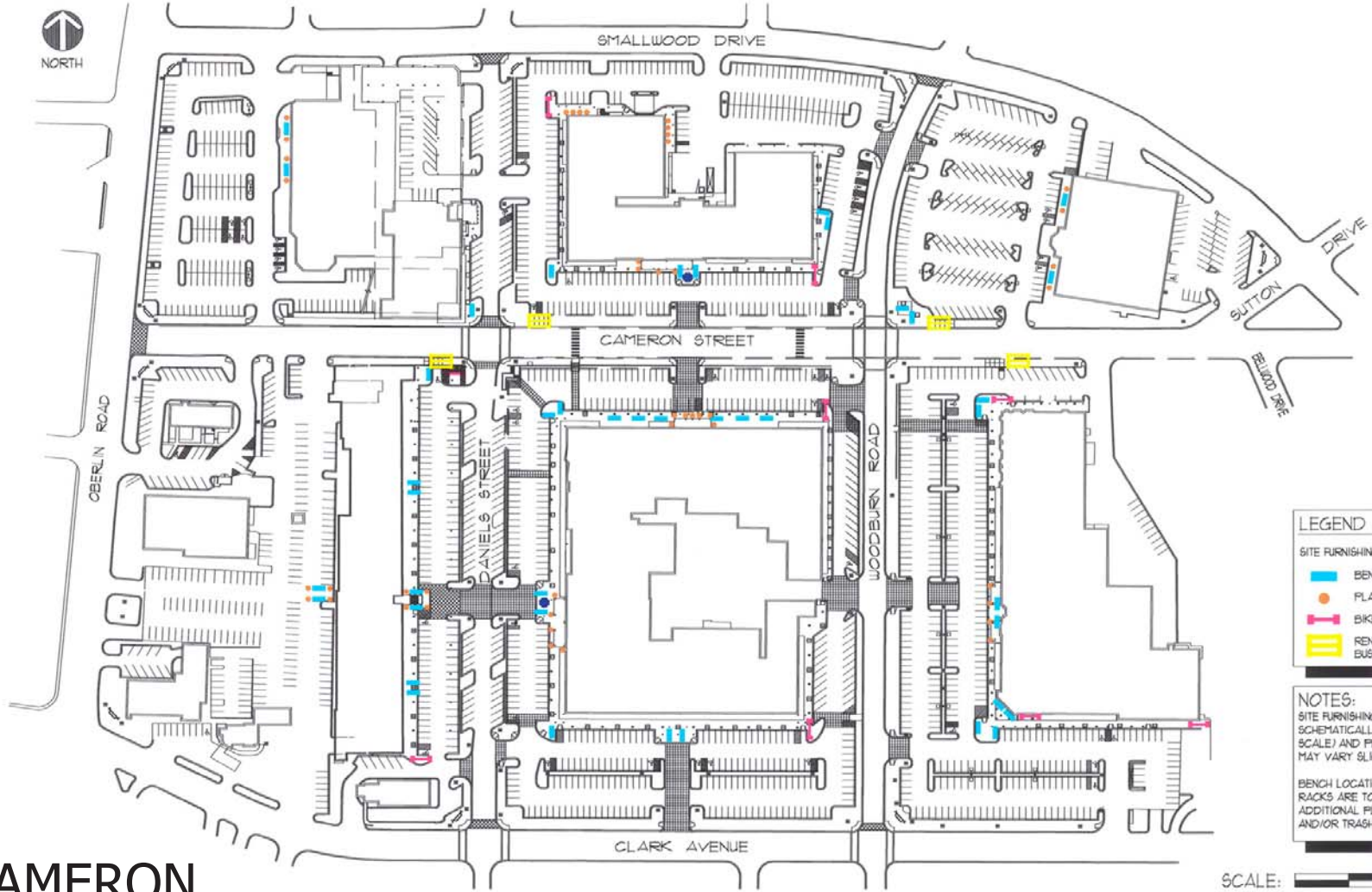
EXISTING TREE SURVEY

*SP 1.03A

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THE PRESTON PARTNERSHIP, LLC



LEGEND

SITE FURNISHINGS

-  BENCH LOCATION
-  PLANTER POT
-  BIKE RACK
-  RENOVATED BUS STOP

NOTES:

SITE FURNISHINGS ARE SHOWN SCHEMATICALLY (DUE TO DRAWING SCALE) AND PRECISE LOCATIONS MAY VARY SLIGHTLY.

BENCH LOCATIONS AND BIKE RACKS ARE TO BE PROVIDED WITH ADDITIONAL PLANTER POTS AND/OR TRASH RECEPTACLES.

SCALE: 

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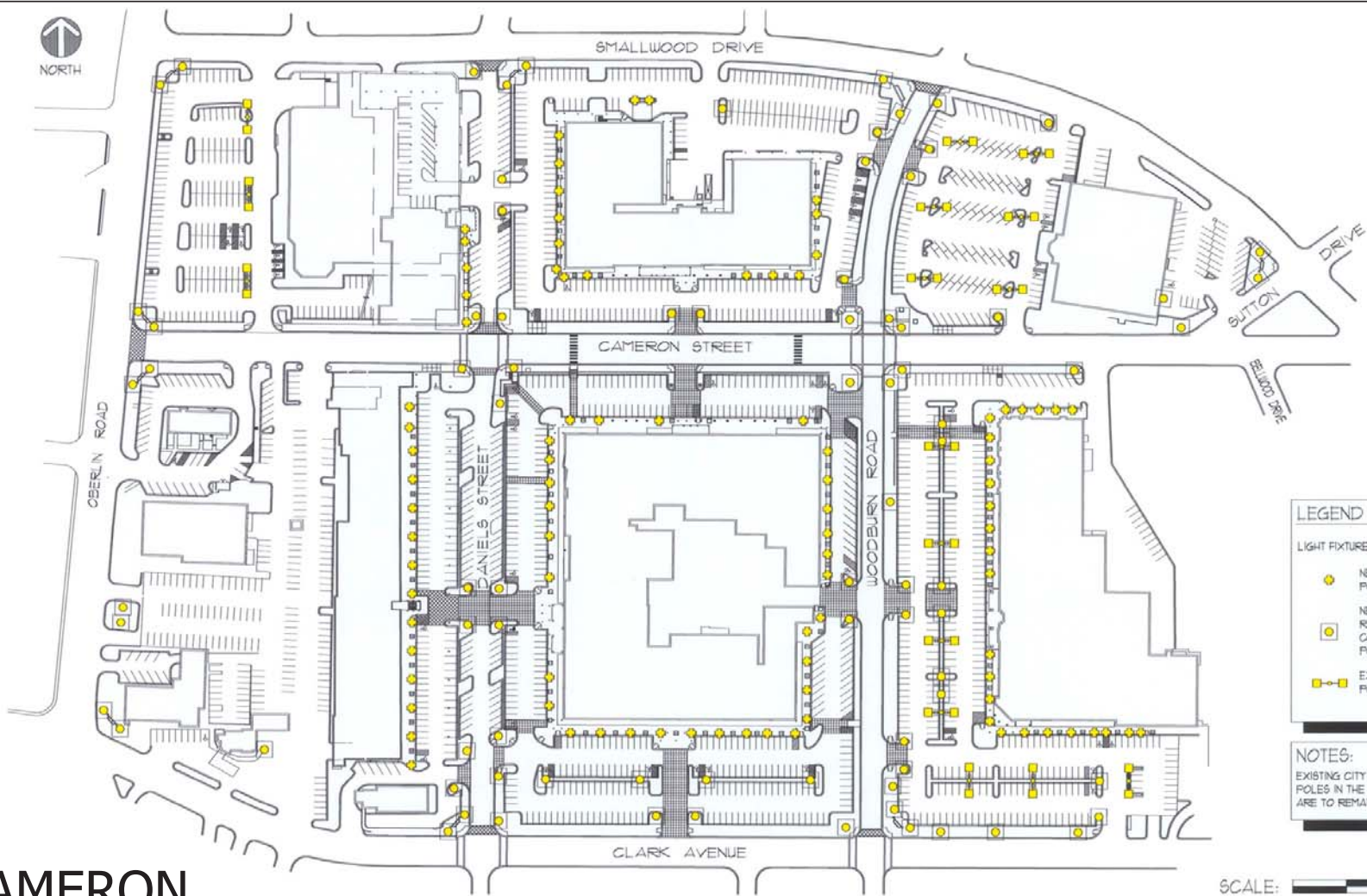
SCHEMATIC SITE FINISHING PLAN

***SP 1.04**

STREETSCAPE & PARKING PLAN FOR
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LEGEND

LIGHT FIXTURES

- NEW PEDESTRIAN LIGHT POLES @ SIDEWALK
- NEW LIGHT POLES TO REPLACE EXISTING CONCRETE COLUMN POLES
- EXISTING PARKING LOT POLES

NOTES:
EXISTING CITY STREET LIGHTS AND POLES IN THE PUBLIC RIGHT OF WAY ARE TO REMAIN AS EXISTING



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THE PRESTON PARTNERSHIP, LLC
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FAX: 770.396.2945

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THE PRESTON PARTNERSHIP, LLC
1000 ABERNATHY ROAD NE
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BRANCH PROPERTIES, LLC
400 COLONY SQUARE
SUITE 1630
ATLANTA, GEORGIA 30361
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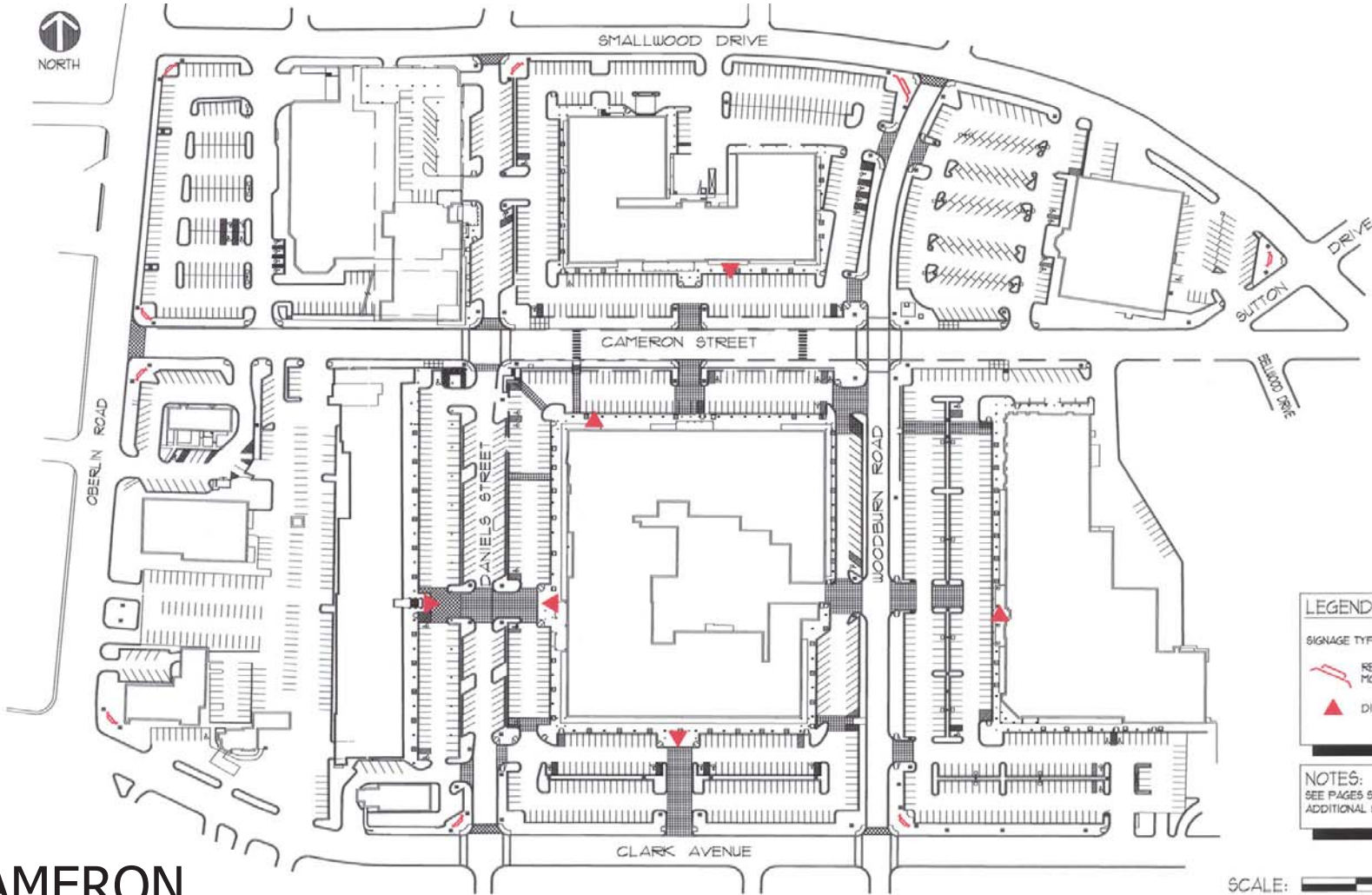
LIGHTING PLAN

*SP 1.05

STREETSCAPE & PARKING PLAN FOR
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THE PRESTON PARTNERSHIP, LLC



LEGEND

SIGNAGE TYPE

- REDESIGNED EXISTING MONUMENT SIGN
- DIRECTORIES

NOTES:
SEE PAGES SG 3.01-SG 4.08 FOR ADDITIONAL SIGNAGE INFORMATION



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SIGNAGE PLAN

*SP 1.06

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LANDSCAPE MATERIALS

Proposed Plant Material

QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE & SPECIFICATION
27	Columnar White Oak	Quercus robur 'Rose Hill'	4" Cal.; 14'x 7'; 6' C.T.; Full; Nursery Grown
9	Allee Elm	Ulmus parvifolia 'Allee'	4" Cal.; 14'x 7'; 6' C.T.; Full; Nursery Grown
2	Willow Oak	Quercus phellos	4" Cal.; 14'x 7'; 6' C.T.; Full; Nursery Grown
1	Red Maple	Acer rubrum	4" Cal.; 14'x 7'; 6' C.T.; Full; Nursery Grown
2	Golden Raintree	Koelreuteria paniculata	4" Cal.; 14'x 7'; 6' C.T.; Full; Nursery Grown
48	Columnar Hornbeam	Cardinus betulus 'Fastigiata'	4" Cal.; 14'x 7'; 6' C.T.; Full; Nursery Grown

SITE FURNISHINGS

(ALSO SEE ATTACHED CUT SHEET ADDENDUM - SELECTIONS APPROVED
FOR DESIGN INTENT MAY BE REVISED ADMINISTRATIVELY PRIOR TO PERMITTING)

QUANTITY	FURNISHING	MODEL NO.	COMPANY
45-50	Bench	Classic Series: VC-12	Victor Stanley, Inc
10-12	Bicycle Rack	5 Loop Heavy Duty Challenger	Madrax
Varies	Planter Pots	Mediterranean: X (Round)	Dura Art Stone
Varies	Planter Pots	Galveston: Ga (Round)	Dura Art Stone
20	Trash Receptacles	Ironsites Series: SD-42	Victor Stanley, Inc.
90-100	Light Pole	Dover (6100-T4)	SternbergVintage Lighting
	Globe	Home Town (G743)	Sternberg Vintage Lighting

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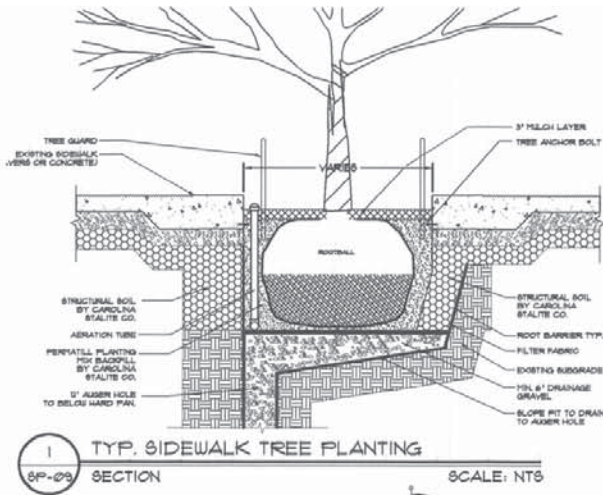
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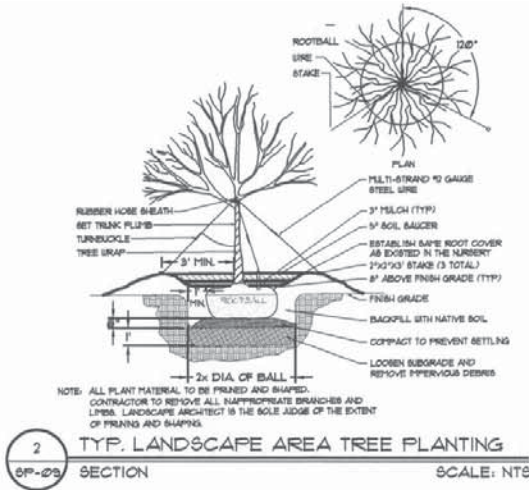
INVENTORY
***SD 2.01**
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PEDESTRIAN BUSINESS OVERLAY DISTRICT
REVISED APRIL 17, 2003



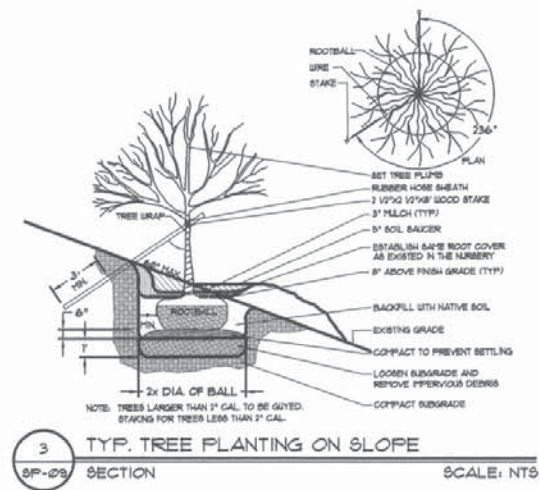
THE PRESTON PARTNERSHIP, LLC



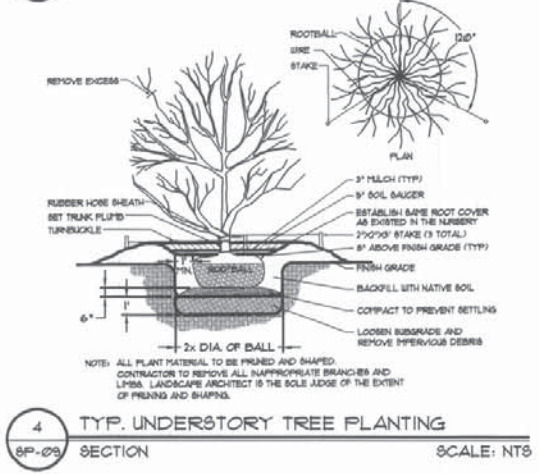
1 TYP. SIDEWALK TREE PLANTING
SECTION SCALE: NTS



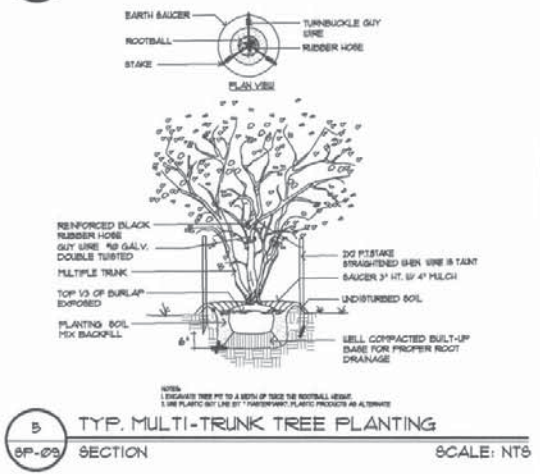
2 TYP. LANDSCAPE AREA TREE PLANTING
SECTION SCALE: NTS



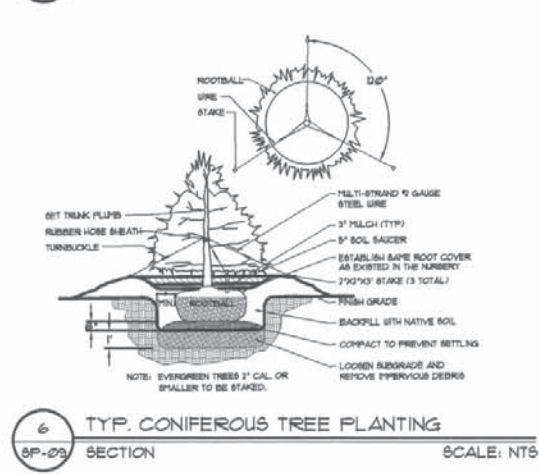
3 TYP. TREE PLANTING ON SLOPE
SECTION SCALE: NTS



4 TYP. UNDERSTORY TREE PLANTING
SECTION SCALE: NTS



5 TYP. MULTI-TRUNK TREE PLANTING
SECTION SCALE: NTS



6 TYP. CONIFEROUS TREE PLANTING
SECTION SCALE: NTS

CAMERON VILLAGE

RALEIGH, NORTH CAROLINA

ARCHITECT:
THE PRESTON PARTNERSHIP, LLP
1000 ABERNATHY ROAD NE
SUITE 600
ATLANTA, GEORGIA 30328
PHONE: 770.396.7248
FAX: 770.396.2945

LANDSCAPE ARCHITECT:
THE PRESTON PARTNERSHIP, LLP
1000 ABERNATHY ROAD NE
SUITE 600
ATLANTA, GEORGIA 30328
PHONE: 770.396.7248
FAX: 770.396.2945

OWNER/DEVELOPER:
BRANCH PROPERTIES, LLC
400 COLONY SQUARE
SUITE 1630
ATLANTA, GEORGIA 30361
PHONE: 404.832.8900
FAX: 404.892.8898

PROPERTY MANAGER:
YORK PROPERTIES
1900 CAMERON STREET
RALEIGH, NORTH CAROLINA 27605
PHONE: 919.821.1350
FAX: 919.828.9240

PROJECT MANAGER:
HIGHLANDS PROPERTIES
4555 MANSELL ROAD
SUITE 200
ALPHARETTA, GEORGIA 30022
PHONE: 678.252.1500
FAX: 678.252.1510

ELECTRICAL ENGINEER:
PHILLIPS ENGINEERING GROUP, PC
500 SUGARMILL ROAD
BUILDING A, SUITE 105
ATLANTA, GEORGIA 30350
PHONE: 770.650.9061
FAX: 770.642.2410

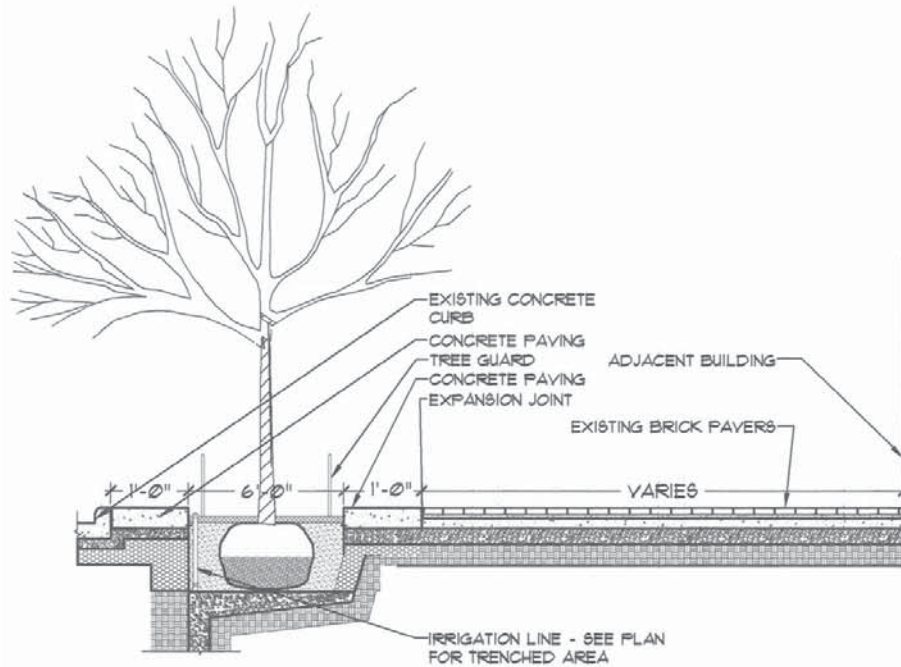
TREE PLANTING DETAILS

SD 2.02

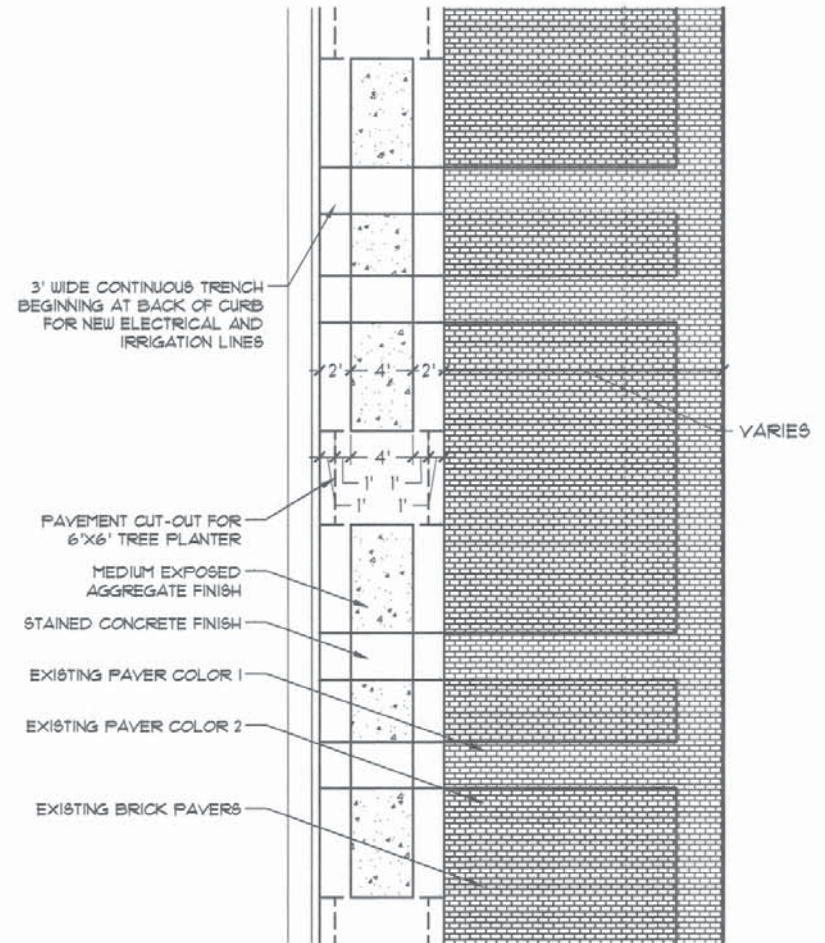
STREETSCAPE & PARKING PLAN FOR
PEDESTRIAN BUSINESS OVERLAY DISTRICT
MARCH 7, 2003



THE PRESTON PARTNERSHIP, LLP



SIDEWALK SECTION
SCALE: N.T.S.



SIDEWALK PLAN
SCALE: 1/8"=1'

CAMERON VILLAGE

RALEIGH, NORTH CAROLINA

SIDEWALK PLAN & SECTION

ARCHITECT:
THE PRESTON PARTNERSHIP, LLC
1000 ABERNATHY ROAD NE
SUITE 600
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PHONE: 770.396.7248
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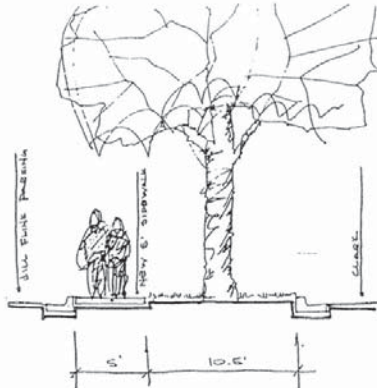
SD 2.03
STREETSCAPE & PARKING PLAN FOR
PEDESTRIAN BUSINESS OVERLAY DISTRICT
MARCH 7, 2003



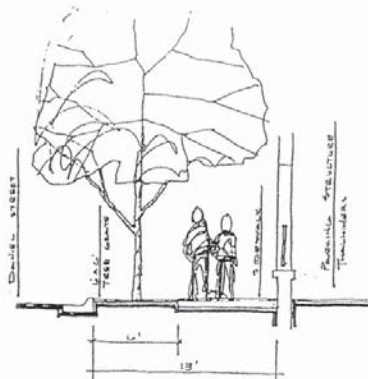
THE PRESTON PARTNERSHIP, LLC



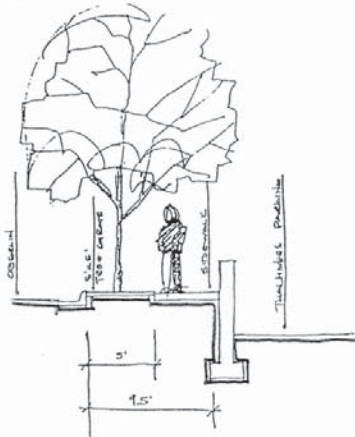
STREETYARD SKETCH
SMALLWOOD AT ABC
N.T.S.



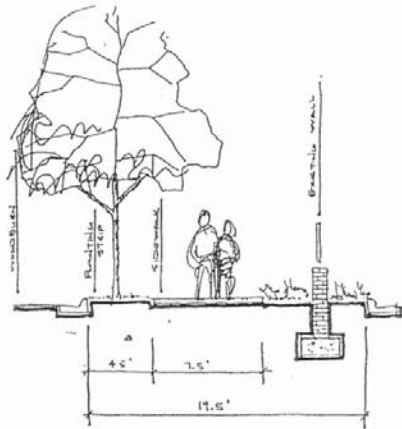
STREETYARD SKETCH
JILL FLINK AT CLARK
N.T.S.



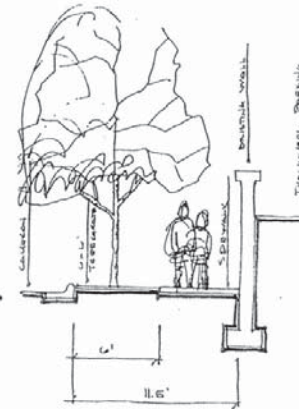
STREETYARD SKETCH
HARRIS TEETER AT DANIEL
N.T.S.



STREETYARD SKETCH
OBERLIN AT HARRIS TEETER
N.T.S.



STREETYARD SKETCH
WOODBURN AT TALBOTS
N.T.S.



STREETYARD SKETCH
CAMERON AT HARRIS TEETER
N.T.S.

CAMERON VILLAGE

RALEIGH, NORTH CAROLINA

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SUITE 600
ATLANTA, GEORGIA 30328
PHONE: 770.396.7248
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EXISTING SIDEWALK SECTIONS

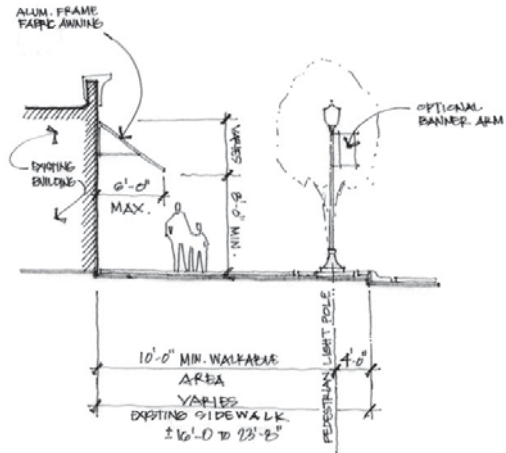
SD 2.04

STREETSCAPE & PARKING PLAN FOR
PEDESTRIAN BUSINESS OVERLAY DISTRICT

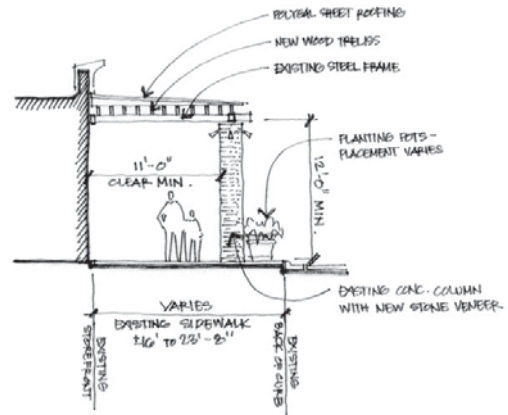
MARCH 7, 2003



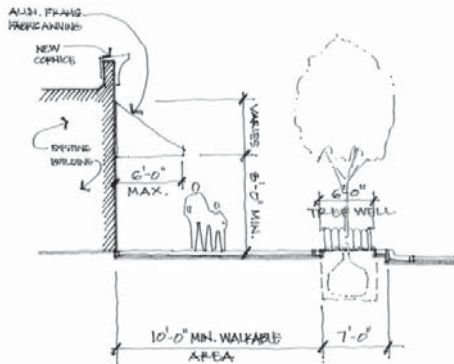
THE PRESTON PARTNERSHIP, LLC



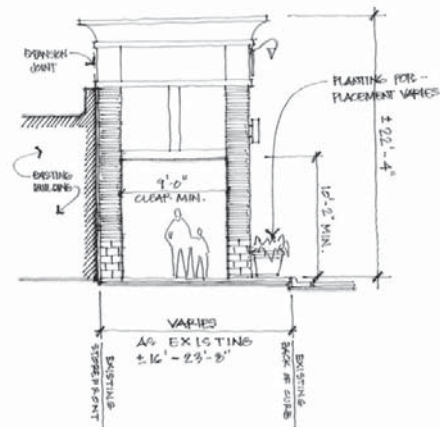
SIDEWALK SECTION
TYPICAL PEDESTRIAN LIGHT POLE
N.T.S.



SIDEWALK SECTION
COVERED TRELIS
N.T.S.



SIDEWALK SECTION
TYPICAL TREE PLANTING
N.T.S.



SIDEWALK SECTION
PAVILION CANOPY
N.T.S.

CAMERON VILLAGE

RALEIGH, NORTH CAROLINA

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ALPHARETTA, GEORGIA 30022
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SKETCHED SIDEWALK SECTIONS

SD 2.05

STREETSCAPE & PARKING PLAN FOR
PEDESTRIAN BUSINESS OVERLAY DISTRICT
MARCH 7, 2003



THE PRESTON PARTNERSHIP, LLC



Typical Bench and Planter Pot Configuration

CAMERON VILLAGE

RALEIGH, NORTH CAROLINA

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AMENITY DETAILS

SD 2.06

STREETSCAPE & PARKING PLAN FOR
PEDESTRIAN BUSINESS OVERLAY DISTRICT

MARCH 7, 2003



THE PRESTON PARTNERSHIP, LLC



Typical Bench



Selected Globe



Selected Pole Base



Typical Planter, Colors, and Finish

Dura Art Stone
6835 Southlake Parkway
Morrow, GA 30260
(800) 232-0332
www.duraartstone.com



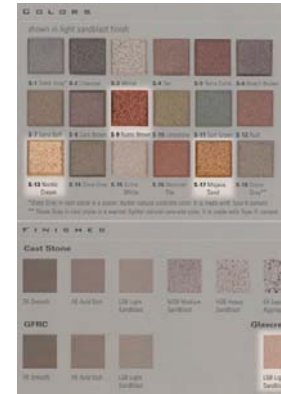
Typical Trash Receptacle



Typical Bike Rack



Similar Pole with Banners



NOTE:

ALSO SEE ATTACHED CUT SHEET ADDENDUM.
SELECTIONS APPROVED FOR DESIGN INTENT MAY
BE REVISED ADMINISTRATIVELY
PRIOR TO PERMITTING.

CAMERON VILLAGE

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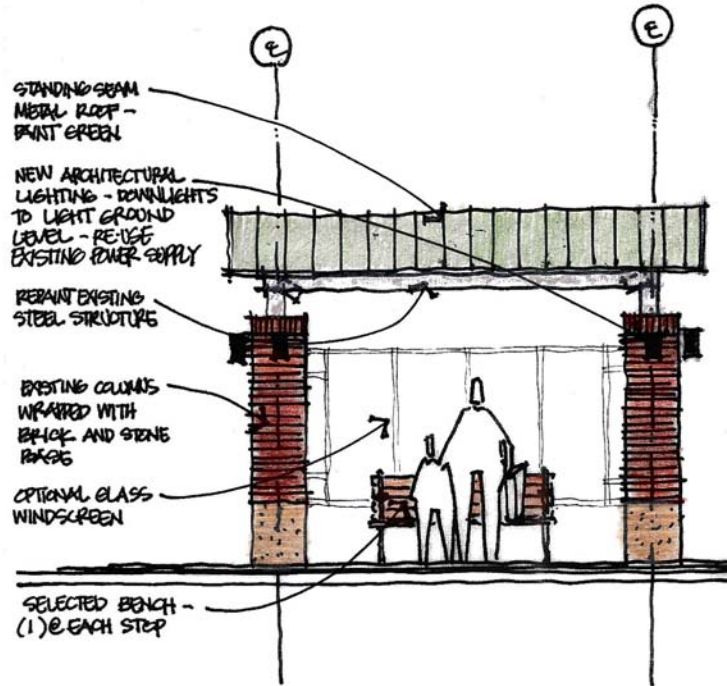
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500 SUGARMILL ROAD
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ATLANTA, GEORGIA 30350
PHONE: 770.650.9061
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CUT SHEET
***SD 2.07**
STREETSCAPE & PARKING PLAN FOR
PEDESTRIAN BUSINESS OVERLAY DISTRICT
REVISED APRIL 17, 2003

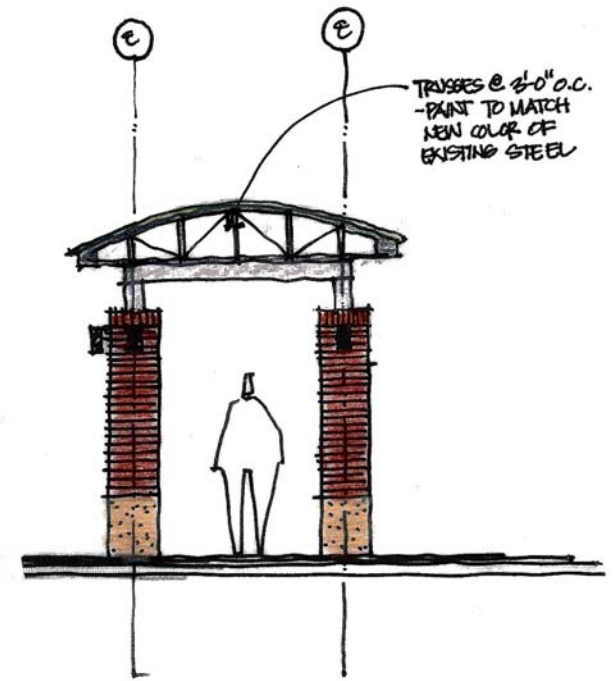
THE PRESTON PARTNERSHIP, LLC



Existing Bus Stop



1 BUS STOP FRONT ELEVATION
A 1/4" = 1'-0" 4.9.03



2 BUS STOP SIDE ELEVATION
A 1/4" = 1'-0" 4.9.03

CAMERON VILLAGE

RALEIGH, NORTH CAROLINA

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RENOVATED TRANSIT STOP

***SD 2.08**

STREETSCAPE & PARKING PLAN FOR
PEDESTRIAN BUSINESS OVERLAY DISTRICT

REVISED APRIL 17, 2003



THE PRESTON PARTNERSHIP, LLC



North Elevation - Cameron Street



West Elevation - Daniels Street



South Elevation - Clark Avenue



East Elevation - Woodburn Road

- ELEVATION GENERAL NOTES**
1. GENERAL BRICK WORK SHALL BE DONE IN ACCORDANCE WITH THE PROVISIONS OF A STRUCTURAL STEEL FRAME. PULL DOWN THE EXISTING BRICK OF 2ND FLOOR TO FINISH AND REPAIR. ALLOW 1/2" PER FOOT.
 2. REMOVE EIFS FROM EXISTING BRICKWORK. REMOVE EXISTING EIFS TO EXPOSE STRUCTURE OF BRICKWORK. BRICKWORK SHALL BE REPAIRED AND REGRASS BRICKWORK AT 2ND LEVEL AND ADD NEW EIFS CORNICE.
 3. ALL BRICK TO BE BY SEPARATE CONTRACTOR.
 4. SEE GENERAL NOTES FOR INFORMATION REGARDING TYPES, LOCATIONS, COATS, ETC.
 5. EXISTING STOREFRONTS ARE TO REMAIN AND REPAIRED AS APPLICABLE.
 6. GENERAL CONTRACTOR TO MAKE EXISTING STOREFRONTS WATER TIGHT AS NECESSARY PRIOR TO INSTALLATION OF PARAPET BRICKS.
 7. UNRAIP BRICK FROM EXISTING BRICKWORK. ALL PARAPETS SHALL BE NEW.
 8. ALL EIFS TO BE CHANGABLE AS REQUIRED BY LOCAL BUILDING DEPARTMENT.
 9. FOR ALL BRICK, REFER TO SPECIFICATIONS FOR BRICK TYPE, COLOR, TYPE AND LOCATION. SEE STRUCTURAL FOR INFORMATION ON BRICK, CONSTRUCTION TO BE USED IN FIELD. BRICKWORK SHALL BE DONE BY A QUALIFIED BRICKLAYER AND APPROVAL PRIOR TO INSTALLATION.
 10. ALL BRICK SHALL BE DONE IN ACCORDANCE WITH THE PROVISIONS OF A STRUCTURAL STEEL FRAME. PULL DOWN THE EXISTING BRICK OF 2ND FLOOR TO FINISH AND REPAIR. ALLOW 1/2" PER FOOT.

CAMERON VILLAGE

RALEIGH, NORTH CAROLINA

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BLOCK 1 ELEVATIONS

*SE 3.01

STREETSCAPE & PARKING PLAN FOR
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THE PRESTON PARTNERSHIP, LLC



North Elevation - Cameron Street



West Elevation - Daniels Street



South Elevation - Clark Avenue



East Elevation - Woodburn Road

CAMERON VILLAGE

RALEIGH, NORTH CAROLINA

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BLOCK 1 ELEVATIONS
***SE 3.01A**
STREETSCAPE & PARKING PLAN FOR
PEDESTRIAN BUSINESS OVERLAY DISTRICT
REVISED APRIL 17, 2003



THE PRESTON PARTNERSHIP, LLC



Block 2 East Elevation - Daniels Street



Block 3 West Elevation - Woodburn Road



Block 3 North Elevation - Cameron Street

Block 3 South Elevation - Clark Avenue

CAMERON VILLAGE

RALEIGH, NORTH CAROLINA

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BLOCK 2 AND 3 ELEVATIONS

***SE 3.02**

STREETSCAPE & PARKING PLAN FOR
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Block 3 West Elevation - Woodburn Road



Block 3 North Elevation - Cameron Street



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ALPHARETTA, GEORGIA 30022
PHONE: 678.252.1500
FAX: 678.252.1510

ELECTRICAL ENGINEER:
PHILLIPS ENGINEERING GROUP, PC
500 SUGARMILL ROAD
BUILDING A, SUITE 105
ATLANTA, GEORGIA 30350
PHONE: 770.650.9061
FAX: 770.642.2410

BLOCK 2 AND 3 ELEVATIONS

***SE 3.02A**

STREETSCAPE & PARKING PLAN FOR
PEDESTRIAN BUSINESS OVERLAY DISTRICT
REVISED APRIL 17, 2003



THE PRESTON PARTNERSHIP, LLC



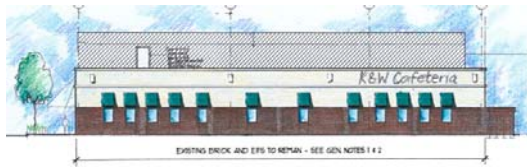
Block 5 South Elevation - Cameron Street



Block 5 West Elevation - Daniels Street



Block 5 East Elevation - Woodburn Road



Block 5 North Elevation - Smallwood Drive



Block 5 East Elevation - at Loading Dock



Block 6

CAMERON VILLAGE

RALEIGH, NORTH CAROLINA

ARCHITECT:
THE PRESTON PARTNERSHIP, LLC
1000 ABERNATHY ROAD NE
SUITE 600
ATLANTA, GEORGIA 30328
PHONE: 770.396.7248
FAX: 770.396.2945

LANDSCAPE ARCHITECT:
THE PRESTON PARTNERSHIP, LLC
1000 ABERNATHY ROAD NE
SUITE 600
ATLANTA, GEORGIA 30328
PHONE: 770.396.7248
FAX: 770.396.2945

OWNER/DEVELOPER:
BRANCH PROPERTIES, LLC
400 COLONY SQUARE
SUITE 1630
ATLANTA, GEORGIA 30361
PHONE: 404.832.8900
FAX: 404.892.8898

PROPERTY MANAGER:
YORK PROPERTIES
1900 CAMERON STREET
RALEIGH, NORTH CAROLINA 27605
PHONE: 919.821.1350
FAX: 919.828.9240

PROJECT MANAGER:
HIGHLANDS PROPERTIES
4555 MANSELL ROAD
SUITE 200
ALPHARETTA, GEORGIA 30022
PHONE: 678.252.1500
FAX: 678.252.1510

ELECTRICAL ENGINEER:
PHILLIPS ENGINEERING GROUP, PC
500 SUGARMILL ROAD
BUILDING A, SUITE 105
ATLANTA, GEORGIA 30350
PHONE: 770.650.9061
FAX: 770.642.2410

BLOCK 5 AND 6 ELEVATIONS

***SE 3.03**

STREETSCAPE & PARKING PLAN FOR
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THE PRESTON PARTNERSHIP, LLC



Block 5 South Elevation - Cameron Street



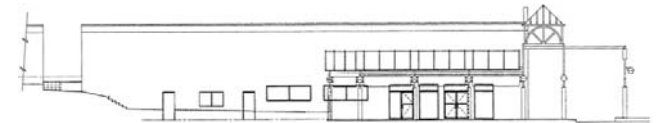
Block 5 West Elevation - Daniels Street



Block 5 East Elevation - Woodburn Road



Block 5 North Elevation - Smallwood Drive



Block 5 East Elevation - at Loading Dock



Block 6

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THE PRESTON PARTNERSHIP, LLC
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SUITE 600
ATLANTA, GEORGIA 30328
PHONE: 770.396.7248
FAX: 770.396.2945

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THE PRESTON PARTNERSHIP, LLC
1000 ABERNATHY ROAD NE
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ATLANTA, GEORGIA 30328
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BRANCH PROPERTIES, LLC
400 COLONY SQUARE
SUITE 1630
ATLANTA, GEORGIA 30361
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YORK PROPERTIES
1900 CAMERON STREET
RALEIGH, NORTH CAROLINA 27605
PHONE: 919.821.1350
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HIGHLANDS PROPERTIES
4555 MANSELL ROAD
SUITE 200
ALPHARETTA, GEORGIA 30022
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PHILLIPS ENGINEERING GROUP, PC
500 SUGARMILL ROAD
BUILDING A, SUITE 105
ATLANTA, GEORGIA 30350
PHONE: 770.650.9061
FAX: 770.642.2410

BLOCK 5 AND 6 ELEVATIONS

***SE 3.03A**

STREETSCAPE & PARKING PLAN FOR
PEDESTRIAN BUSINESS OVERLAY DISTRICT
REVISED APRIL 17, 2003



THE PRESTON PARTNERSHIP, LLC

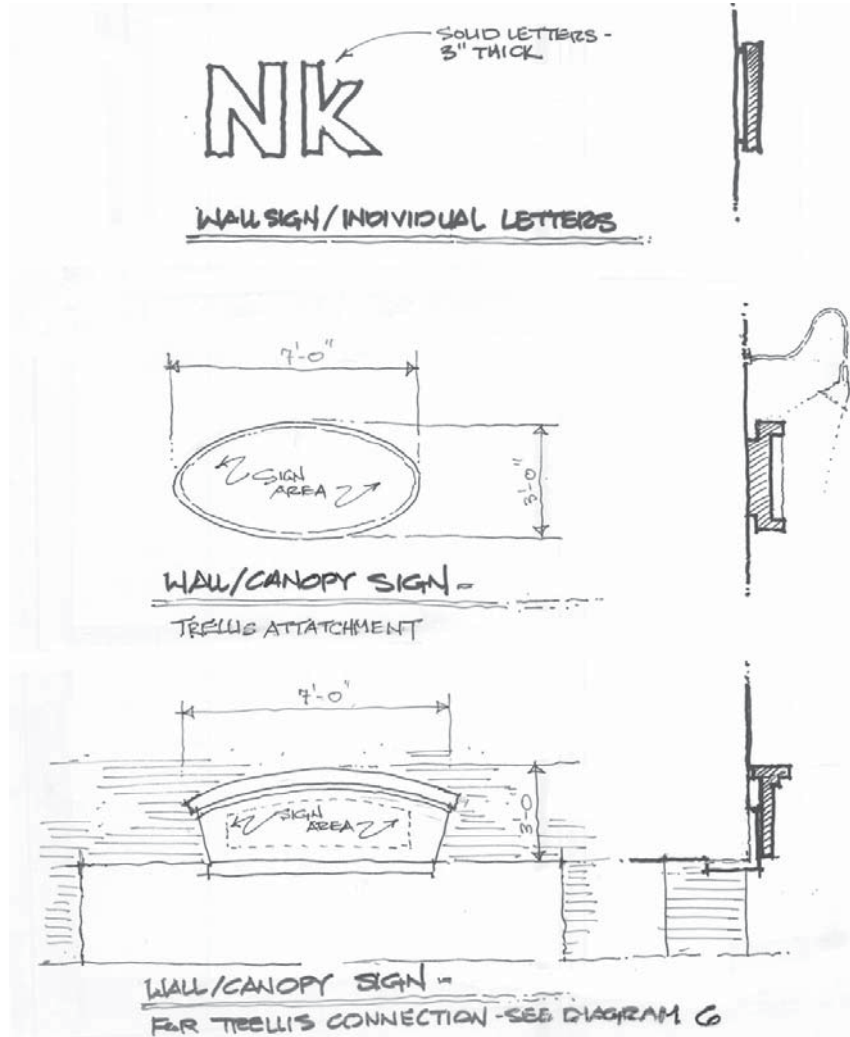
DESIGN INTENT

The "custom" tenant signage at Cameron Village is to provide the opportunity to enhance each tenant's identity and better support their individual needs. Overall the Cameron Village "Main Street" character will be restored to its original context. The signage will reflect the quality of the existing tenants now at Cameron Village. Signage such as flashing "strobe" lights, formed plastic, injection molds, or internally illuminated box signs will not be permitted. Owner/Landlord will review the tenant signage, prior to submission to the City, to assure the character and quality.

ALLOWABLE SIGN TYPES

The following sign types are allowed on or above existing storefronts. In specific locations tenant signage may be placed on architectural elements in front of storefronts.

1. Storefront or Wall Signage: Tenant is permitted one (1) sign per building "front" elevation. If a tenant has two or more "front" elevations (because of the tenant location at building corner(s)), then multiple signs will be considered specific to the individual tenant.
2. Canopy Signs or Graphics: Tenant is permitted to use canopies (including fabric awnings) as an opportunity to identify their store name, logos and crests.



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SUITE 600
ATLANTA, GEORGIA 30328
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1000 ABERNATHY ROAD NE
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BRANCH PROPERTIES, LLC
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SUITE 1630
ATLANTA, GEORGIA 30361
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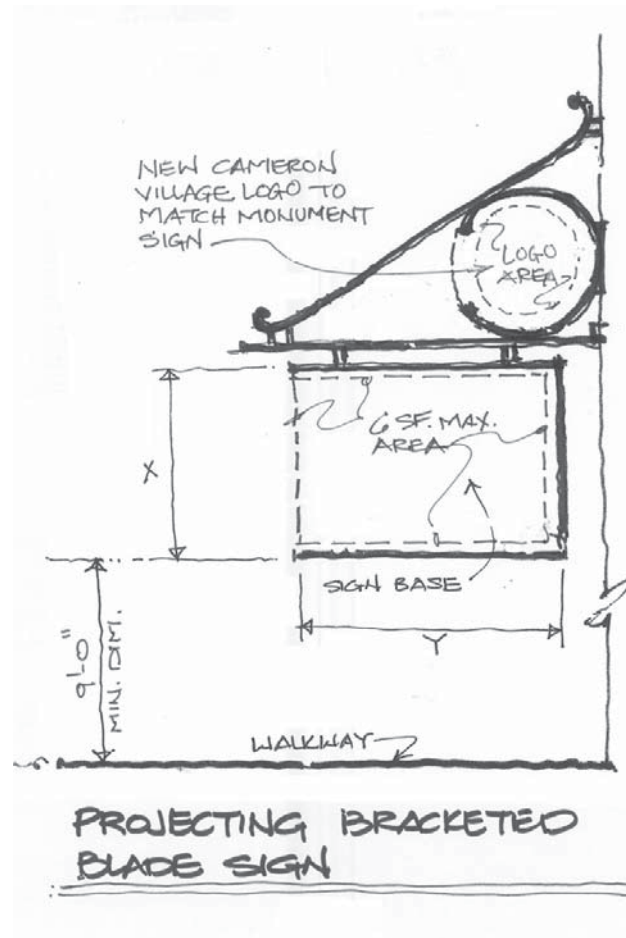
ELECTRICAL ENGINEER:
PHILLIPS ENGINEERING GROUP, PC
500 SUGARMILL ROAD
BUILDING A, SUITE 105
ATLANTA, GEORGIA 30350
PHONE: 770.650.9061
FAX: 770.642.2410

SITE SIGNAGE
SG 4.01
STREETSCAPE & PARKING PLAN FOR
PEDESTRIAN BUSINESS OVERLAY DISTRICT
MARCH 7, 2003



THE PRESTON PARTNERSHIP, LLC

3. Blade Signs: (Each tenant may provide a blade sign with maximum of one per tenant.)
 - A. Must extend perpendicular to storefront plane but no more than 5'-0" from the surface to which is mounted.
 - B. May not extend below 9'-0" above finished floor, however the location may be based on storefront design and visibility.
 - C. Face area may not exceed 6 SF not including area of bracket thickness. Thickness of sign shall be a minimum of 1 1/2" around the entire perimeter. In the case of a metal sign this can be in the form of an appropriately proportional frame.
 - D. Blade sign must have Tenant's name and may include a logo.
 - E. The sign may be fabricated from metal (no bare metal), painted wood, or an exterior grade foam with a weather-resistant coating(s). Molded, vacuum formed fiberglass or plastic signs are not permitted.
 - F. No blade sign may be internally illuminated but illumination from appropriate adjacent luminaries will be considered and encouraged.



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ATLANTA, GEORGIA 30328
PHONE: 770.396.7248
FAX: 770.396.2945

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THE PRESTON PARTNERSHIP, LLC
1000 ABERNATHY ROAD NE
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BRANCH PROPERTIES, LLC
400 COLONY SQUARE
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YORK PROPERTIES
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SITE SIGNAGE
SG 4.02
STREETSCAPE & PARKING PLAN FOR
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MARCH 7, 2003



SIGNAGE DESIGN

1. Sign Illumination: All main tenant signs shall be illuminated. The following are suggested:

- A. Individual dimensional metal back-lit (halo effect) letters or lit by external light fixtures.
- B. Illuminated back lighted letters where only the letters appear to be illuminated.
- C. Individual tenant solid sign panels (with dimensional design components such as lettering and frame) lighted by external fixtures.

Note: No exposed neon tubes will be allowed.

2. Size:

- A. Maximum Area of Signage: 3 SF per 1 L.F. of storefront at sidewalk level. The Area shall be calculated as a box enclosing all letters, numbers and symbols of sign design, including all spaces separating letters, numbers and symbols. All signs shall not exceed the 3 SF per 1 L.F. of storefront – See Diagram 1.
- B. Maximum length of sign: 75% of length of leased storefront or thirty-six feet , whichever is less – See Diagram 2.
- C. Maximum height of single line of copy:
 - a) Internally lit: Major – 48”; Minor – 36”

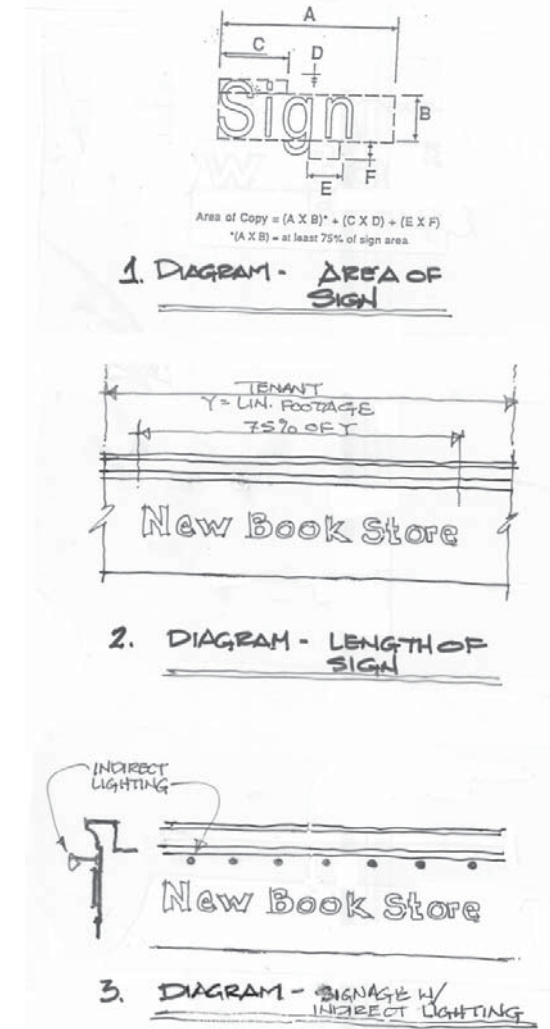
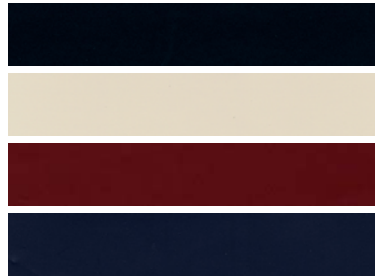
Exception: An unusual shaped letter or ampersand may extend beyond the maximum height requirements if approved by Owner/Landlord.

3. Materials:

- A. The Owner/Landlord encourages innovation of design and sophistication of materials including the use of metals for frame background lettering, etc. These metals are polished brass, polished chrome or stainless steel, brushed stainless steel and copper (including patina copper).
- B. Additional materials, less visible are allowed for the construction and durability. Each sign will be reviewed based on the specific design and visibility of sign components.

4. Colors: In addition to the materials listed above one or more of the colors below can be used for the lettering, reveals, background, frame, etc.

- A. Black
- B. White
- C. Red
- D. Blue



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 THE PRESTON PARTNERSHIP, LLC
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 SUITE 600
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 PHONE: 770.396.7248
 FAX: 770.396.2945

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 THE PRESTON PARTNERSHIP, LLC
 1000 ABERNATHY ROAD NE
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 ATLANTA, GEORGIA 30328
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OWNER/DEVELOPER:
 BRANCH PROPERTIES, LLC
 400 COLONY SQUARE
 SUITE 1630
 ATLANTA, GEORGIA 30361
 PHONE: 404.832.8900
 FAX: 404.892.8898

PROPERTY MANAGER:
 YORK PROPERTIES
 1900 CAMERON STREET
 RALEIGH, NORTH CAROLINA 27605
 PHONE: 919.821.1350
 FAX: 919.828.9240

PROJECT MANAGER:
 HIGHLANDS PROPERTIES
 4555 MANSELL ROAD
 SUITE 200
 ALPHARETTA, GEORGIA 30022
 PHONE: 678.252.1500
 FAX: 678.252.1510

ELECTRICAL ENGINEER:
 PHILLIPS ENGINEERING GROUP, PC
 500 SUGARMILL ROAD
 BUILDING A, SUITE 105
 ATLANTA, GEORGIA 30350
 PHONE: 770.650.9061
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SITE SIGNAGE
SG 4.03
 STREETScape & PARKING PLAN FOR
 PEDESTRIAN BUSINESS OVERLAY DISTRICT
 MARCH 7, 2003

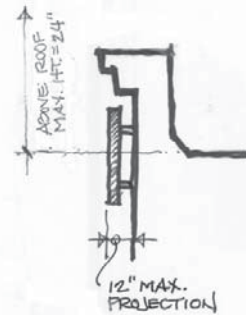
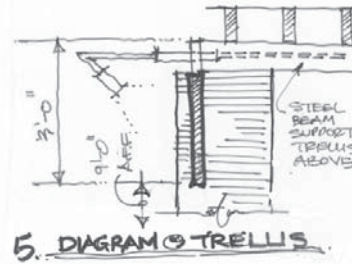
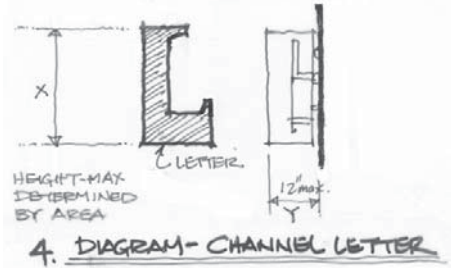


5. Signage Details

Internally illuminated box signs are not permitted. Wall mounted signs may be applied to any building elevation. Signs may be individual channel letters, or reverse channel letters - see Diagram 4, backlighted, projected from building wall with no exposed raceway or exposed box. User's trademark lettering style is acceptable. All Neon tubes shall be white, and concealed by an opaque cover. Signs may also be solid cast letters, or solid sign panels with indirect lighting of face - see Diagram 3.

Signs may not be flat against wall, but pinned away from the wall, but in no case project more than twelve (12") inches from the wall surface - See Diagram 6.

No part of a wall sign shall extend more than 2' above the line of the roof, or if a building does not have an eave line or parapet on the side where a sign is installed, no part of the sign shall extend above the top of fascia or parapet on that side of the building.



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SUITE 600
ATLANTA, GEORGIA 30328
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THE PRESTON PARTNERSHIP, LLC
1000 ABERNATHY ROAD NE
SUITE 600
ATLANTA, GEORGIA 30328
PHONE: 770.396.7248
FAX: 770.396.2945

OWNER/DEVELOPER:
BRANCH PROPERTIES, LLC
400 COLONY SQUARE
SUITE 1630
ATLANTA, GEORGIA 30361
PHONE: 404.832.8900
FAX: 404.892.8898

PROPERTY MANAGER:
YORK PROPERTIES
1900 CAMERON STREET
RALEIGH, NORTH CAROLINA 27605
PHONE: 919.821.1350
FAX: 919.828.9240

PROJECT MANAGER:
HIGHLANDS PROPERTIES
4555 MANSELL ROAD
SUITE 200
ALPHARETTA, GEORGIA 30022
PHONE: 678.252.1500
FAX: 678.252.1510

ELECTRICAL ENGINEER:
PHILLIPS ENGINEERING GROUP, PC
500 SUGARMILL ROAD
BUILDING A, SUITE 105
ATLANTA, GEORGIA 30350
PHONE: 770.650.9061
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SITE SIGNAGE

SG 4.04

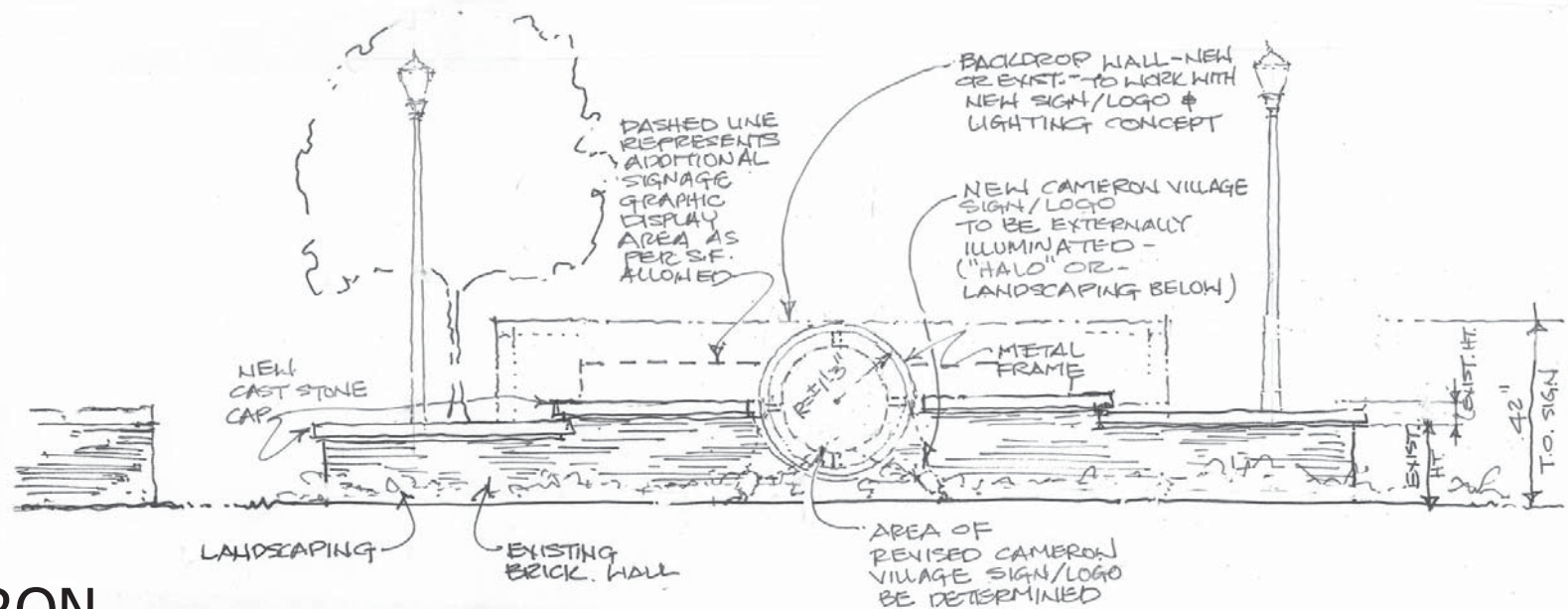
STREETSCAPE & PARKING PLAN FOR
PEDESTRIAN BUSINESS OVERLAY DISTRICT
MARCH 7, 2003



MONUMENT / TRACT IDENTIFICATION SIGN

Monument/tract identification signs shall meet the following:

- Existing tract identification signage (9 locations) to remain and to be renovated to enhance architectural appearance.
- Monument/tract identification sign will be integral with existing sign structure - see photo. New Cameron Village sign/logo will replace existing white metal frame and blue logo.
- Architectural and landscaping accent features will be added to existing brick wall to enhance overall appearance.



CAMERON VILLAGE

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1000 ABERNATHY ROAD NE
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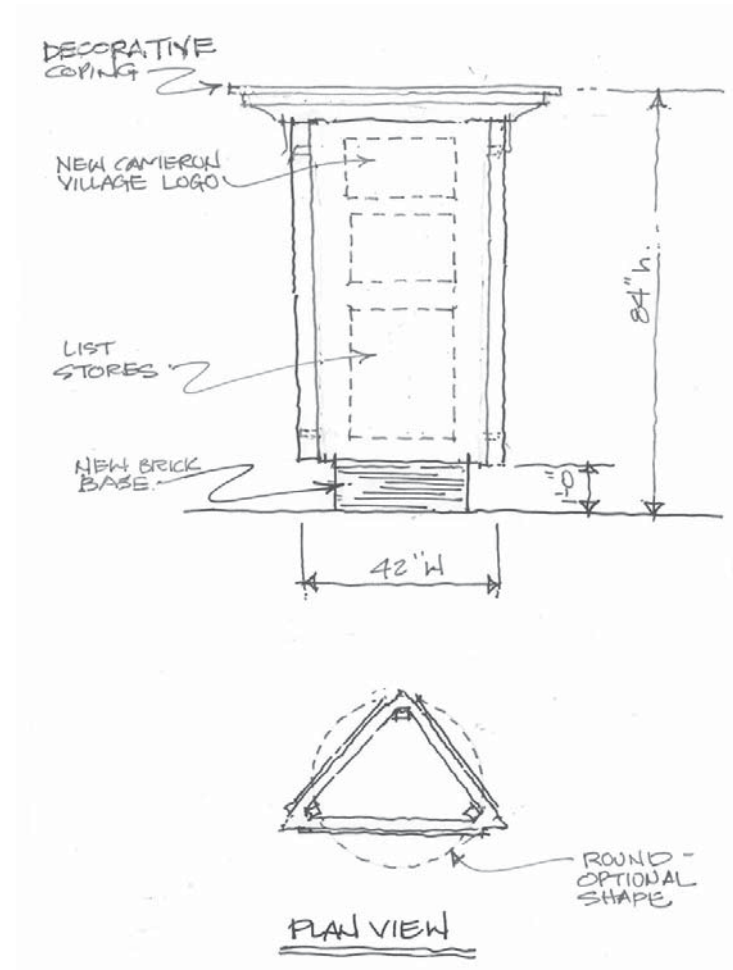


THE PRESTON PARTNERSHIP, LLC

DIRECTORY SIGN (Information Kiosks)

- Directory sign may be either changeable copy sign or fixed professional nameplates.
- New Cameron Village logos – see match design of projecting/blade sign bracket.

- Directory sign – internally illuminated/backlit - also to contain area map/plan with represented businesses/tenants, activities, advertising, news.
- Directory sign affixed to private sidewalk locations are within each block to facilitate way-finding but shall not be visible from any public right-of-way.



CAMERON VILLAGE

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400 COLONY SQUARE
SUITE 1630
ATLANTA, GEORGIA 30361
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YORK PROPERTIES
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4555 MANSELL ROAD
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500 SUGARMILL ROAD
BUILDING A, SUITE 105
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SITE SIGNAGE
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STREETSCAPE & PARKING PLAN FOR
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MARCH 7, 2003





CAMERON VILLAGE

RALEIGH, NORTH CAROLINA

Block Three Jolie Day Spa

CONCEPTUAL RENDERING

SR 5.01

STREETSCAPE & PARKING PLAN FOR
PEDESTRIAN BUSINESS OVERLAY DISTRICT
MARCH 7, 2003



THE PRESTON PARTNERSHIP, LLC

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500 SUGARMILL ROAD
BUILDING A, SUITE 105
ATLANTA, GEORGIA 30350
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CAMERON VILLAGE

RALEIGH, NORTH CAROLINA

Block Five Southwest Corner at Village Deli

CONCEPTUAL RENDERING

SR 5.02

STREETSCAPE & PARKING PLAN FOR
PEDESTRIAN BUSINESS OVERLAY DISTRICT
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THE PRESTON PARTNERSHIP, LLC



CAMERON VILLAGE

RALEIGH, NORTH CAROLINA

Block Five South Facade

CONCEPTUAL RENDERING

SR 5.03

STREETSCAPE & PARKING PLAN FOR
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CAMERON VILLAGE

RALEIGH, NORTH CAROLINA

Block One New Fabric Awning at South Facade

CONCEPTUAL RENDERING

SR 5.04

STREETSCAPE & PARKING PLAN FOR
PEDESTRIAN BUSINESS OVERLAY DISTRICT
MARCH 7, 2003



ARCHITECT:
THE PRESTON PARTNERSHIP, LLC
1000 ABERNATHY ROAD NE
SUITE 600
ATLANTA, GEORGIA 30328
PHONE: 770.396.7248
FAX: 770.396.2945

LANDSCAPE ARCHITECT:
THE PRESTON PARTNERSHIP, LLC
1000 ABERNATHY ROAD NE
SUITE 600
ATLANTA, GEORGIA 30328
PHONE: 770.396.7248
FAX: 770.396.2945

OWNER/DEVELOPER:
BRANCH PROPERTIES, LLC
400 COLONY SQUARE
SUITE 1630
ATLANTA, GEORGIA 30361
PHONE: 404.832.8900
FAX: 404.892.8898

PROPERTY MANAGER:
YORK PROPERTIES
1900 CAMERON STREET
RALEIGH, NORTH CAROLINA 27605
PHONE: 919.821.1350
FAX: 919.828.9240

PROJECT MANAGER:
HIGHLANDS PROPERTIES
4555 MANSELL ROAD
SUITE 200
ALPHARETTA, GEORGIA 30022
PHONE: 678.252.1500
FAX: 678.252.1510

ELECTRICAL ENGINEER:
PHILLIPS ENGINEERING GROUP, PC
500 SUGARMILL ROAD
BUILDING A, SUITE 105
ATLANTA, GEORGIA 30350
PHONE: 770.650.9061
FAX: 770.642.2410

THE PRESTON PARTNERSHIP, LLC



CAMERON VILLAGE

RALEIGH, NORTH CAROLINA

Block One Northwest Corner at Victoria's Secret

CONCEPTUAL RENDERING

SR 5.05

STREETSCAPE & PARKING PLAN FOR
PEDESTRIAN BUSINESS OVERLAY DISTRICT
MARCH 7, 2003



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City of Raleigh, NC
 Development Plans Review Center
 P. O. Box 590, Raleigh, N. C. 27602
 Telephone: (919) 850-3842 FAX: 850-3650
 www.raleigh-nc.org/planning/dprc

UNITY OF DEVELOPMENT APPLICATION
 UNITY OF DEVELOPMENT GUIDELINES FOR MULTI-
 ESTABLISHMENT PROJECTS

Section A.
 SUBMITTAL REQUIREMENTS

PLEASE INCLUDE ALL OF THE FOLLOWING (CHECK OFF). If any information is missing from the application package, you will be asked to complete the application and re-submit, so please check the list below carefully.

- THIS APPLICATION FORM completed (Section B) in full and signed by the property owner (agent cannot sign for owner).
- ARCHITECTURAL ELEVATION OF A TYPICAL BUILDING, illustrating and keying by notes all specification noted below in this application

Section B.
 INSTRUCTIONS – SUMMARY INFORMATION

Unity of development plans are required for the following developments: any retail area with more than one principal building, office parks, shopping centers, unit ownership (condominium) developments, shopping areas or any non-retail use included in such a development (City Code Section 10-2132.2(6)(5).)

Plans are reviewed by the Planning Department and approved by the Planning Director. The guidelines specified and approved in this plan will be binding on all future buildings on any parcel noted below as being part of this unity of development plan. SEE NOTES ON THE LAST PAGE OF THIS APPLICATION.

DEVELOPMENT NAME: Cameron Village Shopping Center (Blocks 1, 3, 4, 5 and Daniel St. sides of Block 2 & 6)
 LOCATION: Raleigh, NC
 SUBDIVISION OR SITE PLAN CASE NUMBER: _____

WAKE COUNTY PROPERTY IDENTIFICATION NUMBER(S) FOR EACH PARCEL TO WHICH THESE GUIDELINES WILL APPLY:
 Zone D No. 23 D102, D102A, D102B _____
 D102C, D102D, D132 _____

PREPARER OF PLAN: The Preston Partnership, LLC
 CONTACT PERSON: W. Ryan Miller, AIA
 ADDRESS: 1000 Abernathy Road, Suite 600, Atlanta, Georgia, 30328
 TELEPHONE: 770-396-7248 FAX: 770-396-2945 E-MAIL: rmiller@theprestonpartnership.com

Unity of Development Application
 Form revised December 7, 2001

CAMERON VILLAGE

RALEIGH, NORTH CAROLINA

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 THE PRESTON PARTNERSHIP, LLC
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 ATLANTA, GEORGIA 30328
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 ATLANTA, GEORGIA 30361
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 RALEIGH, NORTH CAROLINA 27605
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 500 SUGARMILL ROAD
 BUILDING A, SUITE 105
 ATLANTA, GEORGIA 30350
 PHONE: 770.650.9061
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***UD 6.01**
 STREETScape & PARKING PLAN FOR
 PEDESTRIAN BUSINESS OVERLAY DISTRICT
 REVISED APRIL 17, 2003



THE PRESTON PARTNERSHIP, LLC

OWNER / DEVELOPER: Branch Cameron, LLC

ADDRESS: 400 Colony Square, Suite 1630, Atlanta, GA 30361
TELEPHONE: (404) 832-8900 FAX: (404) 892-8898 E-MAIL: ntelesca@branchprop.com

OWNER'S SIGNATURE:

In filing this plan either by myself as the property owner(s) or through my duly authorized agents, I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to abide by these guidelines as approved in all future construction on the properties listed herein.
I/we hereby designate Chris Cassidy
to serve as agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any discussion regarding this application. Furthermore, I (we) acknowledge that notation shall be placed on all plats that record property within the boundaries of this unified development stating that future development is subject to applicable unity of development guidelines on file with the City of Raleigh Planning Department.

Date: 03/06/2003 Signed: Michelle B. Jelenc

A MANAGER

Section C.

PRIMARY UNIFYING ELEMENTS (SPECIFY AT LEAST TWO)

At least two of the following primary unifying elements must be selected. These two elements must be present in each building of the development. A third primary element may be specified. If it is specified, it will become part of the guidelines and also must be present in each building of the development.

(1) BUILDING MATERIALS -- If selected, the dominant building material or combination of building materials shall be specified. The means by which a building material or combination of building materials is dominant must be clearly stated. If a building material is selected as a unifying element, the color of that building material shall also be specified, but the combination of the building material and its color shall only be credited as one unifying element.

Description of dominant material or combination of materials:

All building blocks in Cameron Village are currently dominated by red/brown brick and this will continue to be so. Additionally, E.I.F.S. cornice caps in the range of Drvrit #108 Manor White, will be typical at each block. The existing monolithic canopy system will be removed. The underlying building facades and storefronts will be exposed and enhanced with a variety of secondary materials (including painted brick and cast stone) in order to create the look of a main street.

Statement of how selected building material or combination of materials will be dominant:

The dominant combination of materials above the existing tenant storefronts and new canopy systems, will be brick with E.I.F.S. cornice and parapet.

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(2) BUILDING COLORS -- If selected, the dominant building color or pattern of colors shall be specified below. The means by which a color or pattern of color is dominant and how that building color(s) is (are) to be used on the building facade must be clearly stated. A maximum of three (3) building colors may be designated as a primary unifying element. Colored renderings are encouraged, but are not a substitute for specifications. Provide actual manufacturers paint samples to identify colors.

Description of dominant color or pattern of colors:

Statement of how selected color or pattern of colors will be dominant:

(3) ARCHITECTURAL FEATURES -- If selected, the dominant architectural feature or combination of features shall be specified below. The means by which an architectural feature or combination of features is dominant must be clearly stated. Architectural features include, but are not limited to: Roof treatment, including style, material, and color of roof; facade treatments, including fenestration pattern and ornamentation; and building form, including overhangs, canopies, protected exterior walkways and entrance treatments.

Description of dominant architectural features or combination of features:

By removing the existing monolithic blue sign band, plexi-glass dome structure, and white columns, our concept is to restore Cameron Village's genuine urban theme. Each building block will now have new architectural cornice caps or parapets, typically in the range of Drvrit #108 Manor White. Additionally, pedestrian walkways featuring fabric awnings, covered trellises and built canopies will provide pedestrians a means of cover along the sidewalks -- in keeping with the aesthetic of a Main Street village.

Statement of how selected architectural features or combination of features will be dominant:

The architectural cornices will be visible at the top of buildings throughout the project, and the awnings, canopies, and covered trellises will be in the foreground relative to the existing variety expressed by individual storefronts.

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Form revised December 7, 2001

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CAMERON VILLAGE

RALEIGH, NORTH CAROLINA

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THE PRESTON PARTNERSHIP, LLC
1000 ABERNATHY ROAD NE
SUITE 600
ATLANTA, GEORGIA 30328
PHONE: 770.396.7248
FAX: 770.396.2945

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ATLANTA, GEORGIA 30328
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PHILLIPS ENGINEERING GROUP, PC
500 SUGARMILL ROAD
BUILDING A, SUITE 105
ATLANTA, GEORGIA 30350
PHONE: 770.650.9061
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***UD 6.02**
STREETSCAPE & PARKING PLAN FOR
PEDESTRIAN BUSINESS OVERLAY DISTRICT
REVISED APRIL 17, 2003



THE PRESTON PARTNERSHIP, LLC

Section D.
SECONDARY UNIFYING ELEMENTS (OPTIONAL)

In addition to the primary unifying elements noted above, secondary unifying elements may be specified. If it is specified, these secondary elements will become part of the guidelines and must be present in each building of the development. Secondary unifying elements may include landscaping, architectural compatibility between a permitted ground sign and buildings, setbacks, additional building colors, height, lighting or any other element that may be relevant to a specific development. Attach additional pages if needed:

SECONDARY UNIFYING ELEMENT 1: Describe the secondary unifying element in sufficient detail to allow these guidelines to be administered through the plan review and building permit process:

Currently, the sidewalk and streetscape is dominated by a monolithic canopy system and white columns with little to no landscaping present. A new street tree program, with tree plantings typically spaced 30' to 40' on center, will be provided along the sidewalk edge of all primary building facades. Street trees are coordinated with existing and new building projections. Supplemental planting will be provided where trees cannot be added.

SECONDARY UNIFYING ELEMENT 2: Describe the secondary unifying element in sufficient detail to allow these guidelines to be administered through the plan review and building permit process:

Each block will maintain its existing brick pavers and pattern. A new exposed aggregate concrete pattern (to match the existing paver pattern) will be placed at the edge of the sidewalk (8' wide), and will occur where trenching is required for landscape irrigation and electrical conduit. Secondly, a new tenant signage program will be installed throughout the center that follows the City of Raleigh Sign Ordinance. Sign lighting will be powered through a variety of means including individual junction boxes, gooseneck lights, or raceways of colors and materials complimentary to the design of the renovated facades.

SECONDARY UNIFYING ELEMENT 3: Describe the secondary unifying element in sufficient detail to allow these guidelines to be administered through the plan review and building permit process:

Current sidewalk lighting, mounted on the plexi-glass canopy, will be removed and is to be replaced with new pedestrian light poles at the edge of the sidewalk, typically spaced 30' to 40' on center. Current site lighting, in the form of light fixtures on top of white concrete columns, will be replaced to match the pedestrian light poles at the sidewalk, consistent with the more traditional "Main Street" theme. Additionally, an amenity program consisting of planting pots, benches, trash receptacles and bike racks will be consistent block to block.

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 Form revised December 7, 2001

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Section E.
ADDITIONAL NOTES:

(1) REVISIONS TO APPROVED UNITY OF DEVELOPMENT GUIDELINES

Any subsequent revisions or amendments to approved Unity of Development guidelines must be signed by the property owner. Within shopping centers or retail areas, where properties may be separately owned, the owner that controls the primary uses and structures of the unified development shall sign all guidelines and amendments thereto.

(2) NOTATION ON RECORDED PLATS

A notation shall be placed on all plats for recording within a unified development stating that all future development is subject to the guidelines as contained in the approved unity of development plan.

(3) ARCHITECTURAL COMPATIBILITY BETWEEN GROUND SIGN AND BUILDING

If specified as a secondary unifying element (page 3 of this application), architectural compatibility between a ground sign and the building may be approved. In this case, the base and supporting structure of the ground sign shall not be subject to the three sign color limitation as stated in Section 10-2083.1(b).

Section F.
APPROVAL INFORMATION:

I hereby certify that this document has been reviewed and meets the requirement of Section 10-2090 Of the Raleigh City Code.

Date March 5, 2003 Signature Archie B. Fellers

Unity of Development Application
 Form revised December 7, 2001

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CAMERON VILLAGE

RALEIGH, NORTH CAROLINA

ARCHITECT:
 THE PRESTON PARTNERSHIP, LLC
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 SUITE 600
 ATLANTA, GEORGIA 30328
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LANDSCAPE ARCHITECT:
 THE PRESTON PARTNERSHIP, LLC
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 PHILLIPS ENGINEERING GROUP, PC
 500 SUGARMILL ROAD
 BUILDING A, SUITE 105
 ATLANTA, GEORGIA 30350
 PHONE: 770.650.9061
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***UD 6.03**
 STREETScape & PARKING PLAN FOR
 PEDESTRIAN BUSINESS OVERLAY DISTRICT
 REVISED APRIL 17, 2003



BRANCH PROPERTIES, LLC

SUITE 1630
400 COLONY SQUARE
1801 PEACHTREE STREET
ATLANTA, GEORGIA 30361

404/832-8900

FACSIMILE 404/892-8898

April 17, 2003

Ms. Christine Darges
City of Raleigh Planning Department
222 W. Hargett Street
4th Floor
Raleigh, NC 27602

RE: Cameron Village (SC-9-90)

Dear Ms. Darges,

As you know, we plan to phase the redevelopment of Cameron Village. The first phase (which is the subject of the attached Streetscape and Parking Plan for Pedestrian Business Overlay District) will address all of Cameron Village except for Block IV, the Oberlin Road / Clark Ave. side of Block II (400 Oberlin, 410 Oberlin, and Village Citgo), and the Harris Teeter side of Block VI.

The Harris Teeter, having been renovated relatively recently, is not intended to be redeveloped. We plan to redevelop the remainder of the above blocks, which are not part of Phase I, within the next 2-3 years. At the time of redevelopment, appropriate applications of the Unity of Development concepts within the Phase I project will be included in the redevelopment of Block IV, and the 400 Oberlin, 410 Oberlin, and Village Citgo sites.

Sincerely,



Richard Lee

CAMERON VILLAGE

RALEIGH, NORTH CAROLINA

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