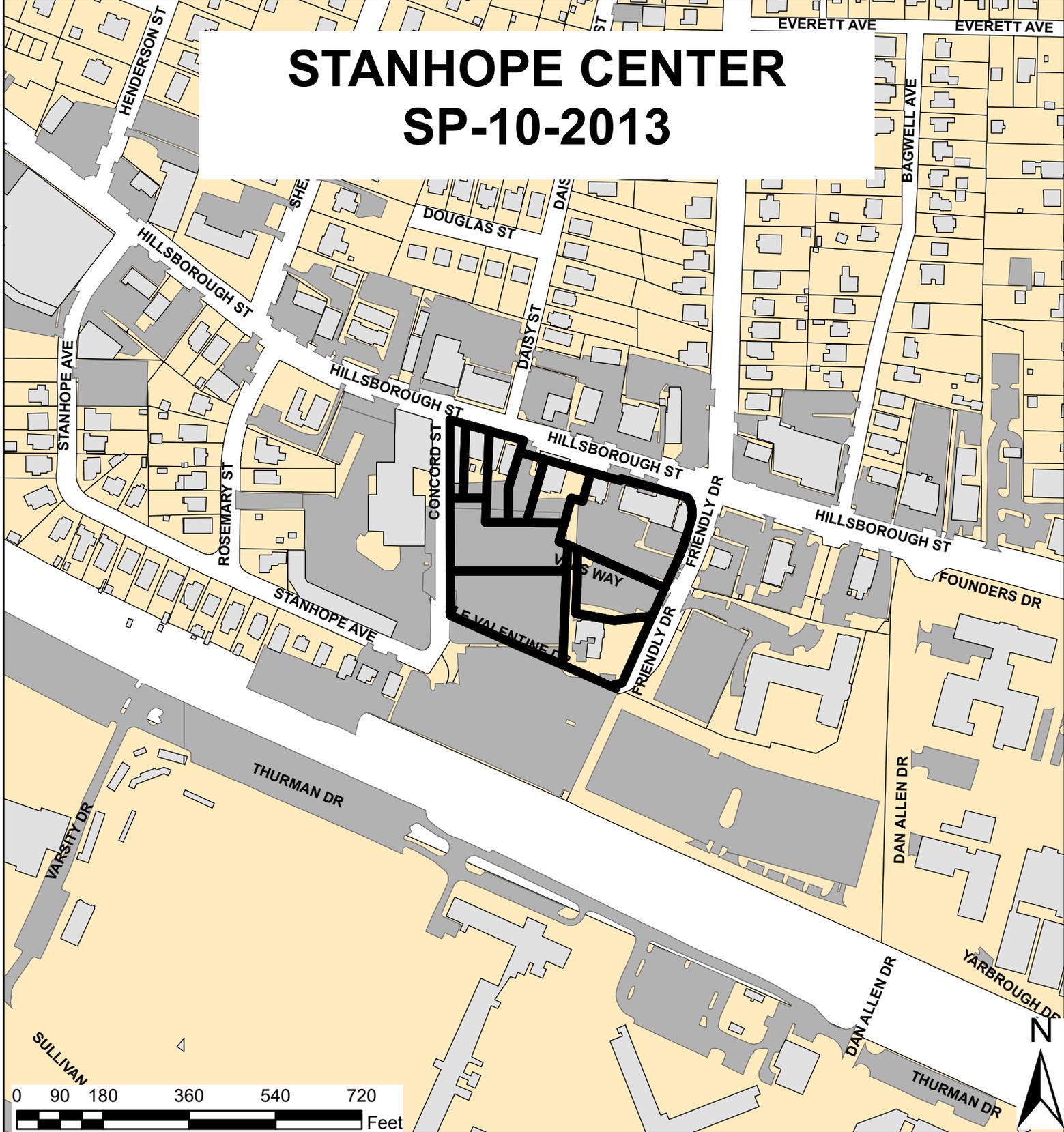


STANHOPE CENTER SP-10-2013



Zoning: **NB-CUD, IND-2, O&I-2**
CAC: **Wade**
Drainage **Rocky Branch**
Basin:
Acreage: **4.51**

Number of Lots:
Planner:
Phone:
Applicant Contact:
Phone:

0
Eric Hodge
(919) 996-2639
The Site Group
(919) 835-4787



Planning & Development

Customer Service Center
 One Exchange Plaza, Suite 400
 Raleigh, North Carolina 27601
 Phone 919-996-2495
 Fax 919-516-2685

Preliminary Development Plan Application

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

| Preliminary Approvals | | FOR OFFICE USE ONLY |
|--|--|---|
| <input checked="" type="checkbox"/> Site Plans for Planning Commission or City Council <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing * <input type="checkbox"/> Multifamily (Infill)* | <input type="checkbox"/> Subdivision* <input type="checkbox"/> Infill Subdivision* <input type="checkbox"/> Infill Recombination* <input type="checkbox"/> Cluster Subdivision <input type="checkbox"/> Expedited Subdivision Review | Transaction Number 358656 SP-10-2013 |
| <small>* May require Planning Commission or City Council Approval</small> | | |

Section A

GENERAL INFORMATION

Development Name Stanhope Center Mixed Use and Parking Deck

Proposed Use Mixed Use

Property Address(es) See Attachment A-1

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

| | | | |
|---------------------------|--------|--------|--------|
| P.I.N. See Attachment A-1 | P.I.N. | P.I.N. | P.I.N. |
|---------------------------|--------|--------|--------|

What is your project type? Apartment Banks Elderly Facilities Hospitals Hotels/Motels Industrial Building
 Mixed Residential Non-Residential Condo Office Religious Institutions Residential Condo Retail School Shopping Center
 Single Family Telecommunication Tower Townhouse Other: If other, please describe:

| | |
|---|--|
| PRELIMINARY ADMINISTRATIVE REVIEW | Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively <u>not</u> requiring Planning Commission or City Council approval. N/A |
| PLANNING COMMISSION OR CITY COUNCIL REVIEW | Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. The approved Master Plan for this area, MP-2-12, requires Preliminary Site Plan approval in conformance with 10-2132.2.2. Additionally, the area outside the PDD would require Preliminary Site Plan approval under Code § 10-2132.2(b) [additional residential density in a PBOD district]. |
| CLIENT (Owner or Developer) | Company |
| | Name (s) Melton E. Valentine Jr. |
| | Address 3021 Hillsborough Street, Raleigh, NC 27607 |
| | Phone 919-833-0330 Email 1valentine@bellsouth.net Fax 919-833-4008 |
| CONSULTANT (Contact Person for Plans) | Company The Site Group, PLLC |
| | Name (s) Ed Sconfienza, P.E. |

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Has your project previously been through the pre-submittal process? If yes, provide the transaction #

| Zoning Information | Building Information |
|---|--|
| Zoning District(s) PDD-PBOD & CUD-NB | Proposed building use(s) Mixed Use |
| If more than one district, provide the acreage of each PDD: 3.83 AC, CUD-NB: 0.68 AC | Existing Building(s) sq. ft. gross 14,367 SF |
| Overlay District PBOD | Proposed Building(s) sq. ft. gross 638,090 SF |
| Total Site Acres 4.51 AC Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Total sq. ft. gross (existing & proposed) 638,090 SF |
| Off street parking Required 752 Provided 1079 | Proposed height of building(s) 69'-Concord; 65'-Friendly; 70'-deck |
| COA (Certificate of Appropriateness) case # N/A | FAR (floor area ratio percentage) 164% (excludes deck) |
| BOA (Board of Adjustment) case # A- | Building Lot Coverage percentage 50% (site plans only) |
| CUD (Conditional Use District) case # Z-12-11; Z-37-12 | |

Stormwater Information

| | |
|---|---|
| Existing Impervious Surface 7.553 acres/square feet | Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Proposed Impervious Surface 7.464 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 Flood Study FEMA Map Panel # |

CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030

The proposed Site Plan conforms to Comprehensive Plan 2030. The Future Land Use Map designates the Site Plan property as Neighborhood Mixed Use. This category applies to, among other things, pedestrian-oriented retail districts which include uses such as drug stores, offices and restaurants, as well as upper story residential. The Site Plan property is also located in the Stanhope Village Area Plan which encourages pedestrian-oriented urban development. The Stanhope Village Area Plan calls for structured parking wrapped with active uses. The Site Plan proposes two buildings with a mix of uses, with active commercial on the first floor and residential above. The Site Plan also proposes a parking deck with a residential wrap on three sides. The Site Plan, thus, proposes the very type of development contemplated by the Comprehensive Plan.

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

| | |
|---|--|
| 1. Total # Of Townhouse Lots 0 Detached 0 Attached 0 | 11. Total number of Open Space (only) lots 0 |
| 2. Total # Of Single Family Lots 0 | 12. Total number of all lots 13 Exist / 5 Proposed |
| 3. Total # Of Apartment Or Condominium Units 154 | 13. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 4. Total # Of Congregate Care Or Life Care Dwelling Units 0 | If Yes, please answer the questions below: a) Total number of Townhouse Lots b) Total number of Single Family Lots c) Total number of Group Housing Units d) Total number of Open Space Lots e) Minimum Lot Size f) Total Number of Phases g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No h) Must provide open space quotient per City Code 10-3071 (5) |
| 5. Total # Of Mobile Home Lots 0 | |
| 6. Total Number of Hotel Units 0 | |
| 7. Overall Total # Of Dwelling Units (1-6 Above) 154 | |
| 8. Bedroom Units 1br 15 2br 32 3br 34 4br or more 108 | |
| 9. Overall Unit(s)/Acre Densities Per Zoning District(s) SEE PLAN | |
| 10. If your project is an infill subdivision, provide the infill calculations per City Code 10-3032 on the front cover of your drawing sets | |

SIGNATURE BLOCK (Applicable to all developments)

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 subdivision plan as approved by the City.

I hereby designate Ed Sconfienza, P.E., The Site Group, PLLC _____ 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.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed _____ Date 3/27/13
 Signed _____ Date _____

Section B

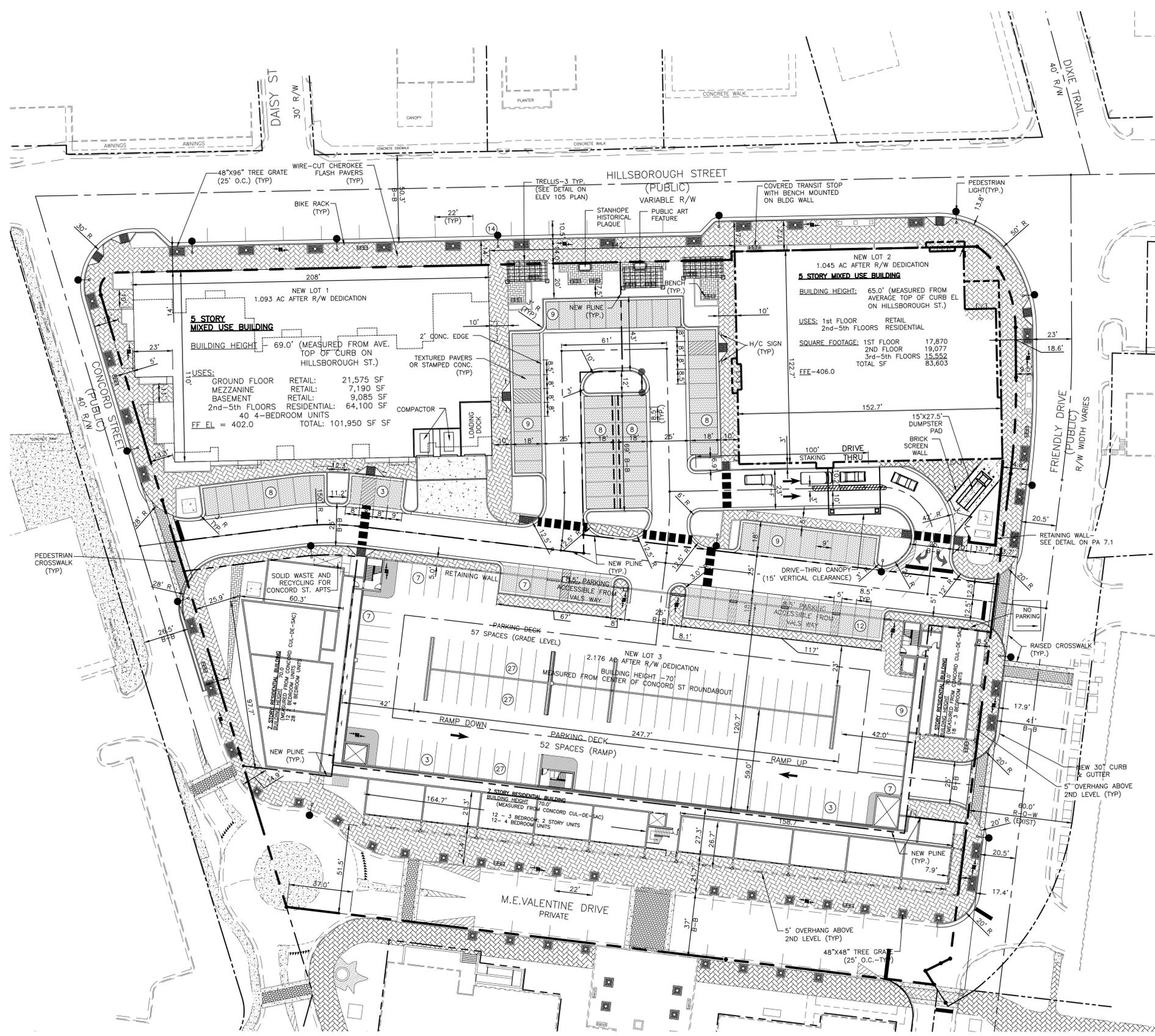
| | TO BE COMPLETED BY APPLICANT | | TO BE COMPLETED BY CITY STAFF | | |
|---|-------------------------------------|-------------------------------------|-------------------------------|----|-----|
| | YES | N/A | YES | NO | N/A |
| General Requirements | | | | | |
| 1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination) | <input checked="" type="checkbox"/> | | | | |
| 2. Preliminary Development Plan Application completed and signed by the property owner | <input checked="" type="checkbox"/> | | | | |
| 3. Client must complete and print page 1 and 2 of the Preliminary Development Plan Application to the plan cover sheet (not applicable for infill recombination) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| 4. I have referenced the Preliminary Development Plan 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 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| c) Proposed Site, Subdivision Plan, or Recombination Plan | <input checked="" type="checkbox"/> | | | | |
| d) Proposed Grading and Stormwater Plan | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| e) Proposed Utility Plan, including Fire | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| f) Proposed Tree Conservation Plan | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| h) Building elevations that show maximum height from natural and finished grade, buildings to be removed | <input checked="" type="checkbox"/> | <input 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 only – include all revision dates</u> | <input checked="" type="checkbox"/> | | | | |
| 7. Plan size 18"x24" or 24"x36" | <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 subdivision 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 with the plan name, case file number, and indicate how many times the plan has been resubmitted for review | <input checked="" type="checkbox"/> | | | | |
| 11. Wake County School Form, if dwelling units are proposed | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| 12. Preliminary stormwater quantity and quality summary and calculations package | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| 13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |

GENERAL NOTES:

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION
3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
4. BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM SURVEY BY AL PRICE AND ASSOCIATES, PA, DATED 07-18-11 SUPPLEMENTED WITH WAKE COUNTY G.I.S. INFORMATION (OUTSIDE PROJECT LIMITS).
5. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.

STAKING NOTES

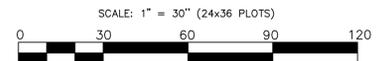
1. ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF TURNED DOWN WALK, EDGE OF PAVING, BUILDING WALL FACE OR PROPERTY LINE.
2. PARKING SPACES ARE 8.5' WIDE MINIMUM EXCEPT HANDICAP SPACES WHICH ARE 8.0' WIDE. HANDICAP SPACES INCLUDE WITH ONE 8.0' AISLE (VAN ACCESSIBLE) PER EACH 10 SPACES. ALL OTHER HANDICAP AISLES ARE 5.0' WIDE.
3. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF THE BUILDING.
4. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DIMENSIONAL CONFLICTS PRIOR TO THE BEGINNING OF CONSTRUCTION.
5. ALL CURB AND GUTTER ON-SITE SHALL BE 24" WIDE. ALL CURB AND GUTTER IN THE PUBLIC RIGHT OF WAY SHALL BE 30" WIDE.
6. TRANSITION FROM 30" TO 24" CURB AND GUTTER IS TO OCCUR ON-SITE. THIS TRANSITION SHALL BE 10' LONG IMMEDIATELY ADJACENT TO PUBLIC RIGHT OF WAY.
7. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.



LEGEND

| | |
|--|----------------------------------|
| | BRICK PAVERS |
| | 48"X96" TREE GRATE |
| | 48"X48" TREE GRATE |
| | CONCRETE |
| | LED STREET LIGHT (30') |
| | DBL LED PARKING AREA LIGHT (30') |
| | BIKE RACK |
| | PARK BENCH |

SITE PLAN



NOT FOR CONSTRUCTION



THE SITE GROUP
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS

THE SITE GROUP, P.L.L.C.
 111 Oberlin Road, Suite 1136 USA
 Raleigh, NC 27605
 Office: 919.839.4767
 Fax: 919.839.2255

PRELIMINARY PLAN
STANHOPE CENTER
 HILLSBOROUGH ST., CONCORD ST. & FRIENDLY DR.
 RALEIGH, NC

Drawn By: JHU
 Checked By: EFS

DATE: 27 MAR 2013

PRELIMINARY PLAN

LANDSCAPE PLAN

Job Code: SHVPA3

Dwg No. PA 5.0

OVERALL PLANT LIST (TREES/FOUNDATION PLANTINGS)

| KEY | QTY. | BOTANICAL NAME | COMMON NAME | HEIGHT | SIZE | ROOT | REMARKS |
|------------------|------|---|-----------------------------|--------------|---------|-------|----------|
| CANOPY TREES | | | | | | | |
| AB | 7 | ACER BUERGERIANUM | TRIDENT RED MAPLE | 10-12' | 2" CAL. | B&B | MATCHING |
| PP | 4 | PINUS PALUSTRIS | LOBLOLLY PINE | 10-12' | 2" CAL. | B&B | MATCHING |
| QS | 7 | QUERCUS SHUMARDI | SHUMARD OAK | 10-12' | 2" CAL. | B&B | MATCHING |
| QLH | 8 | QUERCUS LYRATA 'HIGHBEAM' | HIGHBEAM OVERCUP OAK | 10-12' | 2" CAL. | B&B | MATCHING |
| ZS | 12 | ZELKOVA SERRATA | JAPANESE ZELKOVA | 10-12' | 2" CAL. | B&B | MATCHING |
| UNDERSTORY TREES | | | | | | | |
| AP | 4 | ACER PALMATUM 'BLOODGOOD' | BLOODGOOD JAPANESE MAPLE | 6-8' | 15 GAL. | CONT. | MATCHING |
| CF | 3 | CORNUS FLORIDA | FLOWERING DOGWOOD | 8-10' | 15 GAL. | CONT. | MATCHING |
| LIB | 16 | LAGERSTROEMIA INDICA 'BYERS WHITE' | BYERS WHITE CRAPE MYRTLE | 8-10' | 15 GAL. | CONT. | MATCHING |
| LID | 9 | LAGERSTROEMIA INDICA 'DYNAMITE' | DYNAMITE CRAPE MYRTLE | 8-10' | 15 GAL. | CONT. | MATCHING |
| LH | 8 | LAGERSTROEMIA INDICA 'HOPI' | HOPI CRAPE MYRTLE | 5-6' | 10 GAL. | CONT. | MATCHING |
| PY | 2 | PRUNUS YOSHINO | YOSHINO CHERRY | 8-10' | 15 GAL. | CONT. | MATCHING |
| SHRUBS | | | | | | | |
| AG | 48 | ABELIA X GRANDIFLORA | GLOSSY ABELIA | 24" HT. MIN. | 3 GAL. | CONT. | MATCHING |
| BT | 24 | BERBERIS THUNBERGII 'CRIMSON PIGMY' | CRIMSON PIGMY BARBERRY | 18" HT. MIN. | 3 GAL. | CONT. | MATCHING |
| BM | 16 | BUXUS MICROPHYLLA | JAPANESE BOXWOOD | 24" HT. MIN. | 3 GAL. | CONT. | MATCHING |
| BS | 8 | BUXUS SEMPERVIRENS | AMERICAN BOXWOOD | 24" HT. MIN. | 3 GAL. | CONT. | MATCHING |
| IC | 53 | ILEX CORNUTA 'BURFORDII NANA' | DWARF BURFORD HOLLY | 24" HT. MIN. | 3 GAL. | CONT. | MATCHING |
| IVB | 123 | ILEX VOMITORIA 'BORDEAUX' | BORDEAUX DWARF YAUPON HOLLY | 18" HT. MIN. | 3 GAL. | CONT. | MATCHING |
| LC | 24 | LOROPETALUM CHINENSIS 'EVER RED SUNSET' | EVER RED SUNSET LOROPETALUM | 24" HT. MIN. | 3 GAL. | CONT. | MATCHING |
| RI | 32 | RAPHIDOLEPIS INDICA | INDIAN HAWTHORN | 24" HT. MIN. | 3 GAL. | CONT. | MATCHING |
| GROUNDCOVER | | | | | | | |
| VM | X | VINCA MINOR | PERIWINKLE | 3" HT. MIN. | 1 GAL. | CONT. | MATCHING |

PLANTING NOTES:
 LOCATE PLANTS AND PLANTING BEDS BY USING SCALED DIMENSIONS FROM STREET, PROPERTY LINES, BACK OF CURB, BUILDINGS, WALLS, ETC. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET BY THE U.S.D.A. FOR NURSERY STOCK SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., WASHINGTON, D.C. NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL FROM THE OWNER AND/OR THE LANDSCAPE ARCHITECT.

SYMBOLS: B&B = BALLED & BURLAPPED; B.R. = BARE ROOT; CONT. = CONTAINER, O.C. = ON-CENTER, (R) = TO REMAIN
MULCH: MULCH ALL BED AREAS WITH FRESH PINE STRAW TO A DEPTH OF 3".

TREE CONSERVATION NOTES:
 1. THERE ARE NO PRIMARY TREE CONSERVATION AREAS ON THIS SITE.
 2. THERE ARE NO SECONDARY OR ALTERNATE SECONDARY TREE CONSERVATION AREAS ON THIS SITE.
 a. THERE IS NO UNDISTURBED AREA ADJOINING THE MAJOR THOROUGHFARE ADJACENT TO THIS SITE (HILLSBOROUGH ST.)
 b. THERE IS NO ADJOINING MINOR THOROUGHFARE ADJACENT TO THIS SITE.
 c. THERE ARE NO AREAS THAT MEET THE CRITERIA FOR A 65' PERIMETER YARD ON THIS SITE.
 d. THERE ARE NO TREES 10" CAL. OR GREATER WITHIN 65' OF A PROPERTY LINE OR ADJOINING ROADWAY THAT MEET THE CRITICAL ROOT ZONE AREA.

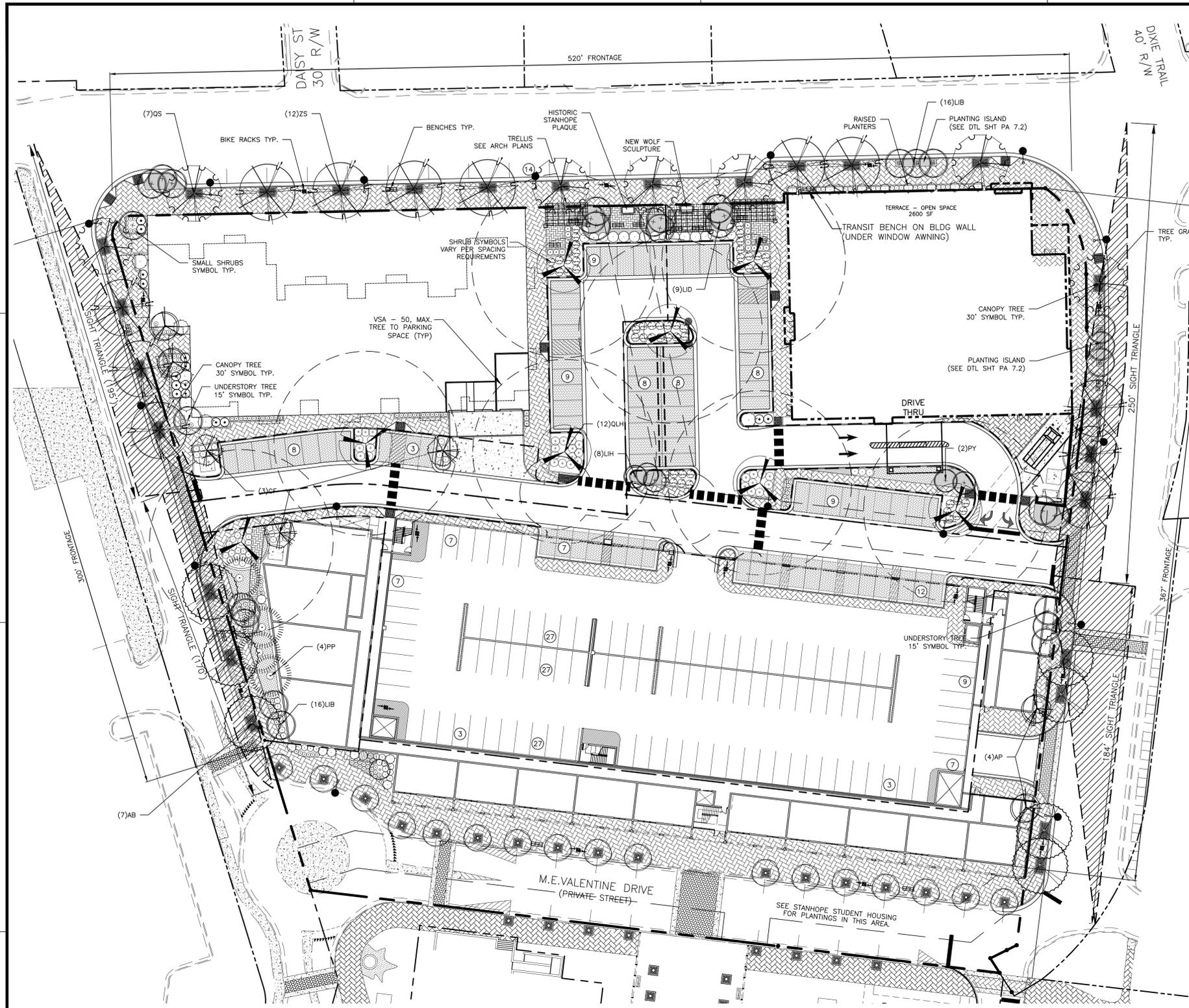
LANDSCAPE REQUIREMENTS:
VEHICULAR SURFACE AREA
 1. TOTAL VSA = 35,935 SF
 2. TREE REQUIREMENT* = 1/2000 SF
 35,935/2000=18 TREES REQUIRED*; 18 TREES PROVIDED
 3. SHRUB REQUIREMENT = 1/500 SF
 35,935/500= 72 SHRUBS REQUIRED; 176 SHRUBS PROVIDED
 4. PLANT ISLAND REQ'TS = ISLANDS SHALL HAVE A MINIMUM AREA OF 350 SF PER TREE AND A MINIMUM WIDTH OF 7' B-B
 *NO VEHICULAR PARKING SPACE SHALL BE SEPARATED FROM A SHADE TREE BY AN INTERVENING BUILDING OR BE FARTHER THAN FIFTY (50) FEET FROM THE TREE TRUNK OF A SHADE TREE IN PLANTING AREA WITH ONE (1) TREE; SEVENTY-FIVE (75) FEET WHEN THE ISLAND CONTAINS TWO (2) TREES.

STREET PROTECTIVE YARD
 5. SPY REQUIREMENTS
 THE REQUIRED STREET PROTECTIVE YARD SHALL BE AT LEAST SEVEN AND ONE-HALF (7 1/2) FEET AND NO MORE THAN TWENTY-FIVE (25) FEET WIDE AS MEASURED PERPENDICULAR TO THE RECORDED PUBLIC STREET R/W ABUTTING THE PROPERTY. THE MINIMUM AREA OF THE STREET PROTECTIVE YARD, IN SQUARE FEET, SHALL BE EQUAL TO THE LENGTH OF THE PROPERTY ALONG THE RIGHT-OF-WAY, IN LINEAR FEET TIMES FIFTEEN (15). WIDTHS IN EXCESS OF TWENTY-FIVE (25) FEET SHALL NOT BE CALCULATED IN DETERMINING THE MINIMUM AREA.
 SPY = 15'x120' = 1800 SF REQ'D; 1827 SF PROVIDED
 STREET PROTECTIVE YARD SHALL CONTAIN AT LEAST ONE (1) NATURAL TREE FOR EVERY FIFTY (50) LINEAR FEET OF STREET PROTECTIVE YARD OR FRACTION THEREOF, AS MEASURED FROM THE CORNERS OF THE PROPERTY AND SHALL BE LOCATED SO THAT AT LEAST ONE (1) NATURAL TREE IS WITHIN EVERY SEVENTY-FIVE (75) LINEAR FEET OF STREET PROTECTIVE YARD OR FRACTION THEREOF.
 120 LF / 50 = 2 TREES REQ'D; 3 TREES PROVIDED

6. SCREENING FORM PUBLIC R/W
LOADING AREAS AND UTILITY SERVICE AREAS
 ALL LOADING AREAS WITH A MINIMUM DIMENSION OF FIFTEEN (15) FEET, AND UTILITY SERVICE AREAS NOT SCREENED BY AN INTERVENING BUILDING, SHALL BE SCREENED FROM VIEW FROM ALL PUBLIC STREET R/W AND ADJACENT PROPERTIES FOR THEIR ENTIRE LENGTH EXCEPT FOR NECESSARY ACCESS.
 1. SCREENING UTILITIES
UTILITY SERVICE AREAS
 UTILITY SERVICE AREAS WHICH ARE LOCATED OUTSIDE OF THE PUBLIC R/W AND EXCEED FORTY-TWO (42) INCHES IN HEIGHT AND FORTY-TWO (42) INCHES IN ANY OTHER DIMENSION SHALL BE SCREENED FROM THE PUBLIC R/W. SCREENING SHALL NOT BE REQUIRED FOR UTILITY SERVICE AREAS LOCATED FURTHER THAN FIFTY (50) FEET FROM THE PUBLIC R/W.

SIGHT TRIANGLES
 WITHIN THE AREA OF ANY SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMING OR PARKED VEHICLES BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.
 OBJECTS WHICH MAY BE LOCATED IN THE SIGHT TRIANGLE ARE ITEMS SUCH AS: HYDRANTS, UTILITY POLES, UTILITY JUNCTION BOXES, AND TRAFFIC CONTROL DEVICES PROVIDED THESE OBJECTS ARE LOCATED TO A MINIMUM VISUAL OBSTRUCTION.

NOTE:
 M.E.VALENTINE DRIVE IMPROVEMENTS ARE CURRENTLY UNDER CONSTRUCTION BY OTHERS.



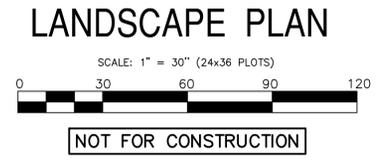
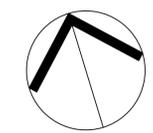
LANDSCAPE PLAN LEGEND

| | |
|----------|-------------------------------------|
| [Symbol] | BRICK PAVERS |
| [Symbol] | 48"x96" TREE GRATE |
| [Symbol] | 48"x48" TREE GRATE |
| [Symbol] | CONCRETE |
| [Symbol] | LED STREET LIGHT (30') |
| [Symbol] | DOUBLE LED PARKING AREA LIGHT (30') |
| [Symbol] | BIKE RACK |
| [Symbol] | PARK BENCH |

PLANT SYMBOL LEGEND

| | |
|----------|---|
| [Symbol] | CANOPY TREES (DRAWN AT 30' DIAMETER, ALL VARIETIES TYP.) |
| [Symbol] | UNDERSTORY TREE (DRAWN AT 15' DIAMETER, ALL VARIETIES TYP.) |
| [Symbol] | SHRUBS (SIZE VARIES, SCALE FOR SPACING) |
| [Symbol] | PERENNIALS (SIZE VARIES, AS LABELED) |
| [Symbol] | GROUNDCOVERS (HATCHED, TYP.) |

STANHOPE CENTER STREETSCAPE & PARKING PLAN
STREETSCAPE AMENITIES
HILLSBOROUGH STREET FRONTAGE
 1. BENCHES - 1 PER 200 LF OF SIDEWALK ALONG HILLSBOROUGH ST.; 520 LF / 200 = 3 BENCHES REQUIRED; 3 BENCHES PROVIDED
 2. TRASH RECEPTACLES - PROXIMATE TO BENCHES
 3. TRASH RECEPTACLES REQUIRED; 3 TRASH RECEPTACLES PROVIDED
 4. BIKE RACKS - 1 BIKE RACK PER 20 ON-AND-OFF STREET PARKING SPACES FRONTING ON HILLSBOROUGH ST.; NO PROPOSED ON-AND-OFF STREET PARKING SPACES FRONTING ON HILLSBOROUGH ST THEREFORE, NO BIKE RACKS ARE REQUIRED; 3 BIKE RACKS ARE PROPOSED
CONCORD STREET
 1. BENCHES - 1 PER 200 LF OF SIDEWALK (300 LF.-25' OF ROADWAY) 275 LF SIDEWALK/200 = 1.5 BENCHES REQUIRED; 2 BENCHES PROVIDED
 2. TRASH RECEPTACLES - PROXIMATE TO BENCHES; 2 BENCHES PROPOSED; TRASH RECEPTACLES REQUIRED; 2 TRASH RECEPTACLES PROVIDED
 3. BIKE RACKS - 1 BIKE RACK PER 20 NON-RESIDENTIAL PARKING SPACES IN BLDG C (WRAP); NO BIKE RACKS REQUIRED; PLUS, 1 BIKE RACK PER 1/2 OF EACH 20 NON-RESIDENTIAL PARKING SPACES REQUIRED IN BLDG A (FRIENDLY BLDG); 15,230 SF NON-RESIDENTIAL (RETAIL BLDG A)= 61 PARKING SPACES REQUIRED/2 = 30.5 PARKING SPACES/20= 1.5 BIKE RACKS
 55,630 SF NON-RESIDENTIAL (OFFICE BLDG A)= 185 PARKING SPACES REQUIRED/2 = 93 PARKING SPACES/20= 4.6 BIKE RACKS; TOTAL BIKE RACKS REQUIRED = 6; TOTAL BIKE RACKS PROPOSED 6
 4. BOLLARDS PLACED AT EACH GRADE-LEVEL PEDESTRIAN CROSSING
FRIENDLY STREET
 1. NO BENCHES REQUIRED; 2 BENCHES PROPOSED
 2. NO TRASH RECEPTACLES REQUIRED; 2 TRASH RECEPTACLES PROPOSED.
 3. NO BIKE RACKS REQUIRED; 2 BIKE RACKS PROPOSED
 4. BOLLARDS PLACED AT EACH GRADE-LEVEL PEDESTRIAN CROSSING
CONCORD BLDG
 25,140 SF NON-RESIDENTIAL = 100 PARKING SPACES REQUIRED/2 = 50 PARKING SPACES/20= 2.5 BIKE RACKS REQUIRED; 3 BIKE RACKS PROPOSED
 2. BOLLARDS PLACED AT EACH GRADE-LEVEL PEDESTRIAN CROSSING





THE SITE GROUP
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS

THE SITE GROUP, PLLC
 111 Oberlin Road
 Raleigh, NC 27606-1136 USA
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PRELIMINARY PLAN
STANHOPE CENTER
 HILLSBOROUGH ST., CONCORD ST. & FRIENDLY DR.
 RALEIGH, NC

Drawn By: JHJ
 Checked By: EFS

DATE:
 27 MAR 2013

PRELIMINARY PLAN

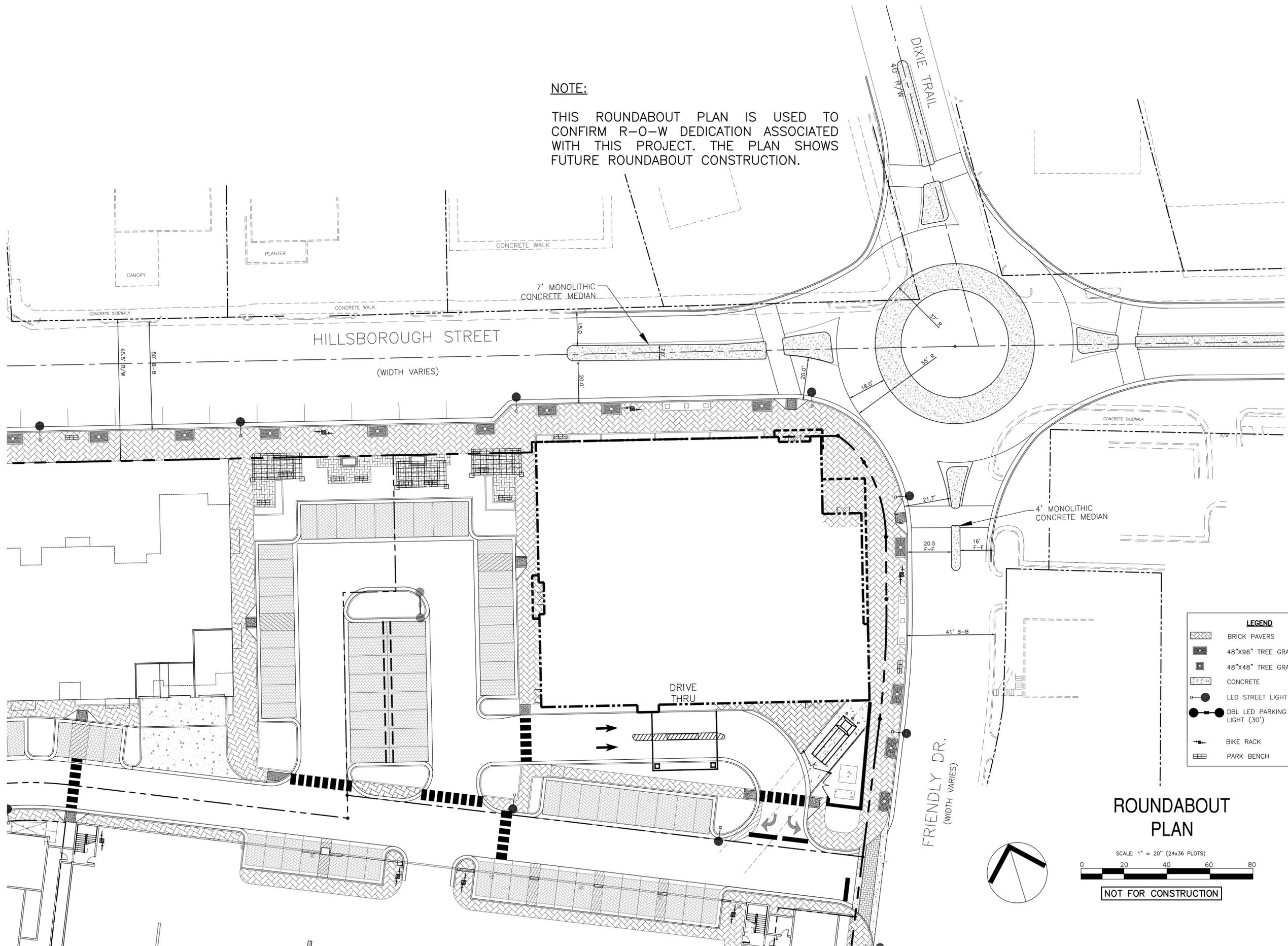
ROUNDBOUT PLAN

Job Code: SHVPA3

Dwg No.
 PA
 6.0

NOTE:

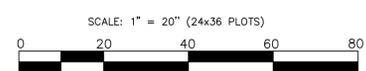
THIS ROUNDBOUT PLAN IS USED TO CONFIRM R-O-W DEDICATION ASSOCIATED WITH THIS PROJECT. THE PLAN SHOWS FUTURE ROUNDBOUT CONSTRUCTION.



LEGEND

| | |
|--|----------------------------------|
| | BRICK PAVERS |
| | 48"X96" TREE GRATE |
| | 48"X48" TREE GRATE |
| | CONCRETE |
| | LED STREET LIGHT (30') |
| | DBL LED PARKING AREA LIGHT (30') |
| | BIKE RACK |
| | PARK BENCH |

ROUNDBOUT PLAN



NOT FOR CONSTRUCTION