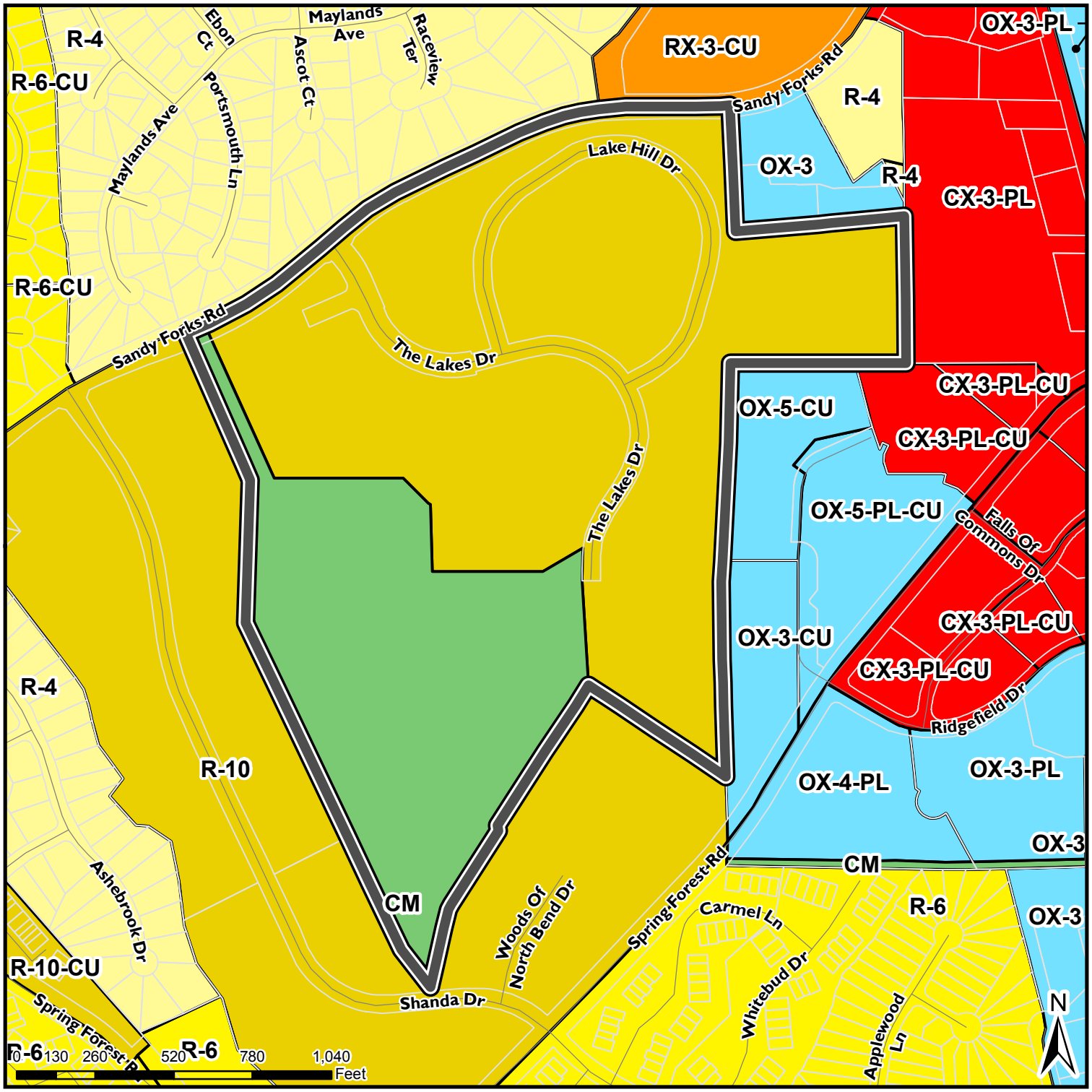
Existing Zoning Map Z-33-2016



Submittal Date

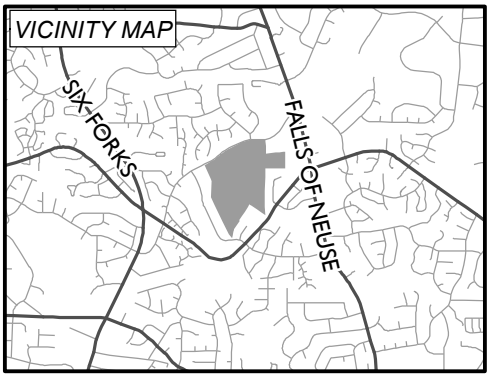
10/6/2016

Request:

73.92 acres from

R-10 & CM

to **PD**



Map Date: 10/6/2016

Rezoning Application

RCP RALEIGH DEPARTMENT OF CITY PLANNING

Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

REZONING REQUEST				
☐ General Use ☐ Conditional Use ☒ Master Plan Existing Zoning Classification: R-10 and CM Proposed Zoning Classification Base District: PD Height: 4 Frontage:				**OFFICE USE ONLY** **Transaction #**
If the property has been previously rezoned, provide the rezoning case number: Z-46-76				
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:				
484852				

GENERAL INFORMATION		
Property Address: 6620 The Lakes Drive		Date:
Property PIN: 1717-00-3839	Deed Reference (book/page): DB 16270, PG 2602	
Nearest Intersection: Sandy Forks Road at Shanda Drive		Property Size (acres): 82.64
Property Owner/Address: Hawthorne Lakes, LLC 200 Providence Road, Suite 105 Charlotte, NC 28207	Phone	Fax
	Email	
Project Contact Person/Address: Shoff Allison 200 Providence Road, Suite 105 Charlotte, NC 28207	Phone: 336.549.3432	Fax
	Email: sallison@hrpliving	
Owner/Agent Signature D. Shoff Allison	Email: mpaul@morningstarlawgroup.com	

A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

Conditional Use District Zoning Conditions		
Zoning Case Number		**OFFICE USE ONLY**
Date Submitted		**Transaction #**
Existing Zoning:	Proposed Zoning:	

NARRATIVE OF ZONING CONDITIONS OFFERED
1.
2.
3.
4.
5.
6.
7.
8.
9.
10.

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Owner/Agent Signature D. Shoffner Allison Print Name D. Shoffner Allison

REZONING APPLICATION ADDENDUM

Comprehensive Plan Analysis

The applicant is asked to analyze the impact of the rezoning request. State Statutes require that the rezoning either be consistent with the adopted Comprehensive Plan, or that the request be reasonable and in the public interest.

OFFICE USE ONLY

Transaction #

Rezoning Case #

STATEMENT OF CONSISTENCY

Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.

1. The Future Land Use Map ("FLUM") identifies the Property as split between Medium Density Residential and Public Parks and Open Space. Medium Density Residential applies to garden apartments, condominiums and suburban-style apartment complexes. Consistent with this category of the FLUM, the rezoning proposes a multifamily development consistent with this scale and density. The rezoning also proposes to include a number of new open space and recreational amenities for the public in the area designated Public Parks and Open Space.

2. The subject property currently is developed as a 600 unit, garden-style apartment community with a clubhouse and recreational facilities built in the 1970's. The proposed rezoning aims to rehabilitate much of the existing site rather than demolishing all of the buildings. This is consistent with 2030 Comprehensive Plan Policy LU 8.4 – Rehabilitation Before Demolition.

3. The proposed rezoning will greatly enhance interconnectivity in this area of the City, including new street access points, new sidewalks internal to the site and an important link to the Big Branch Greenway consistent with Policy T 2.4 Road Interconnectivity, Policy T 2.5 Multi-Modal Grids and Policy T 1.3 Multi-modal Design.

4. The proposed rezoning proposes, in partnership with the City, to provide a number of parks and open space amenities consistent with Policy PR 3.1 Greenway Trail Expansion, Policy PR 3.8 Pedestrian Links to Greenway, Policy PR 4.3 Recreational Facility Adequacy (Partnerships & Collaboration), Policy PR 5.4 Improving Park Access, Action PR 2.1 Innovation Strategies for Acquisition and Action PR Open Space in New Development

PUBLIC BENEFITS

Provide brief statements regarding the public benefits derived as a result of the rezoning request.

1. The proposed rezoning benefits the public by preserving much of the existing building stock to provide more affordable housing options for residents in this area of the City.

2. The proposed rezoning also benefits the public by increasing interconnectivity in this area of the City, which will better disperse traffic by adding potential new connections to Sandy Forks Road, Shanda Drive and Spring Forest Road. In addition, the proposed rezoning includes sidewalks internal to the site and a new link to the Big Branch greenway.

3. Development consistent with the proposed rezoning also will provide new parks and open space available to the public, which will greatly enhance the character of the area and provide new recreational amenities for the public.

REZONING APPLICATION SUBMITTAL REQUIREMENTS					
TO BE COMPLETED BY APPLICANT			**COMPLETED BY CITY STAFF**		
General Requirements – General Use or Conditional Use Rezoning	**YES**	**N/A**	**YES**	**NO**	**N/A**
1. I have referenced the **Rezoning 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	☒	☐			
2. Rezoning application review fee (see **Fee Schedule** for rate)	☒	☐			
3. Completed application; Include electronic version via cd or flash drive	☒	☐			
4. Two sets of stamped envelopes addressed to all property owners within 100 feet of property to be rezoned	☒	☐			
5. Pre-Application Conference	☒	☐			
6. Neighborhood Meeting notice and report	☒	☐			
7. Trip Generation Study	☐	☒			
8. Traffic Impact Analysis	☐	☒			
9. Completed and signed zoning conditions	☐	☒			
10. Completed Comprehensive Plan Consistency Analysis	☒	☐			
11. Completed Response to the Urban Design Guidelines	☒	☐			
12. For applications filed by a third party, proof of actual notice to the property owner	☐	☒			
13. Master Plan (for properties requesting Planned Development or Campus District)	☒	☐			

URBAN DESIGN GUIDELINES

If the property to be rezoned is shown as a "mixed use center" or located along a Main Street or Transit Emphasis Corridor as shown on the Urban Form Map in the Comprehensive Plan, the applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan.

The subject property is not within a mixed-use center or along a Main Street or Transit Emphasis Corridor, so these guidelines do not apply. Nevertheless, many of these concepts have been incorporated in the proposed Master Plan.

1.	*All Mixed-Use developments should generally provide retail (such as eating establishments, food stores, and banks), and other such uses as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian friendly form.*
2.	*Within all Mixed-Use Areas buildings that are adjacent to lower density neighborhoods should transition (height, design, distance and/or landscaping) to the lower heights or be comparable in height and massing.*
3.	*A mixed use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed use area should be possible without requiring travel along a major thoroughfare or arterial.*
4.	*Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Thoroughfare Plan.*
5.	*New development should be comprised of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.*
6.	*A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.*
7.	*Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.*
8.	*If the site is located at a street intersection, the main building or main part of the building should be placed at the corner. Parking, loading or service should not be located at an intersection.*
9.	*To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.*
10.	*New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.*
11.	*The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.*
12.	*A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.*
13.	*New public spaces should provide seating opportunities.*
14.	*Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.*
15.	*Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.*
16.	*Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian elements, can give serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would, care in the use of basic design elements cane make a significant improvement.*
17.	*Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.*
18.	*Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.*
19.	*All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.*
20.	*It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the City and should be scaled for pedestrians.*
21.	*Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and Pedestrian Business Overlays should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising and outdoor seating.*
22.	*Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees which complement the face of the buildings and which shade the sidewalk. Residential streets should provide for an appropriate canopy, which shadows both the street and sidewalk, and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 1/4" caliper and should be consistent with the City's landscaping, lighting and street sight distance requirements.*
23.	*Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.*
24.	*The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting facade.*
25.	*The ground level of the building should offer pedestrian interest along sidewalks. This includes windows entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.*
26.	*The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.*

REZONING OF PROPERTY CONSISTING OF +/- 82.64 ACRES
LOCATED ON THE LAKES DRIVE AT ITS INTERSECTION WITH SANDY FORKS ROAD, IN THE CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS
ON SEPTEMBER 6, 2016

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners on Tuesday, September 6, 2016, at 6:00 p.m. The property considered for this potential rezoning totals approximately 82.64 acres, located on The Lakes Drive at its intersection with Sandy Forks Road, in the City of Raleigh, having Wake County Parcel Identification Number 1717-00-3839. This meeting was held at the community room at the Lakes Apartments Clubhouse, which is located at 6615 The Lakes Drive, Raleigh, NC 27609. All owners of property within 100 feet of the subject properties were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

EXHIBIT A

NEIGHBORHOOD MEETING NOTICE

MORNINGSTAR LAW GROUP

Mack Paul | Partner
630 Davis Drive | Suite 200
Morrisville, NC 27560
919-590-0377
mpaul@morningstarlawgroup.com
www.morningstarlawgroup.com

To: Neighboring Property Owner

From: Mack Paul

Date:

August 26, 2016

Re: Notice of meeting to discuss potential rezoning of parcel located on the west side of Spring Forest Road, south of the intersection with Falls of Neuse Road, containing approximately 73.92 acres, with the address of 6620 The Lakes Drive and having Wake County Parcel Identification Number 1717-00-3839 (the "Property"). A map highlighting the Property appears on the back of this invitation.

We are counsel for Hawthorne Residential Partners ("HRP"), which is considering rezoning the property known as the Lakes Apartments (the "Property"). The Property is currently split zoned Residential-10 (R-10) and Conservation Management (CM). HRP is considering rezoning the Property to allow development of additional multi-family residential dwelling units with parks and open space amenities within the Lakes Apartment community.

You are cordially invited to attend a meeting to discuss the potential rezoning. We have scheduled a meeting with surrounding property owners on Tuesday, September 6, 2016, at 6:00 p.m. This meeting will be held in the community room at the Lakes Apartments Clubhouse, which is located at 6615 The Lakes Drive, Raleigh, NC 27609.

This meeting is required by the City of Raleigh and is intended to afford neighbors an opportunity to ask questions about the potential rezoning and for the applicant to obtain suggestions and comments you may have about it. You are not required to attend, but are certainly welcome. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly should you have any questions or wish to discuss any issues. I can be reached at (919) 590-0377 or mpaul@morningstarlawgroup.com.

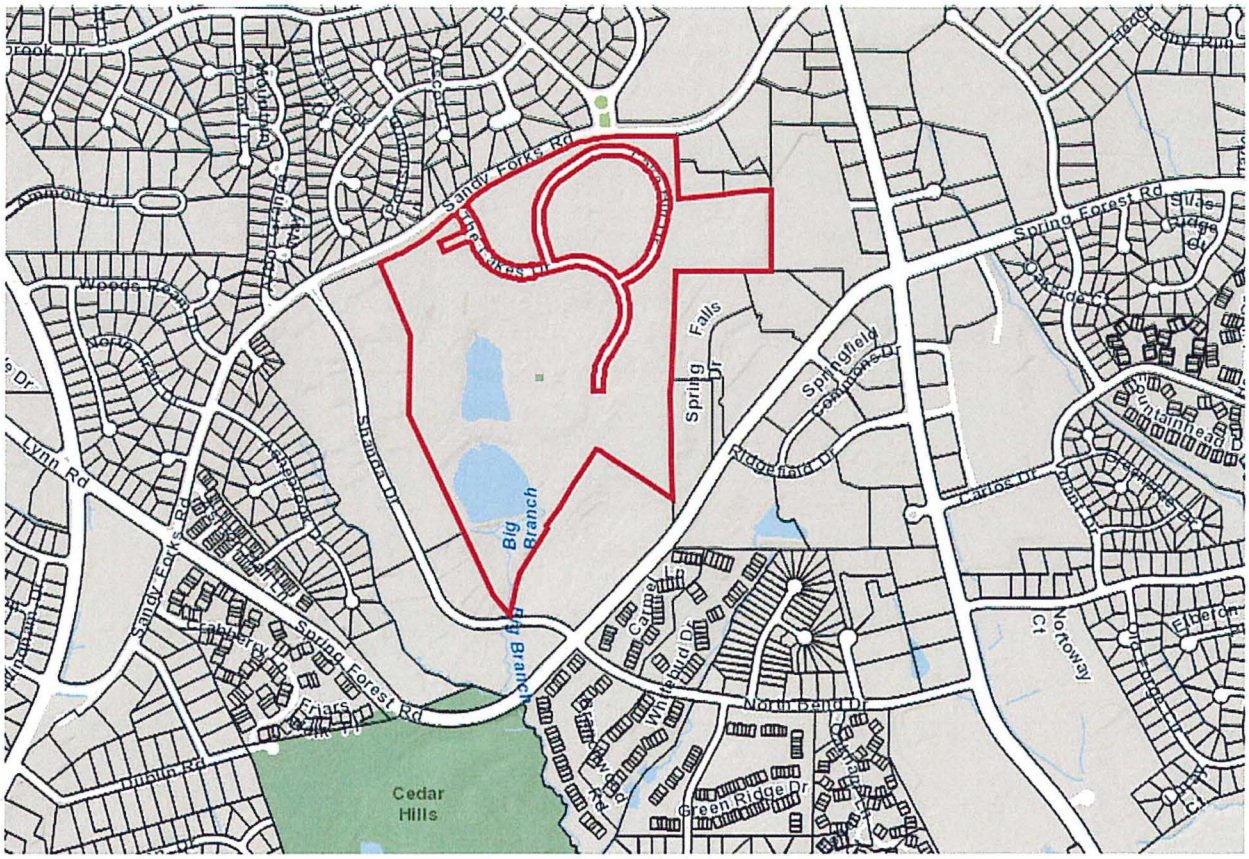

Sandy Forks Rd
Spring Forest Rd
Spring Falls Dr
Springfield Commons Dr
Ridgefield Dr
Carlos Dr
Big Branch
Big Branch
Shanda Dr
Lynn Rd
Woods Ream
Ammons Dr
Friars
Dublin Rd
Cedar Hills
North Bend Dr
Green Ridge Dr
Whitebud Dr
Carmel Ln
Norfoway Ct
Elberon
Mountainhead Dr
Oakside Ct
Silas Ridge Ct
Hood Pony Run

EXHIBIT B

LIST OF PROPERTY OWNERS TO WHOM NOTICES WERE SENT

Owner	Mail Address 1	Mail Address 2
ABOUSHADI, MOHAMED MAHMOUD	6920 GLENDOWER RD	RALEIGH NC 27613-4004
ARC MFRLHNC001 LLC c/o ryan llc	PO BOX 460369	HOUSTON TX 77056-8369
BEATTY, DAVID MARAUICE EASH, KATHRYN LYNN	7010 102 SANDY FORKS RD	RALEIGH NC 27615-6745
BERGO, DENNIS R BERGO, BRYAN	402 MAYLANDS AVE	RALEIGH NC 27615-7331
BOTROS, NADIA A	6709 SANDY FORKS RD	RALEIGH NC 27615-7316
BROOKS, DAISY	7040 SANDY FORKS RD APT 101	RALEIGH NC 27615-6743
BRUNSWICK, MICHAEL J	7010 SANDY FORKS RD APT 106	RALEIGH NC 27615-6745
BURTON, JOE LOUIS JR	7030 SANDY FORKS RD APT 103	RALEIGH NC 27615-6746
CAMP, KIM S	6616 PORTSMOUTH LN	RALEIGH NC 27615-7311
CAMPOS, ALFREDO CAMPOS, LIBIA	7016 SANDY FORKS RD APT 102	RALEIGH NC 27615-6750
CARTER, HENRY LEE CARTER, FAWN ASTRID	6600 PORTSMOUTH LN	RALEIGH NC 27615-7311
CN APARTMENTS LLC	6131 FALLS OF NEUSE RD STE 200	RALEIGH NC 27609-3518
COLUMBIA SUTTON SQUARE LLC property tax dept	PO BOX 790830	SAN ANTONIO TX 78279-0830
CONGLETON, O MORTON CONGLETON, MARNA D	407 ISLAND DR	BEAUFORT NC 28516-9409
CREEDMOOR PROPERTIES LLC	6131 FALLS OF NEUSE RD STE 200	RALEIGH NC 27609-3518
DEES, JACKIE	7024 SANDY FORKS RD APT 102	RALEIGH NC 27615-6700
DIEP, CAT	6805 SANDY FORKS RD	RALEIGH NC 27615-7318
DUPALEVICH, P PAUL JR	7030 SANDY FORKS RD APT 108	RALEIGH NC 27615-6746
DYLE, LAURA LACKAS	7018 SANDY FORKS RD APT 101	RALEIGH NC 27615-6749
ESCOBAR, NED A	6505 BROOKHOLLOW DR	RALEIGH NC 27615-6608
EVANS, CHRISTINE P	7022 SANDY FORKS RD APT 102	RALEIGH NC 27615-6748
FENDER, SHARON B	7040 SANDY FORKS RD	RALEIGH NC 27615-6743
GAINES, JONATHAN S GAINES, LAUREN	7024 SANDY FORKS RD APT 201	RALEIGH NC 27615-6700
GAINES, JONATHAN GAINES, LAUREN	7024 SANDY FORKS RD APT 101	RALEIGH NC 27615-6700
GALDO, LAUREN GALDO, SANTOS	7024 SANDY FORKS RD APT 301	RALEIGH NC 27615-6700
GODLEY, LAURA ELIZABETH	7010 SANDY FORKS RD APT 107	RALEIGH NC 27615-6745
GONZALES, CARLO J	7010 SANDY FORKS RD APT 207	RALEIGH NC 27615-6745
GOODYKOONTZ, HEATHER MICHELLE	6501 RACEVIEW TER	RALEIGH NC 27615-7312
GRIESER, OLIVIA L	7030 SANDY FORKS RD APT 101	RALEIGH NC 27615-6746
GUERRIERI, ALBERIGO GUERRIERI, DOLORES A	4133 S MOUNTAIN DR	RALEIGH NC 27603-8535
HARDY, RETHA C	7030 SANDY FORKS RD APT 107	RALEIGH NC 27615-6746
HAWTHORNE SIX FORKS, LLC hawthorne residential partners	806 GREEN VALLEY RD STE 311	GREENSBORO NC 27408-7076
HENSON, JULIE B	7010 SANDY FORKS RD APT 103	RALEIGH NC 27615-6745
HERITAGE LAKES APTS LLC LA LAKES APTS LLC	PO BOX 627	RIDGEWOOD NJ 07451-0627
HILTON, DAVID N HILTON, KAREN V	3312 CARRACK CT	RALEIGH NC 27613-8825
HLOROS, CHRISTINA DIANE LAUGHINGHOUSE, JAMES KENNETH	6604 ASCOT CT	RALEIGH NC 27615-7333
HOLCOMB, PETER T	6705 SANDY FORKS RD	RALEIGH NC 27615-7316
HUNGERFORD, PAUL WAYNE JR	109 BIRCH CT	WILMINGTON NC 28409-5200
JAMES, PATRICIA C	7010 SANDY FORKS RD # C	RALEIGH NC 27615-6745
KEEGAN, KATHLEEN TRUSTEE FBO KATHLEEN KEEGAN RVCBL	6132 CATANDPOLLY LN	RALEIGH NC 27603-1181
KEUSSEYAN, ROUPEN L KEUSSEYAN, KAREN L	2541 EL GAVILAN CT	CARLSBAD CA 92009-4307
KIM, JUNGHWAN	7050 SANDY FORKS RD APT 104	RALEIGH NC 27615-6744
KIM, SUNNY	2500 SHARON VIEW LN	RALEIGH NC 27614-6814
KREBS, FRIDA M	7022 SANDY FORKS RD APT 201	RALEIGH NC 27615-6748
KRON, JASON	400 MAYLANDS AVE	RALEIGH NC 27615-7331
LAMBETH, WILLIAM ALEXIS PREISS, JOHN W	2114 COWPER DR	RALEIGH NC 27608-1324
LAMONDS, DANIEL G	7050 SANDY FORKS RD APT 101	RALEIGH NC 27615-6744
LANGSTON, FREDRICK A	7040 SANDY FORKS RD APT 103	RALEIGH NC 27615-6743
LAURENZ, BRENT BEARDEN LAURENZ, JESSICA BEARDEN	6604 PORTSMOUTH LN	RALEIGH NC 27615-7311
MCCULLEN, LEAH	7050 SANDY FORKS RD APT 102	RALEIGH NC 27615-6744
MCGINNIS, MIKE	PO BOX 40326	RALEIGH NC 27629-0326
MCINNIS, ELIZABETH R	7010 SANDY FORKS RD APT 108	RALEIGH NC 27615-6745
MILLER, JAMES MATTHEW	7040 SANDY FORKS RD APT 207	RALEIGH NC 27615-6743
MILLS, DONALD ALTON MILLS, BARBARA M	7018 SANDY FORKS RD APT 102	RALEIGH NC 27615-6749
MOBLEY, JAMES BENNETT	7018 SANDY FORKS RD APT 201	RALEIGH NC 27615-6749
NAGY, ENIKO	7021 PERIMETER TRCE E	ATLANTA GA 30346-1923
NIGER-THOMAS, ARIT	6351 PARK CREEK DR	CHARLOTTE NC 28262-4263
NORMANLY, TOM NORMANLY, ANITA JONES	6616 VANCOUVER LN	RALEIGH NC 27615-6532
PARRISH, MARGARET P	7100 SANDY FORKS RD	RALEIGH NC 27615-6715
PAUL, PEGGY S	7010 SANDY FORKS RD	RALEIGH NC 27615-6745
PERRY, JACQUELINE R PERRY, DANYA C	7010 SANDY FORKS RD APT 105	RALEIGH NC 27615-6745

PIROZZI, KAREN GUISTINA, DAVID	PO BOX 10215	RALEIGH NC 27605-0215
PLANSKER, DORIS G	21 JACKSON ST	PORT WASHINGTON NY 11050-3109
POLLONI, ALBERTO	7018 301 SANDY FORKS RD	RALEIGH NC 27615-6749
PRECISION RENTAL PROPERTIES LLC	5514 PRAIRIE CREEK DR	COLUMBIA MO 65203-8463
QIU, YOULIANG ZHU, LING	6501 BROOKHOLLOW DR	RALEIGH NC 27615-6608
RAGAN, TIFFANY	7016 302 SANDY FORKS RD	RALEIGH NC 27615-6750
REYES, MEDARO A	7022 302 SANDY FORKS RD	RALEIGH NC 27615-6748
ROCHE, JOSEPH P JR ROCHE, TRACY K	6600 ASCOT CT	RALEIGH NC 27615-7333
ROLLE, R ANTHONY	7016 SANDY FORKS RD APT 101	RALEIGH NC 27615-6750
ROSS, FERN ANN	7040 SANDY FORKS RD APT 104	RALEIGH NC 27615-6743
ROY, JOHN P ROY, NANCY E	404 MAYLANDS AVE	RALEIGH NC 27615-7331
SANDY FORKS PLACE CONDOMINIUM	4020 WAKE FOREST RD	RALEIGH NC 27609-0009
SANDY FORKS PLACE CONDOMINIUM	8201 HEMPSHIRE PL APT 103	RALEIGH NC 27613-5466
SANDY FORKS PLACE CONDOS	3000 YONKERS RD	RALEIGH NC 27604-3232
SCHMITT, FRANCIS J	7040 SANDY FORKS RD APT 102	RALEIGH NC 27615-6743
SCHRADER FAMILY LTD PTNRP	5862 FARINGDON PL STE 1	RALEIGH NC 27609-4582
SCHRAGVINE PROPERTIES LLC	212 SOUTHBANK DR	CARY NC 27518-9760
SCOTT, VIRGINIA	7030 SANDY FORKS RD APT 105	RALEIGH NC 27615-6746
SHAFIEI, BRENDA E SHAFIEI, HAMID	7040 SANDY FORKS RD	RALEIGH NC 27615-6743
SHEFFIELD, NICHOLAS D	7018 SANDY FORKS RD APT 302	RALEIGH NC 27615-6710
SMITH, RUTH P	7022 SANDY FORKS RD APT 101	RALEIGH NC 27615-6748
STURM, EVAN C	6608 PORTSMOUTH LN	RALEIGH NC 27615-7311
SZR NORTH HILLS LLC	7902 WESTPARK DR	MC LEAN VA 22102-4202
TIMMERMAN, DAVID CODY TIMMERMAN, DOROTHY PERCINA	7030 SANDY FORKS RD APT 104	RALEIGH NC 27615-6746
TONEY, TIMOTHY STEPHEN	7022 SANDY FORKS RD APT 301	RALEIGH NC 27615-6748
TYLER, LAURA	7030 SANDY FORKS RD APT 102	RALEIGH NC 27615-6746
WACHOVIA BANK TRUST CO N A ET AL FLANNERY, LINDA B c/o schrader properties	5862 FARINGDON PL STE 1	RALEIGH NC 27609-4582
WATKINS, NICOLE L WATKINS, PHILLIP M	6500 RACEVIEW TER	RALEIGH NC 27615-7312
WHITEHEAD, WILLIAM	7016 SANDY FORKS RD APT 201	RALEIGH NC 27615-6750
WILLIAMS, DEWAYNE E WILLIAMS, JANET M	6505 RACEVIEW TER	RALEIGH NC 27615-7312
WOMBLE, STEPHEN B	7050 SANDY FORKS RD APT 103	RALEIGH NC 27615-6744

EXHIBIT C

SUMMARY OF DISCUSSION ITEMS

On Tuesday, September 6, 2016, at 6:00 p.m., the applicant held a neighborhood meeting for the property owners adjacent to the parcels subject to the proposed rezoning. The following items were discussed:

1. None

EXHIBIT D

NEIGHBORHOOD MEETING ATTENDEES

No one attended the meeting

MASTER PLAN (MP-4-2016)

HAWTHORNE NORTH RIDGE

PROPOSED PLANNED DEVELOPMENT DISTRICT

± 74.38 ACRES

OWNER:

Hawthorne Lakes, LLC

DEVELOPER:

Hawthorne Residential Partners, LLC

CONSULTANTS:

Mack Paul
Morningstar Law Group, L.L.P.

Brian Purdy
McAdams Company

Original Submittal Date October 5, 2016

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SUMMARY INFORMATION

A.	Name of Development:	Hawthorne North Ridge
B.	Name of Owner:	Hawthorne Lakes, LLC 200 Providence Road, Suite 105 Charlotte, NC 28207
C.	Name of Developer:	Hawthorne Residential Partners, LLC 200 Providence Road, Suite 105 Charlotte, NC 28207
C.	Applicant:	Shoff Allison Hawthorne Lakes, LLC 200 Providence Road, Suite 105 Charlotte, NC 28207 336.549.3432 sallison@hrpliving.com
D.	Attorney:	Mack Paul Morningstar Law Group, L.L.P, 630 Davis Drive, Suite 200 Morrisville, NC 27560 Tel: 919.590.0377 mpaul@morningstarlawgroup.com
E.	Land Planner and Civil Engineer	Brian Purdy McAdams Company 2905 Meridian Parkway Durham, North Carolina 27709 919.287.0788 purdy@mcadamsco.com

1. INTRODUCTION

This document and the accompanying exhibits submitted herewith (collectively, the "Master Plan") are provided pursuant to provisions of the Unified Development Ordinance (the "UDO") associated with the Planned Development ("PD") District for Hawthorne North Ridge (the "Development"). The Development encompasses approximately 74.38 acres bounded by Sandy Forks Road to the west, Spring Forest Road to the north and east and Shanda Drive to the south (the "Property"). The Property was originally developed in the 1970s as a garden-style, apartment community with approximately 600 units (the "Existing Buildings"), a clubhouse and recreational facilities, including a pool and tennis courts. It also contains two remnant ponds created for an agricultural use that predated the original apartment development. The Development is owned by Hawthorne Lakes, LLC (the "Owner"). Hawthorne Residential Partners, LLC is the developer, proposing to redevelop the property (the "Developer").

The City is in the process of undertaking significant improvements along Sandy Forks Road adjacent to the Property, including widening and installation of sidewalks and streetscape. The Development includes the renovation of the Existing Buildings and adding new multifamily units. In addition, it will include new recreational amenities for the public, including walking trails, community garden, playground, a dog park and greenway. The Development is proposed at densities appropriate to the location of the Development, market conditions, Comprehensive Plan guidance, the nature of land uses in the vicinity, and the City's investment in existing infrastructure. Accordingly, the Master Plan sets forth density and square footage limitations as well as modifications to the UDO as appropriate to accomplish the development program described herein.

2. COMPREHENSIVE PLAN

The Master Plan for the Development addresses the development and redevelopment of approximately 74.38 acres located in North Raleigh along a recently improved Sandy Forks Road. For a graphic depiction of the area to be rezoned, please refer to the existing conditions plan submitted with this Master Plan as plan sheet P-1. The purpose of this rezoning and Master Plan is to support, in an economically viable manner, the redevelopment of the Property, which a) provides the public significant recreational amenities in this part of the City, b) provides for the renovation, conformity and preservation of existing building stock, c) adds appropriately scaled new multifamily housing to meet the City's growing needs and d) improves circulation in the area.

The Future Land Use Map ("FLUM") identifies the Property as split between Medium Density Residential and Public Parks and Open Space. Medium density residential applies to garden apartments, condominiums and suburban-style apartment complexes. Consistent with the FLUM, the proposed density in connection with the Development is Medium Density Residential. The area of the Property identified as Public Parks and Open Space currently contains two manmade ponds and no recreational amenities. In its place, the Development will include new recreational amenities for the public, including walking trails, community garden, playground, a dog park and greenway. As the headwaters to the Big Branch Creek, the Property offers an opportunity to restore a natural environmental feature and connect it to the nearby Cedar Hills Park as well as establish a critical future link to the City's greenway system. In addition, the Development will further a number of policies in the Comprehensive Plan. For example, it will serve as a pedestrian-oriented development with improved circulation within the Property and to surrounding street networks. It will also add several new connections to the surrounding public street network, improving interconnectivity in the area.

3. RENOVATION OF EXISTING BUILDINGS

The Owner commits to spend a minimum of $8,000,000 on site improvements, interior and exterior building improvements and amenity improvements related to the existing buildings in Subdistrict A ("Subdistrict A Improvements") to preserve more affordable building stock in this area of the City as follows: Owner will spend a minimum of $4,000,000 on Subdistrict A Improvements prior to obtaining a Certificate of Occupancy for a maximum of 300 newly constructed residential units in Subtract B, D or E. The Owner will spend not less than a total of $8,000,000 on Subdistrict A Improvements prior to obtaining a Certificate of Occupancy for more than 300 newly constructed residential units in Section B, D or E.

4. DEVELOPMENT OF PARK AND OPEN SPACE

The Owner commits to create parks and open space that provide needed improvements for the public in this area of the City. In connection with the initial site plan for new development on the Property, the Developer will include development of parks and open space. In Subdistrict C, the site plan shall include a minimum of three improvements among the following: dog park, walking trail, greenway connection, open field, playground and community garden. Such improvements shall be situated in an open space area with a minimum of five acres. This park and open space area in Subdistrict C will be available to the public. It is anticipated that the improvements in Subdistrict C shall be constructed to City standards and conveyed to the City for maintenance upon approval by the City. It is also anticipated the improvements in Subdistrict C shall include public art and a venue for entertainment. In addition, the Development will include other open space areas such that the overall open space shall exceed the requirements for Planned Development Districts.

5. **INTENT FOR PD DISTRICTS**

The proposed Development meets the intent of the PD District in several ways. In particular, the PD District will help the Development to achieve a high quality project design. It will facilitate the integration of a cohesive development that allows residents access to a range of amenities, including parks and open space and recreational amenities, better pedestrian and bicycle circulation throughout the area that is walkable and medium scale. The PD District allows the Development to update an older suburban site while keeping some existing, more affordable building stock, improve transportation circulation in this area and provide better amenities to residents and the public while in keeping with the surrounding scale and placing minimal impact on the area's infrastructure. Finally, the PD acts as a relief valve to the prescriptive aspects of the UDO. The Existing Buildings were constructed prior to many UDO requirements. As such, this master plan will bring a number of aspects of the Existing Buildings into conformity with the UDO.

6. **GENERAL DESIGN PRINCIPLES AND URBAN DESIGN GUIDELINES**

The Development meets the General Design Principles for PD Districts in a number of ways. It preserves existing building stock, bringing it into conformity with the UDO, while creating an opportunity for new residential development to meet the City's growth. Internal connections provide convenient pedestrian access throughout the Development along with connections to the surrounding area, tying into the newly upgraded Sandy Forks Road. Instead of using private drives as many other multifamily developments do, the Development will have public streets (classified as Neighborhood Streets) throughout with sidewalks and a width sufficient to accommodate bicycles. It will also provide new connectivity to the surrounding street system such as Sandy Forks Road, Shanda Drive and the potential for a connection to Spring Forest Road. Therefore, it will create a bicycle friendly environment throughout, accommodating bicycle circulation and tying into the proposed greenway trail that provides connectivity to Cedar Hills Park and other future greenway corridors.

The Development will be well-integrated and provide ample recreational amenities – both passive and active – to serve the public. A substantial buffer and landscaping surround the Development. Architecture and landscaping will provide a cohesive design to the buildings and surroundings, fitting with the topography, site and climate. For example, new buildings will face the public streets, affording easy access for pedestrians and helping to delineate streets and mask parking lots. The Development restores two manmade ponds to a natural state that can be utilized as an amenity for the public. Finally, the development pattern has a scale that ensures the residents have ample access to open space and light.

In addition, the Development incorporates a number of elements of the Urban Design Guidelines. For example, open spaces provide convenient seating opportunities and are integrated throughout the Development. In particular, the Development includes a number of parks and open space amenities such as walking trails, dog park, playground and community garden for the public. Internal streets are interconnected throughout, providing ease of circulation and access for residents along with sidewalks for pedestrian mobility. The Development transitions to the surrounding neighborhoods include substantial buffering and landscaping. It also provides new connections to the surrounding public street network, improving interconnectivity in the City.

7. **LAND USE INTENSITY**

Land use intensities for the Development are described in the site data table on plan sheet P-2 submitted with this Master Plan. The maximum development intensities can be transferred among subdistricts so long as the overall limitation on intensities for the five subdistricts is not exceeded. Subdistrict sizes and general building locations are shown on Plan Sheet P-2 submitted with this Master Plan. In Phase 1, the Development shall include at least two of the following buildings types: apartment, townhome, civic, general, and open lot.

The maximum land use intensities for each subtract and building types shown in the land use plan are outlined below:

A. Subdistrict A
   1. **Uses and Density**. Subdistrict A may be developed for up to 600 dwelling units and 7000 square feet of nonresidential use.
   2. **Building Height**. Buildings located in Subdistrict A shall be limited to 4 stories and 62 feet in height.
   3. **Building Type**. Subdistrict A may contain Apartment and Townhome Building Types for residential uses and Civic, General, and Open Lot Building Types for nonresidential uses.

B. Subdistrict B
   1. **Uses and Density**. Subdistrict B may be developed for up to 7000 square feet of nonresidential use and 350 dwelling units.
   2. **Building Height**. Buildings located in Subdistrict B shall be limited to 4 stories and 62 feet in height.
   3. **Building Type**. Subdistrict B may contain Apartment and Townhome Building Types for residential uses and Civic, Open Lot, General Building Types for nonresidential uses.

C. Subdistrict C
   1. **Uses and Density**. Subdistrict C may be developed for recreational uses in addition to parks and open space and 7000 square feet of nonresidential use.
   2. **Building Height**. Buildings located in Subdistrict C shall be limited to 3 stories and 45 feet in height.
   3. **Building Type**. Subdistrict C may contain Open Lot, Civic and General Building Types for nonresidential uses.

D. Subdistrict D
   1. **Uses and Density**. Subdistrict D may be developed for up to 450 dwelling units and 7000 square feet of nonresidential use.
   2. **Building Height**. Buildings located in Subdistrict D shall be limited to 4 stories and 62 feet in height.
   3. **Building Type**. Subdistrict D may contain Apartment and Townhome Building Types for residential uses and Open Lot, Civic, and General Building Types for nonresidential uses.

E. Subdistrict E
   1. **Uses and Density**. Subdistrict E may be developed for up to 100 dwelling units and 7000 square feet of nonresidential use.
   2. **Building Height**. Buildings located in Subdistrict E shall be limited to 4 stories and 62 feet in height.
   3. **Building Type**. Subdistrict E may contain Apartment and Townhome Building Types for residential uses and Civic, Open Lot, and General Building Types for nonresidential uses.

8. MODIFICATIONS REQUESTED PURSUANT TO UDO SECTION 4.7.2

This PD District proposes certain modifications to the UDO pursuant to UDO Section 4.7.2. They are as follows:

A. New Streets and Block Perimeter

The existing, internal street network was constructed prior to new street and block perimeter requirements in the UDO. As such, existing streets in the Development will not be subject to the new streets requirements contained in Article 8.4. In addition, block perimeter standards contained in Article 8.3 shall be satisfied for the Development based upon the existing and proposed public street network as conceptually shown on the plan sheets, which will not create any lots without direct street frontage or create safety issues or contribute to congestion.

B. Use Standards

This master plan selects Residential Mixed Use (RX) district as its base district, which is appropriate for properties identified as medium density residential on the Future Land Use Map. The following uses permitted in the RX District shall be prohibited:

college, community college, university;
retail sales
dormitory, fraternity, sorority;
telecommunications tower;
cemetery; and
hospitality house.

C. Building/Structure Setbacks and Build-To

The Existing Buildings in Subdistrict A were constructed prior to building/structure setback and build-to requirements. Therefore, there shall be no building/structure setback requirements and build-to requirements applicable to Subdistrict A. For new development in other subdistricts, there shall be a build-to of 0-100' and a minimum of 25% of the building width shall be situated within the build-to when located adjacent to a public street. These standards relate to the curvilinear nature of the internal street system on the Property.

D. Parking Setbacks and Parking Reduction

The Existing Buildings in Subdistrict A were constructed with parking lots immediately adjacent to the internal street network. Therefore, the parking setbacks shall be 0 feet for Subdistrict A. In addition, residents of the Development utilize on-street parking as the existing internal street network contains streets with an average width of 41' back-to-back sufficient to accommodate parking on both sides. For continuity, proposed new streets will be built to this same standard. Consequently, the parking requirements contained in Article 7.1 shall be reduced by 15%. Each subdistrict shall provide parking based on the numbers of units contained within it.

E. Lot Dimensions

The Existing Buildings as of the date of this master plan were constructed on a single lot prior to lot and dimension requirements. The Property may be subdivided in the future. The minimum lot dimension area and width requirements applicable to the building types in Article 3.2 shall not apply.

F. Floor Heights

The Existing Buildings in Subdistrict A as of the date of this master plan were constructed prior to minimum floor heights. Therefore, there shall be no minimum ground floor elevation requirement applicable to Subdistrict A.

G. Transparency

The Existing Buildings in Subdistrict A as of the date of this master plan were constructed prior to minimum transparency requirements. Therefore, there shall be no transparency requirement applicable to Subdistrict A.

H. Blank Wall

The Existing Buildings in Subdistrict A as of the date of this master plan were constructed prior to maximum blank wall space requirements. Therefore, there shall be no maximum blank wall area requirement applicable to Subdistrict A.

I. Landscaping and Screening

The Existing Buildings in Subdistrict A as of the date of this master plan have landscaping and screening installed under standards different from those in the UDO. Consequently, Subdistrict A shall be exempt from landscaping and screening requirements.

J. Open Space

The Development shall exceed 10% open space per the standards contained in UDO Article 2.5 and reflected in P-4 Pedestrian Circulation and Open Space Plan. Open space totals may, with the consent of the City Administration, be shifted or reallocated among subdistricts or lots within the Development. However, UDO Section 2.5.7.A shall be modified so that a property owners' association or property owners representing owners of the Development may own the open space. The property owners' association or owners of the Property must have lien authority to ensure collection of dues from all property owners. The responsibility for maintaining the open space and any facilities is borne by the property owners' association or property owners.

L. Outdoor Amenity Area

The Existing Buildings in Subdistrict A as of the date of this master plan were constructed prior to any outdoor amenity area requirements. Therefore, Subdistrict A shall be exempt from an outdoor amenity area requirement. Subdistricts B, C, D and E shall meet the outdoor amenity area requirements but can do so cumulatively among various subdistricts or lots within the Development and not on a subdistrict by subdistrict or lot by lot basis.

K. Common Signage Plan

The Development shall be subject to a common signage plan contained in the plan sheets.

PD/MASTER PLAN FOR:
HAWTHORNE NORTH RIDGE
RALEIGH, NORTH CAROLINA
PROJECT NUMBER: HRS-16000

HAWTHORNE NORTH RIDGE

PD/MASTER PLAN

REZONING CASE #Z-33-16 / TRANSACTION # 484852
MASTER PLAN CASE # MP-4-16/ TRANSACTION # 490182
RALEIGH, NORTH CAROLINA
PROJECT NUMBER: HRS-16000

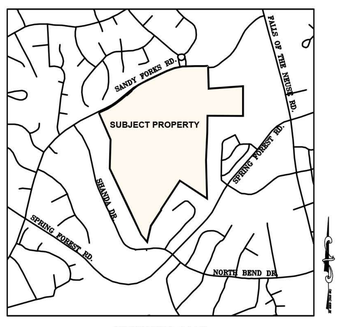
DATE: OCTOBER 5, 2016
REVISED: DECEMBER 2, 2016
REVISED: JANUARY 20, 2017

OWNER:
HAWTHORNE LAKES, LLC
200 PROVIDENCE ROAD, SUITE 105
CHARLOTTE, NC 28207

CONTACT: SHOFF ALLISON
PHONE: 336.549.3432
EMAIL: SALLISON@HRPLIVING.COM

SHEET INDEX

P-1 EXISTING CONDITIONS
P-2 DEVELOPMENT PLAN
P-3 STREET AND BLOCK PLAN
P-4 PEDESTRIAN CIRCULATION AND OPEN SPACE PLAN
P-5 UTILITY AND STORMWATER PLAN
P-6 TREE CONSERVATION PLAN
P-7 COMMON SIGNAGE PLAN
P-8 3D MASSING STUDY



VICINITY MAP
N.T.S.

THE JOHN R. McADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
License No.: C-0293
(800) 733-5646 ■ McAdamsCo.com
Contact: Brian Purdy
Purdy@mcadamsco.com

PRELIMINARY DRAWING – NOT RELEASED FOR CONSTRUCTION

X:\Projects\HRS\HRS-16000\Planning\VDI-Master Plan\Current Drawings\HRS16000-PD-CS1.dwg, 1/20/2017 9:51:06 AM, Roland, Austin

ADJACENT PROPERTY OWNERS

LOT 1
CN APARTMENTS LLC
6131 FALLS OF NEUSE RD
STE 200
RALEIGH NC 27609-3518
PIN: 1717101778
ACREAGE: 5.44 AC
ZONING: OX-5-CU

LOT 2
SZR NORTH HILLS LLC
7902 WESTPARK DR
MC LEAN, VA 22102-4202
PIN: 1717100286
ACREAGE: 3.86 AC
ZONING: OX-3-CU

LOT 3
HAWTHORNE SIX FORKS, LLC
HAWTHORNE RESIDENTIAL PARTNERS
806 GREEN VALLEY RD STE 311
GREENSBORO, NC 27408-7076
PIN: 1716095522
ACREAGE: 25.42 AC
ZONING: R-10

LOT 4
HAWTHORNE SIX FORKS, LLC
HAWTHORNE RESIDENTIAL PARTNERS
806 GREEN VALLEY RD STE 311
GREENSBORO, NC 27408-7076
PIN: 1707808459
ACREAGE: 24.22 AC
ZONING: R-10

LOT 5
BERGO, DENNIS R. & BERGO, BRYAN
402 MAYLANDS AVE
RALEIGH NC 27615-7331
PIN: 1707910393
ACREAGE: 0.21 AC
ZONING: R-4

LOT 6
CARTER, HENRY LEE & CARTER, FAWN ASTRID
6600 PORTSMOUTH LN
RALEIGH NC 27615-7331
PIN: 1707912306
ACREAGE: 0.29 AC
ZONING: R-4

LOT 7
LAURENZ, BRENT BEARDEN & LAURENZ, JESSICA BEARDEN
6604 PORTSMOUTH LN
RALEIGH NC 27615-7331
PIN: 1707912397
ACREAGE: 0.22 AC
ZONING: R-4

LOT 8
STURM, EVAN C
6608 PORTSMOUTH LN
RALEIGH NC 27615-7331
PIN: 1707913472
ACREAGE: 0.22 AC
ZONING: R-4

LOT 9
LAMBETH, WILLIAM ALEXIS & PREISS, JOHN W
2114 COWPER DR
RALEIGH NC 27608-1324
PIN: 1707914409
ACREAGE: 0.23 AC
ZONING: R-4

LOT 10
HOLCOMB, PETER T
6705 SANDY FORKS RD
RALEIGH NC 27615-7316
PIN: 1707915506
ACREAGE: 0.37 AC
ZONING: R-4

LOT 11
BOTROS, NADIA A
6709 SANDY FORKS RD
RALEIGH NC 27615-7316
PIN: 1707915661
ACREAGE: 0.28 AC
ZONING: R-4

LOT 12
PIROZZI, KAREN GUISTINA, DAVID
PO BOX 10215
RALEIGH NC 27605-0215
PIN: 1707916629
ACREAGE: 0.46 AC
ZONING: R-4

LOT 13
DIEP, CAT
6805 SANDY FORKS RD
RALEIGH NC 27615-7318
PIN: 1707917710
ACREAGE: 0.25 AC
ZONING: R-4

LOT 14
WILLIAMS, DEWAYNE E & WILLIAMS, JANET M
6505 RACEVIEW TER
RALEIGH NC 27615-7312
PIN: 1707918835
ACREAGE: 0.75 AC
ZONING: R-4

LOT 15
GOODYKOONTZ, HEATHER MICHELLE
6501 RACEVIEW TER
RALEIGH NC 27615-7312
PIN: 1707919846
ACREAGE: 0.50 AC
ZONING: R-4

LOT 16
WATKINS, NICOLE L & WATKINS, PHILLIP M
6509 RACEVIEW TER
RALEIGH NC 27615-7312
PIN: 1717010941
ACREAGE: 0.39 AC
PIN: R-4

LOT 17
KEUSSEYAN, ROUPEN L & KEUSSEYAN, KAREN L
2541 EL GAVILAN CT
CARLSBAD CA 92009-4307
PIN: 1717011976
ACREAGE: 0.74 AC
ZONING: R-4

LOT 18
QIU, YOULIANG & ZHU, LING
6501 BROOKHOLLOW DR
RALEIGH NC 27615-6608
PIN: 1717024014
ACREAGE: 0.37 AC
ZONING: R-4

LOT 19
WACHOVIA BANK TRUST CO & FLANNERY, LINDA B
C/O SCHRADER PROPERTIES
5862 FARINGDON PL STE 1

RALEIGH NC 27609-4582
PIN: 1717028829
ACREAGE: 16.67 AC
ZONING: RX-3-CU

LOT 20
QIU, YOULIANG & ZHU, LING
6501 BROOKHOLLOW DR
RALEIGH NC 27615-6608
PIN: 1717111881
ACREAGE: 0.37 AC
ZONING: R-4

LOT 21
SANDY FORKS PLACE CONDOS
3000 YONKERS RD
RALEIGH NC 27604-3232
PIN: 1717024014
ACREAGE: 1.95 AC
ZONING: OX-3

LAMONDS, DANIEL G
7050 SANDY FORKS RD APT 101
RALEIGH NC 27615-6744

HENSON, JULIE B
7010 SANDY FORKS RD APT 103
RALEIGH NC 27615-6745

LANGSTON, FREDRICK A
7040 SANDY FORKS RD APT 103
RALEIGH NC 27615-6743

MCCULLEN, LEAH
7050 SANDY FORKS RD APT 102
RALEIGH NC 27615-6744

WOMBLE, STEPHEN B
7050 SANDY FORKS RD APT 103
RALEIGH NC 27615-6744

ROSS, FERN ANN
7040 SANDY FORKS RD APT 104
RALEIGH NC 27615-6743

JAMES, PATRICIA C
7010 SANDY FORKS RD #C
RALEIGH NC 27615-6745

SCHRAGVINE PROPERTIES LLC
212 SOUTHBANK DR
CARY NC 27518-9760

BRUNSWICK, MICHAEL J
7010 SANDY FORKS RD APT 106
RALEIGH NC 27615-6745

NIGER-THOMAS, ARIT
6351 PARK CREEK DR
CHARLOTTE NC 28262-4263

KIM, JUNGHWAN
7050 SANDY FORKS RD APT 104
RALEIGH NC 27615-6744

SCHMITT, FRANCIS J
7040 SANDY FORKS RD APT 102
RALEIGH NC 27615-6743

PERRY, JACQUELINE R & PERRY, DANYA C
7010 SANDY FORKS RD APT 105
RALEIGH NC 27615-6745

FENDER, SHARON B
7040 SANDY FORKS RD
RALEIGH NC 27615-6743

ABOUSHADI, MOHAMED MAHMOUD
6920 GLENDOWER RD
RALEIGH NC 27613-4004

GODLEY, LAURA ELIZABETH
7010 SANDY FORKS RD APT 107
RALEIGH NC 27615-6745

MCINNIS, ELIZABETH R 7010 SANDY FORKS RD APT 108
RALEIGH NC 27615-6745

GONZALES, CARLO J
7010 SANDY FORKS RD APT 207
RALEIGH NC 27615-6745

PRECISION RENTAL PROPERTIES LLC
5514 PRAIRIE CREEK DR
COLUMBIA MO 65203-8463

HUNGERFORD, PAUL WAYNE JR
109 BIRCH CT
WILMINGTON NC 28409-5200

SHAFIEI, BRENDA E & SHAFIEI, HAMID7
040 SANDY FORKS RD
RALEIGH NC 27615-6743

BROOKS, DAISY
7040 SANDY FORKS RD APT 101
RALEIGH NC 27615-6743

KIM, SUNNY
2500 SHARON VIEW LN
RALEIGH NC 27614-6814

MILLER, JAMES MATTHEW
7040 SANDY FORKS RD APT 207
RALEIGH NC 27615-6743

PAUL, PEGGY S
7010 SANDY FORKS RD
RALEIGH NC 27615-6745

BEATTY, DAVID MARAUICE EASH & KATHRYN LYNN
7010 102 SANDY FORKS RD
RALEIGH NC 27615-6745

LOT 21
SANDY FORKS PLACE
CONDOMINIUM
4020 WAKE FOREST RD
RALEIGH NC 27609-0009
PIN: 1717111636
ACREAGE: 1.08 AC
ZONING: OX-3

RAGAN, TIFFANY
7016 302 SANDY FORKS RD
RALEIGH NC 27615-6750

GALDO, LAUREN & GALDO, SANTOS
7024 SANDY FORKS RD APT 301
RALEIGH NC 27615-6700

GAINES, JONATHAN & GAINES, LAUREN
7024 SANDY FORKS RD APT 101
RALEIGH NC 27615-6700

MILLS, DONALD ALTON & MILLS, BARBARA M
7018 SANDY FORKS RD APT 102
RALEIGH NC 27615-6749

MOBLEY, JAMES BENNETT
7018 SANDY FORKS RD APT 201
RALEIGH NC 27615-6749

DEES, JACKIE
7024 SANDY FORKS RD APT 102
RALEIGH NC 27615-6700

GAINES, JONATHAN S & GAINES, LAUREN

7024 SANDY FORKS RD APT 201
RALEIGH NC 27615-6700

POLLONI, ALBERTO
7018 301 SANDY FORKS RD
RALEIGH NC 27615-6749

NAGY, ENIKO
7021 PERIMETER TRCE E
ATLANTA GA 30346-1923

SMITH, RUTH P
7022 SANDY FORKS RD APT 101
RALEIGH NC 27615-6748

NORMANLY, TOM & NORMANLY, ANITA JONES
6616 VANCOUVER LN
RALEIGH NC 27615-6532

ROLLE, R ANTHONY
7016 SANDY FORKS RD APT 101
RALEIGH NC 27615-6750

CAMPOS, ALFREDO & CAMPOS, LIBIA
7016 SANDY FORKS RD APT 102
RALEIGH NC 27615-6750

SHEFFIELD, NICHOLAS D
7018 SANDY FORKS RD APT 302
RALEIGH NC 27615-6710

WHITEHEAD, WILLIAM
7016 SANDY FORKS RD APT 201
RALEIGH NC 27615-6750

EVANS, CHRISTINE P
7022 SANDY FORKS RD APT 102
RALEIGH NC 27615-6748

KREBS, FRIDA M
7022 SANDY FORKS RD APT 201
RALEIGH NC 27615-6748

KEEGAN, KATHLEEN
6132 CATANDPOLLY LN
RALEIGH NC 27603-1181

GUERRIERI, ALBERIGO & GUERRIERI, DOLORES A
4133 S MOUNTAIN DR
RALEIGH NC 27603-8535

TONEY, TIMOTHY STEPHEN
7022 SANDY FORKS RD APT 301
RALEIGH NC 27615-6748

MCGINNIS, MIKE
PO BOX 40326
RALEIGH NC 27629-0326

HILTON, DAVID N & HILTON, KAREN V
3312 CARRACK CT
RALEIGH NC 27613-8825

REYES, MEDARO A
7022 302 SANDY FORKS RD
RALEIGH NC 27615-6748

DYLE, LAURA LACKAS
7018 SANDY FORKS RD APT 101
RALEIGH NC 27615-6749

LOT 23
COLUMBIA SUTTON SQUARE LLC
PROPERTY TAX DEPT
PO BOX 790830
SAN ANTONIO TX 78279-0830
PINE:1717118506
ACREAGE: 10.29 AC
ZONING: CX-3-PL

LOT 24
CREEDMOOR PROPERTIES LLC
6131 FALLS OF NEUSE RD STE 200
RALEIGH NC 27609-3518
PIN: 1717106975
ACREAGE: 3.25 AC
ZONING: CX-3-PL-CU

LEGEND

NEUSE RIVER RIPARIAN BUFFER*

EXISTING WETLAND*

*SUBJECT TO CHANGE – FINAL LOCATIONS AND EXTENT TO BE DETERMINED AT TIME OF PERMITTING

NOTES

1. THE ENVIRONMENTAL FEATURES SHOWN ARE SUBJECT TO CHANGE. A FINAL JURISDICTIONAL DETERMINATION OF THE LOCATION AND EXTENT OF ALL ENVIRONMENTAL FEATURES PRESENT ON SITE WILL BE PROVIDED AT TIME OF PERMITTING.

EXISTING LAKE HILL DR

EXISTING THE LAKES DR

20' CITY OF RALEIGH WATER TRANSMISSION MAIN LINE EASEMENT

65' CP&L TRANSMISSION LINE EASEMENT

R-10 CM

HAWTHORNE LAKES, LLC
200 PROVIDENCE ROAD, SUITE 105
CHARLOTTE, NC 28207
PIN: 1717-00-3839
ACREAGE: 74.38 AC
ZONING: R-10/CM

R-10 CM

APPROXIMATE RIPARIAN BUFFER

EXISTING WETLANDS

APPROXIMATE BIG BRANCH STREAM LOCATION

EXISTING PORTSMOUTH LN

EXISTING MAYLANDS AVE

EXISTING SANDY FORKS RD

EXISTING SHANDA DR

EXISTING ASHEBROOK DR

EXISTING SPRING FOREST RD

GRAPHIC SCALE
100 0 50 100 200
1 inch = 100 ft.

PRELIMINARY DRAWING – NOT RELEASED FOR CONSTRUCTION

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CHARLOTTE, NC 28207

HAWTHORNE NORTH RIDGE
PD/MASTER PLAN
RALEIGH, NORTH CAROLINA

EXISTING CONDITIONS

PROJECT NO.	HRS16000-PD-XC1
FILENAME:	HRS16000
CHECKED BY:	BOP
DRAWN BY:	CMV
SCALE:	1"=100'
DATE:	2016-10-05
SHEET NO.	P-1

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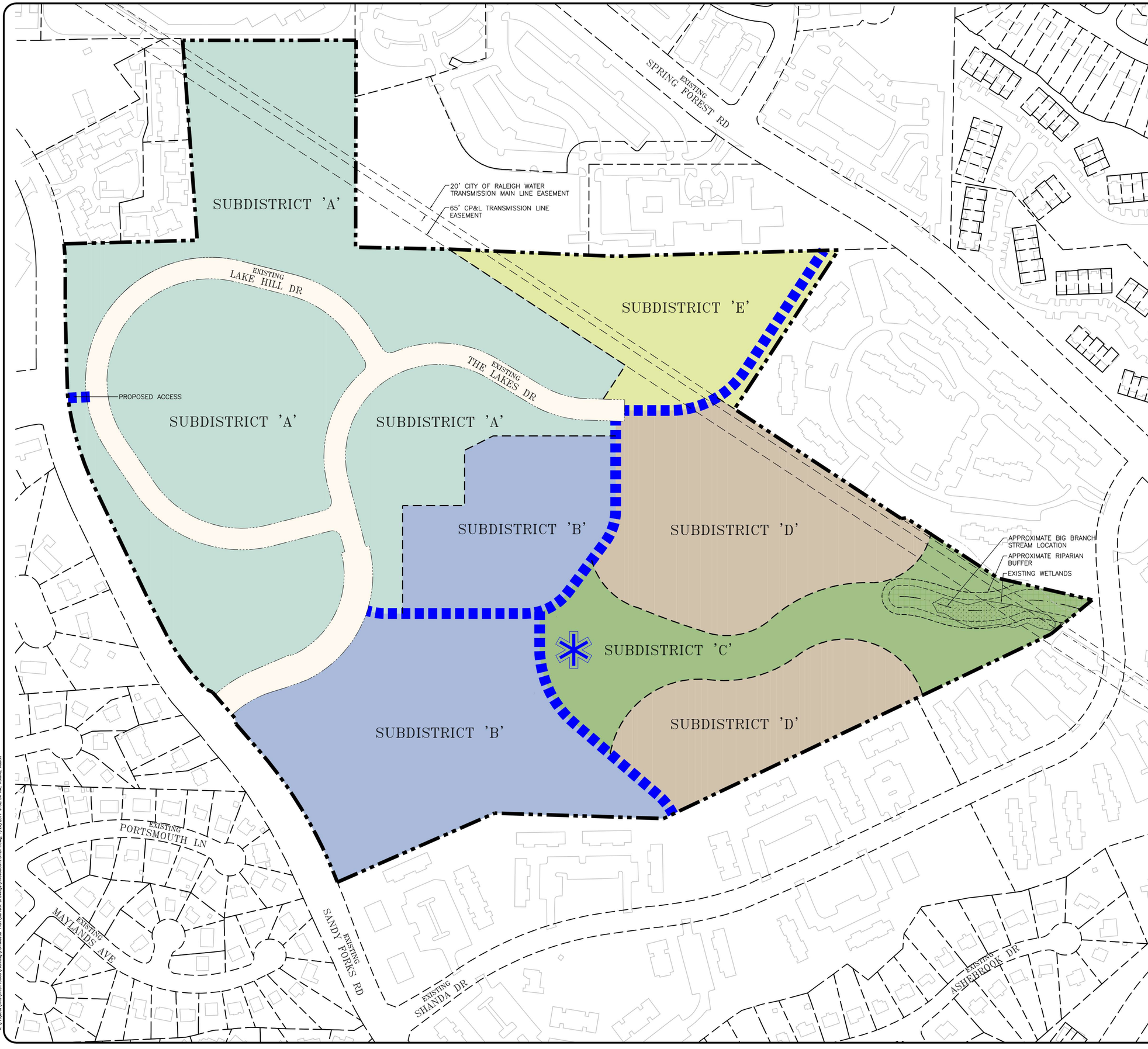

LEGEND

- NEUSE RIVER RIPARIAN BUFFER*
- EXISTING WETLAND*
- PROPOSED PUBLIC STREET*
- PROPOSED PUBLIC PARK*

SUBJECT TO CHANGE AS FINAL LOCATIONS AND EXTENT TO BE DETERMINED AT TIME OF PERMITTING

NOTES

1. SUBDISTRICT AND LOT SIZES AND THEIR CONFIGURATIONS ARE SUBJECT TO CHANGE IN ACCORDANCE WITH THE MASTER PLAN.
2. THE ENVIRONMENTAL FEATURES SHOWN ARE SUBJECT TO CHANGE. A FINAL JURISDICTIONAL DETERMINATION OF THE LOCATION AND EXTENT OF ALL ENVIRONMENTAL FEATURES PRESENT ON SITE WILL BE PROVIDED AT TIME OF PERMITTING.
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SITE DATA

SITE AREA= 70.72 ACRES* (EXCLUDES RIGHT-OF-WAY)

SUBDISTRICT A= +/-29.56 ACRES*
SUBDISTRICT B= +/-15.48 ACRES*
SUBDISTRICT C= +/- 7.30 ACRES*
SUBDISTRICT D= +/-13.12 ACRES*
SUBDISTRICT E= +/- 5.26 ACRES*

SUBJECT TO CHANGE - FINAL SIZE AND EXTENT OF SUBDISTRICTS TO BE DETERMINED AT TIME OF PERMITTING

USE CHART (ENTIRE DEVELOPMENT)

RESIDENTIAL= 1,500 UNITS (MAXIMUM)
NON-RESIDENTIAL= 35,000 SQUARE FEET (MAXIMUM)
(EXCLUDES RETAIL)

SUBDISTRICT A=600 UNITS* APARTMENT/TOWNHOME BLDG
7,000* SF GENERAL/CIVIC BLDG/OPEN LOT
SUBDISTRICT B=350 UNITS* APARTMENT/TOWNHOME BLDG
7,000* SF GENERAL/CIVIC BLDG/OPEN LOT
SUBDISTRICT C=0 UNITS* APARTMENT/TOWNHOME BLDG
7,000* SF GENERAL/CIVIC BLDG/OPEN LOT
SUBDISTRICT D=450 UNITS* APARTMENT/TOWNHOME BLDG
7,000* SF GENERAL/CIVIC BLDG/OPEN LOT
SUBDISTRICT E=100 UNITS* APARTMENT/TOWNHOME BLDG
7,000* SF GENERAL/CIVIC BLDG/OPEN LOT

THE APPLICANT/DEVELOPER ON ALL FUTURE PRELIMINARY SUBMITTALS SHALL INCLUDE A LISTING OF ALL EXISTING AND PROPOSED RESIDENTIAL UNITS AND NON-RESIDENTIAL SQUARE FOOTAGES AND THE REMAINING ENTITLED AMOUNT OF EACH.

**SUBJECT TO CHANGE - INTENSITIES CAN BE TRANSFERRED BETWEEN SUBDISTRICTS AS LONG AS THE OVERALL LIMITATION ON INTENSITIES FOR THE ENTIRE DEVELOPMENT IS NOT EXCEEDED. FINAL INTENSITIES WITHIN SUBDISTRICTS WILL BE DETERMINED AT TIME OF PERMITTING.*

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HAWTHORNE NORTH RIDGE
PD/MASTER PLAN
RALEIGH, NORTH CAROLINA
DEVELOPMENT PLAN

PROJECT NO.	HRS16000-PD-DP1
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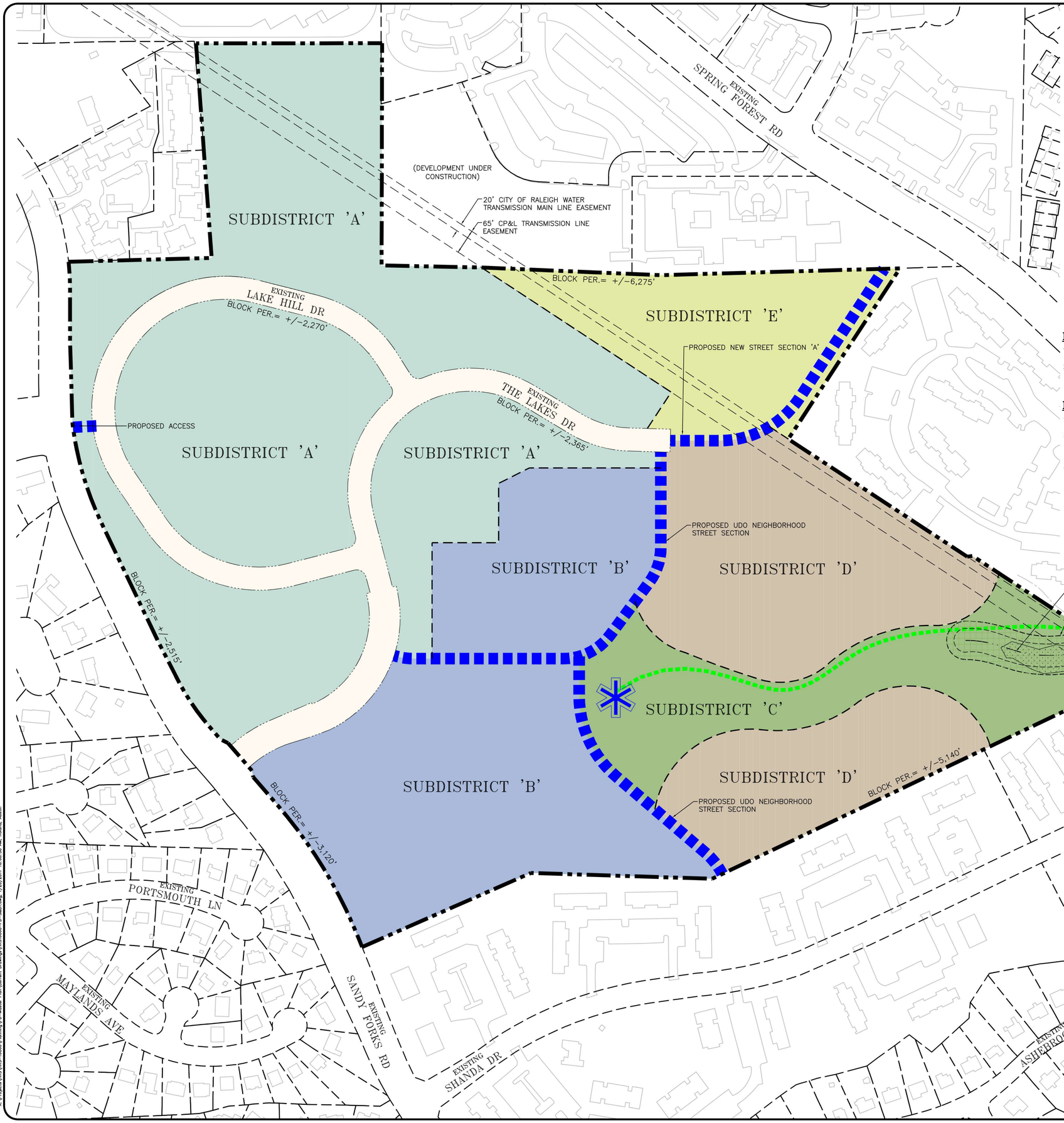
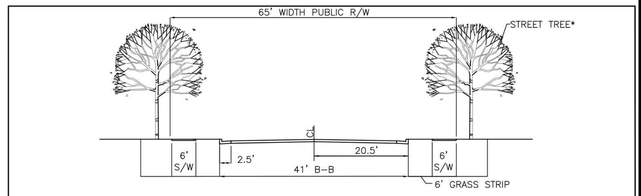


LEGEND

- NEUSE RIVER RIPARIAN BUFFER*
- EXISTING WETLAND*
- PROPOSED PUBLIC STREET*
- PROPOSED PUBLIC PARK*
- PROPOSED GREENWAY TRAIL*

*SUBJECT TO CHANGE – FINAL LOCATIONS AND EXTENT TO BE DETERMINED AT TIME OF PERMITTING



NEW PUBLIC STREET SECTION 'A'
(THE LAKES DR. EXTENSION)

* STREET TREES MAY BE LOCATED BEHIND THE SIDEWALK FOR CONSISTENCY PURPOSES WITH THE EXISTING STREET SECTIONS FOR THE LAKES DRIVE

NEW INTERNAL PUBLIC STREETS

1. ON-STREET PARKING AND MEDIANS SHALL BE ALLOWED AS AN OPTION ALONG INTERNAL PUBLIC STREETS. WHERE PROPOSED, DETAILED SECTIONS SHALL BE PROVIDED AT THE TIME OF SUBDIVISION/SITE REVIEW.
2. SIDEWALKS MAY BE LOCATED ALONG THE BACK OF CURB AS AN OPTION ALONG INTERNAL PUBLIC STREETS WHERE ADJACENT PROPOSED DEVELOPMENT MAY WARRANT IT. IN THAT SCENARIO, STREET TREES MAY EITHER BE LOCATED BEHIND THE SIDEWALK OR WITHIN TREE WELLS. WHERE PROPOSED, DETAILED SECTIONS SHALL BE PROVIDED AT THE TIME OF SUBDIVISION/SITE REVIEW.

EXISTING INTERNAL PUBLIC STREETS

1. EXISTING INTERNAL PUBLIC STREETS SHALL NOT BE SUBJECT TO UDO STREET SECTION STANDARDS AND MAY REMAIN AS-IS.
2. BASED ON EXISTING CONDITIONS AND CONSTRAINTS, NEWLY PROPOSED SIDEWALKS ALONG EXISTING PUBLIC STREETS MAY BE LOCATED AT BACK OF CURB OR BEHIND A GRASS STRIP. DUE TO EXISTING CONSTRAINTS, PROPOSED SIDEWALKS MAY NEED TO ENCROACH ONTO PRIVATE PROPERTY. WHEN THIS OCCURS, AS PUBLIC ACCESS EASEMENT SHALL BE PROVIDED.
3. BASED ON EXISTING CONDITIONS AND CONSTRAINTS, NEWLY PROPOSED STREET TREES (AS MAY BE REQUIRED) ALONG EXISTING PUBLIC STREETS MAY BE PLANTED EITHER BEHIND THE SIDEWALK OR BETWEEN THE BACK OF CURB AND SIDEWALK IN A GRASS STRIP.

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RALEIGH, NORTH CAROLINA

STREET AND BLOCK PLAN

PROJECT NO.	HRS16000-PD-S&B1
FILENAME:	HRS16000
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SUBDISTRICT 'A'

SUBDISTRICT 'A'

SUBDISTRICT 'A'

SUBDISTRICT 'E'

SUBDISTRICT 'B'

SUBDISTRICT 'D'

SUBDISTRICT 'C'

SUBDISTRICT 'B'

SUBDISTRICT 'D'

EXISTING SPRING FOREST RD

EXISTING LAKE HILL DR

EXISTING THE LAKES DR

EXISTING PORTSMOUTH LN

EXISTING MAYLANDS AVE

EXISTING SANDY FORKS RD

EXISTING SHANDA DR

EXISTING ASHEBROOK DR

20' CITY OF RALEIGH WATER TRANSMISSION MAIN LINE EASEMENT

65' CP&L TRANSMISSION LINE EASEMENT

APPROXIMATE BIG BRANCH STREAM LOCATION

APPROXIMATE RIPARIAN BUFFER

EXISTING WETLANDS

LEGEND

- NEUSE RIVER RIPARIAN BUFFER*
- EXISTING WETLAND*
- PROPOSED PUBLIC STREET*
- PROPOSED PUBLIC PARK*
- OPEN SPACE*
  REQUIRED: 7.44 AC.*
  (10% X 74.38 AC)
  PROVIDED: 7.44 AC.*
  10% (SEE NOTE #6)
- PROPOSED PEDESTRIAN SIDEWALK*
- EXISTING PEDESTRIAN SIDEWALK*
- PROPOSED GREENWAY TRAIL*

*SUBJECT TO CHANGE – FINAL LOCATIONS AND EXTENT TO BE DETERMINED AT TIME OF PERMITTING

NOTES

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PEDESTRIAN CIRCULATION & OPEN SPACE PLAN

PROJECT NO.	HRS16000-PD-PED1
FILENAME:	HRS16000
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LEGEND

- NEUSE RIVER RIPARIAN BUFFER*
- EXISTING WETLAND*
- PROPOSED PUBLIC STREET*
- PROPOSED PUBLIC PARK*
- SS — EXISTING SANITARY SEWER LINE
- W — EXISTING WATER LINE
- PROPOSED SANITARY SEWER LINE*
- PROPOSED WATER LINE*

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UTILITY & STORMWATER PLAN

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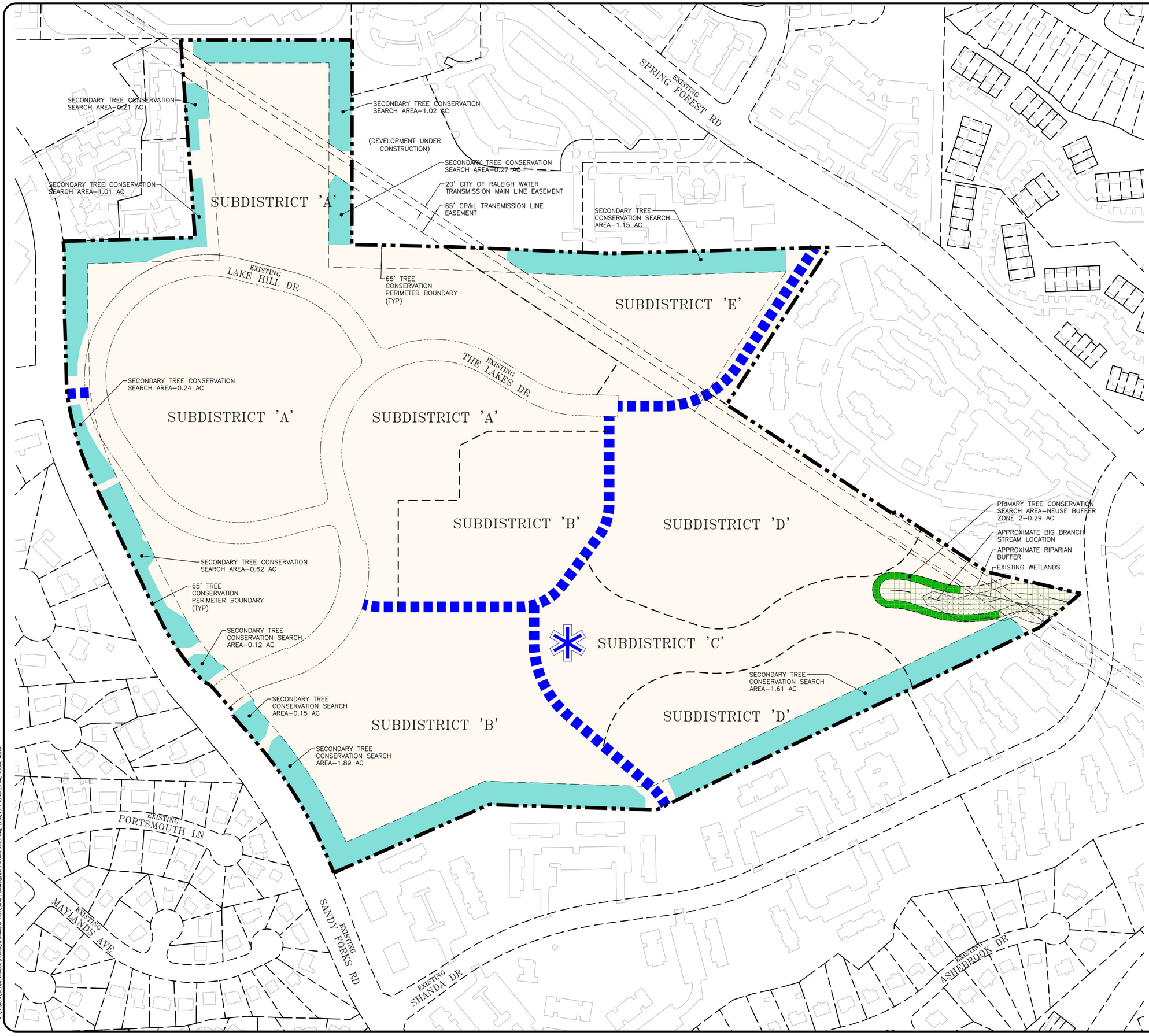

LEGEND

- NEUSE RIVER RIPARIAN BUFFER*
- EXISTING WETLAND*
- PROPOSED PUBLIC STREET*
- PROPOSED PUBLIC PARK*
- PRIMARY TREE CONSERVATION SEARCH AREAS TOTAL APPROXIMATELY 0.29 AC.*
- SECONDARY TREE CONSERVATION SEARCH AREAS TOTAL APPROXIMATELY 8.29 AC.*

** ALTERNATE SECONDARY TREE CONSERVATION AREAS ARE NOT IDENTIFIED, BUT SHALL BE ALLOWED.*

TCA CALCULATIONS*

SITE AREA:	70.72 AC*
REQUIRED TCA:	7.07 AC* (10%)
MIN. TCA TO BE PROVIDED:	7.07 AC* (10%)

(SEE NOTE #9)

**SUBJECT TO CHANGE – FINAL LOCATIONS AND EXTENT OF TREE CONSERVATION AREAS ARE TO BE DETERMINED AT TIME OF PERMITTING*

NOTES

1. SUBDISTRICT AND LOT SIZES AND THEIR CONFIGURATIONS ARE SUBJECT TO CHANGE IN ACCORDANCE WITH THE MASTER PLAN.
2. THE ENVIRONMENTAL FEATURES SHOWN ARE SUBJECT TO CHANGE. A FINAL JURISDICTIONAL DETERMINATION OF THE LOCATION AND EXTENT OF ALL ENVIRONMENTAL FEATURES PRESENT ON SITE WILL BE PROVIDED AT TIME OF PERMITTING.
3. THE PROPOSED PUBLIC STREETS SHOWN ARE CONCEPTUAL AND THEIR ALIGNMENTS AND LOCATIONS ARE SUBJECT TO CHANGE. ON–STREET PARKING MAY BE ALLOWED AS AN OPTION ALONG PUBLIC STREETS.
4. BLOCK PERIMETER STANDARDS SHALL BE SATISFIED FOR THE DEVELOPMENT BASED UPON THE EXISTING AND PROPOSED PUBLIC STREET NETWORK AND THE PROPOSED GREENWAY TRAIL AS CONCEPTUALLY SHOWN. THIS IS ALSO IN CONSIDERATION OF WATERWAYS, PRE–EXISTING DEVELOPMENT, TREE CONSERVATION AREAS, STREAM BUFFERS AND OTHER SIMILAR CONSTRAINTS THAT EXIST IN AND AROUND THE SUBJECT PROPERTY.
5. PHASE 1 OF THE DEVELOPMENT IS PROPOSED TO INCLUDE SUBDISTRICTS A AND C. SUBDISTRICTS B, D, AND E ARE PROPOSED TO BE COMPLETED IN SUBSEQUENT PHASES. HOWEVER, PROJECT PHASING IS SUBJECT TO CHANGE AND MAY BE BY ENTIRE SUBDISTRICT OR BY PORTIONS OF ANY SUBDISTRICT. PHASING MAY FOLLOW EXISTING OR PROPOSED PROPERTY LINES / RIGHTS–OF–WAY. PHASING IS NOT REQUIRED TO BE SEQUENTIAL. FINAL PROJECT PHASING WILL BE DETERMINED AT TIME OF PERMITTING.
6. OPEN SPACE IS DEPICTED IN CONCEPT ONLY AND IS SUBJECT TO CHANGE BASED ON A FINAL LAYOUT AND ENVIRONMENTAL DETERMINATIONS. REQUIRED OPEN SPACE MAY BE MET WITHIN A SINGLE SUBDISTRICT OR PARCEL OR MAY BE PROVIDED IN MULTIPLE AREAS THROUGHOUT THE DEVELOPMENT.
7. STORMWATER MANAGEMENT CONTROLS WILL BE PROVIDED TO MEET BOTH CITY OF RALEIGH AND STATE OF NORTH CAROLINA STANDARDS. THEY MAY BE PROVIDED ON AN INDIVIDUAL SUBDISTRICT OR LOT BASIS OR MAY BE PROVIDED AS A SHARED FACILITY AMONG VARIOUS SUBDISTRICTS OR LOTS. THE EXISTING DEVELOPMENT WITHIN SUBDISTRICT 'A' AND PORTIONS OF SUBDISTRICT 'B' IS EXEMPT FROM STORMWATER CONTROLS AS IT EXISTS TODAY.
8. STORMWATER MANAGEMENT CONTROLS MAY EITHER BE IMPLEMENTED ABOVE GROUND OR BELOW GROUND OR A COMBINATION OF THE TWO. THE LOCATION(S) OF THESE WILL BE DETERMINED AT THE TIME OF PERMITTING.
9. TREE CONSERVATION AREAS ARE DEPICTED IN CONCEPT ONLY AND ARE SUBJECT TO CHANGE BASED ON A FINAL LAYOUT AND ENVIRONMENTAL DETERMINATIONS. THE AMOUNT OF REQUIRED AND PROVIDED TREE CONSERVATION MAY DIFFER FROM THAT SHOWN ON THIS PLAN BASED UPON A YET TO BE DETERMINED AMOUNT OF FUTURE RIGHT–OF–WAY TO BE DEDICATED.
10. IF DEEMED NECESSARY BY THE PUBLIC WORKS DEPARTMENT TO ACCOMMODATE A FUTURE TRANSIT STOP ALONG SANDY FORKS ROAD, A TRANSIT EASEMENT (NOT TO EXCEED 15' X 20') SHALL BE DEEDED TO THE CITY AND RECORDED IN THE WAKE COUNTY REGISTRY. THE LOCATION SHALL BE DETERMINED AT THE TIME OF PERMITTING.

GRAPHIC SCALE
100 0 50 100 200
1 inch = 100 ft.

PRELIMINARY DRAWING – NOT RELEASED FOR CONSTRUCTION

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REVISIONS:
1 2016-12-02 PER COR COMMENTS
2 2017-01-20 PER COR COMMENTS

OWNER:
HAWTHORNE LAKES, LLC
200 PROVIDENCE ROAD, SUITE 105
CHARLOTTE, NC 28207

HAWTHORNE NORTH RIDGE
PD/MASTER PLAN
RALEIGH, NORTH CAROLINA
TREE CONSERVATION PLAN

PROJECT NO.	HRS16000–PD–TC1
FILENAME:	HRS16000
CHECKED BY:	BOP
DRAWN BY:	CMV
SCALE:	1"=100'
DATE:	2016–10–05
SHEET NO.	P-6

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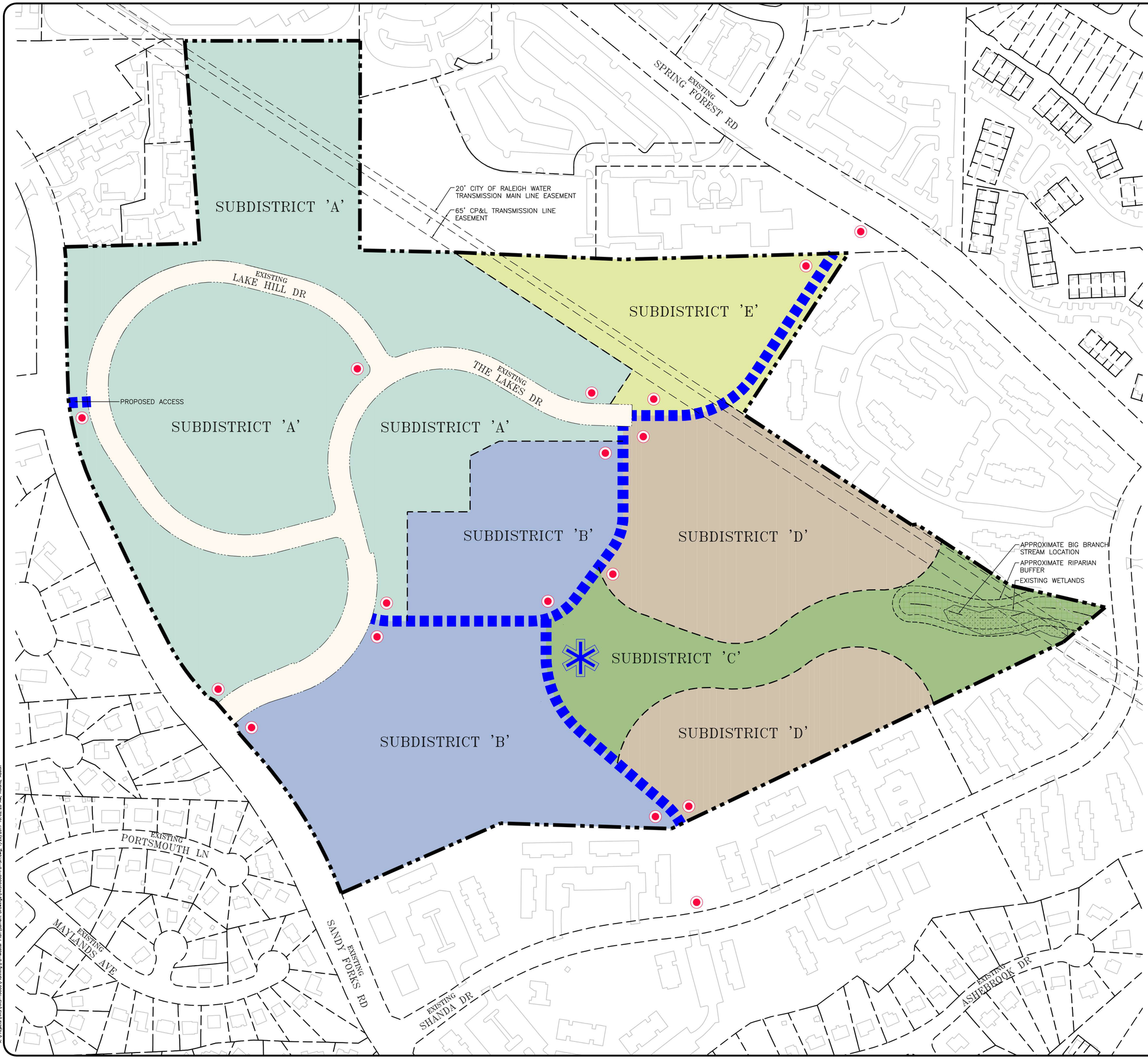
X:\Projects\HRS\HRS–16000\Planning\PD–Master Plan\Current Drawings\HRS16000–PD–TC1.dwg, 1/20/2017 10:03:26 AM, Roland, Austin



LEGEND

- NEUSE RIVER RIPARIAN BUFFER*
- EXISTING WETLAND*
- PROPOSED PUBLIC STREET*
- PROPOSED PUBLIC PARK*
- PROPOSED SIGNAGE LOCATION*

*SUBJECT TO CHANGE AS FINAL LOCATIONS AND EXTENT TO BE DETERMINED AT TIME OF PERMITTING

SIGNAGE DATA

DEVELOPMENT SIGNAGE SHALL BE IMPLEMENTED IN A UNIFORM AND HARMONIOUS MANNER THROUGHOUT THE DEVELOPMENT. SIGNAGE SHALL BE SUBSTANTIALLY CONSISTENT IN FONT STYLE(S), COLOR, AND MATERIALS. ALL SIGNAGE SHALL CONFORM TO THE STANDARDS NOTED BELOW.

FOR SIGNAGE ITEMS NOT SPECIFIED HEREIN, NOR ADDRESSED IN THE UDO (SUCH AS TYPE SCRIPT), THE MASTER DEVELOPER SHALL SUBMIT SUPPLEMENTAL STANDARDS FOR THE COMMON SIGNAGE PLAN AT THE TIME OF ANY INITIAL SIGNAGE PERMITTING. ALL SUBSEQUENT SIGNAGE PERMITTING SHALL THEN FOLLOW THE UPDATED STANDARDS.

SIGNAGE FOR THE PROPOSED PUBLIC PARK SHALL BE ALLOWED IN ADDITION TO SIGNAGE FOR THE DEVELOPMENT WITHIN EACH SUBDISTRICT. HOWEVER, PUBLIC PARK SIGNAGE ALSO MAY BE INCORPORATED INTO THE DEVELOPMENT SIGNAGE.

THE FOLLOWING SIGNAGE TYPES SHALL BE ALLOWED WITHIN EACH OF THE SUBDISTRICTS OF THE MASTER PLAN:

- WALL SIGN
- PROJECTING SIGN
- AWNING, GALLERY, MARQUE SIGN
- WINDOW SIGN
- LOW PROFILE SIGN
- MEDIUM PROFILE SIGN
- TRACT IDENTIFICATION SIGN
- A-FRAME SIGN
- SPECIAL SIGN TYPES
- OFF-PREMISE SIGN (WITHIN EASEMENTS AT FUTURE ROAD CONNECTIONS TO SHANDA DR. AND SPRING FOREST RD.)

PERMITTED SIGNAGE COLORS SHALL INCLUDE:

- WHITE
- PANTONE 314 C*
- PANTONE 390 C*
- PANTONE 425 C*

*SUBJECT TO CHANGE – THE MASTER DEVELOPER MAY CHOOSE AN ALTERNATE (OR EQUAL) COLOR WITH APPROVAL FROM THE CITY OF RALEIGH.

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GRAPHIC SCALE
100 0 50 100 200
1 inch = 100 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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REVISIONS:
1 2016-12-02 PER COR COMMENTS
2 2017-01-20 PER COR COMMENTS

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CHARLOTTE, NC 28207

HAWTHORNE NORTH RIDGE
PD/MASTER PLAN
RALEIGH, NORTH CAROLINA
COMMON SIGNAGE PLAN

PROJECT NO.	HRS16000-PD-OP1
FILENAME:	HRS16000
CHECKED BY:	BOP
DRAWN BY:	CMV
SCALE:	1"=100'
DATE:	2016-10-05
SHEET NO.	P-7

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HAWTHORNE NORTH RIDGE
PD/MASTER PLAN
RALEIGH, NORTH CAROLINA

3D MASSING STUDY

OWNER:
HAWTHORNE LAKES, LLC
200 PROVIDENCE ROAD, SUITE 105
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REVISIONS:
1 2016-12-02 PER COR COMMENTS
2 2017-01-20 PER COR COMMENTS

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PROJECT NO.	HRS16000-PD-MP1
FILENAME	HRS16000
CHECKED BY	BGP
DRAWN BY	CMV
SCALE	N.T.S.
DATE	2016-10-05
SHEET NO.	P-8