

CATES CREEK MULTIFAMILY - PHASE 1

SITE PLAN REVIEW

PROJECT DATA:
PROJECT NAME: CATES CREEK MULTIFAMILY PHASE 1
PROJECT LOCATION: OLD NC 86 AND CATES CREEK PARKWAY, HILLSBOROUGH, NC
DEVELOPER / OWNER: BEACH CATES CREEK LLC / BEACH CATES CREEK ARD LLC
 320 BROAD ST, SUITE 600, CHARLESTON, SC 29401
ATTN: JOHN REYNA
 JREYNA@THEBEACHCOMPANY.COM
 843-277-3052
PREPARED BY: COLEJENEST & STONE / BOLTON & MENK, INC.
 418 SOUTH DAWSON STREET
 RALEIGH, NC 27601
ATTN: NICOLE YOUNG, RLA
 NICOLE.YOUNG@BOLTON-MENK.COM, 984-344-6323
CURRENT ZONING DESIGNATIONS: MULTIFAMILY (MF)
PINS: 9873 15 4266

PROJECT GROSS AREA: OVERALL TRACT AREA: 38.64 AC
 PHASE 1: 25.17 AC
WATERSHED: LOWER ENO UNPROTECTED

SPECIAL FLOOD HAZARD OVERLAY: N/A

PROJECT DENSITY AND PARKING:
 BUILDING GROSS SF: 263,223
 PROPOSED MF UNITS: 316
 TOWNHOME-STYLE UNITS: 30
 TOTAL RESIDENTIAL UNITS: 346
 MF DENSITY: 346 UNITS/ 25.17 AC = 13.75 UNITS/ACRE

PARKING/UNIT RATIOS:
MULTI-FAMILY (MF): 1 SPACES PER BEDROOM + 1 VISITOR PARKING PER 25 UNITS
 QTY ROOMS/PARKING
 1 BEDROOM (MF): 151 151
 2 BEDROOM (MF): 144 288
 3 BEDROOM (MF): 21 63
 MF SUBTOTALS: 316 UNITS 502 ROOMS/PARKING SPACES
 MF VISITOR PRKG: 13
 TOTAL MF PARKING: 515

TOWNHOMES (TH): 1 SPACES PER BEDROOM + 1 VISITOR PARKING PER 25 UNITS
 QTY ROOMS/PARKING
 2 BEDROOM (TH): 15 30
 3 BEDROOM (TH): 15 45
 TH SUBTOTALS: 30 UNITS 75 ROOMS/PARKING SPACES
 TH VISITOR PRKG: 1
 TOTAL TH PARKING: 76

DEVELOPMENT PARKING TOTALS:
 RESIDENTIAL UNITS: 346
 PARKING SPACES REQUIRED: 591

PARKING TOTALS:
 PROVIDED: 599
 HC TOTALS: 18

ACCESSIBLE PARKING:
 GARAGE UNIT: 24
 PARALLEL SPACE: 24
 STANDARD: 473
 TOWNHOME DRIVEWAY: 30
 TOWNHOME GARAGE: 30
 VAN ACCESSIBLE: 9

NOTE: USES REQUIRING 100 SPACES OR MORE AFTER ROUNDING ARE ALLOWED FLEXIBILITY TO BUILD UP TO 10 MORE OR 10 FEWER SPACES. (UDO 6.13.3.3)

BUILDING SETBACKS: FRONT SETBACK = 35'
 SIDE SETBACK = 40'
 REAR SETBACK = 40'

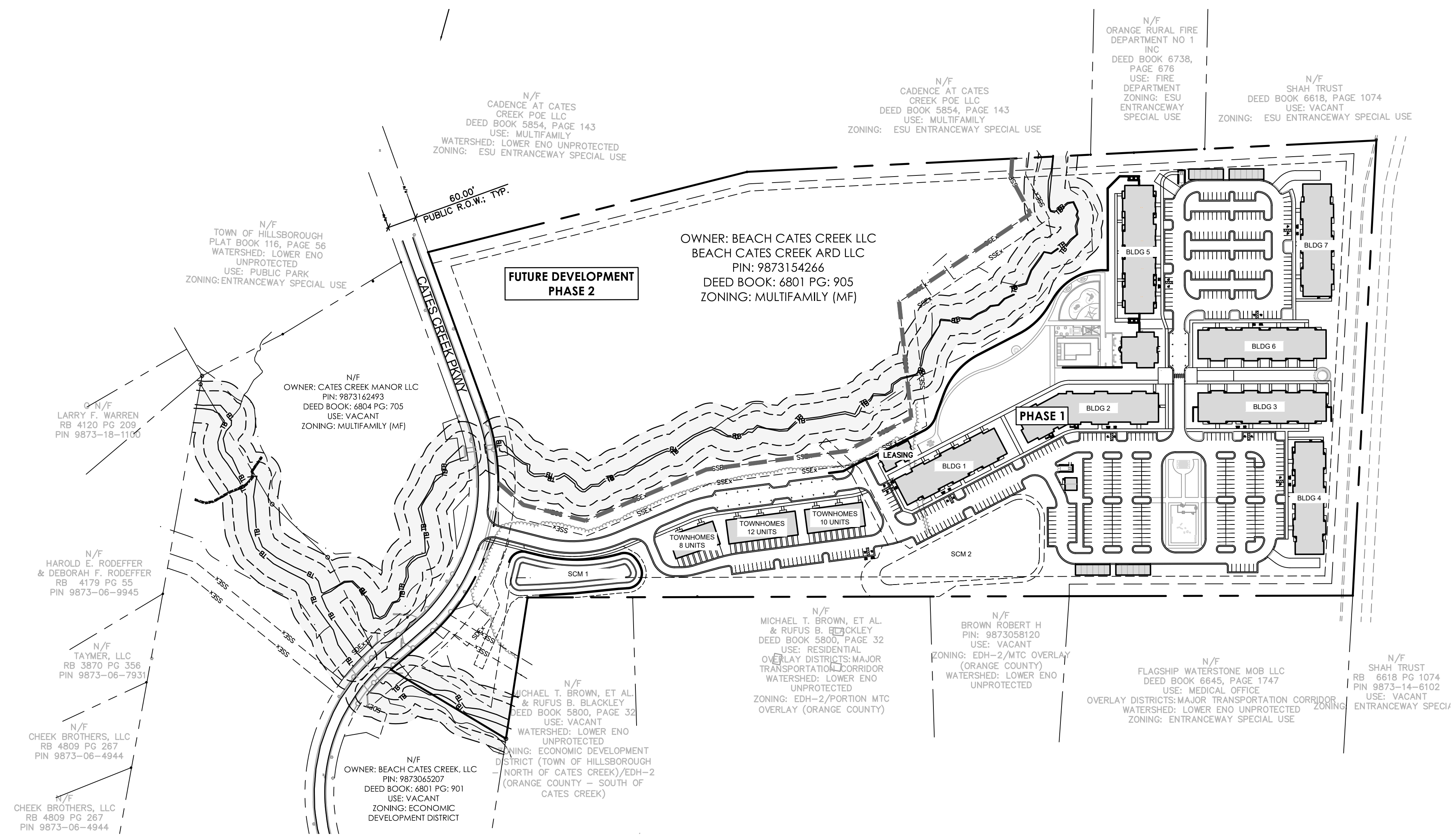
RECREATION SITES: (UDO 6.15.3.2)
REQUIRED:
 QTY POINTS TOTAL REQ.
 1 BEDROOM (MF): 151 6 906
 2 BEDROOM (MF): 159 9.5 1,511
 3 BEDROOM (MF): 36 12 432
 TOTALS: 577 2,849

PROVIDED:
 QTY PNTS/SE PROVIDED
 DOG PARK: 00.01 0
 CLUBHOUSE: 6,935 0.50 3,467
 POOL PATIO: 6,602 0.02 132
 SWIMMING POOL: 1,625 0.40 650
 TOTALS: 15,162 4,250

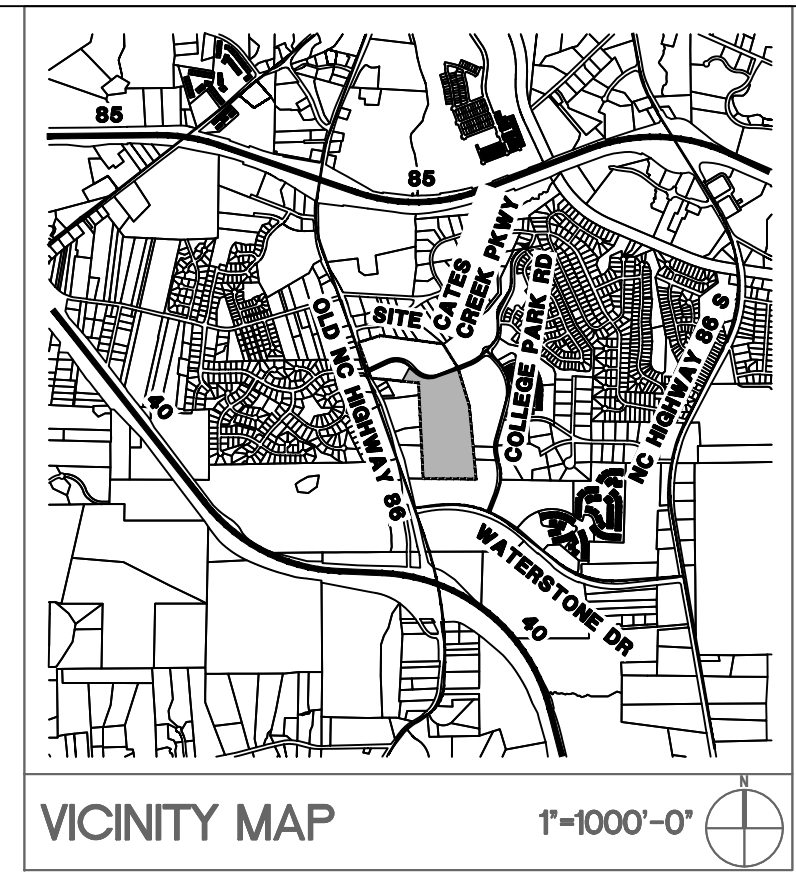
IMPERVIOUS AREA:
EXISTING: 0.14 AC (PHASE 1 DIRT PATH)
PROPOSED: 10.50 AC

LANDSCAPE REQUIREMENTS: SEE SHEET C-600 - OVERALL LANDSCAPE PLAN FOR CALCULATIONS.

- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
- SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART P, OR AS AMENDED.



AREA MAP



SURVEY DISCLAIMER
 EXISTING CONDITIONS AND TOPOGRAPHY OBTAINED FROM SURVEY DATED 05/24/2022, REVISED 06/13/2022, PROVIDED BY JAMES DITENHAFER, PLUS OF FINCH & ASSOCIATES, 309 N. BOYLAN AVE., RALEIGH, NC 27603, 919-833-1212. SUBDIVISION PLAT OBTAINED FROM SURVEY DATED 11/21/2022, PROVIDED BY SURVEYOR AS NOTED ABOVE.

SHEET LIST TABLE

Sheet Number	Sheet Title
C-000	COVER SHEET
C-100	EXISTING CONDITIONS AND DEMOLITION PLAN
C-101	TREE PROTECTION PLAN
C-200	OVERALL SITE PLAN
C-201	SITE PLAN ENLARGEMENT
C-202	SITE PLAN ENLARGEMENT
C-300	SOIL & EROSION CONTROL PLAN
C-400	OVERALL GRADING & DRAINAGE PLAN
C-401	GRADING & DRAINAGE PLAN ENLARGEMENT
C-402	GRADING & DRAINAGE PLAN ENLARGEMENT
C-500	OVERALL UTILITY PLAN
C-501	UTILITY PLAN ENLARGEMENT
C-502	UTILITY PLAN ENLARGEMENT
C-600	OVERALL LANDSCAPE PLAN
C-601	LANDSCAPE PLAN ENLARGEMENT
C-602	LANDSCAPE PLAN ENLARGEMENT
C-603	LANDSCAPE DETAILS
C-700	SITE DETAILS I
C-701	SITE DETAILS II
C-800	EROSION CONTROL DETAILS
C-801	SEWER UTILITY DETAILS
C-802	WATER DETAILS
C-803	STORM DETAILS I
C-804	STORM DETAILS II
C-820	SCM 1 DETAILS
C-821	SCM 2 DETAILS
008PXP	SITE LIGHTING PLAN
xA200	EXTERIOR ELEVATIONS BUILDING A
xA201	EXTERIOR ELEVATIONS BUILDING B
xA202	EXTERIOR ELEVATIONS BUILDING B.1
xA203	EXTERIOR ELEVATIONS BUILDING C
xA204	EXTERIOR ELEVATIONS TOWNHOMES
xA205	ELEVATIONS AMENITY & MAINTENANCE
xA206	ELEVATIONS LEASING

GENERAL NOTES:

- THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH, AND EXISTENCE OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY EXCAVATION. THE OMISSION OF, OR INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE, OR DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES. ANY DAMAGE TO EXISTING UNDERGROUND UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- ALL SIDEWALKS ARE PUBLIC AND MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION, AND PEOPLE WITH MOBILITY DISABILITIES. EXISTING PEDESTRIAN ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF HILLSBOROUGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
- NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERMING, PARKED VEHICLES OR SIGNS 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, SHALL BE PLACED WITHIN A SIGHT TRIANGLE OF A PUBLIC STREET, PRIVATE STREET OR DRIVEWAY CONTAINED EITHER ON THE PROPERTY OR ON AN ADJOINING PROPERTY.
- AIR HANDLING UNITS, CONDENSERS, SATELLITE DISHES AND OTHER EQUIPMENT THAT IS PLACED ON THE ROOF SHALL BE SCREENED FROM VIEW BY BUILDING ELEMENTS IN ORDER TO SHIELD FROM SIGHT AT GRADE AS WELL AS FROM NEARBY PUBLIC RIGHTS-OF-WAY.
- SOLID WASTE SERVICE TO BE COLLECTED BY PRIVATE SERVICE PROVIDER.
- USES REQUIRING 100 SPACES OR MORE AFTER ROUNDING ARE ALLOWED FLEXIBILITY TO BUILD UP TO 10 MORE OR 10 FEWER SPACES.

THIS PLAN WILL EXPIRE IF A TOWN OF HILLSBOROUGH ZONING COMPLIANCE PERMIT HAS NOT BEEN ISSUED BY:



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 RALEIGH, NORTH CAROLINA 27601
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 www.bolton-menk.com

BEACH EQUITY INVESTMENTS, LLC

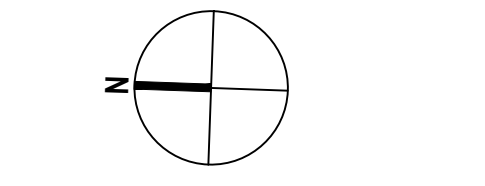
320 BROAD ST
 SUITE 600
 CHARLESTON, SC 29401

CATES CREEK MULTIFAMILY PHASE 1

COVER SHEET

PROJECT NO:
 50546

REVISIONS:
 1. 1st Site Plan Submittal 01/23/2023
 2. 2nd Site Plan Submittal 03/20/2023



SCALE: 1"= 150'
 0 75 150 300

SCALE: 1"= 100'
 DATE: 03/20/2023
 DESIGNED BY: NY
 DRAWN BY: RB, ZY
 CHECKED BY: NY, RB

C-000

FILE NO.:

