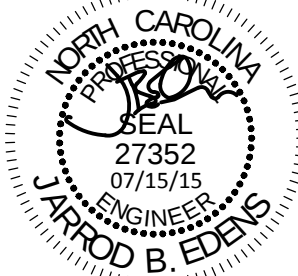


PIN: 0769-02-55-0505, PID: 194402
PIN: 0769-04-55-3281, PID: 194401
PIN: 0769-04-64-4709, PID: 194392
PIN: 0769-04-64-1516, PID: 194395
PIN: 0769-04-64-5426, PID: 194394
PIN: 0769-04-64-1210, PID: 194405
PIN: 0769-04-64-3142, PID: 194404

NC LICENSE # C-2745



PRELIMINARY
NOT FOR CONSTRUCTION

LEESVILLE/ANDREWS RESIDENTIAL DEVELOPMENT PLAN

ZONING CASE #Z1500001

6300, 6314, 6610 LEESVILLE ROAD & 116, 120, 204, 208 ANDREWS CHAPEL ROAD
DURHAM, NORTH CAROLINA

JANUARY 7, 2015

REVISED: JULY 15, 2015

GENERAL NOTES

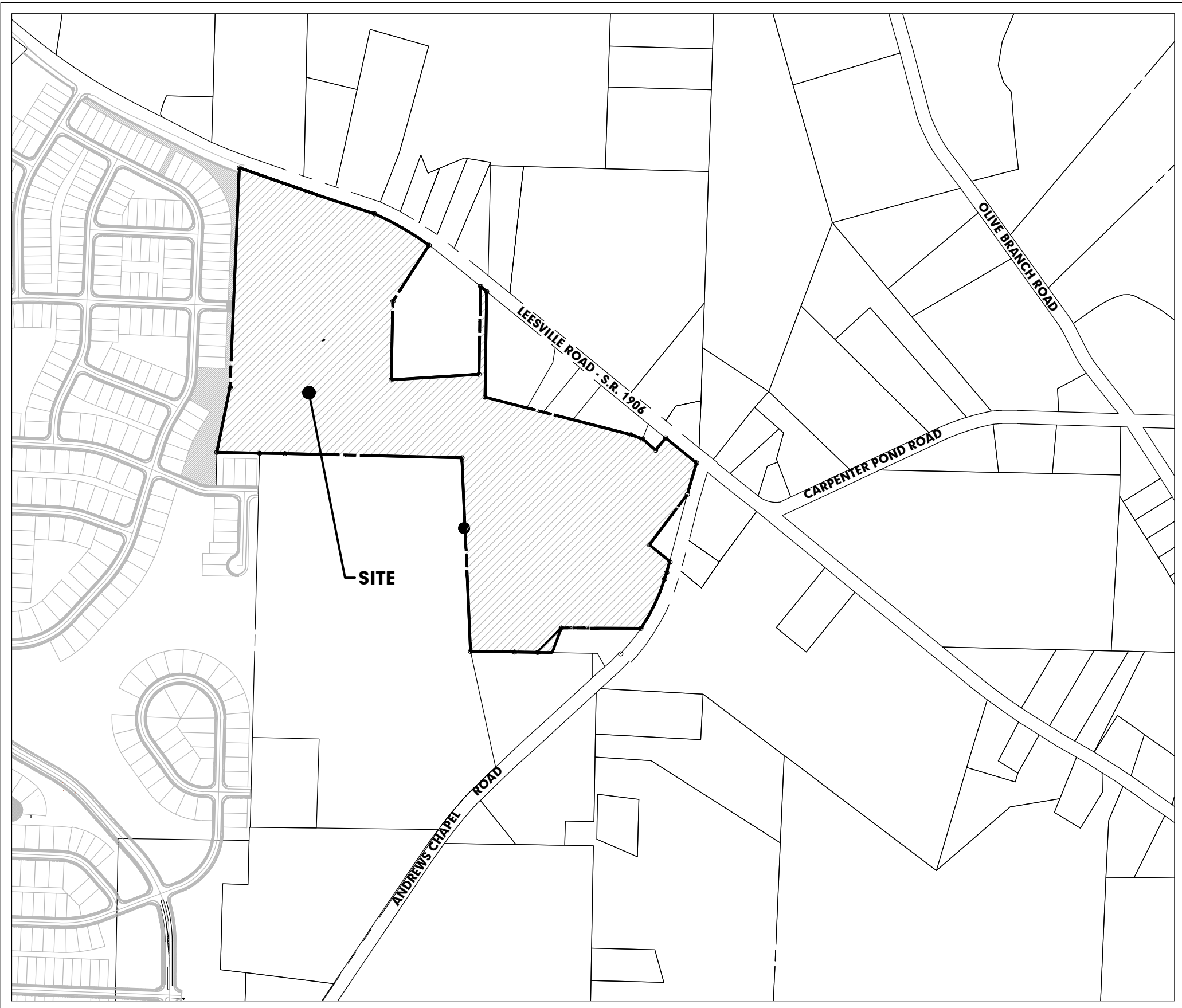
- BY REFERENCING ROADWAY IMPROVEMENTS ON THE PLAN, THE APPLICANT AGREES TO CONSTRUCT SAID IMPROVEMENTS PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY IN A MANNER THAT WILL ALLOW THEM TO FUNCTION AS NOTED ON THE PLAN AND IN ACCORDANCE WITH NCDOT AND CITY OF DURHAM STANDARDS AND POLICIES. THIS INCLUDES (WHERE APPROPRIATE) BUT IS NOT LIMITED TO: ADEQUATE TRANSITION TAPERS, ALIGNMENT OF LANES THROUGH INTERSECTIONS, ASSOCIATED SIGNAL MODIFICATIONS, PAVEMENT MARKINGS, ASSOCIATED SIGNAGE, CURB AND GUTTER, COORDINATION WITH OTHER PROPOSED ROADWAY IMPROVEMENTS AND BIKE LANES. THE APPLICANT ALSO ACCEPTS THE FINANCIAL RESPONSIBILITY FOR ACQUISITION OF ANY ADDITIONAL RIGHT-OF-WAY NECESSARY TO ACCOMMODATE THESE IMPROVEMENTS AND ANY REQUIRED SIDE WALK CONSTRUCTION.
- THE REQUIRED ROADWAY IMPROVEMENTS MAY BE PHASED AT THE SITE PLAN SUBMITTAL STAGE WITH A TRAFFIC PHASING PLAN (ACCEPTABLE TO CITY TRANSPORTATION AND NCDOT).

TEXT COMMITMENTS

- THE PROPOSED DEVELOPMENT WILL BE LIMITED TO SINGLE FAMILY RESIDENTIAL AND ACCESSORY USES.
- MINIMUM LOT SIZE FOR ANY SINGLE FAMILY RESIDENTIAL LOT SHALL BE 3,500 SF.
PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT (TEXT COMMITMENTS #3 THRU #5 ONLY)
DEDICATE AN ADDITIONAL 10' OF RIGHT-OF-WAY FOR THE FRONTAGE OF THE SITE ALONG LEESVILLE ROAD.
- DEDICATE AN ADDITIONAL 10' OF RIGHT-OF-WAY FOR THE FRONTAGE OF THE SITE ALONG ANDREWS CHAPEL ROAD.
- DEDICATE A 50' GREENWAY TRAIL EASEMENT EXTENDING FROM THE EASTERN BOUNDARY OF THE SITE AT ANDREWS CHAPEL ROAD NEAR THE LEESVILLE ROAD INTERSECTION WESTWARD THRU THE SITE TO THE ADJACENT COMMON BOUNDARY LINE WITH THE MONTESSORI SCHOOL OF RALEIGH PROPERTY.
PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (TEXT COMMITMENTS #6 THRU #9 ONLY)
A MINIMUM OF 4' ADDITIONAL ASPHALT (IN ADDITION TO THE PROPOSED ROADWAY IMPROVEMENTS) WILL BE PROVIDED FOR THE FULL FRONTAGE OF THE SITE ALONG THE SOUTH SIDE OF LEESVILLE ROAD. THE ADDITIONAL ASPHALT WIDENING WILL BE PROVIDED TO ALLOW FOR A BICYCLE LANE.
- A MINIMUM OF 4' ADDITIONAL ASPHALT (IN ADDITION TO THE PROPOSED ROADWAY IMPROVEMENTS) WILL BE PROVIDED FOR THE FULL FRONTAGE OF THE SITE ALONG THE WEST SIDE OF ANDREWS CHAPEL ROAD. THE ADDITIONAL ASPHALT WIDENING WILL BE PROVIDED TO ALLOW FOR A BICYCLE LANE.
- CONSTRUCT A WESTBOUND LEFT-TURN LANE WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS ON LEESVILLE ROAD AT SITE ACCESS POINT #1.
- CONSTRUCT A NORTHBOUND LEFT-TURN LANE WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS ON ANDREWS CHAPEL ROAD AT SITE ACCESS POINT #5.

DESIGN COMMITMENTS (FOR AMENITY BUILDING ONLY)

- ARCHITECTURAL STYLE:**
THERE IS NO SPECIFIC ARCHITECTURAL STYLE PROPOSED.
- ROOFLINE(S):**
FLAT AND SLOPED (GABLE, HIPPED, SHED, ETC.) TYPE ROOFS WILL BE ALLOWED.
- BUILDING MATERIALS:**
THE PRIMARY BUILDING MATERIALS TO BE USED WITHIN THE DEVELOPMENT WILL BE A CHOICE OR COMBINATION OF BRICK, BLOCK, STONE, EPS, WOOD, FIBER CEMENT/CEMENTITIOUS CLADDING, VINYL OR SYNTHETIC BOARD. ROOFING MATERIALS WILL BE A CHOICE OR COMBINATION OF SHINGLES, STANDING SEAM METAL, OR RECYCLED SYNTHETIC SHAKES.
- DISTINCTIVE ARCHITECTURAL FEATURES:**
THE FOLLOWING ARCHITECTURAL FEATURES WILL BE ALLOWED: FRONT FACING GABLE AT THE BUILDING ENTRANCE; ROOF DORMERS; ROOF CUPOLAS; AND STONE CHIMNEY.
- CONTEXT AREA:**
WITHIN THE CONTEXT AREA OF THE SITE, SIMILAR BUILDING SCALE AND MATERIAL PROPOSED FOR THIS DEVELOPMENT CAN BE SEEN. AN EXAMPLE OF SIMILAR ARCHITECTURAL STYLE ARE FOUND IN CAROLINA ARBORS AND BRIER CREEK CROSSING. PRESERVATION OF NATURAL FEATURES WITHIN THE SITE WILL BLEND WITH THE CHARACTERISTICS OF THE SURROUNDING AREA.



PROJECT SITE VICINITY MAP:

0 250' 500'
SCALE: 1"=500'

SITE SUMMARY

TOTAL TRACT AREA: 44.87 AC.
PIN: 0769-02-55-0505, 0769-04-55-3281, 0769-04-64-4709,
0769-04-64-1516, 0769-04-64-5426, 0769-04-64-1210,
0769-04-64-3142
EXISTING ZONING: RR (COUNTY)
PROPOSED ZONING: PDR-3.291 (CITY)
TIER: SUBURBAN
RIVER BASIN: NEUSE
OVERLAY DISTRICTS: NONE
CITY LIMITS: INSIDE (PENDING ANNEXATION CASE #BDG1500002)

DEVELOPMENT PLAN

CITY OF DURHAM

LIST OF DRAWINGS:

SHEET #	TITLE
--	COVER
D (1)	EXISTING CONDITIONS PLAN
D (2)	SITE IMPROVEMENTS PLAN

OWNERS

GANDHI, KAILAS & KAUSHIK
7 ACROPOLIS CIRCLE
ANDOVER, MA 01810

NICHOLS, WILLIAM
PO BOX 631
DURHAM, NC 27702

COLCLOUGH, JOHN
204 ANDREWS CHAPEL ROAD
DURHAM, NC 27703

STALLINGS, ROY & DONNA
120 ANDREWS CHAPEL ROAD
DURHAM, NC 27703

WILLIAMS, ROBERT & DELORES
116 ANDREWS CHAPEL ROAD
DURHAM, NC 27703

RODRIGUES, NOEL & CARMEN
3038 CLINTON STREET, SOUTH
GULFPORT, FL 33707

APPLICANT

EPCON COMMUNITIES, INC.
500 STONEHENGE PARKWAY
DUBLIN, OH 43017
P: (919) 815-9987
STEPHEN GEORGE - VP OPERATIONS
(RALEIGH/DURHAM)
(sgeorge@epconcommunities.com)

ENGINEER

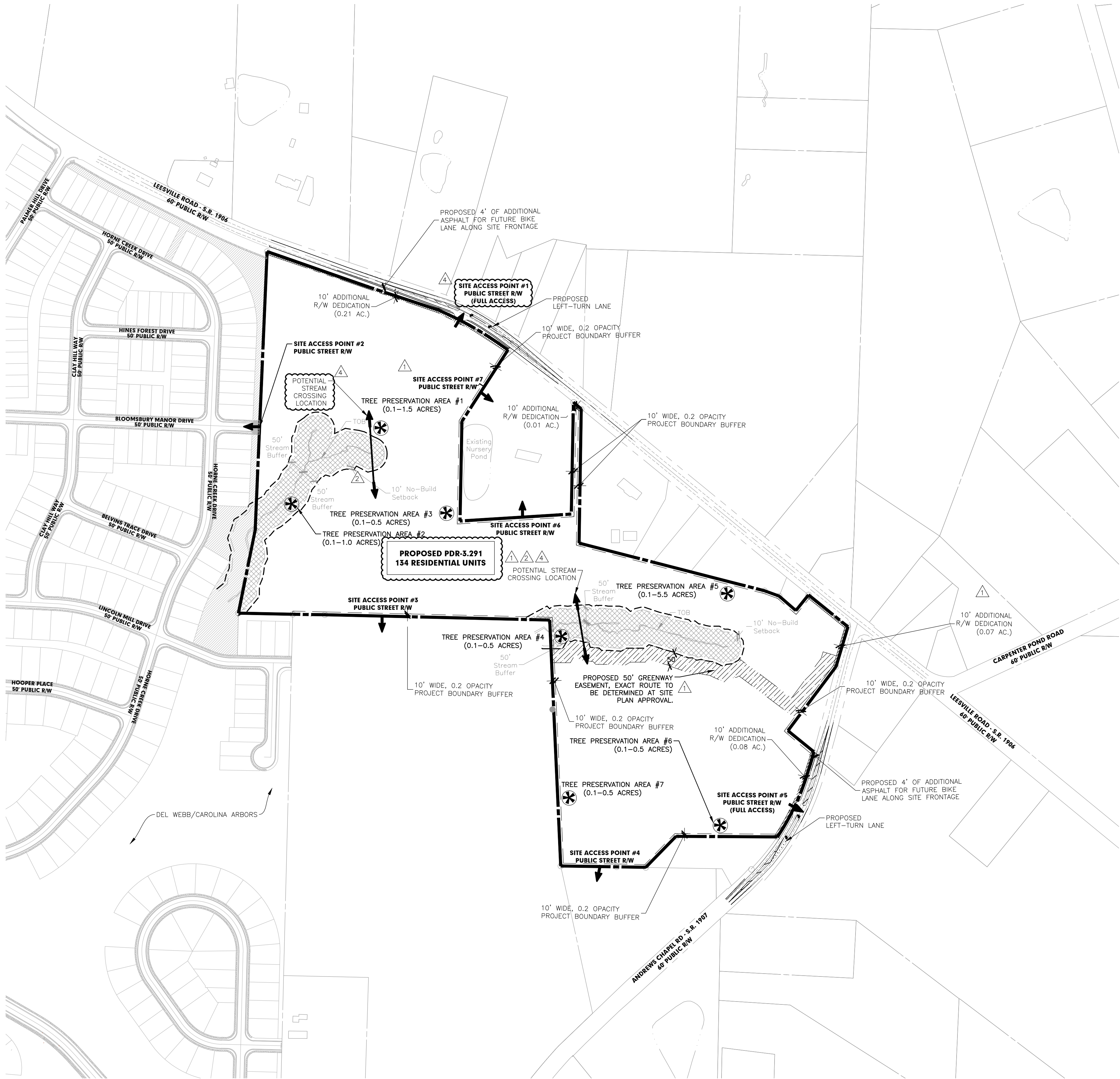
EDENS LAND CORP
2314 S. MIAMI BLVD - SUITE 151
DURHAM, NORTH CAROLINA 27703
PH: (919) 316-1855
JARROD B. EDENS, P.E. - PRESIDENT
(jarrod.edens@edensland.com)

SURVEYOR

ROBERT MURPHY PLLC
PO BOX 99783
RALEIGH, NORTH CAROLINA 27624
PH: (919) 302-1740
ROBERT MURPHY - PRESIDENT
(wrmurphy81@gmail.com)

APPROVAL STAMP (ZONING CASE #1500001)

ELC EDENS
LAND CORP
ENGINEERING · DEVELOPMENT
2314 S. MIAMI BLVD · SUITE 151 · DURHAM, NC 27703
WWW.EDENSLAND.COM · PH: (919) 316-1855



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PIN: 0769-04-64-1516, PID: 194393
PIN: 0769-04-64-5426, PID: 194394
PIN: 0769-04-64-1210, PID: 194405
PIN: 0769-04-64-3142, PID: 194404

PROJECT SUMMARY

SITE INFORMATION	
PROJECT NAME:	LEESVILLE/ANDREWS RESIDENTIAL
OWNERS:	GANDHI, KAILAS & KAUSHIK NOGHOLIS, WILLIAM COLCLOUGH, JOHN STALLINGS, ROY & DONNA WILLIAMS, ROBERT & DELORES RODRIGUES, NOEL & CARMEN
LOCATION:	6300, 6314, 6610 LEESVILLE ROAD 116, 120, 204, 208 ANDREWS CHAPEL ROAD
JURISDICTION:	CITY OF DURHAM
EXISTING ZONING DISTRICTS:	RR (COUNTY)
EXISTING USES:	RESIDENTIAL
PROPOSED ZONING DISTRICT:	PDR-3.291 (CITY)
COMMITTED USES:	SINGLE FAMILY RESIDENTIAL; ACCESSORY USES
PIN(S):	0769-02-55-0505, 0769-04-55-3281, 0769-04-64-4709, 0769-04-64-1516, 0769-04-64-5426, 0769-04-64-1210 & 0769-04-64-3142
PID(S):	194402, 194401, 194392, 194393, 194394, 194405 & 194404
GROSS SITE AREA:	44.87 AC.
DEVELOPMENT TIER:	SUBURBAN
OVERLAY DISTRICTS:	NONE
RIVER BASIN:	NEUSE
CITY LIMITS:	INSIDE (PENDING ANNEXATION CASE #BDG1500002)

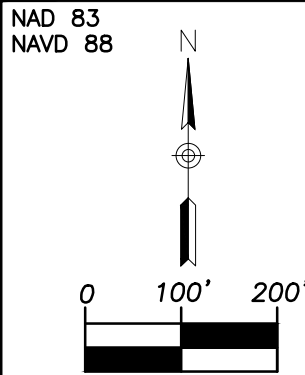
RESIDENTIAL DENSITY CALCULATIONS	
GROSS SITE AREA:	44.87 AC.
AREA OF R/W DEDICATION:	-0.37 AC.
ADJUSTED GROSS SITE AREA:	44.50 AC.
SITE AREA WITHIN STREAM BUFFERS:	3.79 AC.
FLOODWAY FRINGE AREA OUTSIDE STREAM BUFFERS:	0.00 AC.
50% OF FLOODWAY FRINGE AREA OUTSIDE OF STREAM BUFFERS:	0.00 AC.
SITE AREA CONTAINING STEEP SLOPES:	0.00 AC.
OUTSIDE STREAM BUFFER (85% OF STEEP SLOPE AREAS):	0.00 AC.
NET DEVELOPMENT AREA:	40.72 AC.
DENSITY PROPOSED:	3.291 DU/AC.
MAXIMUM RESIDENTIAL UNITS:	134 DU

TREE COVERAGE AREA REQUIREMENTS	
ADJUSTED GROSS SITE AREA:	44.50 AC.
REQUIRED TREE COVERAGE AREA:	8.90 AC.
(100% TREE PRESERVATION)	
COMMITTED TREE COVERAGE:	8.90 AC.

✱ DENOTES LOCATION OF PROPOSED TREE COVERAGE - PRESERVATION

IMPERVIOUS SURFACE AREA REQUIREMENTS	
ADJUSTED GROSS SITE AREA:	44.50 AC.
COMMITTED MAXIMUM IMPERVIOUS SURFACE AREA (70%):	31.15 AC.

OPEN SPACE REQUIREMENTS	
ADJUSTED GROSS SITE AREA (PDR-3.291 ZONE):	44.50 AC.
REQUIRED OPEN SPACE @ 3.291 DU/AC. (16%)	7.12 AC.
1,938,420 S.F. x 16% = 310,147 S.F. =	
REQUIRED USEABLE OPEN SPACE (33.33% OF REQUIRED OPEN SPACE)	2.37 AC.
310,147 S.F. x 33.33% = 103,372 S.F. =	

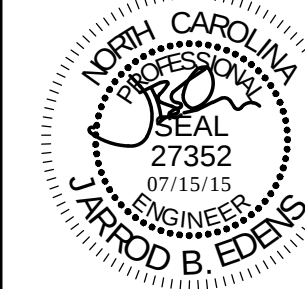


PLAN REVISIONS	
	CITY OF DURHAM
03/19/15	05/21/15
06/03/15	07/15/15

SITE IMPROVEMENTS PLAN

THE COURTYARDS AT ANDREWS CHAPEL
6300, 6314, 6610 LEESVILLE RD & 116, 120, 204, 208 ANDREWS CHAPEL RD
DURHAM, NORTH CAROLINA

NC LICENSE# C-2745



PRELIMINARY
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WWW.EDENSLAND.COM • PH: (919) 36-1855

SCALE		
1" = 200'		
DATE		
JANUARY 7, 2015		
DESIGN	DRAFT	CHECK
JRB	MEM	JBE
PROJECT NUMBER		
1083-003		
SHEET NUMBER		
D-2		