

THE COURTYARDS AT ANDREWS CHAPEL SITE PLAN

CASE #-----

ZONING CASE #Z1500001

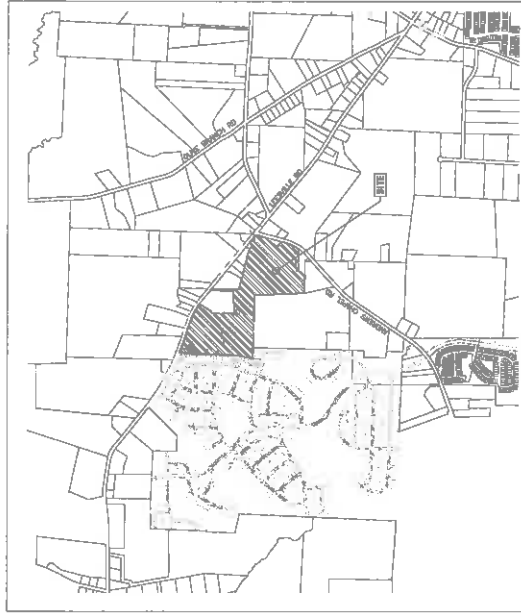
6300, 6314, 6610 LEESVILLE ROAD & 116, 120, 204, 208 ANDREWS CHAPEL ROAD
DURHAM, NORTH CAROLINA

JUNE 23, 2015

**LEVEL 3 SITE PLAN
CITY OF DURHAM**

LIST OF DRAWINGS:

SHEET #	TITLE	COVER
PN (1)	PROJECT NOTES	
EX (1-2)	EXISTING CONDITIONS; TREE SURVEY	
SP (1-4)	SITE LAYOUT PLAN	
LS (1-5)	LANDSCAPE PLAN	
GR (1-4)	GRADING AND DRAINAGE PLAN	
UT (1)	UTILITY AND LIGHTING PLAN	
DT (1)	DETAIL SHEET	
A (1,4-5)	CLUBHOUSE ARCHITECTURAL DRAWINGS	



PROJECT SITE VICINITY MAP:

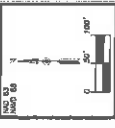
SCALE: 1"=100'

APPLICANT
EPCON COMMUNITIES, INC.
500 STORWENGE PARKWAY
DUBLIN, OHIO 43017
Tel: 614-885-1000
STERNA GEORGE - VP OPERATIONS
(RALPH/DURHAM)
Tel: 614-885-1000

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

SURVEYOR
ROBERT MURPHY PLLC
PO BOX 59783
RALEIGH, NORTH CAROLINA 27624
Tel: 919-876-1000
ROBERT MURPHY - PRESIDENT
Tel: 919-876-1000

DATE INFORMATION	FILE
05/28/15 08:00AM	2015-04-04-1581
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05/28/15 08:	



PLAN REVISIONS

NO.	DATE	DESCRIPTION

OVERALL PRELIMINARY PLAN

THE COURTYARDS AT ANDREWS CHAPEL
208 ANDREWS CHAPEL ROAD
DURHAM, NORTH CAROLINA



EDENS ENGINEERING & DEVELOPMENT, INC.
LAND CORP.

2314 S. MAIN ROAD - SUITE 101 - DURHAM, NC 27703
WWW.EDENSLANDCORP.COM - PH: (919) 246-9955

DATE: JUNE 22, 2010
SCALE: AS SHOWN
PROJECT: 10083-0003

PROJECT DATA

SITE INFORMATION

CITY OF DURHAM
SUBJECT: SINGLE FAMILY RESIDENTIAL, 2-3 UNITS PER LOT
PROJECT NO.: 10083-0003
PROJECT ADDRESS: 208 ANDREWS CHAPEL ROAD, DURHAM, NC 27703
PROJECT CONTACT: EDENS ENGINEERING & DEVELOPMENT, INC., 2314 S. MAIN ROAD, SUITE 101, DURHAM, NC 27703, PH: (919) 246-9955

OWNER: EDENS ENGINEERING & DEVELOPMENT, INC.
DESIGNER: EDENS ENGINEERING & DEVELOPMENT, INC.
DATE: JUNE 22, 2010

SINGLE FAMILY LOT INFORMATION

MINIMUM LOT AREA: 1.57 AC
MINIMUM LOT WIDTH: 50 FT
MINIMUM LOT DEPTH: 100 FT
MINIMUM LOT AREA: 1.57 AC
MINIMUM LOT WIDTH: 50 FT
MINIMUM LOT DEPTH: 100 FT

MINIMUM BUILDING REQUIREMENTS

MINIMUM BUILDING SETBACK: 5 FT
MINIMUM BUILDING SETBACK: 5 FT
MINIMUM BUILDING SETBACK: 5 FT
MINIMUM BUILDING SETBACK: 5 FT
MINIMUM BUILDING SETBACK: 5 FT
MINIMUM BUILDING SETBACK: 5 FT

RESIDENTIAL DENSITY CALCULATIONS

MAX. NUMBER OF DWELLING UNITS ALLOWED: 154 UNITS
MIN. NUMBER OF DWELLING UNITS ALLOWED: 108 UNITS
TOTAL UNITS: 117 UNITS

PARKING

MINIMUM PARKING: 117 SPACES
PROPOSED PARKING: 117 SPACES

TREE COVERAGE AREA REQUIREMENTS

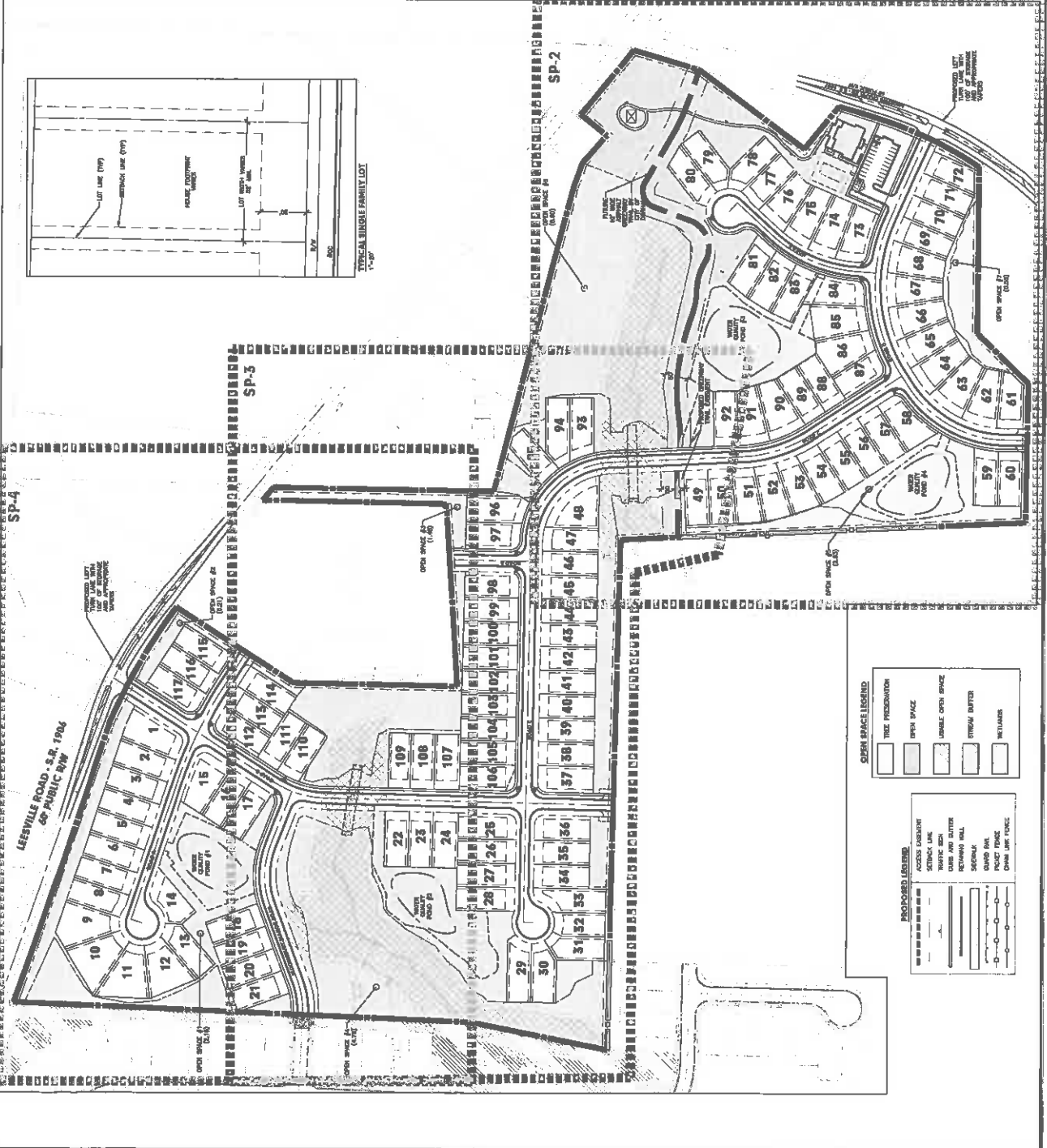
TOTAL TREE COVERAGE AREA: 44,500 SQ. FT.
MINIMUM TREE COVERAGE AREA: 44,500 SQ. FT.

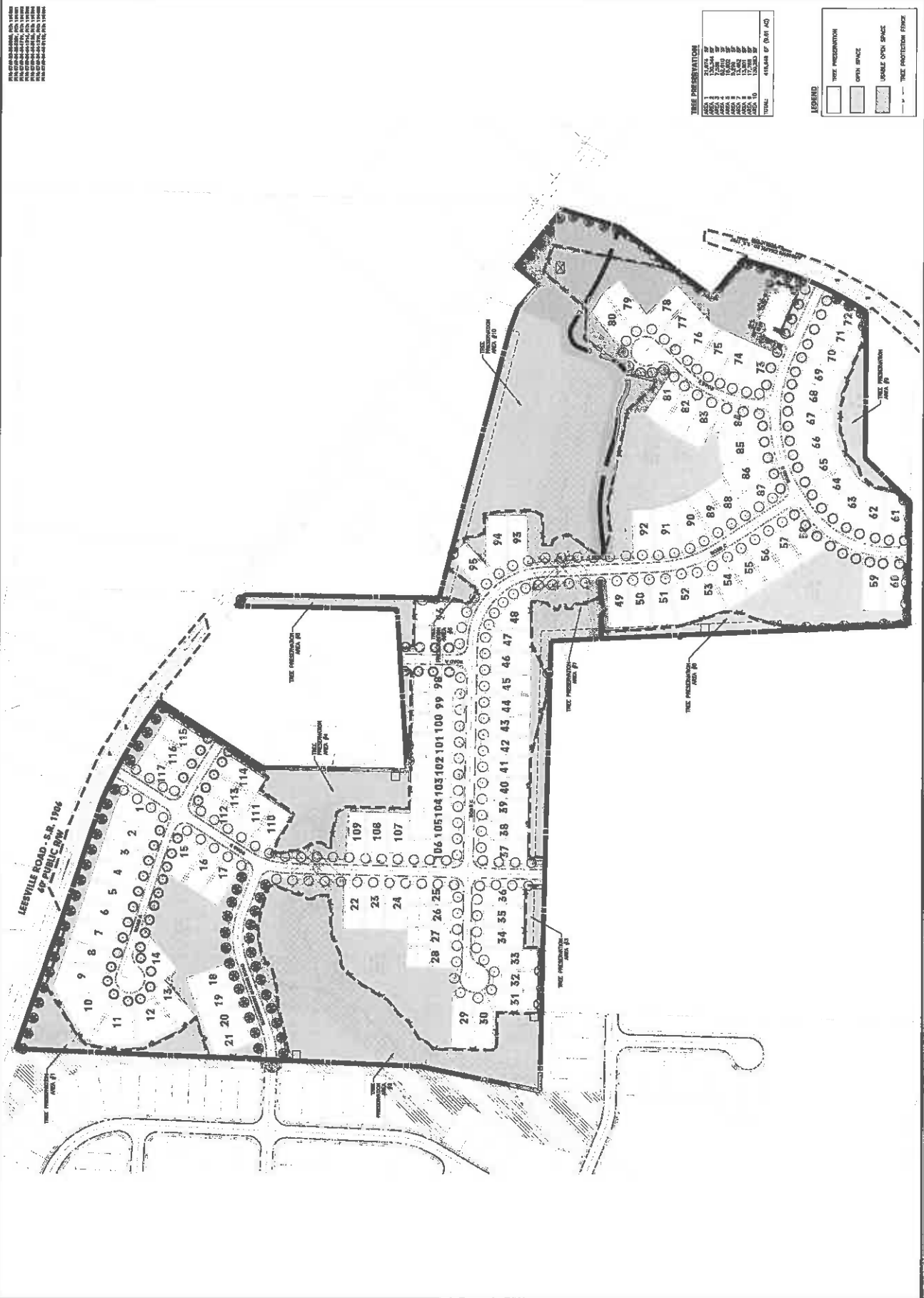
OPEN SPACE REQUIREMENTS

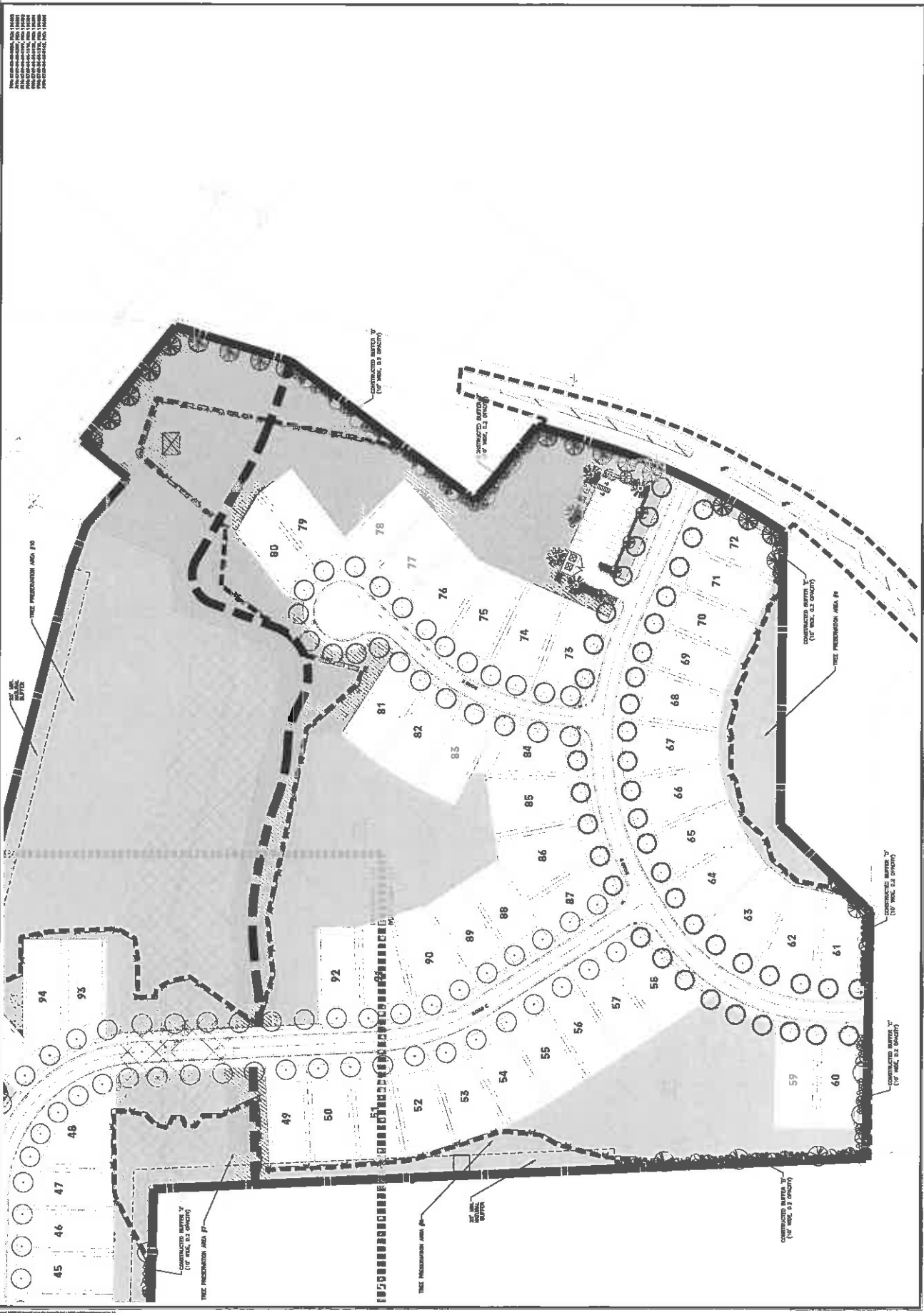
TOTAL OPEN SPACE: 117,000 SQ. FT.
MINIMUM OPEN SPACE: 117,000 SQ. FT.

ADDITIONAL NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE NOTED.









PLAN REVISIONS

NO.	DATE	DESCRIPTION

LANDSCAPE PLAN
 THE COURTYARDS AT ANDREWS CHAPEL
 208 ANDREWS CHAPEL ROAD
 DURHAM, NORTH CAROLINA



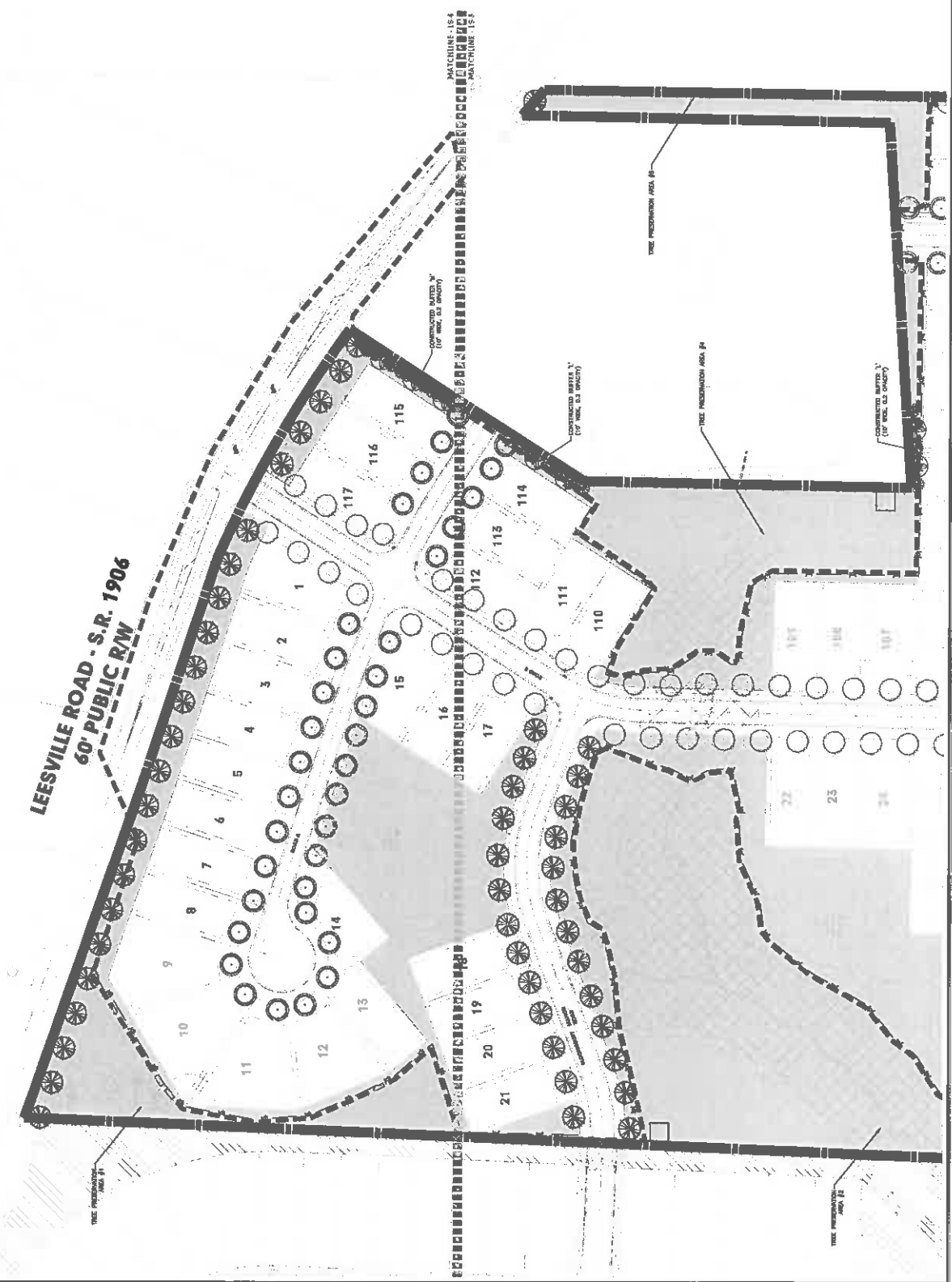
EDENS LAND CORP.
 ENGINEERING - DEVELOPMENT
 2306 S. MARKET STREET - SUITE 101 - DURHAM, NC 27703
 WWW.EDENSLAND.COM - PH: 919.396.3829

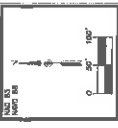
DATE: JUNE 22, 2015
 SCALE: 1"=20'

NO.	DATE	BY	CHKD.

PROJECT NO.: 1503-003
 SHEET NO.: LS-4

FOR INFORMATION ONLY: THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT ACCEPTS ALL RISKS AND LIABILITIES ASSOCIATED WITH THE USE OF THIS PLAN. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREON.





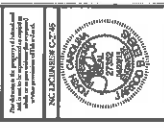
PLAN REVISIONS

NO.	DATE	DESCRIPTION

OVERALL GRADING AND DRAINAGE PLAN

THE COURTYARDS AT ANDREWS CHAPEL

200 ANDREWS CHAPEL ROAD
DURHAM, NORTH CAROLINA



EDENS
ENGINEERING - DEVELOPMENT
LAND DEVELOPMENT

2244 S. MAIN BLVD - SUITE 104 - DURHAM, NC 27709
WWW.EDENSLAND.COM - PH: (919) 340-1855

DATE: JUNE 23, 2015
SCALE: AS SHOWN
PROJECT: THE COURTYARDS AT ANDREWS CHAPEL
SHEET NO.: 103-280-003
SHEET TOTAL: 103-280-003

DISTURBED AREA: 18.45 ACRES

GENERAL POND NOTES

1. POND AND FLOWLINE DIMENSIONS WILL BE COMPLETELY CONTAINED WITHIN OPEN SPACE.

GENERAL GRADING NOTES

1. EXISTING TOPOGRAPHY AND DRAINAGE INFORMATION PROVIDED BY ROBERT MURPHY PLLC.
2. PROJECT IS LOCATED WITHIN THE WOLFE CREEK BASIN.
3. ALL EXISTING DRAINAGE TO BE REFORCED CONCRETE PIPE UNLESS OTHERWISE NOTED.
4. ALL CONSTRUCTION TO CONFORM TO CITY OF DURHAM STANDARDS AND SPECIFICATIONS.
5. ALL CUT SLOPES TO BE A MINIMUM OF 3:1. ALL FILL SLOPES TO A MAXIMUM OF 3:1.
6. SITE WILL BE FLOOD ZONED.

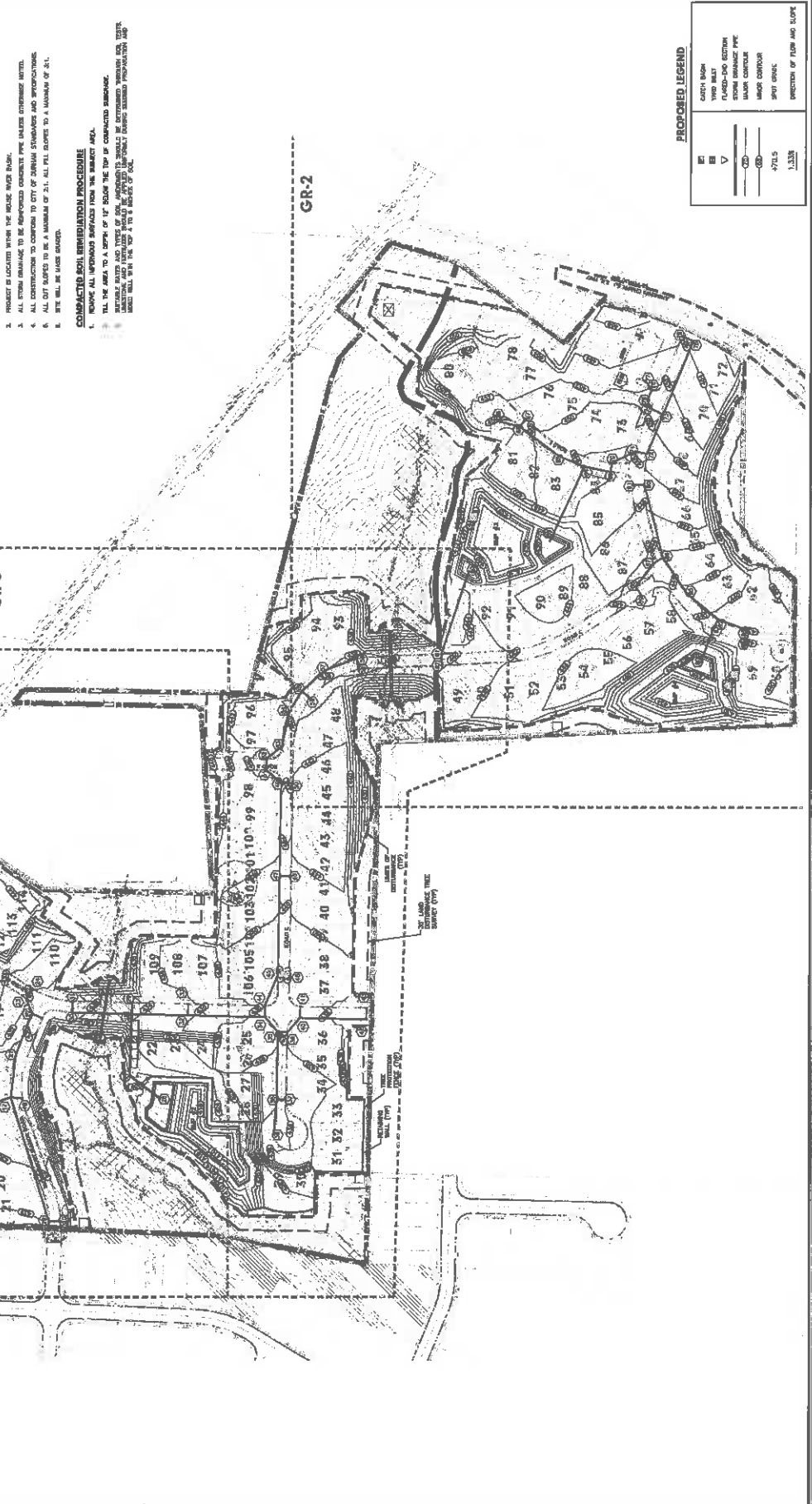
CONTRACTOR SOIL INVESTIGATION PROCEDURE

1. CONTRACTOR SHALL INVESTIGATE ALL EXISTING AND PROPOSED CONSTRUCTION AREAS.
2. SHALL THE AREA TO A DEPTH OF 3' BELOW THE TOP OF COMPLETED SURFACE.
3. IDENTIFY ALL TYPES OF SOIL INVESTIGATION METHODS TO BE UTILIZED FOR ALL EXISTING AND PROPOSED CONSTRUCTION AREAS.
4. ALL INVESTIGATION RESULTS TO BE REPORTED TO THE CITY OF DURHAM.

PROPOSED LEGEND

- ▭ EXISTING ROAD
- ▭ NEW ROAD
- ▽ FLOOD-NO ACTION
- ▭ EXISTING DRAINAGE PIPE
- ▭ NEW DRAINAGE PIPE
- ▭ EXISTING CONTOUR
- ▭ NEW CONTOUR
- ▭ SPOT ELEVATION
- ▭ DIRECTION OF FLOW AND SLOPE

4715
1.33%



103-280-003

GR-3

DATE: 11/27/15
DATE: JAN 23, 2015
SCALE: 1" = 40'
SHEET NO. 15
SHEET TOTAL 20

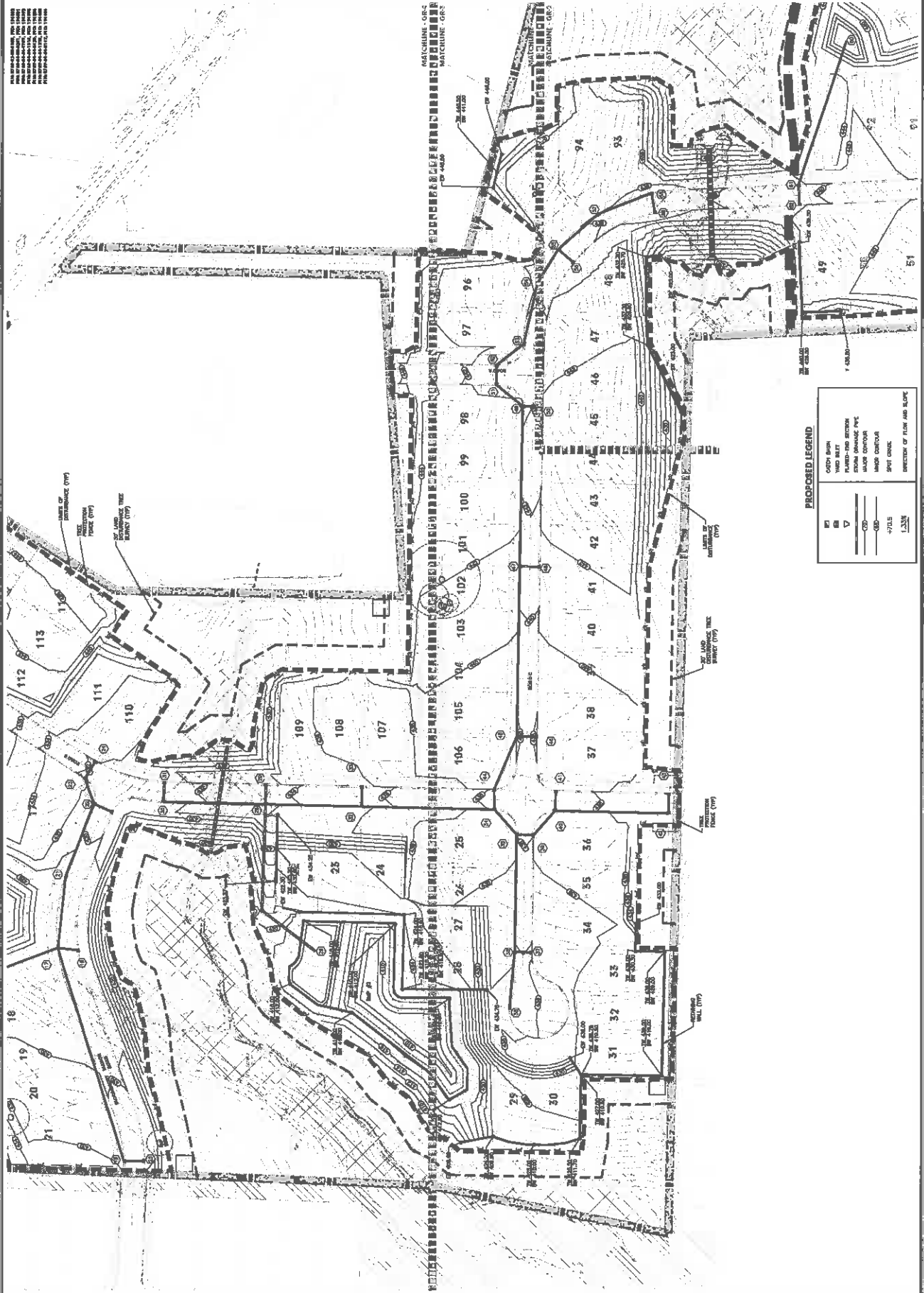
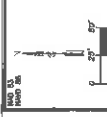
LEDENS
ENGINEERING & DEVELOPMENT
301 S. MAIN ST. SUITE 101 - DURHAM, NC 27701
WWW.LEDENSLAND.COM - PH: 919-381-1855



GRADING AND DRAINAGE PLAN
THE COURTYARDS AT ANDREWS CHAPEL
208 ANDREWS CHAPEL ROAD
DURHAM, NORTH CAROLINA

PLAN REVISIONS

NO.	DATE	DESCRIPTION



PROPOSED LEGEND

○	CATCH BASIN
▽	VAULT
—	PLUMBED-TWO SECTION
—	STORM DRAINAGE PIPE
—	MAJOR CONTOUR
—	MAJOR CONTOUR
—	SPOT ELEVATION
—	DIRECTION OF FLOW AND SLOPE

EXISTING ELEVATION: 100, 105, 110, 115, 120, 125, 130, 135, 140, 145, 150, 155, 160, 165, 170, 175, 180, 185, 190, 195, 200, 205, 210, 215, 220, 225, 230, 235, 240, 245, 250, 255, 260, 265, 270, 275, 280, 285, 290, 295, 300, 305, 310, 315, 320, 325, 330, 335, 340, 345, 350, 355, 360, 365, 370, 375, 380, 385, 390, 395, 400, 405, 410, 415, 420, 425, 430, 435, 440, 445, 450, 455, 460, 465, 470, 475, 480, 485, 490, 495, 500, 505, 510, 515, 520, 525, 530, 535, 540, 545, 550, 555, 560, 565, 570, 575, 580, 585, 590, 595, 600, 605, 610, 615, 620, 625, 630, 635, 640, 645, 650, 655, 660, 665, 670, 675, 680, 685, 690, 695, 700, 705, 710, 715, 720, 725, 730, 735, 740, 745, 750, 755, 760, 765, 770, 775, 780, 785, 790, 795, 800, 805, 810, 815, 820, 825, 830, 835, 840, 845, 850, 855, 860, 865, 870, 875, 880, 885, 890, 895, 900, 905, 910, 915, 920, 925, 930, 935, 940, 945, 950, 955, 960, 965, 970, 975, 980, 985, 990, 995, 1000

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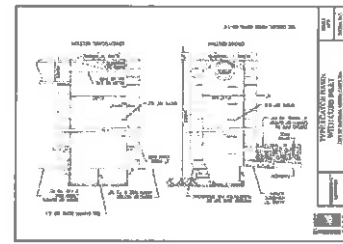
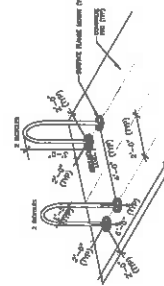


COURTYARDS AT ANDREWS CHAPEL
208 ANDREWS CHAPEL ROAD
DURHAM, NORTH CAROLINA

DETAILS SHEET

PLAN REVISIONS

REVISIONS TO PREVIOUS EDITIONS



NOTES

