1. PIN: 0769-01-06-9898 / 10.22 AC.	6. PIN: 0769-01-26-4978 / 6.389 AC.	11. PIN: 0769-03-24-8486 / 44.845 AC.
2. PIN: 0769-01-16-4591 / 32.152 AC.	7. PIN: 0769-01-26-9080 / 52.32 AC.	12. PIN: 0769-03-33-2232 / 102.52 AC.
3. PIN: 0769-03-14-4892 / 28.76 AC.	8. PIN: 0769-01-36-3589 / 8.823 AC.	13. PIN: 0769-03-44-6000 / 25.89 AC.
4. PIN: 0769-01-27-3333 / 0.459 AC.	9. PIN: 0769-01-35-3524 / 26.212 AC.	
5. PIN: 0769-01-27-5342 / 0.84 AC.	10. PIN: 0769-03-35-7254 / 26.556 AC.	

<DEVELOPMENT PLAN>

LEESVILLE ROAD ACTIVE ADULT COMMUNITY

LEESVILLE ROAD DURHAM, NORTH CAROLINA

FUTURE OWNER / DEVELOPER

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e-mail: randy.king@pulte.com

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e-mail: gowersw@mssland.com

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SOIL AND ENVIRONMENTAL CONSULTANTS, PA
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RALEIGH, N.C. 27614
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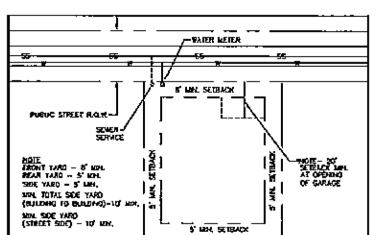
GEOTECHNICAL CONSULTANT

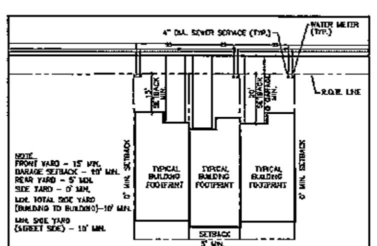
FROEHLING & ROBERTSON, INC
DAN SCHAEFER
310 HUBERT STREET
RALEIGH, N.C. 27603
(919) 828-3441
e-mail: dschaefer@fanddr.com

INDEX OF DRAWINGS:

D000 COVER SHEET
D001 EXISTING CONDITIONS/TREE SURVEY PLAN
D100 PROPOSED SITE IMPROVEMENTS PLAN
D101 PROPOSED TRAFFIC IMPROVEMENTS PLAN



SINGLE-FAMILY LOT
NOT TO SCALE



MULTI-FAMILY LOT
NOT TO SCALE

TEXT COMMITMENTS

1. A GREENWAY TRAIL AND/OR EASEMENT WILL BE PROVIDED PER THE LONG RANGE BICYCLE PLAN MAP 48 AND DURHAM TRAILS AND GREENWAY PLAN (AS SHOWN ON SHEET D100).

2. THE AREA OF DEVELOPMENT WILL INCLUDE SINGLE, DUPLEX, AND / OR TRIPLEX RESIDENTIAL UNITS ALONG WITH ONE CLUBHOUSE FACILITY. ALL MULTI-FAMILY UNIT STRUCTURES WILL MAINTAIN A SEPARATION OF 50 FEET FROM ADJACENT OFF-SITE RESIDENTIAL PRIMARY STRUCTURES EXCLUSIVE OF STREETS.

3. THIS COMMUNITY SHALL CONSIST OF "AGE RESTRICTED" UNITS IN ACCORDANCE WITH THE FEDERAL HOUSING FOR OLDER PERSONS ACT OF 1995 AND THE EXEMPTIONS FOR HOUSING FOR OLDER PERSONS CONTAINED IN THE NORTH CAROLINA FAIR HOUSING ACT.

   IN ACCORDANCE WITH THE PROVISIONS OF THE HOUSING FOR OLDER PERSONS ACT, THE FOLLOWING REQUIREMENTS SHALL BE SATISFIED:

   1. THAT AT LEAST 80% OF THE OCCUPIED DWELLING UNITS IN THE COMMUNITY MUST BE OCCUPIED BY AT LEAST ONE OCCUPANT WHO IS 55 YEARS OF AGE OR OLDER.
   2. THAT THE HOUSING COMMUNITY PUBLISH POLICIES AND PROCEDURES THAT DEMONSTRATE ITS INTENT TO COMPLY WITH THE HOUSING FOR OLDER PERSONS ACT; AND
   3. THAT THE COMMUNITY COMPLY WITH THE RULES ISSUED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FOR VERIFICATION OF OCCUPANCY REQUIREMENTS.

   THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE COMMUNITY SHALL REQUIRE THAT THE HOA COMPLY WITH THE REQUIREMENTS OF THE FEDERAL HOUSING FOR OLDER PERSONS ACT OF 1995. THE DECLARATION SHALL:

   1. SPECIFY THAT AT LEAST 80% OF THE DWELLING UNITS IN THE COMMUNITY MUST BE OCCUPIED BY AT LEAST ONE OCCUPANT WHO IS 55 YEARS OF AGE OR OLDER.
   2. REQUIRE THE HOA TO DOCUMENT AND VERIFY THE AGES OF THE DWELLING UNIT OCCUPANTS IN ACCORDANCE WITH THE HOUSING FOR OLDER PERSONS ACT; AND
   3. REQUIRE THE HOA TO PROVIDE EVIDENCE OF COMPLIANCE WITH THE HOUSING FOR OLDER PERSONS ACT TO THE ZONING ENFORCEMENT OFFICIALS UPON REQUEST.

   ALL HOUSING WITHIN THE COMMUNITY SHALL BE SUBJECT TO THE HOUSING FOR OLDER PERSONS ACT AND THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS. THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS SHALL BE SUBJECT TO REVIEW BY THE CITY ATTORNEY AND DURHAM PLANNING DIRECTOR, TO VERIFY CONTINUED COMPLIANCE WITH THIS ZONING CONDITION. THE HOA DOCUMENTS MUST BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT AND CITY ATTORNEY'S OFFICE PRIOR TO RECORDATION. RECORDATION MUST OCCUR PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.

   AS A CONDITION OF THE ZONING, THE HOA SHALL CONTINUOUSLY ENFORCE THESE REQUIREMENTS AND THE COVENANTS, CONDITIONS, AND RESTRICTIONS. THE HOA DOCUMENTS WILL REQUIRE THAT, IN THE EVENT THAT THE COMMUNITY BECOMES NON-COMPLIANT WITH THESE REQUIREMENTS AND/OR IS NOTIFIED BY THE CITY OF A POTENTIAL VIOLATION, THE HOA SHALL TAKE ACTIONS NECESSARY TO REMEDY THE VIOLATION AND BRING THE COMMUNITY BACK INTO COMPLIANCE WITHIN THE PRESCRIBED TIMEFRAME AS DEFINED BY THE DURHAM CITY-COUNTY PLANNING DEPARTMENT OR WILL BE RESPONSIBLE FOR ANY NOTICES OF VIOLATION OR CIVIL PENALTIES THAT MAY BE ASSESSED FOR NON-COMPLIANCE.

   THE HOA AND/OR THE DEVELOPER (UP TO THE TIME OF TOTAL BUILD OUT) SHALL CONDUCT A SURVEY EVERY YEAR TO VERIFY THE AGES OF THE DWELLING UNIT OCCUPANTS ALL IN ACCORDANCE WITH THE HOUSING FOR OLDER PERSONS ACT, AND SHALL PROVIDE A SUMMARY OF THE FINDINGS AND A CERTIFICATION FROM THE HOA PRESIDENT/MANAGER TO THE PLANNING DIRECTOR BY JANUARY 15TH OF EACH YEAR. FAILURE TO DO SO WILL RESULT IN A ZONING VIOLATION SUBJECT TO APPROPRIATE ZONING ENFORCEMENT ACTION INCLUDING THE ISSUANCE OF A $500.00 PER DAY CIVIL CITATION (12-4) OR THE MAXIMUM FINE ALLOWABLE.

4. A NORTH/SOUTH COLLECTOR STREET WILL BE CONSTRUCTED TO CITY OF DURHAM STANDARDS AS A PUBLIC STREET WITH SIDEWALKS ON BOTH SIDES FROM LEESVILLE ROAD TO THE SOUTHERN BOUNDARY AT POINT 1C.

5. AN OFFSITE COLLECTOR STREET SHALL BE CONSTRUCTED TO CITY OF DURHAM AND NCDOT STANDARDS AS A PUBLIC STREET WITH SIDEWALKS ON BOTH SIDES FROM EITHER 1A, 1B OR 1C TO T.W. ALEXANDER DRIVE. IF THE ONSITE COLLECTOR STREET IS CONSTRUCTED TO 1A OR 1B, THEN THE INTERNAL CONNECTION FROM THE OFFSITE COLLECTOR (AT 1A OR 1B) TO THE NORTH/SOUTH COLLECTOR (LEESVILLE ROAD TO 1C) MUST ALSO BE CONSTRUCTED AS A PUBLIC COLLECTOR STREET (TO CITY OF DURHAM STANDARDS) WITH SIDEWALKS ON BOTH SIDES. THE LOCATION OF THE OFF-SITE COLLECTOR WILL BE DETERMINED AT THE SITE PLAN STAGE. IF THE OFFSITE COLLECTOR STREET IS CONSTRUCTED TO 1A OR 1B, THEN THE OTHER (1A OR 1B) WILL NOT BE CONSTRUCTED AS AN ACCESS POINT INCLUDING THE CONNECTOR STREET ASSOCIATED WITH 1A OR 1B AS SHOWN ON D100.

6. AN ADDITIONAL 25 FEET OF RIGHT-OF-WAY WILL BE DEDICATED FOR THE FRONTAGE OF THE SITE ALONG LEESVILLE ROAD. THE RIGHT-OF-WAY DEDICATION WILL OCCUR PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.

7. THE REQUIRED ROADWAY IMPROVEMENTS MAY BE PHASED AT THE SITE PLAN SUBMITTAL STAGE WITH A TRAFFIC PHASING PLAN (ACCEPTABLE TO CITY TRANSPORTATION AND NCDOT).

8. A FOUR (4) FOOT WIDE PAVED SHOULDER WILL BE PROVIDED ALONG THE FRONTAGE OF LEESVILLE ROAD.

9. PRIVATE STREETS WILL BE LOCATED WITHIN THE MODEL PARK / SALES CENTER AREA. WHEN ALL HOMES WITHIN THE MODEL PARK / SALES CENTER ARE NO LONGER REQUIRED FOR SALES, THE ASSOCIATED PRIVATE STREETS WILL BE DEDICATED AS PUBLIC RIGHT-OF-WAY AND ANY SECURITY GATING REMOVED FROM THE PUBLIC RIGHT-OF-WAY. ALL COLLECTOR STREETS WILL BE PUBLICLY DEDICATED RIGHT OF WAYS AND NOT PRIVATE.

SUMMARY OF TIA REQUIRED IMPROVEMENTS

US 70 AND T.W. ALEXANDER DRIVE (SIGNALIZED)

1. RESTRIPE EASTBOUND US 70 TO PROVIDE A THIRD THROUGH LANE WHILE KEEPING THE EXISTING RIGHT-TURN LANE WITH ADEQUATE STORAGE AND APPROPRIATE TAPER FOR THE EASTBOUND RIGHT-TURN MOVEMENT.
2. UPGRADE THE TRAFFIC SIGNAL TO ACCOMMODATE THE ADDITIONAL EASTBOUND THROUGH LANE AND ADJUST THE SIGNAL TIMING ACCORDINGLY.

BRIER CREEK PARKWAY AND ACC BOULEVARD (SIGNALIZED)

1. REVISE SIGNAL TIMING TO ACCOMMODATE THE ADDITIONAL SITE AND BACKGROUND TRAFFIC GROWTH.

LEESVILLE ROAD AND SITE ACCESS #2 (UNSIGNALIZED)

1. CONSTRUCT AN EXCLUSIVE WESTBOUND LEFT-TURN LANE ON LEESVILLE ROAD WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS.
2. CONSTRUCT AN EXCLUSIVE EASTBOUND RIGHT-TURN LANE ON LEESVILLE ROAD WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS.
3. INSTALL A TRAFFIC SIGNAL WITH STEEL POLES AND MAST ARMS (SUBJECT TO MUTCD WARRANTS AND APPROVAL BY NCDOT).
4. CONSTRUCT A COLLECTOR STREET ON THE SOUTH SIDE OF LEESVILLE ROAD TO SERVE THE PROPOSED DEVELOPMENT AND PROVIDE A NORTH-SOUTH PUBLIC STREET COLLECTOR FROM T.W. ALEXANDER (ACCESS #1) TO LEESVILLE ROAD (ACCESS #2). THE COLLECTOR STREET SHOULD HAVE ONE INGRESS LANE AND TWO EGRESS LANES AT LEESVILLE ROAD.

LEESVILLE ROAD AND SITE ACCESS #3 (UNSIGNALIZED)

1. CONSTRUCT AN EXCLUSIVE WESTBOUND LEFT-TURN LANE ON LEESVILLE ROAD WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS.
2. CONSTRUCT SITE ACCESS #3 ON THE SOUTH SIDE OF LEESVILLE ROAD TO SERVE THE PROPOSED DEVELOPMENT. SITE ACCESS #3 MUST BE CONSTRUCTED WITH ONE INGRESS LANE AND ONE EGRESS LANE.

IMPROVEMENTS PREVIOUSLY COMMITTED TO BY OTHER DEVELOPMENTS AND REQUIRED OF THIS DEVELOPMENT

LEESVILLE ROAD AND DOC NICHOLS ROAD (UNSIGNALIZED)

1. CONSTRUCT AN EASTBOUND RIGHT-TURN LANE ON LEESVILLE ROAD AT DOC NICHOLS ROAD WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS.
2. CONSTRUCT AN EXCLUSIVE SOUTHBOUND LEFT-TURN ON DOC NICHOLS ROAD AT LEESVILLE ROAD WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS.
3. INSTALL A TRAFFIC SIGNAL WITH STEEL POLES AND MAST ARMS (SUBJECT TO MUTCD WARRANTS AND APPROVAL BY NCDOT).

OLIVE BRANCH ROAD AND DOC NICHOLS ROAD (UNSIGNALIZED)

1. CONSTRUCT AN EXCLUSIVE SOUTHBOUND RIGHT-TURN ON OLIVE BRANCH ROAD AT DOC NICHOLS ROAD WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS.

DESIGN COMMITMENTS:

(AS PER UDO SEC. 3.5.6D.5)

THE PROPOSED DEVELOPMENTS CLUBHOUSE AND MULTI-FAMILY BUILDING DESIGN GUIDELINES WILL RELATE TO THE SURROUNDINGS BY INCORPORATING THE CONCEPTS LISTED BELOW:

DESCRIPTION OF PROPOSED ARCHITECTURAL STYLE:

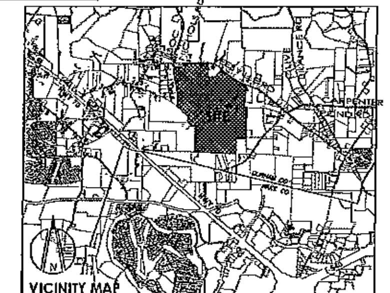
1. GENERAL ARCHITECTURAL STYLE:
   THE ARCHITECTURAL DESIGN OF THIS DEVELOPMENT WILL BE OF A CONTEMPORARY NATURE.
2. ROOFLINES:
   FLAT ROOFS AND SLOPED (GABLED, HIPPED, ETC.) ROOFS WILL BE ALLOWED. WHEN A FRONT FACADE FACES A PUBLIC STREET AND ITS ROOFLINE IS VISIBLE FROM THAT STREET, THE FRONT FACADE ROOFLINE WILL VARY IN HEIGHT OR SHAPE TO AVOID CONTINUOUS HORIZONTAL ROOFLINES. ALL ROOFTOP EQUIPMENT WILL BE COMPLETELY SCREENED FROM VIEWS ALONG PUBLIC STREET RIGHT-OF-WAYS.
3. BUILDING MATERIALS:
   THE PRIMARY BUILDING MATERIALS TO BE USED WITHIN THE DEVELOPMENT WILL BE A CHOICE OR COMBINATION OF BRICK, BLOCK, STONE, EIFS, VINYL, AND FIBER CEMENT BOARD WITH VISIBLE TRIM AND ACCENTS.
4. DISTINCTIVE ARCHITECTURAL FEATURES:
   THE DISTINCTIVE ARCHITECTURAL FEATURES WILL MATCH THE CONTEMPORARY NATURE OF ARCHITECTURE AND EMPHASIZE THE ARCHITECTURAL COMPATIBILITY OF THE PROPOSED DEVELOPMENT. ARCHITECTURAL FEATURES CAN INCLUDE BUT ARE NOT LIMITED TO ENTRANCE MONUMENTS, BELL AND/OR CLOCK TOWER, DECORATIVE FENCING, ETC.

DESCRIPTION OF HOW PROPOSED DESIGN WILL FIT INTO CONTEXT AREA:

5. TRANSITION INTO THE CONTEXT AREA:
   THE PROPOSED DEVELOPMENTS CLUBHOUSE AND MULTI-FAMILY UNITS WILL BE SIMILAR IN SCALE AND DESIGN STYLE TO BE COMPATIBLE WITH THE PROPOSED SURROUNDING RESIDENTIAL DEVELOPMENT.
6. RELATIONSHIP TO EXISTING DEVELOPMENT:
   AT THIS TIME, THERE ARE NO EXISTING DEVELOPMENTS IN THE IMMEDIATE AREA. HOWEVER, BOTH SINGLE FAMILY, MULTI-FAMILY AND RETAIL DEVELOPMENTS ARE BEING PLANNED TO THE NORTH AND SOUTH. THIS DEVELOPMENT HAS THE OPPORTUNITY TO SET THE PRECEDENCE OF HIGH QUALITY DESIGN IN THE NEIGHBORHOOD.

GENERAL NOTES

1. TOPOGRAPHIC INFORMATION TAKEN FROM CITY OF DURHAM GIS MAPS.
2. BOUNDARY INFORMATION COMPILED FROM DEEDS, PLATS AND FIELD SURVEY BY MSS CONSULTANTS.
3. 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 RIGHT-OF-WAYS. THE APPLICANT ALSO ACCEPTS THE FINANCIAL RESPONSIBILITY FOR ACQUISITION OF ANY ADDITIONAL RIGHT-OF-WAY NECESSARY TO ACCOMMODATE THESE IMPROVEMENTS AND ANY REQUIRED SIDEWALK CONSTRUCTION.
4. THE SITE PLAN MUST MEET ALL LOCAL AND STATE STORMWATER RELATED RULES/ORDINANCES BEFORE THE SITE PLAN IS TO BE APPROVED.
5. AN EROSION CONTROL PLAN MUST BE SUBMITTED TO THIS OFFICE AT LEAST 30 DAYS PRIOR TO ANY LAND DISTURBANCE ACTIVITIES BEGIN.
6. A LAND DISTURBANCE PERMIT WILL BE REQUIRED BEFORE ANY LAND DISTURBANCE ACTIVITIES BEGIN.



VICINITY MAP
NO SCALE

DEVELOPMENT SUMMARY:

SITE SUMMARY

GROSS LAND AREA:	368.8 AC
EXISTING ZONING:	RR
PROPOSED ZONING:	PDR 4.00
EXISTING USE:	SINGLE FAMILY, FORESTRY, FARM
PROPOSED USE:	SINGLE AND MULTI FAMILY
WATERSHED:	NONE
RIVER BASIN:	NEUSE
CITY LIMIT:	OUTSIDE (TO BE ANNEXED)
URBAN GROWTH AREA:	INSIDE
TIER:	SUBURBAN

LOT SUMMARY

RESIDENTIAL MAXIMUM BUILDING HEIGHT:	35'
CLUBHOUSE MAXIMUM BUILDING HEIGHT:	50' (EXCLUDING DISTINCTIVE ARCH. FEATURES)
CLUBHOUSE MAXIMUM BUILDING HEIGHT:	75' (FOR DISTINCTIVE ARCH. FEATURES)

2 PARKING SPACES WILL BE PROVIDED AT EACH RESIDENTIAL UNIT BY THE USE OF A GARAGE AND/OR DRIVEWAY

IMPERVIOUS SUMMARY

TOTAL AREA:	368.8 AC
EXISTING IMPERVIOUS AREA:	110,542 SF (2.54 AC)
PROPOSED IMPERVIOUS AREA:	165.96 AC (45%) MAXIMUM

TREE COVERAGE SUMMARY

TOTAL DEVELOPABLE AREA:	328.68 AC
EXISTING WATER SURFACE:	2.92 AC
REQUIRED TREE COVERAGE:	65.152 AC (20% OF DEVELOPABLE AREA)
PROPOSED TREE COVERAGE:	65.152 AC (20%) MINIMUM

OPEN SPACE SUMMARY

REQUIRED OPEN SPACE AREA:	59.01 AC (16% OF GROSS LAND AREA)
PROPOSED OPEN SPACE AREA:	59.01 AC (16%) MINIMUM

DENSITY CALCULATIONS

RIGHT OF WAY TO BE DEDICATED ALONG LEESVILLE RD.	77,827 SF (1.78 AC)
TRACT AREA WITHIN STREAM BUFFER:	1,533,747 SF (35.21 AC)
TRACT AREA WITHIN FLOODWAY:	0 SF (0 AC)
TRACT AREA WITHIN FLOODWAY FRINGE:	704,759 SF (16.18 AC)
FLOODWAY FRINGE AREA OUTSIDE STREAM BUFFERS:	225,365 SF (5.17 AC) X 50%=2.58 AC
TRACT AREA WITHIN STEEP SLOPES:	192,325 SF (4.42 AC)
STEEP SLOPES INSIDE STREAM BUFFER:	164,204 SF (3.77 AC)
STEEP SLOPES OUTSIDE STREAM BUFFER:	28,121 SF (0.65 AC) X 85%=0.55 AC
DEVELOPABLE AREA:	328.68 AC
MAXIMUM NUMBER OF UNITS:	1,314 UNITS

APPROVAL STAMP

CASE # Z1000016

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LEESVILLE ROAD ACTIVE ADULT COMMUNITY
LEESVILLE ROAD
DURHAM, NORTH CAROLINA

COVER SHEET

PRELIMINARY NOT FOR CONSTRUCTION
NORTH CAROLINA ... TIMOTHY J. SIVERS

2	MARCH 30, 2011 CITY OF DURHAM 2ND REVIEW COMMENTS	TJS
3	APRIL 14, 2011 CITY OF DURHAM REVIEW COMMENT	TJS
4	APRIL 18, 2011 DURHAM COUNTY REVIEW COMMENT	FS
5	APRIL 20, 2011 TRANSPORTATION REVIEW COMMENT	FS
6	MAY 19, 2011 PLANNING COMMISSION REVISION	TJS

DRAWN BY: FS CHECKED BY: TJS
DATE: NOVEMBER 9, 2010
SCALE: NTS
PROJECT NO: 1067
SHEET NO: D000

<DEVELOPMENT PLAN>

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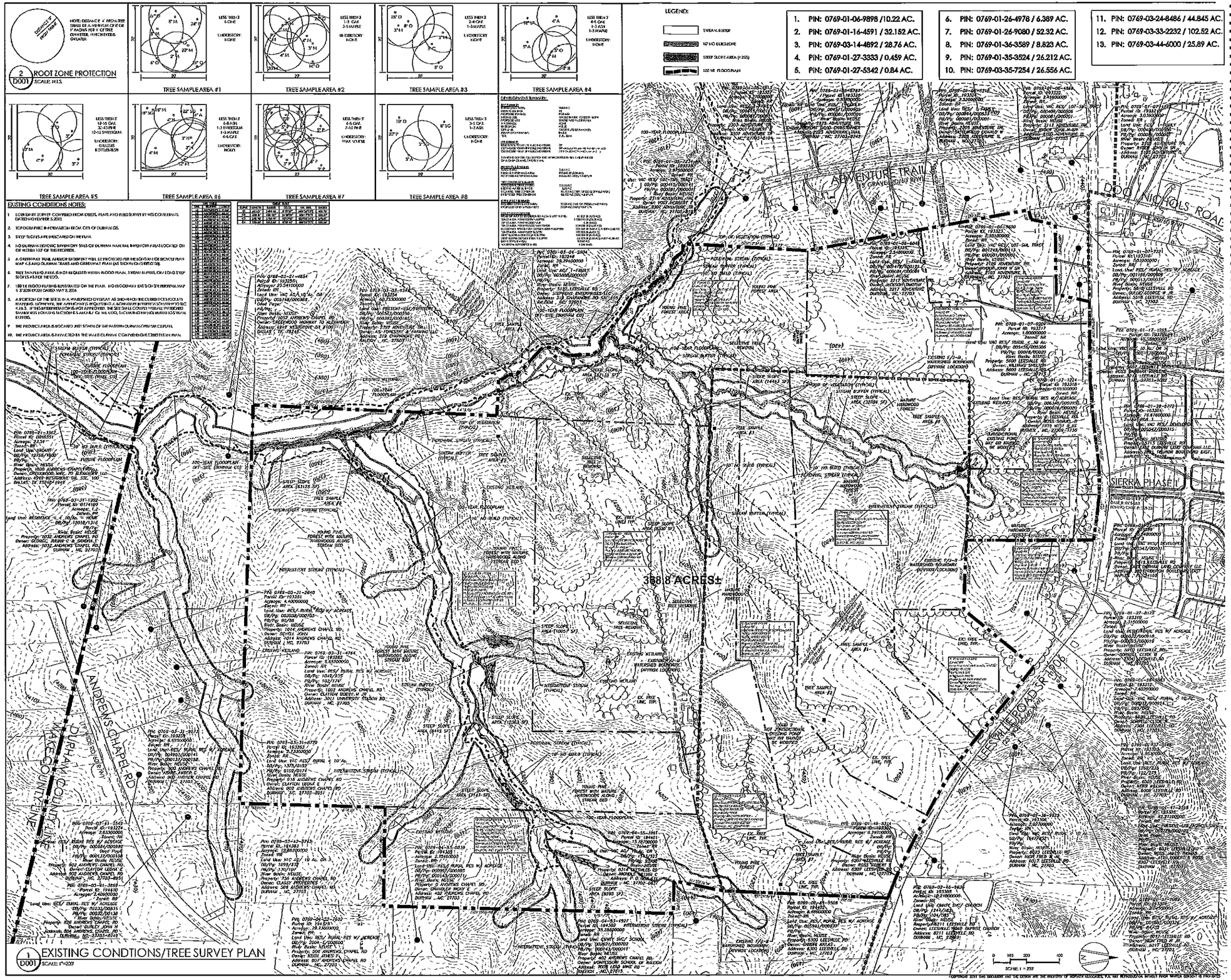

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LEESVILLE ROAD ACTIVE ADULT COMMUNITY

LEESVILLE ROAD
DURHAM, NORTH CAROLINA

EXISTING CONDITIONS AND TREE SURVEY PLAN

PRELIMINARY NOT FOR CONSTRUCTION

	FEBRUARY 11, 2011 CITY OF DURHAM TRC REVIEW COMMENTS	FS
2	MARCH 31, 2011 CITY OF DURHAM INTERVIEW COMMENTS	TJS
3	MAY 19, 2011 PLANNING COMMENTS REVISION	TJS

DRAWN BY: FS	CHECKED BY: TJS
DATE	NOVEMBER 9, 2010
SCALE	AS-NOTED
PROJECT NO	1067
SHEET NO	D001

<DEVELOPMENT PLAN>

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GENERAL NOTES:

1. ALL STREAM AND POND FOR PER DURHAM COUNTY SOILS MAP, USGS MAP AND OR DWQ PRELIMINARY DETERMINATIONS ARE INDICATED ON PLAN VIEWS PROVIDED. DETERMINATION IS BASED ON A ADDITIONAL DURHAM AND DWQ DETERMINATIONS AND IMPACTS PER THE GOVERNING REQUIREMENTS THAT MAY BE AT SITE PLAN, TRAIL FIELD INSPECTION AND DWQ.
2. A PORTION OF THE SITE IS IN A WATERSHED OVERLAY AS SHOWN ON THE CURRENT COUNTY MAPPING. IN THIS OVERLAY, THE APPLICANT IS REQUESTING A BOUNDARY INTERPRETATION PURSUANT TO SEC. 4.11.3. IF THE INTERPRETATION IS NOT APPROVED, THE SITE SHALL COMPLY WITH ALL WATERSHED AND RIPARIAN BUFFER RULES SECTION 3.5 AND 3.6 OF THE UDO, INCLUDING BUT NOT LIMITED TO STREAM BUFFERS.
3. THE NUMBER AND LOCATION OF PROPOSED POTENTIAL STREAM CROSSINGS AND ROADWAY ACCESS POINTS ARE SCHEMATIC AND ARE SUBJECT TO REVISION AT SITE PLAN REVIEW AND OR AS REQUIRED FOR ENVIRONMENTAL PERMITTING.

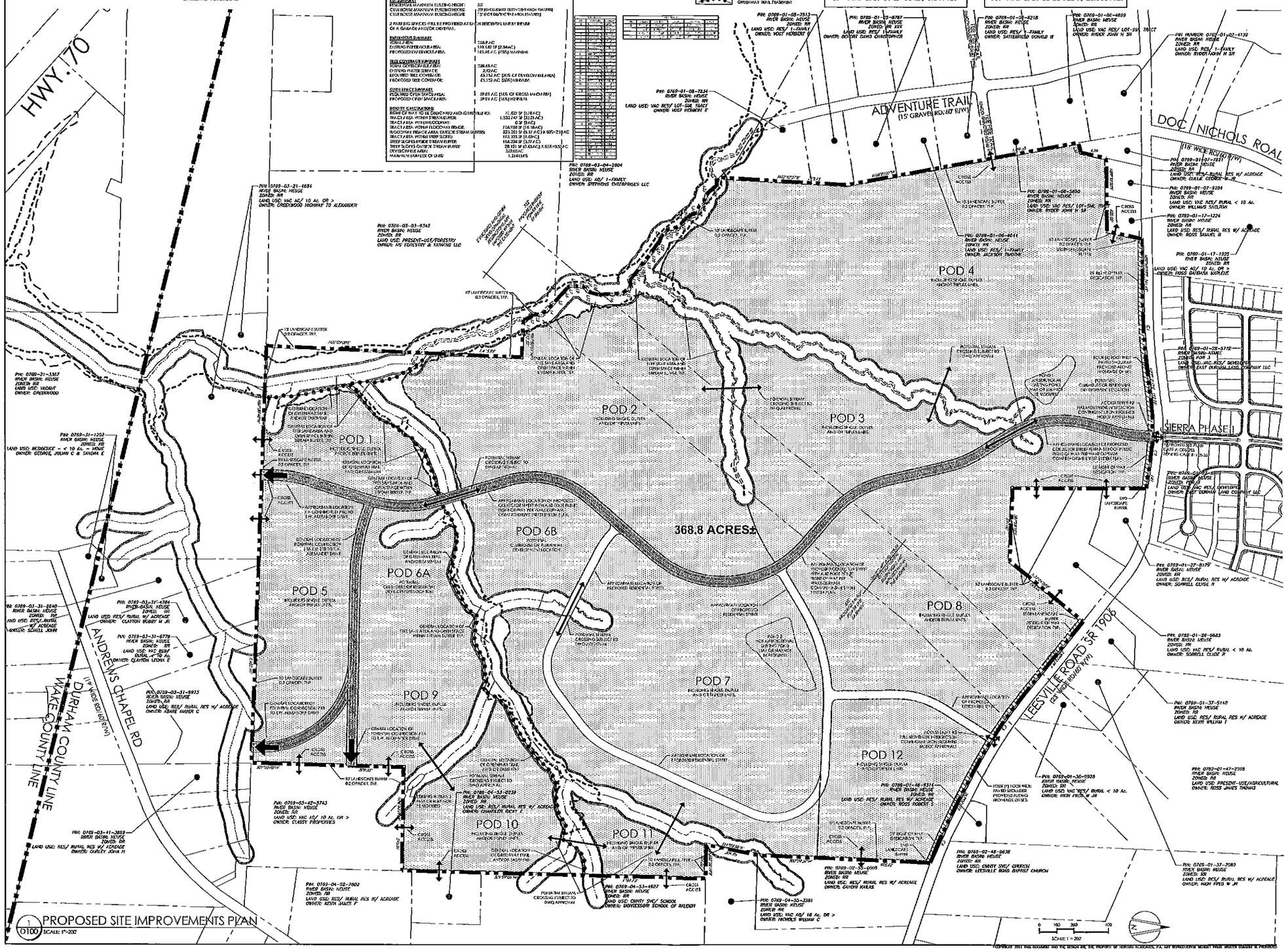
DEVELOPMENT SUMMARY:

SITE SUMMARY	
GROSS SITE AREA:	368.8 AC
EXISTING ZONING:	RR
PROPOSED ZONING:	PDR 4.00
EXISTING USE:	SINGLE FAMILY, FORESTRY, FARM
PROPOSED USE:	SINGLE AND MULTI FAMILY
WATERSHED:	NONE
RIVER BASIN:	NONE
CITY LIMITS:	OUTSIDE (TO BE ANNEXED)
LEESVILLE GROWTH AREA:	NONE
TIER:	SUBURBAN
LOT SUMMARY	
MINIMUM LOT AREA (NON-CLUSTER DESIGN):	2/3
CLUSTER DESIGN MAXIMUM BUILDING HEIGHT:	2STORY (INCLUDING BASEMENT) OR 35 FEET
CLUSTER DESIGN MAXIMUM BUILDING HEIGHT:	3 STORY (INCLUDING BASEMENT) OR 45 FEET
2 PARKING SPACES WILL BE PROVIDED AT EACH RESIDENTIAL UNIT BY THE USE OF A GARAGE AND ON DRIVEWAY.	
IMPERVIOUS SUMMARY	
TOTAL AREA:	368.8 AC
EXISTING IMPERVIOUS AREA:	1.98 AC SF (0.54AC)
PROPOSED IMPERVIOUS AREA:	165.16 AC (45%) MAXIMUM
TREE COVERAGE SUMMARY	
TOTAL DEVELOPABLE AREA:	368.8 AC
EXISTING WATERSHED AREA:	2.92 AC
REQUIRED TREE COVER AREA:	55.32 AC (15% OF DEVELOPABLE AREA)
PROPOSED TREE COVER AREA:	55.32 AC (15%) MINIMUM
OPEN SPACE SUMMARY	
REQUIRED OPEN SPACE AREA:	39.81 AC (10% OF GROSS MINUS AREA)
PROPOSED OPEN SPACE AREA:	39.81 AC (10%) MINIMUM
DENSITY CALCULATIONS	
AREA OF WATER TO BE DEDICATED AND OR DEVELOPED:	72,827 SF (1.67 AC)
TRACT AREA WITHIN STREAM BUFFER:	1,332,742 SF (30.59 AC)
TRACT AREA WITHIN FLOODPLAIN:	0 SF (0 AC)
TRACT AREA WITHIN FLOODPLAIN FRINGE:	704,988 SF (16.18 AC)
FLOODPLAIN FRINGE AREA OUTSIDE STREAM BUFFERS:	223,355 SF (5.13 AC) (4.50%-2.5%) AC
TRACT AREA WITHIN STEEP SLOPES:	172,333 SF (3.95 AC)
STEEP SLOPES INSIDE STREAM BUFFER:	154,034 SF (3.77 AC)
STEEP SLOPES OUTSIDE STREAM BUFFER:	28,921 SF (0.63 AC) (1.63%-0.63%) AC
DEVELOPABLE AREA:	328.8 AC
MAXIMUM NUMBER OF UNITS:	1,314 UNITS

LEGEND:

- DEVELOPMENT AREA
- STREAM BUFFER/WETLAND BUFFER
- 50' H.O.D. BUFFER ZONE
- 100 YR. FLOOD PLAIN
- GENERAL LOCATION OF GREENWAY TRAIL/TRAILHEAD

1. PIN: 0769-01-06-9898 /10.22 AC.
2. PIN: 0769-01-16-4591 / 32.152 AC.
3. PIN: 0769-03-14-4892 / 28.76 AC.
4. PIN: 0769-01-27-3333 / 0.459 AC.
5. PIN: 0769-01-27-5342 / 0.84 AC.
6. PIN: 0769-01-26-4978 / 6.389 AC.
7. PIN: 0769-01-26-9080 / 52.32 AC.
8. PIN: 0769-01-36-3589 / 8.823 AC.
9. PIN: 0769-01-35-3524 / 26.212 AC.
10. PIN: 0769-03-35-7254 / 26.556 AC.
11. PIN: 0769-03-24-8486 / 44.845 AC.
12. PIN: 0769-03-33-2232 / 102.52 AC.
13. PIN: 0769-03-44-6000 / 25.89 AC.



1 D100 PROPOSED SITE IMPROVEMENTS PLAN
SCALE: 1"=200'

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LEESVILLE ROAD ACTIVE ADULT COMMUNITY

LEESVILLE ROAD
DURHAM, NORTH CAROLINA

PROPOSED SITE IMPROVEMENTS PLAN

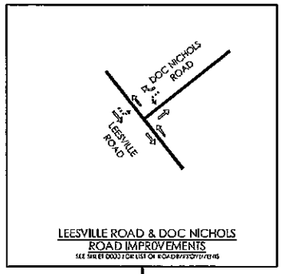
PRELIMINARY NOT FOR CONSTRUCTION

1	FEBRUARY 11, 2011 CITY OF DURHAM 1ST REVIEW COMMENTS	FS
2	MARCH 23, 2011 CITY OF DURHAM 2ND REVIEW COMMENTS	TJS
3	APRIL 14, 2011 CITY OF DURHAM REVIEW COMMENTS	TJS
4	MAY 17, 2011 PLANNING COMMISSION REVISION	TJS

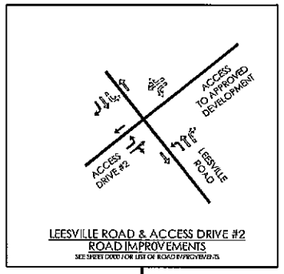
DRAWN BY: FS	CHECKED BY: TJS
DATE: NOVEMBER 9, 2010	
SCALE: 1"=200'	
PROJECT NO: 1067	
SHEET NO: D100	

<DEVELOPMENT PLAN>

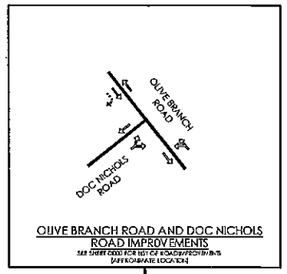
1. PIN: 0769-01-06-9898 /10.22 AC.
2. PIN: 0769-01-16-4591 / 32.152 AC.
3. PIN: 0769-03-14-4892 / 28.76 AC.
4. PIN: 0769-01-27-3333 / 0.459 AC.
5. PIN: 0769-01-27-5342 / 0.84 AC.
6. PIN: 0769-01-26-4978 / 6.389 AC.
7. PIN: 0769-01-26-9080 / 52.32 AC.
8. PIN: 0769-01-36-3589 / 8.823 AC.
9. PIN: 0769-01-35-3524 / 26.212 AC.
10. PIN: 0769-03-35-7254 / 26.556 AC.
11. PIN: 0769-03-24-8486 / 44.845 AC.
12. PIN: 0769-03-33-2232 / 102.52 AC.
13. PIN: 0769-03-44-6000 / 25.89 AC.



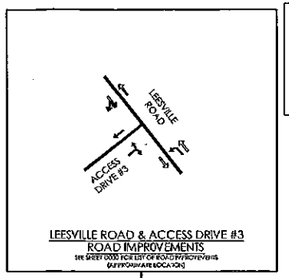
LEESVILLE ROAD & DOC NICHOLS ROAD IMPROVEMENTS
SEE SHEET D000 FOR LIST OF ROAD IMPROVEMENTS



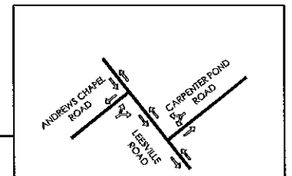
LEESVILLE ROAD & ACCESS DRIVE #2 ROAD IMPROVEMENTS
SEE SHEET D000 FOR LIST OF ROAD IMPROVEMENTS



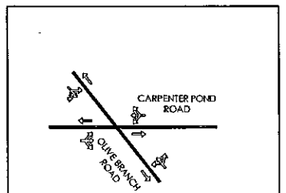
OLIVE BRANCH ROAD AND DOC NICHOLS ROAD IMPROVEMENTS
SEE SHEET D000 FOR LIST OF ROAD IMPROVEMENTS
(APPROXIMATE LOCATION)



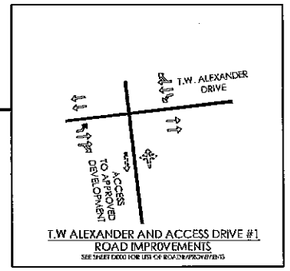
LEESVILLE ROAD & ACCESS DRIVE #3 ROAD IMPROVEMENTS
SEE SHEET D000 FOR LIST OF ROAD IMPROVEMENTS
(APPROXIMATE LOCATION)



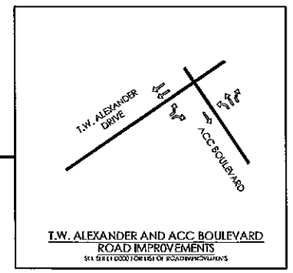
LEESVILLE ROAD & CARPENTER POND ROAD & ANDREWS CHAPEL ROAD IMPROVEMENTS
SEE SHEET D000 FOR LIST OF ROAD IMPROVEMENTS



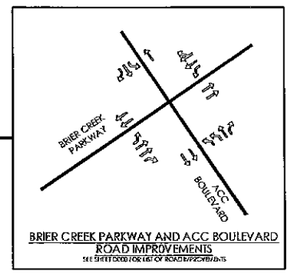
CARPENTER POND ROAD & OLIVE BRANCH ROAD IMPROVEMENTS
SEE SHEET D000 FOR LIST OF ROAD IMPROVEMENTS



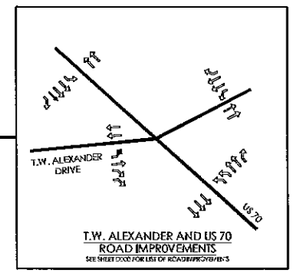
T.W ALEXANDER AND ACCESS DRIVE #1 ROAD IMPROVEMENTS
SEE SHEET D000 FOR LIST OF ROAD IMPROVEMENTS



T.W. ALEXANDER AND ACC BOULEVARD ROAD IMPROVEMENTS
SEE SHEET D000 FOR LIST OF ROAD IMPROVEMENTS



BRIER CREEK PARKWAY AND ACC BOULEVARD ROAD IMPROVEMENTS
SEE SHEET D000 FOR LIST OF ROAD IMPROVEMENTS



T.W. ALEXANDER AND US 70 ROAD IMPROVEMENTS
SEE SHEET D000 FOR LIST OF ROAD IMPROVEMENTS

0 500 1000 2000
SCALE 1" = 1000'

N

1 D101 PROPOSED TRAFFIC IMPROVEMENTS PLAN
SCALE: NOT TO SCALE

LEGEND

EXISTING ROAD LANE
PROPOSED ROAD LANE BY THIS DEVELOPMENT
PROPOSED ROAD LANE MAY BE REQUIRED OF THIS DEVELOPMENT
FUTURE ROAD LANE BY OTHERS

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PROPOSED TRAFFIC IMPROVEMENTS PLAN

PRELIMINARY NOT FOR CONSTRUCTION

1	FEBRUARY 11, 2011 CITY OF DURHAM 1ST REVIEW COMMENTS	FS
2	MARCH 30, 2011 CITY OF DURHAM 2ND REVIEW COMMENTS	TJS

DRAWN BY: FS
CHECKED BY: TJS
DATE: NOVEMBER 9, 2010
SCALE: AS NOTED
PROJECT NO: 1067
SHEET NO: D101

<DEVELOPMENT PLAN>