DEVELOPMENT PLAN FOR:
CROWNE POINTE
6200-6300 BARBEE ROAD
DURHAM, NORTH CAROLINA

ZONING CASE No.: **Z1100003**

SITE DATA TABLE	
APPLICANT:	LESLIE M. SMITH 37544 LAUREL PARK DR. LIVONIA, MI 48152 (P) 919-264-6461
OWNER:	LESLIE M. SMITH 37544 LAUREL PARK DR. LIVONIA, MI 48152 (P) 919-264-6461
PIN(s):	TRACT A, (6200 BARBEE ROAD), 0728-01-46-3740 TRACT B, (6300 BARBEE ROAD), 0728-01-46-3363
TIER:	SUBURBAN
EXISTING ZONING:	*TRACT A: RS-20* *TRACT B: RS-20*
PROPOSED ZONING:	RS-M (7.29 Ac.)
EXISTING LAND USE:	VACANT RESIDENTIAL
EXISTING IMPERVIOUS:	2,590 SF (0.06 AC)
EXISTING LOT AREA:	TRACT A: 6.12 Ac. TRACT B: 1.17 Ac. TOTAL 7.29 Ac.
PROPSOED LOT AREA:	TOTAL AREA DUE TO 10' R/W DEDICATION 7.13 AC
WATERSHED OVERLAY:	F/J-B
ADDITIONAL OVERLAY(S):	MTC
STEEP SLOPES:	NONE
RIVERBASIN:	CAPE FEAR
FLOODPLAIN DATA:	THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY FEMA FIRM COMMUNITY PANEL #3720072800J DATED MAY 2, 2006.
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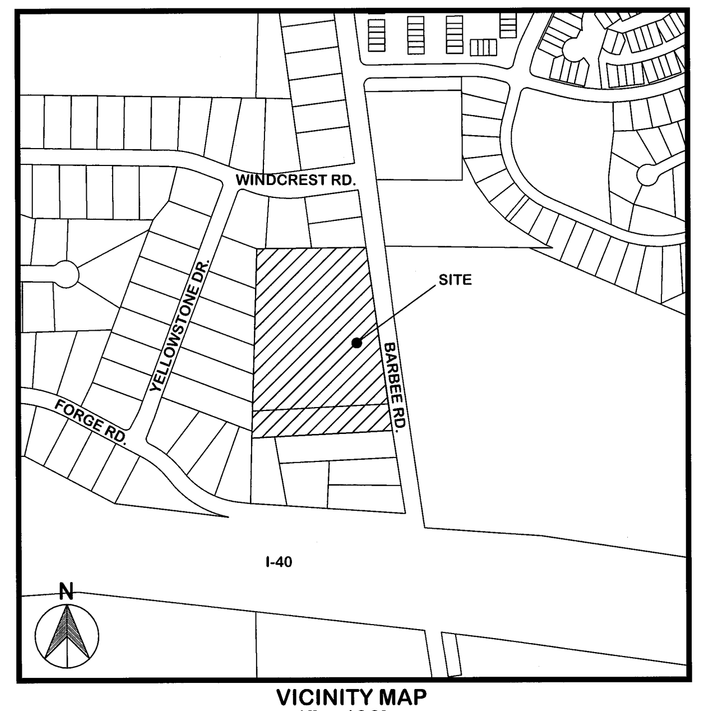
NATURAL OR HISTORIC INVENTORY SITES:	NONE
DEVELOPMENT INTENSITY:	MAXIMUM ALLOWED 8 DU/AC PROVIDED (58 UNITS / 7.29 AC) 7.96 DU/AC
MAXIMUM BLDG. HEIGHT:	35 FEET
MAXIMUM IMPERVIOUS SURFACE:	217,408 SF OR 70%
TREE COVERAGE AREA:	REQUIRED (24% OF 7.13 AC) 1.71 AC PROVIDED PRESERVATION AREA 0.88 AC REPLACEMENT AREA 0.94 AC TOTAL PROVIDED (25.5% of 7.13 AC) 1.82 AC
OPEN SPACE AREA:	REQUIRED OPEN SPACE AREA (18% OF 7.29 AC) 1.31 AC USEABLE OPEN SPACE (6% OF 7.29 AC) 0.44 AC PROVIDED OPEN SPACE W/IN TREE COVERAGE AREA (25% OF 7.29 AC) 1.82 AC USEABLE OPEN SPACE AREA (6.7% OF 7.29 AC) 0.49 AC TOTAL PROVIDED 2.31 AC
LANDSCAPE BUFFER BOUNDARY AREA:	30 FEET (SIDE AND REAR)



VICINITY MAP
1" = 400'

OWNER / APPLICANT:
LESLIE M. SMITH.
37544 LAUREL PARK DR.
LIVONIA, MI 48152
(P) 919-264-6461

ENGINEER:
PABST & HILBURN, PA
911 PAVERSTONE DRIVE, STE E
RALEIGH, NC 27615
(O) 919-848-4399
(F) 919-848-4395

INDEX TO PLANS

C-0.0 COVER SHEET
C-1.0 EXISTING CONDITIONS PLAN
C-2.0 PROPOSED CONDITIONS PLAN

DESIGN COMMITMENTS

DESCRIPTION OF PROPOSED ARCHITECTURE

a) Traditionally inspired architecture based on Eclectic Colonial Revival. Designs based on examples in "A Field Guide to American Houses" by Virginia McAlester (Refer to pages 326 - 329).

b) The rooflines will have low to medium pitched roofs with wide overhangs and a continuous trim detail at the frieze line to be used everywhere. Overall roof mass to be broken into segments.

c) 1. The first floor will have masonry veneer.

2. The second floor will have a variety of cladding; brick veneer, horizontal siding and cementitious panel and trim. All cementitious material to be painted.

3. Roof shingles are fiberglass.

d) 1. Buildings will have at least one porch on the front or side elevations. Bay windows will use brackets below and metal roof above.

2. The stairways to the unit will be set back in from the facade. They will be located in an alcove with walls on three sides, and use a porch rail on the 2nd floor level.

DESCRIPTION OF HOW PROPOSED DESIGN WILL FIT INTO THE CONTEXT AREA

a) Design will transition between the single family community on Yellowstone Drive to the west and the much larger 1520 Magnolia multifamily apartment complex on Exchange Place across Barbee Road to the east. This will be accomplished primarily via building height, providing two-story buildings that move from the single-story houses on Yellowstone Drive to the three-story buildings on Exchange Place. The inclusion of brick veneer along the first floor of the proposed design will also suggest a reflection of the use of brick veneer on the houses on Yellowstone Drive.

b) The proposed development improves an infill vacant parcel within an existing development characterized as a blend of single family and multifamily housing.

GENERAL NOTES

1. THE PLAN SUBMITTED CONCEPTIONALLY MEETS THE ORDINANCE STANDARDS FOR REZONING AND THE FINAL APPROVAL OF THE STORMWATER IMPACT ANALYSIS WILL OCCUR AT THE TIME OF SITE PLAN APPROVAL. COMPLIANCE WITH ALL CITY OF DURHAM ORDINANCES, CODES AND POLICIES SHALL BE REQUIRED PRIOR TO APPROVAL OF THE SITE PLAN/PRELIMINARY PLAT FOR THIS PROJECT.
2. STORMWATER BMP(s) OR ADDITIONAL STORMWATER BMP(s) MAY BE REQUIRED WITH THE SITE PLAN/PRELIMINARY PLAT SUBMISSION.
3. IN ALL WATER SUPPLY WATERSHED OVERLAYS, WHERE STORMWATER BMP(S) ARE REQUIRED TO PROVIDE TSS REMOVAL, ALL IMPERVIOUS SURFACE AREAS SHALL BE TREATED BY THE BMP(S).
4. DEVELOPMENT PLAN WILL ADHERE TO ALL SOLID WASTE REGULATIONS AS LISTED IN DURHAM CITY CODE, CHAPTER 10 AND THE UNIFIED DEVELOPMENT ORDINANCE, ARTICLES 7 AND 9.
5. 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 SIDEWALK CONSTRUCTION.

TEXT COMMITMENTS

1. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT, DEDICATE AN ADDITIONAL 10FT. OF RIGHT OF WAY FOR THE BARBEE ROAD SITE FRONTAGE AS ILLUSTRATED ON SHEET C-2.0

2. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, CONSTRUCT A NORTHBOUND LEFT-TURN LANE WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS ON BARBEE ROAD AT THE PROPOSED SITE ACCESS.

3. THE FOLLOWING COMMITMENTS SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY:
   a. FENCING IN LOCATIONS WHERE FENCE DOES NOT EXIST ALONG THE NORTH WEST, AND SOUTH PERIMETER OF THE SITE. FENCE PROVIDED WILL BE OF SIMILAR MATERIAL AND HEIGHT TO THE ADJACENT EXISTING FENCE.
   b. A PLAYGROUND AND A TOT-LOT, ADJACENT TO EACH OTHER AND ACCESSIBLE BY WALKWAYS IN THE USEABLE OPEN SPACE AREA.
   c. A GAZEBO IN THE USEABLE OPEN SPACE AREA.
   d. TWO PICNIC TABLES WITH ONE GRILL IN THE USEABLE OPEN SPACE AREA.
   e. A COMMUNITY BUILDING THAT INCLUDES:
      - COMPUTER CENTER WITH TWO COMPUTERS
      - MULTI-PURPOSE ROOM WITH A KITCHEN
      - COIN-OPERATED WASHERS AND DRYERS
      - MANAGEMENT OFFICE
   f. SIGNAGE INDICATING DISTANCE POSTED ALONG THE WALKWAY OF THE DEVELOPMENT.

PUBLIC WORKS CONDITIONS OF APPROVAL

1. ALL SIZES, MATERIALS, SLOPES, LOCATIONS, EXTENSIONS AND DEPTHS FOR ALL PROPOSED UTILITIES (WATERLINES, SANITARY SEWER LINES AND STORM DRAINAGE CONVEYANCE SYSTEMS) SHALL BE REVIEWED AT CONSTRUCTION DRAWING SUBMITTAL AND BE SUBJECT TO APPROVAL BY THE CITY OF DURHAM PUBLIC WORKS DEPARTMENT BASED UPON THE DESIGN CRITERIA AND STANDARDS SET FORTH BY THE PUBLIC WORKS DEPARTMENT AND BE SUBJECT TO REVIEW AND APPROVAL BY THE PUBLIC WORKS DEPARTMENT AT CONSTRUCTION DRAWING SUBMITTAL.
2. THE DESIGNING PROFESSIONAL (A NCPE, NCPLS OR NCRLA - AS REQUIRED) WILL SUBMIT 3 SETS OF CONSTRUCTION DRAWINGS TO CITY ENGINEERING FOR REVIEW AND APPROVAL BEFORE STARTING CONSTRUCTION (SEE CONSTRUCTION PLAN APPROVAL PROCESS). NOTE: THE APPROVAL OF CONSTRUCTION DRAWINGS IS SEPARATE FROM SITE PLAN APPROVAL.
3. AS-BUILT DRAWINGS SHALL BE APPROVED PRIOR TO WATER METER AND SANITARY SEWER SERVICE CONNECTION INSTALLATIONS AND PRIOR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

THE FOLLOWING ITEMS ARE NOT REQUIRED FOR SITE PLAN APPROVAL BUT ARE ITEMS THAT ARE REQUIRED BEFORE CONSTRUCTION OF WATER, SEWER, STORM DRAINAGE AND STREETS CAN BEGIN. DEVELOPER IS ULTIMATELY RESPONSIBLE TO MAKE CERTAIN THAT THESE ITEMS ARE COMPLETE AND APPROVED.

4. EXTENSION AGREEMENT REQUIRED. IF SITE IS OUTSIDE CITY LIMITS, EXTENSION AGREEMENT MUST BE FULLY EXECUTED BY CITY COUNCIL PRIOR TO ACTION ON ANNEXATION. SUBMIT APPLICATION WITH ONE COPY OF OVERALL UTILITY PLAN. CONTACT ENGINEERING DIVISION AT 560-4326.
5. IF A HYDRANT IS PROPOSED A FIRE FLOW ANALYSIS IS REQUIRED. WATERLINE SIZE MAY CHANGE WITH FIRE FLOW ANALYSIS. CONTACT CITY ENGINEERING @ 560-4326 TO SCHEDULE FLOW TEST OR TO OBTAIN CURRENT SYSTEM DATA.
6. WATER PERMIT REQUIRED. SEWER PERMIT REQUIRED.
7. AN NCDOT OR CITY OF DURHAM DRIVEWAY PERMIT IS REQUIRED.

PABST & HILBURN, PA
ENGINEERING & CONSULTING
911 Paverstone Drive, Suite E
Raleigh, North Carolina 27615
Phone: 919.848.4399 Fax: 919.848.4395
NC LICENSE NUMBER: C-3271

SEAL:

CROWNE POINTE
6200-6300 BARBEE ROAD
DURHAM, NORTH CAROLINA
DEVELOPMENT PLAN
COVER SHEET

PREPARED FOR :
LESLIE M. SMITH
37544 LAUREL PARK ROAD
LIVONIA, MI 48152

DATE : 1/05/11

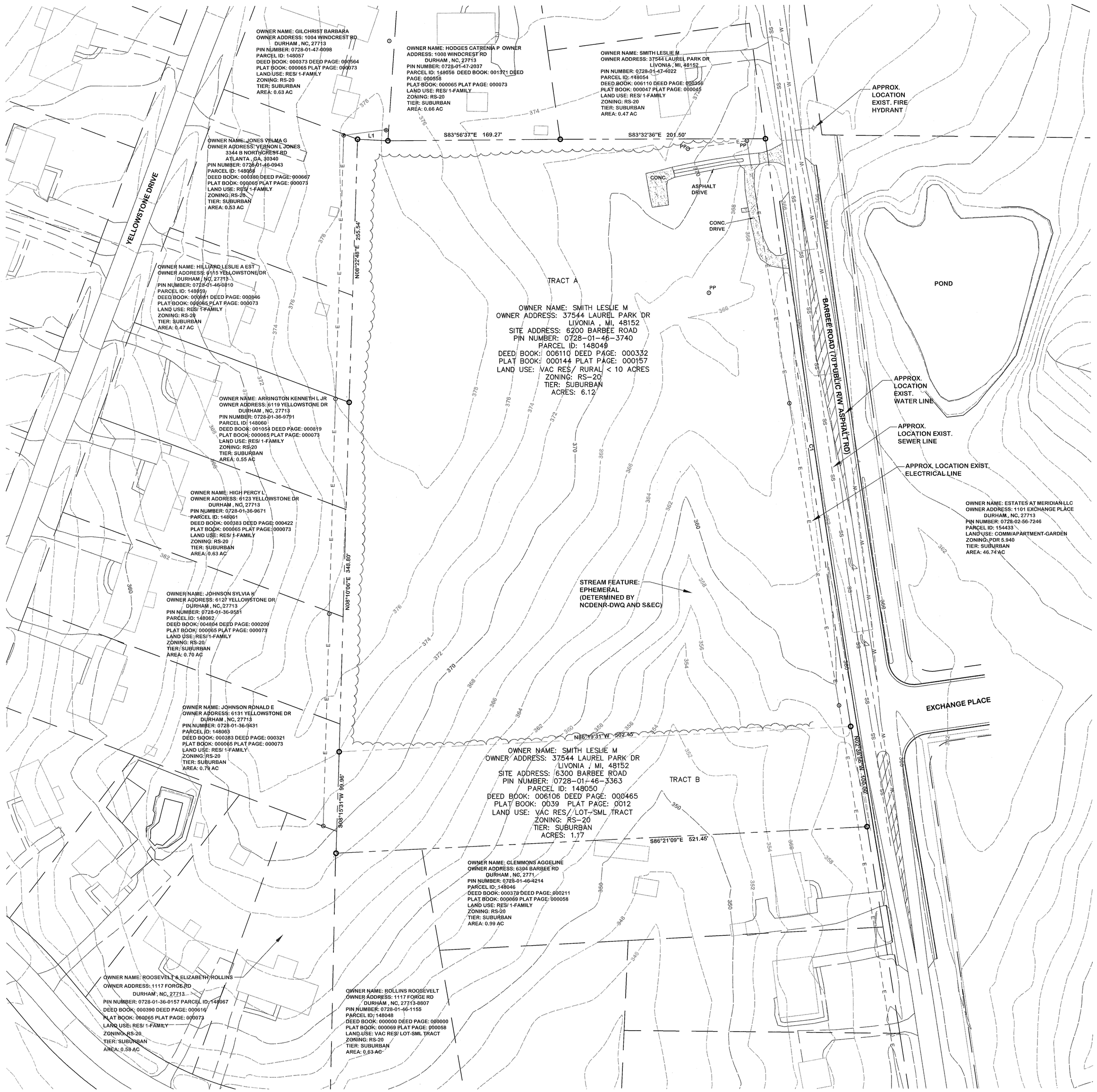
PROJECT MANAGER / ENGINEER: PHL
PROJECT CADD DESIGNER: PSI
PROJECT SURVEYOR:

NO.	REVISION	DATE
1	REVISED PER CITY OF DURHAM REVIEW	02/01/11
2	REVISED PER CITY OF DURHAM REVIEW	03/31/11
3	REVISED PER PLANNING COMMISSION HEARING	05/12/11

DRAWING SHEET
C-0.0

PROJECT NUMBER
162-10

P:\100-199\162-10 Crowne Pointe (Gregory Doud)\06-Drawings\06-Design\162-10 C-0.dwg May 12, 2011 - 9:40am BY:pstly



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STEEP SLOPES:	NONE
RIVERBASIN:	CAPE FEAR
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NATURAL OR HISTORIC INVENTORY SITES:	NONE
DEVELOPMENT INTENSITY:	MAXIMUM ALLOWED 8 DU/AC

MAP NOTES:

1. SITE BOUNDARY MAP PROVIDED BY ASD SURVEYING, INC. DATED JULY 27, 2006.
2. SITE AND ADJACENT TOPO PROVIDED BY DURHAM GIS.
3. SITE AND ADJACENT PLANAMETRIC DATA PROVIDED BY DURHAM GIS.

LEGEND:

- E — EXISTING ELECTRICAL LINE
- SS — EXISTING SEWER LINE
- W — EXISTING WATER LINE
- EXISTING RIGHT-OF-WAY

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	CHORD	DIRECTION	DELTA
C1	585.05	21687.62	585.04	S01°37'06"E	1°32'44"

LINE DATA TABLE

LINE	LENGTH	BEARING
L1	29.96'	S80°28'47"E

TREE SURVEY

A GENERAL SURVEY WAS PERFORMED BY MONROE TIMBERLAND CONSULTANTS, INC., DATED JANUARY 5, 2011, AND IS ON FILE WITH THE CITY OF DURHAM.

NOTE: A BICYCLE LANE IS PLANNED ALONG BARBEE ROAD PER THE CITY OF DURHAM'S LONG RANGE BICYCLE PLAN MAP 4.6.

NORTH

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

PABST & HILBURN, PA
ENGINEERING & CONSULTING
911 Paperstone Drive, Suite E
Raleigh, North Carolina 27615
Phone: 919.848.4399 Fax: 919.848.4395
NC LICENSE NUMBER: C-3211

SEAL: NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 032573 PAUL E. HILBURN 5-12-11

CROWNE POINTE

6200-6300 BARBEE ROAD
DURHAM, NORTH CAROLINA

DEVELOPMENT PLAN
EXISTING CONDITIONS PLAN

PREPARED FOR :
LESLIE SMITH
37544 LAUREL PARK ROAD
LIVONIA, MI 48152

DATE : 1/05/11

PROJECT MANAGER / ENGINEER: FEH
PROJECT CADD DESIGNER: RDJ
PROJECT SURVEYOR:

NO.	REVISION	DATE
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2	REVISED PER CITY OF DURHAM REVIEW	03/31/11

DRAWING SHEET
C-1.0

PROJECT NUMBER
162-10

P:\100-199\162-10 Crowne Pointe (Gregory Dood)\80-Drawings\86-Design\162-10 C-1.dwg Apr 12, 2011 - 9:00am BYpatty

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- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING RIGHT-OF-WAY
- BUILDING ENVELOPE
- VEHICULAR USE ENVELOPE
- USEABLE OPEN SPACE
- TREE REPLACEMENT AREA
- TREE PRESERVATION AREA
- STORMWATER DEVICE LOCATION

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NORTH

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

PABST & HILBURN, PA
ENGINEERING & CONSULTING
911 Paverstone Drive, Suite E
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Phone: 919.848.4399 Fax: 919.848.4395
NC LICENSE NUMBER: C-3211

SEAL: NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 032573 PAUL E. HILBURN

CROWNE POINTE
6200-6300 BARBEE ROAD
DURHAM, NORTH CAROLINA

DEVELOPMENT PLAN
PROPOSED CONDITIONS PLAN

PREPARED FOR :
LESLIE SMITH
37544 LAUREL PARK ROAD
LIVONIA, MI 48152

DATE : 1/05/11
PROJECT MANAGER / ENGINEER: PEH
PROJECT CADD DESIGNER: RDK
PROJECT SURVEYOR:

NO.	REVISION	DATE
1	REVISED PER CITY OF DURHAM REVIEW	02/09/11
2	REVISED PER CITY OF DURHAM REVIEW	03/31/11

DRAWING SHEET
C-2.0

PROJECT NUMBER
162-10

P:\100-199\162-10 Crowne Points (Gregory David)\90-Drawings\96-Design\162-10 C-2.dwg Apr 12, 2011 - 9:00am BY:patty