CHIN PAGE ROAD REZONING

CHIN PAGE ROAD
DURHAM, N.C.
DEVELOPMENT PLAN

PIN NUMBERS: 0747-02-89-4729
0747-02-99-0676
0748-04-90-1560
0757-01-08-8763
0757-01-09-2355

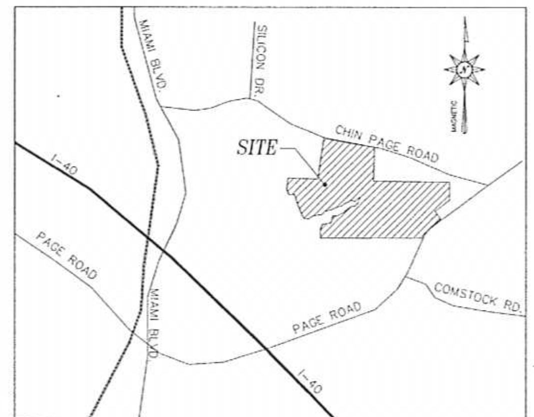
T.M.-PARCEL NO.: 587-01-002B,
587-01-016,
588-01-010,
588-01-012,
588-01-022

DEVELOPER/APPLICANT

TILLETT DEVELOPMENT COMPANY, INC.
6729 FALLS OF NEUSE ROAD, SUITE 200
RALEIGH, N.C. 27615
(919) 676-1857

CIVIL ENGINEER/PLANNER

R.L. HORVATH ASSOCIATES, INC.
16 CONSULTANT PLACE, SUITE 201
DURHAM, N.C. 27707
(919) 490-4990
(919) 490-8953 FAX



VICINITY MAP
NO SCALE

LIST OF DRAWINGS:

D000 COVER SHEET
D001 EXISTING CONDITIONS SHEET
D002 PROPOSED IMPROVEMENTS & SCHEMATIC SITE LAYOUT
D003 OPEN SPACE/TREE SAVE/PEDESTRIAN WALK SYSTEM PLAN
D004 PROPOSED ZONING DISTRICTS PLAN

COMMITTED ELEMENTS OF THE DEVELOPMENT PLAN

1. 605 RESIDENTIAL UNITS MAXIMUM ON THE ENTIRE DEVLOPMENT.
2. TWO COLLECTOR TYPE STREETS TO BE PROVIDED AND TWO POINTS OF ACCESS FROM EXISTING PUBLIC STREETS WILL BE PROVIDED.
3. A UNIFORM SET OF SIGN CRITERIA GUIDELINES FOR INDIVIDUAL TRACT DEVELOPMENT.
4. A MINIMUM OF 9.56 AC. OF OPEN SPACE WILL BE PROVIDED.
5. CONSTRUCTION OF TRAFFIC IMPROVEMENTS.
6. THE MAXIMUM BUILDING AREA OF THE NON-RESIDENTIAL PORTIONS WITHIN THE DEVELOPMENT TO BE 255,000 S.F.

CONCEPTUAL ELEMENTS OF THE DEVELOPMENT PLAN

1. THE LISTED NUMBER OF RESIDENTIAL UNITS FOR EACH TRACT SHALL BE CONCEPTUAL TO ALLOW FOR CHANGE IN MARKET CONDITIONS.
2. THE BUILDING DESIGN CRITERIA SHALL BE CONCEPTUAL.
3. BUILDING SHAPES, SIZE AND LOCATION TO BE CONCEPTUAL TO ALLOW FLEXIBILITY FOR ON-SITE CONDITIONS.
4. TREE COVERAGE SAVE/REPLACEMENT AREAS TO VARY IN LOCATION AND AREA SIZE AS NEEDED.

GENERAL NOTES

1. THE LOCATION OF THE SIDEWALKS SHOWN ON THIS PLAN IS SCHEMATIC. A CITY OF DURHAM AND/OR NCDOT ENCROACHMENT PERMIT IS REQUIRED PRIOR TO ANY CONSTRUCTION.
2. ALL PROPOSED ROADS WILL BE PUBLIC RIGHT OF WAY UNLESS OTHERWISE NOTED.
3. ALL NEW UTILITIES WILL BE INSTALLED UNDERGROUND.
4. PRELIMINARY STORM WATER CALCULATIONS INCLUDING STORM PIPE SIZES AND SCHEMATIC DESIGN WILL BE PROVIDED AT THE SITE PLAN STAGE.
5. EXISTING TREES WITHIN THE OPEN SPACE AREAS AND DESIGNATED AREAS ON THE PROPERTY WILL BE USED TO SATISFY TREE PLANTING REQUIREMENTS. ADDITIONAL STREET TREES WILL BE INSTALLED TO SUPPLEMENT EXISTING TREES AS INDIVIDUAL LOTS ARE DEVELOPED.
6. ALL DEVELOPMENT WITHIN THE FLOODWAY AND FLOODWAY FRINGE, INCLUDING FILL, NEW CONSTRUCTION, SUBSTANTIAL IMPROVEMENTS, MANUFACTURED HOUSING, STORAGE OF MATERIALS AND STORAGE OF TOXIC OR FLAMMABLE SUBSTANCES, IS PROHIBITED EXCEPT AS PROVIDED BY APPLICABLE FLOOD HAZARD REGULATIONS.

   FLOOD PLAIN ELEVATION: N/A
   FLOOD PLAIN ZONE: "X" AND "A"
   FEMA MAP NUMBER: 370086 0189 G
   FEMA MAP DATE: FEB 2, 1996

   A FEMA FLOOD STUDY (CLOMR) IS REQUIRED PRIOR TO SITE PLAN APPROVAL. A LOMR SHALL BE OBTAINED BEFORE APPLYING FOR BUILDING PERMITS.
7. A 50' WIDE UNDISTURBED STREAM BUFFER EACH SIDE OF THE STREAM, MEASURED FROM THE TOP OF BANK. NO CLEARING OR GRADING OTHER THAN SELECTIVE THINNING AND ORDINARY MAINTENANCE OF EXISTING VEGETATION PERMITTED.
8. NO STRUCTURES ALLOWED WITHIN TEN FEET (10') OF STREAM BUFFER.
9. STATE AND FEDERAL PERMIT AUTHORIZATION MAY BE REQUIRED FROM THE DEHNR AND THE U.S. CORPS OF ENGINEERS PRIOR TO THE COMMENCEVENT OF ANY LAND DISTURBING ACTIVITIES IN OR NEAR A LAKE, STREAM, CREEK, TRIBUTARY OR ANY UNNAMED BODY OF WATER AND ITS ADJACENT WETLANDS.
10. CENTERLINE OF 30 FOOT WIDE CITY OF DURHAM SANITARY SEWER EASEMENT. SUBJECT TO TERMS STATED IN THE DECLARATION IN REAL ESTATE BOOK 1510, PAGE 958. NO STRUCTURES, FILL, EMBARKMENTS, TREES OR OBSTRUCTIONS PERMITTED WITHIN THE EASEMENT EXCEPT ACCORDING TO THOSE TERMS.
11. AT THE TIME OF FINAL PLAT TREE PROTECTION AREAS WILL BE DESIGNATED AS PROTECTED AREAS.
12. BOUNDARY SURVEY INFORMATION TAKEN FROM A MAP PREPARED BY MURPHY, HOBSON, SACKS LAND SURVEYORS, INC., RALEIGH, N.C.
13. AN EXISTING 16" WATER LINE IS LOCATED IN CHIN PAGE ROAD APPROXIMATELY 1800 L.F. WEST OF THE PROPERTY. WATER LINE WILL BE EXTENDED TO SERVICE THE DEVELOPMENT.
14. THERE IS AN EXISTING 8" SANITARY SEWER LINE WHICH RUNS THRU THE PROPERTY. SANITARY SEWER LINES TO BE EXTENDED FROM THIS LINE TO SERVICE THE ENTIRE DEVELOPMENT.
15. THE ENTIRE DEVELOPMENT WILL BE MASSED GRADED AS DEFINED PER THE DURHAM ZONING ORDINANCE. PERIMETER BUFFERS TO BE REQUIRED UNTIL EACH INDIVIDUAL TRACT IS DEVELOPED. MASS GRADING IS NEEDED BECAUSE OF THE SMALL CLUSTER LOT SIZES, ATTACHED HOUSING UNITS, AND COMMERCIAL USES.
16. STREAM BUFFERS LOCATED ON THE PLAN HAVE IDENTIFIED AS NEUSE RIVER BUFFERS. THESE WILL BE THESE WILL BE CONFIRM IN THE FIELD BY N.C. DIVISION OF WATER QUALITY BEFORE CONSTRUCTION DRAWING SUBMITTALS. A LETTER FROM N.C. DWQ WILL BE PROVIDED AT THAT TIME.

DEVELOPMENT PLAN NOTES:

1. A TRAFFIC SIGN AND MARKINGS PLAN MUST BE SUBMITTED TO THE CITY TRANSPORTATION DIVISION. THE DEVELOPER IS REQUIRED TO PROVIDE AND INSTALL ALL REQUIRED STREET MARKERS, SIGNS AND PAVEMENT MARKINGS.
2. THE DEVELOPER SHALL FABRICATE AND INSTALL ALL SIGNS AND PAVEMENT MARKINGS AS ARE REQUIRED ON THE STREET SIGNING AND PAVEMENT PLAN APPROVED BY CITY TRANSPORTATION DIVISION.
3. A TIA REPORT WAS PREPARED BY RAMEY KEMP & ASSOCIATES, INC. CONSULTANT ENGINEERS AND SUBMITTED ON 2/11/2002.
4. DETAILS REGARDING OVERALL PEDESTRIAN ACCESS AND INTERCONNECTIVITY WILL BE ADDRESSED AT THE SITE PLAN STAGE.
5. BY REFERENCING ROADWAY IMPROVEMENTS ON THE PLAN, THE APPLICANT AGREES TO CONSTRUCT SAID IMPROVEMENTS PRIOR TO ISSUANCE OF 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 APPROPIATE) BUT IS NOT LIMITED TO: ADQUATE TRANSITION TAPERS, ALIGNMENT OF LANES THROUGH INTERSECTIONS, ASSOCIATED SIGNAL MODIFICATIONS, PAVEMENT MARKINGS, ASSOCIATED SIGNAGE, CURB & 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. ENGINEERING DETAILS REGARDING ALL ROADWAY IMPROVEMENTS WILL BE ADDRESSED AT THE CONSTRUCTION PLAN STAGE.
6. ADDITIONAL ANALYSIS WILL BE REQUIRED TO DETERMINE PHASING OF ROADWAY IMPROVMENTS. CERTAIN PHASES MAY NOT PROCEED UNTIL IMPROVEMENTS COMMITTED TO BY OTHER PROJECTS AND/OR APPROVED DEVELOPMENTS HAVE BEEN IMPLEMENTED.

TRAFFIC IMPROVEMENTS

Summary of Required Improvements

SR 1969 (Chin Page Road) / Site Entrance

1. Restriping of the exclusive eastbound through lane to a through / right-turn lane on SR 1969 (Chin Page Road);
2. Construction of an exclusive westbound left-turn lane on SR 1969 (Chin Page Road);
3. Construction of an exclusive northbound left-turn lane on the Site Entrance; and
4. Construction of an exclusive northbound right-turn lane on the Site Entrance

SR 1973 (Page Road) / SR 1969 (Chin Page Road)

1. Construction of an exclusive southbound right-turn lane on SR 1973 (Page Road).

SR 1973 (Page Road) / Site Entrance

1. Construction of an exclusive southbound right-turn lane on SR 1973 (Page Road);
2. Construction of an exclusive northbound left-turn lane on SR 1973 (Page Road);
3. Construction of an exclusive eastbound left-turn lane on the Site Entrance; and
4. Construction of an exclusive eastbound right-turn lane on the Site Entrance
5. Construction of an additional exclusive southbound through lane along the site frontage on SR 1973 (Page Road).

Summary of Improvements Committed by Others (required by this development)

SR 1973 (Page Road) / SR 1972 (Comstock Road)

1. Construction of an exclusive northbound right-turn lane on SR 1973 (Page Road).
2. Construction of an exclusive southbound left-turn lane on SR 1973 (Page Road).
3. Construction of an exclusive westbound right-turn lane on SR 1972 (Comstock Road).

SR 1973 (Page Road) / I-40 Westbound Ramp

1. Construction of an exclusive southbound right-turn lane on SR 1973 (Page Road).
2. Construction of an additional eastbound left-turn lane on I-40 Westbound Ramp.
3. Construction of an additional eastbound right-turn lane on I-40 Westbound Ramp.

Summary of Recommended Improvements

SR 1969 (Chin Page Road) / Site Entrance

1. Construction of an exclusive eastbound right-turn lane on SR 1969 (Chin Page Road)

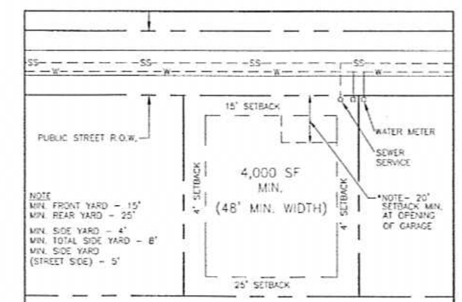
SR 1973 (Page Road) / SR 1969 (Chin Page Road)

1. Perform a signal warrants analysis at this location. If warrants are met, this intersection should be signalized. Installation of the signal will be the responsibility of the developer with approval from the City of Durham and NCDOT Traffic Engineers.

SR 1973 (Page Road) / Site Entrance

1. Perform a signal warrants analysis at this location. If warrants are met, this intersection should be signalized. Installation of the signal will be the responsibility of the developer with approval from the City of Durham and NCDOT Traffic Engineers.

In addition to the improvements mentioned above, improvements to be done by other developments as referenced in the TIA must be completed prior to completion of the Chin Page Road development project in order to provide acceptable levels of service. Therefore, construction of all or portions of the Chin Page Road development project will be dependent on completion of these improvements.



TYPICAL R-5(D) CLUSTER LOT
NOT TO SCALE

APPROVAL STAMP:

CASE#: P02-29

FILE NAME: 0090D000

No.	REVISION	BY
1.	PER CITY REVIEW COMMENTS-4/10/02	JB
2.	PER CITY REVIEW COMMENTS-7/12/02	JB
3.	PER CITY REVIEW COMMENTS-2/10/03	JB
4.	PER CITY REVIEW COMMENTS-2/13/03	JB
5.	PER CITY REVIEW COMMENTS-2/24/03	JB
6.	PER STAFF REVIEW COMMENTS-2/26/03	JB

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16 CONSULTANT PLACE SUITE 201 27707 • P.O. BOX 51806 DURHAM, NC (919) 490-4990 FAX 490-8953

CHIN PAGE ROAD REZONING
CHIN PAGE ROAD
DURHAM, NORTH CAROLINA

DEVELOPMENT PLAN
COVER SHEET

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 878 JOHN R. BLACKLEY
2.26.2003

DRAWN	JC
CHECKED	JB
DATE	05/17/01
SCALE	1" = NA
JOB No.	0090
SHEET No.	D000

____ OF ____ SHEETS

PIN : 0747-02-89-4729 Ⓑ
0747-02-99-0676 Ⓒ
0748-04-90-1560 Ⓐ
0757-01-08-8763 Ⓔ
0757-01-09-2355 Ⓓ

T.M.-PARCEL NO.: 587-01-002B,
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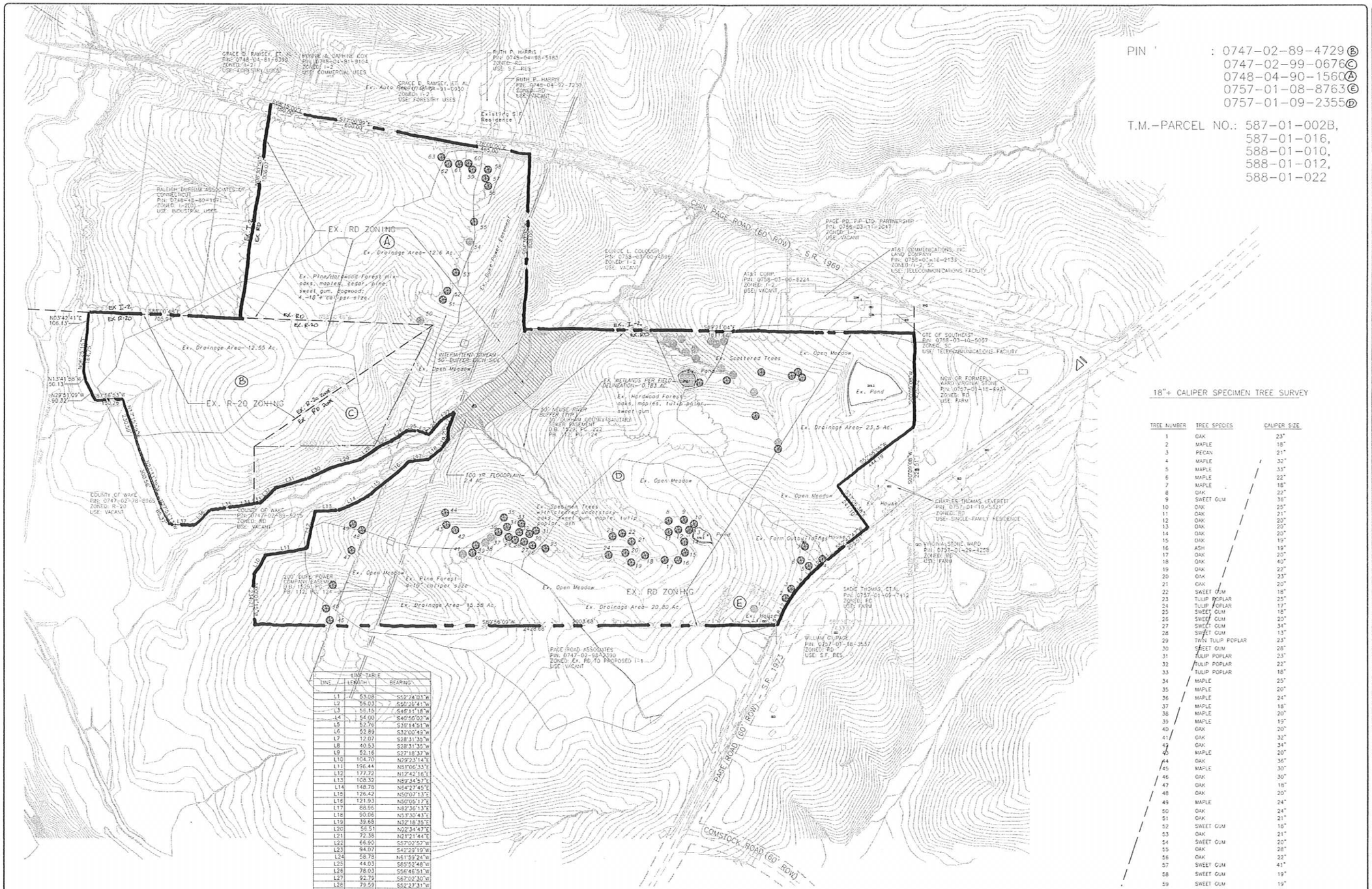

1 EXISTING CONDITIONS PLAN
0001 1"=200'

LINE TABLE		
LINE	LENGTH	BEARING
L1	53.08	S53°24'03"W
L2	59.03	S62°35'41"W
L3	56.15	S46°11'18"W
L4	54.00	S40°50'02"W
L5	52.76	S38°14'51"W
L6	52.89	S32°00'49"W
L7	12.07	S28°31'35"W
L8	40.53	S28°31'35"W
L9	52.16	S27°18'37"W
L10	104.70	N29°23'14"E
L11	196.44	N81°06'33"E
L12	177.72	N12°42'16"E
L13	108.32	N89°34'57"E
L14	148.78	N64°27'45"E
L15	126.42	N50°07'15"E
L16	121.93	N50°05'17"E
L17	88.66	N82°36'13"E
L18	50.06	N53°30'43"E
L19	39.68	N32°18'35"E
L20	56.51	N02°34'42"E
L21	72.38	N21°21'44"E
L22	66.90	S57°00'57"W
L23	94.07	S42°29'19"W
L24	58.78	N61°59'24"W
L25	44.03	S85°52'48"W
L26	78.03	S58°46'51"W
L27	92.79	S67°00'30"W
L28	79.59	S62°27'31"W
L29	151.52	S74°55'39"W
L30	128.30	S63°58'56"W
L31	134.82	S74°52'54"W
L32	108.37	S47°10'11"W
L33	27.66	S79°23'07"W
L34	54.15	S79°25'26"W
L35	142.75	S83°32'36"W
L36	112.95	S69°28'59"W
L37	111.36	N87°45'55"W

18"+ CALIPER SPECIMEN TREE SURVEY

TREE NUMBER	TREE SPECIES	CALIPER SIZE
1	OAK	23"
2	MAPLE	18"
3	PECAN	21"
4	MAPLE	32"
5	MAPLE	33"
6	MAPLE	22"
7	MAPLE	18"
8	OAK	22"
9	SWEET GUM	36"
10	OAK	25"
11	OAK	21"
12	OAK	20"
13	OAK	20"
14	OAK	20"
15	OAK	19"
16	ASH	19"
17	OAK	20"
18	OAK	40"
19	OAK	22"
20	OAK	23"
21	OAK	20"
22	SWEET GUM	18"
23	TULIP POPLAR	25"
24	TULIP POPLAR	12"
25	SWEET GUM	18"
26	SWEET GUM	20"
27	SWEET GUM	34"
28	SWEET GUM	13"
29	TWIN TULIP POPLAR	23"
30	SWEET GUM	28"
31	TULIP POPLAR	23"
32	TULIP POPLAR	22"
33	TULIP POPLAR	18"
34	MAPLE	25"
35	MAPLE	20"
36	MAPLE	24"
37	MAPLE	18"
38	MAPLE	20"
39	MAPLE	19"
40	OAK	20"
41	OAK	32"
42	OAK	34"
43	MAPLE	20"
44	OAK	36"
45	MAPLE	30"
46	OAK	30"
47	OAK	18"
48	OAK	20"
49	MAPLE	24"
50	OAK	24"
51	OAK	21"
52	SWEET GUM	16"
53	OAK	21"
54	SWEET GUM	20"
55	OAK	28"
56	OAK	22"
57	SWEET GUM	41"
58	SWEET GUM	19"
59	SWEET GUM	19"
60	SWEET GUM	19"
61	SWEET GUM	29"
62	SWEET GUM	18"
63	SWEET GUM	34"

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

FILE NAME: 00900001

No.	REVISION	BY
1.	PER CITY REVIEW COMMENTS-4/8/02	JB
2.	PER CITY REVIEW COMMENTS-7/12/02	JB

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CHIN PAGE ROAD REZONING
CHIN PAGE ROAD
DURHAM, NORTH CAROLINA

EXISTING CONDITIONS PLAN

This survey only:
NORTH CAROLINA PROFESSIONAL LANDSCAPE ARCHITECT No. 876 JOHN R. BLACKLEY
7-18-2002

DRAWN	JC
CHECKED	JB
DATE	05/17/01
SCALE	1" = 200'
JOB No.	0090
SHEET No.	D001

___ OF ___ SHEETS

TREE PLANTING LIST

THE STREET AND PARKING TREE SPECIES TO BE USED WILL BE SELECTED FROM A LIST LOCATED BELOW. NOTE THAT STREET TREES CHOSEN FOR INDIVIDUAL STREETS SHALL USE THAT TREE THROUGHOUT THE LENGTH OF THE STREET.

"OCTOBER GLORY RED MAPLE"
"SOUTHERN RED OAK"
"LITTLE LEAF LINDEN"
"WILLOW OAK"
"SAWTOOTH OAK"
"VILLAGE GREEN ZELKOVA"
"LONDON PLANE-TREE"
"CRIMSON KING NORWAY MAPLE"
"MARSHAL SEEDLESS ASH"
"BLACK TUPELO"
"SOURWOOD"
"CHINESE PISTACHE"
"PECAN"

PIN: 0747-02-89-4729
0747-02-99-0676
0748-04-90-1560
0757-01-08-8763
0757-01-09-2355

T.M.:-PARCEL NO.: 587-01-002B,
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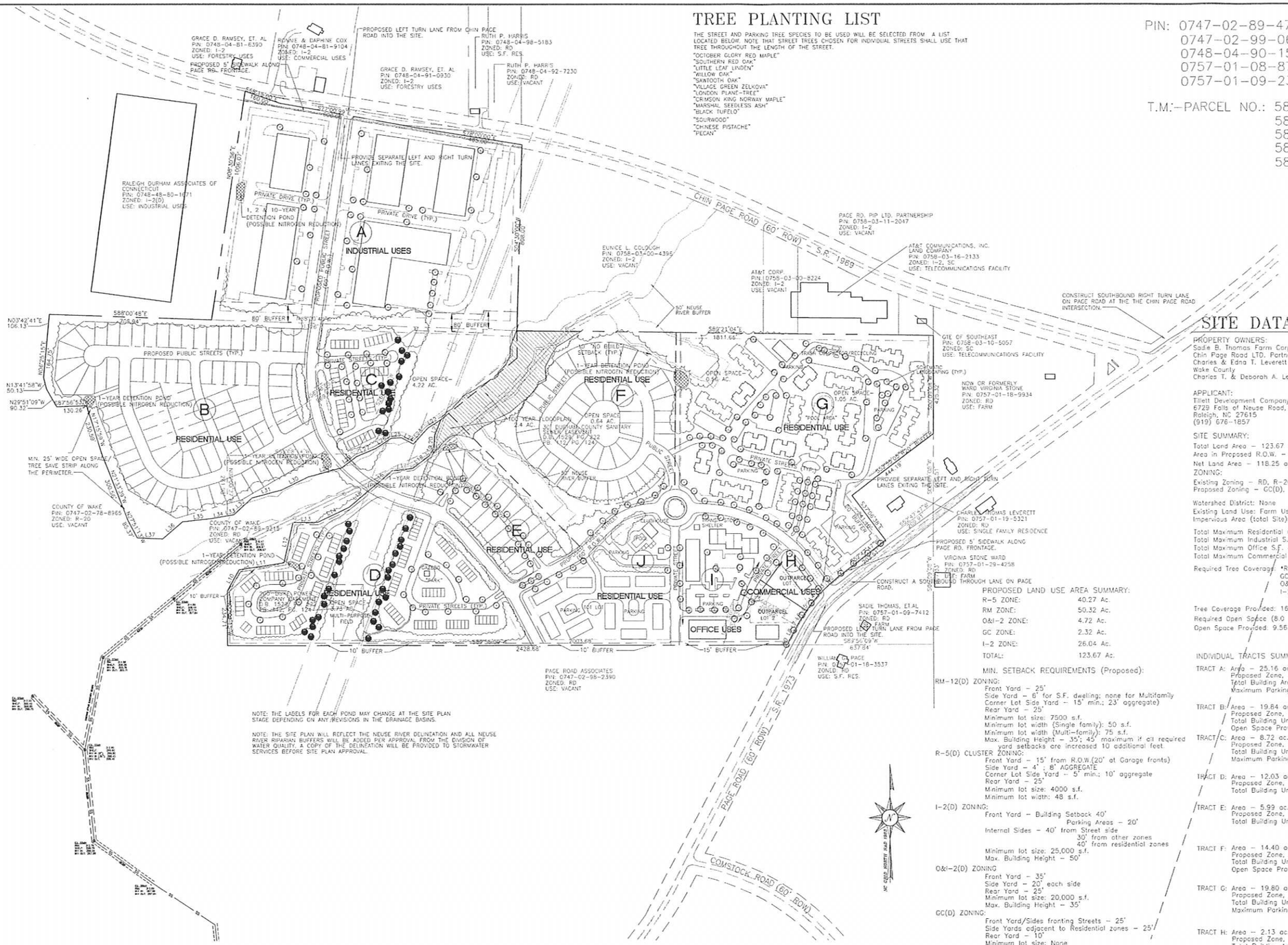

1 D002 IMPROVEMENTS PLAN 1"=200'

PROPOSED LAND USE AREA SUMMARY:

R-5 ZONE:	40.27 Ac.
RM ZONE:	50.32 Ac.
O&I-2 ZONE:	4.72 Ac.
GC ZONE:	2.32 Ac.
I-2 ZONE:	26.04 Ac.
TOTAL:	123.67 Ac.

MIN. SETBACK REQUIREMENTS (Proposed):

RM-12(D) ZONING:
Front Yard - 25'
Side Yard - 6' for S.F. dwelling; none for Multifamily
Corner Lot Side Yard - 15' min.; 23' aggregate)
Rear Yard - 25'
Minimum lot size: 7500 s.f.
Minimum lot width (Single family): 50 s.f.
Minimum lot width (Multi-family): 75 s.f.
Max. Building Height - 35'; 45' maximum if all required yard setbacks are increased 10 additional feet.

R-5(D) CLUSTER ZONING:
Front Yard - 15' from R.O.W.(20' at Garage fronts)
Side Yard - 4' ; 8' AGGREGATE
Corner Lot Side Yard - 5' min.; 10' aggregate
Rear Yard - 25'
Minimum lot size: 4000 s.f.
Minimum lot width: 48 s.f.

I-2(D) ZONING:
Front Yard - Building Setback 40'
Parking Areas - 20'
Internal Sides - 40' from Street side
30' from other zones
40' from residential zones
Minimum lot size: 25,000 s.f.
Max. Building Height - 50'

O&I-2(D) ZONING
Front Yard - 35'
Side Yard - 20' each side
Rear Yard - 25'
Minimum lot size: 20,000 s.f.
Max. Building Height - 35'

GC(D) ZONING:
Front Yard/Sides fronting Streets - 25'
Side Yards adjacent to Residential zones - 25'
Rear Yard - 10'
Minimum lot size: None
Max. Building Height - 50'

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

SITE DATA

PROPERTY OWNERS:

Sadie B. Thomas Farm Corp./ Chin Page Road LTD. Partnership	PIN: 0757-01-09-2355, 0747-02-99-0676
Charles & Edna T. Leverett	PIN: 0748-04-90-1560
Wake County	PIN: 0747-02-89-4729
Charles T. & Deborah A. Leverett	PIN: 0757-01-08-8763

APPLICANT:
Tillett Development Company, Inc.
6729 Falls of Neuse Road, Suite 200
Raleigh, NC 27615
(919) 676-1857

SITE SUMMARY:
Total Land Area - 123.67 ac.
Area in Proposed R.O.W. - 5.42 ac.
Net Land Area - 118.25 ac.

ZONING:
Existing Zoning - RD, R-20 (vacant Land, Agricultural Uses)
Proposed Zoning - GC(D), I-2(D), O&I-2(D), RM-12(D), R-5(D) CLUSTER

Watershed District: None
Existing Land Use: Farm Uses, Vacant
Impervious Area (total Site): 56.0% (3,016,756 s.f.)

Total Maximum Residential units allowed: 605 units
Total Maximum Industrial S.F. area allowed: 200,000 s.f.
Total Maximum Office S.F. area allowed: 40,000 s.f.
Total Maximum Commercial S.F. area allowed: 15,000 s.f.

Required Tree Coverage: •RM-12/R-5(D)-90.43 ac.x13.4%=12.12 ac
GC(D)-2.32 ac. x 14%=0.33 ac.
O&I-2(D)-4.88 ac. x 14%=0.68 ac.
I-2(D)-26.04 ac. x 10%=2.60 ac.
Total = 15.73 ac.

Tree Coverage Provided: 16.32 ac.(13.16% of the Development)
Required Open Space (8.0 DU/ac. max): 50.36 ac. x 12%=6.04 ac
Open Space Provided: 9.56 ac.

INDIVIDUAL TRACTS SUMMARY:

TRACT A: Area - 25.16 ac.
Proposed Zone, Uses- I-2(D), Warehouse/Flex Uses
Total Building Area- 200,000 s.f. (max.)
Maximum Parking- 380 spaces

TRACT B: Area - 19.84 ac.
Proposed Zone, Uses- R-5(D) Cluster, Detached Residential
Total Building Units- 90 units to 100 units max.
Open Space Provided- 2.39 ac.

TRACT C: Area - 8.72 ac.
Proposed Zone, Uses- RM-12(D), Townhomes
Total Building Units- 40 units to 50 units max.
Maximum Parking- 80 to 100 spaces

TRACT D: Area - 12.03 ac.
Proposed Zone, Uses- RM-12(D), Townhomes
Total Building Units- 96 units

TRACT E: Area - 5.99 ac.
Proposed Zone, Uses- R-5(D) Cluster, Detached Residential
Total Building Units- 24 units

TRACT F: Area - 14.40 ac.
Proposed Zone, Uses- R-5(D) Cluster, Detached Residential
Total Building Units- 51 units
Open Space Provided- 1.17 ac.

TRACT G: Area - 19.80 ac.
Proposed Zone, Uses- RM-12(D), Townhomes/Apartments
Total Building Units- 140 units to 237 units max.
Maximum Parking- 280 to 474 spaces max.

TRACT H: Area - 2.13 ac.
Proposed Zone, Uses- GC(D), Commercial (2 Lots)
Total Building Area- 12,000 s.f. (15,000 s.f. max.)
Maximum Parking- 60 spaces

TRACT I: Area - 4.05 ac.
Proposed Zone, Uses- O&I-2(D), Office
Total Building Area- 36,200 s.f. (40,000 s.f. max.)
Maximum Parking- 145 spaces

TRACT J: Area - 6.03 ac.
Proposed Zone,Uses- RM-12(D), Townhomes, Pool
Total Building units- 47 units
Maximum Parking- 130 spaces

FILE NAME: 0090D002

No.	REVISION	BY
1	REVISED LAYOUT 04/04/02	JC
2	REVISIONS PER CITY 04/10/02	JB
3	REVISIONS/RESUBMIT- 5/24/02	JB
4	REVISIONS/RESUBMIT- 10/24/02	JB
5	REVISIONS/RESUBMIT- 2/13/03	JB
6.	PER STORMWATER COMMENTS- 2/18/03	JB
7.	PER STAFF COMMENTS- 2/26/03	JB

RLH

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RL Horvath Associates, Inc.
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16 CONSULTANT PLACE SUITE 201 27707 • P.O. BOX 51806 DURHAM, NC (919) 490-4990 FAX 490-8953

CHIN PAGE ROAD REZONING
CHIN PAGE ROAD
DURHAM, NORTH CAROLINA

PROPOSED IMPROVEMENTS AND SCHEMATIC SITE LAYOUT PLAN

NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER SEAL No. 8276 JOHN R. BLACKLEY
2-26-2003

DRAWN	JC
CHECKED	JRB
DATE	05/17/01
SCALE	1" = 200'
JOB No.	0090
SHEET No.	D002
	OF SHEETS

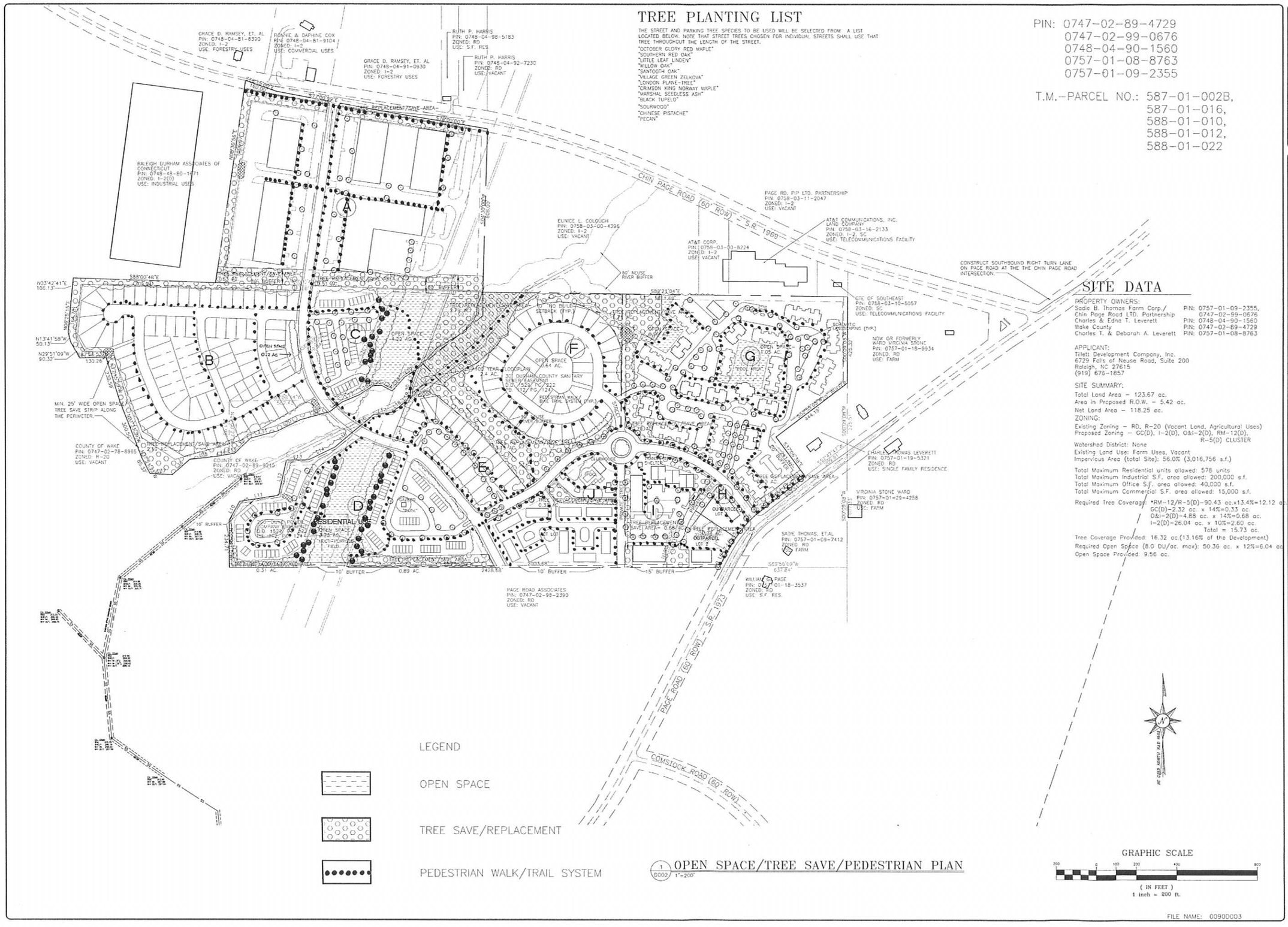
TREE PLANTING LIST

THE STREET AND PARKING TREE SPECIES TO BE USED WILL BE SELECTED FROM A LIST LOCATED BELOW. NOTE THAT STREET TREES CHOSEN FOR INDIVIDUAL STREETS SHALL USE THAT TREE THROUGHOUT THE LENGTH OF THE STREET.

"OCTOBER GLORY RED MAPLE"
"SOUTHERN RED OAK"
"LITTLE LEAF LINDEN"
"WILLOW OAK"
"SAWTOOTH OAK"
"VILLAGE GREEN ZELKOVA"
"LONDON PLANE-TREE"
"CRIMSON KING NORWAY MAPLE"
"MARSHAL SEEDLESS ASH"
"BLACK TUPELO"
"SOURWOOD"
"CHINESE PISTACHE"
"PECAN"

PIN: 0747-02-89-4729
0747-02-99-0676
0748-04-90-1560
0757-01-08-8763
0757-01-09-2355

T.M.-PARCEL NO.: 587-01-002B,
587-01-016,
588-01-010,
588-01-012,
588-01-022



1 D002 OPEN SPACE/TREE SAVE/PEDESTRIAN PLAN
1"=200'

SITE DATA

PROPERTY OWNERS:
Sadie B. Thomas Farm Corp./ Chin Page Road LTD. Partnership — PIN: 0757-01-09-2355, 0747-02-99-0676
Charles & Edna T. Leverett — PIN: 0748-04-90-1560
Wake County — PIN: 0747-02-89-4729
Charles T. & Deborah A. Leverett — PIN: 0757-01-08-8763

APPLICANT:
Tillett Development Company, Inc.
6729 Falls of Neuse Road, Suite 200
Raleigh, NC 27615
(919) 676-1857

SITE SUMMARY:
Total Land Area - 123.67 ac.
Area in Proposed R.O.W. - 5.42 ac.
Net Land Area - 118.25 ac.

ZONING:
Existing Zoning - RD, R-20 (Vacant Land, Agricultural Uses)
Proposed Zoning - GC(D), I-2(D), O&I-2(D), RM-12(D), R-5(D) CLUSTER

Watershed District: None
Existing Land Use: Farm Uses, Vacant
Impervious Area (total Site): 56.0% (3,016,756 s.f.)

Total Maximum Residential units allowed: 578 units
Total Maximum Industrial S.F. area allowed: 200,000 s.f.
Total Maximum Office S.F. area allowed: 40,000 s.f.
Total Maximum Commercial S.F. area allowed: 15,000 s.f.

Required Tree Coverage: *RM-12/R-5(D)-90.43 ac.x13.4%=12.12 ac.
GC(D)-2.32 ac. x 14%=0.33 ac.
O&I-2(D)-4.88 ac. x 14%=0.68 ac.
I-2(D)-26.04 ac. x 10%=2.60 ac.
Total = 15.73 ac.
Tree Coverage Provided: 16.32 ac.(13.16% of the Development)
Required Open Space (8.0 DU/ac. max): 50.36 ac. x 12%=6.04 ac.
Open Space Provided: 9.56 ac.

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

FILE NAME: 0090D003

No.	REVISION	BY
1	REVISED LAYOUT 04/04/02	JC
2	REVISIONS PER CITY 04/10/02	JB
3	REVISIONS/RESUBMIT- 5/24/02	JB
4	REVISIONS/RESUBMIT- 10/24/02	JB
5	REVISIONS/RESUBMIT- 2/13/03	JB
6.	PER STORMWATER COMMENTS- 2/18/03	JB
7.	PER PLANNING COMMENTS- 2-24-03	JB

RLH

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ENGINEERS PLANNERS
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CHIN PAGE ROAD REZONING
CHIN PAGE ROAD
DURHAM, NORTH CAROLINA

OPEN SPACE/TREE SAVE/
PEDESTRIAN SYSTEM PLAN

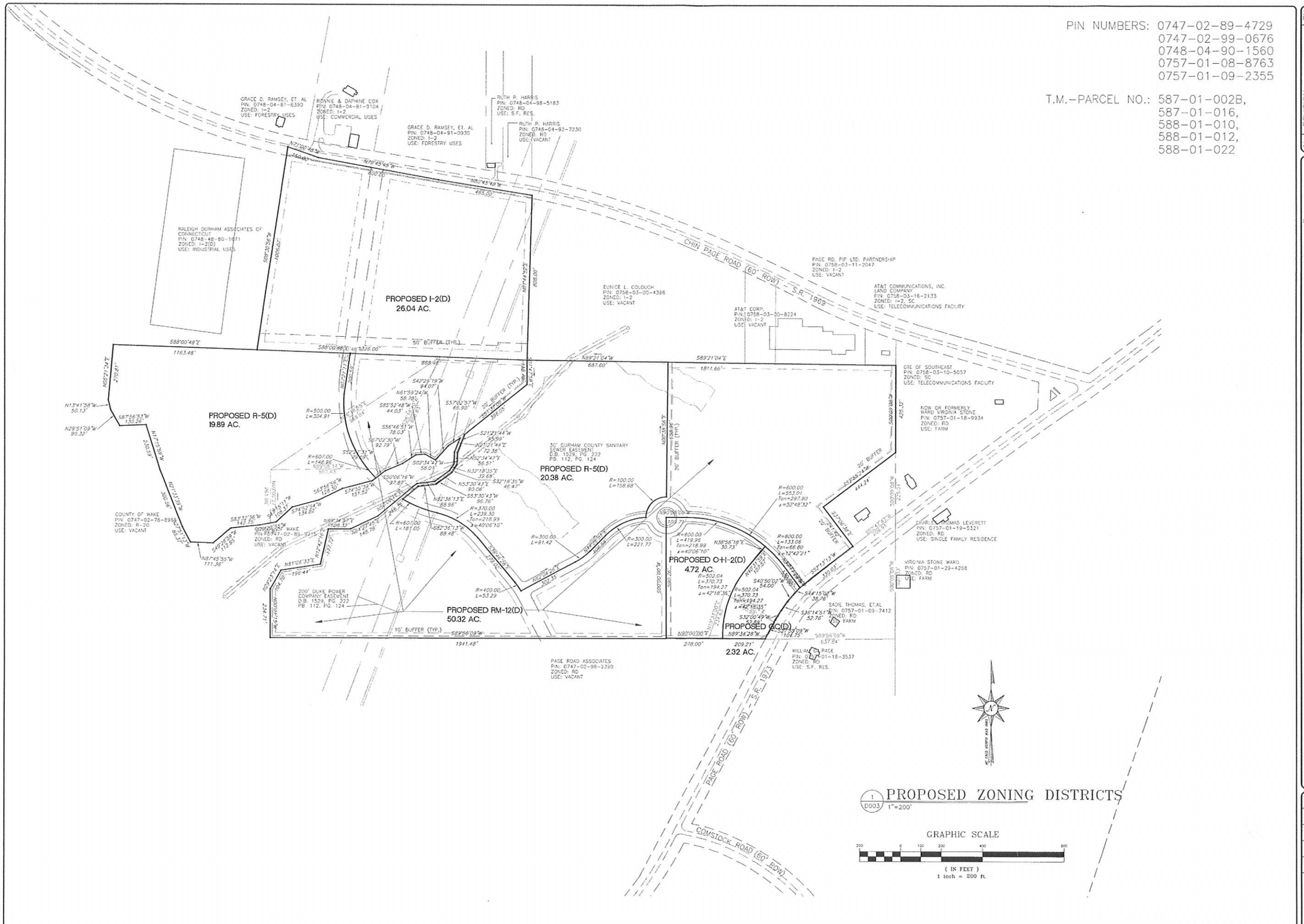
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 10,075 JOHN R. BLACKLEY
2-24-2003

DRAWN	JC
CHECKED	JRB
DATE	05/17/01
SCALE	1" = 200'
JOB No.	0090
SHEET No.	D003

___ OF ___ SHEETS

PIN NUMBERS: 0747-02-89-4729
0747-02-99-0676
0748-04-90-1560
0757-01-08-8763
0757-01-09-2355

T.M.-PARCEL NO.: 587-01-002B,
587-01-016,
588-01-010,
588-01-012,
588-01-022



1 D003 PROPOSED ZONING DISTRICTS
1"=200'

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

FILE NAME: 00900004

No.	REVISION	BY
1.	ZONING DISTRICT ADDITION- 2/10/03	JB
2.	ADJUSTED AREAS OF ZONES- 2/13/03	JB

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CHIN PAGE ROAD REZONING
CHIN PAGE ROAD
DURHAM, NORTH CAROLINA

PROPOSED ZONING DISTRICTS PLAN

NORTH CAROLINA PROFESSIONAL LANDSCAPE ARCHITECT No. 875 JOHN R. BLACKLEY

2-24-2003

DRAWN	JC
CHECKED	JB
DATE	05/17/01
SCALE	1" = 200'
JOB No.	0090
SHEET No.	D004

OF SHEETS