

PIN: 0748-04-90-1560
PID: 158092

APPLICANT/DEVELOPER

BUILDERS 1st CHOICE

6060-B SIX FORKS ROAD
RALEIGH, N.C. 27609
P: (919) 841-4960
F: (919) 841-4996

CURRENT PROPERTY OWNER

MILDRED T. WILSON/TRIANGLE

REFORMED PRESBYTERIAN CHURCH

4204 PAGE ROAD
MORRISVILLE, NC 27560

ENGINEER/LAND PLANNER

HORVATH ASSOCIATES, PA

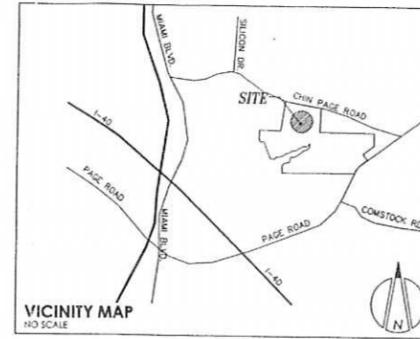
16 CONSULTANT PLACE, SUITE 201
DURHAM, N.C. 27707
P: (919) 490-4990
F: (919) 490-8953
e-mail: john.blackley@horvathassociates.com

INDEX OF DRAWINGS:

- D000 COVER SHEET
- D001 EXISTING CONDITIONS/TREE SURVEY
- D002 OVERALL SITE IMPROVEMENTS PLAN

A DEVELOPMENT PLAN FOR CHIN PAGE ROAD PROPERTY REZONING

CHIN PAGE ROAD DURHAM, NC



DEVELOPMENT SUMMARY

SITE SUMMARY

GROSS LAND AREA: 26.04 AC
 EXISTING ZONING: H(D)
 WATERSHED: NONE
 RIVER BASIN: NEUSE
 EXISTING USE: UNDEVELOPMENT
 CITY LIMIT: INSIDE OUTSIDE
 URBAN GROWTH AREA: INSIDE OUTSIDE
 EXISTING TIER: SUBURBAN
 PROPOSED ZONING: RS-M(D)
 PROPOSED USES: SINGLE FAMILY/MULTI-FAMILY RESIDENTIAL
 PROPOSED TOTAL UNITS = 105 UNITS
 PROPOSED DENSITY: 4.03 DU/AC.

IMPERVIOUS SURFACE AREA CALCULATIONS

TOTAL AREA =	26.04 AC. (11,134,307.40 SF)
MAXIMUM ALLOWABLE IMPERVIOUS AREA =	NONE
PROPOSED IMPERVIOUS SURFACE AREA:	
ROADS/SEWERS =	120,791 SF (10.85%)
TOWNHOUSE/PARKING AREAS =	99,809 SF (8.96%)
IMPERVIOUS AREA FOR SF LOTS =	156,000 SF (13.75%)
(65 LOTS @ 2400 SF/LOT)	
TOTAL =	376,600 SF (33.25%)



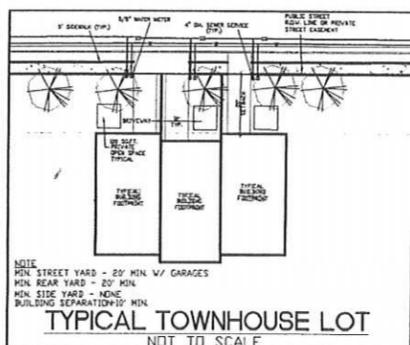
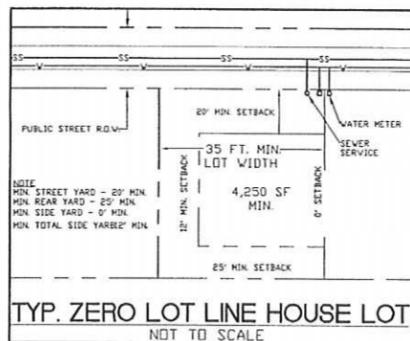
16 CONSULTANT PLACE, SUITE 201
DURHAM, NORTH CAROLINA 27707
P: 919.490.4990 F: 919.490.8953

537 MARKET STREET, SUITE 1200
CHATTAHOOCHEE, TENNESSEE 37402
P: 423.266.4990 F: 423.266.5700

www.horvathassociates.com

**CHIN PAGE RD.
PROPERTY REZONING
CHIN PAGE ROAD
DURHAM, NORTH CAROLINA**

COVER SHEET



GENERAL NOTES

- ALL CONSTRUCTION TO CONFORM TO THE LATEST CITY OF DURHAM STANDARDS AND SPECIFICATIONS.
- ALL NEW UTILITIES WILL BE INSTALLED UNDERGROUND.
- IMPERVIOUS AREA FOR DEVELOPMENT IS 33.2% OR 376,600 SF.
- OVERALL DEVELOPMENT TO BE MASS GRADED. ALL LAND DISTURBANCE ACTIVITIES WILL COMPLY WITH SEC. 8.1.30 OF THE ZONING ORDINANCE.
- LANDSCAPING WILL BE PROVIDED AS REQUIRED BY THE DURHAM ZONING ORDINANCE.
- TOPOGRAPHIC INFORMATION TAKEN FROM CITY OF DURHAM GIS MAPS.
- BOUNDARY INFORMATION COMPILED FROM AN ANNEXATION PLAT BY MURPHY-SACKS SURVEYORS FILED AT DURHAM CO. LAND RECORDS.
- BY PETERING 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 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.
- THE PLAN AS SUBMITTED CONCEPTUALLY MEETS THE MINIMUM ORDINANCE STANDARDS FOR REZONING AND THE FINAL APPROVAL OF THE STORM WATER 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.
- THE PROPOSED LOCATIONS OF THE STORMWATER BEST MANAGEMENT PRACTICE (BMP) FACILITIES ON THIS PROJECT ARE CONCEPTUAL ONLY. PROPOSED BMP LOCATIONS SHALL BE REVIEWED FOR APPROPRIATENESS DURING THE SITE PLAN/PRELIMINARY PLAT REVIEW PROCESS. IN NO INSTANCE SHALL A BMP BE LOCATED ON A PRIVATE LOT. IN ADDITION, BMPs MAY NOT BE PERMITTED IN STREAM BUFFERS OR THE 10-FOOT NO BUILD ZONE.
- ADDITIONAL STORMWATER BEST MANAGEMENT PRACTICES MAY BE REQUIRED WITH THE SITE PLAN/PRELIMINARY PLAT SUBMISSION.
- IF SIGNALIZATION IS WARRANTED AT THE INTERSECTION OF PAGE ROAD/CHIN PAGE ROAD PRIOR TO FULL-BUILD OUT OF THE SITE, THE DEVELOPER WILL BE RESPONSIBLE FOR THE SIGNALIZATION OF THIS INTERSECTION.
- ADDITIONAL RIGHT-OF-WAY MAY BE REQUIRED ALONG THE FRONTAGE OF THE SITE ON CHIN PAGE ROAD TO ACCOMMODATE REQUIRED ROADWAY IMPROVEMENTS

Development Plan Committed Elements

- A maximum of 105 residential units.
- A minimum of 29.42% open space and a 25 foot wide open space strip along Chin Page Road.
- A landscape buffer with a minimum width of 40 feet will be provided along the western property line adjacent to the IL(D) district.
- A children's play area after the 61st Certificate of Occupancy (CO). THE DEVELOPER WILL CONTRIBUTE \$5,000 TO THE H.O.A. IF THE PLAY AREA HAS NOT BEEN CONSTRUCTED BY THE 61st C.O.
- A 5 foot mulch walking trail as shown on the development plan prior to the second CO in the multi-family section of the development.
- Provide erosion and sedimentation controls during construction that are consistent with practices proposed for the updated N.C. State Design manual using baffles and or skimmers to increase sediment trapping efficiency.
- Provide storm water wetlands and/or other bio-retention methods and/or other stormwater Best Management Practices (BMP's) that would be in excess of current standards by minimizing the use of buy downs and committing to provided that concentrated flow discharges are modified to diffuse flow.
- A collector street to Chin Page Road shall be provided through the site.
- Provide connection of at least two street accesses before issuance of the 61st CO.
- The following roadway improvements shall be constructed:
 - Construction of a westbound left-turn lane on Chin Page Road at the site entrance
 - Construction of an eastbound right-turn lane on Chin Page Road at the site entrance
 - Construction of an exclusive northbound left-turn lane on the site entrance at Chin Page Road
 - Construction of an exclusive northbound right-turn lane on the site entrance at Chin Page Road

APPROVAL STAMP

Zoned by RS-M(D)
 Recommended by [Signature] by the Durham Planning Commission on 3-14-06
 City Clerk [Signature] Ordinance No. 13359
 Approved by Durham City Council on 5-1-06
 City Clerk [Signature]



- 1 FEBRUARY 3, 2006 BHP
- 2 FEBRUARY 20, 2006 JB
- 3 MARCH 23, 2006 JB
- 4 MAY 5, 2006 JB
Per C.C. Approval

DRAWN BY: JRB CHECKED BY:
 DATE: 12-12-05
 SCALE: NTS
 PROJECT NO: 0597
 SHEET NO:

CASE #Z06-06

D000



1 EXISTING CONDITIONS PLAN
SCALE: 1" = 100'

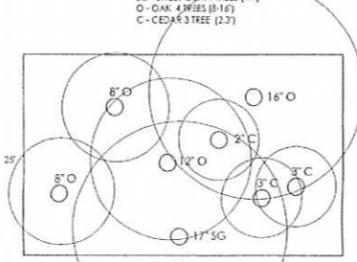
SITE SUMMARY

APPLICANT:
BUILDERS 1st CHOICE
6060-B SIX FORKS ROAD
RALEIGH, N.C. 27609
(919) 841-4950

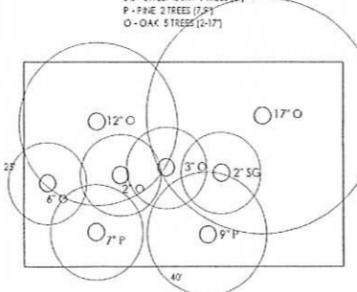
TOTAL TRACT AREA = 26.04 ACRES
EXISTING ZONING: IL(D)
WATERSHED: NONE
RIVER BASIN: NEUSE
SITE IS INSIDE CITY LIMITS, INSIDE UGA
EXISTING USE: VACANT INDUSTRIAL

- GENERAL NOTES:**
1. TOPOGRAPHIC SURVEY INFORMATION TAKEN FROM THE CITY OF DURHAM CADIESTRAL
 2. BOUNDARY INFORMATION TAKEN FROM AN ANNEXATION PLAT BY MURPHY-SACKS SURVEYORS ON FILE AT DURHAM LAND RECORDS OFFICE
 3. STEEP SLOPE, WETLANDS, STREAMS OR FLOODPLAIN WERE NOT FOUND WITHIN THIS SITE
 4. NO HISTORICAL STRUCTURES OR DURHAM NATURAL INVENTORY AREAS LOCATED ON THIS PROPERTY
 5. TREE SAMPLING AREA AND SPECIMEN TREE SURVEYS ARE NOT REQUIRED WITHIN FLOOD PLAIN, STREAM BUFFERS, OR ALONG STEEP SLOPES AS PER THE DURHAM ZONING ORDINANCE
 6. NO EXISTING DATA ROUTES RUN IN THE IMMEDIATE AREA OF THE SITE
 7. EXISTING S.S. LINE (B) IS LOCATED EAST AND WEST OF SITE ALONG CHIN PAGE RD. AN EXISTING 16" WATER LINE IS LOCATED ALONG THE CHIN PAGE ROAD FRONTAGE
 8. NO FLOODWAY OR 100-YR FLOODPLAIN FOUND WITHIN THE SITE AS PER FEMA PANEL MAP #17004 0181G, DATED FEB. 2, 1994

TREE SAMPLE AREA #1



TREE SAMPLE AREA #2

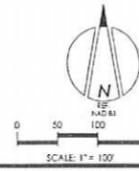


KEY



NOTE: DISTANCE "X" FROM TREE SHALL BE A MINIMUM OF 6" OR 1" RADIUS PER 1" OF TREE DIAMETER, WHICHEVER IS GREATER.

2 ROOT ZONE PROTECTION AREA
NO SCALE



HORVATH ASSOCIATES

16 CONSULTANT PLACE, SUITE 201
DURHAM, NORTH CAROLINA 27707
P 919.490.4990 F 919.490.8953
537 MARKET STREET, SUITE 1200
CHATANOOGA, TENNESSEE 37422
P 423.266.4990 F 423.266.5700
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CHIN PAGE RD. PROPERTY REZONING

CHIN PAGE ROAD
DURHAM
NORTH CAROLINA

EXISTING CONDITIONS PLAN



2787 7006
TREE SURVEY ONLY

1. FEBRUARY 3, 2006
PER CITY COMMENTS | BBP

DRAWN BY: JRB
CHECKED BY:
DATE: 12 DEC 2005
SCALE: 1" = 100'
PROJECT NO: 0597
SHEET NO:

D001



HORVATH ASSOCIATES

16 CONSULTANT PLACE, SUITE 201
DURHAM, NORTH CAROLINA 27707
P 919.490.4990 F 919.490.8953

537 MARKET STREET, SUITE LL20
CHATTAHOOGA, TENNESSEE 37402
P 423.266.4990 F 423.266.5700

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CHIN PAGE ROAD
PROPERTY REZONING
CHIN PAGE ROAD
DURHAM, NORTH CAROLINA

SITE IMPROVEMENTS PLAN



- 1. FEBRUARY 3, 2006 PER CITY COMMENTS | BBP
- 2. FEBRUARY 20, 2006 PER CITY COMMENTS | JB
- 3. MARCH 23, 2006 PER CITY COMMENTS | JB

DRAWN BY: JRB
CHECKED BY:
DATE: 12/12/05
SCALE: NTS
PROJECT NO: 0597
SHEET NO:

D002

SITE SUMMARY

APPLICANT:

BUILDERS 1st CHOICE
6060 B SIX FORKS ROAD
RALEIGH, NC 27609
P: (919) 841-4960
F: (919) 841-4996

*TOTAL TRACT AREA = 26.04 ACRES-1,134,303.40 SF
*EXISTING ZONING: IL(D)
*EXISTING USE: UNDEVELOPED
*TIER: SUBURBAN
*PROPOSED ZONING: RS-M(D)
*WATERSHED: NONE
*RIVER BASIN: NEUSE
*PROPOSED IMPERVIOUS AREA: 376,600 SF (33.19%)
*PROPOSED USE: SINGLE FAMILY/MULTI-FAMILY USES
*PROPOSED UNITS: 105 UNITS
*PROPOSED DENSITY: 4.03 DU/AC.

PROPOSED SETBACKS FOR RS-M (D) ZONE

ZERO LOT LINE (PER UDO SEC. 7.1.3)

FRONT: 30'
SIDE: 0'
SIDE (FOOT): 12'
REAR: 25'
MIN. LOT WIDTH: 35'
MIN. LOT AREA (W/O AVERAGING): 5000 SF
MIN. LOT AREA (W/ AVERAGING): 4250 SF; 5095 SF AVG. LOT SIZE

TOWNHOUSE (PER UDO SEC. 7.1.8)

FRONT: 25'
SIDE: NONE
REAR: 20'
BUILDING SEPARATION: 10'
SHARED PARKING SETBACK: 12'

TREE COVERAGE CALCULATIONS

REQUIRED TREE COVERAGE: 260,889.55 SF - 5.99 AC. (23%)
TREE COVERAGE PROVIDED:
TREE SAVE AREA: 189,045 SF (16.67%)
TREE REPLACEMENT AREA: 71,800 SF (6.33%)
TOTAL PROVIDED: 260,845 SF - 5.99 AC. (23%)

OPEN SPACE REQUIREMENTS

REQUIRED OPEN SPACE: 26.04 AC. x 18% = 4.69 AC. (204,174.43 SF)
(65,058.14 SF MIN. USEABLE OPEN SPACE)
OPEN SPACE PROVIDED: 333,745 SF = 7.66 AC. (29.42%)
(173,500 SF USEABLE OPEN SPACE (6.48%))

SITE NOTES

- 1) TOPOGRAPHIC INFORMATION OBTAINED FROM CITY OF DURHAM GIS.
- 2) THE AREA SHOWN FOR TREE COVERAGE AND TREE PROTECTION IS THE EXTERIOR BOUNDARY OF THE TOTAL ROOT ZONE FOR ALL THE TREES IN THOSE AREAS.
- 3) LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH THE DURHAM ZONING ORDINANCE.
- 4) THE DEVELOPMENT TO BE MASS GRADED.
- 5) NO DATA ROUTES OR BUS STOPS EXIST IN THE IMMEDIATE AREA.
- 6) THE PLAN AS SUBMITTED CONCEPTUALLY MEETS THE MINIMUM ORDINANCE STANDARDS FOR REZONING. FINAL APPROVAL OF THE STORMWATER IMPACT ANALYSIS WILL OCCUR AT THE TIME OF SITE PLAN APPROVAL.
- 7) BMPs MAY BE REQUIRED WITH THE SITE PLAN/PRELIMINARY PLAT SUBMISSION.
- 8) CURB & GUTTER ALONG CHIN PAGE ROAD FRONTAGE MAY BE REQUIRED AT THE DISCRETION OF ENGINEERING AND TRANSPORTATION DIVISIONS.
- 9) ALL USEABLE OPEN SPACE AREAS SHALL HAVE A MINIMUM FRONTAGE OF 50 FEET TO A STREET.

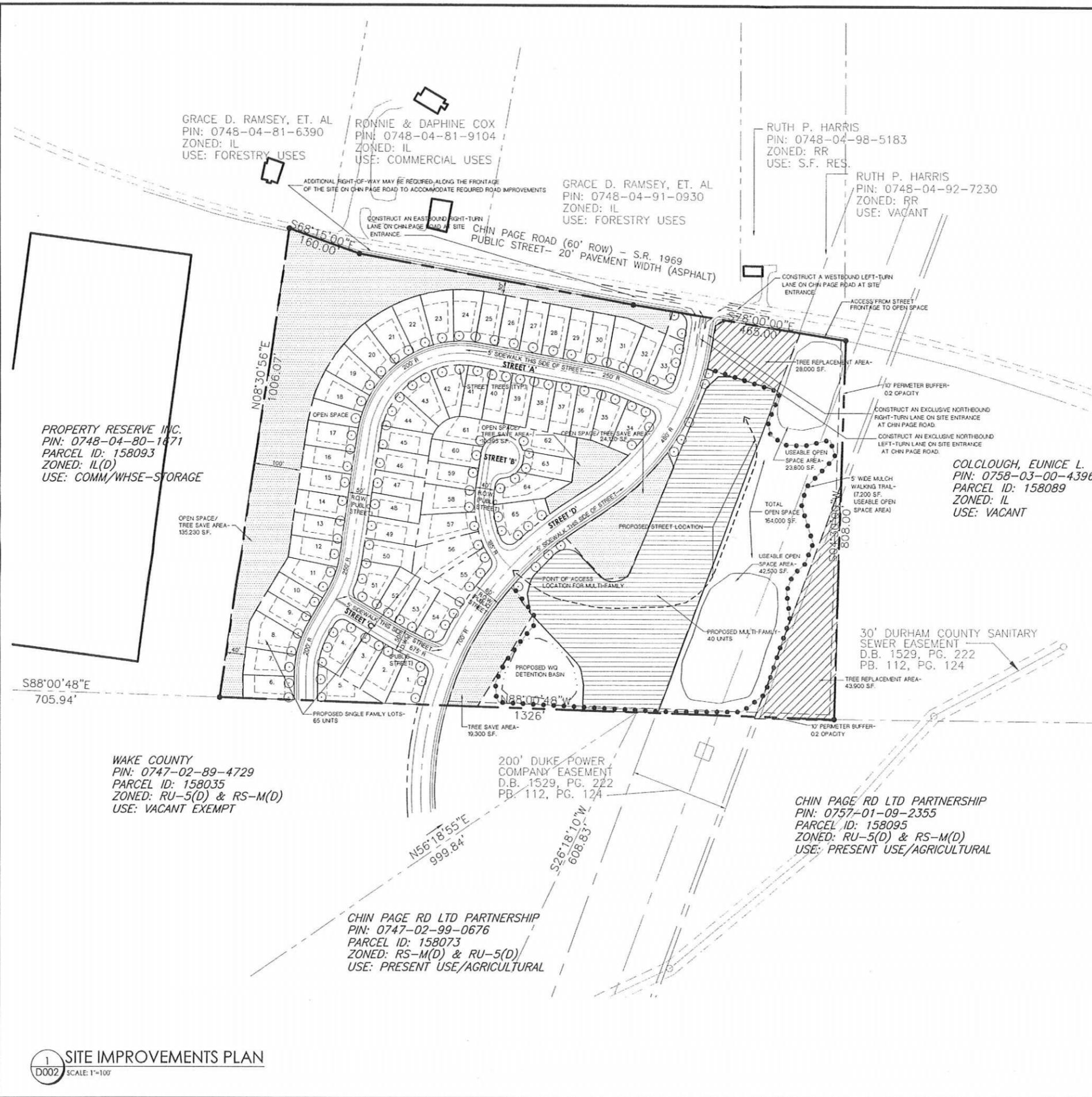
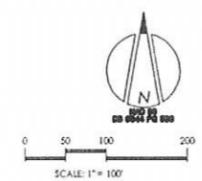
UTILITY NOTES

- 1) WATER (16" LINE) IS EXISTING ALONG CHIN PAGE ROAD.
- 2) EXISTING SEWER (8" LINE) IS LOCATED WEST OF SITE ALONG CHIN PAGE ROAD AND EAST OF SITE ALONG UNNAMED CREEK SOUTH OF CHIN PAGE RD.
- 3) ELECTRIC, TELEPHONE, AND CABLE TELEVISION ARE AVAILABLE TO THE SITE AND WILL BE UNDERGROUND AS PER THE SUBDIVISION ORDINANCE.
- 4) ANY REQUIRED PUBLIC SANITARY SEWER EASEMENTS WILL BE LOCATED IN OPEN SPACE AREAS OF THE DEVELOPMENT.

LEGEND

OPEN SPACE
 TREE REPLACEMENT AREA

TREE SAVE AREA



GRACE D. RAMSEY, ET. AL
PIN: 0748-04-81-6390
ZONED: IL
USE: FORESTRY USES

RONNIE & DAPHNE COX
PIN: 0748-04-81-9104
ZONED: IL
USE: COMMERCIAL USES

RUTH P. HARRIS
PIN: 0748-04-98-5183
ZONED: RR
USE: S.F. RES.

GRACE D. RAMSEY, ET. AL
PIN: 0748-04-91-0930
ZONED: IL
USE: FORESTRY USES

RUTH P. HARRIS
PIN: 0748-04-92-7230
ZONED: RR
USE: VACANT

PROPERTY RESERVE INC.
PIN: 0748-04-80-1671
PARCEL ID: 158093
ZONED: IL(D)
USE: COMM/WHSE-STORAGE

OPEN SPACE/
TREE SAVE AREA-
135,230 SF.

COLCLOUGH, EUNICE L.
PIN: 0758-03-00-4396
PARCEL ID: 158089
ZONED: IL
USE: VACANT

30' DURHAM COUNTY SANITARY
SEWER EASEMENT
D.B. 1529, PG. 222
PB. 112, PG. 124

WAKE COUNTY
PIN: 0747-02-89-4729
PARCEL ID: 158035
ZONED: RU-5(D) & RS-M(D)
USE: VACANT EXEMPT

200' DUKE POWER
COMPANY EASEMENT
D.B. 1529, PG. 222
PB. 112, PG. 124

CHIN PAGE RD LTD PARTNERSHIP
PIN: 0757-01-09-2355
PARCEL ID: 158095
ZONED: RU-5(D) & RS-M(D)
USE: PRESENT USE/AGRICULTURAL

CHIN PAGE RD LTD PARTNERSHIP
PIN: 0747-02-99-0676
PARCEL ID: 158073
ZONED: RS-M(D) & RU-5(D)
USE: PRESENT USE/AGRICULTURAL