

Page Park II

DEVELOPMENT PLAN

CASE # Z1300017

DATE: 6-10-13

REVISED

DATE: 07-09-2013

DATE: 08-13-2013

APPLICANT:

LENNAR CAROLINAS

909 AVIATION PARKWAY, SUITE 700

MORRISVILLE, NC 27560

CONTACT: STEVE LEACH

PH - 919.337.0233

PARCEL / OWNER INFORMATION:

TRACT A, LOT #1 PID 158033 PIN 0747-02-98-3482
 LOCATION: 5310 JESSIP ST.
 OWNER: BEACON VENTURES, LLC
 610 E. MOREHEAD ST., STE 250
 CHARLOTTE, NC 28203

TRACT C, LOT #4 PID 211756 PIN 0747-02-88-6328
 LOCATION: 5330 JESSIP ST.
 OWNER: BEACON VENTURES, LLC
 610 E. MOREHEAD ST., STE 250
 CHARLOTTE, NC 28203

CONSULTANT:

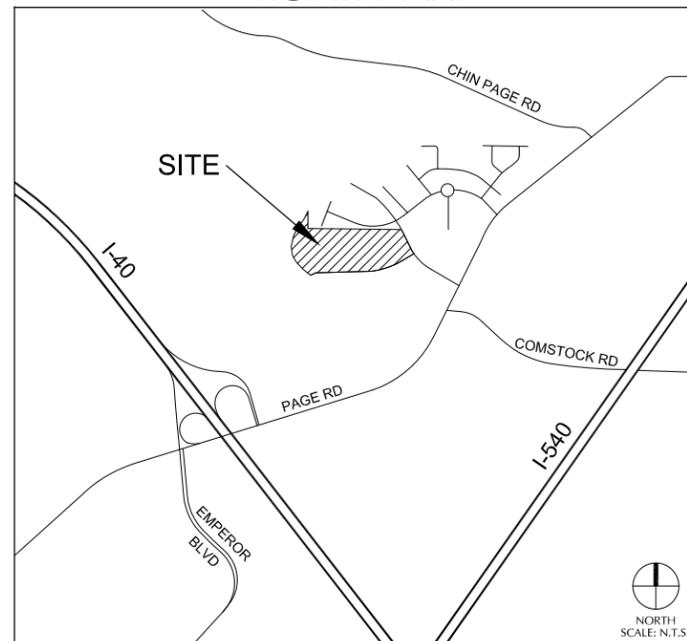


STEWART

101 WEST MAIN ST.
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FIRM LICENSE #: C-1051
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 PROJECT #: C13033
 ROBERT SHUNK
 RSHUNK@STEWARTINC.COM

VICINITY MAP



TEXT COMMITMENTS:

THE FOLLOWING ROADWAY IMPROVEMENTS ARE COMMITTED BY OTHERS AND MAY BE REQUIRED BY THIS DEVELOPMENT. REQUIREMENTS FOR THESE IMPROVEMENTS TO BE DETERMINED AT SITE PLAN APPROVAL WITH A TRAFFIC PHASING ANALYSIS.

1. CONSTRUCT A SECOND EXCLUSIVE EASTBOUND LEFT-TURN WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS ON THE I-40 WESTBOUND OFF-RAMP AT PAGE ROAD.
2. CONSTRUCT A SECOND NORTHBOUND THROUGH LANE ON PAGE ROAD FROM THE I-40 WESTBOUND OFF-RAMP TO RECEIVE THE DUAL-LEFT TURN LANES PER NCDOT STANDARDS.
3. CONSTRUCT A SECOND EXCLUSIVE NORTHBOUND LEFT-TURN WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS ON PAGE ROAD AT THE I-40 WESTBOUND OFF-RAMP.
4. CONSTRUCT A SECOND WESTBOUND THROUGH LANE ON I-40 WESTBOUND ON-RAMP AT PAGE ROAD TO RECEIVE THE DUAL-LEFT TURN LANES PER NCDOT STANDARDS.
5. INSTALL A TRAFFIC SIGNAL WITH STEEL POLES AND MAST ARMS AT THE INTERSECTION OF PAGE ROAD AND CHIN PAGE ROAD (SUBJECT TO MUTCD WARRANTS AND APPROVAL BY NCDOT).
6. INSTALL A TRAFFIC SIGNAL WITH STEEL POLES AND MAST ARMS AT THE INTERSECTION OF PAGE ROAD AND CROWN PARKWAY (SUBJECT TO MUTCD WARRANTS AND APPROVAL BY NCDOT).

INDEX OF DRAWINGS

- DP-1.0 EXISTING CONDITIONS PLAN
- DP-2.0 PROPOSED DEVELOPMENT PLAN

SITE DATA:

1. GROSS SITE ACREAGE: 16.875 AC
2. EXISTING ZONING: TRACT C, LOT 4: RS-M(D) - 6.887 AC
 TRACT A, LOT 1: OI(D) - 9.144 AC
 RS-M(D) - 0.844AC
3. PROPOSED ZONING: RS-M(D)-16.875
4. OVERLAY DISTRICT: NONE
5. RIVER BASIN: LOWER NEUSE



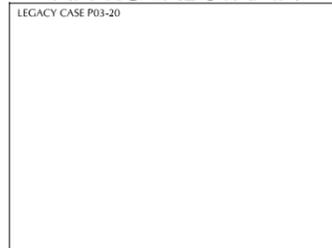
GENERAL NOTES:

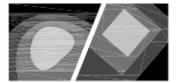
1. A LAND USE PLAN AMENDMENT HAS BEEN SUBMITTED FOR 9.144 AC OF TRACT A, LOT 1. CHANGE FROM OFFICE TO MDR 6-12 DU/AC. A PORTION (0.844 AC) OF TRACT A, LOT 1 IS CURRENTLY MDR.
2. BY REFERENCING ROADWAY IMPROVEMENTS ON THE PLAN, THE APPLICANT AGREES TO CONSTRUCT SAID IMPROVEMENTS PRIOR TO THE ISSUANCE 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.

DESIGN COMMITMENTS:

- 1A. GENERAL ARCHITECTURAL STYLE:
 THERE ARE NO COMMITTED ARCHITECTURAL STYLES.
- 1B. PROPOSED ROOF LINES:
 THE ROOF LINES SHALL BE PITCHED AND HAVE ASPHALT SHINGLES.
- 1C. PROPOSED BUILDING MATERIALS:
 THE PRIMARY EXTERIOR SIDING MATERIALS SHALL CONSIST OF VINYL OR CEMENT-FIBER PLANK SIDING AND ACCENTS OF MASONRY (BRICK AND/OR CULTURED STONE OR REAL STONE)
- 1D. DISTINCTIVE ARCHITECTURAL FEATURES:
 GABLES SHALL BE INCORPORATED.
- 2A. HOW WILL THE PROPOSED DESIGN TRANSITION TO THE CONTEXT AREA?
 THERE ARE NO PREVALENT ARCHITECTURAL STYLES IN THE NEIGHBORHOOD; THE MIX OF IMMEDIATE NEIGHBORS AND USES VARY GREATLY. THERE IS NO DISTINCTIVE FEATURE FOR THIS PROJECT TO TRANSITION TO THE EXISTING TO THE CONTEXT AREA.

APPROVAL STAMP:





STEWART

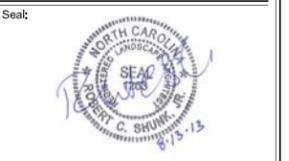
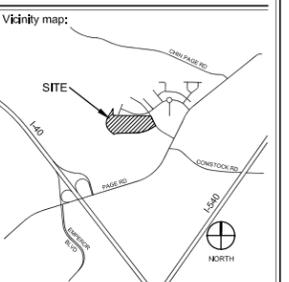
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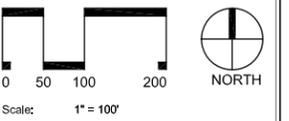
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Issued for:

DEVELOPMENT PLAN

No.	Date	Description
1	07-14-2013	Per COD Comments
2	08-13-13	Per COD Comments
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-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
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Title:

PROPOSED DEVELOPMENT PLAN

Project number: C13033 Sheet:
Date: 06/10/2013
Drawn by: RMV
Approved by: RCS **DP2.0**

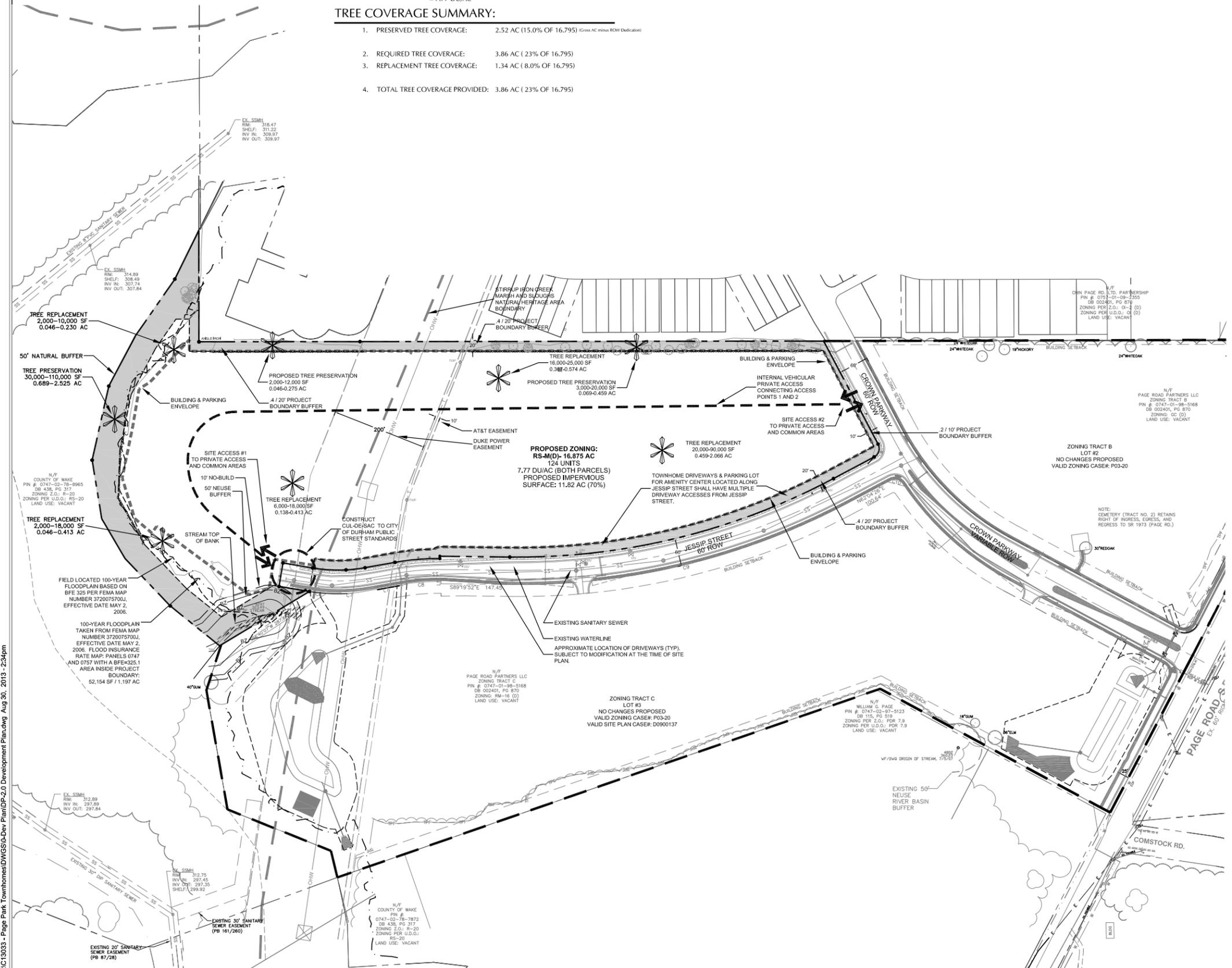
SITE DATA:

SITE SUMMARY:

1. GROSS SITE ACREAGE:	16.875 AC
2. ROW DEDICATION:	- 0.08 AC
3. FLOODWAY FRINGE:	- 0.58 AC (50,791 SF / 2 = 25,396 SF (0.58 AC)) (Area outside Stream Buffer)
4. STREAM BUFFER:	- 0.255 AC
5. NET SITE ACREAGE:	15.96 AC
6. DU/AC:	= 124 UNITS / 15.96 AC = 7.77 DU/AC

TREE COVERAGE SUMMARY:

1. PRESERVED TREE COVERAGE:	2.52 AC (15.0% OF 16.795) (Gross AC minus ROW DEDICATION)
2. REQUIRED TREE COVERAGE:	3.86 AC (23% OF 16.795)
3. REPLACEMENT TREE COVERAGE:	1.34 AC (8.0% OF 16.795)
4. TOTAL TREE COVERAGE PROVIDED:	3.86 AC (23% OF 16.795)



SITE LEGEND

- PROPOSED TREE PRESERVATION/REPLACEMENT
- PROPOSED PROJECT BOUNDARY BUFFER AREA
- PROPOSED BUILDING & PARKING ENVELOPE
- PROPOSED PROJECT BOUNDARY BUFFER
- PROPOSED TREELINE
- SITE ACCESS

J:\C13033 - Page Park Townhomes\DWGS\U-Dev Plan\DP-2.0 Development Plan.dwg Aug 30, 2013 2:34pm