

JOVEN - NORTHEAST CREEK

DEVELOPMENT PLAN/REZONING SUBMITTAL

ELLIS ROAD
DURHAM, NORTH CAROLINA
PROJECT NUMBER: JPG-03000

DATE: AUGUST 09, 2004
REVISED: AUGUST 11, 2005
NOVEMBER 02, 2005
NOVEMBER 15, 2005
NOVEMBER 17, 2005
DECEMBER 09, 2005
JUNE 13, 2006

SHEET INDEX

- C-1 EXISTING CONDITIONS
- C-2 OVERALL DEVELOPMENT PLAN
- C-3 ILLUSTRATIVE DEVELOPMENT PLAN
- C-4 ILLUSTRATIVE LAYOUT PLAN
- C-5 DEVELOPMENT PLAN NOTES

COMMITTED ELEMENTS

1. MAXIMUM NUMBER OF UNITS: 676.
2. MINIMUM SINGLE-FAMILY LOT SIZE: 5500 SQUARE FEET.
3. DEDICATION OF ADDITIONAL RIGHT OF WAY ALONG THE FRONTAGE OF THE SITE TO PROVIDE A MINIMUM OF 55 FEET OF RIGHT OF WAY FROM THE EXISTING CENTERLINE OF ELLIS ROAD.
4. CONSTRUCTION OF A 6' HIGH HOOD FENCE AND A VEGETATIVE HEDGE (5 GALLON PLANTS AT 15' O.C.) ADJACENT TO THE RAILROAD TRACKS. PLANT MATERIALS TO BE APPROVED BY THE PLANNING DEPARTMENT AT THE TIME OF SITE PLAN APPROVAL. FENCE SHALL BE CONSTRUCTED PRIOR TO THE FIRST C.O. IN THE POD ADJACENT TO THE TRAIN TRACKS. VEGETATIVE HEDGE SHALL BE INSTALLED PRIOR TO THE LAST C.O. IN THE POD ADJACENT TO THE TRAIN TRACKS.
5. THE PROJECT WILL CONTAIN 4 IMPROVED OPEN SPACE AREAS. CONSTRUCTION OF THE IMPROVED OPEN SPACE AREAS WILL BE REQUIRED IN PHASES AS FOLLOWS:
IMPROVED OPEN SPACE AREA # 1 - SHALL BE BUILT PRIOR TO THE 150TH CERTIFICATE OF OCCUPANCY.
IMPROVED OPEN SPACE AREA # 2 - SHALL BE BUILT PRIOR TO THE 300TH CERTIFICATE OF OCCUPANCY.
IMPROVED OPEN SPACE AREA # 3 - SHALL BE BUILT PRIOR TO THE 450TH CERTIFICATE OF OCCUPANCY.
IMPROVED OPEN SPACE AREA # 4 - SHALL BE BUILT PRIOR TO THE FINAL CERTIFICATE OF OCCUPANCY.
6. CONSTRUCTION OF A DECORATIVE METAL FENCE AROUND THE GRAVE SITES PRIOR TO THE CERTIFICATE OF OCCUPANCY OF ANY OF THE SINGLE-FAMILY LOTS ADJACENT TO THE CEMETERY.
7. CONSTRUCTION OF EACH SECTION OF THE 6' WIDE WALKING TRAIL SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF 50% OF THE CERTIFICATES OF OCCUPANCY IN THE DEVELOPMENT POD LOCATED IMMEDIATELY ADJACENT TO THE TRAIL.
8. AT THE TIME OF THE BUILDING PERMIT, THE APPLICANT SHALL PAY A VOLUNTARY SCHOOL IMPACT FEE OF \$1,000 PER SINGLE-FAMILY LOT AND \$300 PER MULTIFAMILY UNIT, WITH CREDIT GIVEN APPROPRIATE AGAINST ANY OTHER IMPACT FEES THAT MAY BE IN PLACE.

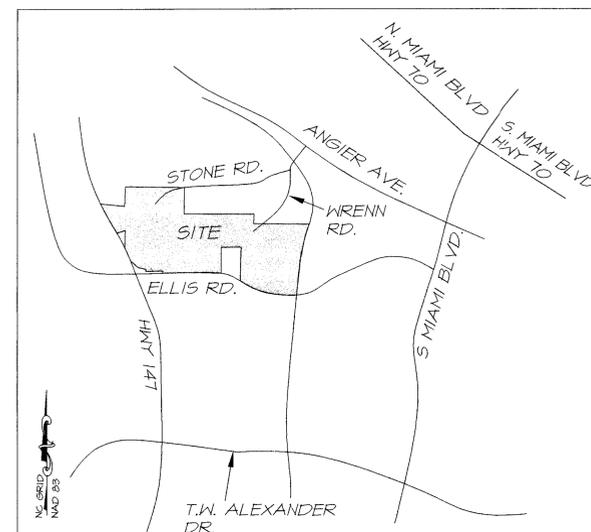
SUMMARY OF TIA REQUIRED IMPROVEMENTS

- GENERAL**
1. THE DEVELOPER IS RESPONSIBLE FOR TRAFFIC SIGNAL PHASING REVISIONS IN THE STUDY AREA REQUIRED DUE TO THE ADDED TRAFFIC TO THE NETWORK BY THE PROPOSED DEVELOPMENT. THIS INCLUDES ALL INTERSECTIONS EVALUATED IN THE TIA.
- ELLIS ROAD (GENERAL)**
1. WIDEN ELLIS ROAD TO PROVIDE TWO EASTBOUND AND TWO WESTBOUND THROUGH LANES FROM THE NC 147 NORTHBOUND RAMP DIRECTION EAST TO THE EXISTING COMMERCIAL DRIVEWAY (RECHOLD CHEMICAL) ON THE SOUTH SIDE OF ELLIS ROAD.
 2. PROVIDE 1500 FEET EAST OF THE NC 147 NORTHBOUND RAMP AND TO A THREE-LANE CROSS SECTION FOR THE REMAINDER OF THE SITE FRONTAGE WITH ADEQUATE TRANSITION.
 3. PROVIDE MINIMAL STORAGE FOR A THIRD WESTBOUND THROUGH LANE IN ADVANCE OF THE NC 147 NORTHBOUND RAMP.
 4. CONSTRUCT A MEDIAN BARRIER ON ELLIS ROAD FROM THE NC 147 NORTHBOUND RAMP INTERSECTION TO THE MAIN SITE DRIVEWAY INTERSECTION.
- ELLIS ROAD / NC 147 NORTHBOUND RAMP (SIGNALIZED)**
1. EXTEND THE EXISTING WESTBOUND RIGHT-TURN LANE ON ELLIS ROAD TO PROVIDE ADEQUATE STORAGE AND TAPER.
- ELLIS ROAD / SOUTH MAHON BOULEVARD**
1. RE-STRIP THE CURRENT EASTBOUND SHARED LEFT/RIGHT-TURN LANE TO PROVIDE EXCLUSIVE LEFT-TURN LANE.
 2. CONSTRUCT AN EXCLUSIVE EASTBOUND RIGHT-TURN LANE ON ELLIS ROAD WITH ADEQUATE STORAGE AND TAPER.
- ELLIS ROAD / MAIN SITE DRIVE / EXISTING OFFICE DRIVE**
1. INSTALL TRAFFIC SIGNAL AT THE INTERSECTION INCLUDING EAST ARBS AND PEDESTRIAN SIGNALS (SUBJECT TO SIGNAL WARRANTS ANALYSIS).
 2. CONSTRUCT THE MAIN SITE DRIVE WITH FIVE-LANE CROSS SECTION.
 3. CONSTRUCT DUAL EASTBOUND LEFT-TURN LANES ON ELLIS ROAD.
 4. CONSTRUCT AN ADDITIONAL EASTBOUND SHARED THROUGH/RIGHT-TURN LANE ON ELLIS ROAD.
 5. CONSTRUCT AN EXCLUSIVE WESTBOUND LEFT-TURN LANE ON ELLIS ROAD.
 6. CONSTRUCT AN EXCLUSIVE WESTBOUND RIGHT-TURN LANE ON ELLIS ROAD.
 7. CONSTRUCT AN ADDITIONAL WESTBOUND THROUGH LANE ON ELLIS ROAD.
- ELLIS ROAD / WESTERN COMMERCIAL SITE DRIVE**
1. CONSTRUCT THE WESTERN COMMERCIAL SITE DRIVE AS RIGHT-IN/RIGHT-OUT ONLY WITH ADEQUATE SPACING FROM THE NC 147 NORTHBOUND RAMP.
 2. CONSTRUCT AN EXCLUSIVE WESTBOUND RIGHT-TURN LANE WITH ADEQUATE STORAGE AND TAPER.
- ELLIS ROAD / WESTERN RESIDENTIAL SITE DRIVE**
1. CONSTRUCT THE WESTERN RESIDENTIAL SITE DRIVE WITH THREE-LANE CROSS SECTION.
 2. CONSTRUCT AN EXCLUSIVE EASTBOUND LEFT-TURN LANE ON ELLIS ROAD.
 3. CONSTRUCT AN EXCLUSIVE WESTBOUND RIGHT-TURN LANE ON ELLIS ROAD.
- ELLIS ROAD / EASTERN RESIDENTIAL SITE DRIVE**
1. CONSTRUCT THE EASTERN RESIDENTIAL SITE DRIVE WITH THREE-LANE CROSS SECTION.
 2. CONSTRUCT AN EXCLUSIVE EASTBOUND LEFT-TURN LANE ON ELLIS ROAD.
 3. CONSTRUCT AN EXCLUSIVE WESTBOUND RIGHT-TURN LANE ON ELLIS ROAD.

APPROVAL STAMP

CASE #: P04-46

Recommended by _____ Zone _____
by the Urban Planning Commission on _____
Date of Decision: _____
Approved by Urban Planning Board of Commissioners on _____
Date: _____
County Clerk: _____



VICINITY MAP
NTS

OWNER:

JOVEN PROPERTY GROUP, LLC
400 WEST WILLIAMS STREET
P.O. BOX 1599
APEX, NORTH CAROLINA 27502

TAX MAP INFO:

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163387	163428
163399	163369
163400	163427
	163426

PIN NUMBER:

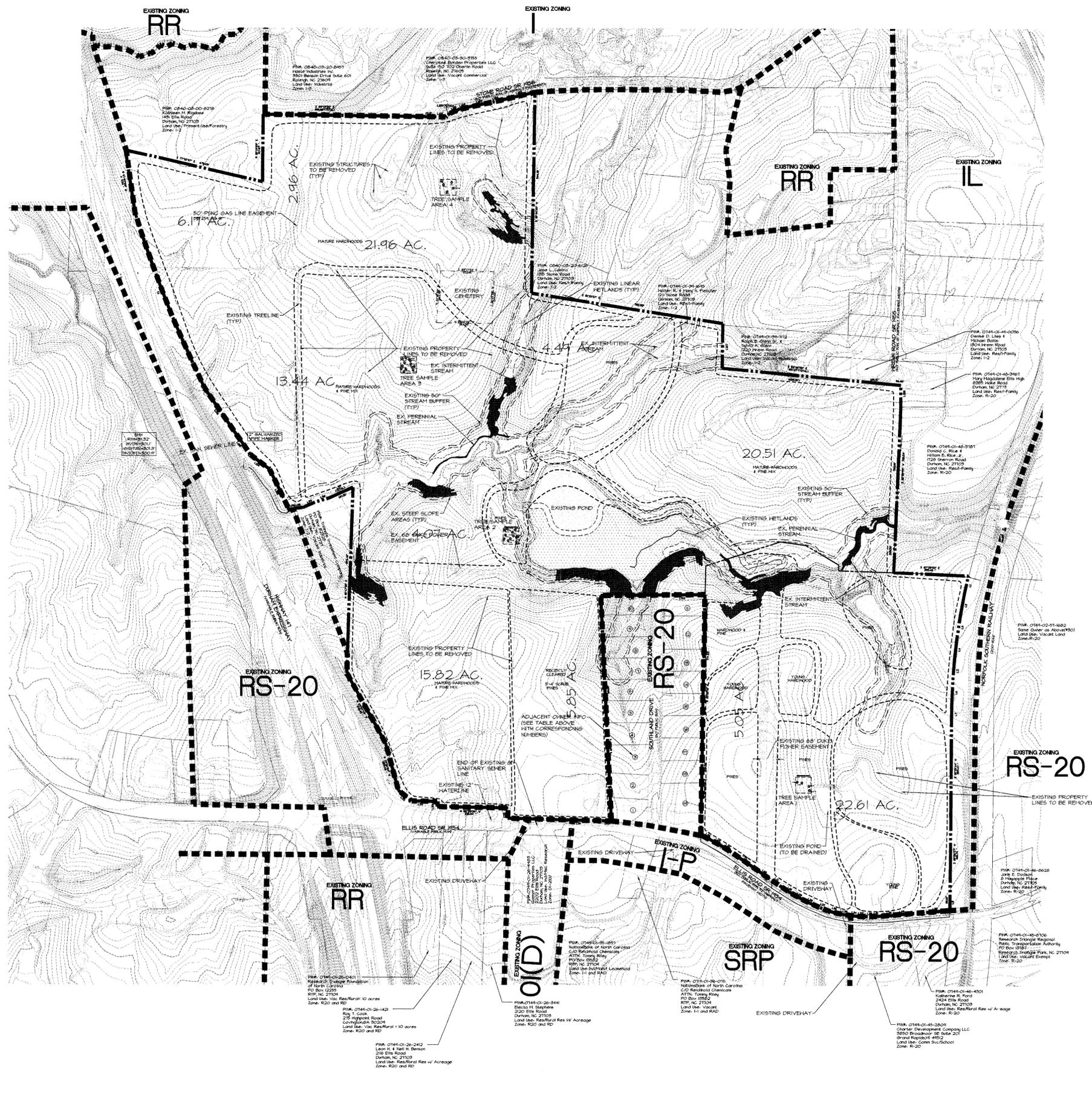
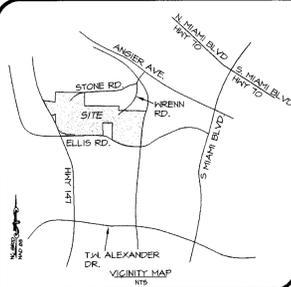
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0749-01-38-7106	0741-01-09-9724
0749-01-38-2639	0840-03-20-2161
	0840-03-20-3215

CASE #: P04-46



THE JOHN R. McADAMS COMPANY, INC.

RESEARCH TRIANGLE PARK, NC
P.O. BOX 14005 ZIP 27709-4005
(919) 361-5000 FAX: (919) 361-2269
E-MAIL: mann@johnrmcadams.com



ADJOINING PARCEL INFO

1. P.M. 0744-01-26-1106 Linda S. Bruffler 2523 Ellis Road Durham, NC 27705 Land Use: Vac. Res./Lot-Spl Zone: RS-20	2. P.M. 0744-01-21-1170 Some Owner as Above(90) Land Use: Vac. Res./Lot-Spl Zone: RS-20	3. P.M. 0744-01-21-1170 Some Owner as Above(90) Land Use: Vac. Res./Lot-Spl Zone: RS-20	4. P.M. 0744-01-21-1170 Some Owner as Above(90) Land Use: Vac. Res./Lot-Spl Zone: RS-20	5. P.M. 0744-01-21-1170 Some Owner as Above(90) Land Use: Vac. Res./Lot-Spl Zone: RS-20	6. P.M. 0744-01-21-1170 Some Owner as Above(90) Land Use: Vac. Res./Lot-Spl Zone: RS-20	7. P.M. 0744-01-21-1170 Some Owner as Above(90) Land Use: Vac. Res./Lot-Spl Zone: RS-20	8. P.M. 0744-01-21-1170 Some Owner as Above(90) Land Use: Vac. Res./Lot-Spl Zone: RS-20	9. P.M. 0744-01-21-1170 Some Owner as Above(90) Land Use: Vac. Res./Lot-Spl Zone: RS-20	10. P.M. 0744-01-21-1170 Some Owner as Above(90) Land Use: Vac. Res./Lot-Spl Zone: RS-20	11. P.M. 0744-01-21-1170 Some Owner as Above(90) Land Use: Vac. Res./Lot-Spl Zone: RS-20	12. P.M. 0744-01-21-1170 Some Owner as Above(90) Land Use: Vac. Res./Lot-Spl Zone: RS-20	13. P.M. 0744-01-21-1170 Some Owner as Above(90) Land Use: Vac. Res./Lot-Spl Zone: RS-20	14. P.M. 0744-01-21-1170 Some Owner as Above(90) Land Use: Vac. Res./Lot-Spl Zone: RS-20	15. P.M. 0744-01-21-1170 Some Owner as Above(90) Land Use: Vac. Res./Lot-Spl Zone: RS-20	16. P.M. 0744-01-21-1170 Some Owner as Above(90) Land Use: Vac. Res./Lot-Spl Zone: RS-20	17. P.M. 0744-01-21-1170 Some Owner as Above(90) Land Use: Vac. Res./Lot-Spl Zone: RS-20	18. P.M. 0744-01-21-1170 Some Owner as Above(90) Land Use: Vac. Res./Lot-Spl Zone: RS-20	19. P.M. 0744-01-21-1170 Some Owner as Above(90) Land Use: Vac. Res./Lot-Spl Zone: RS-20	20. P.M. 0744-01-21-1170 Some Owner as Above(90) Land Use: Vac. Res./Lot-Spl Zone: RS-20
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CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	41°01'51"	5564.58	887.59	886.65	444.73	N 22°01'13" W

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARINGS	DISTANCE
L1	S 12°32'15" W	85.44	L48	S 84°21'51" N	293.84
L2	S 10°31'45" W	104.50	L49	N 88°55'02" W	84.35
L3	S 08°26'41" W	103.78	L50	N 88°38'58" W	189.16
L4	S 06°22'43" W	103.60	L51	N 88°40'04" W	208.56
L5	S 04°15'52" W	103.45	L52	N 02°02'31" E	48.74
L6	S 02°18'48" W	103.35	L53	N 01°02'40" E	243.0
L7	S 00°55'21" W	101.65	L54	N 88°54'36" W	122.97
L8	S 00°45'02" W	100.38	L55	N 51°57'34" W	80.23
L28	S 85°26'43" W	188.28	L120	N 52°19'25" W	43.97
L29	S 84°12'35" W	81.85	L121	N 65°18'12" E	44.20
L30	S 86°20'33" W	41.77	L122	N 75°40'26" E	46.81
L31	S 81°26'41" W	43.73	L123	N 18°51'14" E	94.87
L32	N 84°55'15" W	34.67	L124	N 71°22'34" E	100.74
L33	N 81°07'58" W	38.24	L125	N 16°54'17" E	91.82
L34	N 82°16'25" W	45.45	L127	S 00°53'24" W	204.84
L35	N 74°22'12" W	44.85	L128	S 00°35'24" E	104.18
L36	N 76°16'21" W	41.93	L129	S 84°21'51" W	201.8
L37	N 61°48'30" W	83.35	L47	S 66°04'51" W	141.24
L38	N 64°24'33" W	60.66	L48	S 73°31'46" W	66.06
L39	N 60°26'45" W	63.45	L49	S 66°11'26" W	65.10
L40	N 51°52'38" W	66.83	L100	S 88°43'24" W	44.42
L41	N 55°37'01" W	33.25	L101	S 94°28'41" W	23.60
L42	N 55°37'01" W	102.65	L103	N 25°51'21" W	220.72
L43	N 55°40'55" W	133.64	L104	N 53°07'51" W	114.53
L44	N 58°38'24" W	57.53	L105	N 35°12'21" W	117.86
L45	N 61°06'36" W	55.64	L106	N 34°51'28" W	267.00
L46	N 69°06'51" W	51.80	L107	S 84°30'05" E	68.54

TREE SAMPLE AREAS

SAMPLE AREA #1:	SAMPLE AREA #3:
6" PINE (3)	6" PINE (2)
5" CEDAR	7" PINE (2)
	8" PINE (2)
	9" PINE (2)
	10" PINE (2)
	11" PINE (2)
	12" PINE (2)
	1" SWEET GUM
	6" OAK
	10" OAK (2)
	13" OAK
	SAMPLE AREA #4:
	5" ELM
	6" ELM
	7" ELM
	8" ELM
	5" MAPLE

GENERAL NOTES

- TOPOGRAPHIC INFORMATION TAKEN FROM DURHAM GIS DATA.
- THIS SITE IS NOT IN THE NEUSE RIVER BASIN.
- ALL EXISTING STRUCTURES TO BE REMOVED.
- STREAM AND WETLAND INFORMATION TAKEN FROM A DURHAM COUNTY ENGINEERING DEPARTMENT APPROVED STREAM DELINEATION CONCURRENCE MAP DATED MAY 31, 2005.

SITE DATA

FIN NUMBERS:

0840-09-20-329
0840-09-20-2161
0744-01-18-1102
0744-01-04-1124
0744-01-18-3052
0744-01-18-3044
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EXISTING ZONING: IL

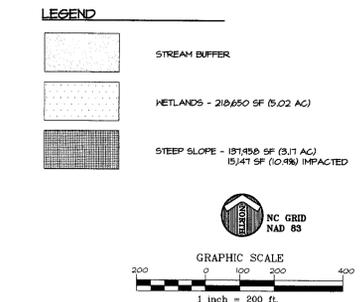
WETLANDS: 216,650 SF (5.02 AC)

STEEP SLOPE: 137,458 SF (3.11 AC)
15,147 SF (0.34 AC) IMPACTED

TOTAL SITE AREA: 184,000 ACRES

LEGEND

[Symbol]	STREAM BUFFER
[Symbol]	WETLANDS - 216,650 SF (5.02 AC)
[Symbol]	STEEP SLOPE - 137,458 SF (3.11 AC) 15,147 SF (0.34 AC) IMPACTED



THE JOHN R. McADAMS COMPANY, INC.
ENGINEERS/PLANNERS/SURVEYORS
RESEARCH TRIANGLE PARK, NC
P.O. BOX 14005 ZIP 27709-4005
(919) 361-1000



JOVEN PROPERTY GROUP, LLC
400 WEST WILLIAMS STREET
P.O. BOX 1589
APEX, NORTH CAROLINA 27502

JOVEN - NORTHEAST CREEK
DURHAM, NORTH CAROLINA
EXISTING CONDITIONS

PROJECT NO. JPG-03000

FILENAME: JPG03000-XC1

DESIGNED BY: PRM

DRAWN BY: PRM

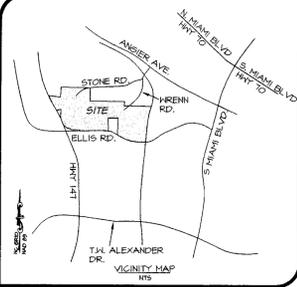
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DATE: 08/09/04

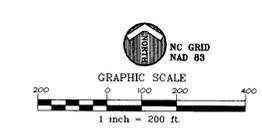
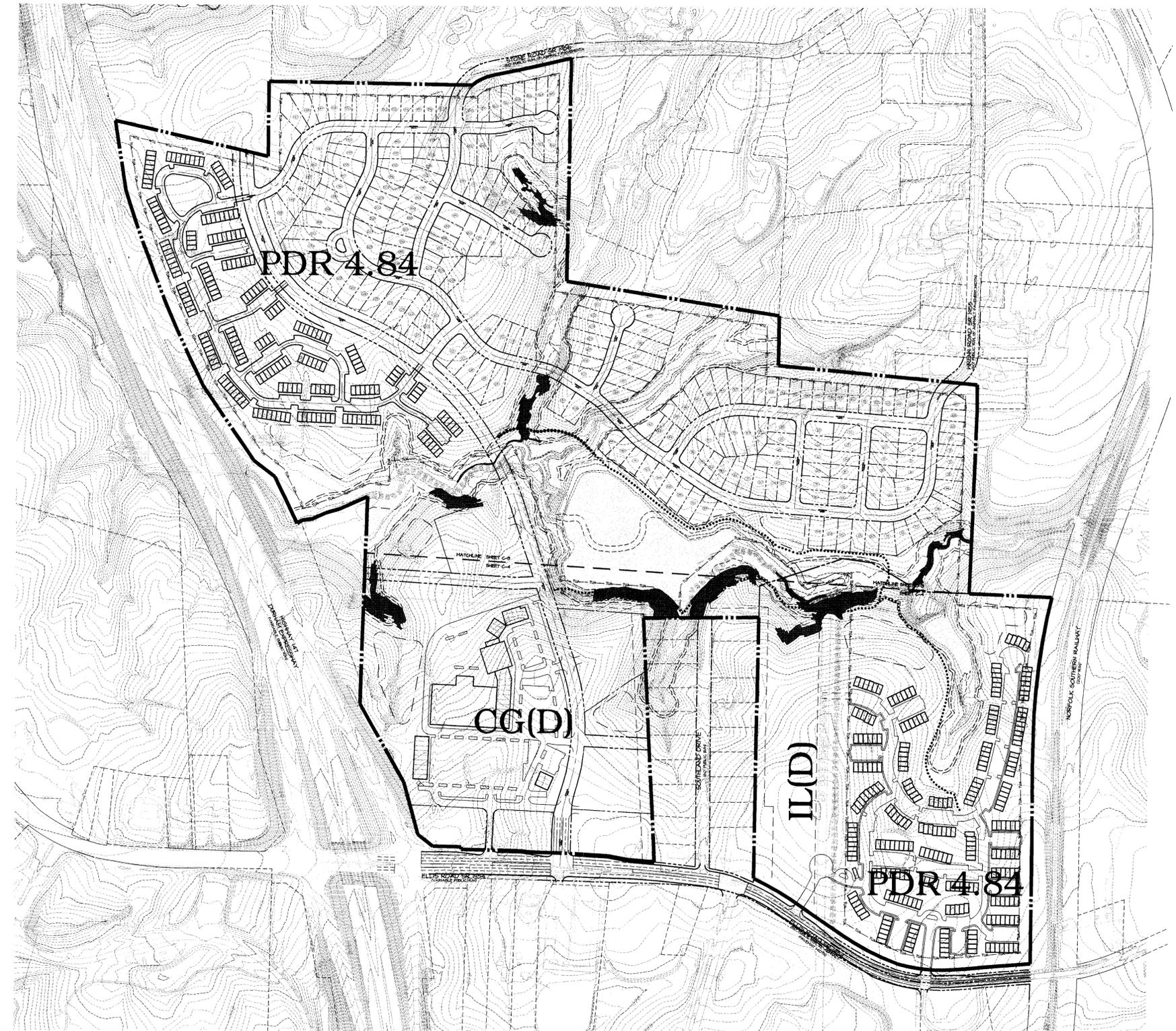
SHEET NO. C-1



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GENERAL NOTES:
 1. SEE SHEETS C-3 AND C-4 FOR 100 SCALE DETAILED INFORMATION.
 2. SEE SHEET C-5 FOR SITE DATA INFORMATION.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

THE JOHN R. McADAMS COMPANY, INC.
 ENGINEERS/PLANNERS/SURVEYORS
 RESEARCH TRIANGLE PARK, NC
 P.O. BOX 14005 ZIP 27709-4005
 (919) 361-5000



REVISIONS:

10/12/06	PER CITY COMMENTS
11/20/06	PER CITY COMMENTS
12/12/06	PER CITY COMMENTS FOR ACCESS ROAD TO I.L.C. PARCEL
12/12/06	PER CITY COMMENTS
01/12/07	PER CITY COMMENTS

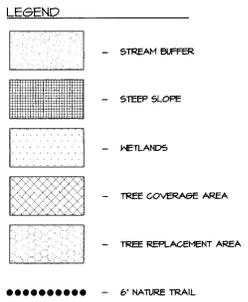
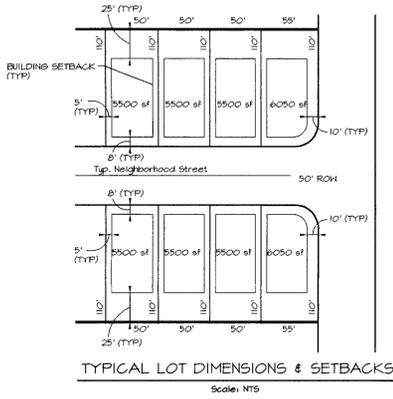
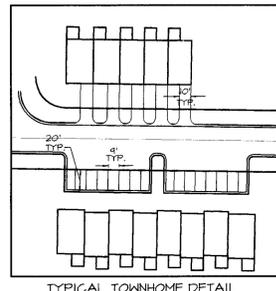
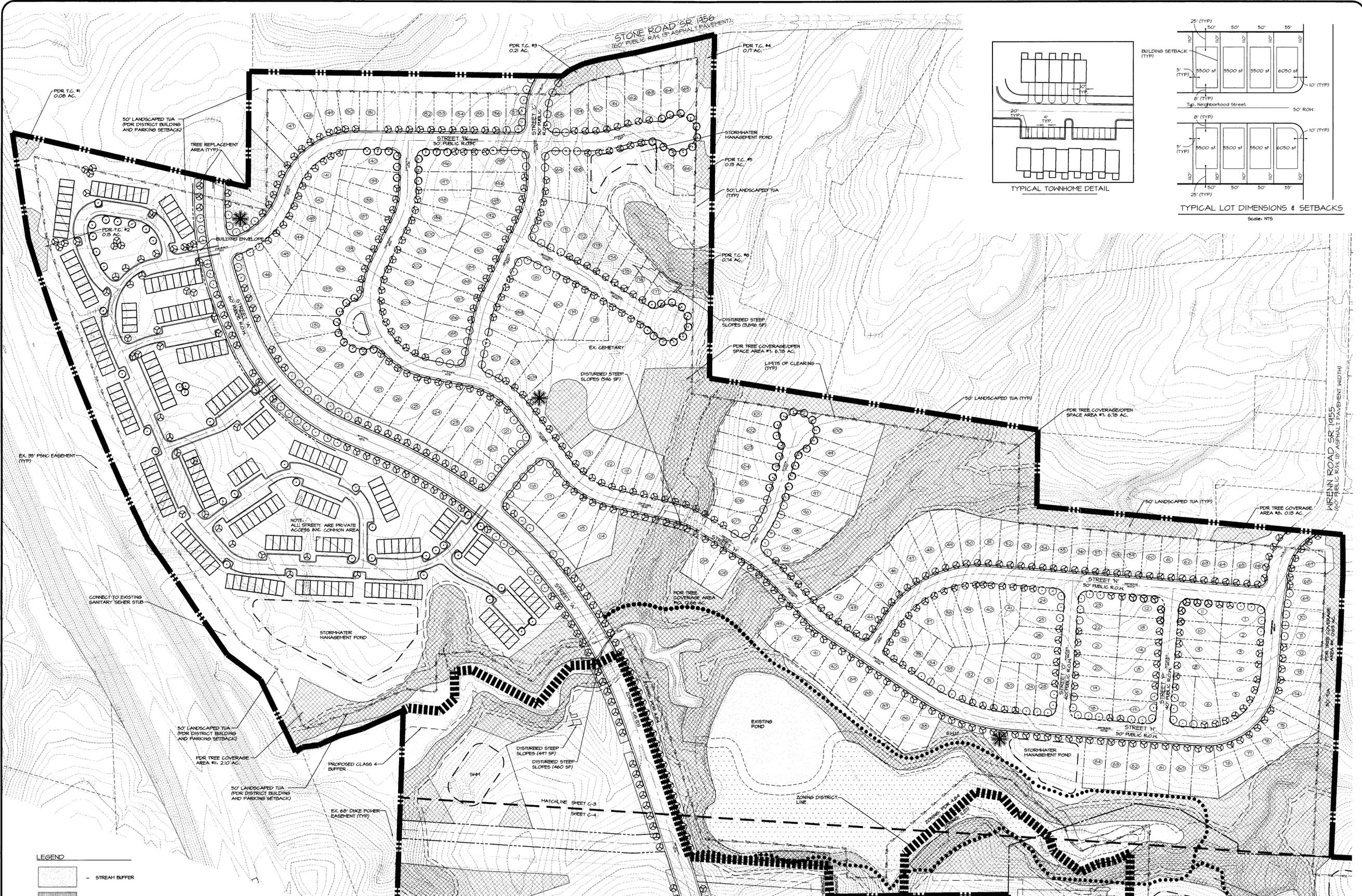
OWNER:
JOVEN PROPERTY GROUP, LLC
 400 WEST WILLIAMS STREET
 P.O. BOX 1599
 APEX, NORTH CAROLINA 27502

JOVEN - NORTHEAST CREEK
 DURHAM, NORTH CAROLINA
 OVERALL DEVELOPMENT PLAN

PROJECT NO.	JPG-03000
FILENAME	JPG03000-DV1
DESIGNED BY	PRM
DRAWN BY	PRM
SCALE	1"=200'
DATE	08/09/04
SHEET NO.	C-2



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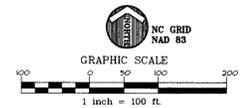
	1. 25' - ACER REBRUM - RED MAPLE
	2. 25' - QUERCUS PHELLOS - WILLOW OAK
	3. 25' - ULMUS PARVIFOLIA - CHINESE ELM

NOTES:

- OPEN SPACE REQUIREMENTS ARE TO BE FULFILLED WITHIN TREE COVERAGE AREAS #1 AND #10 (10.53 ACRES)
- LANDSCAPE REQUIREMENTS FOR NON-RESIDENTIAL AND MULTI-FAMILY AREAS ARE TO BE DESIGNED AT THE SITE PLAN STAGE AND DESIGNED TO MEET MINIMUM CITY OF DURHAM REQUIREMENTS.
- TREE COVERAGE AREAS ARE CONCEPTUAL AND WILL MEET CITY OF DURHAM MINIMUM REQUIREMENTS AT SITE PLAN STAGE.
- STORM WATER MANAGEMENT AREAS ARE CONCEPTUAL AND WILL MEET CITY OF DURHAM MINIMUM REQUIREMENTS AT SITE PLAN STAGE.
- ANY TOWNHOMES MORE THAN 6 UNITS IN A ROW MUST BE STAGGERED.
- MULTI-FAMILY LAYOUT BASED UPON A 30' BUILDING HEIGHT AND 30' BUILDING SEPARATION. MAXIMUM BUILDING HEIGHT FOR MULTI-FAMILY IS 50 FEET.

SITE DATA

UNIT SUMMARY:	
- SINGLE FAMILY	+ 204 UNITS
- TOWNHOME	+ 201 UNITS (25 AC.)
TOTAL	+ 405 UNITS



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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 ENGINEERS/PLANNERS/SURVEYORS
 RESEARCH TRIANGLE PARK, NC
 P.O. BOX 14005 ZIP 27709-4005
 (919) 361-5000



REVISIONS:

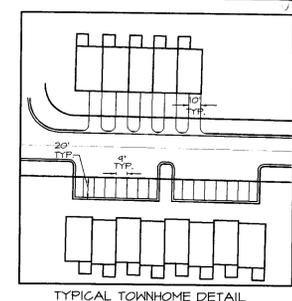
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5	05/23/04	PER CITY COMMENTS
6	08/17/04	PER CITY COMMENTS

OWNER:
JOVEN PROPERTY GROUP, LLC
 400 WEST WILLIAMS STREET
 P.O. BOX 15989
 APEX, NORTH CAROLINA 27502

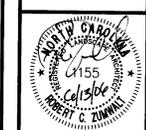
JOVEN - NORTHEAST CREEK
 DURHAM, NORTH CAROLINA
 ILLUSTRATIVE DEVELOPMENT PLAN

PROJECT NO: JPG-03000
 FILENAME: JPG03000-DV2
 DESIGNED BY: PRM
 DRAWN BY: PRM
 SCALE: 1"=100'
 DATE: 08/09/04
 SHEET NO: C-3

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THE JOHN R. McADAMS COMPANY, INC.
 ENGINEERS/PLANNERS/SURVEYORS
 RESEARCH TRIANGLE PARK, NC
 P.O. BOX 14005 ZIP 27709-4005
 (919) 361-5000



REVISIONS:
 1. 08/17/05 PER CITY COMMENTS
 2. 09/02/05 PER CITY COMMENTS
 3. 09/02/05 PER CITY COMMENTS
 4. 09/02/05 PER CITY COMMENTS

OWNER:
 JOVEN PROPERTY GROUP, LLC
 400 WEST WILLIAMS STREET
 P.O. BOX 1699
 APEX, NORTH CAROLINA 27502

JOVEN - NORTHEAST CREEK

DURHAM, NORTH CAROLINA
 ILLUSTRATIVE LAYOUT PLAN

PROJECT NO.: JPG-03000
 PLANNAME: JFC03000-DV3
 DESIGNED BY: PRM
 DRAWN BY: PRM
 SCALE: 1"=100'
 DATE: 08/09/04
 SHEET NO.: C-4



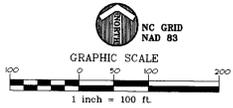
- LEGEND**
- STREAM BUFFER
 - STEEP SLOPE
 - WETLANDS
 - TREE COVERAGE AREA
 - TREE REPLACEMENT AREA
 - TREE REPLACEMENT AREA
 - TREE REPLACEMENT AREA
 - 6' NATURE TRAIL

- PLANT LIST**
- 1. 25' - ACER REDRUB - RED MAPLE
 - 2. 25' - QUERCUS PHellos - WILLOW OAK
 - 3. 25' - ULMUS PARVIFOLIA - CHINESE ELM

- NOTES:**
1. LANDSCAPE REQUIREMENTS FOR NON-RESIDENTIAL AND MULTI-FAMILY AREAS ARE TO BE DESIGNED AT THE SITE PLAN STAGE AND DESIGNED TO MEET MINIMUM CITY OF DURHAM REQUIREMENTS.
 2. TREE COVERAGE AREAS ARE CONCEPTUAL AND WILL MEET CITY OF DURHAM MINIMUM REQUIREMENTS AT SITE PLAN STAGE.
 3. STORM WATER MANAGEMENT AREAS ARE CONCEPTUAL AND WILL MEET CITY OF DURHAM MINIMUM REQUIREMENTS AT SITE PLAN STAGE.
 4. ANY TOWNHOMES MORE THAN 6 UNITS IN A ROW MUST BE STAGGERED.
 5. 50' PUBLIC R/W HAS BEEN PROVIDED TO SERVE ADJACENT PARCEL. THE PUBLIC ROAD IS TO BE CONSTRUCTED AT THE TIME OF THE PARCELS DEVELOPMENT OR AS REQUIRED BY DURHAM COUNTY.
 6. MULTI-FAMILY LAYOUT BASED UPON A 35' BUILDING HEIGHT AND 50' BUILDING SEPARATION. MAXIMUM BUILDING HEIGHT FOR MULTI-FAMILY IS 50 FEET.

SITE DATA
 BUILDING SQUARE FOOT SUMMARY:
 -G9 ZONING: 239,000 BLDG SF.
 -L1 ZONING: 84,000 BLDG SF.

UNIT SUMMARY:
 -MULTI-FAMILY: 251 UNITS (91.80 AC.)
 -2 BLDGS (5 UNITS) LOCATED WITHIN THE TUA ADJACENT TO RAILROAD.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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TOTAL SITE DATA (189.9 ACRES)		
PIN	TAX MAP NUMBER	PARCEL I.D.
0840-09-20-3215	641-02-048	639426
0840-09-20-2161	641-02-044	639427
0144-01-18-7102	641-02-050	639428
0144-01-04-1124	641-02-038A	639561
0144-01-18-5052	641-02-050A	639421
0144-01-18-5044	641-02-052	639489
0144-01-38-2894	641-02-021	639400
0144-01-38-7106	641-02-028	639381
0144-01-47-0492	641-02-018	639994
0144-01-27-6503	641-02-015	639389
0144-01-27-0832	641-02-014	639387

EXISTING ZONING	IL
PROPOSED ZONING	PDR 4.24, CG (D), IL (D)
PROPOSED USE	204 SINGLE FAMILY LOTS, 467 MULTI-FAMILY, COMMERCIAL CENTER, OFFICE AND ASSOCIATED INFRASTRUCTURE, UTILITIES, LANDSCAPING AND OPEN SPACE
SITE AREA	189.2 ACRES (INCLUDING R.O.K. DEDICATION)

ZONING CG(D) SITE DATA (140.96 ACRES)		
EXISTING ZONING	IL	
PROPOSED ZONING	CG (D)	
PROPOSED USES	COMMERCIAL CENTER	
BUILDING AREA	235,000 SF (INCLUDING SHOPPING CENTER) - THE CG(D) DISTRICT BUILDING SF IS NOT TO EXCEED THE ALLOWABLE TRIP GENERATION PER THE APPROVED TIA FOR THE PROJECT.	
DISTRICT AREA	36.90 ACRES	
FLOODFRINGE	N/A	
BUILDING SEPARATION	N/A	
SETBACK REQUIREMENTS	REQUIRED	SIDES ADJACENT TO PUBLIC STREETS: 25' SIDES ADJACENT TO RESIDENTIAL ZONES: 25' REAR SETBACK: 10' ALL BUFFER STANDARDS FOUND ELSEWHERE IN THIS ORDINANCE SHALL APPLY.
	PROVIDED	STREET R/W: 25' RESIDENTIAL: 25' REAR: 10'
BUILDING HEIGHT	MAXIMUM 145' (WITH SETBACKS INCREASED AN ADDITIONAL 25' AND A SPECIAL USE PERMIT FROM THE B.O.A.)	
PARKING SPACES	REQUIRED	- RETAIL @ 5 SPACES PER 1000 SF - REQUIRED PARKING FOR OUTPARCELS AND COMMERCIAL LOTS WILL VARY BASED UPON USES AND BUILDING S.F.
	PROVIDED	- RETAIL: 525 SPACES - OUTPARCELS AND COMMERCIAL LOTS WILL HAVE THE MINIMUM REQUIRED BASED UPON USES AND BUILDING S.F.
H/C SPACES	REQUIRED	2% OF REQUIRED SPACES
	PROVIDED	MINIMUM REQUIRED BASED ON USES
H/C VAN SPACES	REQUIRED	1 PER 8 H/C SPACES
	PROVIDED	MINIMUM REQUIRED BASED ON USES
BICYCLE SPACES	REQUIRED	5% OF REQUIRED SPACES W/ 100 MAXIMUM
	PROVIDED	MINIMUM REQUIRED BASED ON USES
TREE COVERAGE	REQUIRED	3.61 ACRES (10% OF DISTRICT AREA)
	PROVIDED	250 ACRES PRESERVED (6.8% OF PROJECT AREA) 1.61 ACRES IN REPLACEMENT (4.3% OF PROJECT AREA)
	TOTAL	4.11 ACRES PROVIDED (11% OF PROJECT AREA)
PROPOSED IMPERVIOUS SURFACE	STREETS	475,000 SF (24.6%)
	BUILDINGS	179,342 SF (11.0%)
	OTHER	40,000 SF (2.4%)
	TOTAL	694,342 SF (48.0%)

- IMPERVIOUS SURFACE AREA CALCULATIONS ARE BASED UPON COMMERCIAL LAYOUT AND GENERAL USES OF COMMERCIAL LOTS. ACTUAL IMPERVIOUS NUMBER CALCULATIONS WILL BE CALCULATED AT SITE PLAN STAGE FOR PROPER USES AND ALL STORM-WATER MANAGEMENT DEVICES WILL BE SIZED ACCORDINGLY WITH THE AREAS SHOWN.

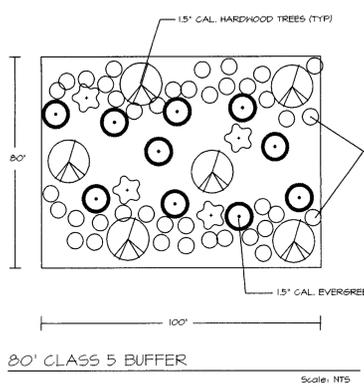
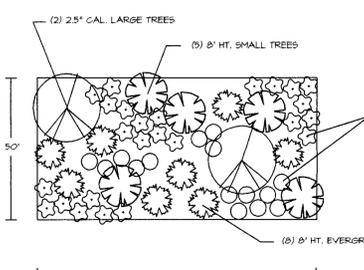
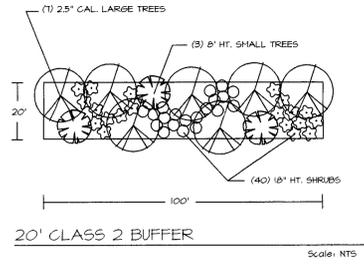
- ZONING CG(D) NOTES:**
- THE SITE WILL BE MASS GRADED IN ORDER TO BALANCE CUT AND FILL AND MEET GRADE AT THE ROADWAY.
 - THE LOCATIONS OF THE BUILDING AND PARKING AREAS AS SHOWN ON THIS PLAN ARE CONCEPTUAL. ACTUAL LOCATIONS MAY VARY WITHIN THE LIMITS OF THE BUILDING AND PARKING ENVELOPES IDENTIFIED ON SHEET C-4.
 - AGGREGATE BUILDING HEIGHT AND SQUARE FOOTAGE AS SHOWN ON THE DEVELOPMENT PLAN IS CONCEPTUAL. ACTUAL SIZE OF BUILDING MAY VARY WITHIN LIMITS OF THE ZONING AND THE ALLOWABLE TRIP GENERATION PER THE APPROVED TIA.
 - STORM WATER MANAGEMENT FACILITIES FOR THE CG(D) ZONING DISTRICT TO BE PROVIDED WITHIN THE CG(D) ZONING DISTRICT.

ZONING IL(D) SITE DATA (14.26 ACRES)		
EXISTING ZONING	IL	
PROPOSED ZONING	IL (D)	
PROPOSED USES	ANY USES PERMITTED WITHIN THE IL DISTRICT	
BUILDING AREA	THE IL(D) DISTRICT BUILDING SF IS NOT TO EXCEED THE ALLOWABLE TRIPS PER THE APPROVED TIA FOR THE PROJECT.	
DISTRICT AREA	11.87 ACRES	
FLOODFRINGE	N/A	
SETBACK REQUIREMENTS	REQUIRED	STREET SIDES: BUILDING SETBACK - 40 FEET PARKING AREAS AND INTERNAL DRIVEWAYS - 20 FEET INTERNAL SIDES: FROM RESIDENTIALLY ZONED PROPERTY - 40 FEET FROM NONRESIDENTIALLY ZONED PROPERTY - 30 FEET
	PROVIDED	BUILDING SETBACK: 40 FEET PARKING SETBACK: 20 FEET
BUILDING HEIGHT	MAXIMUM 145' (WITH SETBACKS INCREASED AN ADDITIONAL 75' AND A SPECIAL USE PERMIT FROM THE B.O.A.)	
PARKING SPACES	REQUIRED	PARKING COUNT WILL VARY DEPENDANT ON USE. MINIMUM PARKINGS TO BE USED BASED UPON USE. THE USE WILL DETERMINED AT SITE PLAN STAGE.
	PROVIDED	MINIMUM REQUIRED BASED ON USES AND SQUARE FOOTAGE
H/C SPACES	REQUIRED	2% OF REQUIRED SPACES BASED ON USE
	PROVIDED	MINIMUM REQUIRED BASED ON USES
H/C VAN SPACES	REQUIRED	1 PER 8 H/C SPACES
	PROVIDED	MINIMUM REQUIRED BASED ON USES
BICYCLE SPACES	REQUIRED	5% OF REQUIRED SPACES W/ 100 MAXIMUM
	PROVIDED	MINIMUM REQUIRED BASED ON USES
TREE COVERAGE	REQUIRED	1.42 AC (10% OF DISTRICT AREA)
	PROVIDED	1.42 ACRES PRESERVED
PROPOSED IMPERVIOUS SURFACE		IMPERVIOUS SURFACE AREA WILL VARY DEPENDANT ON USE. IMPERVIOUS SURFACE NUMBERS WILL DETERMINED AT SITE PLAN STAGE.

- ZONING IL(D) NOTES:**
- THE SITE WILL BE MASS GRADED IN ORDER TO BALANCE CUT AND FILL AND MEET GRADE AT THE ROADWAY.
 - THE LOCATIONS OF BUILDING AND PARKING AREAS WILL BE SHOWN AT SITE PLAN STAGE. LOCATIONS MAY VARY WITHIN THE LIMITS OF THE BUILDING AND PARKING ENVELOPES IDENTIFIED ON SHEET C-4.
 - STORM WATER MANAGEMENT FACILITIES FOR THE IL (D) ZONING DISTRICT TO BE PROVIDED WITHIN THE PDR ZONING DISTRICT.

PDR SITE DATA (41.34 ACRES)		
EXISTING ZONING	IL	
PROPOSED ZONING	PDR 4.24	
DISTRICT AREA	181.48 ACRES	
PROPOSED USE	204 SINGLE FAMILY, 467 MULTI-FAMILY	
PROPOSED NUMBER OF UNITS	676 UNITS	
DENSITY	4.24 UA	
BUILDING SETBACKS	REQUIRED	FRONT: 6' REAR: 5' SIDE: 5' CORNER: 10'
BUILDING SETBACKS	PROPOSED	FRONT: 6' REAR: 5' SIDE: 5' CORNER: 10'
BUILDING SEPARATION	MULTI-FAMILY	SIDE TO SIDE 10' BACK TO BACK 35'-1'-40" + 50' BACK TO BACK 40'-1'-50" + 60'
PROPOSED BUILDING HEIGHT	SINGLE-FAMILY	35' MAXIMUM
	MULTI-FAMILY	50' MAXIMUM
PARKING SPACES	REQUIRED	2 PER UNIT, AND 1 SPACE FOR EVERY 5 UNITS FOR VISITOR PARKING
	PROVIDED	MULTI-FAMILY = 1,021 SPACES REQUIRED 1,125 SPACES PROVIDED
OPEN SPACE	REQUIRED	13.45 ACRES (10% OF DISTRICT AREA)
	PROVIDED	18.33 ACRES LOCATED IN EXISTING TREE COVERAGE AREAS
TREE COVERAGE	REQUIRED	26.61 ACRES (20% OF DISTRICT AREA MINUS PONDS AND CEMETARY - 193.04 AC.)
	PROVIDED	25.10 ACRES PRESERVED (18.3% OF DISTRICT AREA) 2.80 ACRES REPLACEMENT - 501 25' TREES @ 200 SF CREDIT/TREE (1.2% OF DISTRICT AREA)
PROPOSED IMPERVIOUS SURFACE	STREETS	1,000,000 SF MAXIMUM (6.5%)
	BUILDINGS	400,000 SF MAXIMUM (6.6%)
	OTHER	630,000 SF (3,000 SF/LOT - 204 LOTS) MAXIMUM (10.3%)
	TOTAL	2,030,000 SF MAXIMUM (35.4%)

- ZONING PDR NOTES:**
- THE 50 FOOT TRANSITIONAL USE AREA (TUA) AROUND THE PERIMETER OF THE SITE WILL NOT CONTAIN RESIDENTIAL LOTS.
 - DUE TO RELATIVELY NARROW LOT WIDTHS AND THE NATURE OF THE BUILDING PRODUCT, SOME PARTS OF THE SITE MAY BE MASS GRADED. WHERE MASS GRADING IS USED A MASS GRADING BUFFER WILL BE IMPLEMENTED AS NECESSARY.
 - TRASH COLLECTION WILL BE HANDLED BY CURBSIDE RECEPTACLES AND AS OTHERWISE SPECIFIED BY THE DURHAM CODE.
 - ALL DEDICATED OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE NORTHEAST CREEK HOME OWNERS ASSOCIATION.
 - STORMWATER MANAGEMENT FACILITIES FOR THE RESIDENTIAL DEVELOPMENT WILL BE PROVIDED WITHIN THE PDR ZONED SITE.
 - AREAS THAT DO NOT MEET REQUIREMENTS FOR 50' LANDSCAPED TUA WITH EXISTING VEGETATION WILL BE REVEGETATED TO MEET REQUIREMENTS PER DETAIL BELOW.



- GENERAL NOTES:**
- STREET TREES AND LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH ZONING REQUIREMENTS. STREET TREES WILL BE PLANTED ON ALL STREET FRONTAGES AT A RATE OF 1 TREE/50 LF OF FRONTAGE. STREET TREES MAY BE COUNTED TOWARD THE PDR REQUIREMENT OF 15 TREES PER DWELLING UNIT. TREES WILL BE AT LEAST 25' IN CALIPER.
 - UTILITY AND STREET DESIGNS WILL BE IN COMPLIANCE WITH SUBDIVISION ZONING AND OTHER APPLICABLE REQUIREMENTS.
 - SIDEWALKS WILL BE INSTALLED AS REQUIRED BY THE SUBDIVISION AND ZONING ORDINANCES.
 - TOPOGRAPHIC INFORMATION TAKEN FROM DURHAM GIS DATA.
 - EXISTING STRUCTURES TO BE REMOVED.
 - ALL BUILDINGS MUST BE SET BACK 10' FROM STREAM BUFFER.
 - THE SITE IS TO BE SERVED BY CITY WATER AND SEWER.
 - ANY OFF SITE WATER AND SEWER IMPROVEMENTS REQUIRED TO SERVE THIS DEVELOPMENT WILL BE COORDINATED WITH DURHAM ENGINEERING. A UTILITY EXTENSION AGREEMENT IS NEEDED BETWEEN THE DEVELOPER AND THE CITY BEFORE CONSTRUCTION DRAWINGS ARE SUBMITTED.
 - A SPECIMEN TREE SURVEY WILL BE REQUIRED TO BE SUBMITTED AT THE TIME OF PRELIMINARY PLAT/PLAN APPLICATION.
 - ALL STREETS SHOWN, EXCEPT FOR TOWNHOME STREETS, ARE TO BE DEDICATED AS PUBLIC. TOWNHOME STREETS WILL BE PRIVATE ACCESS DRIVES.
 - THERE IS NO PUBLIC TRANSPORTATION TO THIS SITE.
 - AN EXTENSION AGREEMENT IS NEEDED BETWEEN THE DEVELOPER AND THE CITY BEFORE CONSTRUCTION DRAWINGS.
 - TRAFFIC CALMING DEVICES WILL BE DETERMINED AT THE SITE PLAN STAGE.
 - 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 POLICES. THIS INCLUDES (WHERE APPROPRIATE) BUT IS NOT LIMITED TO: ADEQUATE TRANSITION TAPERS, ALIGNMENT OF LANES THROUGH INTERSECTIONS, ASSOCIATED SIGN, 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 SITE WILL COMPLY WITH THE ADOPTED OPEN SPACE, TRAILS, AND/OR GREENWAYS MASTER PLANS. THE IMPROVED OPEN SPACE AREA IS INDICATED BY THE ASTERISKS.
 - A TIA IS REQUIRED FOR THIS PROJECT.
 - THE SITE WILL ACCOMMODATE PROPOSED TRANSIT ACCOMMODATIONS ON PROSPECTIVE TIA CORRIDORS OR IF REQUESTED BY DATA OR TIA.
 - THE SITE WILL BE CONSTRUCTED IN PHASES.
 - THE SITE DOES NOT SHOW A PROPOSED DENSITY TRANSFER OFF FLOODPLAIN AND/OR FLOOD FRINGE.
 - 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 SITE AND CONSTRUCTION DRAWING SUBMITTALS AND BE SUBJECT TO APPROVAL DURING THOSE SUBMITTALS BY THE CITY OF DURHAM PUBLIC WORKS DEPARTMENT BASED UPON THE DESIGN CRITERIA AND STANDARDS SET FORTH BY THE PUBLIC WORKS DEPARTMENT. THIS DEVELOPMENT SHALL BE SERVED BY GRAVITY SEWER.
 - GENERALIZED BICYCLE CIRCULATION SYSTEMS, INCLUDING BIKE LANES, PARKING PROVISIONS AND COMPLIANCE WITH ADOPTED MASTER PLAN OR TDH MEASURES WILL BE PROVIDED.
 - IMPROVEMENTS TO WRENN ROAD AND STONE ROAD WITHIN THE SITE WILL BE REQUIRED, PER DIRECTION FROM CITY OF DURHAM.
 - ALL PUBLIC SANITARY SEWER EASEMENTS ARE TO BE LOCATED IN OPEN SPACE.
 - ANNEXATION PETITION REQUIRED. ANNEXATION PETITION MUST BE DEEDED VALID BEFORE FINAL CONSTRUCTION DRAWINGS APPROVAL. CONTACT BUDGET AND MANAGEMENT SERVICES DEPARTMENT AT 560-4111.
 - A SECOND WATERLINE FEED IS REQUIRED PRIOR TO THE DEVELOPMENT OF THE 1000' LOT.
 - OFFSITE IMPROVEMENTS OF WRENN ROAD (TO MEET MINIMUM NCDOT AND/OR CITY OF DURHAM ENGINEERING DIVISION STANDARDS, AS APPROPRIATE) MAY BE REQUIRED AT SUCH TIME A SECOND POINT OF ACCESS IS REQUIRED.
 - THE PROJECT TIA WAS PREPARED BY THE JOHN R. McADAMS COMPANY INC. DATED JULY 27, 2004 AND AMENDED AUGUST 11, 2005.
 - ROAD IMPROVEMENTS MAY BE PHASED AS DETERMINED BY THE CITY OF DURHAM TRANSPORTATION AND/OR NCDOT AT THE TIME OF SITE PLAN APPROVAL.
 - THE MAXIMUM BUILDING HEIGHT OF THE MULTI-FAMILY BUILDINGS IS 50 FEET.

- COMMITTED ELEMENTS**
- MAXIMUM NUMBER OF UNITS: 676.
 - MINIMUM SINGLE-FAMILY LOT SIZE: 5300 SQUARE FEET.
 - DEDICATION OF ADDITIONAL RIGHT OF WAY ALONG THE FRONTAGE OF THE SITE TO PROVIDE A MINIMUM OF 55 FEET OF RIGHT OF WAY FROM THE EXISTING CENTERLINE OF ELLIS ROAD.
 - CONSTRUCTION OF A 6' HIGH HOOD FENCE AND A VEGETATIVE HEDGE (5 GALLON PLANTS AT 15' O.C.) ADJACENT TO THE RAILROAD TRACKS. PLANT MATERIALS TO BE APPROVED BY THE PLANNING DEPARTMENT AT THE TIME OF SITE PLAN APPROVAL. FENCE SHALL BE CONSTRUCTED PRIOR TO THE FIRST C.O. IN THE POD ADJACENT TO THE TRAIN TRACKS. VEGETATIVE HEDGE SHALL BE INSTALLED PRIOR TO THE LAST C.O. IN THE POD ADJACENT TO THE TRAIN TRACKS.
 - THE PROJECT WILL CONTAIN 4 IMPROVED OPEN SPACE AREAS. CONSTRUCTION OF THE IMPROVED OPEN SPACE AREAS WILL BE REQUIRED IN PHASES AS FOLLOWS:
IMPROVED OPEN SPACE AREA # 1 - SHALL BE BUILT PRIOR TO THE 15TH CERTIFICATE OF OCCUPANCY.
IMPROVED OPEN SPACE AREA # 2 - SHALL BE BUILT PRIOR TO THE 30TH CERTIFICATE OF OCCUPANCY.
IMPROVED OPEN SPACE AREA # 3 - SHALL BE BUILT PRIOR TO THE 45TH CERTIFICATE OF OCCUPANCY.
IMPROVED OPEN SPACE AREA # 4 - SHALL BE BUILT PRIOR TO THE FINAL CERTIFICATE OF OCCUPANCY.
 - CONSTRUCTION OF A DECORATIVE METAL FENCE AROUND THE GRAVE SITES PRIOR TO THE CERTIFICATE OF OCCUPANCY OF ANY OF THE SINGLE-FAMILY LOTS ADJACENT TO THE TRAIL.
 - CONSTRUCTION OF EACH SECTION OF THE 6' WIDE WALKING TRAIL SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF 50% OF THE CERTIFICATES OF OCCUPANCY IN THE DEVELOPMENT POD LOCATED IMMEDIATELY ADJACENT TO THE TRAIL.
 - AT THE TIME OF THE BUILDING PERMIT, THE APPLICANT SHALL PAY A VOLUNTARY SCHOOL IMPACT FEE OF \$1000 PER SINGLE-FAMILY LOT AND \$300 PER MULTI-FAMILY UNIT, WITH CREDIT GIVEN APPROPRIATE AGAINST ANY OTHER IMPACT FEES THAT MAY BE IN PLACE.
- SUMMARY OF TIA REQUIRED IMPROVEMENTS**
- GENERAL**
- THE DEVELOPER IS RESPONSIBLE FOR TRAFFIC SIGNAL PHASING REVISIONS IN THE STUDY AREA REQUIRED DUE TO THE ADDED TRAFFIC TO THE NETWORK BY THE PROPOSED DEVELOPMENT. THIS INCLUDES ALL INTERSECTIONS EVALUATED IN THE TIA.
- ELLIS ROAD (GENERAL)**
- WIDEN ELLIS ROAD TO PROVIDE TWO EASTBOUND AND TWO WESTBOUND THROUGH LANES FROM THE NC 147 NORTHBAND RAMP JUNCTION EAST TO THE EXISTING COMMERCIAL DRIVEWAY (RECHOLD CHEMICAL) ON THE SOUTH SIDE OF ELLIS ROAD. APPROXIMATELY 1800 FEET EAST OF THE NC 147 NORTHBAND RAMP AND TO A THREE-LANE CROSS SECTION FOR THE REHANDLER OF THE SITE FRONTAGE WITH ADEQUATE TRANSITION.
 - CONSTRUCT AN EXCLUSIVE WESTBOUND LEFT-TURN LANE ON ELLIS ROAD.
 - CONSTRUCT A MEDIUM BARRIER ON ELLIS ROAD FROM THE NC 147 NORTHBAND RAMP INTERSECTION TO THE MAIN SITE DRIVEWAY INTERSECTION.
- ELLIS ROAD / NC 147 NORTHBAND RAMP (SIGNALIZED)**
- EXTEND THE EXISTING WESTBOUND RIGHT-TURN LANE ON ELLIS ROAD TO PROVIDE ADEQUATE STORAGE AND TAPER.
- ELLIS ROAD / SOUTH HILLS BOULEVARD**
- RE-STRUCTURE THE CURRENT EASTBOUND SHARED LEFT/RIGHT-TURN LANE TO PROVIDE EXCLUSIVE LEFT-TURN LANE.
 - CONSTRUCT AN EXCLUSIVE EASTBOUND RIGHT-TURN LANE ON ELLIS ROAD WITH ADEQUATE STORAGE AND TAPER.
- ELLIS ROAD / MAIN SITE DRIVE / EXISTING OFFICE DRIVE**
- INSTALL TRAFFIC SIGNAL AT THE INTERSECTION INCLUDING MAST ARMS AND PEDESTRIAN SIGNALS (SUBJECT TO SIGNAL WARRANTS ANALYSIS).
 - CONSTRUCT THE MAIN SITE DRIVE WITH FIVE-LANE CROSS SECTION.
 - CONSTRUCT DUAL EASTBOUND LEFT-TURN LANES ON ELLIS ROAD.
 - CONSTRUCT AN ADDITIONAL EASTBOUND SHARED THROUGH/RIGHT-TURN LANE ON ELLIS ROAD.
 - CONSTRUCT AN EXCLUSIVE WESTBOUND LEFT-TURN LANE ON ELLIS ROAD.
 - CONSTRUCT AN EXCLUSIVE WESTBOUND RIGHT-TURN LANE ON ELLIS ROAD.
 - CONSTRUCT AN ADDITIONAL WESTBOUND THROUGH LANE ON ELLIS ROAD.
- ELLIS ROAD / WESTERN COMMERCIAL SITE DRIVE**
- CONSTRUCT THE WESTERN COMMERCIAL SITE DRIVE AS RIGHT-IN/RIGHT-OUT ONLY WITH ADEQUATE SPACING FROM THE NC 147 NORTHBAND RAMP.
 - CONSTRUCT AN EXCLUSIVE WESTBOUND RIGHT-TURN LANE WITH ADEQUATE STORAGE AND TAPER.
- ELLIS ROAD / WESTERN RESIDENTIAL SITE DRIVE**
- CONSTRUCT THE WESTERN RESIDENTIAL SITE DRIVE WITH THREE-LANE CROSS SECTION.
 - CONSTRUCT AN EXCLUSIVE EASTBOUND LEFT-TURN LANE ON ELLIS ROAD.
 - CONSTRUCT AN EXCLUSIVE WESTBOUND RIGHT-TURN LANE ON ELLIS ROAD.
- ELLIS ROAD / EASTERN RESIDENTIAL SITE DRIVE**
- CONSTRUCT THE EASTERN RESIDENTIAL SITE DRIVE WITH THREE-LANE CROSS SECTION.
 - CONSTRUCT AN EXCLUSIVE EASTBOUND LEFT-TURN LANE ON ELLIS ROAD.
 - CONSTRUCT AN EXCLUSIVE WESTBOUND RIGHT-TURN LANE ON ELLIS ROAD.

THE JOHN R. McADAMS COMPANY, INC.
ENGINEERS/PLANNERS/SURVEYORS
RESEARCH TRIANGLE PARK, NC
P.O. BOX 14005 ZIP 27709-4005
(919) 361-5000

JOVEN PROPERTY GROUP, LLC
400 WEST WILLIAMS STREET
P.O. BOX 1599
APEX, NORTH CAROLINA 27502

JOVEN - NORTHEAST CREEK
DURHAM, NORTH CAROLINA
DEVELOPMENT PLAN NOTES

PROJECT NO: JPG-03000
FILENAME: JPG03000-DV4
DESIGNED BY: PRM
DRAWN BY: PRM
SCALE: 1"=100'
DATE: 08/09/04
SHEET NO: C-5

McADAMS