HOPE CROSSING II

APPLICANT/OWNER:

HABITAT FOR HUMANITY OF DURHAM
215 N. CHURCH ST.
DURHAM, NC 27701

CONTACT: BLAKE STRAYHORN
PH. 919-682-0947
E-MAIL: bstrayhorn@durhamhabitat.org

PARCEL INFORMATION:

TRACT 1

PIN:	0841-07-69-0008
PID:	213044
ADDRESS	299 CHORLEY RD. DURHAM, NC 27703
OWNER	HABITAT FOR HUMANITY OF DURHAM 215 N. CHURCH ST. DURHAM, NC 27701

TRACT 2

PIN:	0841-07-58-8318
PID:	156245
ADDRESS	700 BELMONT DR. DURHAM, NC 27703
OWNER	HABITAT FOR HUMANITY OF DURHAM 215 N. CHURCH ST. DURHAM, NC 27701

TRACT 3

PIN:	0841-07-59-5174
PID:	213042
ADDRESS	700 BELMONT DR. DURHAM, NC 27703
OWNER	TRUEWAY HOLINESS CHURCH INC 707 BELLMEADE BAY DR. DURHAM, NC 27703

TRACT 4

PIN:	0841-07-57-5841.SPL
PID:	159269
ADDRESS	200 INDEPENDENCE AVE. DURHAM, NC 27703
OWNER	HABITAT FOR HUMANITY OF DURHAM 215 N. CHURCH ST. DURHAM, NC 27701

CONSULTANT:

STEWART

421 FAYETTEVILLE ST, STE 400
RALEIGH, NC 27601
T 919.380.8750

FIRM LICENSE #: C-1051
www.stewartinc.com
PROJECT #: J12128

CONTACT: MIKE TARRANT
PH. 919-866-4789
E-MAIL: MTarrant@stewartinc.com

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 038161 MICHAEL P. TARRANT 12-12-13

DEVELOPMENT PLAN

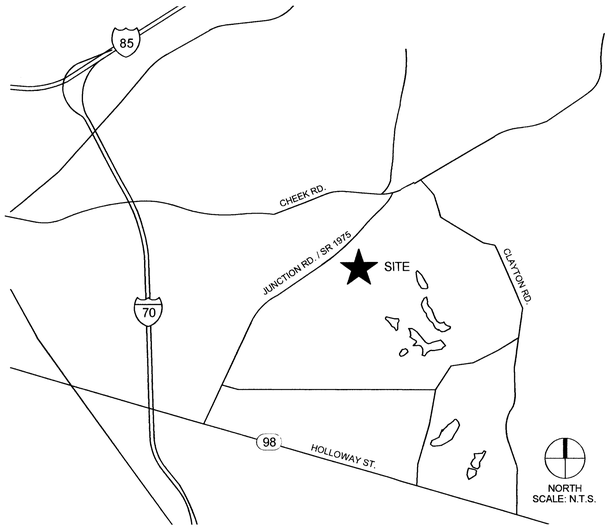
CASE # Z1300011

DATE: 04-09-2013

REVISIONS:

1	05.29.2013	PER 1ST REVIEW COMMENTS
2	07.18.2013	PER 2ND REVIEW COMMENTS
3	08.01.2013	FOR APPROVAL

VICINITY MAP



INDEX OF DRAWINGS

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

SITE DATA:

1. GROSS SITE ACREAGE: 29.914 AC
2. EXISTING ZONING: RS-8 1.82 AC, RS-8 (D) 0.86 AC, RS-10 12.39 AC, RS-20 10.92 AC, RS-M (D) 3.34 AC, IL .54 AC
3. PROPOSED ZONING: PDR 6.00 (29.914AC)
4. TIER: SUBURBAN
5. RIVER BASIN: NEUSE
6. OVERLAY DISTRICT: F/J-B

GENERAL NOTES:

1. THE REQUIRED ROADWAY IMPROVEMENTS MAY BE PHASED AT THE SITE PLAN SUBMITTAL STAGE WITH A PHASING PLAN APPROVED BY CITY OF DURHAM TRANSPORTATION DEPARTMENT.
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 PLANS AND IN ACCORDANCE WITH NCDOT AND CITY OF DURHAM STANDARDS AND POLICIES. THIS INCLUDES (WHERE APPROPRIATE) BUT I S NOT LIMITED TO: ADEQUATE TRANSITION TAPERS, ALIGNMENT OF LANES THROUGH INTERSECTION, ASSOCIATED SIGNAL MODIFICATION, 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

PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS:

3 1. DEDICATE 50 FT., 70 FT., AND 100 FT. OF RIGHT-OF-WAY FOR THE PROPOSED MIDLAND TERRACE EXTENSION AS ILLUSTRATED ON SHEET DP2.0.

2. DEDICATE TWENTY FIVE (25') FEET OF RIGHT-OF-WAY FOR CHORLEY ROAD AS SHOWN ON SHEET DP2.0.

PRIOR TO THE ISSUANCE OF ANY CERTIFICATES OF OCCUPANCY:

3. CONSTRUCT CHORLEY ROAD TO CITY OF DURHAM PUBLIC STREET STANDARDS WITH SIDEWALK ALONG ONE SIDE OF THE ROAD FROM JUNCTION ROAD TO THE NORTHERN SITE BOUNDARY.
4. CONSTRUCT A LEFT-TURN LANE WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS TO NCDOT AND CITY OF DURHAM STANDARDS ON JUNCTION ROAD AT CHORLEY ROAD.
5. CONSTRUCT MANSFIELD AVENUE TO CITY OF DURHAM PUBLIC STREET STANDARDS WITH SIDEWALK ALONG ONE SIDE OF THE ROAD FROM BELMONT DRIVE TO THE EASTERN SITE BOUNDARY.

PRIOR TO SITE PLAN APPROVAL:

6. A RIGHT-OF-WAY CLOSURE REQUEST WILL BE SUBMITTED FOR THE CLOSURE OF THE DODSON STREET RIGHT-OF-WAY FROM BELMONT DRIVE TO THE WESTERN SITE BOUNDARY.

DESIGN COMMITMENTS:

1. **DESCRIPTION OF PROPOSED ARCHITECTURE:**
   - A. **ARCHITECTURAL STYLE:** THE ARCHITECTURAL STYLE WILL BE DEFINED BY THE DESCRIPTIONS BELOW FOR MATERIALS, ROOF LINES, AND FEATURES.
   - B. **PROPOSED ROOFLINE(S):** PRIMARY ROOFS WILL BE PITCHED. PORCHES, IF COVERED, SHALL HAVE PITCHED OR FLAT ROOFS.
   - C. **BUILDING MATERIALS:** THE PRIMARY EXTERIOR FINISH MATERIALS SHALL BE EITHER MASONRY (BRICK AND/OR CULTURED STONE OR REAL STONE) AND/OR SIDING (VINYL OR CEMENT-FIBER PLANK).
   - D. **ARCHITECTURAL FEATURES:** NO DISTINCTIVE ARCHITECTURAL FEATURES WERE IDENTIFIED AT TIME OF APPROVAL.
2. **DESCRIPTION OF HOW PROPOSED DESIGN WILL FIT INTO THE CONTEXT AREA:**

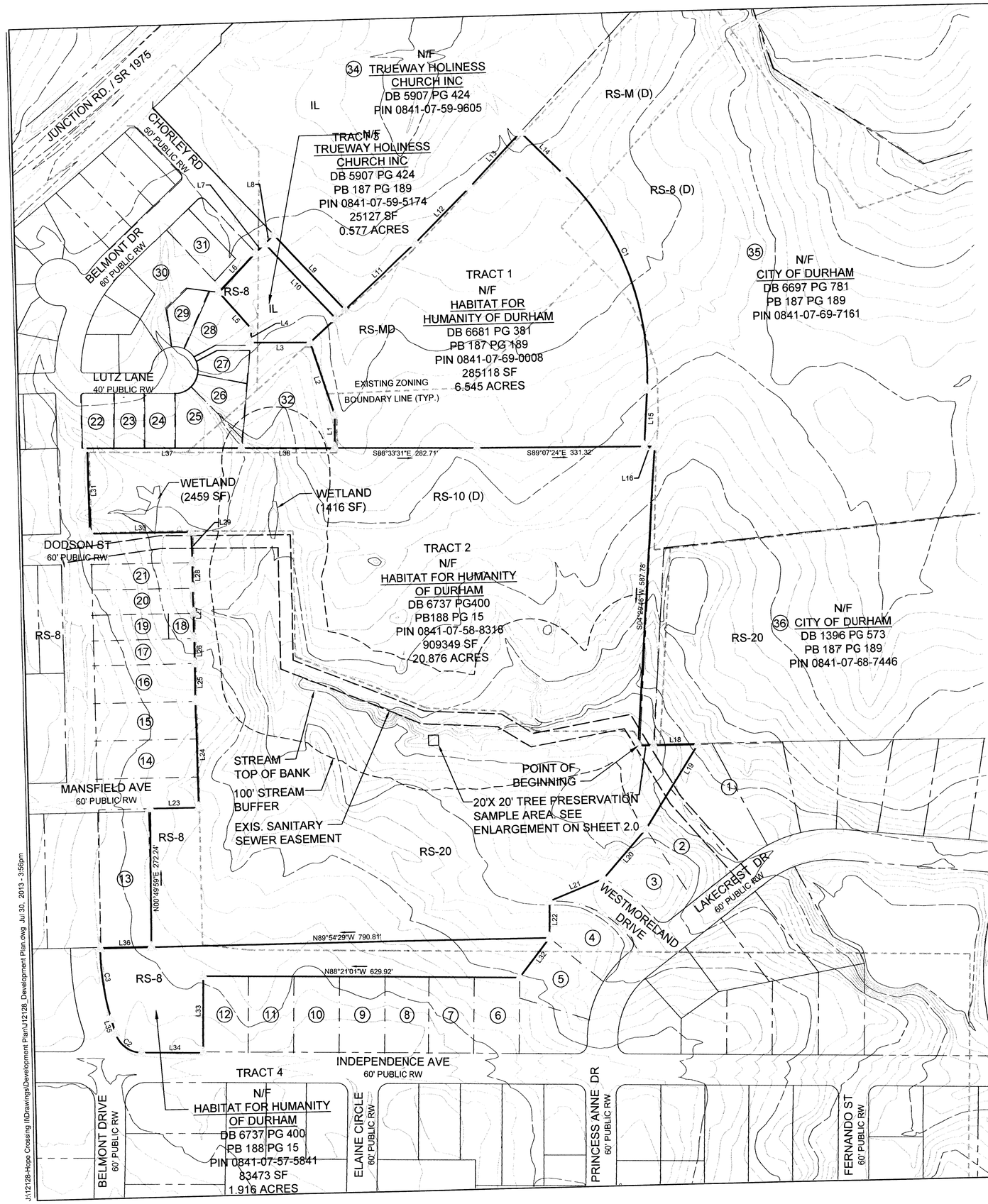
   THERE ARE NO PREVALENT ARCHITECTURAL STYLES IN THE ADJACENT NEIGHBORHOODS; THE MIX OF IMMEDIATE NEIGHBORS AND USES VARY GREATLY. THERE IS NO DISTINCTIVE FEATURE FOR THIS PROJECT TRANSITION TO THE EXISTING CONTEXT AREA.

Plans are in City Clerk's Office
12-3-13
(Date)

APPROVAL STAMP:

CITY OF DURHAM NORTH CAROLINA

Z1300011 Zone PDR 6.000
Recommended for approval by the Durham Planning Commission on September 10, 20 13
Clerk of Committee Sylvia Black
Approved by Durham City Council on November 18, 20 13
Zone PDR 6.000 Ordinance No. 19543
City Clerk



J:\12128-Hope Crossing III\Drawings\Development Plan\J12128_Development Plan.dwg, Jul 30, 2013 - 3:56pm

SITE DATA

1. GROSS SITE ACREAGE: 29.914 AC
2. EXISTING ZONING: RS-8 1.82 AC, RS-8 (D) 0.86 AC, RS-10 12.39 AC, RS-20 10.92 AC, RS-M (D) 3.34 AC, IL .54 AC
3. PROPOSED ZONING: PDR 6.00 (29.914 AC)
4. TIER: SUBURBAN
5. RIVER BASIN: NEUSE
6. OVERLAY DISTRICT: F/J-B

LINE AND CURVE TABLES

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	469.08'	549.96'	48°52'09"	249.87'	454.99'	S20°05'34"E
C2	68.84'	53.94'	73°07'11"	40.00'	64.26'	N51°45'35"W
C3	141.08'	531.48'	15°12'34"	70.96'	140.67'	N07°35'48"W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N01°29'46"E	64.27'
L2	N17°16'12"W	150.52'
L3	N88°31'08"W	118.64'
L4	N06°30'19"E	26.96'
L5	N40°16'20"W	97.35'
L6	N44°47'40"E	106.22'
L7	N47°42'46"E	25.00'
L8	N47°42'46"E	25.00'
L9	S42°17'14"E	203.69'
L10	N42°17'14"W	203.38'
L11	N48°25'22"E	191.86'
L12	N46°04'54"E	154.49'
L13	N44°14'23"E	145.90'
L14	S44°31'47"E	116.97'
L15	S04°20'40"W	111.27'
L16	S89°07'24"E	20.53'
L17	S89°58'37"E	30.21'
L18	S89°48'27"E	87.03'
L19	S32°56'43"W	194.47'
L20	S42°01'13"W	128.70'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	S68°45'22"W	114.96'
L22	S01°38'10"W	72.00'
L23	S89°35'11"E	95.89'
L24	N00°13'31"W	207.62'
L25	N00°02'52"W	74.25'
L26	N00°02'52"W	49.50'
L27	N00°02'52"W	100.06'
L28	N00°02'52"W	50.00'
L29	N00°02'52"W	60.00'
L30	N89°34'34"W	200.14'
L31	N00°06'29"W	167.72'
L32	S38°27'36"W	97.66'
L33	S01°25'48"W	150.21'
L34	N88°19'05"W	120.74'
L35	N15°12'05"W	28.01'
L36	S89°59'19"E	100.44'
L37	S88°33'58"E	302.98'
L38	S88°33'58"E	185.29'

LEGEND

- COMPUTED POINT
- EXISTING SANITARY SEWER EASEMENT
- STREAM BUFFER
- WETLAND
- TREE PRESERVATION BOUNDARY
- PDR — PDR BOUNDARY LINE
- PARCEL LINE (DURHAM GIS)
- EXISTING TOPOGRAPHY
- EXISTING ZONING BOUNDARY LINE

MAP NOTES

1. THIS SURVEY MAP IS INTENDED TO REPRESENT AN EXHIBIT MAP OF THE PROPERTIES OF HABITAT FOR HUMANITY OF DURHAM, TRUEWAY HOLINESS CHURCH INC., PINS 0841-07-58-8318, 0841-07-69-0008, 0841-07-59-5174, AND IS NOT A BOUNDARY SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE ALL ENCUMBRANCES UPON THE PROPERTY MAY NOT BE SHOWN.
2. THE PROPERTY LINES SHOWN HEREON ARE DRAWN FROM RECORD DEEDS AND MAPS SHOWN IN BOOK OF MAPS 187, PAGE 189 AND BOOK OF MAPS 188, PAGE 15. NO FIELD SURVEY WAS PERFORMED.
3. HORIZONTAL DATUM IS NAD 83 PER BOOK OF MAPS 187, PAGE 189.
4. THIS DRAWING DOES NOT CONFORM TO N.C. G:347-30 AND THEREFORE IS NOT FOR RECORDATION.
5. UTILITIES SHOWN HEREON ARE BASED ON BOOK OF MAPS 188, PAGE 15.
6. THE SUBJECT PROPERTIES ARE ZONED "IL", "RS-M(D)," "RS-8(D)," "RS-10(D)," "RS-20" PER DURHAM COUNTY GIS WEBSITE.
7. THE ENTIRE SITE IS VEGETATED AND DOES NOT CONTAIN IMPERVIOUS SURFACE.
8. THE LONG RANGE BICYCLE PLAN INDICATES A PROPOSED GREENWAY ALONG JUNCTION ROAD AND FUTURE ROAD W TH BICYCLE FACILITY ALONG THE EASTERN BOUNDARY OF THE SITE.
9. THE DURHAM CHAPEL HILL CARRBORO MPO 2003 LONG RANGE TRANSPORTATION PLAN IDENTIFIES AN EXTENSION OF MIDLAND TERRACE ALONG THE EASTERN PORTION OF THE SITE.

RESOURCE PROTECITON ORDINANCE COMPLIANCE:

1. FLOODPLAIN: ACCORDING TO FEMA MAP PANEL 3720084100J, DATED MAY 2, 2006, THERE ARE NO FLOODPLAINS ON-SITE.
2. STEEP SLOPES: NONE
3. WETLANDS: YES (3,875 SF)
4. THERE ARE NO HISTORIC INVENTORY SITES ON THE PROPERTY.
5. GREENWAYS AND OPEN SPACE: THE SITE LIES WITHIN THE BOUNDARY OF THE DURHAM OPEN SPACE PLAN
6. TREE COVERAGE: THE SITE CONTAINS MIXED HARDWOOD SPECIES AND PINE RANGING IN SIZE FROM UNDERSTORY TREES TO LARGE CANOPY TREES.

SURROUNDING PROPERTY OWNERSHIP INFORMATION

#	OWNER NAME	SITE ADDRESS	PIN NO.	EXISTING USE	EX. ZONING	TIER	RIVER BASIN	OVERLAY	ACRES
1	WELLONS, CHARLES R. FOUNDATION	0 LAKECREST DR	0841-07-68-4142	VAC RES/ LOT-SML TRACT	RS-20	SUBURBAN	NEUSE	F/J-B	0.462
2	WELLONS, CHARLES R. FOUNDATION	0 LAKECREST DR	0841-07-68-3084	VAC RES/ LOT-SML TRACT	RS-20	SUBURBAN	NEUSE	F/J-B	0.304
3	WELLONS, CHARLES R. FOUNDATION	0 LAKECREST DR	0841-07-67-3928	VAC RES/ LOT-SML TRACT	RS-20	SUBURBAN	NEUSE	F/J-B	0.313
4	WELLONS, CHARLES R. FOUNDATION	0 LAKECREST DR	0841-07-67-1868	VAC RES/ LOT-SML TRACT	RS-20/ RS-8	SUBURBAN	NEUSE	F/J-B	0.351
5	WELLONS, CHARLES R. FOUNDATION	0 LAKECREST DR	0841-07-67-1810	VAC RES/ LOT-SML TRACT	RS-8	SUBURBAN	NEUSE	F/J-B	0.352
6	HOLLOWAY, SHIRLEY B EST	2909 INDEPENDENCE AVE	0841-07-57-9783	RES/ 1-FAMILY	RS-8	SUBURBAN	NEUSE	F/J-B	0.310
7	MARTINEZ RITA GONZALEZ	2905 INDEPENDENCE AVE	0841-07-57-8793	RES/ 1-FAMILY	RS-8	SUBURBAN	NEUSE	F/J-B	0.310
8	ROBINSON MICHAEL LAVAYTINE ROBINSON BEATRICE VIRGINIA	2903 INDEPENDENCE AVE	0841-07-57-8703	RES/ 1-FAMILY	RS-8	SUBURBAN	NEUSE	F/J-B	0.311
9	C E FLETCHER JR	2819 INDEPENDENCE AVE	0841-07-57-7704	RES/ 1-FAMILY	RS-8	SUBURBAN	NEUSE	F/J-B	0.311
10	CARRINGTON HATTIE C	2807 INDEPENDENCE AVE	0841-07-57-6714	RES/ 1-FAMILY	RS-8	SUBURBAN	NEUSE	F/J-B	0.310
11	CLINKSCALES HAZEL C	2811 INDEPENDENCE AVE	0841-07-57-5734	RES/ 1-FAMILY	RS-8	SUBURBAN	NEUSE	F/J-B	0.310
12	ESCOBAR-GODINEZ VICTOR J MEJIA LORENA MARGOTH OROZCO	2807 INDEPENDENCE AVE	0841-07-57-4744	RES/ 1-FAMILY	RS-8	SUBURBAN	NEUSE	F/J-B	0.310
13	GIBSON OCELEE	2804 MANSFIELD AVE	0841-07-58-2052	RES/ 1-FAMILY	RS-8	SUBURBAN	NEUSE	F/J-B	0.606
14	RUIZ SADIA JANINA CASTRO LEMUS-NUNEZ NESTOR JOAQUIN	604 BELMONT DR	0841-07-58-2295	RES/ 1-FAMILY	RS-8	SUBURBAN	NEUSE	F/J-B	0.347
15	GARDNER ROBERT L	606 BELMONT DR	0841-07-58-2392	RES/ 1-FAMILY	RS-8	SUBURBAN	NEUSE	F/J-B	0.343
16	HABITAT FOR HUMANITY OF DURHAM INC	600 BELMONT DR	0841-07-58-3309	VAC RES/ LOT-SML TRACT	RS-8	SUBURBAN	NEUSE	F/J-B	0.344
17	HABITAT FOR HUMANITY OF DURHAM INC	600 BELMONT DR	0841-07-58-3405	VAC RES/ LOT-SML TRACT	RS-8	SUBURBAN	NEUSE	F/J-B	0.230
18	DICKSON WILLIAM B & MARJORY M ET ALS	612 BELMONT DR	0841-07-58-3571	VACANT LAND (UNDIFF)	RS-8	SUBURBAN	NEUSE	F/J-B	0.057
19	SMITH LINDA L	612 BELMONT DR	0841-07-58-2571	RES/ 1-FAMILY	RS-8	SUBURBAN	NEUSE	F/J-B	0.171
20	PATRICIA A COFFIN PRISCILLA Y COFFIN	614 BELMONT DR	0841-07-58-2596	RES/ 1-FAMILY	RS-8	SUBURBAN	NEUSE	F/J-B	0.230
21	HABITAT FOR HUMANITY OF DURHAM INC	600 BELMONT DR	0841-07-58-3601	VAC RES/ LOT-SML TRACT	RS-8	SUBURBAN	NEUSE	F/J-B	0.243
22	LYONS ERICA S	2902 LUTZ LN	0841-07-58-2921	RES/ 1-FAMILY	RS-8	SUBURBAN	NEUSE	F/J-B	0.158
23	BRIGHT CHARLOTTE	2904 LUTZ LN	0841-07-58-2981	RES/ 1-FAMILY	RS-8	SUBURBAN	NEUSE	F/J-B	0.149
24	GREEN URSHIMA R	2906 LUTZ LN	0841-07-58-3941	RES/ 1-FAMILY	RS-8	SUBURBAN	NEUSE	F/J-B	0.149
25	FEARRINGTON ANGELA	2908 LUTZ LN	0841-07-58-4920	RES/ 1-FAMILY	RS-8 / RS-20	SUBURBAN	NEUSE	F/J-B	0.244
26	BOONE ELLEN S	2910 LUTZ LN	0841-07-58-4975	RES/ 1-FAMILY	RS-8 / RS-20	SUBURBAN	NEUSE	F/J-B	0.165
27	HERNANDEZ JOSE L MARTINEZ MARIA D	2911 LUTZ LN	0841-07-59-4071	RES/ 1-FAMILY	RS-8	SUBURBAN	NEUSE	F/J-B	0.120
28	MCRAE ANN L	2909 LUTZ LN	0841-07-59-4069	RES/ 1-FAMILY	RS-8	SUBURBAN	NEUSE	F/J-B	0.220
29	BENNETT TAMMY L	2907 LUTZ LN	0841-07-59-3191	RES/ 1-FAMILY	RS-8	SUBURBAN	NEUSE	F/J-B	0.134
30	HOPE CROSSING HOMEOWNERS ASSOCIATION INC	904 BELMONT DR	0841-07-59-4201	VAC RES/ HOMEOWNERS ASSOC	RS-8	SUBURBAN	NEUSE	F/J-B	0.550
31	HOPE CROSSING HOMEOWNERS ASSOCIATION INC	905 BELMONT DR	0841-07-59-4235	REC/ PLAYGROUNDS	RS-8	SUBURBAN	NEUSE	F/J-B	0.189
32	HOPE CROSSING HOMEOWNERS ASSOCIATION INC	2912 LUTZ LN	0841-07-58-5995	VAC RES/ HOMEOWNERS ASSOC	RS-8 / RS-20/ IL	SUBURBAN	NEUSE	F/J-B	0.787
33	HABITAT FOR HUMANITY OF DURHAM INC	2800 INDEPENDENCE AVE	0841-07-57-5841	VAC RES/ LOT-SML TRACT	RS-8 / RS-20	SUBURBAN	NEUSE	F/J-B	1.916
34	TRUEWAY HOLINESS CHURCH INC	298 CHORLEY RD	0841-59-5174	VAC RES/ DEVELOPER	RS-8/ IL	SUBURBAN	NEUSE	F/J-B	0.576
35	TRUEWAY HOLINESS CHURCH INC	740 JUNCTION RD	0841-07-59-9605	VAC RES/ DEVELOPER	RS-8/ IL	SUBURBAN	NEUSE	F/J-B	12.255
36	CITY OF DURHAM ATTN GEN SERVICES REAL EST DIV	200 TW N LAKE RD	0841-07-69-7161	VACANT COMMUNITY SERVICE	RS-M/ RS-8	SUBURBAN	NEUSE	F/J-B	23.156
37	CITY OF DURHAM ATTN GEN SERVICES REAL EST DIV	421 LAKECREST DR	0841-07-68-7446	WILD/ PARKS & REC - CITY	RS-20	SUBURBAN	NEUSE	F/J-B	8.003

STEWART
421 FAYETTEVILLE ST, STE 400
RALEIGH, NC 27601
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FIRM LICENSE #: C-1051
www.stewartinc.com
PROJECT #: ——

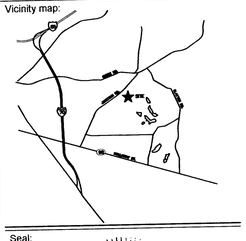
Client:

HABITAT FOR HUMANITY OF DURHAM
215 N. CHURCH ST.
DURHAM, NC 27701

Project:

HOPE CROSSING 2

Vicinity map:



Seal:

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

Issued for:

DEVELOPMENT PLAN

No.	Date	Description
1	05.29.2013	PER 1ST REVIEW COMMENTS
2	07.18.2013	PER 2ND REVIEW COMMENTS
3	08.01.2013	FOR APPROVAL

0 50 100 200 NORTH

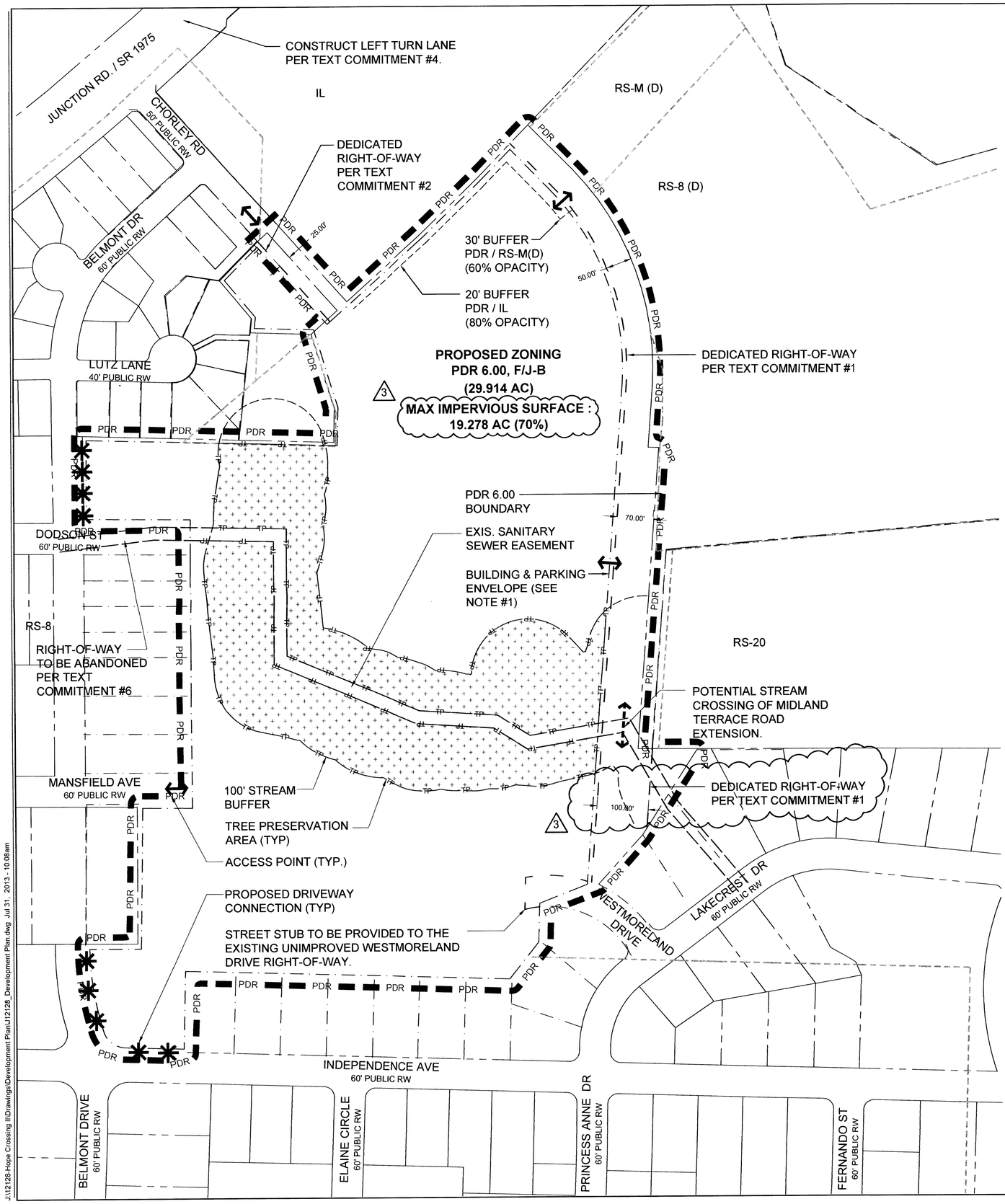
Scale: 1:100

Title:

EXISTING CONDITIONS PLAN

Project number: J12128 Sheet:
Date: 03-11-2013
Drawn by: MNE
Approved by: MPT

DP1.0



LEGEND

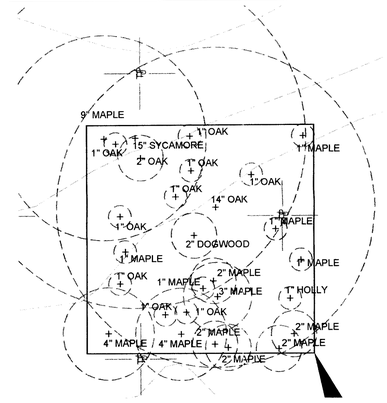
- COMPUTED POINT
- EXISTING SANITARY SEWER EASEMENT
- STREAM BUFFER
- WETLAND
- TREE PRESERVATION BOUNDARY
- PDR — PDR BOUNDARY LINE
- PARCEL LINE (DURHAM GIS)
- EXISTING TOPOGRAPHY
- EXISTING ZONING BOUNDARY LINE
- PROPOSED ACCESS POINTS
- PROPOSED DRIVEWAY CONNECTION
- TP — TREE COVERAGE AREA BOUNDARY

TREE COVERAGE SUMMARY

3

1. TOTAL SITE AREA: 29.914 AC
2. RIGHT-OF-WAY DEDICATION: 2.37 AC
3. ADJUSTED GROSS SITE AREA: 27.54 AC
4. TREE COVERAGE REQUIRED (20%): 5.50 AC
5. TREE COVERAGE PROVIDED THROUGH PRESERVATION (20%): 5.50 AC

TREE SAMPLE SURVEY



SITE DATA

3

1. TIER: SUBURBAN
2. RIVER BASIN: NEUSE
3. OVERLAY DISTRICT: F/J-B
4. EXISTING ZONING: RS-8 1.82 AC, RS-8 (D) 0.86 AC, RS-10 12.39 AC, RS-20 10.92 AC, RS-M (D) 3.34 AC, IL .54 AC
5. PROPOSED ZONING: PDR 6.00
6. GROSS SITE ACREAGE: 29.914 AC
7. RIGHT-OF-WAY DEDICATION: 2.37 AC
   - MIDLAND TERRACE: 2.25 AC
   - CHORLEY ROAD: 0.12 AC
8. STREAM BUFFER: 6.18 AC
9. NET SITE ACREAGE: 21.364 AC
10. MAX. DENSITY: 8 DU/AC (PER COMP. PLAN AMENDMENT)
11. PROP. DENSITY: 6 DU/AC (128 UNITS)

NOTES

1. A HOUSING TYPE IS NOT A COMMITMENT OF THIS PLAN. AS SUCH, NO MINIMUM SETBACKS ARE REQUIRED FOR REAR YARDS, SIDE YARDS OR PARKING ON THIS PLAN. THEREFORE THE PROJECT BOUNDARY SHALL SERVE AS THE BUILDING AND PARKING ENVELOPE EXCEPT WHERE PARCELS ADJOIN PUBLIC RIGHTS-OF-WAY; IN WHICH CASE THE ENVELOPE SHALL BE ADJUSTED TO PROVIDE A MINIMUM SETBACK OF EIGHT (8 FT.) FEET.

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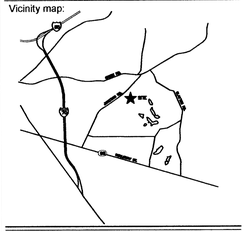

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DEVELOPMENT PLAN

No.	Date	Description
1	05.29.2013	PER 1ST REVIEW COMMENTS
2	07.18.2013	PER 2ND REVIEW COMMENTS
3	08.01.2013	FOR APPROVAL

0 50 100 200 NORTH

Scale: 1:100

Title:

PROPOSED DEVELOPMENT PLAN

Project number: J12128 Sheet:
Date: 03-11-2013
Drawn by: MNE
Approved by: MPT

DP2.0

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