

△ PIN: 0769-04-51-9235, PID: 194317
 PIN: 0769-04-71-0246, PID: 194318
 PIN: 0769-04-52-9553, PID: 194379
 PIN: 0769-04-52-3115, PID: 199416
 PIN: 0769-04-51-2928, PID: 194415
 PIN: 0769-04-53-9028, PID: 194387

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BRIER CREEK ASSEMBLAGE DEVELOPMENT PLAN ZONING CASE #Z1400006 506, 507, 511, 623, 703 & 735 ANDREWS CHAPEL ROAD DURHAM, NORTH CAROLINA

MARCH 20, 2014
REVISED: APRIL 20, 2015

GENERAL NOTES

1. A TRAFFIC IMPACT ANALYSIS (TIA) DATED 8/11/14 WAS PREPARED BY A. MORTON THOMAS AND ASSOCIATES.
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.
3. THE REQUIRED ROADWAY IMPROVEMENTS MAY BE PHASED AT THE SITE PLAN SUBMITTAL STAGE WITH A TRAFFIC PHASING PLAN (ACCEPTABLE TO CITY TRANSPORTATION AND NCDOT).
4. AT THE TIME OF THIS DEVELOPMENT PLAN, AERIAL PHOTOGRAPHY SHOWS EVIDENCE THAT FORESTRY ACTIVITY OCCURRED WITHIN THE SUBJECT PROPERTY. EVALUATION OF UDO 8.3.4, CLEAR-CUTTING, WILL OCCUR THROUGH THE SITE PLAN PROCESS.

TEXT COMMITMENTS

1. THE PROPOSED DEVELOPMENT WILL BE LIMITED TO SINGLE FAMILY RESIDENTIAL, MULTI-FAMILY RESIDENTIAL AND ACCESSORY USES.
2. MINIMUM LOT SIZE FOR ANY SINGLE FAMILY RESIDENTIAL LOT SHALL BE 3,500 SF.
3. A STREET CLOSING APPLICATION FOR THE PORTION OF ANDREWS CHAPEL ROAD INDICATED ON SHEET D-2 SHALL BE SUBMITTED PRIOR TO SITE PLAN APPROVAL.
4. THE INTERNAL ACCESS POINTS ALONG BRIER CREEK PARKWAY BETWEEN ANDREWS CHAPEL ROAD AND SITE ACCESS #9 WILL BE LIMITED TO THOSE ILLUSTRATED ON SHEET D-2.
5. THE TOTAL NUMBER OF TOWNHOMES TO BE DEVELOPED ON THE SITE WILL BE 150-350 UNITS.
6. THE TOTAL NUMBER OF SINGLE-FAMILY HOME TO BE DEVELOPED ON THE SITE WILL BE 100-350 HOMES.

- PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY**
7. CONSTRUCT BRIER CREEK PARKWAY TO NCDOT STANDARDS (AS APPLICABLE) AS A TWO-LANE CROSS-SECTION WITH BICYCLE LANES AND SIDEWALKS ALONG BOTH SIDES OF THE ROADWAY FROM INTERNAL ACCESS POINT C NORTH TO ANDREWS CHAPEL ROAD.
 8. CONSTRUCT BRIER CREEK PARKWAY TO NCDOT STANDARDS (AS APPLICABLE) AS A FIVE-LANE CROSS-SECTION WITH BICYCLE LANES AND SIDEWALKS ALONG BOTH SIDES OF THE ROADWAY FROM SOUTHERN BOUNDARY OF SITE TO INTERNAL ACCESS POINT A.
 9. CONSTRUCT BRIER CREEK PARKWAY TO NCDOT STANDARDS (AS APPLICABLE) AS A THREE-LANE CROSS-SECTION WITH BICYCLE LANES AND SIDEWALKS ALONG BOTH SIDES OF THE ROADWAY FROM INTERNAL ACCESS POINT A TO INTERNAL ACCESS POINT C.
 10. CONSTRUCT A SOUTHBOUND LEFT-TURN LANE WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS ON ANDREWS CHAPEL ROAD AT SITE ACCESS POINT #4.
 11. CONSTRUCT A SINGLE-LANE ROUNDABOUT TO NCDOT STANDARDS AT THE INTERSECTION OF BRIER CREEK PARKWAY AND REALIGNED ANDREWS CHAPEL ROAD.
 12. REVISE THE PAVEMENT MARKING ON DEL WEBB ARBORS DRIVE TO PROVIDE AN EXCLUSIVE SOUTHBOUND LEFT-TURN LANE WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS ON DEL WEBB ARBORS DRIVE AT SITE ACCESS #1.
 13. CONSTRUCT AN EAST-WEST COLLECTOR STREET TO CITY OF DURHAM STANDARDS AS A CONTINUOUS PUBLIC STREET BETWEEN INTERNAL ACCESS POINT C AND SITE ACCESS #8.
 14. WIDEN LEESVILLE ROAD TO PROVIDE A THREE-LANE CROSS-SECTION BETWEEN ANDREWS CHAPEL ROAD AND CARPENTER POND ROAD. THE THREE-LANE SECTION WILL PROVIDE AN EXCLUSIVE WESTBOUND LEFT-TURN LANE WITH ADEQUATE STORAGE AND APPROPRIATE TAPER AT ANDREWS CHAPEL ROAD, AN EXCLUSIVE EASTBOUND LEFT-TURN LANE WITH ADEQUATE STORAGE AND APPROPRIATE TAPER AT CARPENTER POND ROAD, AND A TWO-WAY LEFT-TURN LANE BETWEEN THE TWO.
 15. CONSTRUCT EXCLUSIVE LEFT-TURN LANES WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS ON BRIER CREEK PARKWAY AT INTERNAL ACCESS POINT A, INTERNAL ACCESS POINT B, AND INTERNAL ACCESS POINT C.
 16. CONSTRUCT EXCLUSIVE RIGHT-TURN LANES WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS ON BRIER CREEK PARKWAY AT INTERNAL ACCESS POINT A, INTERNAL ACCESS POINT B, AND INTERNAL ACCESS POINT C.
 17. A MINIMUM OF 4 FEET OF ADDITIONAL ASPHALT (IN ADDITION TO THE PROPOSED ROADWAY IMPROVEMENTS) WILL BE PROVIDED FOR THE FULL FRONTAGE OF THE SITE ALONG THE EAST SIDE OF ANDREWS CHAPEL ROAD. THE ADDITIONAL ASPHALT WIDENING WILL BE PROVIDED TO ALLOW FOR A FUTURE BICYCLE LANE.
 18. INSTALL A TRAFFIC SIGNAL WITH STEEL POLES AND MAST ARMS AT THE INTERSECTION OF ANDREWS CHAPEL ROAD AND LEESVILLE ROAD (SUBJECT TO MUTCD WARRANTS AND APPROVAL BY NCDOT).

- PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT**
19. DEDICATE A MINIMUM 60 FT. RIGHT-OF-WAY FOR THE PROPOSED REALIGNMENT OF ANDREWS CHAPEL ROAD WEST OF BRIER CREEK PARKWAY.
 20. DEDICATE A MINIMUM OF 60 FT. RIGHT-OF-WAY FOR THE PROPOSED REALIGNMENT OF ANDREWS CHAPEL ROAD NORTH OF THE BRIER CREEK PARKWAY ROUND-ABOUT.
 21. DEDICATE A MINIMUM OF 80 FT. RIGHT-OF-WAY FOR THE PROPOSED EXTENSION OF BRIER CREEK PARKWAY FROM THE SOUTHERN PROPERTY LINE TO ITS ALIGNMENT WITH ANDREWS CHAPEL ROAD.

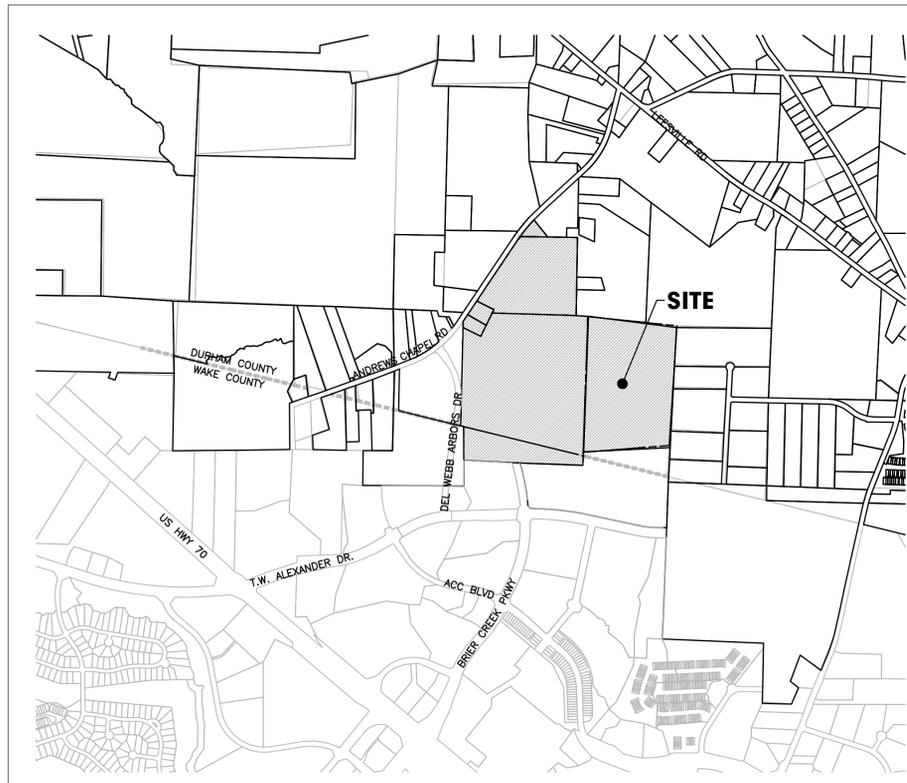
THE FOLLOWING IMPROVEMENTS ARE REQUIRED BY OTHER DEVELOPMENTS AND MAY ALSO BE REQUIRED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THIS DEVELOPMENT:

22. CONSTRUCT A SECOND NORTHBOUND LANE ON ANDREWS CHAPEL ROAD AT LEESVILLE ROAD TO PROVIDE AN EXCLUSIVE LEFT-TURN LANE WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS.

DESIGN COMMITMENTS

- 1. DESCRIPTION OF PROPOSED ARCHITECTURE**
- A. DESCRIBE THE GENERAL ARCHITECTURE STYLE(S) PROPOSED FOR THE BUILDINGS:
 NO ARCHITECTURAL STYLE HAS BEEN CHOSEN AT THIS TIME. ONE OR MORE OF THE FOLLOWING ELEMENTS WILL BE USED ON EACH BUILDING: FRONT FACING GABLES, ENTRY PORCHES OR WINDOW SHUTTERS.
 - B. DESCRIBE THE PROPOSED ROOFLINE(S):
 SLOPED OR FLAT ROOFS WILL BE USED.
 - C. DESCRIBE THE PROPOSED BUILDING MATERIALS:
 BUILDING MATERIALS WILL CONSIST OF MATERIALS SEEN WITHIN THE CONTEXT AREA OF THIS SITE. ONE OR MORE OF THE FOLLOWING MATERIALS WILL BE USED: STONE, BRICK, STUCCO FINISHES ON CONCRETE SURFACES, CEMENT BOARD SIDING OR VINYL SIDING. ROOFING MATERIALS WILL BE A CHOICE OR COMBINATION OF FIBERGLASS SHINGLES, ASPHALT SHINGLES OR STANDING SEAM METAL.
 - D. DESCRIBE ANY DISTINCTIVE ARCHITECTURAL FEATURES:
 DISTINCTIVE ARCHITECTURAL FEATURES USED ON BUILDINGS ARE LISTED AS ELEMENTS IN SECTION 1A.

- 2. DESCRIPTION OF HOW PROPOSED DESIGN WILL FIT INTO THE CONTEXT AREA**
- A. HOW WILL THE PROPOSED DESIGN TRANSITION TO THE CONTEXT AREA?
 THE BUILDING MATERIALS SELECTED AND DESIGN FOR THIS PROPOSED DEVELOPMENT WILL MATCH OR COMPLIMENT THE ADJACENT RESIDENTIAL DEVELOPMENTS TO THE SOUTH (CLAIMONT AT BRIER CREEK), WEST (BRIER CREEK TOWNES) AND NORTHWEST (DEL WEBB ARBORS). THESE DEVELOPMENTS ARE OF SIMILAR SCALE AND BUILDING HEIGHT PROPOSED FOR THIS SITE. ELEMENTS SUCH AS FRONT FACING GABLES AND WINDOWS WITH SHUTTERS ARE SEEN WITHIN EXISTING DEVELOPMENTS. PRESERVATION OF THE NATURAL SITE FEATURES OF THIS DEVELOPMENT WILL HELP THE TRANSITION BETWEEN OTHER PROPERTIES OF THE CONTEXT AREA.



PROJECT SITE VICINITY MAP:

0 500' 1000'
 SCALE: 1"=1000'

SITE SUMMARY
 TOTAL TRACT AREA: 114.17 AC.
 PIN: 0769-04-51-2928 (FIELDS)
 0796-04-52-3113 (FIELDS)
 0769-04-52-9553 (KEITH)
 0769-04-53-9028 (KEITH)
 0796-04-71-0248 (COOLEY)
 △ 0796-04-51-8233.DW (BASS, RANSDALL, RANSDALL)
 EXISTING ZONING: RR (DURHAM) (PER INITIAL ZONING RELATED
 △ TO ANNEXATION BDG1400003), R-4 (RALEIGH)
 PROPOSED ZONING: PDR-4.793 △ △
 EXISTING FLUM: L-MDR, COMMERCIAL, LDR, ROS △
 PROPOSED FLUM: L-MDR & ROS △
 TIER: SUBURBAN
 RIVER BASIN: NEUSE
 OVERLAY DISTRICTS: NONE
 CITY LIMITS: INSIDE (PENDING ANNEXATION CASE #BDG1400003)

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**DEVELOPMENT PLAN
 CITY OF DURHAM
 LIST OF DRAWINGS:**

SHEET #	TITLE
--	COVER
D (1)	EXISTING CONDITIONS PLAN
D (2)	SITE IMPROVEMENTS PLAN

OWNERS

JIM KEITH
 807 ANDREWS CHAPEL ROAD
 DURHAM, NORTH CAROLINA 27703

R. TERRY BASS
 JAMES C. RANSDALL JR.
 ROBERT L. RANSDALL SR.
 6336 DWIGHT ROWLAND ROAD
 FUQUAY-VARINA, NORTH CAROLINA 27526

BILLY M. COOLEY & LINDA T. COOLEY
 209 ANDREWS CHAPEL ROAD
 DURHAM, NORTH CAROLINA 27703

SUSAN G. FIELDS
 603 HIGHLAND TRAIL
 CHAPEL HILL, NORTH CAROLINA 27516

APPLICANT

M/I HOMES OF RALEIGH LLC
 1511 SUNDAY DRIVE - SUITE 100
 RALEIGH, NORTH CAROLINA 27607
 PH: (919) 233-5755, FAX: (919) 233-5751
 JEREMY MEDLIN - VP OF LAND DEVELOPMENT
 (jmedlin@mihomes.com)

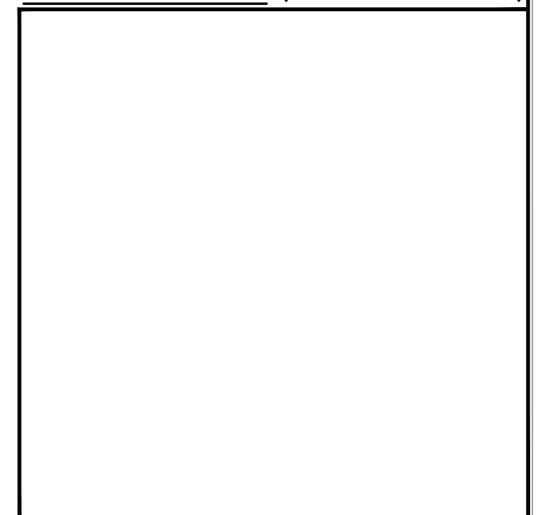
ENGINEER

EDENS LAND CORP
 2314 S. MIAMI BLVD - SUITE 151
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 PH: (919) 316-1855
 JARROD B. EDENS, P.E. - PRESIDENT
 (jarrod.edens@edensland.com)

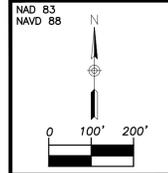
SURVEYOR

ROBERT MURPHY PLLC
 PO BOX 99783
 RALEIGH, NORTH CAROLINA 27624
 PH: (919) 302-1740
 ROBERT MURPHY - PRESIDENT
 (wrmurphy81@gmail.com)

APPROVAL STAMP (ZONING CASE #Z1400006)



PIN: 0769-04-51-9233, DW, PID: 194417
 PIN: 0769-04-71-0248, PID: 194418
 PIN: 0769-04-52-9553, PID: 194379
 PIN: 0769-04-52-3115, PID: 199416
 PIN: 0769-04-51-9228, PID: 194415
 PIN: 0769-04-53-9028, PID: 194387



PLAN REVISIONS

NO.	DATE	DESCRIPTION
1	08/13/14	CITY OF DURHAM
2	11/19/14	CITY OF DURHAM

EXISTING CONDITIONS
BRIER CREEK ASSEMBLAGE
 506, 507, 511, 623, 703, 735 ANDREWS CHAPEL ROAD
 DURHAM, NORTH CAROLINA

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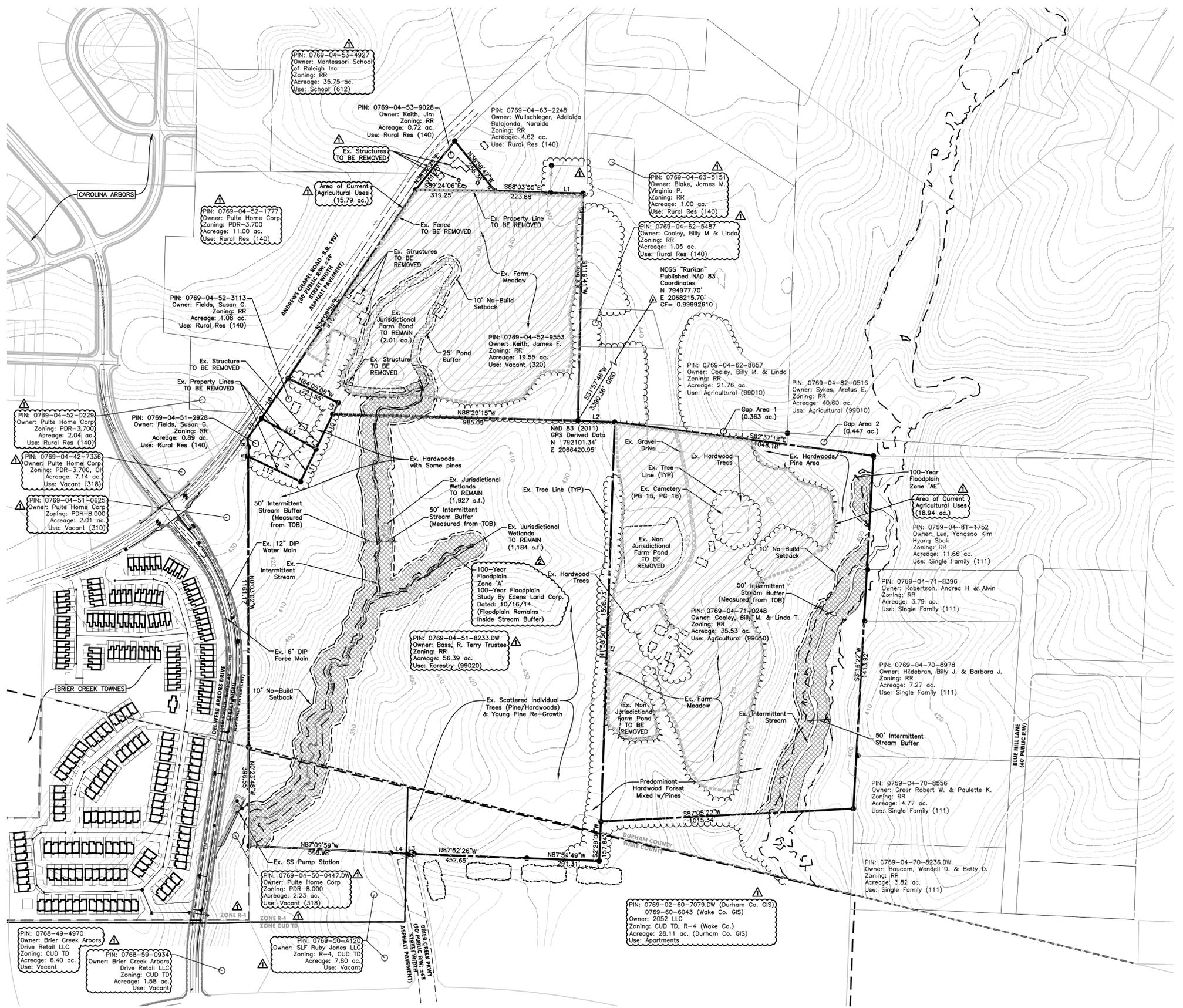
SCALE
 1" = 200'

DATE
 MARCH 20, 2014

DESIGN	DRAFT	CHECK
JRB	JSE	JBE

PROJECT NUMBER
 1058-001

SHEET NUMBER
 D-1



GENERAL NOTES

- BOUNDARY INFORMATION IS BASED UPON FIELD SURVEY CONDUCTED BY ROBERT MURPHY PLLC.
- INFORMATION REGARDING THE LOCATION OF EXISTING UTILITIES HAS BEEN BASED UPON AVAILABLE INFORMATION AND MAY BE INCOMPLETE. AND WHERE SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE LOCATION OF ALL EXISTING UTILITIES SHOULD BE CONFIRMED PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL CALL "NO ONE CALL: 1-800-632-4949". CONTRACTOR SHALL MAINTAIN MARKINGS WHERE NEEDED DURING PROJECT. ALL UTILITY LOCATIONS THAT DO NOT MATCH THE VERTICAL OR HORIZONTAL CONTROL SHOWN ON THE PLANS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION. THE CONTRACTOR SHALL VERIFY LOCATIONS OF UTILITIES AND SERVICE LATERALS PRIOR TO CONSTRUCTION. ANY CONFLICTS WITH LOCATIONS OF LIGHT POLES, TREES, ETC. SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION PRIOR TO CONSTRUCTION.
- TOPOGRAPHIC INFORMATION TAKEN FROM CITY OF DURHAM GIS MAPPING.
- THIS PROPERTY IS LOCATED WITHIN A 100 YEAR FLOOD FRINGE AREA PER FIRM COMMUNITY PANEL MAP #3720076900J, ZONE "A", EFFECTIVE DATE OF 5/2/06.
- THIS SITE HAS ACCESS TO WATER AND SEWER AND ELECTRICAL UTILITY SERVICES.
- THERE ARE NO HISTORIC SITES IDENTIFIED ON OR ADJACENT TO THESE PROPERTIES AS PER DURHAM HISTORIC RESOURCE MAPS.
- THERE ARE NO DURHAM COUNTY NATURAL INVENTORY AREAS WITHIN THESE PROPERTIES.
- THIS SITE IS WITHIN THE NEUSE RIVER BASIN.
- THERE ARE NO EXISTING DATA STOPS OR ROUTES SERVING THIS SITE (WITHIN 1/4 MILE).
- THE DURHAM LONG RANGE BICYCLE PLAN MAP 4.8 INDICATES A PROPOSED PAVED SHOULDER ALONG ANDREWS CHAPEL ROAD.
- THE PROPOSED WAKE-DURHAM COMPREHENSIVE STREET SYSTEM (VERSION - 10/24/2000) INDICATES A PROPOSED COLLECTOR STREET AND THOROUGHFARE ROAD THRU THIS SITE.

AREA CALCULATIONS

FEATURE	ACREAGE
TOTAL TRACT	105.88 (DURHAM CO.), 8.29 (WAKE CO.)
FLOOD PLAIN	4.45
STREAM BUFFER	10.12
STEEP SLOPES	0.00
WETLANDS	1.61

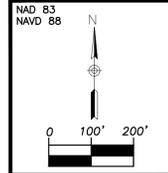
HATCHING LEGEND

- WETLANDS
- STREAM BUFFER
- 100-YEAR FLOOD FRINGE
- POND BUFFER

LINE TABLE

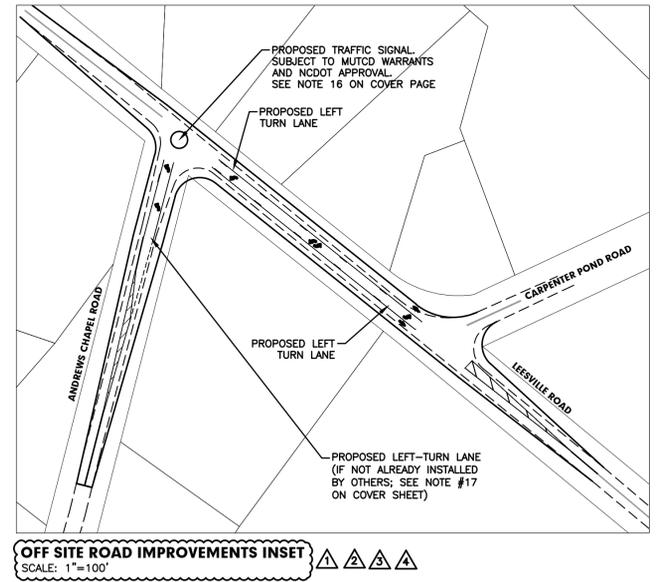
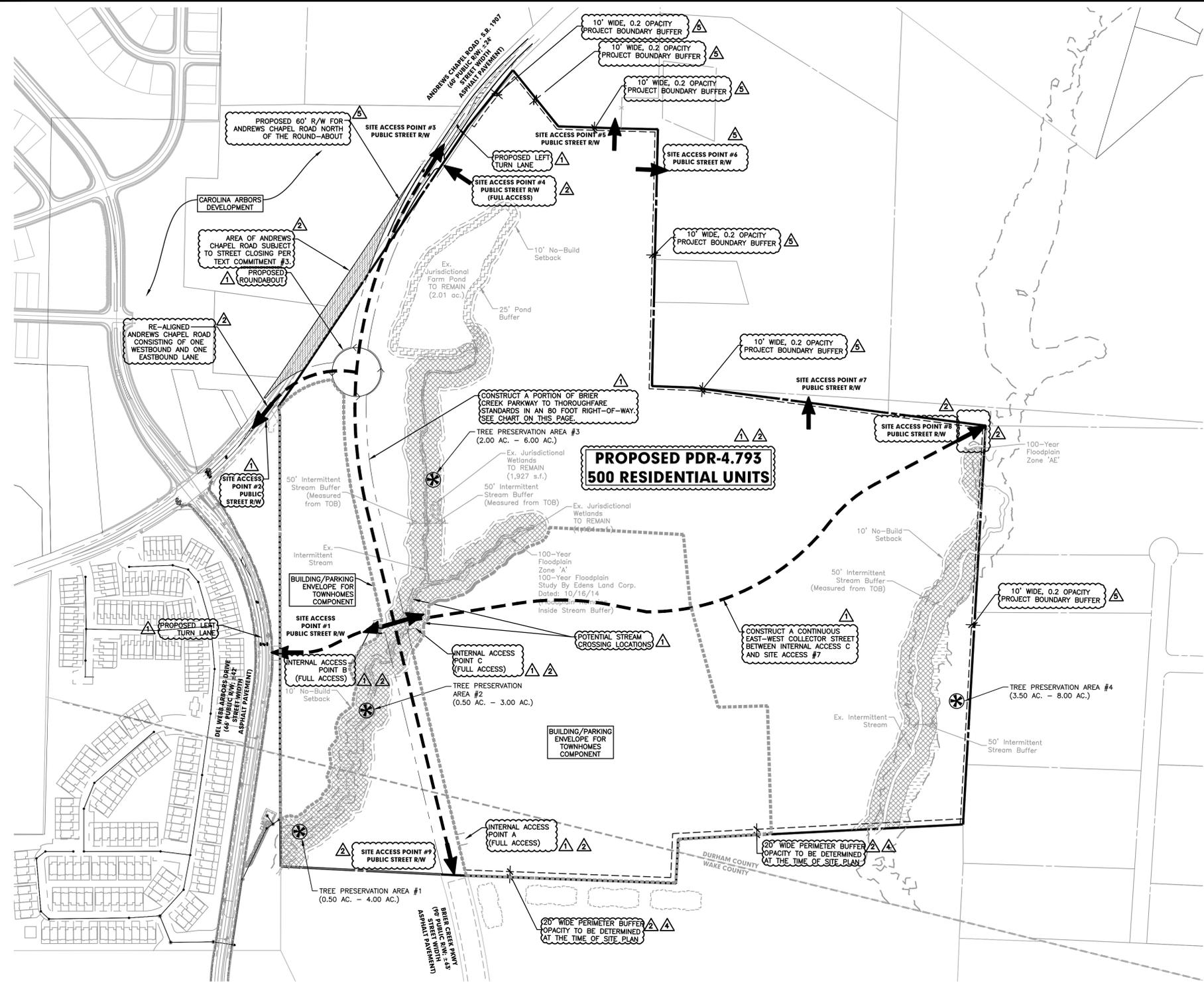
LINE	BEARING	LENGTH
L1	S88° 47' 34"E	130.66
L2	S87° 46' 57"E	148.20
L3	N87° 51' 53"W	21.71
L4	N87° 08' 55"W	73.47
L5	N0° 49' 21"E	37.72
L6	N6° 11' 29"W	34.39
L7	N35° 17' 12"E	98.12
L8	N33° 44' 56"E	193.00
L9	N25° 40' 39"E	50.74
L10	N25° 40' 39"E	155.60
L11	N25° 40' 39"E	143.94
L12	S64° 20' 08"E	233.01
L13	S60° 37' 40"E	251.17

PIN: 0769-04-51-0235, DW, PID: 194417
 PIN: 0769-04-71-0248, PID: 194418
 PIN: 0769-04-52-9553, PID: 194379
 PIN: 0769-04-52-3113, PID: 199416
 PIN: 0769-04-51-2928, PID: 194415
 PIN: 0769-04-53-9028, PID: 194387



PLAN REVISIONS

DATE	DESCRIPTION
08/13/14	CITY OF DURHAM/NCDOT
11/18/14	CITY OF DURHAM/NCDOT
12/17/14	CITY OF DURHAM/NCDOT
1/15/15	CITY OF DURHAM/NCDOT
3/05/15	CITY OF DURHAM/NCDOT



BRIER CREEK PARKWAY IMPROVEMENTS

1. CONSTRUCT FIVE-LANE SECTION BETWEEN SITE ACCESS POINT #9 AND INTERNAL ACCESS POINT A.
2. CONSTRUCT THREE-LANE SECTION BETWEEN INTERNAL ACCESS POINT A AND INTERNAL ACCESS POINT C.
3. CONSTRUCT TWO-LANE SECTION BETWEEN INTERNAL ACCESS POINT C AND ANDREWS CHAPEL ROAD.
4. CONSTRUCT EXCLUSIVE LEFT-TURN LANES WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS ON BRIER CREEK PARKWAY AT INTERNAL ACCESS POINT A, INTERNAL ACCESS POINT B, AND INTERNAL ACCESS POINT C.
5. CONSTRUCT EXCLUSIVE RIGHT-TURN LANES WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS ON BRIER CREEK PARKWAY AT INTERNAL ACCESS POINT A, INTERNAL ACCESS POINT B, AND INTERNAL ACCESS POINT C.

IMPERVIOUS SURFACE AREA REQUIREMENTS

GROSS SITE AREA:	114.17 AC.
COMMITTED MAXIMUM IMPERVIOUS SURFACE AREA:	79.92 AC. (70%)

OPEN SPACE REQUIREMENTS

GROSS SITE AREA (PDR-4.793 ZONE):	114.17 AC.
REQUIRED OPEN SPACE @ 4.793 DU/AC (16%):	18.27 AC.
4,973,245 S.F. X 16% = 795,719 S.F.	
REQUIRED USEABLE OPEN SPACE (33% OF REQUIRED OPEN SPACE):	6.03 AC.
795,719 S.F. X 33% = 262,587 S.F.	

RESIDENTIAL DENSITY CALCULATIONS

GROSS SITE AREA:	114.17 AC.
SITE AREA WITHIN STREAM BUFFERS:	-9.61 AC.
FLOODWAY FRINGE AREA OUTSIDE OF STREAM BUFFERS:	0.44 AC.
50% OF FLOODWAY FRINGE AREA OUTSIDE OF STREAM BUFFERS:	0.22 AC.
SITE AREA WITHIN STEEP SLOPES OUTSIDE STREAM BUFFER (85% OF STEEP SLOPE AREAS):	0.00 AC.
NET DEVELOPABLE AREA:	104.34 AC.
DENSITY PROPOSED:	4.793 DU/AC.
MAXIMUM RESIDENTIAL UNITS:	104.34 AC. X 4.793 DU/AC = 500 DU

TREE COVERAGE AREA REQUIREMENTS

GROSS SITE AREA:	114.17 AC.
AREA WITHIN THE EX. POND TO REMAIN:	2.01 AC.
NET SITE AREA:	112.16 AC.
NET AREA OF SITE AS CURRENT AGRICULTURE USES:	32.72 AC.
PERCENTAGE OF SITE AS AGRICULTURE USES:	32.72 AC./112.16 AC. = 29.17%
THEREFORE, SITE QUALIFIES FOR 29.17% TREE COVERAGE REDUCTION:	
29.17% REDUCTION OF 20% TREE COVERAGE AREA MINIMUM = 14.17%	
REQUIRED TREE COVERAGE AREA = 112.16 AC. X 14.17% =	15.89 AC.
COMMITTED TREE COVERAGE AREA:	692,302 S.F. = 15.89 AC. (14.17%)

PROJECT SUMMARY

SITE INFORMATION	
PROJECT NAME	BRIER CREEK ASSEMBLAGE
OWNERS	JIM KEITH, R. TERRY BASS TRUSTEE, JAMES C. RANSELL JR. TRUST ET AL, BILLY & LINDA COOLEY, SUSAN G. FIELDS
LOCATION	506, 507, 511, 623, 703, 735 ANDREWS CHAPEL ROAD
JURISDICTION	CITY OF DURHAM (PENDING ANNEXATION CASE #BDG1400003)
EXISTING ZONING DISTRICTS	RR (DURHAM), R-4 (RALEIGH)
EXISTING USES	SINGLE FAMILY RESIDENTIAL, AGRICULTURAL
PROPOSED ZONING DISTRICT	PDR-4.793
EXISTING FLU	L-MDR, COMMERCIAL, LDR, ROS
PROPOSED FLU	L-MDR
COMMITTED USES	SINGLE FAMILY RESIDENTIAL, TOWNHOUSES AND ACCESSORY USES
PIN(S)	0769-04-51-8233.DW, 0769-04-71-0248, 0769-04-52-9553, 0769-04-52-3113, 0769-04-51-2928, 0769-04-53-9028
PARCEL ID	194417, 194418, 194379, 199416, 194415, 194387
GROSS SITE AREA	114.17 AC.
DEVELOPMENT TIER	SUBURBAN
OVERLAY DISTRICTS	NONE
RIVER BASIN	NEUSE
CITY LIMITS	INSIDE (PENDING ANNEXATION CASE #BDG1400003)

SITE IMPROVEMENTS PLAN
BRIER CREEK ASSEMBLAGE
 506, 507, 511, 623, 703, 735 ANDREWS CHAPEL ROAD
 DURHAM, NORTH CAROLINA

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SCALE: 1" = 200'

DATE: MARCH 20, 2014

DESIGN	DRAFT	CHECK
JRB	JSE	JBE

PROJECT NUMBER: 1058-001

SHEET NUMBER: D-2