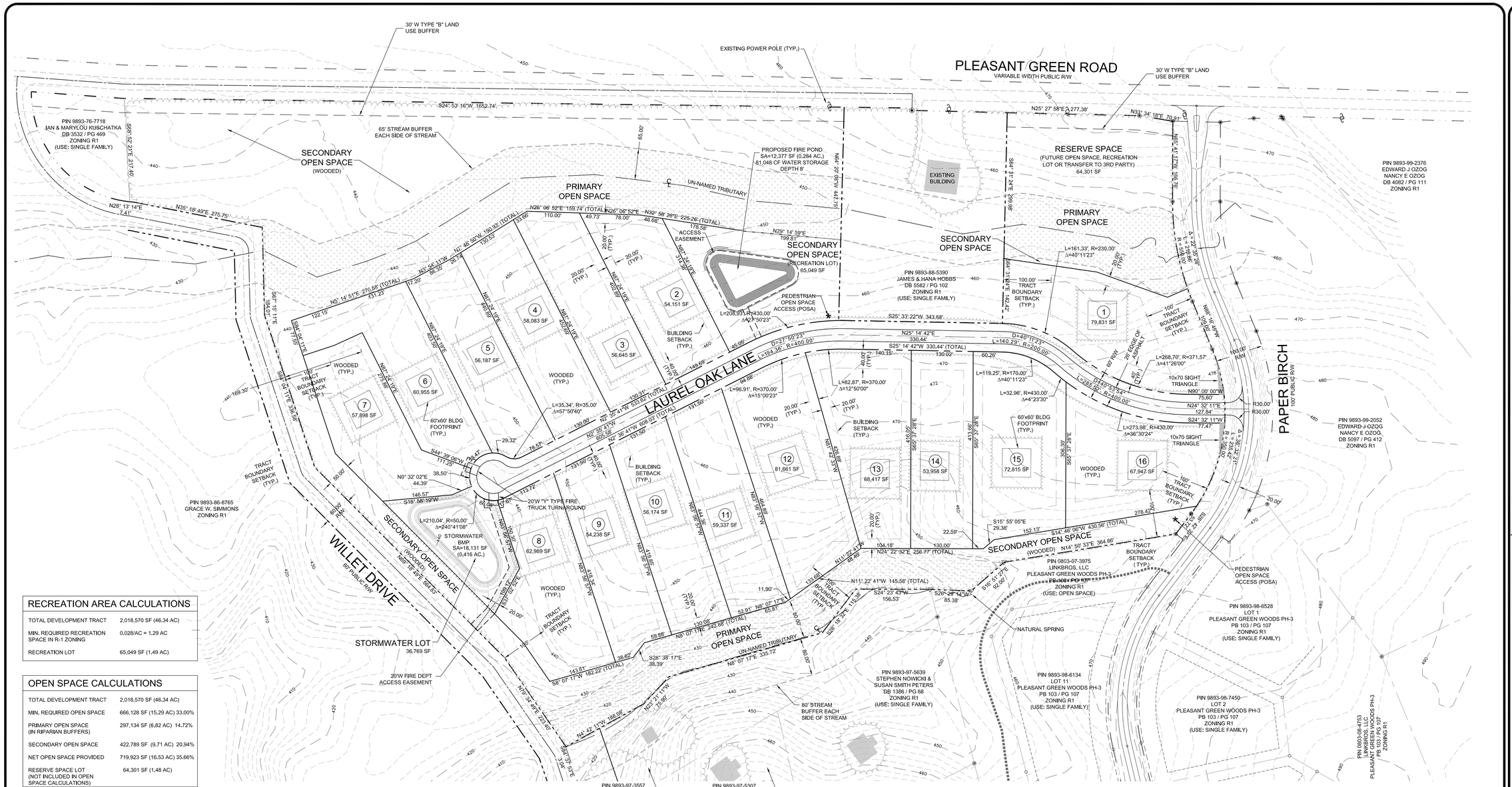


RECREATION AREA CALCULATIONS

TOTAL DEVELOPMENT TRACT	2,018,570 SF (46.34 AC)
MIN. REQUIRED RECREATION SPACE IN R-1 ZONING	0.028/AC = 1.29 AC
RECREATION LOT	65,049 SF (1.49 AC)

OPEN SPACE CALCULATIONS

TOTAL DEVELOPMENT TRACT	2,018,570 SF (46.34 AC)
MIN. REQUIRED OPEN SPACE	666,128 SF (15.29 AC) 33.00%
PRIMARY OPEN SPACE (IN RIPARIAN BUFFERS)	297,134 SF (6.82 AC) 14.72%
SECONDARY OPEN SPACE	422,789 SF (9.71 AC) 20.94%
NET OPEN SPACE PROVIDED	719,923 SF (16.53 AC) 35.66%
RESERVE SPACE LOT (NOT INCLUDED IN OPEN SPACE CALCULATIONS)	64,301 SF (1.48 AC)

STREET TREE REQUIREMENTS:

1 CANOPY AND ONE UNDERSTORY PER 65' (WITH AT LEAST 1 TREE PLACED EVERY 100'.

LAUREL OAK LANE: 1,674' LF
NUMBER OF REQUIRED STREET TREES: 26 CANOPY AND 26 UNDERSTORY

REQUIRED PRIMARY TREE PROTECTION AREAS:
FRONT, REAR AND SIDE YARD SETBACKS (SHOWN ON PLAN)
STREAM BUFFERS (SHOWN ON PLAN)
LAND USE BUFFERS (SHOWN ON PLAN)

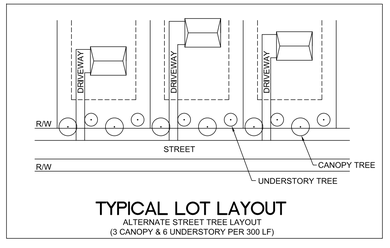
"BETWEEN LOT" TREE PLANTING REQUIREMENTS:

A LANDSCAPE AREA TEN FEET IN WIDTH EXCLUSIVE OF DRAINAGE AND/OR UTILITY EASEMENTS SHALL BE PROVIDED ALONG THE INTERIOR SIDE AND REAR LOT LINES OF EACH LOT BEING DEVELOPED. IF THERE ARE NO EXISTING TREES, THE DEVELOPER SHALL PROVIDE A MINIMUM OF ONE TREE PER ONE THOUSAND SQUARE FEET OF LAND CONTAINED WITHIN THE TEN FOOT LANDSCAPE AREA.

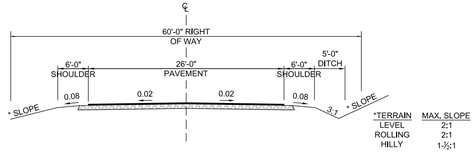
ORANGE COUNTY SOLID WASTE MANAGEMENT

CONSTRUCTION WASTE:

1. ALL EXISTING STRUCTURES 500 SQUARE FEET AND LARGER IN SIZE SHALL BE ASSESSED PRIOR TO DEMOLITION TO ENSURE COMPLIANCE WITH THE COUNTY'S REGULATED RECYCLABLE MATERIALS ORDINANCE (RRMO) AND TO ASSESS THE POTENTIAL FOR DE-CONSTRUCTION AND/OR THE RE-USE OF SALVAGEABLE MATERIALS.
2. BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL, AND CORRUGATED CARDBOARD PRESENT IN CONSTRUCTION OR DEMOLITION WASTE MUST BE RECYCLED.
3. BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF MIXED CONSTRUCTION AND DEMOLITION WASTE THAT INCLUDES ANY REGULATED RECYCLABLE MATERIALS SHALL BE LICENSED BY ORANGE COUNTY.
4. PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE THE APPLICANT SHALL HOLD A PRE-DEMOLITION/PRE-CONSTRUCTION CONFERENCE WITH THE SOLID WASTE STAFF. THIS MAY BE THE SAME PRE-CONSTRUCTION MEETING HELD WITH OTHER DEVELOPMENT/ENFORCEMENT OFFICIALS.
5. THE PRESENCE OF ANY ASBESTOS CONTAINING MATERIALS ('ACM) AND/OR OTHER HAZARDOUS MATERIALS IN CONSTRUCTION AND DEMOLITION WASTE SHALL BE HANDLED IN ACCORDANCE WITH ANY AND ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND GUIDELINES.



TYPICAL LOT LAYOUT
ALTERNATE STREET TREE LAYOUT
(3 CANOPY & 6 UNDERSTORY PER 300 LF)



NCDOT STANDARD RESIDENTIAL LOCAL ROAD
WITHOUT CURB + GUTTER

SITE INFORMATION

PIN:	9893-87-9972
PROPERTY ADDRESS:	4507 PLEASANT GREEN ROAD, DURHAM, NC 27705
PLANNING JURISDICTION:	ORANGE COUNTY
STATE:	NORTH CAROLINA
WATERSHED:	LOWER ENO PROTECTED OVERLAY DISTRICT
RIVER BASIN:	NEUSE
DB/PG:	920 / 373
LOT AREA:	46.34 AC (LISTED - ORANGE COUNTY GIS) 43.82 AC (CALC. - ORANGE COUNTY GIS)
ZONING:	R1 - RURAL RESIDENTAIL
CURRENT USE:	VACANT
PROPOSED USE:	RESIDENTIAL SUBDIVISION (CONSERVATION)
MIN REQUIRED LOT SIZE:	40,000 SF
MIN REQUIRED LOT WIDTH:	130'
AVERAGE LOT SIZE PROVIDED:	62,578 S.F.
TRACT BOUNDARY SETBACK	100'
FRONT SETBACK:	40'
CORNER SIDE SETBACK:	40'
SIDE SETBACK:	20'
REAR SETBACK:	20'
BLDG HEIGHT (MAX.):	25'
WATERSHED OVERLAY DISTRICT:	
L-ENO-PW	36% IMPERVIOUS SURFACE LIMIT WITHOUT C & G
PROPOSED LOTS:	16
OPEN SPACE REQUIRED:	15.30 AC. (33% OF TOTAL TRACT)
OPEN SPACE PROVIDED:	15.30 AC.
PROPOSED IMPERVIOUS SURFACE PER LOT	5000 S.F.
AVERAGE ESTIMATED BUILDING FOOTPRINT	3600 SF
WATER SERVICE:	INDIVIDUAL WELLS
SEWER SERVICE:	INDIVIDUAL SEPTIC SYSTEMS
LINEAR FEET OF NEW ROAD (	1,674 LF
ACREAGE OF NEW RIGHT OF WAY	103,530 SF (2.38 AC)

NORTH

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 100 ft.

811
Know what's below.
Call before you dig.

7			
6			
5			
4			
3	REVISED PRELIMINARY PLAN SUBMITTAL	08-13-14	KSW
2	INITIAL PRELIMINARY PLAN SUBMITTAL	06-04-14	TMB
1	REVISIONS	DATE	BY

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PROJECT ENGINEER/ARCHITECT
TMB
PROJECT MANAGER
TMB
DRAWN BY
EKK
SCALE
1" = 100'

NOT FOR CONSTRUCTION
PRELIMINARY
NORTH CAROLINA
PROFESSIONAL SEAL
MICHAEL BOYLAN
LANDSCAPE ARCHITECT

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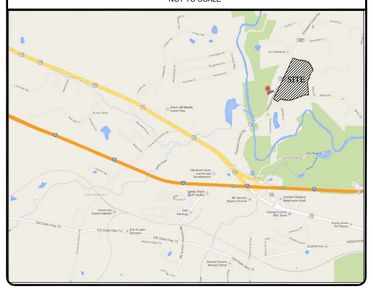
PRELIMINARY PLAT
PLEASANT GREEN WOODS PH-IV
PAPER BIRCH LANE
ORANGE COUNTY, N.C 27705

FLEX DEVELOPMENT PLAN

PROJECT NO.
13-0269
DRAWING NAME:
13-FLEXIBLE
SHEET NO.
C-2

PLEASANT GREEN WOODS PHASE-IV
PRELIMINARY SUBDIVISION PLAN

VICINITY MAP
NOT TO SCALE



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PLANNING JURISDICTION:	ORANGE COUNTY
STATE:	NORTH CAROLINA
WATERSHED:	LOWER ENO PROTECTED OVERLAY DISTRICT
RIVER BASIN:	NEUSE
DB/PG:	920 / 373
LOT AREA:	1,908,799 SF - 43.82 AC
ZONING:	R1 - RURAL RESIDENTAIL
TRACT AREA:	46.34 AC
CURRENT USE:	VACANT
PROPOSED USE:	RESIDENTIAL SUBDIVISION (CONSERVATION)
MIN REQUIRED LOT SIZE:	40,000 SF
MIN REQUIRED LOT WIDTH:	130'
FRONT SETBACK:	40'
CORNER SIDE SETBACK:	40'
SIDE SETBACK:	20'
REAR SETBACK:	20'
BLDG HEIGHT (MAX.):	25'
WATERSHED OVERLAY DISTRICT: L-ENO-PW	36% IMPERVIOUS SURFACE LIMIT WITHOUT C & G
PROPOSED LOTS:	17
OPEN SPACE REQUIRED:	15.29 AC, 33%
OPEN SPACE PROVIDED:	15.31 AC.
WATER SERVICE:	INDIVIDUAL WELLS
SEWRER SERVICE:	INDIVIDUAL SEPTIC SYSTEMS

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