

DEVELOPMENT PLAN

FOR

COLVARD FARMS - PHASE 12

Z1700043

DURHAM COUNTY, NORTH CAROLINA

OCTOBER 9, 2017

REVISED: JANUARY 16, 2018

REVISED: MARCH 2, 2018

REVISED: MAY 15, 2018

REVISED: MAY 30, 2018

TEXT COMMITMENTS

- ALL DWELLING UNITS SHALL BE SINGLE-FAMILY UNITS.
- NO MASS GRADING OR CLEAR CUTTING, PER UDO SUBSECTION 8.3.1B. WILL OCCUR AT THIS SITE.

OWNER / DEVELOPER

SEVEN FIVE ONE INVESTMENTS, LLC
9310 NC HWY 751
DURHAM, NC 27713
PHONE: (919) 405-3844
CONTACT: BILL CLARK

SURVEYOR

CE GROUP, INC.
301 GLENWOOD AVENUE, SUITE 220
RALEIGH, NC 27603
PHONE: (919) 367-8790 EXT. 104
CONTACT: SHANE STRICKLAND, PLS

ENGINEER

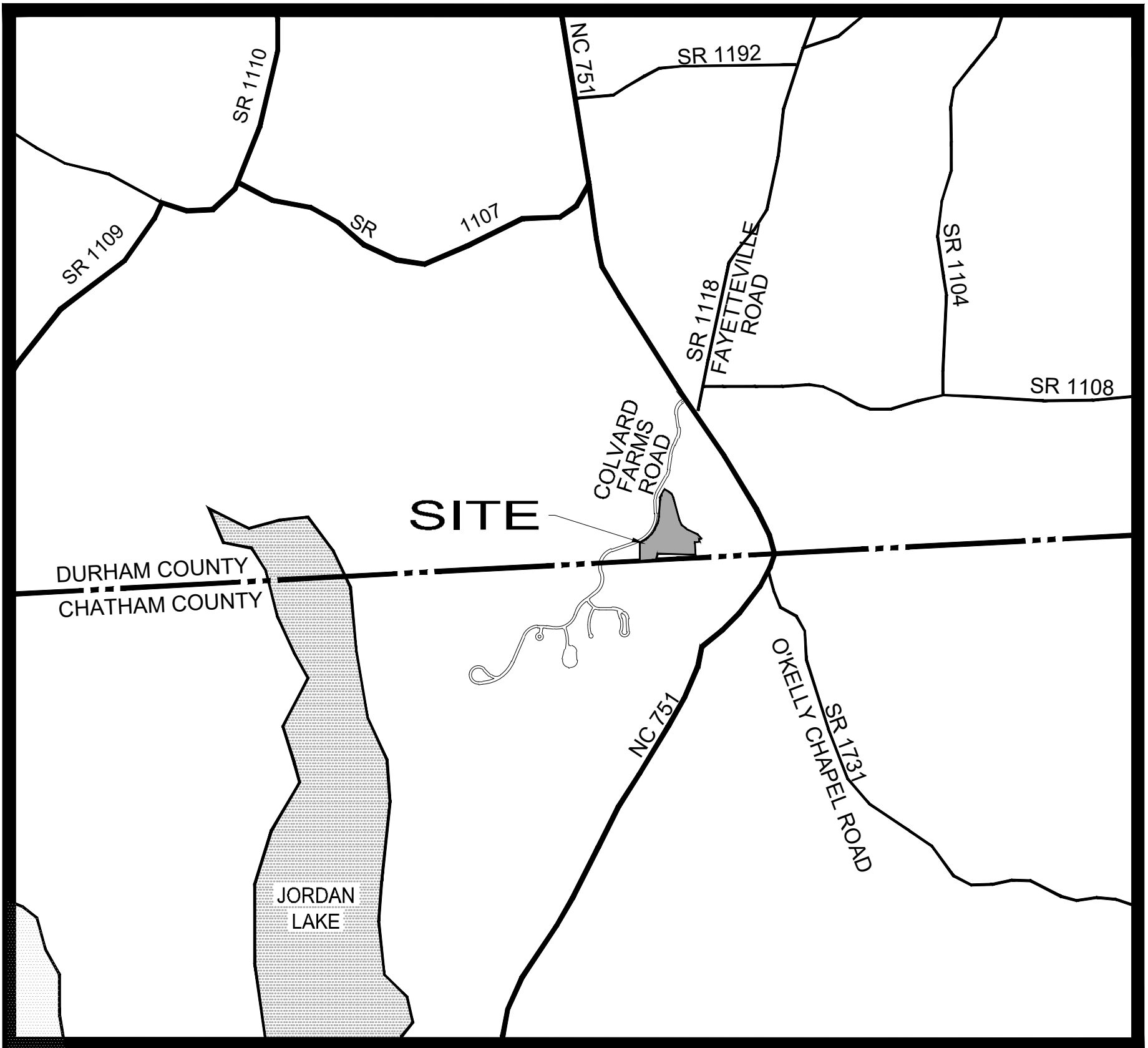
CE GROUP, INC.
301 GLENWOOD AVENUE, SUITE 220
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PHONE: (919) 367-8790 EXT. 108
CONTACT: MITCH CRAIG, PE

LANDSCAPE ARCHITECT

CE GROUP, INC.
301 GLENWOOD AVENUE, SUITE 220
RALEIGH, NC 27603
PHONE: (919) 367-8790 EXT. 102
CONTACT: JOE FAULKNER, RLA, ASLA

SITE DATA

GROSS SITE ACREAGE:	1,251,009 SF = 28.72 ACRES
PIN(S):	0717-03-41-0642 0717-03-41-0371 0717-03-40-2657 0717-03-30-5690
PID (S):	217315, 150740, 196119, 208762
JURISDICTION:	DURHAM COUNTY
EXISTING ZONING:	RR
PROPOSED ZONING:	RS-20
FUTURE LAND USE DESIGNATION:	VLR - VERY LOW DENSITY RESIDENTIAL
DEVELOPMENT TIER:	SUBURBAN
WATERSHED OVERLAY:	F/J-B
RIVER BASIN:	CAPE FEAR
EXISTING USE:	VACANT
PROPOSED USED:	SINGLE FAMILY RESIDENTIAL
LOT INFORMATION:	
PROPOSED # OF LOTS:	31
MAXIMUM DENSITY:	2.0 DWELLING UNITS / ACRE
PROPOSED DENSITY:	31 UNITS / 28.72 ACRES = 1.08 DWELLING UNITS / ACRE
IMPERVIOUS AREA:	
EXISTING:	10,084 SF / 0.23 AC (0.81%)
PROPOSED:	24% MAX. (300,242 SF / 6.89 AC)
PROJECT BOUNDARY BUFFERS:	10' @ 0.2% OPACITY (AS SHOWN ON PLANS)
TREE COVERAGE:	NOT REQUIRED WHEN NO MASS GRADING OR CLEAR-CUTTING



VICINITY MAP
NOT TO SCALE



PRELIMINARY
DO NOT USE FOR
CONSTRUCTION

ALL CONSTRUCTION TO BE IN
ACCORDANCE WITH ALL CITY OF
DURHAM, DURHAM COUNTY, AND NCDOT
STANDARDS AND SPECIFICATIONS

INDEX OF DRAWINGS

DP-1.0	COVER SHEET
DP-2.0	EXISTING CONDITIONS
DP-3.0	PROPOSED CONDITIONS

NO.	REVISIONS	DATE
4	REVISIONS PER CITY/COUNTY COMMENTS	05/30/18
3	REVISIONS PER CITY/COUNTY COMMENTS	05/15/18
2	REVISIONS PER CITY/COUNTY COMMENTS	03/02/18
1	REVISIONS PER CITY/COUNTY COMMENTS	01/16/18



CE GROUP

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RALEIGH, NC 27603
PHONE: 919-367-8790
FAX: 919-322-0032

www.cegroupinc.com

License # C-1739

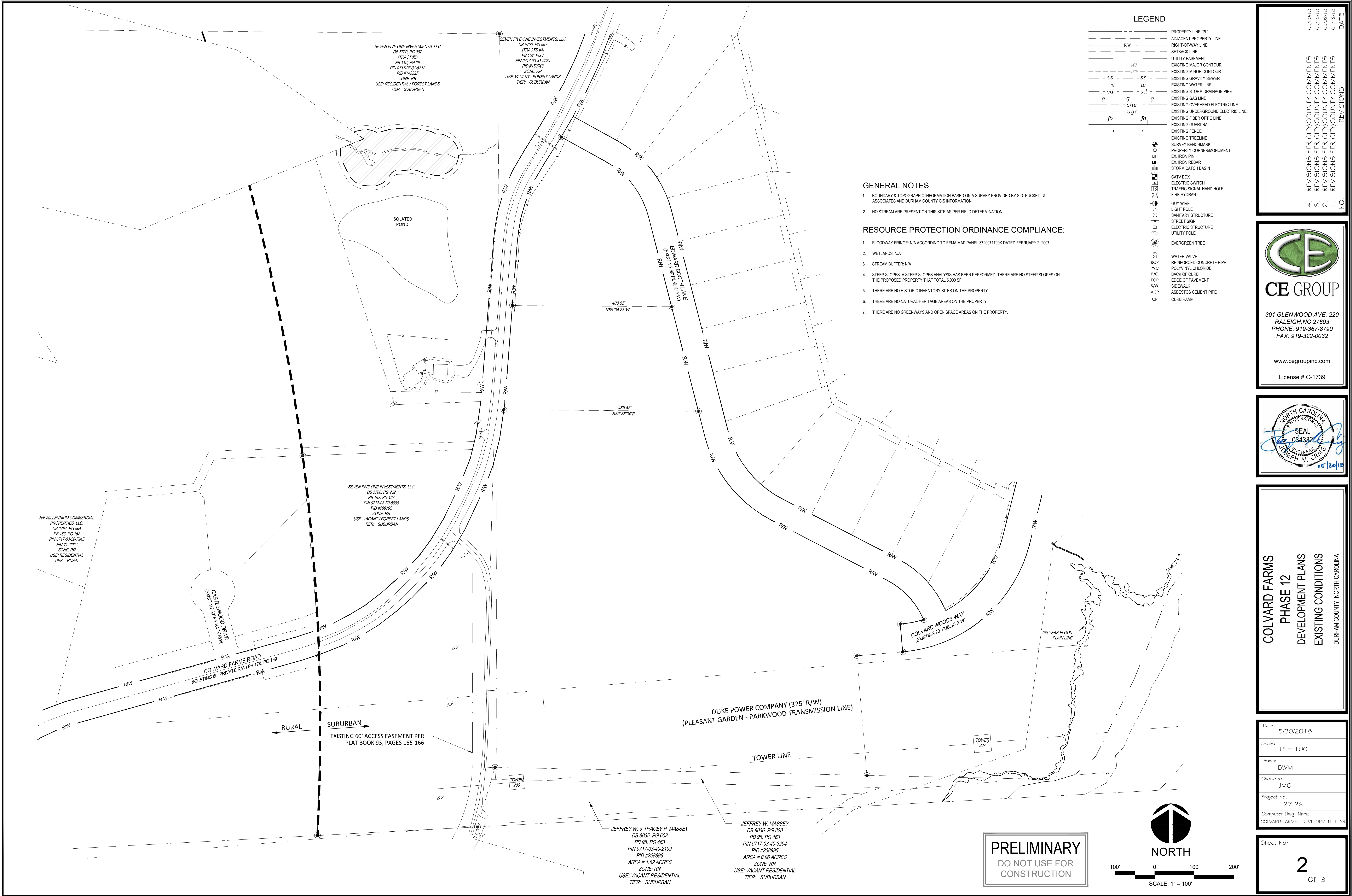


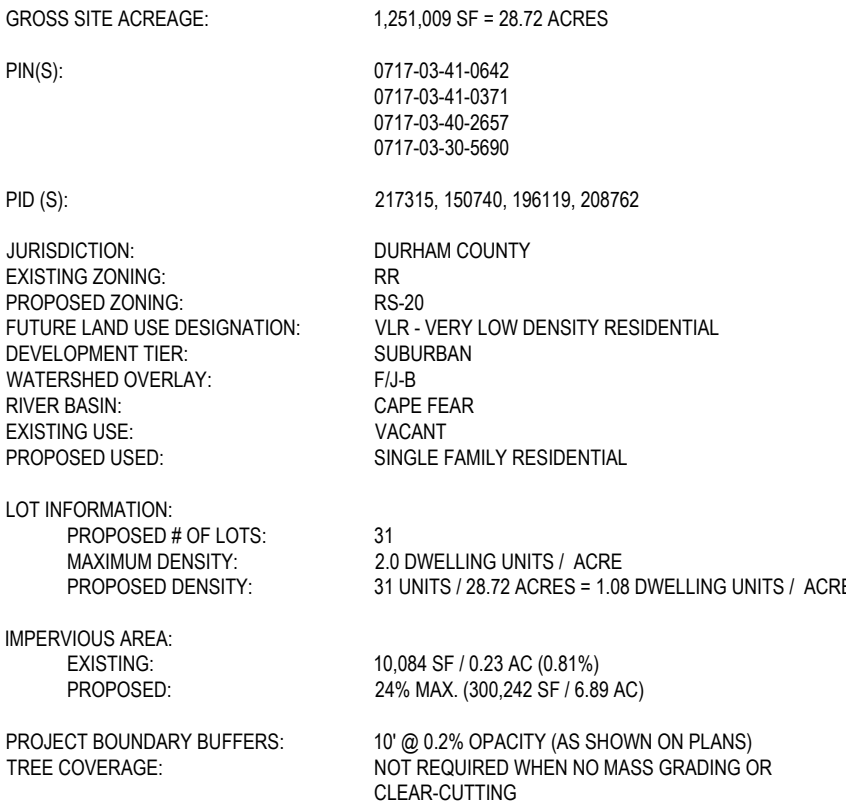
COLVARD FARMS
PHASE 12
DEVELOPMENT PLANS
COVER
DURHAM COUNTY, NORTH CAROLINA

APPROVAL STAMP: CASE #Z1700043

Date:	5/30/2018
Scale:	N.T.S.
Drawn:	BWM
Checked:	JMC
Project No.	127.26
Computer Dwg. Name	COLVARD FARMS - DEVELOPMENT PLAN

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