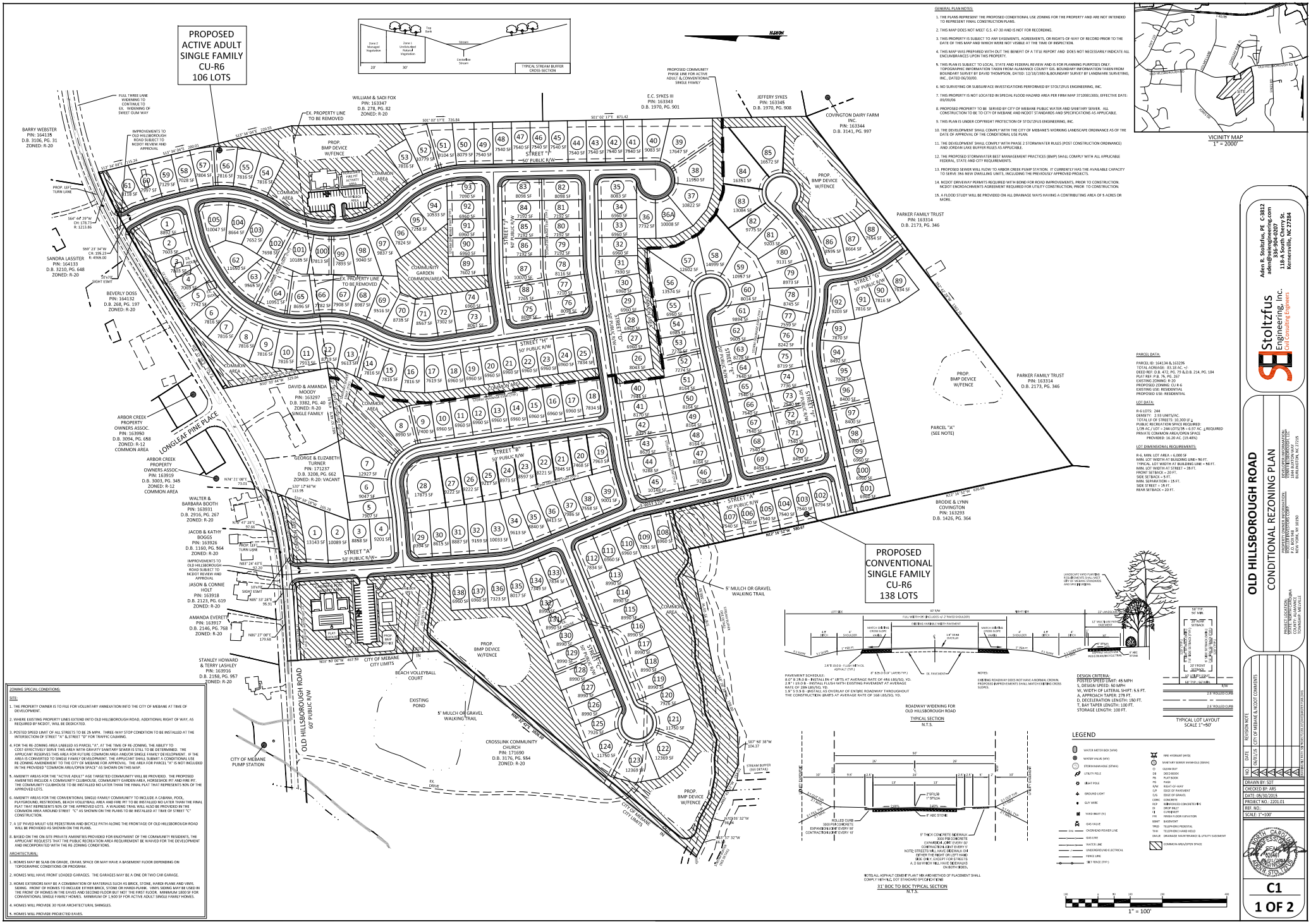


GENERAL PLAN NOTES:

1. THE PLANS REPRESENT THE PROPOSED CONDITIONAL USE ZONING FOR THE PROPERTY AND ARE NOT INTENDED TO REPRESENT FINAL CONSTRUCTION PLANS.
2. THIS MAP DOES NOT MEET G.S. 47-30 AND IS NOT FOR RECORDING.
3. THIS PROPERTY IS SUBJECT TO ANY EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY OF RECORD PRIOR TO THE DATE OF THIS MAP AND WHICH WERE NOT VISIBLE AT THE TIME OF INSPECTION.
4. THIS MAP WAS PREPARED WITH OUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THIS PROPERTY.
5. THIS PLAN IS SUBJECT TO LOCAL, STATE AND FEDERAL REVIEW AND IS FOR PLANNING PURPOSES ONLY. TOPOGRAPHIC INFORMATION TAKEN FROM ALAMANCE COUNTY GIS. BOUNDARY INFORMATION TAKEN FROM BOUNDARY SURVEY BY DAVID THOMPSON, DATED: 12/18/1980 &,BOUNDARY SURVEY BY LANDMARK SURVEYING, INC., DATED: 06/30/00.
6. NO SURVEYING OR SUBSURFACE INVESTIGATIONS PERFORMED BY STOLTZFUS ENGINEERING, INC.
7. THIS PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA PER FIRM MAP 3710081300J, EFFECTIVE DATE: 09/09/06
8. PROPOSED PROPERTY TO BE SERVED BY CITY OF MEBANE PUBLIC WATER AND SANITARY SEWER. ALL CONSTRUCTION TO BE TO CITY OF MEBANE AND NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
9. THIS PLAN IS UNDER COPYRIGHT PROTECTION OF STOLTZFUS ENGINEERING, INC.
10. THE DEVELOPMENT SHALL COMPLY WITH THE CITY OF MEBANE'S WORKING LANDSCAPE ORDINANCE AS OF THE DATE OF APPROVAL OF THE CONDITIONAL USE PLAN.
11. THE DEVELOPMENT SHALL COMPLY WITH PHASE 2 STORMWATER RULES (POST CONSTRUCTION ORDINANCE) AND JORDAN LAKE BUFFER RULES AS APPLICABLE.
12. THE PROPOSED STORMWATER BEST MANAGEMENT PRACTICES (BMP) SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND CITY REQUIREMENTS.
13. PROPOSED SEWER WILL FLOW TO ARBOR CREEK PUMP STATION. IT CURRENTLY HAS THE AVAILABLE CAPACITY TO SERVE 396 NEW DWELLING UNITS, INCLUDING THE PREVIOUSLY APPROVED PROJECTS.
14. NCDOT DRIVEWAY PERMITS REQUIRED WITH BOND FOR ROAD IMPROVEMENTS, PRIOR TO CONSTRUCTION. NCDOT ENCROACHMENTS AGREEMENT REQUIRED FOR UTILITY CONSTRUCTION, PRIOR TO CONSTRUCTION.
15. A FLOOD STUDY WILL BE PROVIDED ON ALL DRAINAGE WAYS HAVING A CONTRIBUTING AREA OF 5 ACRES OR MORE.

PARCEL DATA:

PARCEL ID: 164134 & 163295
TOTAL ACREAGE: 83.18 AC. +/-
DEED REF: D.B. 472, PG. 79 & D.B. 214, PG. 184
PLAT REF: P.B. 76, PG. 267
EXISTING ZONING: R-20
PROPOSED ZONING: CU R-6
EXISTING USE: RESIDENTIAL
PROPOSED USE: RESIDENTIAL

LOT DATA:

R-6 LOTS: 244
DENSITY: 2.93 UNITS/AC
TOTAL LF OF STREETS: 10,300 LF ±
PUBLIC RECREATION SPACE REQUIRED:
1/36 AC / LOT = 244 LOTS/36 = 6.77 AC. ± REQUIRED
PRIVATE COMMON AREA/OPEN SPACE PROVIDED: 16.20 AC. (19.48%)

LOT DIMENSIONAL REQUIREMENTS:

R-6, MIN. LOT AREA = 6,000 SF
MIN. LOT WIDTH AT BUILDING LINE = 90 FT.
TYPICAL. LOT WIDTH AT BUILDING LINE = 90 FT.
MIN. LOT WIDTH AT STREET = 35 FT.
FRONT SETBACK = 20 FT.
SIDE SETBACK = 5 FT.
MIN. SEPARATION = 15 FT.
SIDE STREET = 15 FT.
REAR SETBACK = 20 FT.

ROADWAY WIDENING FOR OLD HILLSBOROUGH ROAD
TYPICAL SECTION
N.T.S.

PAVEMENT SCHEDULE:
0.0" & 2.0 lb - INSTALL IN 4" LIFTS AT AVERAGE RATE OF 466 LBS/SQ. YD.
2.0" / 10.0 lb - INSTALL FLUSH WITH EXISTING PAVEMENT AT AVERAGE RATE OF 209 LBS/SQ. YD.
1.5" + 5.5 lb - INSTALL AS OVERLAY OF ENTIRE ROADWAY THROUGHOUT THE CONSTRUCTION LIMITS AT AVERAGE RATE OF 368 LBS/SQ. YD.

NOTES:
EXISTING ROADWAY DOES NOT HAVE A NORMAL CROWN. PROPOSED IMPROVEMENTS SHALL MATCH EXISTING CROSS SLOPES.

DESIGN CRITERIA:
POSTED SPEED LIMIT: 45 MPH
S, DESIGN SPEED: 50 MPH
W, WIDTH OF LATERAL SHIFT: 5.5 FT.
A, APPROACH TAPER: 278 FT.
D, DECELERATION LENGTH: 150 FT.
T, BAY TAPER LENGTH: 100 FT.
STORAGE LENGTH: 100 FT.

TYPICAL LOT LAYOUT
SCALE 1"=50'

31' BOC TO BOC TYPICAL SECTION
N.T.S.

NOTED ALL ASPHALT CEMENT PLANT MIX AND METHOD OF PLACEMENT SHALL COMPLY WITH N.C. DOT STANDARD SPECIFICATIONS

LEGEND

WATER METER BOX (WM)
WATER VALVE (WV)
STORM MAN-HOLE (STMH)
UTILITY POLE
LIGHT POLE
GROUND LIGHT
GUY WIRE
YARD INLET (YI)
GAS VALVE
GAS LINE
WATER LINE
UNDERGROUND ELECTRICAL
FENCE LINE
FENCE (TYP.)
FIRE HYDRANT (HYD)
SANITARY SEWER MAN-HOLE (SSMH)
CO CLEAN OUT
DB DEED BOOK
PB PLAT BOOK
PG PAGE
R/W RIGHT-OF-WAY
E/P EDGE OF PAVEMENT
E/G EDGE OF GRAVEL
CONC CONCRETE
RCP REINFORCED CONCRETE PIPE
DI DROP INLET
EL ELEVATION
FFE FINISH FLOOR ELEVATION
BSMT BASEMENT
TPED TELEPHONE PEDESTAL
TPM TELEPHONE HAND HOLD
DMAR DRAINAGE MAINTENANCE & UTILITY EASEMENT
COMMON AREA/OPEN SPACE

1" = 100'

ZONING SPECIAL CONDITIONS:

NTE:

1. THE PROPERTY OWNER IS TO FILE FOR VOLUNTARY ANNEXATION INTO THE CITY OF MEBANE AT TIME OF DEVELOPMENT.
2. WHERE EXISTING PROPERTY LINES EXTEND INTO OLD HILLSBOROUGH ROAD, ADDITIONAL RIGHT OF WAY, AS REQUIRED BY NCDOT, WILL BE DEDICATED.
3. POSTED SPEED LIMIT OF ALL STREETS TO BE 25 MPH. THREE-WAY STOP CONDITION TO BE INSTALLED AT THE INTERSECTION OF STREET "A" & STREET "D" FOR TRAFFIC CALMING.
4. FOR THE RE-ZONING AREA LABELED AS PARCEL "A", AT THE TIME OF RE-ZONING, THE ABILITY TO COST-EFFECTIVELY SERVE THIS AREA WITH GRAVITY SANITARY SEWER IS STILL TO BE DETERMINED. THE APPLICANT RESERVES THIS AREA FOR FUTURE COMMON AREA AND/OR SINGLE FAMILY DEVELOPMENT. IF THE AREA IS CONVERTED TO SINGLE FAMILY DEVELOPMENT, THE APPLICANT SHALL SUBMIT A CONDITIONAL USE RE-ZONING AMENDMENT TO THE CITY OF MEBANE FOR APPROVAL. THE AREA FOR PARCEL "A" IS NOT INCLUDED IN THE PROVIDED "COMMON AREA/OPEN SPACE" AS SHOWN ON THIS MAP.
5. AMENITY AREAS FOR THE "ACTIVE ADULT" AGE TARGETED COMMUNITY WILL BE PROVIDED. THE PROPOSED AMENITIES INCLUDE A COMMUNITY CLUBHOUSE, COMMUNITY GARDEN AREA, HORSESHOE PIT AND FIRE PIT. THE COMMUNITY CLUBHOUSE TO BE INSTALLED NO LATER THAN THE FINAL PLAT THAT REPRESENTS 50% OF THE APPROVED LOTS.
6. AMENITY AREAS FOR THE CONVENTIONAL SINGLE-FAMILY COMMUNITY TO INCLUDE A CABANA, POOL, PLAYGROUND, RESTROOMS, BEACH VOLLEYBALL AREA AND FIRE PIT TO BE INSTALLED NO LATER THAN THE FINAL PLAT THAT REPRESENTS 50% OF THE APPROVED LOTS. A WALKING TRAIL WILL ALSO BE PROVIDED IN THE COMMON AREA AROUND STREET "C" AS SHOWN ON THE PLANS TO BE INSTALLED AT TIME OF STREET "C" CONSTRUCTION.
7. A 10' PAVED MULTI USE PEDESTRIAN AND BICYCLE PATH ALONG THE FRONTAGE OF OLD HILLSBOROUGH ROAD WILL BE PROVIDED AS SHOWN ON THE PLANS.
8. BASED ON THE ON-SITE PRIVATE AMENITIES PROVIDED FOR ENJOYMENT OF THE COMMUNITY RESIDENTS, THE APPLICANT REQUESTS THAT THE PUBLIC RECREATION AREA REQUIREMENT BE WAIVED FOR THE DEVELOPMENT AND INCORPORATED WITH THE RE-ZONING CONDITIONS.

ARCHITECTURAL:

1. HOMES MAY BE SLAB ON GRADE, CRAWL SPACE OR MAY HAVE A BASEMENT FLOOR DEPENDING ON TOPOGRAPHIC CONDITIONS OR PROGRAM.
2. HOMES WILL HAVE FRONT LOADED GARAGES. THE GARAGES MAY BE A ONE OR TWO CAR GARAGE.
3. HOME EXTERIORS MAY BE A COMBINATION OF MATERIALS SUCH AS BRICK, STONE, HARDI-PLANK AND VINYL SIDING. FRONT OF HOMES TO INCLUDE EITHER BRICK, STONE OR HARDI-PLANK. VINYL SIDING MAY BE USED IN THE FRONT OF HOMES IN THE EAVES AND SECOND FLOOR BUT NOT THE FIRST FLOOR. MINIMUM 1,800 SF FOR CONVENTIONAL SINGLE FAMILY HOMES. MINIMUM OF 1,500 SF FOR ACTIVE ADULT SINGLE FAMILY HOMES.
4. HOMES WILL PROVIDE 30 YEAR ARCHITECTURAL SHINGLES.
5. HOMES WILL PROVIDE PROJECTED EAVES.

Aden R. Stoltzfus, PE C-3812
aden@seiengineering.com
336-904-0207
118-A South Cherry St.
Kernersville, NC 27284

Stoltzfus Engineering, Inc.
Civil Consulting Engineers

OLD HILLSBOROUGH ROAD
CONDITIONAL REZONING PLAN

DEVELOPER INFORMATION:
MEBANE ACQUISITIONS, LLC
1884 BURTON WAY
BURLINGTON, NC 27215

PROPERTY OWNER INFORMATION:
ARBOR CREEK PROPERTY
P.O. BOX 583
ROSE VIVIAN, NC 27215

PROJECT LOCATION:
OLD HILLSBOROUGH ROAD
COUNTY: ALAMANCE/DURHAM
TOWNSHIP: MEBANE

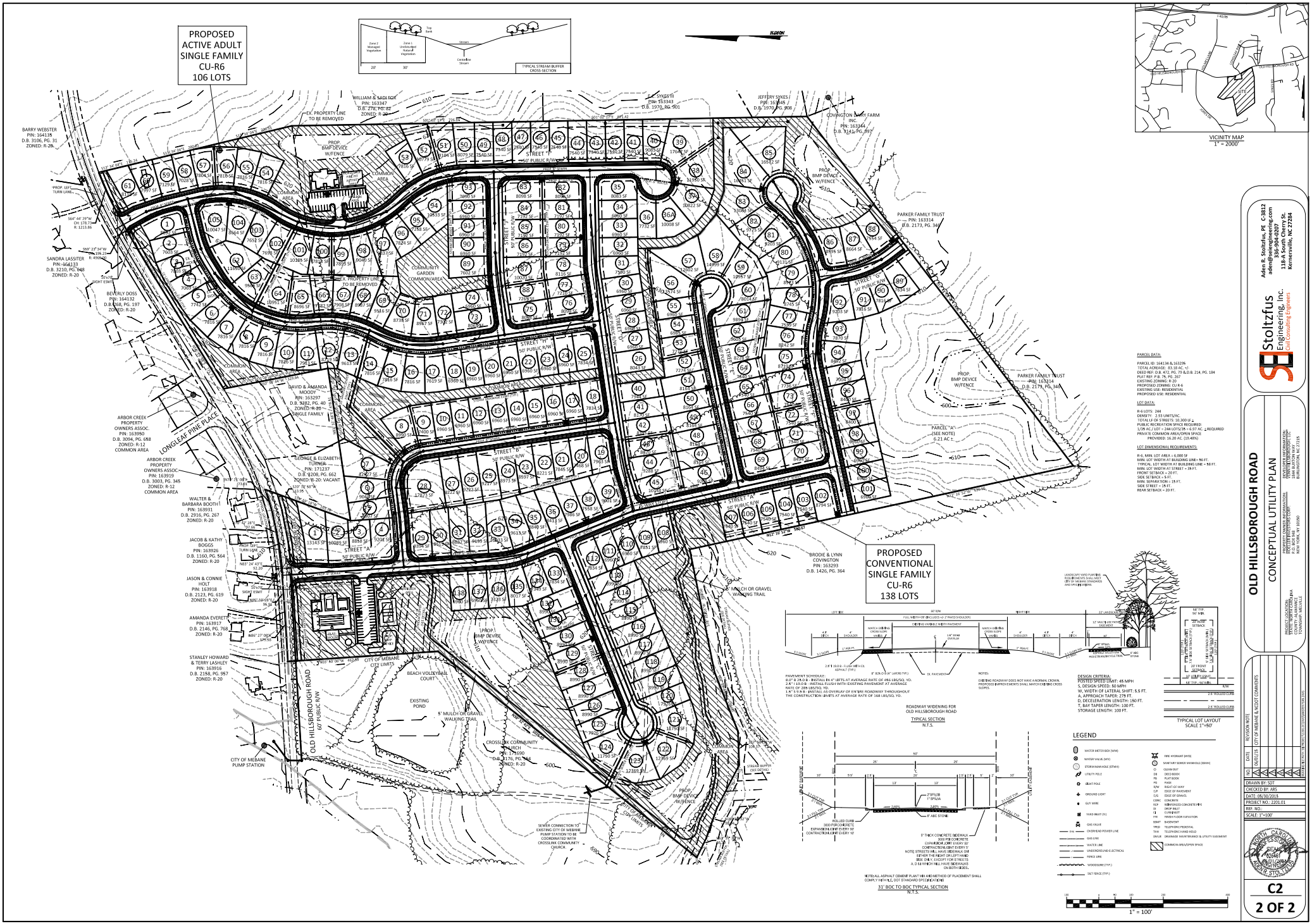
NO.	DATE	REVISION NOTE

DRAWN BY: SDT
CHECKED BY: ARS
DATE: 09/30/2015
PROJECT NO.: 2201.01
REF. NO.:
SCALE: 1"=100'

NORTH CAROLINA PROFESSIONAL SEAL 036661 ENGINEER ADEN R. STOLTZFUS

C1

1 OF 2


PROPOSED ACTIVE ADULT SINGLE FAMILY CU-R6 106 LOTS
PROPOSED CONVENTIONAL SINGLE FAMILY CU-R6 138 LOTS
TYPICAL STREAM BUFFER CROSS-SECTION
NORTH
VICINITY MAP
1" = 2000'
OLD HILLSBOROUGH ROAD 60' PUBLIC R/W
STREET "A" 50' PUBLIC R/W
STREET "B" 50' PUBLIC R/W
STREET "C" 50' PUBLIC R/W
STREET "D" 50' PUBLIC R/W
STREET "E" 50' PUBLIC R/W
STREET "F" 50' PUBLIC R/W
STREET "G" 50' PUBLIC R/W
STREET "H" 50' PUBLIC R/W
STREET "I" 60' PUBLIC R/W
LONGLEAF PINE PLACE
COMMON AREA
COMMUNITY GARDEN COMMON AREA
PROP. BMP DEVICE W/FENCE
EXISTING POND
BEACH VOLLEYBALL COURT
5' MULCH OR GRAVEL WALKING TRAIL
CROSSLINK COMMUNITY CHURCH
CITY OF MEBANE PUMP STATION
CITY OF MEBANE CITY LIMITS
SEWER CONNECTION TO EXISTING CITY OF MEBANE PUMP STATION TO BE COORDINATED WITH CROSSLINK COMMUNITY CHURCH
PARCEL "A" (SEE NOTE) 6.21 AC ±
PARKER FAMILY TRUST PIN: 163214 D.B. 2173, PG. 348
BRODIE & LYNN COVINGTON PIN: 163293 D.B. 1426, PG. 364
BARRY WEBSTER PIN: 164135 D.B. 3106, PG. 31 ZONED: R-20
SANDRA LASSITER PIN: 164133 D.B. 3210, PG. 948 ZONED: R-20
BEVERLY DOSS PIN: 164132 D.B. 168, PG. 197 ZONED: R-20
ARBOR CREEK PROPERTY OWNERS ASSOC. PIN: 163950 D.B. 3094, PG. 688 ZONED: R-12 COMMON AREA
DAVID & AMANDA MOODY PIN: 163297 D.B. 3382, PG. 40 ZONED: R-20 SINGLE FAMILY
WALTER & BARBARA BOOTH PIN: 163931 D.B. 2916, PG. 267 ZONED: R-20
JACOB & KATHY BOGGS PIN: 163926 D.B. 1160, PG. 564 ZONED: R-20
JASON & CONNIE HOLT PIN: 163918 D.B. 2123, PG. 619 ZONED: R-20
AMANDA EVERETT PIN: 163917 D.B. 2146, PG. 768 ZONED: R-20
STANLEY HOWARD & TERRY LASHLEY PIN: 163916 D.B. 2158, PG. 957 ZONED: R-20
WILLIAM & SADIE FOX PIN: 163347 D.B. 274, PG. 82 ZONED: R-20
E. SYKES III PIN: 163343 D.B. 1970, PG. 901
JEFFERY SYKES PIN: 163345 D.B. 1970, PG. 908
COVINGTON DAIRY FARM INC. PIN: 163344 D.B. 3141, PG. 837
EX. PROPERTY LINE TO BE REMOVED
PROP. BMP DEVICE W/FENCE
PARCEL DATA:
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PLAT REF: P.B. 76, PG. 267
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PROPOSED ZONING: CU-R-6
EXISTING USE: RESIDENTIAL
PROPOSED USE: RESIDENTIAL
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2.0" B 28.0 B - INSTALL IN 4" LIFTS AT AVERAGE RATE OF 466 LBS/SQ. YD.
2.8" I 19.0 B - INSTALL FLUSH WITH EXISTING PAVEMENT AT AVERAGE RATE OF 289 LBS/SQ. YD.
1.5" S 9.5 B - INSTALL AS OVERLAY OF ENTIRE ROADWAY THROUGHOUT THE CONSTRUCTION LIMITS AT AVERAGE RATE OF 168 LBS/SQ. YD.
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ROADWAY WIDENING FOR OLD HILLSBOROUGH ROAD
TYPICAL SECTION
N.T.S.
31' BOC TO BOC TYPICAL SECTION
N.T.S.
TYPICAL LOT LAYOUT
SCALE 1"=50'
LEGEND
1" = 100'
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Stoltzfus Engineering, Inc.
Civil Consulting Engineers
OLD HILLSBOROUGH ROAD
CONCEPTUAL UTILITY PLAN
DEVELOPER INFORMATION:
OLD HILLSBOROUGH ROAD LLC
6384 BURTON WAY
BURLINGTON, NC 27215
PROPERTY OWNER INFORMATION:
ROBERT & LINDA HOLT
P.O. BOX 563
REIDSVILLE, NC 27323
PROJECT LOCATION:
OLD HILLSBOROUGH ROAD
COUNTY: ALAMANCE
TOWNSHIP: MEBANE
NO. | DATE | REVISION NOTE
01/01/15 | CITY OF MEBANE & VDOT COMMENTS
DRAWN BY: SDT
CHECKED BY: ARS
DATE: 09/30/2015
PROJECT NO.: 2201.01
REF. NO.:
SCALE: 1"=100'
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 40661 ADEN R. STOLTZFUS
C2
2 OF 2