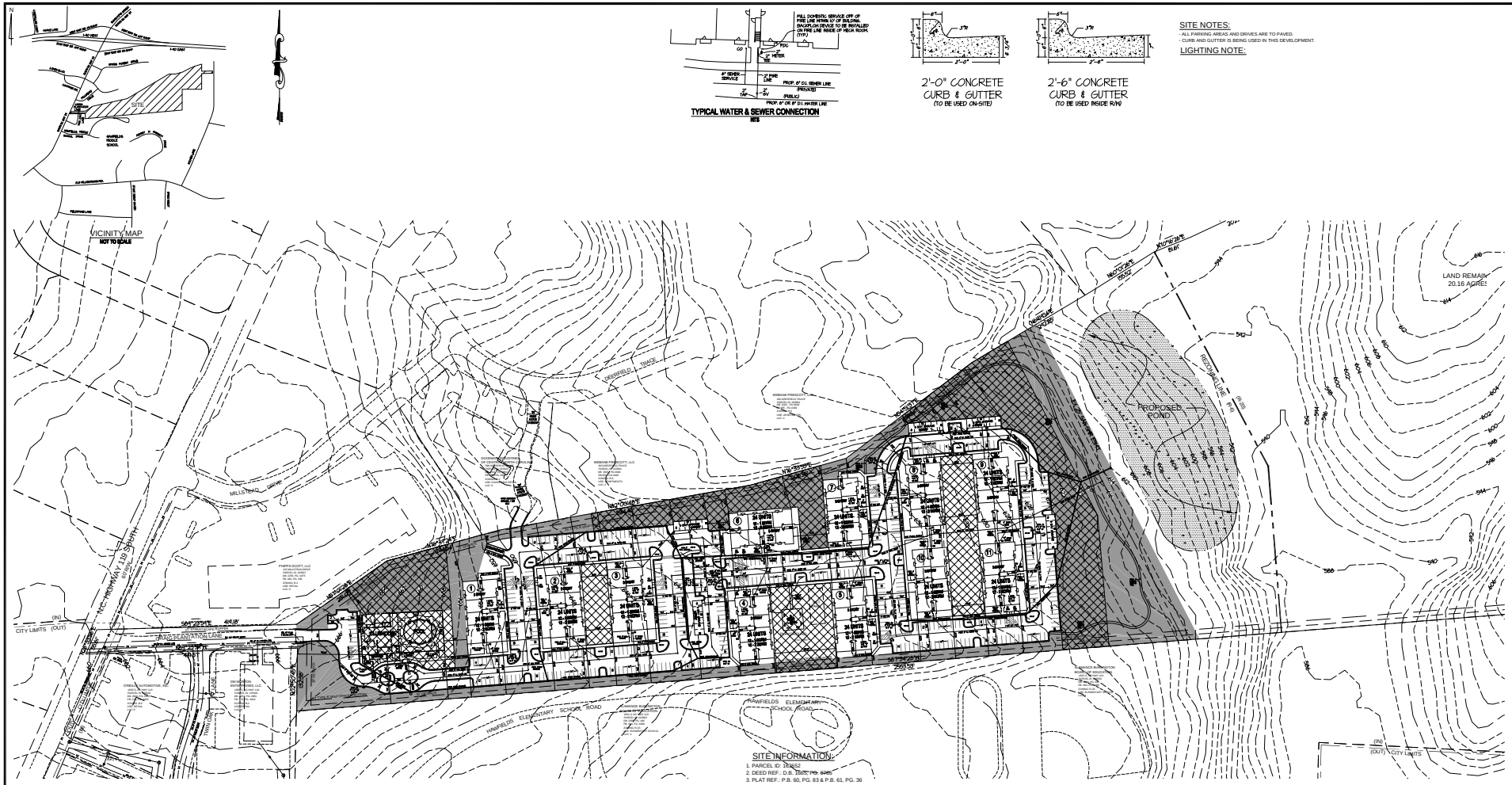

WATER & SEWER LINE NOTE:

ALL WATER AND SEWER LINES ON-SITE
ARE PUBLIC AND HAVE A EASEMENT ON THEM.

LANDSCAPING NOTE:

LANDSCAPING PLAN TO BE PREPARED BY OTHERS &
WILL BE DESIGNED TO MEET REQUIREMENTS OF THE UDO.

20' TYPE B SEMI-OPAQUE BUFFER REQM'TS:

ALL TREES: 20' MAX. SPACING, MATURE HEIGHT - 40'
CANOPY TREES: INSTALLED SIZE - 2.5" CALIPER, 10' HIGH
UNDERSTORY TREES: INSTALLED SIZE - 2.0" CALIPER, 8' HIGH
SHRUBS: 75% OF ALL NEW SHRUBS SHALL BE EVERGREEN (MIN.3 GAL.)
MATURE HEIGHT - 6', INSTALLED HEIGHT - 2', MAX. SPACING 5' - 8'

PARKING LANDSCAPE AREAS:

CANOPY TREES: (1 TREE / 2,500 S.F. PARKING AREA)
203,270 S.F. PARKING AREA / 2,500 S.F. = 82 CANOPY TREES TO BE PROVIDED.

UNDERSTORY TREES: (1 TREE / 1,400 S.F. PARKING AREA)
203,270 S.F. PARKING AREA / 1,400 S.F. = 145 UNDERSTORY TREES TO BE PROVIDED.

NEW PLANTING STANDARDS:

CANOPY TREES: SHALL BE AT LEAST 10' HIGH ABOVE GROUND, 2.5" CALIPER MIN. AT INSTALLATION.UNDERSTORY TREES: SHALL BE AT LEAST 8' HIGH ABOVE GROUND, 2.0" CALIPER MIN. AT INSTALLATION, SHRUBS: AT LEAST 24" ABOVE GROUND, SHALL REACH HEIGHT REQUIRED WITHIN 5 YRS. OF INSTALLATION.

PRIVATE ACTIVE RECREATIONAL SPACE: (750 S.F. / UNIT)

REQUIRED:
750 S.F./UNIT X 264 UNITS = 198,000 S.F. (4.55 AC.±)
PROVIDED:
198,198 S.F. (4.55AC.±)

PRIVATE COMMON OPEN SPACE: (1000 S.F. / UNIT)

REQUIRED:
1000 S.F./UNIT X 264 UNITS = 264,000 S.F. (6.06 AC.±)

SITE INFORMATION:

1. PARCEL ID: 1[illegible]
2. DEED REF.: D.B. [illegible] PG. [illegible]
3. PLAT REF.: P.B. 60, PG. 83 & P.B. 61, PG. 36
4. PROPERTY ADDRESS: 60912 SOUTH NC HWY 119
5. CURRENT OWNER: PAULINE R. GARRETT
   1620 HWY 160
   BENTON, LA 71006
6. TOTAL SITE AREA: 42.65 ACRES±
7. APARTMENT SITE AREA: 22.488 ACRES± (LAND REMAINING: 20.163 ACRES±)
8. CURRENT USE: UNDEVELOPED
9. CURRENT ZONING: R-20
10. THIS SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (SFHA) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 3710981400J, MAP REVISED: 09-06-06, PANEL 9814.
11. PROPOSED APARTMENT PROPERTY ZONING: R-6
12. PROPOSED USE: APARTMENTS
13. NO. OF APARTMENT UNITS: 264 THIS PLAN (315 UNITS ALLOWED)
    NO. OF 1 BDRM. UNITS: 132
    NO. OF 2 BDRM. UNITS: 132
14. DENSITY (THIS PLAN): 264 UNITS / 22.488 ACRES± = 11.74 UNITS / ACRE
15. DENSITY (R-6): 8,000 SF FOR FIRST 2 UNITS + 3,100 SF EACH ADDITIONAL UNIT
    AREA = 22.488 ACRES± (979,593.58 SF)
    979,593.58 SF - 8,000 SF = 971,593.58 SF / 3,100 SF = 313.4 UNITS + 2 UNITS = 315 UNITS±
16. NO. OF BUILDINGS: APARTMENTS - 11, CLUBHOUSE - 1, GARAGE BLDGS. - 5
17. NO. OF PROPOSED HC "A" REQ'D.: 4 - TYPE "A" - 1 BDRM. UNITS.
    UP TO 100 UNITS: 5%; 100 UNITS OR MORE: 2% OF UNITS OVER 100; 100 X 5% = 5 + 164 X 2% = 3.3 = 9 TYPE "A" UNITS
    5 - TYPE "A" - 2 BDRM. UNITS.
    9 - TYPE "A" UNITS TOTAL
18. NO. OF PROPOSED HC "A" PROV'D.: 9 UNITS (NCBC 1107.6.2.1.1 - EXCEPTION #2 USED)
19. PARKING REQUIRED: 1.50 SPACES / 1 BEDROOM DWELLING UNIT X 132 = 198 SPACI
    1.75 SPACES / 2 BEDROOM DWELLING UNIT X 132 = 231 SPAC
    TOTAL UNITS - 264 = 429 SPAC
20. PARKING PROVIDED: 547 SPACES (INCL. 20 HC SP. & 30 GARAGE SP.)
21. BLDG. HEIGHT: APARTMENTS - 42± (3 STORIES) TO HIGHEST POINT
    CLUBHOUSE - 24± (1 STORY) TO HIGHEST POINT
    GARAGES - 14± (1 STORY) TO HIGHEST POINT
22. APARTMENT BUILDINGS WILL BE SPRINKLED.
23. PROPOSED GROSS S.F. OF BUILDINGS: 303,719 S.F.±
    APARTMENT BUILDINGS: 290,785 S.F. ±
    CLUBHOUSE: 5,734 S.F. ±
    GARAGES: 7,200 S.F. ±
24. EXISTING BUILT-UPON AREA: 14,895 S.F.± (0.34 ACRES±)

NOT TO SCALE

DEVELOPER:
SIGNATURE PROPERTY GROUP, INC.
305 BLANDWOOD AVENUE
GREENSBORO, NC 27401
CONTACT: SETH COKER
PHONE: (336) 294-9199

ENGINEER:
CPT ENGINEERING & SURVEYING, INC.
4400 TYNING STREET
HIGH POINT, NC 27265
CONTACT: CHUCK TRUBY, PE PLS
PHONE: (336) 812-8800 EXT. 304

REVISIONS

CPT ENGINEERING AND SURVEYING, INC.
LAND DEVELOPMENT CONSULTING
CORPORATE LICENSE NUMBER C-0575
4400 TYNING STREET
HIGH POINT, NORTH CAROLINA 27265
PHONE: (336) 812-8800 ~ FAX: (336) 812-8780

NORTH CAROLINA PROFESSIONAL SEAL 14984 ENGINEER CHARLES R TRUBY, JR.

REZONING SKETCH PLAN
60912 S NC 119 HWY
CITY OF MEBANE ~ MELVILLE TOWNSHIP
ALAMANCE COUNTY ~ NORTH CAROLINA

SCALE: 1" = 50'
DATE: 1/14/15
PROJECT: 1357-15
DRAWN BY: TGL, MV
SHEET SK-1

Mar 20, 2015 F:\Projects\1357-15\DWG\1357-15_Rev_03-11-15.dwg Tab Name: 8.5x11 REZONING PLAN EXHIBIT