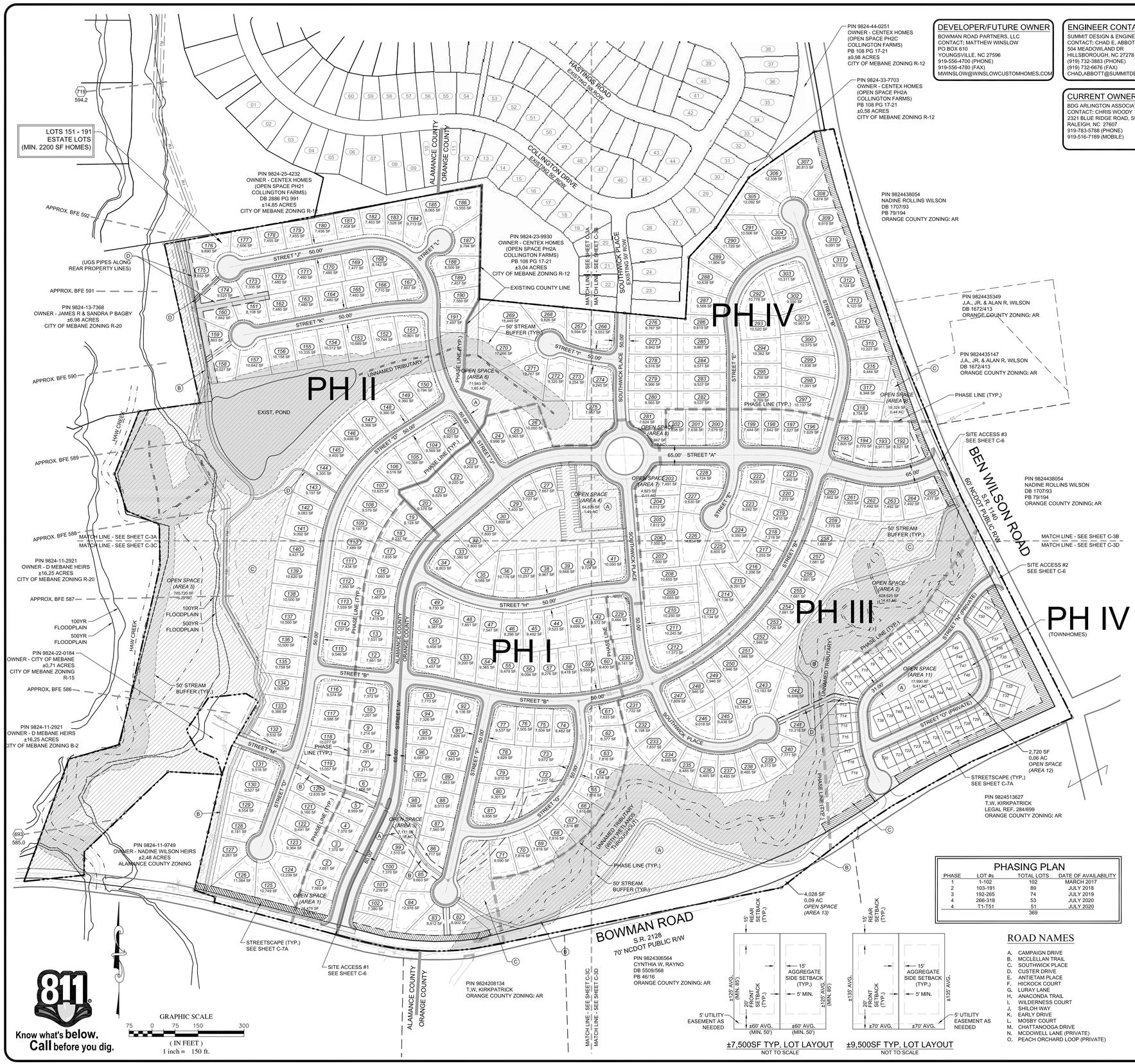

DEVELOPER/FUTURE OWNER

BOWMAN ROAD PARTNERS, LLC
CONTACT: MATTHEW WINSLOW
PO BOX 610
YOUNGSVILLE, NC 27596
919-556-4700 (PHONE)
919-556-4780 (FAX)
MWINSLOW@WINSLOWCUSTOMHOMES.COM

ENGINEER CONTACT

SUMMIT DESIGN & ENGINEERING SERVICES
CONTACT: CHAD E. ABBOTT, PE
504 MEADOWLAND DR.
HILLSBOROUGH, NC 27278
(919) 732-3883 (PHONE)
(919) 732-6676 (FAX)
CHAD.ABBOTT@SUMMITDE.NET

CURRENT OWNER

BDG ARLINGTON ASSOCIATES LLC
CONTACT: CHRIS WOODY
2321 BLUE RIDGE ROAD, SUITE 101
RALEIGH, NC 27607
919-783-5788 (PHONE)
919-516-7189 (MOBILE)

SITE INFORMATION

CURRENT OWNER: BDG ARLINGTON ASSOCIATES, LLC
DEVELOPER: BOWMAN ROAD PARTNERS, LLC

PIN: 9824-23-3040 (ALAMANCE)
9824-32-6605 (ORANGE)

JURISDICTION: CITY OF MEBANE
CITY: MEBANE
STATE: NORTH CAROLINA
RIVER BASIN: CAPE FEAR
WATERSHED: HAW CREEK (12 DIGIT NAME)
CANE CREEK - HAW RIVER (10 DIGIT NAME)
CLASS V: NSW
REFERENCE: PB 102 PG 158

TOTAL TRACT: 131.93 AC
EXIST. ROW: 4.87 AC
NEW ROW: 20.65 AC
OPEN SPACE: ±30 AC AVAILABLE FOR PASSIVE/ACTIVE REC SPACE & ALL REQUIRED OPEN SPACES

PUBLIC RECREATIONAL SPACE REQUIREMENTS:
330 SINGLE FAMILY UNITS x 1244.527 SF = 401,982 SF (9.23 AC)
51 TOWN HOME UNITS X 1244.527 SF = 63,471 SF (1.46 AC)
TOTAL = 10.68 AC REQUIRED

EXISTING USE: VACANT
PROPOSED USE: RESIDENTIAL - MAJOR SUBDIVISION
ADJACENT USE: RESIDENTIAL

EXISTING ZONING: CU-R-15
PROPOSED ZONING: PUD-R-12
ADJACENT ZONING: VARIES

LOTS PROPOSED:
SINGLE FAMILY: 318
TOWNHOMES: 51
TOTAL: 369

SETBACKS — PROPOSED
FRONT SETBACK: 20' (MIN. 25' TO GARAGE)
SIDE SETBACK: 15' AGGREGATE
REAR SETBACK: 15'
MAXIMUM BUILDING HEIGHT: 35'

LINEAR FOOTAGE OF NEW ROADS: 16,615'

APPROXIMATE BUILT UPON AREA:

ALLOWABLE IMPERVIOUS AREA / LOT:	±3,500 SF
TOTAL LOTS (3,500 X 318 LOTS:	±1,113,000 SF
TOTAL STREETS:	±523,042 SF
TOTAL SIDEWALKS:	±161,070 SF
TOTAL MULTIUSE PATH:	±18,100 SF
TOTAL PARKS & REC SPACE:	±35,000 SF
	±1,850,212 SF

KEY LEGEND

A. RECREATION SPACE/POCKET PARK LOCATIONS
B. 10' WIDE CITY OF MEBANE STANDARD MULTI-USE PATH
C. PROPOSED AND APPROXIMATE STORMWATER BMP LOCATIONS
D. 5' WALKING PATH/TRIAL CONNECTORS (ASPHALT OR CONCRETE)

PHASING PLAN

PHASE	LOT #s	TOTAL LOTS	DATE OF AVAILABILITY
1	1-102	102	MARCH 2017
2	103-191	89	JULY 2018
3	192-265	74	JULY 2019
4	266-318	53	JULY 2020
4	T1-T51	51	JULY 2020
		369	

ROAD NAMES

A. CAMPAIGN DRIVE
B. MCCLELLAN TRAIL
C. SOUTHWICK PLACE
D. CUSTER DRIVE
E. ANTIETAM PLACE
F. HICKOCK COURT
G. LURAY LANE
H. ANACONDA TRAIL
I. WILDERNESS COURT
J. SHILOH WAY
K. EARLY DRIVE
L. MOSBY COURT
M. CHATTANOOGA DRIVE
N. MCDOWELL LANE (PRIVATE)
O. PEACH ORCHARD LOOP (PRIVATE)

±7,500SF TYP. LOT LAYOUT
NOT TO SCALE

±9,500SF TYP. LOT LAYOUT
NOT TO SCALE

ALAMANCE COUNTY

PIN	ADJACENT PROPERTY OWNER	ADDRESS
1 9824242146	WILLIAM MORRIS & ELIZABETH CAROLYN DEAN	608 COLLINGTON DR MEBANE, NC 27302
2 9824243100	KIMBERLEY HUGHES & CYNTHIA LEIGH MOODY	610 COLLINGTON DR MEBANE, NC 27302
3 9824243065	CLIFFORD W III & TAMERA R WALTON	612 COLLINGTON DR MEBANE, NC 27302
4 9824244032	CHANG FEI JIANG & QING CHEN HUI	614 COLLINGTON DR MEBANE, NC 27302
5 9824245000	WILLIETTA GIBSON	616 COLLINGTON DR MEBANE, NC 27302
6 9824235979	JOYCE A DAVIS	618 COLLINGTON DR MEBANE, NC 27302
7 9824236947	TRENTON H JOHNSON	620 COLLINGTON DR MEBANE, NC 27302
8 9824237907	BENJAMIN R MURRAY JR	622 COLLINGTON DR MEBANE, NC 27302
9 9824237968	STEPHEN M & KATHLEEN LAUGHEAD	624 COLLINGTON DR MEBANE, NC 27302
10 9824238929	CHELSEA LEIGH DEESE & DYLAN RAY HENDRICKS	626 COLLINGTON DR MEBANE, NC 27302
56 9824248210	BEVERLY R JONES	625 COLLINGTON DR MEBANE, NC 27302
57 9824247159	JOANN MCLEOD	623 COLLINGTON DR MEBANE, NC 27302
58 9824246199	JARVIS L BELCH	621 COLLINGTON DR MEBANE, NC 27302
59 9824246128	JENNIFER N & AARON JOSEPH DAVIS	619 COLLINGTON DR MEBANE, NC 27302
60 9824245168	GAILA BARBER	615 COLLINGTON DR MEBANE, NC 27302

ORANGE COUNTY

PIN	ADJACENT PROPERTY OWNER	ADDRESS
11 9824238889	CALVIN S CHURCHILL LV	628 COLLINGTON DR MEBANE, NC 27302
12 9824240950	ERIC J STONER & MESSINA CHANTELLE	630COLLINGTON DR MEBANE, NC 27302
13 9824240010	ETHAN W HALL & DANA M SNIPES	632 COLLINGTON DR MEBANE, NC 27302
14 9824330967	JULIET NJUGUNA	634 COLLINGTON DR MEBANE, NC 27302
15 9824331912	JOSHUA T & KENDRA S JARRELL	636 COLLINGTON DR MEBANE, NC 27302
16 9824331869	SEAN M GRIFFIN	638 COLLINGTON DR MEBANE, NC 27302
17 9824332815	JEFFREY A ETAL & NOREEN WHITE	78 RICE PARK DR AVON, OH 44012
18 9824332861	BRIAN T & ASHLEY N DAVIS	642 COLLINGTON DR MEBANE, NC 27302
19 9824333738	ALONZO T & DANNEL WINGATE	644 COLLINGTON DR MEBANE, NC 27302
20 9824333751	RYAN B & NICOLE NICHOLS	502 SOUTHWICK PL MEBANE, NC 27302
21 9824333674	BERENT LINEBERRY	504 SOUTHWICK PL MEBANE, NC 27302
22 9824333577	LEI SAY & PAW L HTOO	506 SOUTHWICK PL MEBANE, NC 27302
23 9824335555	SIVAKUMAR KONDARAJU & LUTCHMINARAIN SALONA	1303 BIRKDALE CIR MEBANE, NC 27302
24 9824326605	BDG ARLINGTON ASSOCIATES LLC	2321 BLUE RIDGE RD 101 RALEIGH, NC 27607
25 9824335658	SICKSHA D LUTCHMINARAIN	503 SOUTHWICK PL MEBANE, NC 27302
26 9824335757	NICHOLAS J LYNDE & JESSICA L LYNDE	700 COLLINGTON DR MEBANE, NC 27302
27 9824336728	JAVON & DENA A GRIFFIN	702 COLLINGTON DR MEBANE, NC 27302
28 9824336871	THADDAEUS S & AMY MCKINNON	704 COLLINGTON DR MEBANE, NC 27302
29 9824337827	MICHAEL MCNEILL & ALLIE L HENRICKSON	706 COLLINGTON DR MEBANE, NC 27302
30 9824337952	DANIEL N DAUPHNAIS	708 COLLINGTON DR MEBANE, NC 27302
31 9824337998	TYSHEEN L SR HILL & TASHA CALHOUN	710 COLLINGTON DR MEBANE, NC 27302
32 9824348032	CECILIL A TOLEDO & ANA C ALVARENGA	800 COLLINGTON DR MEBANE, NC 27302
33 9824348067	GAREY M & NADINE L JOHNSON	802 COLLINGTON DR MEBANE, NC 27302
34 9824348191	ARLENE GUNGON & CARL GRIMALDO	804 COLLINGTON DR MEBANE, NC 27302
35 9824349127	CAROLANN V MAYO	806 COLLINGTON DR MEBANE, NC 27302
36 9824349244	ADALY V MALDONADO & CLAUDIA J MALTEZ VELASQUEZ	808 COLLINGTON DR MEBANE, NC 27302
37 9824349239	EMILIA & LUIS F VELASQUEZ	810 COLLINGTON DR MEBANE, NC 27302
38 9824349315	RENE & MARIA CASTELLANOS	812 COLLINGTON DR MEBANE, NC 27302
39 9824347330	MICHAEL N & KARA M OSWALD	807 COLLINGTON DR MEBANE, NC 27302
40 9824347223	BRYAN D & KENDRA H HEATH	805 COLLINGTON DR MEBANE, NC 27302
41 9824347109	MILLICENT K BATSE & GENEVIEVE B ADDISON	803 COLLINGTON DR MEBANE, NC 27302
42 9824346173	DON A LILLY & GINGER D SHOCKLEY	801 COLLINGTON DR MEBANE, NC 27302
43 9824345062	DAVID J & CYNTHIA BEASLEY	644 HASTINGS RD MEBANE, NC 27302
44 9824336919	HEIDI WHETZEL	646 HASTINGS RD MEBANE, NC 27302
45 9824335941	JESSIKA M JONES	701 COLLINGTON DR MEBANE, NC 27302
46 9824334922	BESSIE P & ROBERT L WIGGINS	645 COLLINGTON DR MEBANE, NC 27302
47 9824333964	BRIAN C & JESSICA J JONES	643 COLLINGTON DR MEBANE, NC 27302
48 9824333919	SYLVESTER III & JENNIFER SNOW	641 COLLINGTON DR MEBANE, NC 27302
49 9824342063	JOEY L BALDWIN	639 COLLINGTON DR MEBANE, NC 27302
50 9824342017	DANNIE D & ANTOINETT A SHULETT	637 COLLINGTON DR MEBANE, NC 27302
51 9824341152	EDWARD J & MICHELE L ZUROWSKI	635 COLLINGTON DR MEBANE, NC 27302
52 9824341106	WALLACE J & ASHLEY C HOWARD	633 COLLINGTON DR MEBANE, NC 27302
53 9824340148	YOUHANNA S MALAK & SHAFIK HANAN	631 COLLINGTON DR MEBANE, NC 27302
54 9824249240	MARCUS A LEGGETT	629 COLLINGTON DR MEBANE, NC 27302
55 9824248270	RASHIDA C QUICK	627 COLLINGTON DR MEBANE, NC 27302

7				
6				
5				
4				
3	RESUBMITTAL – CITY OF MEBANE	01/06/2016	KSW	
2	RESUBMITTAL – CITY OF MEBANE	12/21/2015	KSW	
1	REVISIONS	DATE	BY	

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DRAWN BY
KSW (KELLYSUE.WOODY@SUMMITDE.NET)
DRAWING DATE
10-19-2015

NOT FOR CONSTRUCTION

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PLANNED UNIT DEVELOPMENT SITE PLANS
THE MEADOWS
BOWMAN ROAD
MEBANE, NC 27302

PRELIMINARY PLAT
OVERALL SUBDIVISION

PROJECT NO.
15-XXXX
DRAWING NAME:
15-XXXX_PP
SHEET NO.
C-2