

Developer's Program
Concept Plan Review
The Sanctuary at Cobblestone Creek

Picks Enterprises, LLC is planning a multi-unit development on a 3.43 acre parcel located on legion road next to the American Legion. This property currently consists of two lots; one that is 1.1 acres; and the other that is 2.33 acres. This project would combine the two properties into one. The combined parcels currently has a split zoning; 2/3 being R4 and 1/3 being R2. We are requesting either that the entire property be zoned R4, or the project gets approved in a consistent manner to achieve the stated objectives.

This project is aimed to address the workforce housing needs of Chapel Hill. The housing units would be smaller than typical Chapel Hill homes, however would still consist of upscale materials such as brick or stone on the exterior, and multiple comers on each unit (i.e. not a rectangle).

The property would have a recreational area consisting of a playground, small clubhouse, and a pool. Each living unit would consist of a two story unit of approximately 1300 to 1800 square feet of living space, and an attached one car garage. Specifics of these dwellings have not been finalized; however each footprint would be between 25' x 40' and 30' x 40'. Property ownership would consist of 1/26 of the common area, and the living space in their unit. This association would be much the same as a condo association, only each unit would be detached. The property will be fully landscaped (except in the CDC area) and maintained by the home owners association.

We have already met with the two adjacent properties (Turnbury & The Meadows), and are working with them to explain the goals and design choices of this property.

We have the right to develop the property into four parcels, with up to 4 to 8 units on each parcel. With discussions with the Chapel Hill Planning department, they recommended to combine the parcels and go through the Community Design Commission, and the Town Council for full review and approval. This property addresses a lot of the concerns that the community has been looking for.

12

December 10, 2006

Town of Chapel Hill
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514

STATEMENT OF COMPLIANCE

The Sanctuary at Cobblestone Creek

PICKS Enterprises, LLC is submitting this plan to the Community Design Commission and Town council. The concept plan being submitted for The Sanctuary at Cobblestone Creek complies with the Town's Design Guidelines. Setbacks are 11 feet side and rear, and 26 feet from the front. There will be 26 dwelling units on this 3.43 acre property.

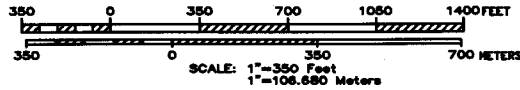
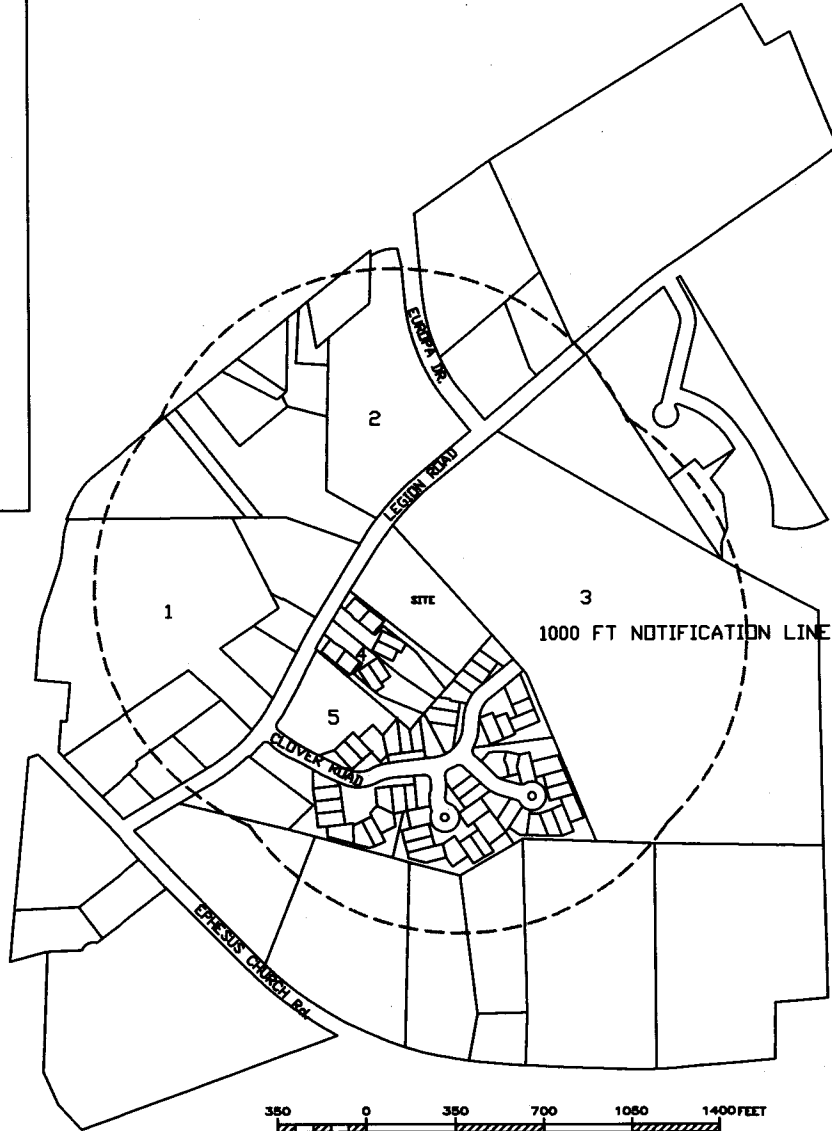
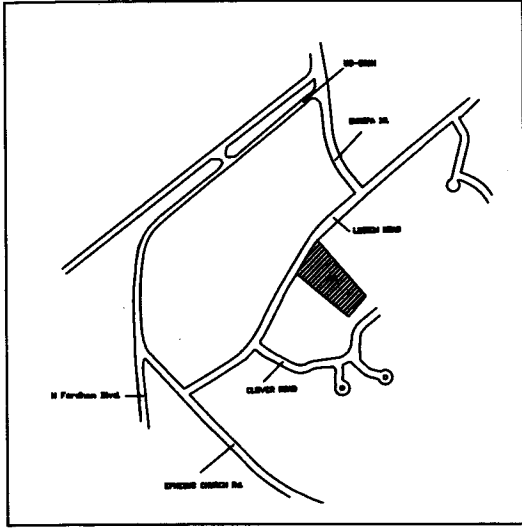
The proposed property will have a private one way street through the property adhering to the latest edition of the Land Use Management Ordinance with regards to composition, turning radius, and width requirements. This is done to minimize the impervious surface aspect of this project. Parking will be available in each garage and driveway. In addition there will be limited parking in front of the clubhouse for guest use. There will be a 5 foot concrete sidewalk going down the middle of the property allowing access from each of the units with the clubhouse.

In addition, we will be adhering to the RDC 50 foot buffer zone of the intermittent stream rules as defined by Chapel Hill. We will also follow OWASA's guidelines with regards to waste water management. All storm water controls will be designed to meet Chapel Hill's engineering standards. Storm water quality regulations will be met using basins to catch all storm water drain-off in developed areas.

The developer is proposing approximately 5,000 square feet to be active recreation area (Club house, pool, and playground). There will be communal areas that can be accessed and used by the residents. In addition there will be approximately ½ an acre of undisturbed RDC area that can be enjoyed by all. The developer is asking that these three areas satisfy the Recreation Space Ratio (RSR) of 0.12 per acre.

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



- Legend
- 1. Row's Plaza
 - 2. Europa Center
 - 3. American Legion
 - 4. Turnberry Homeowner's
 - 5. Meador's of Chapel Hill
 - 1000' Notification Line

13

No.	Revision/Name	Date

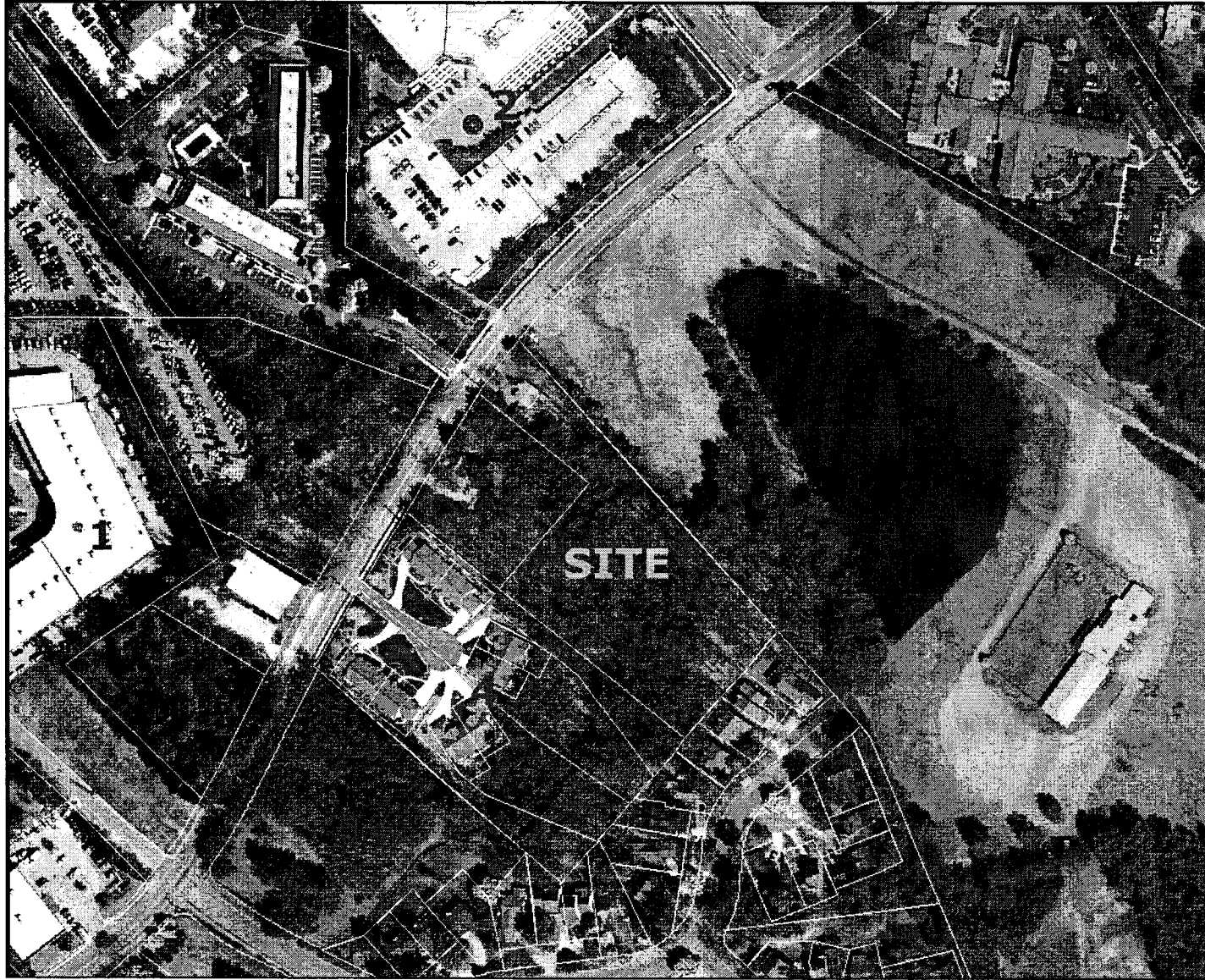
PKCS ENTERPRISES, LLC
 2501 Mountain Ash Court
 Raleigh, NC 27614

The Sanctuary at
 Cobblestone Creek
 1700 & 1712 Legion Road
 Chapel Hill, NC 27517

Project	Sheet
11/22/2006	S1
Scale	1"=350'

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



Scale: 0 162.5 325 650 Feet

General Notes

- LEGEND**
 1. Ran's Plaza
 2. Europa's Center
 3. American Legion
 4. Turnbury Homeowner's
 5. Meadow's of Chapel Hill

Property Line

17

No.	Revision/Version	Date

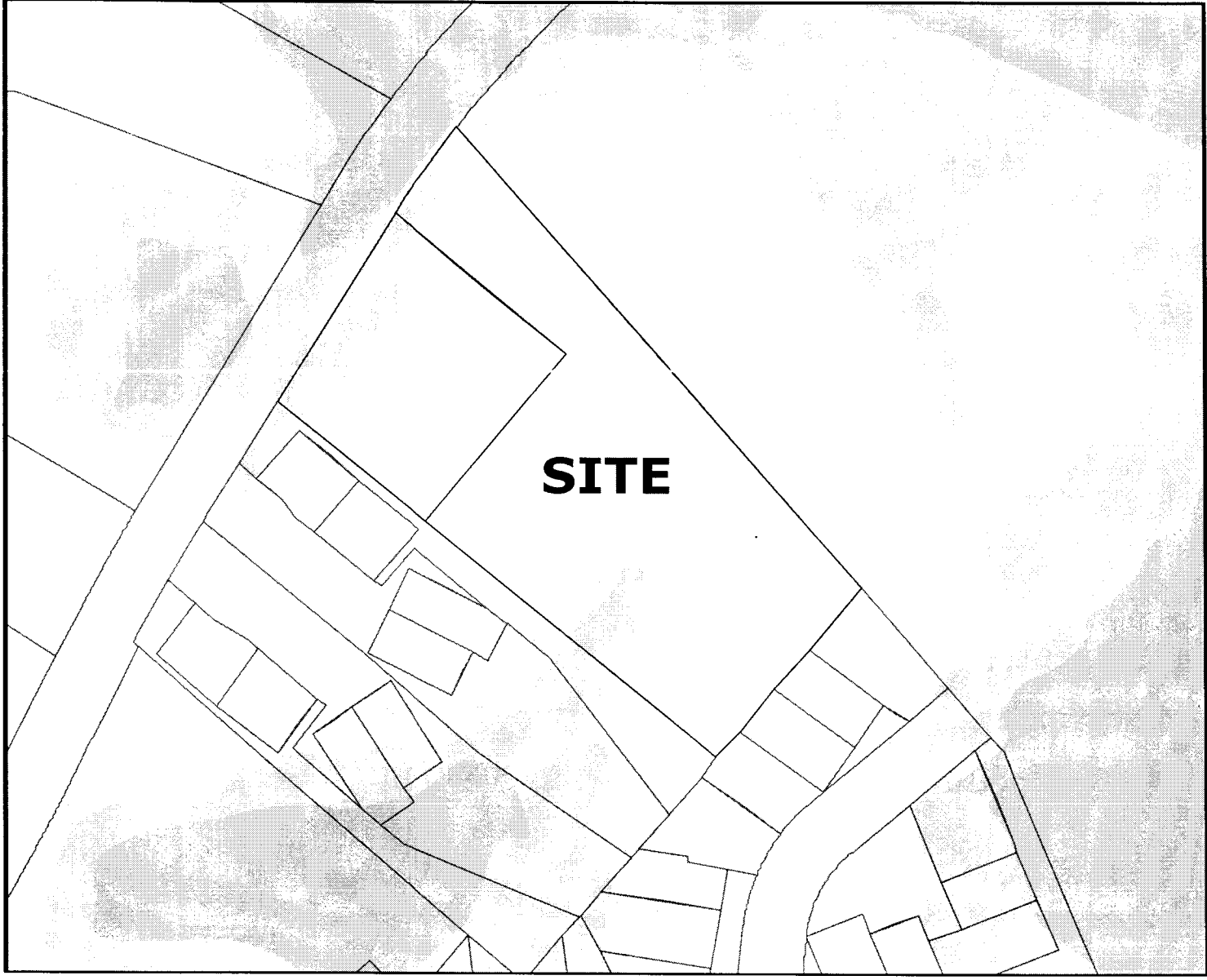
Prep Name and Address
 PICKS ENTERPRISES, LLC
 2901 Mountain Ash Court
 Raleigh, NC 27614

Project Name and Address
 The Sanctuary at
 Cobblestone Creek
 1708 & 1712 Legion Road
 Chapel Hill, NC-27517

Date: 11/22/2006	Sheet: S3
---------------------	---------------------

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



Scale: 0 0.01 0.02 0.04 Miles

General Notes

Legend

- PropertyLine

Topography

Elevation

- 286.0 - 290.0
- 290.0 - 294.0
- 294.0 - 298.0
- 298.0 - 302.0
- 302.0 - 306.0
- 306.0 - 310.0
- 310.0 - 314.0
- 314.0 - 318.0
- 318.0 - 322.0
- 322.0 - 326.0

No.	Revision/Issue	Date

File Name and Address

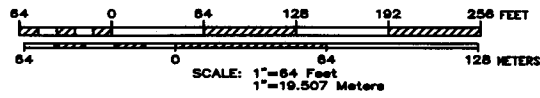
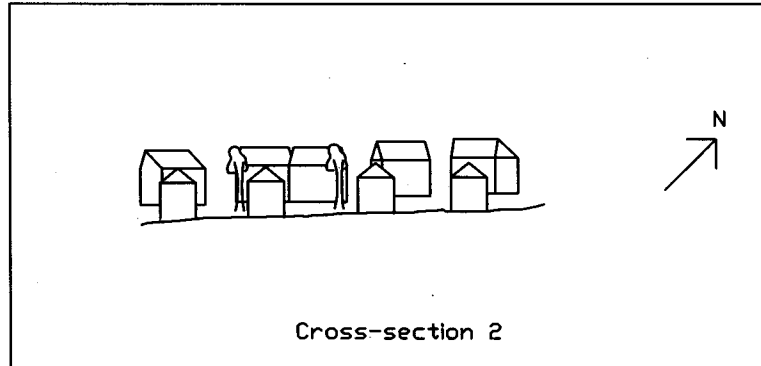
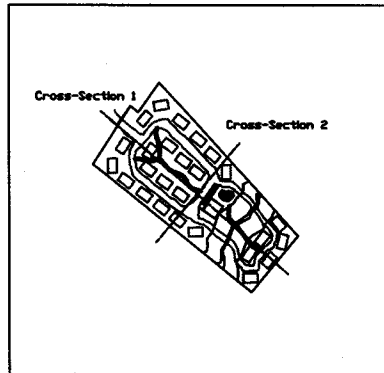
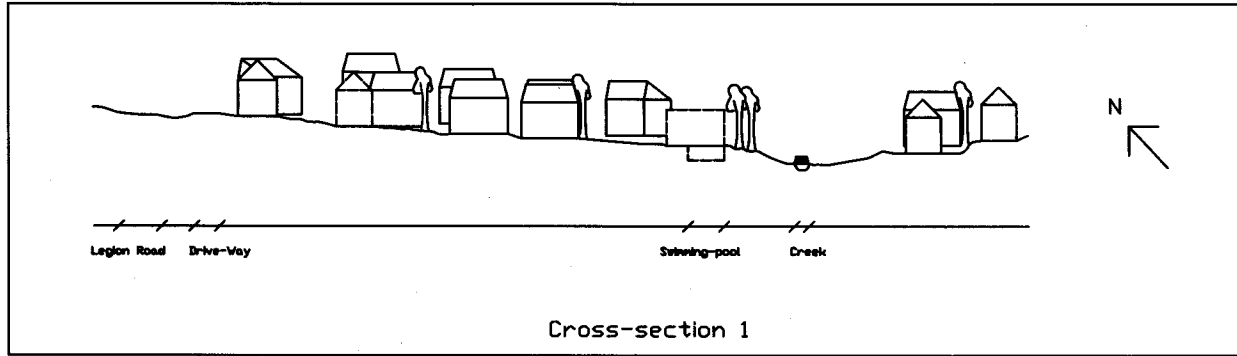
PICKS ENTERPRISES, LLC
2901 Mountain Ash court
Raleigh, NC 27614

Project Name and Address

The Sanctuary at
Cobblestone Creek

1712 & 1718 Legion Road
Chapel Hill, NC-27517

Project	Sheet
11/22/2006	S4



General Notes

16

No.	Revision/Notes	Date

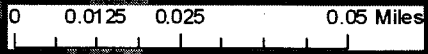
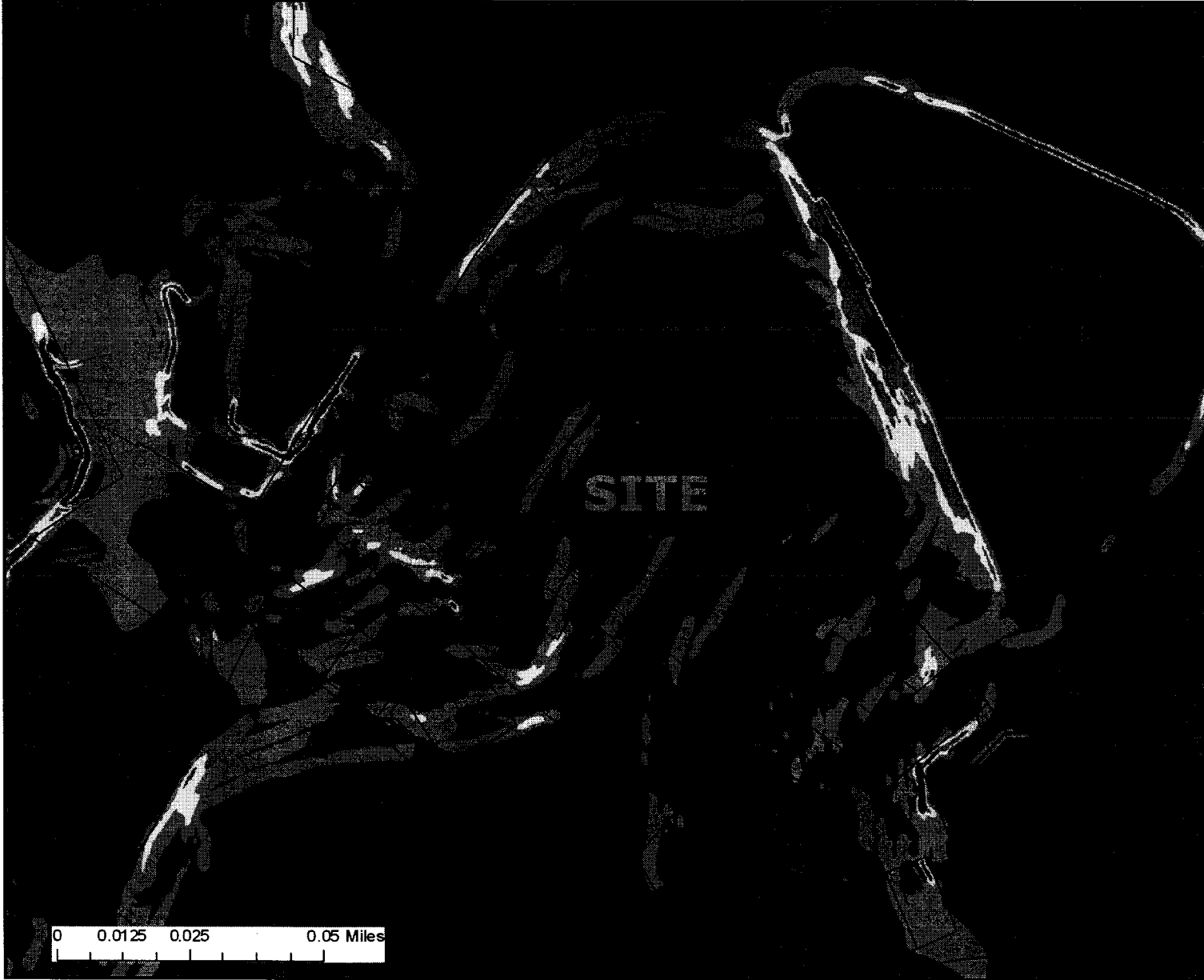
Prepared by and Address

PERI ENTERPRISES, LLC
1700 Mountain Ash Court
Raleigh, NC 27604

Project Name and Address

The Sanctuary at
Cohassetown Creek
1700 & 1708 Legon Road
Crested Hill, NC 27627







Project	Sheet
Date	S5
Scale	



General Notes

Slopes

Legend

-  PropertyLine
-  0.0 - 5.0
-  5.0 - 10.0
-  10.0 - 15.0
-  15.0 - 20.0
-  20.0 - 25.0

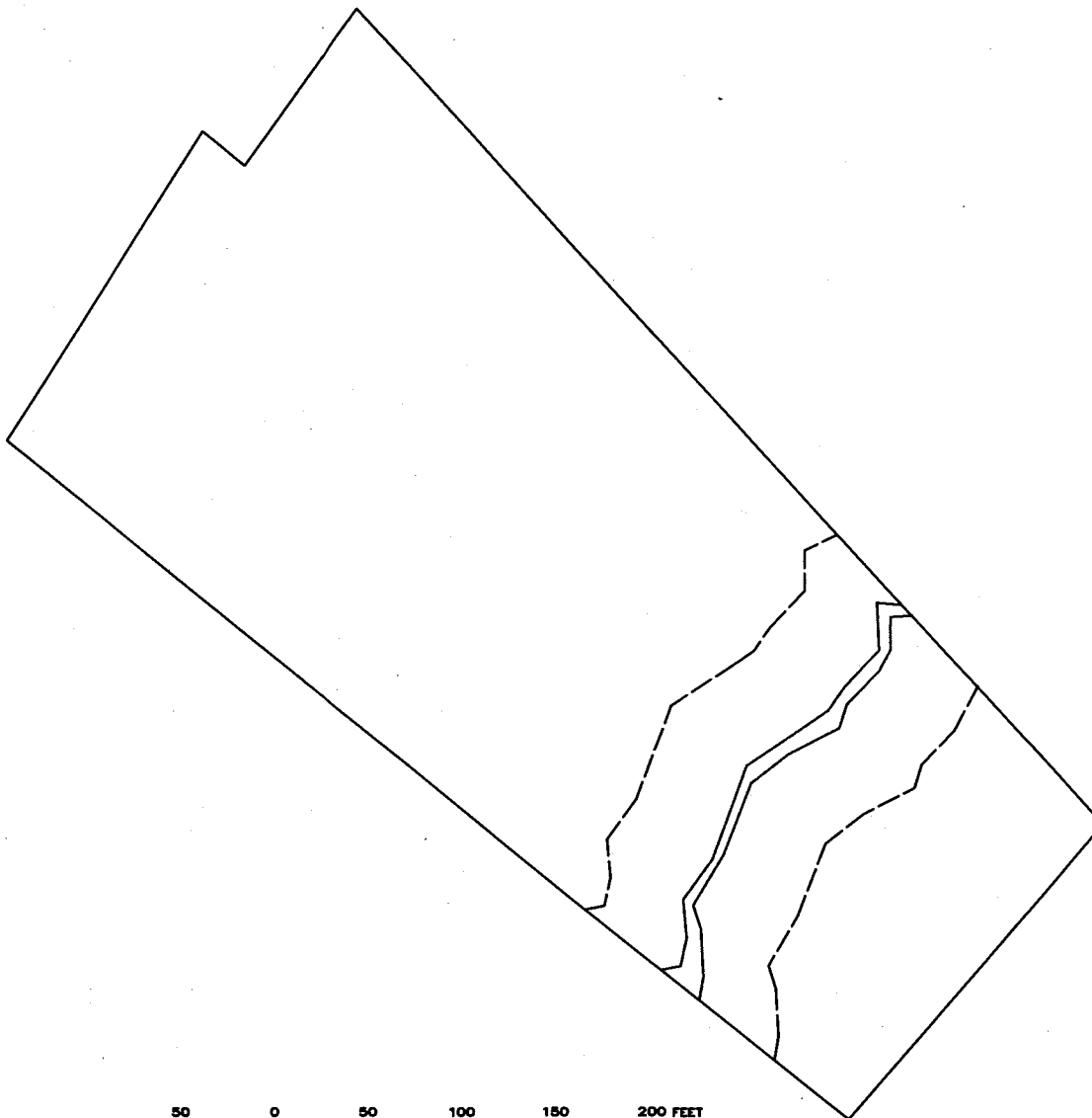
(M)

No.	Revision/Notes	Date

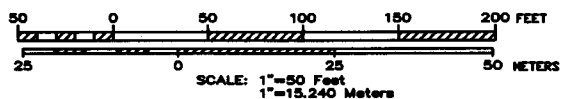
Prep Name and Address
PICKS ENTERPRISES, LLC
 2901 Mountain Ash
 Court
 Raleigh, NC 27614

Project Name and Address
**The Sanctuary at
 Cobblestone Creek**
 1708 & 1712 Legion Road
 Chapel Hill, NC 27517

Project	Sheet
11/22/2006	S6
Date	



Afternoon
Sun



Morning
Sun

General Notes
Hydrological Features
and Sun/Shade
patterns

LEGEND

-  Intervenant Stream
-  50' RCB Buffer

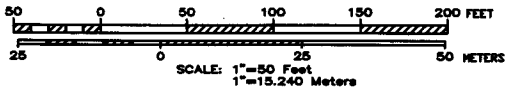
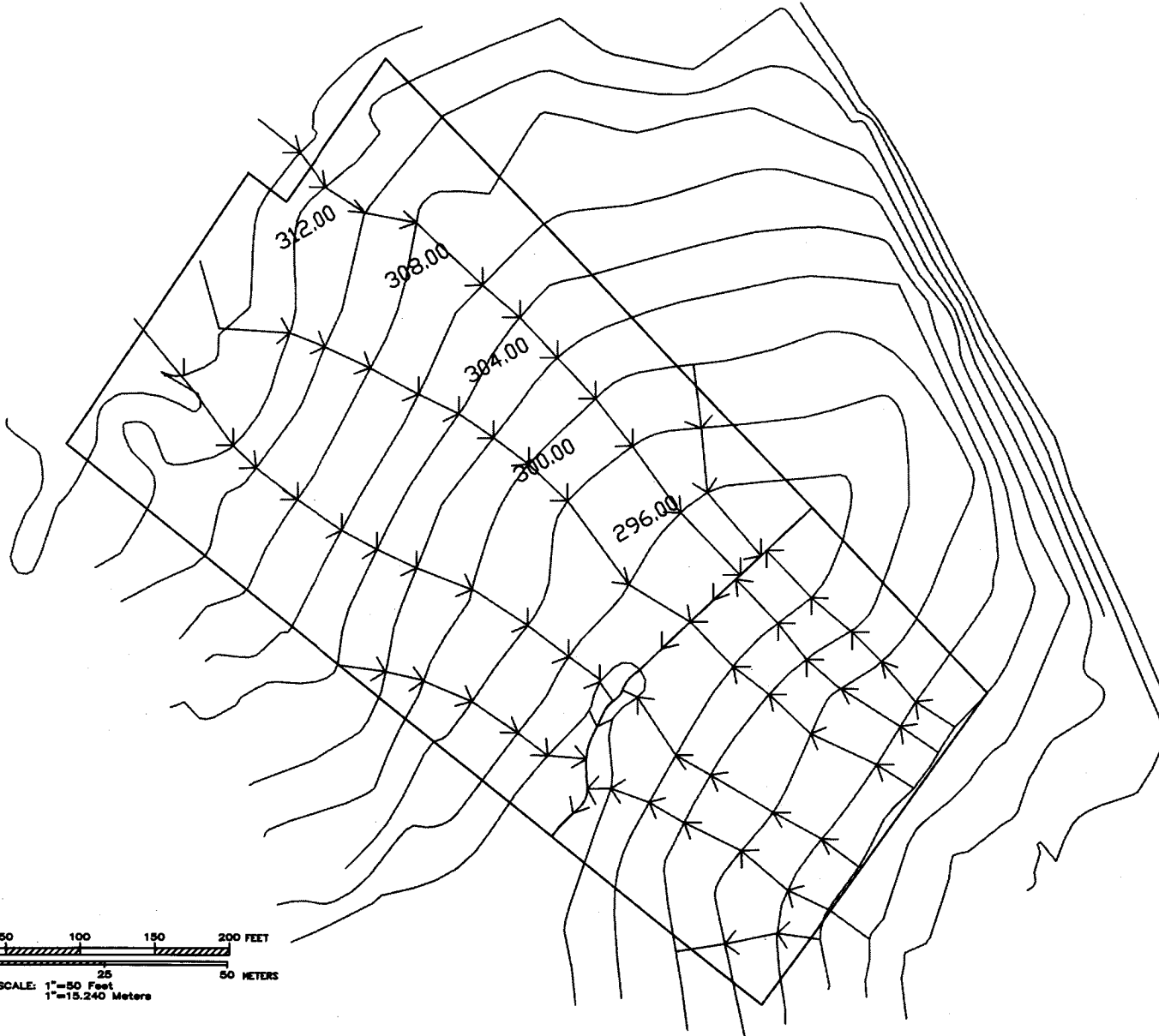
18

No.	Revisions/Reason	Date

Prepared by and address
PICKS ENTERPRISES, LLC
2901 Mountain Ash Court
Raleigh, NC 27614

Project Name and address
The Sanctuary at
Cobblestone Creek
1708 & 1712 Legion Road
Chapel Hill, NC 27517

Project	Sheet
Date 11/22/2006	S7
Scale 1"=50'	



General Notes

Drainage Pattern

Legend

- Drainage Pattern
- Contour Lines

No.	Revisions/Issues	Date

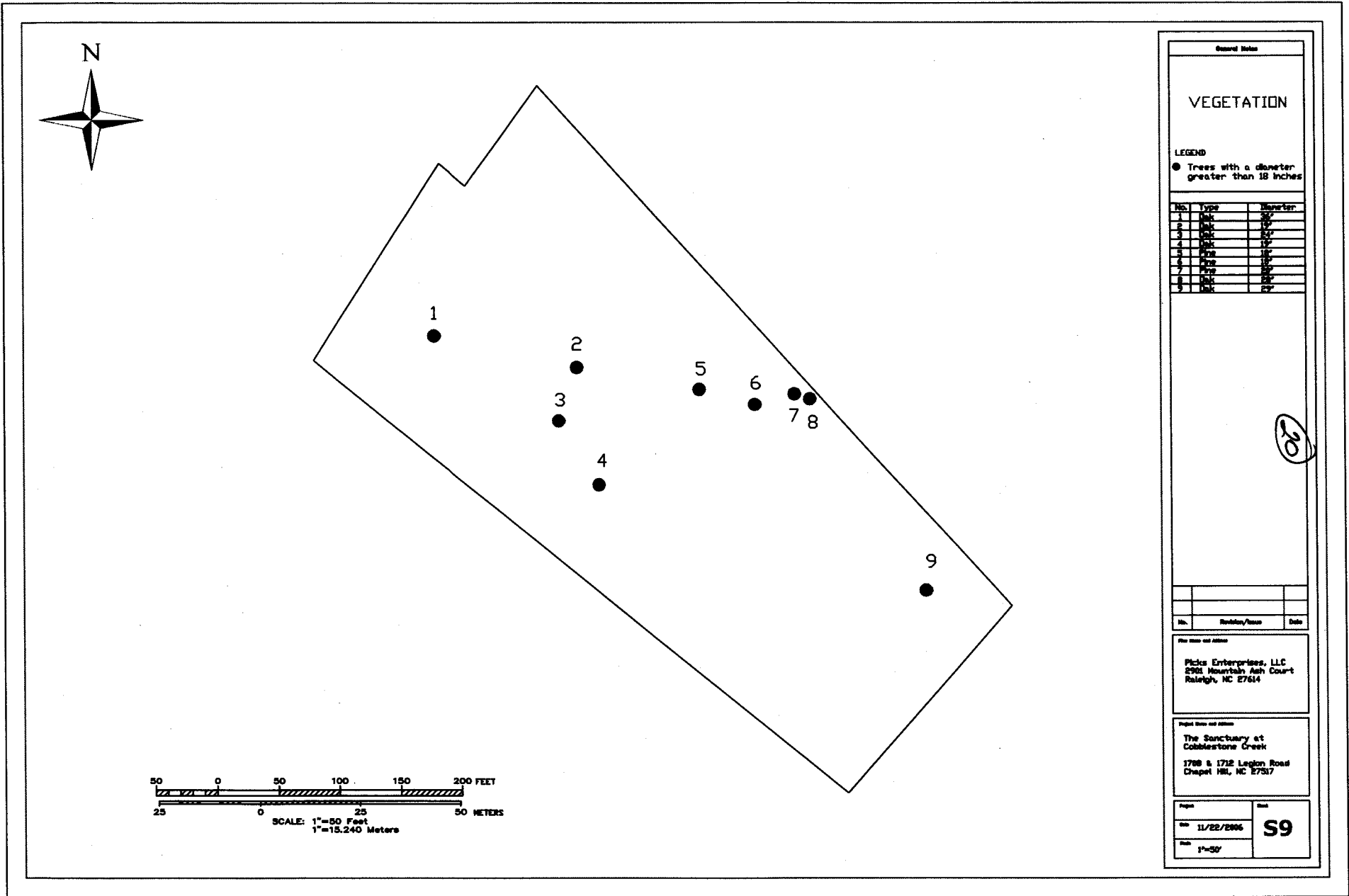
File Name and Address

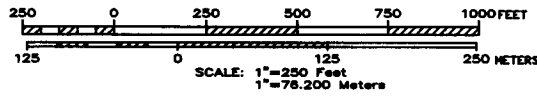
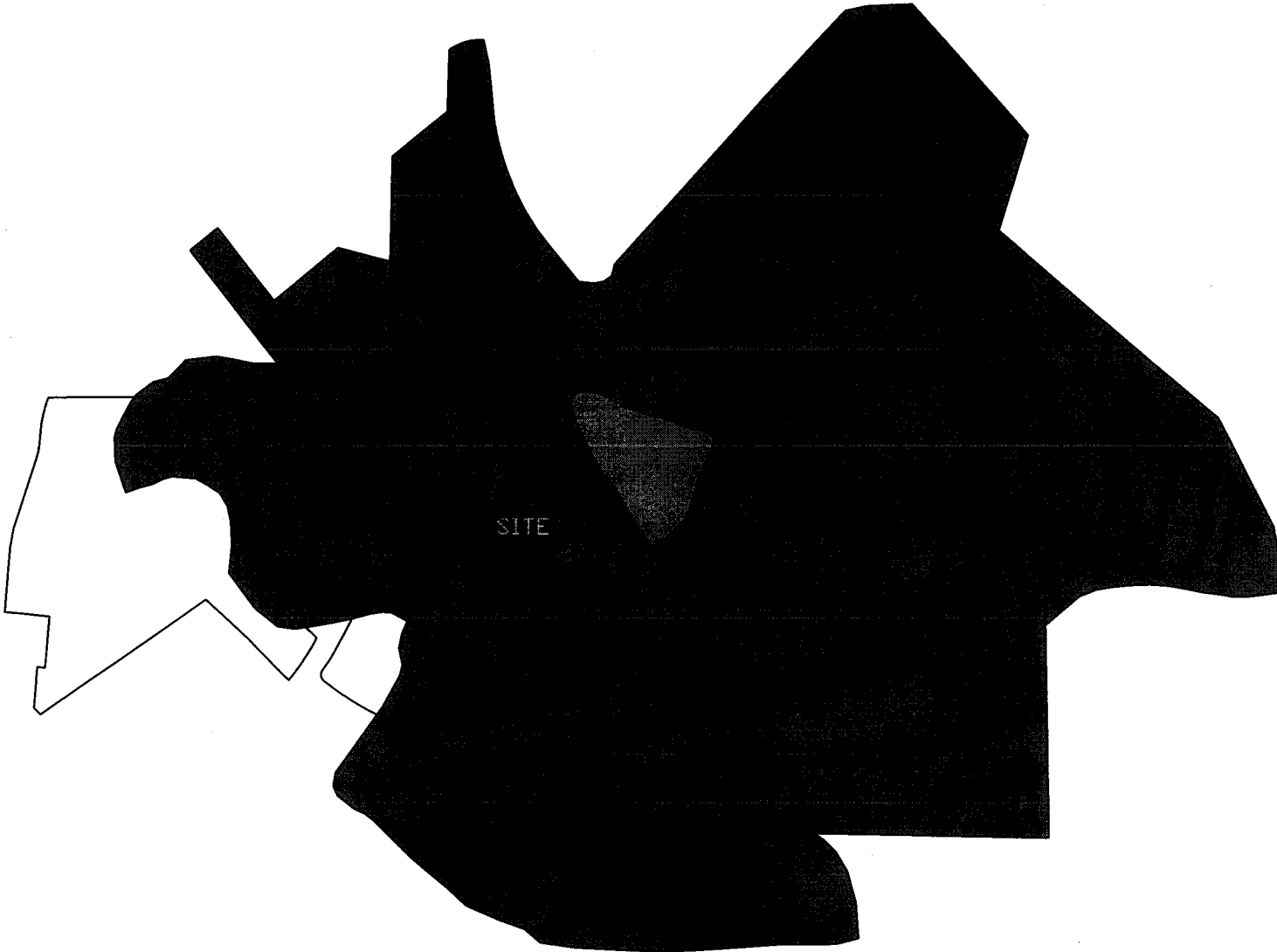
PICKS ENTERPRISES LLC
2901 Mountain Ash
Court
Raleigh, NC 27614

Project Name and Address

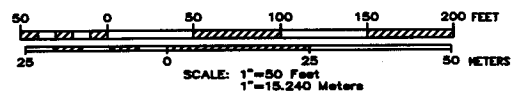
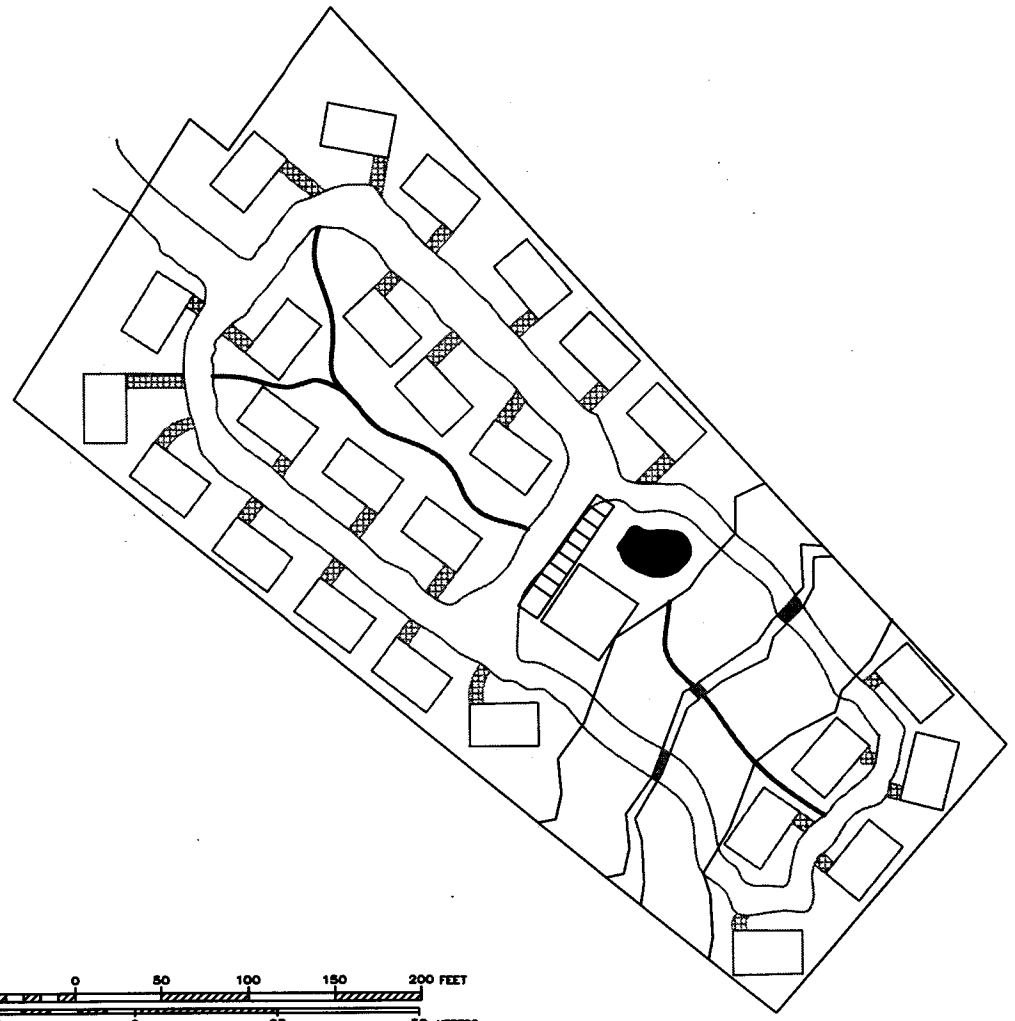
The Sanctuary at
Cobblestone Creek
1708 & 1712 Legion Road
Chapel Hill, NC 27317

Project	Date	S8
No. 11/22/2006		
Scale	1"=50'	





General Notes		
Soil Information		
	VtC2 - White Stone Clay Loam	
	VtB - White Stone Loam	
	V - Water	
(21)		
No.	Revision/Issue	Date
<small>Site Name and Address</small> PICKS ENTERPRISES, LLC 2501 Mountain Ash Court Raleigh, NC 27614		
<small>Project Name and Address</small> The Sanctuary at Cobblestone Creek 1708 & 1712 Legion Road Chapel Hill, NC-27517		
Project	Sheet	
Date	11/22/2006	S10
Scale	1"=250'	



Legend

1. Buildings are two story, single car garage houses.

(28)

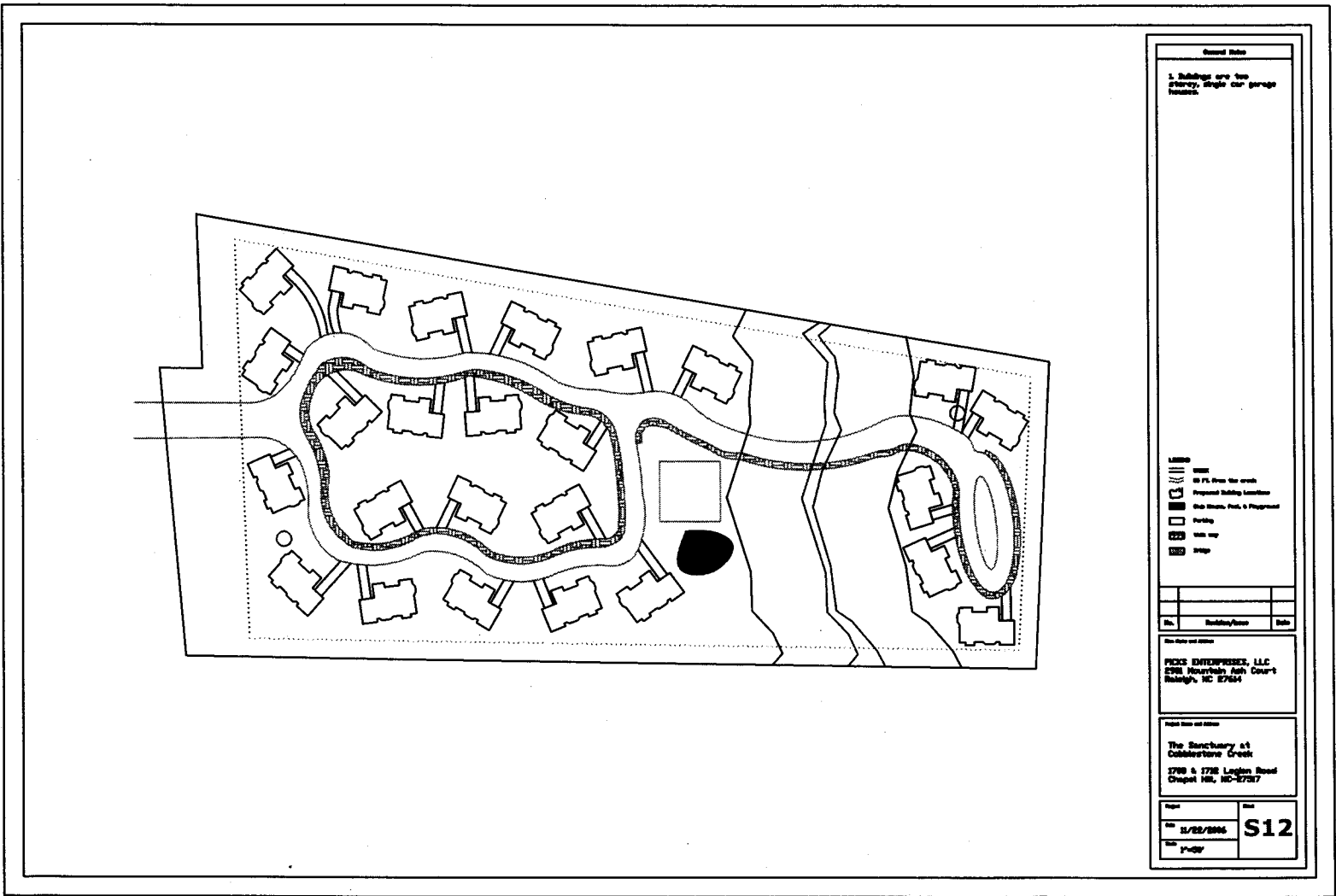
	30 FT. from the street
	Proposed Building Footprint
	Club House, Pool, & Playground
	Parking
	Drive way
	Bridge
	Valley

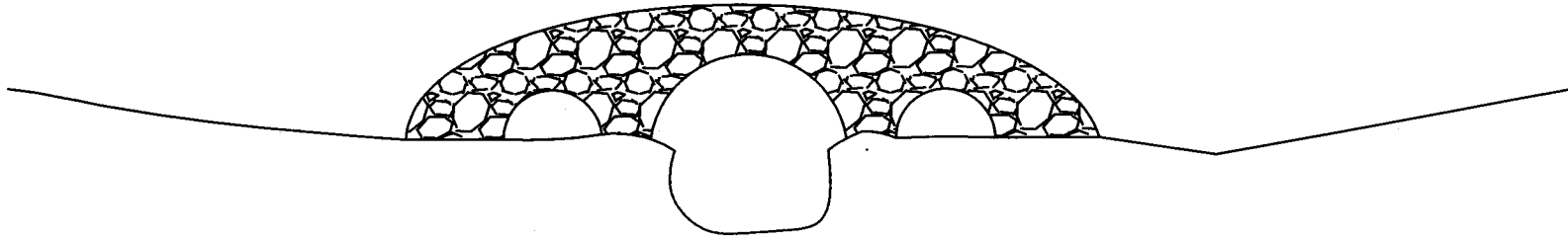
No.	Revision/Issue	Date

Prepared by:
 PICKS ENTERPRISES, LLC
 2981 Haverhain Ash Court
 Raleigh, NC 27614

Project Name and Address:
 The Sanctuary at
 Cobblestone Creek
 1708 & 1712 Legion Road
 Chapel Hill, NC-27517

Project	Sheet
Date: 11/22/2006	S11
Scale: 1"=50'	





General Notes

Bridge

14

No.	Revisions/Issues	Date

File Name and Address

PICKS ENTERPRISES, LLC
 2201 Research Park Drive-1
 Raleigh, NC 27614

Project Name and Address

The Sanctuary at
 Cobblestone Creek
 1700 & 1702 Landon Road
 Chapel Hill, NC 27517

Project	Date
11/05/2006	S13
11/05/2006	11/05/2006