BETHPAGE VILLAGE

DEVELOPMENT PLAN

3500 PAGE ROAD, ET AL.
DURHAM, NORTH CAROLINA
PROJECT NUMBER: CPR-11020

DATE: DECEMBER 12, 2011

REVISED: JANUARY 16, 2012

TRANSPORTATION COMMITTED ELEMENTS

SUMMARY OF ADDITIONAL IMPROVEMENTS REQUIRED OF THIS DEVELOPMENT

GENERAL

1. INSTALL STEEL POLES WITH MAST ARMS OR STEEL STRAIN POLES AS REQUIRED BY THE CITY OF DURHAM AND NCDOT FOR ALL NEW PROPOSED TRAFFIC SIGNALS.

2. ADDITIONAL ANALYSIS MAY BE REQUIRED BY THE THE CITY OF DURHAM OR NCDOT AT THE TIME OF THE SITE PLAN SUBMITTAL TO DETERMINE THE PHASING OF THE REQUIRED ROADWAY IMPROVEMENTS.

3. BY REFERENCING ROADWAY IMPROVEMENTS ON THE PLAN, THE APPLICANT AGREES TO CONSTRUCT SAID IMPROVEMENTS PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY IN A MANNER THAT WILL ALLOW THEM TO FUNCTION AS NOTED ON THE PLAN AND IN ACCORDANCE WITH NCDOT AND CITY OF DURHAM STANDARDS AND POLICIES. THIS INCLUDES (WHERE APPROPRIATE) BUT IS NOT LIMITED TO: ADEQUATE TRANSITION TAPERS, ALIGNMENT OF LANES THROUGH INTERSECTIONS, ASSOCIATED SIGNAL MODIFICATION, PAVEMENT MARKINGS, ASSOCIATED SIGNAGE, CURB AND GUTTER, COORDINATION WITH OTHER PROPOSED ROADWAY IMPROVEMENTS AND BIKE LANES. THE APPLICANT ALSO ACCEPTS THE FINANCIAL RESPONSIBILITY FOR ACQUISITION OF ANY ADDITIONAL RIGHT-OF-WAY NECESSARY TO ACCOMMODATE THESE IMPROVEMENTS AND ANY REQUIRED SIDEWALK CONSTRUCTION.

4. THE DEVELOPER IS RESPONSIBLE FOR REVISIONS TO SIGNAL PHASING FOR THE SIGNALS INCLUDED IN THE STUDY AREA TO OPTIMIZE THE NETWORK. ALL SIGNAL REVISIONS AND NEW SIGNALS MUST BE SUBMITTED TO AND APPROVED BY THE APPROVING AUTHORITY (THE CITY AND/OR NCDOT).

PAGE ROAD

1. WIDEN PAGE ROAD TO A FOUR-LANE DIVIDED ROADWAY WITH LEFT AND RIGHT-TURN LANES BETWEEN CHIN PAGE ROAD AND SITE DRIVE 2 WITH ADEQUATE LANE DROPS/TRANSITIONS NORTH OF SITE DRIVE #2 AND SOUTH OF CHIN PAGE ROAD.

PAGE ROAD AND GLOBE ROAD

1. CONSTRUCT A NORTHBOUND RIGHT TURN LANE ON PAGE ROAD AT GLOBE ROAD.

2. CONSTRUCT A SOUTHBOUND LEFT TURN LANE ON PAGE ROAD AT GLOBE ROAD.

3. WIDENING GLOBE ROAD TO A TWO-LANE WESTBOUND APPROACH, PROVIDING EXCLUSIVE LEFT AND RIGHT TURN LANES.

4. INSTALL A TRAFFIC SIGNAL WITH STEEL POLES AND MAST ARMS IF WARRANTED AND APPROVED BY NCDOT.

PAGE ROAD AND LOGISTICS WAY / SITE DRIVE 1 (FULL ACCESS)

1. INSTALL A NEW TRAFFIC SIGNAL (SUBJECT TO MUTCD WARRANTS AND APPROVAL BY NCDOT).

2. CONSTRUCT AN EXCLUSIVE WESTBOUND LEFT-TURN LANE ON LOGISTICS WAY WITH ADEQUATE STORAGE AND APPROPRIATE TAPER.

3. CONSTRUCT AN EXCLUSIVE NORTHBOUND LEFT-TURN LANE ON PAGE ROAD WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS.

4. CONSTRUCT AN EXCLUSIVE SOUTHBOUND RIGHT-TURN LANE ON PAGE ROAD WITH ADEQUATE STORAGE AND APPROPRIATE TAPER.

5. CONSTRUCT SITE DRIVE 1 WITH TWO EGRESS LANES.

PAGE ROAD AND AIRPORT ROAD (PLEASANT GROVE CHURCH ROAD) / SITE DRIVE 2 (FULL ACCESS)

1. REALIGN THE INTERSECTION AT ITS CURRENT LOCATION TO MAKE PAGE ROAD AS THE CONTINUOUS MAJOR MOVEMENT AND AIRPORT ROAD (PLEASANT GROVE CHURCH ROAD) THE MINOR MOVEMENT WITH STOP-SIGN CONTROL.

2. CONSTRUCT AN EXCLUSIVE SOUTHBOUND LEFT-TURN LANE ON PAGE ROAD WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS.

3. CONSTRUCT AN EXCLUSIVE WESTBOUND LEFT-TURN LANE ON PLEASANT GROVE CHURCH ROAD WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS.

4. CONSTRUCT AN EXCLUSIVE WESTBOUND RIGHT-TURN LANE ON PLEASANT GROVE CHURCH ROAD WITH ADEQUATE STORAGE AND APPROPRIATE TAPER.

5. CONSTRUCT AN ADDITIONAL NORTHBOUND THROUGH LANE ON PAGE ROAD, BEGINNING IN ADVANCE OF CHIN PAGE ROAD AND TERMINATING AS A RIGHT TURN LANE AT PLEASANT GROVE CHURCH ROAD.

6. CONSTRUCT AN EXCLUSIVE NORTHBOUND LEFT-TURN LANE ON PAGE ROAD WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS.

7. CONSTRUCT AN ADDITIONAL SOUTHBOUND THROUGH LANE ON PAGE ROAD, BEGINNING IN ADVANCE OF SITE DRIVE 2 AND EXTENDING THROUGH CHIN PAGE ROAD.

8. CONSTRUCT AN EXCLUSIVE SOUTHBOUND RIGHT-TURN LANE ON PAGE ROAD WITH ADEQUATE STORAGE AND TAPER.

9. CONSTRUCT SITE DRIVE 2 WITH TWO EGRESS LANES.

10. INSTALL A NEW TRAFFIC SIGNAL (SUBJECT TO MUTCD WARRANTS AND APPROVAL BY NCDOT).

PAGE ROAD AND SITE DRIVE 3 (RIGHT-IN/RIGHT-OUT)

1. CONSTRUCT AN ADDITIONAL NORTHBOUND THROUGH LANE ON PAGE ROAD.

2. CONSTRUCT AN ADDITIONAL SOUTHBOUND THROUGH LANE ON PAGE ROAD.

3. CONSTRUCT AN EXCLUSIVE SOUTHBOUND RIGHT-TURN LANE ON PAGE ROAD WITH ADEQUATE STORAGE AND APPROPRIATE TAPER.

4. CONSTRUCT A MONOLITHIC CONCRETE ISLAND WITHIN THE CENTER OF PAGE ROAD TO LIMIT TO PROPOSED ACCESS TO RIGHT-IN/RIGHT-OUT ONLY.

5. LOCATE SITE DRIVE 3 APPROXIMATELY 500 FEET TO THE NORTH OF INTERSECTION OF PAGE ROAD AND CHIN PAGE ROAD.

6. CONSTRUCT SITE DRIVE 3 WITH ONE EGRESS LANE FOR AN EXCLUSIVE EASTBOUND RIGHT-TURN.

PAGE ROAD AND CHIN PAGE ROAD

1. INSTALL A NEW TRAFFIC SIGNAL (SUBJECT TO MUTCD WARRANTS AND APPROVAL BY NCDOT).

2. CONSTRUCT AN ADDITIONAL EASTBOUND LANE ON CHIN PAGE ROAD TO PROVIDE EXCLUSIVE DUAL LEFT-TURN LANES AND AN EXCLUSIVE RIGHT-TURN LANE WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS.

3. CONSTRUCT AN ADDITIONAL NORTHBOUND THROUGH LANE ON PAGE ROAD.

4. CONSTRUCT AN ADDITIONAL SOUTHBOUND THROUGH LANE ON PAGE ROAD.

CHIN PAGE ROAD AND SITE DRIVE 4 (RIGHT-IN/RIGHT-OUT)

1. CONSTRUCT AN EXCLUSIVE WESTBOUND RIGHT-TURN LANE ON CHIN PAGE ROAD WITH ADEQUATE STORAGE AND APPROPRIATE TAPER.

2. CONSTRUCT A MONOLITHIC CONCRETE ISLAND WITHIN THE CENTER OF CHIN PAGE ROAD TO LIMIT TO PROPOSED ACCESS TO RIGHT-IN/RIGHT-OUT ONLY.

3. LOCATE SITE DRIVE 4 APPROXIMATELY 500 FEET TO THE WEST OF INTERSECTION OF PAGE ROAD AND CHIN PAGE ROAD.

4. CONSTRUCT SITE DRIVE 4 WITH ONE EGRESS LANE FOR AN EXCLUSIVE SOUTHBOUND RIGHT-TURN.

CHIN PAGE ROAD AND SITE DRIVE 5 (FULL ACCESS)

1. CONSTRUCT AN EXCLUSIVE EASTBOUND LEFT-TURN LANE ON CHIN PAGE ROAD WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS.

2. CONSTRUCT AN EXCLUSIVE WESTBOUND RIGHT-TURN LANE ON CHIN PAGE ROAD WITH ADEQUATE STORAGE AND APPROPRIATE TAPER.

3. LOCATE SITE DRIVE 5 APPROXIMATELY 1,000 FEET TO THE WEST OF INTERSECTION OF PAGE ROAD AND CHIN PAGE ROAD.

4. CONSTRUCT SITE DRIVE 5 WITH TWO EGRESS LANES.

CHIN PAGE ROAD AND SITE DRIVE 6 (FULL ACCESS)

1. CONSTRUCT AN EXCLUSIVE EASTBOUND LEFT-TURN LANE ON CHIN PAGE ROAD WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS.

2. CONSTRUCT AN EXCLUSIVE WESTBOUND RIGHT-TURN LANE ON CHIN PAGE ROAD WITH ADEQUATE STORAGE AND APPROPRIATE TAPER.

3. INSTALL A NEW TRAFFIC SIGNAL (SUBJECT TO MUTCD WARRANTS AND APPROVAL BY NCDOT).

4. LOCATE SITE DRIVE 6 APPROXIMATELY 2,000 FEET TO THE WEST OF INTERSECTION OF PAGE ROAD AND CHIN PAGE ROAD.

5. CONSTRUCT SITE DRIVE 6 WITH TWO EGRESS LANES.

CHIN PAGE ROAD AND SITE DRIVE 7 (FULL ACCESS)

1. CONSTRUCT AN EXCLUSIVE EASTBOUND LEFT-TURN LANE ON CHIN PAGE ROAD WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS.

2. CONSTRUCT AN EXCLUSIVE WESTBOUND RIGHT-TURN LANE ON CHIN PAGE ROAD WITH ADEQUATE STORAGE AND APPROPRIATE TAPER.

3. LOCATE SITE DRIVE 7 APPROXIMATELY 500 FEET TO THE WEST OF INTERSECTION OF CHIN PAGE ROAD AND SITE DRIVE 6.

4. CONSTRUCT SITE DRIVE 7 WITH ONE EGRESS LANE.

SUMMARY OF IMPROVEMENTS IDENTIFIED IN THE TIA AS "COMMITTED TO BY OTHERS", AND REQUIRED OF THIS DEVELOPMENT

I-40 WESTBOUND RAMP AND PAGE ROAD

1. CONSTRUCT AN ADDITIONAL EASTBOUND RIGHT-TURN LANE ON THE I-40 WESTBOUND OFF-RAMP TO PROVIDE DUAL RIGHT-TURNS WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS.

2. MODIFY THE EXISTING TRAFFIC SIGNAL PHASING TO ELIMINATE THE FREE-FLOW RIGHT-TURN FOR EASTBOUND APPROACH ON THE I-40 WESTBOUND OFF-RAMP.

PAGE ROAD AND CHIN PAGE ROAD

1. CONSTRUCT AN EXCLUSIVE SOUTHBOUND RIGHT-TURN LANE ON PAGE ROAD WITH ADEQUATE STORAGE AND APPROPRIATE TAPER.

PAGE ROAD - TW ALEXANDER DRIVE INTERSECTION

1. CONVERT THE EXISTING WESTBOUND RIGHT-TURN LANE INTO A SHARED THROUGH/RIGHT-TURN LANE, PROVIDING ADEQUATE DEPARTURE LENGTH, TAPER AND SIGNAL MODIFICATIONS.

2. CONVERT THE EXISTING NORTHBOUND RIGHT-TURN LANE INTO A SHARED THROUGH/RIGHT-TURN LANE WITH SIGNAL MODIFICATIONS.

3. CONSTRUCT A SECOND NORTHBOUND LEFT-TURN LANE WITH ADEQUATE STORAGE, TAPER AND SIGNAL MODIFICATIONS.

VICINITY MAP
NTS

OWNERS:

ALFC-PAGE ROAD LLC
8480 HONEYCUTT ROAD, SUITE 200
RALEIGH, NC 27615
CONTACT: SCOTT LAY
PHONE: 919-714-7279
EMAIL: scottt@readerpartners.com

BETHPAGE ACQUISITION PARTNERS LLC
TRI-PROPERTIES INC
4309 EMPEROR BOULEVARD
DURHAM, NC 27703
CONTACT:
PHONE: 919-281-2317
EMAIL: gsanchez@triprop.com

DEVELOPER:

READER & PARTNERS
8480 HONEYCUTT ROAD, SUITE 200
RALEIGH, NC 27615
CONTACT: SCOTT LAY
PHONE: 919-714-7279
EMAIL: scottt@readerpartners.com

CASE #:

CHANGES: 12/12/2011

1. REMOVAL OF COMMITTED ELEMENT #2: MINIMUM SINGLE-FAMILY LOT SIZE: 6,500 SQUARE FEET.

2. REMOVAL OF SHEET DV-3 ILLUSTRATIVE MASTER PLAN.

SHEET INDEX

EX-1 EXISTING CONDITIONS
DV-1 PROPOSED PROPERTY IMPROVEMENTS PLAN
DV-2 SITE DATA

SITE DATA

TOTAL SITE AREA: 407.21 AC (17,740,681 SF) (PRIOR TO ANY ROW DEDICATION)

PIN #'S:	0758-01-20-0845	ALFC-PAGE ROAD LLC
	0758-03-11-2103	BETHPAGE ACQUISITION PARTNERS LLC
	0758-03-12-7816	ALFC-PAGE ROAD LLC
	0748-03-44-7121	ALFC-PAGE ROAD LLC
EXISTING ZONING:		IL, CC, RR
PROPOSED ZONING:		PDR 4.733, IL (D), CG (D)

GENERAL NOTES

1. A TRAFFIC IMPACT ANALYSIS (TIA) WAS PROVIDED WITH THE PREVIOUS ZONING APPLICATION (Z06-41). PER UDO SECTION 3.3.6, THE PERIOD OF VALIDITY FOR THE TIA BEGAN ON DECEMBER 10, 2007 AND WILL NOT CHANGE WITH THIS ZONING APPLICATION.

COMMITTED ELEMENTS

1. MAXIMUM NUMBER OF UNITS WITHIN THE PDR-4.733 DISTRICT: 1,300.

2. THIS PROJECT WILL PROVIDE A MINIMUM OF 90.0 ACRES OF OPEN SPACE. THIS ACREAGE IS A COMBINATION OF 24 ACRES OF ACTIVE AND 66 ACRES OF PASSIVE OPEN SPACE.

3. AT THE TIME OF THE BUILDING PERMIT, THE APPLICANT SHALL PAY A VOLUNTARY SCHOOL IMPACT FEE OF $1,000 PER SINGLE-FAMILY LOT AND $300 PER TOWNHOUSE AND MULTI-FAMILY UNIT.

4. CONSTRUCTION OF 3 MILES OF 6' WIDE SOFT SURFACE & ASPHALT WALKING TRAILS AS SHOWN ON DV-1. TRAILS SHALL BE FIELD LOCATED TO AVOID SPECIMEN TREE LOCATIONS. WALKING TRAILS SHALL BE COMPLETED PRIOR TO THE LAST C. O. IN THE ADJACENT DEVELOPMENT POD.

5. A 100' GREENWAY DEDICATION ALONG UNNAMED TRIBUTARY OF STIRRUP IRON CREEK PRIOR TO APPROVAL OF FINAL PLAT, AS SHOWN ON SHEET DV-1.

6. 25' OF ADDITIONAL RIGHT-OF-WAY TO BE DEDICATED ALONG FRONTAGE OF PAGE ROAD.?

7. 10' OF ADDITIONAL RIGHT-OF-WAY TO BE DEDICATED ALONG FRONTAGE OF CHIN PAGE ROAD.

8. 120' RIGHT-OF-WAY DEDICATION WILL BE PROVIDED ON THE NORTH SIDE OF THE PROPERTY FOR THE PROPOSED WAKE-DURHAM COLLECTOR, AS SHOWN ON SHEET DV-1.

9. A MINIMUM OF 4' OF ADDITIONAL ASPHALT (IN ADDITION TO THE PROPOSED WIDENING REQUIRED BY THE TIA) WILL BE PROVIDED FOR THE FULL FRONTAGE OF THE SITE ALONG THE NORTH SIDE OF CHIN PAGE ROAD AND THE WEST SIDE OF PAGE ROAD. THE ADDITIONAL ASPHALT WIDENING WILL BE PROVIDED TO ALLOW FOR A FUTURE BICYCLE LANE.

10. DEVELOPER AGREES TO PROVIDE ONE (1) BUS SHELTER EITHER ALONG PAGE ROAD, CHIN PAGE ROAD, OR WITHIN THE NON-RESIDENTIAL SECTION OF THIS DEVELOPMENT AT A MUTUALLY-AGREED UPON LOCATION, IF SUCH A REQUEST FOR A SHELTER IS MADE BY TTA OR DATA ANYTIME IN THE LIFE OF THE PROJECT.

11. NO LOTS WILL BE PLATTED WITHIN STEEP SLOPES AS DEFINED BY THE UDO.

12. APPLICANT WILL MAKE THE HISTORIC STRUCTURE AND BARN AVAILABLE FOR SALVAGE TO PRESERVATION DURHAM UPON REQUEST.

13. APPLICANT WILL PROVIDE A MINIMUM OF FOUR USABLE OPEN SPACE AREAS. THE MAIN USABLE OPEN SPACE AREA SHALL CONTAIN A CLUBHOUSE AND A JUNIOR OLYMPIC POOL. IN ADDITION, ONE (1) TOT LOT SHALL BE PROVIDED IN ONE OF THE REMAINING USABLE OPEN SPACE AREAS.

14. THE ACTIVE RECREATION AREA WILL CONTAIN AT LEAST 1 MULTI-PURPOSE FIELD IMPROVED TO A LEVEL SUFFICIENT TO PROVIDE A PLACE FOR ORGANIZED COMMUNITY ACTIVITIES SUCH AS SOCCER OR FOOTBALL. THIS FIELD WILL BE INSTALLED PRIOR TO THE 500TH CERTIFICATE OF OCCUPANCY.

15. PROTECT THE EXISTING CEMETERY AND PROVIDE OPEN SPACE AROUND THE CEMETERY.

SPECIAL CONDITIONS OF APPROVAL

1. ALL SIZES, MATERIALS, SLOPES, LOCATIONS, EXTENSIONS AND DEPTHS FOR ALL PROPOSED UTILITIES (WATERLINES, SANITARY SEWER LINES, AND STORM DRAINAGE CONVEYANCE SYSTEMS) SHALL BE REVIEWED AT SITE AND CONSTRUCTION DRAWING SUBMITTALS AND BE SUBJECT TO APPROVAL DURING THOSE SUBMITTALS BY THE CITY OF DURHAM PUBLIC WORKS DEPARTMENT BASED UPON THE DESIGN CRITERIA AND STANDARDS SET FORTH BY THE PUBLIC WORKS DEPARTMENT. THIS DEVELOPMENT SHALL BE SERVED BY GRAVITY SEWER.

2. ANNEXATION PETITION REQUIRED. ANNEXATION PETITION MUST BE DEEMED VALID BEFORE FINAL CONSTRUCTION DRAWINGS APPROVAL. CONTACT BUDGET AND MANAGEMENT SERVICES DEPARTMENT AT 560-4111.

3. THE DESIGNING PROFESSIONAL (A NCPE, NCPLS OR NCRLA-AS REQUIRED) WILL SUBMIT 3 SETS OF CONSTRUCTION DRAWINGS TO CITY ENGINEERING FOR REVIEW AND APPROVAL BEFORE STARTING CONSTRUCTION.

4. EXTENSION AGREEMENT REQUIRED (SUBMIT AFTER SITE PLAN APPROVED, BUT BEFORE CONSTRUCTION PLANS). CONTACT ENGINEERING DIVISION (560-4326, FAX 560-4316) WITH COMPLETE NAME (INDIVIDUAL, INC., CORP., ETC) AND TELEPHONE NUMBER OF ENTITY EXTENDING SERVICES TO THE SITE.

5. IF A HYDRANT IS PROPOSED A FIRE FLOW ANALYSIS IS REQUIRED. WATERLINE SIZE MAY CHANGE WITH FIRE FLOW ANALYSIS. CONTACT CITY ENGINEERING @ 560-4326 TO SCHEDULE FLOW TEST OR TO OBTAIN CURRENT SYSTEM DATA.

6. WATER PERMIT REQUIRED. SEWER PERMIT FROM DURHAM COUNTY REQUIRED. CONTACT COUNTY UTILITY DIVISION @ 560-7493.

7. SIDEWALKS WILL BE PROVIDED IN ACCORDANCE WITH THE CITY OF DURHAM UNIFIED DEVELOPMENT ORDINANCE.

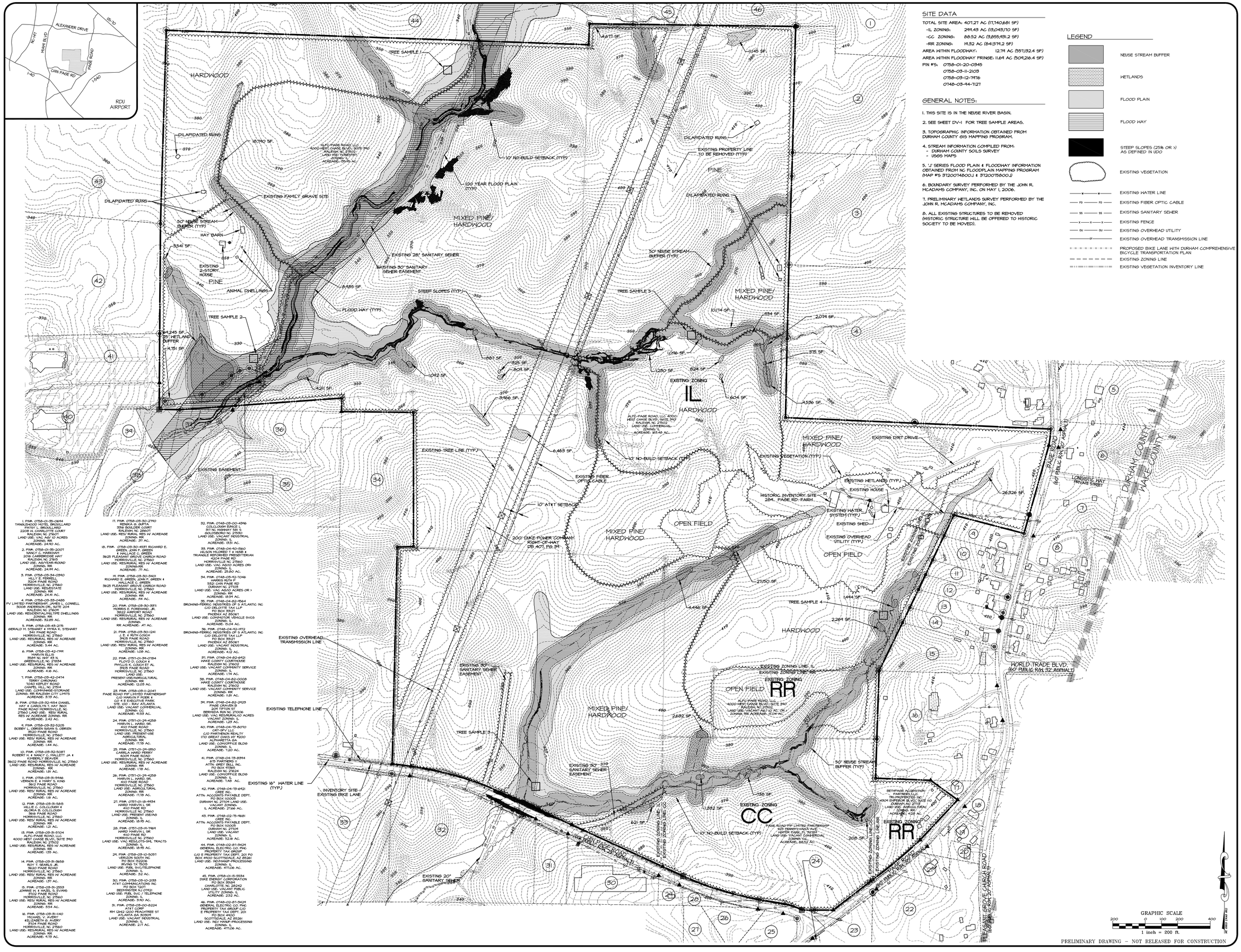
APPROVAL STAMP CASE #:

PREVIOUS CASE #: Z06-47

NORTH CAROLINA PROFESSIONAL SEAL LANDSCAPE ARCHITECT 155 ROBERT G. ZUMWALT
FOR PRELIMINARY REVIEW NOT FOR CONSTRUCTION

THE JOHN R. McADAMS COMPANY, INC.
ENGINEERS ▪ PLANNERS ▪ SURVEYORS ▪ ENVIRONMENTAL
RESEARCH TRIANGLE PARK ▪ CHARLOTTE
2905 Meridian Parkway, Durham NC 27713
800-733-5646 ▪ www.johnrmcadams.com ▪ License No.: C-0293

PRELIMINARY DRAWING – NOT RELEASED FOR CONSTRUCTION



SITE DATA

TOTAL SITE AREA: 407.27 AC (17,740,881 SF)
-IL ZONING: 249.43 AC (10,943,170 SF)
-CC ZONING: 88.52 AC (3,855,431.2 SF)
-RR ZONING: 19.32 AC (841,579.2 SF)
AREA WITHIN FLOODWAY: 12.79 AC (557,132.4 SF)
AREA WITHIN FLOODWAY FRINGE: 11.69 AC (509,216.4 SF)
PIN #'S: 0758-01-20-0345
0758-03-11-2108
0758-03-12-7916
0748-03-94-7127

GENERAL NOTES:

1. THIS SITE IS IN THE NEUSE RIVER BASIN.
2. SEE SHEET DV-1 FOR TREE SAMPLE AREAS.
3. TOPOGRAPHIC INFORMATION OBTAINED FROM DURHAM COUNTY GIS MAPPING PROGRAM.
4. STREAM INFORMATION COMPILED FROM:
   - DURHAM COUNTY SOILS SURVEY
   - USGS MAPS
5. 'J' SERIES FLOOD PLAIN & FLOODWAY INFORMATION OBTAINED FROM NC FLOODPLAIN MAPPING PROGRAM (MAP #'S 3720074800J & 3720075800J)
6. BOUNDARY SURVEY PERFORMED BY THE JOHN R. MCADAMS COMPANY, INC. ON MAY 1, 2006.
7. PRELIMINARY WETLANDS SURVEY PERFORMED BY THE JOHN R. MCADAMS COMPANY, INC.
8. ALL EXISTING STRUCTURES TO BE REMOVED (HISTORIC STRUCTURE WILL BE OFFERED TO HISTORIC SOCIETY TO BE MOVED).

LEGEND

- NEUSE STREAM BUFFER
- WETLANDS
- FLOOD PLAIN
- FLOOD WAY
- STEEP SLOPES (25% OR >) AS DEFINED IN UDO
- EXISTING VEGETATION
- EXISTING WATER LINE
- EXISTING FIBER OPTIC CABLE
- EXISTING SANITARY SEWER
- EXISTING FENCE
- EXISTING OVERHEAD UTILITY
- EXISTING OVERHEAD TRANSMISSION LINE
- PROPOSED BIKE LANE WITH DURHAM COMPREHENSIVE BICYCLE TRANSPORTATION PLAN
- EXISTING ZONING LINE
- EXISTING VEGETATION INVENTORY LINE

PRELIMINARY DRAWING – NOT RELEASED FOR CONSTRUCTION

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1155 ROBERT C. ZUMWALT

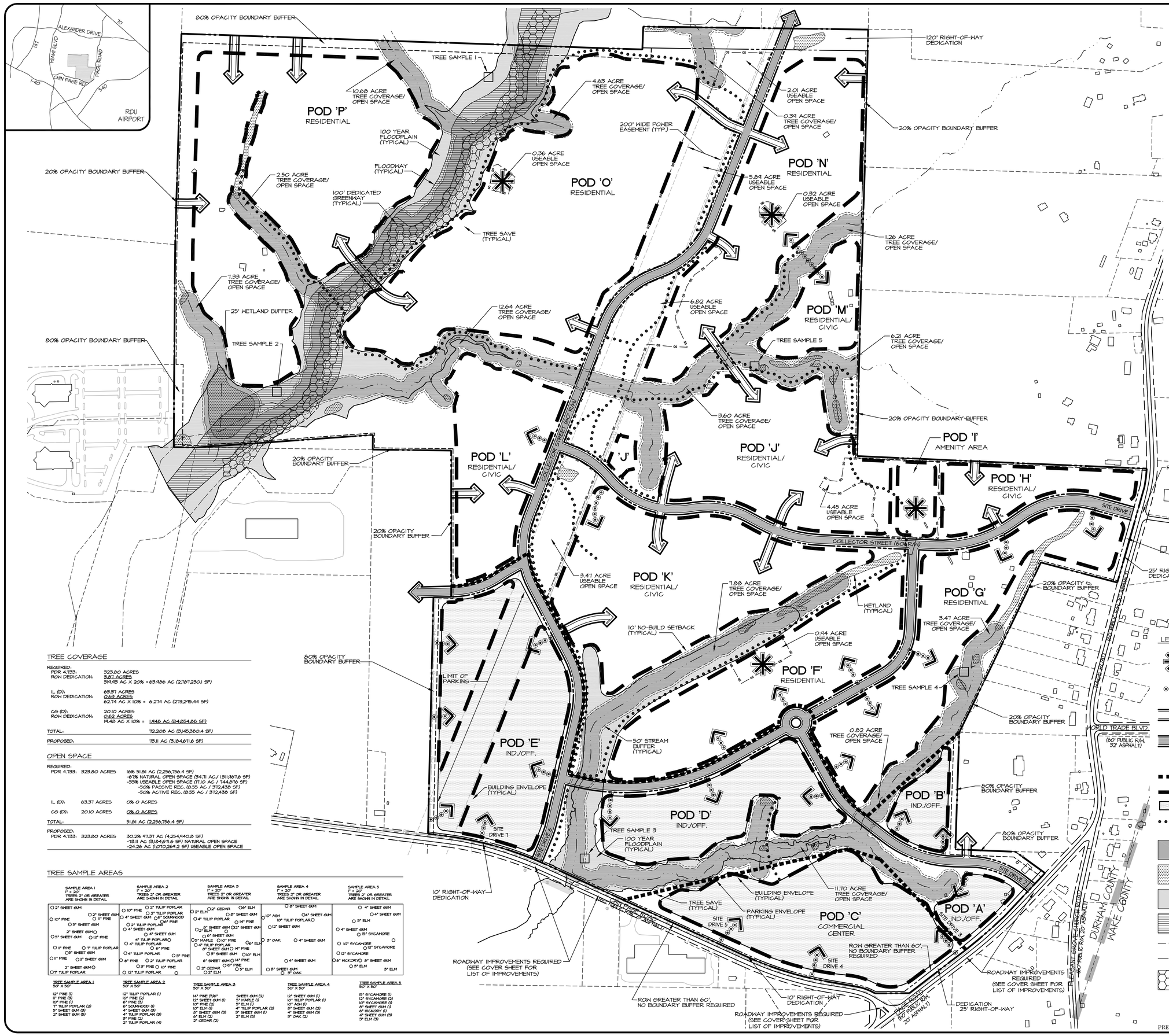
REVISIONS:

DEVELOPER:
READER & PARTNERS
8480 HONEYCUTT ROAD, SUITE 200
RALEIGH, NC 27615

BETHPAGE VILLAGE
PAGE ROAD
DURHAM, NORTH CAROLINA
EXISTING CONDITIONS

PROJECT NO:	CPR-11020
FILENAME:	CPR11020-XC1
DESIGNED BY:	RCZ
DRAWN BY:	RLU
SCALE:	1"=200'
DATE:	12-12-2011
SHEET NO.	EX-1

McADAMS



SITE DATA

TOTAL GROSS SITE AREA:	407.27 AC (17,740,681 SF)
-AREA WITHIN PDR ZONING:	323.80 AC (14,104,728 SF)
-AREA WITHIN IL (D) ZONING:	63.31 AC (2,760,341.2 SF)
-AREA WITHIN CG (D) ZONING:	20.10 AC (875,556 SF)
ROW DEDICATION:	-5.12 AC (223,027.2 SF)
TOTAL NET SITE AREA:	402.15 AC (17,517,654 SF)
AREA WITHIN FLOODWAY:	12.74 AC (551,132.4 SF)
AREA WITHIN FLOODWAY FRINGE:	11.69 AC (509,216.4 SF)
PIN #'S:	0758-01-20-0345 0758-03-11-2103 0758-03-12-7416 0748-03-44-1127
EXISTING ZONING:	IL, CG, RR
PROPOSED ZONING:	PDR 4.733, IL (D), CG (D)

POD DATA

COMMERCIAL:	150,000 S.F. (MAXIMUM)
INDUSTRIAL / OFFICE:	500,000 S.F. (MAXIMUM)
RESIDENTIAL WITHIN THE PDR-4.733 DISTRICT:	1,300 UNITS (MAXIMUM)

NOTE:

MIX OF PRODUCTS WILL BE DETERMINED AT TIME OF SITE PLAN SUBMITTAL WITHIN PARAMETERS OF TIA.

GENERAL NOTES

1. PERIMETER BOUNDARY BUFFERS ARE SUBJECT TO CHANGE BASED ON USE INTERNAL AND EXTERNAL TO THE SITE AT THE TIME OF DEVELOPMENT.
2. THIS SITE WILL BE DEVELOPED IN MULTIPLE PHASES.
3. THIS SITE WILL REQUIRE A TRAFFIC IMPACT ANALYSIS.
4. THERE WILL BE NO TREE COVERAGE AREA COUNTED IN THE POWER LINE EASEMENT.
5. ALL USEABLE OPEN SPACE WILL MEET THE STANDARDS SET FORTH IN SECTION 7.2.5 OF THE UDO.
6. A LARGE PORTION OF OPEN SPACE AND TREE COVERAGE OVERLAP, HOWEVER THERE ARE AREAS OF IMPROVED OPEN SPACE THAT CONTAIN NO TREE COVERAGE.
7. THE MINIMUM LINK/NODE RATIO WILL BE MET PER DURHAM UDO REQUIRMENTS.
8. 25' OF ADDITIONAL RIGHT-OF-WAY TO BE DEDICATED ALONG FRONTAGE OF PAGE ROAD.
9. 10' OF ADDITIONAL RIGHT-OF-WAY TO BE DEDICATED ALONG FRONTAGE OF CHIN PAGE ROAD.
10. ALL OPACITY BUFFERS WILL BE MET AT THE TIME OF SITE PLAN SUBMITTAL.

TREE COVERAGE

REQUIRED:		
PDR 4.733:	323.80 ACRES	
ROW DEDICATION:	3.87 ACRES	
	319.93 AC X 20% =	63.986 AC (2,787,230.1 SF)
IL (D):	63.31 ACRES	
ROW DEDICATION:	0.63 ACRES	
	62.74 AC X 10% =	6.274 AC (273,245.44 SF)
CG (D):	20.10 ACRES	
ROW DEDICATION:	0.62 ACRES	
	19.48 AC X 10% =	1.948 AC (84,854.88 SF)
TOTAL:		72.208 AC (3,145,380.4 SF)
PROPOSED:		73.11 AC (3,184,671.6 SF)

OPEN SPACE

REQUIRED:		
PDR 4.733: 323.80 ACRES		16% 51.81 AC (2,256,756.4 SF) -67% NATURAL OPEN SPACE (34.71 AC / 1,511,967.6 SF) -33% USEABLE OPEN SPACE (17.10 AC / 744,816 SF) -50% PASSIVE REC. (8.55 AC / 372,438 SF) -50% ACTIVE REC. (8.55 AC / 372,438 SF)
IL (D):	63.31 ACRES	0% 0 ACRES
CG (D):	20.10 ACRES	0% 0 ACRES
TOTAL:		51.81 AC (2,256,756.4 SF)
PROPOSED:		
PDR 4.733: 323.80 ACRES		30.2% 97.37 AC (4,254,940.8 SF) -73.11 AC (3,184,671.6 SF) NATURAL OPEN SPACE -24.26 AC (1,070,269.2 SF) USEABLE OPEN SPACE

TREE SAMPLE AREAS

SAMPLE AREA 1
1" = 20'
TREES 2" OR GREATER ARE SHOWN IN DETAIL

SAMPLE AREA 2
1" = 20'
TREES 2" OR GREATER ARE SHOWN IN DETAIL

SAMPLE AREA 3
1" = 20'
TREES 2" OR GREATER ARE SHOWN IN DETAIL

SAMPLE AREA 4
1" = 20'
TREES 2" OR GREATER ARE SHOWN IN DETAIL

SAMPLE AREA 5
1" = 20'
TREES 2" OR GREATER ARE SHOWN IN DETAIL

TREE SAMPLE AREA 1
50' X 50'

12" PINE (1)
11" PINE (5)
10" PINE (1)
7" TULIP POPLAR (2)
5" SHEET GUM (3)
2" SHEET GUM (5)

TREE SAMPLE AREA 2
50' X 50'

12" TULIP POPLAR (1)
10" PINE (2)
6" PINE (3)
6" SOURWOOD (1)
4" SHEET GUM (3)
4" TULIP POPLAR (3)
3" PINE (2)
2" TULIP POPLAR (4)

TREE SAMPLE AREA 3
50' X 50'

14" PINE (3)6"
12" SHEET GUM (1)
10" PINE (2)
10" ELM (1)
5" SHEET GUM (3)
6" ELM (2)
2" CEDAR (2)

SHEET GUM (2)
5" MAPLE (1)
5" ELM (1)
4" TULIP POPLAR (2)
3" SHEET GUM (1)
2" ELM (5)

TREE SAMPLE AREA 4
50' X 50'

12" SHEET GUM (1)
10" TULIP POPLAR (1)
10" ASH (1)
5" SHEET GUM (2)
4" SHEET GUM (3)
3" OAK (2)

TREE SAMPLE AREA 5
50' X 50'

15" SYCAMORE (1)
12" SYCAMORE (2)
10" SYCAMORE (1)
8" SHEET GUM (1)
6" HICKORY (1)
4" SHEET GUM (3)
3" ELM (3)

LEGEND

- CONCEPTUAL LOCATION OF IMPROVED OPEN SPACE AREAS. MAY INCLUDE ANY 2 OF THE FOLLOWING ELEMENTS: TOT LOT, POOL, PLAY FIELD, SWINGS, GAZEBO, BENCHES, SAND BOXES.
- CONCEPTUAL LOCATION OF PRIVATE VEHICULAR ACCESS POINTS.
- CONCEPTUAL LOCATION OF PUBLIC VEHICULAR ACCESS POINT WITH 50' RIGHT-OF-WAY.
- CONCEPTUAL LOCATION OF PUBLIC VEHICULAR CIRCULATION WITH 60' RIGHT-OF-WAY.
- ZONING BOUNDARY LINE
- BUILDING ENVELOPE.
- PARKING ENVELOPE
- CONCEPTUAL LOCATION OF 6' SOFT SURFACE & ASPHALT WALKING TRAILS.
- NEUSE STREAM BUFFER
- WETLANDS (SEE EX-1 FOR AREAS)
- FLOODPLAIN
- FLOODWAY
- OS/TC — TREE COVERAGE AND NATURAL/PASSIVE OPEN SPACE CREDITED TOWARDS REQUIRED AREA.
- OS — ACTIVE OPEN SPACE CREDITED TOWARDS REQUIRED AREA.
- 100' GREENWAY DEDICATION

GRAPHIC SCALE
200 0 100 200 400
1 inch = 200 ft.

PRELIMINARY DRAWING – NOT RELEASED FOR CONSTRUCTION

THE JOHN R. McADAMS COMPANY, INC.
ENGINEERS • PLANNERS • SURVEYORS • ENVIRONMENTAL
RESEARCH TRIANGLE PARK • CHARLOTTE
2905 Meridian Parkway, Durham NC 27713
800-733-5646 • www.johnrmcadams.com • License No. C-0293

NORTH CAROLINA PROFESSIONAL LANDSCAPE ARCHITECT SEAL 1155 ROBERT C. ZUMWALT

REVISIONS:

DEVELOPER:
READER & PARTNERS
8480 HONEYCUTT ROAD, SUITE 200
RALEIGH, NC 27615

BETHPAGE VILLAGE
PAGE ROAD
DURHAM, NORTH CAROLINA

PROPOSED PROPERTY IMPROVEMENTS PLAN

PROJECT NO.	CPR-11020
FILENAME:	CPR11020-DV1
DESIGNED BY:	RCZ
DRAWN BY:	RLU
SCALE:	1"=200'
DATE:	12-12-2011
SHEET NO.	DV-1

McADAMS

TOTAL SITE DATA

PIN / OWNER	0758-01-20-0345 ALFC-PAGE ROAD LLC 0758-03-11-2103 BETHPAGE ACQUISITION PARTNERS LLC 0758-03-12-7916 ALFC-PAGE ROAD LLC 0748-03-94-7127 ALFC-PAGE ROAD LLC
EXISTING ZONING	RR / CG / IL
PROPOSED ZONING	PDR 4.733/ CG(D) / IL(D)
PROPOSED USE	1300 RESIDENTIAL UNITS; 500,000 SF OFFICE; 150,000 SF COMMERCIAL
GROSS SITE AREA	407.27 AC (17,740,681 SF)
NET SITE AREA	402.15 AC (17,517,654 SF) (AFTER RIGHT-OF-WAY DEDICATION)
ROW DEDICATION	5.12 AC (223,027.2 SF)

TREE COVERAGE

REQUIRED:

PDR 4.733:	323.80 ACRES	
ROW DEDICATION:	3.87 ACRES	
	319.93 AC X 20% =	63.986 AC (2,787,230.1 SF)
IL (D):	63.37 ACRES	
ROW DEDICATION:	0.63 ACRES	
	62.74 AC X 10% =	6.274 AC (273,245.44 SF)
CG (D):	20.10 ACRES	
ROW DEDICATION:	0.62 ACRES	
	19.48 AC X 10% =	1.948 AC (84,854.88 SF)
TOTAL:		72.208 AC (3,145,380.4 SF)
PROPOSED:		73.11 AC (3,184,671.6 SF)

OPEN SPACE

REQUIRED:

PDR 4.733:	323.80 ACRES	16% 51.81 AC (2,256,756.4 SF) -67% NATURAL OPEN SPACE (34.71 AC./ 1,511,967.6 SF) -33% USEABLE OPEN SPACE (17.10 AC / 744,876 SF) -50% PASSIVE REC. (8.55 AC / 372,438 SF) -50% ACTIVE REC. (8.55 AC / 372,438 SF)
IL (D):	63.37 ACRES	0% 0 ACRES
CG (D):	20.10 ACRES	0% 0 ACRES
TOTAL:		51.81 AC (2,256,756.4 SF)

PROPOSED:

PDR 4.733:	323.80 ACRES	30.2% 97.37 AC (4,254,940.8 SF) -73.11 AC (3,184,671.6 SF) NATURAL OPEN SPACE -24.26 AC (1,070,269.2 SF) USEABLE OPEN SPACE

ZONING CG(D) SITE DATA

EXISTING ZONING	RR / CG / IL	
PROPOSED ZONING	CG (D)	
PROPOSED USES	ANY USES PERMITTED IN THE CG DISTRICT	
BUILDING FLOOR AREA	MAXIMUM 150,000 SF (17.13% COVERAGE)	
GROSS DISTRICT AREA	20.10 ACRES (875,556 SF) - 0.62 ACRES (27,007 SF) IN ROW DEDICATION	
NET DISTRICT AREA	19.47 ACRES (848,113.2 SF) (AFTER RIGHT-OF-WAY DEDICATION)	
FLOODFRINGE	N/A	
BUILDING SEPARATION	N/A	
SETBACK REQUIREMENTS	REQUIRED	SIDES ADJACENT TO PUBLIC STREETS: 25' SIDES ADJACENT TO RESIDENTIAL ZONES: 25' SIDES ADJACENT TO NON-RESIDENTIAL ZONES: 12.5' REAR ADJACENT TO RESIDENTIAL ZONES: 25' REAR ADJACENT TO NON-RESIDENTIAL ZONES: 12.5' ALL BUFFER STANDARDS FOUND ELSEWHERE IN THIS ORDINANCE SHALL APPLY.
	PROVIDED	SAME AS REQUIRED
BUILDING HEIGHT	MAXIMUM 50'	
PARKING SPACES	REQUIRED	- 5 PER 1,000 SF - REQUIRED PARKING FOR OUTPARCELS AND COMMERCIAL LOTS WILL VARY BASED UPON USES AND BUILDING SF
	PROVIDED	- 5 PER 1,000 SF - OUTPARCELS AND COMMERCIAL LOTS WILL HAVE THE MINIMUM REQUIRED BASED UPON USES AND BUILDING SF
H/C SPACES	REQUIRED	2% OF REQUIRED SPACES
	PROVIDED	MINIMUM REQUIRED BASED ON USES
H/C VAN SPACES	REQUIRED	1 PER 8 H/C SPACES
	PROVIDED	MINIMUM REQUIRED BASED ON USES
BICYCLE SPACES	REQUIRED	5% OF REQUIRED SPACES W/ 100 MAXIMUM
	PROVIDED	MINIMUM REQUIRED BASED ON USES
PROPOSED IMPERVIOUS SURFACE	MAXIMUM 13.63 ACRES (593,722.8 SF) 70% OF NET DISTRICT AREA	

* IMPERVIOUS SURFACE AREA CALCULATIONS ARE BASED UPON COMMERCIAL LAYOUT AND GENERAL USES OF COMMERCIAL LOTS. ACTUAL IMPERVIOUS NUMBER CALCS WILL BE CALCULATED AT SITE PLAN STAGE FOR PROPER USES AND ALL STORMWATER MANAGEMENT DEVICES WILL BE SIZED ACCORDINGLY WITHIN THE AREAS SHOWN.

ZONING CG(D) NOTES:

1. THE SITE WILL BE MASS GRADED IN ORDER TO BALANCE CUT AND FILL AND MEET GRADE AT THE ROADWAY.

2. THE LOCATIONS OF THE BUILDING AND PARKING AREAS AS SHOWN ON THIS PLAN ARE CONCEPTUAL. ACTUAL LOCATIONS MAY VARY WITHIN THE LIMITS OF THE BUILDING AND PARKING ENVELOPES IDENTIFIED ON SHEET DV-3.

3. AGGREGATE BUILDING HEIGHT AND SQUARE FOOTAGE AS SHOWN ON THE DEVELOPMENT PLAN IS CONCEPTUAL. ACTUAL SIZE OF BUILDING MAY VARY WITHIN LIMITS OF THE ZONING AND THE ALLOWABLE TRIP GENERATION PER THE APPROVED TIA.

4. STORM WATER MANAGEMENT FACILITIES FOR THE CG(D) ZONING DISTRICT TO BE PROVIDED WITHIN THE CG(D) ZONING DISTRICT.

ZONING IL(D) SITE DATA

EXISTING ZONING	RR / CG / IL	
PROPOSED ZONING	IL (D)	
PROPOSED USES	ANY USES PERMITTED WITHIN THE IL DISTRICT	
BUILDING FLOOR AREA	MAXIMUM 500,000 SF (18.11% COVERAGE)	
GROSS DISTRICT AREA	63.37 ACRES (2,760,397.2 SF) - 0.63 ACRES (27,254 SF) IN ROW DEDICATION	
NET DISTRICT AREA	62.74 ACRES (2,732,954.4 SF) (AFTER RIGHT-OF-WAY DEDICATION)	
FLOODFRINGE	1.73 ACRES (75,358.8 SF)	
SETBACK REQUIREMENTS	REQUIRED	STREET SIDES: BUILDING SETBACK - 40 FEET PARKING AREAS AND INTERNAL DRIVEWAYS - 20 FEET INTERNAL SIDES: FROM RESIDENTIALLY ZONED PROPERTY - 40 FEET FROM NONRESIDENTIALLY ZONED PROPERTY - 30 FEET
	PROVIDED	BUILDING SETBACK: 40 FEET PARKING SETBACK: 20 FEET
BUILDING HEIGHT	MAXIMUM 145'	
PARKING SPACES	REQUIRED	PARKING COUNT WILL VARY DEPENDENT ON USE. MINIMUM PARKING TO BE PROVIDED BASED UPON USE. THE USE WILL BE DETERMINED AT SITE PLAN STAGE.
	PROVIDED	MINIMUM REQUIRED BASED ON USES AND SQUARE FOOTAGE
H/C SPACES	REQUIRED	2% OF REQUIRED SPACES BASED ON USE
	PROVIDED	MINIMUM REQUIRED BASED ON USES
H/C VAN SPACES	REQUIRED	1 PER 8 H/C SPACES
	PROVIDED	MINIMUM REQUIRED BASED ON USES
BICYCLE SPACES	REQUIRED	5% OF REQUIRED SPACES W/ 100 MAXIMUM
	PROVIDED	MINIMUM REQUIRED BASED ON USES
PROPOSED IMPERVIOUS SURFACE	MAXIMUM 43.92 ACRES (1,913,155.2 SF) 70% OF NET DISTRICT AREA	

* IMPERVIOUS SURFACE AREA CALCULATIONS ARE BASED UPON OFFICE/INDUSTRIAL LAYOUT AND GENERAL USES OF OFFICE/INDUSTRIAL LOTS. ACTUAL IMPERVIOUS NUMBER CALCS WILL BE CALCULATED AT SITE PLAN STAGE FOR PROPER USES AND ALL STORMWATER MANAGEMENT DEVICES WILL BE SIZED ACCORDINGLY WITHIN THE AREAS SHOWN.

ZONING IL(D) NOTES:

1. THE SITE WILL BE MASS GRADED IN ORDER TO BALANCE CUT AND FILL AND MEET GRADE AT THE ROADWAY.

2. THE LOCATIONS OF BUILDING AND PARKING AREAS MAY VARY WITHIN THE LIMITS OF THE BUILDING AND PARKING ENVELOPES IDENTIFIED ON SHEET DV-1.

3. STORM WATER MANAGEMENT FACILITIES FOR THE IL (D) ZONING DISTRICT TO BE PROVIDED WITHIN THE PDR ZONING DISTRICT.

4. A MINOR SPECIAL USE PERMIT MAY BE SOUGHT TO OBTAIN A MAXIMUM BUILDING HEIGHT OF 145 FEET.

PDR SITE DATA

EXISTING ZONING	RR / CG / IL	
PROPOSED ZONING	PDR 4.733	
GROSS DISTRICT AREA	323.80 ACRES (14,104,728 SF) - 3.87 ACRES (168,571.2 SF) IN ROW DEDICATION	
NET DISTRICT AREA	319.93 ACRES (13,936,150 SF) (AFTER RIGHT-OF-WAY DEDICATION)	
FLOODWAY & BUFFERS	40.77 ACRES (1,775,941.2 SF)	
FLOODFRINGE	8.97 ACRES (390,733.2 SF)	
PROPOSED USE	RESIDENTIAL	
PROPOSED NUMBER OF UNITS	1300 RESIDENTIAL UNITS	
DENSITY	4.733 U/A	
STREET YARD	REQUIRED /PROPOSED	8'
BUILDING SEPARATION	APARTMENTS/ TOWNHOMES	REQUIRED /PROPOSED 10'
PROPOSED BUILDING HEIGHT	SINGLE-FAMILY	35' MAXIMUM
	MULTI-FAMILY	60' MAXIMUM
PARKING SPACES	REQUIRED	2 PER UNIT
	PROVIDED	SAME AS REQUIRED
PROPOSED IMPERVIOUS SURFACE	MAXIMUM 161.90 ACRES (7,052,364 SF) 50%	

PDR DENSITY CALCULATION:

TOTAL PDR SITE AREA:	323.80 AC
-RIGHT-OF-WAY DEDICATION:	3.87 AC (0% CREDIT)
-TOTAL FLOODWAY & BUFFERS AREA:	40.77 AC (0% CREDIT)
-FLOODFRINGE AREA (EXCLUDING BUFFERS):	8.97 AC (50% CREDIT) = 4.485 AC
ADJUSTED PDR SITE AREA:	274.675 AC
TOTAL PDR DENSITY:	1300 UNITS / 274.675 AC = 4.733 U/A

ZONING PDR NOTES:

1. DUE TO RELATIVELY NARROW LOT WIDTHS AND THE NATURE OF THE BUILDING PRODUCT, SOME PARTS OF THE SITE WILL BE MASS GRADED.

2. TRASH COLLECTION WILL BE HANDLED BY CURBSIDE RECEPTACLES AND AS OTHERWISE SPECIFIED BY THE DURHAM CODE.

3. ALL DEDICATED OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

4. STORMWATER MANAGEMENT FACILITIES FOR THE RESIDENTIAL DEVELOPMENT WILL BE PROVIDED WITHIN THE PDR ZONED SITE.

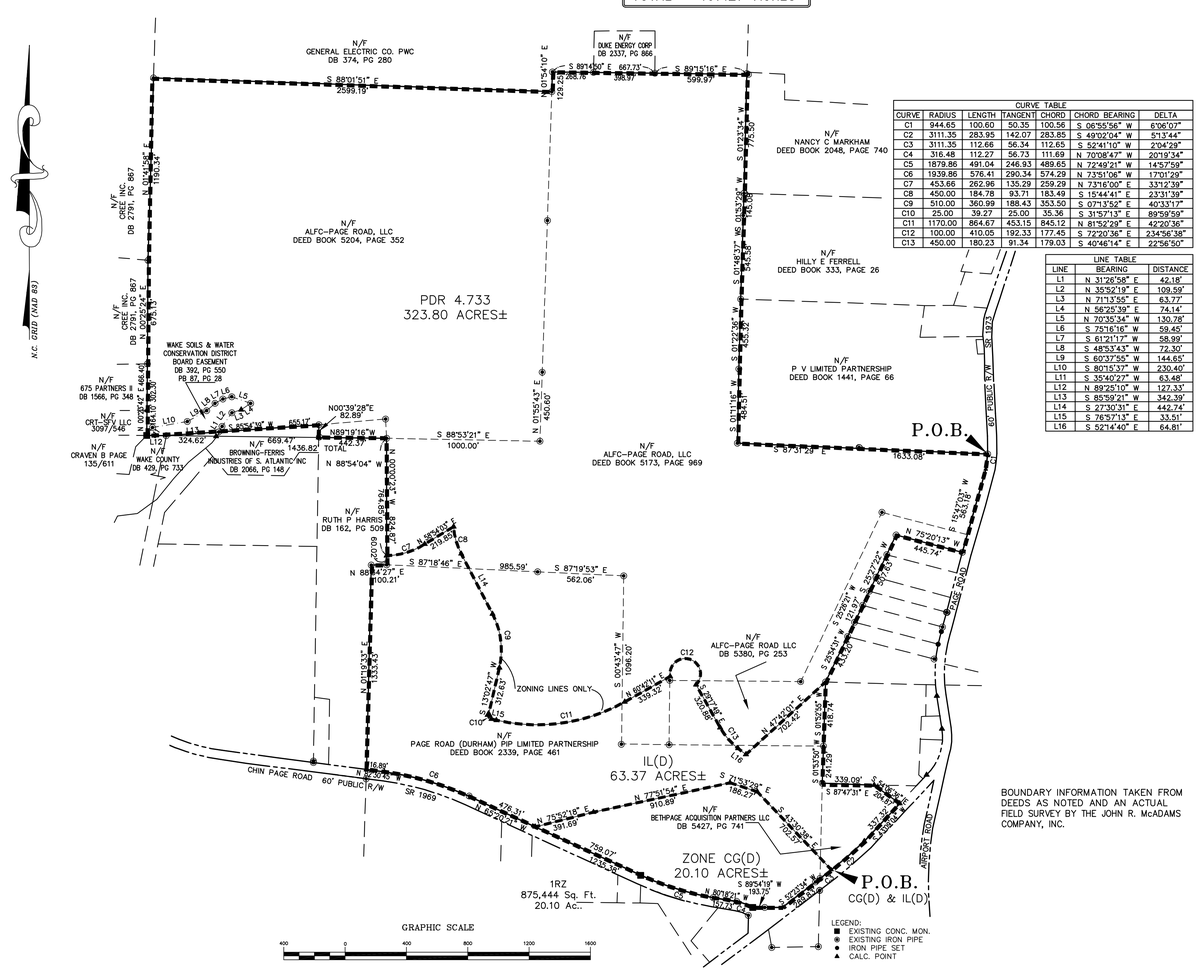
5. THE PLAN ON DV-3 IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. UNIT TYPE AND LOCATION AS WELL AS INTERNAL CIRCULATION IS SUBJECT TO CHANGE AS ALLOWED BY THE UDO.

PROPOSED ZONING EXHIBIT

ZONING MAP CHANGE NOT FOR CONVEYANCES OR SALES

AREA OF ZONING MAP CHANGE 407.27 ACRES±

PDR4.733	323.80 ACRES±
IL(D)	63.37 ACRES±
CG(D)	20.10 ACRES±
TOTAL	407.27 ACRES±



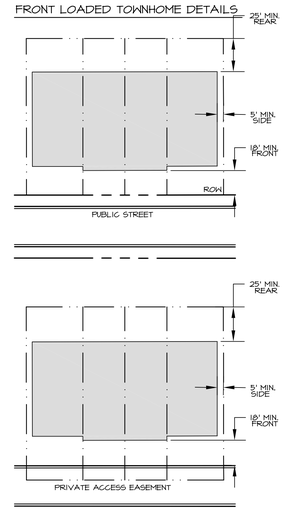
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	944.65	100.60	50.35	100.56	S 06°55'56" W	6°06'07"
C2	3111.35	283.95	142.07	283.85	S 49°10'04" W	5°13'44"
C3	3111.35	112.66	56.34	112.65	S 52°41'10" W	2°04'29"
C4	316.48	112.27	56.73	111.69	N 70°08'47" W	20°19'34"
C5	1879.86	491.04	246.93	489.65	N 72°49'21" W	14°57'59"
C6	1939.86	576.41	290.34	574.29	N 73°51'06" W	17°01'29"
C7	453.66	262.96	135.29	259.29	N 73°16'00" E	33°12'39"
C8	450.00	184.78	93.71	183.49	S 15°44'41" E	23°31'39"
C9	510.00	360.99	188.43	353.50	S 07°13'52" E	40°33'17"
C10	25.00	39.27	25.00	35.36	S 31°57'13" E	89°59'59"
C11	1170.00	864.67	453.15	845.12	N 81°52'29" E	42°20'36"
C12	100.00	410.05	192.33	177.45	S 72°20'36" E	234°56'38"
C13	450.00	180.23	91.34	179.03	S 40°46'14" E	22°56'50"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 31°26'58" E	42.18'
L2	N 35°52'19" E	109.59'
L3	N 71°13'55" E	63.77'
L4	N 56°25'39" E	74.14'
L5	N 70°35'34" W	130.78'
L6	S 75°16'16" W	59.45'
L7	S 61°21'17" W	58.99'
L8	S 48°53'43" W	72.30'
L9	S 60°37'55" W	144.65'
L10	S 80°15'37" W	230.40'
L11	S 35°40'27" W	63.48'
L12	N 89°25'10" W	127.33'
L13	S 85°59'21" W	342.39'
L14	S 27°30'31" E	442.74'
L15	S 76°57'13" E	33.51'
L16	S 52°14'40" E	64.81'

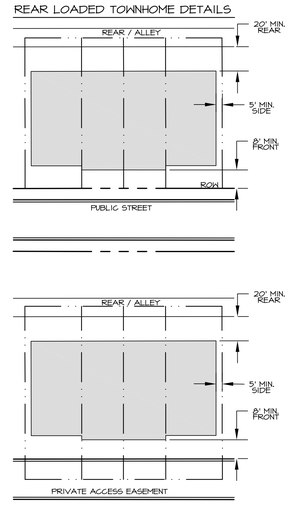
BOUNDARY INFORMATION TAKEN FROM DEEDS AS NOTED AND AN ACTUAL FIELD SURVEY BY THE JOHN R. McADAMS COMPANY, INC.

LEGEND:
- EXISTING CONC. MON.
- EXISTING IRON PIPE
- IRON PIPE SET
- CALC. POINT

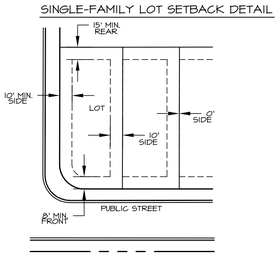
FRONT LOADED TOWNHOME DETAILS



REAR LOADED TOWNHOME DETAILS



SINGLE-FAMILY LOT SETBACK DETAIL



GENERAL NOTES:

1. STREET TREES AND LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH ZONING REQUIREMENTS. STREET TREES WILL BE PLANTED ON ALL STREET FRONTAGES AT A RATE OF 1 TREE/50 LF OF FRONTAGE. STREET TREES MAY BE COUNTED TOWARD THE PDR REQUIREMENT OF 15 TREES PER DWELLING UNIT. TREES WILL BE AT LEAST 2.5" IN CALIPER.

2. UTILITY AND STREET DESIGNS WILL BE IN COMPLIANCE WITH THE UNIFIED DEVELOPMENT ORDINANCE.

3. SIDEWALKS WILL BE INSTALLED AS REQUIRED BY THE UNIFIED DEVELOPMENT ORDINANCE.

4. ALL BUILDINGS MUST BE SET BACK 10' FROM STREAM BUFFER AND TREE COVERAGE AREAS.

5. THE SITE IS TO BE SERVED BY PUBLIC WATER AND COUNTY SEWER.

6. ANY OFF SITE WATER AND SEWER IMPROVEMENTS REQUIRED TO SERVE THIS DEVELOPMENT WILL BE COORDINATED WITH DURHAM ENGINEERING. A UTILITY EXTENSION AGREEMENT IS NEEDED BETWEEN THE DEVELOPER AND THE CITY BEFORE CONSTRUCTION DRAWINGS ARE SUBMITTED.

7. A SPECIMEN TREE SURVEY WILL BE REQUIRED TO BE SUBMITTED AT THE TIME OF PRELIMINARY PLAT/PLAN APPLICATION.

8. ALL STREETS SHOWN, EXCEPT FOR MULTI-FAMILY/TOWNHOME STREETS, ARE TO BE DEDICATED AS PUBLIC. TOWNHOME STREETS WILL BE PRIVATE ACCESS DRIVES.

9. BY REFERENCING ROADWAY IMPROVEMENTS ON THE PLAN, THE APPLICANT AGREES TO CONSTRUCT SAID IMPROVEMENTS PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY IN A MANNER THAT WILL ALLOW THEM TO FUNCTION AS NOTED ON THE PLAN AND IN ACCORDANCE WITH NCDOT AND CITY OF DURHAM STANDARDS AND POLICIES. THIS INCLUDES (WHERE APPROPRIATE) BUT IS NOT LIMITED TO: ADEQUATE TRANSITION TAPERS, ALIGNMENT OF LANES THROUGH INTERSECTIONS, ASSOCIATED SIGNAL MODIFICATIONS, PAVEMENT MARKINGS, ASSOCIATED SIGNAGE, CURB AND GUTTER, COORDINATION WITH OTHER PROPOSED ROADWAY IMPROVEMENTS AND BIKE LANES. THE APPLICANT ALSO ACCEPTS THE FINANCIAL RESPONSIBILITY FOR ACQUISITION OF ANY ADDITIONAL RIGHT-OF-WAY NECESSARY TO ACCOMMODATE THESE IMPROVEMENTS AND ANY REQUIRED SIDEWALK CONSTRUCTION.

10. THE SITE WILL COMPLY WITH THE ADOPTED OPEN SPACE, TRAILS, AND/OR GREENWAYS MASTER PLANS. THE IMPROVED OPEN SPACE AREAS ARE INDICATED BY THE ASTERISKS.

11. A TIA IS REQUIRED FOR THIS PROJECT.

12. SITE WILL ACCOMMODATE PROPOSED TRANSIT ACCOMMODATIONS ON PROSPECTIVE TTA CORRIDORS OR IF REQUESTED BY DATA OR TTA.

13. SITE WILL BE CONSTRUCTED IN PHASES.

14. GENERALIZED BICYCLE CIRCULATION SYSTEMS, INCLUDING BIKE LANES, PARKING PROVISIONS AND COMPLIANCE WITH ADOPTED MASTER PLAN OR TRAVEL DEMAND MANAGEMENT MEASURES WILL BE PROVIDED.

15. ALL PUBLIC SANITARY SEWER EASEMENTS ARE TO BE LOCATED IN OPEN SPACE.

16. THE PROJECT TIA HAS PREPARED BY THE JOHN R. McADAMS COMPANY INC. DATED JUNE 23, 2006.

SPECIAL CONDITIONS OF APPROVAL

1. ALL SIZES, MATERIALS, SLOPES, LOCATIONS, EXTENSIONS AND DEPTHS FOR ALL PROPOSED UTILITIES (WATERLINES, SANITARY SEWER LINES, AND STORM DRAINAGE CONVEYANCE SYSTEMS) SHALL BE REVIEWED AT SITE AND CONSTRUCTION DRAWING SUBMITTALS AND BE SUBJECT TO APPROVAL DURING THOSE SUBMITTALS BY THE CITY OF DURHAM PUBLIC WORKS DEPARTMENT BASED UPON THE DESIGN CRITERIA AND STANDARDS SET FORTH BY THE PUBLIC WORKS DEPARTMENT. THIS DEVELOPMENT SHALL BE SERVED BY GRAVITY SEWER.

2. ANNEXATION PETITION REQUIRED. ANNEXATION PETITION MUST BE DEEMED VALID BEFORE FINAL CONSTRUCTION DRAWINGS APPROVAL. CONTACT BUDGET AND MANAGEMENT SERVICES DEPARTMENT AT 560-4111.

3. THE DESIGNING PROFESSIONAL (A NCPE, NCPLS OR NCRLA-AS REQUIRED) WILL SUBMIT 3 SETS OF CONSTRUCTION DRAWINGS TO CITY ENGINEERING FOR REVIEW AND APPROVAL BEFORE STARTING CONSTRUCTION.

4. EXTENSION AGREEMENT REQUIRED (SUBMIT AFTER SITE PLAN APPROVED, BUT BEFORE CONSTRUCTION PLANS). CONTACT ENGINEERING DIVISION (560-4326, FAX 560-4316) WITH COMPLETE NAME (INDIVIDUAL, INC., CORP., ETC) AND TELEPHONE NUMBER OF ENTITY EXTENDING SERVICES TO THE SITE.

5. IF A HYDRANT IS PROPOSED A FIRE FLOW ANALYSIS IS REQUIRED. WATERLINE SIZE MAY CHANGE WITH FIRE FLOW ANALYSIS. CONTACT CITY ENGINEERING @ 560-4326 TO SCHEDULE FLOW TEST OR TO OBTAIN CURRENT SYSTEM DATA.

6. WATER PERMIT REQUIRED. SEWER PERMIT FROM DURHAM COUNTY REQUIRED. CONTACT COUNTY UTILITY DIVISION @ 560-7493.

PRELIMINARY DRAWING – NOT RELEASED FOR CONSTRUCTION

THE JOHN R. McADAMS COMPANY, INC.
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RESEARCH TRIANGLE PARK • CHARLOTTE
2905 Meridian Parkway, Durham NC 27713
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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 035195 ROBERT C. ZUMWALT

REVISIONS:

DEVELOPER:
READER & PARTNERS
8480 HONEYCUTT ROAD, SUITE 200
RALEIGH, NC 27615

BETHPAGE VILLAGE
PAGE ROAD
DURHAM, NORTH CAROLINA

SITE DATA

PROJECT NO.	CPR-11020
FILENAME:	CPR11020-DV2
DESIGNED BY:	RCZ
DRAWN BY:	RLU
SCALE:	N/A
DATE:	12-12-2011
SHEET NO.	DV-2

McADAMS