

Meadows At Southpoint

DEVELOPMENT PLAN

CASE # Z1200001

DATE: 2-13-12

REVISIONS:

DATE: 6-6-12 Per CoD Comments

DATE: 7-5-12 Per CoD Comments

DATE: 10-15-12 Add Text Commitments

APPLICANT/OWNER:

MEADOWS LAND INVESTMENT, LLC
8801 FAST PARK DRIVE, SUITE 301
RALEIGH, NC 27617
CONTACT: JIM ANDERSON
PH - 919.417.0057

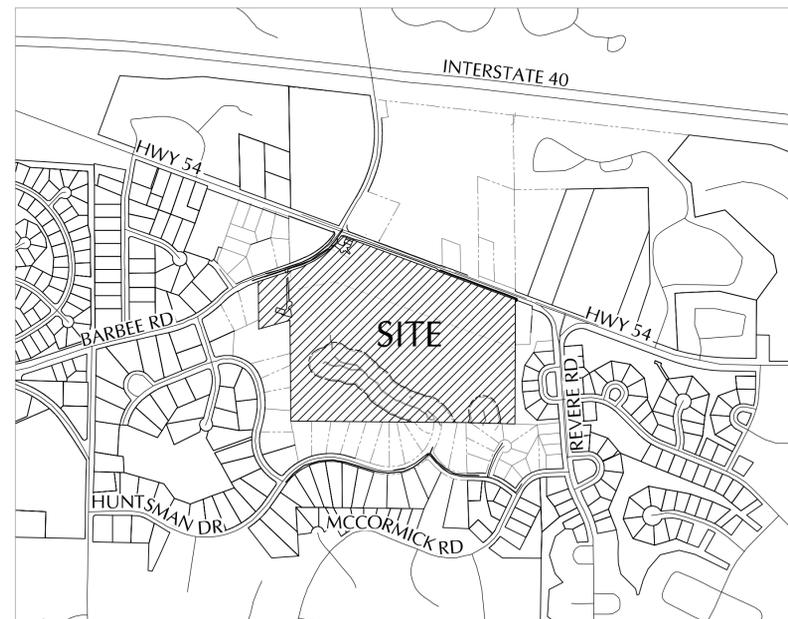
PARCEL INFORMATION:

TRACT 1 PID 152972 PIN 0728-04-54-0087_SPL (PARTIAL)
LOCATION: 6437 BARBEE RD.
OWNER: THOMAS EARL MADDRY, SR.
6437 BARBEE RD.
DURHAM, NC 27713

TRACT 2 PID 152970 PIN 0728-03-44-3293
LOCATION: 1102 NC 54 HWY
OWNER: QUALITY OILCOMPANY LLC
PO BOX 2736, 1540 SILAS CREEK PARKWAY
WINSTON SALEM, NC 27102-2736

TRACT 3 PID 152014 PIN 0728-03-34-9090
LOCATION: 6525 BARBEE RD
OWNER: THOMAS E. MADDRY, JR.
6525 BARBEE RD
DURHAM, NC 27713

VICINITY MAP



CONSULTANT:

HadenStanziale

planning
landscape architecture
civil engineering

Wachovia Plaza 919.286.7440
2200 W. Main St., Ste. 560 919.286.7889
Durham, NC 27705 www.hadenstanziale.com
ROBERT SHUNK
RSHUNK@HADENSTANZIALE.COM

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Suite 100 FAX: 919.878.5416
Raleigh, NC 27609 RYNAL STEPHENSON, PE
rstephenson@rameykemp.com

INDEX OF DRAWINGS

DP-1.0 EXISTING CONDITIONS PLAN
DP-2.0 PROPOSED DEVELOPMENT PLAN

SITE DATA:

- GROSS SITE ACREAGE: 49.79 AC
- EXISTING ZONING: RR-36.41 AC/OI-12.72 AC/RS-20-0.66 AC
- PROPOSED ZONING: CG(D) - 7.71 ACRES
OI(D) - 42.08 ACRES
- OVERLAY DISTRICT: F/J-B, MTC (PARTIAL)
- RIVER BASIN: CAPE FEAR



TEXT COMMITMENTS:

- THE OI DISTRICT EAST OF THE LINE SHOWN ON SHEET DP-2.0 THAT EXTENDS FROM THE PROPERTY LINE WITH A BEARING OF S 00°28'43" AND DISTANCE OF 772.62' TO BARBEE ROAD SHALL BE LIMITED TO APARTMENTS, TOWNHOUSES AND THEIR ACCESSORY USES. NO NEW USES SHALL BE LOCATED WEST OF SAID LINE.
 - WATER AERATION MEASURES WILL BE PROVIDED IN THE ALL STORMWATER CONTROL MEASURES (SCM) THAT ARE DESIGNED WITH A PERMANENT POOL.
 - ON THE COMMERCIAL ZONED PROPERTY, USES ARE LIMITED TO 1) FUEL SALES AND 2) SELF STORAGE. THE GAS STATION BUILDING SHALL NOT EXCEED 1500 SF OF HEATED AREA, AND NOT MORE THAN 1000 SF OF THAT AREA SHALL BE USED FOR RETAIL SALES. THE SELF STORAGE SHALL BE 100% INDOOR STORAGE, AND ACCESSORY OFFICES, RETAIL, AND RESIDENCE SHALL BE ALLOWED.
- PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT:
- DEDICATE RIGHT-OF-WAY FOR THE NC 54 SITE FRONTAGE AS ILLUSTRATED ON SHEET DP-2.0.
 - DEDICATE ADDITIONAL RIGHT-OF-WAY FOR THE FRONTAGE OF THE SITE ALONG BARBEE ROAD TO PROVIDE A MINIMUM OF 10 FT. OF RIGHT-OF-WAY AS MEASURED FROM THE EDGE OF PAVEMENT / BACK-OF-CURB.
- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY:
- A MINIMUM OF 4 FT. OF ADDITIONAL ASPHALT (IN ADDITION TO THE PROPOSED TURN-LANE IMPROVEMENTS) WILL BE PROVIDED FOR THE FULL FRONTAGE OF THE SITE ALONG THE SOUTH SIDE OF NC 54 AND THE EAST SIDE OF BARBEE ROAD. THE ADDITIONAL ASPHALT WIDENING WILL BE PROVIDED TO ALLOW FOR A BICYCLE LANE.
 - SUBJECT TO A DETERMINATION BY DATA AND TTA ON THE NEED FOR TRANSIT RELATED IMPROVEMENTS AT THE TIME OF SITE PLAN SUBMITTAL, CONSTRUCT A BUS PULL-OUT AND A CONCRETE PAD/BUS SHELTER TO DATA/TTA SPECIFICATIONS ALONG THE SOUTH SIDE OF NC 54 ADJACENT TO THE SITE. THE FINAL LOCATION OF THE PULL-OUT AND PAD/SHELTER WILL DETERMINED BY DATA/TTA DURING THE CONSTRUCTION DRAWING REVIEW PROCESS.

NC 54 AND BARBEE ROAD

- INSTALL PROTECTED-PERMITTED LEFT-TURN PHASING FOR NORTHBOUND BARBEE ROAD.
- INSTALL AN OVER-LAP PHASE FOR THE WESTBOUND RIGHT-TURN ON NC 54.
- EXTEND THE NORTHBOUND LEFT-TURN LANE ON BARBEE ROAD TO PROVIDE ADEQUATE STORAGE WITH A TWO-WAY LEFT-TURN BETWEEN THE NORTHBOUND LEFT-TURN LANE AND THE SOUTHBOUND LEFT-TURN LANE AT SITE DRIVEWAY #1.

BARBEE ROAD AND SITE DRIVEWAY #1 (FULL ACCESS)

- CONSTRUCT A NORTHBOUND RIGHT-TURN LANE ON BARBEE ROAD AT SITE DRIVEWAY #1 WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS.
- CONSTRUCT A SOUTHBOUND LEFT-TURN LANE ON BARBEE ROAD TO PROVIDE ADEQUATE STORAGE WITH A TWO-WAY LEFT-TURN BETWEEN THE SOUTHBOUND LEFT-TURN LANE AND THE NORTHBOUND LEFT-TURN LANE AT NC 54.
- CONSTRUCT SITE DRIVEWAY #1 WITH ONE INGRESS LANE AND TWO EGRESS LANES WITH AN APPROPRIATE INTERNAL TANGENT THROAT DISTANCE.

NC 54 AND SITE DRIVEWAY #2 (LEFT-OVER ACCESS)

- CONSTRUCT AN EASTBOUND RIGHT-TURN LANE ON NC 54 AT SITE DRIVEWAY #2 WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS.
- CONSTRUCT A WESTBOUND LEFT-TURN LANE ON NC 54 AT SITE DRIVEWAY #2 TO PROVIDE ADEQUATE STORAGE WITH A TWO-WAY LEFT-TURN BETWEEN THE WESTBOUND LEFT-TURN LANE AT SITE DRIVEWAY #2 AND THE WESTBOUND LEFT-TURN LANE AT SITE DRIVEWAY #3.
- CONSTRUCT A CENTER MEDIAN ON NC 54 PER NCDOT STANDARDS TO LIMIT THE ACCESS FOR SITE DRIVEWAY #2 TO LEFT-IN / RIGHT-IN AND RIGHT-OUT ONLY.
- CONSTRUCT SITE DRIVEWAY #2 WITH ONE INGRESS LANE AND ONE EGRESS LANE WITH AN APPROPRIATE INTERNAL TANGENT THROAT DISTANCE.

NC 54 AND SITE DRIVEWAY #3 (FULL ACCESS)

- CONSTRUCT AN EASTBOUND RIGHT-TURN LANE ON NC 54 AT SITE DRIVEWAY #3 WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS.
- CONSTRUCT A WESTBOUND LEFT-TURN LANE ON NC 54 AT SITE DRIVEWAY #3 TO PROVIDE ADEQUATE STORAGE WITH A TWO-WAY LEFT-TURN BETWEEN THE WESTBOUND LEFT-TURN LANE AT SITE DRIVEWAY #3 AND THE WESTBOUND LEFT-TURN LANE AT REVERE ROAD.
- CONSTRUCT SITE DRIVEWAY #3 WITH ONE INGRESS LANE AND TWO EGRESS LANES WITH AN APPROPRIATE INTERNAL TANGENT THROAT DISTANCE.

BARBEE ROAD AND GRANDALE DRIVE

- CONSTRUCT A WESTBOUND LEFT-TURN LANE ON BARBEE ROAD WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS.

NC 54 AND SITE DRIVEWAY TO PARCEL 0728-04-53-9825

- CONSTRUCT AN EASTBOUND RIGHT-TURN LANE ON NC 54 AT THE SITE DRIVEWAY WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS.

NC 54 AND SITE DRIVEWAY TO PARCEL 0728-04-54-7507

- CONSTRUCT AN WESTBOUND RIGHT-TURN LANE ON NC 54 AT THE SITE DRIVEWAY WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS.

SUMMARY OF IMPROVEMENTS REQUIRED BY OTHERS WHICH MAY ALSO BE REQUIRED OF THIS DEVELOPMENT:

- CONSTRUCT A NORTHBOUND LEFT-TURN LANE ON GRANDALE DRIVE WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS.

GENERAL NOTES:

- 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.
- A LAND USE PLAN AMENDMENT HAS BEEN SUBMITTED FOR A PORTION OF THIS PROJECT.
- THE ROADWAY IMPROVEMENTS MAY BE PHASED AT THE SITE PLAN SUBMITTAL STAGE WITH A TRAFFIC PHASING PLAN (ACCEPTABLE TO CITY TRANSPORTATION AND NCDOT).
- A TRAFFIC IMPACT ANALYSIS (TIA) DATED 2/10/12 WAS PREPARED BY RAMEY KEMP AND ASSOCIATES.

DESIGN COMMITMENTS:

APARTMENT DESIGN GUIDELINES

- This style uses elements from the Craftsman Style such as brackets and covered porches in the multiple building configurations.
- The apartment buildings, club house and garage roofs will be pitched. Roofing material will be Asphalt shingles.
- The apartment facades will be constructed with cement-fiber plank and/or cement-fiber panels. Brick and/or cultured stone will be used as accent materials. The garages will be constructed with cement-fiber plank or cement-fiber panels.
- Each unit will have a patio or balcony.

STORAGE UNIT DESIGN GUIDELINES

- The self-storage buildings will have no general architectural style.
- The building roofs will be either 1) pitched, with asphalt shingle or metal roofing, or 2) flat.
- The self-storage buildings facades will include one or more of the following materials: brick, natural or cultured stone, EIFS or similar product, cement-fiber planks and/or cement-fiber panels, vinyl or metal.
- There will be no distinctive architectural features.

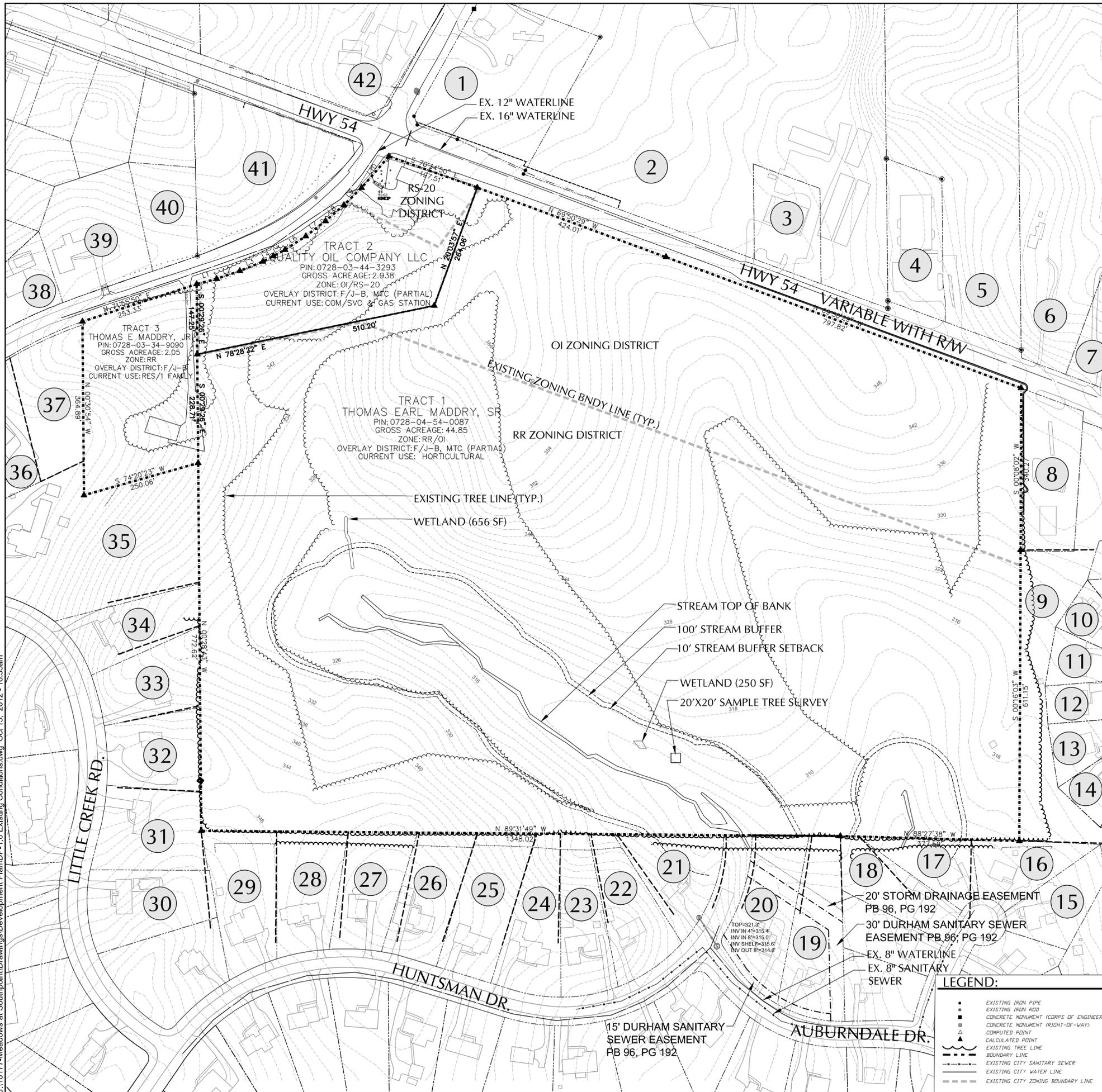
GAS STATION DESIGN GUIDELINES

- The gas station building will have no general architectural style.
- The building roofs will be either 1) pitched, with asphalt shingle or metal roofing, or 2) flat.
- The gas station building facades will include one or more of the following materials: brick, natural or cultured stone, EIFS or similar product, cement-fiber planks and/or cement-fiber panels, vinyl or metal.
- There will be no distinctive architectural features.

APPROVAL STAMP:



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SITE DATA:

SITE SUMMARY:

1. SITE ACREAGE : 49.79 AC
2. EXISTING FUTURE LAND USE MAP: OFFICE
3. EXISTING ZONING: RR-36.41 AC, OI-12.72 AC, RS-20-0.66 AC
4. EXISTING USES: VACANT RES/DEVELOPER, RES/1-FAMILY, COM/SVC & GAS STATION
5. TIER: SUBURBAN, INSIDE UGA
6. RIVER BASIN: CAPE FEAR
7. OVERLAY DISTRICT: F/J-B

MAP NOTES:

1. BOUNDARY SURVEY PROVIDED BY JOHN R. MCADAMS COMPANY, DATED OCTOBER 6, 2011.
2. NO FIELD WORK HAS BEEN PERFORMED FOR ZONING BOUNDARY.
3. BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID (NAD83) AS TAKEN FROM SURVEY LISTED IN REFERENCE NO. 1 BELOW.
4. REFERENCES:
 - (1) SURVEY ENTITLED "MEADOWS AT SOUTHPOINT - BOUNDARY SURVEY" PREPARED BY THE JOHN R. MCADAMS COMPANY, INC. DATED 9-16-2011.
 - (2) SURVEY ENTITLED "BOUNDARY AND PARTIAL TOPOGRAPHICAL SURVEY FOR QUALITY OIL COMPANY, LLC" BY ROBINSON & PLANTE, P.C., DATED 1-5-2010.
5. PIN: 0728-03-44-3293, 0728-04-54-0087 & 0728-03-34-9090
6. ADJACENT PLANIMETRIC DATA PROVIDED BY DURHAM GIS.
7. THE LONG RANGE BICYCLE PLAN REQUIRES AN OUTSIDE BIKE LANE ALONG NC 54 AND BARBEE ROAD.

RESOURCE PROTECTION ORDINANCE COMPLIANCE:

1. FLOODPLAIN: ACCORDING TO FEMA MAP PANEL 3720072800I, DATED MAY 2, 2006. THERE ARE NO PORTIONS OF THE SUBJECT PROPERTY THAT LIES IN A DESIGNATED 100 YEAR FLOOD HAZARD ZONE.
2. WETLANDS: YES (656 SF)
3. STREAM BUFFER: YES, 6.75 AC (294,001 SF)
4. STEEP SLOPES: NONE
5. THERE ARE NO HISTORIC INVENTORY SITES ON THE PROPERTY.
6. GREENWAYS AND OPEN SPACE:
7. TREE COVERAGE: A PORTION OF THE SITE ALONG ITS BOUNDARY, WITHIN THE STREAM BUFFER AND ISOLATED AREAS AS DESIGNATED BY THE TREE LINE ON SHEET DP-1.0 CONTAIN MIXED HARDWOOD SPECIES AND PINE RANGING IN SIZE FROM UNDERSTORY TREES TO LARGE CANOPY TREES. THE INTERIOR AREAS OF THE SITE HAVE BEEN CLEARED.

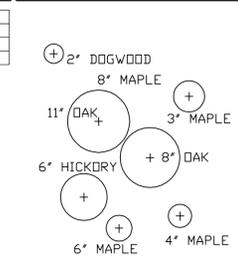
SURROUNDING PROPERTY OWNERSHIP INFORMATION:

#	OWNER NAME	SITE ADDRESS	PIN NO.	EXISTING USE	EX. ZONING/ TIER	OVERLAY	ACRES
1	MADDY THOMAS EARL JR., MADDY THOMAS EARL III	6445 BARBEE RD	0728-03-44-7663	VACANT	OI/RS-20	F/J-B	1.86
2	MADDY THOMAS EARL	6437 BARBEE RD	0728-04-54-0087 SP1 (PARTIAL)	PRESENT-USE/ HORTICULTURAL	OI	F/J-B	22.68
3	MADDY & COMPANY INC	1401 NC 54 HWY	0728-04-54-3375	COM/ GREENHOUSES	RR	F/J-B	0.64
4	LANDMARK INVESTMENT PROPERTIES LLC	1405 NC 54 HWY	0728-04-54-6331	CMNTY SV/CHILD DAY-CARE	OI	F/J-B	0.81
5	MAV'DAY ASSOC	1413 NC 54 HWY	0728-04-54-7507	VACANT	OI	F/J-B	4.11
6	MULLEN JOHN NY M	MULLEN BEN MASTERS 1429 E NC 54 HWY	0728-04-64-0409	COM/RES/LOT-SML TRACT	OI	F/J-B	4.60
7	MULLEN JOHN NY M	MULLEN BEN MASTERS 1431 E NC 54 HWY	0728-04-64-2422	RES/1-FAMILY	OI	F/J-B	4.18
8	ALPHIN OLIVER W	OLIVER BILLIE C 1426 NC 54 HWY	0728-04-53-9825	COM/ OFFICE BLDG	OI	F/J-B	0.86
9	PARKWOOD ASSOCIATION INC	4602 REVERE RD	0728-04-53-8494	VAC RES/HOME-OWNERS ASSOC	RS-10	F/J-B	2.19
10	CROTEAU DEBORAH LEE GARNETT LAWRENCE ADAM	4 HALEDON CIR	0728-04-63-0521	RES/1-FAMILY	RS-10	F/J-B	0.26
11	SIMMONS JEFFREY	SIMMONS JANET L 6 HALEDON CIR	0728-04-53-9483	RES/1-FAMILY	RS-10	F/J-B	0.26
12	DONIS ELIDA	8 HALEDON CIR	0728-04-53-9374	RES/1-FAMILY	RS-10	F/J-B	0.23
13	TING SHI CHIANG	10 HALEDON CIR	0728-04-53-9285	RES/1-FAMILY	RS-10	F/J-B	0.30
14	BOBROWICZ ADRIAN	12 HALEDON CIR	0728-04-63-0127	RES/1-FAMILY	RS-10	F/J-B	0.30
15	MESCHTER CARL R	MESCHTER MARY K 110 LARMACK CT	0728-04-52-9911	RES/1-FAMILY	RS-10	F/J-B	0.54
16	DOBBS MARY USA	111 LARMACK CT	0728-04-52-8959	RES/1-FAMILY	RS-10	F/J-B	0.52
17	CAIN RONALD C	109 LARMACK CT	0728-04-52-7909	RES/1-FAMILY	RS-10	F/J-B	0.45
18	SUTT MICHAEL T	SUTT LINDA M 107 LARMACK CT	0728-04-52-6904	RES/1-FAMILY	RR	F/J-B	0.59
19	LEHMAN ELMER PHILIP	1403 AUBURNDALE DR	0728-04-52-4838	RES/1-FAMILY	RR	F/J-B	0.91
20	LAUCHER THOMAS M	1403 AUBURNDALE DR	0728-04-52-3921	RES/1-FAMILY	RR	F/J-B	0.85
21	MILLER CLARA E	1305 HUNTSMAN DR	0728-04-52-1938	RES/1-FAMILY	RR	F/J-B	0.67
22	PERANGELO HENRY	PERANGELO LINDA 1219 HUNTSMAN DR	0728-04-52-0858	RES/1-FAMILY	RR	F/J-B	0.74
23	BROWNING JEFFERY H	BROWNING RUTH A 1211 HUNTSMAN DR	0728-04-42-9839	RES/1-FAMILY	RR	F/J-B	0.75
24	NEEL CHARLES	HUMPHREY EMILY 1205 HUNTSMAN DR	0728-03-42-8950	RES/1-FAMILY	RR	F/J-B	0.74
25	WEAR DAVID N	WEAR PEGGY S 1201 HUNTSMAN DR	0728-03-42-7921	RES/1-FAMILY	RR	F/J-B	0.85
26	HARRIS CHARLES ALLEN HARRIS AMY TORLONE	1121 HUNTSMAN DR	0728-03-42-6903	RES/1-FAMILY	RR	F/J-B	0.75
27	LECLAIR PAUL T	LECLAIR SUSAN S 1117 HUNTSMAN DR	0728-03-42-4985	RES/1-FAMILY	RR	F/J-B	0.73
28	CRIS MICHAELA	CRIS JUANITA D 1109 HUNTSMAN DR	0728-03-42-3945	RES/1-FAMILY	RR	F/J-B	0.75
29	MATHEWS BRANTLEY MARY	1109 HUNTSMAN DR	0728-03-42-2923	RES/1-FAMILY	RR	F/J-B	0.86
30	CELENZA NICHOLAS	CELENZA DIANA E 1237 LITTLE CREEK RD	0728-03-42-0921	RES/1-FAMILY	RR	F/J-B	0.85
31	SIMMONS WILLIAM J	SIMMONS JANET L 1229 LITTLE CREEK RD	0728-03-43-0047	RES/1-FAMILY	RR	F/J-B	0.87
32	TATE JONATHAN C	TATE FAITH D 1223 LITTLE CREEK RD	0728-03-43-0233	RES/1-FAMILY	RR	F/J-B	0.70
33	CARTER ELLI TRUSTEE	1219 LITTLE CREEK RD	0728-03-43-0317	RES/1-FAMILY	RR	F/J-B	0.71
34	SMITH JOHN N	SMITH LAURA B 1215 LITTLE CREEK RD	0728-03-33-9570	RES/1-FAMILY	RR	F/J-B	0.69
35	GILROY DANIEL X	LE THU H 1205 LITTLE CREEK RD	0728-03-33-8668	RES/1-FAMILY	RR	F/J-B	2.58
36	BOYD DONALD D	BOYD LINDA E 6603 BARBEE RD	0728-03-33-6990	RES/1-FAMILY	RR	F/J-B	0.76
37	BOYD DONALD D	BOYD LINDA E 6533 BARBEE RD	0728-03-33-8927	VAC RES/ LOT-SML TRACT	RR	F/J-B	0.84
38	ADAMS MARVIN W	ADAMS ELEANOR W 6530 BARBEE RD	0728-03-34-7242	RES/1-FAMILY	RR	F/J-B	0.90
39	FERRILL LOWELL WARREN, FERRILL DONNA REED	6526 BARBEE RD	0728-03-34-8391	RES/1-FAMILY	RR	F/J-B	0.53
40	RICE BRIAN L	6502 BARBEE RD	0728-03-44-0346	VAC RES/ LOT-SML TRACT	RR	F/J-B	0.70
41	MADDY WILLARD C	MADDY BETTY J 1004 NC 54 HWY	0728-03-44-2457	VACANT LAND (LUNDIE)	RR/RS-20	F/J-B	1.70
42	MADDY THOMAS EARL	6452 BARBEE RD	0728-03-45-4123	PRESENT-USE/ HORTICULTURAL	RS-20	F/J-B	13.21

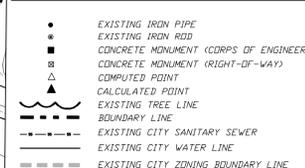
LINE AND CURVE TABLES

CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD DIRECTION
C1	164.00	41.54	20.88	41.43	S 01°13'14" W
C2	120.00	68.43	35.17	67.90	S 42°58'21" E

SAMPLE SURVEY:



LEGEND:



PIN: 0728-04-54-0087, SPL
PIN: 0728-03-44-3293
PIN: 0728-03-34-9090

DEVELOPMENT PLAN

MEADOWS AT SOUTHPOINT

VICINITY MAP:



SEAL:



CLIENT:
MEADOWS LAND INVESTMENT, LLC
8801 FAST PARK DRIVE, SUITE 301
RALEIGH, NC 27617
CONTACT: JIM ANDERSON
PH - 919.417.0057

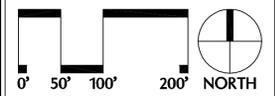
CONSULTANTS:

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rstephenson@ramsky.com

REVISIONS:

- 06-06-2012 Per COD Comments
- 07-3-2012 Per COD Comments

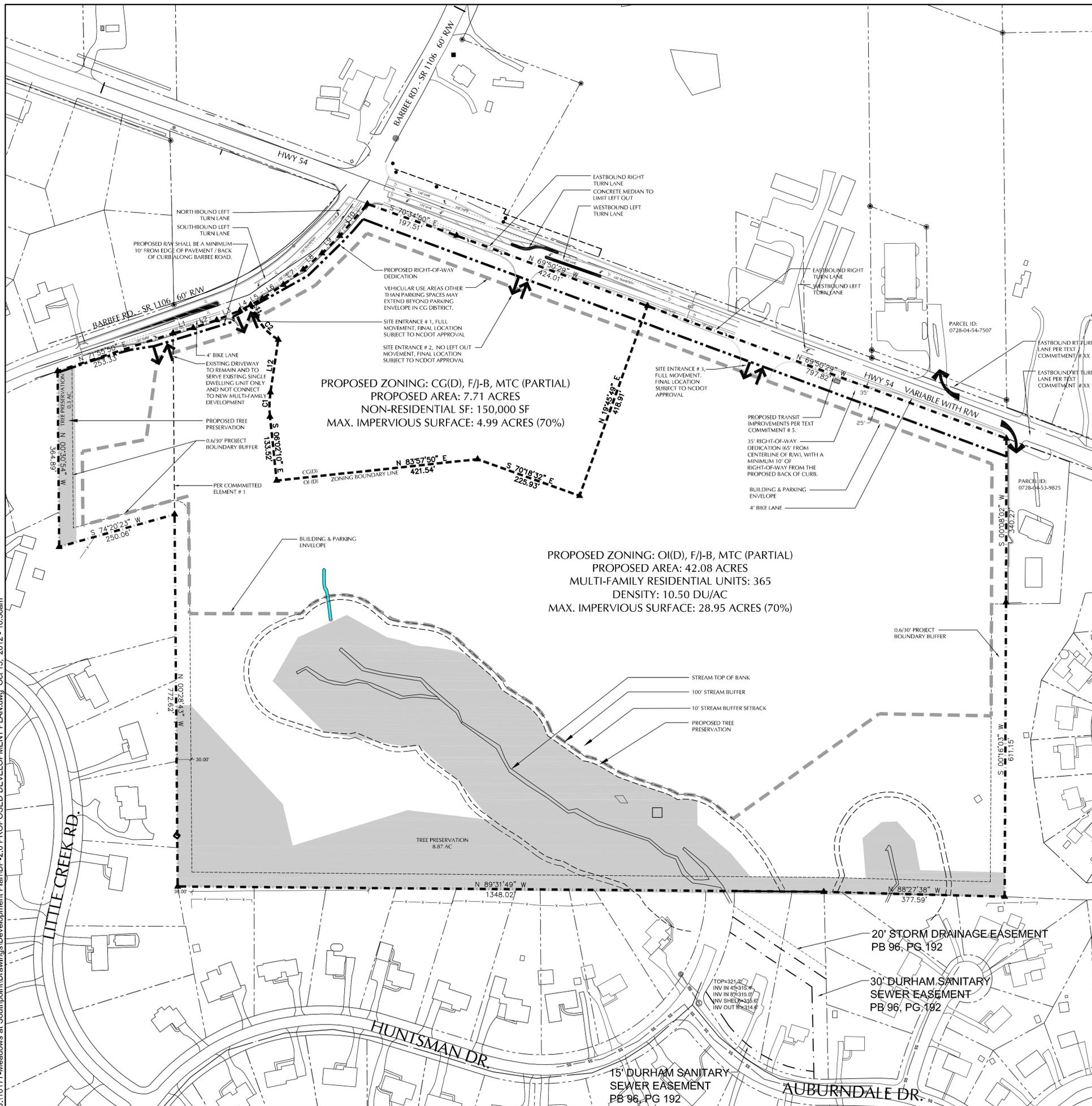


SCALE: 1" = 100'
DATE: 2-13-12
PROJECT NUMBER: 10177
FILE NAME: DP-1.0 EXISTING COND.
DRAWN BY: RV
APPROVED BY: RCS

TITLE:
EXISTING CONDITIONS PLAN

SHEET: **DP-1.0**

J:\10177-Meadows at Southpoint\Drawings\Development Plan\DP-2.0 PROPOSED DEVELOPMENT PLAN.dwg, Oct 15, 2012 - 10:36am



SITE DATA:

SITE SUMMARY:

- GROSS SITE ACREAGE: 49.79 AC
- ADJUSTED GROSS ACREAGE: 48.48 AC
- NET ACREAGE BREAKDOWN (FOR PURPOSES OF DENSITY CALCULATION):

Total CG(D) Area (Gross)	7.71
NC S4 R/w Dedication	0.50
Barbee Rd. R/w Dedication	0.08
CG (D) Area (Net)	7.13

OI (D) Area (Gross)	42.08
Stream buffer area	6.51
NC S4 R/w Dedication	0.65
Barbee Rd. R/w Dedication	0.08
OI (D) Net Area	34.84

TREE COVERAGE SUMMARY:

- REQUIRED TREE PRESERVATION FOR TOTAL SITE: 8.98 ACRES (18.52%)
 10% OF 7.13 ACRES/CG(D) = 0.71 AC
 20% OF 41.35 ACRES/OI(D) = 8.27 AC
- PROPOSED TREE PRESERVATION: 9.17 ACRES (18.92%)

LINE AND CURVE TABLES

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD DIRECTION
C1	200.00	59.66	23.47	59.53	S 01°13'14" W
C2	120.00	68.43	35.17	67.50	S 42°56'21" E

LINE TABLE		
LINE	LENGTH	BEARING
L1	43.70	N 75°14'30" E
L2	51.56	N 71°25'05" E
L3	52.46	N 67°47'44" E
L4	25.17	N 62°10'39" E
L5	27.57	N 62°10'39" E
L6	52.54	N 56°48'25" E
L7	52.17	N 52°37'52" E
L8	51.46	N 49°10'27" E
L9	51.97	N 45°36'53" E
L10	87.62	N 41°08'53" E
L11	25.82	S 26°38'14" E
L12	110.39	S 08°28'38" W

PIN: 0728-04-54-0087,SPL
 PIN: 0728-03-44-3293
 PIN: 0728-03-34-9090

DEVELOPMENT PLAN

MEADOWS AT SOUTHPOINT

VICINITY MAP:



SEAL:

CLIENT:
 MEADOWS LAND INVESTMENT, LLC
 8801 FAST PARK DRIVE, SUITE 301
 RALEIGH, NC 27617
CONTACT: JIM ANDERSON
 PH - 919.417.0057

CONSULTANTS:

HadenStanziale

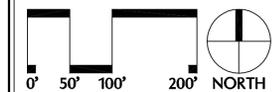
planning
 urban design
 landscape architecture
 civil engineering
 environmental graphics

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REVISIONS:

- 06-06-2012 Per COD Comments
- 07-3-2012 Per COD Comments
- 9-20-12 ADD ROAD COMMITMENTS



SCALE: 1" = 100'
 DATE: 2-13-12
 PROJECT NUMBER: 10177
 FILE NAME: DP-1.0 EXISTING COND.
 DRAWN BY: RV
 APPROVED BY: RCS

LEGEND:

- EXISTING IRON PIPE
- EXISTING IRON ROD
- CONCRETE MONUMENT (CORPS OF ENGINEERS)
- CONCRETE MONUMENT (RIGHT-OF-WAY)
- COMPUTED POINT
- CALCULATED POINT
- EXISTING TREE LINE
- BOUNDARY LINE
- PROPOSED PROJECT BOUNDARY BUFFER
- EXISTING CITY SANITARY SEWER
- EXISTING CITY WATER LINE
- 10' STREAM BUFFER SETBACK
- STREAM BUFFER
- PROPOSED CITY ZONING BOUNDARY LINE
- BUILDING & PARKING ENVELOPE
- TREE COVERAGE
- SITE ACCESS

TITLE:

PROPOSED DEVELOPMENT PLAN

SHEET: DP-2.0