

HUTSON PROPERTY

DEVELOPMENT PLAN 117 E NC HIGHWAY 54 DURHAM, NORTH CAROLINA PROJECT NUMBER: DMC-13000

DATE: MARCH 25, 2013
REVISED: MAY 23, 2013
REVISED: JULY 8, 2013
OWNER:

**BETSY HUTSON, DENISE BROOKE, FRANCES STARR,
AND JO ELLA BOWLING ESTATE
103 FLINT LANE
DURHAM, NC 27713**

DEVELOPER:
**DAVIS MOORE CAPITAL
610 EAST MOREHEAD STREET, SUITE 220
CHARLOTTE, NC 28202
CONTACT: AUSTIN KOON
PHONE: 919-345-1844
EMAIL: AKOON@DAVISMOORECAPITAL.COM**

SHEET INDEX
C-1 EXISTING CONDITIONS PLAN
C-2 PROPOSED SITE IMPROVEMENTS

TEXT COMMITMENTS

1. TRANSIT IMPROVEMENTS ASSOCIATED WITH THE EXISTING BUS STOP SERVING THE SITE ALONG NC 54 WILL BE PROVIDED AS DETERMINED BY THE CITY OF DURHAM, TRIANGLE TRANSIT, AND DATA AT THE TIME OF SITE PLAN SUBMITTAL. THE TRANSIT IMPROVEMENTS MAY INCLUDE A CONCRETE PAD, SHELTER, BENCH, AND ASSOCIATED SIDEWALK CONNECTIVITY FROM THE SHELTER TO THE SIDEWALK ALONG NC 54 AND TO ANY PROPOSED BUILDINGS ON-SITE.
2. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT, DEDICATE ADDITIONAL RIGHT-OF-WAY FOR THE FRONTAGE OF THE SITE ALONG THE NORTH SIDE OF NC 54 AS NEEDED TO PROVIDE A MINIMUM OF 65' OF RIGHT-OF-WAY (FROM THE CENTERLINE OF THE EXISTING RIGHT-OF-WAY) AND 10' FROM THE BACK OF CURB FOR THE PROPOSED ROADWAY IMPROVEMENTS ALONG NC 54.
3. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, CONSTRUCT A RAISED MEDIAN IN THE CENTER OF NC 54 AT THE PROPOSED SITE DRIVEWAY TO LIMIT THE SITE DRIVEWAY TO A RIGHT-IN/RIGHT-OUT CONNECTION.
4. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, CONSTRUCT A WESTBOUND RIGHT-TURN LANE WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS ON NC 54 AT THE PROPOSED SITE DRIVEWAY.
5. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, A MINIMUM OF 4' OF ADDITIONAL ASPHALT (IN ADDITION TO THE PROPOSED ROADWAY IMPROVEMENTS) WILL BE PROVIDED FOR THE FULL FRONTAGE OF THE SITE ALONG THE NORTH SIDE OF NC 54. THE ADDITIONAL ASPHALT WIDENING WILL BE PROVIDED TO ALLOW FOR A FUTURE BICYCLE LANE SUBJECT TO DURHAM TRANSPORTATION AND NCDOT APPROVAL.

DESIGN COMMITMENTS

THE ARCHITECTURE WITHIN THE HUTSON TRACT WILL BE DEFINED BY THE ROOFLINE, MATERIALS, AND FEATURES AS DESCRIBED BELOW.

ALL STRUCTURES WILL HAVE FLAT ROOFS. ROOFLINES OR PARAPET WALLS WILL REMAIN HORIZONTAL BUT ADJUST IN HEIGHT TO EXPRESS THE DESIGN.

ONE OR MORE OF THE FOLLOWING EXTERIOR SURFACE MATERIALS WILL BE USED:

- BRICK AND/OR ARCHITECTURAL BLOCK;
- TRADITIONAL AND/OR SYNTHETIC STUCCO;
- PRECAST CONCRETE PANELS;
- SPLIT FACE OR GROUND FACE CMU;
- STONE OR CULTURED STONE;
- GLASS;
- EIFS;
- ALUMINUM OR OTHER METAL PANELS;
- DURABLE FABRIC, VINYL OR METAL ACCENTS AND AWNINGS (FOR ANY AWNINGS AND/OR PORTE-COCHERE);
- CEMENTITIOUS SIDING AND TRIM.

BUILDING WILL TRANSITION TO NEARBY BUILT ENVIRONMENT THROUGH THE USE OF SIMILAR MATERIALS AS LISTED ABOVE.

GENERAL NOTES

1. WATER AND SEWER PERMIT MAY BE REQUIRED.
2. 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.
3. WATER PERMIT REQUIRED, SEWER PERMIT REQUIRED, BACKFLOW PREVENTOR PERMIT REQUIRED. CONTACT DEPARTMENT OF WATER MANAGEMENT AT 560-4194.
4. 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.
5. A TRAFFIC IMPACT ANALYSIS (TIA) DATED 03/22/13 WAS PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC.
6. THE REQUIRED ROADWAY IMPROVEMENTS MAY BE PHASED AT THE SITE PLAN SUBMITTAL STAGE WITH A TRAFFIC PHASING PLAN APPROVED BY CITY TRANSPORTATION AND NCDOT.



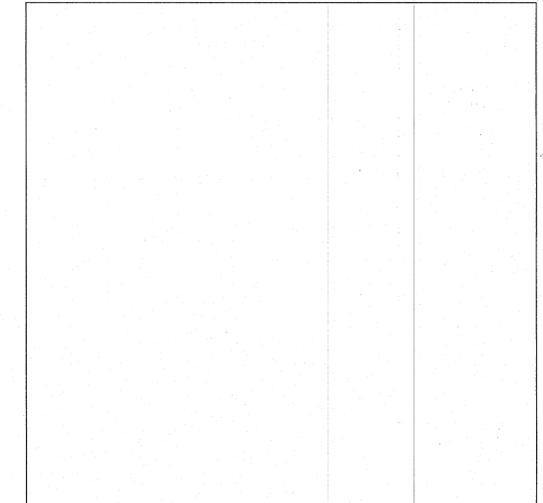
**VICINITY MAP
NTS**

SITE DATA	
OWNERS	BETSY HUTSON, DENISE BROOKE, FRANCES STARR, JO ELLA BOWLING ESTATE 103 FLINT LANE DURHAM, NC 27713
PARCEL	PIN: 0728-01-06-0568
EXISTING ZONING	RS-20 WITH MTC & F/J-B OVERLAYS
PROPOSED ZONING	OI(D) WITH MTC & F/J-B OVERLAYS
EXISTING TIER	SUBURBAN WITHIN A SUBURBAN TRANSIT AREA
RIVER BASIN	CAPE FEAR
TOTAL SITE AREA	7.99 AC
TREE COVERAGE	REQUIRED: 348,044 SF X 10% = 34,804 SF / .80 AC PROVIDED: 56,111 SF / 1.29 AC (16%)



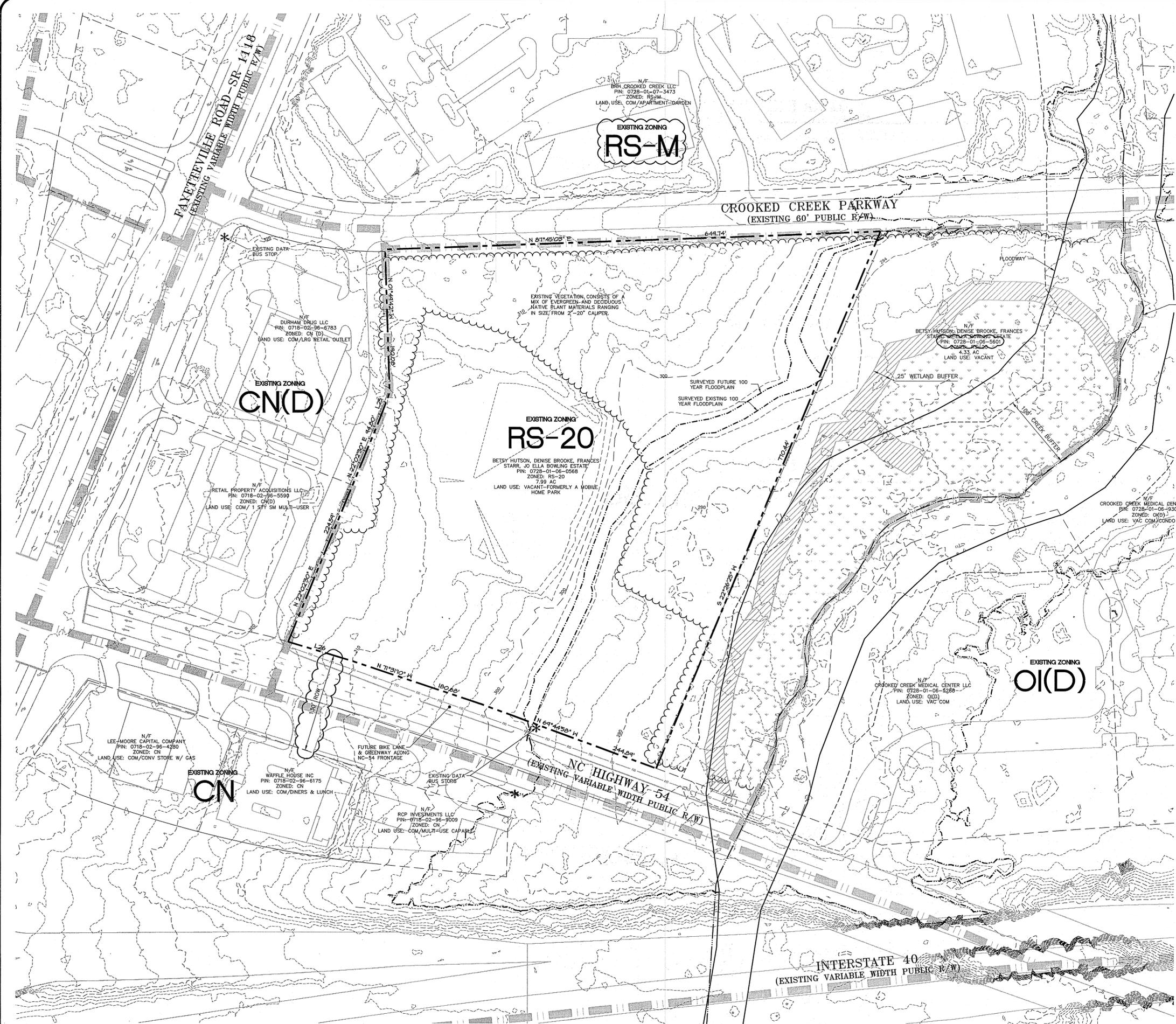
APPROVAL STAMP

CASE #Z1300010



**THE JOHN R. MCADAMS
COMPANY, INC.**
2905 Meridian Parkway
Durham, North Carolina 27713
License No.: C-0293
(800) 733-5646 McAdamsCo.com

CASE #Z1300010



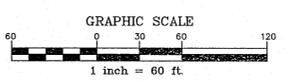
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EXISTING TIER	SUBURBAN WITHIN A SUBURBAN TRANSIT AREA
RIVER BASIN	CAPE FEAR
TOTAL SITE AREA	7.99 AC

- GENERAL NOTES:**
- BOUNDARY AND FLOODPLAIN TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY PERFORMED BY THE JOHN R. MCADAMS ON MARCH 13, 2013; ADDITIONAL INFORMATION FROM DURHAM COUNTY GIS.
 - ALL DEVELOPMENT WITHIN THE FLOODWAY OR NON-ENCROACHMENT AREA OR FLOODWAY FRINGE AND NON-ENCROACHMENT AREA FRINGE, INCLUDING FILL, NEW CONSTRUCTION, SUBSTANTIAL IMPROVEMENTS, MANUFACTURED HOUSING, STORAGE OR MATERIALS AND STORAGE OF TOXIC OR FLAMMABLE SUBSTANCES, IS PROHIBITED EXCEPT AS PROVIDED BY APPLICABLE FLOOD HAZARD REGULATIONS OF UDO SECTIONS 3.22 AND 8.4.
FLOODPLAIN ELEVATION(S): 297.2' - 297.5'
FLOODPLAIN ZONE: AE
FEMA MAP NUMBER: 3720071800K / 3720071800J
FEMA MAP DATE: AUGUST 2, 2007
 - THIS SITE IS IN F/J-B WATERSHED OVERLAY DISTRICT.
 - THERE ARE NO STEEP SLOPES ON SITE.
 - THERE ARE NO WETLANDS ON SITE.
 - NO NATURAL OR HISTORIC INVENTORY SITES HAVE BEEN IDENTIFIED ON THIS SITE OR ADJOINING PROPERTIES.
 - UTILITY STATEMENT: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
 - TTA OR DATA BUS LINE ALONG NC-54 WITH STOPS AS SHOWN ON PLAN.
 - THERE ARE FUTURE BICYCLE LANES LOCATED ALONG NC-54 AS REFERENCED IN THE 2006 DURHAM COMPREHENSIVE BICYCLE TRANSPORTATION PLAN - LONG RANGE BICYCLE PLAN - MAP 4.6 SOUTH DURHAM.

LINE TABLE		
LINE	LENGTH	BEARING
L25	36.64	N20°28'18"E
L26	84.20	N73°17'22"W

LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- ▲ CALCULATED POINT
- R/W MONUMENT
- BORE HOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN OUT
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- ELECTRIC BOX
- LIGHT POLE
- POWER POLE
- CURB INLET
- STORM DRAINAGE MANHOLE
- YARD INLET
- GUY WIRE
- SD STORM DRAIN PIPE
- OU OVERHEAD UTILITY LINES
- W WATER LINE
- SS SANITARY SEWER LINE
- T TELEPHONE LINE
- G GAS LINE
- UE UNDERGROUND ELECTRIC
- UT UNDERGROUND TELEPHONE
- X-X- FENCE LINE
- - - EXISTING TREELINE
- ||| EXISTING ZONING LINE



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

THE JOHN R. MCADAMS COMPANY, INC.
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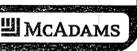


REVISIONS:	DATE	DESCRIPTION
1	05-23-2013	PER CITY COMMENTS

DEVELOPER:
DAVIS MOORE CAPITAL
610 EAST MOREHEAD STREET
CHARLOTTE, NC 28202

HUTSON PROPERTY
117 EAST NC 54 HWY
DURHAM, NORTH CAROLINA
EXISTING CONDITIONS PLAN

PROJECT NO.	DMC-13000
FILENAME	DMC13000-XCI
DESIGNED BY:	SMD
DRAWN BY:	SMD
SCALE:	1"=60'
DATE:	07-08-2013
SHEET NO.	C-1



SITE DATA	
OWNERS	BETSY HUTSON, DENISE BROOKE, FRANCES STARR, JO ELLA BOWLING ESTATE 103 FLINT LANE DURHAM, NC 27713
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PROPOSED ZONING	O(D) - OFFICE INSTITUTIONAL WITH DEVELOPMENT PLAN
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RIVER BASIN	CAPE FEAR
TOTAL SITE AREA	7.99 AC
TREE COVERAGE	REQUIRED: 348,044 SF X 10% = 34,804 SF / .80 AC PROVIDED: 56,111 SF / 1.29 AC (16%)

NOTES:
 1. TOTAL FLOOR AREA SHOWN DOES NOT INCLUDE ANY PARKING STRUCTURES.
 2. THE PROJECT WILL BE CONSTRUCTED IN A MAXIMUM OF TWO PHASES.
 PHASE ONE WILL CONTAIN 50,000-100,000 S.F. OF FLOOR AREA ALONG WITH ASSOCIATED PARKING AND INFRASTRUCTURE. PHASE TWO WILL CONTAIN 0-100,000 S.F. OF FLOOR AREA WITH ASSOCIATED PARKING AND INFRASTRUCTURE.

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 2605 Meridian Parkway
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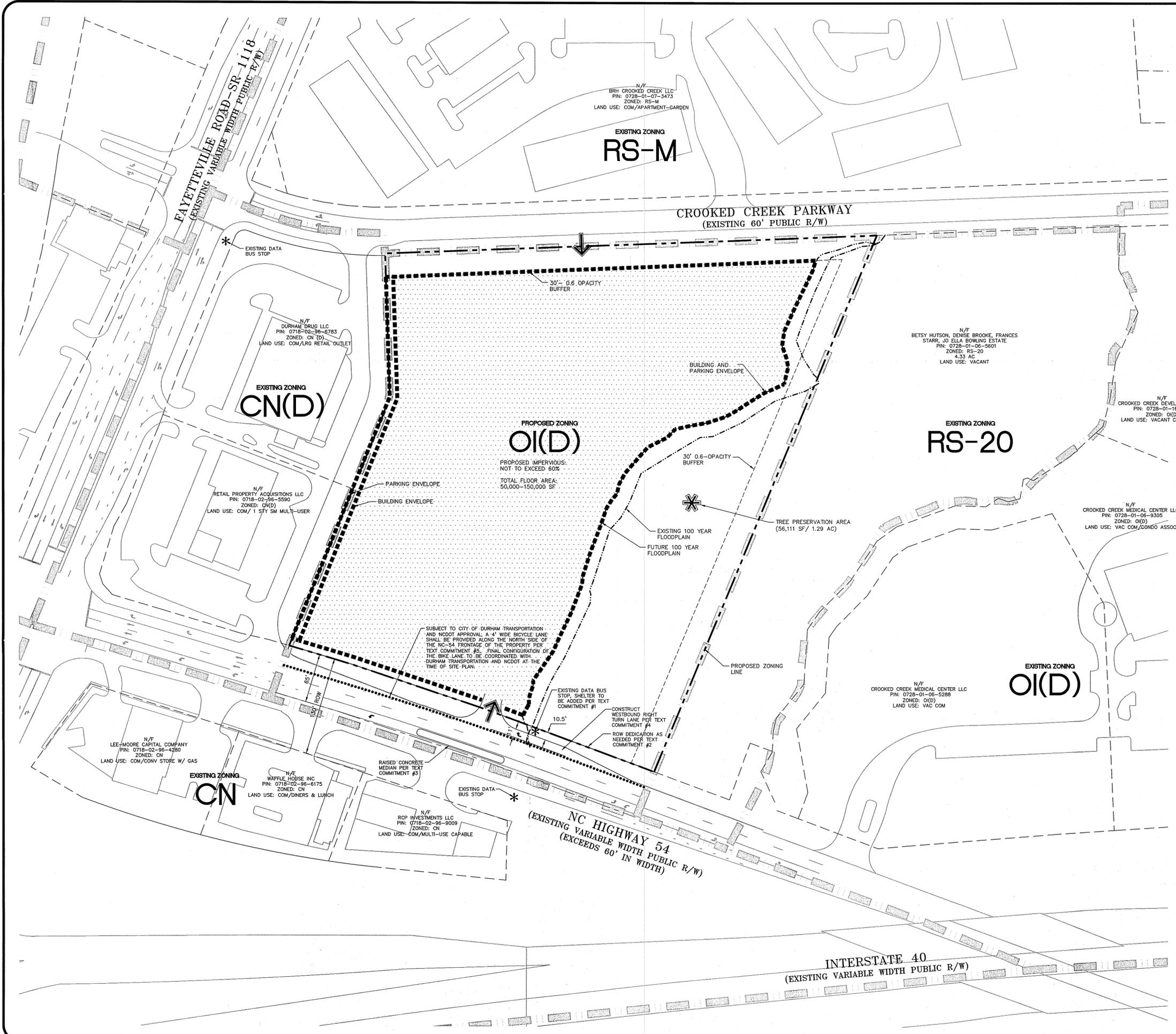


REVISIONS:	DATE	DESCRIPTION
1	05-23-2013	PER CITY COMMENTS
2	07-08-2013	PER CITY COMMENTS

DEVELOPER:
 DAVIS MOORE CAPITAL
 610 EAST MOREHEAD STREET
 CHARLOTTE, NC 28202

HUTSON PROPERTY
 117 EAST NC 54 HWY
 DURHAM, NORTH CAROLINA

PROJECT NO.	DMC-13000
FILENAME	DMC13000-DV1
DESIGNED BY	SMD
DRAWN BY	SMD
SCALE	1"=60'
DATE	07-08-2013
SHEET NO.	C-2



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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