

Meadows At Southpoint II

DEVELOPMENT PLAN

CASE # Z1300020

DATE: 07/08/2013

REVISIONS:

DATE: 08/14/2013

DATE: 09/22/2013

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

CONSULTANT:

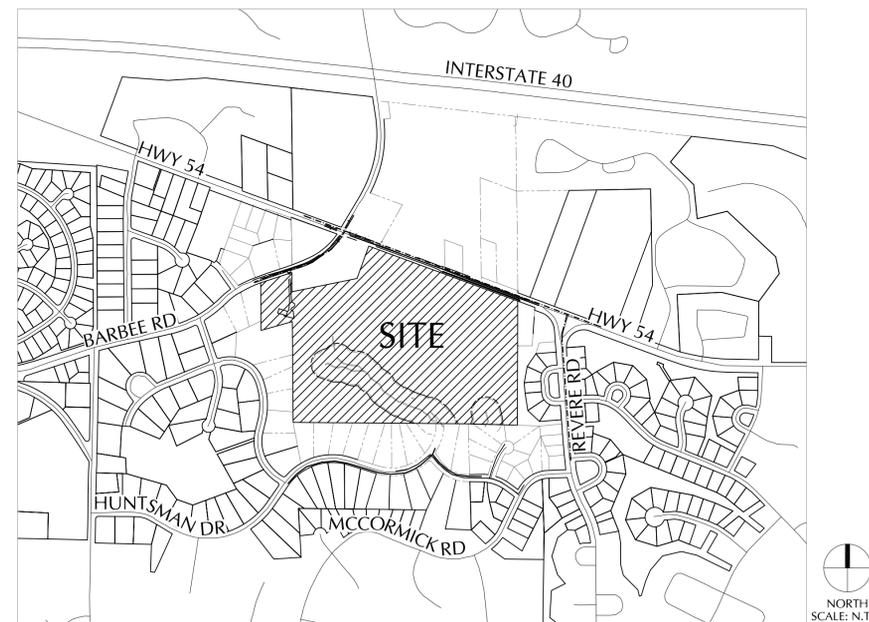


STEWART

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PROJECT #: 11120
ROBERT SHUNK
RSHUNK@STEWARTINC.COM

VICINITY MAP



INDEX OF DRAWINGS

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

SITE DATA:

1. GROSS SITE ACREAGE: 46.90 AC
2. EXISTING ZONING: RR-36.41 AC/OI-10.49 AC
3. PROPOSED ZONING: PDR 4.718 - 46.90 ACRES
4. OVERLAY DISTRICT: F/J-B, MTC (PARTIAL)
5. RIVER BASIN: CAPE FEAR

TEXT COMMITMENTS:

1. WATER AERATION MEASURES WILL BE PROVIDED IN ALL STORMWATER CONTROL MEASURES (SCM) THAT ARE DESIGNED WITH A PERMANENT POOL.
 2. A NATURAL 100' PROJECT BOUNDARY BUFFER WILL BE PROVIDED ALONG THE WESTERN, SOUTHERN AND EASTERN PROPERTY LINES AS ILLUSTRATED ON SHEET DP-2.
- PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT:
3. DEDICATE RIGHT-OF-WAY FOR THE NC 54 SITE FRONTAGE AS ILLUSTRATED ON SHEET DP-2.0.
 4. 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 PROPOSED EDGE OF PAVEMENT / BACK-OF-CURB.
- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY:
5. 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 BE DETERMINED BY DATA/TTA DURING THE CONSTRUCTION DRAWING REVIEW PROCESS.
 6. 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 FUTURE BICYCLE LANE.
- BARBEE ROAD AND SITE ENTRANCE #1 (FULL ACCESS)
7. CONSTRUCT A SOUTHBOUND LEFT-TURN LANE WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS ON BARBEE ROAD AT SITE ENTRANCE #1.
 8. CONSTRUCT SITE ENTRANCE #1 WITH ONE INGRESS LANE AND TWO EGRESS LANES WITH AN APPROPRIATE INTERNAL TANGENT THROAT DISTANCE.
- NC 54 AND SITE ENTRANCE #2 (FULL ACCESS)
9. CONSTRUCT A WESTBOUND LEFT-TURN LANE ON NC 54 TO PROVIDE ADEQUATE STORAGE WITH A TWO-WAY LEFT-TURN LANE.
 10. CONSTRUCT AN EASTBOUND RIGHT-TURN LANE WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS ON NC 54 AT SITE ENTRANCE #2.
 11. CONSTRUCT SITE ENTRANCE #2 WITH ONE INGRESS LANE AND TWO EGRESS LANES WITH AN APPROPRIATE INTERNAL TANGENT THROAT DISTANCE.
- PRIOR TO SITE PLAN APPROVAL:
12. A RIGHT-OF-WAY CLOSURE OR ABANDONMENT REQUEST WILL BE SUBMITTED FOR THE CLOSURE OF THE HUNTSMAN DRIVE RIGHT-OF-WAY, NORTH OF AUBURNDALE DRIVE.

GENERAL NOTES:

1. 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.
2. THE REQUIRED ROADWAY IMPROVEMENTS MAY BE PHASED AT THE SITE PLAN SUBMITTAL STAGE WITH A TRAFFIC PHASING PLAN APPROVED BY CITY TRANSPORTATION AND NCDOT.

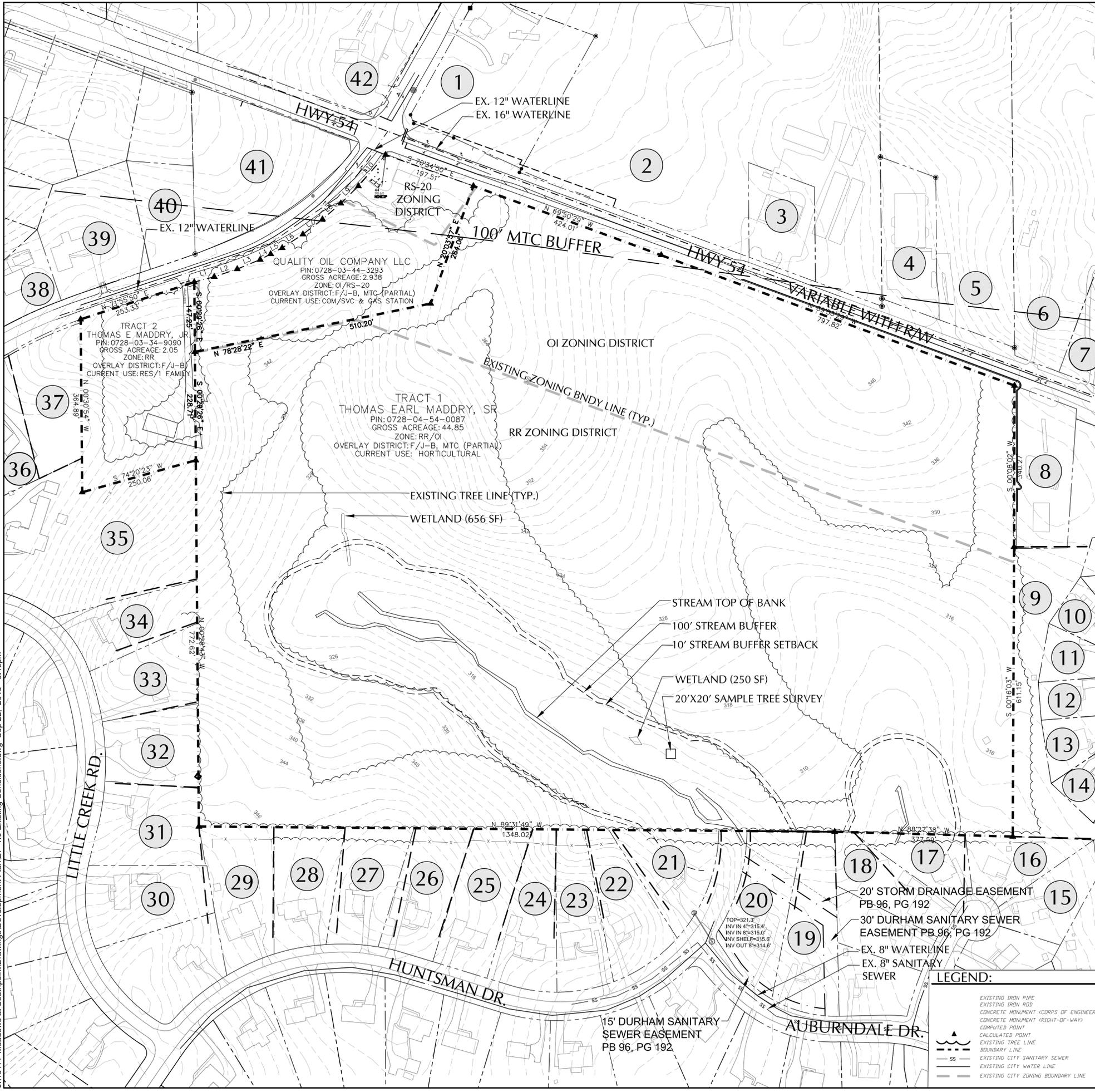
DESIGN COMMITMENTS:

- 1a. general architectural style:
No architectural style has been chosen.
- 1b. proposed roof lines:
The roof lines will be pitched and will have asphalt shingles with metal roof accents.
- 1c. proposed building materials:
The exterior siding materials will consist of masonry (brick and/or cultured stone or real stone) or vinyl or cement-fiber plank siding.
- 1d. distinctive architectural features:
Features such as gables and/or dormers will be incorporated on the roofs.
- 2a. How will the proposed design transition to the context area?
There are no prevalent architectural styles in the neighborhood; the mix of immediate neighbors and uses vary greatly. There is no distinctive feature for this project to transition to the existing to the context area.

APPROVAL STAMP:



J:\10177-Meadows at Southpoint\Drawings\Development Plan\DP-1.0 Existing Conditions.dwg Sep 22, 2013 - 9:46pm



SITE DATA:

SITE SUMMARY:

1. SITE ACREAGE : 46.90 AC
2. EXISTING FUTURE LAND USE MAP: OFFICE, COMMERCIAL
3. EXISTING ZONING: RR-36.41 AC, OI-10.49 AC
4. EXISTING USES: VACANT RES/DEVELOPER, RES/1-FAMILY,
5. TIER: SUBURBAN, INSIDE UGA
6. RIVER BASIN: CAPE FEAR
7. OVERLAY DISTRICT: FJ-B

MAP NOTES:

1. BOUNDARY SURVEY PROVIDED BY JOHN R. MCADAMS COMPANY, DATED JUNE 20, 2013.
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 01-16-2011.
 - (2) SURVEY ENTITLED "BOUNDARY AND PARTIAL TOPOGRAPHICAL SURVEY FOR QUALITY OIL COMPANY, LLC" BY ROBINSON & PLANTE, P.C., DATED 1-5-2010.
5. ADJACENT PLANIMETRIC DATA PROVIDED BY DURHAM GIS.
6. THE LONG RANGE BICYCLE PLAN REQUIRES AN OUTSIDE BIKE LANE ALONG NC 54 AND BARBEE ROAD.

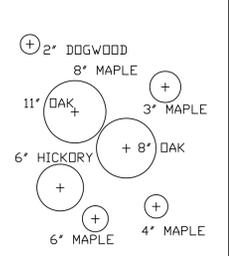
RESOURCE PROTECTION ORDINANCE COMPLIANCE:

1. FLOODPLAIN: ACCORDING TO FEMA MAP PANEL 3720072800J, 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 (906 SF)
3. STREAM BUFFER: YES, 6.51 AC
4. STEEP SLOPES: NONE
5. THERE ARE NO HISTORIC INVENTORY SITES ON THE PROPERTY.
6. GREENWAYS AND OPEN SPACE: NO GREENWAYS OR OPEN SPACE PLANS ARE LOCATED ON SITE.
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.

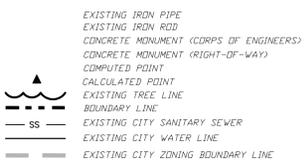
SURROUNDING PROPERTY OWNERSHIP INFORMATION:

#	OWNER NAME	SITE ADDRESS	PIN NO.	EXISTING USE	TIER	EX. ZONING/ OVERLAY	ACRES
1	MADDRY THOMAS E SR, MADDRY THOMAS EARL JR, MADDRY THOMAS EARL III SR	6445 BARBEE RD	0728-03-44-7663	VACANT COMMERCIAL	RR	OI / RS-20	1.86
2	MADDRY THOMAS EARL SR	6437 BARBEE RD (PARTIAL)	0728-04-54-0087.SPL	HORTICULTURAL	RR	FJ-B	22.68
3	MADDRY & COMPANY	1401 NC 54 HWY	0728-04-54-3375	COM/ GREENHOUSES	CN	FJ-B	0.64
4	LANDMARK INVESTMENT PROPERTIES LLC	1405 NC 54 HWY	0728-04-54-6331	COM/ SVCS/ CHILD DAY CARE	OI	FJ-B	0.81
5	MAYDAY ASSOC	1413 NC 54 HWY	0728-04-54-7507	VACANT COMMERCIAL	OI & OI(D)	FJ-B	4.11
6	MULLEN JOHNNY M	MULLEN BEN MASTERS 1429 E NC 54 HWY	0728-04-64-0409	VAC RES/ LOT-SM TRACT	OI/RS-20	FJ-B	4.60
7	MULLEN JOHNNY M	MULLEN BEN MASTERS 1431 E NC 54 HWY	0728-04-64-2422	RES/ 1-FAMILY	OI/RS-20	FJ-B	4.18
8	ALPHIN OLIVER W	OLIVER BILLIE C 1426 NC 54 HWY	0728-04-53-9825	COM/ OFFICE BLDG	OI	FJ-B	0.86
9	PARKWOOD ASSOCIATION INC	4602 REVERE RD	0728-04-53-8494	VAC RES/HOME-OWNERS ASSOC	RS-10	FJ-B	2.19
10	CROTEAU DEBORAH LEE GARNETT LAWRENCE ADAM	4 HALEDON CIR	0728-04-63-0521	RES/ 1-FAMILY	RS-10	FJ-B	0.26
11	SIMMONS JEFFREY	SIMMONS JANET L 6 HALEDON CIR	0728-04-53-9483	RES/ 1-FAMILY	RS-10	FJ-B	0.26
12	DOVIS ELIDA	8 HALEDON CIR	0728-04-53-9374	RES/ 1-FAMILY	RS-10	FJ-B	0.23
13	TING SHI CHANG	10 HALEDON CIR	0728-04-53-9285	RES/ 1-FAMILY	RS-10	FJ-B	0.30
14	RODRIGUEZ ADRIAN	12 HALEDON CIR	0728-04-63-0127	RES/ 1-FAMILY	RS-10	FJ-B	0.30
15	MESCHTER CARL R	MESCHTER MARY K 110 LARMACK CT	0728-04-52-9911	RES/ 1-FAMILY	RS-10	FJ-B	0.54
16	DOBBS MARY LISA	111 LARMACK CT	0728-04-52-8959	RES/ 1-FAMILY	RS-10	FJ-B	0.52
17	CAIN RONALD C	109 LARMACK CT	0728-04-52-7909	RES/ 1-FAMILY	RS-10	FJ-B	0.45
18	SUITT MICHAEL T	SUITT LINDA M 107 LARMACK CT	0728-04-52-6904	RES/ 1-FAMILY	RR	FJ-B	0.59
19	LEHMAN ELMER PHILIP	1405 AUBURNDALE DR	0728-04-52-4838	RES/ 1-FAMILY	RR	FJ-B	0.91
20	ALCHTER THOMAS M	1403 AUBURNDALE DR	0728-04-52-3971	RES/ 1-FAMILY	RR	FJ-B	0.85
21	MILLER CLARA E	1305 HUNTSMAN DR	0728-04-52-1938	RES/ 1-FAMILY	RR	FJ-B	0.67
22	PERANGELO HENRY	PERANGELO LINDA 1219 HUNTSMAN DR	0728-04-52-0858	RES/ 1-FAMILY	RR	FJ-B	0.74
23	BROWNING JEFFERY H	BROWNING RUTH A 1211 HUNTSMAN DR	0728-04-52-9839	RES/ 1-FAMILY	RR	FJ-B	0.75
24	NEEL CHARLES	HUMPHREY EMILY 1205 HUNTSMAN DR	0728-04-52-8930	RES/ 1-FAMILY	RR	FJ-B	0.74
25	WEAR DAVID W	WEAR PEGGY S 1201 HUNTSMAN DR	0728-04-52-7921	RES/ 1-FAMILY	RR	FJ-B	0.85
26	HARRIS CHARLES ALLEN HARRIS AMY TORLONE	1111 HUNTSMAN DR	0728-04-52-6903	RES/ 1-FAMILY	RR	FJ-B	0.75
27	LECLAIR PAUL T	LECLAIR SUSAN S 1117 HUNTSMAN DR	0728-04-52-4985	RES/ 1-FAMILY	RR	FJ-B	0.73
28	CRISS MICHAEL A	CRISS JUANITA D 1113 HUNTSMAN DR	0728-04-52-3945	RES/ 1-FAMILY	RR	FJ-B	0.75
29	MATHEWS BRANTLEY MARY	1109 HUNTSMAN DR	0728-04-52-2933	RES/ 1-FAMILY	RR	FJ-B	0.86
30	CELENZA NICHOLAS	CELENZA DIANA E 1237 LITTLE CREEK RD	0728-03-42-0921	RES/ 1-FAMILY	RR	FJ-B	0.85
31	SIMMONS WILLIAM J	SIMMONS JANET L 1229 LITTLE CREEK RD	0728-03-43-0047	RES/ 1-FAMILY	RR	FJ-B	0.87
32	TATE JONATHAN C	TATE FAITH D 1223 LITTLE CREEK RD	0728-03-43-0233	RES/ 1-FAMILY	RR	FJ-B	0.70
33	BLUBY JOHN	1219 LITTLE CREEK RD	0728-03-43-0317	RES/ 1-FAMILY	RR	FJ-B	0.71
34	SMITH JOHN N	SMITH LAURA B 1215 LITTLE CREEK RD	0728-03-33-9570	RES/ 1-FAMILY	RR	FJ-B	0.69
35	GILROY DANIEL X	LE THU H 1205 LITTLE CREEK RD	0728-03-33-8668	RES/ 1-FAMILY	RR	FJ-B	2.58
36	BOYD DONALD D	BOYD LINDA E 6603 BARBEE RD	0728-03-33-6990	RES/ 1-FAMILY	RR	FJ-B	0.76
37	BOYD DONALD D	BOYD LINDA E 6533 BARBEE RD	0728-03-33-8927	VAC RES/ LOT-SM TRACT	RR	FJ-B	0.84
38	ADAMS MARVIN W	ADAMS ELEANOR W 6530 BARBEE RD	0728-03-34-7242	RES/ 1-FAMILY	RR	FJ-B	0.50
39	FERRER LOWELL WARREN, FERRER DONNA REED	6526 BARBEE RD	0728-03-34-8391	RES/ 1-FAMILY	RR	FJ-B	0.93
40	RICE BRIAN L	6502 BARBEE RD	0728-03-44-0346	VAC RES/ LOT-SM TRACT	RR	FJ-B	0.70
41	MADDRY WILLARD C	MADDRY BETTY J 3004 NC 54 HWY	0728-03-44-2457	VACANT LAND (UNDIFF)	RR / RS-20	FJ-B	1.70
42	MADDRY THOMAS E SR	6452 BARBEE RD	0728-03-45-4123	PRESENT-USE/ HORTICULTURAL	RS-20	FJ-B	13.21

SAMPLE SURVEY:



LEGEND:



PIN: 0728-04-54-0087.SPL
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
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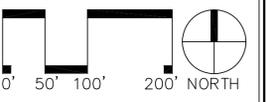
CONSULTANTS:



STEWART
2200 WEST MAIN ST, STE 560
DURHAM, NC 27705
FIRM LICENSE #: C-1051
WWW.STEWARTINC.COM
PROJECT #: 12110

REVISIONS:

8/14/13 - REV PER CITY OF DURHAM



SCALE: 1" = 100'

DATE: 7/8/2013

PROJECT NUMBER: C13053

FILE NAME: DP-1.0 EXISTING COND.

DRAWN BY: RV

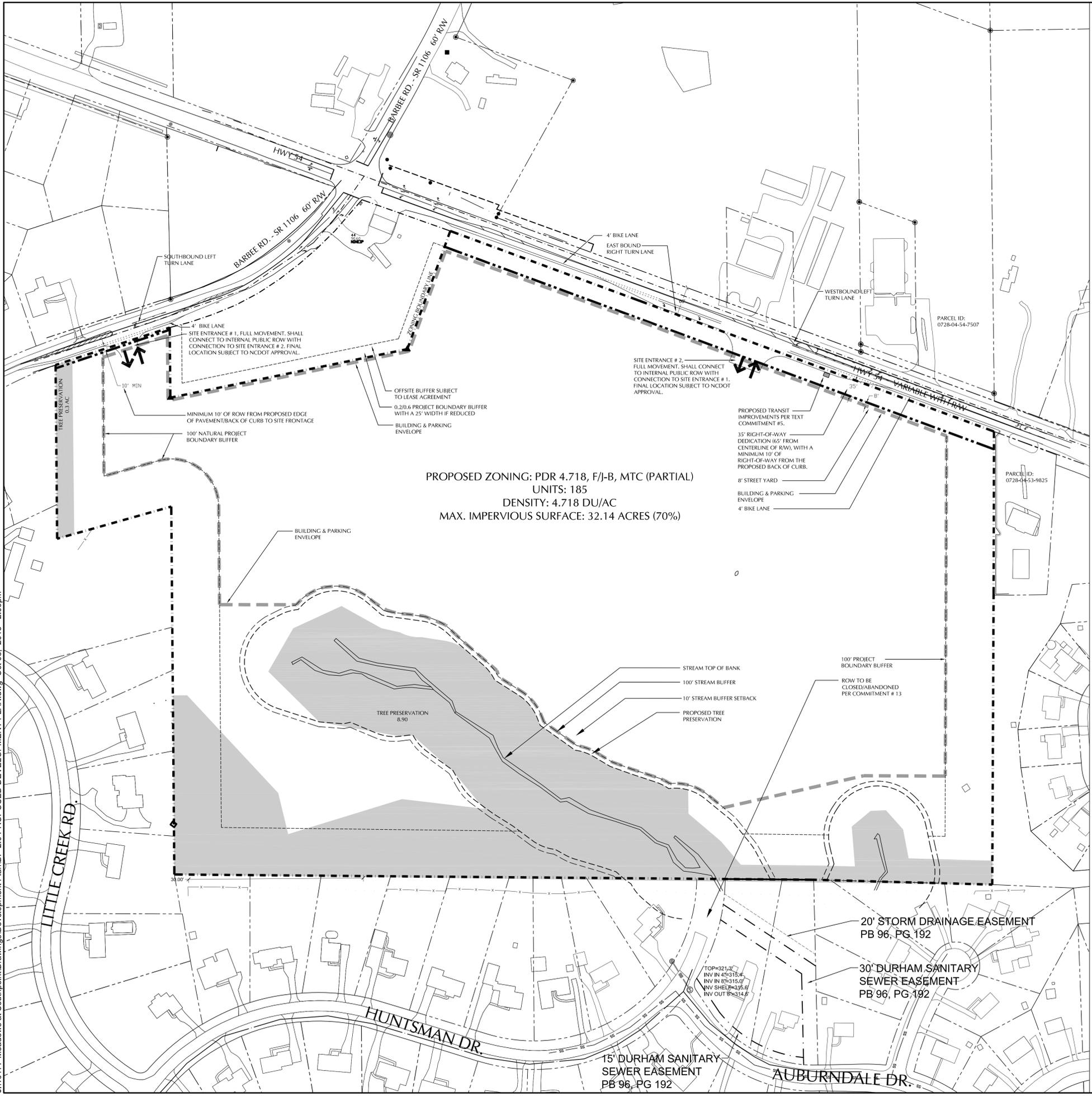
APPROVED BY: RCS

TITLE:

EXISTING CONDITIONS PLAN

SHEET: **DP-1.0**

J:\10177-Meadows at Southpoint\Drawings\Development Plan\DP-2.0 PROPOSED DEVELOPMENT PLAN.dwg Oct 08, 2013 - 2:09pm



SITE DATA:

- SITE SUMMARY:**
- GROSS SITE ACREAGE: 46.90 AC
 - ADJUSTED GROSS ACREAGE: 45.72 AC (46.90ac - 0.99ac-0.19ac)
 - NET ACREAGE BREAKDOWN (FOR PURPOSES OF DENSITY CALCULATION):

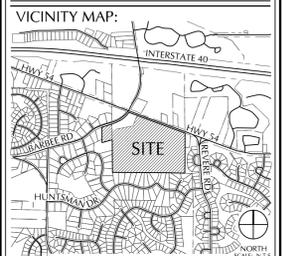
PDR Area (Gross)	46.90
Stream buffer area	6.51
NC S4 R/W Dedication	0.99
Barbee Road R/W Dedication	0.19
PDR Net Area	39.21

- TREE COVERAGE SUMMARY:**
- REQUIRED TREE PRESERVATION FOR TOTAL SITE: 9.14 ACRES (20%)
 - PROPOSED TREE PRESERVATION: 9.20 ACRES (20.1%)

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

DEVELOPMENT PLAN

MEADOWS AT SOUTHPOINT

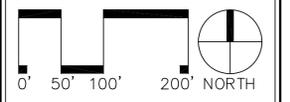


CLIENT:
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CONSULTANTS:

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2200 WEST MAIN ST, STE 560 DURHAM, NC 27705
FIRM LICENSE #: C-1051
WWW.STEWARTINC.COM PROJECT #: 12110

REVISIONS:
8/14/13 - REV PER CITY OF DURHAM
9/22/13 - REV PER CITY OF DURHAM



SCALE: 1" = 100'
DATE: 7-8-13
PROJECT NUMBER: 10177
FILE NAME: DP-1.0 EXISTING COND.
DRAWN BY: RV
APPROVED BY: RCS

LEGEND:

- EXISTING IRON PIPE
- EXISTING IRON ROAD
- 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