

**GENERAL NOTES**

1. A TRAFFIC IMPACT ANALYSIS (TIA) WAS PROVIDED WITH THE PREVIOUS ZONING APPLICATION (Z06-47). 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: 1500.
2. THIS PROJECT WILL PROVIDE A MINIMUM OF 400 ACRES OF OPEN SPACE. THIS SPACE IS A COMBINATION OF 24 ACRES OF ACTIVE AND 380 ACRES OF PASSIVE OPEN SPACE.
3. AT THE TIME OF THE BUILDING PERMIT, THE APPLICANT SHALL PAY VOLUNTARY SCHOOL IMPACT FEES IN THE FOLLOWING AMOUNTS:  
- \$200 PER SINGLE-FAMILY LOT  
- \$500 PER TOWNHOUSE OR MULTI-FAMILY UNIT  
HOUSING UNITS GOVERNED BY THE HOUSING FOR OLDER PERSONS ACT OF 1995 (HOPA) SHALL BE EXEMPT FROM SCHOOL IMPACT FEE PAYMENTS.
4. CONSTRUCTION OF 3 MILES OF 6' WIDE SOFT SURFACE & ASPHALT WALKING TRAILS. TRAILS SHALL BE FIELD LOCATED TO AVOID SENSITIVE TREE LOCATIONS. WALKING TRAILS SHALL BE COMPLETED PRIOR TO THE LAST C.O. IN THE ADJACENT DEVELOPMENT PDD.
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 MAKE-DURHAM COLLECTOR, AS SHOWN ON SHEET DV-1.
9. A MINIMUM OF 4' OF ADDITIONAL ASPHALT (IN ADDITION TO THE PROPOSED WIDENINGS 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 WIDENINGS 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 TIA 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 SHALL PROVIDE A MINIMUM OF FOUR USABLE OPEN SPACE AREAS. THE MAIN ACTIVE RECREATION AREA SHALL CONTAIN A CLUBHOUSE AND SWIMMING POOL. IN ADDITION, THE PROJECT WILL PROVIDE A MINIMUM OF TWO OF THE FOLLOWING ITEMS LOCATED EITHER AT THE MAIN ACTIVE RECREATION AREA OR IN ONE OF THE REMAINING USABLE OPEN SPACE AREAS:  
- TOT LOT  
- GAZEBO OR COVERED CABANA  
- FITNESS ROOM  
- SOCIAL ROOM  
- BOCCI COURT  
- TENNIS COURT
14. THE ACTIVE RECREATION AREA WILL CONTAIN AT LEAST ONE OF THE FOLLOWING PRIOR TO THE SOUTH CERTIFICATE OF OCCUPANCY:  
- MULTI-PURPOSE FIELD IMPROVED TO A LEVEL SUFFICIENT TO PROVIDE A PLACE FOR ORGANIZED COMMUNITY ACTIVITIES SUCH AS SOCCER OR FOOTBALL.  
- TWO TENNIS COURTS  
- TWO BOCCI COURTS
15. PORTIONS OF THIS COMMUNITY MAY CONSIST OF "AGE RESTRICTED" UNITS IN ACCORDANCE WITH THE FEDERAL HOUSING FOR OLDER PERSONS ACT OF 1995 AND THE EXEMPTIONS FOR HOUSING FOR OLDER PERSONS CONTAINED IN THE NORTH CAROLINA FAIR HOUSING ACT. IN ACCORDANCE WITH THE PROVISIONS OF THE HOUSING FOR OLDER PERSONS ACT, THE FOLLOWING REQUIREMENTS SHALL BE SATISFIED:

1. THAT AT LEAST 80% OF THE OCCUPIED DWELLING UNITS IN THE COMMUNITY MUST BE OCCUPIED BY AT LEAST ONE OCCUPANT WHO IS 55 YEARS OF AGE OR OLDER.
2. PERMANENT RESIDENTS UNDER THE AGE OF NINETEEN WILL NOT BE PERMITTED.
3. THAT THE HOUSING COMMUNITY PUBLISH POLICIES AND PROCEDURES THAT DEMONSTRATE ITS INTENT TO COMPLY WITH THE HOUSING FOR OLDER PERSONS ACT.
4. THAT THE COMMUNITY COMPLY WITH THE RULES ISSUED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FOR VERIFICATION OF OCCUPANCY REQUIREMENTS.

THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE COMMUNITY SHALL REQUIRE THAT THE HOA COMPLY WITH THE REQUIREMENTS OF THE FEDERAL HOUSING FOR OLDER PERSONS ACT OF 1995. THE DECLARATION SHALL:

1. SPECIFY THAT AT LEAST 80% OF THE DWELLING UNITS IN THE COMMUNITY MUST BE OCCUPIED BY AT LEAST ONE OCCUPANT WHO IS 55 YEARS OF AGE OR OLDER.
2. SPECIFY THAT A PERMANENT RESIDENT UNDER THE AGE OF NINETEEN WILL NOT BE PERMITTED SUBJECT TO THE REQUIREMENTS OF THE FEDERAL HOUSING FOR OLDER PERSONS ACT.
3. REQUIRE THE HOA TO DOCUMENT AND VERIFY THE AGES OF THE DWELLING UNIT OCCUPANTS IN ACCORDANCE WITH THE HOUSING FOR OLDER PERSONS ACT.
4. REQUIRE THE HOA TO PROVIDE EVIDENCE OF COMPLIANCE WITH THE HOUSING FOR OLDER PERSONS ACT TO THE ZONING ENFORCEMENT OFFICIALS UPON REQUEST.

ALL HOUSING WITHIN THE "AGE RESTRICTED" PORTIONS OF THE COMMUNITY SHALL BE SUBJECT TO THE HOUSING FOR OLDER PERSONS ACT AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS SHALL BE SUBJECT TO REVIEW BY THE CITY ATTORNEY AND DURHAM PLANNING DIRECTOR, TO VERIFY CONTINUED COMPLIANCE WITH THIS ZONING CONDITION. THE HOA DOCUMENTS MUST BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT AND CITY ATTORNEY'S OFFICE PRIOR TO REGISTRATION. REGISTRATION MUST OCCUR PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.

AS A CONDITION OF THE ZONING, THE HOA SHALL CONTINUOUSLY ENFORCE THESE REQUIREMENTS AND THE COVENANTS, CONDITIONS AND RESTRICTIONS. THE HOA DOCUMENTS WILL REQUIRE THAT, IN THE EVENT THAT THE COMMUNITY BECOMES NON-COMPLIANT WITH THESE REQUIREMENTS, AND/OR IS NOTIFIED BY THE CITY OF A POTENTIAL VIOLATION, THE HOA SHALL TAKE ACTIONS NECESSARY TO REMEDY THE VIOLATION AND BRING THE COMMUNITY BACK INTO COMPLIANCE WITHIN THE PRESCRIBED TIMEFRAME AS DEFINED BY THE DURHAM CITY-COUNTY PLANNING DEPARTMENT OR WILL BE RESPONSIBLE FOR ANY NOTICES OF VIOLATION OR CIVIL PENALTIES THAT MAY BE ASSESSED FOR NON-COMPLIANCE.

**APPROVAL STAMP**

CASE #Z1300030  
PREVIOUS CASE #Z1100032  
PREVIOUS CASE #Z06-47

# BETHPAGE VILLAGE

## DEVELOPMENT PLAN 3500 PAGE ROAD, ET AL. DURHAM, NORTH CAROLINA PROJECT NUMBER: RAP-12000

DATE: OCTOBER 28, 2013  
REVISED: NOVEMBER 19, 2013  
REVISED: NOVEMBER 22, 2013

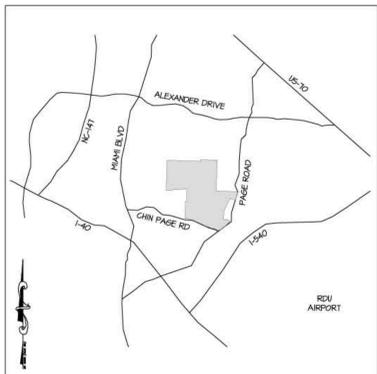
**OWNERS:**

**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  
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**VICINITY MAP**  
NTS

CASE # Z1300030

**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 CITY OF DURHAM OR NCDOT AT THE TIME OF THE SITE PLAN SUBMITTAL TO DETERMINE THE PHASINGS 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 PHASINGS 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 HAY / 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 HAY 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.

**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 TAPER.
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 TAPER.

**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 AN ADDITIONAL SOUTHBOUND THROUGH LANE ON PAGE ROAD, BEGINNING IN ADVANCE OF SITE DRIVE 2 AND EXTENDING THROUGH CHIN PAGE ROAD.
5. CONSTRUCT AN EXCLUSIVE SOUTHBOUND RIGHT-TURN LANE ON PAGE ROAD WITH ADEQUATE STORAGE AND TAPER.
6. CONSTRUCT SITE DRIVE 2 WITH TWO EGRESS LANES.

**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 AN ADDITIONAL SOUTHBOUND THROUGH LANE ON PAGE ROAD.
5. 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.
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 1000 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. LOCATE SITE DRIVE 6 APPROXIMATELY 2000 FEET TO THE WEST OF INTERSECTION OF PAGE ROAD AND CHIN PAGE ROAD.
4. 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. INSTALL A NEW TRAFFIC SIGNAL (SUBJECT TO MUTCD WARRANTS AND APPROVAL BY NCDOT).
4. LOCATE SITE DRIVE 7 APPROXIMATELY 500 FEET TO THE WEST OF INTERSECTION OF PAGE ROAD AND CHIN PAGE ROAD.
5. CONSTRUCT SITE DRIVE 7 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 PHASINGS 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 - TH 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.

**CHANGES FROM Z06-47: 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.

**CHANGES FROM Z1100032: 10/28/2013**

1. MODIFICATIONS TO COMMITTED ELEMENT #3, #13, #14.
2. ELIMINATION OF OLD COMMITTED ELEMENT #15.
3. ADDITION OF NEW COMMITTED ELEMENT #15 REGARDING AGE RESTRICTED HOUSING.

**SITE DATA**

TOTAL SITE AREA: 401.21 AC (1,140,681 SF) (PRIOR TO ANY ROW DEDICATION)  
PIN #'S: 0758-01-20-0345 ALFC-PAGE ROAD LLC  
0758-03-11-2103 BETHPAGE ACQUISITION PARTNERS LLC  
0758-12-1718 ALFC-PAGE ROAD LLC  
0748-03-44-1171 ALFC-PAGE ROAD LLC  
EXISTING ZONING: IL, CC, RR  
PROPOSED ZONING: PDR, 4.733, IL (D), C6 (D)

**SPECIAL CONDITIONS OF APPROVAL**

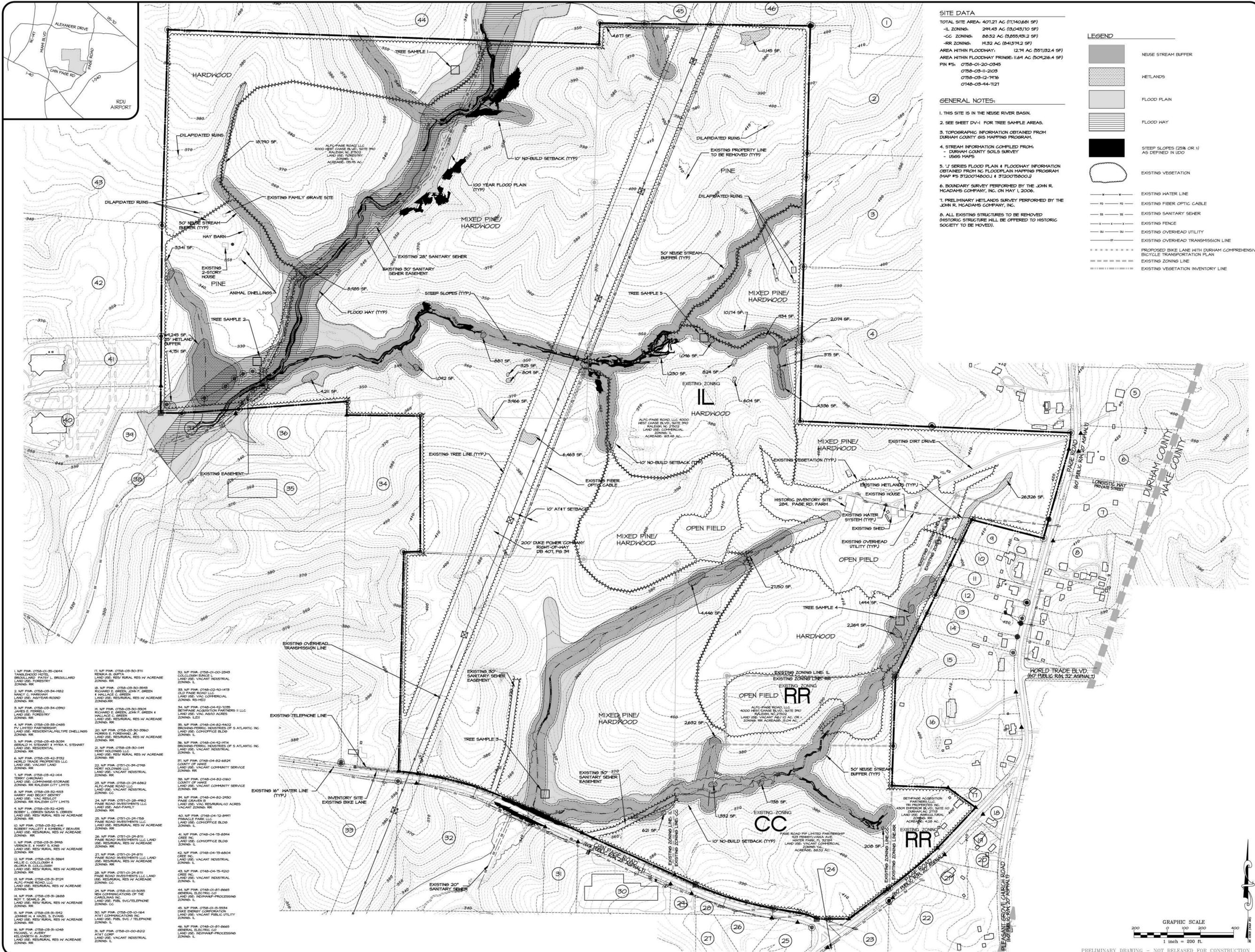
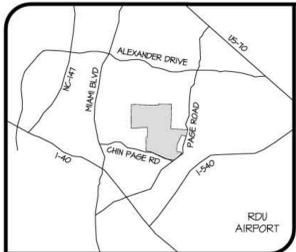
1. ALL SIZES, MATERIALS, SLOPES, LOCATIONS, EXTENSIONS AND DEPTHS FOR ALL PROPOSED UTILITIES (WATERLINES, SANITARY SEWER LINES, AND STORM DRAINAGE CONVEYANCE SYSTEMS) SHALL BE REVIEWED AT SITE AND CONSTRUCTION DRAWING SUBMITTALS AND BE SUBJECT TO APPROVAL DURING THOSE SUBMITTALS BY THE CITY OF DURHAM 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 DRAININGS APPROVAL. CONTACT BUDGET AND MANAGEMENT SERVICES DEPARTMENT AT 560-4111.
3. THE DESIGNING PROFESSIONAL (A NCE, NCFPS OR NCRLA-AS REQUIRED) WILL SUBMIT 3 SETS OF CONSTRUCTION DRAWINGS TO CITY ENGINEERS 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 560-4366 WITH COMPLETE NAME (INDIVIDUAL, INC, CORP, ETC) AND TELEPHONE NUMBER OF ENTITY EXTENDING SERVICES TO THE SITE.
5. IF A HYDRANT IS PROPOSED A FINE FLOW ANALYSIS IS REQUIRED. WATERLINE SIZE MAY CHANGE WITH FINE FLOW ANALYSIS. CONTACT CITY ENGINEERS @ 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 @ 560-1683.
7. SIDEWALKS WILL BE PROVIDED IN ACCORDANCE WITH THE CITY OF DURHAM UNIFIED DEVELOPMENT ORDINANCE.

**SHEET INDEX**

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



**THE JOHN R. McADAMS COMPANY, INC.**  
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Durham, North Carolina 27713  
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(800) 733-5646 • McAdamsCo.com



**SITE DATA**

TOTAL SITE AREA: 401.21 AC (1,140,600 SF)  
 -L ZONING: 291.43 AC (8,043,170 SF)  
 -CC ZONING: 88.52 AC (2,455,931.2 SF)  
 -RR ZONING: 143.2 AC (4,157,412 SF)  
 AREA WITHIN FLOODWAY: 1.274 AC (357,824 SF)  
 AREA WITHIN FLOODWAY FRINGE: 11.64 AC (304,216.4 SF)  
 PIN #S: 0758-01-20-0345  
 0758-03-11-2103  
 0758-03-12-7416  
 0748-03-44-1121

**GENERAL NOTES:**

- THIS SITE IS IN THE NEUSE RIVER BASIN.
- SEE SHEET DV-1 FOR TREE SAMPLE AREAS.
- TOPOGRAPHIC INFORMATION OBTAINED FROM DURHAM COUNTY GIS MAPPING PROGRAM.
- STREAM INFORMATION COMPILED FROM:  
- DURHAM COUNTY SOILS SURVEY - 1966 MAPS
- 1/7 SERIES FLOOD PLAN & FLOODWAY INFORMATION OBTAINED FROM NC FLOODPLAIN MAPPING PROGRAM (MAP #S 57200148001 & 5720018000)
- BOUNDARY SURVEY PERFORMED BY THE JOHN R. MCADAMS COMPANY, INC. ON MAY 1, 2006.
- PRELIMINARY WETLANDS SURVEY PERFORMED BY THE JOHN R. MCADAMS COMPANY, INC.
- 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 1) 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 BICYCLE LANE WITH DURHAM COMPREHENSIVE BICYCLE TRANSPORTATION PLAN
- EXISTING ZONING LINE
- EXISTING VEGETATION INVENTORY LINE

- 1. NP PIN: 0758-03-35-0644  
TANILWOOD HOTEL  
BROOKLAND PARKWAY L. BROOKLAND  
LAND USE: FORESTRY  
ZONING: RR
- 2. NP PIN: 0758-03-34-1802  
WANCY C. HANCOCK  
LAND USE: ASYMPTRIC ROUND  
ZONING: RR
- 3. NP PIN: 0758-03-34-0940  
JAMES H. HANCOCK  
LAND USE: FORESTRY  
ZONING: RR
- 4. NP PIN: 0758-03-35-0455  
PV LIMITED PARTNERSHIP  
LAND USE: RESIDENTIAL MULTIPLE DWELLINGS  
ZONING: RR
- 5. NP PIN: 0758-03-35-3001  
GREGORY H. STEWART & TRINA K. STEWART  
LAND USE: RESIDENTIAL  
ZONING: RR
- 6. NP PIN: 0758-03-42-3192  
WORLD TRADE PROPERTIES LLC  
LAND USE: VACANT LAND  
ZONING: RR
- 7. NP PIN: 0758-03-42-1414  
TRINITY CHURCH  
LAND USE: COMMERCIAL STORAGE  
ZONING: RR
- 8. NP PIN: 0758-03-32-4053  
HARRY AND BECKY GENTRY  
LAND USE: VAC. RES. LOT  
ZONING: RR
- 9. NP PIN: 0758-03-32-4242  
BOBBI L. GIBSON & S. GIBSON  
LAND USE: RES. RURAL RES. W/ ACREAGE  
ZONING: RR
- 10. NP PIN: 0758-03-32-441  
ROBERT MAULETT & CHEERYLY BEAVER  
LAND USE: RES. RURAL RES. W/ ACREAGE  
ZONING: RR
- 11. NP PIN: 0758-03-31-3948  
VERNON H. HART & W. GREEN  
LAND USE: RES. RURAL RES. W/ ACREAGE  
ZONING: RR
- 12. NP PIN: 0758-03-31-3064  
LILLIE C. COLLOPHER  
LAND USE: RES. RURAL RES. W/ ACREAGE  
ZONING: RR
- 13. NP PIN: 0758-03-31-3724  
ALICE M. REARD  
LAND USE: RES. RURAL RES. W/ ACREAGE  
ZONING: RR
- 14. NP PIN: 0758-03-31-2860  
ROY T. SEARLES JR.  
LAND USE: RES. RURAL RES. W/ ACREAGE  
ZONING: RR
- 15. NP PIN: 0758-03-31-3102  
JONNIE H. & HAZEL S. EVANS  
LAND USE: RES. RURAL RES. W/ ACREAGE  
ZONING: RR
- 16. NP PIN: 0758-03-31-1048  
MICHAEL V. AVERY  
ELIZABETH G. AVERY  
LAND USE: RES. RURAL RES. W/ ACREAGE  
ZONING: RR
- 17. NP PIN: 0758-03-30-3711  
RENEE G. SMITH  
LAND USE: RES. RURAL RES. W/ ACREAGE  
ZONING: RR
- 18. NP PIN: 0758-03-30-3943  
RICHARD E. GREEN, JOHN F. GREEN & HALLIE G. GREEN  
LAND USE: RES. RURAL RES. W/ ACREAGE  
ZONING: RR
- 19. NP PIN: 0758-03-30-3304  
RICHARD E. GREEN, JOHN F. GREEN & HALLIE G. GREEN  
LAND USE: RES. RURAL RES. W/ ACREAGE  
ZONING: RR
- 20. NP PIN: 0758-03-30-3960  
HOMER E. FREDMAN, JR.  
LAND USE: RES. RURAL RES. W/ ACREAGE  
ZONING: RR
- 21. NP PIN: 0758-03-30-3141  
HORT HOLDINGS LLC  
LAND USE: RES. RURAL RES. W/ ACREAGE  
ZONING: RR
- 22. NP PIN: 0751-01-04-0788  
HORT HOLDINGS LLC  
LAND USE: VACANT INDUSTRIAL  
ZONING: RR
- 23. NP PIN: 0758-01-24-6962  
ALICE PAGE ROAD LLC  
LAND USE: VACANT INDUSTRIAL  
ZONING: RR
- 24. NP PIN: 0751-01-28-4862  
PAGE ROAD INVESTMENTS LLC  
LAND USE: 60' PAV. ASPHALT
- 25. NP PIN: 0751-01-28-1788  
PAGE ROAD INVESTMENTS LLC  
LAND USE: RES. RURAL RES. W/ ACREAGE  
ZONING: RR
- 26. NP PIN: 0751-01-28-0711  
PAGE ROAD INVESTMENTS LLC  
LAND USE: RES. RURAL RES. W/ ACREAGE  
ZONING: RR
- 27. NP PIN: 0751-01-28-0715  
PAGE ROAD INVESTMENTS LLC  
LAND USE: RES. RURAL RES. W/ ACREAGE  
ZONING: RR
- 28. NP PIN: 0751-01-28-0804  
PAGE ROAD INVESTMENTS LLC  
LAND USE: RES. RURAL RES. W/ ACREAGE  
ZONING: RR
- 29. NP PIN: 0751-01-28-0711  
PAGE ROAD INVESTMENTS LLC  
LAND USE: RES. RURAL RES. W/ ACREAGE  
ZONING: RR
- 30. NP PIN: 0751-01-28-0711  
PAGE ROAD INVESTMENTS LLC  
LAND USE: RES. RURAL RES. W/ ACREAGE  
ZONING: RR
- 31. NP PIN: 0751-01-28-0711  
PAGE ROAD INVESTMENTS LLC  
LAND USE: RES. RURAL RES. W/ ACREAGE  
ZONING: RR
- 32. NP PIN: 0758-01-00-2543  
COLLEEN BUNCE L.  
LAND USE: VACANT INDUSTRIAL  
ZONING: RR
- 33. NP PIN: 0748-02-40-1473  
DAD PAGE ROAD LLC  
LAND USE: COMMERCIAL  
ZONING: RR
- 34. NP PIN: 0748-04-02-1075  
BETHPAGE ACQUISITION PARTNERS II LLC  
LAND USE: VAC. ASB/D ACRES  
ZONING: RR
- 35. NP PIN: 0748-04-02-4423  
BETHPAGE ACQUISITION PARTNERS II LLC  
LAND USE: COMMERCIAL BLDG  
ZONING: RR
- 36. NP PIN: 0748-04-02-4174  
BETHPAGE ACQUISITION PARTNERS II LLC  
LAND USE: VACANT INDUSTRIAL  
ZONING: RR
- 37. NP PIN: 0748-04-02-6821  
COUNTY OF WAKE  
LAND USE: VACANT COMMUNITY SERVICE  
ZONING: RR
- 38. NP PIN: 0748-04-02-0860  
COUNTY OF WAKE  
LAND USE: VACANT COMMUNITY SERVICE  
ZONING: RR
- 39. NP PIN: 0748-04-02-2830  
PAGE GRANITE B.  
LAND USE: VAC. RESURFACED ACRES  
VACANT ZONING: RR
- 40. NP PIN: 0748-04-02-8941  
PRINCE PARK LLC  
LAND USE: COMMERCIAL BLDG  
ZONING: RR
- 41. NP PIN: 0748-04-13-6944  
CREE JR.  
LAND USE: COMMERCIAL BLDG  
ZONING: RR
- 42. NP PIN: 0748-04-13-6804  
CREE JR.  
LAND USE: VACANT INDUSTRIAL  
ZONING: RR
- 43. NP PIN: 0748-04-13-4210  
CREE JR.  
LAND USE: VACANT INDUSTRIAL  
ZONING: RR
- 44. NP PIN: 0748-01-01-8665  
GENERAL ELECTRIC CO.  
LAND USE: WOOD/PAV. PROCESSING  
ZONING: RR
- 45. NP PIN: 0758-01-01-3554  
DORIS BERRY CORPORATION  
LAND USE: VACANT PUBLIC UTILITY  
ZONING: RR
- 46. NP PIN: 0748-01-01-8665  
GENERAL ELECTRIC CO.  
LAND USE: WOOD/PAV. PROCESSING  
ZONING: RR

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 2905 Meridian Parkway  
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 (800) 735-5646 • jrc@mcadams.com



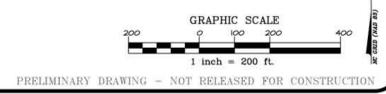
REVISIONS:

DEVELOPER:  
 READER & PARTNERS  
 6480 HONEYCUT ROAD, SUITE 200  
 RALEIGH, NC 27615

PROJECT NO. RAP-12000  
 FILENAME: RAP12000-XC1  
 DESIGNED BY: RCZ  
 DRAWN BY: RLU  
 SCALE: 1" = 200'  
 DATE: 10-28-2013  
 SHEET NO. EX-1

**BETHPAGE VILLAGE**  
 PAGE ROAD  
 DURHAM, NORTH CAROLINA

EXISTING CONDITIONS



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



TOTAL SITE DATA	
PIN / OWNER	0758-01-20-0345 ALFC-PAGE ROAD LLC 0758-03-11-2103 BETHPAGE ACQUISITION PARTNERS LLC 0758-03-12-1416 ALFC-PAGE ROAD LLC 0748-03-44-1121 ALFC-PAGE ROAD LLC
EXISTING ZONING	RR / CC / 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	407.21 AC (17,406,881 SF)
NET SITE AREA	402.15 AC (17,171,654 SF) (AFTER RIGHT-OF-WAY DEDICATION)
ROW DEDICATION	5.12 AC (223,027.2 SF)

ZONING CG(D) SITE DATA	
EXISTING ZONING	RR / CC / IL
PROPOSED ZONING	CG (D)
PROPOSED USES	ANY USES PERMITTED IN THE CG DISTRICT
BUILDING FLOOR AREA	MAXIMUM 180,000 SF (11.0% 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 (848,132 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 NON-RESIDENTIAL ZONES: 25' 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
HVC SPACES	REQUIRED: 2% OF REQUIRED SPACES PROVIDED: MINIMUM REQUIRED BASED ON USES
HVC VAN SPACES	REQUIRED: 1 PER 8 HVC 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 (593,122.8 SF) 10% OF NET DISTRICT AREA

ZONING IL(D) SITE DATA	
EXISTING ZONING	RR / CC / IL
PROPOSED ZONING	IL (D)
PROPOSED USES	ANY USES PERMITTED WITHIN THE IL DISTRICT
BUILDING FLOOR AREA	MAXIMUM 500,000 SF (28.1% COVERAGE)
GROSS DISTRICT AREA	63.37 ACRES (2,760,341.2 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 NON-RESIDENTIALLY 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
HVC SPACES	REQUIRED: 2% OF REQUIRED SPACES BASED ON USE PROVIDED: MINIMUM REQUIRED BASED ON USES
HVC VAN SPACES	REQUIRED: 1 PER 8 HVC 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 (1,913,552.2 SF) 10% OF NET DISTRICT AREA

PDR SITE DATA	
EXISTING ZONING	RR / CC / IL
PROPOSED ZONING	PDR 4.733
GROSS DISTRICT AREA	323.80 ACRES (14,047,288 SF) - 3.87 ACRES (168,571.2 SF) IN ROW DEDICATION
NET DISTRICT AREA	319.93 ACRES (13,936,716 SF) (AFTER RIGHT-OF-WAY DEDICATION)
FLOODFRINGE	40.71 ACRES (1,759,441.2 SF)
PROPOSED USE	RESIDENTIAL
PROPOSED NUMBER OF UNITS	1300 RESIDENTIAL UNITS
DENSITY	4.133 U/A
STREET YARD	REQUIRED / PROPOSED 0'
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%

**TREE COVERAGE**

REQUIRED:	323.80 ACRES
PDR 4.733:	3.87 ACRES
ROW DEDICATION:	319.93 AC X 20% = 63.986 AC (2,817,230.1 SF)
IL (D):	63.37 ACRES
ROW DEDICATION:	62.74 AC X 10% = 6.274 AC (273,254.4 SF)
CG (D):	20.10 ACRES
ROW DEDICATION:	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 (3,184,611.6 SF)

**OPEN SPACE**

REQUIRED:	16% 51.81 AC (2,256,756.4 SF)
PDR 4.733:	323.80 ACRES
-67% NATURAL OPEN SPACE (34.71 AC / 1,511,867.6 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
CG (D):	20.10 ACRES
TOTAL:	51.81 AC (2,256,756.4 SF)
PROPOSED:	30.2% 97.31 AC (4,254,440.8 SF)
PDR 4.733:	323.80 ACRES
-13.11 AC (5,846,116 SF) NATURAL OPEN SPACE	
-24.29 AC (1,070,289.2 SF) USEABLE OPEN SPACE	

INTERVIOUS SURFACE AREA CALCULATIONS ARE BASED UPON OFFICE/INDUSTRIAL LAYOUT AND GENERAL USES OF OFFICE/INDUSTRIAL LOTS. ACTUAL IMPERVIOUS NUMBER CALCULATIONS 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:**
- THE SITE WILL BE MASS GRADED IN ORDER TO BALANCE CUT AND FILL AND MEET GRADE AT THE ROADWAY.
  - 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 DVS-2.
  - 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.
  - STORM WATER MANAGEMENT FACILITIES FOR THE CG(D) ZONING DISTRICT TO BE PROVIDED WITHIN THE CG(D) ZONING DISTRICT.

INTERVIOUS SURFACE AREA CALCULATIONS ARE BASED UPON OFFICE/INDUSTRIAL LAYOUT AND GENERAL USES OF OFFICE/INDUSTRIAL LOTS. ACTUAL IMPERVIOUS NUMBER CALCULATIONS 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:**
- THE SITE WILL BE MASS GRADED IN ORDER TO BALANCE CUT AND FILL AND MEET GRADE AT THE ROADWAY.
  - THE LOCATIONS OF BUILDING AND PARKING AREAS MAY VARY WITHIN THE LIMITS OF THE BUILDING AND PARKING ENVELOPES IDENTIFIED ON SHEET DVI-1.
  - STORM WATER MANAGEMENT FACILITIES FOR THE IL (D) ZONING DISTRICT TO BE PROVIDED WITHIN THE PDR ZONING DISTRICT.
  - A MINOR SPECIAL USE PERMIT MAY BE SOUGHT TO OBTAIN A MAXIMUM BUILDING HEIGHT OF 145 FEET.

**PDR DENSITY CALCULATION:**

TOTAL PDR SITE AREA:	323.80 AC
-RIGHT-OF-WAY DEDICATION:	3.87 AC (0% CREDIT)
-TOTAL FLOODFRINGE + BUFFERS AREA:	40.71 AC (0% CREDIT)
-FLOODFRINGE AREA (EXCLUDING BUFFERS):	8.51 AC (0% CREDIT) = 4.48% AC
ADJUSTED PDR SITE AREA:	274.675 AC
TOTAL PDR DENSITY:	1300 UNITS / 274.675 AC = 4.733 U/A

**ZONING PDR NOTES:**

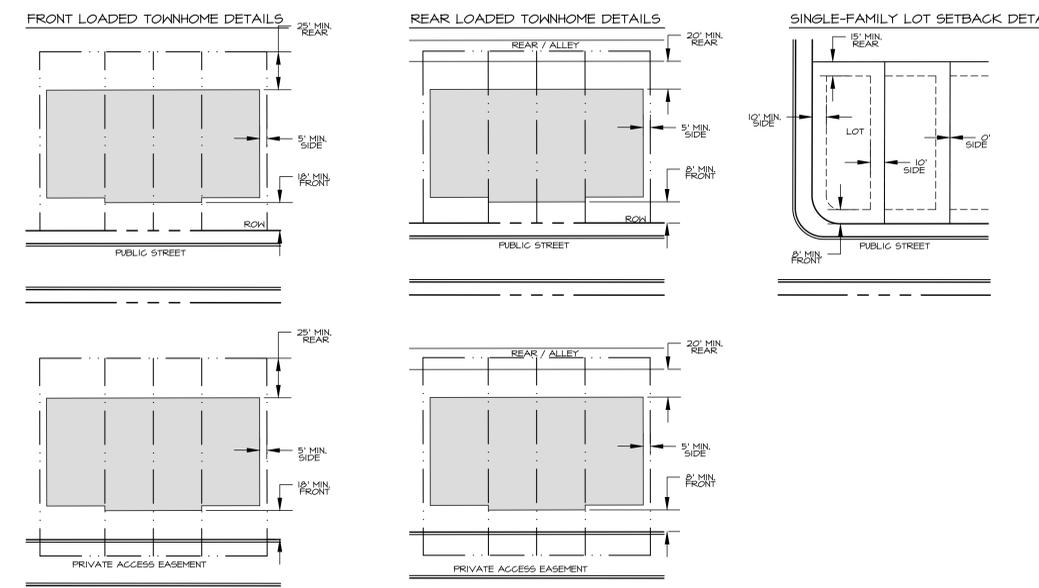
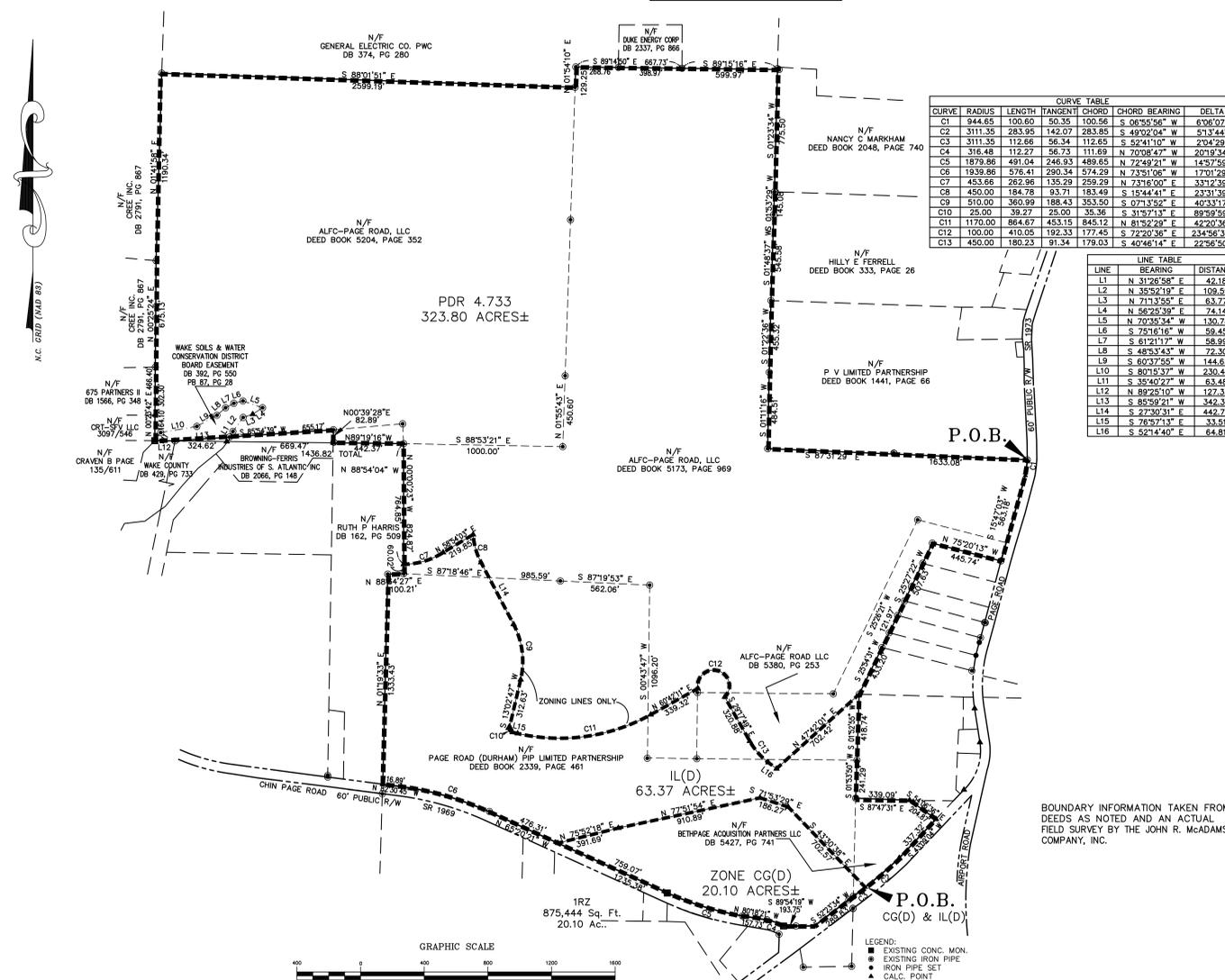
- DUE TO RELATIVELY NARROW LOT WIDTHS AND THE NATURE OF THE BUILDING PRODUCT, SOME PARTS OF THE SITE WILL BE MASS GRADED.
- TRASH COLLECTION WILL BE HANDLED BY CURBSIDE RECEPTACLES AND AS OTHERWISE SPECIFIED BY THE DURHAM CODE.
- ALL DEDICATED OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- STORMWATER MANAGEMENT FACILITIES FOR THE RESIDENTIAL DEVELOPMENT WILL BE PROVIDED WITHIN THE PDR ZONED SITE.
- THE PLAN ON DVS-3 IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. UNIT TYPE AND LOCATION AS WELL AS INTERNAL CIRCULATION IS SUBJECT TO CHANGE AS ALLOWED BY THE UO.

**PROPOSED ZONING EXHIBIT**

ZONING MAP CHANGE NOT FOR CONVEYANCES OR SALES

AREA OF ZONING MAP CHANGE 407.27 ACRES±

PDR 4.733 323.80 ACRES±  
IL(D) 63.37 ACRES±  
CG(D) 20.10 ACRES±  
TOTAL 407.27 ACRES±



- GENERAL NOTES:**
- 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 1/2" IN CALIFER.
  - UTILITY AND STREET DESIGNS WILL BE IN COMPLIANCE WITH THE UNIFIED DEVELOPMENT ORDINANCE.
  - SIDEWALKS WILL BE INSTALLED AS REQUIRED BY THE UNIFIED DEVELOPMENT ORDINANCE.
  - ALL BUILDINGS MUST BE SET BACK 10' FROM STREAM BUFFER AND TREE COVERAGE AREAS.
  - THE SITE IS TO BE SERVED BY PUBLIC WATER AND COUNTY SEWER.
  - 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.
  - A SPECIMEN TREE SURVEY WILL BE REQUIRED TO BE SUBMITTED AT THE TIME OF PRELIMINARY PLAT/PLAN APPLICATION.
  - ALL STREETS SHOWN, EXCEPT FOR MULTI-FAMILY/TOWNHOME STREETS, ARE TO BE DEDICATED AS PUBLIC. TOWNHOME STREETS WILL BE PRIVATE ACCESS DRIVES.
  - 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 NC DOT AND CITY OF DURHAM STANDARDS AND POLICIES. THIS INCLUDES (WHERE APPROPRIATE) BUT IS NOT LIMITED TO: ADEQUATE TRANSITION TAPER, ALIGNMENT OF LANES THROUGH INTERSECTIONS, ASSOCIATED SIGNAL MODIFICATIONS, PAVEMENT MARKINGS, ASSOCIATED SIGNAGE, CURBS AND GUTTERS, 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.
  - 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.
  - A TIA IS REQUIRED FOR THIS PROJECT.
  - SITE WILL ACCOMMODATE PROPOSED TRANSIT ACCOMMODATIONS ON PROSPECTIVE TTA CORRIDORS OR IF REQUESTED BY DATA OR TTA.
  - SITE WILL BE CONSTRUCTED IN PHASES.
  - GENERALIZED BICYCLE CIRCULATION SYSTEMS, INCLUDING BIKE LANES, PARKING PROVISIONS AND COMPLIANCE WITH ADOPTED MASTER PLAN OR TRAVEL DEMAND MANAGEMENT MEASURES WILL BE PROVIDED.
  - ALL PUBLIC SANITARY SEWER EASEMENTS ARE TO BE LOCATED IN OPEN SPACE.
  - THE PROJECT TIA WAS PREPARED BY THE JOHN R. MCDAMAS COMPANY INC. DATED JUNE 23, 2006.

- SPECIAL CONDITIONS OF APPROVAL**
- 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.
  - ANNEXATION PETITION REQUIRED. ANNEXATION PETITION MUST BE DEEMED VALID BEFORE FINAL CONSTRUCTION DRAWINGS APPROVAL. CONTACT BUDGET AND MANAGEMENT SERVICES DEPARTMENT AT 560-4111.
  - THE DESIGNING PROFESSIONAL (A NCEP, NCPLS OR NCRLA-AS REQUIRED) WILL SUBMIT 3 SETS OF CONSTRUCTION DRAWINGS TO CITY ENGINEERING FOR REVIEW AND APPROVAL BEFORE STARTING CONSTRUCTION.
  - EXTENSION AGREEMENT REQUIRED (SUBMIT AFTER SITE PLAN APPROVAL, 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.
  - 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.
  - WATER PERMIT REQUIRED. SEWER PERMIT FROM DURHAM COUNTY REQUIRED. CONTACT COUNTY UTILITY DIVISION @ 560-1193.

**THE JOHN R. MCDAMAS COMPANY, INC.**  
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**McADAMS**

**READER & PARTNERS**  
6860 HONEYCUT ROAD, SUITE 200  
RALEIGH, NC 27615

**BETHPAGE VILLAGE**  
PAGE ROAD  
DURHAM, NORTH CAROLINA

**DEVELOPER:** READER & PARTNERS  
**REVISIONS:** [Diagram showing revision marks]

**PROJECT NO:** RAP-12000  
**FILENAME:** RAP12000-DV2  
**DESIGNED BY:** RCZ  
**DRAWN BY:** RLU  
**SCALE:** N/A  
**DATE:** 10-28-2013  
**SHEET NO:** DV-2

**McADAMS**