

**CHANGES: 04/14/2014**  
**REVISIONS TO REZONING CASE #Z05-32**

1. MODIFICATION TO THE TIMING MECHANISM OF CONDITIONS 12, 13 & 15 BELOW.
2. REMOVAL OF ORIGINAL TEXT COMMITMENT 12 REGARDING OFF-SITE TRAIL CONNECTIONS.
3. REMOVAL OF ORIGINAL TEXT COMMITMENT 18 REGARDING ON-SITE MULCH TRAIL.

**COMMITTED ELEMENTS**

1. SINGLE FAMILY LOTS SHALL BE A MINIMUM OF 8,000 SF.
2. THERE SHALL BE A MAXIMUM OF 185 UNITS.
3. THE OFFSITE PORTION OF HARMONY ROAD AND ROAD Q SHOWN ON SHEET C-2 WILL BE IMPROVED TO CURRENT CITY OF DURHAM PUBLIC WORKS STANDARDS.
4. CONSTRUCTION OF A NORTHBOUND LEFT-TURN LANE ON COOK ROAD AT THE PROPOSED INTERSECTION OF HARMONY ROAD.
5. A 100' GREENWAY EASEMENT SHALL BE PROVIDED ON THE SOUTH SIDE OF THE STREAM IN THE SOUTHEAST CORNER OF THE SITE.
6. A MINIMUM 50 FOOT UNDISTURBED PERIMETER BUFFER WHERE SHOWN ON SHEET C-2, ALLOWING FOR A FIVE FOOT MULCH TRAIL, AND ALL REQUIRED INFRASTRUCTURE. NO LOTS SHALL BE PLATTED WITHIN THIS 50 FOOT UNDISTURBED PERIMETER BUFFER.
7. PROVIDE EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION THAT ARE CONSISTENT WITH THE PRACTICES PROPOSED FOR THE UPDATED N.C. STATE DESIGN MANUAL USING BAFFLES AND/OR SKIMMERS TO INCREASE SEDIMENT-TRAPPING EFFICIENCY.
8. GRADE AND CONSTRUCT SUBGRADE OF ALL STREETS BEFORE GRADING OF ANY LOTS, UNLESS REQUIRED TO CONSTRUCT INFRASTRUCTURE.
9. GRADING OF LOTS SHALL BE COMPLETED WITH A MINIMUM OF 3 PHASES.
10. THE DEVELOPER SHALL PROVIDE ONE POCKET PARK WHICH SHALL BE LOCATED GENERALLY IN THE SOUTH EAST PORTION OF THE DEVELOPMENT. THE PARK WILL BE BUILT WITH THE PHASE OF THE DEVELOPMENT IT IS LOCATED IN AND PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY IN THAT PHASE.
11. PROVIDE A CENTRALLY LOCATED CHILDREN'S PLAY AREA NOT LESS THAN 7,200 SQUARE FEET CONTAINING A BASKETBALL HOOP AND TOT LOT CONTAINING SWINGS, CLIMBING APPARATUS, BENCHES AND PICNIC TABLES.
12. PROVIDE A TRAFFIC-CALMING DEVICE APPROVED BY THE CITY OF DURHAM NORTH OF THE MORNINGSIDE DRIVE CUL-DE-SAC AT THE ENTRANCE TO HARMONY ROAD II PROJECT PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY ON KINNEY GLEN COURT
13. CIRCULATE A PETITION AMONG THE PROPERTY OWNERS ALONG MORNINGSIDE DRIVE SOUTH OF THE HARMONY ROAD II PROJECT AND, IF SUFFICIENT SIGNATURES ARE OBTAINED (75% OF AFFECTED PROPERTY OWNERS) AND THE CITY OF DURHAM ENGINEERING AND TRANSPORTATION DEPARTMENTS APPROVE, INSTALL SPEED HUMPS PER CITY OF DURHAM STANDARDS ON MORNINGSIDE PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY ON KINNEY GLEN COURT.
14. MINIMUM 16.58 ACRES (22.1%) TREE COVERAGE.
15. APPLICANT SHALL EITHER CONSTRUCT OR PROVIDE UP TO \$50,000 TOWARD THE COMPLETION OF THE SIDEWALK ALONG THE EAST SIDE OF COOK ROAD FROM THE INTERSECTION WITH HARMONY ROAD TO THE NORTHERN ENTRANCE OF SOUTHWEST ELEMENTARY SCHOOL. CONSTRUCTION OF THE SIDEWALK OR PAYMENT-IN-LIEU SHALL BE PROVIDED PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY ON KINNEY GLEN COURT.
16. PROVIDE A CHAIN LINK FENCE AROUND THE PERIMETER OF DETENTION PONDS.
17. DO NO GRADING IN THE SOUTHWESTERN AND WESTERN AREAS OF THE SITE AS SHOWN ON THE CONCEPTUAL ILLUSTRATIVE MASTER PLAN DATED MAY 15, 2006 EXCEPT AS REQUIRED FOR STORMWATER CONTROLS OR RECREATIONAL FACILITIES SUCH AS TRAILS.

# HARMONY ROAD II REVISIONS

## REZONING SUBMITTAL

**HARMONY ROAD  
 DURHAM, NORTH CAROLINA  
 PROJECT NUMBER: SDP-12030**

**DATE: JULY 11TH, 2005**  
**REVISION: SEPTEMBER 23TH, 2005**  
**REVISION: FEBRUARY 1ST, 2006**  
**REVISION: FEBRUARY 19th, 2006**  
**REVISION: MARCH 7th, 2006**  
**REVISION: MARCH 15th, 2006**  
**REVISION: MARCH 22th, 2006**  
**REVISION: APRIL 28th, 2006**  
**REVISION: JUNE 19th, 2006**

**OWNER/DEVELOPER:**  
**STANDARD PACIFIC HOMES**  
**1600 PERIMETER PARK DRIVE, SUITE 125**  
**MORRISVILLE, NORTH CAROLINA 27560**  
**CONTACT: GRAY METHVEN**  
**EMAIL: gmethven@stanpac.com**  
**PHONE: 919-465-5930**

**GENERAL NOTES**

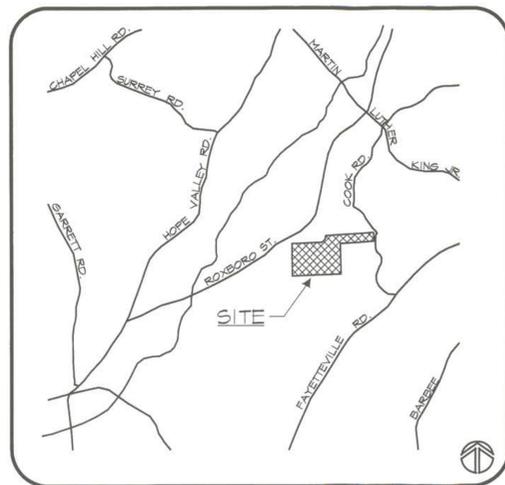
1. THE PLAN AS SUBMITTED CONCEPTIONALLY MEETS THE MINIMUM ORDINANCE STANDARDS FOR REZONING AND THE FINAL APPROVAL OF THE STORMWATER IMPACT ANALYSIS WILL OCCUR AT THE TIME OF SITE PLAN APPROVAL. COMPLIANCE WITH ALL CITY OF DURHAM ORDINANCES, CODES AND POLICIES SHALL BE REQUIRED PRIOR TO APPROVAL OF SITE PLAN/ PRELIMINARY PLAT FOR THIS PROJECT.
2. THE PROPOSED LOCATIONS OF THE STORMWATER BEST MANAGEMENT PRACTICE (BMP) FACILITIES ON THIS PROJECT ARE CONCEPTUAL ONLY. PROPOSED BMP LOCATIONS SHALL BE REVIEWED FOR APPROPRIATENESS DURING THE SITE PLAN/ PRELIMINARY PLAT REVIEW PROCESS. IN NO INSTANCE, SHALL A BMP BE LOCATED ON A PRIVATE LOT. IN ADDITION, BMPs MAY NOT BE PERMITTED IN STREAM BUFFERS OR THE 10-FOOT NO BUILD ZONE.
3. ADDITIONAL STORMWATER BEST MANAGEMENT PRACTICES MAY BE REQUIRED WITH THE SITE PLAN/ PRELIMINARY PLAT SUBMISSION.
4. IN ALL WATER SUPPLY OVERLAYS, WHERE STORMWATER BEST MANAGEMENT PRACTICES (BMPs) ARE REQUIRED TO PROVIDE TSS REMOVAL, ALL IMPERVIOUS AREAS SHALL BE TREATED BY A BMP.
5. HARMONY ROAD AND ARDMORE DRIVE STREET CLOSINGS SHALL BE APPROVED BY THE CITY OF DURHAM PRIOR TO FINAL SIGN OFF OF THE DEVELOPMENT PLAN.

**SPECIAL CONDITIONS OF APPROVAL**

1. OFFSITE ROAD IMPROVEMENTS TO COOK ROAD AND MORNINGSIDE DRIVE SHALL BE REQUIRED AS DIRECTED BY CITY OF DURHAM ENGINEERING AND TRANSPORTATION. ROAD IMPROVEMENTS MAY INCLUDE ROAD REPAIRS AND UPGRADES AS DETERMINED BY CITY OF DURHAM ENGINEERING AND TRANSPORTATION.

**SHEET INDEX**

- C-1 EXISTING CONDITIONS PLAN**
- C-2 DEVELOPMENT PLAN**



**VICINITY MAP  
 NTS**

**CONSULTANTS:**

**REZONING REVISION BY:**



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

**ORIGINAL REZONING AND AMENDMENTS BY:**

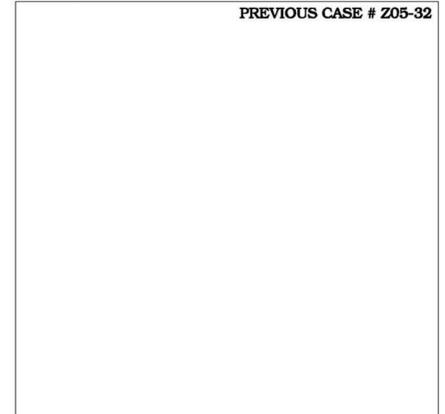


Wachovia Plaza 919.286.7440  
 2200 W. Main St., Ste. 560 919.286.7889  
 Durham, NC 27705 www.hadenstanziale.com

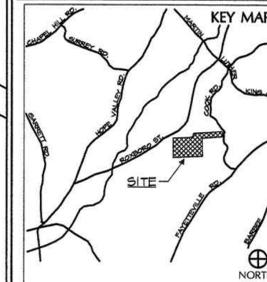


APPROVAL STAMP

CASE # Z140008  
 PREVIOUS CASE # Z05-32



# HARMONY ROAD II

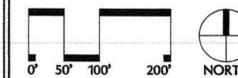


CLIENT:  
**TAH, LLC**  
 4921 Professional Court  
 Raleigh, NC 27609  
 (919) 878-0130

CONSULTANTS:  
**HadenStanziale**  
*planning  
 landscape architecture  
 civil engineering*

Wachovia Firm 919.298.7440  
 2200 W. Main St., Ste. 500 919.298.7999  
 Durham, NC 27705 www.hadenstanziale.com

REVISIONS:  
 9/12/05 (BY JRM)  
 9/28/05 (BY JRM)  
 2/1/06 - PER CITY COMMENTS  
 2/19/06 - PER CITY COMMENTS



SCALE : 1" = 100'

DATE : 7/11/05

PROJECT NUMBER : 05140

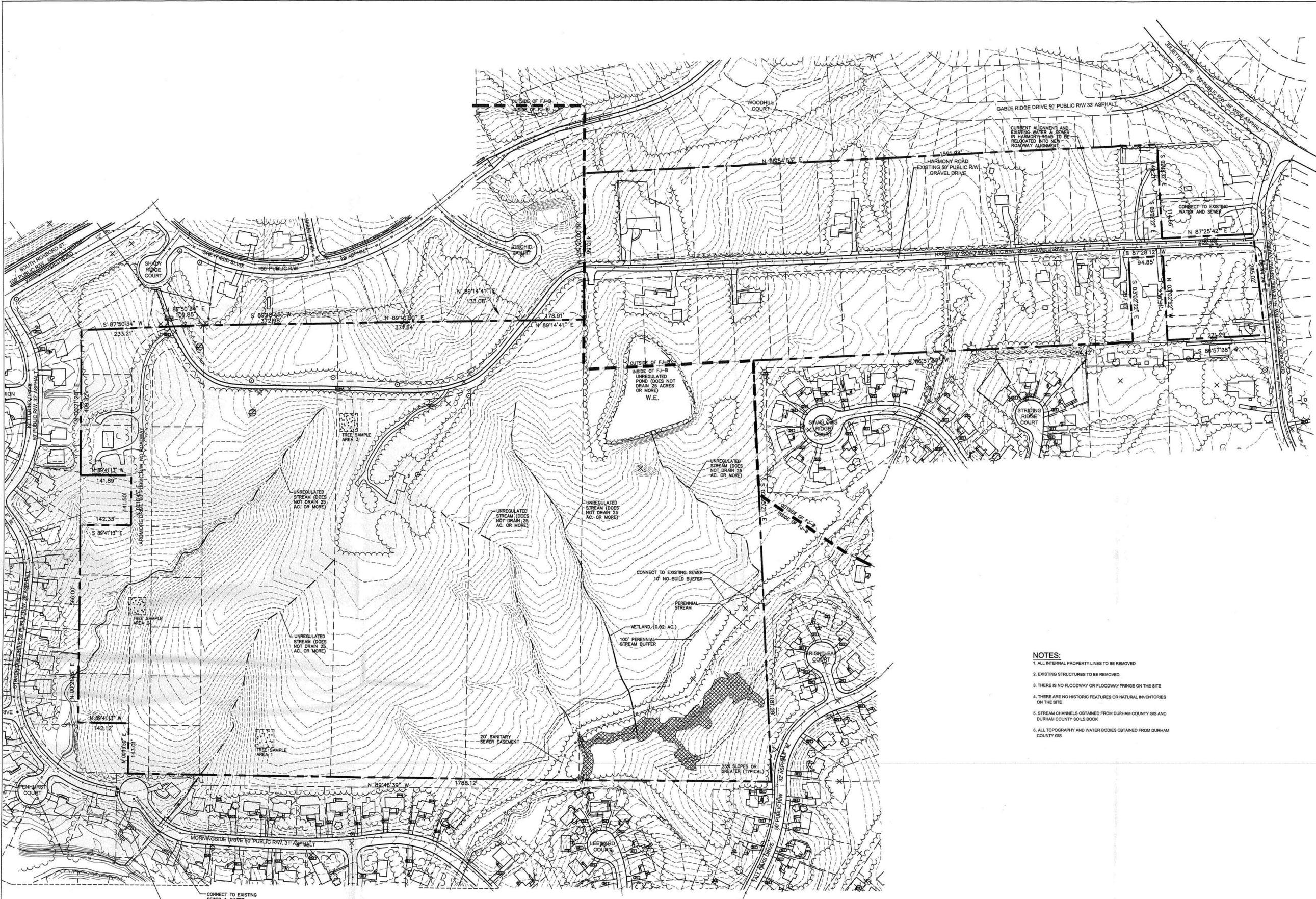
FILE NAME : HJM-05000 P-1DWC

DRAWN BY : RCS

APPROVED : RCS

TITLE:  
**EXISTING  
 CONDITIONS**

SHEET:   C-1  



- NOTES:**
1. ALL INTERNAL PROPERTY LINES TO BE REMOVED
  2. EXISTING STRUCTURES TO BE REMOVED.
  3. THERE IS NO FLOODWAY OR FLOODWAY FRINGE ON THE SITE
  4. THERE ARE NO HISTORIC FEATURES OR NATURAL INVENTORIES ON THE SITE
  5. STREAM CHANNELS OBTAINED FROM DURHAM COUNTY GIS AND DURHAM COUNTY SOILS BOOK
  6. ALL TOPOGRAPHY AND WATER BODIES OBTAINED FROM DURHAM COUNTY GIS

Harmony Road Design Guidelines Summary

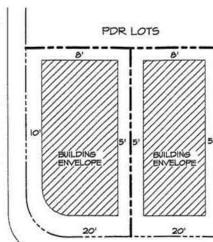
- The majority of the site has tree cover comprised of mature pines and hardwoods. The site will be developed to preserve a minimum of 50' of existing vegetation along the entire perimeter and open space areas. Vegetation on home sites will be preserved to the greatest extent possible based on topography and through the use of crawl space homes. The clearing and grading for roads and homes in this development will occur in several phases based on market demand and absorption rates. The Development will be mass graded in phases, but the entire site will not be mass graded at one specific time.
- Parking for residents is a combination of attached single family parking garages and driveway apron parking.
- Sidewalks have been developed in a connecting system that facilitates recreational walking.
- A unifying theme of landscape elements will be developed for all exterior spaces.
- Monument signage will be provided at each entrance.
- Exterior lighting will be placed so that it does not negatively impact the surrounding neighborhood.

Building Design Criteria

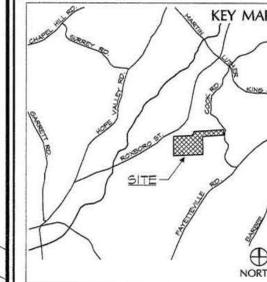
- Buildings will be no more than three stories in height. Several different elevations, colors and materials will be selectively used for the buildings to create visual interest. Roof lines will be gable or hip in construction, reflecting the roof lines of the surrounding neighborhood.

Typical Lot Setbacks

Scale: NTS



# HARMONY ROAD II

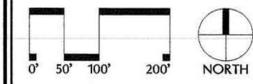


CLIENT:  
**TAH, LLC**  
 4921 Professional Court  
 Raleigh, NC 27609  
 (919) 878-0130

CONSULTANTS:  
**HadenStanziale**  
*planning  
 landscape architecture  
 civil engineering*

Wachovia Plaza 919.288.7440  
 2200 W. Main St., Ste. 500 919.288.7889  
 Durham, NC 27705 www.hadenstanziale.com

REVISIONS:  
 9/12/05 (BY JRM)  
 9/28/05 (BY JRM)  
 2/1/06 - PER CITY COMMENTS  
 2/19/06 - PER CITY COMMENTS  
 3/7/06 - PER CITY COMMENTS  
 4/11/06 - ADD COMMITTED ELEMENTS



SCALE : 1" = 100'

DATE : 7/11/05

PROJECT NUMBER : 05140

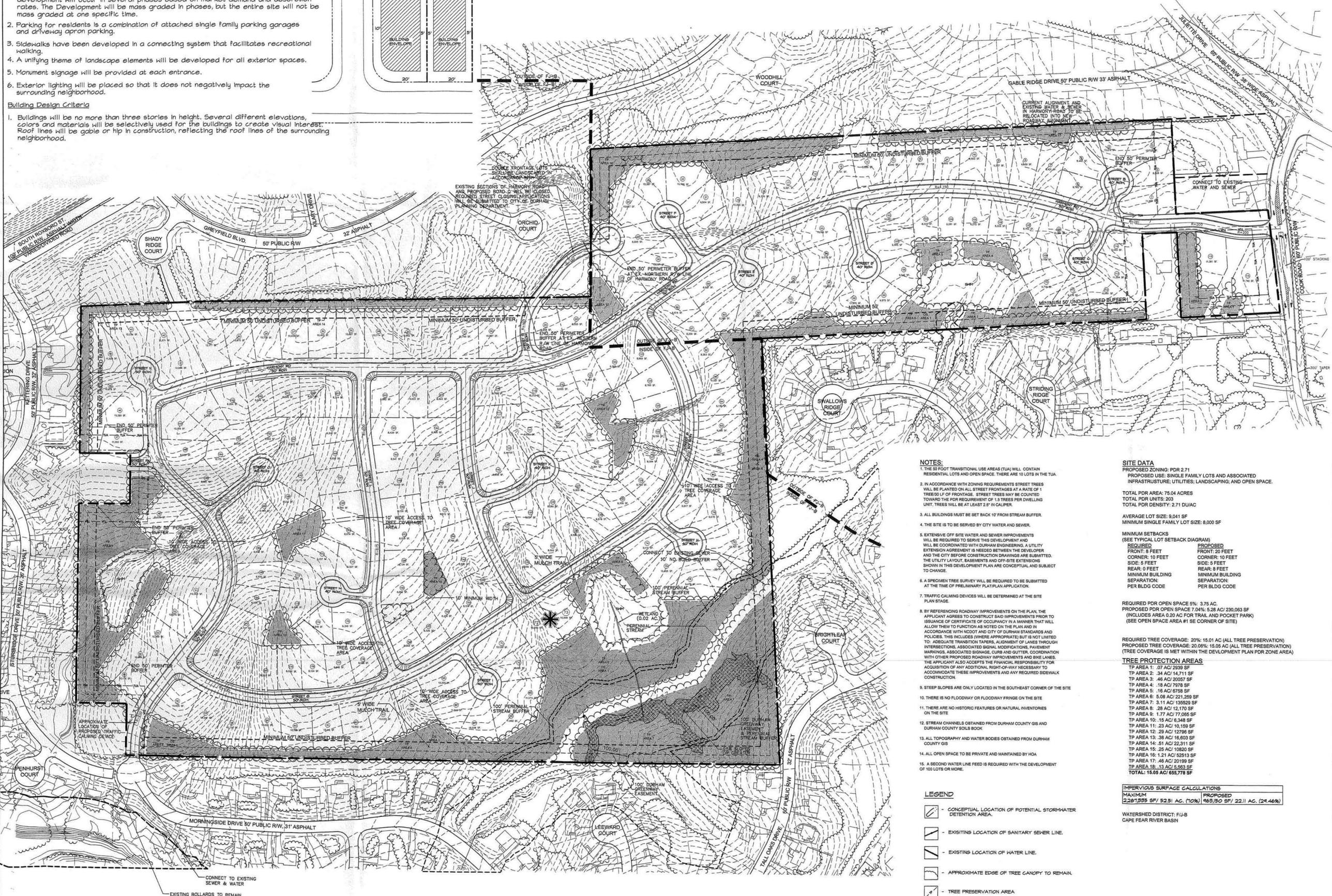
FILE NAME : HJM-05000 P-1.DWG

DRAWN BY : RCS

APPROVED : RCS

## TITLE DEVELOPMENT PLAN

SHEET: C-2



- NOTES:**
- THE 50 FOOT TRANSITIONAL USE AREAS (TUA) WILL CONTAIN RESIDENTIAL LOTS AND OPEN SPACE. THERE ARE 10 LOTS IN THE TUA.
  - IN ACCORDANCE WITH ZONING REQUIREMENTS STREET TREES WILL BE PLANTED ON ALL STREET FRONTS AT A RATE OF 1 TREE/50 LF OF FRONTAGE. STREET TREES MAY BE COUNTED TOWARD THE PDR REQUIREMENT OF 1.5 TREES PER DWELLING UNIT. TREES WILL BE AT LEAST 2" IN CALIBER.
  - ALL BUILDINGS MUST BE SET BACK 10' FROM STREAM BUFFER.
  - THE SITE IS TO BE SERVED BY CITY WATER AND SEWER.
  - EXTENSIVE OFF SITE WATER AND SEWER IMPROVEMENTS WILL BE REQUIRED TO SERVE THIS DEVELOPMENT AND WILL BE COORDINATED WITH DURHAM ENGINEERS. A UTILITY EXTENSION AGREEMENT IS NEEDED BETWEEN THE DEVELOPER AND THE CITY BEFORE CONSTRUCTION DRAWINGS ARE SUBMITTED. THE UTILITY LAYOUT, EASEMENTS AND OFF-SITE EXTENSIONS SHOWN IN THIS DEVELOPMENT PLAN ARE CONCEPTUAL AND SUBJECT TO CHANGE.
  - A SPECIMEN TREE SURVEY WILL BE REQUIRED TO BE SUBMITTED AT THE TIME OF PRELIMINARY PLAT/PLAN APPLICATION.
  - TRAFFIC CALMING DEVICES WILL BE DETERMINED AT THE SITE PLAN STAGE.
  - 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 TAPER, ALIGNMENT OF LANES THROUGH INTERSECTIONS, ASSOCIATED SIGNAL MODIFICATIONS, PAVEMENT MARKINGS, ASSOCIATED SIGNAL, 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.
  - STEEP SLOPES ARE ONLY LOCATED IN THE SOUTHEAST CORNER OF THE SITE.
  - THERE IS NO FLOODWAY OR FLOODWAY FRINGE ON THE SITE.
  - THERE ARE NO HISTORIC FEATURES OR NATURAL INVENTORIES ON THE SITE.
  - STREAM CHANNELS OBTAINED FROM DURHAM COUNTY GIS AND DURHAM COUNTY SOILS BOOK.
  - ALL TOPOGRAPHY AND WATER BODIES OBTAINED FROM DURHAM COUNTY GIS.
  - ALL OPEN SPACE TO BE PRIVATE AND MAINTAINED BY HOA.
  - A SECOND WATER LINE FEED IS REQUIRED WITH THE DEVELOPMENT OF 100 LOTS OR MORE.

**SITE DATA**  
 PROPOSED ZONING: PDR 2.71  
 PROPOSED USE: SINGLE FAMILY LOTS AND ASSOCIATED INFRASTRUCTURE, UTILITIES, LANDSCAPING, AND OPEN SPACE.  
 TOTAL PDR AREA: 75.04 ACRES  
 TOTAL PDR UNITS: 203  
 TOTAL PDR DENSITY: 2.71 DU/AC  
 AVERAGE LOT SIZE: 9,041 SF  
 MINIMUM SINGLE FAMILY LOT SIZE: 8,000 SF

**MINIMUM SETBACKS**  
 (SEE TYPICAL LOT SETBACK DIAGRAM)  
 REQUIRED:  
 FRONT: 8 FEET  
 CORNER: 10 FEET  
 SIDE: 5 FEET  
 REAR: 0 FEET  
 MINIMUM BUILDING SEPARATION:  
 PER BLDG CODE

**REQUIRED PDR OPEN SPACE 5%: 3.75 AC.**  
**PROPOSED PDR OPEN SPACE 7.04%: 5.28 AC/ 230,063 SF**  
 (INCLUDES AREA 0.20 AC FOR TRAIL AND POCKET PARK)  
 (SEE OPEN SPACE AREA #1 SE CORNER OF SITE)

**REQUIRED TREE COVERAGE: 20%: 15.01 AC (ALL TREE PRESERVATION)**  
**PROPOSED TREE COVERAGE: 20.06%: 15.05 AC (ALL TREE PRESERVATION)**  
 (TREE COVERAGE IS MET WITHIN THE DEVELOPMENT PLAN FOR ZONE AREA)

**TREE PROTECTION AREAS**  
 TP AREA 1: .07 AC/ 2939 SF  
 TP AREA 2: .34 AC/ 14,711 SF  
 TP AREA 3: .46 AC/ 20,557 SF  
 TP AREA 4: .18 AC/ 7978 SF  
 TP AREA 5: .16 AC/ 6788 SF  
 TP AREA 6: 5.08 AC/ 221,259 SF  
 TP AREA 7: 3.11 AC/ 135,529 SF  
 TP AREA 8: .28 AC/ 12,170 SF  
 TP AREA 9: 1.77 AC/ 77,065 SF  
 TP AREA 10: .15 AC/ 6,348 SF  
 TP AREA 11: .23 AC/ 10,159 SF  
 TP AREA 12: .29 AC/ 12,786 SF  
 TP AREA 13: .38 AC/ 16,803 SF  
 TP AREA 14: .61 AC/ 22,311 SF  
 TP AREA 15: .26 AC/ 10,820 SF  
 TP AREA 16: 1.21 AC/ 52,513 SF  
 TP AREA 17: .46 AC/ 20,199 SF  
 TP AREA 18: .13 AC/ 5,583 SF  
**TOTAL: 15.05 AC/ 655,778 SF**

**IMPERVIOUS SURFACE CALCULATIONS**  
 MAXIMUM PROPOSED  
 2,987,995 SF/ 52.51 AC (70%) 465,150 SF/ 22.11 AC (24.46%)

WATERSHED DISTRICT: FJ-B  
 CAPE FEAR RIVER BASIN

- LEGEND**
- CONCEPTUAL LOCATION OF POTENTIAL STORM-WATER DETENTION AREA.
  - EXISTING LOCATION OF SANITARY SEWER LINE.
  - EXISTING LOCATION OF WATER LINE.
  - APPROXIMATE EDGE OF TREE CANOPY TO REMAIN.
  - TREE PRESERVATION AREA
  - OPEN SPACE AREA
  - CONCEPTUAL LOCATION OF RECREATION AREA