

PARKWAY PLAZA II - DEVELOPMENT PLAN

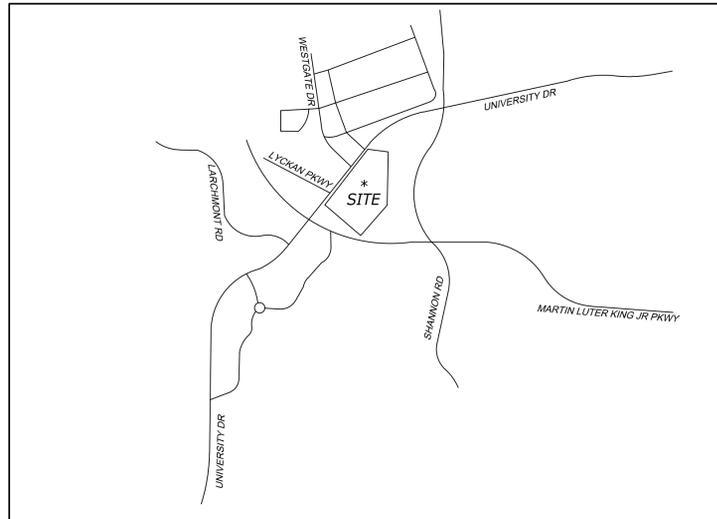
DURHAM, NORTH CAROLINA
CASE NUMBER: Z140029

OWNER

DURHAM (PARKWAY) UY LLC
8816 SIX FORKS ROAD, SUITE 201
RALEIGH, NORTH CAROLINA 27615
CONTACT: MR JONATHAN GAINES
PHONE: (919) 846-4046

SITE DEVELOPMENT

TIMMONS GROUP
5410 TRINITY ROAD, SUITE 112
RALEIGH, NORTH CAROLINA 27607
CONTACT: MR BLAKE HALL
PHONE: (919) 866-4933
FACSIMILE: (919) 316-0126



VICINITY MAP
NOT TO SCALE

DESIGN COMMITMENTS

- ARCHITECTURAL STYLE:
BUILDING DESIGN WILL NOT FIT ANY ESTABLISHED ARCHITECTURAL STYLE.
- ROOFLINES:
THE ROOF WILL BE FLAT WITH PARAPET FEATURES OF VARYING HEIGHTS AND CONFIGURATIONS.
- BUILDING MATERIALS:
THE BUILDINGS WILL BE PRIMARILY CLAD IN TWO OR MORE OF THE FOLLOWING MATERIALS: BRICK, STUCCO OR SYNTHETIC STUCCO, CULTURED STONE, FIBER CEMENT OR METAL PANEL.
- DISTINCTIVE ARCHITECTURAL FEATURES:
THE BUILDINGS WILL USE AN ALUMINUM FRAMED STOREFRONT ENTRY WINDOW SYSTEM.
- CONTEXT AREA:
THE SURROUNDING CONTEXT IS A VARIED MIX OF COMMERCIAL AND RETAIL BUILDINGS, INCLUDING NATIONAL CHAINS. DEVELOPMENT WILL NOT REFERENCE A SPECIFIC BUILDING OR DESIGN OFF SITE WITHIN THE CONTEXT AREA.

TEXT COMMITMENTS

- PER THE ITE TRIP GENERATION MANUAL 9TH EDITION, THE EXISTING 161,136 SF SHOPPING CENTER GENERATES APPROXIMATELY 204 A.M. PEAK-HOUR TRIPS AND 875 P.M. PEAK-HOUR TRIPS. PER UDO SECTIONS 3.5.12.A.12 AND 3.3.1, THE REVISED DEVELOPMENT PLAN WILL BE LIMITED TO NO MORE THAN 149 ADDITIONAL PEAK-HOUR TRIPS BEYOND THE EXISTING ESTIMATED TRIP GENERATION.
- NO BUILDINGS SHALL BE PLACED WITHIN 5' OF AN EXISTING SANITARY SEWER EASEMENT UNLESS OTHERWISE APPROVED BY THE CITY OF DURHAM PUBLIC WORKS.
- A MINIMUM OF 5% OF THE PARKING SPACES WILL BE DESIGNATED FOR PARK AND RIDE; HOWEVER, NO MORE THAN 100 SPACES SHALL BE REQUIRED. THE SPACES WILL BE LOCATED AND DESIGNATED IN CONFORMANCE WITH THE STANDARDS OF UDO SECTION 10.2.2.B PRIOR TO THE CERTIFICATE OF OCCUPANCY FOR THE OUT PARCEL.
- PRIOR TO A CERTIFICATE OF OCCUPANCY FOR 50,000 OR MORE SQUARE FEET OF BUILDING AREA FOR NEW DEVELOPMENT OR REDEVELOPMENT, WHEELCHAIR RAMPS AND A STRIPED CROSSWALK ON THE SOUTH LEG OF THE INTERSECTION OF WESTGATE DRIVE AND UNIVERSITY DRIVE SHALL BE PROVIDED COMPLYING WITH CITY OF DURHAM AND NCDOT STANDARDS.
- PRIOR TO A CERTIFICATE OF OCCUPANCY FOR 50,000 OR MORE SQUARE FEET OF BUILDING AREA FOR NEW DEVELOPMENT OR REDEVELOPMENT, PEDESTRIAN SIGNALS ON ALL FOUR CORNERS OF THE INTERSECTION OF WESTGATE DRIVE AND UNIVERSITY DRIVE SHALL BE PROVIDED COMPLYING WITH CITY OF DURHAM AND NCDOT STANDARDS.

PHASING: THE PROJECT WILL BE CONSTRUCTED IN TWO PHASES. PHASE ONE CONSISTS OF THE EXISTING BUILDINGS. PHASE TWO WILL CONSIST OF FUTURE DEVELOPMENT AND MAY CONSIST OF SUB-PHASES.

SITE DATA TABLE:

- PIN: 0810-14-25-2315
- OWNER:
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8816 SIX FORKS ROAD, SUITE 201
RALEIGH, NORTH CAROLINA 27615
PHONE: (919) 846-4046
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RALEIGH, NORTH CAROLINA 27607
PHONE: (919) 866-4933
FACSIMILE: (919) 859-5663
- ZONING CASE NUMBER: Z1400029
EXISTING ZONING: CC & CC (D)
PROPOSED ZONING: CC (D)
- AREA OF EXISTING TRACT:
6.1. 14.74 TOTAL ACRES
6.2. 1.67 ACRES ZONED CC
6.3. 13.07 ACRES ZONED CC(D)
- RIVER BASIN: CAPE FEAR

DRAWING INDEX

TITLE	DRAWING
COVER SHEET	Z-000
EXISTING CONDITIONS	Z-100
DEVELOPMENT PLAN	Z-200

TOTAL DRAWINGS = 3

ZONING CASE NUMBER: Z1400029

LEGACY CASE NUMBER: P94-29

Attachment 4



THIS DRAWING PREPARED AT THE
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TEL 919.866.4931 FAX 919.833.8124 www.timmons.com

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DATE	REVISION DESCRIPTION
01/30/15	STAFF COMMENTS
4-17-2015	TEXT COMMITMENT # 3

DESIGNED BY
B HALL

CHECKED BY
B HALL

SCALE
PER PLAN

TIMMONS GROUP

PARKWAY PLAZA II - DEVELOPMENT PLAN
DURHAM NORTH CAROLINA
COVER SHEET

JOB NO.
34269-102

SHEET NO.
Z-000

PARCEL DESCRIPTION:

PARCEL 1
 COMMENCING AT A NCGS MONUMENT "DEBY 1984", THENCE N 21-46-52 E FOR 6326.31 FEET TO AN IRON PIN ON THE NORTH RIGHT OF WAY OF MARTIN LUTHER KING BLVD., BEING THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT OF WAY ALONG THE COMMON LINE OF CENTRAL CAROLINA BANK N 37-36-19 E FOR 212.27 FEET TO AN IRON PIN; THENCE N 52-23-47 W FOR 185.00 FEET TO AN IRON PIN; THENCE N 89-39-30 W FOR 24.72 FEET TO AN IRON PIN; THENCE N 37-36-19 E FOR 60.00 FEET TO AN IRON PIN; THENCE N 59-12-33 W FOR 35.00 FEET TO AN IRON PIN ON THE WEST RIGHT OF WAY OF UNIVERSITY DRIVE; THENCE N 37-38-29 E FOR 729.55 FEET TO AN IRON PIN; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1458.65 FEET, AN ARC OF 88.00 FEET AND A CHORD OF N 39-38-53 E FOR 87.98 FEET TO AN IRON PIN; THENCE LEAVING SAID RIGHT OF WAY AND FOLLOWING THE COMMON LINE OF PARKWAY ASSOCIATES THE FOLLOWING: S 45-41-49 E FOR 35.22 FEET TO AN IRON PIN; S 87-33-33 E FOR 66.78 FEET TO AN IRON PIN; N 55-59-14 E FOR 39.46 FEET TO A MAG NAIL SET; S 87-33-33 E FOR 157.00 FEET TO A MAG NAIL SET; S 50-23-37 E FOR 46.51 FEET TO A MAG NAIL SET; S 02-43-04 W FOR 174.00 FEET TO AN IRON PIN ON THE COMMON LINE OF SHANNON MANOR APARTMENTS; THENCE ALONG SAID COMMON LINE S 88-43-38 W FOR 36.42 FEET TO AN IRON PIN; THENCE S 02-23-07 W FOR 610.01 FEET TO AN IRON PIN; THENCE ALONG THE COMMON LINE OF BIGGER STAFF AND CRAWLEY KING S 37-38-22 W FOR 521.03 FEET TO AN IRON PIN ON THE NORTH RIGHT OF WAY OF MARTIN LUTHER KING BLVD.; THENCE ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS 931.08 FEET, AN ARC OF 470.99 FEET AND A CHORD OF N 58-05-31 W FOR 465.98 FEET TO AN IRON PIN BEING THE POINT OF BEGINNING. SAID TRACT CONTAINS 14.743 ACRES OR 642,248 SQUARE FEET MORE OR LESS.

TOGETHER WITH ALL RIGHT, TITLE AND INTEREST IN AND TO EASEMENTS AS SHOWN ON PLAT RECORDED IN PLAT BOOK 105, PAGE 58, DURHAM COUNTY REGISTRY.

TOGETHER WITH ALL RIGHT, TITLE AND INTEREST IN AND TO EASEMENTS SET OUT IN THAT CERTAIN DEED OF EASEMENT AND AGREEMENT BETWEEN THE SOUTHEAST CORPORATION AND SOUTHEAST ASSOCIATES OF DURHAM DATED DECEMBER 30, 1982 RECORDED IN BOOK 1102, PAGE 235, DURHAM COUNTY REGISTRY, AS AMENDED BY (I) THAT CERTAIN MODIFICATION OF DEED OF EASEMENT AND AGREEMENT, BETWEEN THE SOUTHEAST CORPORATION AND SOUTHEAST ASSOCIATES OF DURHAM, DATED APRIL 13, 1984, RECORDED IN BOOK 1154, PAGE 388, DURHAM COUNTY REGISTRY; AND (II) THAT CERTAIN SECOND MODIFICATION OF EASEMENT AND AGREEMENT, BETWEEN SOUTHEAST ASSOCIATES OF DURHAM, PARKWAY ASSOCIATION AND CERTAIN OTHER PARTIES, DATED SEPTEMBER 22, 1986, AND RECORDED IN BOOK 1312, PAGE 226, DURHAM COUNTY REGISTRY.

A) AN EASEMENT TO CONSTRUCT AND MAINTAIN AN UNDERGROUND WATER MAIN AND/OR OTHER UTILITIES ALONG WITH AN EASEMENT FOR INGRESS, EGRESS AND REGRESS;
 B) AN EASEMENT OVER ALL DRIVEWAYS, SIDEWALKS, PARKING AREAS AND OTHER AREAS INTENDED FOR COMMON USE FOR PEDESTRIAN AND VEHICULAR TRAFFIC AND PARKING;
 C) AN EASEMENT TO MAINTAIN A GAS MAIN (NATURAL GAS), UNDERGROUND TELEPHONE LINE AND AN OVERHEAD POWER LINE.

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6.1. 14.74 TOTAL ACRES
6.2. 1.67 ACRES ZONED CC
6.3. 13.07 ACRES ZONED CC(D)
- RIVER BASIN: CAPE FEAR
- FLOOD PLAIN: THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN) PER COUNTY FIRM COMMUNITY PANEL NO. 3700860810 K EFFECTIVE DATE: AUGUST 2, 2007.
- BASE MAP: BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM MAP ENTITLED "ALTA/ACSM LAND TITLE SURVEY FOR PARKWAY PLAZA UY LLC., DATED SEPTEMBER 01, 2005.
- THERE ARE NO WETLANDS, STEEP SLOPES, WATERBODIES, INVENTORY SITES, OR CONDITIONS THAT APPLY TO THIS SITE FROM ANY ADOPTED PLANS.

NOTE:

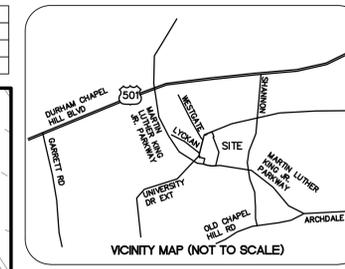
THE LONG RANGE BICYCLE PLAN, MAP 4.5 SHOWS A PROPOSED BICYCLE LANE ALONG MARTIN LUTHER KING, JR. PARKWAY AND A PROPOSED GREENWAY ALONG UNIVERSITY DRIVE.

LINE TABLE

LINE	LENGTH	BEARING
L1	24.72'	N 89°39'30" W
L4	35.00'	N 59°12'33" W
L5	60.00'	N 37°36'19" E
L6	35.22'	S 45°41'49" E
L7	66.78'	S 87°33'33" E
L8	39.46'	N 55°59'14" E
L9	46.51'	S 50°23'37" E
L10	36.42'	S 88°43'38" W

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	931.08'	470.99'	240.65'	465.98'	N 58°05'31" W	28°58'59"
C2	1458.65'	88.00'	44.01'	87.98'	N 39°38'53" E	3°27'23"



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REVISION DESCRIPTION	DATE	DATE
STAFF COMMENTS	3/18/2015	01/30/15

W ALTMAN
 B HALL
 B HALL
 SCALE
 PER PLAN

TIMMONS GROUP

PARKWAY PLAZA II - DEVELOPMENT PLAN
 DURHAM NORTH CAROLINA

EXISTING CONDITIONS

JOB NO. 34269-102
 SHEET NO. Z-100

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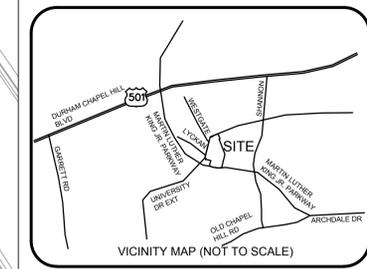
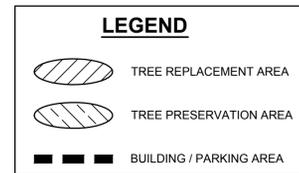


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SITE DATA TABLE:

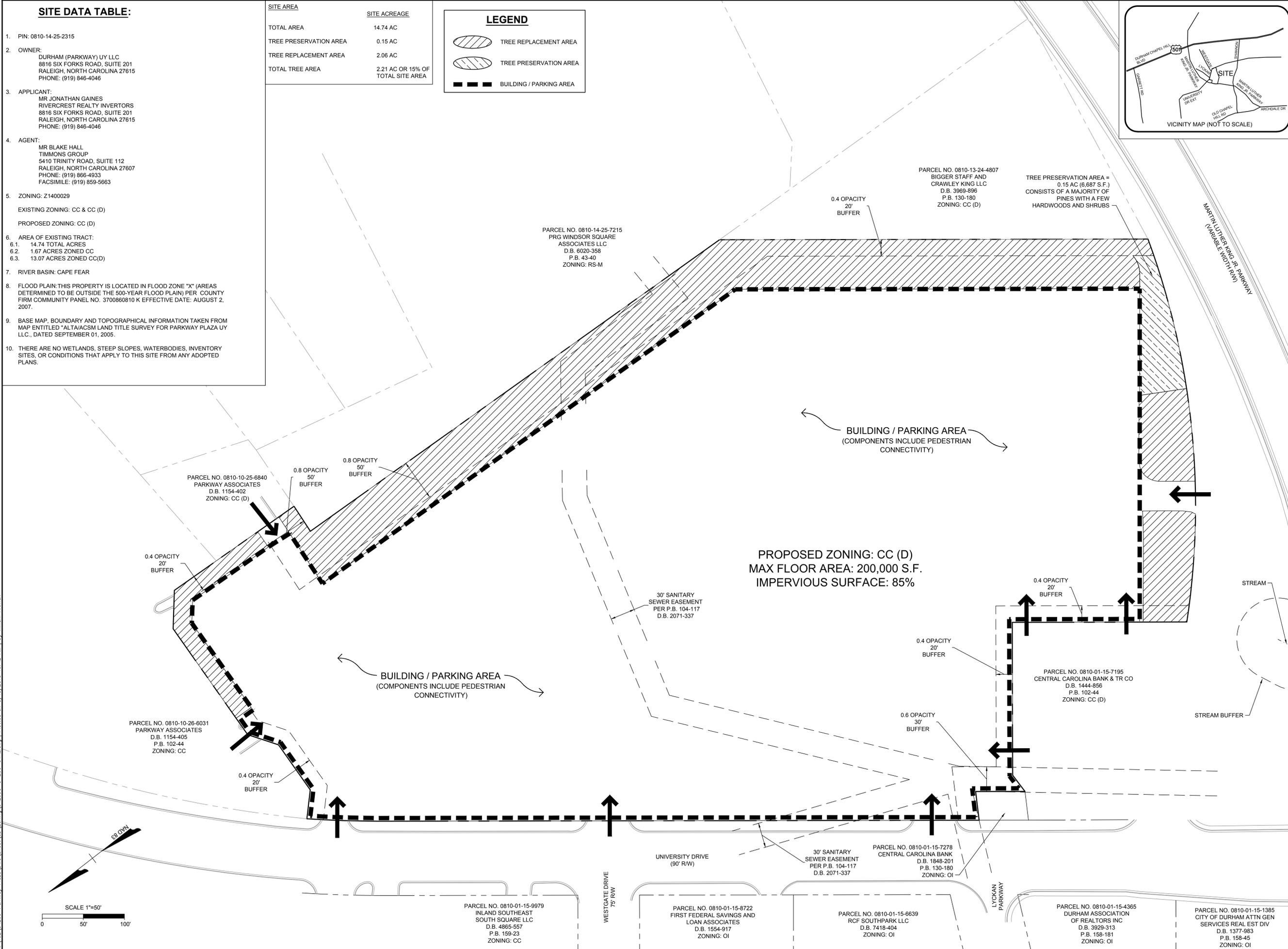
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SITE AREA	SITE ACREAGE
TOTAL AREA	14.74 AC
TREE PRESERVATION AREA	0.15 AC
TREE REPLACEMENT AREA	2.06 AC
TOTAL TREE AREA	2.21 AC OR 15% OF TOTAL SITE AREA



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DATE	3-18-2015	
DATE	01/30/15	
DRAWN BY	W ALTMAN	
DESIGNED BY	B HALL	
CHECKED BY	B HALL	
SCALE	PER PLAN	



TIMMONS GROUP

PARKWAY PLAZA II - DEVELOPMENT PLAN
DURHAM NORTH CAROLINA
DEVELOPMENT PLAN

JOB NO.
34269-102

SHEET NO.
Z-200

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