PIN: 0728-04-44-6426, PID: 215085
PIN: 0728-04-44-2401, PID: 152979
PIN: 0728-04-54-9591, PID: 152978
PIN: 0728-04-54-7507, PID: 152975

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NC LICENSE# C-2745

NORTH CAROLINA PROFESSIONAL SEAL 27352 02/12/15 ENGINEER JARROD B. EDENS

PRELIMINARY
NOT FOR CONSTRUCTION

Attachment 4

HIGHWAY 54 RESIDENTIAL DEVELOPMENT PLAN

1 ZONING CASE #Z1400018

1413, 1429, 1431 & 1501 E NC 54 HIGHWAY
DURHAM, NORTH CAROLINA

JULY 14, 2014
REVISED: FEBRUARY 12, 2015

TEXT COMMITMENTS

1. THE PROPOSED DEVELOPMENT WILL BE LIMITED TO APARTMENTS AND/OR TOWNHOMES AND ACCESSORY USES.

1 2 3 4

PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT

2. DEDICATE ADDITIONAL RIGHT-OF-WAY FOR THE FRONTAGE OF THE SITE ALONG NC 54 TO PROVIDE AN ADDITIONAL 35 FT. OF RIGHT-OF-WAY (65 FT. FROM ORIGINAL CENTERLINE) AND 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

NC 54 SITE DRIVE 1 (EASTERN SITE DRIVEWAY, TEMPORARY RIGHT-IN/RIGHT-OUT ACCESS)

3. CONSTRUCT SITE DRIVE 1 WITH ONE INGRESS AND ONE EGRESS LANE.
4. CONSTRUCT A WESTBOUND RIGHT-TURN LANE WITH ADEQUATE STORAGE AND APPROPRIATE TAPER ON NC 54 AT SITE DRIVE 1.
5. REMOVE SITE DRIVE 1 UPON THE COMPLETION OF A CROSS-ACCESS CONNECTION FROM THE NC 54 RESIDENTIAL DEVELOPMENT TO THE ADJACENT PARCEL TO EITHER THE EAST OR WEST.

NC 54 AND SITE DRIVE 2 (WESTERN SITE DRIVEWAY)

6. CONSTRUCT SITE DRIVE 2 WITH ONE INGRESS AND ONE EGRESS LANE.
7. CONSTRUCT AN EASTBOUND LEFT-TURN LANE WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS ON NC 54 AT SITE DRIVE 2.
8. CONSTRUCT A WESTBOUND RIGHT-TURN LANE WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS ON NC 54 AT SITE DRIVE 2.
9. CONSTRUCT A TWO-WAY LEFT-TURN LANE ON NC 54 FROM SITE DRIVE 2 TO THE PROPOSED MEADOWS AT SOUTHPOINT AND/OR MAIDIRY RESIDENTIAL SITE DRIVE TO THE WEST.
10. A MINIMUM OF 4 FT. 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 BICYCLE LANE.
11. 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 NORTH SIDE OF NC 54 ADJACENT TO THE SITE.

DESIGN COMMITMENTS

1. DESCRIPTION OF PROPOSED ARCHITECTURE

A. DESCRIBE THE GENERAL ARCHITECTURE STYLE(S) PROPOSED FOR THE BUILDINGS:

1 NO ARCHITECTURAL STYLE HAS BEEN CHOSEN AT THIS TIME.

B. DESCRIBE THE PROPOSED ROOFLINE(S):

THE ROOFS WILL BE SLOPED.

C. DESCRIBE THE PROPOSED BUILDING MATERIALS:

THE BUILDINGS WILL USE TWO OR MORE OF THE FOLLOWING MATERIALS: BRICK, STONE, BLOCK, WOOD, CEMENT/CEMENTITIOUS CLABBING, EIFS, OR METAL.

D. DESCRIBE ANY DISTINCTIVE ARCHITECTURAL FEATURES:

1 FRONT FACING GABLES AND/OR DORMERS.

2. DESCRIPTION OF HOW PROPOSED DESIGN WILL FIT INTO THE CONTEXT AREA

A. HOW WILL THE PROPOSED DESIGN TRANSITION TO THE CONTEXT AREA?

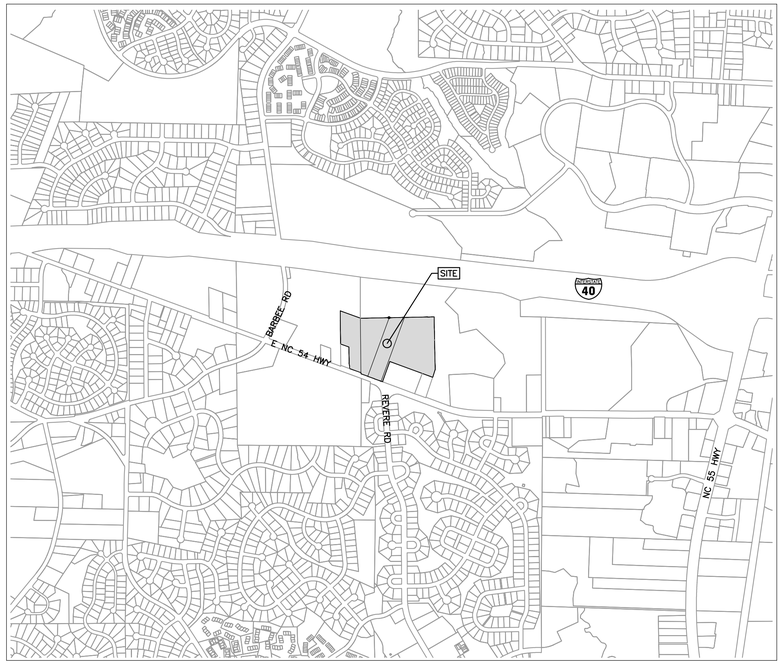
1 THE MIX OF NEIGHBORHOOD PROPERTIES AND THEIR USES VARY SIGNIFICANTLY. THE PROPOSED FRONT FACING GABLES AND/OR DORMERS ARE ARCHITECTURAL FEATURES FOUND IN DEVELOPMENTS SOUTH OF THIS PROPERTY. MOST DEVELOPMENT TO THE EAST AND WEST OF THE SITE WILL BE COMMERCIAL IN NATURE.

GENERAL CONDITIONS OF APPROVAL

1. BY REFERENCING ROADWAY IMPROVEMENTS ON THE PLAN, THE APPLICANT AGREES TO CONSTRUCT SAID IMPROVEMENTS PRIOR TO THE ISSUANCE OF ANY 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. 1 THE REQUIRED ROADWAY IMPROVEMENTS MAY BE PHASED AT THE SITE PLAN SUBMITTAL STAGE WITH A TRAFFIC PHASING PLAN APPROVED BY CITY TRANSPORTATION AND NCDOT.

GENERAL NOTES

1. A TRAFFIC IMPACT ANALYSIS (TIA) DATED 09-18-14 WAS PREPARED BY A. MORTON THOMAS AND ASSOCIATES.



PROJECT SITE VICINITY MAP:

0 500' 1000'
SCALE: 1"=1000'

SITE SUMMARY

TOTAL TRACT AREA: 21.72 AC.
PIN & EXISTING ZONING: 0728-04-54-7507 (OI(D))
0728-04-54-9591 (RS-20, OI)
0728-04-64-2401 (RS-20, OI)
0728-04-64-6426 (RS-20,OI)
PROPOSED ZONING: RS-M (D)
EXISTING FLUM: OFFICE
PROPOSED FLUM: MEDIUM TO HIGH DENSITY RES. (8-20 DU/AC)
TIER: SUBURBAN
RIVER BASIN: CAPE FEAR
OVERLAY DISTRICTS: MTC (PARTIAL), F/J-B 1
CITY LIMITS: INSIDE

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ENGINEERING · DEVELOPMENT
2314 S. MIAMI BLVD - SUITE 151 · DURHAM, NC 27703
WWW.EDENSLAND.COM · PH: (919) 316-1855

DEVELOPMENT PLAN
CITY OF DURHAM
LIST OF DRAWINGS:

SHEET #	TITLE
--	COVER
D (1)	EXISTING CONDITIONS PLAN
D (2)	SITE IMPROVEMENTS PLAN

OWNERS

MAYDAY ASSOCIATION
C/O MARTHA FUNSTEN
5752 CAVANAUGH DRIVE
RALEIGH, NORTH CAROLINA 27614

JOHNNY M. MULLEN
BEN MASTERS MULLEN
PO BOX 11961
WINSTON SALEM, NORTH CAROLINA 27116

C&W DURHAM INVESTMENTS LLC
10537 CLUBMONT LANE
RALEIGH, NORTH CAROLINA 27617

APPLICANT

HOPPER COMMUNITIES INC.
228 EAST BLVD - SUITE 200
CHARLOTTE, NORTH CAROLINA 28203
PH: (704) 805-4800
J. BART HOPPER - PRESIDENT
(bhopper@hoppercommunities.com)

ENGINEER

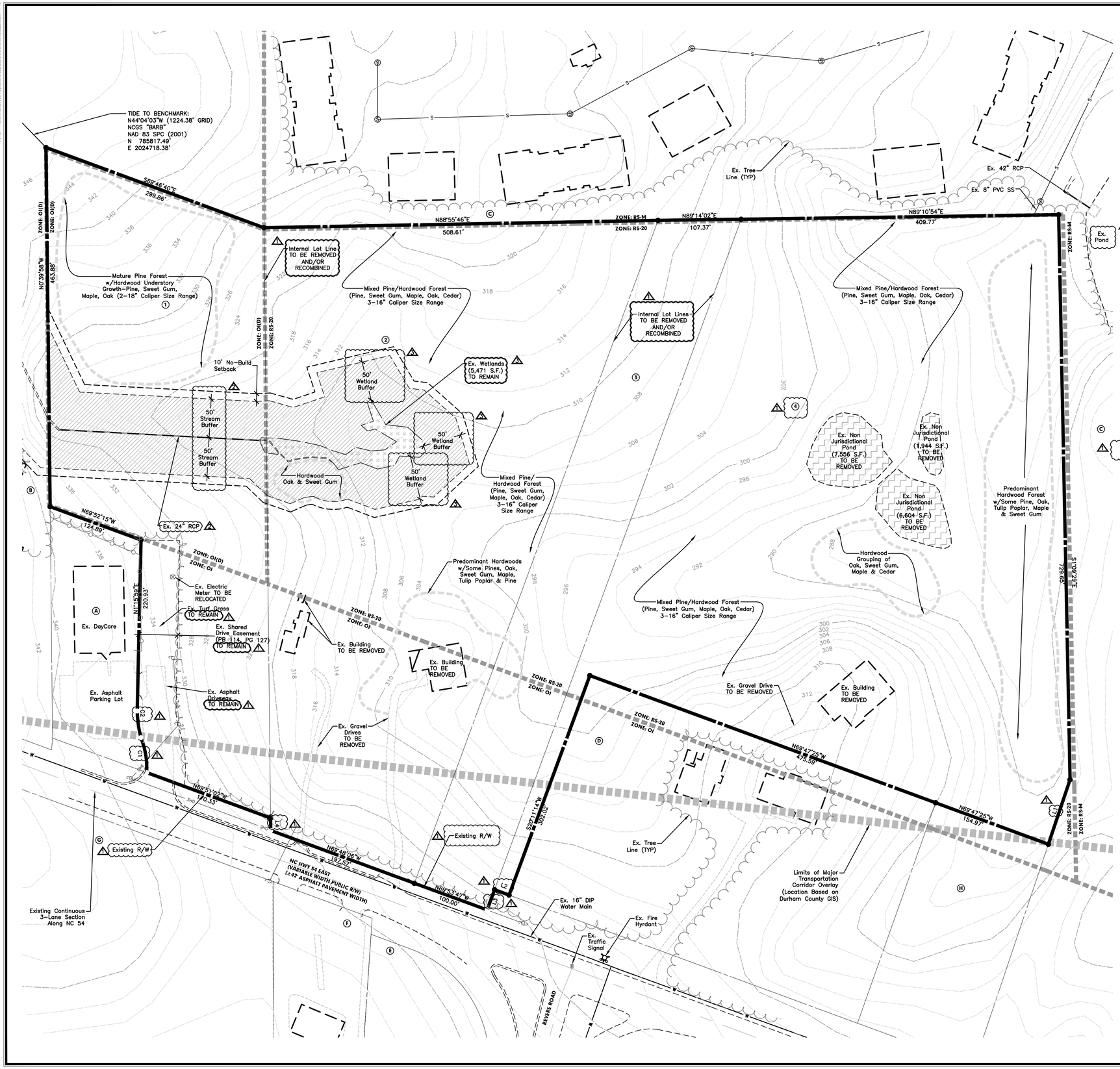
EDENS LAND CORP
2314 S. MIAMI BLVD - SUITE 151
DURHAM, NORTH CAROLINA 27703
PH: (919) 316-1855
JARROD B. EDENS, P.E. - PRESIDENT
(jarrod.edens@edensland.com)

SURVEYOR

ROBERT MURPHY PLLC
PO BOX 99783
RALEIGH, NORTH CAROLINA 27624
PH: (919) 302-1740
ROBERT MURPHY - PRESIDENT
(wrmurphy81@gmail.com)

APPROVAL STAMP 1 (ZONING CASE #Z1400018)

1 LEGACY CASE (FOR PORTION OF SITE): P87-76



NAD 83
NAVD 88

N

0 30' 60'

OWNER INFORMATION

PROPERTY	PIN	PARCEL ID	OWNER	OVERLAY DISTRICT	ZONING	USE	ACREAGE
1	0728–04–54–7507	152975	MAYDAY ASSOCIATION	MTC & F/J–B	OI(D), OI	VACANT	4.11 AC.
2	0728–04–54–9591	152978	MULLEN, JOHNNY M. MULLEN, BEN MASTERS	MTC & F/J–B	RS–20, OI	VACANT	4.54 AC.
3	0728–04–64–2401	152979	MULLEN, JOHNNY M. MULLEN, BEN MASTERS	MTC & F/J–B	RS–20, OI	SINGLE FAMILY	4.21 AC.
4	0728–04–64–6426	215085	C&W DURHAM INVESTMENTS LLC	MTC & F/J–B	RS–20, OI	VACANT	8.84 AC.
						TOTAL ACREAGE	21.72 AC.

ADJOINER INFORMATION

PROPERTY	PIN	PARCEL ID	OWNER	OVERLAY DISTRICT	ZONING	USE	ACREAGE
A	0728–04–54–6331	152976	LANDMARK INVESTMENT PROPERTIES LLC	MTC & F/J–B	OI	CHILD DAY CARE	0.81 AC.
B	0728–04–54–2985	152972	MADDRY THOMAS EARL SR	MTC & F/J–B	RS–20, OI	HORTICULTURAL	23.06 AC.
C	0728–04–64–8677	152982	ABACUS CAPITAL GROUP LLC	MTC & F/J–B	RS–M	APARTMENTS	30.57 AC.
D	0728–04–64–4043	152980	C&W DURHAM INVESTMENTS LLC	MTC & F/J–B	OI	SINGLE FAMILY	3.31 AC.
E	0728–04–53–8494	153033	PARKWOOD ASSOCIATION INC	MTC & F/J–B	RS–10	VACANT/HOA	2.19 AC.
F	0728–04–53–9825	153034	OLIVER W ALPHIN, BILLIE C OLIVER	MTC & F/J–B	OI	COMMERCIAL	0.85 AC.
G	0728–04–43–9682	212538	MERITAGE HOMES OF THE CAROLINAS INC	MTC & F/J–B	PDR–4.700	HORTICULTURAL	44.92 AC.
H	0728–04–63–7942	152981	KIM SUNG HEE, YANG CHONG	MTC & F/J–B	RS–20, OI	SINGLE FAMILY	1.09 AC.

CURVE TABLE

CURVE	CHORD BRG	CHORD	RADIUS	ARC	DELTA
C1	N09°21'31"W	45.72'	104.16'	46.10	025°21'19"
C2	S07°50'56"E	34.72'	150.00'	34.80	013°17'31"

LINE TABLE

LINE	BEARING	DIST
L1	S18°35'33"W	88.01
L2	N69°47'25"W	20.00
L3	S20°11'14"W	27.74
L4	N00°38'07"W	16.06

GENERAL NOTES

1. BOUNDARY INFORMATION IS BASED UPON FIELD SURVEY CONDUCTED BY ROBERT MURPHY, PLLC.
2. INFORMATION REGARDING THE LOCATION OF EXISTING UTILITIES HAS BEEN BASED UPON AVAILABLE INFORMATION AND MAY BE INCOMPLETE, AND WHERE SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE LOCATION OF ALL EXISTING UTILITIES SHOULD BE CONFIRMED PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL CALL "NC ONE CALL: 1–800–632–4949".CONTRACTOR SHALL MAINTAIN MARKINGS WHERE NEEDED DURING PROJECT. ALL UTILITY LOCATIONS THAT DO NOT MATCH THE VERTICAL OR HORIZONTAL CONTROL SHOWN ON THE PLANS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION. THE CONTRACTOR SHALL VERIFY LOCATIONS OF UTILITIES AND SERVICE LATERALS PRIOR TO CONSTRUCTION. ANY CONFLICTS WITH LOCATIONS OF LIGHT POLES, TREES, ETC.SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION PRIOR TO CONSTRUCTION.
3. TOPOGRAPHIC INFORMATION TAKEN FROM CITY OF DURHAM GIS MAPPING.
4. THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD FRINGE AREA PER FIRM COMMUNITY PANEL MAP#3720072800J, ZONE "X", EFFECTIVE DATE OF 5/2/06.
5. THIS SITE HAS ACCESS TO WATER AND SEWER AND ELECTRICAL UTILITY SERVICES.
6. THERE ARE NO HISTORIC SITES IDENTIFIED ON OR ADJACENT TO THESE PROPERTIES AS PER DURHAM HISTORIC RESOURCE MAPS.
7. THERE ARE NO DURHAM COUNTY NATURAL INVENTORY AREAS WITHIN THESE PROPERTIES.
8. THIS SITE IS WITHIN THE CAPE FEAR RIVER BASIN.
9. THERE IS AN EXISTING DATA BUS STOP EAST OF THE SITE AT THE ARBORETUM APARTMENTS. ROUTE 14 RUNS ALONG THE NC 54 FRONTAGE OF THE SITE. TRIANGLE TRANSIT ROUTES 800 AND 805 RUN ALONG THE NC 54 FRONTAGE.
10. THE DURHAM LONG RANGE BICYCLE PLAN MAP 4.6 INDICATES A PROPOSED BICYCLE LANE ALONG NC 54 AND BARBEE ROAD.
11. WETLANDS & STREAM LOCATION DETERMINATIONS PENDING FINAL REVIEW AND APPROVAL BY USACE/NCDENR.
12. THERE ARE NO STEEP SLOPES WITHIN THIS SITE AS DEFINED BY THE DURHAM UNIFIED DEVELOPMENT ORDINANCE SECTION 8.8.

PLAN REVISIONS

1	10/31/14	CITY OF DURHAM
2	12/12/14	CITY OF DURHAM
3	01/06/15	CITY OF DURHAM

EXISTING CONDITIONS PLAN

HIGHWAY 54 RESIDENTIAL

1413, 1429, 1431 & 1501 E NC 54 HWY
DURHAM, NORTH CAROLINA

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NORTH CAROLINA PROFESSIONAL SEAL 27352 01/06/15 ENGINEER JAFFOO B. EDENS

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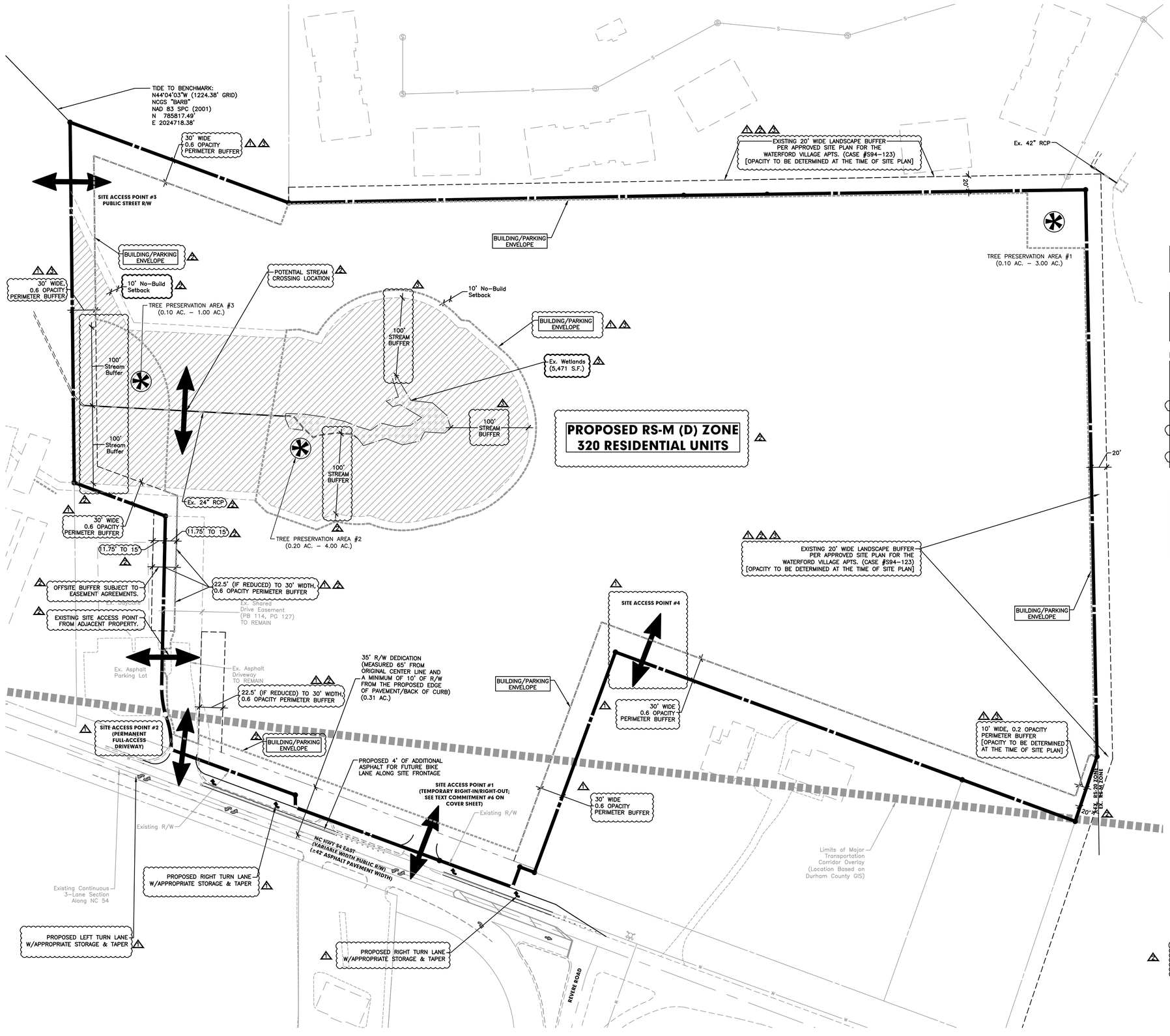
ENGINEERING · DEVELOPMENT
2314 S. MIAMI BLVD · SUITE 151 · DURHAM, NC 27703
WWW.EDENSLAND.COM · PH: (919) 316-1855

SCALE	DATE	
1"=60'	JULY 14, 2014	
DESIGN	DRAFT	CHECK
JRB	JSE	JBE

PROJECT NUMBER
1069-001

SHEET NUMBER
D-1

PIN: 0728-04-64-6426, PARCEL ID: 215085
PIN: 0728-04-64-2401, PARCEL ID: 152979
PIN: 0728-04-54-9591, PARCEL ID: 152978
PIN: 0728-04-54-7507, PARCEL ID: 152975



IMPERVIOUS SURFACE AREA REQUIREMENTS

ADJUSTED GROSS SITE AREA:	21.41 AC.
MAXIMUM ALLOWABLE IMPERVIOUS SURFACE AREA:	14.99 AC. (70%)

OPEN SPACE REQUIREMENTS

ADJUSTED GROSS SITE AREA:	21.41 AC.
REQUIRED OPEN SPACE 932,620 S.F. X 18% = 167,872 S.F.	3.85 AC.
REQUIRED USEABLE OPEN SPACE (33.33% OF REQUIRED OPEN SPACE) 167,872 S.F. X 33.33% = 55,952 S.F.	1.28 AC.

RESIDENTIAL DENSITY CALCULATIONS

GROSS SITE AREA:	21.72 AC.
DEDICATED ROAD RIGHT-OF-WAY	-0.31 AC.
ADJUSTED GROSS SITE AREA:	21.41 AC.
SITE AREA WITHIN STREAM BUFFERS:	-3.09 AC.
SITE AREA WITHIN STEEP SLOPES (85% OF TOTAL AREA):	0 AC.
NET DEVELOPABLE AREA:	18.32 AC.
MAXIMUM DENSITY ALLOWED:	18 DU/AC.
PROPOSED RESIDENTIAL UNITS:	18.32 AC. X 17.470 DU/AC = 320 DU

TREE COVERAGE AREA REQUIREMENTS

ADJUSTED GROSS SITE AREA:	21.41 AC.
TREE COVERAGE AREA REQUIRED FOR RESIDENTIAL USES (20% MIN. TREE PRESERVATION): 21.41 AC. X 20% = 4.28 AC. = 186,524 S.F.	4.28 AC.

COMMITTED TREE COVERAGE AREA: 186,524 S.F. = 4.28 AC. (20%)

DENOTES LOCATION OF PROPOSED TREE COVERAGE AREAS

PROJECT SUMMARY

SITE INFORMATION	
PROJECT NAME	HIGHWAY 54 RESIDENTIAL
OWNER(S)	MAYDAY ASSOCIATION, MULLEN, C&W DURHAM INVESTMENTS
LOCATION	6407, 6437, 6445 BARBEE ROAD; 1401 E NC 54 HIGHWAY
JURISDICTION	CITY OF DURHAM
EXISTING ZONING DISTRICTS	RS-20, OI(D)
EXISTING USE	VACANT
PROPOSED ZONING DISTRICT	RS-M (D)
COMMITTED USE	MULTI-FAMILY RESIDENTIAL
PIN(S)	0728-04-64-6426, 0728-04-64-2401, 0728-04-54-9591, 0728-04-54-7507
PARCEL ID	215085, 152979, 152978, 152975
TOTAL SITE AREA	21.72 AC.
DEVELOPMENT TIER	SUBURBAN
OVERLAY DISTRICTS	F/J-B WATERSHED, MTC (PARTIAL)
RIVER BASIN	CAPE FEAR
CITY LIMITS	INSIDE
MAXIMUM BUILDING HEIGHT	40 FEET; ANY BUILDING WITH GREATER THAN 35 FEET IN HEIGHT, UP TO 40 FEET MAXIMUM REQUIRES AN ADDITIONAL ONE FOOT OF SETBACK FOR EACH FOOT OF ADDITIONAL HEIGHT.

NAD 83
NAVD 88
N
0 30' 60'

PLAN REVISIONS

10/31/14	CITY OF DURHAM
12/12/14	CITY OF DURHAM
01/06/15	CITY OF DURHAM

SITE IMPROVEMENTS PLAN

HIGHWAY 54 RESIDENTIAL
1413, 1429, 1431 & 1501 E NC 54 HWY
DURHAM, NORTH CAROLINA

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SCALE	DATE	
1"=60'	JULY 14, 2014	
DESIGN	DRAFT	CHECK
JRB	JSE	JBE

PROJECT NUMBER
1069-001

SHEET NUMBER
D-2