

FUTURE OWNER / DEVELOPER
STACKHOUSE PROPERTIES LLC
 2310 SOUTH MIAMI BOULEVARD
 DURHAM, NC 27703
 (201) 951-5130

CURRENT OWNER
SALEM LEASING COMPANY
 STEVE DULA
 175 CHARLOIS BOULEVARD
 WINSTON SALEM, NC 27103
 (336) 768-6896 EXT 204

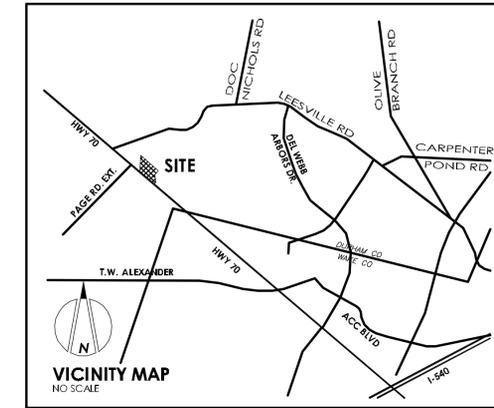
ENGINEER/LAND PLANNER
HORVATH ASSOCIATES, PA
 16 CONSULTANT PLACE, SUITE 201
 DURHAM, N.C. 27707
 P: (919) 490-4990
 F: (919) 490-8953
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PIN: 0759-04-74-1086
 PID: 164083

DEVELOPMENT PLAN

US 70 SELF-STORAGE CENTER

3415 EAST US 70 DURHAM, NORTH CAROLINA



TEXT COMMITMENTS

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT:

- DEDICATE AN ADDITIONAL 25 FEET OF RIGHT-OF-WAY FOR THE FRONTAGE OF THE SITE ALONG US 70.
- AS DETERMINED BY CITY TRANSPORTATION DURING THE SITE PLAN REVIEW PROCESS, RESERVE OR DEDICATE THE RIGHT-OF-WAY FOR THE FUTURE EXTENSION OF PAGE ROAD AS ILLUSTRATED ON SHEET D100.
- OWNER AGREES AND ACKNOWLEDGES THAT US HIGHWAY 70 WILL BE CONVERTED TO A "CONTROLLED ACCESS" FACILITY AT SOME FUTURE DATE, AT WHICH TIME ACCESS DRIVE # 1 WILL BE SUBJECT TO CLOSURE AND REMOVAL, WITHOUT COMPENSATION TO OWNERS PROPERTY (THE "PROPERTY"), AS DEEMED NECESSARY BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) AND/OR THE CITY OF DURHAM. OWNER WILL SECURE ALTERNATE ACCESS AT THEIR OWN COST AND MEET MINIMUM CITY OF DURHAM STANDARDS TO A PUBLIC ROAD FROM THE PROPERTY WITH A PERMANENT EASEMENT OVER AN ADJOINING PROPERTY, WHICH ACCESS EASEMENT SHALL BE USED BY THE PROPERTY IF AND WHEN ACCESS DRIVE # 1 IS CLOSED. SUCH PERMANENT ACCESS EASEMENT HAS BEEN OR WILL BE MEMORIALIZED IN AN EASEMENT AGREEMENT BETWEEN THE AFFECTED PROPERTY OWNERS TO BE RECORDED IN THE DURHAM COUNTY REGISTER OF DEEDS AND TO RUN WITH TITLE TO THE PROPERTY.
 - THE FINAL LOCATION OF ACCESS DRIVE # 1 WILL BE DETERMINED BY NCDOT AND THE CITY OF DURHAM DURING THE CITY'S SITE PLAN APPROVAL PROCESS, AND NEITHER NCDOT NOR THE CITY OF DURHAM COMMITS TO THE LOCATION OF SUCH DRIVEWAY UNTIL A FINAL DRIVEWAY PERMIT IS ISSUED BY NCDOT AND FINAL SITE PLAN APPROVALS GIVEN BY THE CITY OF DURHAM.
 - UPON NOTIFICATION FROM NCDOT, THE OWNER WILL CLOSE AND REMOVE DRIVEWAY #1 AND PROVIDE THE ALTERNATE ACCESS AS DESCRIBED ABOVE WITHIN 180 DAYS AFTER SUCH NOTIFICATION.

GENERAL NOTES

- TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY COMPLETED BY TRIANGLE SURVEYORS IN JUNE OF 2014.
- BOUNDARY INFORMATION TAKEN FROM SURVEY COMPLETED BY TRIANGLE SURVEYORS IN JUNE OF 2014.
- 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.

DESIGN COMMITMENTS

1. **DESCRIPTION OF PROPOSED ARCHITECTURE:**

GENERAL ARCHITECTURAL STYLE:
 THE ARCHITECTURAL DESIGN OF THIS DEVELOPMENT WILL INCLUDE ELEMENTS AS DESCRIBED BELOW.

PROPOSED ROOFLINES:
 FLAT AND SLOPED ROOFS WILL BE ALLOWED SINGLY OR IN COMBINATION.

PROPOSED BUILDING MATERIALS:
 THE PRIMARY BUILDING MATERIALS TO BE USED SHALL BE A CHOICE OR ANY COMBINATION OF METAL, STUCCO, BRICK, BLOCK, STONE, EPS, VINYL AND FIBER CEMENT BOARD WITH VISIBLE TRIM AND ACCENTS.

METAL SHALL NOT BE THE PRIMARY MATERIAL ON A FRONT FACADE OF BUILDINGS LOCATED WITHIN 75 FEET OF THE RIGHT-OF-WAY LINE ALONG U.S. HIGHWAY 70.

DISTINCTIVE ARCHITECTURAL FEATURES:
 A MINIMUM OF ONE DISTINCTIVE ARCHITECTURAL FEATURE AS LISTED BELOW SHALL BE USED ON A FRONT FACADE OF BUILDINGS LOCATED WITHIN 75 FEET OF THE RIGHT-OF-WAY ALONG U.S. HIGHWAY 70.

THE DISTINCTIVE ARCHITECTURAL FEATURES SHALL BE A CHOICE OR ANY COMBINATION OF STORE FRONT WINDOW(S), CORNER TOWER ELEMENT(S) AND PARAPET WALL(S).

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

HOW WILL THE PROPOSED DESIGN, INCLUDING TRANSITION TO ON AND OFF SITE DEVELOPMENT, FIT INTO THE CONTEXT AREA?

THIS DEVELOPMENT WILL PROVIDE INFILL BETWEEN THE NON RESIDENTIAL USES TO THE NORTHWEST AND SOUTHEAST.

ADDITIONAL APPROVAL THROUGH THIS DEVELOPMENT PLAN PER 3.5.6.D.10

- FENCE HEIGHT EXCEEDING 4 FEET IN THE STREET YARD SHALL BE PERMITTED PER UDO SECTION 9.9.

DEVELOPMENT SUMMARY:

SITE SUMMARY	
GROSS LAND AREA:	329,021 SF (7.553 AC)
EXISTING ZONING:	IL(D)
PROPOSED ZONING:	IL(D)
EXISTING USE:	VACANT / EX FOREST
WATERSHED:	NONE
RIVER BASIN:	NEUSE
CITY LIMIT:	INSIDE
TIER:	SUBURBAN
IMPERVIOUS SUMMARY	
GROSS LAND AREA:	329,021 SF (7.553 AC)
ROW DEDICATION REDUCTION (US 70):	16,697 SF (0.383 AC)
ADJUSTED LAND AREA:	312,324 SF (7.169 AC)
PROPOSED IMPERVIOUS AREA:	265,475 SF (6.094 AC) (85%)
EX. IMPERVIOUS AREA ON SITE:	0 SF
EX. IMPERVIOUS AREA WITHIN 100' OF SITE:	70,524 SF (1.619 AC)
TREE COVERAGE SUMMARY	
GROSS LAND AREA:	329,021 SF (7.553 AC)
ROW DEDICATION REDUCTION (US 70):	16,697 SF (0.383 AC)
ROW RESERVATION REDUCTION (PAGE ROAD):	16,273 SF (0.374 AC)
EX WATER SURFACE AREA REDUCTION:	2,152 SF (0.049 AC)
NET LAND AREA:	293,899 SF (6.747 AC)
REQUIRED TREE COVERAGE (BY PRESERVATION):	29,390 SF (0.675 AC) (10%)
PROPOSED TREE COVERAGE (BY PRESERVATION):	29,390 SF (0.675 AC) (10%)

INDEX OF DRAWINGS:

D000 COVER SHEET
 D001 EXISTING CONDITIONS
 D100 DEVELOPMENT PLAN

APPROVAL STAMP

NOVEMBER 26, 2014
 PER 1st CITY REVIEW COMMENTS | TJS

JANUARY 13, 2015
 PER 2nd CITY REVIEW COMMENTS | TJS

FEBRUARY 11, 2015
 PER 3rd CITY REVIEW COMMENT | TJS

APRIL 22, 2015
 PLANNING COMMISSION PROFFERED CHANGES | TJS

JUNE 30, 2015
 CITY REVIEW OF TEXT COMMITMENT | TJS

DRAWN BY: TJS
 CHECKED BY: TJS / RH

DATE: JULY 28, 2014

SCALE: AS NOTED

PROJECT NO.: 1424

SHEET NO.:

CASE #Z1400020



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COVER SHEET



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SELF-STORAGE CENTER
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EXISTING
CONDITIONS
PLAN



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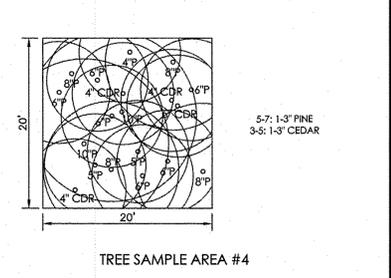
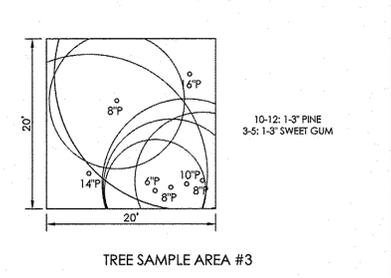
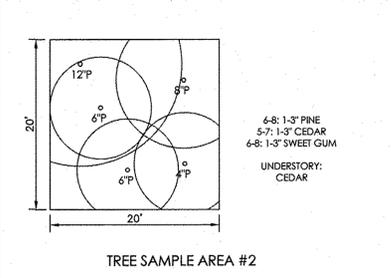
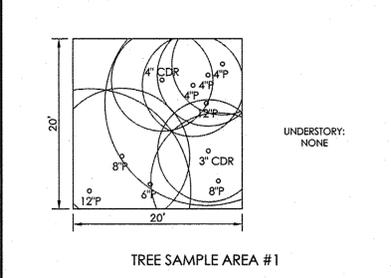
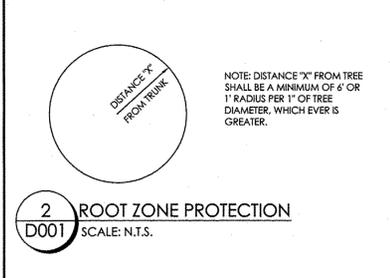
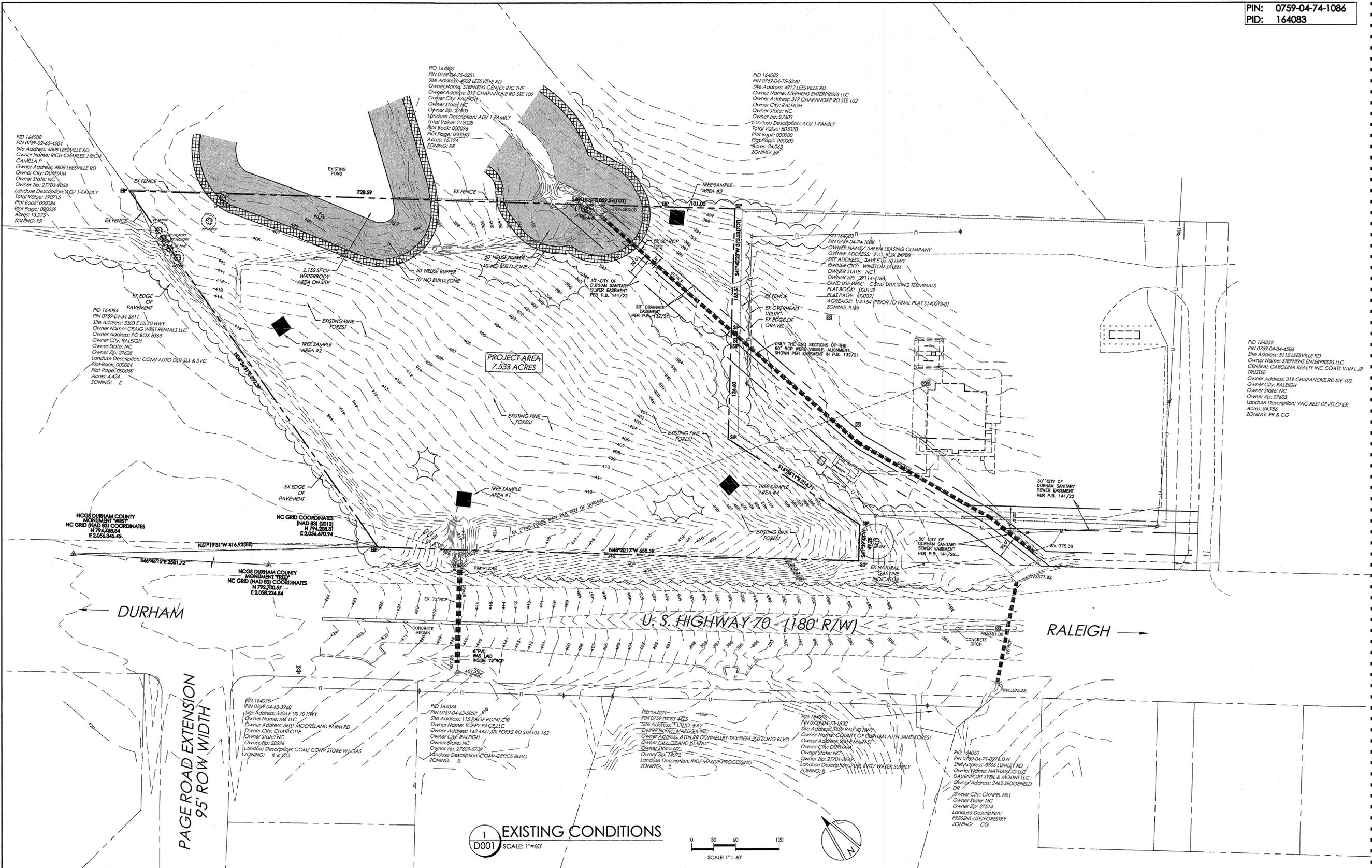
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SHEET NO.

D001

DEVELOPMENT PLAN



EXISTING CONDITIONS NOTES:

- BOUNDARY SURVEY FROM TRIANGLE SURVEYORS DATED JUNE 2014.
- TOPOGRAPHIC INFORMATION FROM TRIANGLE SURVEYORS DATED JUNE 2014.
- THIS SITE IS LOCATED IN THE NEUSE RIVER BASIN.
- NO FLOODWAY, FLOODWAY FRINGE, WETLANDS, STEEP SLOPES OR ASSOCIATED BUFFERS ARE FOUND ON OR WITHIN 100' OF THIS PROPERTY.
- NO DURHAM HISTORIC INVENTORY SITES OR DURHAM NATURAL INVENTORY AREAS LOCATED ON OR WITHIN 100' OF THIS PROPERTY.
- NO GREENWAY OR TRAILS ARE LOCATED OR PLANNED FOR THIS SITE AS PER THE DURHAM URBAN TRAILS AND GREENWAY MASTER PLAN.
- TREE SAMPLING AREA AND SPECIMEN TREE SURVEYS ARE NOT REQUIRED WITHIN FLOOD PLAIN, STREAM BUFFERS, OR ALONG STEEP SLOPES AS PER THE UDO.
- MAP 4.8 OF THE LONG RANGE BICYCLE PLAN INDICATES A SIDEPAVEMENT ALONG US 70 HIGHWAY.

PIN: 0759-04-74-1086
PID: 164083

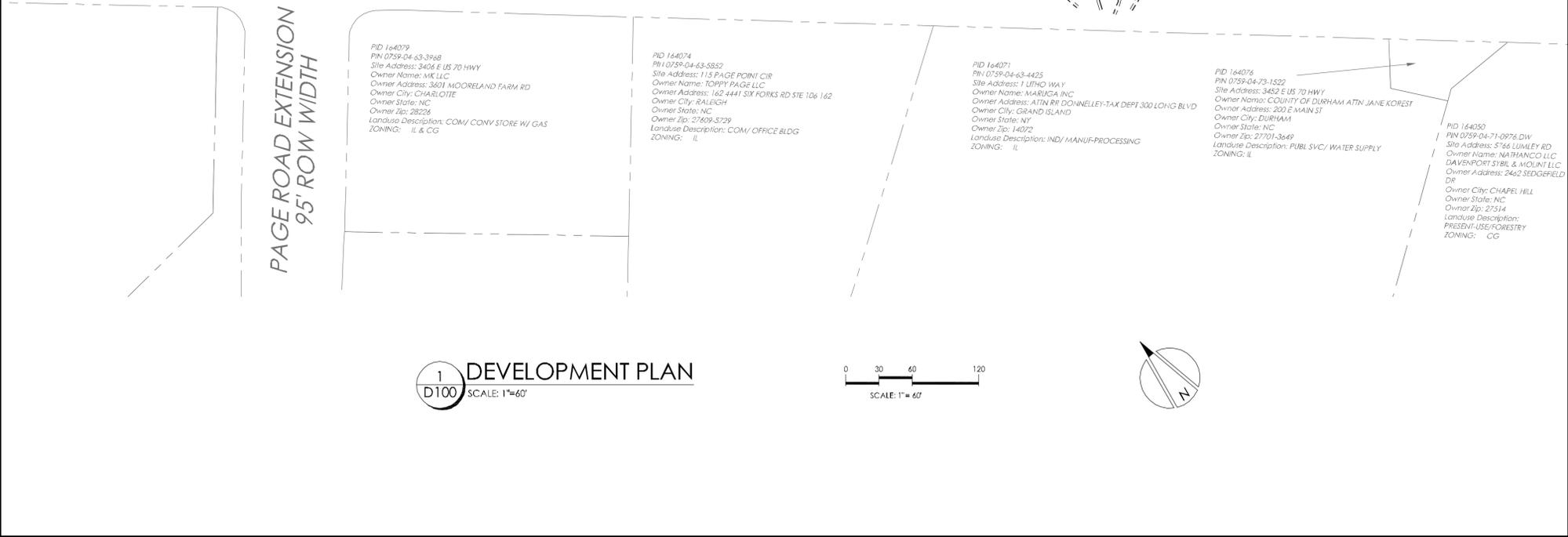
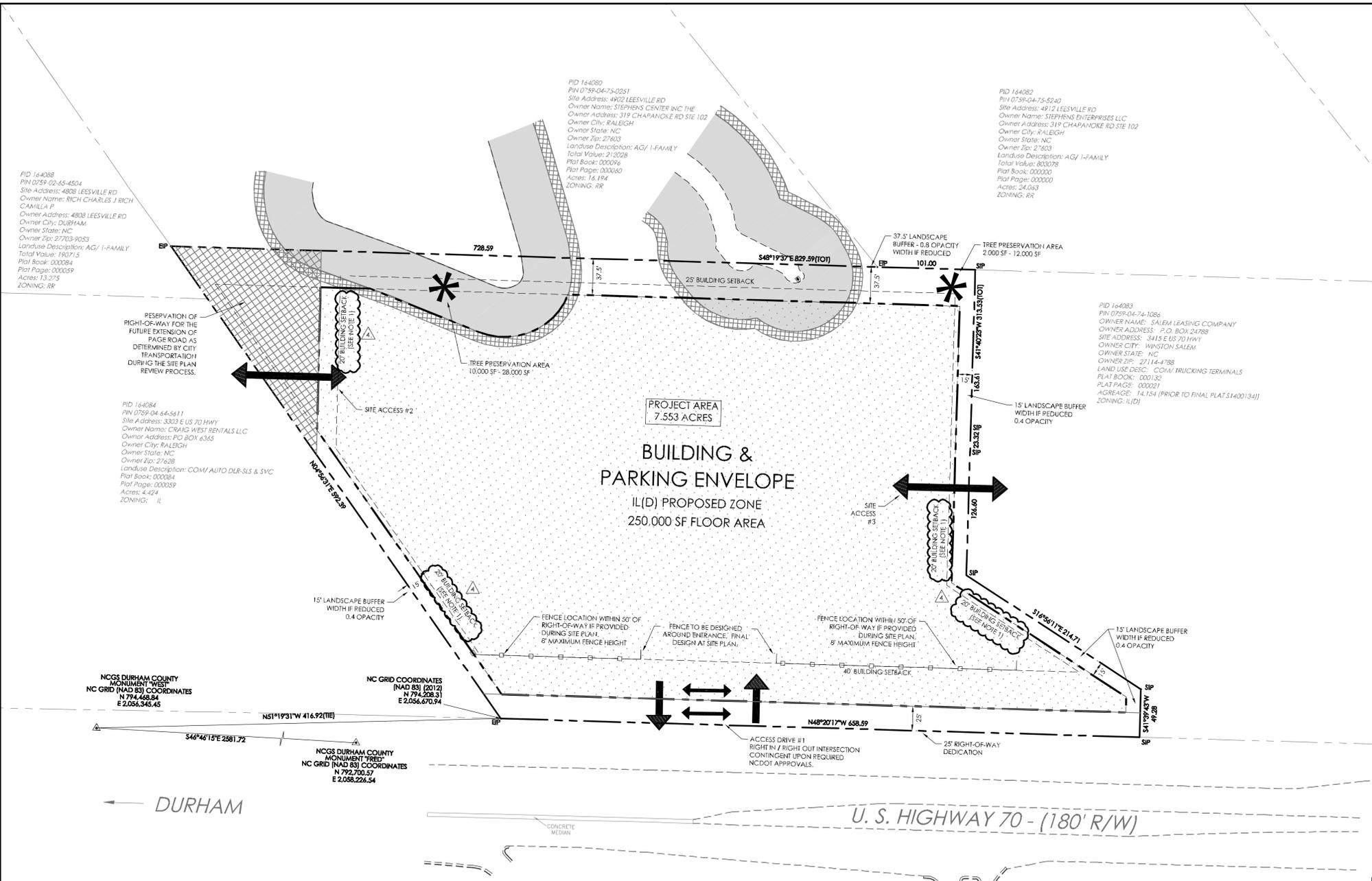
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LEGEND

- EXISTING STREAM/POND BUFFER
- 10' NO BUILD ZONE
- RIGHT OF WAY RESERVATION
- BUILDING AND PARKING ENVELOPE

NOTE 1 - SIDE YARD SETBACK:
TWENTY (20) FOOT SIDE YARD SETBACK REDUCED FROM THIRTY (30) FOOT SUBJECT TO DETERMINATION AT SITE PLAN IF PROJECT IS ADJACENT TO A NONRESIDENTIAL DISTRICT OR USE PER UDO SECTION 6.10.1.B.2.b



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