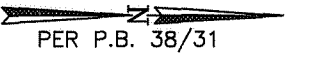


ALL LINEAR DIMENSIONS HEREON ARE SHOWN IN FEET AND DECIMALS OF A FOOT.
 ALL AREAS CALCULATED BY COORDINATE COMPUTATION.
 NO N.C. GRID MONUMENT RECOVERED WITHIN 2000'.
 SUBJECT PROPERTY IS ZONED: CG(D)
 SETBACKS REQ.:
 FRONT: 25'
 SIDE: 25'
 REAR: 25'
 DEVELOPMENT TIER: SUBURBAN
 RIVER BASIN: CAPE FEAR
 WATERSHED PROTECTION DISTRICT: F/J-B
 SUBJECT PROPERTY LIES OUTSIDE FEMA MAPPED 1% FUTURE AND 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP
 PANEL: 3720022800J
 DATE: 2006-05-02

IMPERVIOUS SUMMARY
 EXISTING IMPERVIOUS AREA: 0 SF
 MAXIMUM IMPERVIOUS AREA: 58,067 SF (70% (HIGH DENSITY OPTION))
 PROPOSED IMPERVIOUS AREA: 47,593 SF (1.09 AC) (57.37%)
 BUILDING: 27,688 SF
 PAVEMENT/SIDEWALK: 17,425 SF
 RESERVE: 2,500 SF
TREE COVERAGE SUMMARY:
 REQUIRED TREE COVERAGE: 7,566 SF (10% OF NET LAND AREA)
 PROPOSED TREE COVERAGE: 7,576 SF (10.01% OF NET LAND AREA)

- TEXT COMMENTS**
1. THE USE SHALL BE SELF STORAGE.
 2. BUILDING HEIGHT SHALL BE LIMITED TO 43 FEET.
 3. PRIOR TO ISSUANCE OF A BUILDING PERMIT, DEDICATE ADDITIONAL RIGHT-OF-WAY FOR THE FORMATION OF THE SITE ALONG NC 54 TO PROVIDE AN ADDITIONAL 35 FEET OF RIGHT-OF-WAY (65 FEET FROM ORIGINAL CENTERLINE) AND A MINIMUM OF 10' OF ADDITIONAL RIGHT-OF-WAY AS MEASURED FROM THE PROPOSED EDGE OF PAVEMENT/BACK OF CURB.
 4. CONSTRUCT AN EXCLUSIVE EASTBOUND LEFT-TURN LANE WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS ON NC 54 AT THE PROPOSED SITE ACCESS.
 5. A MINIMUM OF 4 FEET 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 FUTURE BICYCLE LANE.
 6. SUBJECT TO DETERMINATION BY GODDARD AND GODDARD ON THE NEED FOR TRANSIT RELATED IMPROVEMENTS AT THE TIME OF THE SITE PLAN SUBMITTAL, CONSTRUCT A BUS PULL-OUT AND A CONCRETE PAD/BUS SHELTER TO GODDARD/GODDARD SPECIFICATIONS ALONG THE NORTH SIDE OF NC 54 ADJACENT TO THE SITE.
 7. THE REQUIRED ROADWAY IMPROVEMENTS MAY BE PHASED AT THE SITE PLAN SUBMITTAL STAGE WITH A TRAFFIC PHASING PLAN APPROVED BY THE CITY TRANSPORT AND NCDOT.
 8. DEVELOPER TO OFFER A GROSS ACCESS EASEMENT TO THE ADJACENT EASTERN PROPERTY OWNER (PID 152815) AND RECORD THE EASEMENT IF ACCEPTED. FINAL LOCATION OF THE EASEMENT TO BE DETERMINED AT THE SITE PLAN STAGE.

- DESIGN COMMITMENTS**
1. DESCRIPTION OF PROPOSED ARCHITECTURE:
 GENERAL ARCHITECTURE STYLE:
 THE ARCHITECTURAL DESIGN OF THIS DEVELOPMENT WILL INCLUDE ELEMENTS AS DESCRIBED BELOW.
 PROPOSED ROOPLINES)
 FLAT AND/OR SLOPED ROOFS SHALL BE USED 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.
 METAL SHALL NOT BE THE PRIMARY MATERIAL ON THE BUILDING FACADE LOCATED ADJACENT TO NC 54.
 DISTINCTIVE ARCHITECTURAL FEATURES:
 A MINIMUM OF ONE DISTINCTIVE ARCHITECTURAL FEATURE SHALL BE USE. THE DISTINCTIVE ARCHITECTURAL FEATURE(S) 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 CONTEXT AREA:
 HOW WILL THE PROPOSED DESIGN, INCLUDING TRANSMISSION TO ON AND OFF SITE DEVELOPMENT, FIT INTO THE CONTEXT AREA?
 THIS DEVELOPMENT IS SURROUNDED BY A SENIOR LIVING FACILITY, AN APARTMENT COMPLEX, A WIRELESS COMMUNICATION FACILITY AND A VACANT RESIDENTIAL PARCEL CURRENTLY UNDER REZONING FOR COMMERCIAL USE. THE PROPOSED COMMERCIAL USE WILL EXPAND THE EXISTING AND PROPOSED COMMERCIAL USES, CONSISTENT WITH THE DEVELOPMENT PATTERNS IN THE AREA.



PINE GLEN LIMITED PARTNERSHIP
 D.B. 7097/641
 P.B. 134/52
 PARCEL ID 152813
 PIN 0728-03-35-4316

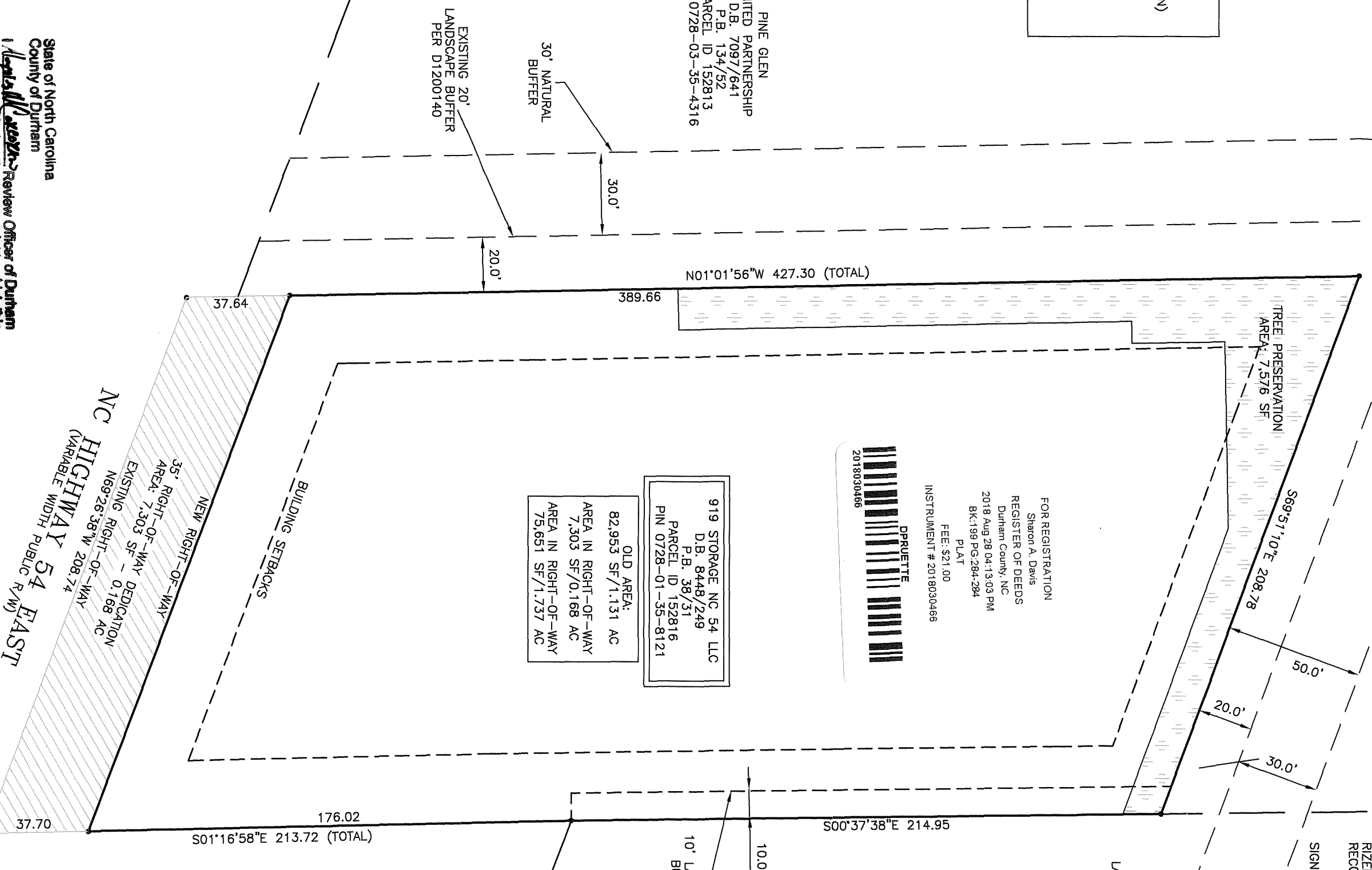
FOR REGISTRATION
 Sharon A. Davis
 REGISTER OF DEEDS
 Durham County, NC
 2018 Aug 28 04:13:03 PM
 BK:159 PG:284-284
 PLAT
 FEE: \$21.00
 INSTRUMENT # 2018030468



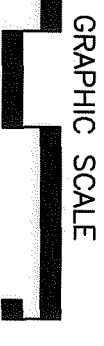
PINE GLEN LIMITED PARTNERSHIP
 D.B. 7097/641
 P.B. 134/52
 PARCEL ID 152813
 PIN 0728-03-35-4316

919 STORAGE NC 54 LLC
 D.B. 8448/249
 P.B. 38/31
 PARCEL ID 152816
 PIN 0728-01-35-8121

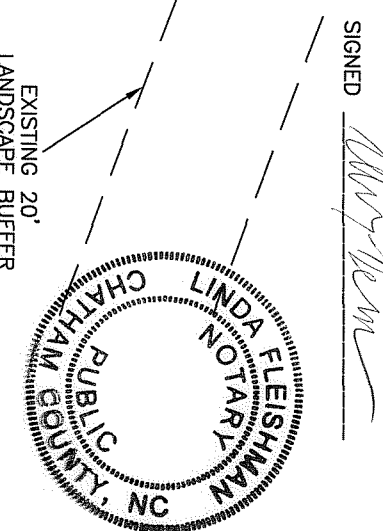
OLD AREA:
 82,953 SF/1,131 AC
 AREA IN RIGHT-OF-WAY
 7,303 SF/0.168 AC
 AREA IN RIGHT-OF-WAY
 75,651 SF/1,737 AC



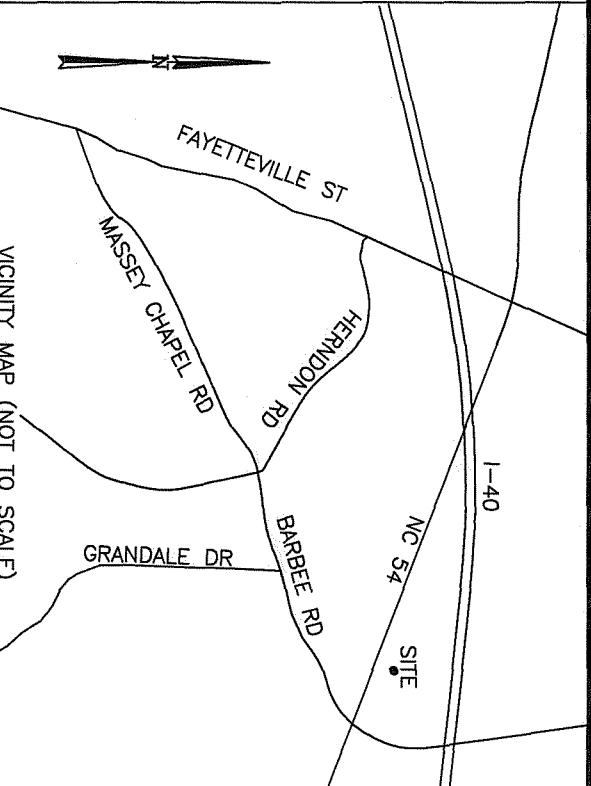
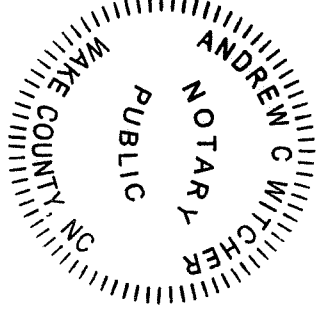
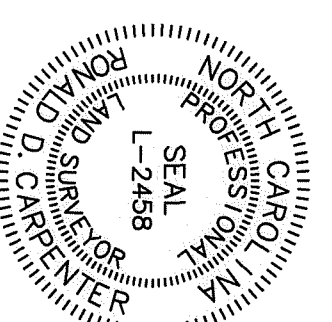
State of North Carolina
 County of Durham
 I, Sharon A. Davis, Register of Deeds for Durham County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
 Date: 8/16/2018
 Review Officer



NORTH CAROLINA, Durham COUNTY
 I, Linda Fleishman, a Notary Public of the County and State aforesaid, certify that Thomas E. Madrorey Sr. personally appeared before me this day and acknowledged the execution of the foregoing instrument. I witnessed my hand and official stamp or seal, this 20th day of August, 2018.
 My Commission Expires 5/24/2022
 Notary Public



THOMAS E. MADROREY SR.
 D.B. 2007-E/1243
 P.B. 38/31
 PARCEL ID 152815
 PIN 0728-01-45-0027



CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. DEED DESCRIPTION RECORDED IN BOOK SEE LAST PAGE RE-DEPARTURES SEE 1/10/000 AS THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 18 DAY OF AUGUST, 2018.
 PROFESSIONAL LAND SURVEYOR

I, Ronald D. Carpenter, DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS MADE BY ORDER AND DIRECTION OF THE OWNER OF THE LAND SHOWN AND THAT THE LAND SHOWN ON THIS PLAT IS ENTIRELY WITHIN THE BOUNDARIES OF THE LAND COVERED BY THE SURVEY AND THE REFERENCED INSTRUMENT AND THAT THE LAND COVERED BY THE SURVEY AND THE REFERENCED INSTRUMENT RESPECTS. WITNESS MY HAND AND SEAL THIS 20 DAY OF AUGUST, 2018.
 PROFESSIONAL LAND SURVEYOR

THE UNDERSIGNED OWNER OF THE PROPERTY LING WITHIN THE ATTACHED PLAT HEREBY CERTIFIES THAT HE/SHE ORDERED THE WORK OF SURVEYING AND PLATING DONE, AND THAT ALL PUBLIC STREETS, ALLEYS, EASEMENTS, AND OTHER OPEN SPACES SO DESIGNATED UPON SAID PLAT ARE HEREBY DEDICATED FOR SUCH USE AND THAT ALL PUBLIC AND PRIVATE RIGHTS HEREBY DEDICATED FOR SUCH USE AND THAT ALL RIGHTS RESERVED TO THE UNDERSIGNED SHOWN UPON SAID PLAT ARE HEREBY RESERVED TO THE UNDERSIGNED.
 OWNER
Thomas E. Madrorey Sr.
919 Storage NC 54
 Notary Public

FINAL PLAT
 THIS PLAT HAS BEEN CERTIFIED FOR RECORDATION BY THE DURHAM COUNTY PLANNING DEPARTMENT
 ON: 08/16/2018
 Planning Director or Designee
Sharon A. Davis
 Full-time not recorded within 180 days, or by
08/17/2018

CASE NO. S1800186
 FINAL PLAT OF RIGHT OF WAY DEDICATION FOR
NC 54 SELF-STORAGE FACILITY
 1003 NC HIGHWAY 54
 TRIANGLE TOWNSHIP, DURHAM COUNTY, NORTH CAROLINA

Triangle Surveyors
 3715 University Drive
 Durham, NC 27707-2646
 (919) 490-2929
 NC LICENSE C-0536
 Date: 08/16/2018
 Scale: 1"=40'
 Job No: 1814700
 Revisions: