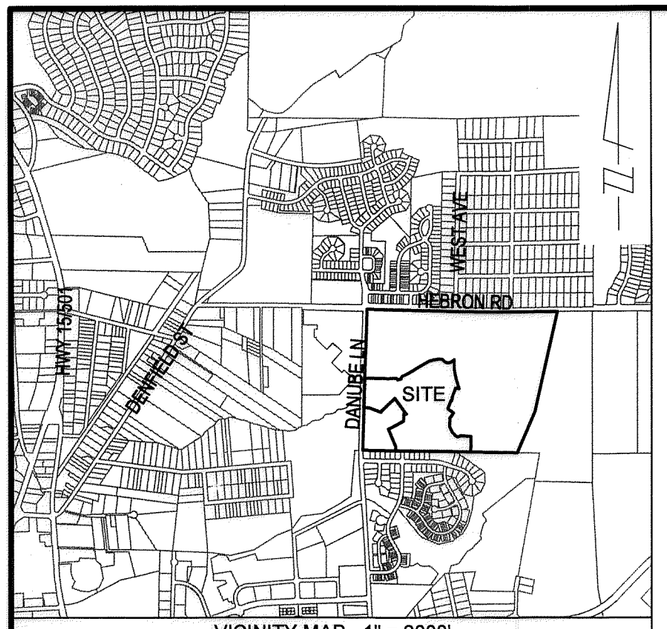



VICINITY MAP - 1" = 2000'

**COMMITTED ELEMENTS FROM DEVELOPMENT PLAN P02-55**

1. THE LAYOUT ILLUSTRATED IN THIS DEVELOPMENT PLAN IS CONCEPTUAL ANO IS SUBJECT TO MINOR CHANGE, WITH THE EXCEPTION OF THE FOLLOWING COMMITIED ELEMENTS:

A. STREET INGRESS/EGRESS LOCATIONS.
B. IMPROVED OPEN SPACE AREAS.
C. MINIMUM LOT SIZE - 5500 S.F.
D. AMOUNT OF OPEN SPACE AREA ILLUSTRATED ON PLAN.
E. CONSTRUCTION OF WESTBOUND LEFT TURN LANES ON HEBRON ROAD AT DANUBE LANE AND ALL SITE DRIVEWAYS. IF THE HEBRON SPEED LIMIT IS NOT REDUCED TO 45 MPH OR LOWER, THE WIDENING OF HEBRON ROAD TO A FULL THREE LANE CROSS-SECTION THROUGH THE PROPERTY FRONTAGE MAY BE REQUIRED AT THE DISCRETION OF NCDOT AND/OR CITY TRANSPORTATION STAFF.
F. CONSTRUCTION OF AN EASTBOUND RIGHT TURN TAPER, OR LANE AS DEEMED APPROPRIATE BY NCDOT, ON HEBRON ROAD AT DANUBE LANE.
G. CONSTRUCTION OF A NORTHBOUND LEFT TURN LANE FROM OLD OXFORD ROAD TO HEBRON ROAD WITH 100' STORAGE AND APPROPRIATE TAPERS.
H. CONSTRUCTION OF AN EASTBOUND LEFT TURN LANE FROM HEBRON ROAD TO OLDOXFORD ROAD WITH 100' STORAGE AND APPROPRIATE TAPERS.
I. DANUBE LANE WILL BE WIDENED TO 41 FOOT 8/8 CROSS-SECTION TO MATCH DANUBE LANE TO THE SOUTH OF THIS PROJECT. THIS WOULD ALLOW FOR A CONTINUOUS LEFT-TURN LANE THROUGH THE SITE FRONTAGE.
J. 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 TAPERS, ALIGNMENT OF LANES THROUGH INTERSECTIONS, ASSOCIATED SIGNAL MODIFICATIONS, PAVEMENT MARKINGS, ASSOCIATED SIGNAGE, CURB AND GUTIER, COORDINATION WITH OTHER PROPOSED ROADWAY IMPROVEMENTS AND BIKE LANES. THE APPLICANT ALSO ACCEPTS THE FINANCIAL RESPONSIBILITY FOR ACQUISITION OF ANY AODITJONAL RIGHT OF WAY NECESSARY TO ACCOMMODATE THESE IMPROVEMENTS AND ANY REQUIRED SIDEWALK CONSTRUCTION.
K. EXTEND THE STORAGE ON THE WESTBOUND LEFT-TURN LANE ON SR 1641 (DENFIELD STREET) BY 150 FEET WITH APPROPRIATE TAPERS.
L. MAXIMUM NUMBER OF LOTS: 699.

State of North Carolina
County of Durham

I Jesse Lail : Review Officer of Durham County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Date: 1/24/18 Review Officer

**PEDCOR INVESTMENTS-**
**2015-LXXXVI, L.P.**
**PIN: 0833-01-39-4948**
**DB. 7935 PG. 832**
**PB. 196 PG. 4**

**SANITARY SEWER EASEMENT NOTE:**
CENTERLINE OF____ FOOT WIDE CITY OF DURHAM SANITARY SEWER EASEMENT. SUBJECT TO TERMS STATED IN THE DECLARATION IN REAL ESTATE BOOK 1510, PAGE 958. NO STRUCTURES, FILL, EMBANKMENTS, TREES OR OBSTRUCTIONS PERMITTED WITHIN THE EASEMENT EXCEPT ACCORDING TO THOSE TERMS.

**STORMWATER DRAINAGE EASEMENT NOTE (WIDTH DETERMINED AT CONSTRUCTION DRAWINGS ):**
*CENTERLINE OF____FOOT WIDE PUBLIC STORM WATER DRAINAGE EASEMENT. OWNERSHIP OF AND RESPONSIBILITY FOR IMPROVEMENT AND MAINTENANCE OF STORM WATER FACILITIES IN THIS EASEMENT REMAINS WITH THE CURRENT OWNER. IF THE PROPERTY IS WITHIN OR BECOMES A PART OF THE CITY, THE EASEMENT AND ACCESS POINTS TO THE EASEMENT ARE SUBJECT TO THE TERMS AND RESTRICTIONS STATED IN THE "REVISED DECLARATION OF RIGHTS AND PRIVILEGES OF THE CITY OF DURHAM IN STORM WATER MANAGEMENT FACILITY EASEMENTS" RECORDED IN REAL ESTATE BOOK 2238, PAGE 208, WHICH DOCUMENT IS INCORPORATED HEREIN. THIS EASEMENT AND THE REVISED DECLARATION DO NOT CREATE THE OBLIGATION TO PROVIDE PUBLIC MAINTENANCE. NO BUILDING, STRUCTURES, FILLS, EMBANKMENTS OR OBSTRUCTIONS PERMITTED WITHIN THE EASEMENT EXCEPT ACCORDING TO THOSE TERMS.*

## OPEN SPACE DATA TABLE

| | |
|---|---|
| OPEN SPACE 1A: | 558,439 SF OR 12.8200 ACRES |
| OPEN SPACE 2A: | 410,412 SF OR 9.4218 ACRES |
| OPEN SPACE 2B: | 404,604 SF OR 9.2884 ACRES |
| OPEN SPACE 3A: | 6,763 SF OR 0.1552 ACRES |
| USEABLE OPEN SPACE 1A: | 54,207 SF OR 1.2445 ACRES |
| TREE PRESERVATION 1A: | 283,945 SF OR 6.5184 ACRES |
| TREE PRESERVATION 1B: | 57,045 SF OR 1.3096 ACRES |
| TREE PRESERVATION 2A: | 365,144 SF OR 8.3825 ACRES |
| TREE PRESERVATION 2B: | 275,895 SF 6.3337 ACRES |
| TREE PRESERVATION 3A: | 1,102 SF 0.0253 ACRES |

NOTE: AREAS DO NOT INCLUDE FUTURE PHASES

I, DAN GREGORY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. DEED DESCRIPTION RECORDED IN BOOK ____, PAGE ____ ; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK_____, PAGE_____REFERENCES_____; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

(A) THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 11 DAY OF JANUARY, A.D., 2018.

DAN GREGORY, PLS L-5240

NORTH CAROLINA PROFESSIONAL SEAL L-5240 LAND SURVEYOR DAN GREGORY

**GENERAL CONDITIONS OF APPROVAL**

1. ALL DEVELOPMENT WITHIN THE FLOODWAY OR NON-ENCROACHMENT AREA OR FLOODWAY

FRINGE AND NON-ENCROACHMENT AREA FRINGE, INCLUDING FILL, NEW CONSTRUCTION, SUBSTANTIAL IMPROVEMENTS, MANUFACTURED HOUSING, STORAGE OR MATERIALS AND STORAGE OF TOXIC OR FLAMMABLE SUBSTANCES, IS PROHIBITED EXCEPT AS PROVIDED BY APPLICABLE FLOOD HAZARD REGULATIONS OF UDO SECTIONS 3.22 AND 8.4.

FLOODPLAIN ELEVATION(S): BFE (FUTURE)=287.1-292.2
FLOODPLAIN ZONE: AE, X FUTURE
REGULATORY FLOOD ZONE SHADED X (FUTURE)
(FOR DEVELOPMENT):
FEMA MAP NUMBER: 3720083300J & 3720083400J
FEMA MAP DATE: MAY 2, 2006

## SITE DATA TABLE

| | |
|---|---|
| OWNER: | VK MAGNOLIA, LLC |
| PARENT PIN: | 0833-02-49-3207 |
| ZONING: | PDR-4.990 |
| DEED REFERENCE: | DB. 8294 PG. 904 |
| PLAT REFERENCE: | PB. 196 PG. 4 |
| EXISTING LAND USE: | VACANT |
| NUMBER OF LOTS: | 57 |
| LOT NUMBERS: | 68-124 |
| WATERSHED OVERLY: | F/J-B |
| DEVELOPMENT TIER: | SUBURBAN |
| RIVER BASIN: | NEUSE RIVER BASIN |
| PHASE 1A: | |
| LOT AREA: | 531,442 SF OR 12.2003 ACRES |
| R/W DEDICATED: | 84,467 SF OR 1.9391 ACRES |
| OPEN SPACE: | 559,262 SF OR 12.8389 ACRES |
| TOTAL PHASE 1A AREA: | 1,175,171 SF OR 26.9783 ACRES |
| HEBRON ROAD R/W DEDICATED: | 15,542 SF OR 0.3568 ACRES |
| FUTURE PHASES: | 2,595,519 SF OR 59.5849 ACRES |
| TOTAL SITE AREA: | 3,786,232 SF OR 86.9197 ACRES |

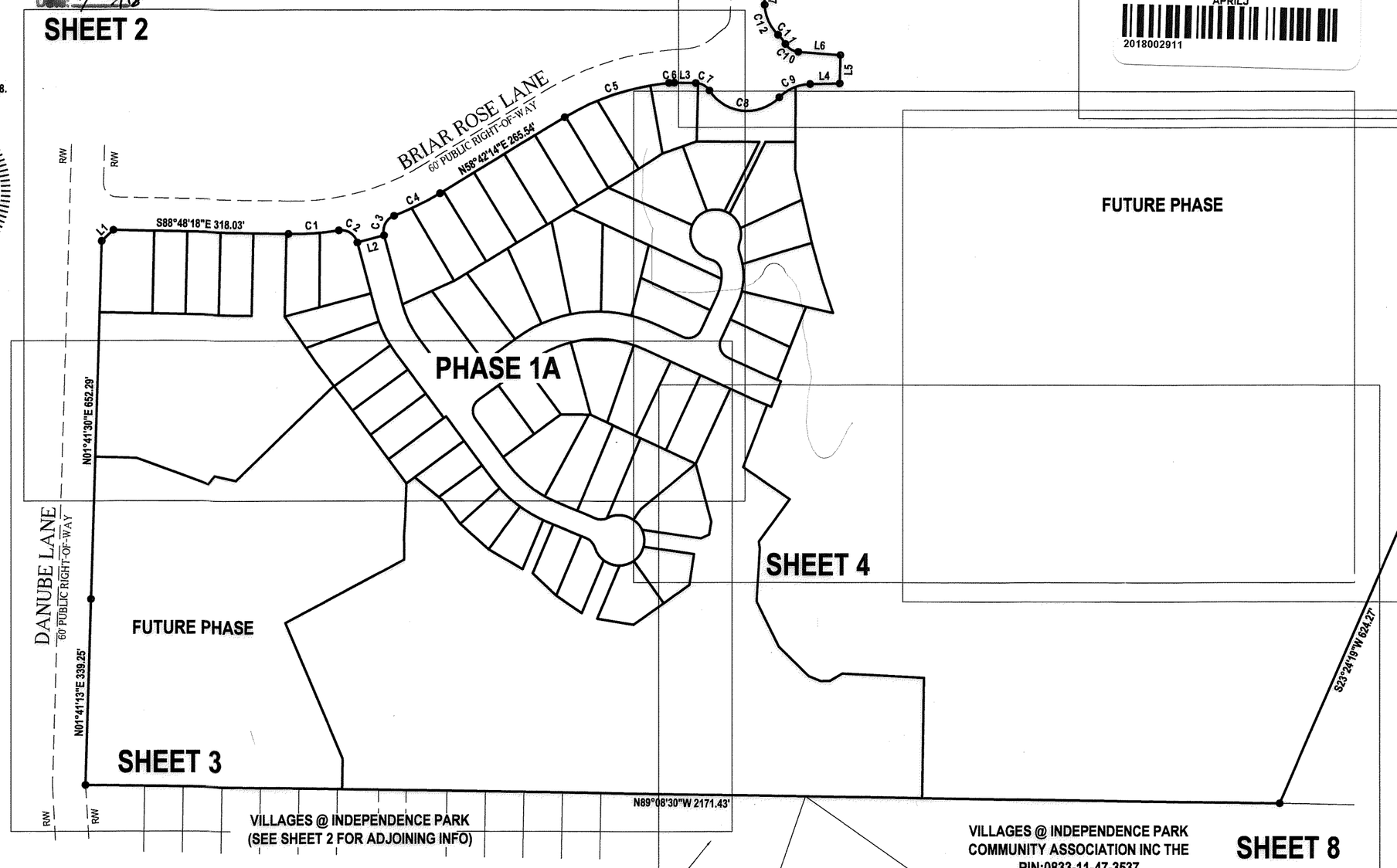
**REFERENCES:**
DB. 8294 PG. 904
PB. 196 PG. 4

**LEGEND**
EIP = EXISTING IRON PIPE
IPS = IRON PIPE SET
CP = CALCULATED POINT
R/W = RIGHT-OF-WAY
XXX DENOTES ADDRESS

NOTE:
1. AREAS BY COORDINATE GEOMETRY UNLESS SHOWN OTHERWISE.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
3. ALL STREETS ARE PUBLIC RIGHTS-OF-WAY UNLESS SHOWN OTHERWISE.
4. NO NCGS MONUMENT WITHIN 2,000 FEET OF PROPERTY.
5. A PORTION OF THE PROPERTY LIES IN A FEMA FLOOD HAZARD AREA PER FIRM NUMBER 3720083300J DATED MAY 2, 2006. PROPERTY LIES IN ZONE "X" FUTURE , ZONE "AE" AND FLOODWAY AS SHOWN.
6. PROPERTY IS ZONED PDR-4.990.
7. BUFFER DELINEATION TO BE DETERMINED BY DWR BEFORE FINAL APPROVAL.
8. NO BOUNDARY SURVEY PERFORMED AT THIS TIME. PROPERTY LINES SHOWN PER CAD FILE RECEIVED FROM EDENS LAND AS TAKEN FROM ALTA SURVEY PROVIDED BY MCADAMS.
9. NO CREEKS LOCATED AT THIS TIME. STREAMS, BUFFERS, FLOODPLAIN & FLOODWAY SHOWN PER CAD FILE RECEIVED FROM EDENS LAND.
10. ALL ADJACENT PROPERTIES ARE SUBURBAN DEVELOPMENT TIER.
11. BFE NOT FIELD VERIFIED AND SHOWN APPROXIMATELY PER FLOOD RISK INFORMATION SYSTEM.

**BUILDING SETBACKS:**

| | |
|---|---|
| STREET YARD: | 8 FEET |
| STREET YARD ( AT GARAGE FRONTAGE): | 20 FEET |
| SIDE YARD: | 5 FEET |
| REAR YARD: | 25 FEET |




FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2018 Jan 26 03:50:59 PM
BK:198 PG:243-243
PLAT
FEE: $21.00
INSTRUMENT # 2018002911

APRIL J
2018002911

FUTURE PHASE

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | CHORD DIRECTION | CHORD |
| C1 | 510.00 | 91.92 | N86°01'55"E | 91.79 |
| C2 | 30.00 | 44.10 | N57°01'15"W | 40.23 |
| C3 | 30.00 | 44.03 | S27°08'00"W | 40.18 |
| C4 | 510.00 | 93.23 | N63°56'26"E | 93.10 |
| C5 | 450.00 | 199.74 | S71°38'28"W | 198.10 |
| C6 | 88.00 | 9.88 | S87°34'24"W | 9.88 |
| C7 | 30.00 | 29.66 | N60°52'58"W | 28.47 |
| C8 | 81.25 | 146.89 | S84°20'57"E | 127.69 |
| C9 | 80.00 | 62.55 | S66°15'29"W | 60.97 |
| C10 | 30.00 | 28.59 | S58°18'26"E | 27.52 |
| C11 | 81.25 | 21.42 | N38°33'19"W | 21.36 |
| C12 | 80.00 | 61.40 | S24°07'11"E | 59.91 |
| C13 | 88.00 | 8.01 | S00°28'38"W | 8.01 |
| C14 | 450.00 | 165.65 | S13°37'53"W | 164.72 |
| C15 | 510.00 | 84.38 | N19°26'14"E | 84.29 |
| C16 | 25.00 | 39.27 | S56°15'31"W | 33.17 |
| C17 | 25.00 | 37.59 | S39°06'21"E | 34.15 |
| C18 | 510.00 | 33.28 | N02°05'56"E | 33.27 |
| C19 | 25.00 | 39.67 | S45°41'10"W | 35.64 |
| C20 | 18715.54 | 506.80 | S89°37'58"E | 506.78 |

| LINE TABLE | | |
|---|---|---|
| LINE | DIRECTION | DISTANCE |
| L1 | S46°55'46"W | 29.20 |
| L2 | S74°56'36"W | 50.00 |
| L3 | N89°12'37"W | 39.00 |
| L4 | S88°39'30"W | 53.75 |
| L5 | S01°31'15"W | 52.03 |
| L6 | S85°36'44"E | 76.68 |
| L7 | S02°07'52"E | 21.16 |
| L8 | S24°10'39"W | 48.47 |
| L9 | S10°50'37"W | 50.07 |
| L10 | S00°13'46"W | 31.60 |
| L11 | S00°34'22"E | 30.00 |

CASE #S1700202

FINAL PLAT
THIS PLAT HAS BEEN CERTIFIED FOR RECORDATION BY THE DURHAM CITY-COUNTY PLANNING DEPARTMENT
ON: 01/26/2018
Thomas David Cultra
Planning Director or Designee
Null and void if not recorded within 180 days, or by
07/25/2018

**OWNERS:**
VK MAGNOLIA LLC
14025 RIVEREDGE DRIVE
TAMPA, FL 33637

RECORDED IN
PLAT BOOK____PAGE____

SCALE: 1" = 200'

0 100 200 400 600 800

| REV. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | 12-18-17 | REVIEW COMMENTS #3 | ROB |
| | 11-22-17 | REVIEW COMMENTS #2 | ROB |
| | 10-10-17 | REVIEW COMMENTS #1 | ROB |

BNK
BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
• 6310 CHAPEL HILL ROAD, SUITE 250
RALEIGH, NORTH CAROLINA 27607
• TELEPHONE: (919)851-4422 OR (800)354-1879
FAX: (919)851-8968
• CERTIFICATION NUMBERS: NCBELS (C-0110); NCBLA (C-0267)

SURVEYED BY .
DRAWN BY ROB
CHECKED BY DG
DATE 8-29-17

*FINAL SUBDIVISION, RIGHT-OF-WAY DEDICATION AND EASEMENT PLAT*
OF
# MAGNOLIA CREEK
## PHASE 1A
DURHAM DURHAM TWSP DURHAM COUNTY NORTH CAROLINA

SHEET 1 OF 9

R:\2017\17089 - Magnolia Creek\SURVEY\17089 LDD\dwg\17089 SUBDIVISION PLAT PH 1A.dwg, 1/11/2018 8:49:50 AM, ralph best