LEGEND

Water Valve
Yard Inlet
Curb Inlet/Catch Basin
Mail Box
Traffic Signal Box
Electric Transformer
Electric Junction Box
Gas Meter
Sanitary Sewer Manhole
Storm Sewer Manhole
Telephone Manhole
Electric Manhole
Sign
Telephone Pedestal
Fire Hydrant
Fire Department Connection
Post Indicator Valve
Water Manhole
Water Meter
Hot Box
Utility Pole
Guy Wire
Light Pole
Sewer Cleanout
Flared End Section
Gas Valve
Existing Iron Pipe (3/4" unless noted)
1/2" Rebar
1/2" Iron Pipe Set
Existing PK Nail
PK Nail Set
Computed Point
Concrete Monument
Tree Line
Fence
Underground Electric
Underground Telephone
Gas Line
Water Line
Overhead Utilities
Storm Sewer
Sanitary Sewer
Guard Rail
FEMA ZONE AE
FEMA ZONE AE-FLOODWAY
FEMA ZONE X-FUTURE
FEMA CROSS SECTION LINE
FEMA BASE FLOOD ELEVATION (FEET)
FLOODWAY LIMIT

SITE DATA	
ZONING: EXISTING	MU(D)
DEVELOPMENT TIER:	COMPACT NEIGHBORHOOD (PATTERSON PLACE)
HISTORIC DISTRICT:	N/A
RIVER BASIN:	CAPE FEAR
WATERSHED PROTECTION:	NONE
MAXIMUM ALLOWED BUILDING HEIGHT	50'
PROPOSED BUILDING HEIGHT	50'

RCP WELLINGTON TWO LLC
PIN 0800-04-63-8427
PID 140089
DB 5400 PG 263

COUNTY OF DURHAM
PIN 0800-04-53-7065
PID 140122
DB 2047 PG 579
PB 132 PG 142

N 52°52'19" E 859.81'

TUESDAY TWOSOMES LLC
PIN 0800-04-72-3543
PID 140087
DB 7194 PG 819
PB 136 PG 28

COUNTY OF DURHAM
PIN 0800-04-52-1671
PID 140121
DB. 2047 PG 579
PB: 132 PG 142

N 52°53'02" E 180.00'

N 58°44'23" E 517.41'

S 67°56'54" W 192.83'

UNITED STATES OF AMERICA
PIN 0800-04-61-8860
PID 140124
DB 440 PG 319

S 24°30'00" E 447.03'

ZONE X-FUTURE
ZONE AE
DELINEATED STREAM
10' NO-BUILD SETBACK
50' STREAM SETBACK
N 58°44'23" E 229.96'
N:801,649.49
E:2,005,079.32

(2) NEW LOT AREA
1,683,707.80 SF
38.6526 ACRES

EX. 68' DUKE POWER EASEMENT-PB 192 PG 115

EX. PUBLIC 30' CITY OF DURHAM SEWER & GREENWAY EASEMENT-PB 164 PG 367

EX. 19' WIDE PUBLIC DRAINAGE EASEMENT-PB 164 PG 367 TO REMAIN

EX. 30' WIDE PRIVATE SEWER EASEMENT-PB 164 PG 367

(1) NEW LOT AREA
886,091.90 SF
20.3419 ACRES

EX. 16' WIDE PRIVATE DRAINAGE EASEMENT-PB 164 PG 367 TO REMAIN

EX. 50' WIDE PRIVATE UTILITY & ACCESS EASEMENT-PB 164 PG 367 HEREBY ABANDONED

EX. PROPERTY LINE HEREBY ABANDONED

CMF 15 PORTFOLIO LLC
PIN 0800-04-42-6113
PID 140119
DB 6155 PG 113
PB 136 PG 53

N 46°09'34" E 603.19'

N:801,231.60
E:2,004,644.26

SOUTHWEST DURHAM PARTNERS LLC
PIN 0800-04-41-9231
PID 140123
DB 4675 PG 568
PB 164 PG 367
EX. LOT AREA 102,368.79 SF
(2.3501 ACRES)

TO BE REMOVED

S 58°23'44" E 54.30'

NEW PROPERTY LINE HEREBY CREATED

N 39°49'08" W 84.79'
ARC = 210.35'
R = 800.00'
Delta = 15°03'55"
CH BRG N 32°38'57" W
Ch = 209.75'
T = 105.79'

25' X 25' SIGHT DISTANCE TRIANGLE
NEW LOT 4 AREA 9,943.45 SF
(0.2283 ACRES)

14.5' X 550' SIGHT DISTANCE TRIANGLES

TO BE NAMED STILLWELL DRIVE

EX. 16' WIDE PRIVATE DRAINAGE EASEMENT-PB 164 PG 367 HEREBY ABANDONED

EX. PROPERTY LINE HEREBY ABANDONED

S 44°02'59" W 118.48'

S 21°34'51" E 85.68'

S 17°22'11" E 107.82'

25' X 25' SIGHT DISTANCE TRIANGLE

TO BE NAMED BROWN DEER LANE

NEW PRIVATE STREET EASEMENT HEREBY DEDICATED

BOULEVARD PROP LTD PRTNRSHP
PIN 0800-04-50-0974
PID 201553
DB 1934 PG 446
PB 164 PG 367
163,697.27 SF

S 71°07'39" W 379.65'

NEW PROPERTY LINE HEREBY CREATED

NEW PRIVATE STREET EASEMENT HEREBY DEDICATED

(3) NEW LOT AREA
157,356.61 SF
3.6124 ACRES

SOUTHWEST DURHAM DRIVE
VAR. WIDTH PUBLIC R/W-PB 164 PG 367

N 06°58'47" W 304.77'

EX. VAR. WIDTH TRANSIT EASEMENT-PB 192 PG 221

N 86°50'15" E 377.20'

BOULEVARD FOREST & TREES LLC
PIN 0800-04-51-9472
PID 140125
DB 4659 PG 62
PB 192 PG 62
2,576,401.50 SF

N 84°56'51" E 122.40'

N 72°50'06" W 219.73'

S 86°52'24" W 503.15'

PATTERSON MULTIFAMILY DURHAM LP
PIN 0800-02-50-7382
PID 215025
DB 7960 PG 78
PB 192 PG 219

FLOODWAY LIMIT

DELINEATED WETLAND

EX. 50' TRAIL & GREENWAY EASEMENT-PB 164 PG 367

BFE 258.6

NEW PROPERTY LINE HEREBY CREATED

S 47°16'04" W 454.89'

UNITED STATES OF AMERICA
PIN 0800-04-61-9161
PID 140126
DB 440 PG 317

S 11°52'32" E 653.21'

UNITED STATES OF AMERICA
PIN 0709-02-79-4703
PID 140077
DB 440 PG 317

DELINEATED STREAM

S 42°29'40" E 78.31'

S 38°50'16" W 306.31'

N 07°54'32" E 209.83'

N 65°21'36" W 76.28'

10' NO-BUILD SETBACK

50' STREAM SETBACK

CITY OF DURHAM
PIN 0709-02-69-4427
PID 140067
DB 2636 PG 767

NADB3

NEW LOT 1 AREA
886,091.90 SF
(20.3419 ACRES)
3625 Southwest Durham Dr.

NEW LOT 2 AREA
1,683,707.80 SF
(38.6526 ACRES)
3601 Southwest Durham Dr.

NEW LOT 3 AREA
157,356.61 SF
3.6124 ACRES
3705 Southwest Durham Dr.

NEW LOT 4 AREA
9,943.45 SF
(0.2283 ACRES)
3611 Southwest Durham Dr.

NEW LOT 5 AREA
105,375.51 SF
(2.4191 ACRES)
3609 Southwest Durham Dr.

NOTES
1) THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
2) THIS SITE IS IN FLOOD ZONE AE (FLOODWAY) PER FEMA PANEL 3720080000K DATED 2/2/2007.
3) UTILITIES SHOWN AS MARKED BY THEIR RESPECTIVE AGENTS AND PUBLIC RECORD DOCUMENTS.
4) NO HORIZONTAL CONTROL MONUMENT FOUND WITHIN 2000'.
5) 50-FOOT WIDE UNDISTURBED STREAM BUFFER, MEASURED FROM TOP OF BANK, EACH SIDE OF STREAM. NO CLEARING OR GRADING OTHER THAN SELECTIVE THINNING AND ORDINARY MAINTENANCE OF EXISTING VEGETATION PERMITTED, EXCEPT IN ACCORDANCE WITH 15A NCAC 02B.233 (6) VEGETATION MANAGEMENT. NO STRUCTURES OR FEATURES REQUIRING GRADING OR CONSTRUCTION MAY BE BUILT WITHIN THE 10 FOOT STREAM BUFFER SETBACK. ANY USE ALLOWED BY SECTION 8.5.5 OF THE UDO SHALL BE DESIGNED AND CONSTRUCTED TO MINIMIZE THE AMOUNT OF INTRUSION INTO THE STREAM BUFFER AND TO MINIMIZE CLEARING, GRADING, EROSION AND WATER QUALITY DEGRADATION.
6) 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 OF MATERIALS AND STORAGE OF TOXIC OR FLAMMABLE SUBSTANCES, IS PROHIBITED EXCEPT AS PROVIDED BY APPLICABLE FLOOD HAZARD REGULATIONS OF UDO SECTION 3.22 AND 8.4.

160 0 160 320 480
Scale 1" = 160'

Drawn By JPW
Checked By JPW
Scale: 1"=160'
Project No. 1713
Date June 8, 2018

Sheet No. 1 of 2

Other References:

FINAL SUBDIVISION PLAT OF
3613 & 3705 SOUTHWEST DURHAM BLVD.
TRIANGLE TOWNSHIP, DURHAM COUNTY, NORTH CAROLINA
SURVEY FOR
Terwilliger Pappas
4777 Sharon Rd. Suite 550, Charlotte, NC

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2018 Jun 28 08:30:54 AM
BK:199 PG:169-169
PLAT
FEE: $21.00
INSTRUMENT # 2018022170

APRIL J
2018022170

COD CASE #S1800068

APPROVALS

FINAL PLAT
THIS PLAT HAS BEEN CERTIFIED FOR RECORDATION BY THE DURHAM CITY-COUNTY PLANNING DEPARTMENT
ON: 06/27/2018
Planning Director or Designee
Null and void if not recorded within 180 days, or by
12/27/2018

Coulter Jewell Thames PA
ENGINEERING-LAND SURVEYING-LANDSCAPE ARCHITECTURE
111 West Main Street Durham, North Carolina 27701
p919.682.0368 f919.688.5646 jw@cjtpa.com
LIC. #1209