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. ALL PROPERTY CORNERS ARE CALCULATED POINTS UNLESS SHOWN OTHERWISE.
5. NO NCGS MONUMENT WITHIN 2,000 FEET OF PROPERTY.
6. PROPERTY DOES NOT LIE IN A FEMA FLOOD HAZARD AREA PER FIRM NUMBERS 3720074800J & 3720074900J DATED MAY 2, 2006.
7. PROPERTY IS ZONED IL(D).
8. THE COORDINATES SHOWN ON THIS PLAT WERE DERIVED BY VRS (VIRTUAL REFERENCE STATION) GPS USING DUAL FREQUENCY RECEIVER. THIS METHOD RESULTS IN (NAD 1983/2011) - (CORS 96) POSITIONS AND NAVD 88 (MSL) ELEVATIONS USING THE CONTINUOUSLY OPERATING STATIONS MAINTAINED BY NORTH CAROLINA GEODETIC SURVEY.
9. MAXIMUM IMPERVIOUS SURFACE IS 8.5 ACRES PER DEVELOPMENT PLAN Z1500022.

UTILITY EASEMENT LINE TABLE

LINE	DIRECTION	DISTANCE
E49	S10°50'20"E	3.92
E50	N53°48'50"W	54.08
E51	N54°11'27"W	55.89
E52	N54°36'23"W	56.18
E53	N54°46'22"W	54.24
E54	N55°08'44"W	42.38
E55	S55°40'45"E	144.14
E56	N75°12'46"E	0.50
E57	N58°09'57"W	20.21
E58	N59°15'50"W	54.99
E59	N59°37'58"W	53.55
E60	N59°44'38"W	54.28
E61	N60°09'33"W	62.24
E62	N60°26'07"W	56.86
E63	N60°56'50"W	57.95
E64	N60°24'39"W	56.41
E65	N62°46'17"W	65.88
E66	S15°48'23"E	4.69

FROM REZONING DEVELOPMENT PLANS - REZ Z1500022
PLANNING COMMISSION APPROVAL ON DECEMBER 8, 2015
CITY COUNCIL APPROVAL ON FEBRUARY 15, 2016

TEXT COMMITMENTS:
1. THE PROPERTY SHALL BE USED ONLY FOR: ASSEMBLY; FABRICATION; LIGHT MANUFACTURING; OFFICE; WAREHOUSING; WHOLESALE; DISTRIBUTION; LABORATORIES; RESEARCH AND DEVELOPMENT ACTIVITIES, DAYCARE FACILITIES, RETAIL SALES, PUBLIC RESTAURANTS AND PUBLIC RECREATION FACILITIES. THE FOLLOWING USES SHALL NOT BE PERMITTED:
(A) AGRICULTURE OR RELATED USE
(B) PROCESSING OR SLAUGHTER OF LIVESTOCK, SWINE, POULTRY OR OTHER ANIMALS
(C) LEATHER GOODS MANUFACTURE, TANNING OR CURING
(D) CHEMICAL MANUFACTURE, PROCESSING OR REFINING, TO INCLUDE PRODUCTION OF PLASTICS, RESINS OR RUBBER
(E) STORAGE, DISTRIBUTION OR SALE OF EXPLOSIVES OR FLAMMABLE MATERIALS AS A PRINCIPAL USE
(F) MANUFACTURE OF ALCOHOLIC BEVERAGES
(G) STORAGE OR PROCESSING OF FUELS AS A PRINCIPAL USE
(H) METAL PRODUCT MANUFACTURE INVOLVING FOUNDRY, BLAST FURNACE OR DROP FORGE
(I) OUTDOOR STORAGE, FABRICATION OR HANDLING OF MACHINERY, PARTS, MATERIAL, SUPPLIES OR PRODUCTS
(J) FREIGHT TERMINALS OR TRUCK TERMINALS
(K) THE MANUFACTURE, SALE, RENTAL, REPAIR OR STORAGE OF HEAVY EQUIPMENT, BUSES, TRUCKS, TRAILERS, AUTOMOBILES AND TRAILER HOMES
(L) MANUFACTURE OF PAPER
(M) FACTORIES
(N) CEMETERIES (OTHER THEN PREVIOUSLY EXISTING)

2. ROADWAY IMPROVEMENTS:
TW ALEXANDER DRIVE AND STIRRUP CREEK DRIVE/PRESIDENTIAL DRIVE (UNSIGNALIZED)

PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, INSTALL A TRAFFIC SIGNAL WITH STEEL POLES AND MAST ARMS (SUBJECT TO MUTCD WARRANTS AND APPROVAL BY NCDOT)

TW ALEXANDER DRIVE AND S MIAMI BOULEVARD (SIGNALIZED)

B1. RESTRIPE THE EASTBOUND EXCLUSIVE RIGHT-TURN LANE TO A SHARED THRU/RIGHT LANE.

B2. WIDEN THE ROAD ON THE EAST LEG OF THIS INTERSECTION, ALONG TW ALEXANDER DRIVE, TO ACCOMMODATE A THIRD RECEIVING LANE, THERERY CREATING A CONTINUOUS LANE THAT WILL TERMINATE AS A RIGHT-TURN AT THE INTERSECTION OF TW ALEXANDER DRIVE AND STIRRUP CREEK DRIVE.

TW ALEXANDER DRIVE AND COMMERCIAL DRIVEWAY/FUTURE SITE ACCESS #2 (UNSIGNALIZED)

C1. CONSTRUCT THE NORTHBOUND APPROACH TO PROVIDE FOR ONE INGRESS LANE AND TWO EGRESS LANES – A SHARED RIGHT/THRU LANE AND AN EXCLUSIVE LEFT-TURN LANE.

3. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY
A. SUBJECT TO A DETERMINATION BY GODURHAM AND GOTRIANGLE 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 GODURHAM/GOTRIANGLE SPECIFICATIONS ALONG THE SOUTH SIDE OF T.W. ALEXANDER DRIVE ADJACENT TO THE SITE.

B. A MINIMUM OF 4FT. OF ADDITIONAL ASPHALT (IN ADDITION TO THE PROPOSED ROADWAY IMPROVEMENTS) WILL BE PROVIDED FOR THE FULL FRONTAGE OF THE SITE ALONG THE SOUTH SIDE OF T.W. ALEXANDER DRIVE. THE ADDITIONAL ASPHALT WIDENING WILL BE PROVIDED TO ALLOW FOR A FUTURE BICYCLE LANE.

4. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT
A. DEDICATE ADDITIONAL RIGHT-OF-WAY FOR THE FRONTAGE OF THE SITE ALONG T.W. ALEXANDER DRIVE AS ILLUSTRATED ON SHEET C3. A COPY OF THE RECORDED PLAT MUST BE SUBMITTED WITH THE FIRST BUILDING PERMIT APPLICATION.

DESIGN COMMITMENTS:
1. DESCRIPTIONS OF PROPOSED ARCHITECTURE
a) DESCRIBE THE GENERAL ARCHITECTURAL STYLE(S) PROPOSED FOR THE BUILDINGS. DESCRIPTION: THERE IS NO PROPOSED ARCHITECTURAL STYLE.
b) DESCRIBE THE PROPOSED ROOFLINE(S). DESCRIPTION: ROOFLINE(S) SHALL BE FLAT EXCEPT TO PROVIDE STORMWATER RUN-OFF CONTROLS.
c) DESCRIBE THE PROPOSED BUILDING MATERIALS. DESCRIPTION: THE PREDOMINANT MATERIALS USED ON THE FRONT EXTERIOR FACADES SHALL BE CONCRETE, BRICK, GLASS, METAL, MASONRY OR EFIS.
d) DESCRIBE ANY DISTINCTIVE ARCHITECTURAL FEATURES. KEEP IN MIND THE ARCHITECTURAL STYLE CHOSEN. DESCRIPTION: ARCHITECTURAL FEATURES SHALL BE LIMITED TO THOSE WHICH COMPLIMENT THE BUILDING STYLE.

2. DESCRIPTION OF HOW THE PROPOSED DESIGN WILL FIT INTO THE CONTEXT AREA. THIS PROJECT IS PART OF THE TRIANGLE BUSINESS CENTER. THIS AREA HAS BEEN DESIGNATED FOR THIS PARTICULAR TYPE OF DEVELOPMENT AND THE BUILDING APPEARANCE AND USE WILL BE SIMILAR TO THE EXISTING BUILDINGS ON THE ADJACENT PROPERTIES.

GENERAL NOTE:
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.

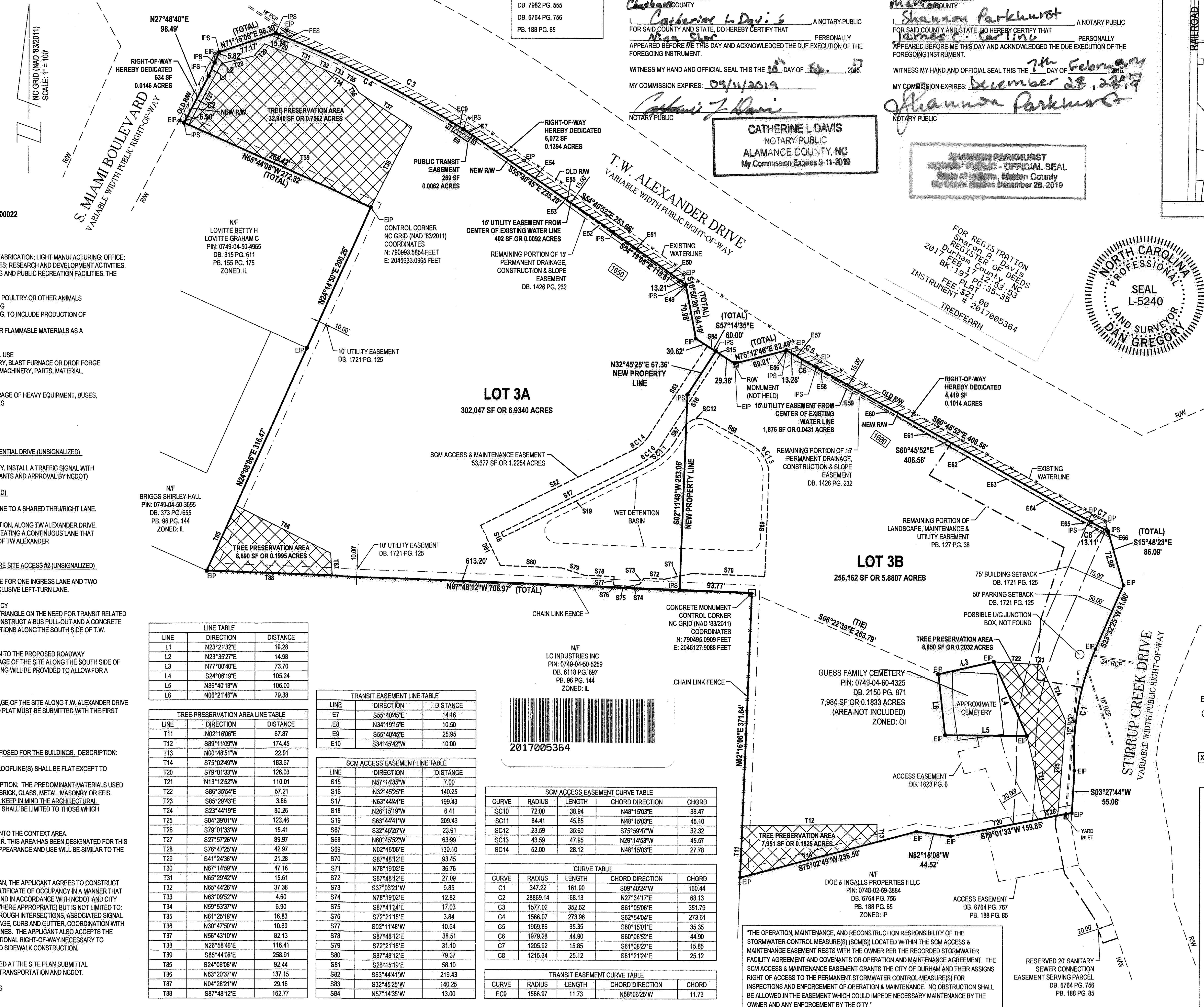
2. THE REQUIRED ROADWAY IMPROVEMENTS MAY BE PHASED AT THE SITE PLAN SUBMITTAL STAGE WITH A TRAFFIC PHASING PLAN APPROVED BY CITY TRANSPORTATION AND NCDOT.

NOTE: A TRAFFIC IMPACT ANALYSIS (TIA) DATED 06/19/15 WAS PREPARED BY VHB ENGINEERING NC, P.C.

BUILDING SETBACKS:

STREET YARD:	40 FEET
SIDE YARD:	30 FEET (MAY BE REDUCED TO 20 FEET IF ADJACENT TO A NON-RESIDENTIAL DISTRICT OR USE)
REAR YARD:	25 FEET

REFERENCES:
DB. 7982 PG. 555
DB. 6764 PG. 756
PB. 188 PG. 85



THE UNDERSIGNED OWNER OF THE PROPERTY LYING WITHIN THE ATTACHED PLAT AND SUBDIVISION HEREBY CERTIFIES THAT HE/SHE ORDERED THE WORK OF SURVEYING AND PLATTING TO BE 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 EASEMENTS SHOWN UPON SAID PLAT ARE HEREBY GRANTED FOR THE USES STIPULATED.

OWNER James C. Carlino, Manager

STATE OF Indiana
Marion COUNTY
I, Shannon Parkhurst, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT James C. Carlino PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL THIS THE 7th DAY OF February 2017.
MY COMMISSION EXPIRES: December 28, 2019
NOTARY PUBLIC

SHANNON PARKHURST
NOTARY PUBLIC - OFFICIAL SEAL
State of Indiana, Marion County
My Comm. Expires December 28, 2019

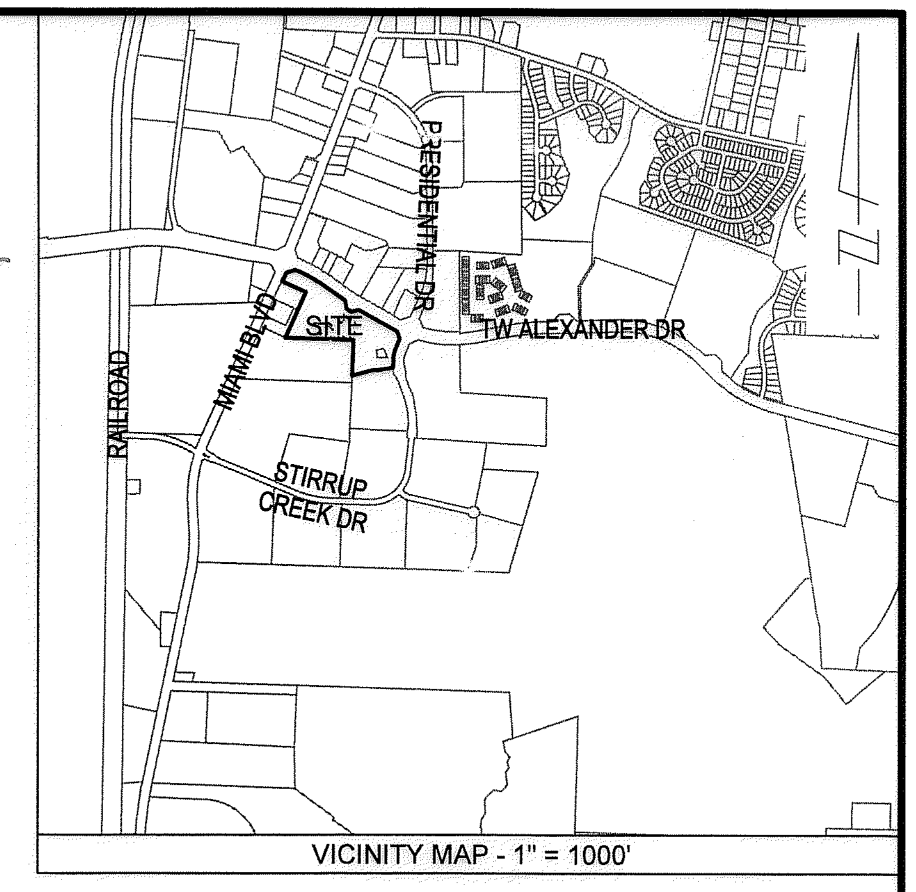
I, Nina Shor, IN MY CAPACITY AS LOCAL COUNSEL FOR Scannell Properties #232, LLC DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT Scannell Properties #232, LLC IS THE OWNER OF RECORD OF THE TRACT OF LAND DESCRIBED HEREON, AND THAT James C. Carlino, Manager IS THE OWNER OR OWNER'S AGENT AUTHORIZED TO SIGN THE DEDICATION STATEMENT PERTAINING TO THIS RECORDING.

AS OF THIS DATE, 2/10/17 SIGNED Nina Shor

STATE OF NC
Chatham COUNTY
I, Catherine L Davis, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT Nina Shor PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL THIS THE 10th DAY OF Feb. 2017.
MY COMMISSION EXPIRES: 09/11/2019
NOTARY PUBLIC

CATHERINE L DAVIS
NOTARY PUBLIC
ALAMANCE COUNTY, NC
My Commission Expires 9-11-2019

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
2017 Durham County, NC
2017 FEB 17 02:35:35 PM
BK:197 PG:353-353
FEE:$21.00
INSTRUMENT # 2017005364
TREDFEARN



VICINITY MAP - 1" = 1000'

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 7982, PAGE 555, ; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK_SEE_ 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.

D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 2 DAY OF February A.D., 2017.

DAN GREGORY, PLS L-5240

NORTH CAROLINA PROFESSIONAL LAND SURVEYOR SEAL L-5240 DAN GREGORY

STATE OF NORTH CAROLINA
COUNTY OF DURHAM
I, Alyssa Corcoran, REVIEW OFFICER FOR DURHAM COUNTY N.C., DO HEREBY CERTIFY THE PLAT OR MAP TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
REVIEW OFFICER 2.17.17
DATE

SITE DATA TABLE

OWNER:	SCANNELL PROPERTIES #232, LLC
PIN:	0749-04-50-9695
DEED REF:	DB. 7982 PG. 555
ZONING:	IL(D)
DEVELOPMENT TIER:	SUBURBAN
RIVER BASIN:	LOWER NEUSE RIVER BASIN
WATERSHED:	STIRRUP IRON CREEK TRIBUTARY B
LOT 3A AREA:	302,047 SF OR 6.9340 ACRES
LOTS 3B AREA:	256,162 SF OR 5.8807 ACRES
RIGHT-OF-WAY AREA:	11,125 SF OR 0.2554 ACRES
TOTAL SITE AREA:	569,334 SF OR 13.0701 ACRES

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

OWNER:
SCANNELL PROPERTIES #232, LLC
800 EAST 96TH ST STE 175
INDIANAPOLIS, IN 46240

CASE#S1600226

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N23°21'32"E	19.28
L2	N23°35'27"E	14.98
L3	N77°00'40"E	73.70
L4	S24°06'19"E	105.24
L5	N89°40'18"W	106.00
L6	N06°21'46"W	79.38

TREE PRESERVATION AREA LINE TABLE

LINE	DIRECTION	DISTANCE
T11	N02°16'06"E	67.87
T12	S89°11'09"W	174.45
T13	N00°48'51"W	22.91
T14	S75°02'49"W	183.67
T20	S79°01'33"W	126.03
T21	N13°12'52"W	110.01
T22	S86°35'54"E	57.21
T23	S85°29'43"E	3.86
T24	S23°44'19"E	80.26
T25	S04°39'01"W	123.46
T26	S79°01'33"W	15.41
T27	S27°57'26"W	89.97
T28	S76°47'25"W	42.97
T29	S41°24'36"W	21.28
T30	N67°14'59"W	47.16
T31	N65°29'42"W	15.61
T32	N65°44'26"W	37.38
T33	N63°09'52"W	4.60
T34	N59°53'37"W	6.90
T35	N61°25'18"W	16.83
T36	N30°47'50"W	10.69
T37	N56°43'10"W	82.13
T38	N26°58'46"E	116.41
T39	S65°44'08"E	258.91
T85	S24°08'06"W	92.44
T86	N63°20'37"W	137.15
T87	N04°28'21"W	29.16
T88	S87°48'12"E	162.77

2017005364

TRANSIT EASEMENT LINE TABLE

LINE	DIRECTION	DISTANCE
E7	S55°40'45"E	14.16
E8	N34°19'15"E	10.50
E9	S55°40'45"E	25.95
E10	S34°45'42"W	10.00

SCM ACCESS EASEMENT LINE TABLE

LINE	DIRECTION	DISTANCE
S15	N57°14'35"W	7.00
S16	N32°45'25"E	140.25
S17	N63°44'41"E	199.43
S18	N26°15'19"W	6.41
S19	S63°44'41"W	209.43
S67	S32°45'25"W	23.91
S68	N60°45'52"W	63.99
S69	N02°16'06"E	130.10
S70	S87°48'12"E	93.45
S71	N78°19'02"E	36.76
S72	S87°48'12"E	27.09
S73	S37°03'21"W	9.85
S74	N78°19'02"E	12.82
S75	S87°41'34"E	17.03
S76	S72°21'16"E	3.84
S77	S02°11'48"W	10.64
S78	S87°48'12"E	38.51
S79	S72°21'16"E	31.10
S80	S87°48'12"E	79.37
S81	S26°15'19"E	58.10
S82	S63°44'41"W	219.43
S83	S32°45'25"W	140.25
S84	N57°14'35"W	13.00

SCM ACCESS EASEMENT CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
SC10	72.00	38.94	N48°15'03"E	38.47
SC11	84.41	45.65	N48°15'03"E	45.10
SC12	23.59	35.60	S75°59'47"W	32.32
SC13	43.59	47.95	N29°14'53"W	45.57
SC14	52.00	28.12	N48°15'03"E	27.78

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C1	347.22	161.90	S09°40'24"W	160.44
C2	28869.14	68.13	N27°34'17"E	68.13
C3	1577.02	352.52	S61°05'06"E	351.79
C4	1566.97	273.96	S62°54'04"E	273.61
C5	1969.86	35.35	S60°15'01"E	35.35
C6	1979.28	44.90	S60°06'52"E	44.90
C7	1205.92	15.85	S61°08'27"E	15.85
C8	1215.34	25.12	S61°21'24"E	25.12

TRANSIT EASEMENT CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
EC9	1566.97	11.73	N58°06'25"W	11.73

"THE OPERATION, MAINTENANCE, AND RECONSTRUCTION RESPONSIBILITY OF THE STORMWATER CONTROL MEASURE(S) (SCM[S]) LOCATED WITHIN THE SCM ACCESS & MAINTENANCE EASEMENT RESTS WITH THE OWNER PER THE RECORDED STORMWATER FACILITY AGREEMENT AND COVENANTS OR OPERATION AND MAINTENANCE AGREEMENT. THE SCM ACCESS & MAINTENANCE EASEMENT GRANTS THE CITY OF DURHAM AND THEIR ASSIGNS RIGHT OF ACCESS TO THE PERMANENT STORMWATER CONTROL MEASURE(S) FOR INSPECTIONS AND ENFORCEMENT OF OPERATION & MAINTENANCE. NO OBSTRUCTION SHALL BE ALLOWED IN THE EASEMENT WHICH COULD IMPEDE NECESSARY MAINTENANCE BY THE OWNER AND ANY ENFORCEMENT BY THE CITY."

FINAL PLAT
THIS PLAT HAS BEEN CERTIFIED FOR RECORDATION BY THE DURHAM CITY-COUNTY PLANNING DEPARTMENT
ON: 2/17/17
Planning Director or Designee
Null and void if not recorded within 180 days, or by

RECORDED IN
PLAT BOOK ____ PAGE ____

SCALE: 1" = 100'
0 50 100 200 300 400

REV.	DATE	DESCRIPTION	BY
2	01-17-17	REVIEW COMMENTS #2	DG
1	11-15-16	REVIEW COMMENTS #1	DG

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 JO
DRAWN BY DG
CHECKED BY SW
DATE 10-06-16

FINAL RIGHT-OF-WAY DEDICATION PLAT
PROPERTY OF
SCANNELL PROPERTIES #232, LLC

DURHAM TRIANGLE TWSP DURHAM COUNTY NORTH CAROLINA

SHEET 1 OF 1