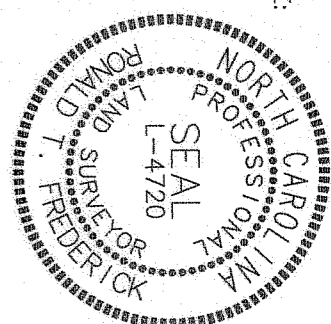


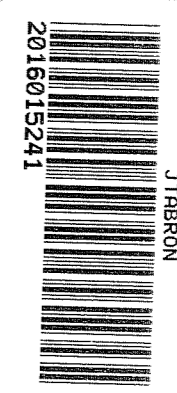
I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE:
 G.S. 47-30 (f)(1)(g). THIS SURVEY CREATES SUBDIVISION OF
 LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT
 HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
 RONALD T. FREDERICK PLS L-4720
 NEW LOT 1
 500 DANUBE LANE, LLC
 DB 6793, PG. 630
 PIN: 0833-02-49-1423
 888,775 SF
 20.40 AC



GENERAL NOTES

1. FOR GENERAL NOTES SEE SHEET 2.
2. FOR LINE TABLE, CURVE TABLE AND EASEMENT TABLE DATA SEE SHEET 5.
3. FOR ADJACENT PROPERTY OWNERS SEE SHEET 5.

FOR REGISTRATION
 LITTLE L. COVINGTON
 REGISTER OF DEEDS
 2016
 BR: 198 PG: 7-7
 FEE: \$41.00
 INSTRUMENT # 2016015241
 JTBRON

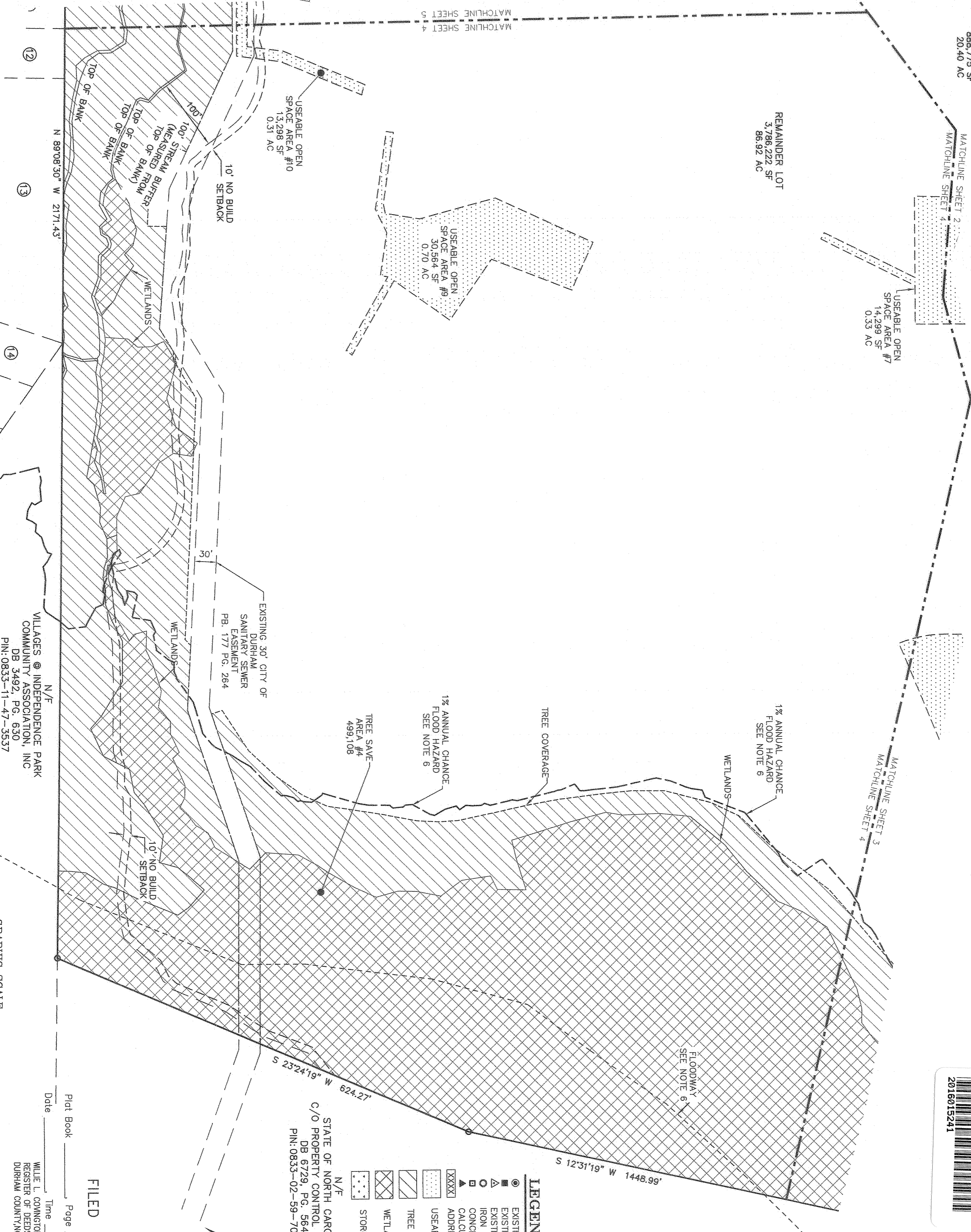


REMAINDER LOT
 3,786,222 SF
 86.92 AC

USEABLE OPEN
 SPACE AREA #7
 14,299 SF
 0.33 AC

USEABLE OPEN
 SPACE AREA #9
 30,564 SF
 0.70 AC

USEABLE OPEN
 SPACE AREA #10
 13,298 SF
 0.31 AC



VILLAGES @ INDEPENDENCE PARK
 COMMUNITY ASSOCIATION, INC
 DB 3492, PG. 630
 PIN: 0833-11-47-3537

EXISTING 30' CITY OF
 DURHAM
 SANITARY SEWER
 EASEMENT
 PB: 177 PG. 284

TREE SAVE
 AREA #4
 499,108

1% ANNUAL CHANGE
 FLOOD HAZARD
 SEE NOTE 6

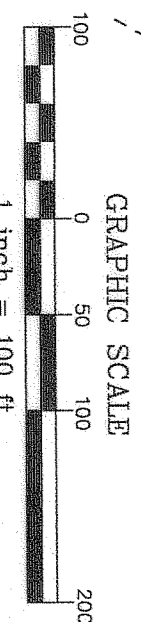
1% ANNUAL CHANGE
 FLOOD HAZARD
 SEE NOTE 6

FLOODWAY
 SEE NOTE 6

LEGEND

- EXISTING IRON PIPE
- EXISTING CONCRETE MONUMENT
- ▲ EXISTING NAIL
- IRON PIPE SET
- CONCRETE MONUMENT SET
- ▲ CALCULATED POINT
- △ ADDRESS
- USEABLE OPEN SPACE
- TREE COVERAGE AREA
- WETLANDS
- STORMWATER CONTROL MEASURE

N/E
 STATE OF NORTH CAROLINA
 C/O PROPERTY CONTROL SECTION
 DB 6729, PG. 564
 PIN: 0833-02-59-7007



FILED

Plat Book _____ Page _____
 Date _____ Time _____

WILLE L. COVINGTON
 REGISTER OF DEEDS
 DURHAM COUNTY, NC

DURHAM FILE
 #S16000031

SHEET 4 of 5

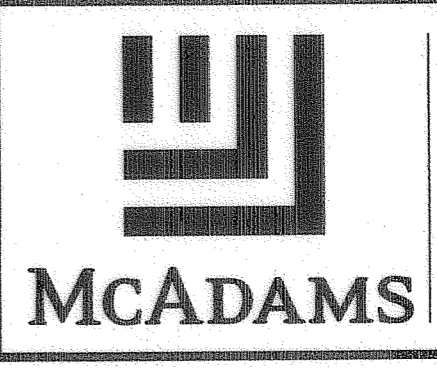
NC GRID NAD 83 (2011)

BRIAR GREEN APARTMENTS
SUBDIVISION PLAT
 DURHAM, NORTH CAROLINA
FINAL PLAT

OWNER:
 500 DANUBE LANE,
 LLC
 50 OLD IVY RD,
 SUITE 150
 ATLANTA, GA 30342

REVISIONS:

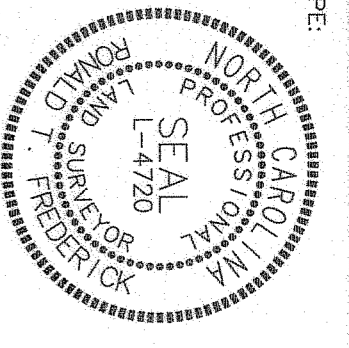
△	



THE JOHN R. McADAMS COMPANY, INC.
 2905 Meridian Parkway
 Durham, North Carolina 27713
 License No.: C-0293
 (800) 733-5646 • McAdamsCo.com

PROJECT NO. PCI15000
 FILENAME: PCI15000-F2
 SURVEYED BY: RTF
 DRAWN BY: KMM
 SCALE: 1" = 100'
 DATE: 2016-01-28

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE:
 G.S. 47-30 (1)(1)(c); THIS SURVEY CREATES SUBDIVISION OF
 LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT
 HAS AN ORDINANCE THAT REGULATES PAPERS OF LAND.
 RONALD T. FREDERICK PLS L-4720



Street trees meeting the requirements of Section 9.6.4 of the
 UDO shall be planted before a certificate of Compliance is
 issued, unless planting has been postponed in accordance with
 the requirements of Sec. 9.11.2. Extensions for All Other
 Development:
 Street Trees shall be a minimum of 2 1/2" Caliper
 STREET TREES SHALL CONSIST OF COLUMNAR
 RED MAPLE, SEMINOLE GRAPE MYRTLE,
 MAGNOLIA, CHINESE PISTACHE, HIGHBEAM
 OVERCUP OAK, WILLOW OAK, REGAL PRINCE
 OAK

LOT	# OF TREES
1	85

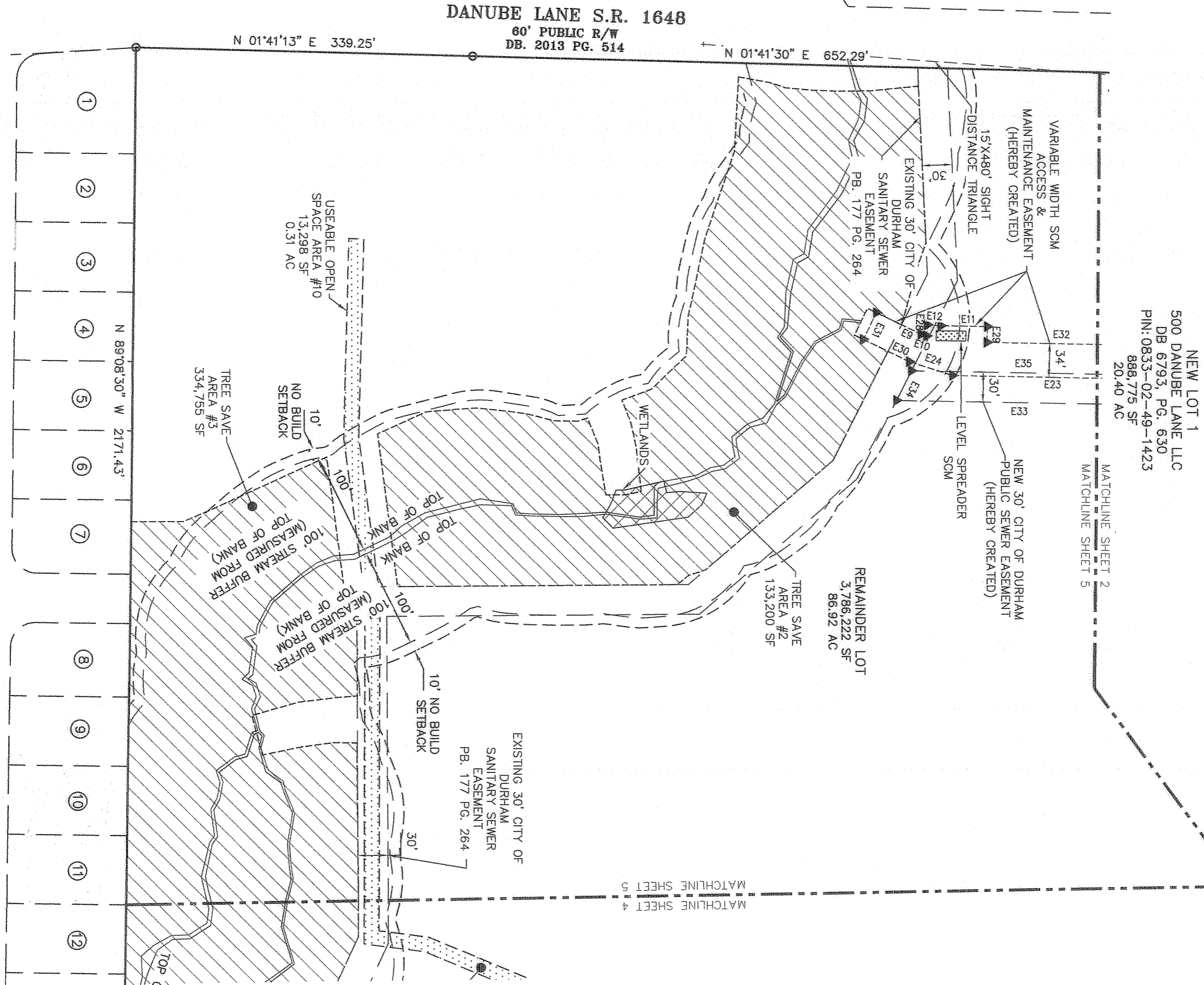
Filed
 Date _____ Page _____
 WILLIE L. COMWING
 REGISTER OF DEEDS
 DURHAM COUNTY NC

FILED

- LEGEND**
- EXISTING IRON PIPE
 - EXISTING CONCRETE MONUMENT
 - ▲ EXISTING NAIL
 - IRON PIPE SET
 - CONCRETE MONUMENT SET
 - ▲ CALCULATED POINT
 - XXXXX ADDRESS
 - ▨ USEABLE OPEN SPACE
 - ▨ TREE COVERAGE AREA
 - ▨ WETLANDS
 - ▨ STORMWATER CONTROL MEASURE

FOR REGISTRATION
 WILLIE L. COMWING
 REGISTER OF DEEDS
 DURHAM COUNTY NC
 2016 MAY 16 01:19:49 PM
 BK: 198 PG: 8-8
 FEE: \$21.00
 INSTRUMENT #: 2016015242
 JTFERRON

1. N/F VILLAGES AT INDEPENDENCE PARK DB 69301 PG. 229 PIN: 0833-01-28-9317
2. N/F CHARLES, ANNETA M DB 77933 PG. 836 PIN: 0833-01-38-0306
3. N/F WILLIAMS, ANTONIO F. DB 58665 PG. 1 PIN: 0833-01-38-0376
4. N/F FAUCETT, WILLIAM J. & SHELLY D. DB 77333 PG. 593 PIN: 0833-01-38-1346
5. N/F LITSKOVICH, ANDREA C. DB 4860 PG. 993 PIN: 0833-01-38-2316
6. N/F KOULME, LAHOONIE HARR DB 7470 PG. 31 PIN: 0833-01-38-2386
7. N/F LEE, MICHAEL D. & ERIN J. DB 3294 PG. 439 PIN: 0833-01-38-3356
8. N/F TRAFALGAR PROPERTIES, LLC DB 2974 PG. 107 PIN: 0833-01-38-4376
9. N/F TRAFALGAR PROPERTIES, LLC DB 2974 PG. 107 PIN: 0833-01-38-5345
10. N/F TRAFALGAR PROPERTIES, LLC DB 2974 PG. 107 PIN: 0833-01-38-6315
11. N/F TRAFALGAR PROPERTIES, LLC DB 2974 PG. 107 PIN: 0833-01-38-6385
12. N/F TRAFALGAR PROPERTIES, LLC DB 2974 PG. 107 PIN: 0833-01-38-7355
13. N/F VILLAGES AT INDEPENDENCE PARK DB 4606 PG. 307 PIN: 0833-01-38-9374
14. N/F TRAFALGAR PROPERTIES, LLC DB 2974 PG. 107 PIN: 0833-01-48-1360



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°34'22" E	30.00'
L2	S 00°13'46" W	31.60'
L3	S 10°50'37" W	50.07'
L4	S 24°10'39" W	48.47'
L5	S 02°07'52" E	21.16'
L6	S 85°36'44" E	76.68'
L7	S 01°31'15" W	52.03'
L8	N 48°55'46" E	28.20'
L9	N 74°36'36" E	50.00'
L10	S 89°12'37" E	53.75'
L11	N 88°39'30" E	33.68'
L12	N 00°13'46" E	48.47'
L13	N 24°10'39" E	48.47'
L14	N 02°29'10" E	48.68'
L15	N 85°05'46" E	33.64'
L16	S 01°41'30" W	67.81'
L19	S 01°36'31" W	30.00'

ESUT. LINE TABLE

LINE	ESUT. BEARING	ESUT. DISTANCE
E1	S 71°42'29" E	55.13'
E2	S 37°49'53" E	174.73'
E3	N 50°58'54" E	208.05'
E4	N 17°46'32" W	27.43'
E5	N 31°06'57" E	103.51'
E6	N 36°10'44" W	53.02'
E7	N 32°11'09" E	28.90'
E8	S 31°06'57" W	64.13'
E9	N 28°09'59" E	49.95'
E10	N 17°03'26" E	5.86'
E11	N 04°12'34" E	46.87'
E12	N 01°11'42" E	13.72'
E13	N 19°23'27" W	31.95'
E14	N 77°34'35" E	137.05'
E15	N 77°34'35" E	42.48'
E16	S 19°23'27" E	22.78'
E17	N 15°10'43" W	8.98'
E18	N 77°34'35" E	59.24'
E19	N 32°11'09" E	27.73'
E20	S 32°06'57" W	20.46'
E21	S 01°11'42" W	23.00'
E22	N 77°34'35" E	53.82'
E23	N 01°11'42" E	184.22'
E24	N 17°56'13" E	45.77'
E25	S 61°53'36" E	76.54'
E26	N 23°22'18" E	57.28'
E27	S 18°10'43" E	6.33'
E28	N 85°47'26" W	11.24'
E29	S 88°48'18" E	15.94'
E30	S 28°09'59" W	51.51'
E31	N 63°50'01" W	30.00'
E32	S 01°11'42" W	150.00'
E33	S 01°11'42" W	240.24'
E34	N 01°11'42" W	33.37'
E35	N 01°11'42" E	225.64'

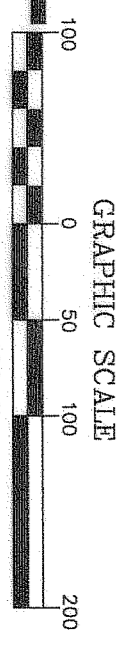
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	18715.54'	506.80'	S 89°37'58" E	506.78'
C2	25.00'	39.67'	S 45°41'10" W	35.64'
C3	510.00'	33.28'	S 02°05'56" W	33.27'
C4	28.00'	37.99'	S 39°06'21" E	34.15'
C5	28.00'	36.27'	S 56°15'31" W	33.17'
C6	510.00'	84.38'	S 19°26'14" W	84.29'
C7	450.00'	165.65'	S 13°37'53" W	164.72'
C8	88.00'	8.01'	S 00°28'38" W	8.01'
C9	80.00'	61.40'	S 24°07'11" E	59.91'
C10	81.25'	21.42'	S 38°33'19" E	21.36'
C11	30.00'	28.99'	S 58°18'26" E	27.92'
C12	510.00'	91.92'	N 86°01'55" E	91.79'
C13	30.00'	44.10'	S 57°01'15" E	40.23'
C14	30.00'	44.03'	N 27°08'00" E	40.18'
C15	510.00'	93.23'	N 63°56'26" E	93.10'
C16	450.00'	1.74'	N 58°48'52" E	1.74'
C17	450.00'	199.74'	N 71°38'28" E	198.10'
C18	480.00'	9.88'	N 87°34'24" E	9.88'
C19	30.00'	29.66'	S 84°20'57" E	28.47'
C20	81.25'	146.89'	S 60°52'58" E	127.69'
C21	80.00'	62.55'	N 66°15'29" E	60.97'
C22	18715.54'	38.72'	S 88°19'16" E	38.72'
C23	25.00'	38.72'	N 44°08'44" W	34.97'
C24	450.00'	63.36'	N 04°15'46" E	63.30'
C25	450.00'	124.73'	N 16°14'12" E	124.33'
C26	510.00'	107.80'	S 07°16'34" W	107.60'
C27	510.00'	85.27'	N 29°34'43" E	85.17'
C28	30.00'	28.37'	S 50°37'00" W	27.33'
C29	81.25'	171.77'	S 50°37'00" W	171.4'
C30	80.00'	56.60'	N 64°48'46" E	55.42'
C31	510.00'	234.92'	S 71°54'00" W	232.95'
C32	450.00'	255.19'	N 74°56'58" E	251.78'
C33	25.00'	39.49'	S 43°33'24" E	35.51'
C34	18685.54'	745.92'	S 89°15'53" E	745.87'

NC GRID NAD 83 (2011)

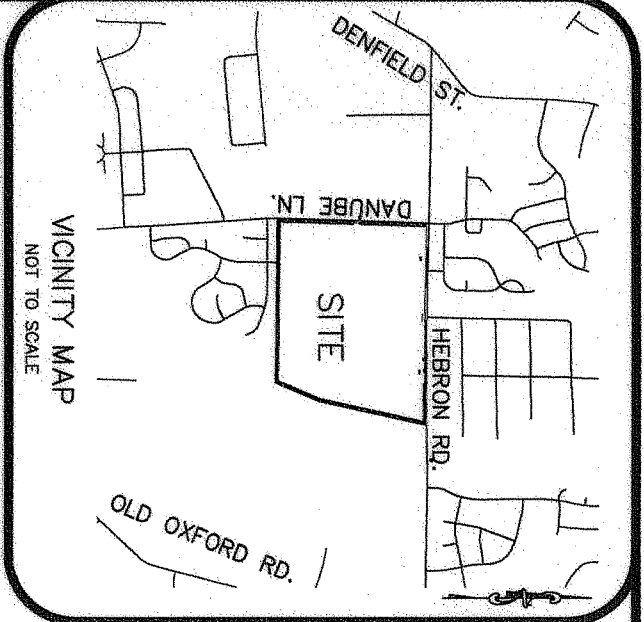
SHEET 5 of 5

GENERAL NOTES
 1. FOR GENERAL NOTES SEE SHEET 2.



DURHAM FILE
 #S1600031

	BRIAR GREEN APARTMENTS SUBDIVISION PLAT DURHAM, NORTH CAROLINA FINAL PLAT	OWNER: 500 DANUBE LANE, LLC 50 OLD IVY RD, SUITE 150 ATLANTA, GA 30342	REVISIONS: △	THE JOHN R. McADAMS COMPANY, INC. 2905 Meridian Parkway Durham, North Carolina 27713 License No.: C-0293 (800) 733-5646 • McAdamsCo.com
	PROJECT NO. PC115000 PLANNAME: PC115000-F2 SURVEYED BY: RTF DRAWN BY: KMM SCALE: 1"=100' DATE: 2016-01-28			



CERTIFICATE OF OWNER
 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.

BY: *[Signature]*
 (NAME OF OWNER)
 ATTEST: *[Signature]*
 (NAME & TITLE OF ATTESTOR)

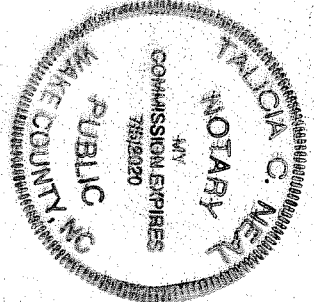
NOTARY PUBLIC OF SAID COUNTY
 I, *[Signature]*, NOTARY PUBLIC OF SAID COUNTY AND STATE, CERTIFY THAT *[Signature]* PERSONALLY CAME BEFORE ME THIS DAY AND ACKNOWLEDGED THAT HE IS BY AUTHORITY OF *[Signature]*, A CORPORATION, AND THAT BY AUTHORITY DULY GIVEN AND AS THE ACT OF THE CORPORATION, THE FOREGOING INSTRUMENT WAS SIGNED IN HIS NAME BY ITS OFFICER, AND THAT SAID INSTRUMENT WAS SIGNED AND ATTESTED BY HIMSELF AS ITS WITNESS BY HAND AND OFFICIAL SEAL THIS 10th DAY OF *[Month]* 2016.

NOTARY PUBLIC
 MY COMMISSION EXPIRES *[Date]*

NOTARY PUBLIC
 I, *[Signature]*, IN MY CAPACITY AS LOCAL COUNSEL FOR *[Signature]* DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF *[Signature]* IS THE OWNER OF RECORD OF THE TRACT OF LAND DESCRIBED HEREON, AND THAT *[Signature]* IS THE OWNER'S AGENT AUTHORIZED TO SIGN THE DEDICATION STATEMENT PERTAINING TO THIS RECORDING AS OF THIS DATE.

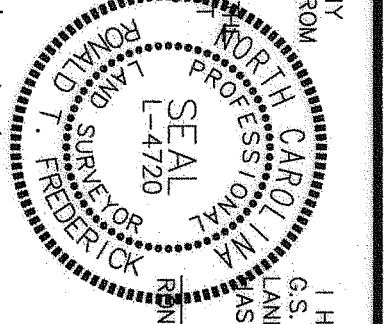
NOTARY PUBLIC
 I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT *[Signature]* PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT IN MY PRESENCE AND OFFICIAL STAMP OR SEAL THIS 13th DAY OF *[Month]* 2016.

NOTARY PUBLIC
 MY COMMISSION EXPIRES *[Date]*



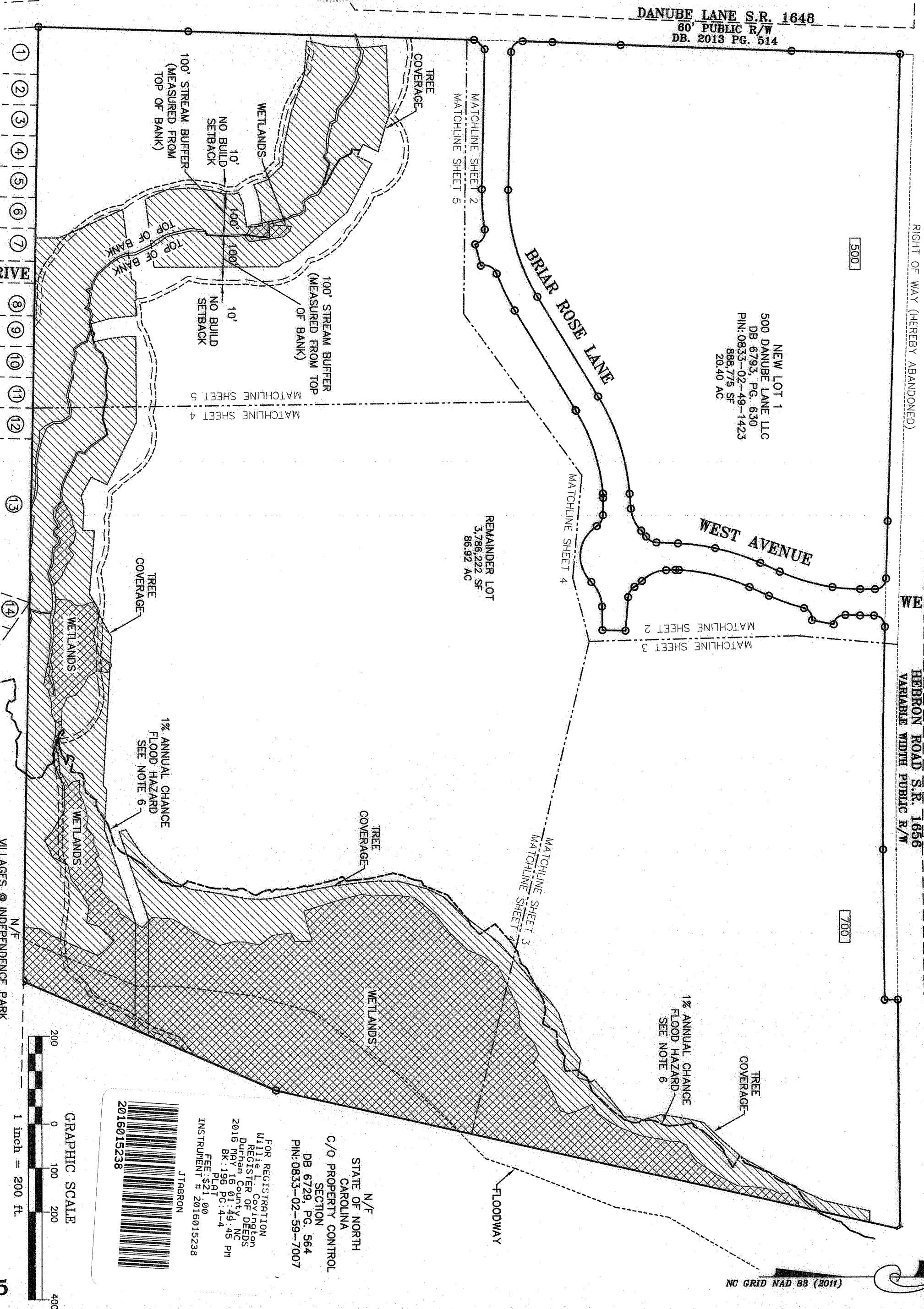
- LEGEND**
- EXISTING IRON PIPE
 - EXISTING CONCRETE MONUMENT
 - EXISTING NAIL
 - IRON PIPE SET
 - CONCRETE MONUMENT SET
 - CALCULATED POINT
 - ADDRESS
 - USEABLE OPEN SPACE
 - TREE COVERAGE AREA
 - WETLANDS
 - STORMWATER CONTROL MEASURE

1. RONALD T. FREDERICK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTIONS RECORDED IN BOOK AND PAGE (AS SHOWN) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AND DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE (AS SHOWN) THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS DAY OF *[Month]* A.D. 2016.



I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47-30 (P)(1)(G). THIS SURVEY CREATES SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REPEALS PARCELS OF LAND.

FILED
 State of North Carolina
 County of *[County]*
 Review Officer of *[Name]* County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
 Review Officer *[Signature]* Date *[Date]*



- GENERAL NOTES**
- FOR GENERAL NOTES SEE SHEET 2.
 - APARTMENTS ARE NOT IN THE FLOODPLAIN, BUT SECTIONS OF THE REST OF THE PARCEL ARE.

SITE DATA TABLE

ORIGINAL LOT AREA	111.85 ACRES
NEW LOT 1	20.40 ACRES
REMAINDER LOT	88.92 ACRES
RIGHT OF WAY AREA	4.53 ACRES
TOTAL	111.85 ACRES

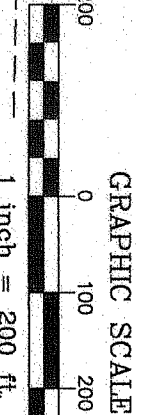
ZONING

ZONED PDR 4.990
 EXISTING USE - VAC RES/DEVELOPER
 MAXIMUM BUILDING COVERAGE - 60%
 MAXIMUM HEIGHT - NOT TO EXCEED 40 FT.
 SETBACKS REQUIREMENTS FOR APARTMENTS:
 STREET YARD 25'
 SIDE YARD 8'
 REAR YARD 25'
 PARKING SEPARATION FROM BLD. 12'
 BUILDING SEPARATION 10'

SITE IS LOCATED IN ENO RIVER WATERSHED. SITE IS LOCATED IN SUBURBAN DEVELOPMENT TIER. MAXIMUM ALLOWABLE IMPERVIOUS SURFACE: 25.88 CASE #D1500123 (SOLAR GREEN APARTMENTS)
 SITE IS LOCATED IN REUSE RIVER BASIN. PROPOSED NUMBER OF UNITS: 200 APARTMENTS

VILLAGES @ INDEPENDENCE PARK
 COMMUNITY ASSOCIATION, INC
 DB 3492, PG. 630
 PIN: 0833-11-47-3537

FOR REGISTRATION
 UTILITIES REGISTER OF DEEDS
 Durham County, NC
 BK 196 PG. 49, 45 Pp
 PLAT # 2016015238
 INSTRUMENT # 2016015238
 JTB8888



DURHAM FILE #S16000031

FINAL PLAT

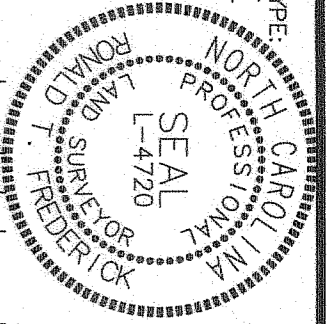
THIS PLAT HAS BEEN CERTIFIED FOR RECORDATION BY THE DURHAM CITY-COUNTY PLANNING DEPARTMENT ON: *[Date]*

PLANNING DIRECTOR OR DESIGNEE
 NULL AND VOID IF NOT RECORDED WITHIN 180 DAYS OR BY *[Date]*

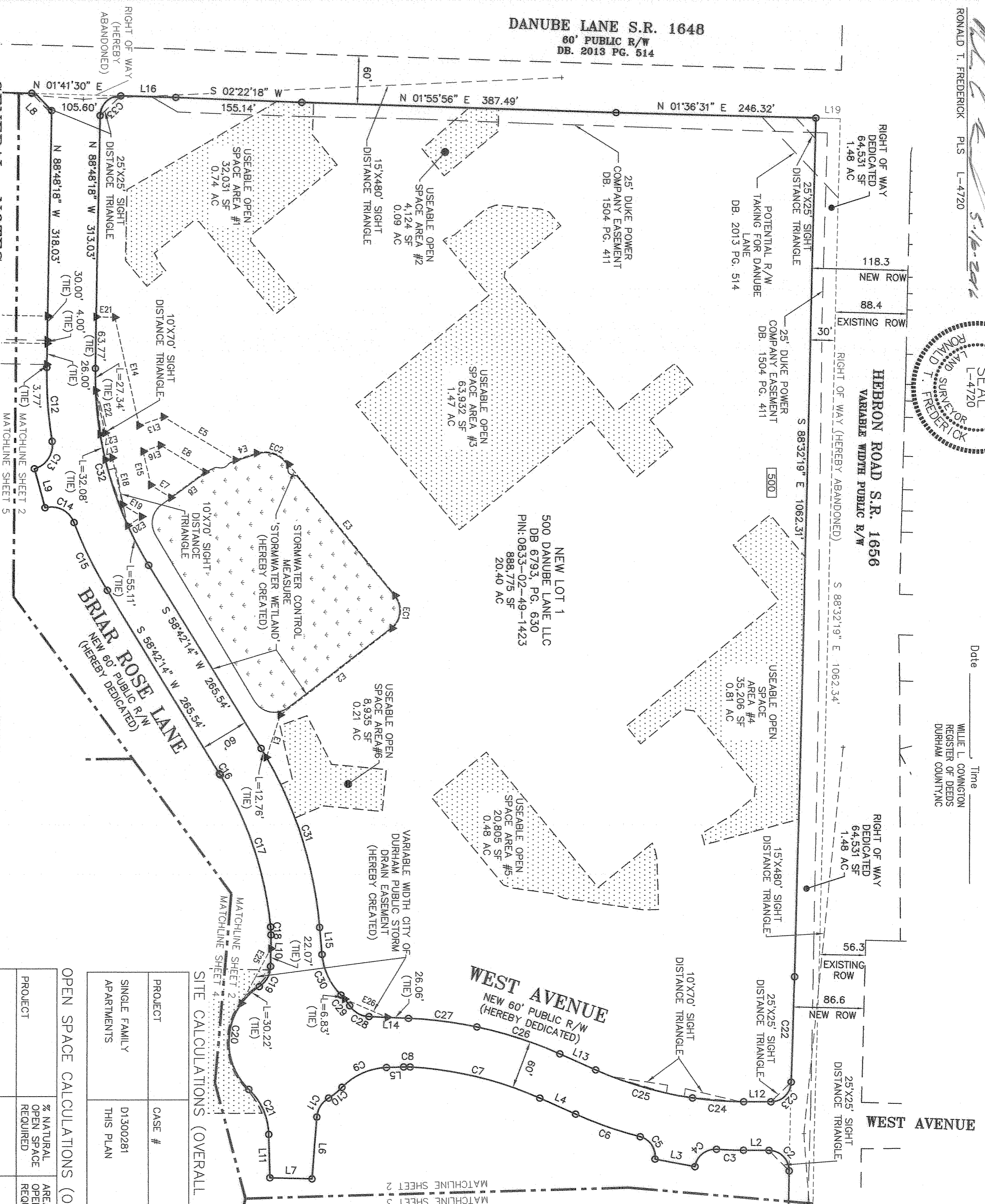
SHEET 1 of 5

	OWNER: 500 DANUBE LANE, LLC 50 OLD IVY RD, SUITE 150 ATLANTA, GA 30342	REVISIONS: 3/21/16 CITY COMMENTS	THE JOHN R. McADAMS COMPANY, INC. 2905 Meridian Parkway Durham, North Carolina 27713 License No.: C-0293 (800) 733-5646 • McAdamsCo.com
	BRIAR GREEN APARTMENTS SUBDIVISION PLAT DURHAM TOWNSHIP, DURHAM COUNTY, NORTH CAROLINA FINAL PLAT	PROJECT NO. PCI15000 FILENAME: PCI15000-F2 SURVEYED BY: RTF DRAWN BY: KMM SCALE: 1" = 200' DATE: 2016-01-28	

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE:
 G.S. 47-30 (f)(1)(g). THIS SURVEY CREATES SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
 RONALD T. FREDERICK PLS L-4720



FILED
 Date _____ Page _____
 Put Book _____
 WILLE L. CONINGTON
 REGISTER OF DEEDS
 DURHAM COUNTY, NC



GENERAL NOTES

GENERAL NOTES

- THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS A RECOMBINATION PLAT.
- BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD 83 COORDINATES.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- ZONING: PDR 4.990
- AREA BY COORDINATE GEOMETRY.
- FLOOD NOTE: A PORTION OF THE OVERALL PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD ZONE. LOT 1 IS NOT LOCATED IN A FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DENIED BY F.E.M.A. F.I.R.M. COMMUNITY PANEL #37200833000 & #37200834000 DATED MAY 02, 2006.
- REFERENCES: PA 174 PG. 398 OF THE DURHAM COUNTY REGISTRY. PIN: 0833-02-49-1423. PID: 177715
- NO GRAD MONUMENTS FOUND WITHIN 2000' OF SITE.
- NO WETLANDS FOUND TO BE IN THIS PORTION OF THE OVERALL SITE.
- FOR LINE TABLE, CURVE TABLE AND EASEMENT TABLE DATA SEE SHEET 5.
- FOR ADJACENT PROPERTY OWNERS SEE SHEET 5.
- SITE IS LOCATED IN SUBURBAN DEVELOPMENT TIER.
- WATERSHED: F/A-B
- MAXIMUM ALLOWABLE IMPERVIOUS SURFACE: 46.27 AC, 39.55 PER DEVELOPMENT PLAN
- SITE IS LOCATED IN NEUSE RIVER BASIN
- PROPOSED NUMBER OF UNITS: 200 APARTMENTS
- STREET TREE NOTE FOR ALL PRELIMINARY AND FINAL PLATS WHERE TREES WILL BE PLANTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF COMPLIANCE, UNLESS THE PLANTING HAS BEEN POSITIONED IN ACCORDANCE WITH THE REQUIREMENTS OF UDO SEC. 9.11

- SANITARY SEWER EASEMENT NOTE: CENTERLINE OF 30 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.
- THE OPERATION, MAINTENANCE, AND RECONSTRUCTION RESPONSIBILITY OF THE STORMWATER CONTROL MEASURE(S) (SOCI(S)) LOCATED WITHIN THE SOG ACCESS & MAINTENANCE EASEMENT RESTS WITH THE OWNER PER THE RECORDED STORMWATER FACILITY AGREEMENT AND COVENANTS OR OPERATION AND MAINTENANCE AGREEMENT. THE SOG 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 IMPED NECESSARY MAINTENANCE BY THE OWNER AND ANY ENFORCEMENT BY THE CITY.
- OPEN SPACE FOR 500 DANUBE LANE WILL BE MAINTAINED BY THE OWNER.
- 100-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.

SITE CALCULATIONS (OVERALL SITE)

PROJECT	CASE #	PROJECT STATUS	GROSS AREA	R/W DEDICATION	NET AREA
SINGLE FAMILY APARTMENTS	D1300281	PROPOSED	3,963,499 SF	80.079 SF	3,903,420 SF
		PROPOSED	888,832 SF	0 SF	888,832 SF
TOTAL			4,852,331 SF		4,792,252 SF

OPEN SPACE CALCULATIONS (OVERALL SITE)

PROJECT	% NATURAL OPEN SPACE REQUIRED	AREA NATURAL OPEN SPACE REQUIRED	AREA NATURAL OPEN SPACE PROVIDED *	AREA USABLE OPEN SPACE PROVIDED (1/3 NATURAL SPACE REQUIRED)	AREA USABLE OPEN SPACE PROVIDED
SINGLE FAMILY APARTMENTS	16%	624,547 SF	967,063 SF	208,182 SF	90,789 SF
	16%	142,213 SF	0 SF	47,404 SF	165,033 SF
TOTAL		766,760 SF	967,063 SF	255,586 SF	255,822 SF

TREE COVERAGE CALCULATIONS (OVERALL SITE)

PROJECT	% TREE COVERAGE REQUIRED	AREA TREE COVERAGE REQUIRED	AREA TREE COVERAGE PROVIDED
SINGLE FAMILY APARTMENTS	20%	780,684 SF	967,063 SF
	20%	177,766 SF	0 SF
TOTAL		958,450 SF	967,063 SF

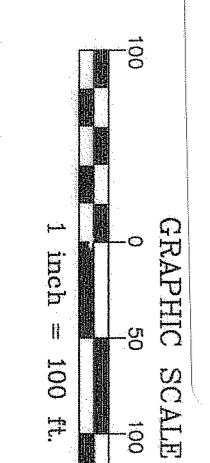
USABLE OPEN SPACE AREA SUMMARY

AREA #	SIZE	CASE #
AREA #1	32,031 SF	D1500123
AREA #2	4,124 SF	D1500123
AREA #3	63,932 SF	D1500123
AREA #4	35,206 SF	D1500123
AREA #5	20,805 SF	D1500123
AREA #6	8,935 SF	D1500123
AREA #7	14,289 SF	D1500252
AREA #8	32,628 SF	D1500252
AREA #9	30,564 SF	D1500252
AREA #10	13,298 SF	D1500252
TOTAL	255,822 SF (5.87 AC)	

TREE COVERAGE AREA SUMMARY

AREA #	SIZE	CASE #
AREA #2	133,200 SF	D1500252
AREA #3	334,755 SF	D1500252
AREA #4	499,108 SF	D1500252
TOTAL	967,063 SF (22.20 AC)	

- LEGEND**
- EXISTING IRON PIPE
 - EXISTING CONCRETE MONUMENT
 - EXISTING NAIL
 - IRON PIPE SET
 - CONCRETE MONUMENT SET
 - CALCULATED POINT ADDRESS
 - USABLE OPEN SPACE
 - TREE COVERAGE AREA
 - WETLANDS
 - STORMWATER CONTROL MEASURE

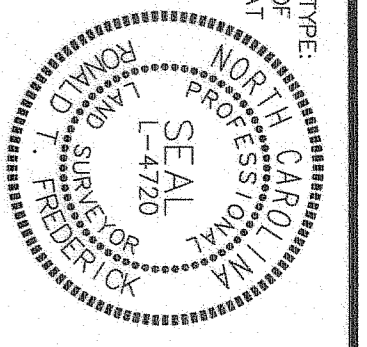


DURHAM FILE #S1600031

SHEET 2 of 5

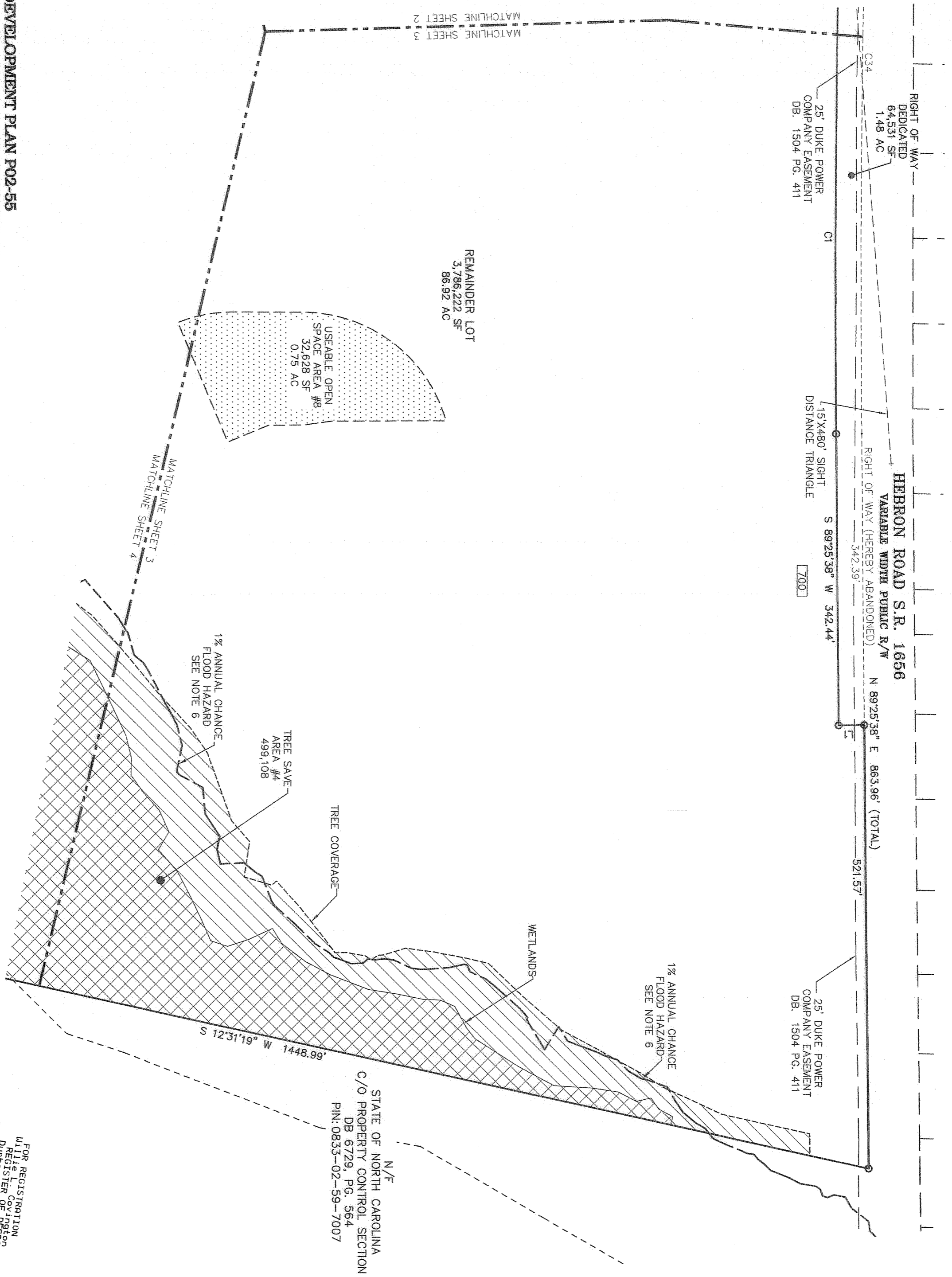
<p>McADAMS</p>	<p>THE JOHN R. McADAMS COMPANY, INC.</p> <p>2905 Meridian Parkway Durham, North Carolina 27713 License No.: C-0293 (800) 733-5646 • McAdamsCo.com</p>	<p>OWNER: 500 DANUBE LANE, LLC 50 OLD IVY RD, SUITE 150 ATLANTA, GA 30342</p>	<p>REVISIONS:</p>
		<p>BRIAR GREEN APARTMENTS SUBDIVISION PLAT DURHAM, NORTH CAROLINA</p> <p>FINAL PLAT</p>	<p>PROJECT NO. PC115000 FILENAME: PC115000-F2 SURVEYED BY: RTF DRAWN BY: KMM SCALE: 1"=100' DATE: 2016-01-28</p>

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE:
 G.S. 47-30 (f)(1)(a). THIS SURVEY CREATES SUBDIVISION OF
 LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT
 HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
 RONALD T. FREDERICK PLS L-4720

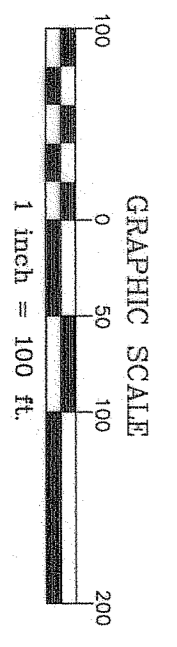


FILED
 Plate Book _____ Page _____
 Date _____ Time _____
 WILLE L. COVINGTON
 REGISTER OF DEEDS
 DURHAM COUNTY, NC

- COMMITTED ELEMENTS FROM DEVELOPMENT PLAN P02-55**
- 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.
 - CONSTRUCTION OF AN EASTBOUND RIGHT TURN TAPER, OR LANE AS DEEMED APPROPRIATE BY NCDOT, ON HEBRON ROAD AT DANUBE LANE.
 - CONSTRUCTION OF A NORTHBOUND LEFT TURN LANE FROM OLD OXFORD ROAD TO HEBRON ROAD WITH 100' STORAGE AND APPROPRIATE TAPERS.
 - CONSTRUCTION OF AN EASTBOUND LEFT TURN LANE FROM HEBRON ROAD TO OLD OXFORD ROAD WITH 100' STORAGE AND APPROPRIATE TAPERS.
 - DANUBE LANE WILL BE WIDENED TO 41 FOOT B/B 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.
 - EXTEND THE STORAGE ON THE WESTBOUND LEFT-TURN LANE ON SR 1641 (DENFIELD STREET) BY 150' WITH APPROPRIATE TAPERS.
 - MAXIMUM NUMBER OF LOTS: 699.



- LEGEND**
- EXISTING IRON PIPE
 - EXISTING CONCRETE MONUMENT
 - ▲ IRON PIPE SET
 - CONCRETE MONUMENT SET
 - CALCULATED POINT ADDRESS
 - XXXXX USEABLE OPEN SPACE
 - ▨ TREE COVERAGE AREA
 - ▧ WETLANDS
 - ▩ STORMWATER CONTROL MEASURE



DURHAM FILE
 #S1600031



FOR REGISTRATION
 FILED WITH
 REGISTER OF DEEDS
 DURHAM COUNTY, NC
 BK: 196 PG: 947 PM
 FEB 24 2016
 INSTRUMENT # 2016015240
 JTFBRON

N/F
 STATE OF NORTH CAROLINA
 C/O PROPERTY CONTROL SECTION
 DB 6729, PG. 564
 PIN: 0833-02-59-7007

- GENERAL NOTES**
- FOR GENERAL NOTES SEE SHEET 2.
 - FOR LINE TABLE, CURVE TABLE AND EASEMENT TABLE DATA SEE SHEET 5.
 - FOR ADJACENT PROPERTY OWNERS SEE SHEET 5.

NC GRID NAD 83 (2011)

SHEET 3 of 5

	<p>THE JOHN R. McADAMS COMPANY, INC.</p> <p>2905 Meridian Parkway Durham, North Carolina 27713 License No.: C-0293 (800) 733-5646 • McAdamsCo.com</p>								
	<p>BRIAR GREEN APARTMENTS</p> <p>SUBDIVISION PLAT</p> <p>DURHAM, NORTH CAROLINA</p> <p>FINAL PLAT</p>								
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△									
<p>PROJECT NO. PCI15000</p> <p>TITLEBLOCK PCI15000-F2</p> <p>SURVEYED BY: RTF</p> <p>DRAWN BY: KMM</p> <p>SCALE: 1" = 100'</p> <p>DATE: 2016-01-28</p>	<p>McADAMS</p>								