

MADDRY RESIDENTIAL DEVELOPMENT PLAN

ZONING CASE #Z1400007

6437, 6407, 6445 BARBEE ROAD
 1401 EAST NC 54 HIGHWAY
 DURHAM, NORTH CAROLINA

APRIL 4, 2014

REVISED: SEPTEMBER 10, 2014

TEXT COMMITMENTS

1. THE PROPOSED DEVELOPMENT WILL BE LIMITED TO APARTMENTS AND/OR TOWNHOUSES AND ACCESSORY USES.
- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT**
2. DEDICATE 10' OF ADDITIONAL RIGHT OF WAY FOR THE FRONTAGE OF THE SITE ALONG BARBEE ROAD.
3. DEDICATE ADDITIONAL RIGHT-OF-WAY FOR THE FRONTAGE OF THE SITE ALONG NC 54 TO PROVIDE AN ADDITIONAL 35 FT. OF RIGHT-OF-WAY (65 FT. FROM ORIGINAL CENTERLINE) AND A MINIMUM OF 10 FT. OF RIGHT-OF-WAY AS MEASURED FROM THE PROPOSED EDGE OF PAVEMENT / BACK-OF-CURB.
- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY**
4. CONSTRUCT AN EASTBOUND LEFT-TURN LANE ON NC 54 AT SITE ACCESS #1, WITH A CONTINUOUS THREE-LANE SECTION BETWEEN THE EASTBOUND LEFT-TURN AT SITE ACCESS #1 AND THE WESTBOUND LEFT-TURN LANE AT BARBEE ROAD.
5. A MINIMUM OF 4 FT. OF ADDITIONAL ASPHALT (IN ADDITION TO THE PROPOSED ROADWAY IMPROVEMENTS) WILL BE PROVIDED FOR THE FULL FRONTAGE OF THE SITE ALONG THE EAST SIDE OF BARBEE ROAD AND THE NORTH SIDE OF NC 54. THE ADDITIONAL ASPHALT WIDENING WILL BE PROVIDED TO ALLOW FOR A BICYCLE LANE.
6. CONSTRUCT A SOUTHBOUND LEFT-TURN LANE WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS ON BARBEE ROAD AT SITE ENTRANCE #2.
7. CONSTRUCT A WESTBOUND RIGHT-TURN LANE WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS ON NC 54 AT SITE ENTRANCE #1.

DESIGN COMMITMENTS

1. DESCRIPTION OF PROPOSED ARCHITECTURE
 - A. DESCRIBE THE GENERAL ARCHITECTURE STYLE(S) PROPOSED FOR THE BUILDINGS:
NO ARCHITECTURAL STYLE HAS BEEN CHOSEN FOR THE PROPOSED BUILDINGS. FRONT FACING GABLES AND/OR DORMERS WILL BE USED.
 - B. DESCRIBE THE PROPOSED ROOFLINE(S):
THE ROOFS WILL BE SLOPED.
 - C. DESCRIBE THE PROPOSED BUILDING MATERIALS:
THE BUILDINGS WILL USE TWO OR MORE OF THE FOLLOWING MATERIALS: BRICK, STONE, BLOCK, WOOD, CEMENT/CEMENTITIOUS CLABBING, EIFS, OR METAL.
 - D. DESCRIBE ANY DISTINCTIVE ARCHITECTURAL FEATURES:
N/A
2. DESCRIPTION OF HOW PROPOSED DESIGN WILL FIT INTO THE CONTEXT AREA
 - A. HOW WILL THE PROPOSED DESIGN TRANSITION TO THE CONTEXT AREA?
THERE ARE NO PREVALENT ARCHITECTURAL STYLES IN THE CONTEXT AREA. THE MIX OF IMMEDIATE NEIGHBORHOOD PROPERTIES AND THEIR USES VARY SIGNIFICANTLY. THE PROPOSED FRONT FACING GABLES AND/OR DORMERS ARE ARCHITECTURAL FEATURES FOUND IN DEVELOPMENTS SOUTH OF THIS PROPERTY. HOWEVER, MOST FUTURE DEVELOPMENT TO THE EAST AND WEST WILL BE COMMERCIAL IN NATURE. THERE ARE NOT ANY DISTINCTIVE FEATURES TO CREATE A TRANSITION BETWEEN THE LAND USES.

GENERAL CONDITIONS OF APPROVAL

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 POLICES. 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.



PROJECT SITE VICINITY MAP:

0 500' 1000'
 SCALE: 1"=1000'

SITE SUMMARY	
TOTAL TRACT AREA: 25.35 AC.	
PIN: 0728-04-54-2985	
0728-03-44-7663	
0728-04-54-3375	
0728-01-45-8446	
EXISTING ZONING: RS-20 (24.31 AC.), O1 (0.40 AC.), CN (0.64 AC.)	
PROPOSED ZONING: O1(D)	
EXISTING FLUM: OFFICE	
TIER: SUBURBAN	
RIVER BASIN: CAPE FEAR	
OVERLAY DISTRICTS: F/J-B; MTC	
CITY LIMITS: INSIDE	

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DEVELOPMENT PLAN

CITY OF DURHAM

LIST OF DRAWINGS:

SHEET #	TITLE
--	COVER
D (1)	EXISTING CONDITIONS PLAN
D (2)	SITE IMPROVEMENTS PLAN

OWNER/APPLICANT

THOMAS EARL MADDRY SR.
 MADDRY & COMPANY INC.
 6437 BARBEE ROAD
 DURHAM, NORTH CAROLINA 27713
 PH: (919) 544-6677
 THOMAS EARL MADDRY SR. - MANAGER

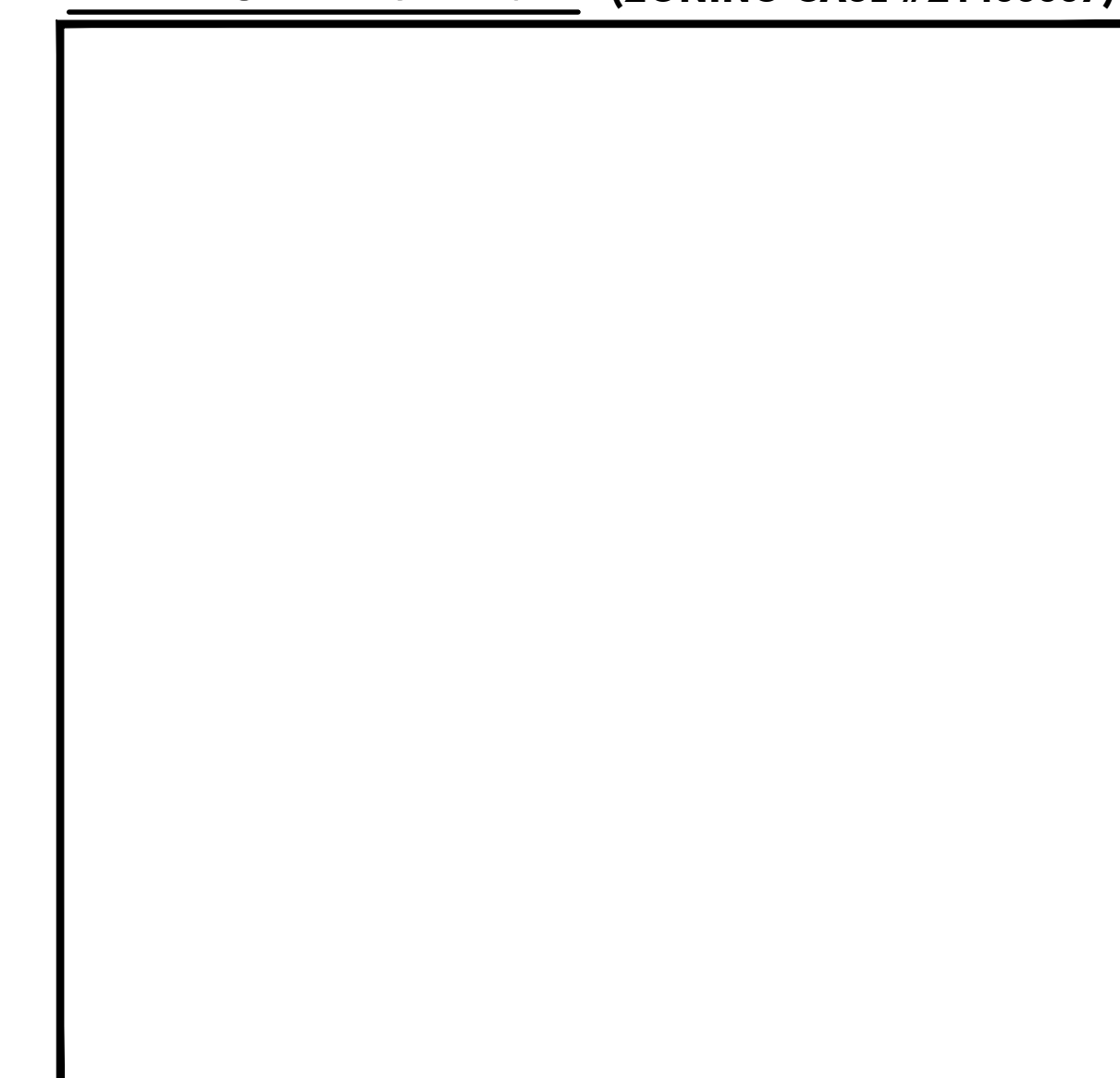
ENGINEER/AGENT

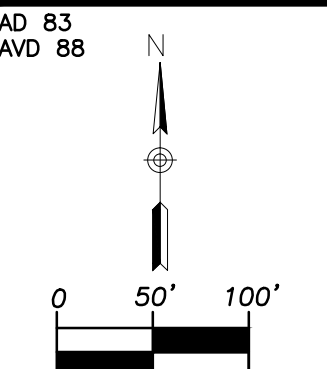
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 JARROD B. EDENS, P.E. - PRESIDENT
 (jarrod.edens@edensland.com)

SURVEYOR

THE JOHN R. MCADAMS COMPANY, INC.
 2905 MERIDIAN PARKWAY
 DURHAM, NORTH CAROLINA 27713
 PH: (800) 733-5646
 RONALD T. FREDERICK, PLS - PROJECT CONTACT

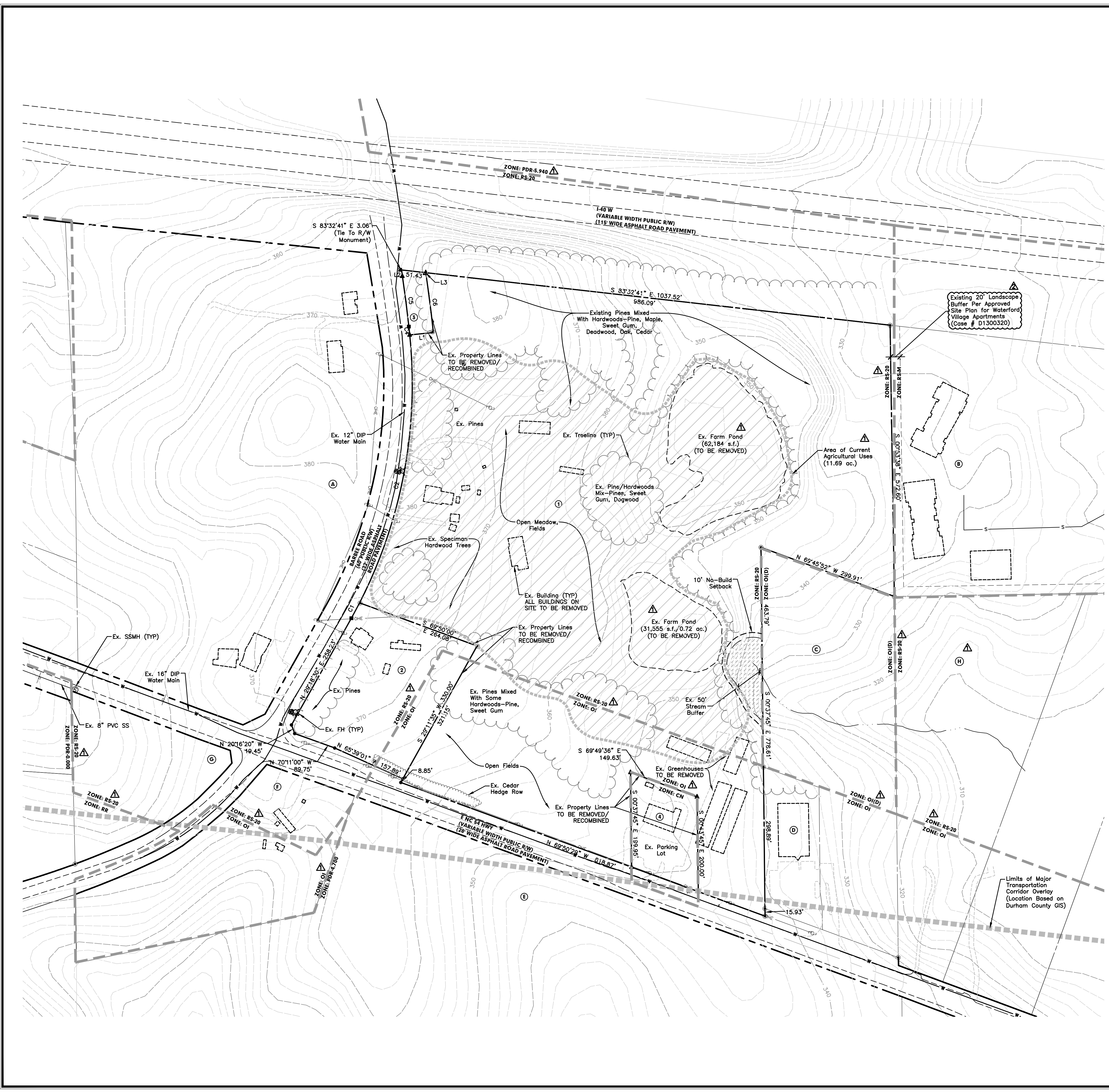
APPROVAL STAMP (ZONING CASE #Z1400007)





PLAN REVISIONS

DATE	BY	DESCRIPTION
08/02/14	JBE	ISSUE FOR PERMIT
07/14/14	JBE	REVISED



OWNER INFORMATION

PROPERTY	PIN	PARCEL ID	OWNER	OVERLAY DISTRICT	ZONING	USE	ACREAGE	
1	0728-04-54-2985	152919	MADRY THOMAS EARL SR	MTC	RS-20	HORTICULTURAL	22.89 AC.	
2	0728-03-44-7663	152982	MADRY THOMAS EARL SR	MTC	RS-20, OI	VACANT	1.87 AC.	
3	0728-01-45-8446	152975	MADRY THOMAS EARL SR	MTC	RS-20	VACANT	0.15 AC.	
4	0728-04-54-3375	152976	MADRY & COMPANY LLC	MTC	CN	COMMERCIAL	0.64 AC.	
							TOTAL ACREAGE	25.55 AC.

ADJOINER INFORMATION

PROPERTY	PIN	PARCEL ID	OWNER	OVERLAY DISTRICT	ZONING	USE	ACREAGE
A	0728-03-45-4123	152819	MADRY THOMAS E. SR	MTC	RS-20	HORTICULTURAL	13.21 AC.
B	0728-04-64-8677	152982	AMFP II WATERFORD VILLAGE LLC	MTC	RS-M	APARTMENTS	30.57 AC.
C	0728-04-54-7507	152975	MADRY ASSOCIATION	MTC	OI(D), OI	VACANT	4.11 AC.
D	0728-04-54-6331	152976	LANDMARK INVESTMENT PROPERTIES LLC	MTC	OI(D)	CHILD DAY CARE	0.81 AC.
E	0728-04-43-9882	212538	MERITAGE HOMES OF THE CAROLINAS INC	MTC (PARTIAL)	PDR-4700	PROPOSED MULTI-FAMILY RES.	44.92 AC.
F	0728-03-44-3283	152970	QUALITY OIL COMPANY LLC	MTC (PARTIAL)	RS-20, OI(D)	GAS STATION	2.94 AC.
G	0728-03-44-2457	152969	MADRY WILLARD C, MADRY BETTY J	MTC (PARTIAL)	RS-20, RRR	VACANT	1.70 AC.
H	0728-04-54-9591	152978	MULLEN JOHNNY M, MULLEN BEN MASTERS	MTC (PARTIAL)	RS-20, OI	VACANT	4.54 AC.

LINE TABLE

LINE	BEARING	LENGTH
L1	N 84°16'07" E	50.03'
L2	N 07°09'10" W	13.40'
L3	S 07°09'10" E	1.52'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE	DELTA	TANGENT
C1	1012.21'	36.80'	N 28°09'55" E	36.80'	2°05'00"	18.40'
C2	1012.21'	583.34'	N 03°55'50" E	575.30'	33°01'10"	300.02'
C4	2914.54'	17.79'	N 06°05'15" W	17.79'	0°20'59"	8.89'
C5	2914.54'	107.09'	N 07°18'54" W	107.09'	2°06'19"	53.55'
C6	2964.54'	125.90'	S 07°09'03" E	125.89'	2°26'00"	62.96'

GENERAL NOTES

- BOUNDARY INFORMATION IS BASED UPON FIELD SURVEY CONDUCTED BY THE JOHN R. MCADAMS COMPANY, INC.
- INFORMATION REGARDING THE LOCATION OF EXISTING UTILITIES HAS BEEN BASED UPON AVAILABLE INFORMATION AND MAY BE INCOMPLETE, AND WHERE SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE LOCATION OF ALL EXISTING UTILITIES SHOULD BE CONFIRMED PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL CALL "NO ONE CALL: 1-800-632-4949". CONTRACTOR SHALL MAINTAIN MARKINGS WHERE NEEDED DURING PROJECT. ALL UTILITY LOCATIONS THAT DO NOT MATCH THE VERTICAL OR HORIZONTAL CONTROL SHOWN ON THE PLANS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION. THE CONTRACTOR SHALL VERIFY LOCATIONS OF UTILITIES AND SERVICE LATERALS PRIOR TO CONSTRUCTION. ANY CONFLICTS WITH LOCATIONS OF LIGHT POLES, TREES, ETC. SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION PRIOR TO CONSTRUCTION.
- TOPOGRAPHIC INFORMATION TAKEN FROM CITY OF DURHAM GIS MAPPING.
- THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD FRINGE AREA PER FIRM COMMUNITY PANEL MAP#3720072800J, ZONE "X", EFFECTIVE DATE OF 5/2/06.
- THIS SITE HAS ACCESS TO WATER AND SEWER AND ELECTRICAL UTILITY SERVICES.
- THERE ARE NO HISTORIC SITES IDENTIFIED ON OR ADJACENT TO THESE PROPERTIES AS PER DURHAM HISTORIC RESOURCE MAPS.
- THERE ARE NO DURHAM COUNTY NATURAL INVENTORY AREAS WITHIN THESE PROPERTIES.
- THIS SITE IS WITHIN THE CAPE FEAR RIVER BASIN.
- THERE ARE NO EXISTING DATA STOPS SERVING THIS SITE (WITHIN 1/4 MILE). DATA ROUTE #14 RUNS ALONG THE NC 54 FRONTAGE OF THE SITE.
- THE DURHAM LONG RANGE BICYCLE PLAN MAP 4.6 INDICATES A PROPOSED BICYCLE LANE ALONG NC 54 AND BARBEE ROAD.
- WETLANDS & STREAM LOCATION DETERMINATIONS PENDING FINAL REVIEW AND APPROVAL BY USACE/NC DENR.
- THERE ARE NO STEEP SLOPES WITH THIS SITE AS DEFINED BY THE DURHAM UNIFIED DEVELOPMENT ORDINANCE SEC. 8.8.

EXISTING CONDITIONS PLAN
MADRY RESIDENTIAL
6407, 6437, 6445 BARBEE ROAD & 1401 E NC 54 HIGHWAY
DURHAM, NORTH CAROLINA

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PRELIMINARY
NOT FOR CONSTRUCTION

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SCALE
1" = 100'

DATE
APRIL 4, 2014

DESIGN	DRAFT	CHECK
N/A	JSE	JBE

PROJECT NUMBER
1076-001

SHEET NUMBER
D-1

