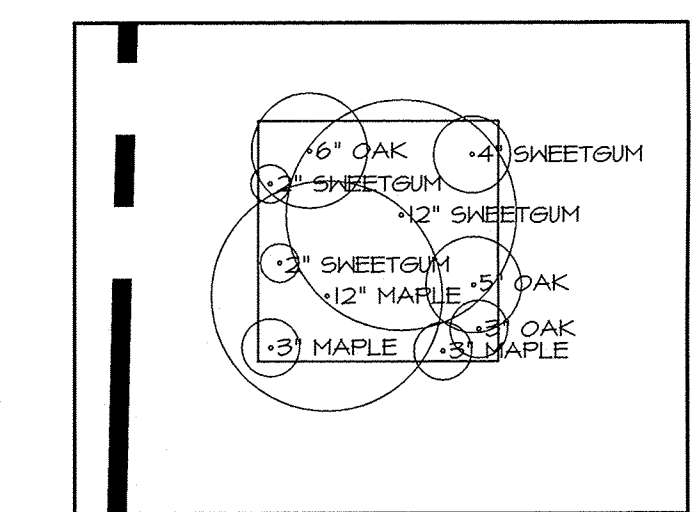


TREE SAMPLE AREAS: (SCALE: 1"=20')



- AREA #1:
 12\"/>

- GENERAL NOTES**
- UTILITY AND STREET DESIGNS WILL BE IN COMPLIANCE WITH CITY OF DURHAM UDO AND OTHER APPLICABLE REQUIREMENTS.
 - SIDEWALKS WILL BE INSTALLED AS REQUIRED BY THE UDO.
 - THERE ARE NO EXISTING STRUCTURES ON THE SITE.
 - THE PROJECT IS TO BE SERVED BY PUBLIC WATER AND SEWER.
 - ANY OFF SITE WATER AND SEWER IMPROVEMENTS REQUIRED TO SERVE THIS DEVELOPMENT WILL BE COORDINATED WITH DURHAM ENGINEERING. A UTILITY EXTENSION AGREEMENT IS NEEDED BETWEEN THE DEVELOPER AND THE CITY BEFORE CONSTRUCTION DRAWINGS ARE SUBMITTED.
 - A DATA TRANSIT STOP HAS BEEN IDENTIFIED WITHIN 1/4 MILE OF THE SITE SOUTH OF FOLSOM LANE ON INDIGO APARTMENTS' PAGE ROAD FRONTAGE.
 - 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 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.
 - A TIA IS NOT REQUIRED FOR THIS PROJECT PER COMMITTED ELEMENT #1.
 - TRASH COLLECTION WILL BE HANDLED BY DUMPSTERS.
 - THIS SITE WILL BE MASS GRADED.
 - PERIMETER BOUNDARY BUFFERS ARE SUBJECT TO CHANGE BASED ON USE, INTERNAL AND EXTERNAL TO THE SITE AT THE TIME OF DEVELOPMENT.
 - ALL OPACITY BUFFERS WILL BE MET AT THE TIME OF SITE PLAN APPROVAL.
 - THE LOCATION OF BUILDING(S) AND PARKING AREAS MAY VARY WITHIN THE LIMITS OF THE BUILDING/PARKING ENVELOPES IDENTIFIED.
 - LOCATION OF TREE SAVE AREAS MAY VARY.
 - DIFFUSE FLOW OF RUNOFF SHALL BE MAINTAINED IN THE BUFFER BY DISPERSING CONCENTRATED FLOW AND REESTABLISHING VEGETATION. A LEVEL SPREADER NEEDS TO BE DESIGNED TO BRING BACK FLOWS TO SHEET FLOW CONDITION BEFORE IT ENTERS BUFFER. PERIODIC CORRECTIVE ACTIONS WILL BE ENFORCED TO IMPEDE EROSION GULLIES.
 - 50-FOOT WIDE UNDISTURBED STREAM BUFFER EACH SIDE OF STREAM, MEASURED FROM TOP OF BANK. NO CLEARING OR GRADING OTHER THAN SELECTIVE THINNING AND ORDINARY MAINTENANCE OF EXISTING VEGETATION PERMITTED.
 - THE DUTAS MASTER PLAN DOES NOT IDENTIFY ANY TRAILS OR GREENWAY THROUGH THE SITE OR ADJACENT TO ITS PERIMETER.
 - THE 2000 WAKE-DURHAM COMPREHENSIVE STREET SYSTEM PLAN IDENTIFIES A PROPOSED COLLECTOR LOOP BETWEEN PAGE ROAD AT PAGE ROAD EXTENSION AND PAGE ROAD BETWEEN ALEXANDER VILLAGE AND INDIGO APARTMENTS, AND CROSSING THROUGH THE NORTHERN PORTION OF THE SITE.

SITE DATA

FIN: 0754-02-60-7163 PARCEL ID: 202504
 DEVELOPMENT TIER: SUBURBAN
 EXISTING ZONING: CC / CC(D) / RR
 PROPOSED ZONING: CG(D)

PROPOSED USE: THE SITE MAY CONTAIN ANY USE PERMITTED WITHIN THE CG ZONING DISTRICT; THE COMBINATION OF USES ON THE SITE WILL NOT GENERATE 150 PEAK HOUR TRIPS OR MORE PER COMMITTED ELEMENT #1.

GROSS SITE AREA: 252,012 SF (5.79 AC)
 RIGHT-OF-WAY DEDICATION: 14,941 SF (0.34 AC)
 NET SITE AREA: 237,071 SF (5.44 AC)

MAX. ALLOWED BUILDING HEIGHT: 50'
 PROPOSED BUILDING HEIGHT: 50'

REQUIRED TREE COVERAGE: 10% (23,707 SF / 0.54 AC)
 PROPOSED TREE COVERAGE: 10% (23,707 SF / 0.54 AC)

REQUIRED PARKING: PARKING COUNT WILL VARY DEPENDENT ON ACTUAL USES. USES TO BE DETERMINED AT SITE PLAN STAGE
 PROPOSED PARKING: MINIMUM REQUIRED BASED ON ACTUAL USES AND BUILDING SQUARE FOOTAGE

BICYCLE SPACES REQUIRED: 10% OF REQUIRED SPACES W/ 100 MAXIMUM BICYCLE SPACES PROVIDED; MINIMUM REQUIRED BASED ON USES

MINIMUM SETBACKS REQUIRED:
 STREET: 25 FEET
 SIDE: 25 FEET (10' IF ADJACENT TO NONRESIDENTIAL DISTRICT OR USE)
 REAR: 25 FEET (12.5' IF ADJACENT TO NONRESIDENTIAL DISTRICT OR USE)

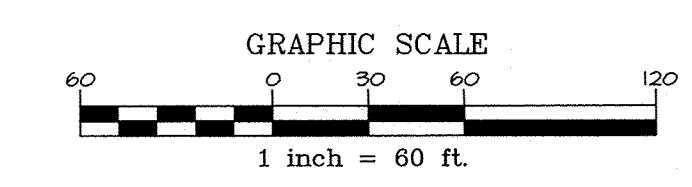
MINIMUM SETBACKS PROPOSED:
 STREET: 25 FEET
 SIDE: 25 FEET (10' IF ADJACENT TO NONRESIDENTIAL DISTRICT OR USE)
 REAR: 25 FEET (12.5' IF ADJACENT TO NONRESIDENTIAL DISTRICT OR USE)

MAXIMUM IMPERVIOUS ALLOWED: N/A
 PROPOSED IMPERVIOUS: NOT TO EXCEED 70% (COMMITTED)

MAXIMUM BUILDING COVERAGE: 60%
 PROPOSED BUILDING COVERAGE: NOT TO EXCEED 60%

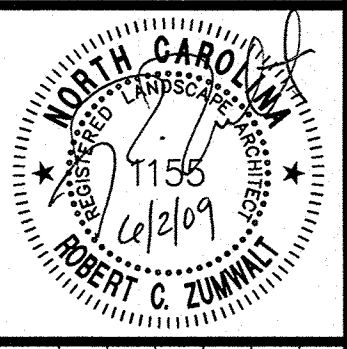
LEGEND

- PRIVATE VEHICULAR ACCESS
- CONCEPTUAL PEDESTRIAN ACCESS
- BUILDING ENVELOPE
- PARKING ENVELOPE
- TREE CONSERVATION
- STREAM BUFFER
- STEEP SLOPES
- WETLANDS
- FUTURE BIKE LANE PER DURHAM'S COMPREHENSIVE BICYCLE TRANSPORTATION PLAN



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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REVISIONS:

2008-12-10 PER CITY COMMENTS	
2009-05-18 PER CITY COMMENTS	
2009-04-16 PER CITY COMMENTS	

JWH PROPERTIES, INC.
 P.O. BOX 52293
 RALEIGH, NC 27612

ALEXANDER VILLAGE PHASE II
 DURHAM, NORTH CAROLINA
PROPOSED SITE IMPROVEMENTS

PROJECT NO: JWH-08000
 FILENAME: JWH08000-DV1
 DESIGNED BY: RCZ
 DRAWN BY: RLU
 SCALE: 1"=60'
 DATE: 10-13-2008
 SHEET NO. DV-1

X:\Projects\JWH\JWH-08000\Planning\Development\Plan\Current Drawings\JWH08000-DV1.dwg, 6/2/2008 9:48:58 AM, update, 11