

NOTES:

- THE LOCATION OF THE SIDEWALKS SHOWN ON THIS PLAN IS SCHEMATIC. A CITY OF DURHAM AND/OR NC DOT ENCROACHMENT PERMIT IS REQUIRED PRIOR TO ANY CONSTRUCTION. AFTER OBTAINING THE REQUIRED PERMITS, PLEASE CONTACT THE CITY OF DURHAM ENGINEERING CONSTRUCTION INSPECTION OFFICE AT 560-4326 FOR A PRE-CONSTRUCTION CONFERENCE AND FIELD VISIT PRIOR TO ANY WORK ON THE PROPOSED SIDEWALK.
- UTILITY AND STREET DESIGNS WILL BE IN COMPLIANCE WITH SUBDIVISION, ZONING AND OTHER APPLICABLE REQUIREMENTS.
- FIRE LANES ARE TO BE MARKED IN ACCORDANCE WITH CITY GUIDELINES. CONTACT FIRE PREVENTION AT (919) 560-4233 X 246 REGARDING PROCUREMENT OF SIGNS.
- MEASURES SHALL BE PROVIDED TO PREVENT LIGHT SPILLOVER ONTO ADJACENT PROPERTIES AND GLARE TOWARD MOTOR VEHICLE OPERATORS. EXTERIOR LIGHTS SHALL BE SHIELDED SO THAT THEY DO NOT CAST DIRECT LIGHT BEYOND THE PROPERTY LINE. (SEE SITE LIGHTING PLAN, BY OTHERS) IN ACCORDANCE WITH THESE STANDARDS.
- A. THE MAXIMUM ILLUMINATION AT THE EDGE OF THE PROPERTY LINE ADJACENT TO RESIDENTIAL ZONING IS 1/2 FOOT CANDLES.
- B. THE MAXIMUM ILLUMINATION AT THE EDGE OF THE PROPERTY LINE ADJACENT TO NON-RESIDENTIAL ZONING IS 5 FOOT CANDLES.
- C. THE MAXIMUM ILLUMINATION AT THE EDGE OF THE PROPERTY LINE ADJACENT TO A STREET IS 5 FOOT CANDLES.
- D. THE MAXIMUM HEIGHT FOR DIRECTIONAL LIGHTING FIXTURES, WHICH ARE DEFINED AS FIXTURES DESIGNED TO INSURE THAT NO LIGHT IS EMITTED ABOVE A HORIZONTAL LINE PARALLEL TO THE GROUND, SHALL BE 25 FEET.
- E. THE MAXIMUM HEIGHT FOR NON-DIRECTIONAL LIGHTING FIXTURES, WHICH ARE DEFINED AS FIXTURES DESIGNED TO ALLOW LIGHT TO BE EMITTED ABOVE A HORIZONTAL LINE PARALLEL TO THE GROUND, SHALL BE 12 FEET. (ADDITIONAL ORNAMENTAL LANGUAGE NOT NEEDED FOR MOST NOTES—NON-DIRECTIONAL LIGHTING FIXTURES ARE NOT RECOMMENDED FOR LIGHTING SIDEWALKS, STREETS, OR PARKING AREA. THE UPWARD DIRECTION OF LIGHT PROVIDED BY NON-DIRECTIONAL LIGHTING MAY BE FOUND TO BE UNACCEPTABLE BY THE APPROVING BODY BECAUSE OF THE OFF-SITE EFFECTS MAY BE INCOMPATIBLE WITH THE SURROUNDING NEIGHBORHOOD.)
- F. THE APPROVING AUTHORITY MAY ADJUST THE STANDARDS FOR THE MAXIMUM ILLUMINATION AT THE EDGE OF A PROPERTY ADJACENT TO ANOTHER NONRESIDENTIAL USE IF THE APPROVING AUTHORITY DETERMINES THAT THE DESIGN AND NATURE OF THE EXISTING USE CREATES A NEED TO EITHER REDUCE OR INCREASE THE MAXIMUM ILLUMINATION.
- H/C ACCESSIBLE ROUTES SHALL MEET CODE AS REQUIRED.
- DIMENSIONS ARE SHOWN FROM FACE OF CURB TO FACE OF CURB UNLESS NOTED OTHERWISE. (BACK TO BACK = B-B) ALL CURB RADI ARE LABELED AS FACE OF CURB.
- BY REFERENCING ROADWAY IMPROVEMENTS ON THE PLAN, THE APPLICANT AGREES TO CONSTRUCT AND 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 NC DOT 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.
- AN AS-BUILT CERTIFICATION SHALL BE PROVIDED BY THE DESIGN ENGINEER FOR THE CONSTRUCTION OF THE STORMWATER BMP(S) REQUIRED FOR THE SITE AND SHALL BE APPROVED BY THE CITY OF DURHAM PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- FOR EACH STORMWATER BMP FACILITY, A COMPLETED CITY OF DURHAM DESIGN SUMMARY SHALL BE PROVIDED NO LATER THAN AT THE FIRST CONSTRUCTION DRAWING SUBMITTAL.
- THE STORMWATER DESIGN DETAILS FOR THIS PROJECT SHALL, AT A MINIMUM, BE COVERED BY THE STANDARDS OF THE NOVEMBER 2006 CITY OF DURHAM REFERENCE GUIDE FOR DEVELOPMENT. NON-COMPLIANCE WITH ANY OF THESE MINIMUM STANDARDS SHALL RENDER THE APPROVAL OF SUCH ITEMS NULL AND VOID. IT WILL BE THE RESPONSIBILITY OF THE OWNER TO CORRECT ANY DEFICIENCIES NOTED DURING THE LIFE OF THIS PROJECT TO THE SATISFACTION OF THE CITY OF DURHAM.
- AN EXECUTED STORM WATER FACILITY OPERATION AND MAINTENANCE PERMIT AGREEMENT (PREPARED BY STORMWATER SERVICES, CITY OF DURHAM), PAYMENT OF STORM WATER FACILITY PERMIT FEE (\$3,500 PER DETENTION / WATER QUALITY DEVICE) AND PERPETUAL SURETY FOR THE CONTINUED MAINTENANCE OF THE FACILITY.
- IN ALL WATER SUPPLY OVERLAYS, WHERE STORMWATER BEST MANAGEMENT PRACTICES (BMPs) ARE REQUIRED TO PROVIDE TSS REMOVAL, 100% OF THE IMPERVIOUS AREAS SHALL BE TREATED BY A BMP.

ACP 2700/2800 MERIDIAN, LLC
PIN: 0728-02-97-2409
CURRENT USE: OFFICE
ZONING: IL

EXISTING
OFFICE
BUILDING

EXISTING
OFFICE
BUILDING

ACP 2600 MERIDIAN, LLC
PIN: 0728-02-87-6581
CURRENT USE: OFFICE
ZONING: IL

TREE PRESERVATION
AREA #2
0.38 AC.

MERIDIAN OPERATING ASSOCIATES
LIMITED PARTNERSHIP
PIN: 0728-02-96-6823
CURRENT USE: OFFICE
ZONING: IL

TREE PRESERVATION
AREA #1
0.07 AC.

ASPHALT PARKING

EXISTING
OFFICE
BUILDING

MERIDIAN PARKWAY
(60' PUBLIC R/W)

ACP 2525 MERIDIAN, LLC
PIN: 0728-02-96-2352
CURRENT USE: OFFICE
ZONING: O

ACP MERIDIAN TRACT 4, LLC
PIN: 0728-02-95-7726
CURRENT USE: VACANT
ZONING: OI

ACP MERIDIAN TRACT 5, LLC
PIN: 0728-02-95-1737
CURRENT USE: VACANT
ZONING: OI

ACP MERIDIAN TRACT 7, LLC
PIN: 0728-02-86-6434
CURRENT USE: VACANT
ZONING: OI

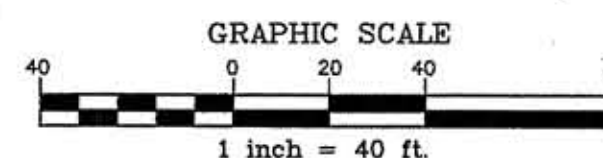
ACP MERIDIAN TRACT 6, LLC
PIN: 0728-02-86-9273
CURRENT USE: VACANT
ZONING: OI

SITE LEGEND

- ACC ACCESSIBLE PARKING STALL
VAN VAN ACCESSIBLE PARKING STALL
C COMPACT PARKING STALL
BICYCLE PARKING
ACCESSIBLE RAMPS
PROPERTY LINE
RIGHT-OF-WAY LINE
LOT LINE
EASEMENT LINE
CENTERLINE
HEAVY-DUTY PAVEMENT
PAINT STRIPING
FENCE
FIRE LANE
ACCESSIBLE ROUTE
TREE CONSERVATION LINE

SITE DATA

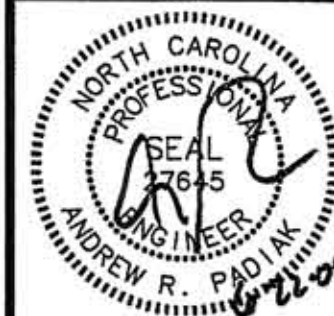
OWNER AND DEVELOPER	AMERICA'S CAPITAL PARTNERS, MID-ATLANTIC 2350 CORPORATE PARK DRIVE, SUITE 110 HERNDON, VIRGINIA 20171
PIN	0728-02-96-1934
PROJECT AREA	6.50 ACRES (282,950 SF)
JURISDICTION	CITY
AREA WITHIN FLOODWAY FRINGE	NONE
WATERSHED OVERLAY DISTRICT	E-1-B
RIVER BASIN	CAPE FEAR RIVER BASIN
PROPOSED LAND USE	OFFICE
TIER	SUBURBAN TIER
OVERLAY DISTRICT	MAJOR TRANSPORTATION CORRIDOR (MTC)
ZONING DISTRICT	IL (LIGHT INDUSTRIAL)
PROPOSED USE	OFFICE BUILDING
PROPOSED BUILDING SIZE	111,871 SF
BUILDING COVERAGE	PERMITTED: 60% MAXIMUM PROPOSED: 10%
BUILDING HEIGHT	PERMITTED: 50 FEET PROPOSED: 80 FEET
MAXIMUM IMPERVIOUS	PERMITTED: 70% (HIGH DENSITY OPTION) PROPOSED: 59% (167,282 SF)
MINIMUM STREET YARD	REQUIRED: 40 FEET PROPOSED: 40 FEET
MINIMUM SIDE YARD	REQUIRED: 30 FEET PROPOSED: 30 FEET
MINIMUM REAR YARD	REQUIRED: 25 FEET PROPOSED: 25 FEET
PERIMETER BUFFERS REQUIRED	ALONG NORTHERN PROPERTY LINE: 20 FEET ALONG EASTERN PROPERTY LINE: 20 FEET ALONG WESTERN PROPERTY LINE: 20 FEET ALONG MERIDIAN PARKWAY: 20 FEET
TREE COVERAGE	REQUIRED: 10% OR 0.650 AC. PROPOSED: 0.91 AC.
PROPOSED PARKING	TOTAL PARKING REQUIRED: 1 SPACE PER 250 SF = 111,871/250 = 447.5 SPACES = 448 SPACES TOTAL PARKING PROVIDED: 594 SPACES (12% PARKING REDUCTION / 8% COMPACT SPACES) COMPACT PARKING: 20% OF TOTAL SPACES = 394 TOTAL SPACES * 20% = 80 SPACES COMPACT PARKING PROVIDED: 33 SPACES ACCESSIBLE PARKING: REQUIRED: FOR 300-400 TOTAL SPACES = 8 SPACES (1 VAN ACCESSIBLE SPACE PER 8 ACCESSIBLE SPACES) PROVIDED: 8 SPACES (2 VAN ACCESSIBLE SPACES) VEHICULAR PAVEMENT = 129,667 SF
BICYCLE PARKING	REQUIRED: 10% OF NUMBER OF PARKING SPACES PROVIDED PROPOSED: 394 * 10% = 39.4 = 40 SPACES / 46 SPACES PROVIDED



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

CURVE	RADIUS	LENGTH	CHORD BEARING	CH. DIST.	DELTA	TANGENT
C1	291.26'	110.09'	N 47°11'41" W	109.44'	21°39'27"	55.71'
C2	744.99'	136.86'	N 41°37'16" W	136.47'	10°30'37"	68.52'
C3	819.09'	367.41'	N 30°37'55" W	364.34'	25°42'03"	186.85'
C4	250.00'	9.19'	N 39°00'36" W	9.19'	2°06'19"	4.59'
C5	50.00'	44.85'	S 15°49'38" W	43.36'	51°23'29"	24.06'

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REVISIONS:
2008-02-20 PER CITY OF DURHAM COMMENTS
2008-02-22 FOR SIGNATURE

AMERICA'S CAPITAL
PARTNERS, MID-ATLANTIC
2350 CORPORATE PARK DRIVE, SUITE 110
HERNDON, VIRGINIA 20171

2540 MERIDIAN PKWY
MINOR SITE PLAN
DURHAM, NORTH CAROLINA 27713
SITE PLAN

PROJECT NO. ACP-08010
FILENAME: ACP08010-S1
DESIGNED BY: JAA
DRAWN BY: MDS
SCALE: 1"=40'
DATE: 12-11-08
SHEET NO. C-2
McADAMS