

TEXTUAL DEVELOPMENT PLAN COMMITMENTS

ATTACHMENT F

1. THE PROPOSED DEVELOPMENT WILL BE LIMITED TO SINGLE-FAMILY DETACHED, **ATTACHED HOUSE**, TOWNHOUSE, AND ACCESSORY USES.
2. THE MAXIMUM NUMBER OF RESIDENTIAL UNITS TO BE DEVELOPED **SHALL BE 190 UNITS. NO UNIT TYPE SHALL BE LESS THEN TWENTY PERCENT (20%) OF THE OVERALL UNIT COUNT PROVIDED AT THE TIME OF SITE PLAN.**
3. **A MINIMUM OF 10 PERCENT OF THE SINGLE-FAMILY HOUSES WILL HAVE A FIRST FLOOR BEDROOM AND FULL BATHROOM.**
4. THE MODELED NUMBER OF TRIPS GENERATED BY THE FINAL UNIT MIX SHALL NOT EXCEED 149 PEAK HOUR TRIPS.
5. THREE PERCENT (3%) OF THE UNITS OF EACH HOUSING TYPE APPROVED WILL BE COMMITTED AS 'AFFORDABLE HOUSING DWELLING UNITS' ("AFFORDABLE HOUSING UNITS") AND ARE SUBJECT TO THE FOLLOWING CONDITIONS:
 - a. THE AFFORDABLE HOUSING UNITS SHALL BE LIMITED TO THOSE EARNING NO MORE THAN 80% OF AREA MEDIAN INCOME AS ESTABLISHED BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FOR THE DURHAM-CHAPEL HILL METROPOLITAN STATISTICAL AREA (DURHAM MSA).
 - b. THE AFFORDABLE UNITS WILL KEEP THEIR RESTRICTIONS FOR A PERIOD OF NO LESS THAN 30 YEARS FROM THE DATE OF ISSUANCE OF A CERTIFICATE OF OCCUPANCY ON THE PROPERTY. AN AFFORDABILITY RESTRICTION TO PRESERVE AFFORDABILITY FOR A PERIOD 30 YEARS, IN A FORM OF RESTRICTIVE COVENANTS APPROVED BY THE CITY, SHALL BE FILED AND RECORDED IN THE PROPERTY'S CHAIN OF TITLE BY THE PROPERTY OWNER IN THE DURHAM REGISTER OF DEEDS PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.
 - c. THE AFFORDABLE HOUSING UNITS WILL BE COMPARABLE IN SQUARE FOOTAGE, NUMBER OF BEDROOMS AND EXTERNAL APPEARANCE AS THE MARKET RATE UNITS.
 - d. THE COC FOR THE 150TH UNIT WILL NOT BE ISSUED UNTIL ALL AFFORDABLE/INCOME RESTRICTED UNITS HAVE BEEN CONSTRUCTED.
 - e. THE DEVELOPER SHALL COMPLY WITH THE FOLLOWING SECTIONS OF THE CITY'S RULES AND PROCEDURES FOR THE AFFORDABLE HOUSING IN EFFECT ON THE DATE OF SITE PLAN APPROVAL:
 - A) IV.D.1 – ANNUAL TENANT CERTIFICATION
 - B) IV.D.4 – COMPLIANCE MONITORING
 - C) IV.E – RECORD KEEPING AND RETENTION
 - D) V – ENFORCEMENT

6. ONE **TOWNHOUSE DWELLING UNIT** WITHIN THE DEVELOPMENT SHALL BE DONATED TO THE WOUNDED WARRIOR PROJECT ORGANIZATION, **HABITAT FOR HUMANITY, OR EQUIVALENT NON-PROFIT ORGANIZATION** PRIOR TO THE 150TH CERTIFICATE OF OCCUPANCY.
7. A ONE-TIME PAYMENT OF \$7,500 WILL BE MADE TO DURHAM PUBLIC SCHOOLS PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF COMPLIANCE.
8. A MINIMUM OF 1,000 LINEAR FEET OF 5' WIDE WALKING TRAIL WILL BE PROVIDED ON THE SITE.
9. **AT LEAST TWENTY PERCENT (20%) OF THE REQUIRED OPEN SPACE SHALL BE LOCATED ADJACENT TO STREAM BUFFERS AND/OR WETLAND BUFFERS.**
10. **A MINIMUM OF ONE DUAL PUBLICLY ACCESSIBLE AND / OR LEVEL 2 OR HIGHER ELECTRIC VEHICLE CHARGING STATION SHALL BE PROVIDED.**
11. EACH INDIVIDUAL USE, PARKING AREA, AND COMMON AREA WILL BE INTERCONNECTED BY A PEDESTRIAN NETWORK CONSISTING OF SOME COMBINATION OF SIDEWALKS, PAINTED CROSSWALKS, AND WALKING PATHS.
12. A 20,000 SF MINIMUM PRIVATE NEIGHBORHOOD PARK/AMENITY WILL BE PROVIDED FOR THE RESIDENTIAL DEVELOPMENT.
13. FOR THE PRIVATE NEIGHBORHOOD PARK, A MINIMUM OF TWO OF THE FOLLOWING ELEMENTS SHALL BE PROVIDED AT THE TIME OF FIRST SITE PLAN WITH STRUCTURES: DOG PARK, TOT LOT, DISC GOLF COURSE, PLAY FIELD, POCKET PARK, COMMUNITY GARDEN, NATURE TRAIL, POOL, COVERED POOL CABANA.
14. MINIMUM TREE COVERAGE FOR THE SITE SHALL BE 25%.
15. A MINIMUM OF 50% OF THE UNIFIED DEVELOPMENT ORDINANCE ("UDO") REQUIRED STREET TREES, REQUIRED PLANTINGS IN THE VEHICLE USE AREA, AND VEGETATIVE BUFFERS AND SCREENS SHALL BE NATIVE SPECIES.
16. PROPOSED LOT SETBACKS FOR THE DEVELOPMENT WILL BE AS FOLLOWS: **FIVE FOOT** FRONT SETBACK, **FIVE FOOT** SIDE SETBACKS AND **FIVE FOOT** REAR SETBACK.
17. THE OVERALL DEVELOPMENT SHALL BE LIMITED TO A 50 PERCENT MAXIMUM IMPERVIOUS AREA.

18. NO LAND DISTURBANCE OR DEVELOPMENT ACTIVITIES OTHER THAN INFRASTRUCTURE IMPROVEMENTS SHALL BE ALLOWED WITHIN THE FIRM MAPPED FLOODWAY FRINGE.
19. A MINIMUM 50-FOOT WIDE NATURAL, UNDISTURBED WILDLIFE CORRIDOR ADJACENT TO THE REQUIRED PROJECT BOUNDARY BUFFER SHALL BE PROVIDED ALONG THE EASTERN BOUNDARY LINE OF THE DEVELOPMENT. THIS CORRIDOR SHALL HAVE A STARTING POINT ADJACENT TO THE REAR PROPERTY LINE OF THE PARCEL IDENTIFIED AS REID 170505, EXTEND SOUTH ADJACENT TO THE PROJECT BOUNDARY BUFFER **ALONG REID'S 170510, 219134, AND 170509, THEN EXTEND** ALONG THE SOUTHERN BOUNDARY LINE **ADJACENT TO REID 169975** ENDING AT THE EXISTING DUKE ENERGY TRANSMISSION LINE EASEMENT.

TRANSPORTATION TEXT COMMITMENTS

1. SITE DRIVE 1 SHALL BE CONSTRUCTED AS FULL MOVEMENT WITH ONE INGRESS LANE AND ONE EGRESS LANE WITH ADEQUATE INTERNAL PROTECTED STORAGE.
2. CONSTRUCT AN EXCLUSIVE WESTBOUND LEFT-TURN LANE ON CHEEK ROAD AT SITE DRIVE 1 WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS.
3. HOLLYHEIGHT DRIVE SHALL BE CONSTRUCTED TO CITY OF DURHAM STANDARDS WITH SIDEWALKS ALONG BOTH SIDES.
4. CONSTRUCT AN EXCLUSIVE EASTBOUND RIGHT-TURN LANE ON CHECK ROAD AT HOLLYHEIGHT DRIVE WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS.
5. CONSTRUCT A 10' WIDE CONCRETE SHARED PATH FOR THE FULL FRONTAGE OF THE SITE ALONG CHEEK ROAD TO ACCOMMODATE BICYCLES AND PEDESTRIANS.
6. 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 ROADWAY IMPROVEMENTS AND BIKE LANES. THE APPLICANT ALSO ACCEPTS THE FINANCIAL RESPONSIBILITY FOR THE ACQUISITION OF ANY ADDITIONAL RIGHT-OF-WAY NECESSARY TO ACCOMMODATE

THESE IMPROVEMENTS AND ANY REQUIRED SIDEWALK CONSTRUCTION.

7. THE REQUIRED ROADWAY IMPROVEMENTS MAY BE PHASED AT THE TIME OF SITE PLAN WITH THE SUBMITTAL OF A TRAFFIC PHASING ANALYSIS APPROVED BY CITY TRANSPORTATION AND NCDOT.

ARCHITECTURAL DESIGN COMMITMENTS

1. ROOFLINES
 - a. BUILDINGS WILL USE HIP, GABLED, FLAT OR SHED ROOFS, SINGLY OR IN COMBINATION.

2. BUILDING MATERIAL
 - a. PROPOSED BUILDINGS WILL CONSIST OF TWO OR MORE OF THE FOLLOWING EXTERIOR FINISHES:
 - i. BRICK
 - ii. TRADITIONAL AND/OR SYNTHETIC STUCCO
 - iii. PRECAST CONCRETE PANELS
 - iv. SPLIT FACE OR GROUND FACE MASONRY BLOCK
 - v. STONE OR CULTURED STONE
 - vi. VINYL
 - vii. GLAZING
 - viii. EIFS
 - ix. ALUMINUM OF OTHER METAL PANELS
 - x. OUTDOOR GRADE FABRIC, VINYL OR METAL ACCENTS AND AWNINGS
 - xi. CEMENTITIOUS SIDING AND TRIM
 - xii. METAL ROOFS
 - xiii. SHINGLE ROOFS
 - xiv. WOOD SIDING OR TRIM

PDR ZONING RESIDENTIAL DENSITY CALCULATIONS

GROSS TRACT AREA	69.16 AC
AREA OF RIGHT-OF-WAY DEDICATED	0.00 AC
R/W DEDICATION DENSITY CREDIT AREA	0.00 AC
AREA WITHIN STEEP SLOPES	0.00 AC
AREA WITHIN FLOODWAY	0.00 AC
50% OF FLOODWAY FRINGE OUTSIDE OF RIPARIAN BUFFERS	0.00 AC
AREA OF NON-RESIDENTIAL RETAIL USES	0.00 AC
NET DEVELOPABLE RESIDENTIAL AREA	69.16 AC
MAXIMUM DENSITY ALLOWED	2.840 DU/AC
PROPOSED RESIDENTIAL UNITS	69.16 AC x 2.748 DU/AC = 190 UNITS