VOYAGER ACADEMY ELEMENTARY SCHOOL

MAJOR SITE PLAN

NOTE : CITY OF DURHAM STANDARDS AND SPECIFICATIONS SHALL BE USED WHERE APPLICABLE DURING CONSTRUCTION ACTIVITIES.

DURHAM COUNTY
DURHAM, NORTH CAROLINA

CASE #D1100049

MAY 24, 2011

REVISED AND RESUBMITTED : JULY 7, 2011
REVISED AND RESUBMITTED : SEPTEMBER 6, 2011
REVISED AND RESUBMITTED : OCTOBER 11, 2011

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SPECIAL CONDITIONS OF APPROVAL

1. "AT A MINIMUM, THE STORMWATER DESIGN DETAILS FOR THIS PROJECT SHALL BE GOVERNED BY THE MINIMUM STANDARDS OF THE MOST RECENT EDITION OF THE CITY OF DURHAM (CITY) REFERENCE GUIDE FOR DEVELOPMENT (RGD) AND ANY LETTERS TO INDUSTRY (POSTED ON THE CITY'S WEBSITE) OR SUPPLEMENTAL NOTIFICATIONS OF RGD UPDATES (ALSO POSTE D ON THE CITY'S WEBSITE) THAT ARE IN EFFECT THE DATE CONSTRUCTION DRAWINGS ARE FIRST RECEIVED FOR REVIEW BY THE CITY. 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."

2. AN AS-BUILT CERTIFICATION FOR THE STORMWATER BEST MANAGEMENT PRACTICE(S) (BMP[S]), PROVIDED BY THE DESIGN ENGINEER, IS REQUIRED. THE AS-BUILT SHALL BE SUBMITTED IN ACCORDANCE WITH THE CITY OF DURHAM BMP CERTIFYING ENGINEER (BCE) PROGRAM, REFER TO SECTION 8.6, BMP CERTIFYING ENGINEER PROGRAM FOR STORMWATER BMPS IN THE CITY OF DURHAM, OF THE REFERENCE GUIDE FOR DEVELOPMENT, APPROVED BY THE STORMW ATER SERVICES SECTION (S3), AND THE BMP(S) SHALL BE INSPECTED AND APPROVED BY THE S3 PRIOR TO ISSUANCE OF ANY CERTIFICATES OF OCCUPANCY OR CERTIFICATES OF COMPLIANCE FOR THE PROJECT."

3. IMPLEMENTATION AND ADHERENCE TO TRANSPORTATION MANAGEMENT PLANS (TMP) FOR THE OVERALL VOYAGER ACADEMY CAMPUS AND ALL THREE PROPOSED SCHOOL BUILDINGS. FUTURE ADJUSTMENTS TO ANY TMP, REQUIRES ADVANCE CONCURRENCE FROM THE DURHAM DEPARTMENT OF TRANSPORTATION PRIOR TO IMPLEMENTATION.

"REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT":

1. A CROSS ACCESS AGREEMENT BETWEEN ALL ADJACENT PARCEL OWNERS MUST BE RECORDED.

"REQUIRED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY":

1. INSTALL A CONCRETE PAD AND BUS SHELTER TO CITY OF DURHAM/TTA SPECIFICATIONS ON BEN FRANKLIN BOULEVARD. THIS REQUIREMENT SHALL NOT APPLY IF TRANSIT SERVICE IS NOT PROVIDED BY DATA OR TTA WITHIN ONE-QUARTER MILE OF THE TSUP BOUNDARY AT THE TIME OF THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE VOYAGER ACADEMY ELEMENTARY SCHOOL. ADDITIONALLY, IF PROVIDED, THE CONCRETE PAD/SHELTER SHALL BE LOCATED WITHIN THE EXISTING RIGHT-OF-WAY OR IN A TRANSIT EASEMENT ON PROPERTY THAT IS PART OF THE VOYAGER ACADEMY TSUP.

GENERAL CONDITIONS OF APPROVAL

NOTE THAT THE FOLLOWING ARE GENERAL CONDITIONS THAT ARE SPECIFICALLY APPLICABLE TO THE PROPOSED DEVELOPMENT. NOTES ON PREVIOUSLY APPROVED DEVELOPMENT PLANS AND OR SITE PLANS SHALL BE ADHERED TO IF DEEMED APPLICABLE BY THE CITY OF DURHAM.

STANDARD NOTES:

1. THIS PROJECT FULLY COMPLIES WITH THE PROVISIONS OF THE UNIFIED DEVELOPMENT ORDINANCE, EFFECTIVE JANUARY 1, 2006.
2. THIS SITE IS NOT IN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON FIRM PANEL: 3720083300J , DATED: MAY 2, 2006 .
3. ALL LANDSCAPING MUST BE IN PLACE PRIOR TO REQUEST FOR A CERTIFICATE OF COMPLIANCE. CONTACT DURHAM CITY COUNTY PLANNING DEPARTMENT SITE INSPECTION STAFF FOR INSPECTION
4. EACH LANDSCAPING COMPLIANCE INSPECTION AFTER THE INITIAL INSPECTION WILL INCUR A RE-INSPECTION FEE, STARTING AT $100 + 4% TECHNOLOGY SURCHARGE. EACH SUBSEQUENT RE-INSPECTION WILL INCREASE BY $100 + 4% (EXAMPLE 1ST - $104, 2ND - $208, 3RD - $312, ETC.) PAYMENT MUST BE RECEIVED BY THE DURHAM CITY COUNTY PLANNING DEPARTMENT PRIOR TO RE-INSPECTION.
5. STREET TREES MEETING THE REQUIREMENTS OF SECTION 9.6.4 OF THE UDO SHALL BE PLANTED BEFORE CERTIFICATE OF COMPLIANCE IS ISSUED, UNLESS THE PLANTING HAS BEEN POSTPONED IN ACCORDANCE WITH THE REQUIREMENTS OF SEC. 9.11.2, EXTENSIONS FOR ALL OTHER DEVELOPMENT.
6. TREE PROTECTION FENCING MUST BE IN PLACE PRIOR TO ANY DEMOLITION, LAND DISTURBANCE, OR ISSUANCE OF A GRADING PERMIT AND SHALL INCLUDE WARNING SIGNS POSTED IN BOTH ENGLISH AND SPANISH, AS FOLLOWS: "NO TRESPASSING / TREE PROTECTION AREA/ PROHIBIDO ENTRAR/ ZONA PROTECTORA PARA LOS ARBOLES."
7. ROOT PROTECTION ZONE EQUALS ONE FOOT OF RADIUS FOR EVERY INCH OF DIAMETER OF EXISTING TREES, OR SIX FOOT RADIUS, WHICHEVER IS GREATER. NO DISTURBANCE ALLOWED WITHIN THIS AREA. AREA MUST BE PROTECTED WITH BOTH TREE PROTECTION FENCE AND WARNING SIGNS.
8. AT THE START OF GRADING INVOLVING THE LOWERING OF GRADE AROUND A TREE, OR STRIPPING OF TOPSOIL, A CLEAN, SHARP, VERTICAL CUT SHALL BE MADE AT THE EDGE OF THE TREE SAVE AREA AT THE SAME TIME AS OTHER EROSION CONTROL MEASURES ARE INSTALLED. THE TREE PROTECTION FENCING SHALL BE INSTALLED ON THE SIDE OF THE CUT FARTHEST AWAY FROM THE TREE TRUNK AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IN THE VICINITY OF THE TREES IS COMPLETE. NO STORAGE OF MATERIALS, FILL OR EQUIPMENT AND NO TRESPASSING SHALL ALLOWED WITHIN THE BOUNDARY OF THE PROTECTED AREA.
9. MEASURES SHALL BE PROVIDED TO PREVENT LIGHT SPILLOVER ONTO ADJACENT PROPERTIES AND GLARE TOWARD MOTOR VEHICLE OPERATORS AND SHALL BE INDICATED ON THE SITE PLAN. EXTERIOR LIGHTS SHALL BE SHIELDED SO THAT THEY DO NOT CAST DIRECT LIGHT BEYOND THE PROPERTY LINE. IN ACCORDANCE WITH THESE STANDARDS:
   A. THE MAXIMUM ILLUMINATION AT THE EDGE OF THE PROPERTY LINE ADJACENT TO RESIDENTIAL ZONING IS 0.5 FOOT CANDLES.
   B. THE MAXIMUM ILLUMINATION AT THE EDGE OF THE PROPERTY LINE ADJACENT TO NONRESIDENTIAL ZONING IS 5.0 FOOT CANDLES.
   C. THE MAXIMUM ILLUMINATION AT THE EDGE OF THE PROPERTY LINE ADJACENT TO A STREET IS 5.0 FOOT CANDLES.
   D. THE LEVEL OF ILLUMINATION AS MEASURED IN FOOT CANDLES AT ANY ONE POINT SHALL MEET THE STANDARDS IN THE TABLE IN UDO SECTION
   7.4.3A WITH MINIMUM AND MAXIMUM LEVELS MEASURED ON THE PAVEMENT WITHIN THE LIGHTED AREA.
   E. THE MAXIMUM HEIGHT FOR DIRECTIONAL OR FULL CUT-OFF LIGHTING FIXTURES (FIXTURES DESIGNED TO INSURE THAT NO LIGHT IS EMITTED ABOVE A HORIZONTAL LINE PARALLEL TO THE GROUND) SHALL BE 30 FEET ABOVE GRADE.
   F. 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 15 FEET ABOVE GRADE.
   G. THESE STANDARDS MUST BE VERIFIED BY FIELD SURVEY (BY USE OF PHOTOMETRIC SURVEY) PRIOR TO THE CERTIFICATE OF COMPLIANCE BEING ISSUED. ALL OF THIS INFORMATION, INCLUDING DETAILS, WILL BE REQUIRED ON BUILDING PLANS PRIOR TO ISSUANCE OF BUILDING PERMIT.
10. APPROVAL DOES NOT GUARANTEE APPROVAL OF EITHER ON-SITE WATER SUPPLY OR WASTE WATER DISPOSAL SYSTEMS OR THAT PERMITS WILL BE ISSUED FOR THE CONSTRUCTION OF SUCH SYSTEMS.
11. AS DESIGNED, A RESTAURANT FACILITY MAY NOT BE PERMITTED IN THIS BUILDING. A REVISED SITE PLAN WILL BE REQUIRED TO ACCOMMODATE A GREASE TRAP, TRASH HANDLING AND OTHER REQUIREMENTS RELATED TO A RESTAURANT FACILITY.

ENGINEERING DIVISION STANDARD NOTES :

12. A UTILITY MAINLINE CONSTRUCTION PERMIT IS REQUIRED PRIOR TO THE INSTALLATION OF EACH UTILITY. ALL UTILITIES SHALL SUBMIT PLAN DRAWINGS AND APPLICATIONS TO THE CITY ENGINEERING DIVISION.
13. ABANDONMENT OF WATER SERVICE SHALL INCLUDE EXCAVATING DOWN TO CORPORATION, TURNING IT OFF AND CUTTING SERVICE LINE FREE FROM CORPORATION. THE METER, IF PRESENT, SHALL BE RETURNED TO CITY OF DURHAM.
14. ABANDONMENT OF SANITARY SEWER SERVICE LINES SHALL CONSIST OF EXCAVATING DOWN TO THE SERVICE CONNECTION TO THE MAIN, CUTTING THIS CONNECTION AND INSTALLING A WATERTIGHT PLUG IN THE MAIN. ALL CLEAN-OUT RISERS ON THE SERVICE LINE SHOULD BE REMOVED. THE SERVICE LINE CAN BE ABANDONED IN PLACE.

STORMWATER SERVICES STANDARD NOTES :

15. A SITE PLAN CANNOT BE APPROVED UNTIL A RECEIPT FROM THE NORTH CAROLINA ECOSYSTEM ENHANCEMENT PROGRAM HAS BEEN RECEIVED BY THE CITY OF DURHAM CONFIRMING THE PAYMENT OF $X.XX IN OFFSET FEES.
16. FINAL DESIGN CALCULATIONS FOR THE STORMWATER BMP FACILITY WILL REQUIRE THE USE OF STORAGE INDICATION ROUTING METHODOLOGY SUCH AS TR-20 OR HEC-1 MODELS. FOR THE BMP FACILITY, PROVIDE STAGE STORAGE RELATIONSHIP AND INFLOW AND OUTFLOW HYDROGRAPHS. PROVIDE ALL TABULATED DATA INCLUDING CALCULATIONS SHOWING THE OUTLET UNDER ORIFICE CONTROL, BARREL CONTROL AND WEIR CONTROL, AS APPROPRIATE, TO SHOW HOW THE ROUTING WAS DEVELOPED. IF, AT THE TIME OF CD SUBMITTAL, IT IS FOUND THAT THE PROPOSED BMP(S) IS UNDERSIZED OR OTHERWISE INSUFFICIENT OR UNSUITABLE FOR THE SITE, IT IS THE RESPONSIBILITY OF THE APPLICANT TO INSURE THAT THE APPLICABLE STORMWATER ORDINANCE REQUIREMENT S ARE MET. A REVISED SITE PLAN OR PRELIMINARY PLAT MAY BE REQUIRED IF THE ORIGINALLY PROPOSED BMP(S) ARE FOUND INSUFFICIENT OR UNSUITABLE AND ALTERNATIVE BMP(S) ARE REQUIRED
17. AN EXECUTED STORMWATER FACILITY OPERATION AND MAINTENANCE PERMIT AGREEMENT (PREPARED BY STORMWATER SERVICES, (CITY OF DURHAM), PAYMENT OF STORMWATER FACILITY PERMIT FEE PER BMP FACILITY AND PERPETUAL SURETY FOR THE CONTINUED OPERATION AND MAINTENANCE OF THE FACILITY IS REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
18. A COMPLETED CITY OF DURHAM DESIGN SUMMARY IS REQUIRED FOR EACH STORMWATER BMP FACILITY NO LATER THAN AT THE FIRST CONSTRUCTION DRAWING SUBMITTAL.
19. STORMWATER BMP FACILITY DESIGN CALCULATIONS WILL NOT BE REVIEWED OR APPROVED WITH THE SITE PLAN/PRELIMINARY PLAT SUBMITTAL. ALL STORMWATER BMP FACILITY DESIGNS WILL BE REVIEWED AND APPROVED DURING THE CONSTRUCTION DRAWING SUBMITTAL PROCESS.

SPECIAL NOTES :

20. LAND DISTURBING PERMIT IS REQUIRED FROM DURHAM COUNTY ENGINEERING S&E DIVISION.
21. EROSION CONTROL PLANS APPROVED BY DURHAM COUNTY ENGINEERING S&E DIVISION IS REQUIRED.
22. TREE PROTECTION FENCING AND INSTALLATION CERTIFICATION IS REQUIRED PRIOR TO THE ISSUANCE OF A LAND-DISTURBING PERMIT.

PUBLIC WORKS

CONDITIONS OF APPROVAL

1. ALL SIZES, MATERIALS, SLOPES, LOCATIONS, EXTENSIONS AND DEPTHS FOR ALL PROPOSED UTILITIES (WATERLINES, SANITARY SEWER LINES AND STORM DRAINAGE CONVEYANCE SYSTEMS) SHALL BE REVIEWED AT CONSTRUCTION DRAWING SUBMITTAL AND BE SUBJECT TO APPROVAL BY THE CITY OF DURHAM PUBLIC WORKS DEPARTMENT BASED UPON THE DESIGN CRITERIA AND STANDARDS SET FORTH BY THE PUBLIC WORKS DEPARTMENT AND BE SUBJECT TO REVIEW AND APPROVAL BY THE PUBLIC WORKS DEPARTMENT AT CONSTRUCTION DRAWING SUBMITTAL.
2. THE DESIGNING PROFESSIONAL (A NCPE, NCPLS OR NCRLA - AS REQUIRED) WILL SUBMIT 3 SETS OF CONSTRUCTION DRAWINGS TO CITY ENGINEERING FOR REVIEW AND APPROVAL BEFORE STARTING CONSTRUCTION (SEE CONSTRUCTION PLAN APPROVAL PROCESS). **NOTE**: THE APPROVAL OF CONSTRUCTION DRAWINGS IS SEPARATE FROM SITE PLAN APPROVAL.
3. AS-BUILT DRAWINGS SHALL BE APPROVED PRIOR TO WATER METER AND SANITARY SEWER SERVICE CONNECTION INSTALLATIONS AND PRIOR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. BACKFLOW PREVENTERS ARE REQUIRED ON THIS PROJECT. BACKFLOW PREVENTER INSTALLER MUST OBTAIN A BACKFLOW PREVENTER PERMIT (ONLINE) **PRIOR** TO BEGINNING BACKFLOW PREVENTER INSTALLATIONS. CONTACT THE CROSS-CONNECTION CONTROL OFFICE AT 919-560-4194 TO OBTAIN ADDITIONAL INFORMATION AND INSTALLATION REQUIREMENTS.
5. A COMPLETED STORMWATER FACILITY MAINTENANCE AND OPERATIONAL PERMIT AGREEMENT WITH APPROPRIATE FEES, CALCULATIONS, AND DETAILS MUST BE SUBMITTED AT TIME OF CONSTRUCTION PLAN REVIEW. PLANS WILL NOT BE REVIEWED WITHOUT THESE ITEMS. CONTACT STORMWATER SERVICES @ 919-560-4326 FOR INFORMATION.
6. IF A HYDRANT IS PROPOSED OUTSIDE OF THE RIGHT-OF-WAY A FIRE FLOW ANALYSIS IS REQUIRED. WATERLINE SIZE MAY CHANGE WITH FIRE FLOW ANALYSIS. CONTACT ENGINEERING DESIGN SERVICES AT 560-4326 TO SCHEDULE FLOW TEST OR TO OBTAIN CURRENT SYSTEM DATA.
7. IF A METER 2" OR LARGER IS PROPOSED, CONTACT WATER MANAGEMENT AT 560-4381 PRIOR TO THE CONSTRUCTION OF THE METER VAULT TO VERIFY THE TYPE AND DIMENSIONS OF THE METER.
8. A WATER PERMIT REQUIRED FOR THIS PROJECT.

GENERAL NOTES

1. CONTACT CITY OF DURHAM ENGINEERING INSPECTIONS AT 919-560-4326 48 HOURS PRIOR TO HAVING A PRECONSTRUCTION MEETING. THE CONTRACTOR MUST HAVE THE LATEST EDITION OF PERMITTED DRAWINGS AT THIS MEETING.
2. AT COMPLETION OF PROJECT, PRIOR TO ISSUANCE OF ANY CERTIFICATES OF OCCUPANCY OR COMPLIANCE, SUBMIT 3 SETS OF AS-BUILT DRAWINGS, SHOWING INVERTS OF ALL MANHOLES AND INLETS, LINE SIZES AND SLOPES AND THE LOCATION OF ALL METERS, FIRE HYDRANTS, VALVES, CLEAN-OUTS, STORM DRAINAGE, BMP'S, ETC. ENGINEERING OR STORMWATER SERVICES INSPECTIONS MAY HAVE OVER ITEMS REQUIRED FOR AS-BUILTS. SEE SECTION 4.0, AS-BUILT DRAWINGS, THROUGH SECTION 4.6, UNDERGROUND DETENTION AS-BUILTS DRAWINGS, OF REFERENCE GUIDE FOR DEVELOPMENT.

DEVELOPMENT INFORMATION

DEVELOPMENT PLAN D99-46 TREE COVERAGE CALCULATIONS:

INDEPENDENCE PARK TREE COVERAGE MODIFICATION
PER D0900261 SIMPLIFIED (SMALL) SITE PLAN
MODIFIED FOR DEVELOPMENT OF VOYAGER ACADEMY HIGH SCHOOL AND VOYAGER ACADEMY ELEMENTARY SCHOOL:

			PARCEL ACREAGE	POND AREA	NET TREE COVERAGE ACREAGE	UDO TREE COVER PERCENT	REQ'D TREE COVER	REPLACEMENT TREE COVER	TREE COVER REQUIRED	AVAILABLE PRESERVED TREE COVER	TOTAL TREE COVER PROVIDED	UNDER REQUIRED TREE COVER	OVER REQUIRED TREE COVER
1	0833-13-15-3122	INDEPENDENCE PLACE APTS. (OI(D), PDR-8)	23.358 AC	1.706 AC	21.652 AC	21.00%	4.547 AC	1.160 AC	3.387 AC	0.380 AC	1.540 AC	-1.847 AC	
2	0833-01-05-7672	VOYAGER ACADEMY (OI(D) ZONE)	7.094 AC	0.527 AC	6.567 AC	10.00%	0.657 AC	N/A	0.657 AC	1.624 AC	1.624 AC		0.968 AC
2	0833-01-05-8476	VOYAGER ACADEMY (OI(D) ZONE)	6.389 AC	N/A	6.389 AC	10.00%	0.639 AC	N/A	0.639 AC	1.359 AC	1.359 AC		0.721 AC
3	0833-01-05-3337	GARY M. HOCK (OI(D) ZONE)	1.500 AC	N/A	REMOVED	10.00%	REMOVED	N/A	REMOVED	REMOVED	REMOVED	REMOVED	REMOVED
3a	0833-01-05-3337	GARY M. HOCK (OI(D) ZONE)	1.500 AC	N/A	1.500 AC	10.00%	0.150 AC	N/A	0.150 AC	1.390 AC	1.390 AC		1.240 AC
4	0833-01-15-0934	GARY M. HOCK (OI(D) ZONE)	2.690 AC	N/A	2.69 AC	10.00%	0.269 AC	N/A	0.269 AC	0.000 AC	0.000 AC		-0.269 AC
5	0833-01-15-4987	VOYAGER ACADEMY HIGH SCHOOL (OI(D) ZONE	5.802 AC	N/A	5.802 AC	10.00%	0.580 AC	N/A	0.580 AC	0.000 AC	0.000 AC	-0.580 AC	
	TOTALS		48.333 AC	2.233 AC	44.600 AC	-------	6.842 AC	1.160 AC	5.682 AC	4.754 AC	5.914 AC	-2.427 AC	2.659 AC

TOTAL PARCEL ACREAGE LESS REMOVED SITE	46.833	ACRES
LESS POND / WATER ACREAGE	-2.233	ACRES
NET ACREAGE FOR TREE COVERAGE	44.600	ACRES
TREE COVERAGE REQUIRED FOR NET ACREAGE	6.842	ACRES
LESS TREE REPLACEMENT AT INDEPENDENCE PLACE APTS.	-1.160	ACRES
TOTAL TREE COVERAGE NEEDED - ALL SITES	5.682	ACRES
AVAILABLE TREE COVERAGE	5.914	ACRES
LESS TREE COVERAGE NEEDED - ALL SITES	-5.682	ACRES
EXCESS TREE COVERAGE PROVIDED	0.232	ACRES

THEREFORE, AVAILABLE TREE COVERAGE EXCEEDS REQUIRED TREE COVERAGE BY 0.213 ACRES (9,278 SF)

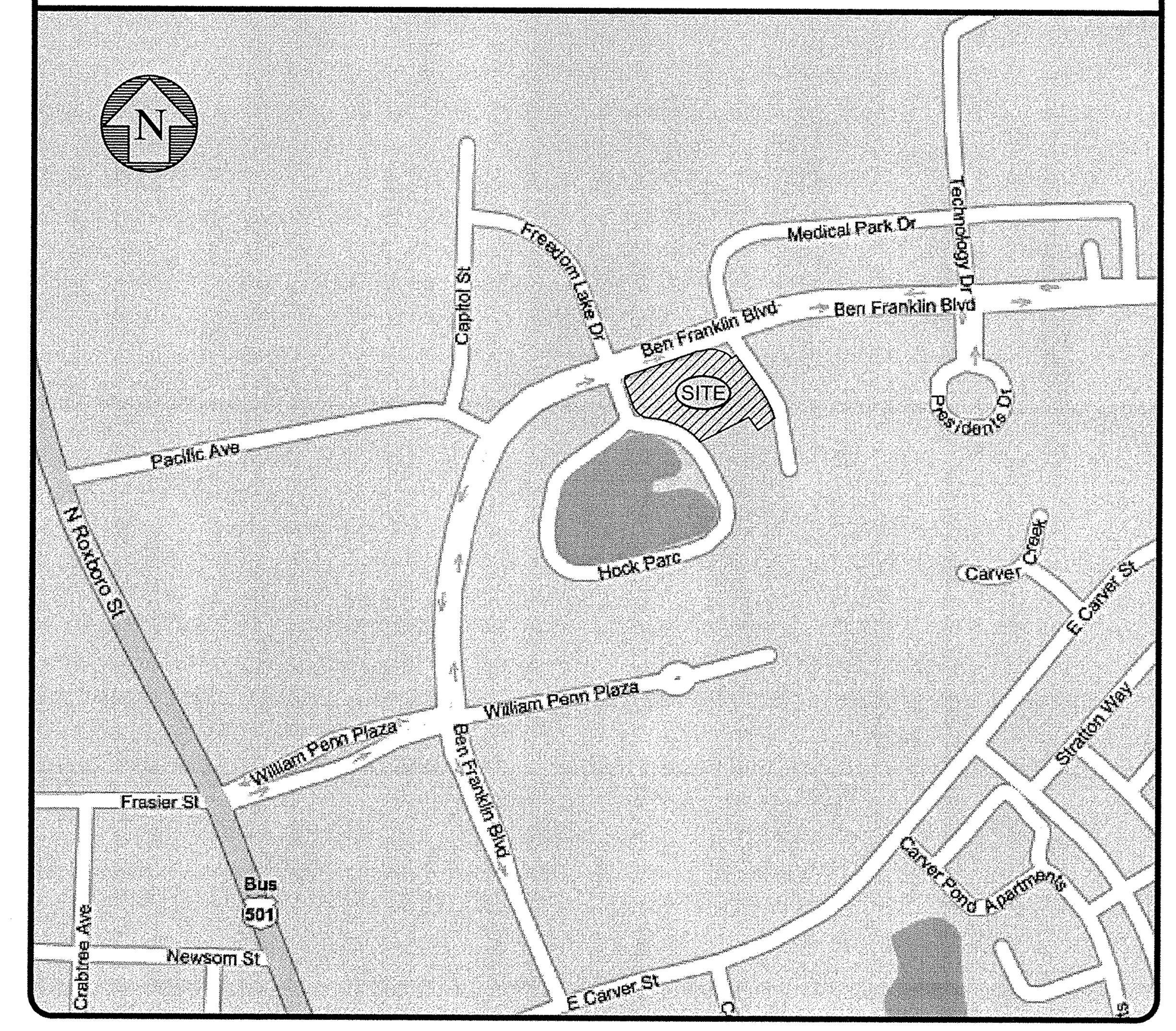
DEVELOPMENT INFORMATION

DEVELOPMENT PLAN D99-46 COMPLIANCE CHART UPDATE:

PROJECT NAME	CASE NUMBER	TRACT AREA	EXISTING PORTION DEVELOPED	MAXIMUM BUILDING AREA	PROPOSED SQ. FEET	TOTAL SF REMAINING	
TRACT 1		40.01 AC		470,566.00	SF ALLOWED		
WET POND AREA		3.05 AC		0.00	SF ALLOWED		
INDEPENDENCE PLACE APTS	D05-300		281,651.00		0.00	188,915.00	
(DOES NOT INCLUDE APT. BUILDINGS IN PDR-8 ZONE)							
VOYAGER ACADEMY	D0700473		39,980.00		0.00	148,935.00	
EXISTING HOUSES	N/A		11,821.00		0.00	137,114.00	
VOYAGER HIGH SCHOOL	D1000091		39,000.00		0.00	98,114.00	
VOYAGER ELEMENTARY SCHOOL	D1100049				37,000.00	61,114.00	AREA REMAINING
TRACT 1A		4.25 AC		40,000.00	SF ALLOWED		
INDEPENDENCE PLACE APTS	D05-300		39,624.00		0.00	376.00	AREA REMAINING
TRACTS 2 & 2A		4.60 AC		54,100.00	SF ALLOWED		
NC SPECIALTY HOSPITAL	D03-0506		51,414.00		0.00	2,686.00	AREA REMAINING
TRACT 3		2.92 AC		34,340.00	SF ALLOWED		
CBC MEDICAL OFFICE BLDG.	D100042		11,737.00		0.00	22,603.00	AREA REMAINING
SUMMARY OF ALL TRACTS INCLUDED IN DEVELOPMENT PLAN D99-46							
TOTAL ALLOWABLE AREA		51.78 AC		599,006.00	SF ALLOWED		
TOTAL PREVIOUSLY DEVELOPED			475,227.00			123,779.00	
TOTAL VOYAGER ELEMENTARY SITE PLAN					37,000.00	86,779.00	AREA REMAINING

VICINITY MAP

NOT TO SCALE



SITE INFORMATION

OWNER:	GARY M HOCK		
PIN:	0833-01-15-0924		
PARCEL ID:	209406		
TAX MAP #:	542B-02-007		
DB/PG:	6692 / 453		
PB/PG:	186 / 345		
TIER:	SUBURBAN		
ZONING:	OI(D)		
RIVER BASIN:	NEUSE		
WATER SHED:	FJ-B		
STREET SETBACKS:	25'		
SIDE SETBACKS:	20'		
REAR SETBACKS:	25'		
EXISTING LOT SIZE:	2.69 AC	117,174.88 SF	
EXISTING IMPERVIOUS SURFACE:	0.19 AC	8,174.08 SF	(6.98%)
TOTAL IMPERVIOUS SURFACE:	1.76 AC	76,594.79 SF	(65.37%)
TRANSPORTATION IMPERVIOUS:	0.88 AC	38,313.71 SF	
NON-TRANSPORTATION IMPERVIOUS:	0.88 AC	38,281.08 SF	
ALLOWABLE IMPERVIOUS SURFACE PER DEVELOPMENT PLAN P9946:	1.88 AC	82,022.42 SF	(70.00%)
STANDARD PARKING REQUIREMENTS:	1 SPACES PER CLASSROOM + 1 PER 300 SF ADMIN AREA = 26 x 1 + 2363 / 300 = 26 + 7.88 = 33.88 34 SPACES REQUIRED (50 PROVIDED)		
H/C PARKING REQUIREMENTS	2 REQUIRED (2 PROVIDED)		
VAN ACCESSIBLE SPACE REQUIREMENTS:	1 PER 8 H/C SPACES = 1 SPACE (1 PROVIDED)		
BICYCLE PARKING REQUIREMENTS:	1 PER CLASSROOM = 26 (26 PROVIDED)		
STACKING REQUIREMENTS (PER TIA):	883 LF REQ'D = 900 LF PROVIDED (2 LANES OF 450 = 36 VEHICLES @ 25' STACKING EACH)		
PROPOSED BUILDINGS:	37,000 SF BUILDING		
BUILDING STORIES & HEIGHT:	2-STORY, 35' MAXIMUM		

TREE COVERAGE AREA CALCULATIONS (TOTAL DEVELOPMENT):
A TREE SAVE DEVELOPMENT PLAN D09-00261 IS IN PLACE FOR THE PROPOSED PROJECT. SEE LANDSCAPE PLANS.

OWNER :
GARY M HOCK
4321 MEDICAL PARK DRIVE, SUITE 100
DURHAM, NC 27704
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(919) 471-2895 (FAX)
GHOCK@GMHOCK.COM

DEVELOPER / APPLICANT :
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email: ba@brockwell.com

GENERAL NOTES

1. IN ACCORDANCE WITH UDO SECTION 3.3 AND 3.3.8, A TRAFFIC IMPACT ANALYSIS (TIA) AND TRANSPORTATION SPECIAL USE PERMIT (TSUP) ARE REQUIRED FOR THIS SITE PLAN. A TIA DATED MARCH 2, 2011 WAS PREPARED BY MARTIN ALEXIOU BRYSON.

2. THE LOCATION OF THE SIDEWALK SHOWN ON THIS PLAN IS SCHEMATIC. A CITY OF DURHAM AND/OR NCDOT 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.

3. 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 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.

APPROVAL STAMPS

CASE #D1100049

	REVISIONS	DATE	BY
7			
6			
5			
4	...	...	...
3	CITY OF DURHAM – 3RD REVIEW	10-11-11	JRB
2	CITY OF DURHAM – 2ND REVIEW	9-6-11	JRB
1	CITY OF DURHAM – 1ST REVIEW	7-7-11	JRB

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DRAWING ALTERATION

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PROJECT ENGINEER/ARCHITECT: CEA
PROJECT MANAGER: CEA
DRAWN BY: JRB
SCALE: NTS
FIRST ISSUE DATE: MAY 24, 2011

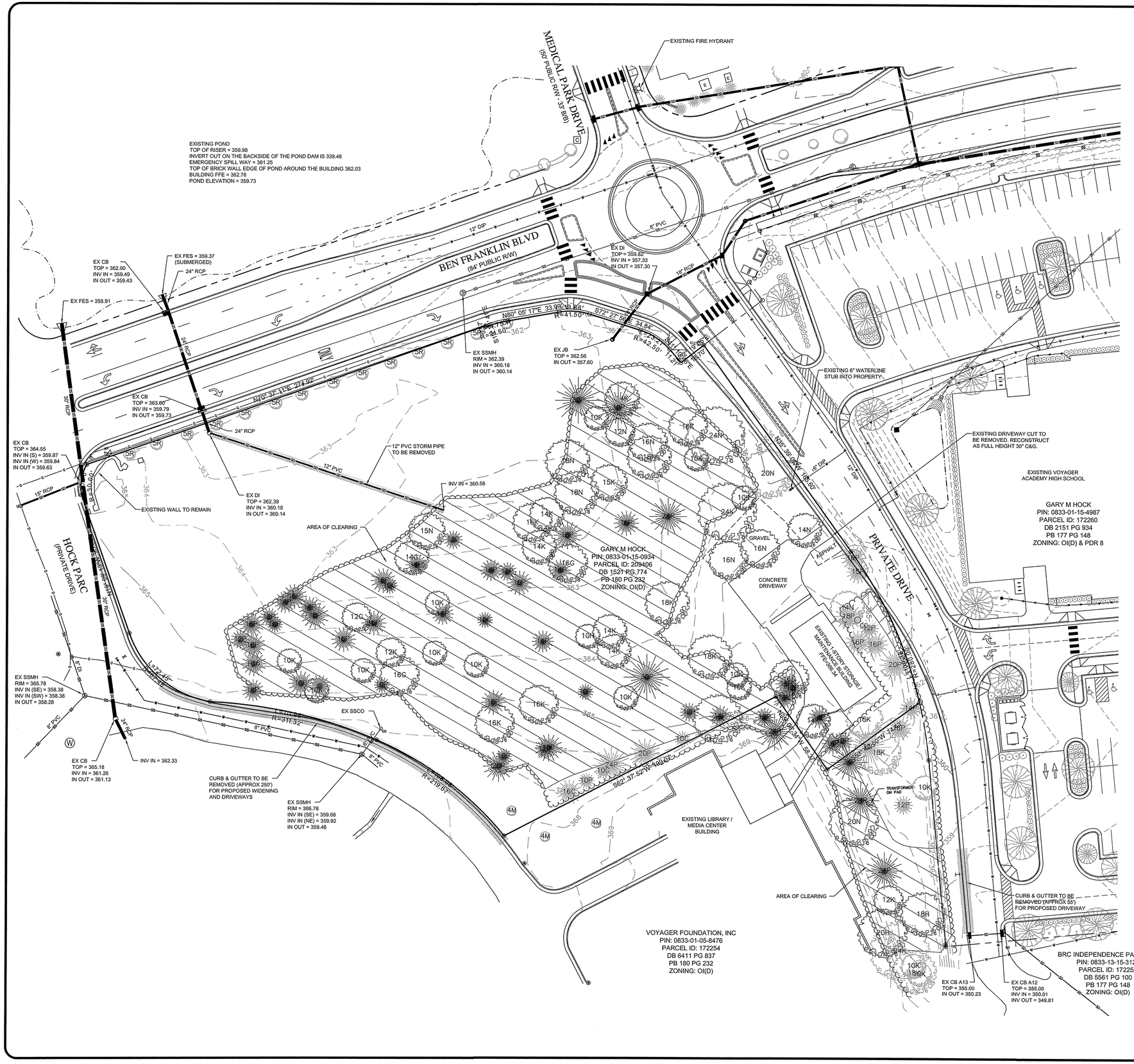
NORTH CAROLINA PROFESSIONAL SEAL 036242 ENGINEER CHAD E. ABBOTT

SUMMIT
CONSULTING
ENGINEERING • ARCHITECTURE • SURVEYING
HILLSBOROUGH, NC • NASHVILLE, TN • ROANOKE, VA
License #: P-0339
504 Meadowland Drive
Hillsborough, NC 27278-8551
Voice: (919) 732-3883 Fax: (919) 732-6676
www.summit-engineer.com

MAJOR SITE PLAN
VOYAGER ACADEMY ELEMENTARY
BEN FRANKLIN BLVD
DURHAM, NC 27704

TITLE SHEET

PROJECT NO. 11-0129
DRAWING NAME: 11-0129 TS-1
SHEET NO. C-1



SITE DATA

OWNER:	GARY M HOCK
PIN:	0833-01-15-0924
PARCEL ID:	209406
TAX MAP #:	542B-02-007
DB/PG:	6692 / 453
PB/PG:	186 / 345
TIER:	SUBURBAN
ZONING:	OI(D)
RIVER BASIN:	NEUSE
WATER SHED:	FJ-B
STREET SETBACKS:	25'
SIDE SETBACKS:	20'
REAR SETBACKS:	25'
EXISTING LOT SIZE:	2.69 AC 117,174.88 SF
EXISTING IMPERVIOUS SURFACE:	0.19 AC 8,174.08 SF (6.98%)

GENERAL NOTES:

1. ALL DISTANCES ARE HORIZONTAL GROUND AND AREAS CALCULATED BY COORDINATE METHOD.
2. SURVEY DATA AND LOCATIONS PROVIDED BY SUMMIT CONSULTING, DATED MARCH 2011.
3. THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS SHOWN ON DFIRM PANEL 3720083300J, DATED MAY 2, 2006.
4. THIS PROPERTY IS WITHIN THE NEUSE RIVER BASIN.

LEGEND:

BFE	BASE FLOOD ELEVATION
T	TELEPHONE PEDESTAL
	CONTROLLER CABINET
	CURB INLET
	DROP INLET
	LIGHT POLE
W	WATER METER
	WATER VALVE
	TRAFFIC SIGNAL BOX
S	EXISTING SEWER MANHOLE
CO	CLEAN OUT
	FIRE HYDRANT
	POWER/LIGHT POLE
	EXISTING MONUMENT FOUND
	IRON ROD OR PIPE
	MATHEMATICAL POINT NO MONUMENT FOUND
	CONCRETE MONUMENT SET
	CONCRETE MONUMENT
EIP	EXISTING IRON PIPE
SD	EXISTING PIPE/CULVERT
	CONTOUR LINE
	EDGE OF PAVEMENT/GRAVEL
W	EXISTING WATER LINE
SS	EXISTING SANITARY SEWER LINE
C	EXISTING CABLE
GAS	EXISTING GAS LINE
OHU	EXISTING OVERHEAD UTILITY
	EXISTING WOODS LINE
	WOODED AREA TO BE CLEARED
	ITEM/AREA TO BE REMOVED/DEMOLISHED

TREE LEGEND

	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
#X	CALIPER (INCHES) & TYPE
C	CEDAR
H	HICKORY
K	OAK
N	PIN OAK
P	PINE
R	RIVER BIRCH

GRAPHIC SCALE
15 0 7.5 15 30 60
(IN FEET)
1 inch = 30 ft.

NORTH

Know what's **below.**
Call before you dig.

CITY OF DURHAM
PUBLIC WORKS DEPARTMENT
APPROVED

ENGINEERING _____ DATE _____
STORM WATER _____ DATE _____
TRANSPORTATION _____ DATE _____
_____ DATE _____
_____ DATE _____

7			
6			
5			
4	...	...	...
3	CITY OF DURHAM – 3RD REVIEW	10–11–11	JRB
2	CITY OF DURHAM – 2ND REVIEW	9–6–11	JRB
1	CITY OF DURHAM – 1ST REVIEW	7–7–11	JRB
	REVISIONS	DATE	BY

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PROJECT ENGINEER/ARCHITECT
CEA
PROJECT MANAGER
CEA
DRAWN BY
JRB
SCALE
1" = 30'
FIRST ISSUE DATE
MAY 24, 2011

NORTH CAROLINA
PROFESSIONAL
SEAL
036242
ENGINEER
CHAD E. ABBOTT

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Hillsborough, NC 27278-8551
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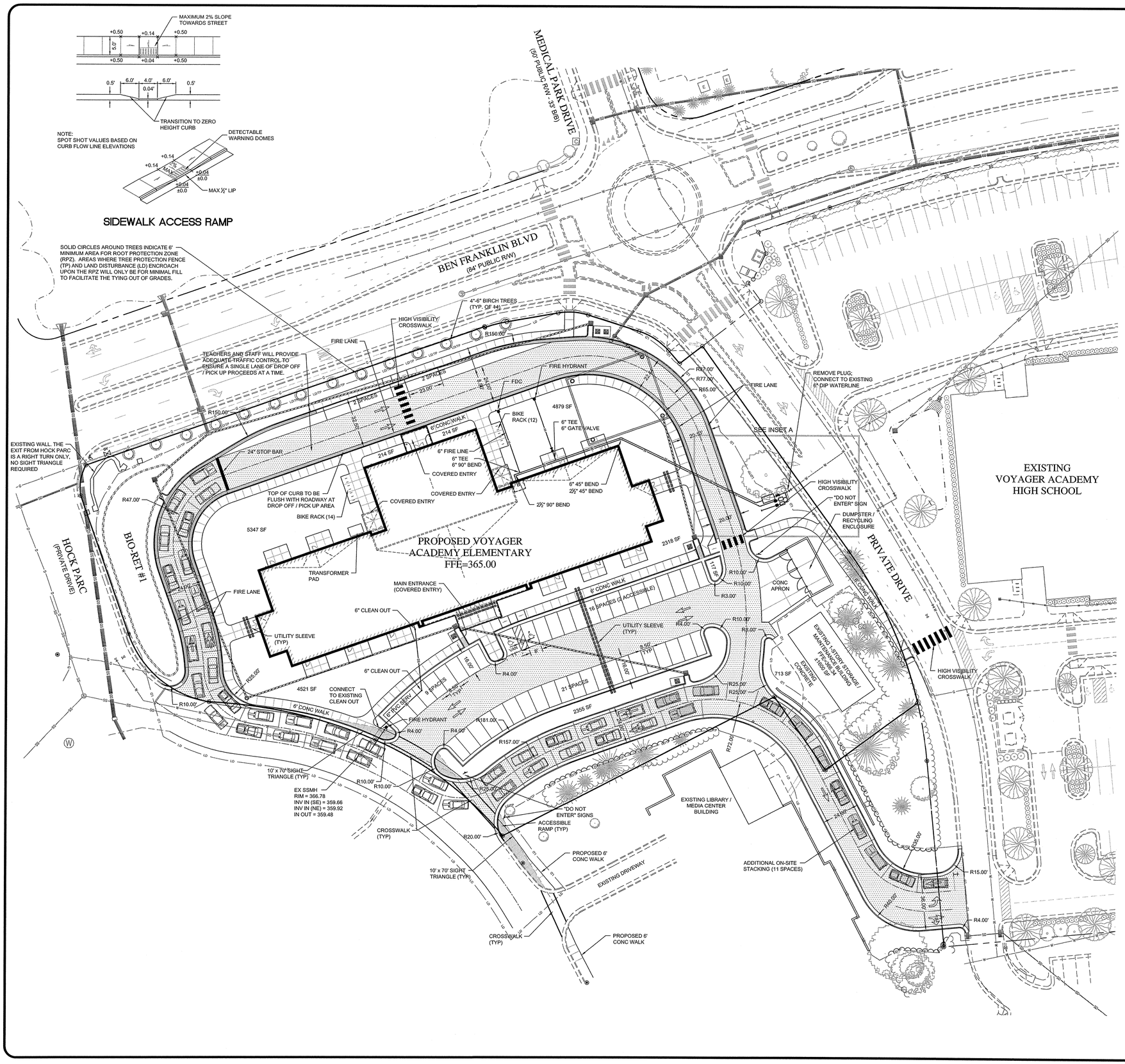
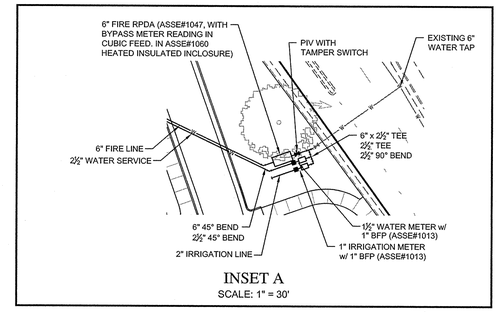
MAJOR SITE PLAN
VOYAGER ACADEMY ELEMENTARY

BEN FRANKLIN BLVD
DURHAM, NC 27704

EXISTING CONDITIONS AND DEMOLITION PLAN

PROJECT NO.
11-0129
DRAWING NAME:
11-0129 XC-1
SHEET NO.
C-2





INSET A
SCALE: 1" = 30'

SITE DATA

OWNER:	GARY M HOCK		
PIN:	0833-01-15-0924		
PARCEL ID:	209406		
TAX MAP #:	542B-02-007		
DB/PG:	6692 / 453		
PB/PG:	186 / 345		
TIER:	SUBURBAN		
ZONING:	OI(D)		
RIVER BASIN:	NEUSE		
WATER SHED:	FJ-8		
STREET SETBACKS:	25'		
SIDE SETBACKS:	20'		
REAR SETBACKS:	25'		
EXISTING LOT SIZE:	2.69 AC	117,174.88 SF	
EXISTING IMPERVIOUS SURFACE:	0.19 AC	8,174.08 SF	(6.98%)
TOTAL IMPERVIOUS SURFACE:	1.76 AC	76,594.79 SF	(65.37%)
TRANSPORTATION IMPERVIOUS:	0.88 AC	38,313.71 SF	
NON-TRANSPORTATION IMPERVIOUS:	0.88 AC	38,281.08 SF	
ALLOWABLE IMPERVIOUS SURFACE PER DEVELOPMENT PLAN P9946:	1.88 AC	82,022.42 SF	(70.00%)

STANDARD PARKING REQUIREMENTS: 1 SPACES PER CLASSROOM + 1 PER 300 SF ADMIN AREA = 26 x 1 + 2363 / 300 = 26 + 7.88 = 33.88
34 SPACES REQUIRED (50 PROVIDED)

H/C PARKING REQUIREMENTS: 2 REQUIRED (2 PROVIDED)
VAN ACCESSIBLE SPACE REQUIREMENTS: 1 PER 8 H/C SPACES = 1 SPACE (1 PROVIDED)
BICYCLE PARKING REQUIREMENTS: 1 PER CLASSROOM = 26 (26 PROVIDED)
STACKING REQUIREMENTS (PER TIA): 883 LF REQ'D = 900 LF PROVIDED (2 LANES OF 450 = 36 VEHICLES @ 25' STACKING EACH)
11 ADDITIONAL STACKING AVAILABLE

PROPOSED BUILDINGS: 37,000 SF BUILDING
BUILDING STORIES & HEIGHT: 2-STORY, 35' MAXIMUM

SITE & UTILITY NOTES

1. CITY OF DURHAM STANDARDS AND SPECIFICATIONS SHALL BE USED.
2. ALL UTILITIES SHALL BE UNDERGROUND.
3. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL PARKING AREAS ARE PRIVATE.
5. PARKING AREAS AND DRIVE ISLES FOR THE PROPOSED PROJECT WILL BE CONSTRUCTED OF EITHER STANDARD DUTY OR HEAVY DUTY ASPHALT PAVEMENT AS SHOWN.
6. ALL PARKING SPACES SHOWN ARE STANDARD SPACES PER CITY OF DURHAM UDO SEC. 10.4.1.
7. PROVIDE FIRE PLANS EXAMINER ONE (1) COPY OF THE UTILITY CONSTRUCTION DRAWINGS, SHOWING UNDERGROUND PIPING LAYOUT AND ALL FIRE APPURTENANCES. PERMIT FOR INSTALLATION OF PRIVATE FIRE HYDRANT(S) MUST BE ISSUED BY FIRE PLANS EXAMINER PRIOR TO INSTALLATION OF SAID HYDRANTS.
8. BACKFLOW PREVENTER PERMIT REQUIRED FOR PROJECT. BACKFLOW PREVENTION INSTALLER MUST CONTACT DURHAM CROSS-CONNECTION CONTROL, DEPARTMENT OF WATER MANAGEMENT AT (919) 560-4194 TO OBTAIN A PERMIT AND INSTALLATION REQUIREMENTS PRIOR TO INITIATING WORK.
9. FOR DOMESTIC SERVICE LINE, THE BACKFLOW PREVENTER MUST BE AN ASSE #1013 RPZ WITH A WYE STRAINER IN FRONT OF THE #1 SHUT OFF VALVE, IF INSIDE, WITH DRAIN LARGE ENOUGH TO HANDLE THE DISCHARGE FROM THE BACKFLOW PREVENTER. IF OUTSIDE, MUST BE IN AN ASSE #1060 HEATED INSULATED ENCLOSURE.
10. FIRE PROTECTION SYSTEMS SHALL HAVE A REDUCED PRESSURE DETECTOR ASSEMBLY (RPDA) ASSE #1047, WITH BYPASS METER READING IN CUBIC FEET. IN AN ASSE #1060 HEATED INSULATED ENCLOSURE, WITHIN 50' OF THE DOMESTIC TEE.
11. ALL IRRIGATION SYSTEMS MUST HAVE AN ASSE #1013 REDUCED PRESSURE ZONE (RPZ) BACKFLOW WITH A WYE STRAINER INSTALLED PRIOR TO BACKFLOW, INSTALLED ABOVE GROUND, WITHIN 50' OF THE DOMESTIC TEE.
12. ALL CLEANOUTS TO BE MINIMUM 6" ABOVE FINISHED GRADE.
13. ALL FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS MUST BE PROVIDED WITH 5" DIAMETER STORZ CONNECTIONS. FDC INLETS MUST BE ORIENTED 30° TOWARDS GRADE AND PROVIDED WITH A LOCKABLE CAP ACCEPTABLE TO THE FIRE DEPARTMENT.
14. FIRE LANES ARE TO BE MARKED IN ACCORDANCE WITH CITY GUIDELINES. CONTACT FIRE PREVENTION AT (919) 560-4233 EXT 19246 REGARDING PROCUREMENT OF SIGNS.

UTILITIES LEGEND:

EXIST / PROPOSED

- WATER VALVE
- FIRE HYDRANT
- WATER METER
- FIRE DEPT. CONNECTION (FDC)
- REDUCER
- PLUG & BLOCK
- MECHANICAL JOINT / BEND
- POST INDICATOR VALVE (PIV)
- AIR RELEASE VALVE (ARV)
- SANITARY SEWER MANHOLE
- SEWER CLEAN OUT
- CURB INLET
- DROP INLET
- JUNCTION BOX
- FLARED END SECTION (FES)
- EXISTING WATER MAIN
- PROPOSED WATER MAIN / SERVICE
- EXISTING GAS MAIN
- PROPOSED GAS MAIN
- EXISTING OVERHEAD ELECTRIC
- PROPOSED UNDERGROUND ELECTRIC
- EXISTING SEWER MAIN
- PROPOSED SEWER MAIN / SERVICE
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- LIGHT DUTY PAVEMENT
- HEAVY DUTY PAVEMENT

GRAPHIC SCALE
15 0 7.5 15 30 60
(IN FEET)
1 inch = 30 ft.

811 Know what's below. Call before you dig.

CITY OF DURHAM
PUBLIC WORKS DEPARTMENT
APPROVED

ENGINEERING _____ DATE _____
STORM WATER _____ DATE _____
TRANSPORTATION _____ DATE _____
_____ DATE _____
_____ DATE _____

7			
6			
5			
4	...	...	...
3	CITY OF DURHAM – 3RD REVIEW	10–11–11	JRB
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1	CITY OF DURHAM – 1ST REVIEW	7–7–11	JRB
	REVISIONS	DATE	BY

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PROJECT ENGINEER/ARCHITECT: CEA
PROJECT MANAGER: CEA
DRAWN BY: JRB
SCALE: 1" = 30'
FIRST ISSUE DATE: MAY 24, 2011

NORTH CAROLINA PROFESSIONAL SEAL 036242 ENGINEER CHAD E. ABBOTT

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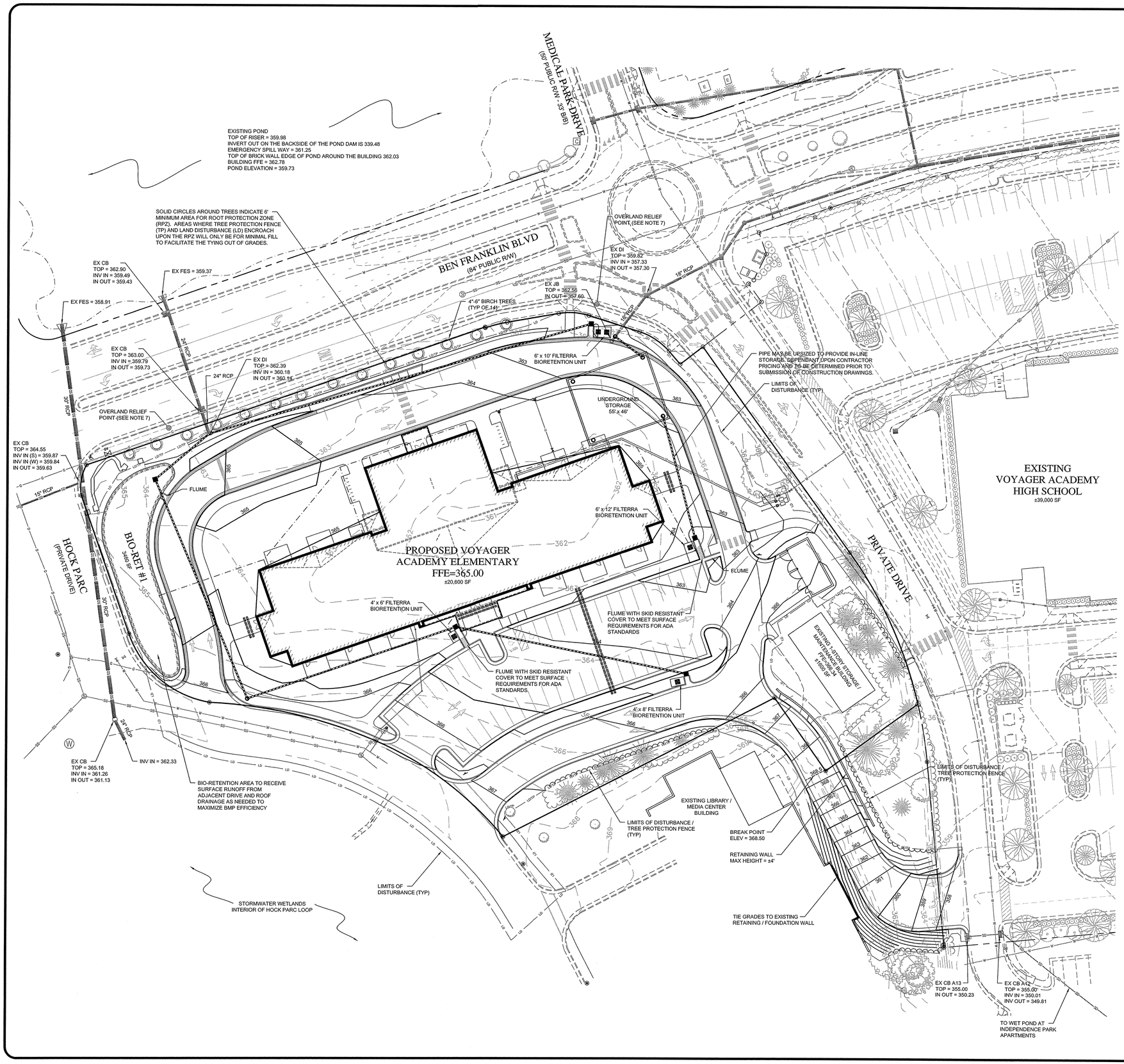
MAJOR SITE PLAN
VOYAGER ACADEMY ELEMENTARY
BEN FRANKLIN BLVD
DURHAM, NC 27704

SITE & UTILITY PLAN

PROJECT NO. 11-0129
DRAWING NAME: 11-0129 S-1
SHEET NO. C-3



SITE DATA

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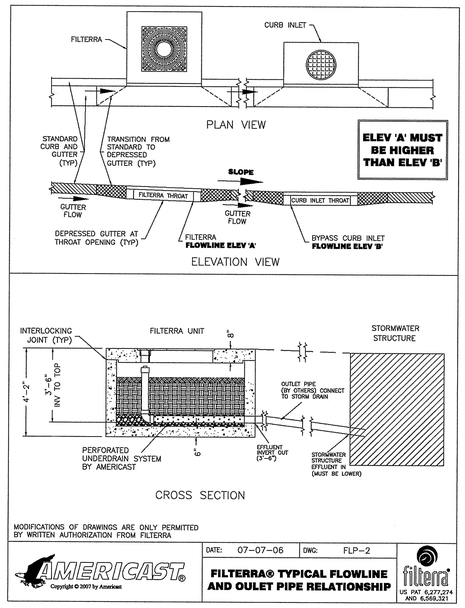
ALLOWABLE IMPERVIOUS SURFACE PER DEVELOPMENT PLAN P9946:	1.88 AC	82,022.42 SF	(70.00%)

DISTURBED AREA
2.87 AC

GRADING & STORM DRAINAGE NOTES

1. ALL UTILITIES SHALL BE UNDERGROUND.
2. A LAND-DISTURBING PERMIT WILL BE REQUIRED PRIOR TO THE COMMENCEMENT OF ANY LAND-DISTURBING ACTIVITIES.
3. A SEDIMENTATION AND EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED PRIOR TO THE ISSUANCE OF A LAND-DISTURBANCE PERMIT.
4. IF AN OFFSITE SOIL SPOIL OR BORROW SITE IS UTILIZED, THEN THE DISTURBED AREA FOR THE SPOIL/BORROW SITE MUST BE INCLUDED IN THE LAND-DISTURBANCE PLAN AND PERMIT UNLESS THE SPOIL/BORROW SITE ALREADY HAS A LAND-DISTURBING PERMIT.
5. SEE SIA FOR DETAILED NUTRIENT AND PEAK FLOW CALCULATIONS.
6. ALL REQUIRED STORM DRAINAGE AND BMP EASEMENTS TO BE PLATTED UPON FINAL CONSTRUCTION OF NEW CONVEYANCES.
7. OVERLAND RELIEF POINT: EXCESS WATER WILL SPILL OVER CURB INTO BEN FRANKLIN BLVD AND WILL FLOW IN AN EASTWARD DIRECTION TOWARDS DANUBE LANE WHERE IT WILL DISCHARGE / SURCHARGE ROADSIDE DITCHES / SWALES BEFORE ENTERING INTO AN UNNAMED TRIBUTARY OF THE ENO RIVER DIRECTLY EAST AND DOWNSTREAM FROM THE CAREMATRIX.



GRADING & STORM LEGEND:

EXIST	PROPOSED	
		CURB INLET
		DROP INLET
		JUNCTION BOX
		FLARED END SECTION (FES)
SD	SD	EXISTING STORM PIPE
		PROPOSED STORM PIPE
LD		LIMITS OF DISTURBANCE
LD/TP	LD/TP	LIMITS OF DISTURBANCE & TREE PROTECTION FENCE
TP	TP	TREE PROTECTION FENCE
100		EXISTING MAJOR CONTOUR
100		EXISTING MINOR CONTOUR
100		PROPOSED MAJOR CONTOUR
100		PROPOSED MINOR CONTOUR
		WOODS LINE

NORTH

GRAPHIC SCALE
15 0 7.5 15 30 60
(IN FEET)
1 inch = 30 ft.

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CITY OF DURHAM
PUBLIC WORKS DEPARTMENT
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	REVISIONS	DATE	BY

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CEA
PROJECT MANAGER
CEA
DRAWN BY
JRB
SCALE
1" = 30'
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NORTH CAROLINA PROFESSIONAL SEAL 036242 ENGINEER CHAD E. ABBOTT

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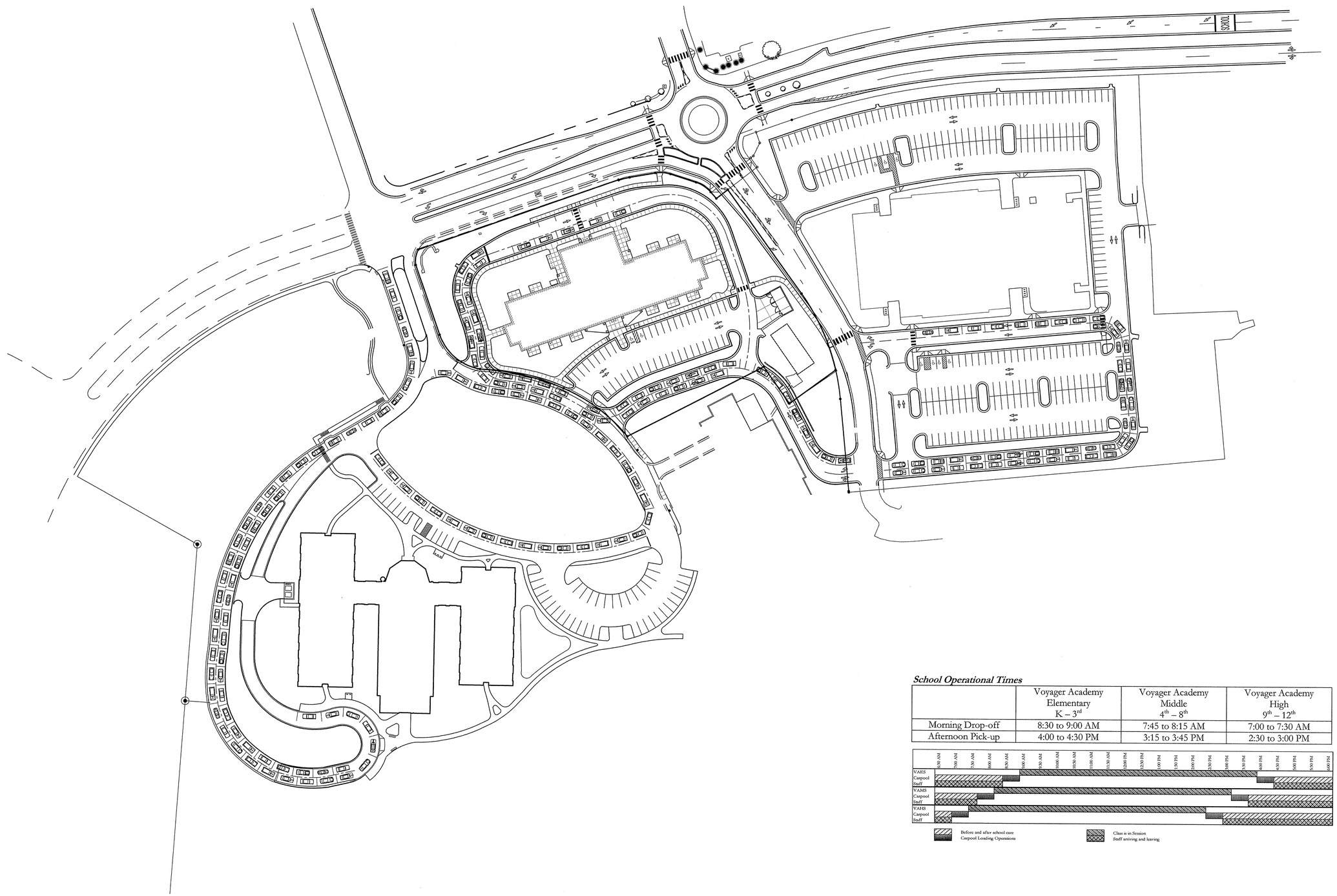
MAJOR SITE PLAN
VOYAGER ACADEMY ELEMENTARY
BEN FRANKLIN BLVD
DURHAM, NC 27704

GRADING AND STORM DRAINAGE PLAN

PROJECT NO.
11-0129
DRAWING NAME:
11-0129 G-1
SHEET NO.
C-4



School Operational Times

	Voyager Academy Elementary K – 3rd	Voyager Academy Middle 4th – 8th	Voyager Academy High 9th – 12th
Morning Drop-off	8:30 to 9:00 AM	7:45 to 8:15 AM	7:00 to 7:30 AM
Afternoon Pick-up	4:00 to 4:30 PM	3:15 to 3:45 PM	2:30 to 3:00 PM

7			
6			
5			
4			
3	...	...	...
2	CITY OF DURHAM – 2ND REVIEW	9–6–11	JRB
1	CITY OF DURHAM – 1ST REVIEW	7–7–11	JRB
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PROJECT ENGINEER/ARCHITECT
CEA

PROJECT MANAGER
CEA

DRAWN BY
KSW

SCALE
1" = 60'

FIRST ISSUE DATE
MAY 24, 2011

FOR REFERENCE ONLY

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CONSULTING
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Hillsborough, NC 27278-8551
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EXHIBIT DRAWING
VOYAGER ACADEMY SCHOOLS
BEN FRANKLIN BOULEVARD
DURHAM, NC 27704

AFTERNOON LOADING PROCEDURES

PROJECT NO.
11-0129

DRAWING NAME:
11-0129 OSP

SHEET NO.
EX-1

3.982 ACRES

INTERNAL MEDICINE
I FRANKLIN BLVD.

EDOM LAKE DRIVE

BEN FRANKLIN BLVD. - 84' ROW - PUBLIC

HOCK PARC

ELEC. TRANS. PED.

HIGH SCHO
39,000 SF

PROPOSED
ELEMENTARY SCHOOL
37,000 SF, 2 STORY

EXISTING
MEDIA
CENTER

VOYAGER ACADEMY
101 HOCK PARC
0833-01-05-7672
7.094 ACRES

DEVELOPED

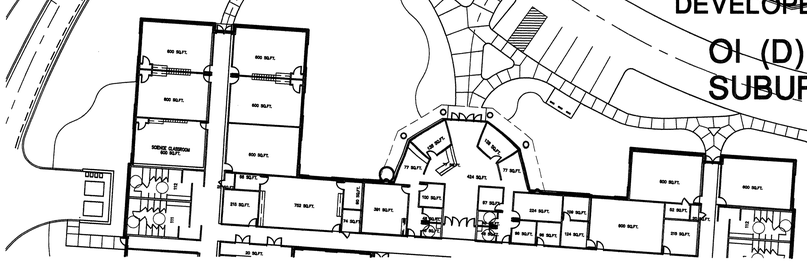
OI (D)
SUBURBAN TIER

BRC INDEPENDENCE PARK
215 WILLIAM PENN PLAZA
0833-13-15-3122

SD1.01
SITE STAKING PLAN
SCALE: 1"=30'
0 30 60 90

NORTH

FFE 358.91
FFE 359.37
STORM INLET
TOP 362.90
INV IN 359.49
INV OUT 359.43
STORM INLET
TOP 363.00
INV IN 359.79
INV OUT 359.73
R=30.00
L=20.70
Tan=10.78
Delta=39°32'24"
CH. BRNG.=
S09°07'15"W CH.=20.29
IRRIGATION VALVE
STORM INLET
TOP 364.55
INV IN(S) 359.87
INV IN(W)359.84
INV OUT 359.63
STORM INLET
TOP 364.98
INV OUT 361.27
SANITARY MANHOLE
TRIM 365.78
INV IN(SE) 358.38
INV. IN (SW) 358.38
INV OUT 358.28
MANHOLE INVERT
WELL CASING
STORM INLET
TOP 365.18
INV IN 361.26
INV OUT 361.13
INVERT IN 362.33
R=67.48
L=72.45
Tan=40.16
Delta=61°31'05"
CH. BRNG.=S49°46'08"E
CH.=69.02
R=311.32
L=111.95
Tan=56.56
Delta=20°36'10"
CH. BRNG.=N77°07'06"W
CH.=111.34
SANITARY MANHOLE
RIM 366.78
INV IN(SE) 359.66
INV. IN (NE) 359.92
INV OUT 359.48
R=219.67
L=105.05
Tan=53.55
Delta=27°23'57"
PIN
0833-01-15-0924
PARCEL ID 209406
GARY M HOCK
DB 1521/774
PB 186/345
R=280.00
L=109.38
Tan=55.40
Delta=22°22'56"
CH. BRNG.=N24°25'42"W
CH.=108.69
N70°37'11"E 274.92'
S62°37'52"W
199.07'
S53°42'50"W
74.43'
N35°08'34"W
258.37'
N19°08'13"W 95.80'
S09°08'5"E= 119'
21 SP@8.5'= 178'-6"
14 SP@8.5'= 119'
30" CURB & GUTTER
CONCRETE SIDEWALK
H/C TRANSITION
H/C RAMP
CUBB TRANSITIONS
10'-0" ENTRY AT DRIVE
BIKE PARKING 12 SPACES
STORM INLET
RIM 362.39
INV W 360.18
INV OUT 360.14
ROCK WALL
COLUMN
METAL POST
TRENCH DRAIN
BLOCK BUILDING
BLOCK GARAGE
CONCRETE WALL
TRANSFORMER ON PAD
ALINE DRIVES
JUNIPER
ZELKOVA
SWEETGUM
14 VIBURNUM
SERVICEBERRY
15 NEEDLEPOINT HOLLY



BROCKWELL ASSOCIATES, INC.
REGISTERED ARCHITECTURAL CORPORATION
CERT. NO. 208
NORTH CAROLINA
DURHAM, N.C.

SAMUEL WILLIAM BROCKWELL
REGISTERED ARCHITECT
2025
NORTH CAROLINA
DURHAM, N.C.

VOYAGER ACADEMY
ELEMENTARY SCHOOL
BEN FRANKLIN BLVD., INDEPENDENCE PARK
DURHAM, NORTH CAROLINA

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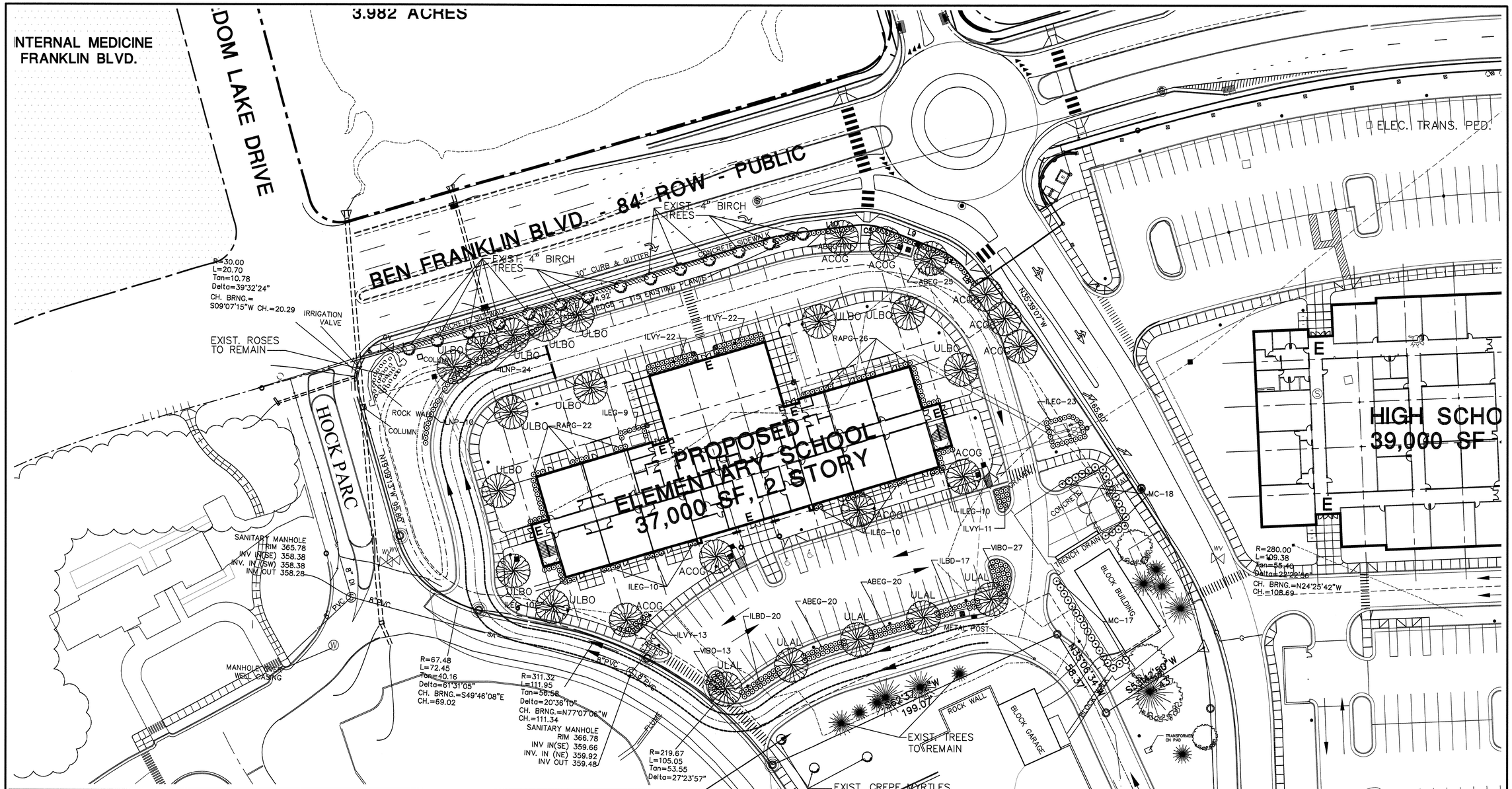

PLANT LIST

TYPE	QTY.	MARK	BOTANICAL NAME	COMMON NAME	SIZE/CAL.	ROOT	SPACING
CT	10	ACOG	ACER RUBRUM "OCTOBER GLORY"	RED MAPLE OCTOBER GLORY	2 1/2"–3" CAL.	BB	SEE PLAN
CT	5	ULAL	ULMUS PARVIFLORA "ALLEE"	ALLEE ELM	2 1/2"–3" CAL.	BB	SEE PLAN
CT	13	ULBO	ULMUS PARVIFLORA "BOSQUE"	BOSQUE ELM	2 1/2"–3" CAL.	BB	SEE PLAN
ES	68	ILVY	ILEX VOMITORIA "NANA"	DWARF YAUPON HOLLY	18"–24" H.	CONT	36" O.C.
ES	35	MC	MYRICA CERIFERA	WAX MYRTLE	4'–5'	CONT	60" O.C.
ES	35	ABEG	ABELIA X GRANDIFLORA "EDWARD GOUCHER"	GLOSSY ABELIA	18"–24" H.	CONT	36" O.C.
ES	72	ILEG	ILEX GLABRA "NIGRA"	INKBERRY HOLLY	24"–30" H.	CONT	30" O.C.
ES	37	ILDB	ILEX CORNUTA "DWARF BURFORD"	BURFORD HOLLY	18"–24" H.	CONT	36" O.C.
ES	45	VIBO	VIBURNAM DAVIDII	DAVID'S VIBURNUM	21"–24" H.	CONT	36" O.C.
ES	34	ILNP	ILEX CORNUTA "NEEDLEPOINT"	NEEDLE POINT HOLLY	21"–24" H.	CONT	30" O.C.
ES	48	RAPG	RAPHIOLEPIS X DELACOURII "GEORGIA PETITE"	GEORGIA PETITE INDIAN HAWTHORN	15"–18" H.	CONT	20" O.C.

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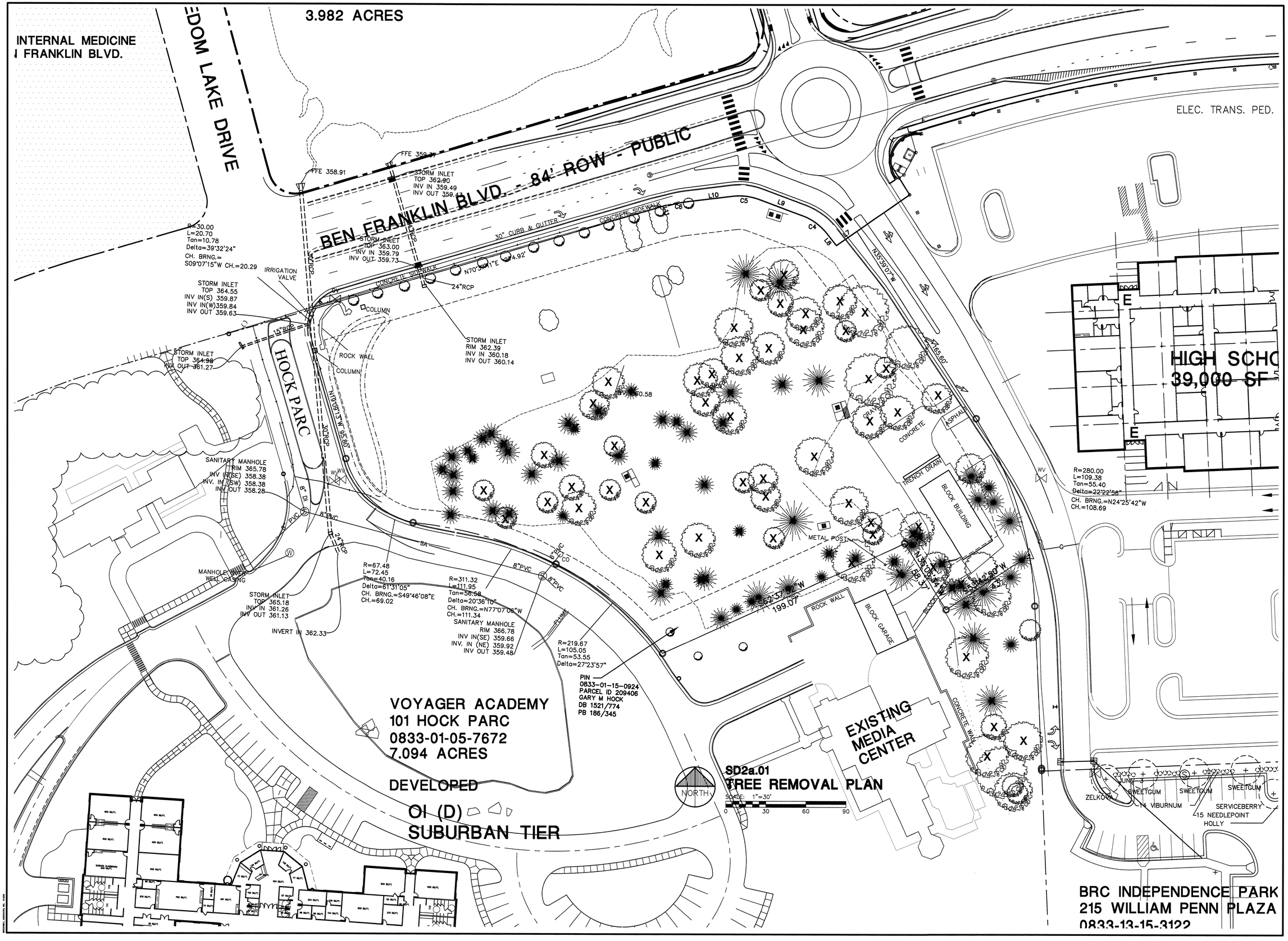
BRC INDEPENDENCE PARK
215 WILLIAM PENN PLAZA
0833-13-15-3122



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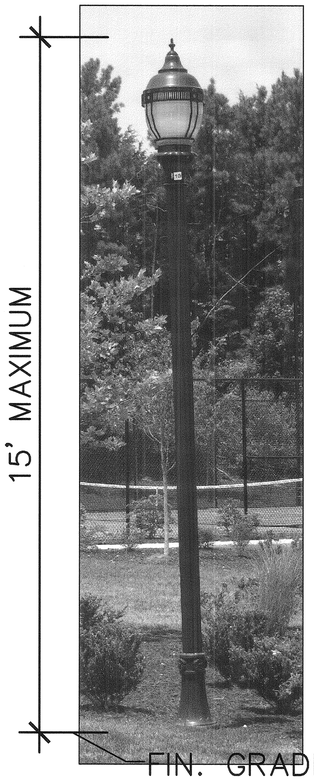
OF

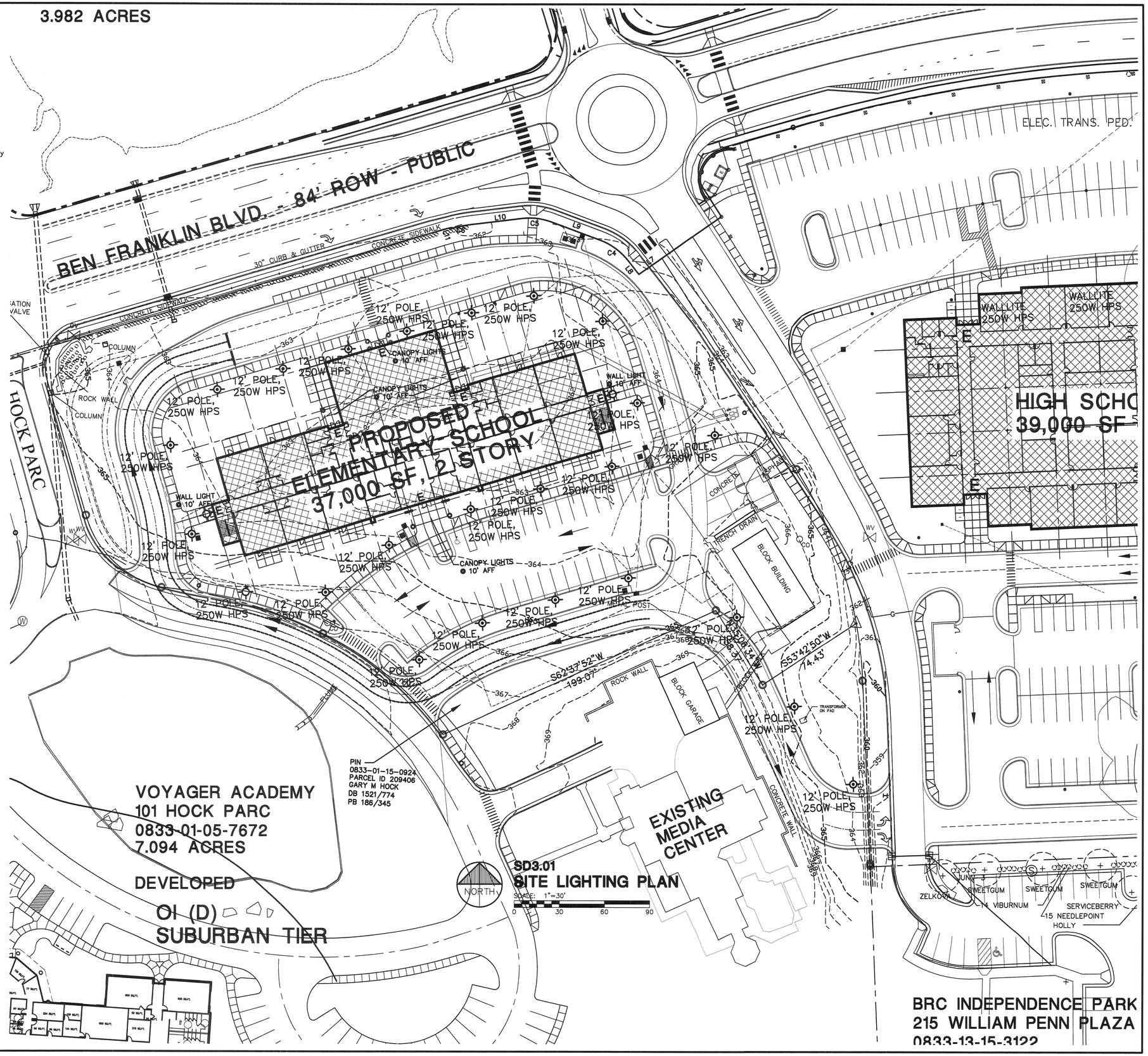
LIGHTING NOTES PER DURHAM UDO:

UDO Site Lighting Note(UDO Sec. 7.4): Measures shall be provided to prevent light spillover onto adjacent properties and glare toward motor vehicle operators and shall be indicated on the site plan. Exterior lights shall be shielded so that they do not cast direct light beyond the property line. In accordance with these standards:

a. The Maximum illumination at the edge of the property line adjacent to residential zoning is 0.5 foot candles.
b. The maximum illumination at the edge of the property line adjacent to nonresidential zoning is 5.0 foot candles.
c. The maximum illumination at the edge of the property line adjacent to a street is 5.0 foot candles.
d. the minimum and maximum illumination is measured in foot candles at any one point shall meet the standards used in the table in UDO section 7.4.3A with maximum and minimum levels measued on the pavement within the lighted area.
e. the maximum height for directional or full cut-off lighting fixtures (fixtures designed to insure the no light is emitted above a horizintal line parallel to the ground) shall be 30 feet above grade.
f. The maximum height for non-directional lighting fixtures, which are designed to allow light to be emitted above a horizontal line parallel to the ground, shall be 15 feet above grade. this must be verified by field survey (by use of photometric survey) prior to the Certificate of Compliance being issued. All of this information, including details, will be required on building plans prior the issuance of building permit.



SD-3.02
NON-DIRECTIONAL SITE LIGHTS
NOT TO SCALE



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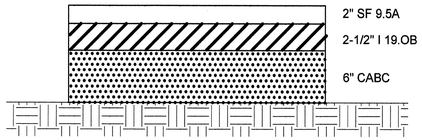
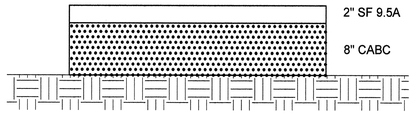
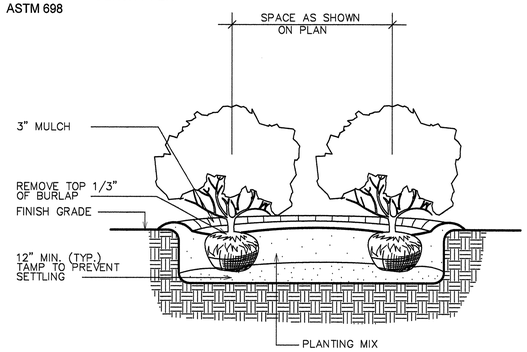


HEAVY-DUTY ASPHALT PAVEMENT



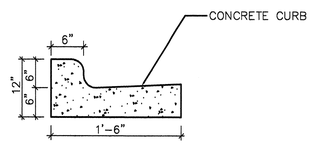
STANDARD-DUTY ASPHALT PAVEMENT

COMPACTED SUBGRADE TO 98% STD PROCTOR MAXIMUM DRY DENSITY PER ASTM 698



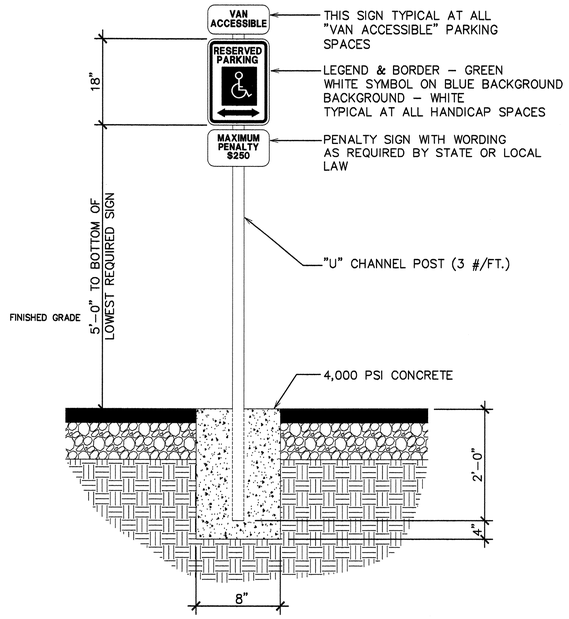
SHRUB/GROUND COVER PLANTING DETAIL

NOT TO SCALE



CONCRETE CURB DETAIL @ ASPHALT PARKING LOT

NOT TO SCALE



HANDICAP PARKING SIGN

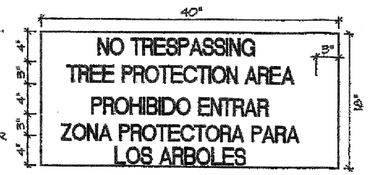
NOT TO SCALE

ONE SIGN @ EACH HANDICAP SPACE. WHERE HANDICAP SPACES FACE EACH OTHER, THERE SHALL BE ONE POST WITH SIGNS MOUNTED BOTH SIDES

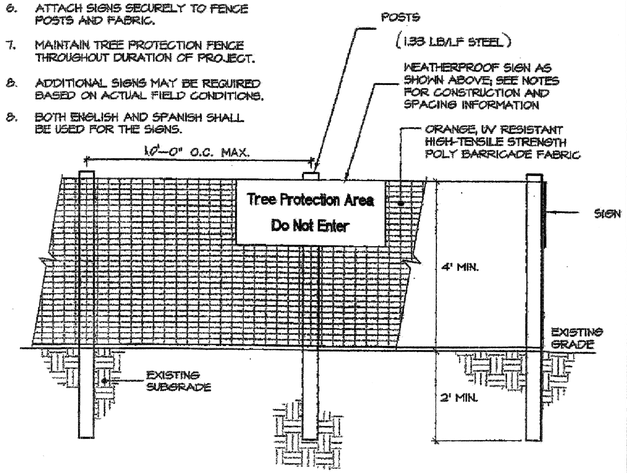
Figure 4, Tree Protection Fence Detail

NOTES:

1. WARNING SIGNS SHALL BE MADE OF DURABLE WEATHERPROOF MATERIAL.
2. LETTERS SHALL BE 3" HIGH MINIMUM, CLEARLY LEGIBLE, AND SPACED AS SHOWN.
3. SIGNS ARE TO BE PLACED NO GREATER THAN 100 FT. ON CENTER.
4. PLACE SIGN AT EACH END OF LINEAR TREE PROTECTION AREAS AND 100 FT. ON-CENTER THEREAFTER.
5. FOR TREE PROTECTION AREAS LESS THAN 100 FT. IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER AREA.
6. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC.
7. MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF PROJECT.
8. ADDITIONAL SIGNS MAY BE REQUIRED BASED ON ACTUAL FIELD CONDITIONS.
9. BOTH ENGLISH AND SPANISH SHALL BE USED FOR THE SIGNS.

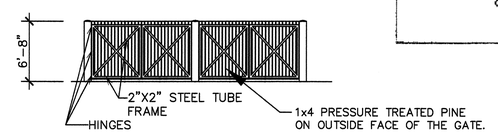


SIGN DETAIL
NO SCALE



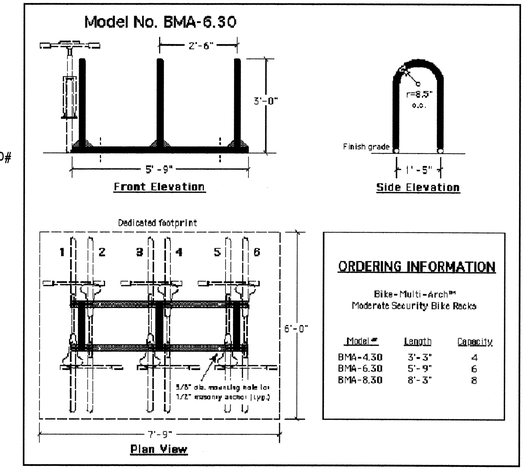
INSTALL TREE PROTECTION FENCE & SIGNAGE PRIOR TO CALLING FOR THE INITIAL ON-SITE INSPECTION

TREE PROTECTION FENCE



FENCE GATES

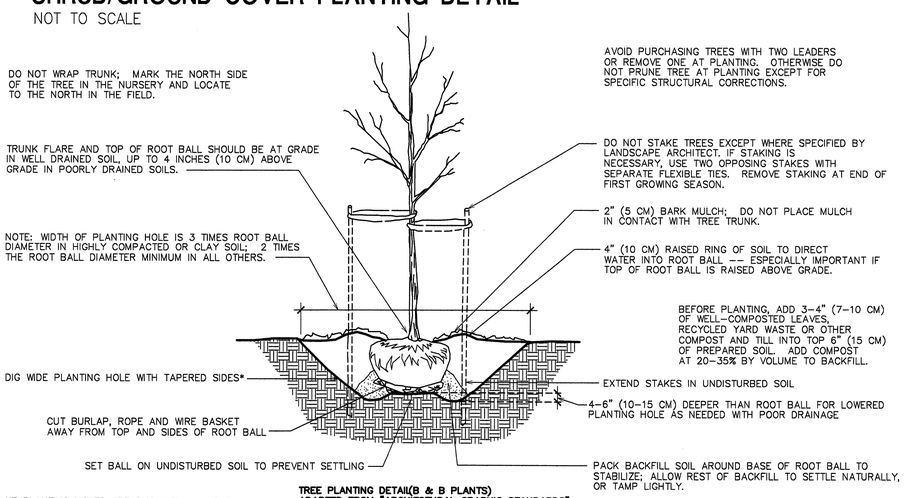
NOT TO SCALE



BIKE RACK DETAIL

NOT TO SCALE

LOCATE ALL BIKE RACKS AT LEAST 24" FROM ANY WALL OR OBSTRUCTION.



*IF PLANTING HOLES ARE DUG WITH A LARGE AUGER, BREAKING DOWN THE SIDES WITH A SHOVEL CAN ELIMINATE GLAZING AND CREATE THE PREFERRED SLOPING SIDE.

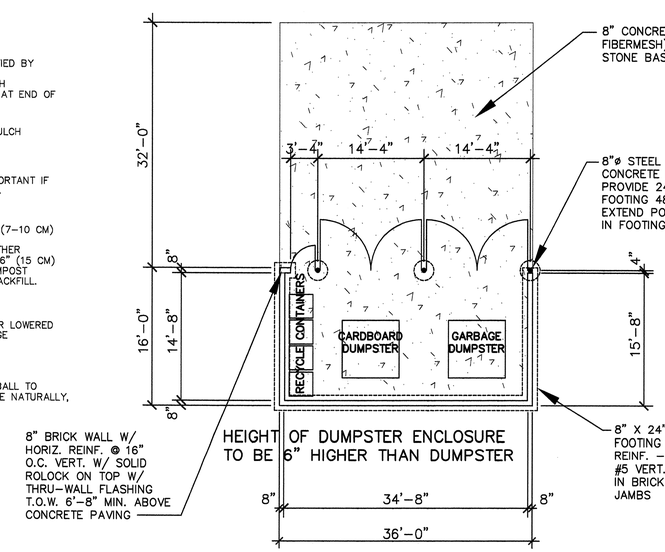
TREE PLANTING DETAIL(B & B PLANTS) ADAPTED FROM "ARCHITCTURAL GRAPHIC STANDARDS" 1998 AND WATSON & HIMELICK "PRINCIPLES AND PRACTICE OF PLANTING TREES AND SHRUBS" 1977

NOTES

1. WHERE SEVERAL TREES WILL BE PLANTED CLOSE TOGETHER SUCH THAT THEY WILL LIKELY SHARE ROOT SPACE, TILL IN SOIL AMENDMENTS TO A DEPTH OF 4–6" (10–15 CM) OVER THE ENTIRE AREA.
2. FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL: THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
3. DURING THE DESIGN PHASE, CONFIRM THAT WATER DRAINS OUT OF THE SOIL: USE LOWERED PLANTING HOLE DEPTH AND DESIGN ALTERNATIVE DRAINAGE SYSTEM AS REQUIRED.
4. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
5. THE PLANTING PROCESS IS SIMILAR FOR DECIDUOUS AND EVERGREEN TREES.

TREE PLANTING DETAIL

NOT TO SCALE



DUMPSTER ENCLOSURE

NOT TO SCALE

CAPACITY AND COLLECTION FREQUENCY MUST PREVENT ILLEGAL DISPOSAL OR PLACEMENT OF GARBAGE AND RECYCLABLES.

CITY OF DURHAM SIDEWALK NOTE:
THE LOCATION OF SIDEWALKS SHOWN ON THIS PLAN IS SCHEMATIC. A CITY OF DURHAM AND/OR NCDOT ENCROACHMENT PERMIT IS REQUIRED PRIOR TO ANY CITY SIDEWALK CONSTRUCTION. AFTER OBTAINING THE REQUIRED PERMITS, CONTRACTOR TO CONTACT THE CITY OF DURHAM ENGINEERING CONSTRUCTION INSPECTION OFFICE AT 560-4326 (MR. JOHN RIVES) FOR A PRE-CONSTRUCTION CONFERENCE AND FIELD VISIT PRIOR TO ANY WORK ON THE PROPOSED SIDEWALKS.

HANDICAP SIGNAGE:
PROVIDE HANDICAP PARKING SIGNS AT EACH HANDICAP SPACE. CONFORM TO N.C. STATE BUILDING CODE DETAIL R7-8 & R7-8(D) AND AMERICAN DISABILITIES ACT STANDARDS.

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SAMUEL WILLIAM BROCKWELL REGISTERED ARCHITECT 2025 NORTH CAROLINA DURHAM, N.C.

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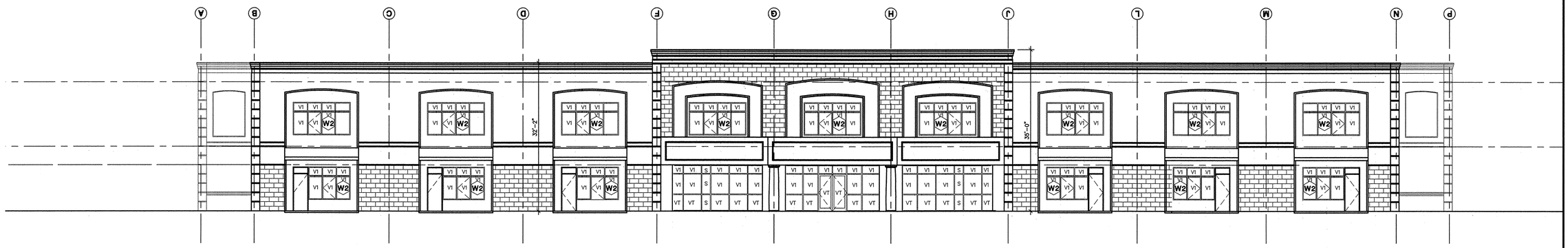
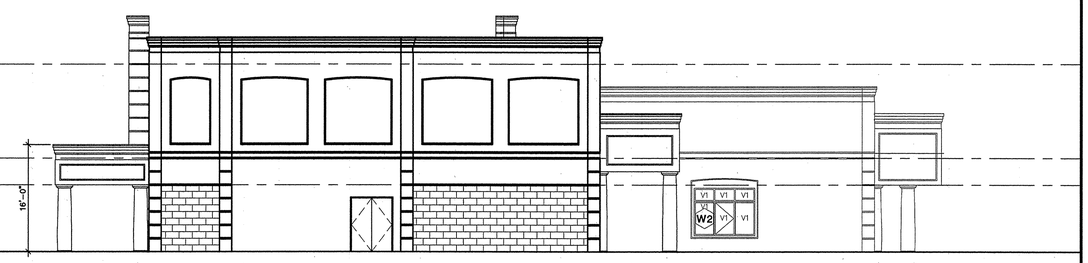


A3.01
FRONT ELEVATION
SCALE: 3/32" = 1'-0"

A3.02
SIDE ELEVATION
SCALE: 1/8" = 1'-0"



A3.03
SIDE ELEVATION
SCALE: 1/8" = 1'-0"

COLOR KEY

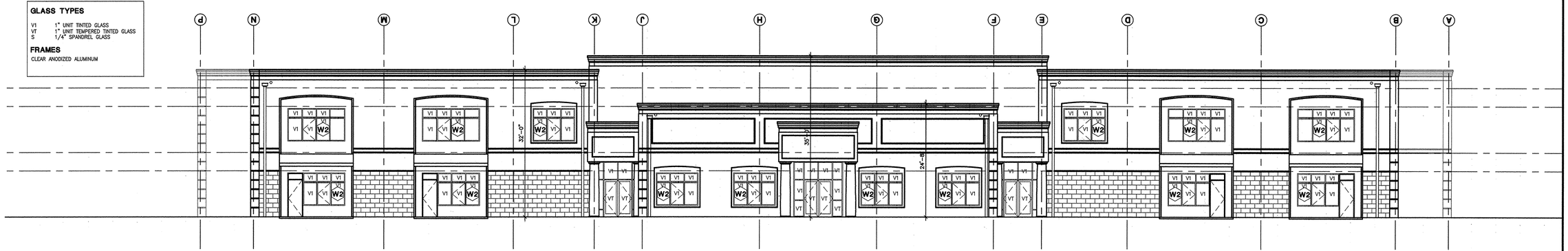
TILT-UP PANEL TYPES
ULTRACRETE FINE FINISH

ULTRACRETE FINE FINISH
TILT-UP PANEL TYPES

GLASS TYPES

V1 1" UNIT TINTED GLASS
VT 1" UNIT TEMPERED TINTED GLASS
S 1/4" SPANDREL GLASS

FRAMES
CLEAR ANODIZED ALUMINUM



A3.04
REAR ELEVATION
SCALE: 1/8" = 1'-0"

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DURHAM, NC

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DURHAM, NC
5/17/2025

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