AMPLE STORAGE CENTER

DEVELOPMENT PLAN
708 E. CLUB BOULEVARD
DURHAM TOWNSHIP
DURHAM, NORTH CAROLINA
PROJECT NUMBER: 100705

DATE: NOVEMBER 8, 2010
Revised: FEBRUARY 28, 2011
Revised: MARCH 29, 2011

PROPERTY OWNER:
134 FAYETTEVILLE STREET ASSOCIATES
P.O. BOX 30
RALEIGH, NC 27602
CONTACT: MR. ALEX DENSON

DEVELOPMENT CONTACT:
AMPLE STORAGE BAILEY BRIDGE ROAD, LLC
P.O. BOX 608
SMITHFIELD, NC 27577
MR. TERRY WETHINGTON
(252) 670-2664

DESIGN COMMITMENTS:

UDO Section 3.5.6(D)(8) - Design Commitments

1. Description of Proposed Architectural Style:
The proposed building height will not exceed 20' and will have a flat roof with parapets. Any roof type will provide view screening for roof top mechanical equipment. One building is proposed on the property. Roof height variations will be provided per section 7.3.1 of the UDO including parapet steps.

Building facades will incorporate the following materials:
- brick;
- glass;
- aluminum or other metals.

The proposed building will have a brick facade with recesses and projections to provide architectural variations along the building sides. Changes in the brick pattern, door locations, faux window spacing and stepped parapets will also provide architectural styling to the building.

2. Description of how the proposed design and development transitions to the Context Area:
This section of Durham is an area in transition. It is a diverse collection of older residential homes, offices and industrial uses with no common architectural themes. There are two brick office buildings adjacent to the property; a contractor's yard with a pre-engineered metal building south of the property; and a number of residential properties along E. Club Blvd. all with architectural and design standards independent of their neighbors.

The proposed building is a pre-engineered metal building with a brick exterior on all four elevations. Glass windows, glass and metal accents, and brick and metal parapets are proposed to provide a building elevation that will be in keeping with the surrounding office and light industrial buildings along the E. Club Blvd corridor.

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.

The following items are not required for site plan approval but are items that **are required before construction** of water, sewer, storm drainage and streets can begin. Developer is ultimately responsible to make certain that these items are complete and approved.

1. If a hydrant is proposed a fire flow analysis is required. Waterline size may change with fire flow analysis. Contact City Engineering @ 560-4326 to schedule flow test or to obtain current system data.

2. Water permit required. Sewer permit required.

3. Backflow Preventor permit required. Contact Department of Water Management at 560-4194.

4. An NCDOT or City of Durham Driveway Permit is required.

GENERAL NOTES

1. The plan, as submitted, conceptually meets the ordinance standards for the rezoning and the final approval of the stormwater impact analysis will occur at the time of Site Plan Approval. Compliance with all City of Durham ordinances, codes and policies shall be required prior to approval of the Site Plan for this project.

2. Information regarding the location of existing utilities is based upon readily available information and may be incomplete. Where the information is show, it is for reference only and shall be verified by the contractor prior to the start of any work in or around the area. NC One Call (1-800-632-4949) or 811 shall be contacted before the start of any work. Any discrepancies between the design documents and actual field conditions shall be brought to the immediate attention of the design engineer, landscape architect or architect.

3. Stormwater BMPs or additional BMPs may be required during the Site Plan/Preliminary Plat submissions.

4. In all water supply watershed overlays, where BMP(s) are required to provide TSS removal, all impervious surface areas shall be treated by the BMP(s).

5. All traffic markings, handicap signage and roadway signage shall conform to the latest MUTCD and ADA Standards at the time of construction.

6. A Transportation Impact Analysis (TIA) is not required for this project according to Bill Judge, City of Durham Public Works Department - Transportation Department.

7. A Land Use Plan Amendment is required for this property.

8. Boundary and Topographic survey data provided by Bateman Civil Survey Company, PC of Holly Springs, North Carolina, entitled "Boundary Survey for Ample Storage Bailey Bridge Road, LLC" dated June 21, 2010. Bateman Project #100346.

9. Based upon the City of Durham's adopted Bicycle Plan, a future bicycle lane is anticipated along E. Club Boulevard.

10. The proposed zoning is only changing the RU-5 portion of the site. Zoning of the front portion of the parcel will be IL(D).

11. By referencing roadway 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 the City of Durham standards and policies. This includes (where appropriate) but 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.

12. The access driveway to the front portion of the parcel from Dominion Street is more than 50' from the edge of pavement of E. Club Boulevard per current NCDOT standards.

SITE INFORMATION:

Durham County PIN:	0832-11-56-1645
Durham Property ID:	120340
Property Size:	2.989 acres
Zoning Size:	0.91 acres
Property References:	DB 1539 PG 177 PB 0121 PG 0047
Existing Land Uses:	Office Building & Undeveloped
Proposed Use:	Self Storage/Mini-Storage Facility
Existing Zoning:	RU-5 & IL
Proposed Zoning:	IL(D) (Industrial Light) - front portion of the parcel IL - rear portion of the parcel
Development Tier:	Urban
Urban Growth Area (UGA):	Inside
Zoning Jurisdiction:	City of Durham, NC
Watershed Information:	Falls Lake (F/J-B), Neuse River Basin

DRAWING INDEX:

D000 COVER SHEET
D001 EXISTING CONDITIONS PLAN
D100 DEVELOPMENT PLAN

ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF DURHAM STANDARDS AND SPECIFICATIONS

TEXT COMMITMENTS:

1. The proposed use will generate less than 150 peak hour trips as determined by the ITE Trip Generation Manual.

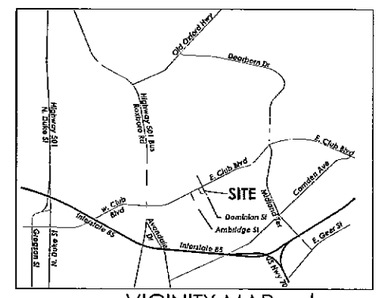
2. A 25' radius Right-of-Way dedication will be made for the southwest corner of E. club Boulevard and Dominion Street. The right-of-way dedication will occur prior to the issuance of any building permits.

3. Roadway improvements:
   3.1. A westbound left-turn lane with adequate storage and appropriate tapers will be construction on E. Club Boulevard at Dominion Street prior to the issuance of a certification of occupancy.
   3.2. The south side of E. Club Boulevard will be widened for the frontage of the site to provide an additional four foot (4') bicycle lane prior to the issuance of a certification of occupancy.

4. This site is being restricted within the IL(D) zoning district as a Self Storage/Mini-Storage facility. No other uses are allowed on this property.

APPROVAL STAMP:

ZONING CASE #Z1000012
LAND USE PLAN AMENDMENT CASE #A1000006



VICINITY MAP
NOT TO SCALE

PEAK Engineering & Design
5448 Apex Peakway #348 | Apex, NC 27502
919.387.9000 | 919.387.9001 fax
www.peakengineeringdesign.com

project:
AMPLE STORAGE CENTER
708 E. CLUB BOULEVARD
DURHAM TOWNSHIP
DURHAM, NORTH CAROLINA

seal:

No.	DATE	REVISIONS	BY
1	December 28, 2010	Per DRC of Durham Jacobs Comments	
2	March 29, 2011	Per DRC of Durham Jacobs Comments	

title:
DEVELOPMENT PLAN COVER SHEET

proj #: 100705
date: November 8, 2010
dwg by: –
chkd by: JR
scale: 1" = NA
sheet: D000
Development Plan Cover Sheet

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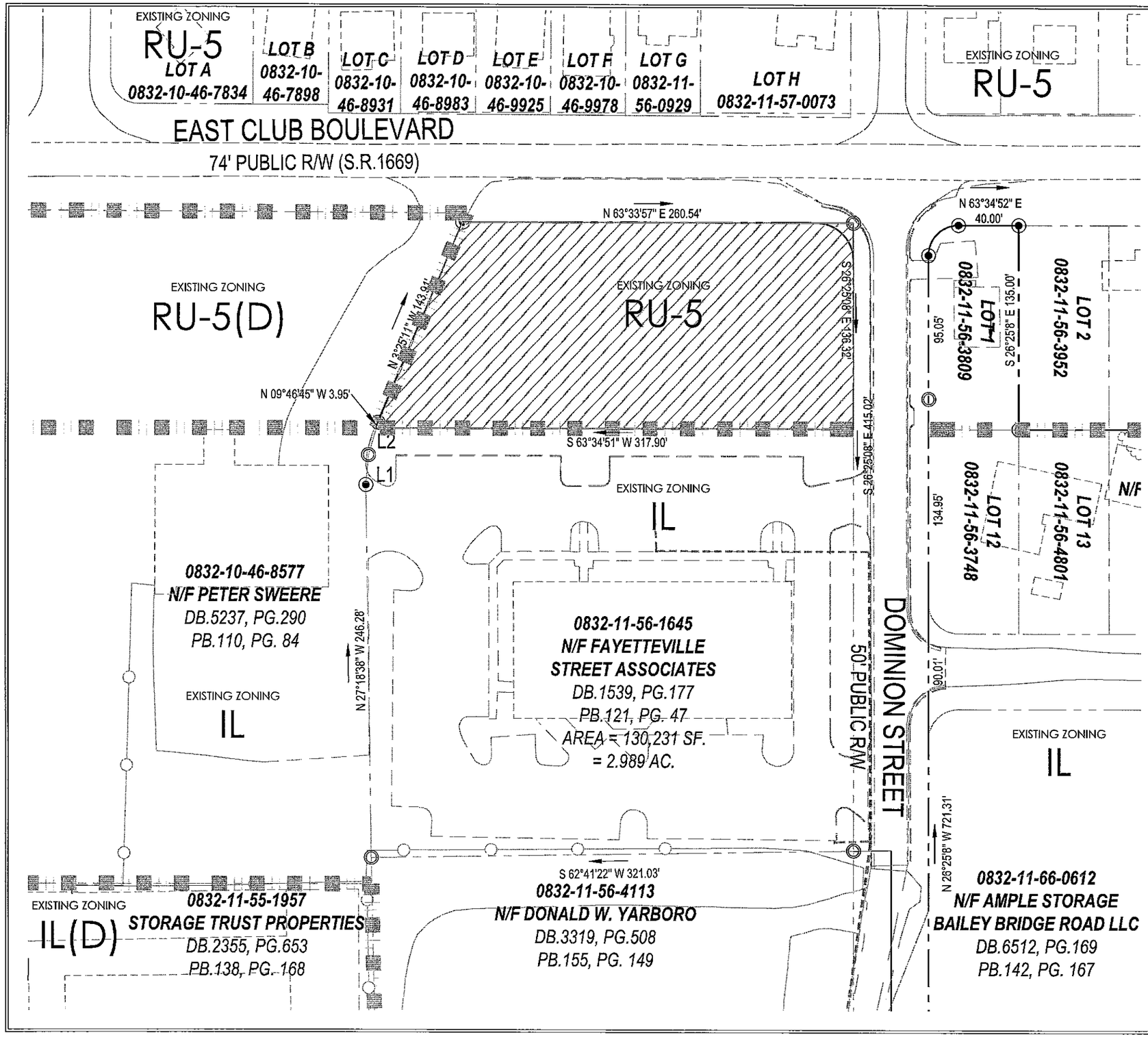

SITE SUMMARY:

Durham County PIN:	0832-11-56-1645
Durham Property ID:	120340
Property Owner:	134 Fayetteville Street Associates
Property Size:	2.989 acres
Rezoning Size:	0.91 acres
Property References:	DB 1539 PG 177 PB 121 PG 47
Existing Land Uses:	Office Building & Undeveloped (RU(5) & IL)
Proposed Use:	Front portion: Self Storage/Mini-Storage Facility Rear portion: Existing Use
Development Tier:	Urban
Watershed Information:	Falls Lake/Neuse River Basin (F/J-B)

GENERAL NOTES:

1. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY BATEMAN CIVIL SURVEY COMPANY, PC OF HOLLY SPRINGS, NORTH CAROLINA DATED JUNE 21, 2010.
2. A TREE SURVEY WAS CONDUCTED BY LAPPAS + HAVENER, PA OF DURHAM, NC ON OCTOBER 27, 2010 AND NO SPECIMEN TREES WERE LOCATED ON SITE.
3. BASED UPON F.E.M.A. FIRM COMMUNITY PANEL 3720083200J DATED MAY 2, 2006, THIS PROPERTY IS NOT LOCATED WITHIN ANY ESTABLISHED FLOOD HAZARD ZONES.
4. THE SITE IS LOCATED IN THE NEUSE RIVER BASIN
5. THE SITE IS LOCATED IN THE FALLS/JORDAN-B (F/J-B) WATERSHED PROTECTION OVERLAY DISTRICT.
6. NO NATURAL OR HISTORIC SITES HAVE BEEN IDENTIFIED ON OR ADJACENT TO THIS PROPERTY OR ARE IDENTIFIED ON THE "DURHAM HISTORIC RESOURCES" MAPS.
7. OPEN SPACE AND TRAILS DO NOT SHOW ANY PROPOSED LONG RANGE TRAILS ON THE PROPERTY.
8. THERE ARE NO STEEP SLOPES ON THE SITE.
9. THE DURHAM BICYCLE PLAN SHOWS A FUTURE BIKE LANE ON E. CLUB BOULEVARD.

ADJACENT PROPERTIES:

LOT 1 - N/F AMPLE STORAGE BAILEY BRIDGE ROAD LLC DB.6512, PG.169
LOT 2 - N/F FLORENCE ROBERTS DB.2010-E, PG.750
LOT 12 - N/F AMPLE STORAGE BAILEY BRIDGE ROAD LLC DB.6512, PG.469
LOT 13 - N/F AMPLE STORAGE BAILEY BRIDGE ROAD LLC DB.6512, PG.469

LOT A - N/F JANE S. ROBERT DB.2005-E, PG.69
LOT B - N/F JOE E. MATTHEWS DB.5085, PG.340
LOT C - N/F DENNIS MCGRAW DB.2708, PG.560
LOT D - N/F JAMES W. VICKERS DB.350, PG.237
LOT E - N/F CLIFTON HOLLEY DB.2505, PG.468
LOT F - N/F FRANK C. FELDER DB.5572, PG.89
LOT G - N/F DOROTHY A. CRABTREE DB.280, PG.562
LOT H - N/F FREDERICK MYLES DB.2109, PG.17

DEVELOPMENT LEGEND:

- ZONING LINE
- PROPERTY LINE
- EXISTING GRADE
- EX. TREES
- ZONING RU-5 TO BE ZONED AS IL(D) AND IL

SURVEY LEGEND:

- EIS – IRON STAKE FOUND
- EIP – IRON PIPE FOUND
- ICP – IRON PIPE SET
- WF – WOOD POST
- ECM – EX. CONC. MONUMENT
- CP – COMPUTED POINT
- SSMH– SANITARY SEWER MANHOLE

LINE TABLE		
LINE	LENGTH	BEARING
L1	19.75	S 21°43'20" E
L2	22.48	S 9°46'45" E

BM 1984
PG 143
(NAD 27)

0 15 30 60
SCALE: 1" = 30'

1 D001 EXISTING CONDITIONS
SCALE: 1"= 30'

PEAK Engineering & Design
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project:
AMPLE STORAGE CENTER
708 E. CLUB BOULEVARD
DURHAM TOWNSHIP
DURHAM, NORTH CAROLINA

seal:
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 24427 JAMES A. ROGERS

NO.	DATE	REVISIONS	BY
1	January 28, 2011	Incl. City of Durham Public Comments	JR
2	March 28, 2011	Incl. City of Durham Review Comments	JR

title:
EXISTING CONDITIONS PLAN

proj #: 100705
date: November 8, 2010
dwg by: –
chkd by: JR
scale: 1" = 30'
sheet: D001
Existing Conditions Plan

PEAK ENGINEERING & DESIGN PROFESSIONAL ENGINEERING FIRM P-0673 NORTH CAROLINA

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LOT A
0832-10-46-7834

LOT B
0832-10-46-7898

LOT C
0832-10-46-8931

LOT D
0832-10-46-8983

LOT E
0832-10-46-9925

LOT F
0832-10-46-9978

LOT G
0832-11-56-0929

LOT H
0832-11-57-0073

EAST CLUB BOULEVARD

74' PUBLIC R/W (S.R.1669)

PROP EOP

PROPOSED LEFT TURN LANE

PROPOSED PAVEMENT

EXISTING PROPERTY LINE

20' MAXIMUM STREET SETBACK

25' R RIGHT OF WAY DEDICATION

22.5' BUILDING & PARKING SETBACK

BUILDING/PARKING ENVELOPE

EXISTING PROPERTY LINE

22.5' BOUNDARY BUFFER

INTENSITY OF PROPOSED DEVELOPMENT
10,000 SF - 12,000 SF BUILDING

PROPOSED ZONING

IL(D)

70% MAXIMUM IMPERVIOUS AREA

CROSS ACCESS TO ADJACENT DRIVEWAY

S 26°25'08" E 136.32'

22.5' BOUNDARY BUFFER

BUILDING ENVELOPE IMPERVIOUS SURFACE

PARKING ENVELOPE IMPERVIOUS SURFACE

N 09°46'45" W 3.95'

10' BOUNDARY BUFFER

22.5'

S 63°34'51" W 317.90'

70% MAXIMUM IMPERVIOUS AREA

FULL ACCESS DRIVEWAY ONTO DOMINION STREET

PROPOSED PROPERTY LINE

EXISTING PROPERTY LINE

LOT 1
0832-11-56-3809

LOT 2
0832-11-56-3952

LOT 3
0832-11-56-4905

LOT 4
0832-11-56-4958

LOT 12
0832-11-56-3748

LOT 13
0832-11-56-4801

0832-11-56-

N/F AMPLE STORAGE BAILE

DB.6512, PG

PB. 18A, PG

0832-10-46-8577
N/F PETER SWEERE
DB.5237, PG.290
PB.110, PG. 84

0832-11-56-1645
N/F FAYETTEVILLE STREET ASSOCIATES
DB.1539, PG.177
PB.121, PG. 47
AREA = 130,231 SF.
= 2.989 AC.

50' PUBLIC R/W

DOMINION STREET

EAS

UN

0832-11-55-1957
STORAGE TRUST PROPERTIES
DB.2355, PG.653
PB.138, PG. 168

0832-11-56-4113
N/F DONALD W. YARBORO
DB.3319, PG.508
PB.155, PG. 149

0832-11-66-0612
N/F AMPLE STORAGE BAILEY BRIDGE ROAD LLC
DB.6512, PG.169
PB.142, PG. 167

SITE SUMMARY:

Durham County PIN:	0832-11-56-1645
Durham Property ID:	120340
Development Tier:	Urban
Property Size:	2.989 acres
Rezoning Size:	0.91 acres
Existing Impervious Area:	0 acres
Proposed Impervious:	Not to exceed 70%
Proposed Building Square Footage:	10,000 - 12,000 SF
Existing Zoning:	IL & RU-5
Proposed Zoning:	IL & IL(D) (Industrial Light)
Development Tier:	Urban
Urban Growth Area (UGA):	Inside
Zoning Jurisdiction:	City of Durham, NC
Watershed Information:	Falls Lake (F/J-B), Neuse River Basin

GENERAL NOTES:

NOTE:
Widening of adjacent roadway will comply with the latest North Carolina Department of Transportation (NCDOT) specifications and standards based upon the "Policy on Street and Driveway Access to North Carolina Highways" manual.

DEVELOPMENT LEGEND:

- DEVELOPMENT AREA
- BUILDING ENVELOPE
- PARKING ENVELOPE
- PROJECT ACCESS POINTS

N
BK 1984 PG 743 (NAD 27)

0 15 30 60
SCALE: 1" = 30'

1 D100 DEVELOPMENT PLAN SCALE: 1" = 30'

P-0673

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DURHAM TOWNSHIP
DURHAM, NORTH CAROLINA

seal:

REV.	DATE	REVISION	BY
1	February 25, 2011	1st City of Durham Staff Comments	
2	March 28, 2011	2nd City of Durham Staff Comments	

title:
DEVELOPMENT PLAN

proj #: 100705
date: November 8, 2010
dwg by: –
chkd by: JR
scale: 1" = 30'
sheet: *D100*
Proposed Development

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