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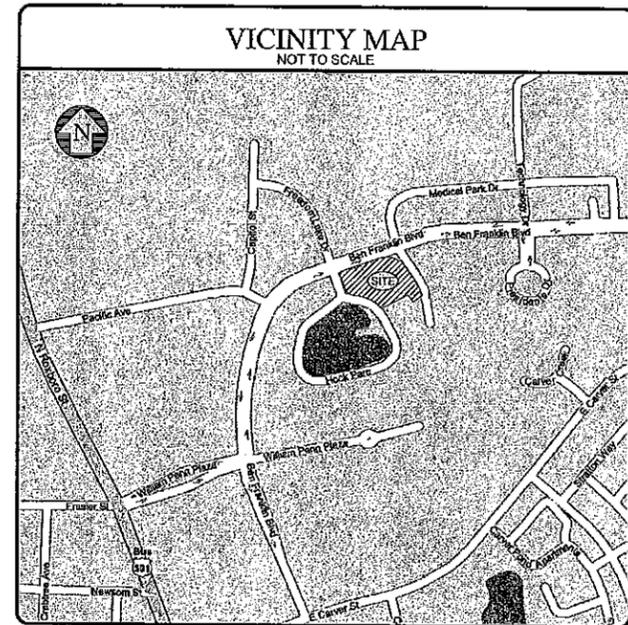
VOYAGER ACADEMY ELEMENTARY SCHOOL

MAJOR SITE PLAN

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

DURHAM COUNTY
DURHAM, NORTH CAROLINA
CASE #D11-----

MAY 24, 2011



SPECIAL CONDITIONS OF APPROVAL

- REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- REQUIRED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

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:
- THIS PROJECT FULLY COMPLIES WITH THE PROVISIONS OF THE UNIFIED DEVELOPMENT ORDINANCE, EFFECTIVE JANUARY 1, 2006.
 - THIS SITE IS NOT IN ANY SPECIAL FLOOD HAZARD AREA OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON FIRM PANEL: 8720083300, DATED: MAY 2, 2008.
 - 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.
 - EACH LANDSCAPING COMPLIANCE INSPECTION AFTER THE INITIAL INSPECTION WILL INCUR A RE-INSPECTION FEE, STARTING AT \$100 + 4% TECHNICAL 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.
 - STREET TREES MEETING THE REQUIREMENTS OF SECTION 8.8.4 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. 8.11.2, EXTENSIONS FOR ALL OTHER DEVELOPMENT.
 - 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 / PROHIBIT EXHIBIT ZONE PROTECTORA PARA LOS ARBOLES.
 - ROOT PROTECTION ZONE SHALL BE 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.
 - 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.
 - 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 NON-RESIDENTIAL ZONING IS 3.0 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 CUTOFF LIGHTING FIXTURES (FIXTURES DESIGNED TO INSURE THAT NO LIGHT IS SHIPPED ABOVE A HORIZONTAL LINE PARALLEL TO THE GROUND) SHALL BE 35 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.
 - 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.
 - 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 DESIGN STANDARD NOTES:
- A TREE PLAN SHALL BE APPROVED UNTIL A RECEIPT FROM THE NORTH CAROLINA ECOSYSTEM ENHANCEMENT PROGRAM HAS BEEN RECEIVED BY THE CITY OF DURHAM CONFIRMING THE PAYMENT OF \$500 IN OFFSET FEES.
 - 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 OVERFLOW CONTROL, BARREL CONTROL, AND WEIR CONTROL, AS APPROPRIATE, TO SHOW HOW THE ROUTING WAS DEVELOPED.
 - AN EXISTING STORMWATER FACILITY OPERATING AND MAINTENANCE PERMIT AGREEMENT (PREPARED BY STORMWATER SERVICES, CITY OF DURHAM), PAYMENT OF STORMWATER FACILITY PERMIT FEE PER BMP FACILITY AND RESPECTUALLY SURETY FOR THE CONTINUED OPERATION AND MAINTENANCE OF THE FACILITY IS REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - A COMPLETED CITY OF DURHAM DESIGN SUMMARY IS REQUIRED FOR EACH STORMWATER BMP FACILITY NO LATER THAN AT THE FIRST CONSTRUCTION DRAWING SUBMITTAL.
 - 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:
- LAND DISTURBING PERMIT IS REQUIRED FROM DURHAM COUNTY ENGINEERING S&E DIVISION.
 - EROSION CONTROL PLANS APPROVED BY DURHAM COUNTY ENGINEERING S&E DIVISION IS REQUIRED.
 - TREE PROTECTION FENCING AND INSTALLATION CERTIFICATION IS REQUIRED PRIOR TO THE ISSUANCE OF A LAND-DISTURBING PERMIT.

PUBLIC WORKS

CONDITIONS OF APPROVAL

- 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 SPEC SET FORTH BY THE PUBLIC WORKS DEPARTMENT AND BE SUBJECT TO REVIEW AND APPROVAL BY THE PUBLIC WORKS DEPARTMENT AT CONSTRUCTION DRAWING SUBMITTAL.
- THE DESIGNING PROFESSIONAL (A NCPE, NCPLS OR NCPLA - 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.
- AS-BUILT DRAWINGS SHALL BE APPROVED PRIOR TO WATER METER AND SANITARY SEWER SERVICE CONNECTION INSTALLATIONS AND PRIOR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- 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 919-860-4194 TO OBTAIN ADDITIONAL INFORMATION AND INSTALLATION REQUIREMENTS.
- 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 @ 919-860-4326 FOR INFORMATION.

GENERAL NOTES

- CONTACT CITY OF DURHAM ENGINEERING INSPECTIONS AT 919-860-4326 48 HOURS PRIOR TO HAVING A PRE-CONSTRUCTION MEETING. THE CONTRACTOR MUST HAVE THE LATEST EDITION OF PERMITTED DRAWINGS AT THIS MEETING.
- 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, FINE HYDRANTS, VALVES, CLEAN-OUTS, STORM DRAINAGE BUMPS, ETC. ENGINEERING OR STORMWATER SERVICES INSPECTIONS MAY HAVE OTHER ITEMS REQUIRED FOR AS-BUILT. SEE SECTION 4.0, AS-BUILT DRAWINGS, THROUGH SECTION 4.8, UNDERGROUND DETENTION AS-BUILT DRAWINGS, OF REFERENCE GUIDE FOR DEVELOPMENT.

DEVELOPMENT INFORMATION

DEVELOPMENT PLAN D99-46 COMPLIANCE CHART UPDATE:

TRACT #	PROJECT NAME	CASE NUMBER	TRAFFIC AREA	EXISTING AREA	MINIMUM AREA	IMPROVED AREA	TOTAL SF	TOTAL SF REMAINING	TOTAL TREE COVERAGE	
									REQUIRED	AVAILABLE
TRACT 1 & 1A	VOYAGER ACADEMY ELEMENTARY SCHOOL	091-001	47.31 AC	47.31 AC	510,256 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF
TRACT 2 & 2A	VOYAGER ACADEMY ELEMENTARY SCHOOL	091-002	4.68 AC	4.68 AC	51,000 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF
TRACT 3	VOYAGER ACADEMY ELEMENTARY SCHOOL	091-003	2.81 AC	2.81 AC	31,340 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF
TOTALS			54.80 AC	54.80 AC	592,596 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF

DEVELOPMENT INFORMATION

DEVELOPMENT PLAN D99-46 TREE COVERAGE CALCULATIONS:

TRACT #	PROJECT NAME	CASE NUMBER	TRAFFIC AREA	EXISTING AREA	MINIMUM AREA	IMPROVED AREA	TOTAL SF	TOTAL SF REMAINING
TRACT 1 & 1A	VOYAGER ACADEMY ELEMENTARY SCHOOL	091-001	47.31 AC	47.31 AC	510,256 SF	0.00 SF	0.00 SF	0.00 SF
TRACT 2 & 2A	VOYAGER ACADEMY ELEMENTARY SCHOOL	091-002	4.68 AC	4.68 AC	51,000 SF	0.00 SF	0.00 SF	0.00 SF
TRACT 3	VOYAGER ACADEMY ELEMENTARY SCHOOL	091-003	2.81 AC	2.81 AC	31,340 SF	0.00 SF	0.00 SF	0.00 SF
TOTALS			54.80 AC	54.80 AC	592,596 SF	0.00 SF	0.00 SF	0.00 SF

GENERAL NOTES

- IN ACCORDANCE WITH UDO SECTION 3.3, A TIA WAS PREPARED BY MARTIN ALEXANDER BRYSON.
- THE LOCATION OF THE SIDEWALK SHOWN ON THIS PLAN IS SCHEMATIC. A CITY OF DURHAM AND/OR NC DOT ENFORCEMENT PERMIT IS REQUIRED PRIOR TO ANY CONSTRUCTION OR OBTAINING THE REQUIRED PERMITS. PLEASE CONTACT THE CITY OF DURHAM ENGINEERING CONSTRUCTION INSPECTION OFFICE AT 500-4326 FOR A PRE-CONSTRUCTION CONFERENCE AND FIELD VISIT PRIOR TO ANY WORK ON THE PROPOSED SIDEWALK.

OWNER :
GARY M HOCK
4321 MEDICAL PARK DRIVE, SUITE 100
DURHAM, NC 27704
(919) 471-2855 (PHONE)
(919) 471-2895 (FAX)
GHOCK@GMHOCK.COM

DEVELOPER / APPLICANT :
STEVE HUBRICH
HOCK DEVELOPMENT CORPORATION
4321 MEDICAL PARK DRIVE, SUITE 100
DURHAM, NC 27704
(919) 471-2855 (PHONE)
(919) 732-6876 (FAX)
SHUBRICH@GMHOCK.COM

ENGINEER CONTACT :
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SUMMIT CONSULTING
504 MEADOWLAND DRIVE
HILLSBOROUGH, NC 27708
(919) 732-3883 (PHONE)
(919) 732-6876 (FAX)
CHAD.ABBOTT@SUMMIT-ENGINEER.COM

ARCHITECT CONTACT :
SAM BROCKWELL, AIA
BROCKWELL & ASSOCIATES, INC.
SAM@BROCKWELL.COM

ba BROCKWELL ASSOCIATES, INC.
Architects & Planners
1911 Hillsdale Road, Suite 1050
Durham, North Carolina 27703
Phone: (919) 383-2426
Fax: (919) 383-1145
mailto: bob@brockwell.com

SITE INFORMATION

OWNER:	GARY M HOCK
PARCEL ID:	0331-01-15-0024
TAX MAP #:	209406
DDPG:	5-08-02-487
PDPG:	6892 / 453
URBS:	165 / 345
ZONING:	SUBURBAN (O'D)
WATER BASIN:	NEUSE
WATER SHEED:	F-1-D
STREET SETBACKS:	25'
SIDE SETBACKS:	25'
REAR SETBACKS:	25'
EXISTING LOT SIZE:	2.69 AC 117,174.88 SF
EXISTING IMPERVIOUS SURFACE:	0.19 AC 8,174.08 SF (4.88%)
TOTAL IMPERVIOUS SURFACE:	1.72 AC 76,877.17 SF (65.61%)
TRANSPORTATION IMPERVIOUS:	0.87 AC 37,752.85 SF
NON-TRANSPORTATION IMPERVIOUS:	0.85 AC 39,114.62 SF
ALLOWABLE IMPERVIOUS SURFACE PER DEVELOPMENT PLAN PDPG:	1.86 AC 82,022.42 SF (70.00%)
STANDARD PARKING REQUIREMENTS:	1 SPACES PER CLASSROOM + 1 PER 300 SF ADMIN AREA = 26 ± + 2353 / 300 = 26 + 7.86 = 33.86 34 SPACES REQUIRED (30 PROVIDED)
HIC PARKING REQUIREMENTS:	2 REQUIRED (2 PROVIDED)
VAN ACCESSIBLE SPACE REQUIREMENTS:	1 PER 5 HIC SPACES = 1 SPACE (1 PROVIDED)
BICYCLE PARKING REQUIREMENTS:	1 PER CLASSROOM = 25 (20 PROVIDED)
STACKING REQUIREMENTS (PER TIA):	883 LF RECOR = 800 LF PROVIDED (2 LINES OF 400 = 36 VEHICLES @ 22 STACKING EACH)
PROPOSED BUILDINGS:	37,000 SF BUILDING
BUILDING STORES & HEIGHT:	2-STORY, 35' MAXIMUM

APPROVAL STAMPS

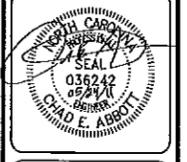
CASE #D11-----

T1100001

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

NO.	DATE	BY
7		
6		
5		
4		
3		
2		
1		

COMPILED BY: GARY M HOCK
SUMMIT CONSULTING
DRAWING NUMBER: 11-0129 TS-1
PROJECT NUMBER: CEA
DRAWN BY: JTB
SCALE: NTS
FIRST ISSUE DATE: MAY 24, 2011



SUMMIT CONSULTING
ARCHITECTURE • SURVEYING
ENGINEERING • LANDSCAPE ARCHITECTURE
HILLSBOROUGH, NC • NASHVILLE, TN • ROANOKE, VA
1911 Hillsdale Drive
Durham, NC 27703
Phone: (919) 732-3883
www.summit-engineer.com

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

TITLE SHEET

EXISTING FOND
 TOP OF RISER = 359.86
 INVERT OUT ON THE BACKSIDE OF THE POND DAM IS 329.48
 EMERGENCY SPILL WAY = 361.25
 TOP OF BRICK WALL EDGE OF FOND AROUND THE BUILDING 382.03
 BUILDING FFE = 362.78
 FOND ELEVATION = 359.72

SITE DATA

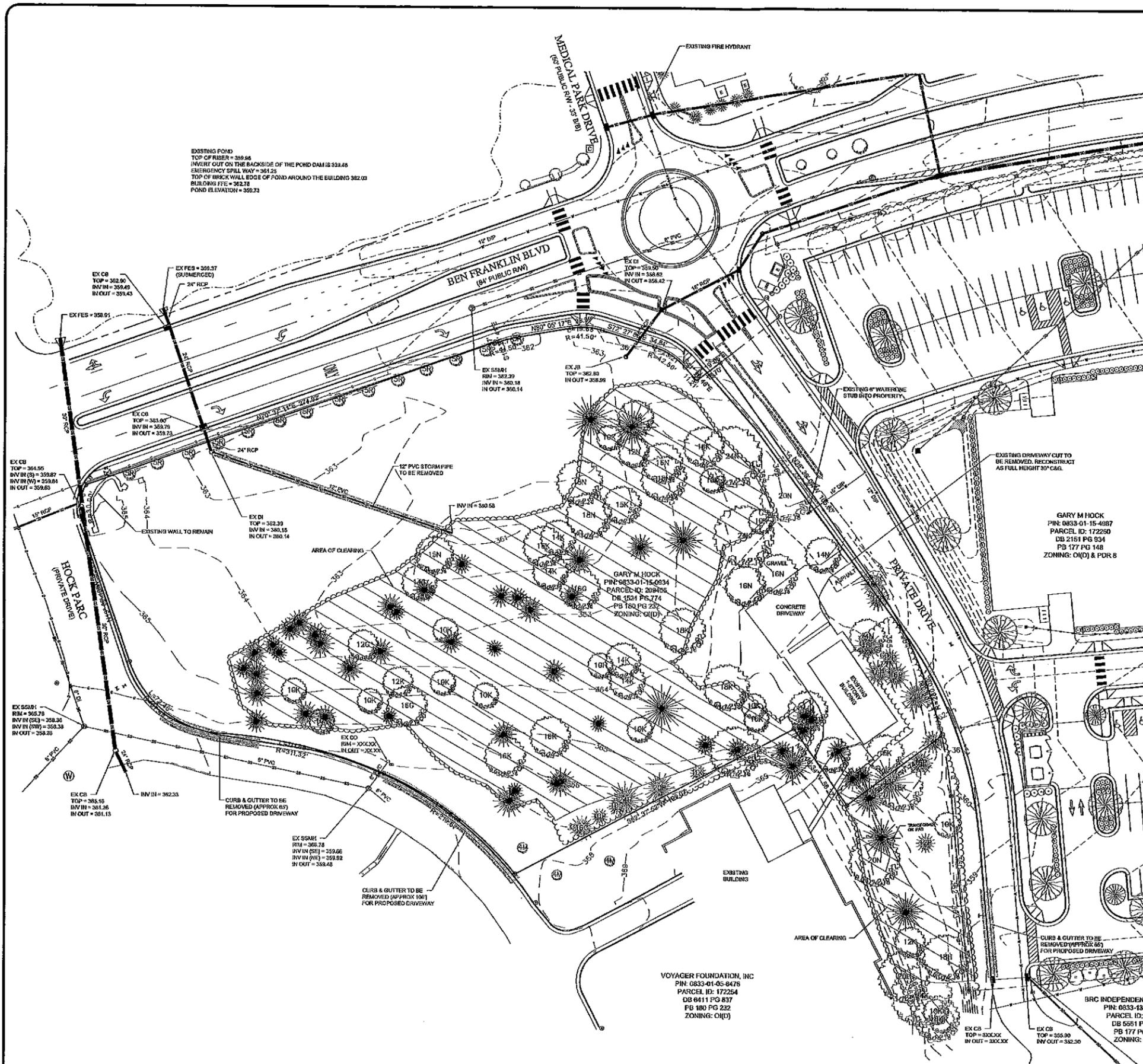
OWNER: GARY M HOOK
 PIN: 0833-01-15-0924
 PARCEL ID: 209406
 TAX MAP #: 5439-02-007
 USPO: 6629 / 453
 PMP#: 183 / 245
 TIER: SUBURBAN
 ZONING: O(D)
 RIVER BASIN: NEUSE
 WATER SHEET: F4-B

STREET SETBACKS: 25'
 SIDE SETBACKS: 25'
 REAR SETBACKS: 25'

EXISTING LOT SIZE: 2.88 AC 117,174.88 SF
 EXISTING IMPERVIOUS SURFACE: 0.19 AC 8,174.68 SF (6.95%)

GENERAL NOTES:

- ALL DISTANCES ARE HORIZONTAL GROUND AND AREAS CALCULATED BY COORDINATE METHOD.
- SURVEY DATA AND LOCATIONS PROVIDED BY SUMMIT CONSULTING, DATED MARCH 2011.
- THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS SHOWN ON DFIRM PANEL 37200833001, DATED MAY 2, 2006.
- THIS PROPERTY IS WITHIN THE NEUSE RIVER BASIN.



GARY M HOOK
 PIN: 0833-01-15-4887
 PARCEL ID: 172250
 DB 2151 PG 934
 PB 177 PG 148
 ZONING: O(D) & PDR 8

VOYAGER FOUNDATION, INC
 PIN: 0833-01-05-8476
 PARCEL ID: 172254
 DB 0411 PG 837
 PG 180 PG 222
 ZONING: O(D)

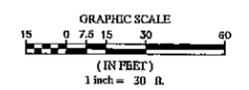
BRC INDEPENDENCE PARK, LLC
 PIN: 0833-15-3122
 PARCEL ID: 172255
 DB 5551 PG 100
 PB 177 PG 148
 ZONING: O(D)

LEGEND:

- RFE BASE FLOOD ELEVATION
- TELEPHONE PEDESTAL
- CONTROLLER CABINET
- CURB INLET
- DROP INLET
- LIGHT POLE
- WATER METER
- WATER VALVE
- TRAFFIC SIGNAL BOX
- EXISTING SEWER MANHOLE
- CLEAN OUT
- FIRE HYDRANT
- POWER/LIGHT POLE
- EXISTING MONUMENT FOUND
- IRON ROD OR PIPE
- MATHEMATICAL POINT
- NO MONUMENT FOUND
- CONCRETE MONUMENT SET
- CONCRETE MONUMENT
- EXISTING IRON PIPE
- EXISTING PIPE/DULVERT
- CONTOUR LINE
- EDGE OF PAVEMENT/GRAVEL
- EXISTING WATER LINE
- SS EXISTING SANITARY SEWER LINE
- G EXISTING GAS LINE
- OHV EXISTING OVERHEAD UTILITY
- EXISTING WOODS LINE
- WOODED AREA TO BE CLEARED
- ITEM/AREA TO BE REMOVED/DEMOLISHED

TREE LEGEND

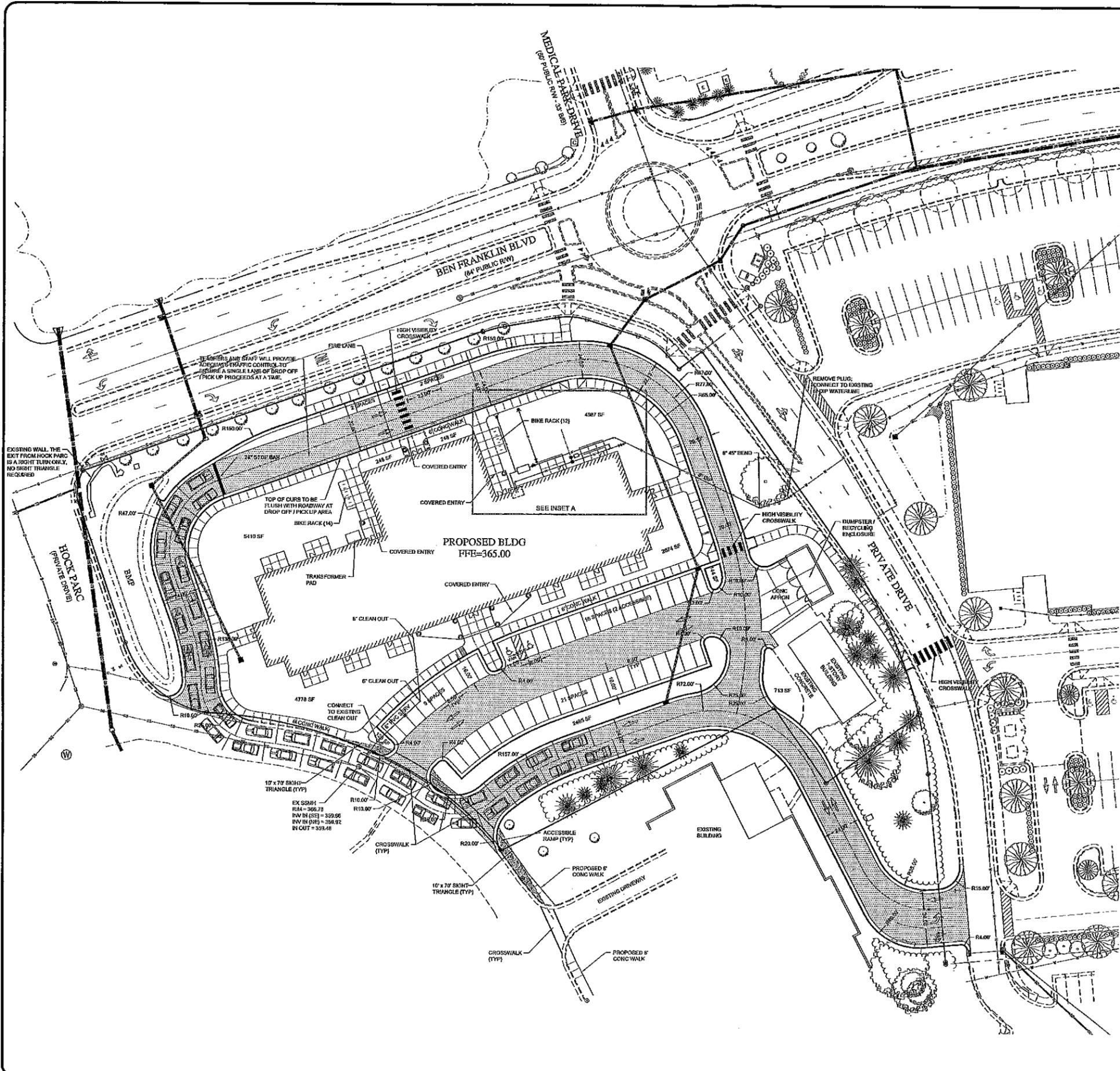
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- CALIPER (INCHES) & TYPE
- C CEDAR
- H HICKORY
- X OAK
- N PIN OAK
- P PINE
- R RIVER BIRCH



CITY OF DURHAM
 PUBLIC WORKS DEPARTMENT
 APPROVED

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

PROJECT ENGINEER/ARCHITECT CEA	PROJECT MANAGER CEA	DESIGNER JRB	SCALE 1" = 30'	FIRST ISSUE DATE MAY 21, 2011
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<p>SEAL 035242 CHAD E. ABBOTT REGISTERED PROFESSIONAL ENGINEER STATE OF NORTH CAROLINA No. 10000</p>				
<p>SUMMIT CONSULTING ARCHITECTURE • ENGINEERING • PLANNING HILLSBOROUGH, NC • NASHVILLE, TN • ROANOKE, VA Durham, NC: (919) 795-8803 Fax: (919) 795-8978 www.summit-engineering.com</p>				
<p>MAJOR SITE PLAN VOYAGER ACADEMY ELEMENTARY BEN FRANKLIN DRIVE DURHAM, NC 27704</p>				
<p>EXISTING CONDITIONS AND DEMOLITION PLAN</p>				
PROJECT NO.	11-0129			
DRAWING NAME	11-0129 XC-1			
SHEET NO.	C-2			
DATE	DATE	DATE	DATE	DATE
BY	DATE	DATE	DATE	DATE

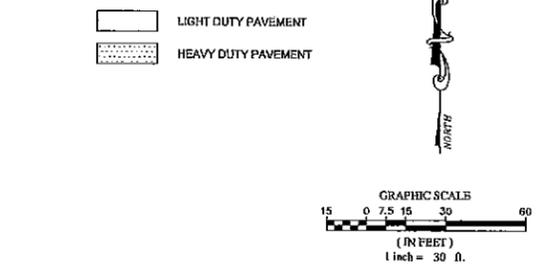
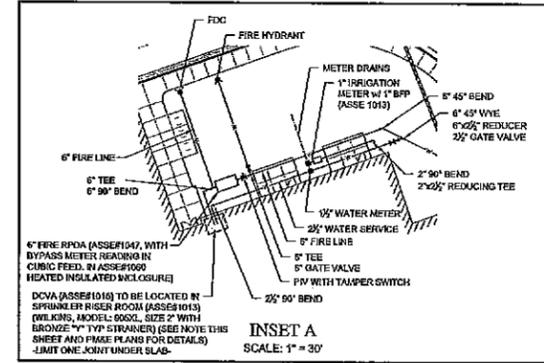


SITE DATA

OWNER:	GARY M HOOK
PARCEL ID:	0333-01-15-0924
TAX MAP #:	206406
DBPG:	9425-02-007
PBPG:	8882 / 453
TIER:	198 / 345
ZONING:	SUBURBAN
RIVER BASIN:	NEUSE
WATER USE:	F-18
STREET SETBACKS:	25'
SIDE SETBACKS:	25'
REAR SETBACKS:	25'
EXISTING LOT SIZE:	2.89 AC 127,174.58 SF
EXISTING IMPERVIOUS SURFACE:	0.19 AC 8,174.08 SF (6.36%)
TOTAL IMPERVIOUS SURFACE:	1.72 AC 75,877.17 SF (59.61%)
TRANSPORTATION IMPERVIOUS:	0.87 AC 37,762.06 SF
NON-TRANSPORTATION IMPERVIOUS:	0.85 AC 38,115.12 SF
ALLOWABLE IMPERVIOUS SURFACE PER DEVELOPMENT PLAN P99B:	1.88 AC 82,022.42 SF (70.00%)
STANDARD PARKING REQUIREMENTS:	1 SPACES PER CLASSROOM + 1 PER 100 SF ADMIN AREA = 26 x 1 + 2353 / 300 = 26 + 7.86 = 33.86 34 SPACES REQUIRED (50 PROVIDED)
HIC PARKING REQUIREMENTS:	2 REQUIRED (2 PROVIDED)
VAN ACCESSIBLE SPACE REQUIREMENTS:	1 PER 8 HIC SPACES + 1 SPACE (1 PROVIDED)
BIKE PARKING REQUIREMENTS:	1 PER CLASSROOM = 26 (26 PROVIDED)
STATIONING REQUIREMENTS (PER TR):	853 LF REQUIRED = 900 LF PROVIDED (2 LANES OF 450 = 900 W/ 2' x 10' x 2' STACKING EACH)
PROPOSED BLDG FINCS:	37,000 SF BUILDING
BUILDING STORIES & HEIGHTS:	2-STORY, 35' MAXIMUM

SITE & UTILITY NOTES

- CITY OF DURHAM STANDARDS AND SPECIFICATIONS SHALL BE USED.
- ALL UTILITIES SHALL BE UNDERGROUND.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL PARKING AREAS ARE PRIVATE.
- PARKING AREAS AND DRIVE ISLES FOR THE PROPOSED PROJECT WILL BE CONSTRUCTED OF EITHER STANDARD DUTY OR HEAVY DUTY ASPHALT PAVEMENT AS SHOWN.
- ALL PARKING SPACES SHOWN ARE STANDARD SPACES PER CITY OF DURHAM MD SEC. 10.4.1.
- PROVIDE FIRE PLANS EXAMINER ONE (1) COPY OF THE UTILITY CONSTRUCTION DRAWINGS, SHOWING UNDERGROUND PIPING LAYOUT AND ALL FIRE APPLIANCE PERMITS, PERMIT FOR INSTALLATION OF PRIVATE FIRE HYDRANTS MUST BE ISSUED BY FIRE PLANS EXAMINER PRIOR TO INSTALLATION OF SAID HYDRANTS.
- 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.
- FOR DOMESTIC SERVICE LINE, THE BACKFLOW PREVENTER MUST BE AN ASSE #1013 RPT 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 #1880 HEATED INSULATED ENCLOSURE.
- FIRE PROTECTION SYSTEMS SHALL HAVE A REDUCED PRESSURE DETECTOR ASSEMBLY (RPOA) ASSE #1047, WITH BYPASS METER READING IN CUBIC FEET. IN AN ASSE #1904 HEATED INSULATED ENCLOSURE, WITH IN 50' OF THE DOMESTIC TEE.
- 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.
- ALL CLEANOUTS TO BE MINIMUM 6" ABOVE FINISHED GRADE.
- ALL FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS MUST BE PROVIDED WITH 5" DIAMETER STORZ CONNECTIONS. FDC INLETS MUST BE ORIENTED 90° TOWARDS GRADE AND PROVIDED WITH A LOCKABLE CAP ACCEPTABLE TO THE FIRE DEPARTMENT.
- FIRE LAMBS ARE TO BE MARKED IN ACCORDANCE WITH CITY GUIDELINES. CONTACT FIRE PREVENTION AT (919) 560-4253 EXT 15046 REGARDING PROCUREMENT OF SIGNS.



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 _____

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

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

SITE & UTILITY PLAN

PROJECT ENGINEER/ARCHITECT: [Signature]
CONSULTING: [Signature]
DESIGNER: [Signature]
CHECKER: [Signature]
DATE: MAY 24, 2011

SCALE: 1" = 30'

REVISIONS:

NO.	DATE	BY
7		
6		
5		
4		
3		
2		
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