

# SWIFT AVENUE APARTMENT HOMES 2

## DEVELOPMENT PLAN

CASE # Z1200018

DATE: 08-13-2012

### REVISIONS:

DATE: 09-11-2012

DATE: 09-20-2012

DATE: 10-15-2012

### APPLICANT/OWNER:

Madison Washburn Court, LLC  
1600 Camden Rd.  
Charlotte, NC 28203  
CONTACT: Jason McArthur  
PH - 704.307.8265

### PARCEL INFORMATION:

TRACT 1: PID 113586 PIN 0821-06-39-0901  
LOCATION: 300 SWIFT AVENUE  
OWNER: MADISON WASHBURN COURT LLC  
1600 CAMDEN RD  
CHARLOTTE, NC 28203

### CONSULTANTS:



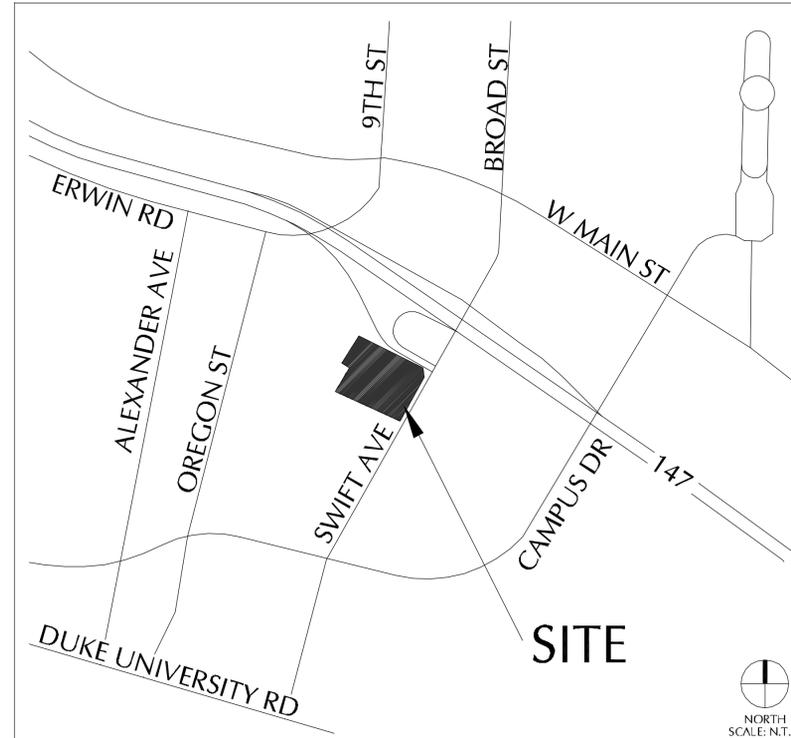
**STEWART**

2200 WEST MAIN ST, STE 560  
DURHAM, NC 27705  
T 919.286.7440  
FIRM LICENSE #: C-1051  
www.stewartinc.com  
PROJECT #: 11120  
ROBERT SHUNK  
RSHUNK@STEWARTINC.COM

**Cline Design Associates, PA**

CLINE DESIGN  
125 N. Harrington St.  
Raleigh, NC 27603  
919.833.6413  
JOHN WOOD  
JOHNW@CLINEDESIGNASSOC.COM

### VICINITY MAP



### INDEX OF DRAWINGS

- DP-1.0 EXISTING CONDITIONS PLAN
- DP-2.0 PROPOSED DEVELOPMENT PLAN

### SITE DATA:

1. GROSS SITE ACREAGE: 3.39 AC
2. EXISTING ZONING: RU-M
3. PROPOSED ZONING: CD-C(D)
4. OVERLAY DISTRICT: NONE
5. RIVER BASIN: CAPE FEAR

### TEXT COMMITMENTS:

- 1) EXCEPT AS NOTED BELOW, USE OF THE PROPERTY SHALL BE EXCLUSIVELY RESIDENTIAL DWELLING UNITS. (SEE GENERAL NOTE)
- 2) OFFICES THAT ARE ATTENDANT TO AND NECESSARY FOR THE OPERATION OF THE RESIDENTIAL USES PERMITTED ON THE PROPERTY SHALL BE ALLOWED, BUT IN NO CASE SHALL SUCH OFFICES EXCEED 5% OF THE TOTAL HEATED FLOOR AREA OF BUILDINGS DEVELOPED ON THE PROPERTY.
- 3) RETAIL SALES AND SERVICE USES, INCLUDING RESTAURANTS, THAT ARE ACCESSORY TO THE RESIDENTIAL USES PERMITTED ON THE PROPERTY AND INTENDED TO SERVE THE RESIDENTS OF THOSE USES SHALL BE ALLOWED, BUT IN NO CASE SHALL SUCH USES EXCEED 5% OF THE TOTAL HEATED FLOOR AREA OF THE BUILDINGS DEVELOPED ON THE PROPERTY. RETAIL SALES AND SERVICE FACILITIES ON THE PROPERTY SHALL NOT HAVE SIGNAGE OR ENTRANCES DIRECTED TOWARD OR FACING SWIFT AVENUE OR HULL STREET, HOWEVER, SUCH USES MAY HAVE SIGNAGE AND ENTRANCES LOCATED WITHIN COURTYARD AREAS REGARDLESS OF FACING.
- 4) FAMILY CARE FACILITIES, COMMERCIAL DORMITORIES, CONGREGATE LIVING FACILITIES, GROUP HOMES, AND OVERNIGHT ACCOMMODATIONS SHALL NOT BE ALLOWED.

#### PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT:

- 5) DEDICATE 2' RIGHT-OF-WAY ALONG THE FRONTAGE OF HULL AVENUE AS ILLUSTRATED ON SHEET DP-2.0.

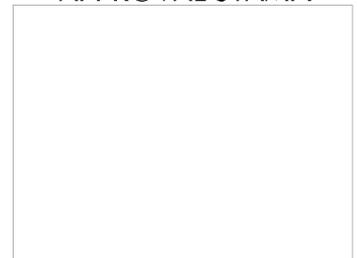
### GENERAL NOTES:

INDOOR OR OUTDOOR RECREATION AMENITIES ACCESSORY TO THE RESIDENTIAL USES ON THE PROPERTY RESERVED FOR THE USE OF THE RESIDENTS SHALL BE ALLOWED.

### DESIGN COMMITMENTS:

DESIGN COMMITMENTS BEYOND THE ORDINANCE REQUIREMENTS OF THE COMPACT DESIGN DISTRICT ARE NOT PROPOSED WITH THIS APPLICATION.

### APPROVAL STAMP:



J:\12110 - Swift Avenue Housing\Drawings\Development\Plan\DP-1.0 Existing Conditions.dwg, Oct 15, 2012 - 1:24pm



**SITE DATA:**

**SITE SUMMARY:**

1. SITE ACREAGE : 3.39 AC
2. EXISTING FUTURE LAND USE MAP: INSTITUTIONAL
3. EXISTING ZONING: RU-M
4. EXISTING USES: COM/ APARTMENT-GARDEN
5. TIER: EXISTING URBAN / PROPOSED: COMPACT
6. RIVER BASIN: CAPE FEAR
7. OVERLAY DISTRICT: NONE

**MAP NOTES:**

1. PROPERTY BOUNDARY PROVIDED BY STEWART, INC. DEED GAP BETWEEN SUBJECT PROPERTY AND PIN#822-16-20-7141.L00 HAS BEEN REMOVED AND THE PROPERTY AREA ADJUSTED. PLAT RECORDATION PENDING.
2. SUBJECT PROPERTY SURVEY PREPARED BY STEWART, INC.
3. ADJACENT PLANAMETRIC DATA PROVIDED BY DURHAM GIS.
4. THE LONG RANGE BICYCLE PLAN REQUIRES AN OUTSIDE BIKE LANE ALONG SWIFT AVE.
5. THE SITE IS IMPACTED BY THE CENTRAL DURHAM GATEWAY PLAN.

**RESOURCE PROTECTION ORDINANCE COMPLIANCE:**

1. FLOODPLAIN: ACCORDING TO FEMA MAP PANEL 3720082100K, DATED AUGUST 2, 2007 AND 3720082200J, DATED MAY 2, 2006. THERE ARE NO PORTIONS OF THE SUBJECT PROPERTY THAT LIES IN A DESIGNATED 100 YEAR FLOOD HAZARD ZONE.
2. WETLANDS: NONE
3. STREAM BUFFER: NONE
4. STEEP SLOPES: NONE
5. THERE ARE NO HISTORIC INVENTORY SITES ON THE PROPERTY.

**SURROUNDING PROPERTY OWNERSHIP INFORMATION:**

#	OWNER NAME	SITE ADDRESS	PIN NO.	EXISTING USE	EX. ZONING	OVERLAY	ACRES
1	DUKE UNIVERSITY ATTN: AMY GOODREAU WILLIAMS DIRECTOR CORPORATE TAX	351 CASE ST	0822-18-20-7141.L00	DAYCARE	UC(D)	N/A	1.423
2	DUKE UNIVERSITY ATTN: AMY GOODREAU WILLIAMS DIRECTOR CORPORATE TAX	1515 HULL AVE	0821-06-29-5777.L00	COM/M SVCS/ W/LS/HD	UC(D)	N/A	1.895
3	DUKE UNIVERSITY ATTN: AMY GOODREAU WILLIAMS DIRECTOR CORPORATE TAX	1513 HULL AVE	0821-06-29-7777	RES/1-FAMILY RENTAL	UC(D)	N/A	0.174
4	DUKE UNIVERSITY ATTN: AMY GOODREAU WILLIAMS DIRECTOR CORPORATE TAX	1511 HULL AVE	0821-06-29-8745	RES/1-FAMILY RENTAL	UC(D)	N/A	0.237
5	DUKE UNIVERSITY ATTN: AMY GOODREAU WILLIAMS DIRECTOR CORPORATE TAX	410 SWIFT AVE	0821-06-29-8548	COM/MUNITY SVCS (LNDIFF)	UC(D)	N/A	2.907
6	DUKE UNIVERSITY ATTN: AMY GOODREAU WILLIAMS DIRECTOR CORPORATE TAX	401 SWIFT AVE	0821-06-39-1597	RES/MULTIPLE DWGS	UC(D)	N/A	0.966
7	LINCOLN GROUP LTD	311 SWIFT AVE	0821-06-39-3721.000	COM/ APARTMENT	RU-M	N/A	1.254
8	DUKE UNIVERSITY ATTN: AMY GOODREAU WILLIAMS DIRECTOR CORPORATE TAX	301 SWIFT AVE	0821-06-39-4853	COM/ APARTMENT-GARDEN	UC(D)	N/A	1.629

**LEGEND:**

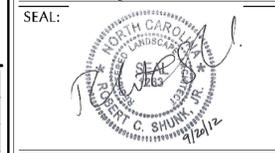
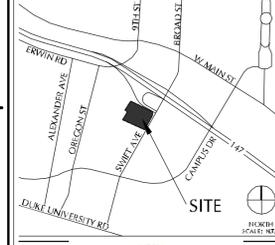
<ul style="list-style-type: none"> <li>□ N.C.G.S. Control and/or A.C. 207 P/W Monument</li> <li>● Existing Iron Pin/Angle Iron/Axis</li> <li>⊕ Fire Hydrant</li> <li>⊕ Water Valve</li> <li>⊕ Fire Department Connection</li> <li>⊕ Irrigation Control Valve</li> <li>⊕ Gas Valve</li> <li>⊕ Gas Meter</li> <li>⊕ Flared End Section</li> <li>⊕ Reinforced Concrete Pipe</li> <li>⊕ Existing Iron Pipe</li> <li>⊕ Iron Pipe Set (3/4")</li> <li>⊕ Existing Manhole</li> <li>⊕ PK Nail Set</li> <li>⊕ Computed Point</li> <li>⊕ Sign</li> <li>⊕ Light</li> <li>⊕ C.B. Catch Basin</li> <li>⊕ Utility Pole</li> <li>⊕ Telephone Pedestal</li> <li>⊕ Fiber Optic Box/Post</li> <li>⊕ Clean Out</li> <li>⊕ Roof Drain Clean Out</li> <li>⊕ Electric Pedestal/Post</li> <li>⊕ Light Pole</li> <li>⊕ EOC END OF CONCRETE CURB</li> <li>⊕ EOP EDGE OF PAVEMENT</li> <li>⊕ BOC BACK OF CONCRETE CURB</li> <li>⊕ NTS NOT TO SCALE</li> <li>⊕ POB POINT OF BEGINNING</li> <li>⊕ B/W BRICK WALL</li> <li>⊕ EP Existing Iron Pipe</li> <li>⊕ ER Existing Iron Rod</li> <li>⊕ POB Point of Beginning</li> <li>⊕ RCP Reinforced Concrete Pipe</li> <li>⊕ CMP Corrugated Metal Pipe</li> <li>⊕ FLOW Indicates the Direction of Flow</li> </ul>	<ul style="list-style-type: none"> <li>⊕ Drop Inlet</li> <li>⊕ Water Meter</li> <li>⊕ Sanitary Sewer Manhole</li> <li>⊕ Storm Sewer Manhole</li> <li>⊕ Transformer</li> <li>⊕ Mail Boxes</li> <li>⊕ Gas Line (approx.)</li> <li>⊕ Water Line (approx.)</li> <li>⊕ Storm Drainage Pipe (Approx.)</li> <li>⊕ Sanitary Sewer Pipe (Approx.)</li> <li>⊕ Over Head Utilities</li> <li>⊕ Curb Inlet</li> <li>⊕ Position of Height Measurement</li> <li>⊕ Well House</li> <li>⊕ Cable TV Pedestal/Box</li> <li>⊕ Right of Way Line</li> <li>⊕ Guy Wire</li> <li>⊕ Electric Meter</li> <li>⊕ Water Vault/Manhole</li> <li>⊕ Telephone Vault/Manhole</li> <li>⊕ Bollard</li> <li>⊕ Power Pole</li> <li>⊕ Power Pole with Light</li> <li>⊕ A/C Units</li> <li>⊕ Wooden Stockade Fence</li> <li>⊕ CONCRETE</li> <li>⊕ Flared End Section</li> <li>⊕ Handicap Parking Space</li> <li>⊕ Bike Lane per Durham Long Range Bicycle Plan</li> <li>⊕ Tree</li> <li>⊕ Tree Line</li> </ul>
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PIN: 0821-06-39-0901

**DEVELOPMENT PLAN**

**SWIFT AVENUE APARTMENT HOMES 2**

**VICINITY MAP:**

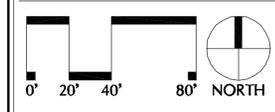


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**CONTACT:** JASON MCARTHUR  
PHONE: 704.307.8265

**CONSULTANTS:**

**REVISIONS:**

- 09/09/2012
- REMOVE DEED GAP, ADJUST WESTERN PL.
- 09/18/12 - ADD LABELS



SCALE: 1" = 40'

DATE: 08/13/2012

PROJECT NUMBER: 12110

FILE NAME: DP-1.0 EXISTING COND.

DRAWN BY: RMV

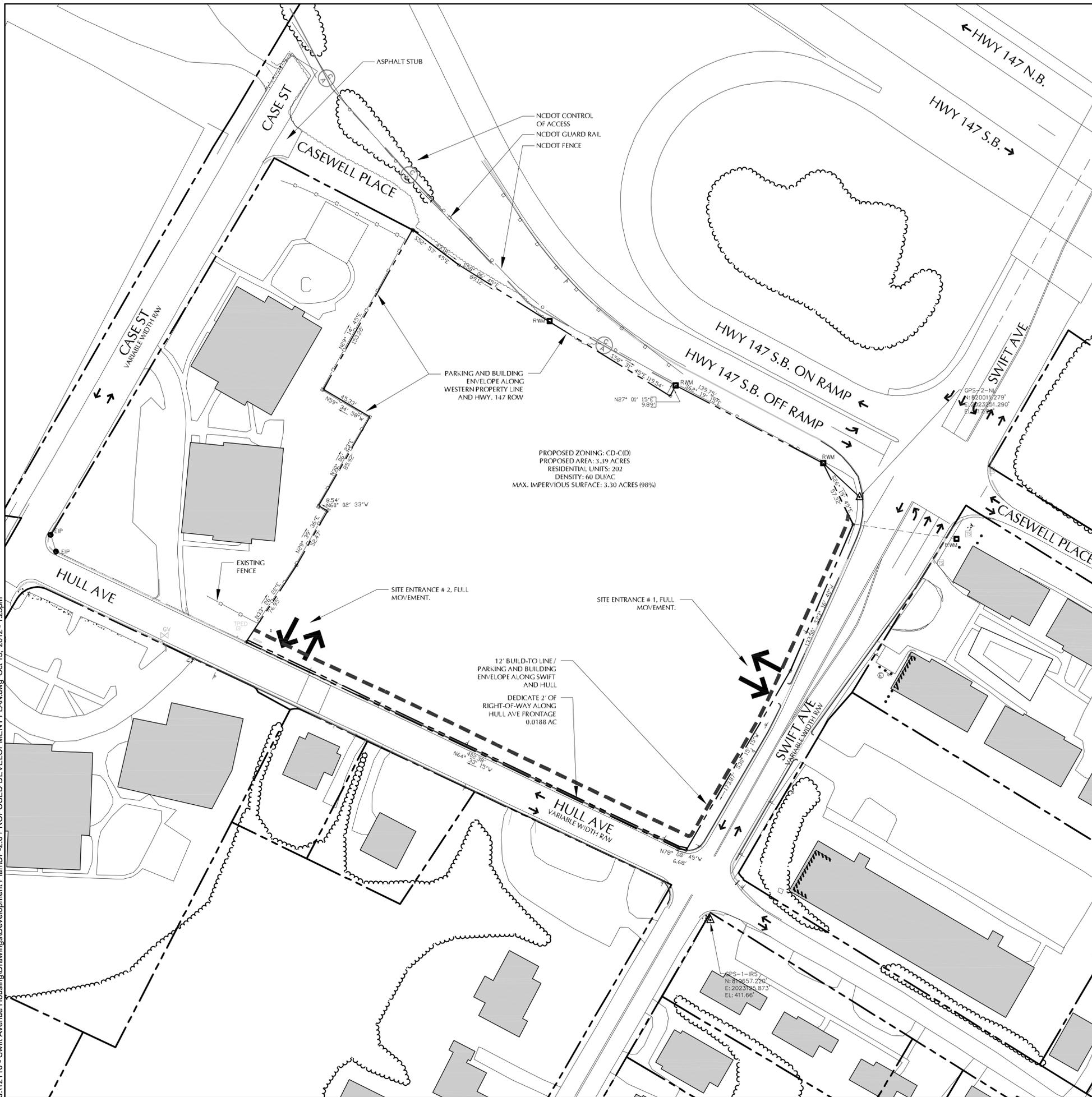
APPROVED BY: RCS

TITLE:

**EXISTING CONDITIONS PLAN**

SHEET: DP-1.0

J:\12110 - Swift Avenue Housing\Drawings\Development\Plan\DP-2.0 PROPOSED DEVELOPMENT PLAN.dwg, Oct.15, 2012 - 1:25pm



**SITE DATA:**

Gross Site Acreage	3.39
Hull Ave. R/W Dedication	0.0188
<b>Adjusted Gross Acreage</b>	<b>3.37</b>

<b>Proposed Units</b>	
Total Residential Units	202

**LEGEND:**

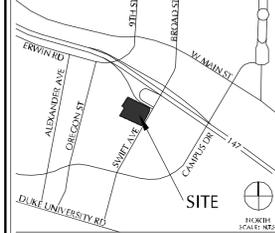
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DEVELOPMENT PLAN

**SWIFT AVENUE APARTMENT HOMES 2**

VICINITY MAP:



SEAL:



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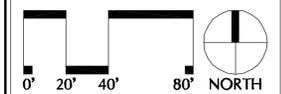


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**PROPOSED DEVELOPMENT PLAN**

SHEET: DP-2.0