

ALEXANDER PARK DEVELOPMENT

105 Smallwood Drive, Durham, North Carolina, 27703

DEVELOPMENT PLAN SUBMITTAL: SEPT. 12, 2011
 RESUBMITTAL: DEC. 14, 2011
 RESUBMITTAL: FEB. 14, 2012
 RESUBMITTAL: FEB. 29, 2012
 RESUBMITTAL: APR. 23, 2012
 RESUBMITTAL: MAY 31, 2012



Coulter
Jewell
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NC BOARD OF EXAMINERS FOR
ENGINEERS AND SURVEYORS
LIC # C-1209
NC BOARD OF LANDSCAPE
ARCHITECTS LIC # C-104



DEVELOPMENT TEAM

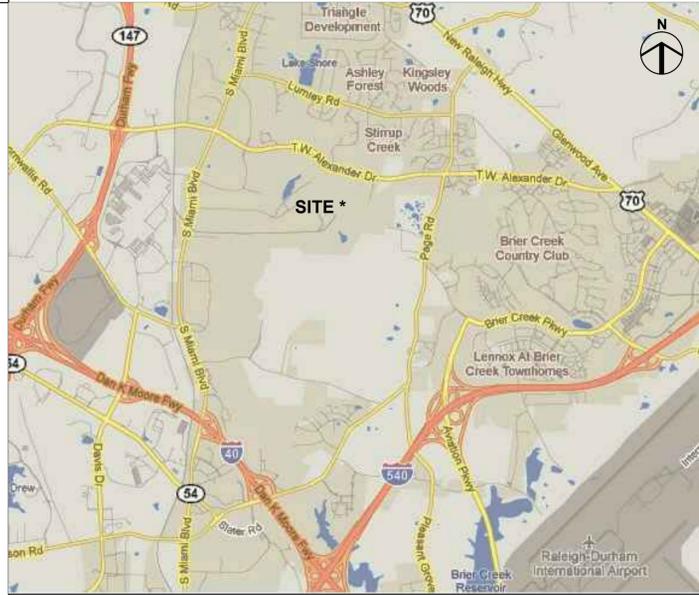
OWNER:
 ALEXANDER INDUSTRIAL PARK ASSOCIATES, LLC
 8310 BANDFORD WAY
 RALEIGH, NC 27615

CONSULTANTS:
LAND PLANNER
 COULTER JEWELL THAMES PA
 111 WEST MAIN STREET
 DURHAM, NC, 27701
 P: 919.682.0368
 DJEWELL@CJTPA.COM

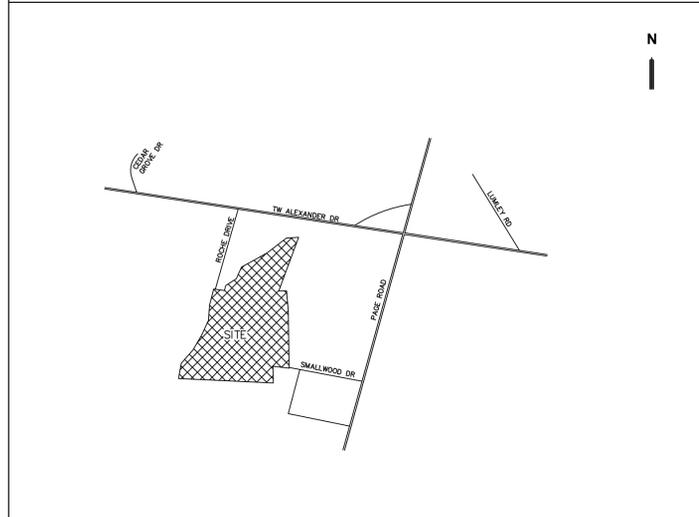
LAND USE ATTORNEY
 K&L GATES LLP
 430 DAVIS DRIVE, SUITE 400
 MORRISVILLE, NC 27560
 P: 919.466.1264
 PATRICK.BYKER@KLGATES.COM

TRAFFIC CONSULTANT
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VICINITY MAP



CONTEXT MAP



LIST OF SHEETS

CP-0	COVER SHEET
CP-1	EXISTING CONDITIONS PLAN
CP-2	DEVELOPMENT PLAN

PROJECT DATA

PIN:	0758-01-27-3876
PARCEL ID:	210791
OWNER:	ALEXANDER INDUSTRIAL PARK ASSOCIATES LLC 8310 BANDFORD WAY, RALEIGH, NC 27615
PROPERTY ADDRESS:	105 SMALLWOOD DRIVE, DURHAM, NC 27713
TOTAL PROJECT SIZE:	2,190,630.87 SF 50.29 ACRES
FUTURE LAND USE PLAN (SEPARATE APPLICATION):	
EXISTING:	INDUSTRIAL
PROPOSED:	LOW-MEDIUM DENSITY RESIDENTIAL
ZONING:	
EXISTING:	IL - INDUSTRIAL LIGHT (50.29 ACRES)
OVERLAY DISTRICTS:	N/A
PROPOSED:	PDR 6.64 (50.29 ACRES)
DEVELOPMENT TIER:	SUBURBAN

GENERAL CONDITIONS

1. 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 TAPER, 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.

DESIGN COMMITMENTS

DESCRIPTION OF PROPOSED ARCHITECTURE:

- GENERAL ARCHITECTURAL STYLE:**
THE PROPOSED RESIDENTIAL DEVELOPMENT WILL BE COLONIAL STICK STYLE, NEO-COLONIAL, MINIMAL-TRADITIONAL, CRAFTSMEN, AND/OR A COMBINATION OF THESE ARCHITECTURAL STYLES.
- ROOFLINES:**
THE PROPOSED ROOF LINES WILL BE SLOPPED. FLAT ROOFS WILL NOT BE USED. DORMERS AND/OR GABLES WILL BE USED TO BREAK UP ROOF LINES AND CREATE VISUAL INTEREST.
- BUILDING MATERIALS:**
THE BUILDING MATERIALS USED FOR THE OVERALL DEVELOPMENT WILL INCLUDE A MIX OF BRICK, STONE, WOOD, ARTIFICIAL STUCCO, VINYL OR CEMENTITIOUS SIDING MATERIALS. INDIVIDUAL BUILDINGS WILL USE A MINIMUM OF 2 OF THE ABOVE REFERENCED BUILDING MATERIALS.
- DISTINCTIVE ARCHITECTURAL FEATURES:**
DISTINCTIVE ARCHITECTURAL FEATURES SUCH AS DORMERS, PORCHES, BRICK DETAILING, GABLE RETURNS, AND/OR SHUTTERS SHALL BE INCORPORATED INTO THE RESIDENTIAL BUILDINGS. FRONT FACING ROOF LINES SHALL VARY IN HEIGHT AND SHAPE TO MINIMIZE CONTINUOUS HORIZONTAL ROOF LINES.
- DESIGN TRANSITION TO THE CONTEXT AREA:**
THIS AREA HAS BEEN STEADILY TRANSITIONING FROM ITS RURAL CHARACTER TO THAT OF A SUBURBAN OFFICE PARK. THE PROPOSED RESIDENTIAL DEVELOPMENT WILL TRANSITION INTO THE SURROUNDING DEVELOPMENT BY UTILIZING THE CONTEMPORARY BUILDING MATERIALS REFERENCED ABOVE AND 2 AND/OR 3 STORY BUILDING HEIGHT SIMILAR TO THE ADJACENT RESIDENTIAL AND NON-RESIDENTIAL STRUCTURES.

RESOURCE CONSERVATION NOTES

STREAM BUFFERS:
50' (EACH SIDE FROM TOP OF BANK) STREAM BUFFER HAVE BEEN SHOWN ON PERENNIAL STREAMS THAT WERE DELINEATED BY MURPHY GEOMATICS DATED JANUARY 29, 2009.

FLOODWAY FRINGE PROTECTION:
THE SITE CONTAINS MAPPED FLOODWAY FRINGE ACCORDING TO FIRM MAP 3720075800 J (MAY 2, 2006).

STEEP SLOPE PROTECTION:
THERE ARE AREAS OF STEEP SLOPES GREATER THAN 5,000 SF, AND WITHIN 200' OF A PERENNIAL STREAM. SLOPES HAVE BEEN CALCULATED ON GIS TOPOGRAPHY PER 8.3.3 OF THE ZONING ORDINANCE. A TOTAL OF 0.7686 AC HAS BEEN IDENTIFIED ON SITE.

TREE SURVEY:
THE TREE SURVEY SHOWS ALL 18" CAL. OR LARGER TREES IS SHOWN ON THE EXISTING CONDITIONS PLAN (CP-1). ALL TREES IN THE STREAM BUFFER WILL BE SAVED (EXCEPT ROAD AND UTILITY CROSSINGS).

WETLANDS:
THERE ARE MAPPED WETLANDS ONSITE, AS DELINEATED BY S&EC AND MURPHY GEOMATICS DATED JANUARY 29, 2009. A TOTAL OF 0.2147 AC HAS BEEN SHOWN ON SITE.

TEXT COMMITMENTS

TRANSPORTATION

- PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, ROCHE DRIVE WILL BE CONSTRUCTED/IMPROVED TO AN APPROPRIATE CITY OF DURHAM COLLECTOR STREET STANDARD FROM TW ALEXANDER DRIVE TO THE SOUTHERN PROPERTY LINE. THE CROSS-SECTION OF WHICH WILL BE DETERMINED AT THE SITE PLAN STAGE.
- PRIOR TO THE CERTIFICATE OF OCCUPANCY FOR THE 91st UNIT, SMALLWOOD DRIVE WILL BE CONSTRUCTED/IMPROVED TO AN APPROPRIATE CITY OF DURHAM OR NCDOT COLLECTOR STREET STANDARD FROM PAGE ROAD TO ROCHE DRIVE. THE CROSS-SECTION OF WHICH WILL BE DETERMINED AT THE SITE PLAN STAGE.
- PRIOR TO THE CERTIFICATE OF OCCUPANCY FOR THE 91st UNIT, CONSTRUCT A NORTHBOUND LEFT-TURN LANE WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS ON PAGE ROAD AT SMALLWOOD DRIVE.
- THE GREENWAY TRAIL WILL BE DEDICATED PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY.
- THIS RESIDENTIAL PROJECT IS LIMITED TO TOWNHOUSE USE AS DEFINED BY THE DURHAM UDO.

APPROVAL STAMPS

Case Number Z1100022

REZONING DEVELOPMENT PLAN
DRAWINGS NOT RELEASED FOR CONSTRUCTION

Sheet Title
SITE DATA / EXISTING CONDITION

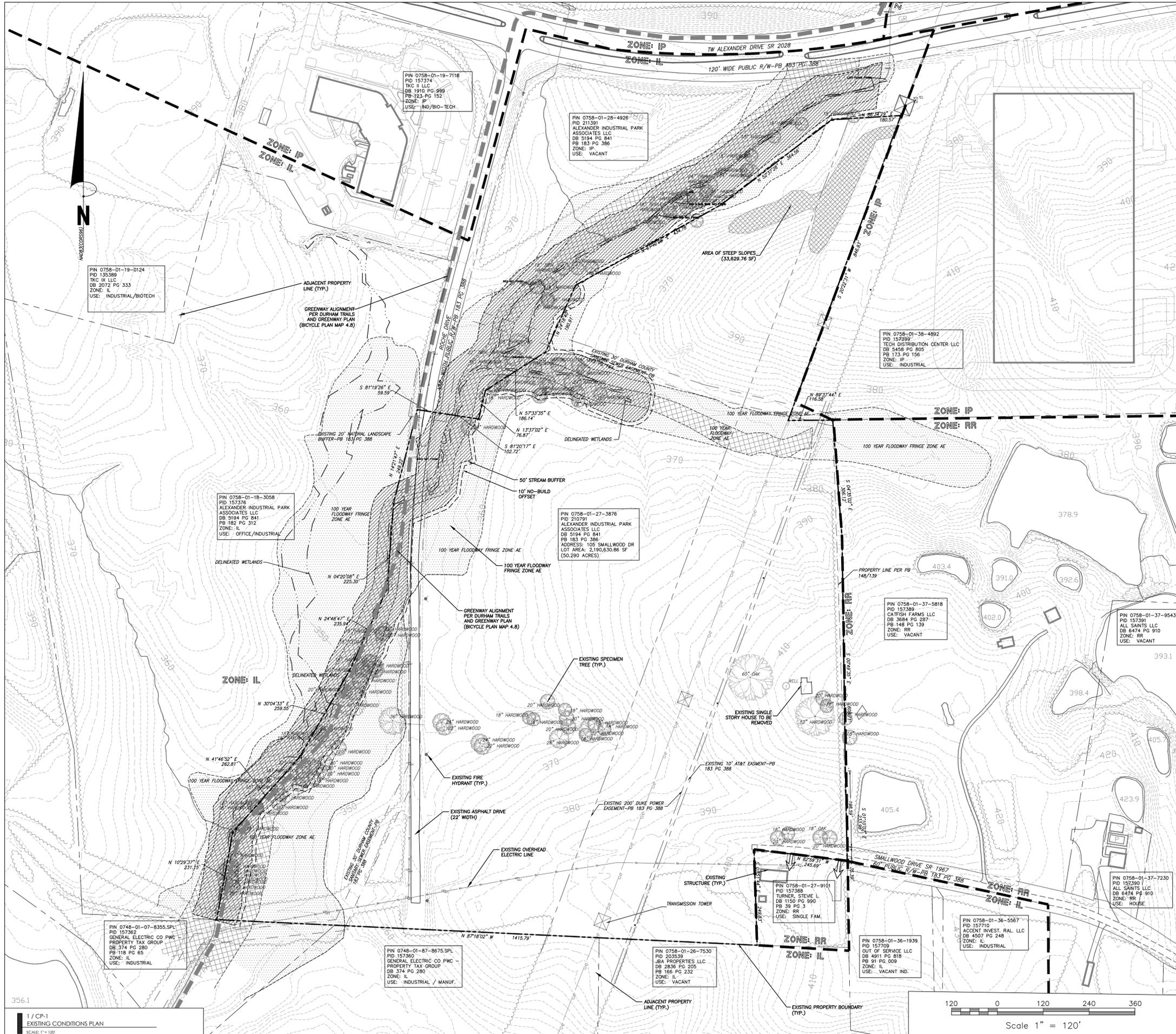
Sheet Number
CP-0

DURHAM ZONING MAP CASE NUMBER: Z1100022

Project
ALEXANDER PARK DEVELOPMENT
105 SMALLWOOD DR.
DURHAM, NC 27703
PIN: 0758-01-27-3876
PROPERTY OWNERS:
ALEXANDER INDUSTRIAL PARK ASSOCIATES LLC

CJT Job Number 1130

Drawn	JSA
Checked	DAJ
Date	09/12/2011
Revisions	12/14/2011
	02/14/2012
	02/29/2012
	04/23/2012
	05/15/2012



FEMA FLOODPLAIN NOTE:
 THE FEMA 100 YR FLOODPLAIN ZONE AE, 500 YR ZONE X, AND FLOODWAY FRINGE INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM THE APRIL 13, 2007 LOMR PANEL 0758J. HOWEVER, THE GRAPHIC INFORMATION HAS BEEN SHIFTED TO MORE ACCURATELY FOLLOW SURVEY STREAM CHANNELS, WETLAND AREAS AND GIS TOPOGRAPHY.

EXISTING CONDITIONS DATA

ENVIRONMENTAL PROTECTION:
 (ACREAGE SHOWN IS FOR ONSITE AREAS ONLY)
 RIVER BASIN: NEUSE RIVER BASIN

100 YEAR FLOODWAY FRINGE: (EXCLUSIVE OF FLOODWAY) FEMA# 3720075800 J (MAY 2, 2006)	276,956 SF (6.358 AC)
FLOODWAY: FEMA# 3720075800 J (MAY 2, 2006)	152,058 SF (3.491 AC)
50' STREAM BUFFERS:	137,388 SF (3.154 AC)
WETLANDS AREA:	9,351 SF (0.215 AC)
STEEP SLOPE AREA:	33,629.76 SF (0.772 AC)
IMPERVIOUS SURFACE: EXISTING:	31,738 SF (0.729 ACRES)



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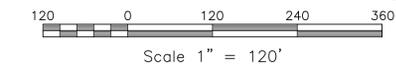
CJT Job Number 1130

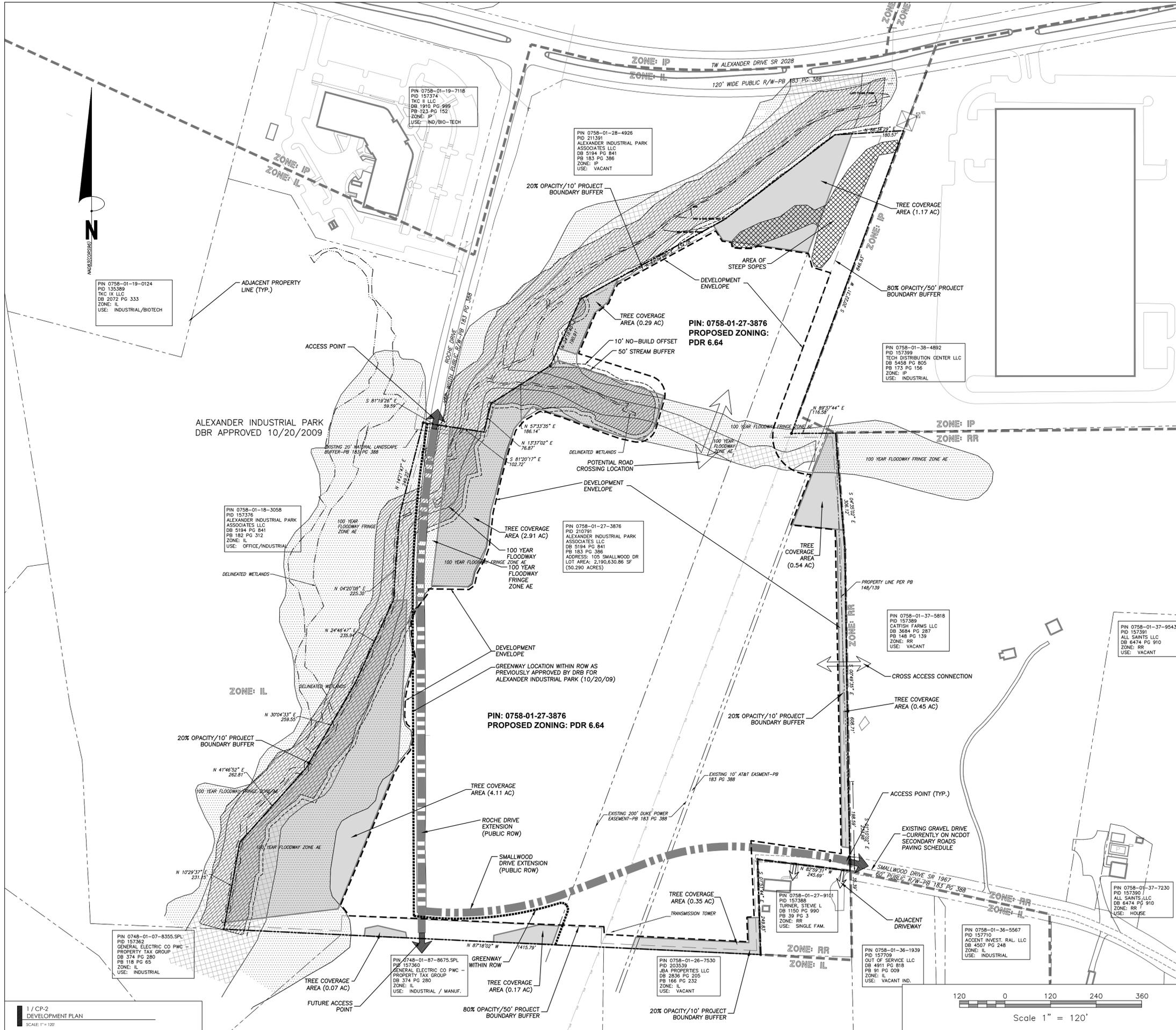
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REZONING DEVELOPMENT PLAN
 DRAWINGS NOT RELEASED FOR CONSTRUCTION

Sheet Title
SITE DATA / EXISTING CONDITION

Sheet Number
CP-1





LEGEND

- 100YR FLOODWAY FRINGE ZONE AE
- 100YR FLOODWAY
- 50 FOOT STREAM BUFFER
- TREE COVERAGE AREA (CONCEPTUAL)
- DEVELOPMENT ENVELOPE
- SPECIMEN TREE

DEVELOPMENT PLAN NOTES

FEMA FLOODPLAIN NOTE:
 THE FEMA 100 YR FLOODPLAIN ZONE AE, 500 YR ZONE X, AND FLOODWAY FRINGE INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM THE APRIL 13, 2007 LOMR PANEL 0758J, HOWEVER, THE GRAPHIC INFORMATION HAS BEEN SHIFTED TO MORE ACCURATELY FOLLOW SURVEY STREAM CHANNELS, WETLAND AREAS AND GIS TOPOGRAPHY.

- PROPOSED ZONING:
PDR 6.64
- COMMITTED USES:
 • RESIDENTIAL TOWNHOUSE
- DEVELOPMENT DENSITY:
 • GROSS LAND AREA: 50.29 ACRES
- CREDITABLE ACREAGE FOR DENSITY CALCULATIONS
 (ALL ACREAGES ARE EXCLUSIVE OF STREAM BUFFER AREA)
- 0.772 AC STEEP SLOPE AREA x 15% CREDIT: = 0.116 ACRES
 - 5.247 AC 100 YEAR FLOODWAY FRINGE x 50% CREDIT: = 2.623 ACRES
 - 0.959 AC FLOODWAY x 0% CREDIT: = 0.000 ACRES
 - 3.154 AC STREAM BUFFER x 0% CREDIT: = 0.000 ACRES
 - 40.158 AC NOT ENVIRONMENTALLY IMPACTED x 100%: = 40.158 ACRES
- NET LAND AREA: 42.897 ACRES
- COMMITTED RESIDENTIAL TOWNHOUSE UNITS:
 • 285 TOWNHOUSE UNITS MAX.
 • 285 TOWNHOUSE UNITS / 42.897 NET ACRES = 6.64 UNITS/ACRE
- BUILDING HEIGHT:
 • 45' MAX.
- TREE COVERAGE AREA:
 REQUIRED: 20% x 50.29 AC = 10.058 AC (20.0%)
 COMMITTED: 10.06 AC MINIMUM
- IMPERVIOUS SURFACE:
 EXISTING: 31,738 SF (0.729 ACRES)
 COMMITTED: 35.2 AC (70%) MAXIMUM

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REZONING DEVELOPMENT PLAN
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Sheet Title
DEVELOPMENT PLAN

Sheet Number
CP-2

