INDEX OF SHEETS GODINEZ DEVELOPMENT PLAN

SHEET 1 EXISTING CONDITIONS PLAN
SHEET 2 PRELIMINARY DEVELOPMENT PLAN
SHEET 3 PRELIMINARY GRADING/DRAINAGE PLAN

SITE DATA:

SITE AREA = 7.87 ACRES
SITE CURRENT ZONING – RR
SITE ADDRESS – 5622 GRANDALE ROAD
SITE OWNERS: VICENTE AND HILDA GODINEZ
113 RADCLIFF CIRCLE
DURHAM, NC 27713
CURRENT SITE IS VACANT
SITE WITHIN CAPE FEAR RIVER BASIN
SITE OVERLAY – FALLS/JORDAN – B
SITE PIN 0727–02–46–5306
FUTURE LAND USE – LOW DENSITY RESIDENTIAL – 4 DU/ OR LESS
DEVELOPMENT TIER – SUBURBAN
SITE CONTAINS NO FLOODWAYS AND/OR FLOOD FRINGES
SITE CONTAINS NO FLOOD PLAIN AREA
SITE WAS INVESTIGATED BY USACOE (2002) AND CONTAINS NO WETLANDS
SITE CONTAINS ONE INTERMITTEND STREAM.
CONTOUR INTERVAL OF 2' FROM DURHAM GIS INFORMATION
BOUNDARY INFORMATION FROM PLAT BOOK 146 PAGE 129

FEMA MAP 3720072700K, REVISED FEBRUARY 2, 2007
ZONE X:
AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN.

NOTE:
– THERE IS NO TRANSIT STOP WITHIN 1/4 MILE OF THE SITE.
– MAXIMUM IMPERVIOUS AREA ALLOWED FOR F/J–B WATERSHED IS 24%.

PUBLIC WORKS CONDITIONS OF APPROVAL:

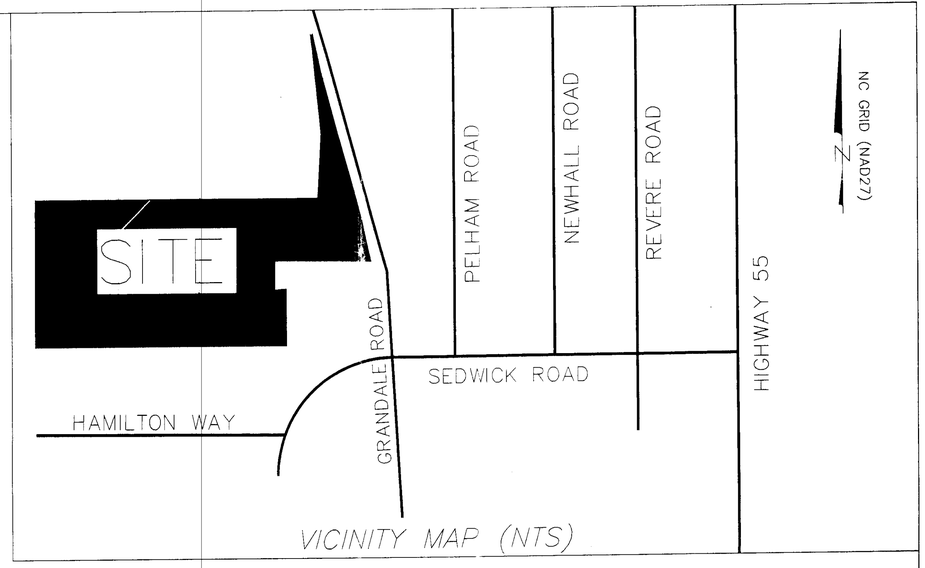
A.
ALL SIZES, MATERIALS, SLOPES, LOCATIONS, EXTENSIONS AND DEPTHS FOR ALL PROPOSED UTILITIES (WATERLINES, SANITARY SEWER LINES AND STORM DRAINAGE CONVEYANCE SYSTEMS) SHALL BE REVIED AT CONSTRUCTION DRAWING SUBMITTAL AND BE SUBJECT TO APPROVAL BY THE CITY OF DURHAM PUBLIC WORKS DEPARTMENT BASED UPON THE 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.
B.
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.
C.
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 AREA 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. EXTENSION AGREEMENT REQUIRED. IF SITE IS OUTSIDE CITY LIMITS, EXTENSION AGREEMENT MUST BE FULLY EXECUTED BY CITY COUNCIL PRIOR TO ACTION ON ANNEXATION. SUBMIT ONE COPY OF OVERALL UTILITY PLAN. CONATCT ENGINEERING DIVISION AT 560–4326.
2. ANNEXATION PETITION REQUIRED. ANNEXATION PETITION MUST BE DEEMED VALID BEFOER FINAL CONSTRUCTION DRAWINGS APPROVAL. CONTACT BUDGET AND MANAGEMENT SERVICES DEPARTMENT AT 560–4111.
3. IF A HYDRANT IS PROPOSED A FIRE FLOW ANALYSIS IS REQUIRED. WATERLINE SIZE MAY CHANGE WITH FIRE FLOW ANALYSIS. CONATCT CITY ENGINEERING AT 560–4326 TO SCHEDULE FLOW TEST OR OBTAIN CURRENT SYSTEM DATA.
4. WATER PERMIT REQUIRED. SEWER PERMIT REQUIRED. SEWER PERMIT FROM DURHAM COUNTY REQUIRED. CONTACT DURHAM COUNTY DIVISION AT 560–7993.
5. AN NCDOT OR CITY OF DURHAM DRIVEWAY PERMIT IS REQUIRED.

COMMITTED ELEMENTS:

1. A 40 FOOT WIDE TREE SAVE/BUFFER AREA WILL BE PRESERVED AND PROTECTED ALONG THE REAR OF LOTS 2–8.
2. PROVIDE A 6 FOOT HIGH SOLID WOOD FENCE, SCREENED WITH 18 TOTAL, 24 INCH WAX MYRTLES PLANTED 7 FEET ON CENTER AND PLACED ALONG THE REAR OF THE DETENTION FACILITY COMMON WITH 1017 HAMILTON WAY (PIN 0727–01–46–1032) PRIOR TO THE APPROVAL OF THE FIRST FINAL PLAT.
3. PROVIDE A 20 FOOT TRIANGULAR EASEMENT IN THE SOUTHWEST CORNER OF THE PROPERTY ADJACENT TO 1017 HAMILTON WAY (PIN 0727–01–46–1032) AS ILLUSTRATED ON SHEET 2 OF THE DEVELOPMENT PLAN TO MAINTAIN AND ALLOW FOR POSITIVE DRAINAGE FROM 1017 HAMILTON WAY (PIN 0727–01–46–1032) ON THE FIRST FINAL PLAT.
4. PROVIDE A PERMANENT DIVERSION DITCH AS PER DURHAM COUNTY ENGINEERING STANDARDS (DETAIL DD–1) AND IN AN EASEMENT OUTSIDE BUT ADJACENT TO THE TREE SAVE AREA ALONG THE REAR OF LOTS 2–8 PRIOR TO THE APPROVAL OF THE FIRST FINAL PLAT.
5. A 6' HIGH SOLID TREATED WOOD FENCE TO BE INSTALLED ADJACENT TO THE McCLAMB PROPERTIES (PINS 0727–02–46–9118 AND 8299) PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR LOTS 8 & 9. THE FENCE MUST BE LOCATED ON THE DEVELOPMENT SIDE OF THE REQUIRED LANDSCAPE BUFFER.



VICINITY MAP (NTS)

PRELIMINARY DEVELOPMENT FOR GODINEZ PROPERTY 5622 GRANDALE DRIVE

CASE NUMBER Z07–41

COUNTY OF DURHAM, NORTH CAROLINA

CURRENT PROPERTY ZONED – RR

PROPOSED REZONING OF PROPERTY TO RS–10(D)

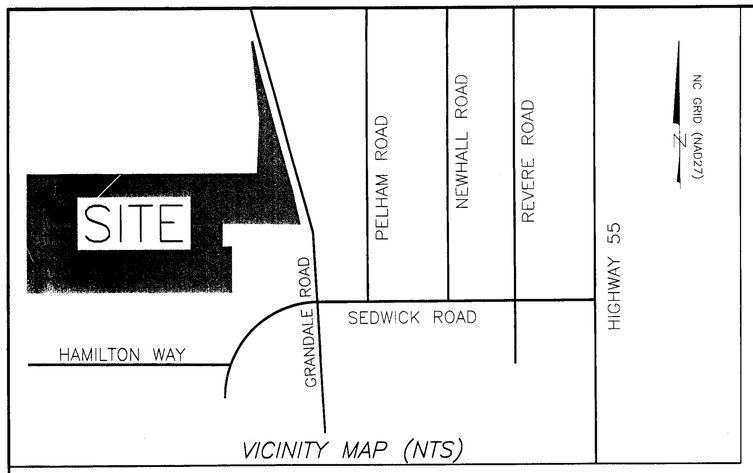
APRIL 18, 2008
OCTOBER 15, 2008
FEBRUARY 6, 2009
FEBRUARY 25, 2009
APRIL 1, 2009
APRIL 17, 2009
AUGUST 26, 2009

Z07-41 Zone RS-10(D)
Recommended for Approval by the Durham Planning Commission on 3-24-09
Chair of Committee
Approved by Durham County Board of Commissioners on 3-24-09
Zone RS-10(D) Ordinance No.
County Clerk

THOMPSON and ASSOCIATES, P.A.
153 HOLLY SPRINGS ROAD
HOLLY SPRINGS, NC 27540
TEL. 919 577–0808 FAX 919 577–0609

NORTH CAROLINA PROFESSIONAL SEAL 19756 ENGINEER RANDALL K. RAPPLEYE
9/17/09
"PRELIMINARY"

OWNER:
VICENTE AND HILDA GODINEZ
113 RADCLIFF CIRCLE
DURHAM, NC 27713
PHONE (919) 422– 2987



VICINITY MAP (NTS)

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SITE OVERLAY – FALLS/JORDAN – B
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BOUNDARY INFORMATION FROM PLAT BOOK 146 PAGE 129

FEMA MAP 3720072700K, REVISED FEBRUARY 2, 2007
ZONE X:
AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN.

NOTE:
– THERE IS NO TRANSIT STOP WITHIN 1/4 MILE OF THE SITE.
– MAXIMUM IMPERVIOUS AREA ALLOWED FOR F/J–B WATERSHED IS 24%.

SUTTERIDGE COURT
EX. 50' PUBLIC R/W

OFF–SITE DRAINAGE AREA FROM GRANDALE SUBDIVISION = 5.16 AC.

ZONED PDR–1.66
JESSICA T. GUNBY–DECUIR
NORRIS W. GUNBY
DB 5263, PG 10
PB 165, PG 350
0727–01–46–1640

ZONED PDR–1.66
XINGZHOU LIU
HONG WANG
DB 5061, PG 717
PB 169, PG 163
0727–01–46–2529

ZONED PDR–1.66
ERNEST J. EDENFIELD
RITA L. EDENFIELD
DB 5164, PG 110
PB 165, PG 350
0727–01–46–2598

ZONED PDR–1.66
JOHN S. LEWIS, III
KRISTYN K. LEWIS
DB 5269, PG 83
PB 165, PG 350
0727–01–46–3579

ZONED PDR–1.66
CENTEX HOMES
DB 3574, PG 626
PB 165, PG 350
0724–01–46–4549

ZONED PDR–1.66
JASON L. SHAW
JENNIFER ANNE SHAW
DB 5330, PG 71
PB 165, PG 350
0727–01–46–5610

ZONED PDR–1.66
COURTNEY COOPER
JONATHAN DASCENZO
DB 5371, PG 545
PB 165, PG 350
0727–01–46–5680

ZONED PDR–1.66
CHETAN BHARAT PATEL
ASHA CHETAN PATEL
DB 5223, PG 336
PB 165, PG 350
0727–01–46–6559

ZONED PDR–1.66
WILLIAM MATTHEW LONG
TRACY LYNN LONG
DB 5158, PG 800
PB 165, PG 350
0727–01–46–7558

EXISTING 20' DRAINAGE EASEMENT
EX. 50' TRANSITIONAL USE AREA
S 89°27'32" E 793'
EX. 5' CONC. S/W
EX. SS
6" W
EX. 8" DIP WM
EX. 4" SS
EBOC
R/W
EX. 30' CITY OF DURHAM SANITARY SEWER EASEMENT
EX. SS
37½' EBOC
1" EOP
20'
EX. 20' PUBLIC DRAINAGE EASEMENT
ZONED PDR–1.66
ZONED PDR–1.66
CENTEX HOMES
DB 3574, PG 626
PB 165, PG 353
0727–03–35–9910
S 00°42'56" W 402.96'
EXISTING TREE LINE
10' "NO BUILD" SETBACK
100' BUFFER FROM TOB
TOB
50' BUFFER FROM TOB
260
270
LOCATION PER STREAM DELINEATION CONSULTANT REPORT
50' TRANSITIONAL USE AREA
CENTEX HOMES
DB 3574, PG 626
PB 165, PG 353
PB 169, PG 82
S 00°42'56" W
N 89°27'36" W 612.97'
EXISTING 30' UTILITY EASEMENT
EXISTING 30' UTILITY EASEMENT

SUBJECT TRACT = 7.87 ACRES
CURRENT ZONING – RR

NOTE: VEGETATION ON SITE CONTAIN NO SPECIMEN TREES

CHARLES M. DELLERMAN
DB 4895, PG 20
PB 103, PG 182
0727–01–46–1032
~LOC. EXISTING HOUSE

NANCY SIMPSON MCGEE
DB 2317, PG 603
PB 95, PG 113
0727–01–46–2052
~LOC. EXISTING HOUSE

DAVID A SCHELL
JO DORIS KAHN
DB 2548, PG 728
PB 95, PG 113
0727–01–46–3062
~LOC. EXISTING HOUSE

JOHN O. SAUERBIER, JR.
EVELYN O. SAUERBIER
DB 998, PG 876
PB 95, PG 113
0727–01–46–5002
~LOC. EXISTING HOUSE

RICHARD ALPHA JONES
BETH ZOANNE JONES
DB 2871, PG 748
PB 95, PG 113
0727–01–46–6022
~LOC. EXISTING HOUSE

JERALD D. HEGE
LINDA M. HEGE
DB 2944, PG 17
PB 95, PG 113
0727–01–46–7052
~LOC. EXISTING HOUSE (CAMP)

Randall L. Hale 4/17/09

50 0 25 50 100
SCALE 1" = 50'

END 12" DIP WM
S 87°57'32" E 6.29'
EECIP
EX. 2" W
JAMES AND JULIA ROSEBERRY
0727–02–56–0943
EXISTING RESIDENCE
ZONED RS–10
CENTEX HOMES
DB 3574, PG 626
PB 165, PG 350
0727–03–35–9910
N 11°44'15" W 113.31'
MARK SHELTON AND AYLAN FARRELL
0727–02–56–0894
EXISTING RESIDENCE
ZONED RS–10
ZONED RS–10
~22' EBOP
MARK AND ELISABETH WEST
0727–02–56–1714
EXISTING RESIDENCE
ZONED RS–10
N 05°27'32" W 278'
N 15°04'08" W 173.27'
TODD M. MERRIWEATHER
TIMEKIE M. MERRIWEATHER
DB 5031, PG 109
PB 165, PG 350
ZONED PDR–1.66
0727–01–46–8705
WILLIAM AND VIRGINIA LITTLE
0727–02–56–1666
EXISTING RESIDENCE
ZONED RS–10
SUSAN STEFANAC LAUBACH
JUSTIN EDWARD LAUBACH
DB 5224, PG 100
PB 165, PG 350
ZONED PDR–1.66
0727–01–46–8614
N 15°51'11" W 121.49'
60' PUBLIC R/W
GRANDALE DRIVE S.R. 1100
EX. 12" DIP WM
JOHN AND SUSAN VARGAS
0727–02–56–1577
EXISTING RESIDENCE
ZONED RS–10
S 14°51'52" E 121.49'
MH
~LOC. EXISTING HOUSE
EX. STORM DRAIN
OFF–SITE DRAINAGE AREA FROM GRANDALE DRIVE = 1.23 AC.
THOMAS PURVIS JR.
0727–02–56–1488
EXISTING RESIDENCE
ZONED RS–10
PELHAM ROAD
50' PUBLIC R/W
PARKWOOD ASSOCIATION, INC.
0727–02–56–0304
OPEN SPACE
N 12°28'27" W 158.11'
EX. 8" PVC SS
THOMAS AND MARY LUMPKIN
0727–02–56–1490
EXISTING RESIDENCE
ZONED RS–10
~LOC. EX. SHED
S 88°44'01" E 270'
SHELA MAE McCLAMB
ESTATE 1998/646
PB 146, PG 129
0727–02–46–8299
~LOC. EXISTING HOUSE
GGW & ASSOCS., LLC
0727–02–56–1391
EXISTING RESIDENCE
ZONED RS–10
S 01°15'59" W 79.5'
32.46'
34.38'
OFF–SITE DRAINAGE AREA FROM LOTS = 1.15 AC.
SHELA MAE McCLAMB
(LIFE ESTATE)
DB 2551, PG 295
0727–02–46–9118
~LOC. EXISTING HOUSE
GAIL HOLLOWELL
TONY MCDONALD
0727–02–56–1292
EXISTING RESIDENCE
ZONED RS–10
N 07°31'06" E 120'
8" SS
8" PVC SS
EX. 8" PVC SS
EX. 8" DIP WM
EX. 12" DIP WATER
EX. 8" DIP WM
SEDWICK ROAD
60' PUBLIC R/W
SEDWICK ROAD WEST
60' PUBLIC R/W
EECIP
R/W

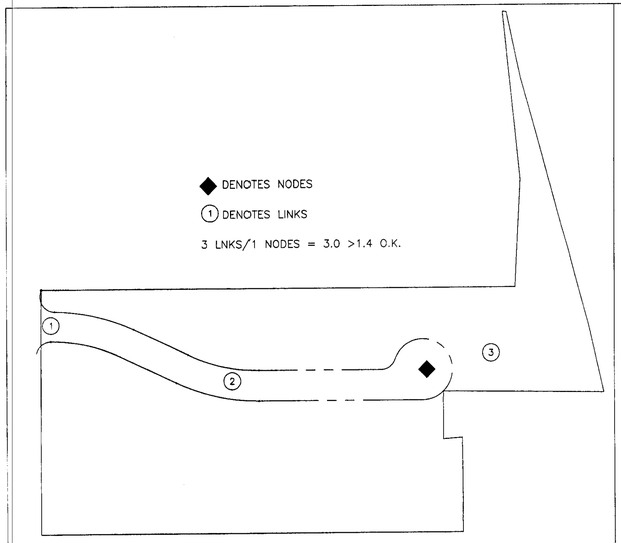
SHEET 1

EXISTING CONDITIONS
VICENTE GODINEZ & HILDA GODINEZ
5622 GRANDALE DRIVE

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCE, OR SALES

THOMPSON & ASSOCIATES, PA
153 HOLLY SPRINGS ROAD
HOLLY SPRINGS, NC 27540
(919) 577–0808
FAX (919) 577–0809

TRIANGLE TOWNSHIP		OWNER	VICENTE GODINEZ HILDA GODINEZ
DURHAM COUNTY	NORTH CAROLINA	ZONED	RR
DATE 4–18–08	DRAWN RLM	JOB NO.	
SCALE 1" = 50'	SURVEYED	DWG:	HILDAEXISTING
REVISIONS 7/11/08, 2/6/09 2/25/09, 4/17/09		PIN	0727–02–46–5306



STREET CONNECTIVITY DIAGRAM

SITE DATA:

SITE AREA = 7.87 ACRES
SITE CURRENT ZONING – RR; PROPOSED REZONING – RS–10(D)
SITE ADDRESS – 5622 GRANDALE ROAD
SITE OWNERS: VICENTE AND HILDA GODINEZ
113 RADCLIFF DRIVE
DURHAM, NC 27713
CURRENT SITE IS VACANT
SITE WITHIN CAPE FEAR RIVER BASIN
SITE OVERLAY – FALLS/JORDAN – B
SITE PIN 0727–02–46–5306
SITE CONTAINS NO FLOODWAYS AND/OR FLOOD FRINGES
SITE CONTAINS NO FLOOD PLAIN AREA
SITE WAS INVESTIGATED BY USACOE (2002) AND CONTAINS NO WETLANDS
SITE CONTAINS ONE INTERMITTEND STREAM.
CONTOUR INTERVAL OF 2' FROM DURHAM GIS INFORMATION
BOUNDARY INFORMATION FROM PLAT BOOK 146 PAGE 129
MAXIMUM BUILDING HEIGHT = 35 FT.
GRADING WILL BE DONE ON A LOT BY LOT BASIS.

OPEN SPACE REQUIREMENTS

	PERCENTAGE	ACREAGE	SQUARE FOOTAGE
REQUIRED OPEN SPACE	15% OF SITE	1.18 AC.	51,400 SF
PROPOSED OPEN SPACE	15.86% OF SITE	1.248 AC.	54,437 SF
REQUIRED USABLE OPEN SPACE (1/3 OF REQUIRED OPEN SPACE)	33% OF REQU. OPEN SPACE	0.389 AC.	16,969 SF
PROPOSED USABLE OPEN SPACE	35.42% OF REQU. OPEN SPACE	0.418 AC.	18,210 SF
	33.49% OF PROP. OPEN SPACE	0.418 AC.	18,210 SF
REQUIRED TREE COVERAGE	20% OF SITE	1.57 AC.	68,389 SF
PROPOSED TREE COVERAGE	20% OF SITE	1.57 AC.	68,441 SF

IMPERVIOUS SURFACE AREAS

MAXIMUM IMPERVIOUS SURFACE AREA ALLOWED FOR THIS SITE IS 24%.

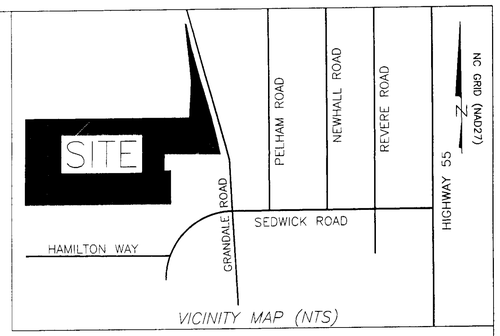
TRACT SIZE – 7.87 ACRES
PROPOSED IMPERVIOUS SURFACE IN STREETS = 20,874 SF
PROPOSED IMPERVIOUS SURFACE IN SIDEWALKS = 4,331 SF
MAXIMUM ALLOWABLE IMPERVIOUS SURFACE PER LOT = 3,556.25 SF
MAXIMUM IMPERVIOUS SURFACE AREA FOR SITE = 82,105 SF = 1.88 ACRES
MAXIMUM PERCENTAGE IMPERVIOUS SURFACE AREA FOR SITE – 23.89%

LOT SETBACKS

REQUIRED AND PROPOSED
FRONT – 25'
REAR – 25'
SIDES – MIN. 10'/ 24' TOTAL

UTILITY NOTE:

1. EXISTING 4" WATERLINE IN SUTTERIDGE COURT WILL NEED TO BE UPGRADED TO ADEQUATELY SERVE THE PROPOSED RESIDENCES.
2. ENTIRE WATERLINE IN SUTTERIDGE COURT MAY BE REQUIRED TO BE UPGRADED IF FIRE FLOW REQUIREMENTS ARE NOT MET.
3. IF THE ENTIRE WTARELINE IS REQUIRED TO BE UPGRADED, ALL OF SUTTERIDGE COURT WILL NEED TO BE REPAVED.



LEGEND:

- DENOTES PROVIDED OPEN SPACE
  TOTAL AREA = 0.772 AC+0.156 AC +0.05 AC+0.27 AC
  = 1.248 AC (= 15.86% OF SITE)
- DENOTES PROVIDED USABLE OPEN SPACE
  TOTAL AREA = 0.418 AC
  (= 35.42% OF 1.18 AC. REQU. OPEN SPACE)
- DENOTES PROVIDED TREE COVERAGE AREA
  TOTAL AREA = 0.52 AC + 0.685 AC + 0.156 AC + 0.209 AC
  = 1.57 AC (= 20% OF SITE)
- DENOTES CAPE FEAR STREAM BUFFER

CURRENT ZONING RR
PROPOSED ZONING RS–10 (D)
PROPOSED DENSITY 2.28 UNITS/AC.

PARKING REQUIREMENTS:

REQUIRED PARKING IS TWO SPACES PER RESIDENTIAL UNIT. ALL PARKING FOR EACH RESIDENTIAL LOT TO BE ON THE SUBJECT RESIDENTIAL LOT. TWO PARKING SPACES FOR EACH LOT TO BE ON/WITHIN EACH INDIVIDUAL DRIVEWAY AND/OR GARAGE.

PROVIDE AN EASEMENT IN THE SOUTHWEST CORNER OF THE PROPERTY ADJACENT TO 1017 HAMILTON WAY (PIN 0727–01–46–1032) TO MAINTAIN AND ALLOW FOR POSITIVE DRAINAGE FROM 1017 HAMILTON WAY (PIN 0727–01–46–1032) ON THE FIRST FINAL PLAT.

EASEMENT AREA FOR DELLERMAN PROPERTY TO ALLOW FOR AND MAINTAIN POSITIVE DRAINAGE

REAR OF DETENTION FACILITY TO BE SCREENED WITH 6' HT. SOLID WOOD FENCE (2' OFF OF PL). FENCE TO BE SCREENED WITH WAX MYRTLES PLANTED AT 7' O.C. (24" HT. @ PLANTING)

PROVIDE A 6' HIGH SOLID WOOD FENCE, SCREENED WITH WAX MYRTLES ALONG THE REAR OF THE DETENTION FACILITY COMMON WITH 1017 HAMILTON WAY (PIN 0727–01–46–1032) PRIOR TO THE FIRST C.O.

A 6' HIGH SOLID TREATED WOOD FENCE TO BE INSTALLED ADJACENT TO THE McCLAMB PROPERTIES (PINS 0727–02–46–9118 AND 8299) PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR LOTS 8 & 9. THE FENCE MUST BE LOCATED ON THE DEVELOPMENT SIDE OF THE REQUIRED LANDSCAPE BUFFER.

PROVIDE A PERMANENT DIVERSION DITCH IN A 20' EASEMENT OUTSIDE BUT ADJACENT TO THE TREE SAVE AREA ALONG THE REAR OF LOTS 2–8 PRIOR TO THE FIRST C.O.

Rudolf Gaetke
9/17/09
PRELIMINARY

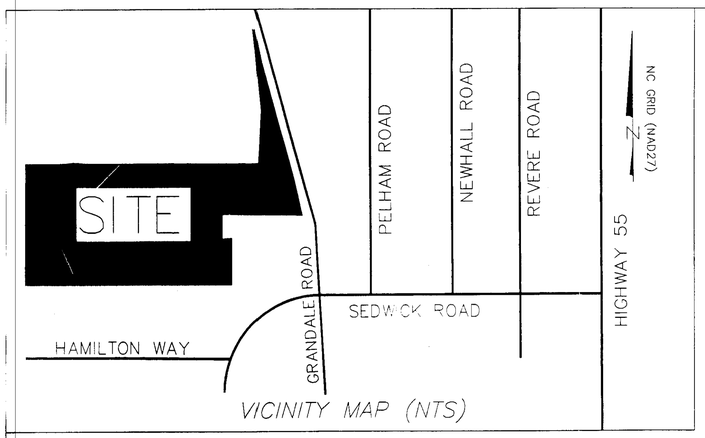
SHEET 2

PRELIMINARY DEVELOPMENT PLAN
VICENTE GODINEZ & HILDA GODINEZ
5622 GRANDALE DRIVE PROPERTY

THOMPSON ENGINEERING ASSOCIATES, PA
153 HOLLY SPRINGS ROAD
(919) 552-1708
FAX (919) 552-2609

TRIANGLE TOWNSHIP		OWNER	VICENTE GODINEZ HILDA GODINEZ
DURHAM COUNTY	NORTH CAROLINA	ZONED	RR
DATE 4-19-08	DRAWN RIS	JOB NO.	
SCALE 1" = 50'	SURVEYED	DRAWING	GH-SITE
REVISIONS 7/11/08,10/15/08, 6-10-09 7-27-09 8-26-09	2/6/09, 2/25/09, 4/17/09	PIN	0727-02-46-5306

SCALE 1"= 50'



LEGEND:

DENOTES PROVIDED OPEN SPACE
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= 1.248 AC (= 15.86% OF SITE)

DENOTES PROVIDED USABLE OPEN SPACE
TOTAL AREA = 0.418 AC
(= 35.42% OF 1.18 AC. REQU. OPEN SPACE)

DENOTES PROVIDED TREE COVERAGE AREA
TOTAL AREA = 0.52 AC + 0.685 AC + 0.156 AC + 0.209 AC
= 1.57 AC (= 20% OF SITE)

DENOTES CAPE FEAR STREAM BUFFER

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	33.49% OF PROP. OPEN SPACE	0.418 AC.	18,210 SF
REQUIRED TREE COVERAGE	20% OF SITE	1.57 AC.	68,389 SF
PROPOSED TREE COVERAGE	20% OF SITE	1.57 AC.	68,441 SF

IMPERVIOUS SURFACE AREAS

MAXIMUM IMPERVIOUS SURFACE AREA ALLOED FOR THE SITE IS 24%.

TRACT SIZE – 7.87 ACRES
PROPOSED IMPERVIOUS SURFACE IN STREETS = 20,874 SF
PROPOSED IMPERVIOUS SURFACE IN SIDEWALKS = 4,331 SF
MAXIMUM ALLOWABLE IMPERVIOUS SURFACE PER LOT = 3,556.25 SF
MAXIMUM IMPERVIOUS SURFACE AREA FOR SITE = 82,105 SF = 1.88 ACRES
MAXIMUM PERCENTAGE IMPERVIOUS SURFACE AREA FOR SITE – 23.89%

LOT SETBACKS

REQUIRED AND PROPOSED
FRONT – 25'
REAR – 25'
SIDES – MIN. 10'/ 24' TOTAL

DRAINAGE SWALE TO BE CONSTRUCTED WITHIN 20' EASEMENT TO CONVEY EXISTING OVERLAND FLOW TO YARD INLET AT STREET INTO STORM DRAINAGE SYSTEM

OFF-SITE DRAINAGE AREA FROM GRANDALE SUBDIVISION = 5.16 AC.

CONNECT EXISTING DRAINAGE SYSTEM TO NEW PROPOSED DRAINAGE SYSTEM IN PROPOSED NEW STREET. CONNECT WITH NEW YARD INLET WITH GRATE AT GRADE.

OFF-SITE DRAINAGE AREA FROM LOTS = 1.15 AC.

PROVIDE AN EASEMENT IN THE SOUTHWEST CORNER OF THE PROPERTY ADJACENT TO 1017 HAMILTON WAY (PIN 0727-01-46-1032) TO MAINTAIN AND ALLOW FOR POSITIVE DRAINAGE FROM 1017 HAMILTON WAY (PIN 0727-01-46-1032) ON THE FIRST FINAL PLAT.

EASEMENT AREA FOR DELLERMAN PROPERTY TO ALLOW FOR AND MAINTAIN POSITIVE DRAIANGE

REAR OF DETENTION FACILITY TO BE SCREENED WITH 6' HT. SOLID WOOD FENCE (2' OFF OF P/L). FENCE TO BE SCREENED WITH WAX MYRTLES PLANTED AT 7' O.C. (24" HT. @ PLANTING)

PROVIDE A 6' HIGH SOLID WOOD FENCE, SCREENED WITH WAX MYRTLES ALONG THE REAR OF THE DETENTION FACILITY COMMON WITH 1017 HAMILTON WAY (PIN 0727-01-46-1032) PRIOR TO THE FIRST C.O.

A 6' HIGH SOLID TREATED WOOD FENCE TO BE INSTALLED ADJACENT TO THE McCLAMB PROPERTIES (PINS 0727-02-46-9118 AND 8299) PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR LOTS 8 & 9. THE FENCE MUST BE LOCATED ON THE DEVELOPMENT SIDE OF THE REQUIRED LANDSCAPE BUFFER.

PROVIDE A PERMANENT DIVERSION DITCH IN A 20' EASEMENT OUTSIDE BUT ADJACENT TO THE TREE SAVE AREA ALONG THE REAR OF LOTS 2-8 PRIOR TO THE FIRST C.O.

PUBLIC WORKS CONDITIONS OF APPROVAL:

A.
ALL SIZES, MATERIALS, SLOPES, LOCATIONS, EXTENSIONS AND DEPTHS FOR ALL PROPOSED UTILITIES (WATERLINES, SANITARY SEWER LINES AND STORM DRAINAGE CONVEYANCE SYSTEMS) SHALL BE REVIED 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.
B.
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.
C.
AS-BUILT DRAWINGS SHALL BE APPROVED PRIOR TO WATER METER AND SANITARY SEWER SERVICE CONNECTION INSTALLATIONS AND PRIOR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

SCALE 1" = 50'

SHEET 3

PRELIMINARY GRADING/DRAINAGE PLAN
VICENTE GODINEZ & HILDA GODINEZ
5622 GRANDALE DRIVE PROPERTY

THOMPSON ENGINEERING ASSOCIATES, PA
153 HOLLY SPRINGS ROAD
HOLLY SPRINGS, NC 27540
(919) 557-5008
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	TRIANGLE TOWNSHIP	OWNER	VICENTE GODINEZ HILDA GODINEZ
	DURHAM COUNTY	NORTH CAROLINA	ZONED RR
	DATE 4-19-08	DRAWN RIS	JOB NO.
	SCALE 1" = 50'	SURVEYED	DRAWNG HILDA
6-10-09 8-29-09	REVISIONS 7/11/08, 10/15/08, 2/6/09, 2/25/09, 4/17/09	PIN 0727.01-46-5306	

8/27/09
9/17/09 PRELIMINARY