

# HOPE VALLEY FARMS POD 'BB'

**DESIGN COMMITMENTS**

**DESCRIPTION OF PROPOSED ARCHITECTURAL STYLE**

1. THE PROPOSED BUILDINGS WILL HAVE FLAT ROOFS WITH PARAPETS, A PITCHED ROOF, OR BOTH.
2. BUILDING FACADES WILL INCORPORATE ANY OF THE FOLLOWING MATERIALS:
  - BRICK
  - TRADITIONAL AND/OR SYNTHETIC STUCCO
  - PRECAST CONCRETE PANELS
  - SPLIT FACE OR GROUND FACE CMU
  - HARDIEPLANK OR OTHER FIBER CEMENT SIDING
  - WINKLE
  - STONE
  - GLASS
  - ALUMINUM OR OTHER METAL PANELS
3. NO DISTINCTIVE ARCHITECTURAL FEATURES ARE PROPOSED.

**DESCRIPTION OF HOW PROPOSED DESIGN WILL FIT INTO THE CONTEXT AREA**

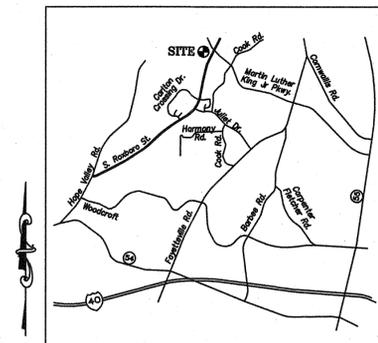
4. THE PROPOSED DEVELOPMENT WILL TRANSITION TO THE NEARBY SHOPPES OF HOPE VALLEY SHOPPING CENTER BY THE USE OF MATERIALS, LISTED ABOVE, AND ROOF TYPES, ALSO LISTED ABOVE.

## DEVELOPMENT PLAN 1051 MARTIN LUTHER KING JR PARKWAY DURHAM, NORTH CAROLINA PROJECT NUMBER: 20130070

DATE: APRIL 17, 2013  
REVISED: MAY 24, 2013  
REVISED: JULY 26, 2013

OWNER:  
CASWYCK-HVF, LLC  
4038 CHESTATEE ROAD  
GAINESVILLE, GA 30506  
CONTACT: MITCH BARRON  
PHONE: 919-225-1078  
EMAIL: mitchbarron84@gmail.com

AGENT:  
MORNINGSTAR LAW GROUP  
630 DAVIS DRIVE, SUITE 200  
MORRISVILLE, NC 27560  
CONTACT: PATRICK L. BYKER  
PHONE: 919-590-0384  
EMAIL: pbyker@morningstarlawgroup.com



VICINITY MAP  
NTS

**SITE DATA:**

PIN: 0820-17-10-7531  
PARCEL ID: 211381  
EXISTING ZONING: CG(D)  
PROPOSED ZONING: CG(D)  
TOTAL SITE AREA: 6.77 AC  
DEVELOPMENT TIER: SUBURBAN

**SHEET INDEX**

XC-1 EXISTING CONDITIONS PLAN  
DV-1 PROPOSED SITE IMPROVEMENTS

**TEXT COMMITMENTS**

1. THE DEVELOPER AGREES TO INSTALL A 30' WIDE, 0.8 OPAQACITY BOUNDARY BUFFER. HEDGE WILL BE INSTALLED PRIOR TO THE CERTIFICATE OF OCCUPANCY FOR THE ADJACENT STRUCTURE.
2. TRANSIT FACILITIES TO SERVE THIS SITE WILL BE PROVIDED ON THE SOUTH SIDE OF MARTIN LUTHER KING, JR. PARKWAY ADJACENT TO THE SITE AS DETERMINED BY THE CITY OF DURHAM AT THE TIME OF SITE PLAN SUBMITTAL. THE TRANSIT FACILITIES MAY INCLUDE ADDITIONAL SIDEWALK, A CONCRETE PAD, SHELTER, AND A BENCH.
3. AT THE TIME OF SITE PLAN APPROVAL, THE DEVELOPER AGREES THAT THE TOTAL NITROGEN EXPORT FOR THIS PROJECT SHALL BE MITIGATED TO 2.2 LBS/ACRE/YEAR AS CALCULATED UTILIZING METHODS APPROVED BY THE CITY OF DURHAM.
4. ANY RESTAURANT DRIVE-THRU LANES LOCATED BETWEEN THE BUILDING AND MLK, JR. PARKWAY WILL BE SCREENED FROM VIEW WITH A 36" HIGH MASONRY WALL PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
5. NO RESTAURANT DRIVE-THRU WINDOWS/SPEAKER BOXES SHALL BE LOCATED ON THE SIDE OF A BUILDING FACING THE TOWNHOME COMMUNITY TO THE SOUTH (SEE NOTATION ON SHEET DV-1).

**MARTIN LUTHER KING, JR. PARKWAY / SITE DRIVE 1 / VALLEY CREEK SITE DRIVE**

1. CONSTRUCT AN EXCLUSIVE NORTHBOUND LEFT-TURN LANE ON SITE DRIVE 1 WITH APPROPRIATE PROTECTED DRIVEWAY STEM LENGTH.
2. CONSTRUCT A SHARED THROUGH/RIGHT-TURN LANE ON SITE DRIVE 1 WITH APPROPRIATE PROTECTED DRIVEWAY STEM LENGTH.
3. CONSTRUCT AN EASTBOUND RIGHT-TURN LANE ON MARTIN LUTHER KING, JR. PARKWAY WITH ADEQUATE STORAGE AND TAPER.
4. SUBJECT TO A MUTCD TRAFFIC SIGNAL WARRANTS ANALYSIS AND APPROVAL BY CITY TRANSPORTATION AT THE SITE PLAN STAGE, INSTALL A TRAFFIC SIGNAL WITH STEEL POLES, MAST ARMS, PEDESTRIAN SIGNALS, AND INTERCONNECT CABLE.

**MARTIN LUTHER KING, JR. PARKWAY / SITE DRIVE 2**

1. CONSTRUCT SITE DRIVE 2 AS A RIGHT-IN/RIGHT-OUT CONNECTION TO MARTIN LUTHER KING, JR. PARKWAY WITH ONE INGRESS AND ONE EGRESS LANE.
2. CONSTRUCT AN EASTBOUND RIGHT-TURN LANE ON MARTIN LUTHER KING, JR. PARKWAY WITH ADEQUATE STORAGE AND TAPER.

**APPROVAL STAMP**

CASE #: Z1300012

LEGACY CASES: P85-47, P86-42, P87-75, Z0900007

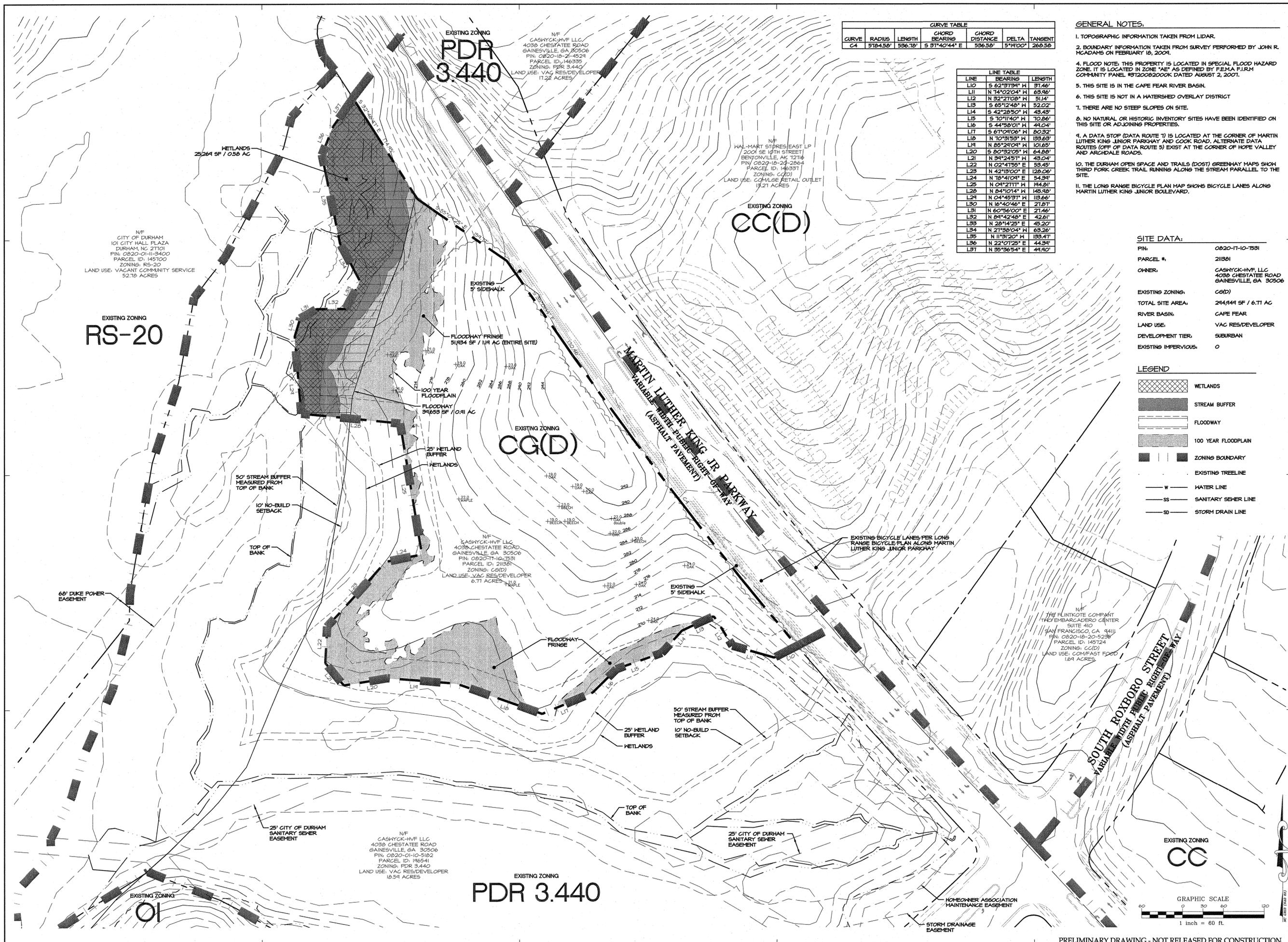
**APPLICANT:**

**GreenbergFarrow**

1430 WEST PEACHTREE STREET, SUITE 200  
ATLANTA, GEORGIA 30309  
CONTACT: G HAMILTON WILLIAMS II  
PHONE: 404-601-4000



CASE #: Z1300012

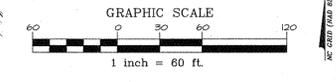


- GENERAL NOTES:**
- TOPOGRAPHIC INFORMATION TAKEN FROM LIDAR.
  - BOUNDARY INFORMATION TAKEN FROM SURVEY PERFORMED BY JOHN R. MCADAMS ON FEBRUARY 16, 2004.
  - FLOOD NOTE: THIS PROPERTY IS LOCATED IN SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "AE" AS DEFINED BY FEMA F.I.R.M. COMMUNITY PANEL #172008200K DATED AUGUST 2, 2007.
  - THIS SITE IS IN THE CAPE FEAR RIVER BASIN.
  - THIS SITE IS NOT IN A WATERSHED OVERLAY DISTRICT.
  - THERE ARE NO STEEP SLOPES ON SITE.
  - NO NATURAL OR HISTORIC INVENTORY SITES HAVE BEEN IDENTIFIED ON THIS SITE OR ADJOINING PROPERTIES.
  - A DATA STOP (DATA ROUTE 7) IS LOCATED AT THE CORNER OF MARTIN LUTHER KING JUNIOR PARKWAY AND COOK ROAD. ALTERNATE DATA ROUTES (OFF OF DATA ROUTE 5) EXIST AT THE CORNER OF HOPE VALLEY AND ARCHDALE ROADS.
  - THE DURHAM OPEN SPACE AND TRAILS (DOST) GREENWAY MAPS SHOW THIRD FORK CREEK TRAIL RUNNING ALONG THE STREAM PARALLEL TO THE SITE.
  - THE LONG RANGE BICYCLE PLAN MAP SHOWS BICYCLE LANES ALONG MARTIN LUTHER KING JUNIOR BOULEVARD.

**SITE DATA:**

PIN:	0820-11-10-7531
PARCEL #:	21181
OWNER:	CASWYCK-HVF, LLC 4038 CHESTATEE ROAD GAINESVILLE, GA 30506
EXISTING ZONING:	CC(D)
TOTAL SITE AREA:	244,844 SF / 6.71 AC
RIVER BASIN:	CAPE FEAR
LAND USE:	VAC RES/DEVELOPER
DEVELOPMENT TIER:	SUBURBAN
EXISTING IMPERVIOUS:	0

- LEGEND**
- WETLANDS
  - STREAM BUFFER
  - FLOODWAY
  - 100 YEAR FLOODPLAIN
  - ZONING BOUNDARY
  - EXISTING TREELINE
  - W WATER LINE
  - SS SANITARY SEWER LINE
  - SD STORM DRAIN LINE



**SITE DATA**  
PIN: 0820-17-10-7531  
PARCEL ID: 211801  
DEVELOPMENT TIER: SUBURBAN  
EXISTING ZONING: CG(D)  
PROPOSED ZONING: CG(D)  
SITE AREA: 244,444 SF / 6.71 AC  
PROPOSED TREE COVERAGE: 10.5% (0.71 AC) OF TREE PRESERVATION  
PROPOSED IMPERVIOUS: NOT TO EXCEED 70% (COMMITTED)  
BOUNDARY BUFFER PROPOSED: 0.8 OPA CITY  
PROPOSED SQUARE FOOTAGE: 1,000 SF - 20,000 SF OF BUILDING FOOTPRINT

**GENERAL NOTES:**  
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 NCDDOT AND CITY OF DURHAM STANDARDS AND POLICIES. THIS INCLUDES (WHERE APPROPRIATE) BUT IS NOT 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.

**ISSUE/REVISION RECORD**

DATE	DESCRIPTION
04-17-13	REZONING SUBMITTAL
05-17-13	REZONING RESUBMITTAL
05-24-13	REZONING RESUBMITTAL
07-26-13	REZONING RESUBMITTAL

**PROFESSIONAL SEAL**

**PROFESSIONAL IN CHARGE**  
J. NOURZAD  
PROFESSIONAL ENGINEER  
LICENSE NO. 023207

**PROJECT MANAGER**  
G. H. WILLIAMS

**QUALITY CONTROL**  
G. H. WILLIAMS

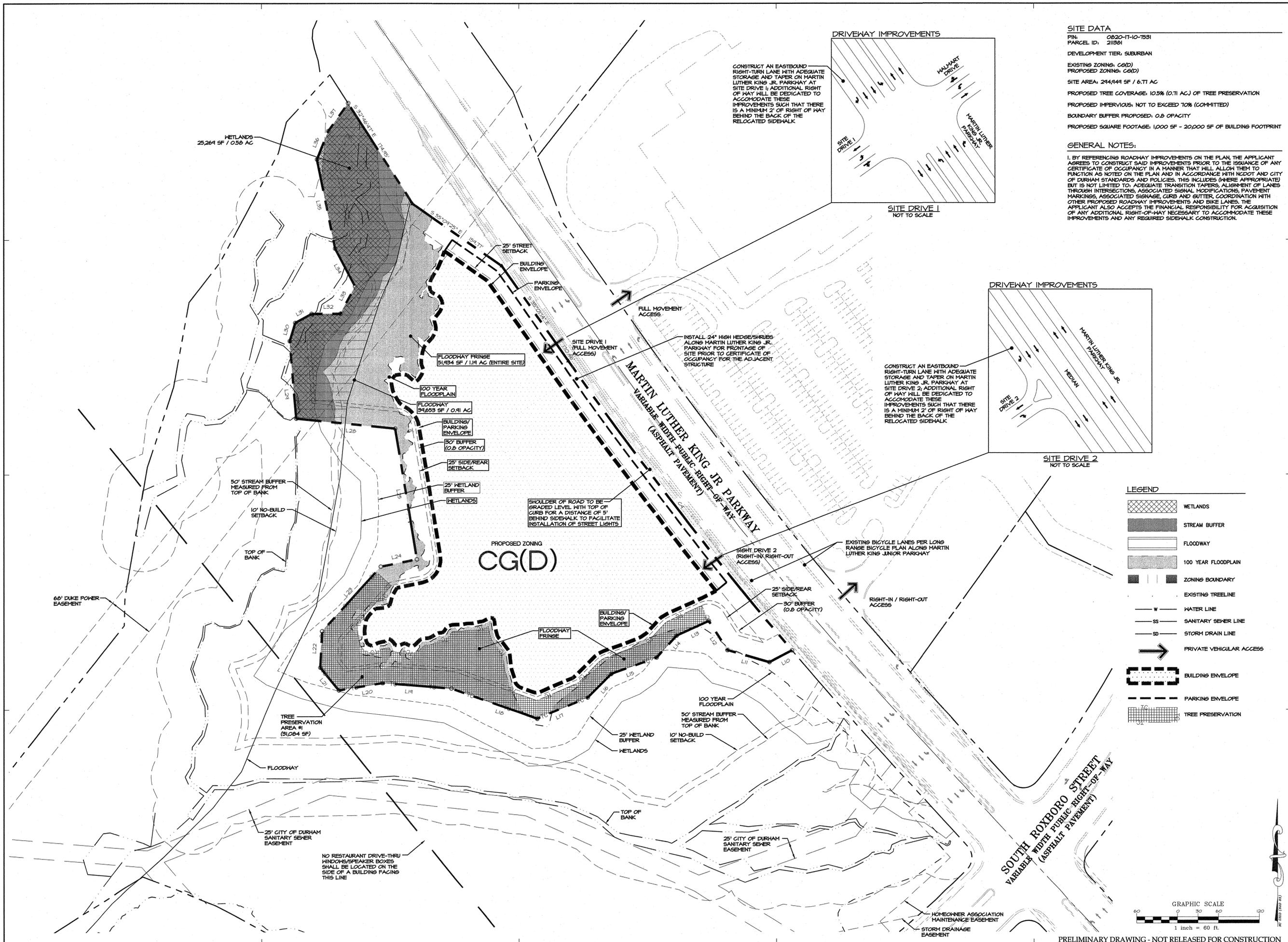
**DRAWN BY**

**PROJECT NAME**  
**HOPE VALLEY FARMS**  
**POD 'BB'**  
**DURHAM, NORTH CAROLINA**

**PROJECT NUMBER**  
20130070

**SHEET TITLE**  
**PROPOSED SITE IMPROVEMENTS**

**SHEET NUMBER**  
**DV-1**



**PROFESSIONAL IN CHARGE**  
J. NOURZAD  
PROFESSIONAL ENGINEER  
LICENSE NO. 023207

**PROJECT MANAGER**  
G. H. WILLIAMS

**QUALITY CONTROL**  
G. H. WILLIAMS

**DRAWN BY**