Attachment 4

ELLIS ROAD RESIDENTIAL ⚠
DEVELOPMENT PLAN
ZONING CASE #Z1300026

1443 ELLIS ROAD
DURHAM, NORTH CAROLINA

SEPTEMBER 9, 2013
REVISED: NOVEMBER 7, 2013

NC LICENSE# C-2745

NORTH CAROLINA PROFESSIONAL SEAL 27352 11/07/13 ENGINEER JARROD B. EDENS

PRELIMINARY
NOT FOR CONSTRUCTION

TEXT COMMITMENTS

⚠1 (1) THE PROPOSED DEVELOPMENT WILL BE LIMITED TO TOWNHOUSES AND ACCESSORY USES.

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT

2. DEDICATE ADDITIONAL RIGHT-OF-WAY FOR THE FRONTAGE OF THE SITE ALONG ELLIS ROAD TO PROVIDE A MINIMUM OF 50 FEET OF RIGHT-OF-WAY AS MEASURED FROM THE CENTERLINE OF ELLIS ROAD.

PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY

⚠2 (3) CONSTRUCT A SOUTHBOUND LEFT-TURN LANE WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS ON ELLIS ROAD AT SITE ACCESS #1.

PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY

⚠2 (4) A MINIMUM OF 4 FT. OF ADDITIONAL ASPHALT (IN ADDITION TO THE PROPOSED ROADWAY IMPROVEMENTS) WILL BE PROVIDED FOR THE FULL FRONTAGE OF THE SITE ALONG THE WEST SIDE OF ELLIS ROAD. THE ADDITIONAL ASPHALT WIDENING WILL BE PROVIDED TO ALLOW FOR A BICYCLE LANE.

DESIGN COMMITMENTS

1. DESCRIPTION OF PROPOSED ARCHITECTURE

A. DESCRIBE THE GENERAL ARCHITECTURE STYLE(S) PROPOSED FOR THE BUILDINGS:

THERE IS NO DISTINCT ARCHITECTURAL STYLE FOR THE PROPOSED BUILDINGS. THE FOLLOWING DESIGN ELEMENTS ASSOCIATED WITH THE MINIMAL TRADITIONAL STYLE WILL BE USED: FRONT FACING ACCENT GABLES, PANEL SHUTTERS AND A MIX OF EXTERIOR BUILDING MATERIAL TYPES ON THE OVERALL STRUCTURE.

B. DESCRIBE THE PROPOSED ROOFLINE(S):

BUILDINGS WILL USE HIPPED, GABLED OR SHED ROOFS, SINGLY OR IN COMBINATION.

C. DESCRIBE THE PROPOSED BUILDING MATERIALS:

THE BUILDINGS WILL USE TWO OR MORE OF THE FOLLOWING MATERIALS: BRICK, BLOCK, STONE, EIFS, WOOD, VINYL, OR FIBER CEMENT/CEMENTITIOUS CLADDING.

D. DESCRIBE ANY DISTINCTIVE ARCHITECTURAL FEATURES:

SEE STATEMENT 1A ABOVE.

2. DESCRIPTION OF HOW PROPOSED DESIGN WILL FIT INTO THE CONTEXT AREA

⚠1 (A) **HOW WILL THE PROPOSED DESIGN, INCLUDING TRANSITION TO ON AND OFF SITE DEVELOPMENT, FIT INTO THE CONTEXT AREA?**

THE DEVELOPMENT WILL PROVIDE INFILL BETWEEN HIGHER DENSITY RESIDENTIAL/OFFICE USES TO THE SOUTH IN THE RTP AREA AND LOW DENSITY SINGLE FAMILY RESIDENTIAL USES IN THE NORTH. THE FLEXIBILITY OF BUILDING DESIGN SIZE AND SHAPES AS WELL AS MINIMUM BUILDING SETBACK REQUIREMENTS IN THE PDR ZONING DISTRICT WILL ALLOW THE DEVELOPMENT TO EMPHASIZE NATURAL PRESERVATION AREAS.

⚠1

PUBLIC WORKS CONDITIONS OF APPROVAL

1. THE DESIGNING PROFESSIONAL (A NCPE, NCPLS OR NCRLA – AS REQUIRED) SHALL SUBMIT THREE (3) SETS OF CONSTRUCTION DRAWINGS TO THE PUBLIC WORKS DEPARTMENT – DEVELOPMENT REVIEW FOR REVIEW AND APPROVAL. CONSTRUCTION DRAWING APPROVAL IS REQUIRED PRIOR TO COMMENCING CONSTRUCTION (SEE CONSTRUCTION PLAN APPROVAL PROCESS). THE APPROVAL OF CONSTRUCTION DRAWINGS IS SEPARATE FROM SITE PLAN APPROVAL. CITY OFFICIALS SHALL REVIEW ALL SIZES, MATERIALS, SLOPES, LOCATIONS, EXTENSIONS AND DEPTHS FOR ALL PROPOSED UTILITIES (WATERLINES, SANITARY SEWER LINES AND STORM DRAINAGE CONVEYANCE SYSTEMS) FOR COMPLIANCE WITH ALL APPLICABLE REGULATORY STANDARDS, SPECIFICATIONS, AND BEST MANAGEMENT PRACTICES.

2. THE DESIGNING PROFESSIONAL (A NCPE, NCPLS OR NCRLA – AS REQUIRED) SHALL SUBMIT ONE (1) SET OF AS-BUILT DRAWINGS TO THE PUBLIC WORKS DEPARTMENT – DEVELOPMENT REVIEW FOR REVIEW AND APPROVAL. AS-BUILT DRAWING APPROVAL IS REQUIRED PRIOR TO WATER METER INSTALLATION AND/OR SANITARY SEWER SERVICE CONNECTION AND PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

3. FIRE FLOW ANALYSIS REQUIRED FOR REVIEW AND APPROVAL AS PART OF THE CONSTRUCTION DRAWING APPROVAL PROCESS. TO SCHEDULE FLOW TEST OR TO OBTAIN CURRENT SYSTEM DATA, COMPLETE THE ONLINE APPLICATION (HTTP://DURHAMNC.GOV/ICH/OP/PWD/PAGES/FIRE_FLOW.ASPX).

4. WATER PERMIT REQUIRED AFTER CONSTRUCTION DRAWING APPROVAL AND PRIOR TO COMMENCING WATER MAIN INSTALLATION.

5. SEWER PERMIT REQUIRED AFTER CONSTRUCTION DRAWING APPROVAL AND PRIOR TO COMMENCING SANITARY SEWER MAIN INSTALLATION.

⚠ GENERAL CONDITIONS OF APPROVAL

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 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.

PROJECT SITE VICINITY MAP:

0 250' 500'
SCALE: 1"=500'

DEVELOPMENT PLAN
CITY OF DURHAM
LIST OF DRAWINGS:

SHEET #	TITLE
--	COVER
D (1)	EXISTING CONDITIONS
D (2)	SITE IMPROVEMENTS PLAN

SITE SUMMARY

TOTAL REZONED AREA: 15.53 AC.
PIN: 0830-01-90-4111
EXISTING ZONING: RS-20
PROPOSED ZONING: PDR-7.341 ⚠2
EXISTING FLU: LDR
PROPOSED FLU: L-MDR
TIER: SUBURBAN
RIVER BASIN: CAPE FEAR
CITY LIMITS: INSIDE
WATERSHED DISTRICT: NONE

OWNER/APPLICANT

TEAGUE-HANKINS DEVELOPMENT CORP
C/O HARDING AND CARBONE, INC
3903 BELLAIRE BOULEVARD
HOUSTON, TEXAS 77025
PH: (919) 870-6339, FAX: (919) 870-9923
TOM HANKINS - MANAGING PARTNER
(tomhankins@nc.rr.com)

ENGINEER

EDENS LAND CORP
2314 SOUTH MIAMI BLVD - SUITE 151
DURHAM, NORTH CAROLINA 27703
PH: (919) 706-0550
JARROD B. EDENS, P.E. - PRESIDENT
(jarrod.edens@edensland.com)

SURVEYORS

SULLIVAN SURVEYING
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PH: (919) 469-4738, FAX: (919) 469-8447
LEONARD H. SULLIVAN, JR. - PROJECT CONTACT
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S.D. PUCKETT & ASSOCIATES
5314 HIGHWAY 55 - SUITE 104
DURHAM, NORTH CAROLINA 27713
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STEVE PUCKETT - PROJECT CONTACT
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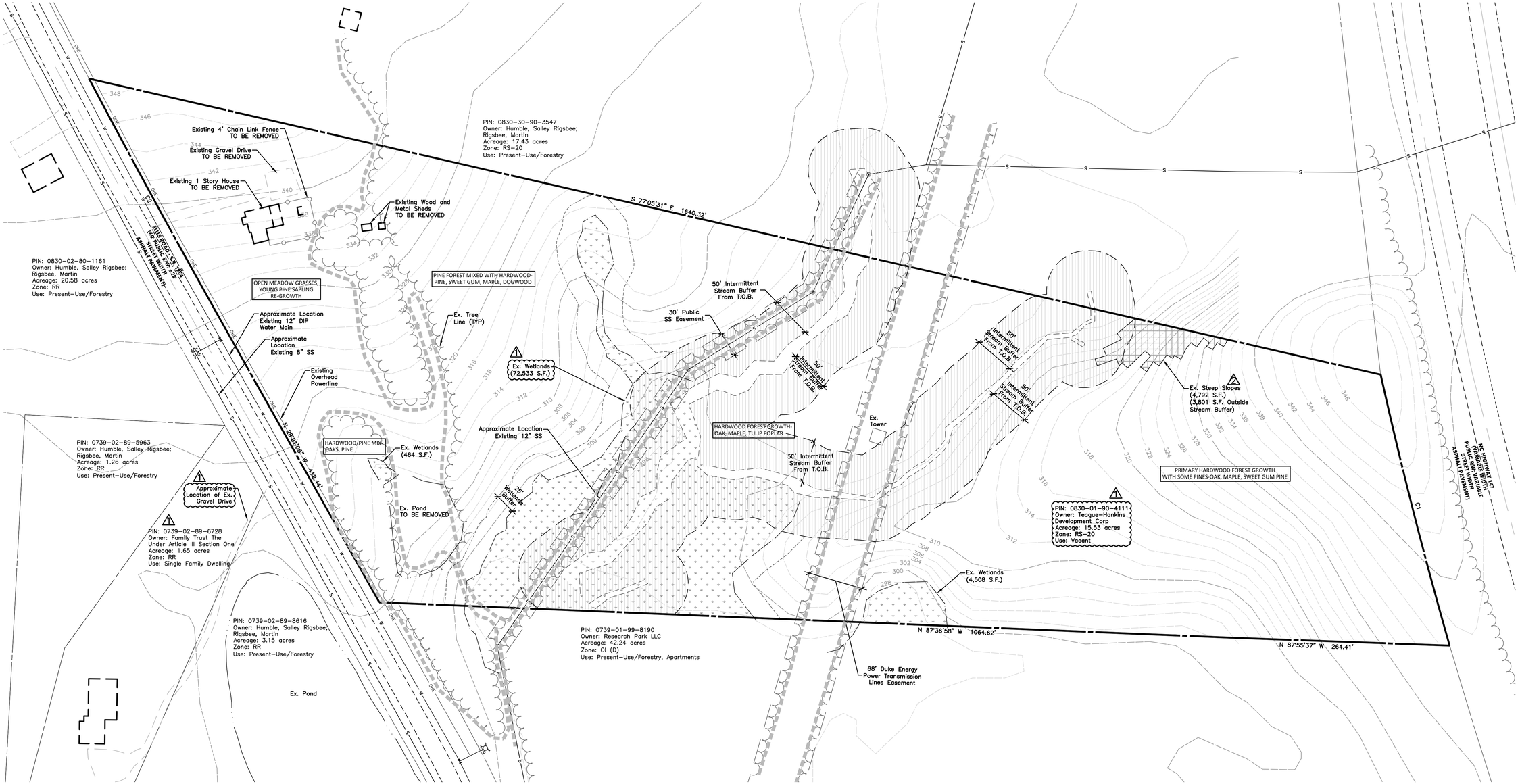
APPROVAL STAMP (ZONING CASE #Z1300026)

PIN: 0830-01-90-4111, PARCEL ID: 163368



GENERAL NOTES

1. BOUNDARY INFORMATION IS BASED UPON FIELD SURVEY CONDUCTED BY SULLIVAN SURVEYING, DATED AUGUST 2004.
2. INFORMATION REGARDING THE LOCATION OF EXISTING UTILITIES HAS BEEN BASED UPON AVAILABLE INFORMATION AND MAY BE INCOMPLETE, AND WHERE SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE LOCATION OF ALL EXISTING UTILITIES SHOULD BE CONFIRMED PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL CALL "NC ONE CALL: 1-800-632-4949". CONTRACTOR SHALL MAINTAIN MARKINGS WHERE NEEDED DURING PROJECT. ALL UTILITY LOCATIONS THAT DO NOT MATCH THE VERTICAL OR HORIZONTAL CONTROL SHOWN ON THE PLANS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION. THE CONTRACTOR SHALL VERIFY LOCATIONS OF UTILITIES AND SERVICE LATERALS PRIOR TO CONSTRUCTION. ANY CONFLICTS WITH LOCATIONS OF LIGHT POLES, TREES, ETC. SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION PRIOR TO CONSTRUCTION.
3. TOPOGRAPHIC INFORMATION TAKEN FROM CITY OF DURHAM GIS MAPPING.
4. THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD FRINGE AREA PER FIRM COMMUNITY PANEL MAP#3720074900J, ZONE "X", EFFECTIVE DATE OF 5/2/06.
5. THERE ARE NO 100 YEAR FLOOD FRINGE AREAS WITHIN THIS SITE AS DEFINED PER THE DURHAM UDO.
6. THIS SITE HAS ACCESS TO WATER AND SEWER AND ELECTRICAL UTILITY SERVICES.
7. THERE ARE NO HISTORIC SITES IDENTIFIED ON OR ADJACENT TO THESE PROPERTIES AS PER DURHAM HISTORIC RESOURCE MAPS.
8. THERE ARE NO DURHAM COUNTY NATURAL INVENTORY AREAS WITHIN THESE PROPERTIES.
9. THIS SITE IS WITHIN THE CAPE FEAR RIVER BASIN.
10. THERE ARE NO EXISTING DATA STOPS OR ROUTES SERVING THIS SITE.

⚠11 (11) THE DURHAM LONG RANGE BICYCLE PLAN IDENTIFIES A FUTURE BICYCLE LANE ALONG ELLIS ROAD.

EXISTING WETLANDS

STREAM BUFFER

CURVE	ARC	RADIUS	CHORD LENGTH	CHORD BEARING
C1	347.00	5889.58	346.95	S 14°17'02" E
C2	330.33	13168.73	330.33	N 28°33'48" W

NAD 83
NAVD 88

N

0 30' 60'

PLAN REVISIONS

10/17/13	CITY OF DURHAM
11/07/13	CITY OF DURHAM

EXISTING CONDITIONS

ELLIS ROAD RESIDENTIAL
1443 ELLIS ROAD
DURHAM, NORTH CAROLINA

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NORTH CAROLINA PROFESSIONAL SEAL 27352 ENGINEER JARROD B. EDENS 11/07/13

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NOT FOR CONSTRUCTION

EDENS LAND CORP
ENGINEERING - DEVELOPMENT
2314 S. MIAMI BLVD - SUITE 151 - DURHAM, NC 27703
WWW.EDENSLAND.COM - PH: (919) 706-0550

SCALE: 1"=60'

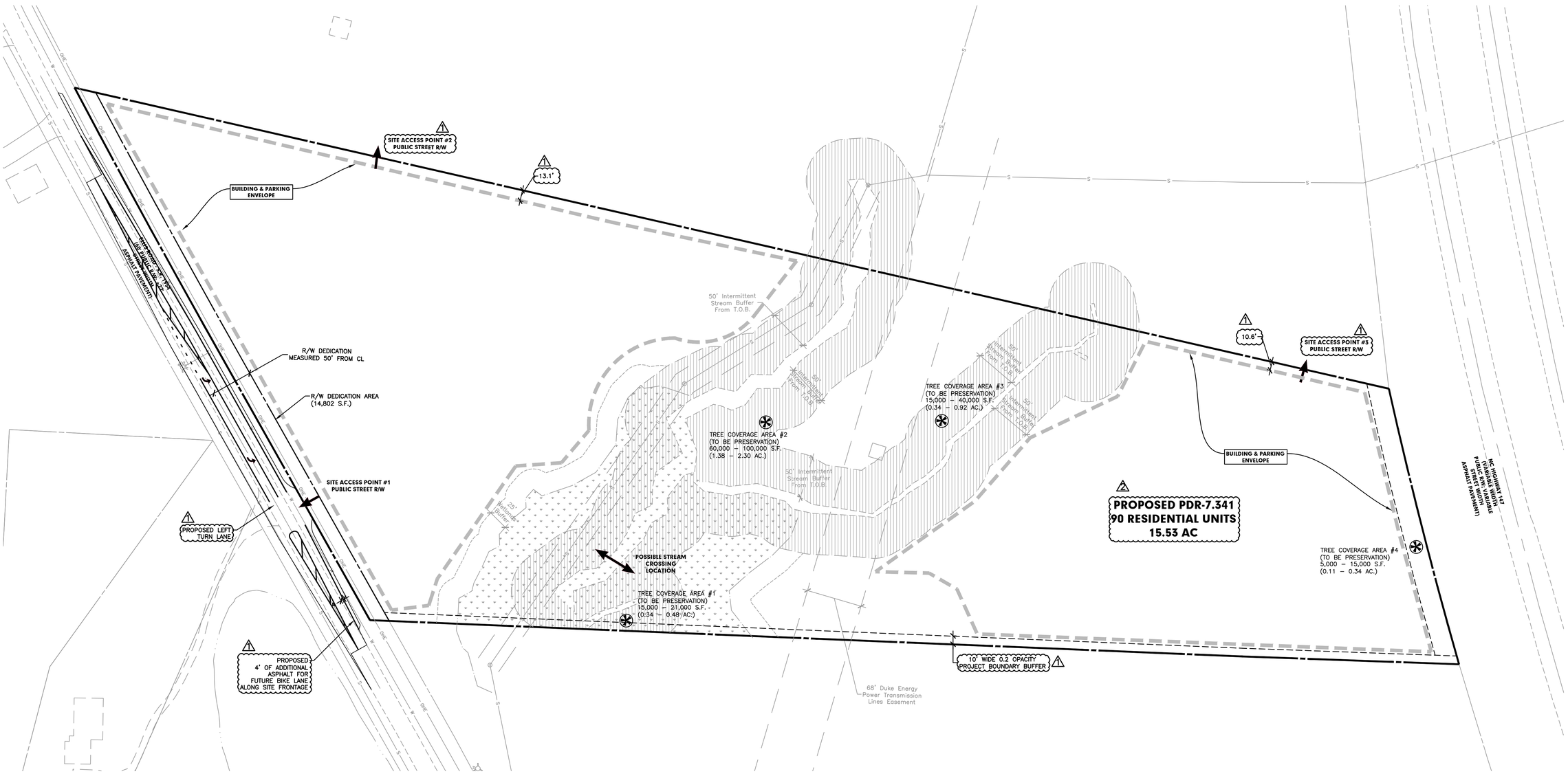
DATE: SEPTEMBER 9, 2013

DESIGN	DRAFT	CHECK
N/A	N/A	JBE

PROJECT NUMBER: 1055-001

SHEET NUMBER: D-1

PIN: 0830-01-90-4111, PARCEL ID: 163368



TREE COVERAGE AREA REQUIREMENTS

ADJUSTED GROSS SITE AREA:	15.19 AC.
TREE COVERAGE AREA REQUIRED FOR RESIDENTIAL USES (20% MIN. TREE PRESERVATION AREA): 15.19 AC. X 20% = 3.04 AC. = 132,335 S.F.	3.04 AC.
COMMITTED TREE COVERAGE AREA: 3.04 AC. = 132,335 S.F.	

⊛ DENOTES LOCATION OF PROPOSED TREE COVERAGE AREAS.

IMPERVIOUS SURFACE AREA REQUIREMENTS

ADJUSTED GROSS SITE AREA:	15.19 AC.
COMMITTED MAXIMUM IMPERVIOUS SURFACE AREA:	1 10.63 AC. (70%)

OPEN SPACE REQUIREMENTS

ADJUSTED GROSS SITE AREA (PDR–7.341 ZONE): 2	1 15.19 AC.
REQUIRED OPEN SPACE @ 7.341 DU/AC (17%) 2: 661,676 S.F. X 17% = 112,485 S.F.	2.58 AC.
REQUIRED USEABLE OPEN SPACE (33% OF REQUIRED OPEN SPACE): 112,485 S.F. X 33% = 37,120 S.F.	0.85 AC.

RESIDENTIAL DENSITY CALCULATIONS (PDR)

GROSS SITE AREA:	15.53 AC.
DEDICATED ROAD RIGHT–OF–WAY	0.34 AC.
ADJUSTED GROSS SITE AREA 1	15.19 AC.
SITE AREA WITHIN STREAM BUFFERS: 1	2.86 AC.
SITE AREA WITHIN FLOODWAY:	0 AC.
SITE AREA WITHIN FLOODWAY FRINGE:	0 AC.
FLOODWAY FRINGE AREA OUTSIDE OF STREAM BUFFERS:	0 AC.
SITE AREA WITHIN STEEP SLOPES OUTSIDE STREAM BUFFER (85% OF STEEP SLOPE AREAS): 2	0.07 AC.
NET DEVELOPABLE AREA: 2	12.26 AC.
DENSITY PROPOSED: 2	7.341 DU/AC.
MAXIMUM RESIDENTIAL UNITS: 2	12.26 AC. X 7.341 DU/AC = 90 DU

PROJECT SUMMARY

SITE INFORMATION	
PROJECT NAME	ELLIS ROAD RESIDENTIAL
OWNER(S)	TEAGUE–HANKINS DEVELOPMENT CORP
LOCATION	1443 ELLIS ROAD
JURISDICTION	CITY OF DURHAM
EXISTING ZONING DISTRICTS	RS–20
EXISTING USE	VACANT
2 PROPOSED ZONING DISTRICT	PDR–7.341
EXISTING FLU	LDR
1 PROPOSED FLU	L–MDR
COMMITTED USES	TOWNHOUSES AND ACCESSORY USES
PIN(S)	0830–01–90–4111
PARCEL ID	163368
GROSS SITE AREA	15.53 AC.
DEVELOPMENT TIER	SUBURBAN
OVERLAY DISTRICTS	NONE
RIVER BASIN	CAPE FEAR
CITY LIMITS	INSIDE

NAD 83
NAVD 88

N

0 30' 60'

PLAN REVISIONS

1 10/17/13	CITY OF DURHAM
2 11/07/13	CITY OF DURHAM

SITE IMPROVEMENTS PLAN

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1443 ELLIS ROAD
DURHAM, NORTH CAROLINA

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SCALE
1"=60'

DATE
SEPTEMBER 9, 2013

DESIGN	DRAFT	CHECK
JRB	JSE	JBE

PROJECT NUMBER
1055-001

SHEET NUMBER
D-2