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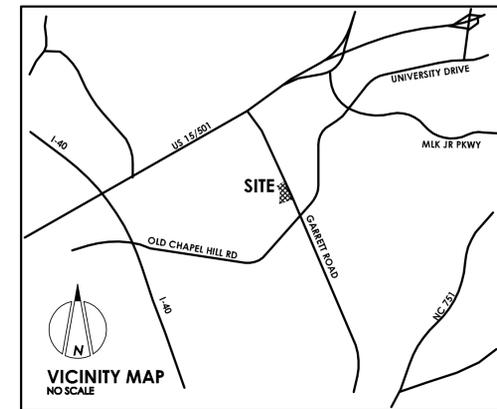
ENGINEER/LAND PLANNER
HORVATH ASSOCIATES, PA
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DEVELOPMENT PLAN

GARRETT RIDGE MULTI-FAMILY COMMUNITY REZONING

4904 & 5010 GARRETT ROAD, DURHAM, NORTH CAROLINA

PIN: 0800-04-80-4975
 PID: 140080
 PIN: 0800-04-81-3306
 PID: 140082



TEXT COMMITMENTS

COMMITMENTS FROM Z06-43 (PIN: 0800-04-81-3306):

- A1. MAXIMUM NUMBER OF DWELLING UNITS IS 36.
- A2. MINIMUM OPEN SPACE AREA IS 24 PERCENT (0.8971 ACES).
- A3. THE AREA DESIGNATED AS THE 15-501 BOTTOMLANDS AND THE FEMA 100-YR FLOOD FRINGE AREA WILL BE RETAINED AS PERMANENT UNDISTURBED OPEN SPACE EXCEPT FOR ANY LIMITED CLEARING RELATED TO A SINGLE UTILITY CROSSING FOR STORM AND SANITARY SEWER ACCESS TO THE EXISTING 40-FOOT SEWER EASEMENT. WHERE CLEARED, THESE AREAS WILL BE PERMANENT OPEN SPACE.
- A4. PROVIDE MULCHED OR ALL WEATHER PEDESTRIAN TRAIL CONNECTING DEVELOPMENT WITH 40-FOOT SEWER EASEMENT PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY.
- A5. A GAZEBO AND TWO BENCHES WILL BE PROVIDED IN THE USABLE OPEN SPACE PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY.
- A6. A 3 FOOT TALL VEGETATED BERM TO BE INSTALLED ALONG GARRETT ROAD FRONTAGE WITH 100 PERCENT OF THE PLANT MATERIAL REQUIRED FOR A 0.4 OPAFCY BUFFER AND COMPLETED BY THE FIRST CERTIFICATE OF OCCUPANCY.
- A7. NO PARKING TO BE LOCATED WITHIN 25 FEET OF THE GARRETT ROAD PUBLIC RIGHT-OF-WAY.
- A8. ANY REQUIRED STORM WATER QUALITY DETENTION POND WILL BE BUILT AS EITHER A WETLAND TYPE POND OR A BIO-RETENTION BASIN.
- A9. DEDICATION OF 15-FOOT OF PUBLIC R-O-W ALONG GARRETT ROAD FRONTAGE.
- A10. CONSTRUCTION OF LEFT-TURN LANE, WITH AN OPPOSING LEFT-TURN LANE AND STORAGE BAY, AT THE SITE ENTRANCE ON GARRETT ROAD.
- A11. A BUS STOP SHELTER WILL BE PROVIDED WITHIN 0.25 MILES OF THE PROJECT FRONTAGE PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY AND SUBJECT TO DATA/TTA APPROVAL.

COMMITMENTS FROM P01-35 (PIN: 0800-04-80-4975):

- B1. MAXIMUM NUMBER OF DWELLING UNITS IS 96.
- B2. SIGNAGE: THE ENTIRE DEVELOPMENT WILL HAVE A UNIFORM SET OF GUIDELINES DICTATED BY A MASTER SIGN PLAN.
- B3. A MINIMUM OF TEN (10) SPACES FOR BICYCLE PARKING WILL BE PROVIDED.

DESIGN COMMITMENTS

DESIGN COMMITMENTS FROM Z06-43 (PIN: 0800-04-81-3306):

1. **DESCRIPTION OF PROPOSED ARCHITECTURAL STYLE:**

ARCHITECTURAL STYLE:
 1. THE TOWNHOMES AND OTHER BUILDINGS WILL UTILIZE TRADITIONAL TYPE CONSTRUCTION AND ARCHITECTURAL ELEMENTS AS INDICATED BELOW.

ROOFLINES:
 2. BUILDINGS WILL USE HIPPED, GABLED AND/OR SHED ROOFS, SINGLY OR IN COMBINATION AS APPLICABLE.

BUILDING MATERIALS:
 3. BUILDINGS WILL USE A COMBINATION OF 2 OR MORE OF THE FOLLOWING MATERIALS: SYNTHETIC STUCCO, WOOD, BRICK, STONE OR SIDING.

DISTINCTIVE ARCHITECTURAL FEATURES:
 4. ARCHITECTURAL FEATURES MAY INCLUDE ONE OR MORE OF THE FOLLOWING: BUILDING OFFSETS, ROOFLINE BREAKS AND/OR SIDING MATERIAL VARIATION.
2. **DESCRIPTION OF HOW PROPOSED DESIGN WILL FIT INTO CONTEXT AREA:**

CONTEXT AREA:
 5. THE PROPOSED ARCHITECTURE WILL COMPLIMENT THE NEIGHBORING PROPERTIES SO NOT TO VISUALLY CLASH OR DETRACT FROM IT. THE BUILDING WILL BE A MIX OF BRICK AND HIGH QUALITY SIDING MATERIAL WILL BE SELECTED IN COLORS AND TEXTURES THAT PROVIDE A PLEASING ADDITION TO NEIGHBORING PROPERTIES. THE ENTRANCE IS POSITIONED DIRECTLY OPPOSING AN EXISTING DRIVE ACCESSING A CHURCH. THE DRIVE CONNECTION ONTO GARRETT ROAD IS AT THE TOP OF A CREST ON GARRETT ROAD THAT WILL PROVIDE CLEAR LINES OF SIGHT FOR A MOTORIST ACCESSING THE PROJECT DRIVEWAY.

DESIGN COMMITMENTS FROM P01-35 (PIN: 0800-04-80-4975):

DESCRIPTION OF PROPOSED ARCHITECTURAL STYLE:

ARCHITECTURAL STYLE:
 1. TRADITIONAL ARCHITECTURAL STYLE.

ROOFLINES:
 2. 6/12 PITCHED.

BUILDING MATERIALS:
 3. BRICK, HARD-PLANK SIDING AND TRIM, COMPOSITE FIBERGLASS SHINGLES.

DISTINCTIVE ARCHITECTURAL FEATURES:
 4. COLOR SCHEME - REDDISH BROWN BRICK, BEIGE OR GRAY SIDING, WHITE TRIM, CHARCOL GRAY ROOF SHINGLES; WINDOWS - WILL BE ON ALL BUILDING FACES, CLEAR WITH A TRADITIONAL DESIGN STYLE.

SITE DEVELOPMENT SUMMARY:

COMPOSITE SITE SUMMARY	
GROSS LAND AREA:	10.18 AC (443,700 SF)
EXISTING ZONING:	RS-M(D)
PROPOSED ZONING:	RS-M(D)
EXISTING USE:	APARTMENTS/VACANT
OVERLAY:	NONE
RIVER BASIN:	CAPE FEAR
CITY LIMIT:	INSIDE
DEVELOPMENT TIER:	SUBURBAN
BUILDING SUMMARY	
MAXIMUM UNITS	96+18=114 MAXIMUM UNITS
DENSITY	
AREA IN FLOODPLAIN	0.572 AC (24,902 SF)
FLOODPLAIN CREDIT - 50%	0.286 AC (12,451 SF)
AREA DEDICATED TO R/W	0.302 AC (13,157 SF)
AREA IN BUFFER	0.009 AC (402 SF)
TOTAL AREA SUBTRACTED FROM GROSS	0.597 AC (26,015 SF)
NET ACRES FOR DENSITY	10.18-0.597=9.583 AC
DENSITY	114/9.583=12 UNITS/ACRE
IMPERVIOUS SUMMARY	
GROSS AREA:	10.18 AC (443,700 SF)
AREA DEDICATED TO R/W	0.302 AC (13,157 SF)
ADJUSTED GROSS AREA	9.879 AC (430,543 SF)
PROPOSED MAXIMUM IMPERVIOUS AREA:	5.93 AC (258,326 SF) (60%)
OPEN SPACE SUMMARY	
GROSS AREA:	10.18 AC (443,700 SF)
AREA DEDICATED TO R/W	0.302 AC (13,157 SF)
ADJUSTED GROSS AREA	9.878 AC (430,543 SF)
OPEN SPACE REQUIRED	2.37 AC (103,330 SF) (24%)
TREE COVERAGE SUMMARY	
GROSS AREA:	10.18 AC (443,700 SF)
AREA DEDICATED TO R/W	0.302 AC (13,157 SF)
ADJUSTED GROSS AREA	9.878 AC (430,543 SF)
REQUIRED TREE COVERAGE: (TO BE MET BY PRESERVATION)	2.03 AC (86,109 SF) (20%)

INDEX OF DRAWINGS:

- D000 COVER SHEET
- D001 EXISTING CONDITIONS
- D100 DEVELOPMENT PLAN



CASE #Z1400022
LEGACY CASE # P01-35
LEGACY CASE # Z06-43



HORVATH ASSOCIATES

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NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LICENSE NO.: C-0676

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 MULTI-FAMILY
 COMMUNITY REZONING**
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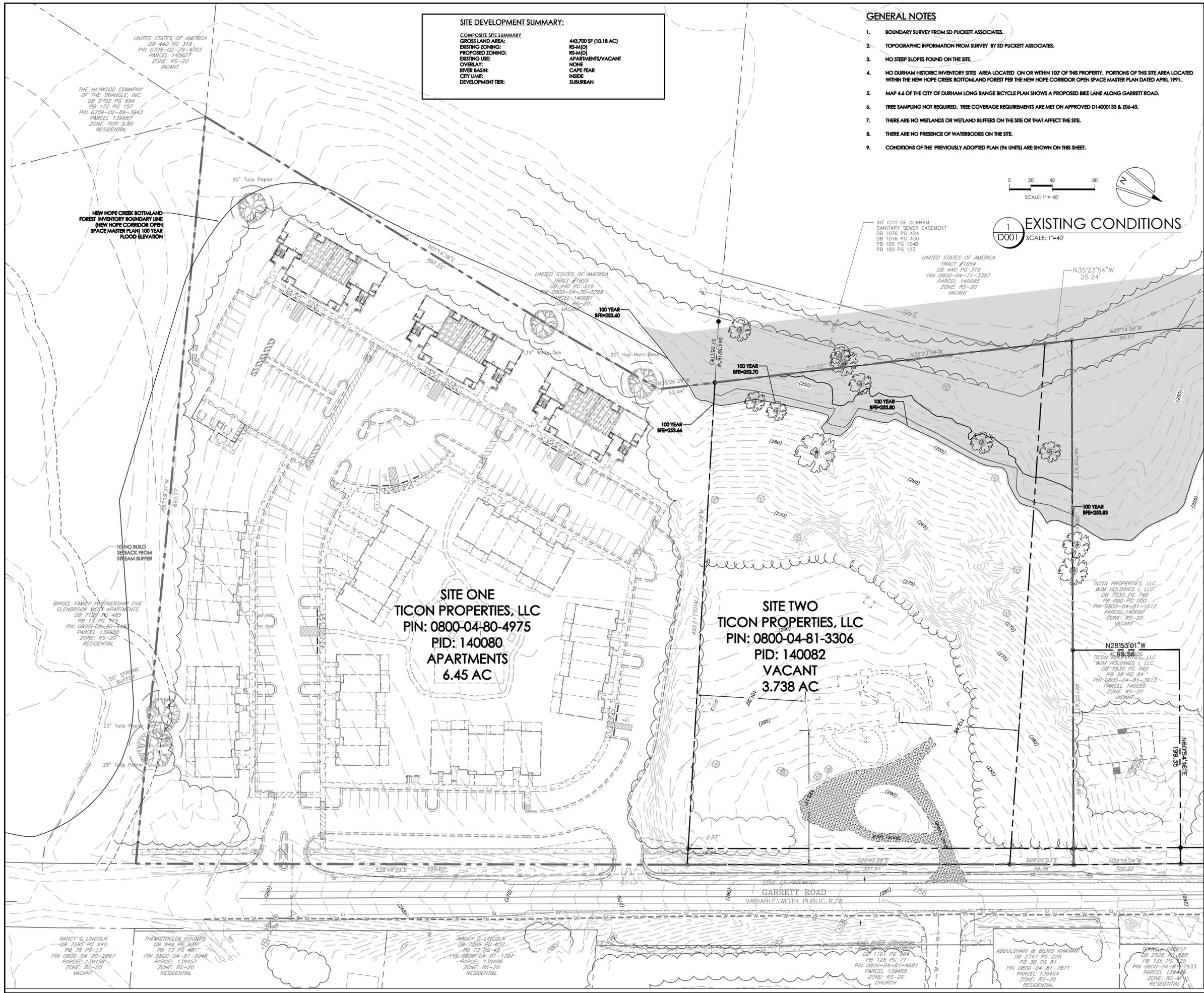
COVER SHEET



Review Responses	Date	By
1. First Review Responses	10/28/2014	KD
2. Second Review Responses	12/17/2014	KD
3. Third Review Responses	02/15/2015	RV

DRAWN BY: KD
 CHECKED BY: KD/RH
 DATE: SEPTEMBER 5, 2014
 SCALE: AS NOTED
 PROJECT NO.: 1408
 SHEET NO.:

D000



SITE DEVELOPMENT SUMMARY:

COMPOSITE SITE SUMMARY	443,700 SF (10.18 AC)
GROSS LAND AREA:	RS-(M)
EXISTING ZONING:	RS-(M)
PROPOSED ZONING:	APARTMENTS/VACANT
EXISTING USE:	NONE
OVERLAY:	CAPE FEAR INSIDE SUBURBAN
RIVER BASIN:	
CITY LIMIT:	
DEVELOPMENT TIER:	

- GENERAL NOTES**
- BOUNDARY SURVEY FROM SD PUCKETT ASSOCIATES.
 - TOPOGRAPHIC INFORMATION FROM SURVEY BY SD PUCKETT ASSOCIATES.
 - NO STEEP SLOPES FOUND ON THE SITE.
 - NO DURHAM HISTORIC INVENTORY SITES AREA LOCATED ON OR WITHIN 100' OF THIS PROPERTY. PORTIONS OF THIS SITE AREA LOCATED WITHIN THE NEW HOPE CREEK BOTTLAND FOREST PER THE NEW HOPE CORRIDOR OPEN SPACE MASTER PLAN DATED APRIL 1991.
 - MAP 4.6 OF THE CITY OF DURHAM LONG RANGE BICYCLE PLAN SHOWS A PROPOSED BIKE LANE ALONG GARRETT ROAD.
 - TREE SAMPLING NOT REQUIRED. TREE COVERAGE REQUIREMENTS ARE MET ON APPROVED D14000133 & 204-43.
 - THERE ARE NO WETLANDS OR WETLAND BUFFERS ON THE SITE OR THAT AFFECT THE SITE.
 - THERE ARE NO PRESENCE OF WATERBODIES ON THE SITE.
 - CONDITIONS OF THE PREVIOUSLY ADOPTED PLAN (P6 UNITS) ARE SHOWN ON THIS SHEET.

PIN: 0800-04-80-4975
 PID: 140080
 PIN: 0800-04-81-3306
 PID: 140082

LEGEND

100 YEAR FLOOD ZONE



1 EXISTING CONDITIONS
 D001 SCALE: 1"=40'



HORVATH ASSOCIATES

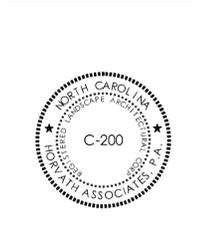
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 4904 & 5010 GARRETT ROAD
 DURHAM, NC 27707

EXISTING CONDITIONS



PRELIMINARY NOT FOR CONSTRUCTION

1	First Review Responses	KD
	10/28/2014	
2	Second Review Responses	KD
	12/17/2014	
3	Third Review Responses	RV
	02/15/2015	

DRAWN BY: KD
 CHECKED BY: KD/RH

DATE: SEPTEMBER 5, 2014

SCALE: 1"=40'

PROJECT NO: 1408

SHEET NO: D001

DEVELOPMENT PLAN

UNITED STATES OF AMERICA
DB 440 PG 319
PIN 0709-02-79-4703
PARCEL 140077
ZONE: RS-20
VACANT

THE HAYWOOD COMPANY
OF THE TRIANGLE, INC.
DB 292 PG 694
PB 172 PG 157
PIN 0709-02-89-3943
PARCEL 139987
ZONE: PDR 5.80
RESIDENTIAL

UNITED STATES OF AMERICA
TRACT #1635
DB 440 PG 319
PIN 0800-04-70-8788
PARCEL 140081
ZONE: RS-20
VACANT

UNITED STATES OF AMERICA
TRACT #1634
DB 440 PG 319
PIN 0800-04-71-3387
PARCEL 140085
ZONE: RS-20
VACANT

SITE DEVELOPMENT SUMMARY:

COMPOSITE SITE SUMMARY	
GROSS LAND AREA:	10.18 AC (443,700 SF)
EXISTING ZONING:	RS-M(D)
PROPOSED ZONING:	RS-M(D)
EXISTING USE:	APARTMENTS/VACANT
OVERLAY:	NONE
RIVER BASIN:	CAPE FEAR
CITY LIMITS:	INSIDE
DEVELOPMENT TIER:	SUBURBAN
BUILDING SUMMARY	
MAXIMUM UNITS:	96+118=114 MAXIMUM UNITS
DENSITY	
AREA IN FLOODPLAIN:	0.572 AC (24,902 SF)
FLOODPLAIN CREDIT - 50%:	0.286 AC (12,451 SF)
AREA DEDICATED TO R/W:	0.302 AC (13,157 SF)
AREA IN BUFFER:	0.029 AC (1,402 SF)
TOTAL AREA SUBTRACTED FROM GROSS:	0.927 AC (40,215 SF)
NET ACREAGE FOR DENSITY:	10.18-0.927=9.253 AC
DENSITY:	114/9.253=12 UNITS/ACRE
IMPERVIOUS SUMMARY	
GROSS AREA:	10.18 AC (443,700 SF)
AREA DEDICATED TO R/W:	0.302 AC (13,157 SF)
ADJUSTED GROSS AREA:	9.878 AC (430,543 SF)
PROPOSED MAXIMUM IMPERVIOUS AREA:	5.93 AC (258,326 SF) (60%)
OPEN SPACE SUMMARY	
GROSS AREA:	10.18 AC (443,700 SF)
AREA DEDICATED TO R/W:	0.302 AC (13,157 SF)
ADJUSTED GROSS AREA:	9.878 AC (430,543 SF)
OPEN SPACE REQUIRED:	2.57 AC (103,330 SF) (26%)
TREE COVERAGE SUMMARY	
GROSS AREA:	10.18 AC (443,700 SF)
AREA DEDICATED TO R/W:	0.302 AC (13,157 SF)
ADJUSTED GROSS AREA:	9.878 AC (430,543 SF)
REQUIRED TREE COVERAGE (TO BE MET BY PRESERVATION):	2.08 AC (86,109 SF) (20%)

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PID: 140080
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PID: 140082

LEGEND

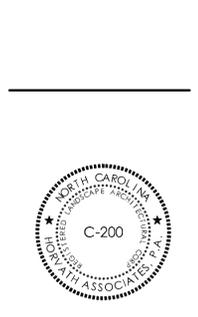
- 100 YEAR FLOOD ZONE
- PROPOSED BUILDING AND PARKING ENVELOPE
- PROPOSED DEVELOPMENT AREA BOUNDARY
- TOTAL PROJECT AREA BOUNDARY
- REQUIRED PROJECT BOUNDARY BUFFER



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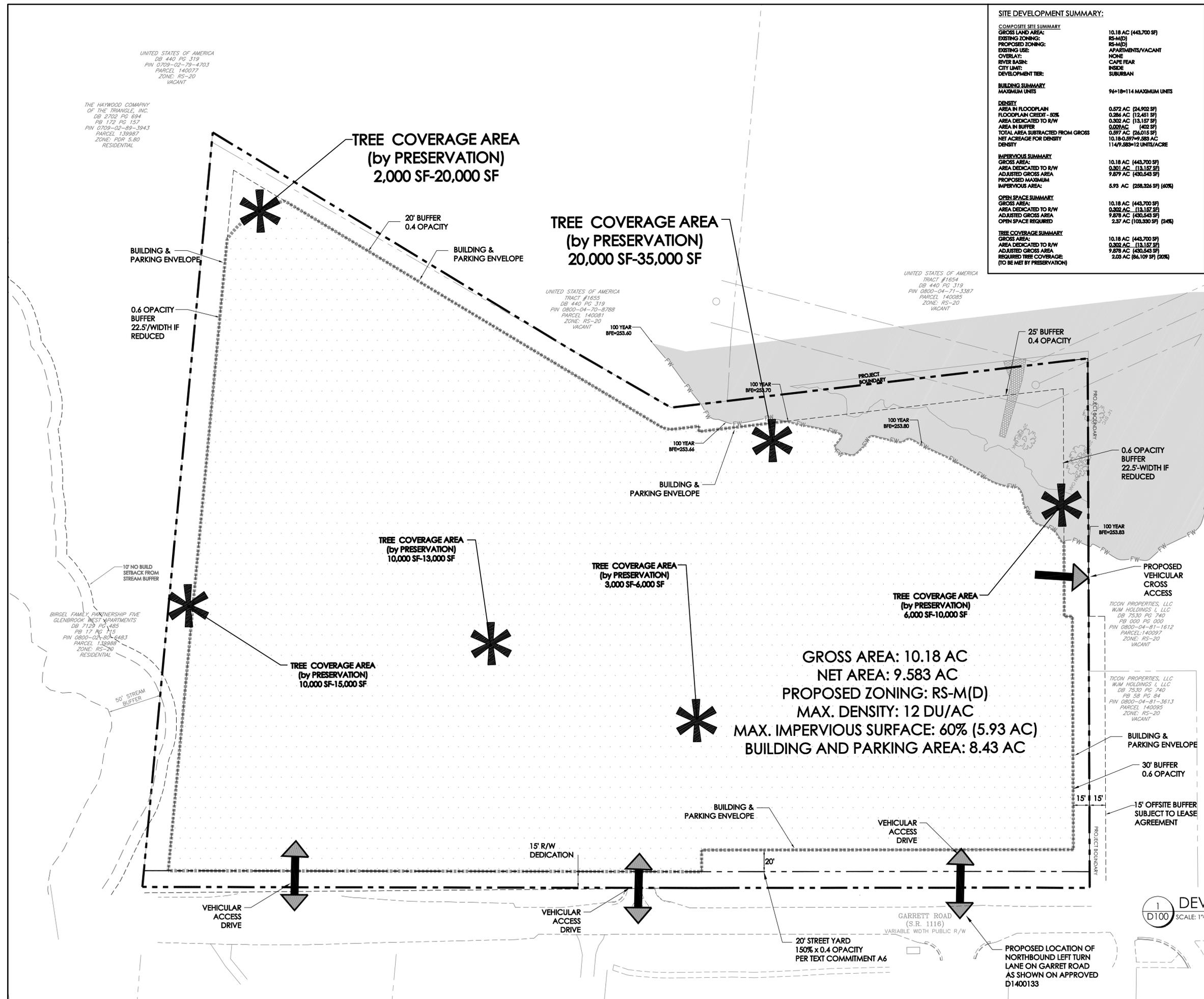
DEVELOPMENT PLAN



1	First Review Responses	KD
	10/28/2014	
2	Second Review Responses	KD
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DRAWN BY: KD
CHECKED BY: KD/RH
DATE: SEPTEMBER 5, 2014
SCALE: 1"=40'
PROJECT NO: 1408
SHEET NO: D100

DEVELOPMENT PLAN



1 DEVELOPMENT PLAN
D100 SCALE: 1"=40'

