PIN: 0800-04-81-3306 PID: 140082	PIN: 0800-04-80-4975 PID: 140080	PIN: 0800-04-81-1612 PID: 140097	PIN: 0800-04-81-3613 PID: 140095

DEVELOPMENT PLAN
GARRETT RIDGE MULTI-FAMILY PHASE 3

4806, 4812, 4904 & 5010 GARRETT ROAD, DURHAM, NORTH CAROLINA

OWNER
WMJ HOLDINGS II, LLC & TICON PROPERTIES LLC
5836 FAYETTEVILLE ROAD, STE. 201
DURHAM, NC 27713
P: (919) 484-1053
F: (919) 484-1996
Email: jack@ticonproperties.com

ENGINEER/LAND PLANNER
HORVATH ASSOCIATES, PA
16 CONSULTANT PLACE, SUITE 201
DURHAM, N.C. 27707
P: (919) 490-4990
F: (919) 490-8953
e-mail: richard.veno@horvathassociates.com

INDEX OF DRAWINGS:

D000 COVER SHEET
D001 EXISTING CONDITIONS
D100 DEVELOPMENT PLAN

TEXT COMMITMENTS

COMMITMENTS FROM Z1400022 FOR A AND B BELOW:

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

A1. MINIMUM OPEN SPACE AREA IS 24 PERCENT (0.8971 ACES).

A2. PROVIDE MULCHED OR ALL WEATHER PEDESTRIAN TRAIL CONNECTING DEVELOPMENT WITH 40-FOOT SEWER EASEMENT PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY.

A3. A GAZEBO AND TWO BENCHES WILL BE PROVIDED IN THE USABLE OPEN SPACE PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY.

A4. NO PARKING TO BE LOCATED WITHIN 25 FEET OF THE GARRETT ROAD PUBLIC RIGHT-OF-WAY.

A5. ANY REQUIRED STORM WATER QUALITY DETENTION POND WILL BE BUILT AS EITHER A WETLAND TYPE POND OR A BIO-RETENTION BASIN.

A6. DEDICATION OF 15-FOOT OF PUBLIC R-O-W ALONG GARRETT ROAD FRONTAGE.

A7. CONSTRUCTION OF LEFT -TURN LANE, WITH AN OPPOSING LEFT-TURN LANE AND STORAGE BAY, AT THE SITE ENTRANCE ON GARRETT ROAD.

A8. 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.

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

B1. SIGNAGE: THE ENTIRE DEVELOPMENT WILL HAVE A UNIFORM SET OF GUIDELINES DICTATED BY A MASTER SIGN PLAN.

B2. A MINIMUM OF TEN (10) SPACES FOR BICYCLE PARKING WILL BE PROVIDED.

C. COMMITMENTS FOR PIN 0800-04-81-3613 AND 0800-04-81-1612:

C1. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, DEDICATE 15' OF RIGHT-OF-WAY FOR THE FRONTAGE OF PIN 0800-04-81-3613 AND 0800-04-81-1612 ALONG GARRETT ROAD.

D. COMMITMENTS FOR PIN 0800-04-81-3306 AND 0800-04-81-1612:

D1. 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 AND GRADING RELATED TO A UTILITY CROSSING FOR STORM, SANITARY SEWER ACCESS TO THE EXISTING 40-FOOT SEWER EASEMENT AND THE NEW HOPE CREEK GREENWAY. WHERE CLEARED, THESE AREAS WILL BE PERMANENT OPEN SPACE.

E. COMMITMENTS FOR THE ENTIRE SITE:

E1. THE MAXIMUM NUMBER OF DWELLING UNITS FOR THE ENTIRE SITE SHALL BE 173.

DESIGN COMMITMENTS

1. DESCRIPTION OF PROPOSED ARCHITECTURAL STYLE:

ARCHITECTURAL STYLE:
1. THE APARTMENTS, 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 BUILDINGS 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. THERE AREA 3 ENTRANCES FROM GARRETT ROAD EXISTING FOR THIS SITE.

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

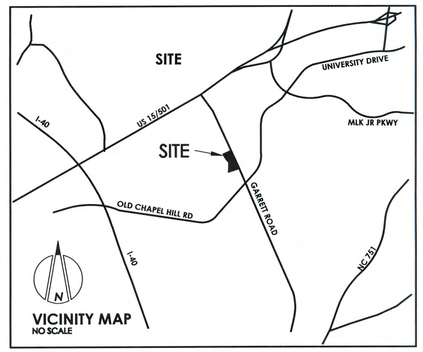
DESCRIPTION OF PROPOSED ARCHITECTURAL STYLE:

ARCHITECTURAL STYLE:
1. TRADITIONAL ARCHITECTURAL STYLE.

ROOFLINES:
2. 6/12 PITCHED.

BUILDING MATERIALS:
3. BRICK, HARDI-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.



VICINITY MAP
NO SCALE

DEVELOPMENT SUMMARY

SITE SUMMARY	ACRES	SQUARE FEET
0800-04-81-1612 / 140097	2.40	104,544
EXISTING USE:	VACANT RES/SMALL TRACT	
0800-04-81-3613 / 140095	0.46	20,038
EXISTING USE:	RES/1-FAMILY	
0800-04-81-3306 / 140082	3.73	162,479
EXISTING USE:	RES/1-FAMILY	
0800-04-80-4975 / 140080	6.45	280,962
EXISTING USE:	RES/1-FAMILY	
GROSS AREA:	13.040	568,022
ROW DEDICATION:	0.388	16,910
ADJUSTED GROSS AREA:	12.652	551,112
STREAM BUFFER	0.009	402
FLOODWAY FRINGE:	2.145	93,425
FLOODWAY FRINGE CREDIT (50%):	1.072	46,713
NET AREA	11.570	503,998
EXISTING ZONING:	RS-M(D)	RS-20
EXISTING ZONING AREA:	10.18	2.856
PROPOSED ZONING:	RS-M(D)	
WATERSHED OVERLAY:	NONE	
RIVER BASIN:	CAPE FEAR	
CITY LIMIT:	YES	
TIER:	SUBURBAN	
MAXIMUM NUMBER OF UNITS:	173.00	
MAXIMUM DENSITY:	15.00 DU/AC	
IMPERVIOUS SUMMARY	ACRES	PERCENTAGE
MAXIMUM IMPERVIOUS AREA:	8.224	65.00%
TREE COVERAGE SUMMARY	ACRES	PERCENTAGE
PROPOSED TREE PRESERVATION:	2.530	20.00%
REQUIRED TREE COVERAGE:	2.530	20.00%
OPEN SPACE SUMMARY	ACRES	PERCENTAGE
REQUIRED OPEN SPACE:	2.277	18%
PROPOSED OPEN SPACE:	2.277	18%

CASE #Z1500013

APPROVAL STAMP

LEGACY CASES: P01-35, Z06-43, Z1400022

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Attachment 4

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www.horvathassociates.com

GARRETT RIDGE MULTI-FAMILY PHASE 3
4806, 4812, 4904 & 5010 GARRETT ROAD
DURHAM, NC 27707

COVER SHEET

NORTH CAROLINA LANDSCAPE ARCHITECTURE PROFESSIONAL CORPORATION HORVATH ASSOCIATES P.A. C-200

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1742 RICHARD M. VENO
3.06.2015

⚠1	First Review Responses XX/XX/XXXX	RV

DRAWN BY: RV
CHECKED BY: RV/RH
DATE: FEBRUARY 20, 2015
SCALE: AS NOTED
PROJECT NO.: 1408
SHEET NO.: D000

DEVELOPMENT PLAN

PIN: 0800-04-81-3306 PID: 140082	PIN: 0800-04-80-4975 PID: 140080	PIN: 0800-04-81-1612 PID: 140097	PIN: 0800-04-81-3613 PID: 140095

DEVELOPMENT SUMMARY

SITE SUMMARY	ACRES	SQUARE FEET
0800-04-81-1612 / 140097	2.40	104,544
EXISTING USE:	VACANT RES/SMALL TRACT	
0800-04-81-3613 / 140095	0.46	20,038
EXISTING USE:	RES/1-FAMILY	
0800-04-81-3306 / 140082	3.73	162,479
EXISTING USE:	RES/1-FAMILY	
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EXISTING USE:	RES/1-FAMILY	
GROSS AREA:	13.040	568,022
ROW DEDICATION:	0.388	16,910
ADJUSTED GROSS AREA:	12.652	551,112
STREAM BUFFER	0.009	402
FLOODWAY FRINGE:	2.145	93,425
FLOODWAY FRINGE CREDIT (50%):	1.072	46,713
NET AREA	11.570	503,998
EXISTING ZONING:	RS-M(D)	RS-20
EXISTING ZONING AREA:	10.18	2.856
PROPOSED ZONING:	RS-M(D)	
WATERSHED OVERLAY:	NONE	
RIVER BASIN:	CAPE FEAR	
CITY LIMIT:	YES	
TIER:	SUBURBAN	

GENERAL NOTES

1. BOUNDARY SURVEY FROM SD PUCKETT ASSOCIATES.
2. TOPOGRAPHIC INFORMATION FROM SURVEY BY SD PUCKETT ASSOCIATES.
3. NO STEEP SLOPES FOUND ON THE SITE.
4. 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 BOTTOMLAND FOREST PER THE NEW HOPE CORRIDOR OPEN SPACE MASTER PLAN DATED APRIL 1991.
5. MAP 4.6 OF THE CITY OF DURHAM LONG RANGE BICYCLE PLAN SHOWS A PROPOSED BIKE LANE ALONG GARRETT ROAD.
6. THERE ARE NO WETLANDS OR WETLAND BUFFERS ON THE SITE OR THAT AFFECT THE SITE.
7. THERE ARE NO PRESENCE OF WATERBODIES ON THE SITE.
8. PORTIONS OF THE NEW HOPE BOTTOMLAND FOREST IS LOCATED ON THE SUBJECT SITE, 1.087 AC
9. PORTION OF THE 100 YR-FLOODWAY FRINGE ARE LOCATED ON THE SUBJECT SITE, 2.145 AC.
10. PORTIONS OF STREAM BUFFER ARE LOCATED ON THE SITE, 0.009 AC.
11. PORTIONS OF THE PROPOSED NEW HOPE CREEK GREENWAY IMPACT THE SITE ALONG THE REAR PORTION OF THE SUBJECT SITE, 0.14 AC.

LEGEND (EXISTING CONDITIONS)

- EXISTING TREE LINE
- STORM SEWER LINE
- WL — WATER LINE
- SANITARY SEWER LINE
- OH ELECTRICAL LINE
- EXISTING ZONING

1 / D001 EXISTING CONDITIONS
SCALE: 1"=50'

0 25 50 100
SCALE: 1" = 50'

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GARRETT RIDGE MULTI-FAMILY PHASE 3

4806, 4812, 4904 & 5010 GARRETT ROAD
DURHAM, NC 27707

EXISTING CONDITIONS

NORTH CAROLINA LANDSCAPE ARCHITECTURE C-200 HORVATH ASSOCIATES, P.A.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 782 RICHARD M. VITO 07.06.2015

⚠	First Review Responses XX/XX/XXXX	RV

DRAWN BY: RV
CHECKED BY: RV/RH
DATE: FEBRUARY 20, 2015
SCALE: AS NOTED
PROJECT NO.: 1408
SHEET NO.: D001
DEVELOPMENT PLAN

PIN: 0800-04-81-3306 PID: 140082	PIN: 0800-04-80-4975 PID: 140080	PIN: 0800-04-81-1612 PID: 140097	PIN: 0800-04-81-3613 PID: 140095

UNITED STATES OF AMERICA
DB 440 PG 319
PIN 0709-02-79-4703
PARCEL 140077
ZONE: RS-20
VACANT
ACREAGE: 57.135 AC.±

THE HAYWOOD COMPANY OF THE TRIANGLE, INC.
DB 2702 PG 694
PB 172 PG 157
PIN 0709-02-89-3943
PARCEL 139987
ZONE: PDR 5.80
RESIDENTIAL

UNITED STATES OF AMERICA
DB 440 PG 319
PIN 0800-04-70-8774
PARCEL 140081
ZONE: RS-20
VACANT
ACREAGE: 8.568 AC.±

OWNER NAME: UNITED STATES OF AMERICA
SITE ADDRS: 4804 GARRETT RD
PARCEL ID: 140081
PIN: 0800-04-70-8774
LAND USE DESC: MCKIM CONSERVATION SERVICE
ZONING: RS-20
ACREAGE: 13.582 AC.±

OWNER NAME: THOMASTOWN PROPERTIES OF NORTH CAROLINA, LLC
SITE ADDRS: 4753 GARRETT RD
PARCEL ID: 139953
PIN: 0800-04-71-3266
LAND USE DESC: VAC RES/
ZONING: RS-M
ACREAGE: 1.983 AC.±

0.6 OPACITY BUFFER / 22.5' WIDTH IF REDUCED

BUILDING AND PARKING ENVELOPE

TREE COVERAGE AREA (by PRESERVATION) 2,000 SF-20,000 SF

0.4 OPACITY BUFFER/ 15' WIDTH IF REDUCED

BUILDING AND PARKING ENVELOPE

N01°34'39"E 487.22'

N35°28'29"W 52.44'

MINIMUM 50' GREENWAY EASEMENT, BOUNDARY TO MATCH EDGE OF SANITARY SEWER EASEMENT, 6,193 SF

TREE COVERAGE AREA (by PRESERVATION) 20,000 SF-35,000 SF

TREE COVERAGE AREA (by PRESERVATION) 35,000 SF-65,000 SF

S87°14'41"W 690.77'

10' NO BUILD SETBACK FROM STREAM BUFFER

TREE COVERAGE AREA (by PRESERVATION) 10,000 SF-15,000 SF

BIRCEL FAMILY PARTNERSHIP THE GLENBROOK WEST APARTMENTS
DB 7139 PG 485
PB 173 PG 112
PIN 0800-08-80-8483
PARCEL 139988
ZONE: RS-20
RESIDENTIAL

50' STREAM BUFFER

TREE COVERAGE AREA (by PRESERVATION) 10,000 SF-13,000 SF

TREE COVERAGE AREA (by PRESERVATION) 3,000 SF-6,000 SF

GROSS AREA: 13.040 AC
NET AREA: 11.570 AC
PROPOSED ZONING: RS-M(D)
MAX. DENSITY: 15 DU/AC
MAXIMUM UNITS: 173
MAX. IMPERVIOUS SURFACE: 65% (8.224 AC)

0.6 OPACITY BUFFER / 22.5' WIDTH IF REDUCED

BUILDING AND PARKING ENVELOPE

OWNER NAME: TRUSTEES ARMSTRONG
SITE ADDRS: 4900 GARRETT RD
PARCEL ID: 139452
PIN: 0800-04-82-6078
LAND USE DESC: RES/ 1-FAMILY PROP ASSOC
ZONING: RS-M
ACREAGE: 4.8 AC.±

PROPOSED SITE ACCESS POINT #1, FULL MOVEMENT

PROPOSED SITE ACCESS POINT #2, RIGHT-IN / RIGHT-OUT ONLY

BUILDING AND PARKING ENVELOPE

15' RIGHT OF WAY DEDICATION, 0.388 AC

PAVEMENT EXPANSION

75' OF LEFT TURN STORAGE

PROPOSED SITE ACCESS POINT #3, FULL MOVEMENT

520.10
S28° 45' 39"E
LIMITS OF ROAD IMPROVEMENTS

15'

15'

PROPOSED LOCATION OF NORTHBOUND LEFT TURN LANE ON GARRET ROAD AS SHOWN ON APPROVED PLAN, CASE# D1400133

GARRETT ROAD
VARIABLE WIDTH PUBLIC R/W

PAVEMENT EXPANSION

125' OF LEFT TURN STORAGE

NANCY G. LINCOLN
DB 7285 PG 640
PB 78 PG 13
PIN 0800-04-90-2867
PARCEL 139458
ZONE: RS-20
VACANT

THEMISTOCLEA KOUNTIS
DB 949 PG 939
PB 73 PG 48
PIN 0800-04-81-9046
PARCEL 139457
ZONE: RS-20
RESIDENTIAL

NANCY G. LINCOLN
DB 7285 PG 637
PB 73 PG 48
PIN 0800-04-91-1391
PARCEL 139456
ZONE: RS-20
RESIDENTIAL

END RIVER UNIVERSAL FELLOWSHIP CHURCH
DB 1191 PG 864
PB 126 PG 71
PIN 0800-04-81-9681
PARCEL 139455
ZONE: RS-20
CHURCH

ABOULGHANI & BLKIS KHANANI
DB 2747 PG 328
PB 28 PG 81
PIN 0800-04-81-7971
PARCEL 139454
ZONE: RS-20
RESIDENTIAL

TERRELL ERNEST
DB 2526 PG 588
PB 135 PG 125
PIN 0800-04-81-7933
PARCEL 139449
ZONE: RS-M
RESIDENTIAL

OWNER NAME: MOOSE HARVEY C MOOSE LORETTA N
SITE ADDRS: 4805 GARRETT RD
PARCEL ID: 139453
PIN: 0800-04-82-6078
LAND USE DESC: RES/ 1-FAMILY
ZONING: RS-M
ACREAGE: 3.5 AC.±

1 D100 DEVELOPMENT PLAN
SCALE: 1"=30'

0 25 50 100
SCALE: 1" = 50'

N

LEGEND

- 100 YEAR FLOOD ZONE
- PROPOSED BUILDING AND PARKING ENVELOPE
- PROPOSED PROJECT BOUNDARY BUFFER
- TOTAL PROJECT AREA BOUNDARY
- EXISTING ZONING
- PROPOSED ZONING
- PROPOSED TREE PRESERVATION

DEVELOPMENT SUMMARY

SITE SUMMARY	ACRES	SQUARE FEET
0800-04-81-1612 / 140097	2.40	104,544
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RIVER BASIN:	CAPE FEAR	
CITY LIMIT:	YES	
TIER:	SUBURBAN	
MAXIMUM NUMBER OF UNITS:	173.00	
MAXIMUM DENSITY:	15.00 DU/AC	

IMPERVIOUS SUMMARY	ACRES	PERCENTAGE
MAXIMUM IMPERVIOUS AREA:	8.224	65.00%

TREE COVERAGE SUMMARY	ACRES	PERCENTAGE
PROPOSED TREE PRESERVATION:	2.530	20.00%
REQUIRED TREE COVERAGE:	2.530	20.00%

OPEN SPACE SUMMARY	ACRES	PERCENTAGE
REQUIRED OPEN SPACE:	2.277	18%
PROPOSED OPEN SPACE:	2.277	18%

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DEVELOPMENT PLAN

NORTH CAROLINA BOARD OF LANDSCAPE ARCHITECTURE HORVATH ASSOCIATES P.A. C-200

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1942 RICHARD M. HENRY 02.06.2015

DRAWN BY: RV
CHECKED BY: RV/RH
DATE: FEBRUARY 20, 2015
SCALE: AS NOTED
PROJECT NO.: 1408
SHEET NO.: D100

DEVELOPMENT PLAN

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