Attachment 14

PIN: 0747-03-33-6832
PID: 157865

FUTURE OWNER / DEVELOPER
STACKHOUSE PROPERTIES LLC
2310 SOUTH MIAMI BOULEVARD
DURHAM, NC 27703
(201) 951-5130

CURRENT OWNER
LEON R. OBRIANT ESTATE
1615 EFLAND-CEDAR GROVE ROAD
EFLAND, NC 27243

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

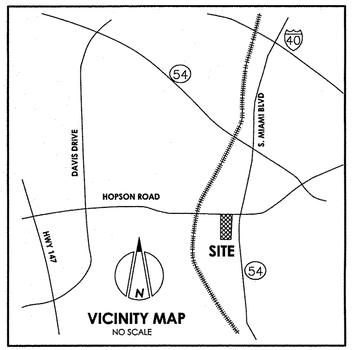
INDEX OF DRAWINGS:

D000 COVER SHEET
D001 EXISTING CONDITIONS
D100 DEVELOPMENT PLAN

DEVELOPMENT PLAN

HOPSON ROAD SELF-STORAGE CENTER

4812 HOPSON ROAD, DURHAM, NORTH CAROLINA



VICINITY MAP
NO SCALE

TEXT COMMITMENTS

1. THE COMBINATION OF USES SHALL NOT EXCEED 150 PEAK HOUR TRIPS.
2. PRIOR TO ISSUANCE OF A BUILDING PERMIT: DEDICATE ADDITIONAL RIGHT-OF-WAY FOR THE FRONTAGE OF THE SITE ALONG HOPSON ROAD AS ILLUSTRATED ON SHEET D100.

DESIGN COMMITMENTS

1. DESCRIPTION OF PROPOSED ARCHITECTURE:

GENERAL ARCHITECTURAL STYLE:

THE ARCHITECTURAL DESIGN OF THIS DEVELOPMENT WILL INCLUDE ELEMENTS AS DESCRIBED BELOW.

PROPOSED ROOFLINE(S):

FLAT AND SLOPED ROOFS WILL BE ALLOWED SINGLY OR IN COMBINATION.

PROPOSED BUILDING MATERIALS:

THE PRIMARY BUILDING MATERIALS TO BE USED SHALL BE A CHOICE OR ANY COMBINATION OF METAL, STUCCO, BRICK, BLOCK, STONE, EIFS, VINYL, AND FIBER CEMENT BOARD WITH VISIBLE TRIM AND ACCENTS.

METAL SHALL NOT BE THE PRIMARY MATERIAL ON A FRONT FACADE OF BUILDINGS LOCATED WITHIN 75 FEET OF THE RIGHT-OF-WAY LINE ALONG HOPSON ROAD.

DISTINCTIVE ARCHITECTURAL FEATURES:

A MINIMUM OF ONE DISTINCTIVE ARCHITECTURAL FEATURE AS LISTED BELOW SHALL BE USED ON A FRONT FACADE OF BUILDINGS LOCATED WITHIN 75 FEET OF THE RIGHT-OF-WAY ALONG HOPSON ROAD.

THE DISTINCTIVE ARCHITECTURAL FEATURES SHALL BE A CHOICE OR ANY COMBINATION OF STORE FRONT WINDOW(S), CORNER TOWER ELEMENT(S) AND PARAPET WALL(S).

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

HOW WILL THE PROPOSED DESIGN, INCLUDING TRANSITION TO ON AND OFF SITE DEVELOPMENT, FIT INTO THE CONTEXT AREA?

THIS DEVELOPMENT IS SURROUNDED BY COMMERCIAL USE ON THREE SIDES OF THE PROPERTY. THE COMMERCIAL USE WILL BE CONSISTENT WITH THE EXISTING USES AND DEVELOPMENT PATTERN OF THE AREA.

DEVELOPMENT SUMMARY:

SITE SUMMARY	
PIN:	0747-03-33-6832
PID:	157865
GROSS LAND AREA:	304,157 SF (6.982 AC)
EXISTING ZONING:	RR (5.759 AC) CN (1.223 AC)
PROPOSED ZONING:	CG(D)
EXISTING USE:	VACANT
WATERSHED:	NONE
RIVER BASIN:	LOWER NEUSE
CITY LIMIT:	OUTSIDE ANNEXATION CASE# BDG1400012
TIER:	TRIANGLE METRO COMPACT NEIGHBORHOOD TIER
BUILDING SUMMARY	
PROPOSED BUILDING AREA:	400,000 SF
IMPERVIOUS SUMMARY	
GROSS LAND AREA:	304,157 SF (6.982 AC)
AREA OF RIGHT-OF-WAY DEDICATION:	3,496 SF (0.080 AC)
ADJUSTED LAND AREA:	300,661 SF (6.902 AC)
PROPOSED IMPERVIOUS AREA:	255,561 SF (5.521 AC) (85%)
EXISTING IMPERVIOUS AREA	3,921 SF (0.09 AC (1.3%)

GENERAL NOTES

1. TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY COMPLETED BY TRIANGLE SURVEYORS IN SEPTEMBER OF 2014.
2. BOUNDARY INFORMATION TAKEN FROM SURVEY COMPLETED BY TRIANGLE SURVEYORS IN SEPTEMBER OF 2014.
3. 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.

ADDITIONAL APPROVAL THROUGH THIS DEVELOPMENT PLAN PER 3.5.6.D.10

1. FENCE HEIGHT EXCEEDING 4 FEET IN THE STREET YARD SHALL BE PERMITTED PER UDO SECTION 9.9.

APPROVAL STAMP

CASE #Z1400038

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HOPSON ROAD SELF-STORAGE CENTER
4812 HOPSON ROAD DURHAM, NORTH CAROLINA

COVER SHEET

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECTURAL FIRM C-200 HORVATH ASSOCIATES, P.A.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1576 2-24-15 TIMOTHY J. SIVERS

1	JANUARY 15, 2015 1st CITY REVIEW COMMENTS	TJS
2	FEBRUARY 11, 2015 2nd CITY REVIEW COMMENTS	TJS

DRAWN BY: TJS	CHECKED BY: TJS / RH
DATE	OCTOBER 27, 2014
SCALE	AS NOTED
PROJECT NO.	1434
SHEET NO.	D000

DEVELOPMENT PLAN

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ewings\1414434 Hopson Road Mini Storage\300_DEVELOPMENT PLANS\1434 D000-COVER.dwg, 2/24/2015 9:29:09 AM, 1:1

PIN: 0747-03-33-6832
PID: 157865

DEVELOPMENT SUMMARY:

SITE SUMMARY

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PROPOSED ZONING:	CG(D)
EXISTING USE:	VACANT
WATERSHED:	NONE
RIVER BASIN:	LOWER NEUSE
CITY LIMIT:	OUTSIDE ANNEXATION CASE# BDG1400012
TIER:	TRIANGLE METRO COMPACT NEIGHBORHOOD TIER

BUILDING SUMMARY

PROPOSED BUILDING AREA:	400,000 SF

IMPERVIOUS SUMMARY

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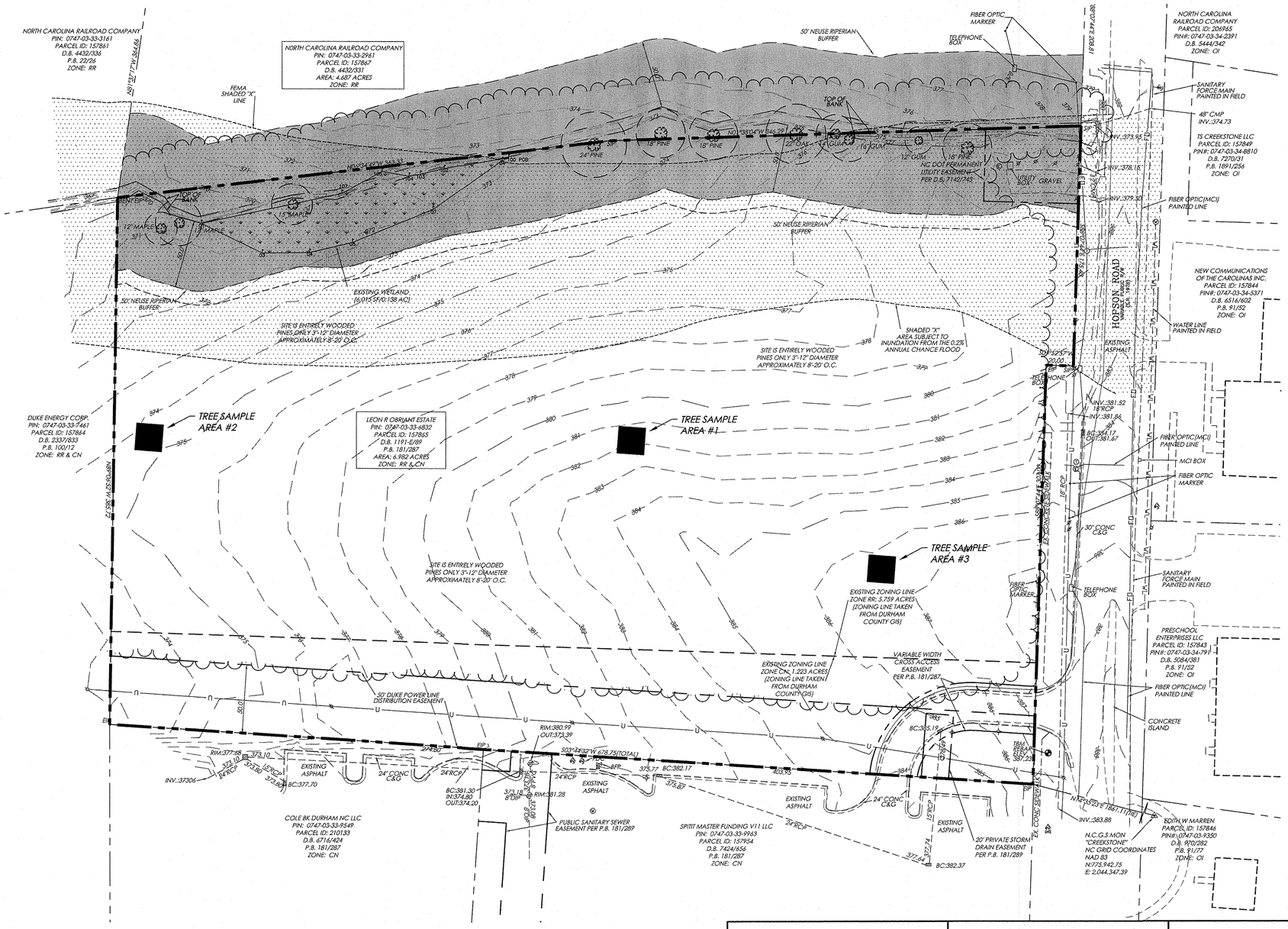


EXISTING CONDITIONS NOTES:

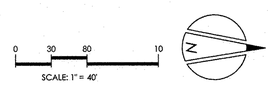
1. BOUNDARY SURVEY FROM TRIANGLE SURVEYORS DATED SEPTEMBER 2014.
2. TOPOGRAPHIC INFORMATION FROM TRIANGLE SURVEYORS DATED SEPTEMBER 2014.
3. SUBJECT PROPERTY LIES WITHIN FLOOD ZONE SHADED "X" AND "X" PER FEMA FLOOD INSURANCE RATE MAP PANEL 3720074700 DATED MAY, 2006.
4. NO DURHAM HISTORIC INVENTORY SITES OR DURHAM NATURAL INVENTORY AREAS LOCATED ON OR WITHIN 100' OF THIS PROPERTY.
5. A BIKE LANE IS INDICATED ALONG HOPSON ROAD ON MAP 4.6 OF THE LONG RANGE BICYCLE PLAN.

LEGEND:

- STORM SEWER LINE
- SANITARY SEWER LINE
- ELECTRICAL LINE
- UNDERGROUND TELEPHONE/FIBER OPTIC LINE
- UNDERGROUND WATER LINE
- WOODS LINE
- 0.2% ANNUAL CHANCE FLOOD LINE
- CATCH BASIN
- CURB INLET
- FIRE HYDRANT
- WATER VALVE
- WATER MANHOLE
- LIGHT POLE
- TALL FIELD LIGHT POLE
- POWER POLE
- SANITARY SEWER MANHOLE
- C&G CONCRETE CURB AND GUTTER
- FDC FIRE DEPARTMENT CONNECTION
- AREA SUBJECT TO INUNDATION FROM THE 0.2% ANNUAL CHANCE FLOOD
- EXISTING WETLANDS
- 50' NEUSE RIPARIAN BUFFER

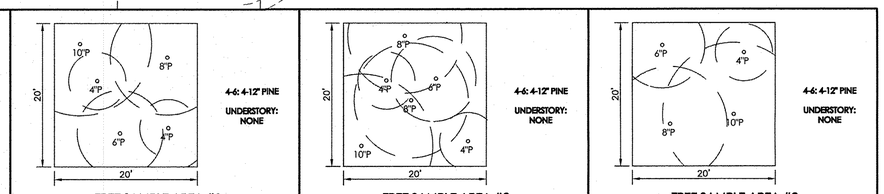
SCALE: 1" = 40'

1 D001 EXISTING CONDITIONS
SCALE: 1"=40'



NOTE: DISTANCE "X" FROM TREE SHALL BE A MINIMUM OF 6' OR 1' RADIUS PER 1" OF TREE DIAMETER, WHICH EVER IS GREATER.

2 D001 ROOT ZONE PROTECTION
SCALE: N.T.S.



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HOPSON ROAD SELF-STORAGE CENTER

4812 HOPSON ROAD
DURHAM, NORTH CAROLINA

EXISTING CONDITIONS PLAN

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

NORTH CAROLINA PROFESSIONAL SEAL No. 15765 2-24-15 TIMOTHY J. STIFER

1	JANUARY 15, 2015 1st CITY REVIEW COMMENTS	TJS
2	FEBRUARY 11, 2015 2nd CITY REVIEW COMMENTS	TJS

DRAWN BY: TJS	CHECKED BY: TJS / RH
DATE	OCTOBER 27, 2014
SCALE	AS NOTED
PROJECT NO.	1434
SHEET NO.	D001

DEVELOPMENT PLAN

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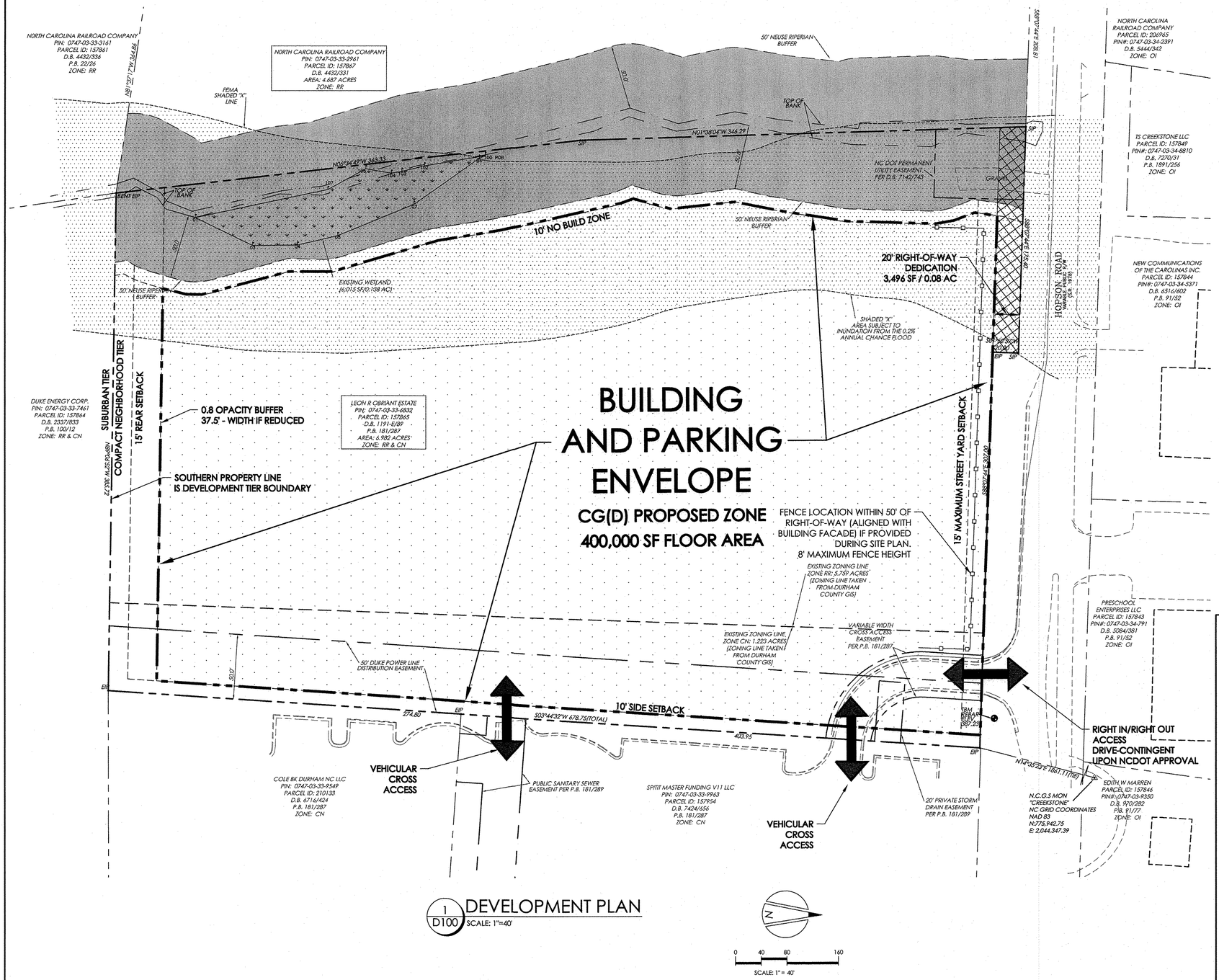
PIN: 0747-03-33-6832
PID: 157865



1 D100 DEVELOPMENT PLAN
SCALE: 1"=40'

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RIVER BASIN:	LOWER NEUSE
CITY LIMIT:	OUTSIDE
TIER:	ANNEXATION CASE# BDG1400012 TRIANGLE METRO COMPACT NEIGHBORHOOD TIER

BUILDING SUMMARY

PROPOSED BUILDING AREA:	400,000 SF

IMPERVIOUS SUMMARY

GROSS LAND AREA:	304,157 SF (6.982 AC)
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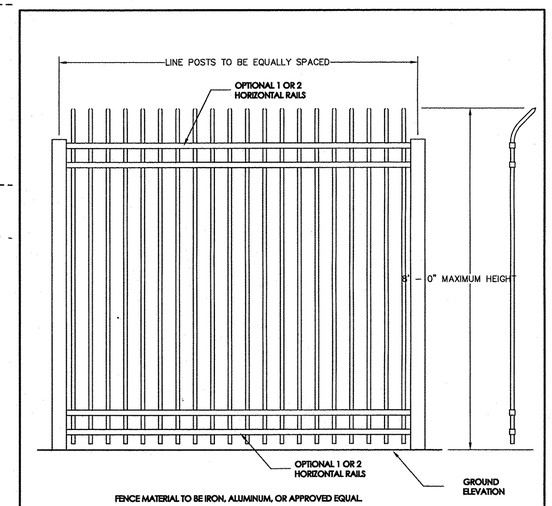
LEGEND:

- 0.2% ANNUAL CHANCE FLOOD LINE
- AREA SUBJECT TO INUNDATION FROM THE 0.2% ANNUAL CHANCE FLOOD
- EXISTING WETLANDS
- 50' NEUSE RIPARIAN BUFFER
- BUILDING AND PARKING ENVELOPE
- RIGHT OF WAY DEDICATION



2 D100 ORNAMENTAL FENCE
SCALE: N.T.S.

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DEVELOPMENT PLAN

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

NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 15765 12-24-15 TIMOTHY J. SIVERS

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SHEET NO.	D100

DEVELOPMENT PLAN

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