



**STEWART**

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FIRM LICENSE # C-1051  
www.stewartinc.com  
PROJECT # C14011

Client:

CITY OF DURHAM

DEPARTMENT OF  
COMMUNITY DEVELOPMENT

807 E. MAIN STREET  
SUITE 2-200  
DURHAM, NC 27701

Project:

**SOUTHSIDE -  
BEAMON  
PLACE**

Vicinity map:



Seal:

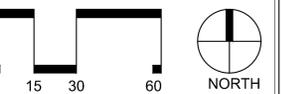


PRELIMINARY - DO NOT USE  
FOR CONSTRUCTION

Issued for:

**SITE PLAN**

No.	Date	Description
1	6.23.2015	PER COD COMMENTS
2	7.28.2015	PER COD COMMENTS 2



Scale: 1" = 30'

Title:

**SITE PLAN**

Project number: C14011 Sheet:

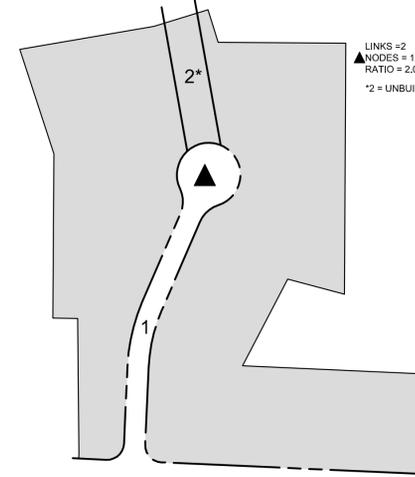
Date: 03.31.2015

Drawn by: HN

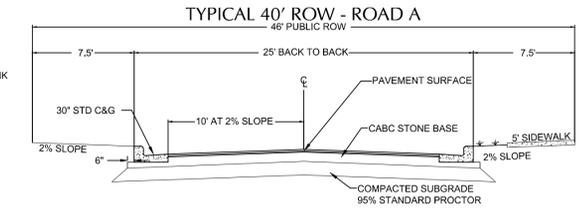
Approved by: MT

**C3.00**

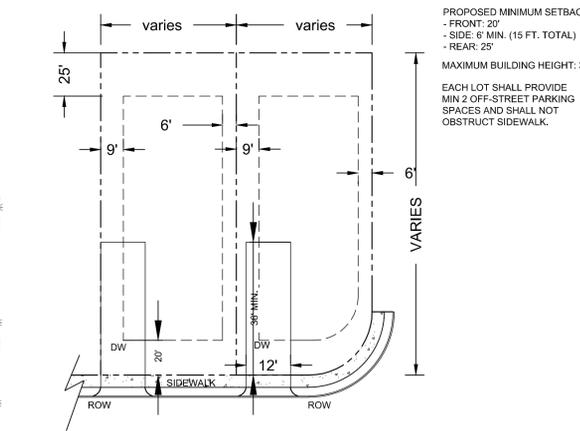
**LINK NODE DIAGRAM**



**TYPICAL ROWS**



**TYPICAL LOT LAYOUT**



**SITE DATA SUMMARY**

GROSS SITE AREA: 3.96 AC  
ZONING: RS-M (3.06AC) & RU-5(2) (.90AC)  
DENSITY ALLOWED: 8 DU/AC  
PROPOSED DENSITY: 4.8 DU/AC  
PROPOSED SINGLE FAMILY LOTS: 19  
HOUSING TYPE: SINGLE FAMILY DETACHED  
MIN LOT SIZE: 5,000 SF (4,250 WITH AVERAGING)  
MAX BUILDING HEIGHT: 35'  
MAX ALLOWABLE IMPERVIOUS SURFACE: 0.63 AC (16%)  
PROPOSED IMPERVIOUS SURFACE AREA: 59,510 SF  
EXISTING IMPERVIOUS SURFACE AREA: 46,867 SF  
AREA TO BE DISTURBED: 3.31 AC

ZONING		ACRES	SF OPEN SPACE REQ'D		SF USABLE O.S. REQ'D			
RS-M		3.06	19%	GROSS RS-M AREA	2399	6%	GROSS RS-M AREA	800
RU-5(2)		0.90	0%	GROSS RU-5(2) AREA	1963	0%	GROSS RU-5(2) AREA	600
TOTAL					4362			1400

PROPOSED OPEN SPACE			
USEABLE OPEN SPACE	FEATURES	SF PROVIDED	% OF USABLE O.S. REQ'D
ACTIVE OPEN SPACE	PLAY AREA	6021	50.00%
PASSIVE OPEN SPACE	OPEN LAWN	8530	50.00%
TOTAL USABLE OPEN SPACE		14551	100.00%

**GENERAL NOTES**

- THERE ARE NO TRANSIT ACCOMMODATIONS PROPOSED.
- STREET AND UTILITY LAYOUT SHALL MEET ALL UDO REQUIREMENTS.
- THE SITE SHALL UTILIZE PUBLIC WATER AND SEWER. A WATER AND SEWER EXTENSION AGREEMENT IS REQUIRED.
- ALL PUBLIC SANITARY SEWER EASEMENTS ARE TO BE LOCATED IN OPEN SPACE.
- THERE ARE NO ADOPTED MASTER PLANS FOR BICYCLE CIRCULATION SYSTEMS IN THE VICINITY OF THIS PROJECT.
- THE SITE WILL BE FULLY COMPLIANT WITH NORTH CAROLINA ACCESSIBILITY CODES (ANSI 117.1-2009 AND CHAPTER 1 OF NCCBC) UNLESS AND EXCEPT IN AREAS WHERE AN APPROVED STATEMENT FROM A SITE ENGINEER, SURVEYOR OR ARCHITECT VERIFIES THAT SITE CONDITIONS EXIST WHERE THE TOPOGRAPHY OF THE SITE IS EXTREME AND ONLY ALTERNATE METHODS OF COMPLIANCE ARE POSSIBLE.

**LEGEND:**

- EXISTING CONTOURS (10' INTERVAL)
- EXISTING CONTOURS (2' INTERVAL)
- PROPERTY LINE/PROJECT SITE
- RIGHT OF WAY
- PARCEL LINES
- OPEN SPACE
- FJ-B STREAM BUFFER
- BUILDING SETBACK
- STREAM
- FLOODWAY FRINGE
- FLOODWAY
- OVERHEAD UTILITY
- WETLANDS
- EXISTING TREELINE
- PINE/HARDWOOD BOUNDARIES
- FENCE
- TREE PROTECTION FENCE
- SPECIMEN TREE
- EXISTING IRON PIPE
- PROPERTY CORNER
- EXISTING ANGLE IRON
- R/W MONUMENT
- USEABLE OPEN SPACE
- OPEN SPACE
- TREE COVERAGE
- STREAM BUFFER

