

SW Durham at 15-501

Southwest Durham at 15-501, Durham North Carolina

DEVELOPMENT PLAN: INTITAL SUBMITTAL - OCTOBER 13, 2014



Coulter Jewell Thames
 ENGINEERING · PLANNING · LANDSCAPE ARCHITECTURE
 NC BOARD OF EXAMINERS FOR ENGINEERS & SURVEYORS LICENSE NO. C-1209

111 West Main Street
 Durham, N.C. 27701
 p 919.682.0368
 f 919.688.5646
 www.cjtpa.com

DEVELOPMENT TEAM

OWNERS:

PARCELS:

PARCEL A
 OWNER: WATKINS ROAD INVESTORS
 1919 WHITE PLAINS ROAD, CHAPEL HILL, NC 27514
 ADDRESS: 3301 SOUTHWEST DURHAM DRIVE
 PIN: 0800-03-32-1261
 PARCEL ID: 196993
 ACREAGE: 173,715 SF / 3.99 AC

PARCEL B
 OWNER: NEW HOPE CREEK PARTNERSHIP
 1919 WHITE PLAINS ROAD, CHAPEL HILL, NC 27514
 ADDRESS: 3333 SOUTHWEST DURHAM DRIVE
 PIN: 0800-03-32-5136
 PARCEL ID: 140128
 ACREAGE: 355,367 SF / 8.16 AC

PARCEL C
 OWNER: BOULEVARD PROPERTIES LIMITED PARTNERSHIP
 PO BOX 222276M CARMEL, CA 93922
 ADDRESS: 5001 DURHAM CHAPEL HILL BLVD
 PIN: 0800-03-32-9279
 PARCEL ID: 140120
 ACREAGE: 697,244 SF / 15.09 AC

CONSULTANTS:

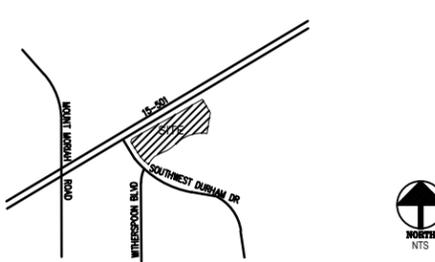
CONTRACT PURCHASER: THE ARDEN GROUP
 11 BROOKSTOWN AVENUE
 WINSTON-SALEM, NC 27101
 336.399.8154
 CONTACT: PAUL WILLIAMS

LANDSCAPE ARCHITECT / LAND PLANNER:
 COULTER JEWELL THAMES, PA
 111 WEST MAIN STREET
 DURHAM, NC 27701
 919-682-0368
 CONTACT: JEREMY ANDERSON, RLA

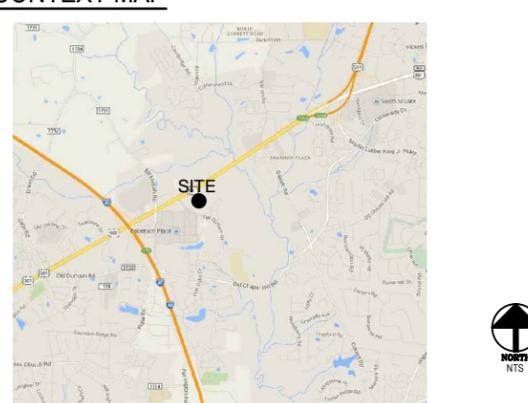
CIVIL ENGINEER:
 COULTER JEWELL THAMES, PA
 111 WEST MAIN STREET
 DURHAM, NC 27701
 919-682-0368
 CONTACT: CRAIG MORGAN, PE

TRAFFIC CONSULTANT:
 DAVENPORT
 9001 GLENWOOD AVE
 RALEIGH, NC 27617
 919-948-3289
 CONTACT: DIONNE BROWN, PE

VICINITY MAP



CONTEXT MAP



PROJECT DATA

PROPERTIES TO BE REZONED:

PARCEL A
 PIN: 0800-03-32-1261
 PARCEL ID: 196993
 ACREAGE: 3.99 ACRES
 TO BE REZONED: 3.75 ACRES
 OWNER: WATKINS ROAD INVESTORS

PARCEL B
 PIN: 0800-03-32-5136
 PARCEL ID: 140128
 ACREAGE: 8.16 ACRES
 TO BE REZONED: 3.89 ACRES
 OWNER: NEW HOPE CREEK PARTNERSHIP

PARCEL C
 PIN: 0800-03-32-9279
 PARCEL ID: 140120
 ACREAGE: 15.09 ACRES
 TO BE REZONED: 4.81 ACRES
 OWNER: BOULEVARD PROPERTIES LIMITED

PROPERTY ADDRESS: 3333 SOUTHWEST DURHAM DRIVE
 TOTAL REZONING AREA: GROSS ACREAGE: 12.45 ACRES (542,483 SF)
 RIGHT-OF-WAY DEDICATION: 1.08 ACRES (47,181 SF)

FUTURE LAND USE PLAN
 EXISTING: COMMERCIAL
 PROPOSED: COMMERCIAL (NO CHANGE)

ZONING
 EXISTING: RS-20 (ENTIRE ACREAGE)
 OVERLAY DISTRICTS: MUTC 1-40 (PARTIAL)
 PROPOSED: CG(D) - COMMERCIAL GENERAL W/ DEVELOPMENT PLAN (12.45 ACRES)

DEVELOPMENT TIER:
 EXISTING: SUBURBAN, SUBURBAN TRANSIT AREA
 PROPOSED: SUBURBAN, SUBURBAN TRANSIT AREA (NO CHANGE)

RIVER BASIN: CAPE FEAR

DESIGN COMMITMENTS

- GENERAL ARCHITECTURAL STYLE:**
 THE DEVELOPMENT WILL NOT BE OF A SPECIFIC ARCHITECTURAL STYLE BUT WILL USE THE ARCHITECTURAL ELEMENTS LISTED BELOW.
- ROOFLINES:**
 THE BUILDINGS WILL USE ONE OR MORE OF THE FOLLOWING ROOFLINES: FLAT WITH PARAPET DETAILING OR SLOPED WITH VARIED ROOFLINES.
- BUILDING MATERIALS:**
 THE BUILDINGS WILL USE TWO OR MORE OF THE FOLLOWING MATERIALS: GLASS, PRECAST CONCRETE, BRICK MASONRY, SIDING, OR STUCCO/SYNTHETIC STUCCO.
- DISTINCTIVE ARCHITECTURAL FEATURES:**
 BUILDINGS WILL USE STOREFRONT WINDOW SYSTEMS AND GLAZING TREATMENTS.
- DESIGN TRANSITION TO THE CONTEXT AREA :**
 THE PROPOSED DESIGN WILL FIT INTO THE COMMERCIAL CONTEXT AREA THROUGH A COMBINATION OF BUILDING PLACEMENT, MASSING, AND MATERIALS. LARGELY DUE TO THE PROXIMITY TO THE FUTURE LIGHT RAIL STATION, PROPOSED BUILDING PLACEMENT, AND DESIGN CUES FROM RECENT PROJECTS WITH THE PATTERSON PLACE DEVELOPMENT, THE PROJECT WILL INTEGRATE IN THE COMMERCIAL DEVELOPMENT IN THE AREA.

LIST OF SHEETS

DP-0 COVER SHEET
 DP-1 EXISTING CONDITONS PLAN
 DP-2 DEVELOPMENT PLAN

TEXT COMMITMENTS

- PHASING: THE PROJECT WILL BE CONSTRUCTED IN A SINGLE PHASE.
- CONSTRUCT A SHARED USE (BICYCLE AND PEDESTRIAN) TRAIL ALONG THIS PROJECTS FRONTAGE PARALLEL TO US 15-501 AS CALLED FOR IN THE ADOPTED NEW HOPE CORRIDOR MASTER PLAN. THE DETAILS OF THE TRAIL SHALL BE DETERMINED AT SITE PLAN STAGE, BUT AT MINIMUM WILL BE ALL WEATHER PAVEMENT (ASPHALT OR CONCRETE), A MINIMUM OF 8' WIDE AND REQUIRED TO BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY.
- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, SUBJECT TO A DETERMINATION BY DATA AND ITA ON THE NEED FOR TRANSIT RELATED IMPROVEMENTS AT THE TIME OF SITE PLAN SUBMITTAL, CONSTRUCT A BUS PULL-OUT, CONCRETE PAD, AND BUS SHELTER TO DATA/ITA SPECIFICATIONS ALONG THE EAST SIDE OF SOUTHWEST DURHAM ADJACENT TO THE SITE
- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, A CROSSWALK SHALL BE PROVIDED AT WITHERSPOON & SOUTHWEST DURHAM DRIVE INTERSECTION FOR PEDESTRIANS CROSSING FROM PATTERSON PLACE TO A BUS STOP ON SW DURHAM DRIVE.
- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, INSTALL A TRAFFIC SIGNAL WITH STEEL POLES / MAST ARMS, PEDESTRIAN SIGNALS, AND INTERCONNECT CABLE AT THE INTERSECTION OF SOUTHWEST DURHAM DRIVE AND WITHERSPOON BOULEVARD (SUBJECT TO MUTCD WARRANTS AND APPROVAL BY NCDOT).
- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, DEDICATE ADDITIONAL RIGHT-OF-WAY FOR THE FRONTAGE OF THE SITE ALONG SOUTHWEST DURHAM DRIVE AND US 15-501 FOR THE FUTURE INTERCHANGE AS INDICATED ON SHEET DP-2.
- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, DEDICATE TRAFFIC SIGNAL EASEMENTS AS NEEDED ALONG THE PROPOSED SITE DRIVEWAY FOR THE INSTALLATION OF A TRAFFIC SIGNAL AT THE INTERSECTION OF SOUTHWEST DURHAM DRIVE AND WITHERSPOON BOULEVARD.
- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, CONSTRUCT AN EASTBOUND LEFT-TURN LANE WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS ON SOUTHWEST DURHAM DRIVE AT THE PROPOSED SITE ACCESS.
- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, REVISE THE EXISTING EXCLUSIVE NORTHBOUND RIGHT-TURN LANE ON WITHERSPOON BOULEVARD AT SOUTHWEST DURHAM DRIVE TO A SHARED THROUGH/RIGHT-TURN LANE.
- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, CONSTRUCT THE PROPOSED SITE ACCESS TO SOUTHWEST DURHAM DRIVE WITH ONE INGRESS LANE AND TWO EGRESS LANES (AN EXCLUSIVE SOUTHBOUND LEFT-TURN LANE AND A SHARED THROUGH/RIGHT-TURN LANE).

GENERAL CONDITIONS

- A TRAFFIC IMPACT ANALYSIS (TIA) DATED 11/11/2013 WAS PREPARED BY DAVENPORT.
- 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.
- ANY REQUIRED ROADWAY IMPROVEMENTS MAY BE PHASED AT THE SITE PLAN SUBMITTAL STAGE WITH A TRAFFIC PHASING PLAN (ACCEPTABLE TO CITY TRANSPORTATION AND NCDOT).

APPROVAL STAMPS

DEVELOPMENT PLAN
 PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

Sheet Title
COVER SHEET

Sheet Number
DP-0

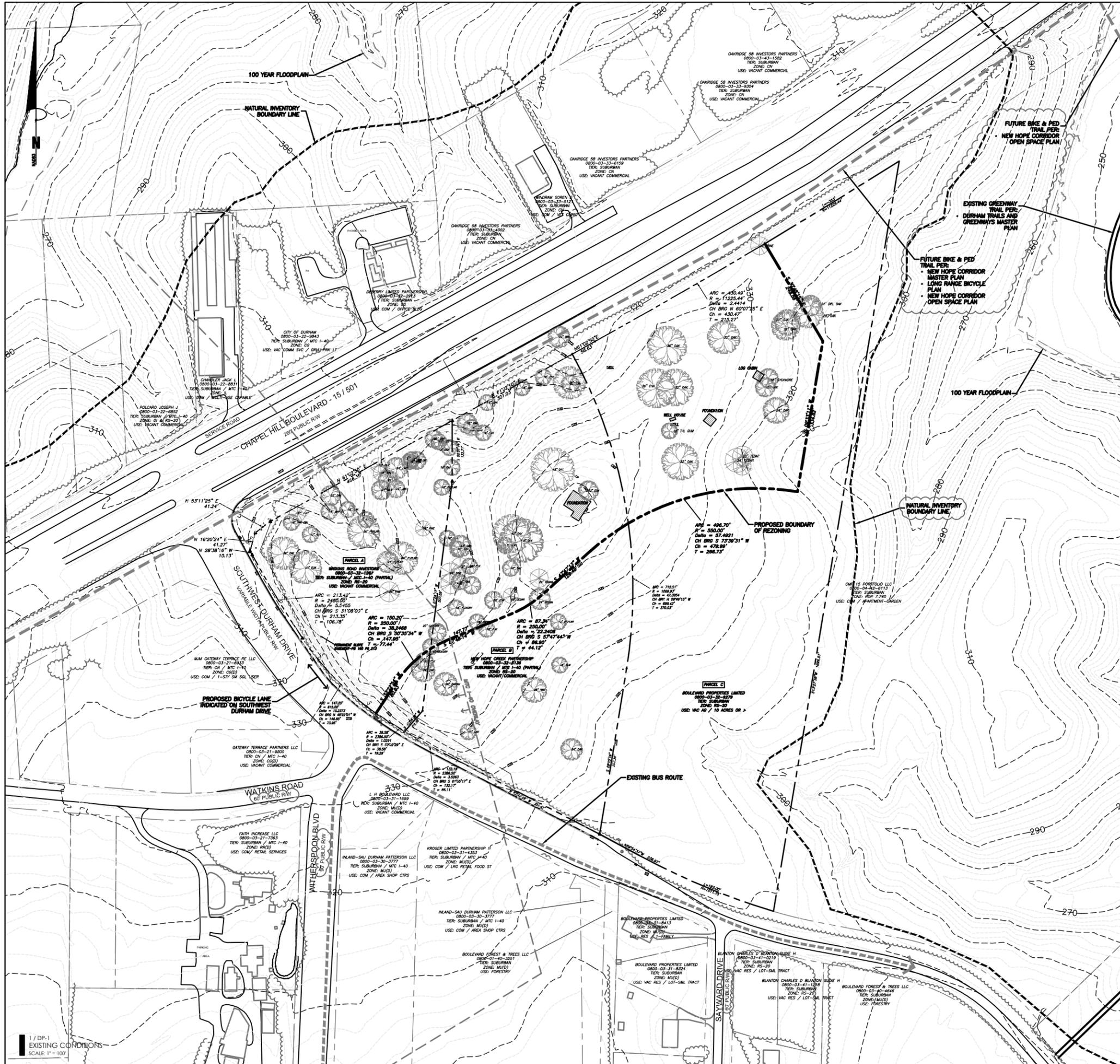
ZONING CASE NUMBER: Z1400030

Project
SW DURHAM AT 15-501
 DURHAM, NC

PIN:
 0800-03-32-1261
 0800-03-32-5136
 0800-03-32-9279

CJT Job Number: 1411

Drawn: JSA
 Checked: DAL, JSA
 Date: 10-15-2014
 Revisions: 07-08-2015 Cdb comments
 07-08-2015 Cdb comments
 07-28-2015 Cdb comments

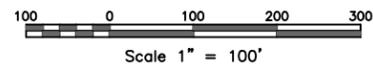


EXISTING CONDITIONS DATA

- SITE AREA**
 AREA OF REZONING: 12.45 ACRES
- ZONING**
 EXISTING ZONING: RS-20
 OVERLAY: MITC PARTIAL
- ENVIRONMENTAL PROTECTION**
 RIVER BASIN: CAPE FEAR RIVER BASIN
 50' STREAM BUFFER: N/A
- IMPERVIOUS SURFACE**
 EXISTING FOR REZONING AREA: 2,827 SF (0.065 ACRES) = 0.52%
- STREAM BUFFERS**
 THERE ARE NO STREAM BUFFERS ON THE PROJECT SITE
- FLOODWAY FRINGE PROTECTION**
 THE SITE IS NOT AFFECTED BY A MAPPED FLOODPLAIN ACCORDING TO FIRM MAP 3720080000 K (FEBRUARY 2, 2007).
- FLOODWAY**
 THE SITE IS NOT AFFECTED BY A MAPPED FLOODWAY ACCORDING TO FIRM MAP 3720080000 K (FEBRUARY 2, 2007).
- STEEP SLOPE PROTECTION**
 THERE ARE NO STEEP SLOPES, AS DEFINED BY THE DURHAM UDO ON THE SITE.
- TREE SURVEY**
 TREES 18" CAL. OR LARGER TREES ARE SHOWN ON THE EXISTING CONDITIONS PLAN (DP-1).
- WETLANDS**
 THERE ARE NO MAPPED WETLANDS ON SITE.
- ADOPTED PLANS**
- 2006 DURHAM COMPREHENSIVE BICYCLE TRANSPORTATION PLAN: - PROPOSED BICYCLE LANE INDICATED ON SOUTHWEST DURHAM DRIVE, PER MAP 4.6 / SOUTH DURHAM.
 - SUBURBAN TRANSIT AREA
 - NEW HOPE CORRIDOR OPEN SPACE PLAN
 - DURHAM TRAILS AND GREENWAYS MASTER PLAN

LEGEND

Water Valve	⊗
Curb Inlet/Catch Basin	⊠
Traffic Signal Box	⊡
Electric Transformer	⊞
Sanitary Sewer Manhole	⊕
Storm Sewer Manhole	⊖
Telephone Manhole	⊗
Electric Manhole	⊘
Sign	⊙
Telephone Pedestal	⊚
Fire Hydrant	⊛
Water Manhole	⊜
Water Meter	⊝
Utility Pole	⊞
Light Pole	⊟
Sewer Cleanout	⊠
Flared End Section	⊡
Gas Valve	⊣
Existing Iron Pipe	⊤
Iron Pipe Set	⊥
Existing PK Nail	⊦
PK Nail Set	⊧
Computed Point	⊨
Concrete Monument	⊩
Tree Line	⊪
Fence	x x
Underground Electric	— UE —
Underground Telephone	— UT —
Gas Line	— GS —
Water Line	— W —
Overhead Utilities	— OU —
Storm Sewer	— S —
Sanitary Sewer	— SS —
Guard Rail	— GR —



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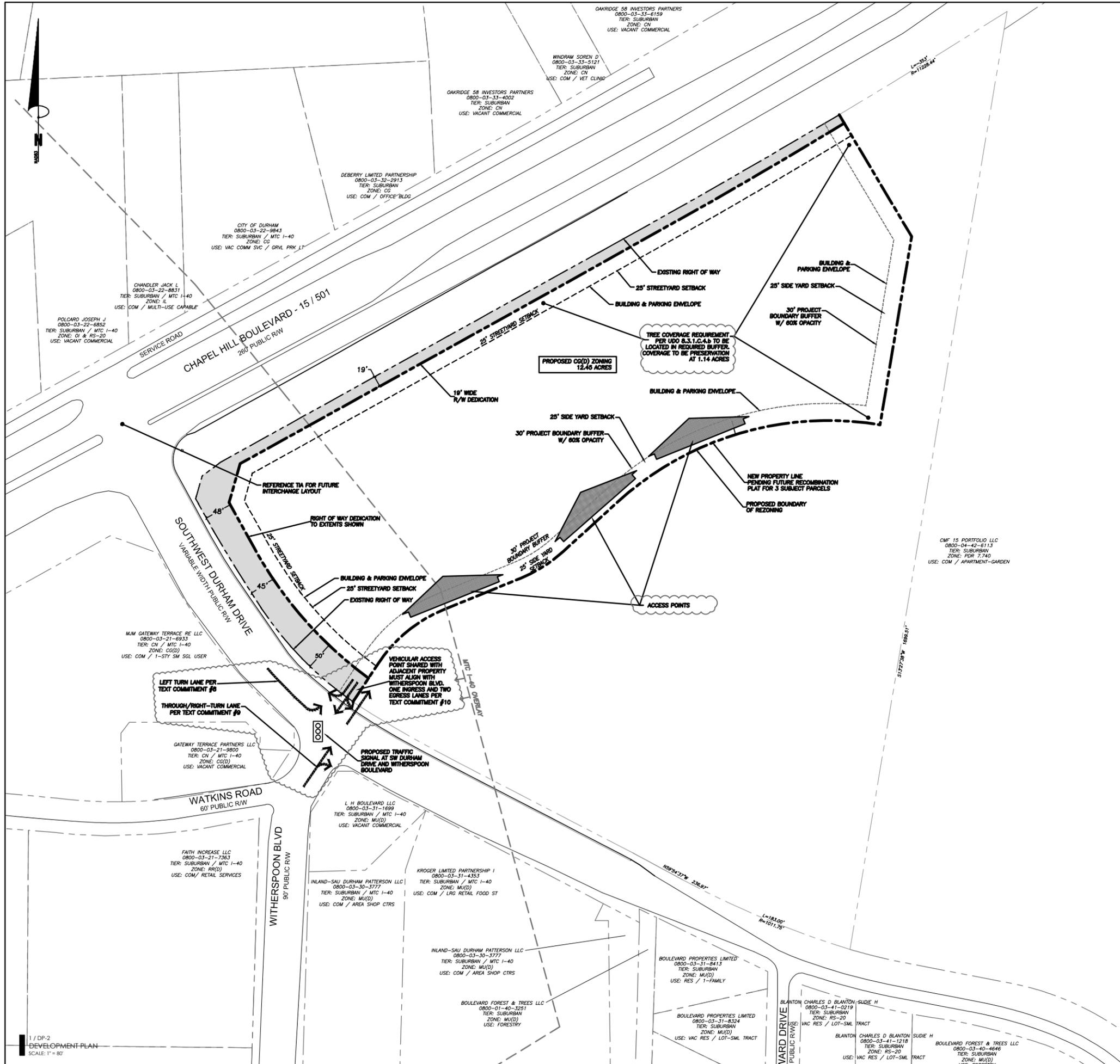
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 Date 10-13-2014
 Revisions 6-02-2015 CJO comments
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07-28-2015 CJO comments

DEVELOPMENT PLAN
PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

Sheet Title
EXISTING CONDITIONS

Sheet Number
DP-1

1 / DP-1
 EXISTING CONDITIONS
 SCALE: 1" = 100'



DEVELOPMENT PLAN NOTES

PROPOSED ZONING:
 • CG(D) - COMMERCIAL GENERAL WITH A DEVELOPMENT PLAN

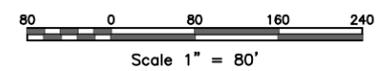
SITE ACREAGE:
 • AREA TO BE REZONED CG(D): 12.45 ACRES
 • GROSS ACREAGE AFTER RIGHT-OF-WAY DEDICATION: 11.37 ACRES

COMMITTED DEVELOPMENT INTENSITY:
 • USE CATEGORY PER DURHAM UDO
 USE CATEGORY: COMMERCIAL
 MAXIMUM SQUARE FOOTAGE: 125,000 sf

COMMITTED MAXIMUM IMPERVIOUS SURFACE: 7.96 ACRES = 70.0%
 COMMITTED MAXIMUM BUILDING COVERAGE: 5.69 ACRES = 50.0%
 COMMITTED COVERAGE AREA TREE PRESERVATION: 10% OF 11.37 ACRES = 1.14 ACRES

LEGEND

Water Valve	
Curb Inlet/Catch Basin	
Traffic Signal Box	
Electric Transformer	
Sanitary Sewer Manhole	
Storm Sewer Manhole	
Telephone Manhole	
Electric Manhole	
Sign	
Telephone Pedestal	
Fire Hydrant	
Water Meter	
Utility Pole	
Light Pole	
Sewer Cleanout	
Flared End Section	
Gas Valve	
Existing Iron Pipe	
Iron Pipe Set	
Existing PK Nail	
PK Nail Set	
Computed Point	
Concrete Monument	
Tree Line	
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Underground Electric	
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Storm Sewer	
Sanitary Sewer	
Guard Rail	



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DEVELOPMENT PLAN
 PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

Sheet Title
DEVELOPMENT PLAN

Sheet Number
DP-2