

WITHERSPOON GARRETT ROAD

4800 Garrett Road, Durham, North Carolina, 27707

1st DEVELOPMENT PLAN SUBMITTAL: NOVEMBER 9, 2015
 2nd DEVELOPMENT PLAN SUBMITTAL: JANUARY 5, 2016
 3rd DEVELOPMENT PLAN SUBMITTAL: FEBRUARY 2, 2016
 4th REVISED PER PLANNING COMMENTS: FEBRUARY 23, 2016

OWNER

YATES BAPTIST ASSOCIATION
 P.O. BOX 52381
 DURHAM, NC 27717
 919-604-2545
 CONTACT: DEXTER SMITH

APPLICANT

WITHERSPOON ROSE CULTURE
 3312 WATKINS ROAD
 DURHAM, NC 27707
 919-489-4446
 CONTACT: DAVID PIKE

CONSULTANTS:

LANDSCAPE ARCHITECT:
 COULTER JEWELL THAMES PA
 111 WEST MAIN STREET
 DURHAM, NC 27701
 919-682-0368
 CONTACT: ANDREW PORTER

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



**Coulter
 Jewell
 Thames PA**

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NC BOARD OF EXAMINERS FOR
 ENGINEERS AND SURVEYORS
 LIC # C-1289
 NC BOARD OF LANDSCAPE
 ARCHITECTS LIC # C-104



PROJECT DATA

PROPERTY OWNER:
 YATES BAPTIST ASSOCIATION
 P.O. BOX 52381
 DURHAM, NC 27717

PARCEL A
 SITE ADDRESS: 4800 GARRETT ROAD
 DURHAM, NC 27707
 0800-04-81-0900
 PIN:
 PARCEL ID: 140096
 ACREAGE: 199,370.59 SF / 4.58 AC
 DEED BOOK: DB 350, DP 173
 PLAT BOOK: PB 0, PG 0

EXISTING LAND USE: CMNTY SVC / PROF ASSOC

EXISTING ZONING: O(D) - OFFICE AND INSTITUTIONAL, (199,370.59 / 4.58 AC)

PROPOSED ZONING: RR(D) - RURAL RESIDENTIAL, (199,370.59 / 4.58 AC)

ACREAGE OF TRACT: 199,370.59 SF / 4.58 AC (BEFORE R/W DEDICATION)
 195,397.49 SF / 4.49 AC (AFTER R/W DEDICATION)

FUTURE LAND USE PLAN: BOTH OFFICE AND RECREATION / OPEN SPACE
 (THERE IS A FLUM MAP CHANGE ASSOCIATED WITH THIS REZONING (A1500023))

OVERLAYS: N/A

ADOPTED PLANS: MAP 4.6 OF THE DURHAM LONG RANGE BICYCLE PLAN INDICATES A BIKE LANE ON GARRETT ROAD.
 NEW HOPE OPEN SPACE MASTER PLAN
 NEW HOPE CREEK BOTTOMLAND FOREST INVENTORY AREA

RIVER BASIN: CAPE FEAR RIVER BASIN (NEW HOPE CREEK WATERSHED)

WATERSHED OVERLAYS: N/A

DEVELOPMENT TIER: SUBURBAN

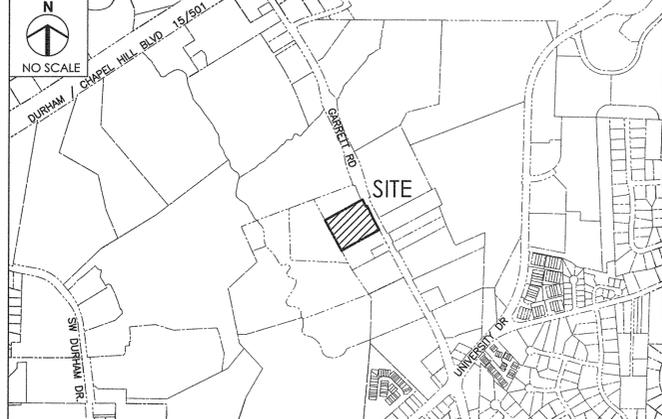
DESIGN COMMITMENTS

- GENERAL ARCHITECTURAL STYLE:**
 THE PROPOSED BUILDINGS WILL NOT BE OF A SPECIFIC ARCHITECTURAL STYLE BUT WILL USE THE ARCHITECTURAL ELEMENTS LISTED BELOW.
- ROOFLINES:**
 THE PROPOSED ROOFLINES WILL CONSIST OF EITHER PITCHED ROOF OR FLAT ROOF OR A COMBINATION.
- BUILDING MATERIAL:**
 EACH BUILDING WILL UTILIZE A MINIMUM OF TWO (2) OF THE FOLLOWING BUILDING MATERIALS: MASONRY, BRICK, REAL OR SYNTHETIC STONE, METAL, WOOD, STUCCO, ARTIFICIAL STUCCO, AND/OR CEMENTIOUS SIDING.
- DISTINCTIVE ARCHITECTURAL FEATURES:**
 NO DISTINCTIVE STYLING.
- DESIGN TRANSITION TO THE CONTEXT AREA:**
 NEW BUILDINGS WITHIN THE DEVELOPMENT WILL BE OF SIMILAR SCALE AND MASSING AND SHALL COMPLEMENT THE SUBURBAN CHARACTER OF THE NEIGHBORING PROPERTIES.

TEXT COMMITMENTS

- PROPOSED USE WILL BE AGRICULTURE WITH ACCESSORY RETAIL SALES AS ALLOWED BY THE UDO.
PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY
 1. CONSTRUCT A NORTHBOUND LEFT-TURN LANE WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS ON GARRETT ROAD AT THE PROPOSED SITE ACCESS.
- SUBJECT TO A DETERMINATION BY GODURHAM AND GOTRIANGLE ON THE NEED FOR TRANSIT RELATED IMPROVEMENTS AT THE TIME OF SITE PLAN SUBMITTAL, CONSTRUCT A BUS PULL-OUT AND CONCRETE PAD/BUS SHELTER TO GODURHAM/GOTRIANGLE SPECIFICATIONS ALONG THE WEST SIDE OF GARRETT ROAD ADJACENT TO THE SITE.
PRIOR TO THE ISSUANCE OF A BUILDING PERMIT
 1. DEDICATE ADDITIONAL RIGHT-OF-WAY FOR THE FRONTAGE OF THE SITE ALONG GARRETT ROAD AS ILLUSTRATED ON SHEET DP-2.0. A COPY OF THE RECORDED PLAT MUST BE SUBMITTED WITH THE FIRST BUILDING PERMIT APPLICATION.

VICINITY MAP



GENERAL NOTES

- PER UDO SECTION 3.5.12.A.12, A TRAFFIC IMPACT ANALYSIS WAS NOT SUBMITTED WITH THIS REZONING REQUEST, THEREFORE ALL FUTURE SITE PLANS AND USES WILL BE LIMITED TO THOSE WHICH DO NOT REQUIRE A TRAFFIC IMPACT ANALYSIS.
- 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.

LIST OF SHEETS

DP-0.0	COVER SHEET
DP-1.0	EXISTING CONDITIONS PLAN
DP-2.0	DEVELOPMENT PLAN

PROJECT NOTES

- BOUNDARY SURVEY PREPARED BY COULTER JEWELL THAMES, PA DATED SEPTEMBER 2015.
- TOPOGRAPHIC INFORMATION FROM DURHAM COUNTY GIS.
- NEW HOPE CREEK BOTTOMLANDS FOREST NATURAL INVENTORY SITE BOUNDARY PER NC NATURAL HERITAGE PROGRAM MAPPING.

RESOURCE ORDINANCE COMPLIANCE

FLOODPLAIN PROTECTION: PER FEMA MAP NUMBER 3720080000K (EFFECTIVE 2/2/2007) THERE IS A PORTION OF (ZONES X AND AE) FLOOD PLAIN FRINGE LOCATED ON THIS SITE .

STEEP SLOPE PROTECTION: THERE ARE NO STEEP SLOPES ON THIS SITE.

WETLANDS PROTECTION: THERE ARE NO WETLANDS ON THIS SITE.

STREAM BUFFERS: THERE ARE NO STREAM BUFFERS ON THIS SITE.

HISTORIC INVENTORY SITE: THERE ARE NO HISTORIC INVENTORY SITES ON THIS PROJECT.

NATURAL INVENTORY SITES: A PORTION OF THE SITE IS LOCATED WITHIN THE NEW HOPE CREEK BOTTOMLAND FOREST PER NC NATURAL HERITAGE PROGRAM MAPPING.

APPROVAL STAMPS

DEVELOPMENT PLAN
 NOT ISSUED
 FOR CONSTRUCTION

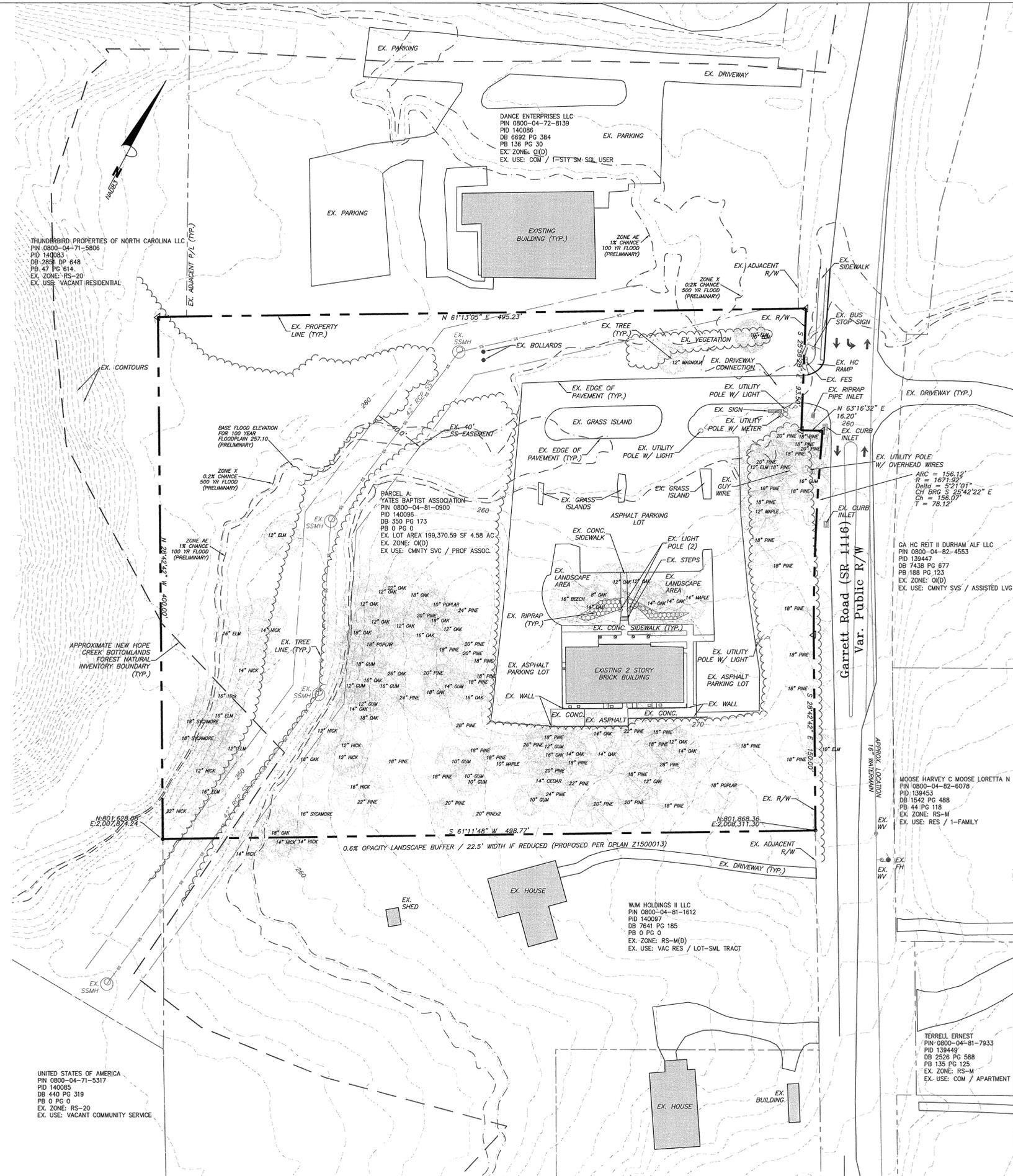
Sheet Title

COVER SHEET

Sheet Number

DP-0.0

DEVELOPMENT PLAN CASE #: Z1500037
 LEGACY CASE NUMBER - P94-52



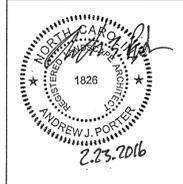
- 2 / DP-1.0
EXISTING CONDITION PLAN NOTES
- BOUNDARY SURVEY PREPARED BY COULTER JEWELL THAMES, PA DATED SEPTEMBER 2015.
 - TOPOGRAPHIC INFORMATION FROM 2015 DURHAM GIS.
 - PROJECT IS LOCATED WITHIN THE CAPE FEAR RIVER BASIN (NEW HOPE CREEK WATERSHED).
 - NO FLOODWAY, STREAMS, WETLANDS, STEEP SLOPES, WATER BODIES OR ASSOCIATED BUFFERS ARE FOUND ON OR WITHIN 100' OF THE PROPERTY.
 - 1,312 SF / 0.03 AC LOCATED WITHIN PRELIMINARY 100 YEAR FLOODWAY ZONE.
 - NO DURHAM HISTORIC INVENTORY SITES LOCATED ON OR WITHIN 100' OF THE PROPERTY.
 - 9,326 SF / 0.21 AC LOCATED WITHIN THE NEW HOPE CREEK BOTTOMLAND FOREST (NATURAL INVENTORY AREA) PER NC NATURAL HERITAGE PROGRAM MAPPING.
 - MAP 4.6 OF THE DURHAM LONG RANGE BICYCLE PLAN INDICATES A BIKE LANE ON GARRETT ROAD.
 - THERE ARE NO OVERLAY DISTRICTS APPLICABLE TO THIS SITE.
 - EXISTING IMPERVIOUS AREA = 39,094 SF / 0.90 SF (19.6% OF SITE).
 - EXISTING ACREAGE OF TRACT = 199,370.59 SF / 4.58 AC
 - SITE IS LOCATED WITHIN THE NEW HOPE CREEK OPEN SPACE MASTER PLAN.



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LIC # C-1259
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Project
WITHERSPOON GARRETT ROAD
4800 Garrett Road
Durham, NC 27707
Durham County
North Carolina

PIN: 0800-04-81-0900

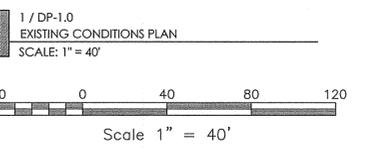
Job Number 1546

Drawn	AJP/MTC
Checked	AJP
Date	11/9/2015
Revisions	1. 1/5/2016
	2. 2/2/2016
	3. 2/23/2016

DEVELOPMENT PLAN
NOT ISSUED
FOR CONSTRUCTION

Sheet Title
EXISTING CONDITIONS PLAN

Sheet Number
DP-1.0



THUNDERBIRD PROPERTIES OF NORTH CAROLINA LLC
PIN 0800-04-71-5806
PID 140083
DB 289 PG 648
PB 47 PG 514
EX. ZONE: RS-20
EX. USE: VACANT RESIDENTIAL

DANCE ENTERPRISES LLC
PIN 0800-04-72-8139
PID 140086
DB 6692 PG 384
PB 136 PG 30
EX. ZONE: O(D)
EX. USE: COM / 1-STY SML USER

PARCEL A:
YATES BAPTIST ASSOCIATION
PIN 0800-04-81-0900
PID 140096
DB 350 PG 173
PB 0 PG 0
EX. LOT AREA 199,370.59 SF 4.58 AC
EX. ZONE: O(D)
EX. USE: CMNTY SVC / PROF ASSOC.

GA HC REIT II DURHAM ALF LLC
PIN 0800-04-82-4553
PID 139447
DB 1438 PG 677
PB 188 PG 123
EX. ZONE: O(D)
EX. USE: CMNTY SVS / ASSISTED LVG

MOOSE HARVEY C MOOSE LORETTA N
PIN 0800-04-82-6078
PID 139453
DB 1542 PG 488
PB 44 PG 118
EX. ZONE: RS-M
EX. USE: RES / 1-FAMILY

WJM HOLDINGS II LLC
PIN 0800-04-81-1612
PID 140097
DB 7841 PG 185
PB 0 PG 0
EX. ZONE: RS-M(D)
EX. USE: VAC RES / LOT-SML TRACT

TERRELL ERNEST
PIN 0800-04-81-7933
PID 139449
DB 2526 PG 588
PB 135 PG 125
EX. ZONE: RS-M
EX. USE: COM / APARTMENT

UNITED STATES OF AMERICA
PIN 0800-04-71-5317
PID 140085
DB 440 PG 319
PB 0 PG 0
EX. ZONE: RS-20
EX. USE: VACANT COMMUNITY SERVICE

THUNDERBIRD PROPERTIES OF NORTH CAROLINA LLC
 PIN 0800-04-71-5806
 PID 140083
 DB 2851 PG 648
 PB 47 PG 614
 EX. ZONE: RS-20
 EX. USE: VACANT RESIDENTIAL

DANCE ENTERPRISES LLC
 PIN 0800-04-72-8139
 PID 140086
 DB 6692 PG 384
 PB 136 PG 30
 EX. ZONE: O(D)
 EX. USE: COM / 1-STY SM SOL USER

UNITED STATES OF AMERICA
 PIN 0800-04-71-5317
 PID 140085
 DB 440 PG 319
 PB 0 PG 0
 EX. ZONE: RS-20
 EX. USE: VACANT COMMUNITY SERVICE

AREA: 198,370.59 SF / 4.58 AC (BEFORE R/W DEDICATION)
 AREA: 195,397.49 SF / 4.49 AC (AFTER R/W DEDICATION)
 REZONING CASE #Z1500037 (THIS APPLICATION)
 PROPOSED ZONE: RR(D) - RURAL RESIDENTIAL
 DEVELOPMENT INTENSITY:
 BUILDING FLOOR AREA (EXISTING AND PROPOSED BUILDINGS) 28,800 SF MAX.
 COLD FRAMES / HOOP HOUSES 31,200 SF MAX.
 MAX. PROPOSED IMPERVIOUS SURFACE AREA = 195,397.49 SF / 4.49 (100% OF SITE)
 TREE COVERAGE AREA NOT REQUIRED IN RR DISTRICT UDO SEC. 8.3.1.B.2.

GA HC REIT II DURHAM ALF LLC
 PIN 0800-04-82-4553
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 PB 188 PG 123
 EX. ZONE: O(D)
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 PIN 0800-04-81-1612
 PID 140097
 DB 7641 PG 185
 PB 0 PG 0
 EX. ZONE: RS-M(D)
 EX. USE: VAC RES / LOT-SML TRACT

TERRELL ERNEST
 PIN 0800-04-81-7933
 PID 139449
 DB 2526 PG 588
 PB 135 PG 125
 EX. ZONE: RS-M
 EX. USE: COM / APARTMENT

2 / DP-2.0
 LEGEND

— — — — — PARKING ENVELOPE (TYP.)

— — — — — BUILDING ENVELOPE (TYP.)

- - - - - PROJECT BOUNDARY BUFFER (TYP.)

1 / DP-2.0
 DEVELOPMENT PLAN
 SCALE: 1" = 40'

Scale 1" = 40'



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Project

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 Durham County
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PIN: 0800-04-81-0900

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DEVELOPMENT PLAN
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Sheet Title

DEVELOPMENT
 PLAN

Sheet Number

DP-2.0