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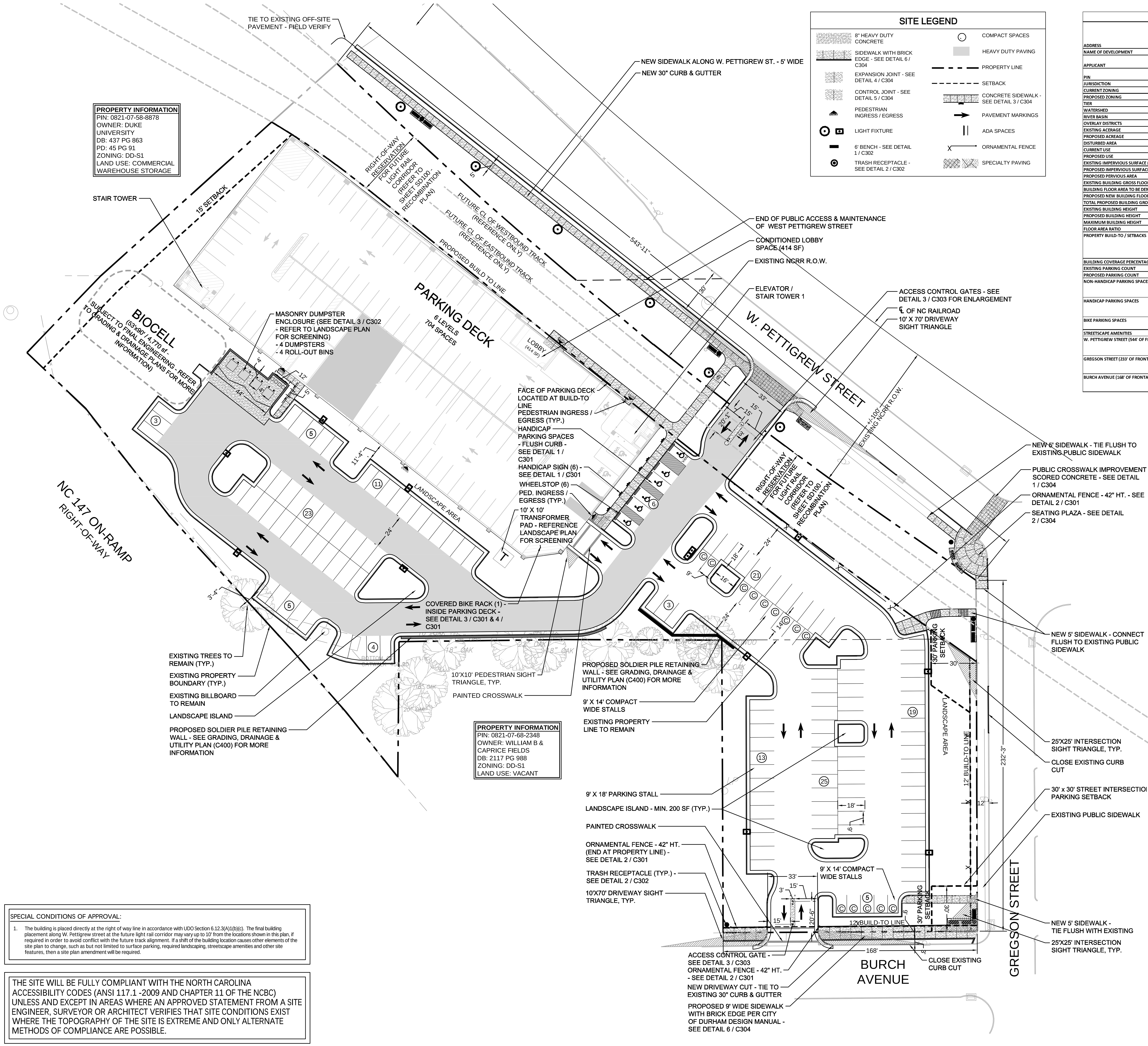
Attachment 5

WEXFORD SCIENCE+TECHNOLOGY
A BioMed Realty Company



SITE LEGEND

8" HEAVY DUTY CONCRETE	COMPACT SPACES
SIDEWALK WITH BRICK EDGE - SEE DETAIL 6 / C304	HEAVY DUTY PAVING
EXPANSION JOINT - SEE DETAIL 4 / C304	PROPERTY LINE
CONTROL JOINT - SEE DETAIL 5 / C304	SETBACK
PEDESTRIAN INGRESS / EGRESS	CONCRETE SIDEWALK - SEE DETAIL 3 / C304
LIGHT FIXTURE	PAVEMENT MARKINGS
6' BENCH - SEE DETAIL 1 / C302	ADA SPACES
TRASH RECEPTACLE - SEE DETAIL 2 / C302	ORNAMENTAL FENCE
	SPECIALTY PAVING

SITE DATA

ADDRESS	614 Wilkerson Avenue, Durham, NC 27701, 809 West Pettigrew Street, Durham, NC 27701, 609 Wilkerson Avenue, Durham, NC 27701, 607 Wilkerson Avenue, Durham, NC 27701, 605 Wilkerson Avenue, Durham, NC 27701, 601 Wilkerson Avenue, Durham, NC 27701, 704 West Pettigrew Street, Durham, NC 27701, 202 South Gregson Street, Durham, NC 27701, 206 South Gregson Street, Durham, NC 27701, 604 Burch Avenue, Durham, NC 27701		
NAME OF DEVELOPMENT	WEST PETTIGREW STREET DECK		
APPLICANT	WEXFORD SCIENCE + TECHNOLOGY, 801 W. BALTIMORE STREET, SUITE 505, BALTIMORE, MD 21201, ATTN.: MR. JUSTIN PARKER, PH. (919) 538-0493		
PIN	0821-07-68-0703, 0821-07-68-1706, 0821-07-68-0546, 0821-07-68-1555, 0821-07-68-2516, 0821-07-68-2587, 0821-07-68-3543, 0821-07-68-4530, 0821-07-68-4421, 0821-07-68-4321		
JURISDICTION	CITY OF DURHAM		
CURRENT ZONING	DESIGN DISTRICT - SUPPORT 1 (DD-S1)		
PROPOSED ZONING	DESIGN DISTRICT - SUPPORT 1 (DD-S1)		
TIER	DOWNTOWN TIER		
WATERSHED	ELLERBE CREEK		
RIVER BASIN	FALLS LAKE		
OVERLAY DISTRICTS	N/A		
EXISTING ACERAGE	3.34 AC		
PROPOSED ACREAGE	3.12 AC		
DISTURBED AREA	4.12 AC		
CURRENT USE	VACANT / PARKING		
PROPOSED USE	PARKING STRUCTURE / SURFACE PARKING		
EXISTING IMPERVIOUS SURFACE (1999 YR)	59.2% (97,199 SF / 163,311 SF)		
PROPOSED IMPERVIOUS SURFACE	62.95% (102,797 SF / 163,311 SF)		
PROPOSED PERVIOUS AREA	37.05% (60,514 SF / 163,311 SF)		
EXISTING BUILDING GROSS FLOOR AREA	0 SF		
BUILDING FLOOR AREA TO BE DEMOLISHED	0 SF		
PROPOSED NEW BUILDING FLOOR AREA	216,000 SF (COMMON LOBBY SPACE: 414 SF)		
TOTAL PROPOSED BUILDING GROSS FLOOR AREA	216,000 SF		
EXISTING BUILDING HEIGHT	0'-0"		
PROPOSED BUILDING HEIGHT	58'-6"		
MAXIMUM BUILDING HEIGHT	100'-0"		
FLOOR AREA RATIO	N/A		
PROPERTY BUILD-TO / SETBACKS	BUILD-TO LINE (W. PETTIGREW ST.) MIN. = 0', MAX. = 0' BUILD-TO LINE (GREGSON ST.) MIN. = 0', MAX. = 12'-18' BUILD-TO LINE (BURCH AVE.) MIN. = 0', MAX. = 12'-18' SETBACK (WEST PROPERTY LINE) MIN. = 0', MAX. = 25'		
BUILDING COVERAGE PERCENTAGE	25%		
EXISTING PARKING COUNT	UNKNOWN		
PROPOSED PARKING COUNT	CALCULATION RATE	REQUIRED	PROVIDED
NON-HANDICAP PARKING SPACES	MIN. REQUIRED = NONE MAX. REQUIRED = NONE	N/A	SURFACE = 137 SPACES DECK = 689 SPACES TOTAL = 826 NON-HANDICAP SPACES
HANDICAP PARKING SPACES	101 - 150 SPACES REQUIRES 5 HANDICAP SPACES 501 - 1,000 SPACES REQUIRES 2% OF THE TOTAL SPACES PROVIDED BE HANDICAP SPACES	5 HANDICAP SPACES DECK = 704 * 0.02 = 14.08 SPACES	SURFACE = 6 SPACES (VAN SPACES = 1) DECK = 15 SPACES (VAN SPACES = 3) TOTAL = 21 HC SPACES (VAN SPACES = 4)
BIKE PARKING SPACES	1 SPACE PER 2,500 SF OF USEABLE FLOOR AREA	414 SF PUBLIC USEABLE FLOOR AREA / 2,500 = 0.17 BIKE SPACES	1 RACK = 2 BIKE SPACES
STREETSCAPE AMENITIES	CALCULATION RATE	REQUIRED	PROVIDED
W. PETTIGREW STREET (544' OF FRONTAGE)	ONE LF OF SEATING PER EVERY 15 LF OF FRONTAGE & ONE WASTE RECEPTACLE PER EVERY 150 LF OF FRONTAGE	544 / 15 = 36 LF OF SEATING 544 / 150 = 4 WASTE RECEPTACLES	36 LF OF SEATING 4 WASTE RECEPTACLES
GREGSON STREET (233' OF FRONTAGE)	ONE LF OF SEATING PER EVERY 15 LF OF FRONTAGE & ONE WASTE RECEPTACLE PER EVERY 150 LF OF FRONTAGE	233 / 15 = 16 LF OF SEATING 233 / 150 = 2 WASTE RECEPTACLES	18 LF OF SEATING 2 WASTE RECEPTACLES
BURCH AVENUE (168' OF FRONTAGE)	ONE LF OF SEATING PER EVERY 15 LF OF FRONTAGE & ONE WASTE RECEPTACLE PER EVERY 150 LF OF FRONTAGE	168 / 15 = 11 LF OF SEATING 168 / 150 = 1 WASTE RECEPTACLE	12 LF OF SEATING 1 WASTE RECEPTACLE

GENERAL NOTES:

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS, BUILDING UTILITY ENTRANCE LOCATIONS, AND EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, DOWNSPOUTS, GRAVEL AREAS ADJACENT TO BUILDING WALLS, UTILITY ENTRANCE LOCATIONS AND BOLLARDS IN BUILDING SIDEWALKS.
2. ACCESSIBLE SIGNS WITH A "VAN" MARKING SHALL HAVE ADDITIONAL SIGN MOUNTED ABOVE THE SYMBOL OF ACCESSIBILITY SIGN DENOTING VAN ACCESSIBILITY.
3. REFER TO DETAIL SHEET FOR DETAILS OF ON-SITE SIGNAGE, STRIPING, AND PAVEMENT MARKING.
4. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY AND STATE REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
5. ALL ISLANDS WITH CURB & GUTTER SHALL BE LANDSCAPED. THOSE ISLANDS ARE TO HAVE CURB & GUTTER AS SHOWN ON THE CONSTRUCTION DRAWINGS.
6. SITE BOUNDARY, TOPOGRAPHY, UTILITY, TREE, AND ROAD INFORMATION TAKEN FROM FIELD SURVEYS BY COULTER-JEWEL SURVEYORS, DATED JUNE 10, 2015.
7. VERTICAL DATUM FOR SURVEY IS NAVD 88.
8. THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
9. THE CONTRACTOR SHALL REPLACE EXISTING CONCRETE CURBS, SIDEWALK, PAVING, AND GUTTER AS NECESSARY.
10. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
11. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTIONS WITH INSPECTOR PRIOR TO CONSTRUCTION.
12. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN THE ACTUAL FIELD CONDITIONS AND THE CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING.
13. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.
14. THE CONTRACTOR SHALL CONSTRUCT ACCESSIBLE RAMPS AT ALL INTERSECTIONS IN ACCORDANCE WITH THE CITY OF DURHAM STANDARD DETAIL AND NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARDS MANUAL (LATEST REVISIONS FOR ACCESSIBLE RAMP DETAILS).
15. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED. WITHIN THE AREA OF A DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMING, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVEL WAY IF NO CURBING EXISTS.
16. NO TREE SHALL BE LOCATED WITHIN 15' OF A LIGHTING LOCATION.
17. ALL CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH CURRENT NCDOT AND CITY OF DURHAMSTANDARD SPECIFICATIONS AND DETAILS.
18. ALL WORK MUST COMPLY WITH NORTH CAROLINA STATE BUILDING AND HANDICAPPED ACCESSIBILITY CODE VOL. 1C.
19. BUILDING FOOTPRINTS ARE PRELIMINARY AND SUBJECT TO CHANGE.
20. SIDEWALKS SHALL BE A MINIMUM 5' WIDE UNLESS OTHERWISE SPECIFIED ON THE PLAN.
21. PROPOSED PARKING TOTALS ARE IN ACCORDANCE WITH SECTION 10.3 OF THE CITY OF DURHAM UDO.
22. HANDICAP PARKING TO BE PROVIDED IN ACCORDANCE WITH SECTION 4.2.2 OF THE NORTH CAROLINA ACCESSIBILITY CODE.
23. WHEEL CHAIR RAMPS SHALL BE IN ACCORDANCE WITH CITY OF DURHAM ENGINEERING STANDARDS AND NCDOT.
24. THE PROPER PROCEDURE FOR COMPACTED SOIL REMEDIATION IS A FOLLOWS:
    - REMOVE ALL IMPERVIOUS SURFACES FROM THE SUBJECT AREA.
        - TILL THE AREA TO A DEPTH OF 12" BELOW THE TOP OF COMPACTED SUBGRADE.
        - SUITABLE RATES AND TYPES OF SOIL AMENDMENTS SHOULD BE DETERMINED THROUGH SOIL TESTS. LIMESTONE AND FERTILIZER SHOULD BE APPLIED UNIFORMLY DURING SEEDBED PREPARATION AND MISSED WELL WITH THE TOP 4 TO 6 INCHES OF SOIL.
25. ANY USE OTHER THAN PARKING GARAGE AT THIS SITE MAY REQUIRE IMPROVEMENTS TO MEET CITY FIRE FLOW REQUIREMENTS.

SPECIAL SHEET NOTES:

1. THIS PLAN REFLECTS PROPOSED RIGHT OF WAY RESERVATION TO NC GO TRANSIT RAIL AUTHORITY.
2. THE PROPOSED GO TRANSIT RIGHT OF WAY LINE SERVES AS THE BUILD-TO LINE IN ACCORDANCE WITH SECTION 6.12.3.A.1.C.
3. TEMPORARY OFF SITE CONSTRUCTION EASEMENTS FOR PAVING, GRADING, AND UTILITY TIE-INS WILL BE REQUIRED FROM ADJOINING PROPERTY OWNERS TO THE SOUTH AND WEST.
4. IMPROVEMENTS TO THE EXISTING PAVEMENT AND CURB/GUTTER AT THE NORTHWEST CORNER OF THE SITE WILL REQUIRE COORDINATION WITH THE ADJOINING PROPERTY OWNER.
   - 4.1. CURRENTLY, WEXFORD SCIENCE+TECHNOLOGY USES THIS AREA FOR STORAGE AND ACCESS.
   - 4.2. ADDITIONAL SURVEY INFORMATION MAY BE REQUIRED.
   - 4.3. ACCESS TO AND FROM ADJOINING PROPERTY MUST BE MAINTAINED DURING CONSTRUCTION.
   - 4.4. TEMPORARY CONSTRUCTION EASEMENTS MAY BE REQUIRED.

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

SPECIAL CONDITIONS OF APPROVAL:

1. The building is placed directly at the right of way line in accordance with UDO Section 6.12.3(A)1(b)(c). The final building placement along W. Pettigrew street at the future light rail corridor may vary up to 10' from the locations shown in this plan, if required in order to avoid conflict with the future track alignment. If a shift of the building location causes other elements of the site plan to change, such as but not limited to surface parking, required landscaping, streetscape amenities and other site features, then a site plan amendment will be required.

THE SITE WILL BE FULLY COMPLIANT WITH THE NORTH CAROLINA ACCESSIBILITY CODES (ANSI 117.1 -2009 AND CHAPTER 11 OF THE NCBC) 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.

09/15/2015

Kimley»Horn
NC LICENSE #F-0102 2016, ©
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SEALS

DocuSigned by: Richard
8DCD47D...
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1665 RICHARD L. BROWN
5/11/2016

West Pettigrew Street Deck

800 West Pettigrew St.
Durham, NC 27705

NO:	DATE	DRAWING ISSUE DESCRIPTION
2	02/15/16	RESPONSE TO CITY OF DURHAM 2ND REVIEW COMMENTS.
1	12/15/15	RESPONSE TO CITY OF DURHAM 1ST REVIEW COMMENTS.

DESIGNED BY: RB
DRAWN BY: MM
CHECKED BY: RB
SCALE: 1"=30'-0"
DATE: 09/15/2015
PROJECT NO: 018997002
FILENAME:

SITE PLAN

PRELIMINARY SITE PLAN APPLICATION

C300