

T.W./N.C. 55 MULTI-FAMILY DEVELOPMENT PLAN

5627 N.C. HWY 55; 462 T.W. ALEXANDER DRIVE
DURHAM, NORTH CAROLINA

SEPTEMBER 14, 2015
REVISED: MARCH 28, 2016

GENERAL NOTES

1. BOUNDARY INFORMATION IS BASED UPON FIELD SURVEY CONDUCTED BY INFINITE LAND DESIGN, P.C.
 2. INFORMATION REGARDING THE LOCATION OF EXISTING UTILITIES HAS BEEN BASED UPON AVAILABLE INFORMATION AND MAY BE INCOMPLETE, AND WHERE SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE LOCATION OF ALL EXISTING UTILITIES SHOULD BE CONFIRMED PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL CALL "NC ONE CALL 1-800-632-4949". CONTRACTOR SHALL MAINTAIN MARKINGS WHERE NEEDED DURING PROJECT. ALL UTILITY LOCATIONS THAT DO NOT MATCH THE VERTICAL OR HORIZONTAL CONTROL SHOWN ON THE PLANS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION. THE CONTRACTOR SHALL VERIFY LOCATIONS OF UTILITIES AND SERVICE LATERALS PRIOR TO CONSTRUCTION. ANY CONFLICTS WITH LOCATIONS OF LIGHT POLES, TREES, ETC. SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION PRIOR TO CONSTRUCTION.
 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 NC DOT 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.
 4. A VOLUNTARY ANNEXATION PETITION HAS BEEN FILED WITH THE CITY OF DURHAM FOR THIS SITE AND IS CURRENTLY UNDER REVIEW. ANNEXATION CASE #BDG1500015.
 5. TOPOGRAPHIC INFORMATION IS BASED UPON DURHAM GIS.
 6. A TRAFFIC IMPACT ANALYSIS (TIA) DATED 8/21/2015 PREPARED WAS BY A. MORTON THOMAS AND ASSOCIATES.
- THE REQUIRED ROADWAY IMPROVEMENTS MAY BE PHASED AT THE SITE PLAN SUBMITTAL STAGE WITH A TRAFFIC PHASING PLAN APPROVED BY CITY TRANSPORTATION AND NCDOT.

TEXT COMMITMENTS

1. THE PROPOSED DEVELOPMENT WILL BE LIMITED TO MULTI-FAMILY RESIDENTIAL AND ACCESSORY USES.
- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY**
2. SUBJECT TO 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 A CONCRETE PAD/BUS SHELTER TO GODURHAM/GOTRIANGLE SPECIFICATIONS ALONG TW ALEXANDER DRIVE OR NC 55 (AS DETERMINED BY THE TRANSIT AGENCY) ADJACENT TO THE SITE.
- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY**
3. A MINIMUM 4FT. OF ADDITIONAL ASPHALT (IN ADDITION TO THE PROPOSED ROADWAY IMPROVEMENTS) WILL BE PROVIDED FOR THE FULL FRONTAGE OF THE SITE ALONG THE NORTH SIDE OF TW ALEXANDER DRIVE. THE ADDITIONAL ASPHALT WIDENING WILL BE PROVIDED TO ALLOW FOR A FUTURE BICYCLE LANE.
- PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY**
4. CONSTRUCT AN EXCLUSIVE EASTBOUND LEFT-TURN LANE WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS ON TW ALEXANDER DRIVE AT SITE ACCESS POINT #1.
- PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY**
5. CONSTRUCT AN EXCLUSIVE NORTHBOUND RIGHT-TURN LANE WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS ON NC 55 AT SITE ACCESS POINT #2.

DESIGN COMMITMENTS

1. **DESCRIPTION OF PROPOSED ARCHITECTURE**
 - A. DESCRIBE THE GENERAL ARCHITECTURE STYLE(S) PROPOSED FOR THE BUILDINGS:
THERE IS NO SPECIFIC ARCHITECTURAL STYLE PROPOSED.
 - B. DESCRIBE THE PROPOSED ROOFLINE(S):
ROOFS WILL BE SLOPED.
 - C. DESCRIBE THE PROPOSED BUILDING MATERIALS:
THE BUILDINGS WILL USE TWO OR MORE OF THE FOLLOWING MATERIALS: BRICK, BLOCK, STONE, EPS, WOOD, VINYL, METAL OR FIBER CEMENT/CEMENTITIOUS CLADDING.
 - D. DESCRIBE ANY DISTINCTIVE ARCHITECTURAL FEATURES:
FRONT FACING GABLES AT BUILDING ENTRANCE SIDE.
2. **DESCRIPTION OF HOW PROPOSED DESIGN WILL FIT INTO THE CONTEXT AREA**
ALTHOUGH THE IMMEDIATE CONTEXT AREA IS ZONED AS COMMERCIAL AND/OR INDUSTRIAL USES, THE AREA HAS BEEN DEVELOPED MORE TOWARDS MEDIUM TO HIGHER DENSITY RESIDENTIAL USES AND LOW INTENSITY COMMERCIAL USES. ENVIRONMENTAL CONSTRAINTS IN THE GENERAL AREA (FLOODWAY FRINGE, STREAMS, RAILROAD, ETC.) LIMIT THE TYPE AND INTENSITY OF DEVELOPMENT. THIS SITE FRONTS ALONG N.C. 55, TW ALEXANDER PARKWAY AND THE CSX RAILROAD RIGHT OF WAY. IN ADDITION, THE PROPOSED DEVELOPMENT IS ADJACENT TO MEDIUM-HIGH DENSITY RESIDENTIAL DEVELOPMENTS (APARTMENTS) TO THE EAST AND A FUTURE MIX-USE DEVELOPMENT TO THE SOUTH. THE DEVELOPMENT'S SIZE AND INTENSITY WOULD FIT WELL WITH THE SURROUNDING LAND USES AND INCORPORATE SITE DESIGN TECHNIQUES THAT PROTECT AND PRESERVE NATURAL FEATURES OF THE TRACT. THIS WILL ALSO PROVIDE A GOOD TRANSITION FROM THE HIGH INTENSE COMMERCIAL/OFFICE LAND USES TO THE NORTH AND EAST TO A MODERATE INTENSE LAND USE OF MEDIUM TO HIGH DENSITY RESIDENTIAL AND THEN TO THE NATURAL PRESERVED LANDSCAPE OF OPEN SPACE, FLOODWAY FRINGE WOODLANDS AND STREAMS WITHIN AND WEST OF THE PROPERTY.



CASE NUMBERS Z1500032	SITE VICINITY MAP	PARCEL INFORMATION PIN: 0737-01-16-9142, PID: 151279 PIN: 0737-01-26-4307, PID: 154070 PIN: 0737-01-25-4837, PID: 154067
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CITY/TOWN: DEVELOPMENT PLAN

SHEET INDEX

CV1	COVER
DV1	EXISTING CONDITIONS PLAN
DV2	SITE IMPROVEMENTS PLAN

APPLICANT
HOPPER COMMUNITIES
229 E. KINGSTON AVE.
CHARLOTTE, NC 28203
PHE: 704.805.4805
EMAIL: BHOPPER@HOPPERCOMMUNITIES.COM
CONTACT: BART HOPPER

ENGINEERING/AGENT
EDENS LAND
2314 S. MIAMI BLVD
SUITE 151
DURHAM, NC 27703
PHE: 919.316.1855
EMAIL: JARROD.EDENS@EDENS.LAND.COM
CONTACT: JARROD B. EDENS, P.E.

SURVEYING
INFINITE LAND DESIGN, P.C.
117 NORTH CHATHAM AVENUE
SILER CITY, NORTH CAROLINA 27344
PHE: 919.663.2708
EMAIL: SCHEDULE@INFINITELANDDESIGN.ONMICROSOFT.COM
CONTACT: CHARLES ELIASON

OWNER
PENNY MARIANA, ALGHE STEPHENS EST
120 PENMARC DRIVE #118
RALEIGH, NORTH CAROLINA 27602

PATRICK & GRACE W. BENNINGTON
M. LEIGH MITCHELL, MATAN & ROBERT F. MATAN
STEPHEN R. MITCHELL
DAVID W. MITCHELL & VICKI C. MITCHELL
RONALD L. MITCHELL & MARY H. MITCHELL
CAROL B. WORTHAM
JOHANNA WORTHAM
ROBERT A. WORTHAM
1909 BARTLETT CIRCLE
HILLSBOROUGH, NORTH CAROLINA 27278

SITE SUMMARY

TOTAL TRACT AREA: 26.08 AC.
EXISTING ZONING: RR (17.32 AC.),
CN (8.76 AC.)
PROPOSED ZONING: RS-M(D)
EXISTING FLUME: INDUSTRIAL, MEDIUM
DENSITY RESIDENTIAL, RECREATION/OPEN
SPACE
PROPOSED FLUME: MEDIUM-HIGH DENSITY
RESIDENTIAL (8-20 DU/AC.)
(PLAN AMENDMENT CASE #A1500013)
TIER: SUBURBAN
RIVER BASIN: CAPE FEAR
OVERLAY DISTRICTS: F/-B
CITY LIMITS: INSIDE (PENDING ANNEXATION
CASE # BDG1500015)

APPROVAL STAMP: CASE #Z1500032



2314 S. Miami Blvd. Suite 151
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919.316.1855

PLAN REVISIONS

2/10/15	CITY OF DURHAM
3/10/27/16	CITY OF DURHAM

EXISTING CONDITIONS
 T.W./N.C. 55 MULTI-FAMILY
 5627 N.C. HWY 55, 474 T.W. ALEXANDER DRIVE
 DURHAM, NORTH CAROLINA

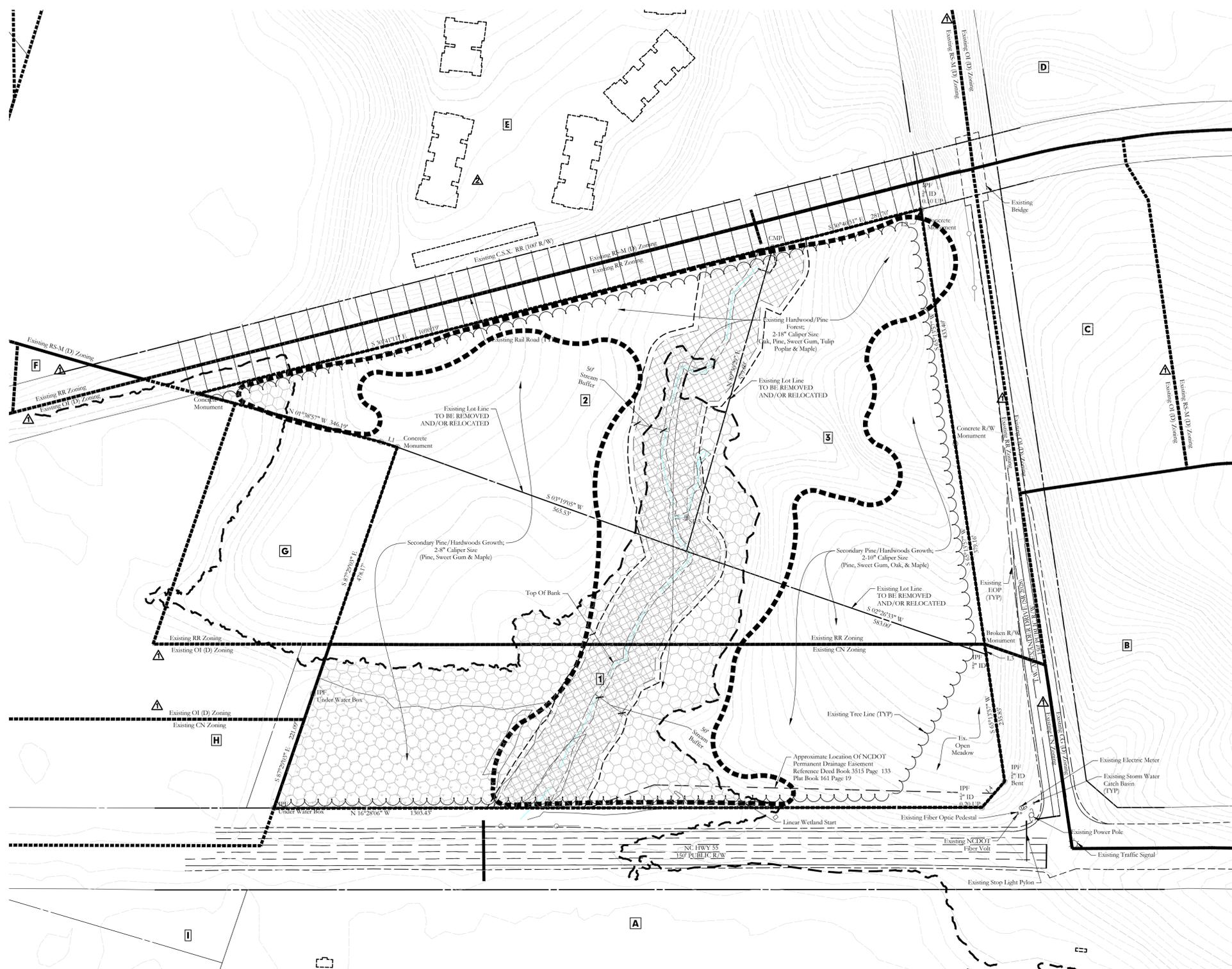
NC LICENSE: C-2745



PRELIMINARY
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 Suite 151
 Durham, NC 27703

SCALE
 1"=100'
 DATE
 SEPTEMBER 14, 2015
 DESIGN: N/A
 DRAFT: MSR
 CHECK: JBE
 PROJECT NUMBER
 1069-002
 PLAN NUMBER
 DV1



LINE TABLE

LINE	BEARING	DIST
L1	N60°47'22"E	31.89'
L2	S65°13'57"W	0.67'
L3	S65°13'57"W	10.73'
L4	S65°06'59"E	63.21'

SITE OWNER INFORMATION

PARCEL	PIN	OWNER	ZONING	USE	ACREAGE
1	0737-01-16-9142	PENNY MARIAN & ALGHE STEPHENS EST	CN (0.11) & RR (4.38 AC)	VACANT COMMERCIAL	13.49 AC.
2	0737-01-26-4307	PENNY MARIAN & ALGHE STEPHENS EST	RR	VACANT COMMERCIAL	6.07 AC.
3	0737-01-25-4873	PATRICK & GRACE W. BENNINGTON; M. LEIGH MITCHELL, MATAN & ROBERT F. MATAN; STEPHEN R. MITCHELL; DAVID W. MITCHELL & VICKI C. MITCHELL; RONALD L. MITCHELL & MARY H. MITCHELL; CAROL B. WORTHAM; JOHANNA WORTHAM, ROBERT A. WORTHAM	RR	VACANT COMMERCIAL	6.52 AC.
TOTAL:					26.08 AC.

ADJOINER INFORMATION

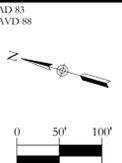
PARCEL	PIN	OWNER	ZONING	USE	ACREAGE
A	0737-03-05-7505	COUNTY OF DURHAM	CN, RR	PUBL. SVC/ SEWER & WATER	100.31 AC.
B	0737-03-24-3726	COUNTY OF DURHAM	CG(D)	VACANT COMMERCIAL	13.31 AC.
C	0737-01-25-8405	COUNTY OF DURHAM	OI(D)	VACANT COMMERCIAL	3.44 AC.
D	0737-03-35-4541	SATNAAM LLC	OI(D)	VACANT COMMERCIAL	8.87 AC.
E	0737-01-36-0944	NRP ALSTON VILLAGE LLC	RS-M(D)	COM/ APARTMENT-GARDEN S42	44.29 AC.
F	0737-01-27-0678	OLIVER W ALPHIN	RR, II	VACANT COMMERCIAL	3.44 AC.
G	0737-01-16-9778	TICON INC	RR, CN(D)	VACANT COMMERCIAL	3.35 AC.
H	0737-01-17-6355	BENTLY RIDGE LAND LLC	OI(D), CN(D)	COM/APARTMENT-GARDEN	16.66 AC.
I	0737-01-16-2872	TICON INC	CN(D)	VACANT COMMERCIAL	0.79 AC.

GENERAL NOTES

- EXISTING BOUNDARY/STREAMS/WETLANDS INFORMATION BASED ON FIELD SURVEY BY INFENITE LAND DESIGN, P.C.
- TOPOGRAPHIC INFORMATION TAKEN FROM DURHAM COUNTY GIS.
- NO NATURAL OR HISTORIC SITES HAVE BEEN IDENTIFIED ON OR ADJACENT TO THESE PROPERTIES AS PER DURHAM COUNTY NATURAL INVENTORY MAPS OR DURHAM HISTORIC RESOURCE MAPS.
- SITE IS LOCATED WITHIN THE CAPE FEAR RIVER BASIN AND IS WITHIN THE F/J-B WATERSHED OVERLAY DISTRICT.
- SITE IS LOCATED WITHIN A 100 YR-FLOODWAY FRINGE PER FEMA MAP#9320073700J, REVISED MAY 2, 2006.
- THERE ARE NO STEEP SLOPES (25% OR GREATER) WITHIN THIS SITE AS DEFINED BY THE DURHAM UNIFIED DEVELOPMENT ORDINANCE (UDO).
- THERE ARE NO EXISTING GREENWAYS OR TRAILS PRESENT OR PROPOSED FOR THIS SITE AS PER THE DURHAM OPEN SPACE AND TRAILS MASTER PLAN.
- THE DURHAM LONG RANGE BICYCLE PLAN MAP 46 OF THE LONG RANGE BICYCLE PLAN SHOWS A PROPOSED BICYCLE LANE ALONG TW ALEXANDER AND N.C. 55 HIGHWAY.
- THERE ARE NO DATA TRANSIT STOPS WITHIN 1/4 MILE OF THIS SITE. BUS ROUTE #12 AND #14 RUNS ALONG THE NC 55 AND T.W. ALEXANDER DRIVE FRONTAGES OF THE PROPERTY.

EXISTING LEGEND

	STREET LINE
	PROPERTY LINE
	WETLAND BUFFER LINE
	SETBACK LINE
	MAJOR CONTOUR
	MINOR CONTOUR
	SPOT GRADE
	TREE LINE
	SITE LIGHT
	HYDRANT
	ELECTRIC METER
	STORM PIPE W/CATCH BASIN
	FENCE (TO BE REMOVED)
	HARDWOOD TREE LINE
	STREAM BUFFER (3.20 AC)
	FLOODWAY FRINGE (7.37 AC)
	WETLANDS (1.93 AC)



PLAN REVISIONS

NO.	DATE	DESCRIPTION
1	02/10/15	CITY OF DURHAM
2	03/03/16	CITY OF DURHAM
3	03/17/16	CITY OF DURHAM
4	03/28/16	CITY OF DURHAM

SITE IMPROVEMENTS PLAN
 T.W./N.C. 55 MULTI-FAMILY
 5627 N.C. HWY 55, 474 T.W. ALEXANDER DRIVE
 DURHAM, NORTH CAROLINA

NC LICENSE: C-2745



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DATE
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DESIGN	DRAFT	CHECK
JRB	MSB	JBE

PROJECT NUMBER
 1069-002

PLAN NUMBER
 DV2

IMPERVIOUS SURFACE AREA REQUIREMENTS

GROSS SITE AREA:	26.08 AC.
MAXIMUM ALLOWABLE IMPERVIOUS SURFACE AREA:	18.26 AC. (70%)

OPEN SPACE REQUIREMENTS

GROSS SITE AREA:	26.08 AC.
REQUIRED OPEN SPACE (18% OF GROSS SITE AREA): 1,136,045 S.F. X 18% = 204,488 S.F.	4.69 AC.
REQUIRED USEABLE OPEN SPACE (6.00% OF GROSS SITE AREA): 1,136,045 S.F. X 6.00% = 68,163 S.F.	1.56 AC.

RESIDENTIAL DENSITY CALCULATIONS

GROSS SITE AREA:	26.08 AC.
DEDICATED ROAD RIGHT-OF-WAY	0.00 AC.
SITE AREA WITHIN FLOODWAY FRINGE (OUTSIDE OF STREAM BUFFERS)	4.17 AC.
50% OF FLOODWAY FRINGE AREA OUTSIDE OF STREAM BUFFERS	-2.09 AC.
SITE AREA WITHIN STEEP SLOPES (85% OF TOTAL AREA):	0.00 AC.
NET DEVELOPABLE AREA:	23.99 AC.
DENSITY PROPOSED:	8,000 - 12,506 DU/AC.
PROPOSED RESIDENTIAL UNITS:	192 DU - 300 DU

TREE COVERAGE AREA REQUIREMENTS

GROSS SITE AREA:	26.08 AC.
TREE PRESERVATION AREA REQUIRED= 26.08 AC. x 20% =	5.22 AC.
COMMITTED TREE COVERAGE AREA:	227,209 S.F. = 5.22 AC. (20%)

PROJECT SUMMARY

SITE INFORMATION	
PROJECT NAME	TW ALEXANDER/NC 55 PROPERTY
OWNER(S)	PATRICK & GRACE W. BENNINGTON; M. LEIGH MITCHELL, MATAN & ROBERT F. MATAN; STEPHEN R. MITCHELL; DAVID W. MITCHELL & VICKI C. MITCHELL; RONALD L. MITCHELL & MARY H. MITCHELL; CAROL B. WORTHAM; JOHANNA WORTHAM; ROBERT A. WORTHAM; PENNY MARIAN & ALGIE STEPHENS EST
LOCATION	DURHAM, NORTH CAROLINA
JURISDICTION	CITY OF DURHAM (PENDING ANNEXATION)
EXISTING ZONING DISTRICTS	RR_CN
EXISTING USE	VACANT
PROPOSED ZONING DISTRICT	RS-M(D)
COMMITTED USE	MULTI-FAMILY RESIDENTIAL
PIN(S)	0737-01-16-9142, 0737-01-26-4307, 0737-01-25-4873
PARCEL ID	151279, 154070, 154067
TOTAL SITE AREA	26.08 AC.
DEVELOPMENT TIER	SUBURBAN
OVERLAY DISTRICTS	F/J-B WATERSHED
RIVER BASIN	CAPE FEAR
CITY LIMITS	INSIDE (PENDING ANNEXATION)
MAXIMUM BUILDING HEIGHT	50 FEET; ANY BUILDING WITH GREATER THAN 35 FEET IN HEIGHT UP TO 50 FEET MAXIMUM REQUIRES AN ADDITIONAL ONE FOOT OF SETBACK FOR EACH FOOT OF ADDITIONAL HEIGHT.

LEGEND

	DENOTES LOCATION OF PROPOSED TREE COVERAGE AREAS
	STREAM BUFFER (3.20 AC.)
	FLOODWAY FRINGE (7.37 AC.)
	WETLANDS (1.93 AC.)

