

FUTURE OWNER / DEVELOPER

919 STORAGE LLC

PO BOX 14466
RTP, NC 27709
201-951-5130

CURRENT OWNER

LITTLE BEAR LLC

RAGSDALE & LIGGITT PLLC 2840 PLAZA PL STE 400
RALEIGH, NC 27612
919-313-5437

CURRENT OWNER (PARTIAL)

REA LANDCOM INC

3333 DURHAM-CHAPEL HILL BLVD SUITE C
DURHAM, NC 27717
919-287-2121

ENGINEER/LAND PLANNER

HORVATH ASSOCIATES, PA

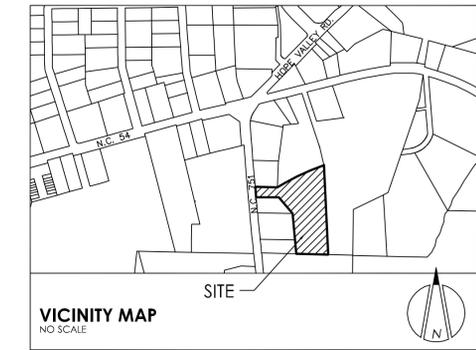
16 CONSULTANT PLACE, SUITE 201
DURHAM, N.C. 27707
P: (919) 490-4990
F: (919) 490-8953
e-mail: tim.sivers@horvathassociates.com

DEVELOPMENT PLAN

HOPE VALLEY COMMONS BUSINESS PARK

7101 & 7103 WEST HIGHWAY NC 751 DURHAM, NORTH CAROLINA

PIN (PARTIAL): 0718-01-18-6519 PIN: 0718-01-18-8557
PID (PARTIAL): 135733 PID: 135725



DEVELOPMENT SUMMARY:

SITE SUMMARY	
GROSS LAND AREA:	197,582 SF (4.536 AC)
EXISTING ZONING:	O(1D): 196,435 SF
PROPOSED ZONING:	CC(D): 1,147 SF
EXISTING USE:	C(S)(D)
WATERSHED:	VACANT
RIVER BASIN:	F-J/B
CITY LIMIT:	CAPE FEAR
TIER:	INSIDE
BUILDING SUMMARY	
MAXIMUM BUILDING AREA:	400,000 SF
IMPERVIOUS SUMMARY	
GROSS LAND AREA:	197,582 SF (4.536 AC)
EXISTING IMPERVIOUS AREA:	13,545 SF (0.31 AC) (6.86%)
MAXIMUM IMPERVIOUS AREA:	138,307 SF (3.175 AC) (70%)
TREE COVERAGE SUMMARY	
REQUIRED TREE COVERAGE:	19,759 SF (10% PRESERVATION)
PROPOSED TREE COVERAGE:	19,759 SF (10% PRESERVATION)

TEXT COMMITMENTS

- NO COMMITMENTS AT THIS TIME.

DESIGN COMMITMENTS

1. **DESCRIPTION OF PROPOSED ARCHITECTURE:**

GENERAL ARCHITECTURAL STYLE:
THE ARCHITECTURAL DESIGN OF THIS DEVELOPMENT WILL INCLUDE ELEMENTS AS DESCRIBED BELOW.

PROPOSED ROOFLINE(S):
FLAT AND SLOPED ROOFS WILL BE ALLOWED SINGLY OR IN COMBINATION.

PROPOSED BUILDING MATERIALS:
THE PRIMARY BUILDING MATERIALS TO BE USED SHALL BE A CHOICE OR ANY COMBINATION OF METAL, STUCCO, BRICK, BLOCK, STONE, EPS, VINYL, AND FIBER CEMENT BOARD WITH VISIBLE TRIM AND ACCENTS.

METAL SHALL NOT BE THE PRIMARY MATERIAL ON THE BUILDING FACADE LOCATED ADJACENT TO THE SHARED MAIN ENTRANCE DRIVE TO THE NORTH.

DISTINCTIVE ARCHITECTURAL FEATURES:
A MINIMUM OF ONE DISTINCTIVE ARCHITECTURAL FEATURE SHALL BE USED ON THE BUILDING FACADE LOCATED ADJACENT TO THE SHARED MAIN ENTRANCE DRIVE TO THE NORTH.

THE DISTINCTIVE ARCHITECTURAL FEATURE(S) SHALL BE A CHOICE OR ANY COMBINATION OF STORE FRONT WINDOW(S), CORNER TOWER ELEMENT(S) AND PARAPET WALL(S).

2. **DESCRIPTION OF HOW PROPOSED DESIGN WILL FIT INTO THE CONTEXT AREA:**

HOW WILL THE PROPOSED DESIGN, INCLUDING TRANSITION TO ON AND OFF SITE DEVELOPMENT, FIT INTO THE CONTEXT AREA?

THIS DEVELOPMENT IS SURROUNDED BY COMMERCIAL USE, AN APARTMENT COMPLEX, AND UNDEVELOPED LAND CURRENTLY USED AS SINGLE FAMILY RESIDENTIAL. THE PROPOSED COMMERCIAL USE WILL EXPAND THE EXISTING COMMERCIAL USE BY ITS CONSISTENCY WITH THE EXISTING USES AND DEVELOPMENT PATTERNS OF THE AREA.

GENERAL NOTES

- TOPOGRAPHIC INFORMATION TAKEN FROM CITY OF DURHAM GIS.
- BOUNDARY INFORMATION TAKEN FROM RECOMBINATION PLAT (PB 181 PG 293).

INDEX OF DRAWINGS:

D000	COVER SHEET
D001	EXISTING CONDITIONS
D100	DEVELOPMENT PLAN

APPROVAL STAMP



HORVATH ASSOCIATES

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DURHAM, NORTH CAROLINA 27707
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NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LICENSE NO.: C-0676

www.horvathassociates.com

**HOPE VALLEY COMMONS
BUSINESS PARK**
7101 & 7103 WEST HIGHWAY NC 751
DURHAM, NORTH CAROLINA 27713

COVER SHEET



1	SEPTEMBER 10, 2015 1ST CITY REVIEW COMMENTS	TS
2	OCTOBER 21, 2015 2ND CITY REVIEW COMMENTS	TS
3	NOVEMBER 19, 2015 MINOR CITY REVIEW COMMENTS	TS

DRAWN BY: TJS CHECKED BY: TJS

DATE: JULY 13, 2015

SCALE: AS NOTED

PROJECT NO.: 1524

SHEET NO.:

D000

DEVELOPMENT PLAN

CASE # Z1500023

LEGACY CASE #: PO3-11 & I05-07



HORVATH ASSOCIATES

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NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LICENSE NO.: C-0676

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HOPE VALLEY COMMONS BUSINESS PARK

7101 & 7103 WEST HIGHWAY NC.751 DURHAM, NORTH CAROLINA 27713

EXISTING CONDITIONS



1	SEPTEMBER 10, 2015	1ST CITY REVIEW COMMENTS	TS
2	OCTOBER 21, 2015	2ND CITY REVIEW COMMENTS	TS
3	NOVEMBER 19, 2015	MINOR CITY REVIEW COMMENTS	TS

DRAWN BY: TJS CHECKED BY: TJS

DATE: JULY 13, 2015

SCALE: AS NOTED

PROJECT NO. 1524

SHEET NO.

D001

DEVELOPMENT PLAN

PIN (PARTIAL): 0718-01-18-6519
PID (PARTIAL): 135733

PIN: 0718-01-18-8557
PID: 135725

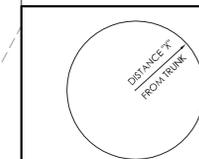
DEVELOPMENT SUMMARY:

SITE SUMMARY
GROSS LAND AREA: 197,582 SF (4.536 AC)
EXISTING ZONING: C(D)1, 196, 435 SF
C(D)1, 147 SF
C(G)1
EXISTING USE: VACANT
WATERSHED: F/J/B
CAPE FEAR
INSIDE
SUBURBAN
CITY LIMIT:
TER:

BUILDING SUMMARY
MAXIMUM BUILDING AREA: 400,000 SF

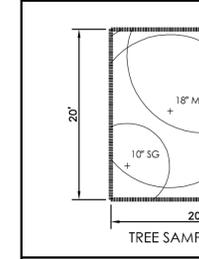
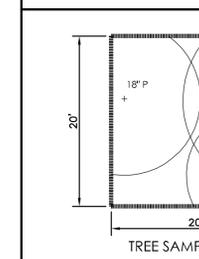
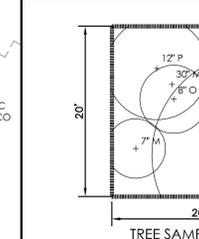
IMPERVIOUS SUMMARY
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2 ROOT ZONE PROTECTION

SCALE: N.T.S.

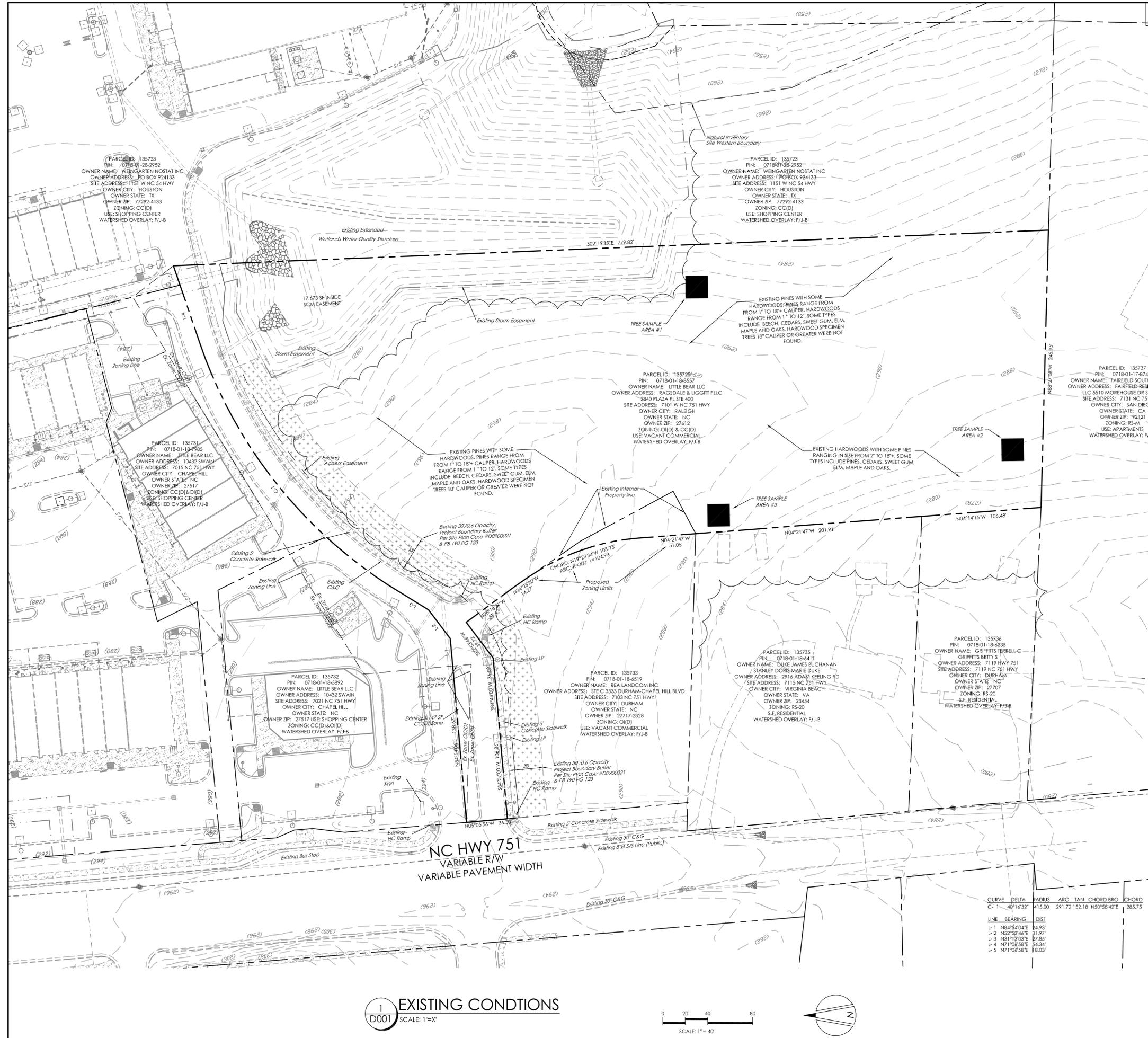


EXISTING CONDITIONS NOTES:

- BOUNDARY INFORMATION FROM PLAT (PB 181) PG 293.
- TOPOGRAPHIC INFORMATION FROM CITY OF DURHAM GE.
- NO STEEP SLOPES FOUND ON THE SITE.
- THE THIRD FORK CREEK BOTTOMLANDS NATURAL INVENTORY SITE IS LOCATED TO THE EAST OF THIS SITE PER MAP 17-21 OF THE DURHAM COMPREHENSIVE PLAN.
- NO GREENWAY OR TRAILS ARE LOCATED OR PLANNED FOR THIS SITE AS PER THE DURHAM URBAN TRAILS AND GREENWAY MASTER PLAN.
- THIS SITE IS ADJACENT TO A PROPOSED CONDITION ON THE LONG RANGE BICYCLE PLAN - MAP 4.6. A PROPOSED BICYCLE LANE IS SHOWN ALONG NC 751 HIGHWAY.
- THE SITE IS WITHIN THE NEW HOPE CORRIDOR OPEN SPACE MASTER PLAN. A PORTION OF THE SITE IS WITHIN US ARMY CORPS OF ENGINEERS WILDLIFE CORRIDOR AND ADJACENT TO A "NATURE TRAIL TO JORDAN RESERVOIR".
- TREE SAMPLING AREA AND SPECIMEN TREE SURVEYS ARE NOT REQUIRED WITHIN FLOOD PLAIN, STREAM BUFFERS, OR ALONG STEEP SLOPES AS PER THE UDO.
- 100 YR FLOOD PLAIN IS NOT LOCATED ON OR WITHIN 100' OF THIS PROPERTY.

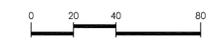
CURVE	DELTA	RADIUS	ARC	TAN	CHORD	BEG	CHORD
C-1	47°16'32"	415.00	291.72	152.18	N50°56'42"E		285.75

LINE	BEARING	DIST
L-1	N84°54'04"E	84.93'
L-2	N52°33'46"E	31.97'
L-3	N31°13'03"E	87.85'
L-4	N71°08'58"E	54.34'
L-5	N71°08'58"E	18.03'



1 EXISTING CONDITIONS

D001 SCALE: 1"=40'



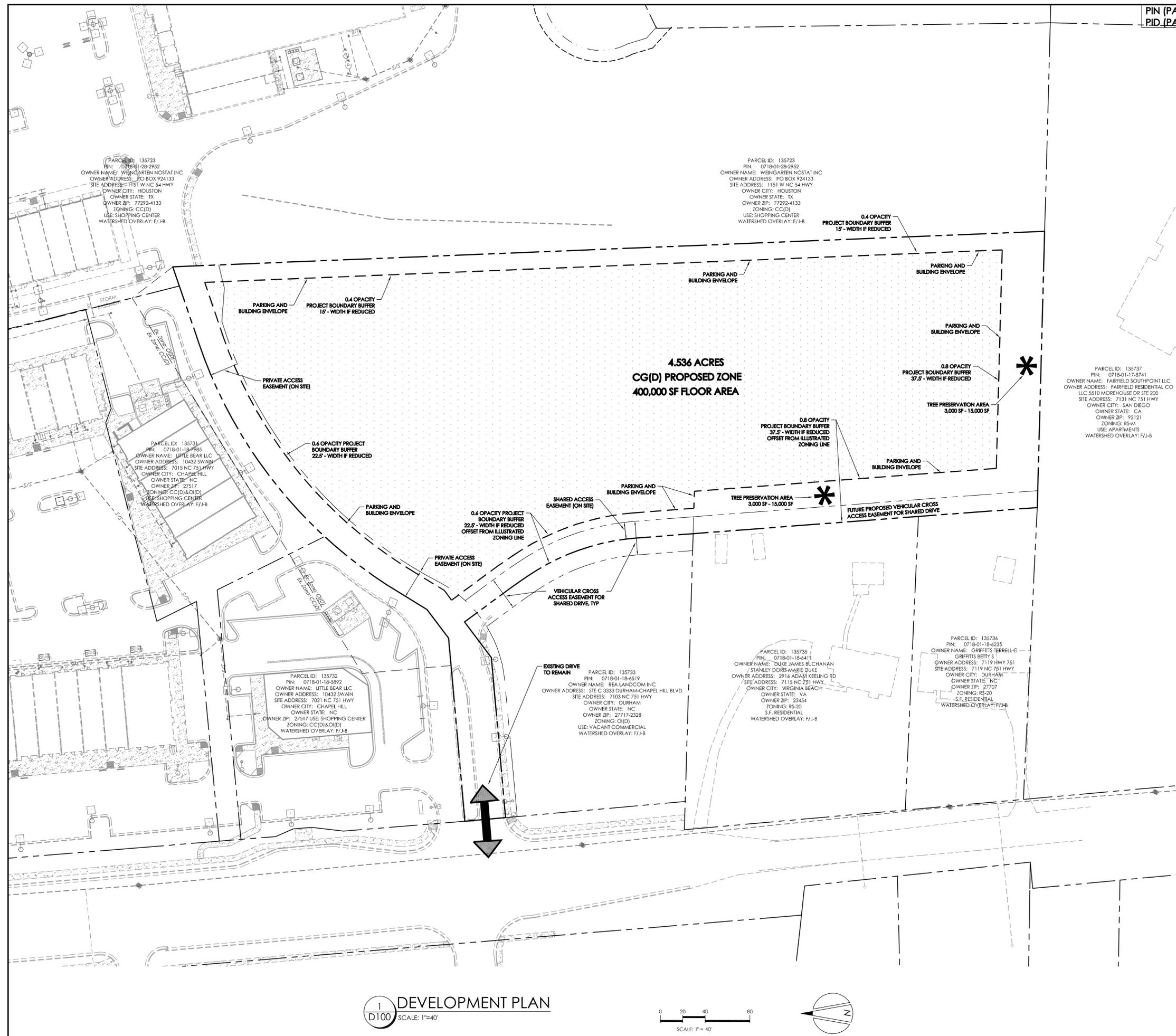
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LEGEND



HORVATH ASSOCIATES

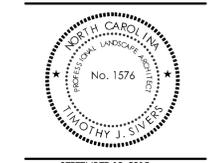
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DEVELOPMENT PLAN



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SHEET NO.

D100
 DEVELOPMENT PLAN

D:\Drawings\151524 Hope Valley Commons Self-Storage Center\300 DEVELOPMENT PLANS\1524 D100-PROPOSED CONDITIONS.dwg, 11/19/2015, 10:11:30 AM, E1