

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

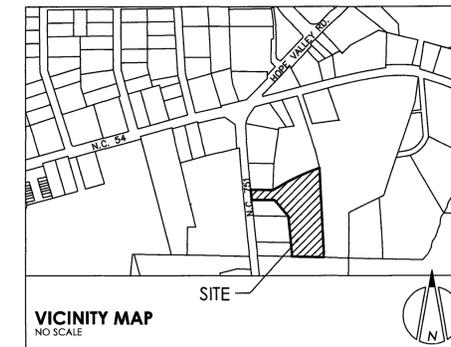
ENGINEER/LAND PLANNER
HORVATH ASSOCIATES, PA
 16 CONSULTANT PLACE, SUITE 201
 DURHAM, N.C. 27707
 P: (919) 490-4990
 F: (919) 490-8953
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DEVELOPMENT PLAN

**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



TEXT COMMITMENTS

1. THE USE SHALL BE SELF SERVICE STORAGE.

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.

DEVELOPMENT SUMMARY:

SITE SUMMARY	
GROSS LAND AREA:	197,582 SF (4.536 AC)
EXISTING ZONING:	O(D): 196,435 SF
PROPOSED ZONING:	CC(D): 1,147 SF
PROPOSED USE:	CC(D)
EXISTING USE:	VACANT
WATERSHED:	F-J/B
RIVER BASIN:	CAPE FEAR
CITY LIMIT:	INSIDE
TIER:	SUBURBAN
BUILDING SUMMARY	
MAXIMUM BUILDING AREA:	250,000 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)

GENERAL NOTES

1. TOPOGRAPHIC INFORMATION TAKEN FROM CITY OF DURHAM GIS.

2. BOUNDARY INFORMATION TAKEN FROM RECOMBINATION PLAT (PB 181 PG 293).

INDEX OF DRAWINGS:

D000	COVER SHEET
D001	EXISTING CONDITIONS
D100	DEVELOPMENT PLAN

APPROVAL STAMP

SEPTEMBER 10, 2015
 1ST CITY REVIEW COMMENTS | TS

OCTOBER 21, 2015
 2ND CITY REVIEW COMMENTS | TS

NOVEMBER 19, 2015
 MINOR CITY REVIEW COMMENTS | TS

APRIL 14, 2016
 PER COMMITMENTS AT PUBLIC HEARING | TS

DRAWN BY: TJS
 CHECKED BY: RH
 DATE: JULY 13, 2015
 SCALE: AS NOTED
 PROJECT NO.: 1524
 SHEET NO.:

CASE # Z1500023
 LEGACY CASE #: PO3-11 & I05-07



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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
4	APRIL 14, 2016 PER COMMITMENTS AT PUBLIC HEARING	TS

DRAWN BY: TJS
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D000
 DEVELOPMENT PLAN

S:\Drawings\151524 Hope Valley Commons Self-Storage Center\300 DEVELOPMENT PLANS\1524 1000-COVER.dwg, 4/21/2016 4:08:24 PM, 1:1



HORVATH ASSOCIATES

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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
4	APRIL 14, 2016 PER COMMITMENTS AT PUBLIC HEARING	TS

DRAWN BY: TJS
CHECKED BY: RH
DATE: JULY 13, 2015
SCALE: AS NOTED
PROJECT NO.: 1524
SHEET NO.: D001

D001
DEVELOPMENT PLAN

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

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

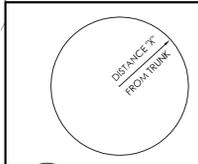
DEVELOPMENT SUMMARY:

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: INSIDE
TER: SUBURBAN

BUILDING SUMMARY
MAXIMUM BUILDING AREA: 250,000 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%)

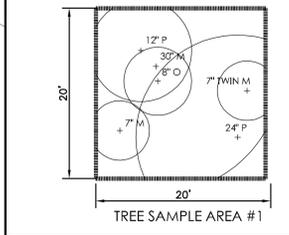
TREE COVERAGE SUMMARY
REQUIRED TREE COVERAGE: 19,759 SF (10% PRESERVATION)
PROPOSED TREE COVERAGE: 19,759 SF (10% PRESERVATION)



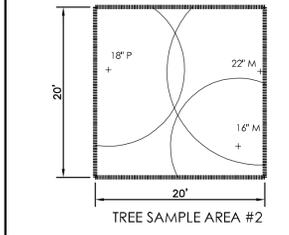
NOTE: DISTANCE "X" FROM TREE SHALL BE A MINIMUM OF 6' OR 1' RADIUS PER 1" OF TREE DIAMETER, WHICHEVER IS GREATER.

2 ROOT ZONE PROTECTION

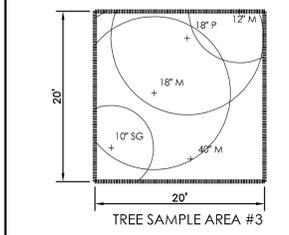
SCALE: N.T.S.



TREES:
M: MAPLE
O: OAK
P: PINE
UNDERSTORY:
F: FERNS
H: HONEY SUCKLE



TREES:
M: MAPLE
P: PINE
UNDERSTORY:
F: FERNS
H: HONEY SUCKLE



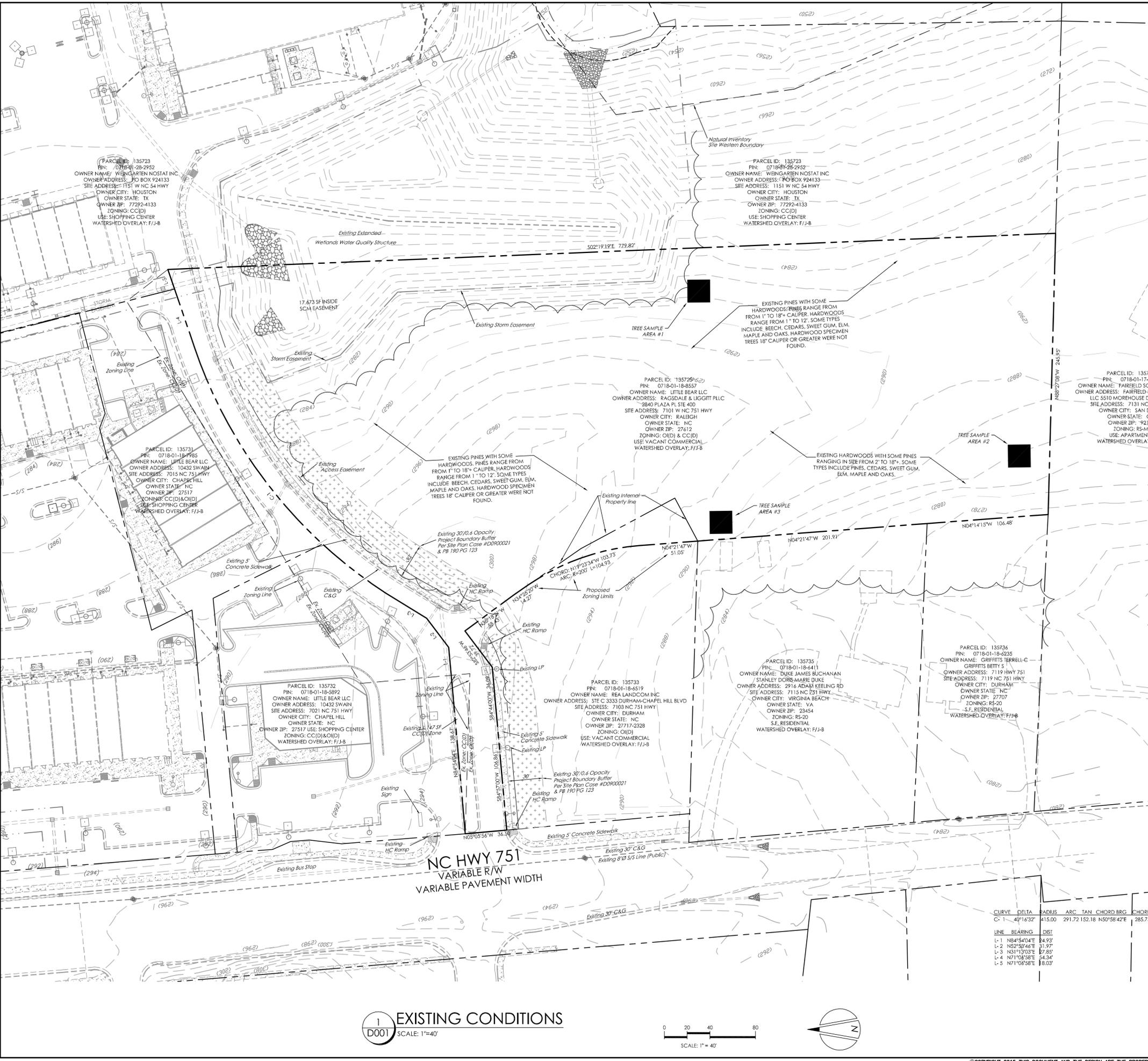
TREES:
M: MAPLE
P: PINE
SG: SWEET GUM
UNDERSTORY:
F: FERNS
H: HONEY SUCKLE

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	64.34'
L-5	N71°08'58"E	18.03'



1 EXISTING CONDITIONS
D001 SCALE: 1"=40'

