Project Notes:

- Project Notes:
  - May be subject to additional amendments as the project progresses through the permitting process.

Design Commitments:

- Design Commitments:
  - Design Commitments:
  - General Notes:
    - Meeting the design requirements is critical to the success of the project.

Text Commitments:

- Text Commitments:
  - Text Commitments:
  - Vicinity Map:
    - Vicinity Map:

Approval Stamps:

- Approval Stamps:
  - Approval Stamps:
  - List of Sheets:
    - List of Sheets:
EXISTING CONDITIONS DATA

PROJECT: Rezoning

JOB NUMBER: 111 West Main Street
Durham, N.C. 27701
p  919.682.0368
f  919.688.5646
www.cjtpa.com

PRELIMINARY-DO NOT USE FOR CONSTRUCTION

JSA, PBR
JSA, MTC

NC BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS
LIC # C-1209
NC BOARD OF LANDSCAPE ARCHITECTS  LIC # C-104

8-13-18 DPLAN SUB #1
9-28-18 DPLAN SUB #2
11-05-18 DPLAN SUB #3

SITE AREA

AREA OF REZONING: 238,317 SF (5.471 AC)

ZONING
EXISTING:
RU-5 (63,453 SF / 1.457 AC)
RU-5(2) (174,864 SF / 4.014 AC)

OVERLAY:
N/A

EXISTING USE:
VACANT COMMUNITY SERVICE / GOVERNMENT BUILDINGS

IMPERVIOUS SURFACE
EXISTING FOR REZONING AREA: 85,285 SF (1.958 ACRES) = 35.7%

STREAM BUFFERS
THERE IS A STREAM BUFFER ON A PORTION OF THE PROJECT SITE

RIVER BASIN
CAPE FEAR RIVER

FLOODWAY FRINGE PROTECTION
THE SITE IS NOT AFFECTED BY A MAPPED FLOODPLAIN ACCORDING TO EFFECTIVE FEMA MAP NUMBER 3720082100K (AUGUST 2, 2007).

FLOODWAY
THE SITE IS NOT AFFECTED BY A MAPPED FLOODWAY ACCORDING TO EFFECTIVE FEMA MAP NUMBER 3720082100K (AUGUST 2, 2007).

STEEP SLOPE PROTECTION
THERE ARE STEEP SLOPES AS DEFINED BY THE DURHAM UDO ON-SITE.

TREE SURVEY
THERE ARE SPECIMEN TREES ON-SITE.

WETLANDS
THERE ARE NO MAPPED WETLANDS ON-SITE.

ADOPTED PLANS

2006 DURHAM COMPREHENSIVE BICYCLE TRANSPORTATION PLAN
(MAP 4.5 / CENTRAL DURHAM):
- PROPOSED GREENWAY INDICATED ALONG STREAM TO THE NORTHWEST
- PROPOSED SHARED ROAD / SIGNED ROUTE ALONG WEST LAKEWOOD AVENUE

2011 DURHAM TRAILS AND GREENWAYS MASTER PLAN

HISTORIC SITE / DISTRICT
N/A - ACCORDING TO DURHAM GIS AND THE NATIONAL REGISTER OF HISTORIC PLACES

EXISTING CONDITIONS DATA

\[ \text{EXISTING CONDITIONS DATA} \]

\[ \begin{align*}
\text{Area of Rezoning:} & \quad 238,317 \text{ SF (5.471 AC)} \\
\text{Existing Zoning:} & \quad \text{RU-5 (63,453 SF / 1.457 AC), RU-5(2) (174,864 SF / 4.014 AC)} \\
\text{Existing Use:} & \quad \text{Vacant Community Service / Government Buildings} \\
\text{Imperious Surface:} & \quad 85,285 \text{ SF (1.958 ACRES) = 35.7%} \\
\text{Stream Buffers:} & \quad \text{Yes} \\
\text{River Basin:} & \quad \text{Cape Fear River} \\
\text{Floodway Fringe Protection:} & \quad \text{No} \\
\text{Floodway:} & \quad \text{No} \\
\text{Steep Slope Protection:} & \quad \text{Yes} \\
\text{Tree Survey:} & \quad \text{Yes} \\
\text{Wetlands:} & \quad \text{No} \\
\end{align*} \]
DEVELOPMENT PLAN NOTES

PROJECT: 111 West Main Street
Job Number: Durham, N.C. 27701
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01-16-19 DRIVEWAY ACCESS NOTE

DEVELOPMENT PLAN: 111 West Main Street, Durham, N.C. 27701

ZONE: RU-M(D)
LAND USE: MULTI-FAMILY RESIDENTIAL

SITE AREA TO BE REZONED RU-M(D): 5.471 ACRES

BUILDING DENSITY: MAXIMUM 12 UNITS PER ACRE; §81.76, MINIMUM 8 UNITS PER ACRE; §81.76

MAXIMUM BUILDING HEIGHT: 55' (16.75 Meters)

MAXIMUM COMMITTED IMPERVIOUS SURFACE: 60% OF SITE (3.28 ACRES)

MINIMUM COMMITTED TREE COVERAGE AREA: 30% OF SITE (1.64 ACRES)

MINIMUM OPEN SPACE: 6% OF SITE (0.328 ACRES)

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DRAWN: JSA, MTC
CHECKED: JSA, PBR

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