

DURHAM



1869  
CITY OF MEDICINE

**CITY OF DURHAM**

*Office of the City Clerk*

101 CITY HALL PLAZA | DURHAM, NC 27701  
919.560.4166 | F 919.560.4835

www.durhamnc.gov



June 29, 2011

Horvath Associates  
16 Consultant Place, Suite 201  
Durham, North Carolina 27707

Dear Representative:

Re: **NC 54 Office Complex (Z1100002)**  
**Approved: June 20, 2011**

I am enclosing a copy of the above mentioned Development Plan approved by the Durham City Council on June 20, 2011.

If further assistance is needed, please let me know.

Sincerely yours,

D. Ann Gray, MMC  
City Clerk

DAG:ta

Enclosure

cc: Amy Wolff, City/County Planning

FUTURE OWNER / DEVELOPER

TICON PROPERTIES

5836 FAYETTEVILLE ROAD, SUITE 201  
DURHAM, NC 27713  
P- (919) 484-1053  
F- (919) 484-1996

CURRENT OWNER

CBMG NC REALTY LLC

32 COURT ST 19TH FL  
BROOKLYN, NY 11201

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

INDEX OF DRAWINGS:

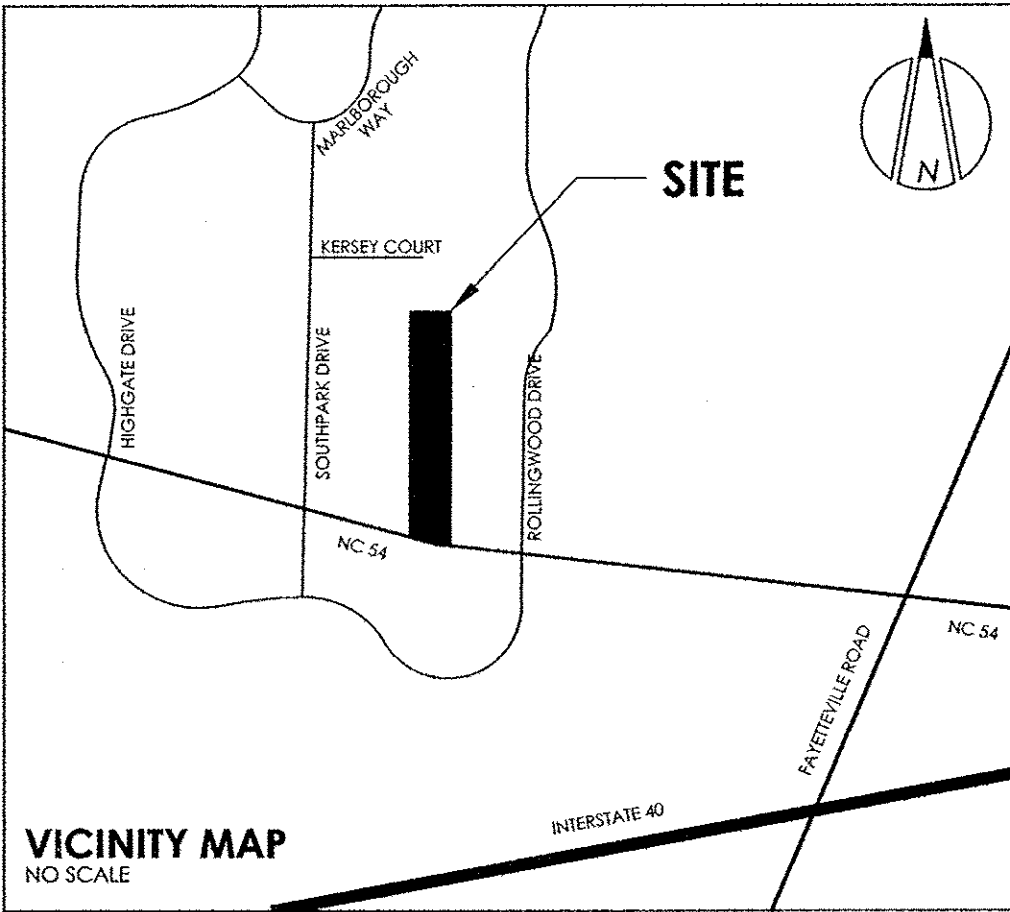
D000 COVER SHEET  
D001 EXISTING CONDITIONS  
D100 SITE IMPROVEMENT PLAN

<DEVELOPMENT PLAN>

NC 54 OFFICE COMPLEX

326 NC HWY 54, DURHAM, NORTH CAROLINA 27713

PIN: 0718-02-77-2025



VICINITY MAP  
NO SCALE

DEVELOPMENT SUMMARY:

|                                    |                                                            |
|------------------------------------|------------------------------------------------------------|
| <b>SITE SUMMARY</b>                |                                                            |
| GROSS LAND AREA:                   | 116,963 SF (2.69 AC)                                       |
| EXISTING ZONING:                   | RS-20                                                      |
| PROPOSED ZONING:                   | O(1D)                                                      |
| EXISTING FUTURE LAND USE MAP:      | LOW DENSITY RESIDENTIAL<br>(4 DWELLING UNITS / AC OR LESS) |
| PROPOSED FUTURE LAND USE MAP:      | OFFICE                                                     |
| EXISTING USE:                      | VACANT                                                     |
| PROPOSED USE:                      | OFFICE                                                     |
| OVERLAY:                           | MTS (PARTIAL)                                              |
| WATERSHED:                         | F/J-B                                                      |
| RIVER BASIN:                       | CAPE FEAR                                                  |
| CITY LIMIT:                        | INSIDE                                                     |
| URBAN GROWTH AREA:                 | INSIDE                                                     |
| TIER:                              | SUBURBAN                                                   |
| <b>LOT SUMMARY</b>                 |                                                            |
| MAXIMUM BUILDING HEIGHT:           | 30'                                                        |
| MAXIMUM BUILDING COVERAGE:         | 60%                                                        |
| STREET YARD SETBACK:               | 25'                                                        |
| SIDE SETBACK:                      | 20' (10' ADJ. TO NON-RESIDENTIAL)                          |
| REAR SETBACK:                      | 20'                                                        |
| <b>BUILDING SUMMARY</b>            |                                                            |
| PROPOSED BUILDING AREA:            | 15,500 SF TOTAL                                            |
| <b>IMPERVIOUS SUMMARY</b>          |                                                            |
| TOTAL AREA:                        | 116,963 SF (2.69 AC)                                       |
| MAXIMUM ALLOWABLE IMPERVIOUS AREA: | 81,874 SF (1.88 AC) (70%)                                  |
| EXISTING IMPERVIOUS AREA:          | 0 SF                                                       |
| TOTAL PROPOSED IMPERVIOUS AREA:    | 58,500 SF (1.34 AC) (50%)                                  |
| <b>TREE COVERAGE</b>               |                                                            |
| REQUIRED TREE COVERAGE:            | 11,697 SF (10%)                                            |
| PROPOSED TREE COVERAGE:            | 11,700 SF (10%)                                            |

TEXT COMMITMENTS

- TWENTY FIVE (25) FEET OF RIGHT-OF-WAY WILL BE DEDICATED TO THE PUBLIC ALONG THE ENTIRE FRONTAGE OF THE SUBJECT PROPERTY ON NC 54 PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- IN PLACE OF THE STANDARD CONCRETE SIDEWALK, IF APPROVED BY THE PUBLIC WORKS DIRECTOR, OR DESIGNEE, AND NCDOT, A TEN (10) FOOT ASPHALT TRAIL WILL BE PROVIDED ALONG THE FRONTAGE OF THE SITE PER THE DURHAM LONG RANGE BICYCLE PLAN MAP 4.6.
- THE PROPOSED USES WILL CUMULATIVELY GENERATE LESS THAN 150 PEAK HOUR TRIPS AS DETERMINED BY THE ITE TRIP GENERATION MANUAL.
- PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, CONSTRUCT A WESTBOUND RIGHT-TURN LANE WITH ADEQUATE STORAGE AND APPROPRIATE TAPERS ON NC 54 AT THE PROPOSED SITE ACCESS.
- THE PROPOSED USES WILL HAVE A CUMULATIVE MAXIMUM TRIP GENERATION OF 820 TRIPS AS DETERMINED BY THE ITE TRIP GENERATION MANUAL.
- PRIOR TO ISSUANCE OF THE FINAL BUILDING CERTIFICATE OF OCCUPANCY, THE DEVELOPER WILL CONSTRUCT A BUS SHELTER FOR THE EXISTING BUS STOP AT 5322 HIGHGATE DRIVE (HIGHGATE CENTER) CONFORMING TO DATA AND ITA STANDARDS AND SPECIFICATIONS.
- ALL PROPOSED PLANT MATERIAL WILL BE NATIVE SPECIES.

DESIGN COMMITMENTS:  
(AS PER UDO SEC. 3.5.5.D.8)

THE PROPOSED DEVELOPMENT WILL RELATE TO THE SURROUNDINGS BY INCORPORATING THE CONCEPTS LISTED BELOW:

DESCRIPTION OF PROPOSED ARCHITECTURAL STYLE:

- GENERAL ARCHITECTURAL STYLE:**  
THE ARCHITECTURAL DESIGN OF THIS DEVELOPMENT WILL BE OF A CONTEMPORARY NATURE.
- ROOFLINES:**  
SLOPED (GABLED, HIPPED, ETC.) ROOFS WILL BE ALLOWED. WHEN THE BUILDING FACADE FACES A PUBLIC STREET AND ITS ROOFLINE IS VISIBLE FROM THAT STREET, THE BUILDING FACADE ROOFLINE WILL VARY IN HEIGHT AND/OR SHAPE TO AVOID CONTINUOUS HORIZONTAL ROOFLINES.
- BUILDING MATERIALS:**  
THE PRIMARY BUILDING MATERIALS TO BE USED WITHIN THE DEVELOPMENT CAN BE A CHOICE OR COMBINATION OF BRICK, BLOCK, STONE, EIFS, VINYL AND FIBER CEMENT BOARD WITH VISIBLE TRIM AND ACCENTS.
- DISTINCTIVE ARCHITECTURAL FEATURES:**  
ANY DISTINCTIVE ARCHITECTURAL FEATURE WILL MATCH THE CONTEMPORARY NATURE OF THE ARCHITECTURE AND EMPHASIZE THE ARCHITECTURAL COMPATIBILITY OF THE PROPOSED DEVELOPMENT.

DESCRIPTION OF HOW PROPOSED DESIGN WILL FIT INTO CONTEXT AREA:

- TRANSITION INTO THE CONTEXT AREA:**  
THE PROPOSED DEVELOPMENT WILL TRANSITION INTO THE CONTEXT AREA WITH A ONE-STORY OFFICE COMPLEX TO BE COMPATIBLE THROUGH CONSTRUCTION MATERIAL WHICH IS SIMILAR WITH THE SURROUNDING RESIDENTIAL AND OFFICE DEVELOPMENTS. THIS ONE-STORY OFFICE COMPLEX WILL ALSO CREATE A TRANSITION BETWEEN THE EXISTING SINGLE FAMILY RESIDENTIAL HOMES TO THE NORTH AND EAST FROM THE TWO-STORY OFFICE COMPLEX TO THE WEST.
- RELATIONSHIP TO EXISTING DEVELOPMENT:**  
THE PROPOSED OFFICE COMPLEX'S RELATIONSHIP WILL BE SIMILAR TO WHAT CURRENTLY EXISTS IN THE AREA BY CREATING A SIMILAR ARCHITECTURAL STYLE TO THE EXISTING OFFICE AND APARTMENT COMPLEXES IN THE AREA WHILE MAINTAINING A ONE-STORY BUILDING HEIGHT.

GENERAL NOTES

- TOPOGRAPHIC INFORMATION TAKEN FROM CITY OF DURHAM GIS MAPS.
- BOUNDARY INFORMATION TAKEN FROM SURVEY PREPARED BY S.D. PUCKETT AND ASSOCIATES.
- BY REFERENCING ROADWAY IMPROVEMENTS ON THE PLAN, THE APPLICANT AGREES TO CONSTRUCT SAID IMPROVEMENTS PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY IN A MANNER THAT WILL ALLOW THEM TO FUNCTION AS NOTED ON THE PLAN AND IN ACCORDANCE WITH NCDOT 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.
- ALL PORTIONS OF THE DRIVEWAY INCLUDING THE RETURNS SHALL BE A MINIMUM 20 FEET FROM THE PROPERTY BOUNDARY LINE.
- THE PROPOSED DRIVEWAY WITH TWO-WAY OPERATIONS SHALL HAVE A MINIMUM 20 FOOT AND A MAXIMUM OF 36 FOOT WIDTH.
- THE RADIUS OF THE PROPOSED DRIVEWAY SHALL BE 20 FOOT MINIMUM AND 50 FOOT MAXIMUM.
- A MINIMUM FIFTY (50) FOOT STEM LENGTH, MEASURED FROM THE RIGHT OF WAY, WILL NEED TO BE ACHIEVED FOR THE PROPOSED DRIVEWAY ACCESS TO NC 54.

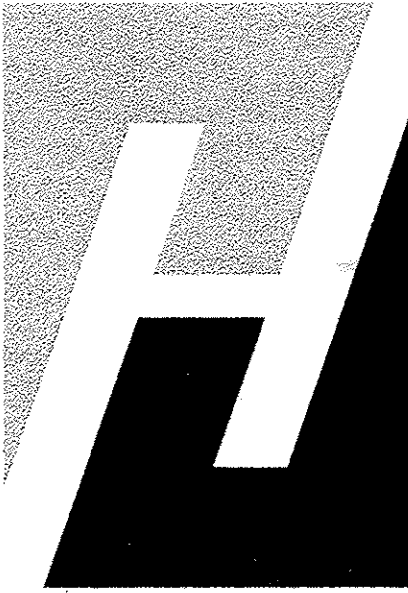
APPROVAL STAMP

21100002 Zone 01(b)  
Recommended for approval by the Durham Planning Commission on  
April 12, 2011  
Clerk of Committee: [Signature]  
Approved by Durham City Council on June 20, 2011  
Zone 01(b) Ordinance No. 17156  
City Clerk: [Signature]



Received in City Clerk's Office  
June 28, 11  
(Date)

CASE #Z1100002



HORVATH  
ASSOCIATES

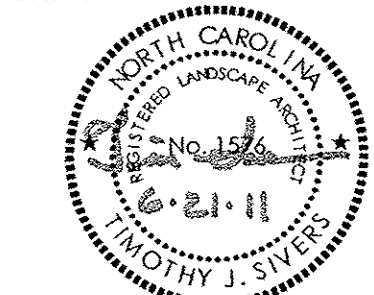
16 CONSULTANT PLACE, SUITE 201  
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537 MARKET STREET, SUITE 1120  
CHATTANOOGA, TENNESSEE 37402  
P 423.266.4990 F 423.266.5700

www.horvathassociates.com

NC 54  
OFFICE COMPLEX  
326 NC HWY 54  
DURHAM, NORTH CAROLINA 27713

COVER SHEET



|   |                                                      |     |
|---|------------------------------------------------------|-----|
| 1 | FEBRUARY 24, 2011<br>PER COD COMMENTS                | TJS |
| 2 | MARCH 23, 2011<br>PER COD COMMENTS                   | TJS |
| 3 | MARCH 24, 2011<br>PER COD COMMENTS                   | TJS |
| 4 | JUNE 20, 2011<br>ADDITIONAL TEXT<br>COMMITMENT ADDED | TJS |

DRAWN BY: FS  
CHECKED BY: TS  
DATE: JAN 10, 2011  
SCALE: AS NOTED  
PROJECT NO: 1066  
SHEET NO:

D000

<DEVELOPMENT PLAN>

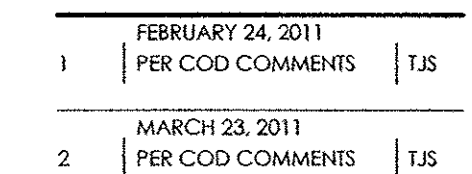






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# SITE IMPROVEMENTS PLAN



**SHEET NO.**

<DEVELOPMENT PLAN>

