

HOLLOWAY STREET ABC STORE

DURHAM, NORTH CAROLINA

PINS: 0831-12-95-2949
0831-12-95-3944

OWNER: DURHAM COUNTY ABC BOARD
2634 CHAPEL HILL BLVD., SUITE 10
DURHAM, NC 27707
919-419-6217
CONTACT: MISTY WALTERS

LANDSCAPE ARCHITECT: COULTER JEWELL THAMES, PA
111 WEST MAIN STREET
DURHAM, NC 27701
919-682-0368
CONTACT: ANDREW PORTER, RLA

ENGINEER: COULTER JEWELL THAMES, PA
111 WEST MAIN STREET
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CONTACT: PRESTON ROYSTER, PE

ARCHITECT: DTW ARCHITECTS & PLANNERS, LTD.
229 NORTH GREGSON STREET
DURHAM, NC 27701
919-317-4020
CONTACT: PAUL YOUNG, AIA

SUBMITTALS: CONSTRUCTION DRAWINGS 1ST SUBMITTAL - OCTOBER 11, 2019
CONSTRUCTION DRAWINGS 2ND SUBMITTAL - OCTOBER 29, 2019
CONSTRUCTION DRAWINGS 3RD SUBMITTAL - NOVEMBER 21, 2019
CONSTRUCTION DRAWINGS BID PLANS - DECEMBER 20, 2019

PROJECT DATA

OWNER & PARCEL:	DURHAM COUNTY ABC BOARD 2634 DURHAM CHAPEL HILL BLVD., SUITE 10 DURHAM, NC, 27707
PARCEL 1:	1928 HOLLOWAY STREET 0831-12-95-2949 120869 19,221.97 SF / 0.44 AC
PARCEL 2:	1930 HOLLOWAY STREET 0831-12-95-3944 120888 18,844.89 SF / 0.43 AC
LAND USE:	EXISTING: RETAIL (ABC STORE) PROPOSED: NO CHANGE
ZONING:	EXISTING: CN - NO CHANGE FLUM: COM - COMMERCIAL OVERLAYS: NONE
DEVELOPMENT TIER:	URBAN
RIVER BASIN:	FALLS LAKE, NEUSE RIVER BASIN
WATERSHED PROTECTION:	FU-B
SITE AREA IN 100 YEAR FLOOD PLAIN:	0 AC; FEMA MAP# 3720083100J, EFFECTIVE MAY 2, 2006
TOTAL SITE AREA:	38,066.86 SF / 0.87 AC
AREA OF DISTURBANCE:	40,072 SF / 0.92 AC
BUILDING DATA:	EXISTING: 2,713 SF EXISTING ABC STORE PROPOSED: 1,350 SF PROPOSED ABC STORE TOTAL: 4,063 SF ABC STORE
DESIGN STANDARDS:	STREET YARD - 0' MIN., 15' MAX. SIDE YARD - 10' MIN., 0' MAX. REAR YARD - 25' MIN., 0' MAX.
LOT WIDTH:	50' MIN., 0' MAX.
BUILDING HEIGHT:	0' MIN., 35' MAX.
OPEN SPACE:	REQUIRED: N/A PER UDO SEC. 6.10.1.C.2
TREE SAVE AREA:	REQUIRED: N/A PER UDO SEC. 8.3.1.B
LANDSCAPE BUFFERS:	PROPOSED: RE: C700 LANDSCAPE PLAN SHEET
VEHICULAR PARKING:	REQUIRED: RETAIL SALES = 1 SPACE / 200 SF FLOOR AREA 4,063 SF / 200 = 20.3 = 20 SPACES REQUIRED URBAN TIER 90% MIN., 175% MAX 20 X 0.90 = 18 MINIMUM PARKING SPACES 20 X 1.75 = 35 MAXIMUM PARKING SPACES
PROPOSED:	28 PARKING SPACES INCLUDING 2 ADA VAN ACCESSIBLE SPACES
BICYCLE PARKING:	REQUIRED: RETAIL SALES = 1 SPACE PER 5,000 SF FLOOR AREA, MIN. 4 PROPOSED: 2 BIKE RACKS, 4 BIKE PARKING SPACES
IMPERVIOUS SURFACE:	EXISTING: 30,358 SF / 0.70 AC PROPOSED: 25,613 SF / 0.59 AC (4,743 SF DECREASE)

DURHAM STANDARD NOTES

- FOR SITES CONTAINING FLOODPLAIN: ALL DEVELOPMENT WITHIN THE FLOODWAY OR NON-ENCROACHMENT AREA OR FLOODWAY FRINGE AND NON-ENCROACHMENT AREA FRINGE, INCLUDING FILL, NEW CONSTRUCTION, SUBSTANTIAL IMPROVEMENTS, MANUFACTURED HOUSING, STORAGE OF MATERIALS AND STORAGE OF TOXIC OR FLAMMABLE SUBSTANCES, IS PROHIBITED EXCEPT AS PROVIDED BY APPLICABLE FLOOD HAZARD REGULATIONS OF UDO SECTION 3.22 AND 8.4.
FLOODPLAIN ELEVATION(S)
FLOODPLAIN ZONE
FEMA MAP NUMBER
FEMA MAP DATE
- FOR SITES WITHOUT FLOODPLAIN: THIS SITE IS NOT IN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON FIRM PANEL 3720083100J, DATED MAY 2, 2006.
- LANDSCAPE MULCH: PINE STRAW SHALL NOT BE USED AS MULCH OR GROUND COVER WITHIN TEN FEET OF ANY STRUCTURE CONSISTING OF EXTERIOR COMBUSTIBLE CONSTRUCTION AS SPECIFIED BY DURHAM CITY CODE SECTION 48-87.
- LANDSCAPING / C.O.D. STANDARDS NOTE: ALL LANDSCAPING MUST BE IN PLACE PRIOR TO REQUEST FOR A CERTIFICATE OF COMPLIANCE. CONTACT DURHAM CITY COUNTY PLANNING DEPARTMENT SITE COMPLIANCE STAFF FOR INSPECTION.
- LANDSCAPE RE-INSPECTION FEE: EACH LANDSCAPING COMPLIANCE INSPECTION AFTER THE INITIAL INSPECTION WILL INCUR RE-INSPECTION FEE. PAYMENT MUST BE RECEIVED BY THE DURHAM CITY COUNTY PLANNING DEPARTMENT PRIOR TO RE-INSPECTION.
- STREET TREE NOTE FOR ALL PRELIMINARY AND FINAL PLANTS WHERE TREES WILL BE PLANTED: STREET TREES MEETING THE REQUIREMENTS OF UDO SECTION 8.9 SHALL BE PLANTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF COMPLIANCE, UNLESS THE PLANTING HAS BEEN POSTPONED IN ACCORDANCE WITH THE REQUIREMENTS OF UDO SEC. 9.11.
- TREE PROTECTION NOTE (UDO SEC. 8.3): TREE PROTECTION FENCING MUST BE IN PLACE PRIOR TO ANY DEMOLITION, LAND DISTURBANCE, OR ISSUANCE OF A GRADING PERMIT AND SHALL INCLUDE WARNING SIGNS POSTED IN BOTH ENGLISH AND SPANISH, AS FOLLOWS: "NO TRESPASSING/TREE PROTECTION AREA/PROHIBIDO ENTRAR/ZONA PROTECTORA PARA LOS ARBOLES"
- TREE PROTECTION ZONE (UDO SEC. 8.3): EQUALS ONE FOOT OF RADIUS FOR EVERY INCH OF DIAMETER OF EXISTING TREES, OR SIX FOOT RADIUS, WHICHEVER IS GREATER. NO DISTURBANCE ALLOWED WITHIN THIS AREA. AREA MUST BE PROTECTED WITH BOTH TREE PROTECTION FENCING AND WARNING SIGNS.
- PROTECTION OF EXISTING VEGETATION (UDO SEC. 8.3): AT THE START OF GRADING INVOLVING THE LOWERING OF EXISTING GRADE AROUND A TREE OR STRIPPING OF TOPSOIL, A CLEAN, SHARP VERTICAL CUT SHALL BE MADE AT THE EDGE OF THE TREE SAVE AREA PRIOR TO OR AT THE SAME TIME AS SILT FENCE AND OTHER EROSION CONTROL MEASURES ARE INSTALLED. THE TREE PROTECTION FENCING SHALL BE INSTALLED ON THE SIDE OF THE CUT FARTHEST AWAY FROM THE TREE TRUNK AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IN THE VICINITY OF THE TREES IS COMPLETE. NO STORAGE OF MATERIALS, FILL, OR EQUIPMENT AND NO TRESPASSING SHALL BE ALLOWED WITHIN THE BOUNDARY OF THE PROTECTED AREA.
- UDO SITE LIGHTING NOTE (UDO SEC. 7.4): MEASURES SHALL BE PROVIDED TO PREVENT LIGHT SPOILOVER ONTO ADJACENT PROPERTIES AND CLARE TOWARD MOTOR VEHICLE OPERATORS AND SHALL BE INDICATED ON THE SITE PLAN. EXTERIOR LIGHTS SHALL BE SHIELDED SO THAT THEY DO NOT CAST DIRECT LIGHT BEYOND THE PROPERTY LINE. IN ACCORDANCE WITH THESE STANDARDS:
A. THE MAXIMUM ILLUMINATION AT THE EDGE OF THE PROPERTY LINE ADJACENT TO RESIDENTIAL ZONING IS 0.5 FOOT CANDLES.
B. THE MAXIMUM ILLUMINATION AT THE EDGE OF THE PROPERTY LINE ADJACENT TO NON-RESIDENTIAL ZONING IS 5.0 FOOT CANDLES.
C. THE MAXIMUM ILLUMINATION AT THE EDGE OF THE PROPERTY LINE ADJACENT TO A STREET IS 5.0 FOOT CANDLES.
D. THE LEVEL OF ILLUMINATION AS MEASURED IN FOOT CANDLES AT ANY ONE POINT SHALL MEET THE STANDARDS IN THE TABLE IN UDO SECTION 7.4 WITH MINIMUM AND MAXIMUM LEVELS MEASURED ON THE PAVEMENT WITHIN THE LIGHTED AREA.
E. THE MAXIMUM HEIGHT FOR DIRECTIONAL OR FULL CUT-OFF LIGHTING FIXTURES (FIXTURES DESIGNED TO INSURE THAT NO LIGHT IS EMITTED ABOVE A HORIZONTAL LINE PARALLEL TO THE GROUND) SHALL BE 30 FEET ABOVE GRADE, MEASURED TO THE TOP OF THE FIXTURE.
F. THE MAXIMUM HEIGHT FOR NON-DIRECTIONAL LIGHTING FIXTURES, WHICH ARE DEFINED AS FIXTURES DESIGNED TO EMISSION LIGHT TO BE EMITTED ABOVE A HORIZONTAL LINE PARALLEL TO THE GROUND, SHALL BE 15 FEET ABOVE GRADE, MEASURED TO THE TOP OF THE FIXTURE.
G. THESE STANDARDS MUST BE VERIFIED BY FIELD SURVEY (BY USE OF PHOTOMETRIC SURVEY) PRIOR TO THE ISSUANCE OF A CERTIFICATE OF COMPLIANCE BEING ISSUED. ALL OF THIS INFORMATION, INCLUDING DETAILS, WILL BE REQUIRED ON BUILDING PERMITS PRIOR TO ISSUANCE OF BUILDING PERMIT
- FIRE NOTES TO BE INCLUDED ON COVER SHEET:
A. TEMPORARY OR PERMANENT ROADWAYS OF ALL WEATHER DRIVING SURFACE, CAPABLE OF SUPPORTING A 75,000 POUND VEHICLE WEIGHT, SHALL BE ESTABLISHED PRIOR TO THE COMMENCEMENT OF BUILDING OR CONSTRUCTION ACTIVITIES. THESE ROADWAYS SHALL BE EXTENDED WITH THE PROGRESS OF CONSTRUCTION SO THAT:
1. ALL POINTS AROUND THE PERIMETER OF A BUILDING UNDER CONSTRUCTION IS NO GREATER THAN 50 FEET TRAVEL DISTANCE FROM A ROADWAY.
2. FIRE DEPARTMENT CONNECTIONS (FDC), EITHER TEMPORARY OR PERMANENT, ARE NO GREATER THAN 100 FEET TRAVEL DISTANCE FROM A ROADWAY.
B. TEMPORARY WEATHER-RESISTANT STREET SIGNS OF STANDARD SIZE AND LETTERING SHALL BE PROVIDED AT THE INTERSECTIONS OF TEMPORARY OR PERMANENT ROADWAYS AND SHALL REMAIN IN PLACE UNTIL REPLACED BY PERMANENT SIGNS.
C. FIRE HYDRANTS, AS SHOWN ON THE APPROVED PLANS, SHALL BE PLACED IN SERVICE AND MADE AVAILABLE TO THE FIRE DEPARTMENT AS SOON AS COMBUSTIBLE MATERIALS ARE REMOVED FROM THE SITE. CONSTRUCTION FENCING OR OTHER BARRIERS ARE TO BE PLACED BETWEEN THE ROADWAY AND THE HYDRANT WITH A MINIMUM 3 FEET WORKING CLEARANCE AROUND HYDRANTS. HYDRANT SERVICE SHALL BE EXTENDED WITH THE PROGRESS OF CONSTRUCTION SO THAT:
1. ALL POINTS AROUND THE PERIMETER OF A BUILDING UNDER CONSTRUCTION IS NO GREATER THAN 500 FEET TRAVEL DISTANCE FROM A HYDRANT.
2. FIRE DEPARTMENT CONNECTIONS (FDC), EITHER TEMPORARY OR PERMANENT, ARE NO GREATER THAN 50 FEET TRAVEL DISTANCE FROM A HYDRANT.

GENERAL CONDITIONS OF APPROVAL

- THE SITE WILL BE FULLY COMPLIANT WITH THE NORTH CAROLINA ACCESSIBILITY CODES (ANSI 117.1-2008 AND CHAPTER 11 OF THE NCBC) UNLESS AND EXCEPT IN AREAS WHERE AN APPROVED STATEMENT FROM A SITE ENGINEER, SURVEYOR OR ARCHITECT VERIFIES THAT THE SITE CONDITIONS EXIST WHERE THE TOPOGRAPHY OF THE SITE IS EXTREME AND ONLY ALTERNATE METHODS OF COMPLIANCE ARE POSSIBLE. AN AS-BUILT SURVEY OF THE SITE, PERFORMED BY THE DESIGN PROFESSIONAL OR DESIGNER, MUST BE SUBMITTED TO THE BUILDING INSPECTIONS DEPARTMENT CERTIFYING THAT ALL SITE ACCESSIBILITY CODE REQUIREMENTS SUCH AS CURB CUTS, RAMP SLOPES, SIDEWALK SLOPES AND WIDTHS, AND CROSS SLOPES MEET THE REQUIREMENTS OF THE NC ACCESSIBILITY CODE PRIOR TO GO ISSUANCE.

VICINITY MAP



PUBLIC WORKS CONDITIONS OF APPROVAL

- THE DESIGNING PROFESSIONAL (A NCE, NCPLS OR NCRLA - AS REQUIRED) SHALL SUBMIT THREE (3) SETS OF CONSTRUCTION DRAWINGS TO THE PUBLIC WORKS DEPARTMENT - DEVELOPMENT REVIEW FOR REVIEW AND APPROVAL. CONSTRUCTION DRAWING APPROVAL IS REQUIRED PRIOR TO COMMENCING CONSTRUCTION (SEE CONSTRUCTION PLAN APPROVAL PROCESS). THE APPROVAL OF CONSTRUCTION DRAWINGS IS SEPARATE FROM SITE PLAN APPROVAL. CITY OFFICIALS SHALL REVIEW ALL SIZES, MATERIALS, SLOPES, LOCATIONS, EXTENSIONS AND DEPTHS FOR ALL PROPOSED UTILITIES (WATERLINES, SANITARY SEWER LINES AND STORM DRAINAGE CONVEYANCE SYSTEMS) FOR COMPLIANCE WITH ALL APPLICABLE REGULATORY STANDARDS, SPECIFICATIONS, AND BEST MANAGEMENT PRACTICES.
- THE DESIGNING PROFESSIONAL (A NCE, NCPLS OR NCRLA - AS REQUIRED) SHALL SUBMIT ONE (1) SET OF AS-BUILT DRAWINGS TO THE PUBLIC WORKS DEPARTMENT - DEVELOPMENT REVIEW FOR REVIEW AND APPROVAL. AS-BUILT DRAWING APPROVAL IS REQUIRED PRIOR TO WATER METER INSTALLATION AND/OR SANITARY SEWER SERVICE CONNECTION AND PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- PROWAG STANDARDS ARE TO BE USED. SEE CITY OF DURHAM CURB CUTS DETAILS HTTP://DURHAMNC.GOV/DOCUMENTCENTER/HOMEVIEW/2114.
- AN NCDOT DRIVEWAY PERMIT AND ENCROACHMENT AGREEMENT IS REQUIRED.
- ABANDONMENT OF WATER SERVICES SHALL INCLUDE EXCAVATING DOWN TO CORPORATION STOP, TURNING IT OFF AND CUTTING SERVICE LINE FREE FROM CORPORATION STOP. THE METER, IF PRESENT, SHALL BE RETURNED TO CITY OF DURHAM. PRIOR TO ANY CREDIT OR REFUND BEING PROCESSED THE METER MUST BE RETURNED TO WATER MANAGEMENT DEPARTMENT AND THE METER NUMBER VERIFIED AND COPIED PROPERLY AS RETURNED. UTILITY SERVICE ABANDONMENTS WILL TAKE PLACE PRIOR TO BEGINNING UTILITY CONSTRUCTION WORK FOR A PROJECT. ANY EXCAVATION AS PART OF ABANDONING UTILITIES WILL REQUIRE BACKFILLING PER CITY OF DURHAM STANDARDS.
- ADD THE FOLLOWING NOTES WHEN PUBLIC SIDEWALK AND CURB RAMPS ARE PROPOSED:
I. PROWAG STANDARDS ARE TO BE USED. SEE CITY OF DURHAM CURB CUTS DETAILS HTTP://DURHAMNC.GOV/DOCUMENTCENTER/HOMEVIEW/2114.
II. FOR RAMPS IN TIGHT EXISTING DEVELOPED AREAS WITH SMALL ROWS (DOWNTOWN, ETC) IT IS RECOMMENDED SPECIFIC RAMP DETAILS ARE NEEDED TO PREVENT CONSTRUCTION DELAYS. THE BURDEN TO MAKE IT WORK IS ON THE DESIGNING ENGINEER.
- THE LOCATION OF THE SIDEWALKS SHOWN ON THIS PLAN IS SCHEMATIC. A CITY OF DURHAM AND/OR NCDOT ENCROACHMENT PERMIT IS REQUIRED PRIOR TO ANY CONSTRUCTION. AFTER OBTAINING THE REQUIRED PERMITS, PLEASE CONTACT THE CITY OF DURHAM ENGINEERING CONSTRUCTION INSPECTION OFFICE AT 919-560-4326 FOR A PRECONSTRUCTION CONFERENCE AND FIELD VISIT PRIOR TO ANY WORK ON THE PROPOSED SIDEWALK.

LIST OF SHEETS

SITE PLAN	
C000	COVER SHEET
C100	EXISTING CONDITIONS & DEMOLITION PLAN
C200	SITE LAYOUT PLAN
C300	GRADING AND STORM DRAINAGE PLAN
C301	SPOT ELEVATION PLAN
C400	EROSION CONTROL PLAN - PHASE 1
C401	EROSION CONTROL PLAN - PHASE 2
C402	EROSION CONTROL DETAILS
C500	UTILITY AND SITE LIGHTING PLAN
C600	NOT USED
C700	LANDSCAPE PLAN
C800	SITE DETAILS
C801	SITE DETAILS
C802	SITE DETAILS

SPECIAL CONDITIONS OF APPROVAL

PROJECT NOTES

- BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY COULTER JEWELL THAMES, PA. FROM JANUARY 2019.
- ADDITIONAL MAP INFORMATION BASED ON DURHAM COUNTY GIS.

RESOURCE ORDINANCE COMPLIANCE

FLOODPLAIN PROTECTION:	NO FLOODPLAIN AS PER FEMA MAP NUMBER 3720083100J, EFFECTIVE MAY 2, 2006
STEEP SLOPE PROTECTION:	THERE ARE NO STEEP SLOPES ON THIS SITE.
WETLANDS PROTECTION:	THERE ARE NO WETLANDS ON THIS SITE.
STREAM BUFFERS:	THERE ARE NO JURISDICTIONAL STREAMS ON THIS SITE.
TREE COVERAGE AREA:	N/A

EROSION CONTROL NOTES

- IF MORE THAN 12,000 SQ. FT. OF AREA IS DISTURBED, A LAND-DISTURBING PERMIT WILL BE REQUIRED PRIOR TO THE COMMENCEMENT OF ANY LAND-DISTURBING ACTIVITY.
- IF MORE THAN 20,000 SQ. FT. IS DISTURBED, A SEDIMENTATION AND EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED PRIOR TO THE ISSUANCE OF A LAND-DISTURBANCE PERMIT.
- IF TREE PROTECTION IS REQUIRED BY THE CITY/ COUNTY PLANNING DEPARTMENT, TREE PROTECTION CERTIFICATION MUST BE SUBMITTED TO THE DURHAM COUNTY EROSION CONTROL DIVISION AND TREE PROTECTION INSPECTION COMPLETED PRIOR TO THE ISSUANCE OF A LAND-DISTURBANCE PERMIT.
- IF AN OFFSITE SOIL SPOIL OR BORROW SITE IS UTILIZED, THEN THE DISTURBED AREA FOR THE SPOIL/BORROW SITE MUST BE INCLUDED IN THE LAND-DISTURBANCE PLAN AND PERMIT UNLESS THE SPOIL/BORROW SITE ALREADY HAS A LAND-DISTURBANCE PERMIT.
- CLEARLY INDICATED LIMITS OF DISTURBANCE ARE SHOWN ON THE SITE PLAN.

LEVEL 4 SITE PLAN AND PRELIMINARY PLAT
Durham Site Plan Case #: D1900133

JOB SITE COPY: A COPY OF THE APPROVED SITE PLAN MUST BE ON SITE AND AVAILABLE FOR PERIODIC INSPECTION AND USE DURING CONSTRUCTION TO EVALUATE COMPLIANCE WITH THE APPROVED SITE PLAN. REQUIRED INSPECTION WILL NOT TAKE PLACE IF THE JOBSITE COPY IS NOT AVAILABLE AND RE-INSPECTION FEES WILL BE CHARGED.



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

NC BOARD OF LANDSCAPE ARCHITECTS LIC# 104



Project
HOLLOWAY STREET ABC STORE

1928 AND 1930 HOLLOWAY STREET
DURHAM, NC 27707

DURHAM COUNTY NC

P.I.N. 0831-12-95-2949
0831-12-95-3944

Job Number 1865

Drawn A.P., E.D.
Checked A.P., P.S.R.
Date 10/11/2019
Revisions 1. 10/29/2019 COMMENTS
2. 11/21/2019 COMMENTS
3. 12/20/2019 BID PLANS

CONSTRUCTION DRAWINGS NOT ISSUED FOR CONSTRUCTION

Sheet Title

COVER SHEET

Sheet Number

C000