PROPOSED TURN LANE
PROPOSED R/W
EX. R/W
5' CONC. WALK (TYP.)
ADA RAMP AND CROSSWALK (TYP.)
PROPOSED TURN LANE
EXISTING TURN LANE
HILLA
PU
VARIABLE WIDTH R/W DEDICATION
8' STREETYARD
12'
12'
12'
12'
R25.0'
R25.0'

TREE PRESERVATION AREA

COMMITTED:
17% / 2.0 AC (Z1800032)

PROPOSED:
17% / 2.0 AC

OPEN SPACE CALCS.

COMMITTED:
17% / 2.0 AC (Z1800032)

PROPOSED:
1.34 AC PASSIVE (67% OF REQUIRED)
0.67 AC ACTIVE (33% OF REQUIRED)
0.67 AC (103% OF REQUIRED)

15'/0.4 OPAC. BUFFER
4' CONC. WALK W/ 6' ACCESS ESMT
6.0'
8' STREETYARD
20'
10'
STREET A
24' FOC/ FOC
R3.0'
ALLEY 1
20' ASPHALT PAVING
16' EOP/EOP
LOT LINE (TYP.)
R15.0'
CONC. DRIVE (TYP.)
R10.0'
20'/0.8 OPAC. BUFFER
LIMITS OF DISTURBANCE (TYP.)
TREE PROTECTION FENCE (TYP.)
RETAINING WALL DESIGNED BY OTHERS
10 SPACES @ 8.5'x23'
30" C&G (TYP.)
5 SPACES @ 8.5'x23'
50' STREET B
ASPHALT PAVING
16 SPACES @ 8.5'x18'
R30.0'
DUMPSTER ENCLOSURE (PRIVATE COLLECTION)
ADA PARKING
RECREATION OPEN SPACE 0.39 AC
24' FOC/FOC
STREET D
ASPHALT PAVING
35' STREET C
ASPHALT PAVING
BIORETENTION AREA
R26.0'
MAIL KIOSK
ALLEY 2
20' ASPHALT PAVING
16' EOP/EOP
RECREATION OPEN SPACE 0.28 AC
10' NO-BUILD SETBACK
50' STREAM BUFFER
EX. 30' SEWER ESMT.
20'/0.4 OPAC. NATURAL BUFFER
TREE PRESERVATION/ OPEN SPACE 1.34 AC
TREE PRESERVATION 0.66 AC
STREAM CENTERLINE
TOP OF BANK
RAMP D TO I-85
PUBLIC R/W
APPROXIMATE LOCATION OF SOUND WALL
TAMPA AVENUE
60' PUBLIC R/W

BUILDING SETBACKS

100 SF PRIVACY YARD (TYP.)
3' SETBACK VARIATION
8' STREETYARD (TYP.)

TOWNHOME LOTS

STREET YARD = MIN. 8'
SIDE YARD = N/A (UDO SEC.6.11.3.E.2.a)
REAR YARD = N/A (UDO SEC.6.11.3.E.2.a)
BUILDING SEPARATION = MIN. 10' (UDO SEC.6.11.3.D.2.a)

*NO MORE THAN FOUR CONTIGUOUS TOWNHOUSE UNITS SHALL HAVE THE SAME SETBACK. VARIATIONS IN SETBACK SHALL BE AT LEAST THREE FEET.

PIN: 0812-08-98-2988
0812-08-99-5003
0812-08-98-1881
0812-98-17-8525
0812-08-98-1780
0812-08-98-1674
0812-08-98-1577
0812-08-98-1571
0812-08-98-5616
0812-08-98-1464
0812-08-98-1365
0812-08-98-1256
0812-08-98-4296

N

1/SD-2.0
SITE PLAN
SCALE: 1"=40'

40 0 40 80 120
Scale 1" = 40'

CJT P.A.
111 West Main Street
Durham, N.C. 27701
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f 919.688.5646
www.cjtpa.com

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NC BOARD OF LANDSCAPE ARCHITECTS LIC # C-104

NORTH CAROLINA PROFESSIONAL SEAL 35003 ENGINEER PRESTON B. ROYSTER

Project

1700 HILLANDALE ROAD

Durham County, North Carolina

Owner:
Hillandale Partners LLC
1201 Edwards Mill Rd
Suite 300
Raleigh, NC 27607

PINS:
0812-08-98-2988, 0812-08-99-5003, 0812-08-98-1881, 0812-98-17-8525, 0812-08-98-1780, 0812-08-98-1674, 0812-08-98-1577, 0812-08-98-1571, 0812-08-98-5616, 0812-08-98-1464, 0812-08-98-1365, 0812-08-98-1256, 0812-08-98-4296

Job Number 1967

Drawn ED
Checked JSA, PBR
Date 04.06.2021
Revisions

PRELIMINARY DEVELOPMENT PLAN

Sheet Title

SITE PLAN

Sheet Number

SD-2.0