Live Well North Durham

Development Plan

Case # Z1100030

CITY OF DURHAM

DURHAM COUNTY, NORTH CAROLINA

REVISED JANUARY 30, 2012
REVISED FEBRUARY 13, 2012
REVISED MARCH 16, 2012
REVISED APRIL 27, 2012

DEVELOPER:

DANIEL KLAUSNER
DKNC VENTURES, LLC
505 LAKE GASTON DRIVE
FUQUAY VARINA, NC 27526
(919) 341-5000

ENGINEER & SURVEYOR:

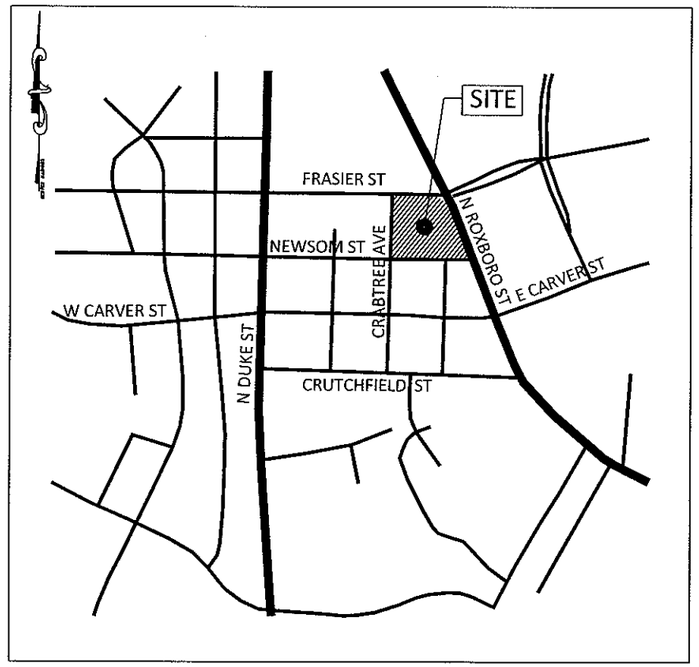
BRIAN J. KRAYNAK, PE
STEVEN P. CARSON, PLS
BATEMAN CIVIL SURVEY COMPANY
200 MAIN STREET
HOLLY SPRINGS, NC 27540
(919) 577-1080

LANDSCAPE ARCHITECT:

HadenStanziale
planning
urban design
landscape architecture
civil engineering
environmental graphics

811

KNOW WHAT IS BELOW
CALL BEFORE YOU DIG



VICINITY MAP
NOT TO SCALE

OWNER	ADDRESS	PROPERTY PIN #	ACREAGE	ZONING	USE
SOLO PROPERTY ENTERPRISES	115 FRASIER STREET	PIN # 0823-16-84-9356	0.597	RS-10	RES/ 1 FAMILY RENTAL
VE PHOENIX LLC	3901 N ROXBORO STREET	PIN # 0823-16-94-2247	3.306	OI	COM SVC/ OTHER HEALTH FAC
SOLO PROPERTY ENTERPRISES	214 NEWSOM STREET	PIN # 0823-16-84-9152	0.115	RU-5	VAC RES/ LOT-SML TRACT
SOLO PROPERTY ENTERPRISES	214 NEWSOM STREET	PIN # 0823-16-94-0101	0.344	RU-5	RES/ 1 FAMILY RENTAL
SOLO PROPERTY ENTERPRISES	216 NEWSOM STREET	PIN # 0823-16-84-9122	0.230	RU-5	RES/ 1 FAMILY RENTAL
SOLO PROPERTY ENTERPRISES	208 NEWSOM STREET	PIN # 0823-16-94-0171	0.275	RU-5	RES/ 1 FAMILY RENTAL
SOLO PROPERTY ENTERPRISES	206 NEWSOM STREET	PIN # 0823-16-94-1161	0.612	RU-5	RES/ 1 FAMILY RENTAL

CURRENT ZONING	AREA (AC.)	PROPOSED ZONING	AREA (AC.)
RS-10	0.597	CN(D)	1.32
OI	3.306	OI(D)	4.38
RU-5	1.576		
ALLEY	0.221		
TOTAL	5.70	TOTAL	5.70

DRAWING INDEX

DP - 1: COVER SHEET
DP - 2: EXISTING CONDITIONS SHEET
DP - 3: DEVELOPMENT PLAN

TEXT COMMITMENTS

THE USES IN THE CN(D) ZONING DISTRICT SHALL BE LIMITED TO RETAIL.

PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT:
1. DEDICATE 10 FEET OF ADDITIONAL RIGHT-OF-WAY FOR THE FRONTAGE OF THE SITE ALONG N. ROXBORO STREET.
2. DEDICATE ADDITIONAL RIGHT-OF-WAY FOR THE FRONTAGE OF THE SITE ALONG FRASIER STREET TO PROVIDE A MINIMUM OF 10 FEET OF RIGHT-OF-WAY AS MEASURED ROM THE BACK OF CURB.

PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY:
1. CONSTRUCT ONE HALF OF A CITY OF DURHAM STANDARD CROSS-SECTION ON THE NORTH SIDE OF NEWSOM STREET FROM N. ROXBORO STREET TO CRABTREE AVENUE.
2. INSTALL PAVEMENT MARKINGS ON FRASIER STREET TO PROVIDE A TWO-WAY LEFT-TURN BETWEEN THE SITE DRIVE AND THE EXISTING EXCLUSIVE EASTBOUND LEFT-TURN LANE AT N. ROXBORO STREET.
3. INSTALL A MINIMUM 225' LF OF STONE (CULTURED OR NATURAL) SCREEN WALLS SIMILAR TO THE STONE PROPOSED ON THE EXISTING OFFICE BUILDING MEASURED ALONG THE LENGTH OF THE RIGHT OF WAY SHOWN ON DP-3. THE WALLS SHALL BE A MINIMUM 3' HIGH MEASURED FROM THE ADJACENT SIDEWALK.
4. IF ACCEPTED BY DATA, RELOCATE THE BUS STOP TO THE NORTH SIDE OF NEWSOM STREET AND INSTALL A BUS SHELTER IN THE SOUTHEAST CORNER OF THE SITE ALONG THE REQUIRED SIDEWALK ADJACENT TO THE ROXBORO ROAD RIGHT OF WAY.

DESIGN COMMITMENTS

1. DESCRIPTION OF THE PROPOSED ARCHITECTURE STYLE

a) Describe the general architectural styles(s) proposed for the buildings:
The general architectural style of the proposed buildings are traditional with transitional architectural elements reminiscent of the old downtown mercantile buildings including the canopies, glass storefronts, brick pilasters, decorative stucco accents or similar materials. Any future modifications to the existing building or further phases of construction would be of a transitional architectural style to accent the existing building's material palette with stucco detailing and cornices, brick, stone or other similar materials.

b) Describe the proposed roofline(s):
Both the proposed and all future building's flat roofs will not be visible due to the stepped parapet building design. The commercial building walls are accentuated with sloped metal canopies. The existing building's flat roof will also remain shielded given any modifications utilizing a stepped parapet building design.

c) Describe the proposed building materials:
The exterior building materials for all proposed buildings include face brick masonry veneer, stucco (EIFS) decorative accents, aluminum storefront system or pre-finished standing seam metal canopies. Any modifications to the existing building would include a combination of the building's existing palette of materials with stucco, or similar materials, cornices, and decorative accents.

d) Describe any distinctive architectural features:
Distinctive architectural features include the detailing of a combination of the masonry pilasters, decorative stucco wall paneling, parapet cornice, or sloped metal canopies.

2. DESCRIPTION OF HOW PROPOSED DESIGN WILL FIT INTO THE CONTEXT AREA

a) How will the proposed design transition to the context area?
The size and scale of all proposed buildings are single story, the proposed exterior materials and architectural elements are contextually compatible with the existing commercial and residential architecture in the area. The materials listed in question one above and how they are applied within the context of this design can be seen within the designs of neighboring office, commercial and residential properties.

b) What is the proposed development's relationship to the existing development?
The proposed buildings in the future phases of construction are meant to frame the commercial use on the corner of Roxboro Street and Frasier Street between two office buildings in a planned commercial development bounded by Roxboro Street, Frasier Street, Newsom Street and Crabtree Avenue to create a small walkable inviting professional campus.

GENERAL CONDITIONS NOTES

1. BY REFERENCING ROADWAY IMPROVEMENTS ON THE PLAN THE APPLICANT AGREES TO CONSTRUCT SAID IMPROVEMENTS PRIOR TO THE ISSUANCE OF ANY 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.

NORTH CAROLINA PROFESSIONAL SEAL 03382 ENGINEER BRIAN J. KRAYNAK

Brian J. Kraynak 5-16-2012

Bateman Civil•Survey Company
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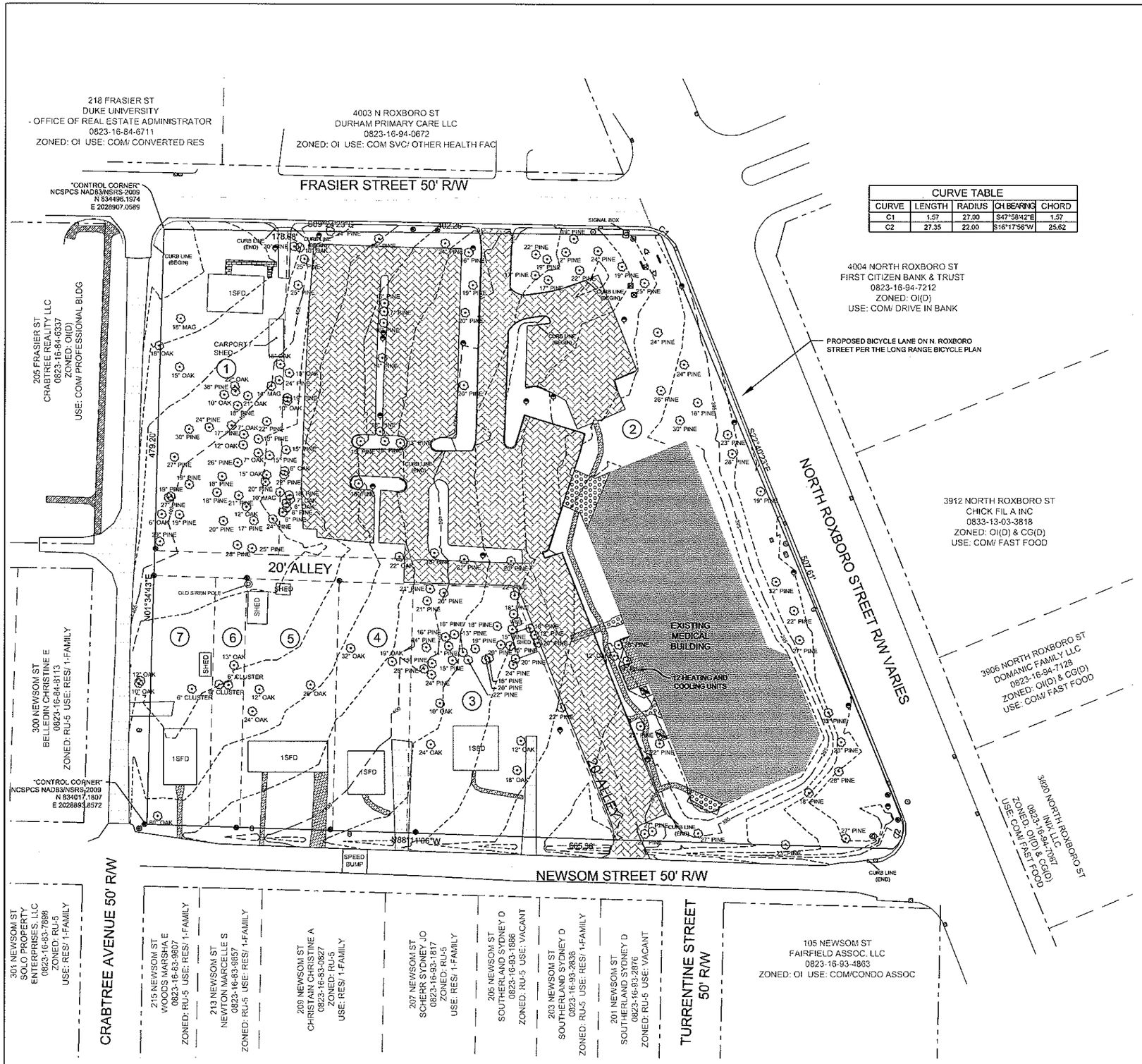
200 North Main Street, Holly Springs, North Carolina 27540
Phone: 919.577.1080 www.batemancivilsurvey.com

Live Well North Durham
North Roxboro Street & Frasier Street
City of Durham, North Carolina

COVER SHEET

Designed By: BJK
Drawn By: JKF
Checked By: SPC
Scale: 1" = 40 ft
12/9/11
Project Number: 110389

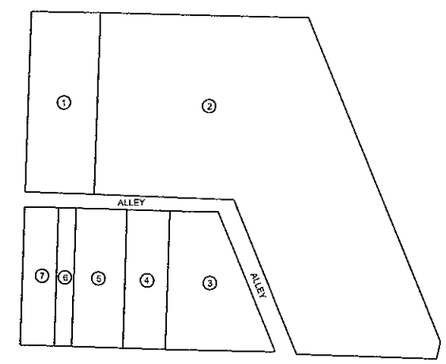
DP-1
1 OF 3



CURVE TABLE				
CURVE	LENGTH	RADIUS	CH BEARING	CHORD
C1	1.57	27.00	S47°58'42"E	1.57
C2	27.35	22.00	S16°17'56"W	25.62

LEGEND

- EXISTING LIGHT POLE
- EXISITNG FIRE HYDRANT
- EXISTING SIGN
- EXISTING IRON PIPE
- EXISITNG WATER METER
- EXISITNG TRAFFIC SIGNAL HAND HOLE
- EXISITNG GRAVEL
- EXISTING STONE PATIO
- RIGHT OF WAY MONUMENT
- EXISITNG TREE
- EXISITNG BRICK SIDEWALK
- EXISITNG CONCRETE
- EXISTING PAVEMENT
- EXISITNG YARD ELECTRIC OUTLET
- EXISITNG SIGN LIGHTS
- EXISTING POWER POLE
- EXISITNG TELEPHONE PEDISTAL
- EXISITNG SANITARY SEWER MANHOLE
- EXISITNG STORM WATER STRUCTURE
- 1SFD 1 STORY FRAMED DWELLING
- 1SBD 1 STORY BRICK DWELLING
- TRANSFORMER
- 5' WOOD PRIVACY FENCE
- EXISTING RIGHT OF WAY LINE
- EXISTING CONTOUR LINE



1. OWNER: SOLO PROPERTY ENTERPRISES,
   NC PIN # 0823-16-84-9356, RS-10, USE:RES/ 1 FAMILY RENTAL
2. OWNER: VE PHOENIX LLC, NC PIN # 0823-16-94-2247,
   OI, USE: COM SVC/ OTHER HEALTH FAC
3. OWNER: SOLO PROPERTY ENTERPRISES,
   NC PIN # 0823-16-94-1161, RU-5, USE:RES/ 1 FAMILY RENTAL
4. OWNER: SOLO PROPERTY ENTERPRISES,
   NC PIN # 0823-16-94-0171, RU-5, USE:RES/ 1 FAMILY RENTAL
5. OWNER: SOLO PROPERTY ENTERPRISES,
   NC PIN # 0823-16-94-0101, RU-5, USE:RES/ 1 FAMILY RENTAL
6. OWNER: SOLO PROPERTY ENTERPRISES,
   NC PIN # 0823-16-84-9152, RU-5, USE:VAC RES/ LOT-SML TRACT
7. OWNER: SOLO PROPERTY ENTERPRISES,
   NC PIN # 0823-16-84-9122, RU-5, USE:RES/ 1 FAMILY RENTAL

CURRENT ZONING	AREA (AC.)
RS-10	0.597
OI	3.306
RU-5	1.576
ALLEY	0.221
TOTAL	5.70

NOTES:

1. THIS PROJECT IS LOCATED IN THE ENO RIVER WATERSHED PART OF THE NEUSE RIVER BASIN.
2. THIS PROJECT IS LOCATED IN ZONE X - AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOOD PLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 3720082300J EFFECTIVE DATE MAY 2, 2006.
3. THIS PROJECT SITE DOES NOT CONTAIN ANY STREAMS OR BUFFERS FOR WATER SUPPLY WATERSHEDS OR NEUSE RIVER STREAMS.
4. THIS PROJECT SITE DOES NOT CONTAIN ANY WETLANDS.
5. WATERSHED PROTECTION OVERLAY = F/J - B
6. DEVELOPMENT TIER = SUBURBAN

GRAPHIC SCALE

0 20 40 80

(IN FEET)
1 inch = 40 ft.

NORTH CAROLINA PROFESSIONAL ENGINEER BRIAN J. KRAYNAK

5-16-2012

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North Roxboro Street & Frasier Street
City of Durham, North Carolina

EXISTING CONDITIONS SHEET

Designed By:	BJK
Drawn By:	JKF
Checked By:	SPC
Scale:	1" = 40 ft
Date:	12/9/11
Project Number:	110389

DP-2
2 OF 3

218 FRASIER ST
DUKE UNIVERSITY
- OFFICE OF REAL ESTATE ADMINISTRATOR
0823-16-84-6711
ZONED: OI USE: COM/ CONVERTED RES

4003 N ROXBORO ST
DURHAM PRIMARY CARE LLC
0823-16-94-0672
ZONED: OI USE: COM SVC/ OTHER HEALTH FACI

FRASIER STREET 50' R/W

PROP. 10' R/W DEDICATION FROM BACK OF CURB

PROP. INGRESS/EGRESS

"CONTROL CORNER"
NCSPCS NAD83/NSRS-2009
N 834495.1974
E 2028907.0589

S89°24'23"E 402.26'

176.88'

S89°24'23"E 223.56'

25' BUILDING SETBACK

PROP. 10' R/W DEDICATION

205 FRASIER ST
CRABTREE REALITY LLC
0823-16-84-6337
ZONED: OI(D)
USE: COM/ PROFESSIONAL BLDG

232.70'

N00°11'13"E

COMMERCIAL
NEIGHBORHOOD - CN(D)

MAX. BUILDING INTENSITY = 12,000 S.F.
MAX. IMPERVIOUS SURFACE = 70%

ZONING BOUNDARY LINE

479.20'

25' BUILDING SETBACK

TREE REPLACEMENT 0.25 AC

N01°34'43"E

TOTAL PARCEL MAX. IMPERVIOUS SURFACE = 70%

TREE PRESERVATION 0.07 AC

OFFICE INSTITUTIONAL - OI(D)

MAX. BUILDING INTENSITY = 37,000 S.F.
MAX. IMPERVIOUS SURFACE = 70%

300 NEWSOM ST
BELLEDIN CHRISTINE E
0823-16-84-8113
ZONED: RU-5 USE: RES/ 1-FAMILY

"CONTROL CORNER"
NCSPCS NAD83/NSRS-2009
N 834017.1807
E 2028893.8572

30' LANDSCAPE BUFFER (ADJACENT RESIDENTIAL)

PAVEMENT WIDENING WITH CURB & GUTTER

25' BUILDING SETBACK

TREE PRESERVATION 0.09 AC

N88°11'06"W 609.38'

SPEED BUMP

NEWSOM STREET 50' R/W

END NON-CONTIGUOUS LANDSCAPE WALL
SEE COMMITTED ELEMENT 3 ON DP-1

BEGIN NON-CONTIGUOUS LANDSCAPE WALL
SEE COMMITTED ELEMENT 8 ON DP-1

EXISTING INGRESS/EGRESS TO REMAIN

25' BUILDING SETBACK

S22°40'22"E

S66°52'55"W 9.00'

S66°11'30"W 44.96'

L1 46.46' S23°02'55"E

S65°05'39"W 32.22'

S59°35'33"W 72.01'

S89°54'38"W 109.00'

N00°21'44"W 122.89'

S22°40'22"E 284.48'

TREE PRESERVATION 0.04 AC

S89°08'09"W 43.00'

607.61'

223.13'

TREE PRESERVATION 0.25 AC

NORTH ROXBORO STREET R/W VARIES

4004 NORTH ROXBORO ST
FIRST CITIZEN BANK & TRUST
0823-16-94-7212
ZONED: OI(D)
USE: COM/ DRIVE IN BANK

3912 NORTH ROXBORO ST
CHICK FIL A INC
0833-13-03-3818
ZONED: OI(D) & CG(D)
USE: COM/ FAST FOOD

3906 NORTH ROXBORO ST
DOMANIC FAMILY LLC
0823-16-94-7126
ZONED: OI(D) & CG(D)
USE: COM/ FAST FOOD

3820 NORTH ROXBORO ST
INIK X LLC
0823-16-94-7067
ZONED: OI(D) & CG(D)
USE: COM/ FAST FOOD

301 NEWSOM ST
SOLO PROPERTY ENTERPRISES, LLC
0823-16-03-7898
ZONED: RU-5
USE: RES/ 1-FAMILY

CRABTREE AVENUE 50' R/W

215 NEWSOM ST
WOODS MARSHA E
0823-16-83-0807
ZONED: RU-5 USE: RES/ 1-FAMILY

213 NEWSOM ST
NEWTON MARCELLE S
0823-16-83-9857
ZONED: RU-5 USE: RES/ 1-FAMILY

209 NEWSOM ST
CHRISTAIN CHRISTINE A
0823-16-83-0827
ZONED: RU-5
USE: RES/ 1-FAMILY

207 NEWSOM ST
SCHERR SYDNEY JO
0823-16-93-1917
ZONED: RU-5
USE: RES/ 1-FAMILY

205 NEWSOM ST
SOUTHERLAND SYDNEY D
0823-16-93-1886
ZONED: RU-5 USE: VACANT

203 NEWSOM ST
SOUTHERLAND SYDNEY D
0823-16-93-2835
ZONED: RU-5 USE: RES/ 1-FAMILY

201 NEWSOM ST
SOUTHERLAND SYDNEY D
0823-16-93-2876
ZONED: RU-5 USE: VACANT

TURRENTINE STREET 50' R/W

165 NEWSOM ST
FAIRFIELD ASSOC. LLC
0823-16-93-4863
ZONED: OI USE: COM/CONDO ASSOC

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OI	3.306	OI(D)	4.38
RU-5	1.576		
ALLEY	0.221		
TOTAL	5.70	TOTAL	5.70

TREE COVERAGE TABLE

TOTAL SITE AREA	5.51 AC.
TREE PRESERVATOIN	0.47 AC.
% OF SITE	8.53%
ADDITIONAL REQUIRED TREE REPLACEMENT	0.25 AC.
PROVIDED TREE REPLACEMENT AREA	0.25 AC.
TOTAL TREE PRESERVATION AND REPLACEMENT	0.72 AC.
REQUIRED TREE COVERAGE %	13%
PROVIDED TREE COVERAGE %	13%

NOTE:

SIDEWALK SHALL BE REQUIRED WITH IN THE RIGHT OF WAY OF ADJACENT STREETS AS PER THE CITY OF DURHAM UDO SECTION 12.4.2.

LEGEND

- OFFICE & INSTITUTIONAL - OI(D)
- COMMERCIAL NEIGHBORHOOD - CN(D)
- TREE PRESERVATION/COVERAGE AREA
- EXISTING RIGHT OF WAY
- BUILDING SETBACK/BUFFER LINE

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 031402 BRIAN J. KRAYNIK

Brian J. Kraynik
5-16-2012

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North Roxboro Street & Frasier Street
City of Durham, North Carolina

DEVELOPMENT PLAN

Designed By:	BJK
Drawn By:	JKF
Checked By:	SPC
Scale:	1" = 40 ft
Date:	12/9/11
Project Number:	110369

DP-3
3 OF 3