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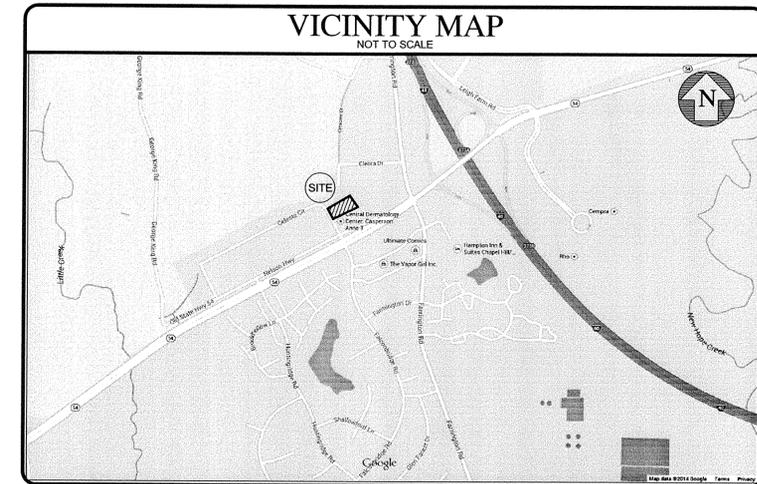
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DEVELOPEMENT PLAN
FOR
108 CELESTE
PARKING LOT

P.I.N. 0708-01-36-8616
 108 CELESTE CIRCLE
 DURHAM, NORTH CAROLINA

ZONING MAP CASE # Z1400032

SUBMISSION DATE OCTOBER 27, 2014



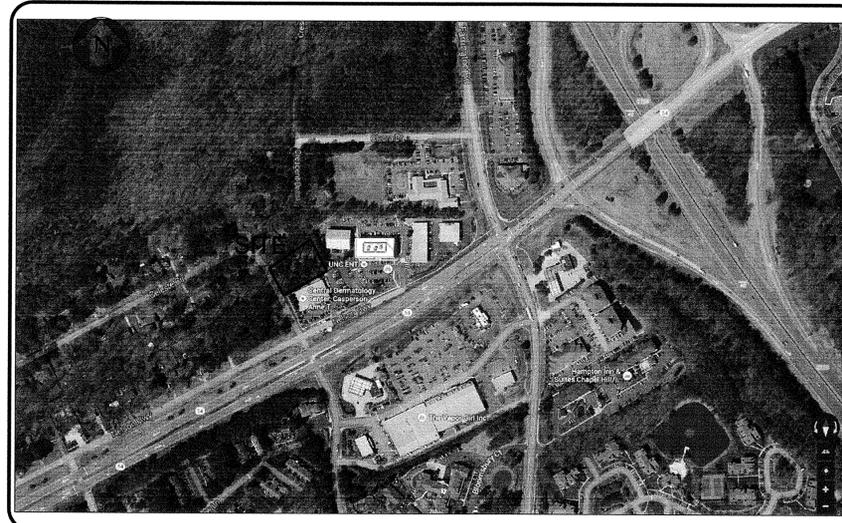
TEXT COMMITMENTS

1. THIS PROPERTY IS TO BE LIMITED TO COMMERCIAL PARKING LOT.
2. THE DEVELOPER WILL CONSTRUCT (OR PROVIDE PAYMENT IN LIEU FOR) A 5' WIDE SIDEWALK TO CONNECT TO THE EXISTING SIDEWALK JUST SOUTH OF SUBJECT PROPERTY ON EAST SIDE OF CELESTE.
3. THIS PLAN INCLUDES A 5' RW DEDICATION (TO BE DEDICATED BEFORE SITE PLAN APPROVAL) FOR SIDEWALK CONSTRUCTION.
4. NO BUILDING SHALL BE CONSTRUCTED ON THE SITE.
5. THE DEVELOPER COMMITS TO INSTALLING STORMWATER CONTROLS TO MANAGE THE STORMWATER ASSOCIATED WITH THE 100 YEAR STORM PER THE CITY OF DURHAM STORMWATER SERVICES DIVISION OF THE PUBLIC WORKS DEPARTMENT.

DESIGN COMMITMENTS

1. NO BUILDING IS PROPOSED.

PARCEL:
 BVMLM, LLC c/o RAY LAFREPAYE
 101 MANNING DRIVE CB# 7600
 CHAPEL HILL, NC 27514
 PIN : 0708-01-36-8616
 DB 3590 / PG 742
 EXISTING ZONING: RS-20
 OVERLAY DISTRICTS: FJ-B, MTC
 DEVELOPMENT TIERS: SUBURBAN TIER, SUBURBAN TRANSIT AREA
 PROPOSED ZONING: OI(D)
 0.46 ACRES



SITE LOCATION MAP (COURTESY OF GOOGLE MAPS)
NOT TO SCALE

SITE INFORMATION

CURRENT OWNER: BVMLM, LLC c/o RAY LAFREPAYE
DEVELOPER: BVMLM, LLC c/o RAY LAFREPAYE
PIN: 0708-01-36-8616
PARCEL ID: 141791
JURISDICTION: CITY OF DURHAM
CITY: DURHAM
STATE: NORTH CAROLINA
RIVER BASIN: CAPE FEAR
WATERSHED: LITTLE CREEK WATERSHED
REFERENCE: DEED BOOK 3590 / DEED PAGE 742
GROSS SITE ACREAGE: 20,038 SF / 0.46 AC.
ADJUSTED GROSS ACREAGE: 19,539 SF / 0.45 AC. (AFTER 5' RW DEDICATION)
EXISTING USE: RESIDENTIAL / 1-FAMILY
COMMITTED USE: COMMERCIAL PARKING LOT
REQUESTED GROSS AREA FOR NONRESIDENTIAL DEVELOPMENT: 0 SF FLOOR AREA
EXISTING ZONING: RS-20
OVERLAY DISTRICTS: FJ-B, MTC
REQUESTED ZONING: OI(D)
TIER: SUBURBAN, SUBURBAN TRANSIT AREA
EXISTING IMPERVIOUS AREA:
 EX ASPHALT = 1,827 SF (08.12%)
 EX BUILDINGS = 2,302 SF (11.49%)
 EX CONCRETE = 503 SF (02.51%)
TOTAL = 4,632 SF / 0.102 AC (22.12%)
IMPERVIOUS AREA TO BE DEMOLISHED= 4,432 SF (22.12%)
PROPOSED IMPERVIOUS AREA= 12,899 SF (65% MAX)
EXISTING TREE COVERAGE = 8,326/20,038 SF (41.55%)
PROPOSED TREE COVERAGE (PRESERVATION) = 3,712/19,538 SF (19.00%)
PHASING PLAN: THIS PROJECT WILL BE DEVELOPED IN ONE PHASE

PHASING PLAN

THIS PROJECT WILL BE BUILT IN ONE PHASE

OWNER / DEVELOPER:

BVMLM, LLC
 c/o RAY LAFREPAYE
 SUITE 319, MED SCHOOL WING E, CB 7600
 101 MANNING DRIVE
 CHAPEL HILL, NC 27517
 (919) 843-0240 (PHONE)
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SURVEY INFO PROVIDED BY:

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CIVIL & SITE ENGINEER CONTACT:

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NO.	DATE	BY	REVISIONS
7			
6			
5			
4			
3			
2			
1	PER CITY OF DURHAM COMMENTS-1ST RECORDING SUBMITTAL 2014-12-19	JDC	

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 PERMISSION OF THE AUTHOR.

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DEVELOPMENT PLAN
108 CELESTE
PARKING LOT
 108 CELESTE CIRCLE DURHAM, NC
TITLE SHEET

PROJECT NO.
 14-0152
DRAWING NAME:
 14-0152_TS
SHEET NO.
 C-1



