

CIRCLE K / TND PARTNERS MIXED USE

3208 & 3300 NORTH DUKE STREET

DEVELOPMENT PLAN: INITIAL SUBMITTAL - OCTOBER 27, 2014

APPLICANT

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ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE
NC BOARD OF EXAMINERS FOR ENGINEERS & SURVEYORS LICENSE NO. C-10008

PROJECT DATA	DESIGN COMMITMENTS	TEXT COMMITMENTS	VICINITY MAP														
<p>PARCEL A SITE ADDRESS: 3300 NORTH DUKE STREET OWNER: SunTrust Bank, Inc. OWNER ADDRESS: 919 East Main Street, 14th Floor, Richmond, VA 23219 PIN: 0823-12-85-0016 PARCEL ID: 172380 ACREAGE: 36,698.2 SF / 0.84 AC DEED BOOK: DB 2786, PG 964 PLAT BOOK: PB 124, PG 7</p> <p>PARCEL B SITE ADDRESS: 3208 NORTH DUKE STREET OWNER: SunTrust Bank, Inc. OWNER ADDRESS: 919 East Main Street, 14th Floor, Richmond, VA 23219 PIN: 0823-16-84-0729 PARCEL ID: 172376 ACREAGE: 129,577.1 SF / 2.97 AC DEED BOOK: DB 2786, PG 967 PLAT BOOK: PB 122, PG 86</p> <p>PROPERTY ADDRESS: 3208 / 3300 NORTH DUKE STREET TOTAL REZONING AREA: GROSS ACREAGE: 3.82 ACRES (166,275 SF) FUTURE LAND USE PLAN EXISTING: OFFICE PROPOSED: OFFICE (NO CHANGE) ZONING EXISTING: O&I & O&I(D) OVERLAY DISTRICTS: N/A PROPOSED: MU (D) - MIXED USE WITH DEVELOPMENT PLAN DEVELOPMENT TIER: EXISTING: SUBURBAN PROPOSED: SUBURBAN (NO CHANGE) RIVER BASIN: NEUSE RIVER</p>	<p>1. GENERAL ARCHITECTURAL STYLE: THE GAS CANOPY AND THE CAR WASH STRUCTURES ARE UTILITARIAN AND LEND THEMSELVES TO A MODERN/CONTEMPORARY STYLE OF CLEAN LINES AND SIMPLE PLANES WITH MINIMAL NON-FUNCTIONAL DETAIL. SIMILARLY THE CONVENIENCE STORE WILL ADOPT THIS VERNACULAR AS WELL AS MAINTAINING THE BASIC PROTOTYPE OF THE BRAND. THE MULTI-STORY BUILDING WILL FOLLOW A SIMILAR MODERN/CONTEMPORARY STYLING. WITHIN THE RULES IF THIS VERNACULAR, WE WILL SCULPT AN APPEALING AND ATTRACTIVE COLLECTION OF BUILDINGS.</p> <p>2. ROOFLINES: ALL BUILDINGS WILL HAVE A FLAT ROOF SLOPING TO DRAIN TO THE NON-STREET SIDE. THE BUILDINGS WILL HAVE A PARAPET WALL TALL ENOUGH TO SCREEN ROOF-TOP MECHANICAL ELEMENTS FROM VIEW AT ADJACENT STREET LEVELS. SECONDARY BUILDING ELEMENTS MAY HAVE PITCHED ROOFS BUT WILL NOT COMPRISE THE MAJORITY OF THE ROOF AREAS.</p> <p>3. BUILDING MATERIALS: PRIMARY EXTERIOR BUILDING CLADDING WILL BE MASONRY, METAL PANEL, GLASS AND/OR STUCCO</p> <p>4. DISTINCTIVE ARCHITECTURAL FEATURES: A TALL VERTICAL ELEMENT WILL BE A COMPONENT OF THE CONVENIENCE STORE THAT BRINGS GLASS AND STORE LIGHTING UP TO IMPROVE THE VISIBILITY OF THE BUSINESS.</p> <p>5. DESIGN TRANSITION TO THE CONTEXT AREA : THE CONTEXT AS DEFINED BY ADJACENT ARCHITECTURE IS SPARSE. THERE ARE RANCH STYLE SINGLE FAMILY HOMES TO THE WEST ACROSS THE S LANE DUKE STREET. THE MOST RELEVANT BUILDING IN THE CONTEXT AREA WOULD BE THE DUKE MEDICAL PLAZA TO THE SOUTH ACROSS FRASIER STREET. THIS BUILDING IS A TWO STORY MODERN OFFICE BUILDING AND IS SET OFF OF THE STREET. IT IS PREDOMINATELY RED BRICK, STUCCO AND GLASS. OUR PROPOSED BUILDINGS WILL COMPLIMENT THIS BUILDING.</p> <p>LANDSCAPE DESIGN GUIDELINES: THE PROJECT LANDSCAPE ARCHITECT WILL ENSURE A COMMON THEME OF USING PLANT TYPES THROUGHOUT THE DEVELOPMENT THAT ARE DROUGHT TOLERANT, NATIVE OR NATURALIZED, AND EVOCATIVE OF MAINTAINED LANDSCAPES IN THE VICINITY OF THE PROJECT. THE PROJECT WILL USE PLANT MATERIALS SPECIFICALLY SUITED TO SITE-SPECIFIC FACTORS SUCH AS SOILS, SOLAR EXPOSURE, ROOT AREA, MICRO-CLIMATE, MOISTURE AVAILABILITY, FORM AND COLOR AS DETERMINED BY THE PROJECT LANDSCAPE ARCHITECT AND AS DEFINED BY THE UDO AND THE LANDSCAPE MANUAL FOR DURHAM, NC. THE USE OF INVASIVE PLANT SPECIES WILL BE PROHIBITED.</p>	<p>1. PHASING: PHASE 1: ALL COMMERCIAL BUILDINGS AND A MINIMUM OF NINE (9) RESIDENTIAL UNITS. FUTURE PHASE MAY CONSIST OF UP TO AN ADDITIONAL TWENTY (20) RESIDENTIAL UNITS.</p> <p><i>Prior to the Issuance of a Certificate of Occupancy</i></p> <p>2. PROVIDE WHEELCHAIR RAMPS AND STRIPED CROSSWALKS ON ALL FOUR LEG OF THE INTERSECTION OF DUKE STREET AND FRASIER STREET, WITH APPROVAL FROM THE CITY OF DURHAM AND NCDOT.</p> <p>3. PROVIDE PEDESTRIAN SIGNALS ON ALL FOUR CORNERS OF THE INTERSECTION OF DUKE STREET AND FRASIER STREET, WITH APPROVAL FROM THE CITY OF DURHAM AND NCDOT.</p> <p>4. MAINTAIN AND PROVIDE A CROSS-ACCESS CONNECTION BETWEEN THIS SITE AND THE ADJACENT PROPERTY WITH PIN# 0823-12-85-0115.</p> <p>5. PURSUANT TO UDO 6.11.7.N. PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY, A BUS SHELTER SHALL BE PROVIDED, AS DETERMINED BY DATA OR ITA.</p> <p>PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT</p> <p>1. DEDICATE AN ADDITIONAL 5' OF RIGHT-OF-WAY FOR THE FONTAGE OF THE SITE ALONG NORTH DUKE STREET AND FRASIER STREET.</p>	<p>NO SCALE</p>														
<p>PROJECT NOTES</p> <p>BOUNDARY AND TOPOGRAPHIC INFORMATION BASED ON SURVEY PROVIDED BY THE JOHN R. MACADAMS COMPANY, INC DATED 4-9-08. REMAINING INFORMATION BASED ON DURHAM GIS</p> <p>RESOURCE ORDINANCE COMPLIANCE</p> <p>FLOODPLAIN PROTECTION: NO FLOOD PLAIN AS PER FEMA MAP NUMBER 3720082300J (EFFECTIVE 5/2/2006) 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 STREAM BUFFERS ON THIS SITE.</p>			<p>CONTEXT MAP</p> <p>NO SCALE</p> <p>LIST OF SHEETS</p> <p>DP-0 COVER SHEET DP-1 EXISTING CONDITIONS PLAN DP-2 DEVELOPMENT PLAN</p> <p>PIN: 0823-12-85-0016 0823-16-84-0729</p>														
			<p>APPROVAL STAMPS</p> <p>DEVELOPMENT PLAN</p> <p>Job Number: 1463</p> <table border="1"> <tr> <td>Drawn</td> <td>DAJ, CLJ, MTC</td> </tr> <tr> <td>Checked</td> <td>DAJ</td> </tr> <tr> <td>Date</td> <td>10-27-2014</td> </tr> <tr> <td>Revisions</td> <td>02-02-2015 - CoD REVIEW</td> </tr> <tr> <td></td> <td>03-05-2015 - CoD REVIEW</td> </tr> <tr> <td></td> <td>03-18-2015 - CoD</td> </tr> <tr> <td></td> <td>03-30-2015 - CoD</td> </tr> </table> <p>Sheet Title:</p> <p>COVER SHEET</p> <p>Sheet Number DP-0</p> <p>DEVELOPMENT PLAN CASE #: Z1400035</p>	Drawn	DAJ, CLJ, MTC	Checked	DAJ	Date	10-27-2014	Revisions	02-02-2015 - CoD REVIEW		03-05-2015 - CoD REVIEW		03-18-2015 - CoD		03-30-2015 - CoD
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Project:

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Partners
Mixed Use**

3208 & 3300 North
Duke St.
Durham County,
North Carolina



EXISTING CONDITIONS DATA

SITE AREA
 AREA OF REZONING: 3.82 ACRES

ZONING
 EXISTING ZONING: O&I - 2.49 ACRES
 O&I(D) - 1.32 ACRES
 OVERLAY: N/A

ENVIRONMENTAL PROTECTION
 RIVER BASIN: NEUSE RIVER BASIN
 50' STREAM BUFFER: N/A

IMPERVIOUS SURFACE
 EXISTING FOR REZONING AREA: 15,881.8 SF (0.36 ACRES) = 9.4%

STREAM BUFFERS
 THERE ARE NO STREAM BUFFERS ON THE PROJECT SITE

RIVER BASIN
 NEUSE RIVER

FLOODWAY FRINGE PROTECTION
 THE SITE IS NOT AFFECTED BY A MAPPED FLOODPLAIN ACCORDING TO FIRM MAP 3720082300J (MAY 2, 2006).

FLOODWAY
 THE SITE IS NOT AFFECTED BY A MAPPED FLOODWAY ACCORDING TO FIRM MAP 3720082300J (MAY 2, 2006).

STEEP SLOPE PROTECTION
 THERE ARE NO STEEP SLOPES, AS DEFINED BY THE DURHAM UDO ON THE SITE.

TREE SURVEY
 THERE ARE NO TREES ON-SITE.

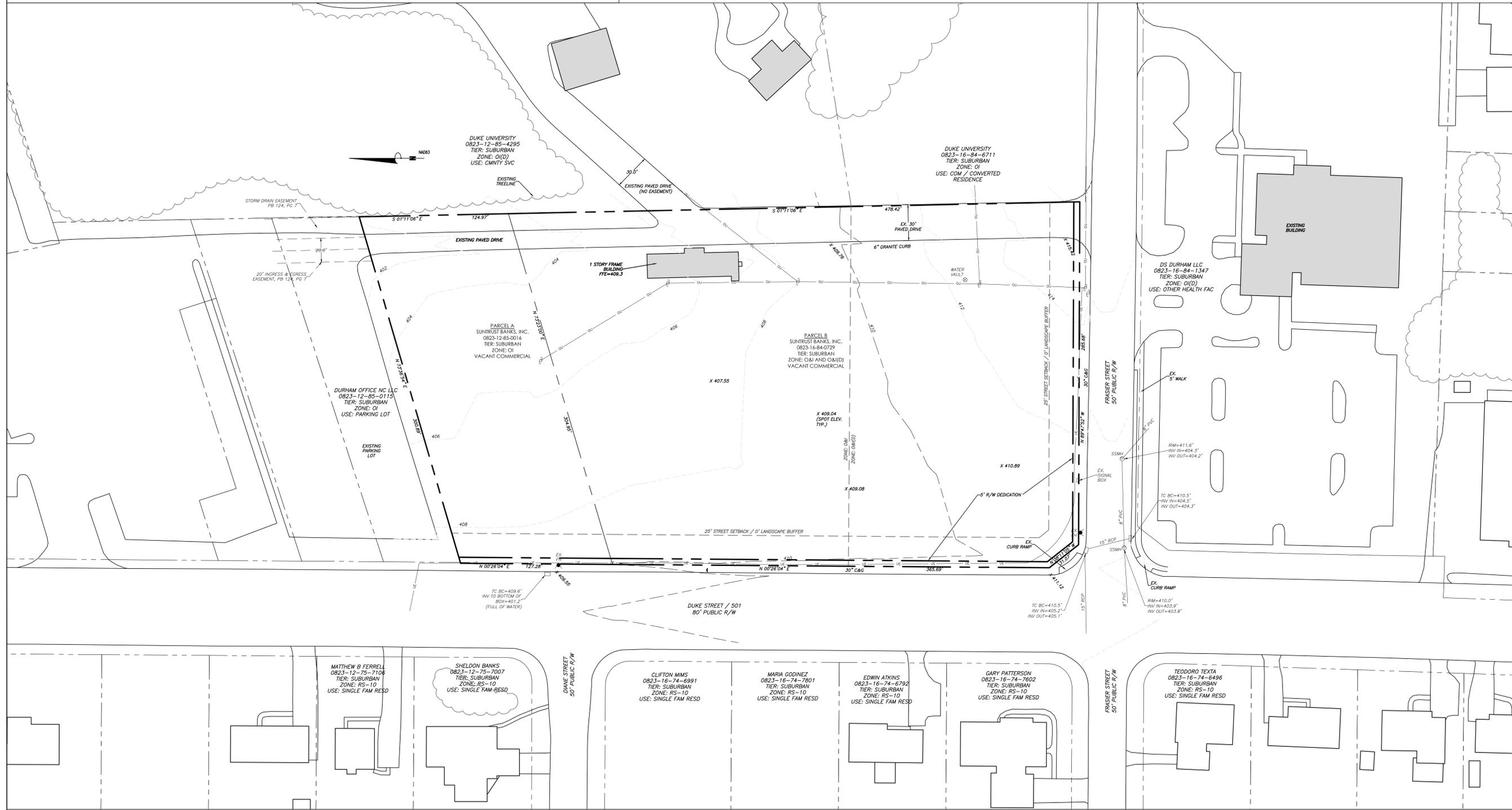
WETLANDS
 THERE ARE NO MAPPED WETLANDS ON-SITE.

ADOPTED PLANS

- 2006 DURHAM COMPREHENSIVE BICYCLE TRANSPORTATION PLAN;
- PROPOSED BICYCLE LANE INDICATED ON NORTH DUKE STREET, PER MAP 4.5 /CENTRAL DURHAM.

LEGEND

Water Valve	⊗	Light Pole	○LP
Curb Inlet/Catch Basin	⊠	Sewer Cleanout	○CCO
Mail Box	⊠MB	Flored End Section	⊠
Traffic Signal Box	⊠TSB	Gas Valve	⊗GV
Electric Transformer	⊠ET	Existing Iron Pipe (3/4" unless noted)	○IP
Electric Junction Box	⊠EJB	1/2" Iron Pipe Set	○PK
Gas Meter	⊗GM	Existing PK Nail	●PKS
Sanitary Sewer Manhole	⊗SSM	PK Nail Set	⊠PKS
Storm Sewer Manhole	⊗SSMH	Computed Point	⊠
Telephone Manhole	⊗TMH	Concrete Monument	⊠
Electric Manhole	⊗EMH	Tree Line	---
Sign	⊠S	Fence	---
Telephone Pedestal	⊠TPD	Underground Electric	---
Fire Hydrant	⊠FH	Underground Telephone	---
Post Indicator Valve	⊠PIV	Gas Line	---
Water Manhole	⊠WMH	Water Line	---
Hot Box	⊠HB	Overhead Utilities	---
Utility Pole	⊠UP	Storm Sewer	---
		Sanitary Sewer	---
		Guard Rail	---
		Building Wall	---



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PIN:
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 0823-16-84-0729



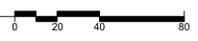
DEVELOPMENT PLAN

Job Number: 1463

Drawn	DAJ, CLJ, MTC
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Sheet Title:
**EXISTING
 CONDITIONS
 PLAN**

Sheet Number
DP-1



DEVELOPMENT PLAN NOTES

PROPOSED ZONING:
 • MIXED USE W/ DEVELOPMENT PLAN

COMMITTED USES:
 • USES ALLOWED UNDER THE MU ZONING DISTRICT, WITH THE EXCEPTION OF THE FOLLOWING:
 -N/A

SITE ACREAGE:
 • AREA TO BE REZONED MU (D): 3.82 ACRES

COMMITTED MAXIMUM IMPERVIOUS SURFACE: 2.67 ACRES = 70.0%

COMMITTED MAXIMUM BUILDING HEIGHT: 60' MAX.

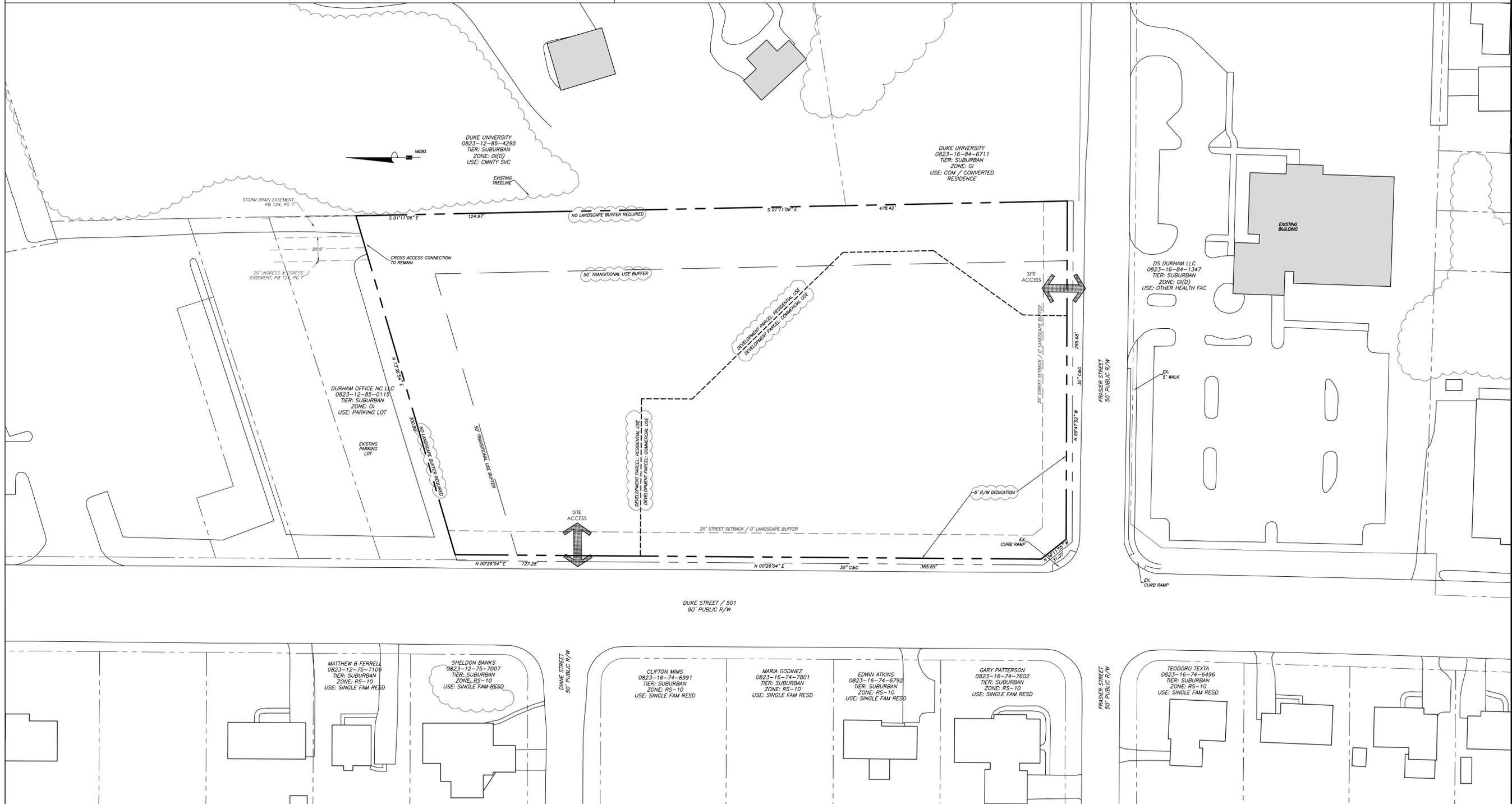
COMMITTED TREE REPLACEMENT AREA: 10% OF 3.82 ACRES = 0.38 ACRES

COMMITTED DEVELOPMENT INTENSITY:
 • NET ACREAGE FOR DENSITY PER UDO 6,11.7.D.2.B: 3.82 ACRES
 • USE CATEGORY PER DURHAM UDO SECTION 5

USE CATEGORY	SQUARE FOOTAGE
COMMERCIAL:	22,400 SF MIN. - 25,000 SF MAX. ~1.71 ACRES - 44.7% GROSS ACREAGE
RESIDENTIAL:	9 UNITS MIN. - 29 UNITS MAX. (14.0-14.0 UN/AC) 9,000 - 29,000 (RESIDENTIAL SF RANGE) ~2.11 ACRES - 55.3% GROSS ACREAGE
MAXIMUM RESIDENTIAL DENSITY (HORIZONTAL INTEGRATION)	14.0 DU/AC
COMMITTED OPEN SPACE:	0.38 ACRES (10%)

LEGEND

Water Valve	⊗	Light Pole	○LP
Curb Inlet/Catch Basin	□	Sewer Cleanout	○CO
Mail Box	⊠	Flored End Section	⊠
Traffic Signal Box	⊠TSB	Gas Valve	⊗GV
Electric Transformer	⊠	Existing Iron Pipe (3/4" unless noted)	○IPS
Electric Junction Box	⊠	PK Nail Set	●PKS
Gas Meter	⊗	Computed Point	⊠
Sanitary Sewer Manhole	⊗	Concrete Monument	⊠
Storm Sewer Manhole	⊗	Tree Line	---
Telephone Manhole	⊗	Fence	---
Electric Manhole	⊗	Underground Electric	---UE---
Sign	⊗	Underground Telephone	---UT---
Telephone Pedestal	⊗	Gas Line	---GAS---
Fire Hydrant	⊗	Water Line	---W---
Post Indicator Valve	⊗PIV	Overhead Utilities	---OU---
Water Manhole	⊗	Storm Sewer	---S---
Water Meter	⊗	Sanitary Sewer	---SS---
Hot Box	⊗	Guard Rail	---
Utility Pole	⊗	Building Wall	---



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DEVELOPMENT PLAN

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DP-2

