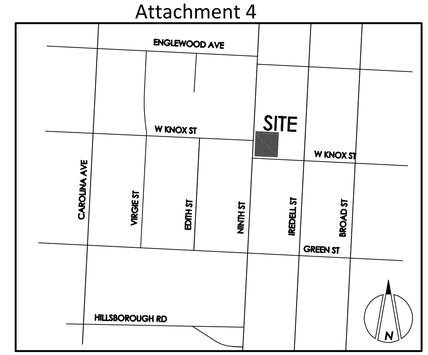
PIN: 0822-14-34-2042 PID: 100703	PIN: 0822-14-33-2937 PID: 100704	PIN: 0822-14-33-2932 PID: 100705

Attachment 4

DEVELOPMENT PLAN

MAGNOLIA GRILL REZONING

1004 NINTH STREET, DURHAM, NORTH CAROLINA



VICINITY MAP
NOT TO SCALE

OWNER

1006 9th STREET LLC
1020 HIGHLAND WOODS ROAD
CHAPEL HILL, NC 27517
P: (919) 219-4719

1002 9th STREET LLC
1020 HIGHLAND WOODS ROAD
CHAPEL HILL, NC 27517
P: (919) 219-4719

ENGINEER/LAND PLANNER

HORVATH ASSOCIATES, PA
16 CONSULTANT PLACE, SUITE 201
DURHAM, N.C. 27707
P: (919) 490-4990
F: (919) 490-8953
e-mail: Richard.Veno@HorvathAssociates.com

INDEX OF DRAWINGS:

D000 COVER SHEET
D001 EXISTING CONDITIONS
D100 DEVELOPMENT PLAN

TEXT COMMITMENTS:

1. OUTDOOR MUSIC AND SPEAKERS SHALL BE PROHIBITED.
2. THE OUTDOOR DINING / SEATING AREA SHALL NOT EXCEED 50 SEATS.
3. THE FOLLOWING USES SHALL BE PROHIBITED ON THIS SITE:
   - CONVENIENCE STORES WITH GAS SALES
   - RETAIL AND COMMERCIAL DRIVE THROUGH FACILITIES
   - PAY DAY LENDERS
   - VEHICLE SERVICE, LIMITED
4. USE OF THE OUTDOOR DINING/SEATING AREA SHALL BE PROHIBITED AFTER 10:00 PM.

DESIGN COMMITMENTS

1. A) THE GENERAL ARCHITECTURAL STYLE WILL FOLLOW THE ITEMS LISTED BELOW. THERE MAY BE OUTDOOR STRUCTURES.

   B) ROOFLINE(S) MAY BE FLAT, HIPPED OR GABLED. OUTDOOR STRUCTURES WILL NOT EXCEED THE HEIGHT OF THE EXISTING, ADJACENT BUILDING.

   C) THE STRUCTURES SHALL BE CONSTRUCTED USING ANY OF THE FOLLOWING MATERIALS: STUCCO, SYNTHETIC STUCCO, WOOD, MASONRY (BRICK, DECORATIVE CONCRETE, REAL STONE OR CULTURED STONE), METAL AND/OR VINYL.

   D) THE MAIN ARCHITECTURAL FEATURE SHALL BE PARAPET WALLS.

2. BUILDINGS SHALL BE ORIENTED TO FACE THE STREET YARD BUT WILL HAVE NO INTENTIONAL DESIGN RELATION TO THE BUILDING DESIGNS WITHIN THE CONTEXT AREA. THIS DEVELOPMENT MAY PROVIDE OUTDOOR STRUCTURES BETWEEN THE ADJACENT NEIGHBORHOOD COMMERCIAL TO THE SOUTH AND RESIDENTIAL AREA TO THE NORTH. THESE STRUCTURES WILL HAVE NO TRANSITION OR INTENTIONAL DESIGN RELATION TO THE BUILDING DESIGNS WITHIN THE CONTEXT AREA.

DEVELOPMENT SUMMARY:

SITE SUMMARY	
GROSS SITE AREA:	20,980 SF (0.482 AC)
EXISTING FUTURE LAND USE MAP:	MEDIUM DENSITY RESIDENTIAL
EXISTING ZONING:	RU-5(2) - 7,042 SF (0.162AC) CN - 13,938 SF (0.320 AC)
PROPOSED ZONING:	CN(D)
EXISTING USE:	VACANT, COM/RESTRAURANTS, COM/PARKING LOTS-SURFACE
WATERSHED:	N/A
RIVER BASIN:	NEUSE
CITY LIMIT:	INSIDE
TIER:	URBAN

APPROVAL STAMP

CASE #Z1400024

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HORVATH ASSOCIATES
16 CONSULTANT PLACE, SUITE 201
DURHAM, NORTH CAROLINA 27707
P 919.490.4990 F 919.490.8953
NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LICENSE NO.: C-0676
www.horvathassociates.com

MAGNOLIA GRILL REZONING
1004 NINTH STREET
DURHAM, NC 27705

COVER SHEET

NORTH CAROLINA LANDSCAPE ARCHITECTURAL CORPORATION C-200 HORVATH ASSOCIATES P.A.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1742 RICHARD M. VENO

01/11/2015

1	11/11/2014 CITY COMMENTS PARCELS ADDED	RV
2	12/12/2014 REVISIONS PER CITY COMMENTS	RV
3	02/11/2015 TEXT COMMITMENT #4 PER CCOD PLAN, COMISSION	RV

DRAWN BY:	CHECKED BY:
RV	RH

DATE 08/18/2014
SCALE N/A
PROJECT NO. 1440
SHEET NO. D000
DEVELOPMENT PLAN

PIN: 0822-14-34-2042 PID: 100703	PIN: 0822-14-33-2937 PID: 100704	PIN: 0822-14-33-2932 PID: 100705

LEGEND (EXISTING CONDITIONS)

- EXISTING TREE LINE
- STORM SEWER LINE
- SANITARY SEWER LINE
- OH ELECTRICAL LINE
- EXISTING ZONING
- CURB INLET
- (W) WATER MANHOLE
- POWER POLE
- (SS) SANITARY SEWER MANHOLE
- (CO) CLEAN-OUT
- WATER METER
- (T) TELEPHONE MANHOLE
- EIP EXISTING IRON PIPE

DEVELOPMENT SUMMARY:

SITE SUMMARY	
GROSS SITE AREA:	20,980 SF (0.482 AC)
EXISTING FUTURE LAND USE MAP:	MEDIUM DENSITY RESIDENTIAL
EXISTING ZONING:	RU-5(2) - 7,042 SF (0.162AC) CN - 13,938 SF (0.320 AC)
PROPOSED ZONING:	CN(D)
EXISTING USE:	VACANT, COM/RESTRAURANTS, COM/PARKING LOTS-SURFACE
WATERSHED:	N/A
RIVER BASIN:	NEUSE
CITY LIMIT:	INSIDE
TIER:	URBAN

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG	CHORD
C1	90°33'01"	28.90	45.67	29.18	S42°02'22"E	41.07

1 C001 EXISITNG CONDTIONS
SCALE: 1"=20'

0 10 20 40 N
SCALE: 1" = 20'

EXISTING CONDITIONS NOTES:

1. BOUNDARY AND TOPOGRAPHIC SURVEY FROM TRIANGLE SURVEYORS DATED 08/30/2014.
2. FLOODPLAIN: ACCORDING TO FEMA MAP PANEL 3720082200J, DATED MAY 2, 2006, THERE ARE NO PORTIONS OF THE SUBJECT PROPERTY THAT LIES IN A DESIGNATED 100 YEAR FLOOD HAZARD ZONE.
3. NO STEEP SLOPES FOUND ON THE SITE.
4. NO WETLANDS ARE FOUND ON THE SITE.
5. NO WATER BODIES ARE FOUND ON THE SITE.
6. NO STREAM BUFFERS ARE FOUND ON THE SITE.
7. NO DURHAM HISTORIC INVENTORY SITES OR DURHAM NATURAL INVENTORY AREAS LOCATED ON OR WITHIN 100' OF THIS PROPERTY.
8. THERE IS A PROPOSED BICYCLE SHARED ROAD ALONG NINTH STREET PER THE CITY OF DURHAM LONG RANGE BICYCLE PLAN.
9. 100 YR FLOOD PLAIN IS NOT LOCATED ON OR WITHIN 100' OF THIS PROPERTY.
10. ALL TREES ARE SHOWN.

MAP NOTES:

1. ALL LINEAR DIMENSIONS HEREON ARE SHOWN IN FEET AND DECIMALS OF A FOOT.
2. ALL AREAS CALCULATED BY COORDINATE COMPUTATION.
3. NO N.C. GRID MONUMENT RECOVERED WITHIN 2000'.
4. NC GRID HORIZONTAL AND VERTICAL LOCATION BASED ON VRS SURVEY USING THE PHYSICAL REFERENCE GPS BASE STATION "DURH". HORIZONTAL DATUM NAD 83 (2012), VERTICAL DATUM NAVD 88.
5. SUBJECT PROPERTY IS ZONED RU-5(2).
6. SUBJECT PROPERTY LIES WITHIN THE URBAN DEVELOPMENT TIER.
7. SUBJECT PROPERTY LIES WITHIN THE NEUSE RIVER BASIN.
8. SUBJECT PROPERTY DOES NOT LIE WITHIN A WATERSHED PROTECTION DISTRICT.
9. SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X"PER FEMA FLOOD INSURANCE RATE MAP PANEL 3720082200J DATED MAY 2, 2006

ADJACENT PARCELS:

KEY	PIN	PARCEL ID	OWNER NAME	SITE ADDRESS	PARCEL ACRES	LAND USE DESC	ZONING
1	0822-14-33-3880	101745	YOUNG LEO, YOUNG GERALDINE	923 IREDELL ST	0.161	RES/ 2-FAMILY	RU-5(2)
2	0822-14-33-2821	101724	DAYSPRING BAPTIST FELLOWSHIP OF DURHAM NC INC	922 NINTH ST	0.161	COM SVC/ CHURCH	RU-5(2)
3	0822-14-34-2047	100702	1006 9TH STREET LLC	1006 NINTH ST	0.161	RES/ 1-FAMILY	RU-5(2)
4	0822-14-34-2131	100701	1006 9TH STREET LLC	1008 NINTH ST	0.08	VAC RES/ LOT-SML TR/SIDE	RU-5(2)
5	0822-14-34-2145	100700	MONSEIN INVESTMENTS LLC	1010 NINTH ST	0.202	RES/ 2-FAMILY	RU-5(2)
6	0822-14-34-4122.000	100710	IREDELL CRT CONDO OWNERS ASSOC INC	1009 IREDELL ST	0.321	HOMEOWNERS ASSOC	RU-5(2)
7	0822-14-34-3087	100709	CSORBA AMY R	1007 IREDELL ST	0.16	RES/ 1-FAMILY	RU-5(2)
8	0822-14-34-3092	100708	HARDIN WILLIAM R JOLLY DAVID H	1005 IREDELL ST	0.176	RES/ 1-FAMILY	RU-5(2)
9	0822-14-33-3996	100707	NASH BETTY L	1003 IREDELL ST	0.152	RES/ 1-FAMILY	RU-5(2)
10	0822-14-33-3991	100706	SCHIESTL JOANNA L	1001 IREDELL ST	0.16	RES/ 1-FAMILY	RU-5(2)
11	0822-14-23-9626	101746	DURHAM PUBLIC SCHOOLS BOARD OF EDUCATION	913 NINTH ST	5.5	CMNTY SVC/ SCHOOL	RU-5(2)
12	0822-14-34-0100	100723	CITY OF DURHAM ATTN GEN SERVICES REAL EST DIV	1001 NINTH ST	0.711	CMNTY SVC/ POLICE-FIRE	RU-5(2)

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HORVATH ASSOCIATES
16 CONSULTANT PLACE, SUITE 201
DURHAM, NORTH CAROLINA 27707
P 919.490.4990 F 919.490.8953
NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LICENSE NO.: C-0676
www.horvathassociates.com

MAGNOLIA GRILL REZONING

1004 NINTH STREET
DURHAM, NC 27705

EXISTING CONDITIONS

NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS INCORPORATED C-200 HORVATH ASSOCIATES P.A.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1742 RICHARD M. HORVATH JR.

01/11/2015

1	11/11/2014 CITY COMMENTS PARCELS ADDED	RV
2	12/12/2014 REVISIONS PER CITY COMMENTS	RV

DRAWN BY: DWG-BY
CHECKED BY: RH
DATE: 08/18/2014
SCALE: AS NOTED
PROJECT NO.: 1440
SHEET NO.: D001

DEVELOPMENT PLAN

PIN: 0822-14-34-2042 PID: 100703	PIN: 0822-14-33-2937 PID: 100704	PIN: 0822-14-33-2932 PID: 100705

1 C001 DEVELOPMENT PLAN
SCALE: 1"=20'

0 10 20 40
SCALE: 1" = 20'

LEGEND (PROPOSED CONDITIONS)

- PROPOSED ZONING BOUNDARY
- EXISTING ZONING BOUNDARY
- PROPOSED BOUNDARY BUFFER
- BUILDING SETBACKS
- .6 PROJECT BOUNDARY BUFFER
- OUTDOOR USE AREA, NO BUILDINGS OR VEHICULAR USE PERMITTED
- NO ENCLOSED BUILDINGS PERMITTED
- PROPOSED DEVELOPMENT AREA
- PROPOSED VEHICULAR SEPERATION

HORVATH ASSOCIATES

16 CONSULTANT PLACE, SUITE 201
DURHAM, NORTH CAROLINA 27707
P 919.490.4990 F 919.490.8953

NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LICENSE NO.: C-0676

www.horvathassociates.com

MAGNOLIA GRILL REZONING

1004 NINTH STREET
DURHAM, NC 27705

DEVELOPMENT PLAN

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL C-200 HORVATH ASSOCIATES P.A.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT SEAL NO. 1742 RICHARD M. HORVATH

01/11/2015

1	11/11/2014 CITY COMMENTS PARCELS ADDED	RV
2	12/12/2014 REVISIONS PER CITY COMMENTS	RV

DRAWN BY:	CHECKED BY:
RV	RH

DATE 08/18/2014
SCALE AS NOTED
PROJECT NO. 1440
SHEET NO. D100

DEVELOPMENT PLAN

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