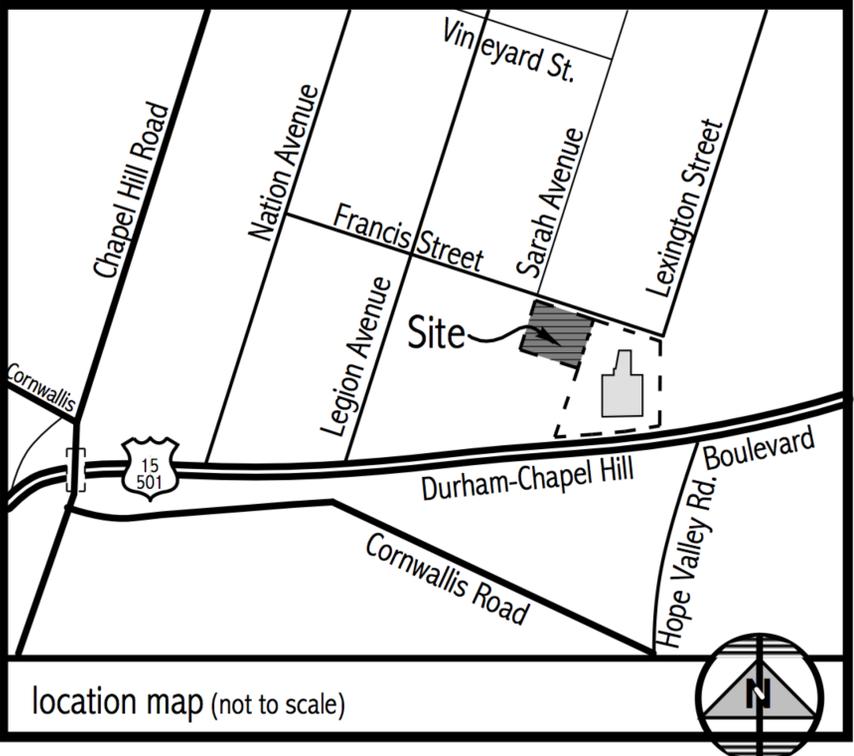


PROJECT DATA SUMMARY		
P.I.N. (Parcel I.D.#)	0810-08-99-9569	
Address:	2706 Durham-Chapel Hill Boulevard Durham, NC 27707	
Owner and Owner Address:	5 Senses L.L.C. 2706 Durham-Chapel Hill Boulevard Durham, NC 27707	
Applicant/Agent:	Howard A. Partner, R.L.A. 2110 Woodrow St. Durham, NC 27705 ph: (919) 286-6638 email: stormworks@nc.rr.com	
Total Tract Area:	1.3975 acres, (60,873 sq. ft.)	
Existing CG Zoning Area:	0.9971 acres, (43,434 sq. ft.)	
Existing RS-8 Zoning Area:	0.4003 acres, (17,439 sq. ft.)	
	Existing	Proposed
Zoning	CG: 0.9971 acres	No Change
	RS-8: 0.4003 acres	CG(D)
Overlay	CG: no overlay	No Change
	RS-8: -P (Tuscaloosa Lakewood N.P.O.)	No Change
Zoning TIER:	URBAN	
Watershed Protection District:	None	
Flood Plain	None per FIRM Map Panel 0810, #3720081000K, dated 08/02/2007	
River Basin	Cape Fear	
SUMMARY OF REQUEST:		
P.I.N.: 0810-08-99-9569 (p/o)		
Site Area: 0.4003 acres (17,439 sq. ft.)		
Existing Zoning: RS-8; -p		
Proposed Zoning: CG(D); -p		

ADDITIONAL APPROVAL THROUGH THIS DEVELOPMENT PLAN PER 3.5.6.D10

Fence height exceeding 4 feet in the street yard shall be permitted per U.D.O. Section 9.9.



location map (not to scale)

TEXT COMMITMENTS BOX

- List of Text Commitments for Development Plan*
- No buildings of any type shall be constructed on the project site.
 - Specifically designated trees, as shown on Sheet 3, 'Proposed Conditions' of the Development Plan, (and identified by type, dashed root protection zone circles, and trunk diameter in inches), shall not be cut down or removed, and are to remain in place. These designated trees include both trees with sufficient and insufficient root protection zone areas, as defined by the Durham Unified Development Ordinance. While the ultimate longevity of these designated trees cannot be committed to, this text commitment expressly protects the specifically designated trees from removal or intentional damage, as long as each is alive, in healthy condition, and does not present a safety hazard to the public, as verified by site inspection and confirmed by a sealed letter from a North Carolina registered Landscape Architect, delivered by certified mail to the Durham City/County Planning Department, prior to tree removal.
 - Except for landscape trees and shrubs, the only site improvements to be constructed or installed on the project site shall be wood fences, parking lot light poles and fixtures, pavement, wheel stops, and any required stormwater facility or facilities.
 - In addition to vegetation, a decorative 6 ft. height wood board fence, as shown as a Graphic Commitment on the Development Plan, shall be constructed within the Francis Street Yard 22.5 ft. project boundary buffer, between 4 ft. and 18.5 ft. from the Francis Street right-of-way property line, located to minimize or avoid removal of existing established trees within the buffer, and with approved buffer shrubs and trees to be planted on each side of the fence.
 - Required directional and/or full cut-off light poles and fixtures shall be limited in height to a maximum of 18 ft.

DESIGN COMMITMENTS

NOTE: No building is proposed as part of this Development Plan. (Refer to Text Commitments, #1, this Sheet)

The proposed design is limited entirely to parking lot pavement, parking lot light poles and fixtures, wheel stops, buffer and parking lot landscape shrubs and trees, and a decorative wood board fence.

The parking lot will connect directly to the existing west side parking lot of the 2706 Durham Chapel Hill Blvd commercial building. Following Policy 4.1.1i, Parking Standards, of the Durham Comprehensive Plan, the parking is at the side and rear of the building, avoiding the creation of large featureless expanses of surface parking.

To provide a transition to the off-site residential development along Frances Street, to the north, a full width, 22.5 ft. buffer, will be developed on the north side of the parking area, and a 20 ft. width buffer on the west side of the parking area, each buffer preserving existing mature trees. An additional 15 ft. width buffer along the adjacent and currently un-buffered south property line will be developed adjacent to the Refectory Cafe parking lot. In addition to required vegetation, a decorative wood fence will be constructed within the north side buffer along the Frances Street right-of-way. Finally parking light poles will be limited to a maximum height of 18 ft.

The overall effect of the new improvements will be very similar to the look of the existing undeveloped wooded lot, as seen from the residential areas along Francis Street and Lexington Street to the east, north, and west. There will be additional screening vegetation and new fencing so that the parking and activities associated with the existing commercial building will not be apparent from the nearby residential areas.

Owner/Client Attachment 4

5 Senses LLC

2706 Durham-Chapel Hill Blvd.
Durham, NC 27707
919-401-2600

**Development Plan
ZP1400027**

P.I.N. 0810-08-99-9569

Development

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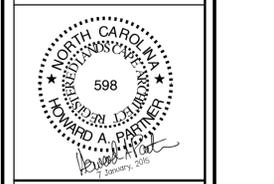
Parking Expansion

2706 Durham-Chapel Hill Boulevard,
Durham, North Carolina 27707

Howard A. Partner, R.L.A.
2110 Woodrow St., Durham, NC 27705
Ph: Fax: 919-286-6638
email: stormworks@nc.rr.com

Landscape Architecture • Land Planning • Stormwater Management

Date: 22 September, 2014
Revised 18 November, 2014 per Review Comments
Revised 12 December, 2014 per 2nd Review Comments
Revised 7 January, 2015 (Text Commitments)



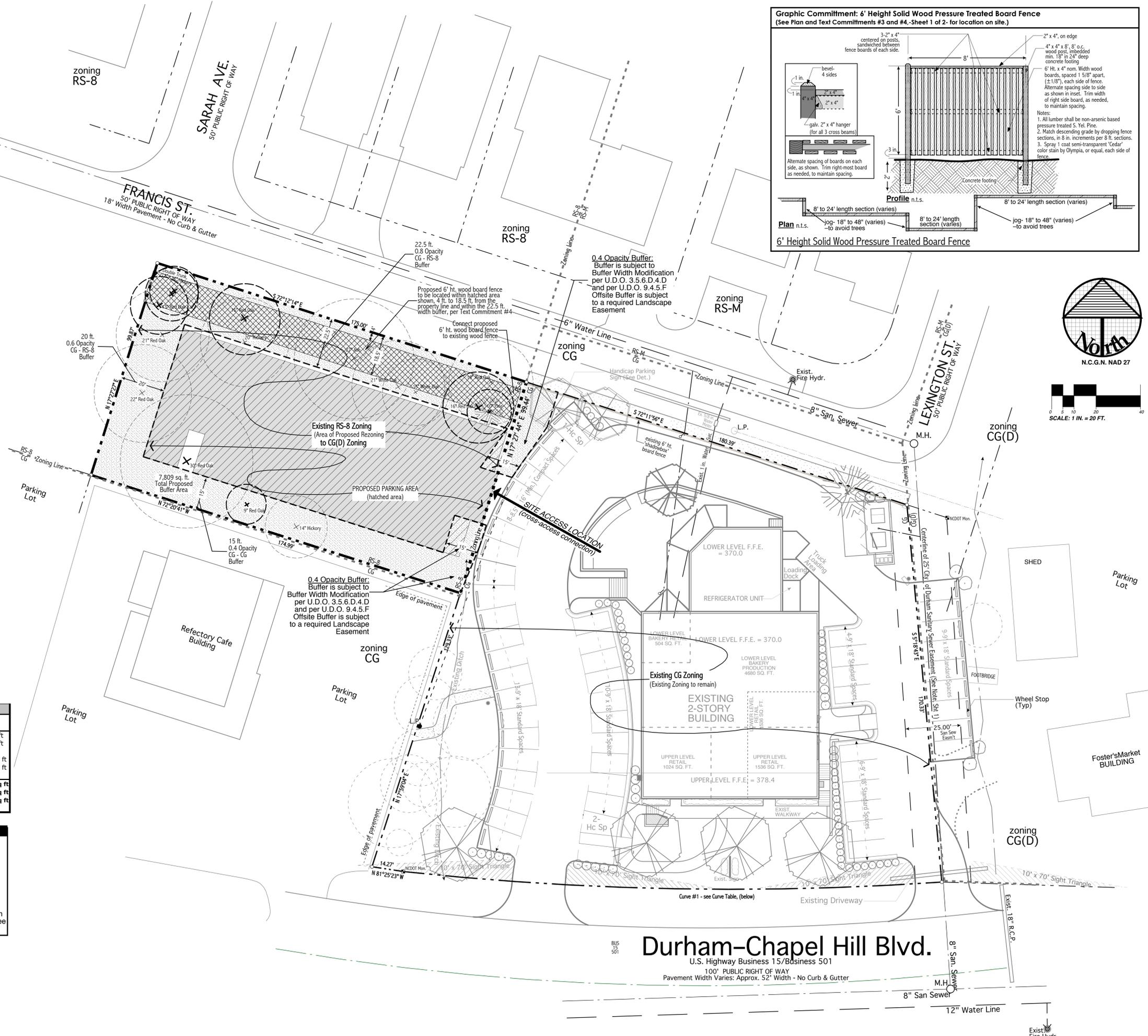
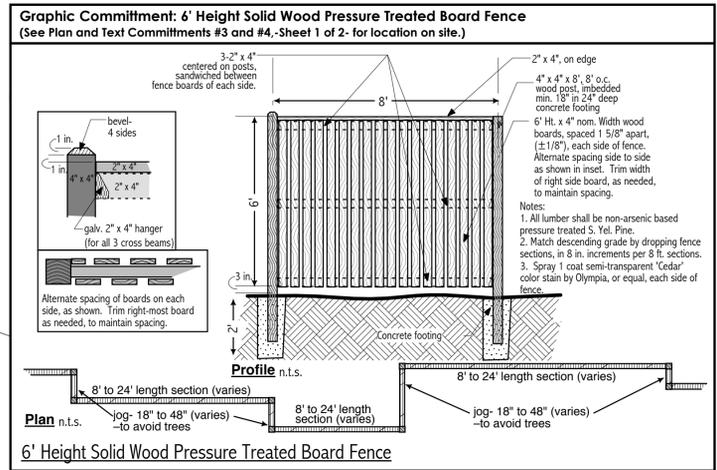
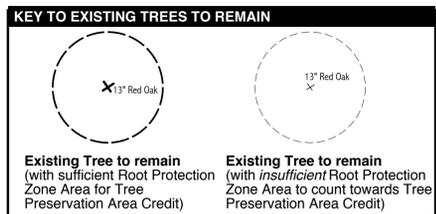
Sheet Title

Cover Sheet

Sheet No. **1** of 3

PROPOSED PROJECT DATA SUMMARY		
P.I.N. (Parcel I.D.#)	0810-08-99-9569	
Site Area:	0.4003 acres, (17,439 sq. ft.)	
Existing Zoning:	RS-8; -P	
Proposed Zoning:	CG(D); -P	
Zoning TIER (Existing and Proposed):	URBAN	
Intensity:	no floor area (0 SF floor area)	
Impervious Surface:	Area (sq ft)	% of site area
Existing impervious surface:	6,517 sq. ft.	37.4%
New impervious surface:	2,544 sq. ft.	14.6%
Total impervious surface:	9,061 sq. ft.	52.0%
Tree Coverage (Preservation calculated by individual trees):	3,464 sq. ft.	19.9%

Tree Preservation Table			
Individual Trees:	Specimen Tree?	Root Protect Zone Area	Area Credit
9" Red Oak	no	254 sq ft	254 sq ft
13" Red Oak, 12" Hickory and 11" Hickory; (common location)	yes	531 sq ft	796 sq ft
16" Red Oak	yes	804 sq ft	1,206 sq ft
16" Red Oak and 10" Pine (common location)	yes	804 sq ft	1,206 sq ft
	No		
Individual Tree Preservation Area:		3,464 sq ft	
Total Site Area:		17,439 sq ft	
3% Required Site Area:		523 sq ft	
Percentage of Total Site Area:		19.9%	



Owner/Client

5 Senses LLC

2706 Durham-Chapel Hill Blvd.
Durham, NC 27707
919-401-2600

Development Plan
2P1400027

P.I.N.0810-08-99-9569

Development

Cughnuff

Parking Expansion

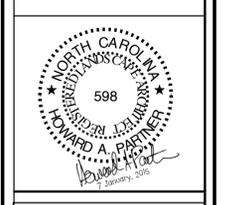
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Landscape Architecture • Land Planning • Stormwater Management

Date: 22 September, 2014
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Revised 7 January, 2015 (Text Commitments)



Sheet Title

Proposed Conditions

Sheet No. **3** of **3**

Durham-Chapel Hill Blvd.
U.S. Highway Business 15/Business 501
100' PUBLIC RIGHT OF WAY
Pavement Width Varies: Approx. 52' Width - No Curb & Gutter